



July 30th, 2025

Development Hearing Officer
Plaza Del Sol Building
600 2nd NW
Albuquerque, NM 87102

RE: MAJOR SUBDIVISION DHO - PRELIMINARY PLAT FOR 37 TRACT A SKYLINE HEIGHTS SUBD - 1.5806 ACRES

Dear Mr. Hearing Officer

Tierra West LLC is requesting a Preliminary Plat review (Major Subdivision DHO). The subject site consists of one parcel, that will be subdivided into two parcels. The subject site is located at 301 Eubank Blvd SE and is legally described as 37 TRACT A SKYLINE HEIGHTS SUBD - **Acres: 1.5806**. The subject site is currently zoned as Non-Residential – Light Manufacturing. See figure 1 below.



Figure 1: Zone Districts

Request:

As stated above, we are requesting a Subdivision DHO – Major in which we seek to subdivide the subject site into two parcels. The request is considered a Major subdivision because it did not meet the applicability requirements for Minor Subdivision, specifically IDO Section 6-6(K)(1)(3) which states that subdivisions requiring major public infrastructure are considered Major Subdivisions. The request requires major public infrastructure including sidewalk, curb and gutter, and water.

6-6(L)(3) Review and Decision Criteria

An application for a Subdivision of Land – Major shall be approved if it meets all of the following criteria.

6-6(L)(3)(a) *A Preliminary Plat shall be approved if it complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.*

The proposed Preliminary Plat complies with all applicable provisions of the Integrated Development Ordinance (IDO), the Development Process Manual (DPM), and other adopted City regulations.

Additionally, the request has gone through the City's Pre-Application Review Team (PRT) Sketch Plat process. While this process is not a final approval, it provided staff with the opportunity to review the proposal. No major issues or comments were raised during that review, which further demonstrates the proposal's alignment with the IDO and applicable regulatory frameworks.

6-6(L)(3)(b) *A Final Plat shall be approved if it includes all changes, conditions, and requirements contained in the Preliminary Plat approval.*

Upon preliminary plat review and approval, we will ensure that all comments, conditions, and requirements are fully addressed and incorporated into the Final Plat submittal, in accordance with the approved Preliminary Plat.

Conclusion

In summary, the proposed plat complies with all applicable provisions of the Integrated Development Ordinance (IDO), the Development Process Manual (DPM), and other relevant City regulations. The request has undergone preliminary review through the PRT Sketch Plat process, during which City staff identified no major issues or concerns. We are committed to incorporating all required comments and conditions in the Final Plat to ensure full compliance with the approved Preliminary Plat.

Given the demonstrated conformance with City requirements, we respectfully request that the Development Hearing Officer approve the Preliminary Plat as submitted.

If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sergio Lozoya', with a stylized, flowing script.

Sergio Lozoya
Sr. Planner

JN: 2024052
SL

Sergio Lozoya

From: Donna Sandoval
Sent: Monday, July 21, 2025 9:27 AM
To: Sergio Lozoya
Subject: FW: 301 EUBANK BLVD SE _ Public Notice Inquiry Sheet Submission
Attachments: IDOZoneAtlasPage_L-20-Z.pdf

Donna Sandoval



From: Flores, Suzanna A. <Suzannaflores@cabq.gov>
Sent: Monday, July 21, 2025 9:26 AM
To: Donna Sandoval <DSandoval@tierrawestllc.com>
Subject: 301 EUBANK BLVD SE _ Public Notice Inquiry Sheet Submission

Dear Applicant:

As of July 21, 2025 there are **NO** neighborhood associations to notify. You will need to attach a copy of this e-mail from the Office of Neighborhood Coordination (ONC) to your application when you submit it to the Planning Department.

Please note that the ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Thank you,

Suzie



Suzie Flores

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque
(505) 768-3334 Office
E-mail: suzannaflores@cabq.gov

Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>

Sent: Friday, July 18, 2025 8:11 AM

To: Office of Neighborhood Coordination <dsandoval@tierrawestllc.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Hearing Officer

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Applicant Information

Contact Name

Donna Sandoval

Telephone Number

5058583100

Email Address

dsandoval@tierrawestllc.com

Company Name

Tierra West, LLC

Company Address

5571 Midway Park Place NE

City

Albuquerque

State

NM

ZIP

87109

Subject Site Information

Legal description of the subject site for this project:

37 TRACT A SKYLINE HEIGHTS SUBD

Physical address of subject site:

301 EUBANK BLVD SE ALBUQUERQUE NM 87123

Subject site cross streets:

Between Acoma RD SE & Bell Ave SE

Other subject site identifiers:

This site is located on the following zone atlas page:

L-20-Z

Link for map

Captcha

Owner Name	Owner Address	Site Address	UPC
COSTCO WHOLESALE CORP PROPERTY TAX DEPT 667	999 LAKE DR ISSAQUAH WA 98027-8990	500 EUBANK BLVD SE ALBUQUERQUE NM 87123	102105606037420201
TRUMBULL DEVELOPMENT LLC	501 EUBANK BLVD SE ALBUQUERQUE NM 87123-3332	10200 BELL AVE SE ALBUQUERQUE NM 87123	102005649940010720
TRUMBULL DEVELOPMENT LLC	501 EUBANK BLVD SE ALBUQUERQUE NM 87123-3332	10200 BELL AVE SE ALBUQUERQUE NM 87123	102005650439910719
RPC STORAGE 13 PORTFOLIO LLC C/O COFORGE BPS	2727 LBJ FWY SUITE 806 DALLAS TX 75234-7334	201 EUBANK BLVD SE ALBUQUERQUE NM 87123	102005650546011315
STEWART STEVEN D & DEBBIE L & STEWART ALFRED M & JAUYANELL	305 CONCHAS ST SE ALBUQUERQUE NM 87123-3325	10200 ACOMA RD SE ALBUQUERQUE NM 87123	102005649342511008
GELTMORE & GOYIM LLC	PO BOX 7459 ALBUQUERQUE NM 87194-7459	301 EUBANK BLVD SE ALBUQUERQUE NM 87123	102005652142511015
MACCIOLA FRANK & DOMENICA M CO TR MACCIOLA TRUST ATTN: CHICK-FIL-A INC	5200 BUFFINGTON RD ATLANTA GA 30349-2998	210 EUBANK BLVD SE ALBUQUERQUE NM 87123	102105601945720241
HD DEVELOPMENT OF MARYLAND INC C/O PROPERTY TAX DEPT NO 3501	PO BOX 105842 ATLANTA GA 30348-5842	200 EUBANK BLVD SE ALBUQUERQUE NM 87123	102105605344520240
GLAD LLC	2 MOCCASIN TRL SANDIA PARK NM 87047-9394	401 EUBANK BLVD SE ALBUQUERQUE NM 87123	102005652738010712
CITY OF ALBUQUERQUE	PO BOX 1293 ALBUQUERQUE NM 87103	ALBUQUERQUE NM 87123	102105600842820256
BELL CAPITAL LLC	4700 MONTGOMERY BLVD NE ALBUQUERQUE NM 871	200 EUBANK BLVD SE ALBUQUERQUE NM 87123	102105601742420255

Description

UPC: 102005652142511015

Owner: GELTMORE & GOYIM LLC

Owner Address: PO BOX 7459 ALBUQUERQUE NM 87194-7459

Situs Address: 301 EUBANK BLVD SE ALBUQUERQUE NM 87123

Legal Description: 37 TRACT A SKYLINE HEIGHTS SUBD

Acres: 1.5806

Tax Year: 2025

Details

UPC

102005652142511015

Owner

GELTMORE & GOYIM LLC

Owner Address

PO BOX 7459

Owner Address 2

ALBUQUERQUE NM 87194-7459

SITUS Address

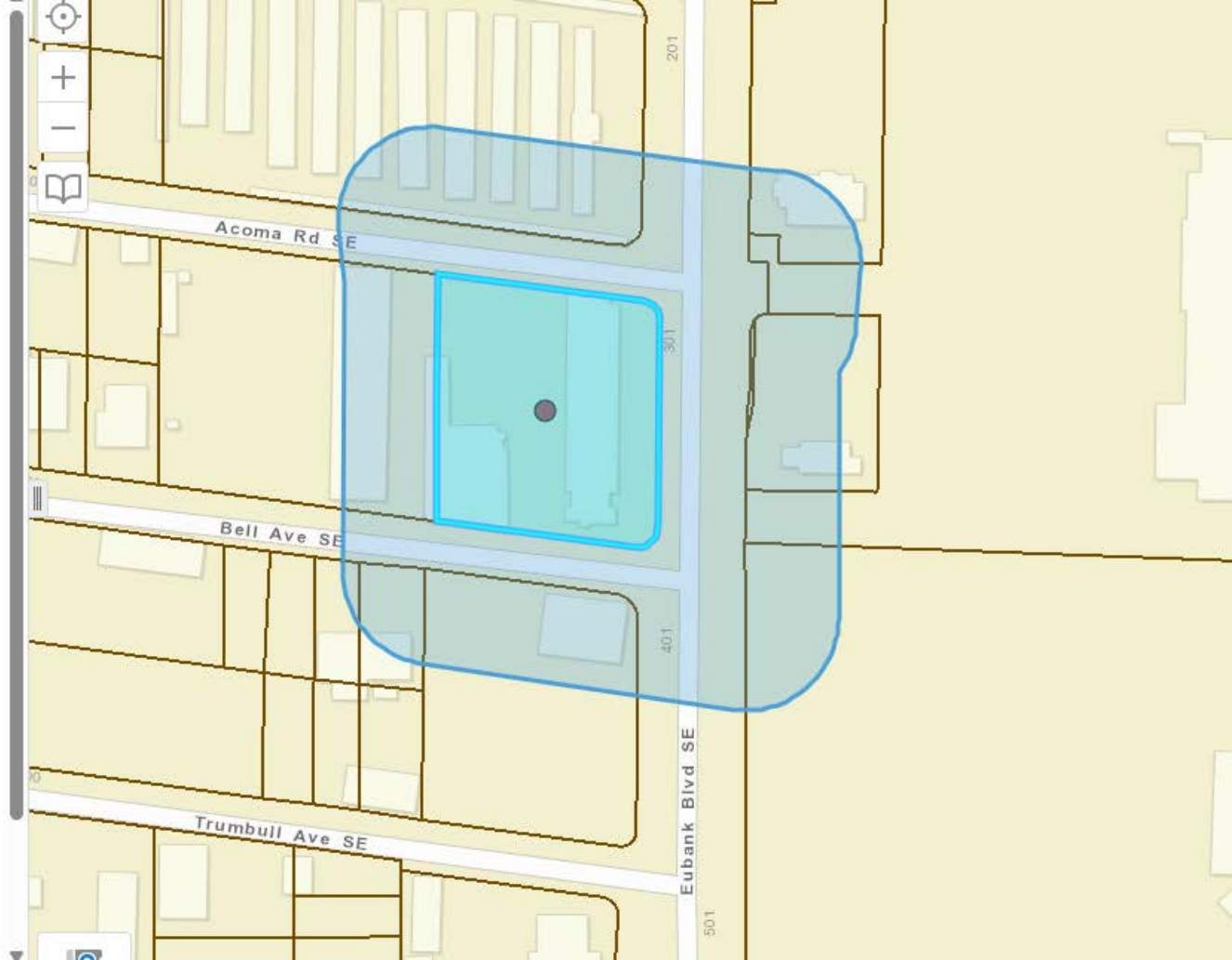
301 EUBANK BLVD SE

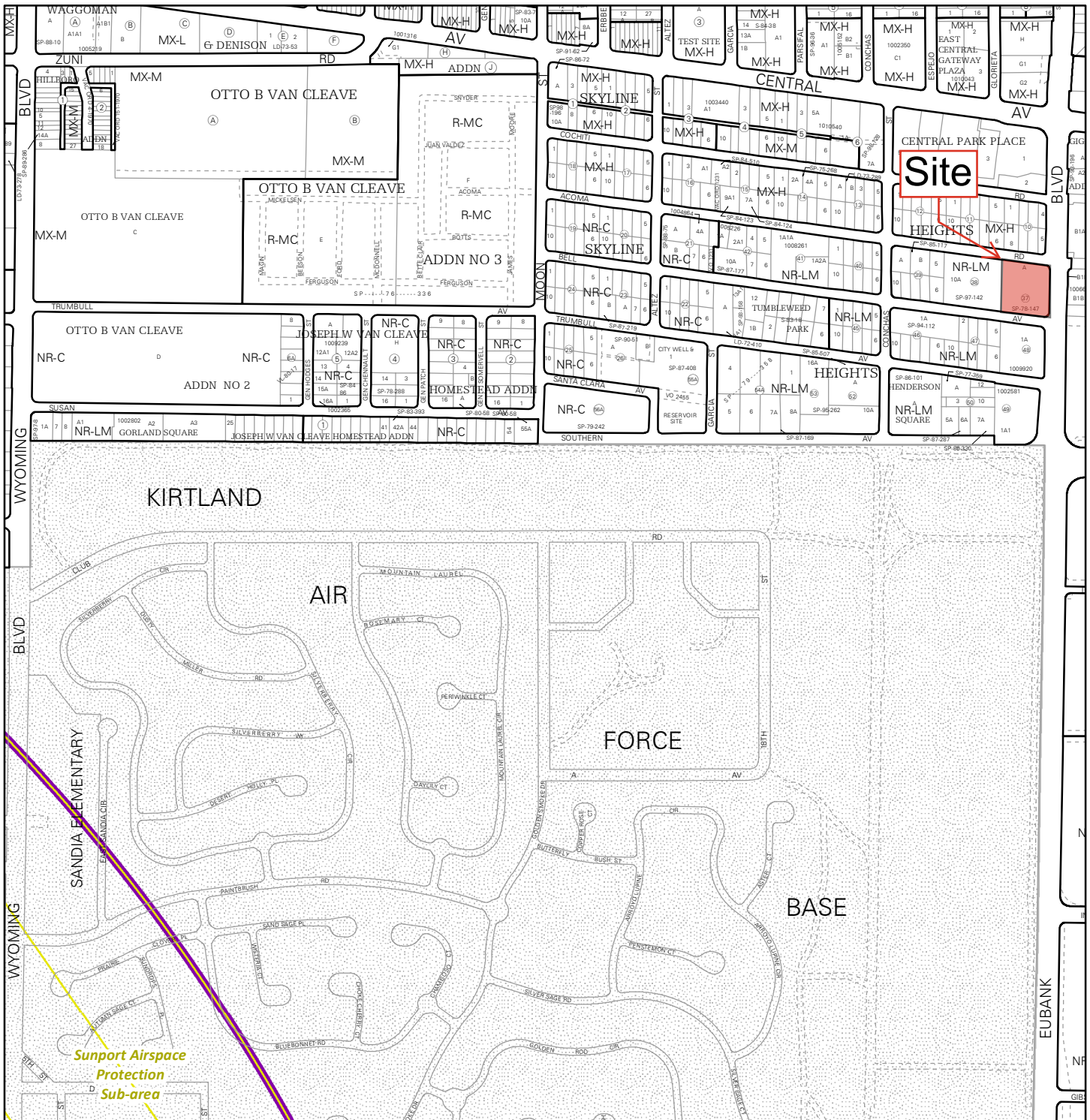
SITUSADD2

ALBUQUERQUE NM 87123

Legal Description

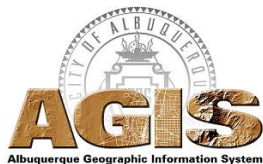
37 TRACT A SKYLINE HEIGHTS SUBD



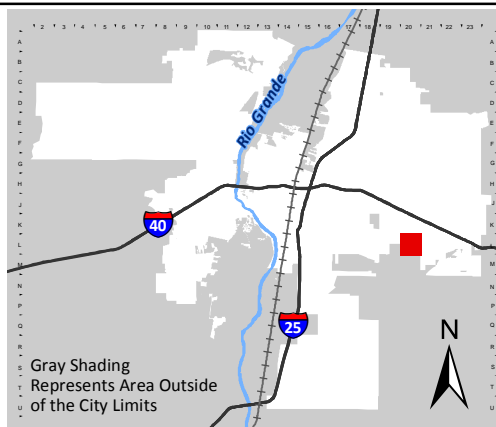


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
L-20-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Hearing

Date of Notice*: 7/30/25

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) §14-16-6-4(K) Public Notice. This notice is being provided to (mark as relevant):

- ☐ Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.¹
- ☒ Property Owners within 100 feet of the Subject Property.

Information Required by IDO §14-16-6-4(K)(1)(a)

1. Subject Property Address* 301 Eubank Blvd SE
Location Description On Eubank Blvd Se between Acoma Rd and Bell Ave
2. Property Owner* GELTMORE & GOYIM LLC
3. Agent/Applicant* [if applicable] Tierra West, LLC
4. Application Type(s)²* per IDO Table 6-1-1
 - ☐ Site Plan – EPC
 - ☒ Subdivision Major (Minor or Major or Bulk Land)
 - ☐ Vacation (Easement/Private Way or Public Right-of-way)
 - ☐ Variance – EPC
 - ☐ Waiver (DHO or Wireless Telecommunication Facility)
 - ☐ Other: _____

Summary of project/request³*:

Subdivision Major. Subdividing an existing lot into two lots and associated infrastructure.

5. This application will be decided at a public meeting or hearing by*:

- ☒ Development Hearing Officer (DHO)
- ☐ Landmarks Commission (LC)
- ☐ Environmental Planning Commission (EPC)

¹ If this box is marked, the Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination must be included as an attachment.

² Applications for the Zoning Hearing Examiner require a public notice form available here: <https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner>. Otherwise, mark all that apply.

³ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Hearing Date/Time*: August 27th, 2025 - 9:00AM

Location*: Use link below for zoom link or contact slozoya@tierrawestllc.com

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860 and select the option for "Boards, Commissions, and ZHE Signs."

6. Where more information about the project can be found*:

Preferred project contact information:

Name: Sergio Lozoya

Email: slozoya@tierrawestllc.com

Phone: 505-858-3100



Attachments:



Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination*



Others: Proposed Plat



Online website or project page: _____

Project Information Required for Mail/Email Notice by [IDO §14-16-6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ L-20-Z

2. Project Illustrations, as relevant*⁶



Architectural drawings



Elevations of the proposed building(s)



Other illustrations of the proposed application

See attachments or the website/project page noted above for the items marked above.

3. The following exceptions to IDO standards have been requested for this project*:



Deviation(s)



Variance(s)



Waiver(s)

Explanation*:

None

⁴ Physical address or Zoom link

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas>

⁶ While not required for applications other than Site Plan – EPC, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project. For Site Plan – EPC, see additional attachments required below.

[Note: Items with an asterisk (*) are required.]

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☒ Yes ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

Pre-submittal meeting not required

[Note: The meeting report by the Office of Alternative Dispute Resolution is required to be provided in the application materials.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.*
- ☐ b. Access and circulation for vehicles and pedestrians.*
- ☐ c. Maximum height of any proposed structures, with building elevations.*
- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information from IDO Zoning Map⁷:

- 1. Area of Property [typically in acres] 1.5806
 - 2. IDO Zone District NR-LM
 - 3. Overlay Zone(s) [if applicable] N/A
 - 4. Center or Corridor Area [if applicable] N/A
 - Current Land Use(s) [vacant, if none] Vacant
-

NOTE: Pursuant to [IDO §14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3860 and select option for “Boards, Commissions, and ZHE Signs.”

Useful Links

Integrated Development Ordinance (IDO): <https://ido.abc-zone.com>

IDO Interactive Map: <https://tinyurl.com/idozoningmap>

⁷ Available here: <https://tinyurl.com/idozoningmap>

Language Access Notice:

We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

Notificación de Acceso Lingüístico.

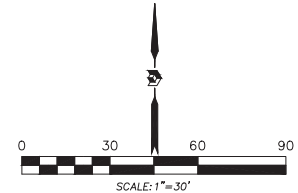
Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

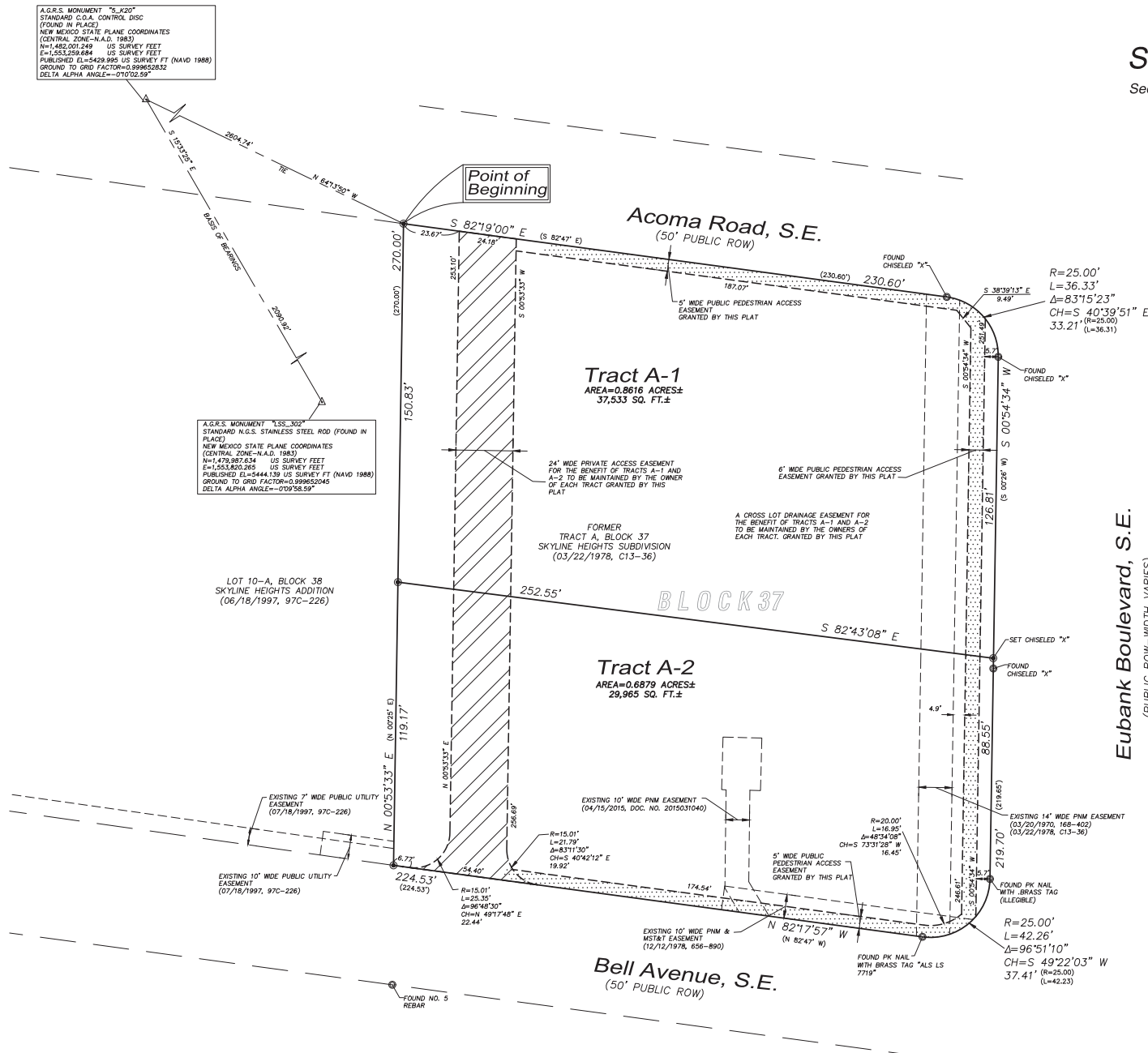
Plat of
 Tract A-1s and A-2, Block 37
Skyline Heights Subdivision
 Section 29, Township 10 North, Range 4 East, N.M.P.M.
 Albuquerque, Bernalillo County, New Mexico
 May 2025



Legend

N 90°00'00" E MEASURED BEARING AND DISTANCES
 (N 90°00'00" E) RECORD BEARINGS AND DISTANCES
 FOUND & USED MONUMENT AS DESIGNATED
 FOUND NO. 5 REBAR WITH PINK PLASTIC CAP
 "PS 11993"

Eubank Boulevard, S.E.
 (PUBLIC ROW—WIDTH VARIES)



Flood Note

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 35001C0358H, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 16, 2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

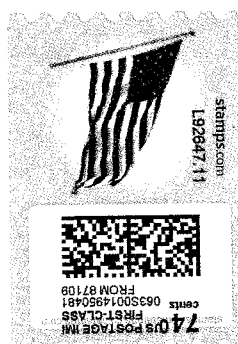
PRECISION
 SURVEYS, INC.

OFFICE LOCATION:
 9200 San Mateo Boulevard, NE
 Albuquerque, NM 87113
 505.456.5700 PHONE
 505.456.7900 FAX

PROJECT INFORMATION	
CREW/TECH: WB	DATE OF SURVEY 12/3-9/2024
DRAWN BY: JK	CHECKED BY: LM
PSI JOB NO. 259064P	SHEET NUMBER 2 OF 2

Tierra West LLC
5571 Midway Park Pl., NE
Albuquerque, NM 87109

BELL CAPITAL LLC
4700 MONTGOMERY BLVD NE
ALBUQUERQUE NM 87109-2050



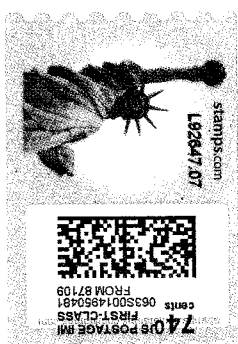
Tierra West LLC
5571 Midway Park PL, NE
Albuquerque, NM 87109

COSTCO WHOLESALE CORP PROPERTY TAX DEPT
667
999 LAKE DR
ISSAQUAH WA 98027-8990



Tierra West LLC
5571 Midway Park Pl., NE
Albuquerque, NM 87109

TRUMBULL DEVELOPMENT LLC
501 EUBANK BLVD SE
ALBUQUERQUE NM 87123-3332



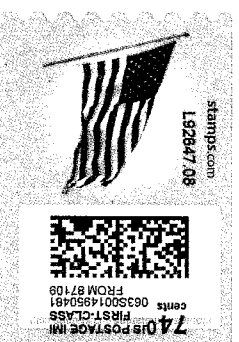
Tierra West LLC
5571 Midway Park Pl., NE
Albuquerque, NM 87109

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103



Tierra West LLC
5571 Midway Park Pl, NE
Albuquerque, NM 87109

TRUMBULL DEVELOPMENT LLC
501 EUBANK BLVD SE
ALBUQUERQUE NM 87123-3332



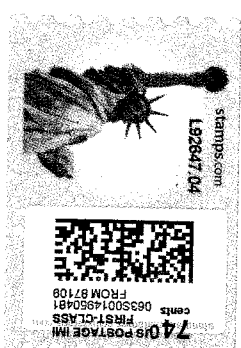
Tierra West LLC
5571 Midway Park Pl., NE
Albuquerque, NM 87109

RPC STORAGE 13 PORTFOLIO LLC C/O COFORGE
BPS
2727 LBJ FWY SUITE 806
DALLAS TX 75234-7334



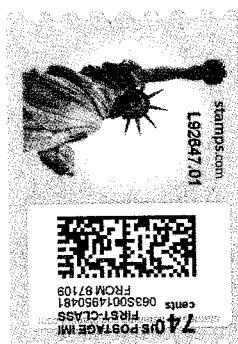
Tierra West LLC
5571 Midway Park Pl., NE
Albuquerque, NM 87109

STEWART STEVEN D & DEBBIE L & STEWART
ALFRED M & JAUYANELL
305 CONCHAS ST SE
ALBUQUERQUE NM 87123-3325



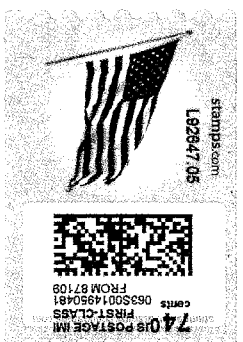
Tierra West LLC
5571 Midway Park Pl., NE
Albuquerque, NM 87109

GELTMORE & GOYIM LLC
PO BOX 7459
ALBUQUERQUE NM 87194-7459



Tierra West LLC
5571 Midway Park Pl., NE
Albuquerque, NM 87109

MACCIOLA FRANK & DOMENICA M CO TR
MACCIOLA TRUST ATTN: CHICK-FIL-A INC
5200 BUFFINGTON RD
ATLANTA GA 30349-2998



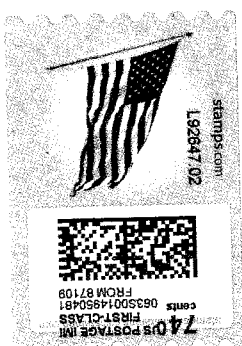
Tierra West LLC
5571 Midway Park Pl., NE
Albuquerque, NM 87109

GLAD LLC
2 MOCCASIN TRL
SANDIA PARK NM 87047-9394



Tierra West LLC
5571 Midway Park Pl., NE
Albuquerque, NM 87109

HD DEVELOPMENT OF MARYLAND INC C/O
PROPERTY TAX DEPT NO 3501
PO BOX 105842
ATLANTA GA 30348-5842





PLAN SNAPSHOT REPORT MAJOR_PLT-2025-00010 FOR CITY OF ALBUQUERQUE

Plan Type: Preliminary Plat Applications	Project: PR-2024-010803 (PR-2024-010803)	App Date: 07/30/2025
Work Class: Major Preliminary Plat	District: City of Albuquerque	Exp Date: NOT AVAILABLE
Status: Fees Due	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To: Rodenbeck, Jay	Approval Expire Date:
Description: DHO - Major Subdivision for a lot split. We are requesting to subdivide the existing parcel into two parcels.		

Parcel: 102005652142511015	Main	Address: 301 Eubank Blvd Se	Zone:
		301 Eubank Blvd Ne Albuquerque, NM	
		301 Eubank Blvd Se Albuquerque, NM 87123	Main

Agent Sergio Lozoya 5571 Midway Park PI NE Albuquerque, NM 87109 Business: (505) 278-7088	Owner Adam Geltmore Home: (951) 966-8816	Applicant Tierra West 5571 Midway Park PI NE Albuquerque NM, 8710 Albuquerque NM, 8710 Albuquerque, NM 87109 Home: (505) 858-3100 Business: (505) 858-3100 Mobile: (505) 858-3100	Engineer TIERRA WEST, LLC J NISKI 5571 Midway Park PI NE Albuquerque, NM 87109 Business: (505) 858-3100
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Plan Custom Fields

Existing Project Number	PR-2024-010803, PR-2024-010803 (Sketch Plat)	Existing Zoning	NR-LM - Non-Residential - Light Manufacturing	Number of Existing Lots1	
Number of Proposed Lots	2	Total Area of Site in Acres	1.5806	Site Address/Street	301 Eubank Blvd SE 87123
Site Location Located Between Streets	Bell Ave SE, Acoma Rd SE	Case History	PR-2024-010803 (Sketch Plat)	Do you request an interpreter for the hearing?	No
Lot and/or Tract Number	A	Block Number	37	Subdivision Name and/or Unit Number	SKYLINE HEIGHTS
Legal Description	37 TRACT A SKYLINE HEIGHTS SUBD	Existing Zone District	NR-LM	Zone Atlas Page(s)	L-20
Acreage	1.5806	Calculated Acreage	1.45348	Council District	6
Community Planning Area(s)	East Gateway	Development Area(s)	Consistency	Current Land Use(s)	06 Industrial
IDO Use Development Standards Name	East Gateway Small Area	IDO Use Development Standards Subsection	On-premises Signs (5-12), Off-premises Signs (Prohibitions) (5-12), Electronic Signs (Prohibitions) (5-12)	IDO Administration & Enforcement Name	Kirtland AFB Military Influence Area
IDO Administration & Enforcement Subsection	Referrals to Commenting Agencies (6-4)	Pre-IDO Zoning District	SU-2	Pre-IDO Zoning Description	M-1
FEMA Flood Zone	X	Total Number of Dwelling Units	0	Total Gross Square Footage	0
Total Gross Square Footage3	0	Total Gross Square Footage4	0	Total Gross Square Footage2	0

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Tierra_West_7/30/2025.jpg	07/30/2025 14:35	West, Tierra		Uploaded via CSS

PLAN SNAPSHOT REPORT (MAJOR_PLT-2025-00010)

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00039184	Proposed Lot Fee	\$40.00	\$40.00
	Intersection Fee	\$95.00	\$95.00
	Major Preliminary Plat Fee	\$815.00	\$815.00
	Posted Sign Fee	\$30.00	\$30.00
	Facilitated Meeting Fee for Public Hearing Cases	\$50.00	\$50.00
	Published Notice Fee - Legal Ad	\$75.00	\$75.00
	Technology Fee	\$77.35	\$77.35
Total for Invoice INV-00039184		\$1,182.35	\$1,182.35
Grand Total for Plan		\$1,182.35	\$1,182.35

Hearing Type	Location	Scheduled Date	Status	Subject
DHO Hearing v.1	Zoom	08/27/2025	Scheduled	DHO Major PLT

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		08/05/2025 12:01	08/05/2025 14:30
Associate Project Number v.1	Generic Action		08/05/2025 12:01
Screen for Completeness v.1	Generic Action		08/05/2025 12:02
Verify Payment v.1	Generic Action		08/05/2025 14:30
Sign Posting v.1	Generic Action		08/05/2025 14:30
Application Review v.1		08/05/2025 14:31	
Create and Email Advertisement v.1	Generic Action		08/05/2025 14:30
DHO Hearing v.1	Hold Hearing	08/05/2025 14:31	08/05/2025 14:31
Major Preliminary Plat Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		
Notice of Decision v.1			
Upload Notice of Decision v.1	Generic Action		
Confirm AGIS Approval and Upload v.1	Generic Action		
Conditions of Approval v.1			
Add in Conditions of Approval v.1	Generic Action		
Signature v.1			
Confirm Latest PLAT Uploaded v.1	Generic Action		
Confirm Latest Infrastructure List Uploaded v.1	Generic Action		
Confirm Conditions Satisfied v.1	Generic Action		
Confirm Recorded IIA Uploaded v.1	Generic Action		
Signature Review for Plats v.1	Receive Submittal		
Confirm Recorded Plat is Uploaded v.1	Generic Action		
Linked Applications v.1			
Linked Major Final Plat v.1	Create Plan Case		

Please refer to the DHO public meeting schedule for meeting dates and deadlines. Your attendance is required.

Legal/Request Descriptions & Location: 37 TRACT A SKYLINE HEIGHTS SUBDIVISION
UPC:102005652142511015 - 301 Eubank Blvd SE 87123

☐ **Hydrology:**

- | | | |
|-------------------------------------|----------------|----------|
| • Sensitive Lands Analysis (5-2(C)) | _____ Approved | _____ NA |
| • Grading and Drainage Plan | _____ Approved | _____ NA |
| • AMAFCA | _____ Approved | _____ NA |
| • Bernalillo County | _____ Approved | _____ NA |
| • NMDOT | _____ Approved | _____ NA |
| • MRGCD | _____ Approved | _____ NA |

Hydrology Department

Date

☐ **Transportation:**

- | | | |
|--------------------------------------|----------------|----------|
| • Traffic Circulations Layout (TCL) | _____ Approved | _____ NA |
| • Traffic Impact Study (TIS) | _____ Approved | _____ NA |
| • Neighborhood Impact Analysis (NIA) | _____ Approved | _____ NA |
| • Bernalillo County | _____ Approved | _____ NA |
| • NMDOT | _____ Approved | _____ NA |

Transportation Department

Date

☐ **Albuquerque Bernalillo County Water Utility Authority (ABCWUA):**

- | | | |
|---------------------------|-------------------------|----------|
| • Availability Statement: | <u>X</u> _____ Approved | _____ NA |
| • Development Agreement: | _____ Approved | _____ NA |
| • If None Explain: | _____ | |

Eddie Kemp III

ABCWUA

07/17/2025

Date

- | | |
|---|----------------|
| <input type="checkbox"/> Infrastructure Improvements Agreement (IIA*) | _____ Approved |
| <input type="checkbox"/> AGIS (DXF File**) | _____ Approved |

☐ **Signatures on Plat:**

- | | | |
|-----------------|--------------------|-------------------|
| • Owner(s) | <u>✓</u> _____ Yes | |
| • City Surveyor | <u>✓</u> _____ Yes | |
| • AMAFCA*** | <u>✓</u> _____ Yes | _____ NA |
| • NM Gas*** | <u>✓</u> _____ Yes | |
| • PNM *** | <u>✓</u> _____ Yes | |
| • COMCAST*** | <u>✓</u> _____ Yes | |
| • MRGCD*** | _____ Yes | <u>✓</u> _____ NA |

* Prior to Final Plat submittals (include a copy of the recorded IIA)

** DXF file required for Preliminary/Final Plat and Final Plat approval submittals and not required for Preliminary Plat application

*** Signatures required for Preliminary/Final Plat and Final Plat applications and not required for Preliminary Plat application

Please refer to the DHO public meeting schedule for meeting dates and deadlines. Your attendance is required.

Legal/Request Descriptions & Location: 37 TRACT A SKYLINE HEIGHTS SUBDIVISION
UPC:102005652142511015 - 301 Eubank Blvd SE 87123

☐ **Hydrology:**

• Sensitive Lands Analysis (5-2(C))	_____ Approved	_____ X NA
• Grading and Drainage Plan	_____ X Approved	_____ NA
• AMAFCA	_____ Approved	_____ X NA
• Bernalillo County	_____ Approved	_____ X NA
• NMDOT	_____ Approved	_____ X NA
• MRGCD	_____ Approved	_____ X NA

Reggie Cho
Hydrology Department

7/17/2025
Date

☐ **Transportation:**

• Traffic Circulations Layout (TCL)	_____ Approved	_____ NA
• Traffic Impact Study (TIS)	_____ Approved	_____ NA
• Neighborhood Impact Analysis (NIA)	_____ Approved	_____ NA
• Bernalillo County	_____ Approved	_____ NA
• NMDOT	_____ Approved	_____ NA

Transportation Department

Date

☐ **Albuquerque Bernalillo County Water Utility Authority (ABCWUA):**

• Availability Statement:	_____ Approved	_____ NA
• Development Agreement:	_____ Approved	_____ NA
• If None Explain: _____		

ABCWUA

Date

☐ Infrastructure Improvements Agreement (IIA*) _____ Approved

☐ AGIS (DXF File**) _____ Approved

☐ **Signatures on Plat:**

• Owner(s)	_____ Yes	
• City Surveyor	_____ Yes	
• AMAFCA***	_____ Yes	_____ NA
• NM Gas***	_____ Yes	
• PNM ***	_____ Yes	
• COMCAST***	_____ Yes	
• MRGCD***	_____ Yes	_____ NA

* Prior to **Final Plat** submittals (include a copy of the recorded IIA)

** DXF file required for **Preliminary/Final Plat** and **Final Plat** approval submittals and not required for **Preliminary Plat** application

*** Signatures required for **Preliminary/Final Plat** and **Final Plat** applications and not required for **Preliminary Plat** application

Please refer to the DHO public meeting schedule for meeting dates and deadlines. Your attendance is required.

Legal/Request Descriptions & Location: 37 TRACT A SKYLINE HEIGHTS SUBDIVISION
UPC:102005652142511015 - 301 Eubank Blvd SE 87123

☐ **Hydrology:**

- | | | |
|-------------------------------------|----------------|----------|
| • Sensitive Lands Analysis (5-2(C)) | _____ Approved | _____ NA |
| • Grading and Drainage Plan | _____ Approved | _____ NA |
| • AMAFCA | _____ Approved | _____ NA |
| • Bernalillo County | _____ Approved | _____ NA |
| • NMDOT | _____ Approved | _____ NA |
| • MRGCD | _____ Approved | _____ NA |

Hydrology Department

Date

☐ **Transportation:**

- | | | |
|--------------------------------------|----------------|-----------------|
| • Traffic Circulations Layout (TCL) | _____ Approved | <u> X </u> NA |
| • Traffic Impact Study (TIS) | _____ Approved | <u> X </u> NA |
| • Neighborhood Impact Analysis (NIA) | _____ Approved | <u> X </u> NA |
| • Bernalillo County | _____ Approved | <u> X </u> NA |
| • NMDOT | _____ Approved | <u> X </u> NA |

Ernest Armijo
Transportation Department

7/17/2025
Date

☐ **Albuquerque Bernalillo County Water Utility Authority (ABCWUA):**

- | | | |
|---------------------------|----------------|----------|
| • Availability Statement: | _____ Approved | _____ NA |
| • Development Agreement: | _____ Approved | _____ NA |
| • If None Explain: _____ | | |

ABCWUA

Date

- | | |
|---|----------------|
| <input type="checkbox"/> Infrastructure Improvements Agreement (IIA*) | _____ Approved |
| <input type="checkbox"/> AGIS (DXF File**) | _____ Approved |

☐ **Signatures on Plat:**

- | | | |
|-----------------|-----------|----------|
| • Owner(s) | _____ Yes | |
| • City Surveyor | _____ Yes | |
| • AMAFCA*** | _____ Yes | _____ NA |
| • NM Gas*** | _____ Yes | |
| • PNM *** | _____ Yes | |
| • COMCAST*** | _____ Yes | |
| • MRGCD*** | _____ Yes | _____ NA |

* Prior to **Final Plat** submittals (include a copy of the recorded IIA)

** DXF file required for **Preliminary/Final Plat** and **Final Plat** approval submittals and not required for **Preliminary Plat** application

*** Signatures required for **Preliminary/Final Plat** and **Final Plat** applications and not required for **Preliminary Plat** application

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

**TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT HEARING OFFICER (DHO) REQUIRED INFRASTRUCTURE LIST**

Tract A1 and Tract A2 Skyline Heights Subdivision

PROPOSED NAME OF PLAT

Tract A, Block 37 Skyline Heights Subdivision

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
		6' wide	Sidewalk and ADA Ramps	Eubank Boulevard	Acoma Road	Bell Avenue	/	/	/
		8"	Curb and Gutter	Eubank Boulevard	Acoma Road	Bell Avenue	/	/	/
		5' wide	Sidewalk and ADA Ramps	Acoma Road	West Property Line	Eubank Boulevard	/	/	/
		8"	Curb and Gutter	Acoma Road	West Property Line	Eubank Boulevard	/	/	/
		5' wide	Sidewalk and ADA Ramps	Bell Avenue	West Property Line	Eubank Boulevard	/	/	/
		8"	Curb and Gutter	Bell Avenue	West Property Line	Eubank Boulevard	/	/	/
		30' wide	Vehicle Access	Acoma Road	West Property Line	75' to the east	/	/	/
		24' wide	Vehicle Access	Bell Avenue	West Property Line	65' to the east	/	/	/
		24' wide	Lane Striping	Acoma Road		Eubank Boulevard	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
<input type="text"/>	<input type="text"/>	2"	Remove Existing Domestic Water Service back to main line	<u>Acoma Road</u>	<u>Acoma Road</u>	<u>North Property Line</u>	<u>/</u>	<u>/</u>	<u>/</u>
<input type="text"/>	<input type="text"/>	2"	Install new Domestic Water Service	<u>Acoma Road</u>	<u>Acoma Road</u>	<u>North Property Line</u>	<u>/</u>	<u>/</u>	<u>/</u>
<input type="text"/>	<input type="text"/>	6"	Install new Sanitary Sewer Service	<u>Acoma Road</u>	<u>Acoma Road</u>	<u>North Property Line</u>	<u>/</u>	<u>/</u>	<u>/</u>
<input type="text"/>	<input type="text"/>	2"	Install new Domestic Water Service	<u>Bell Avenue</u>	<u>Bell Avenue</u>	<u>South Property Line</u>	<u>/</u>	<u>/</u>	<u>/</u>
<input type="text"/>	<input type="text"/>	1"	Install new Landscape Water Service	<u>Bell Avenue</u>	<u>Bell Avenue</u>	<u>South Property Line</u>	<u>/</u>	<u>/</u>	<u>/</u>
<input type="text"/>	<input type="text"/>	8"	Upsize Ex. 6" Waterline	<u>Acoma Road</u>	<u>Eubank Boulevard</u>	<u>Fire Hydrant</u>	<u>/</u>	<u>/</u>	<u>/</u>
<input type="text"/>	<input type="text"/>						<u>/</u>	<u>/</u>	<u>/</u>
<input type="text"/>	<input type="text"/>						<u>/</u>	<u>/</u>	<u>/</u>
<input type="text"/>	<input type="text"/>						<u>/</u>	<u>/</u>	<u>/</u>
<input type="text"/>	<input type="text"/>						<u>/</u>	<u>/</u>	<u>/</u>
<input type="text"/>	<input type="text"/>						<u>/</u>	<u>/</u>	<u>/</u>
<input type="text"/>	<input type="text"/>						<u>/</u>	<u>/</u>	<u>/</u>
<input type="text"/>	<input type="text"/>						<u>/</u>	<u>/</u>	<u>/</u>

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

Financially
Guaranteed
DRC #

Constructed
Under
DRC #

Size

Type of Improvement

Location

From

To

Approval of Creditable Items:

Impact Fee Administrator Signature Date

Construction Certification

Private
Inspector

P.E.

City Cnst
Engineer

/

/

/

/

/

/

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City requirements.

1

The property owner/developer must continue self-inspections and BM maintenance until the EPA's Final Stabilization Criteria is satisfied and approved by the City Stormwater Quality Section (Code 14-5-2-1(C)(1)

2

3

AGENT / OWNER

Jonathan D. Niski, PE

NAME (print)

Tierra West, LLC

FIRM

Jonathan D. Niski, PE

SIGNATURE - date

DEVELOPMENT FACILITATION TEAM APPROVALS

PLANNING - date

TRANSPORTATION DEVELOPMENT - date

UTILITY DEVELOPMENT - date

CITY ENGINEER - date

PARKS & RECREATION - date

AMAFCA - date

CODE ENFORCEMENT - date

HYDROLOGY - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

PAGE 2 OF 3
(Rev. 2-16-18)

July 18, 2025

Development Hearing Officer
DHO
City of Albuquerque
600 2nd St
Albuquerque, NM

**RE: ENTITLEMENT AND PERMIT APPLICATIONS FOR PROPOSED
SUBDIVISION OF A SITE LEGALLY DESCRIBED AS 37 TRACT A SKYLINE,
LOCATED AT 301 EUBANK BLVD SE**

Dear Development Hearing Officer:

Geltmore & Goyim LLC hereby authorizes Tierra West LLC, to obtain information and submit entitlement and permit applications for Subdivision at the above referenced Property, and act as Geltmore & Goyim LLC, agent for the limited purpose of entitling, permitting, and subdividing.

David L. Silverman
Print Name



Signature

Manager
Title

July 18 2025
Date

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION
- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.

B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.


C. No barrier shall prevent a person from coming within five feet of the sign to read it.
2. NUMBER
- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.

B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.
3. PHYSICAL POSTING
- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.

B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.
4. TIME
- Signs must be posted from August 12th, 2025 To September 15th, 2025
5. REMOVAL
- A. The sign is not to be removed before the initial hearing on the request.

B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.



(Applicant or Agent)

8.5.25

(Date)

I issued _____ signs for this application, _____,

(Date)(Staff Member)

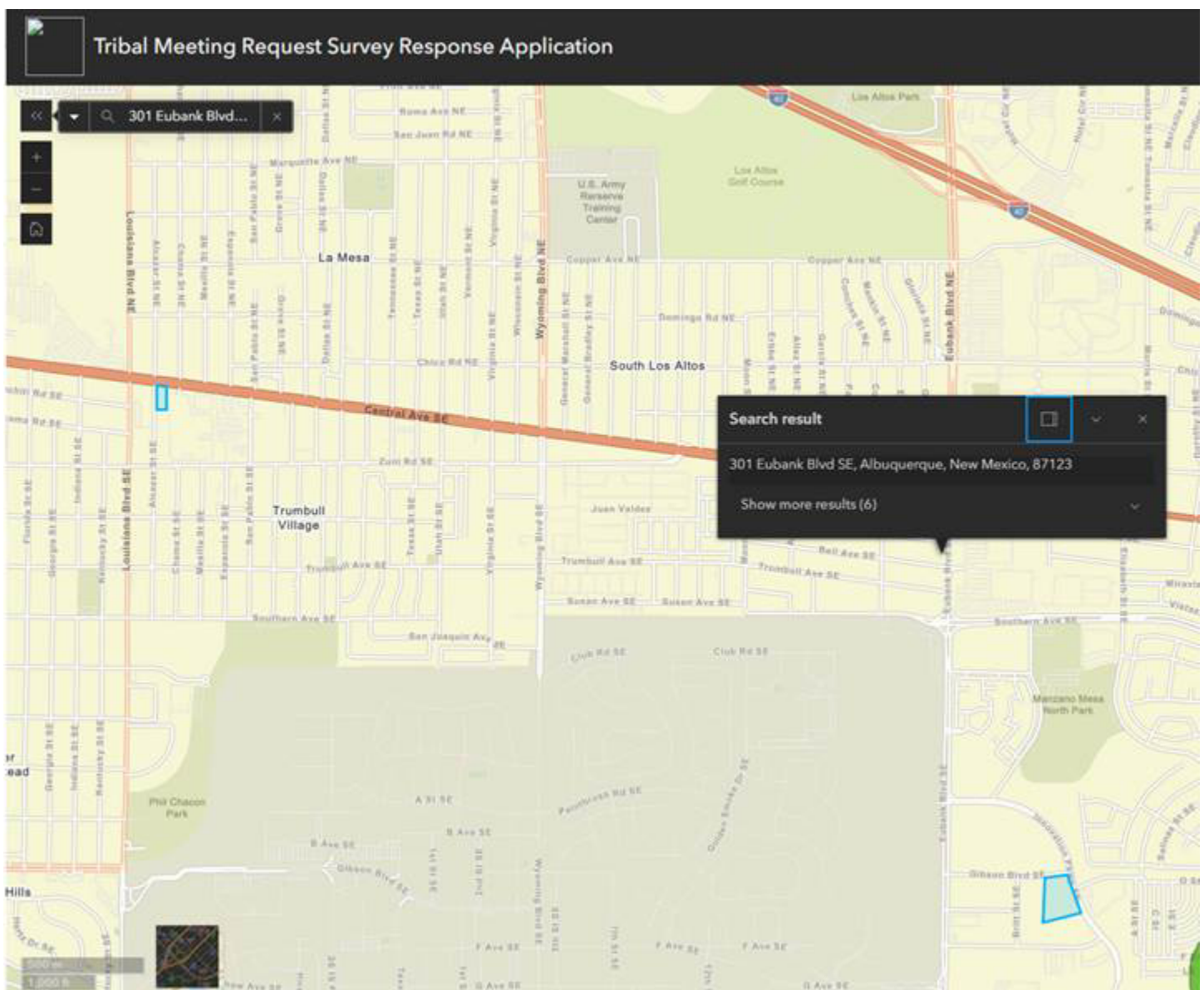
PROJECT NUMBER: PR-2024-010803

Sergio Lozoya

From: Ortiz, Annette <annetteortiz@cabq.gov>
Sent: Tuesday, August 5, 2025 8:36 AM
To: Sergio Lozoya; Jon Niski
Cc: Rodenbeck, Jay B.; Webb, Robert L.; Zamora, Renee C.; Sloan, Terry
Subject: 301 Eubank Blvd SE, 87123 (Tribal Meeting email)

Good morning Sergio & Jon,

We can confirm that the site in question at (301 Eubank Blvd SE, 87123) will not require a Tribal Meeting offer or notice per Table 6-1-1 and 6-4(B) of the IDO, as it's not located within 660 feet of Major Public Open Space or a Tribal boundary per our Tribal Meeting Request GIS map that captured your request (see screenshot below):



Please include a copy of this email with your submittal for this site. Upload as pdf to attachments in ABQ-PLAN.

Thank you,



ANNETTE V. ORTIZ

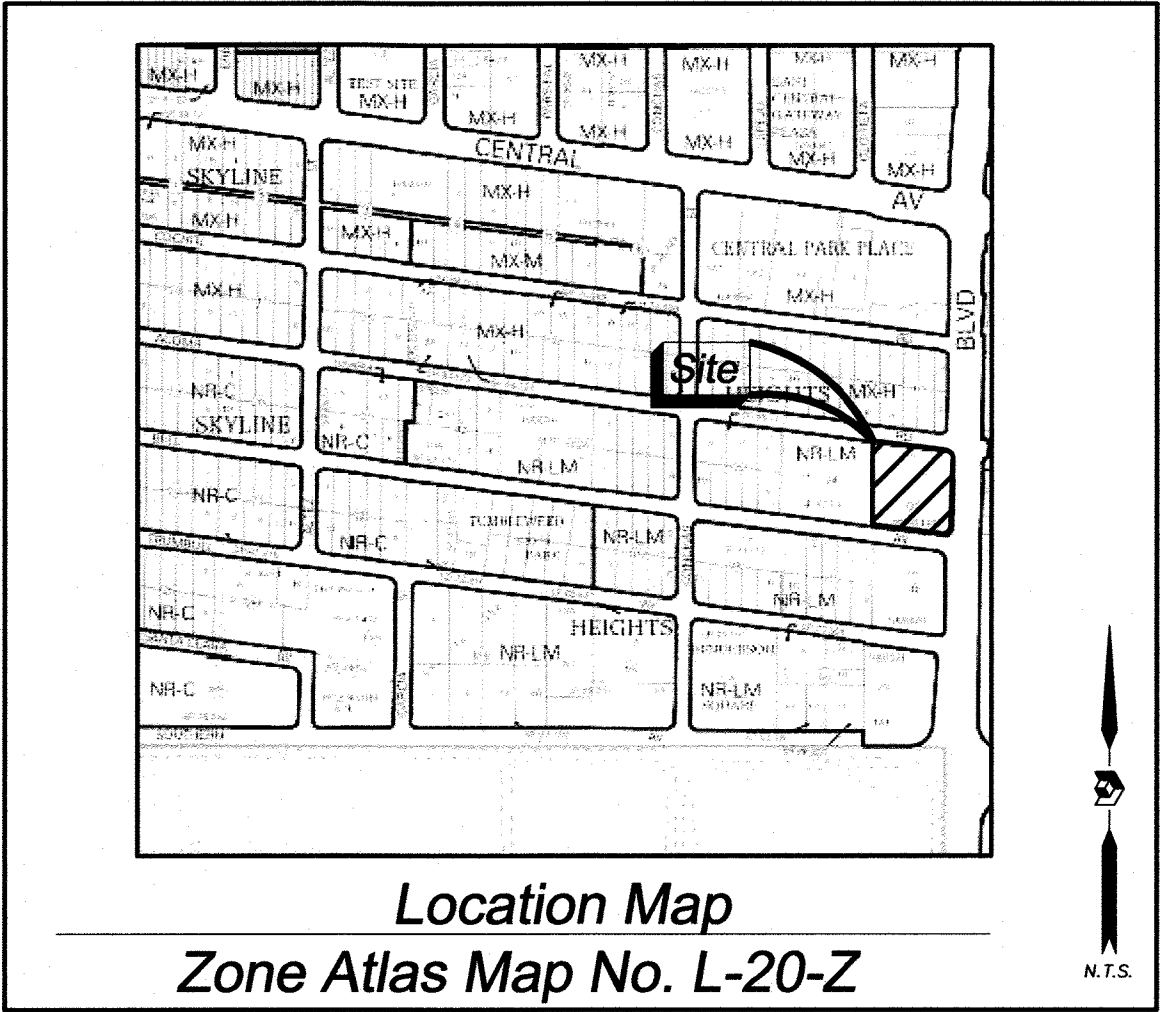
senior admin/navigator

o 505-924-3623

e annetteortiz@cabq.gov

cabq.gov/planning

Our (LMS) POSSE and (E-PLAN) AVOLVE systems have been replaced with our new software system, ABQ-PLAN. (LMS) POSSE and (E-PLAN) AVOLVE users can create an ABQ-PLAN account with the same email address to access their data. We have a [user guide](#), [video tutorials in English and Spanish](#), and other resources to help you get up to speed. For more information about ABQ-PLAN please visit cabq.gov/planning/abq-plan



Location Map
Zone Atlas Map No. L-20-Z

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 1.5495 ACRES±
ZONE ATLAS INDEX NO: L-20-Z
NO. OF TRACTS CREATED: 2
MILES OF FULL-WIDTH STREETS CREATED: 0

Notes:

1. PLAT SHOWS ALL EASEMENTS OF RECORD.
2. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.
3. EXISTING PUBLIC WATER AND/OR SANITARY SEWER INFRASTRUCTURE MAY NOT BE CONSTRUCTED OR SIZED TO ADEQUATELY SERVE POTENTIAL FUTURE DEVELOPMENT. IMPROVEMENT OR UPSIZING OF EXISTING PUBLIC INFRASTRUCTURE MAY BE REQUIRED AS A CONDITION OF FUTURE DEVELOPMENT APPROVAL.

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE EXISTING ONE TRACT INTO TWO NEW TRACTS, AND TO GRANT EASEMENTS.

Solar Note:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

Public Utility Easements

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON JOINT USE OF:
A. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

C. QWEST CORPORATION D/B/A CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

D. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

Disclaimer

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), QWEST CORPORATION D/B/A CENTURYLINK QC AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, QWEST CORPORATION D/B/A CENTURYLINK QC AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION, OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

RECORDING STAMP

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN SECTION 29, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF TRACT A, BLOCK 37, SKYLINE HEIGHTS SUBDIVISION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 22, 1978, IN BOOK C13, PAGE 36, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM, GRID BEARINGS (NAD 83-CENTRAL ZONE) AND GROUND DISTANCES (US SURVEY FEET) AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF DESCRIBED TRACT, MARKED BY A FOUND NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993", LYING ON THE SOUTH RIGHT OF WAY LINE OF ACOMA ROAD, S.E. FROM WHENCE A TIE TO A FOUND A.G.R.S. MONUMENT "'S_K20" BEARS N 64°13'50" W, A DISTANCE OF 2604.74 FEET:

THENCE FROM SAID POINT OF BEGINNING, ALONG SAID SOUTH RIGHT OF WAY LINE, S 82°19'00" E, A DISTANCE OF 230.60 FEET TO A POINT OF CURVATURE, MARKED BY A FOUND CHISELED "X"; THENCE ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 36.33 FEET, A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 83°15'23", A CHORD BEARING OF S 40°39'51" E, AND A CHORD LENGTH OF 33.21 FEET, TO A POINT OF TANGENCY, LYING ON THE WEST RIGHT OF WAY LINE OF EUBANK BOULEVARD, S.E. MARKED BY A FOUND CHISELED "X";

THENCE ALONG SAID WEST RIGHT OF WAY LINE, S 00°54'34" W, A DISTANCE OF 219.70 FEET TO A POINT OF CURVATURE, MARKED BY A FOUND PK NAIL WITH BRASS TAG (ILLEGIBLE);

THENCE ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 42.26 FEET, A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 96°51'10", A CHORD BEARING OF S 49°22'03" W, AND A CHORD LENGTH OF 37.41 FEET TO A POINT OF TANGENCY, LYING ON THE NORTH RIGHT OF WAY LINE OF BELL AVENUE, S.E. MARKED BY A FOUND PK NAIL WITH WASHER "ALS LS 7719";

THENCE ALONG SAID NORTH RIGHT OF WAY LINE, N 82°17'57" W, A DISTANCE OF 224.53 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT, MARKED BY A FOUND NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, N 00°53'33" E, A DISTANCE OF 270.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.5495 ACRES (67,498 SQUARE FEET), MORE OR LESS, NOW COMPRISING OF TRACTS A-1 AND A-2, BLOCK 37, SKYLINE HEIGHTS SUBDIVISION.

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON TRACT A, BLOCK 37, SKYLINE HEIGHTS SUBDIVISION, PARCEL ID: 102005652142511015

BERNALILLO COUNTY TREASURER'S OFFICE: _____

Free Consent

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

ADAM N. SILVERMAN
MANAGER GELTMORE AND GOYIM, LLC
A NEW MEXICO LIMITED LIABILITY COMPANY

Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF JULY, 2025 BY
ADAM N. SILVERMAN, MANAGER, GELTMORE AND GOYIM, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY

BY Donna J. Bohannon MY COMMISSION EXPIRES: MARCH 27, 2028
NOTARY PUBLIC



STATE OF NEW MEXICO
NOTARY PUBLIC
Donna J. Bohannon
Commission No. 1090035
Expires: March 27, 2028

7/24/25
DATE

Plat of
Tracts A-1 and A-2, Block 37
Skyline Heights Subdivision
Section 29, Township 10 North, Range 4 East, N.M.P.M.
Albuquerque, Bernalillo County, New Mexico
May 2025

Project No. PR-2025-

Application No. -2025-

DHO Approval Date -2025-

Utility Approvals

	07/15/2025
PNM	DATE
Scott Kerr	6/30/2025
NEW MEXICO GAS COMPANY	DATE
Thomas McClafflin	6/30/2025
CENTURYLINK	DATE
Mike Montua	06/30/2025
COMCAST	DATE

City Approvals

Loren N. Risenhoover P.S. 6/4/2025
CITY SURVEYOR DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

A.B.C.W.U.A. DATE

PARKS AND RECREATION DEPARTMENT DATE
6/30/2025
AMAFCA DATE

CITY ENGINEER DATE

PLANNING DEPARTMENT DATE

CODE ENFORCEMENT DATE

HYDROLOGY DATE


Surveyor's Certificate

I, LARRY W. MEDRANO, A LICENSED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL ON THE GROUND SURVEY, AND THAT I AM RESPONSIBLE FOR THIS SURVEY. THIS SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

Signed by:

Larry W. Medrano 7/17/2025
61E33EDEF773D43A...
LARRY W. MEDRANO DATE
N.M.P.S. No. 11993



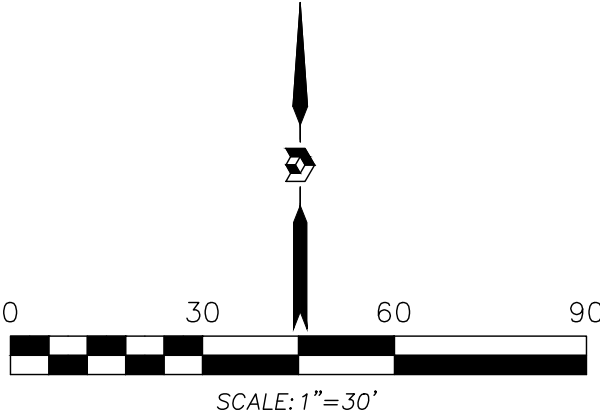
COORDINATE AND DIMENSION INFORMATION						PLSS INFORMATION				INDEXING INFORMATION FOR COUNTY CLERK				PROJECT INFORMATION					
STATE PLANE ZONE: NM-C		GRID /GROUND COORDINATES: GRID		GEIOD: 18		LAND GRANT N/A				PROPERTY OWNER GELTMORE & GOYIM, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY				<div><div></div><div>OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113 505.856.5700 PHONE 505.856.7900 FAX</div></div>		CREW/TECH: WB		DATE OF SURVEY 12/3-9/2024	
HORIZONTAL DATUM: NAD83		VERTICAL DATUM: NAVD88		ROTATION ANGLE: 0° 00' 00.00"		MATCHES DRAWING UNITS YES		SECTION 29		TOWNSHIP 10 NORTH		RANGE 4 EAST				MERIDIAN NMPM		SUBDIVISION NAME SKYLINE HEIGHTS	
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM				BASE POINT FOR SCALING AND/OR ROTATION: N = 0 E = 0				CITY ALBUQUERQUE		COUNTY BERNALILLO		STATE NM				UPC 102005652142511015		ADDRESS 301 EUBANK BOULEVARD, S.E.	
COMBINED SCALE FACTOR: GRID TO GROUND: 1.0003476823 GROUND TO GRID: 0.9996524385				DISTANCE ANNOTATION: GROUND		BEARING ANNOTATION: GRID		ELEVATION TRANSLATION: ±0.00'		ELEVATIONS VALID: NO									



OFFICE LOCATION:
9200 San Mateo Boulevard, NE
Albuquerque, NM 87113

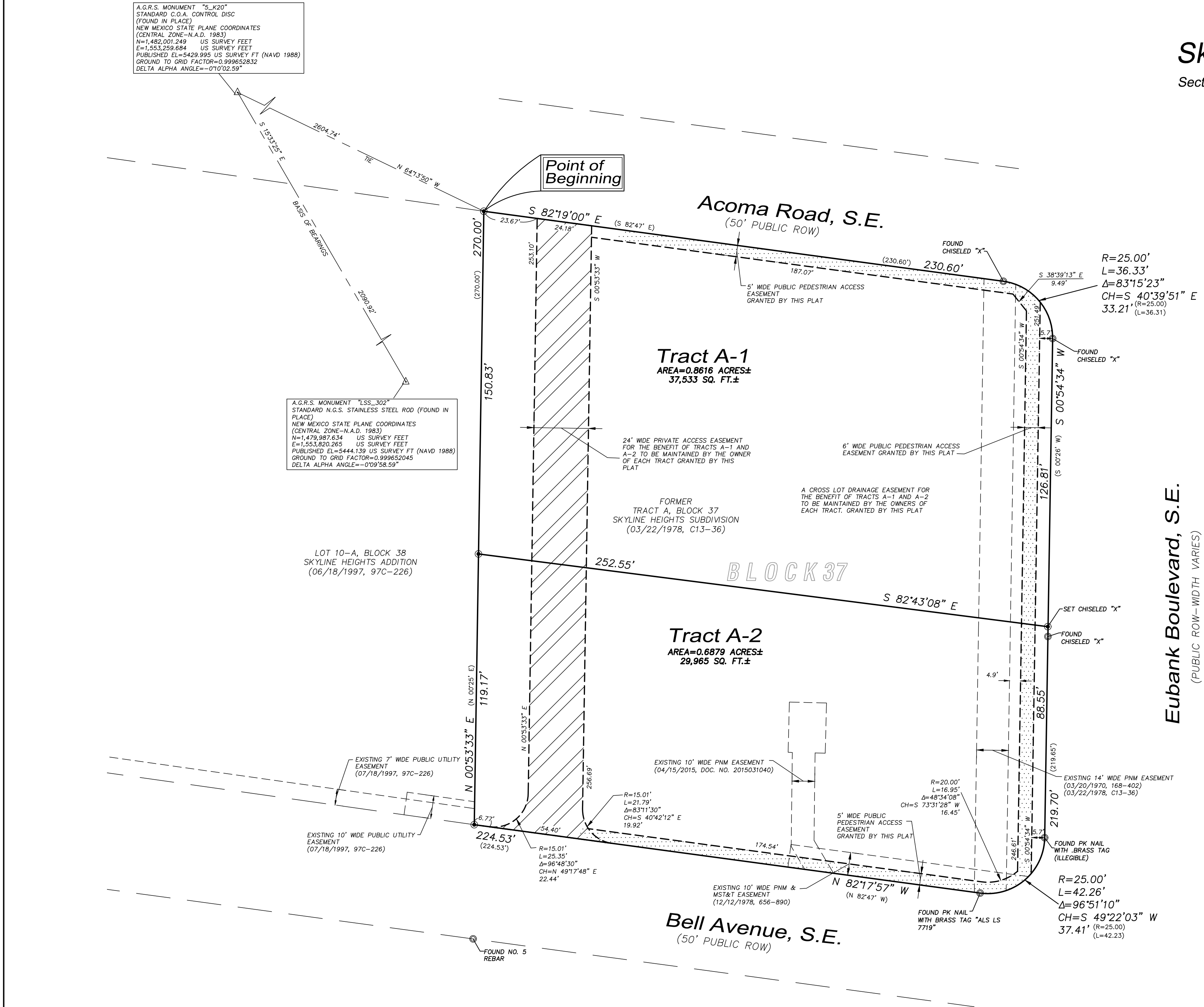
505.856.5700 PHONE
505.856.7900 FAX

Plat of
Tract A-1s and A-2, Block 37
Skyline Heights Subdivision
Section 29, Township 10 North, Range 4 East, N.M.P.M.
Albuquerque, Bernalillo County, New Mexico
May 2025



Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES
⊙	FOUND & USED MONUMENT AS DESIGNATED
●	FOUND NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993"



Flood Note
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 35001C0358H, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 16, 2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

 <div>OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113 505.856.5700 PHONE 505.856.7900 FAX</div>	PROJECT INFORMATION	
	CREW/TECH: WB	DATE OF SURVEY 12/3-9/2024
	DRAWN BY: JK	CHECKED BY: LM
	PSI JOB NO. 259064P	SHEET NUMBER 2 OF 2

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

May 13, 2025

Donna Sandoval
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM, 87109

**RE: McDonanlds
301 Eubank Blvd SE
Grading and Drainage Plan
Engineer's Stamp Date: 4/3/25
Hydrology File: L20D004A
Case # HYDR-2025-00087**

Dear Ms. Sandoval:

PO Box 1293

Based upon the information provided in your submittal received 03/18/2025, the Conceptual Grading & Drainage Plans are approved for action by the Development Facilitation Team (DFT) on Site Plan for Building Permit.

Albuquerque

PRIOR TO BUILDING PERMIT:

NM 87103

1. Please submit a more detailed Grading & Drainage Plan to Hydrology for review and approval.

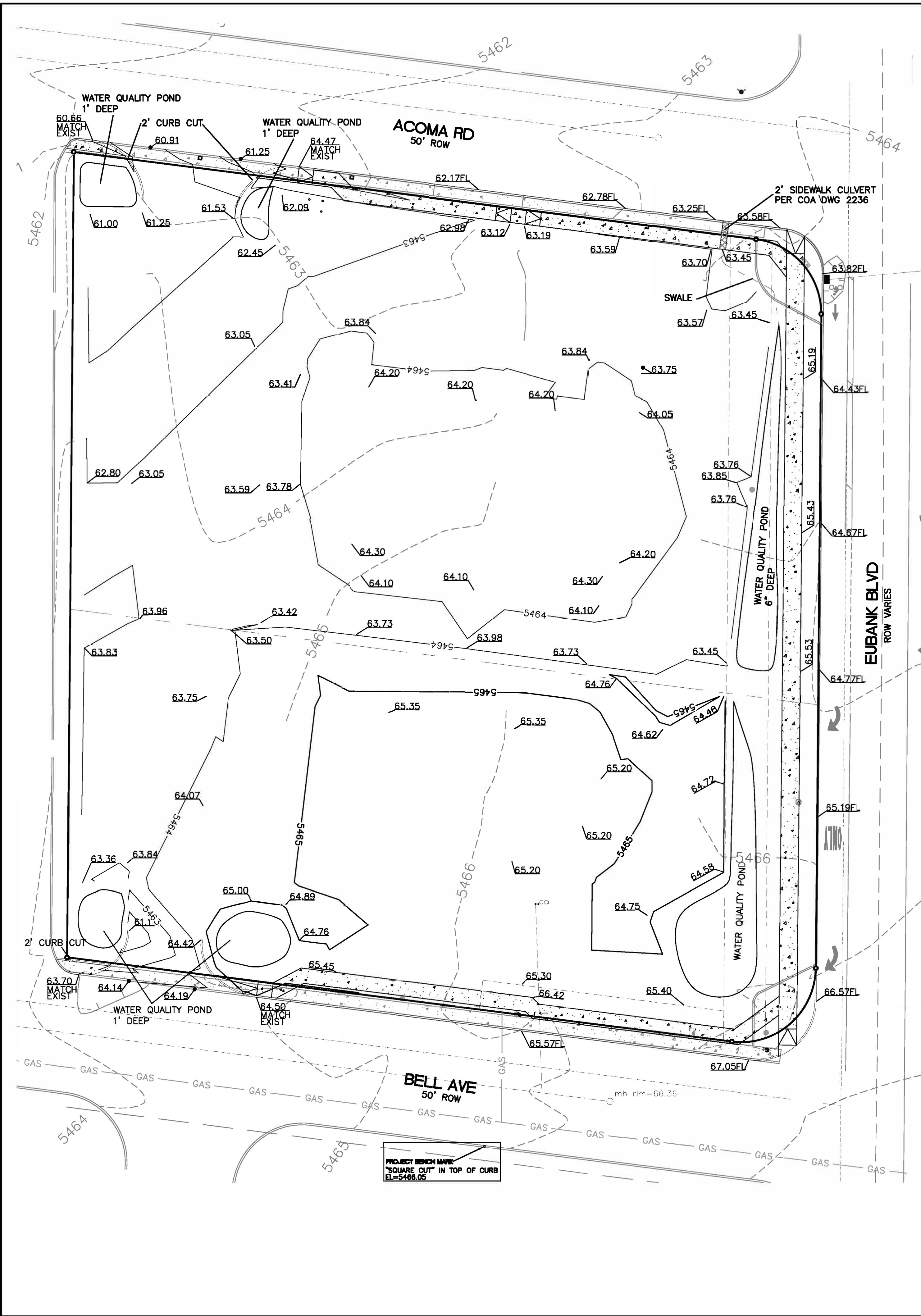
www.cabq.gov

As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 505-924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 505-924-3314 or amontoya@cabq.gov.

Sincerely,

Anthony Montoya, Jr., P.E., CFM
Senior Engineer, Hydrology
Planning Department, Development Review Services



LEGAL DESCRIPTION

TRACT LETTERED "A" IN BLOCK NUMBERED THIRTY-SEVEN (37) OF SKYLINE HEIGHTS SUBDIVISION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 22, 1978, IN VOLUME E13, FOLIO 36.

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK
- CONTOUR MAJOR
- CONTOUR MINOR
- SPOT ELEVATION
- FLOW ARROW
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EASEMENT
- CENTERLINE
- PROPOSED SIDEWALK
- LANDSCAPING
- PROPOSED INDEX CONTOUR
- PROPOSED CONTOUR

NOTICE TO CONTRACTORS

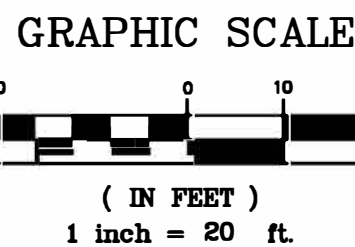
- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

EROSION CONTROL NOTES:

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.
- ALL SLOPES NOT STABILIZED AT THE END OF THE PROJECT SHALL BE STABILIZED IN ACCORDANCE WITH COA SPECS OR 3" GRAVEL.

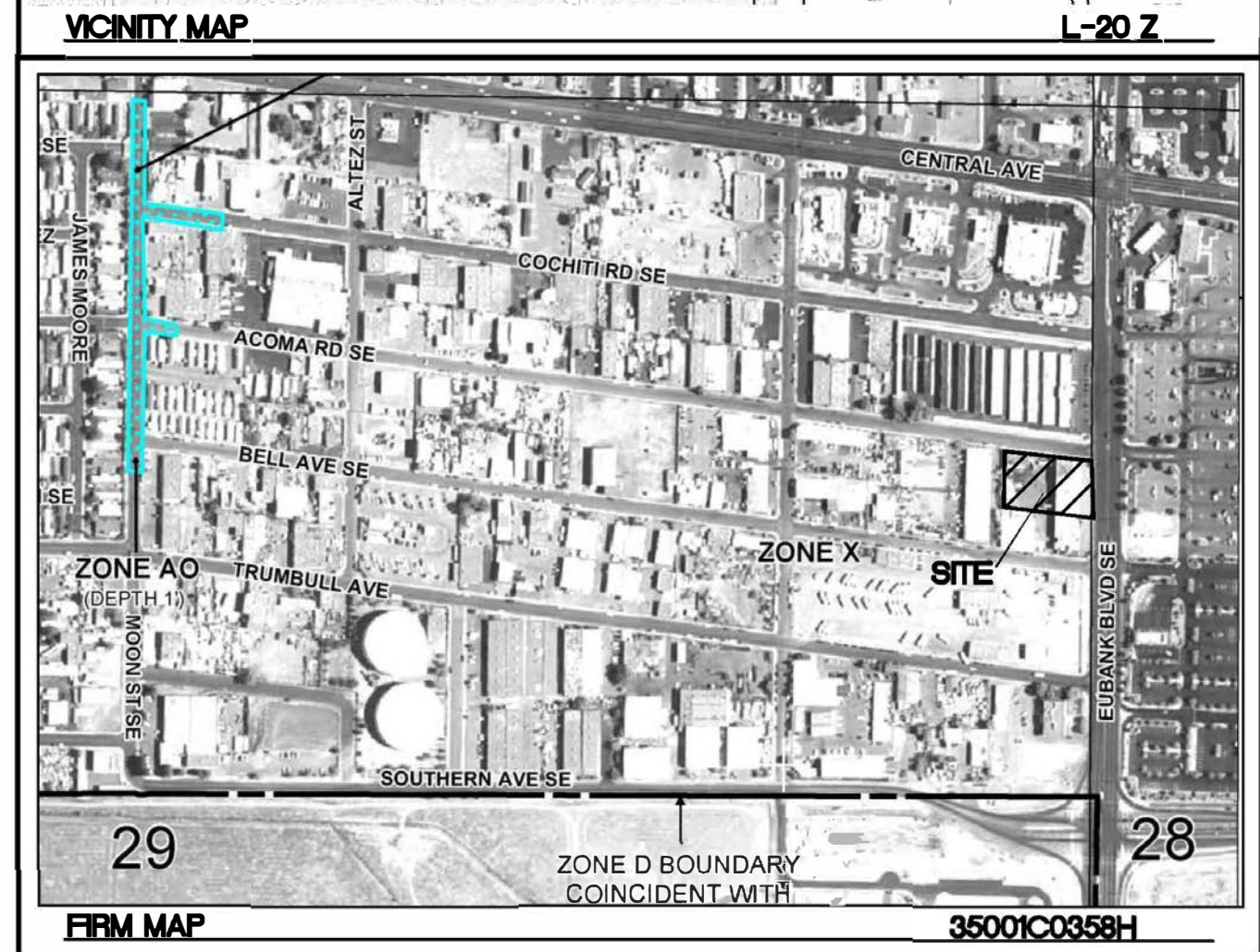
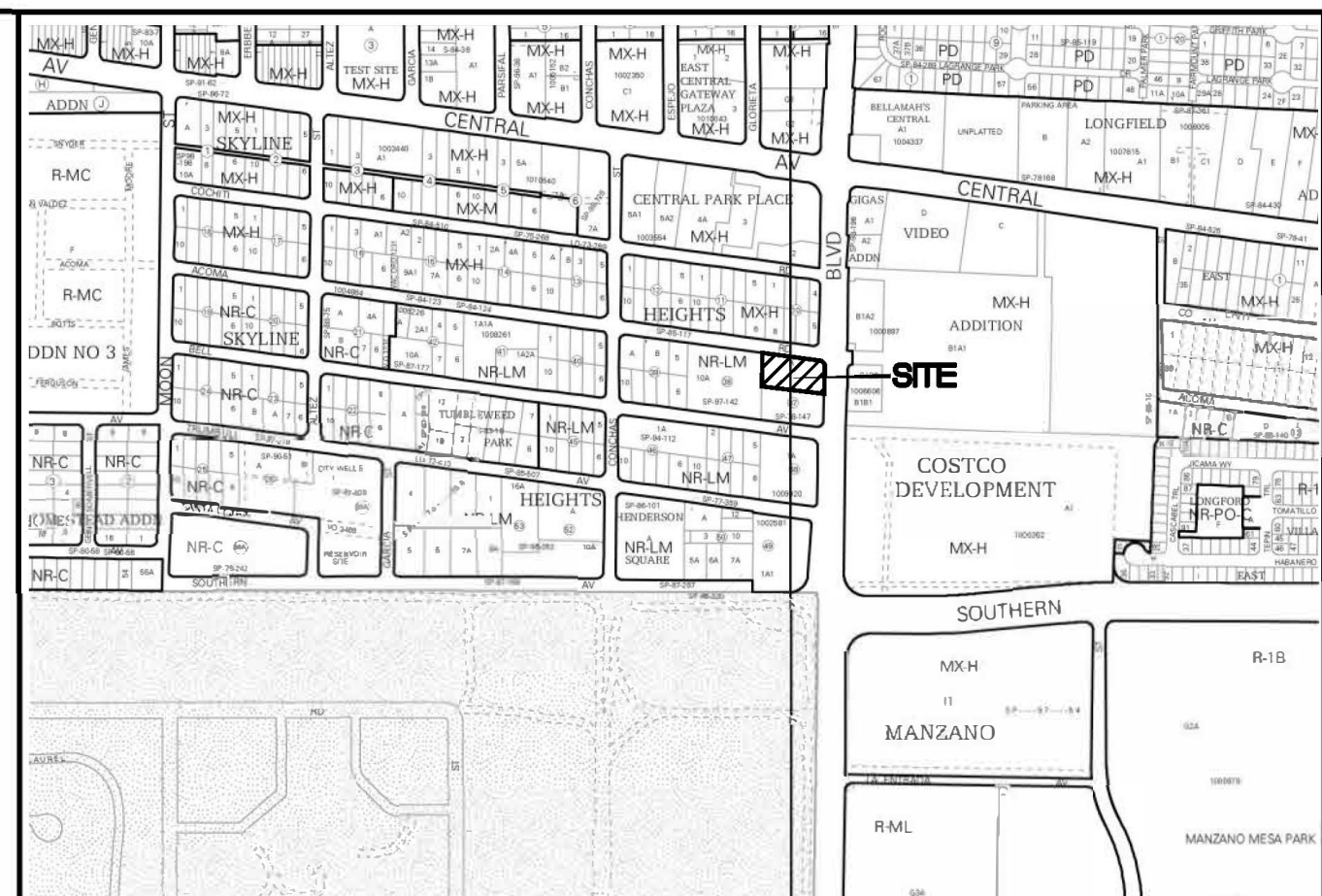
PRIVATE DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY NOTICE TO CONTRACTOR (SPECIAL ORDER 19 - "80-19")

- BUILD SIDEWALK CULVERT PER COA STD DWG 2236.
- CONTACT STORM MAINTENANCE AT (505)857-8033 TO SCHEDULE A MEETING PRIOR TO FORMING.
- AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL DIAL "811" [OR (505)260-1990] FOR THE LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATION OF ALL OBSTRUCTIONS. SHOULD CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
- MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
- WORK ON ARTERIAL STREETS MAY REQUIRED ON A 24-HOUR BASIS.
- CONTRACTOR MUST CONTACT STORM MAINTENANCE AT (505)857-8033 TO SCHEDULE A CONSTRUCTION INSPECTION. FOR EXCAVATING AND BARRICADING INSPECTIONS, CONTACT CONSTRUCTION COORDINATION AT (505)924-3416.



CAUTION

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.



EXISTING DRAINAGE:

THIS EXISTING SITE IS CURRENTLY OCCUPIED BY A VACANT BUILDING AND PARKING LOT. IT IS BOUNDED BY A COMMERCIAL BUILDING TO THE WEST, BELL AVENUE TO THE SOUTH, EUBANK BOULEVARD TO THE EAST AND ACOMA ROAD TO THE NORTH CONTAINING APPROXIMATELY 1.53 ACRES. HISTORICALLY THE SITE DRAINS FROM SOUTH TO NORTH ONTO ACOMA ROAD AND THEN WEST ALONG ACOMA ROAD. THE SITE CURRENT DISCHARGES 6.68 CFS TO THE STREET.

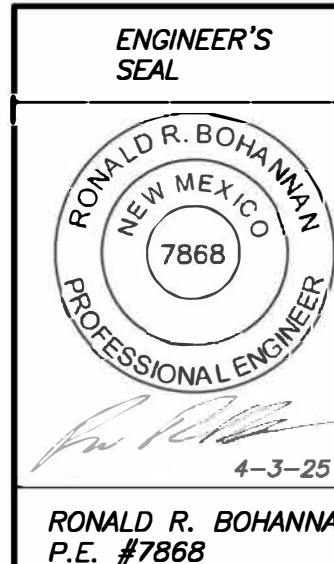
THERE ARE NO OFFSITE FLOWS THAT ENTER THE SITE. THE SITE IS LOCATED ON FIRM MAP 35001C0358H AS SHOWN ABOVE. THE MAP SHOWS THAT THE SITE DOES NOT LIE WITHIN A FLOOD ZONE.

PROPOSED DRAINAGE:

THE PROPOSED SITE CONSISTS OF FIVE BASINS. BASIN A CONSISTS OF A FUTURE BUILDING AND NORTH PARKING LOT. IT WILL DRAIN TO A WATER QUALITY POND ALONG EUBANK AND THEN TO ACOMA ROAD THRU A SIDEWALK CULVERT. BASIN B CONSISTS OF THE SOUTH PARKING LOT AND DRAINS TO WATER QUALITY POND AT THE ENTRANCE AND THEN THRU A 2' CURB OPENING ONTO ACOMA ROAD. BASIN C CONSISTS OF THE EAST PARKING LOT OF A FUTURE DEVELOPMENT AND WILL DRAIN TO A WATER QUALITY POND ALONG EUBANK. IT WILL OVERFLOW TO THE NORTH DRAINING THROUGH BASIN A AND ONTO ACOMA ROAD. BASIN D CONSISTS OF A FUTURE DRIVE THRU AND WILL DRAIN THROUGH BASIN B AND ONTO ACOMA ROAD. BASIN E CONTAINS A FUTURE BUILDING AND PARKING LOT AND WILL DRAIN TOWARDS THE ENTRANCE ON BELL AVENUE PASSING THROUGH A WATER QUALITY POND PRIOR TO BEING DISCHARGED INTO THE ROAD THROUGH A 2' CURB OPENING. BASIN F CONTAINS A FUTURE PARKING LOT AND WILL DRAIN THROUGH A WATER QUALITY POND AT THE BELL AVENUE ENTRANCE AND DRAIN ONTO THE ROAD THRU A 2' CURB OPENING.

THE SITE DISCHARGES A TOTAL OF 6.16 CFS WHICH IS LESS THAN THE EXISTING 6.68 CFS DISCHARGE. 4.87 CFS WILL DISCHARGE TO ACOMA ROAD AND 1.29 CFS WILL DISCHARGE TO BELL AVENUE.

THE REQUIRED WATER QUALITY VOLUME IS 1,104 CUBIC FEET. THE TOTAL WATER QUALITY VOLUME PROVIDED ON SITE WILL BE 2,341 CUBIC FEET.



301 EUBANK BLVD
ALBUQUERQUE, NM

CONCEPTUAL GRADING
AND DRAINAGE PLAN

TIERRA WEST, LLC
5571 MIDWAY PARK PL. NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

DRAWN BY

pm

DATE

4-3-25

DRAWING

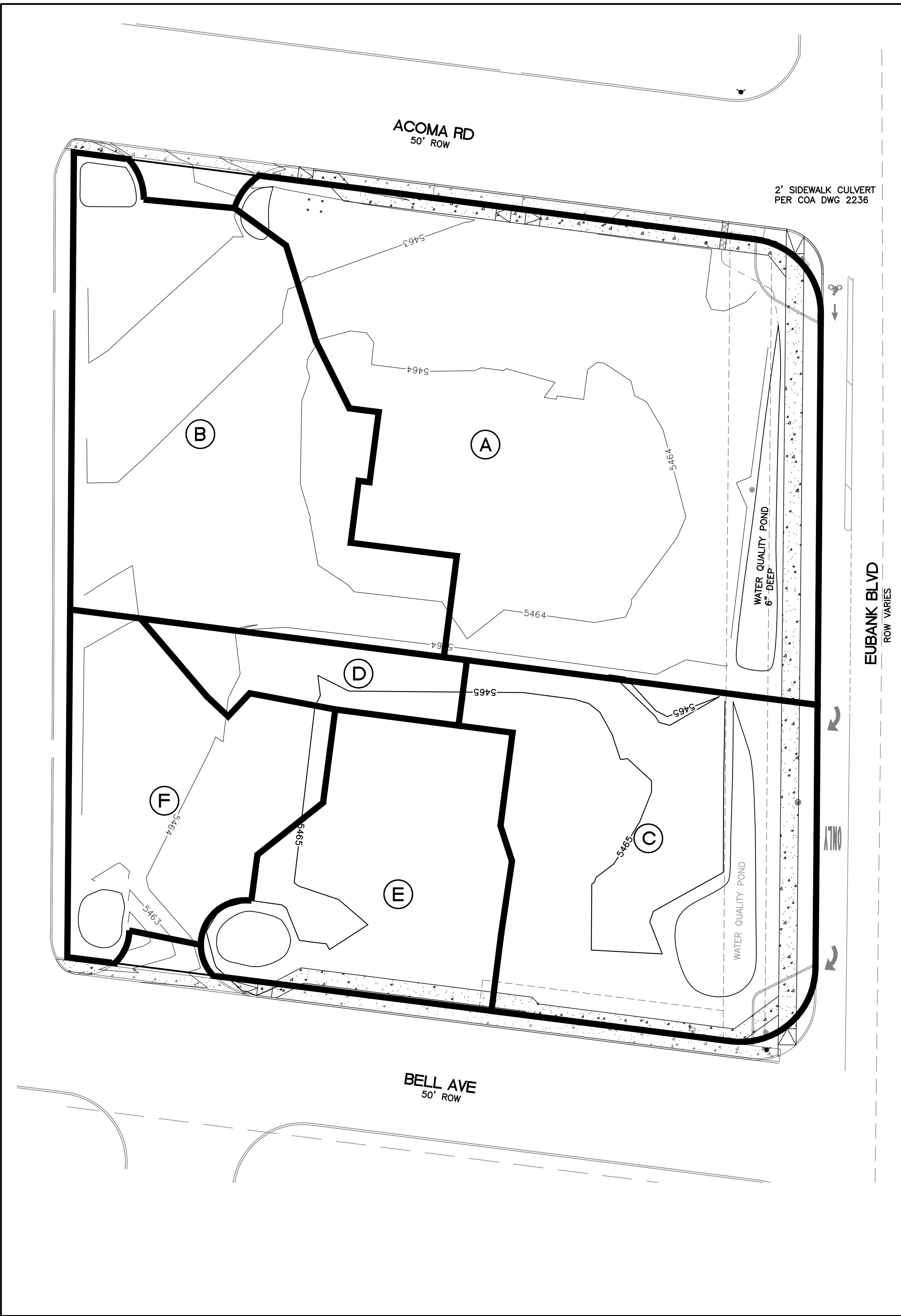
2024052-GR

SHEET #

GR-1

JOB #

2024052



Weighted E Method																
Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		100-Year			10-Year		
			%	(acres)	%	(acres)	%	(acres)	%	(acres)	Weighted E (in)	Volume (ac-ft)	Flow cfs	Weighted E (in)	Volume (ac-ft)	Flow cfs
EX. 1	66,743	1.53	0%	0	0%	0.00	10%	0.15	90%	1.38	2.431	0.310	6.68	1.528	0.195	4.13
A	24,063	0.55	0%	0	16%	0.09	0%	0.00	84%	0.46	2.305	0.106	2.30	1.432	0.066	1.40
B	13,900	0.32	0%	0	18%	0.06	0%	0.00	82%	0.26	2.270	0.060	1.32	1.406	0.037	0.80
C	12,351	0.28	0%	0	41%	0.12	0%	0.00	59%	0.17	1.875	0.044	1.04	1.107	0.026	0.59
D	2,189	0.05	0%	0	17%	0.01	0%	0.00	83%	0.04	2.288	0.010	0.21	1.419	0.006	0.13
E	7,259	0.17	0%	0	19%	0.03	0%	0.00	81%	0.13	2.253	0.031	0.68	1.393	0.019	0.41
F	6,981	0.16	0%	0	35%	0.06	0%	0.00	65%	0.10	1.978	0.026	0.61	1.185	0.016	0.35
										1.17	0.278	6.16				

Equations:

Weighted E = Ea*Aa + Eb*Ab + Ec*Ac + Ed*Ad / (Total Area)

Volume = Weighted D * Total Area

Flow = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad

Water Quality Calculation: 0.26" x 1.17 ac = 1,104 cubic feet (0.025 ac-ft)

Excess Precipitation, E (inches)			
Zone 3	100-Year	10 - Year	
Ea	0.67	0.18	
Eb	0.86	0.34	
Ec	1.09	0.52	
Ed	2.58	1.64	

Peak Discharge (cfs/acre)			
Zone 3	100-Year	10 - Year	
Qa	1.84	0.51	
Qb	2.49	1.07	
Qc	3.17	1.69	
Qd	4.49	2.81	

ENGINEER'S SEAL

RONALD R. BOHANNAN
P.E. #7868

301 EUBANK BLVD
ALBUQUERQUE, NM

BASIN MAP

TERRA WEST, LLC
5571 MIDWAY PARK PL. NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

DRAWN BY
pm

DATE
8-3-25

DRAWING
2024052-GR

SHEET #
GR-2

JOB #
2024052



Development Facilitation Team (DFT) – Review Comments

Reviewer: David G. Gutierrez, P.E. | Phone: 505-289-3381 | dggutierrez@abcwua.org

Project No: PR-2024-010803 Date: 5/14/2025 Agenda Item: #12 Zone Atlas Page: L-20

Legal Description: Lot/Tract A, Skyline Heights

Request: Subdivision and Vacation of Easement

Location: 301 Eubank Blvd between Acoma and Bell Ave SE containing 1.5 acres

☒ Approved No Conditions

☐ Approved W/Conditions

☐ Not Approved

Application For: PA-2025-00123 – SKETCH

1. No objection to the proposed subdivision.
 - a. Please add the following note on the plat:
 - i. “Existing public water and/or sanitary sewer infrastructure may not be constructed or sized to adequately serve potential future development. Improvement or upsizing of existing public infrastructure may be required as a condition of future development approval.”
2. Informational comments:
 - a. For future development please place a Request for Availability online at the following link: http://www.abcwua.org/Availability_Statements.aspx. Requests shall include fire marshal requirements. An executed statement must be obtained prior to approval.
 - b. There is currently a bill size 3 (1-1/2” metered service point) that can potentially be utilized for one of the lots as well as any existing sanitary sewer service if adequate.



DEVELOPMENT FACILITATION TEAM

Parks and Recreation Department

PR-2024-010803

PA-2025-00123 – SKETCH

All or a portion of: Lot/Tract A, SKYLINE HEIGHTS zoned NR-LM, located at 301 EUBANK BLVD between ACOMA RD NE and BELL AVE SE containing approximately 1.5 acre(s). (L-20)

REQUEST: Subdivision and Vacation of Easement

IDO – 2025

COMMENTS

- Parks and Recreation has no comments at this time.

DEVELOPMENT FACILITATION TEAM

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2024-010803
301 Eubank

AGENDA ITEM NO: 12

SUBJECT: Sketch

ENGINEERING COMMENTS:

1. Eubank is a Principal Arterial and requires 6' sidewalk with a 5' to 6' landscape buffer. There is also a proposed bike lane along this portion of roadway. Please provide a cross section of Eubank dimensioning existing ROW, sidewalks, buffers and proposed bike to show if there is adequate ROW.
2. Bell and Acoma are local roads and require 5' sidewalks with a 4 to 6' landscape buffer. Please provide dimensions of existing sidewalk and buffers.
3. An approved TCL will be required prior to site plan or building permit. Please complete and submit a Traffic Scoping Form to determine if a traffic study will be required.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Ernest Armijo, P.E.
Transportation Development
505-924-3991 or earmijo@cabq.gov

DATE: May 14, 2025

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)



DEVELOPMENT FACILITATION TEAM

Planning - Case Comments

REVIEW DATE: 5/14/25 -- **AGENDA ITEM:** #12

Project Number: PR-2024-010803

Application Numbers: PA-2025-00123

Project Name: McDonalds – 301 Eubank. Acoma & Eubank.

Requests: Sketch Plat for subdivision of land and re-development

**These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

BACKGROUND

- This is a request to subdivide one lot into two lots. Future re-development would follow, along with the demo of an existing building/structures.
- The site is approximately 1.54 acres total and has street frontage on three sides. From Eubank, Acoma, and Bell. It is within the NR-LM zone district, East Gateway small area, and the KAFB Military Influence area for commenting agencies.

GENERAL COMMENTS

Items in Orange type need to be addressed for future formal submittals.

Here is a link to the IDO and DPM for relevant standards:

https://documents.cabq.gov/planning/IDO/O-25-73/IDO_2025_Update_Effective.pdf

<https://www.cabq.gov/planning/boards-commissions/development-process-manual-executive-committee>

- The requirement for a Site Plan submittal prior to building permit would be determined by our engineering team per the need for Major Infrastructure.

**(See additional comments on next pages)*

- All formal Plan sheets must be sealed and signed by a design professional licensed in the State of New Mexico.
- Clarify if there are proposed roadway improvements or modifications. The western most(3rd) southbound Eubank traffic lane ends at Acoma.
- Be aware of compliance requirements with section 7 of the DPM Table 7.2.29 regarding Sidewalk width requirements and its landscape buffer.
Verification of DPM standards per Transportation
Eubank is a Principal Arterial and requires 6' sidewalk with a 5' to 6' landscape buffer. There is also a proposed bike lane along this portion of roadway. Please provide a cross section of Eubank dimensioning existing ROW, sidewalks, buffers and proposed bike to show if there is adequate ROW.
Bell and Acoma are local roads and require 5' sidewalks with a 4 to 6' landscape buffer. Please provide dimensions of existing sidewalk and buffers.
- *For any required infrastructure, a completed IL-Infrastructure List will be needed for public Infrastructure needs.*
An IIA-Infrastructure Improvements Agreement with a financial guarantee will be required following the approved IL.
- Clarify how existing easements will be affected and if a vacation action or dedication of ROW will be needed.
- Formal submittals will require that all public notice requirements of IDO Section 6, Table 6-1-1 are completed prior to submitting the application, and included in the application file.
- Notice and communication are also required for Referrals to Commenting Agencies per IDO section 6-4. Sunport and KAFB. –
 - The contact for KAFB is Lead Community Planner; Janet Cunningham-Stephens; janet.cunningham-stephens.ctr@us.af.mil, JCunningham-Stephens@asrcfederal.com
 - The contact for the Sunport is Planning Manager for Aviation; Christina Sandoval cmsandoval@cabq.gov
- CABQ Environmental Health, Fire & Rescue and Solid Waste are all separate reviews from the various divisions of Planning. Here are some of the contacts:

Fire--

<https://www.cabq.gov/planning/building-safety-division/inspections-commercial>
<https://www.cabq.gov/fire/our-department/fire-marshals-office>

Environmental Health--

<https://www.cabq.gov/environmentalhealth>
<https://www.cabq.gov/environmentalhealth/food-safety>

Solid Waste—

<https://www.cabq.gov/solidwaste>
Gallegos, Herman P. hgallegos@cabq.gov

***The application forms for platting actions are featured in the following links:**

- **For the formal platting submittal**, A Minor Preliminary/Final Plat application can be applied for at the ABQ-PLAN portal (click on the 'ENTER ABQ-PLAN' icon in the ABQ-PLAN webpage accessible at the following link below to enter the ABQ-PLAN portal):

<https://www.cabq.gov/planning/abq-plan/abq-plan>

Within the ABQ-PLAN webpage, there's also a link to an ABQ-PLAN Resources and FAQs webpage to access guides and tutorials to assist with creating an account and applying for applications in ABQ-PLAN (you will be applying for a 'Minor Plat Application'):

<https://www.cabq.gov/planning/abq-plan/abq-plan-resources-and-faqs>

The DHO application form and Form S2 are no longer required to be included with the application submittal for a Minor Preliminary/Final Plat in ABQ-PLAN. However, for reference to submittal requirements for this application, you can continue to refer to the checklist of items for this application on Form S2, featured in the following link:

<https://documents.cabq.gov/planning/development-hearing-officer/Form%20S2.pdf>

- Signatures from Hydrology, ABCWUA, and Transportation engineers and staff must be obtained on Form PLT and submitted with the platting application. They will not sign Form PLT until/unless they receive any/all required associated application approvals as listed on Form PLT. Form PLT can be obtained at the following link:

<https://documents.cabq.gov/planning/development-hearing-officer/Form%20PLT.pdf>

- The Plat must be created, as well as sealed and signed by a surveyor licensed in the State of New Mexico.

- All public notice requirements of IDO Section 6, Table 6-1-1 will need to be completed prior to submitting the platting application, and included in the platting application packet. For a Minor Preliminary/Final Plat, Neighborhood Associations (NA's) as identified by the Office of Neighborhood Coordination (ONC) must be notified by email of the proposed platting application.

Notifications sent to the NA's must include the following:

1. Completed notification form noting the application type, date/time of the DHO meeting, and that the DHO meeting will be held remotely via Zoom, providing the Zoom link to the meeting. A blank notification form can be obtained at the following link:

<https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Mailed-Notice-PublicHearing-Print&Fill.pdf>

2. Zone Atlas Map sheet with the site highlighted and labeled
3. Copy of the Plat

In the platting application packet, in addition to including the documentation listed above, proof of email to the NA's must be included along with the ONC confirmation email with the list of NA's to contact. ONC can be contacted at: onc@cabq.gov as well as (505) 768-3334.

- Per 6-4(B) of the IDO, a Pre-Submittal Tribal Meeting request must be offered to tribal contacts on file with the Planning Department if the subject property for a Minor Preliminary/Final Plat application is located within 660 feet of Major Public Open Space and/or a tribal boundary. The subject property for this Sketch Plat is not located within this area, therefore a Pre-Submittal Tribal Meeting request will **not** be required for a future platting application on the subject property.
- All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are required on the Plat prior to the acceptance of the application file for the Plat and placement on a DHO agenda.
- The following will need to be on the final platting sheets:

Project and Application #'s, documents signed/stamped by a design professional licensed in the State of NM.

- Prior to final sign-off of the plat, the AGIS office must approve the DXF file and proof of approval must be provided.

***** Once approved, before a Plat or Infrastructure List will be distributed for signatures, the following must be met:**

1. *The Plat or Infrastructure List to be distributed for signatures must depict any revisions required per the conditions and/or findings featured in the Notice of Decision for the application.*
2. *All Plat or Infrastructure List sheets must be included in the submittal to be distributed for signatures; no additional documents/sheets should be included in this submittal (for example, submit a comment response letter separately).*
3. *The Plat or Infrastructure List submittal to be distributed for signatures must be featured in a single PDF.*
4. *The Plat or Infrastructure List must feature/depict the project and application numbers.*
5. *The Plat must be stamped and signed by a Surveyor licensed in the State of New Mexico.*
6. *The title of the Plat or Infrastructure must follow the following naming scheme:*
 - a. *Plat: project number_application number_Plat_Aproved_date of approval*
 - b. *Infrastructure List: project number_application number_IL_Aproved_date of approval*

****Please reference the following development standards from the IDO. Subject to change pending formal submittal or change in development type/use***

- ❖ 4-2 Allowed Uses, table 4-2-1.

4-3 Use Specific Standards for Restaurant and Drive-Through and/or Permissive uses for NR-LM development.

**The formal submittal will need to demonstrate and explain how the proposed development will meet all of those standards.*

- ❖ **5-1 Dimension Standards for NR-LM.** 5-1-G Exceptions and Encroachments.
**Plans should include measurements for setback, separation, height elevations, etc.
Plans will need to demonstrate clearly how standards and requirements are being met.*
- ❖ **5-3 Access & Connectivity requirements.**
- ❖ **5-4 Subdivision Of Land, 5-4(K) Dedication of Land For Public Purposes, 5-4(N) Improvements Required, 5-4(P) Additional Design Criteria and Construction Standards**
In addition to the standards set forth in this Section 14-16-5-4, the City shall maintain technical standards for infrastructure improvements in the DPM, pursuant to Subsection 14-16-1-7(A)(4). Such technical standards for infrastructure improvements shall contain the minimum acceptable design criteria and specifications for the construction of such improvements.
- ❖ **5-5 Parking & Loading** requirements, Table 5-5-1
**Plans will need to demonstrate compliance of parking requirements.
Provide calculation detail and any shared parking agreement information.*
- ❖ **5-6 Landscaping, Buffering, and Screening standards and requirements.**
**Plans will need to demonstrate compliance of landscaping requirements.
Provide a landscaping plan that includes calculations, buffer areas & detail.
*Be aware of several sections related to new development –
5-6-C General Landscaping, 5-6-C-2 Minimum Landscape Area, 5-6-D Required Street Trees, 5-6-F Parking Lot Landscaping, 5-6-G Equipment/Support areas.*
- ❖ 5-7 Walls/Fences, table 5-7-1. ***Development requires separate permitting.**
- ❖ **5-8 for Outdoor Lighting requirements.**
- ❖ **5-11 Façade and Building design.** Elevations, calculations and description.
- ❖ **5-12 Signage.** **Electronic signage is not allowed in the East Gateway area.*
- ❖ **Section 6-1, table 6-1-1 for public notice requirements.**
- ❖ 6-4-R Dedications.
- ❖ Platting actions per 6-6-K Subdivision of Land-Minor or 6-6-L Subdivision of Land-Major.
- ❖ Vacations per 6-6-M.
- ❖ 7-1 Development and use definitions.



Disclaimer: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.

FROM: Robert Webb/Jay Rodenbeck
Planning Department

DATE: 05/14/25

No right of way being proposed



July 17th, 2025

Development Hearing Officer
City of Albuquerque
600 2nd Street NW
Albuquerque NM 87102

**RE: SENSITIVE LANDS ANALYSIS FOR 37 TRACT A SKYLINE HEIGHTS SUBD,
301 EUBANK**

Dear Development Hearing Officer,

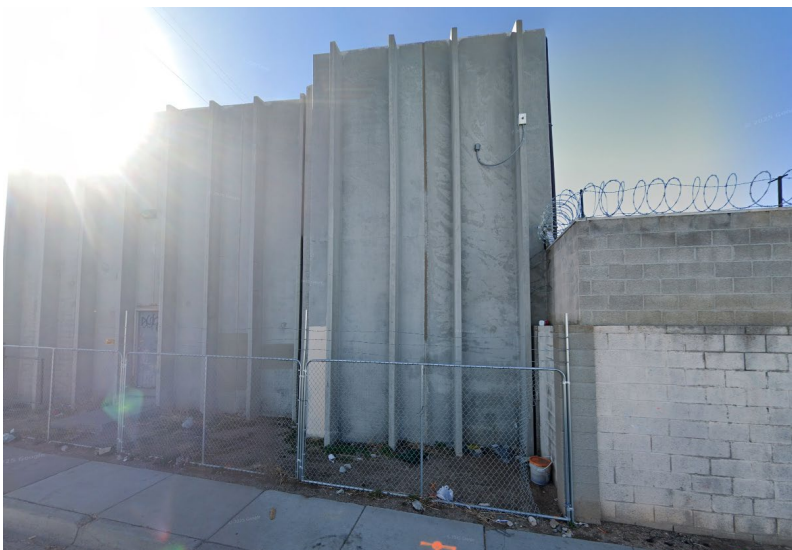
This report outlines the constraints identified within the proposed DHO – Minor Subdivision Application. The subject site is located on Eubank Blvd SE between Bell Ave SE and Acoma Rd SE and is legally described as 37 TRACT A SKYLINE HEIGHTS SUBD.

The subject site is zoned Non-Residential – Light Manufacturing and is currently vacant and has been previously developed.

Tierra West, LLC has performed a Sensitive Lands Analysis Report land, documenting the below:

Item:	Presence:	Commentary:
Floodplains and Flood Hazard	Area of minimal flood hazard.	The site is an area with minimal flood risk.
Steep Slopes	None	The overall site is not in an area with steep slopes
Unstable Soils	None	Based on USDS Web Soil Survey Data, the site soils are mainly sandy.
Wetlands (Constant supply of water)	None	No areas of standing water are present on site.
Arroyo	None	No Arroyos were identified.
Irrigation Facilities	None	No irrigation facilities were identified.
Escarpment	None	No areas of escarpment were identified.
Large stands of mature trees	None	No trees present.
Archeological sites	None	No archaeological issues have been uncovered.

The sensitive lands analysis has found that none of the above features have been determined to constrain the development of the site. Additionally, none of the above features have been determined to be present on this site.



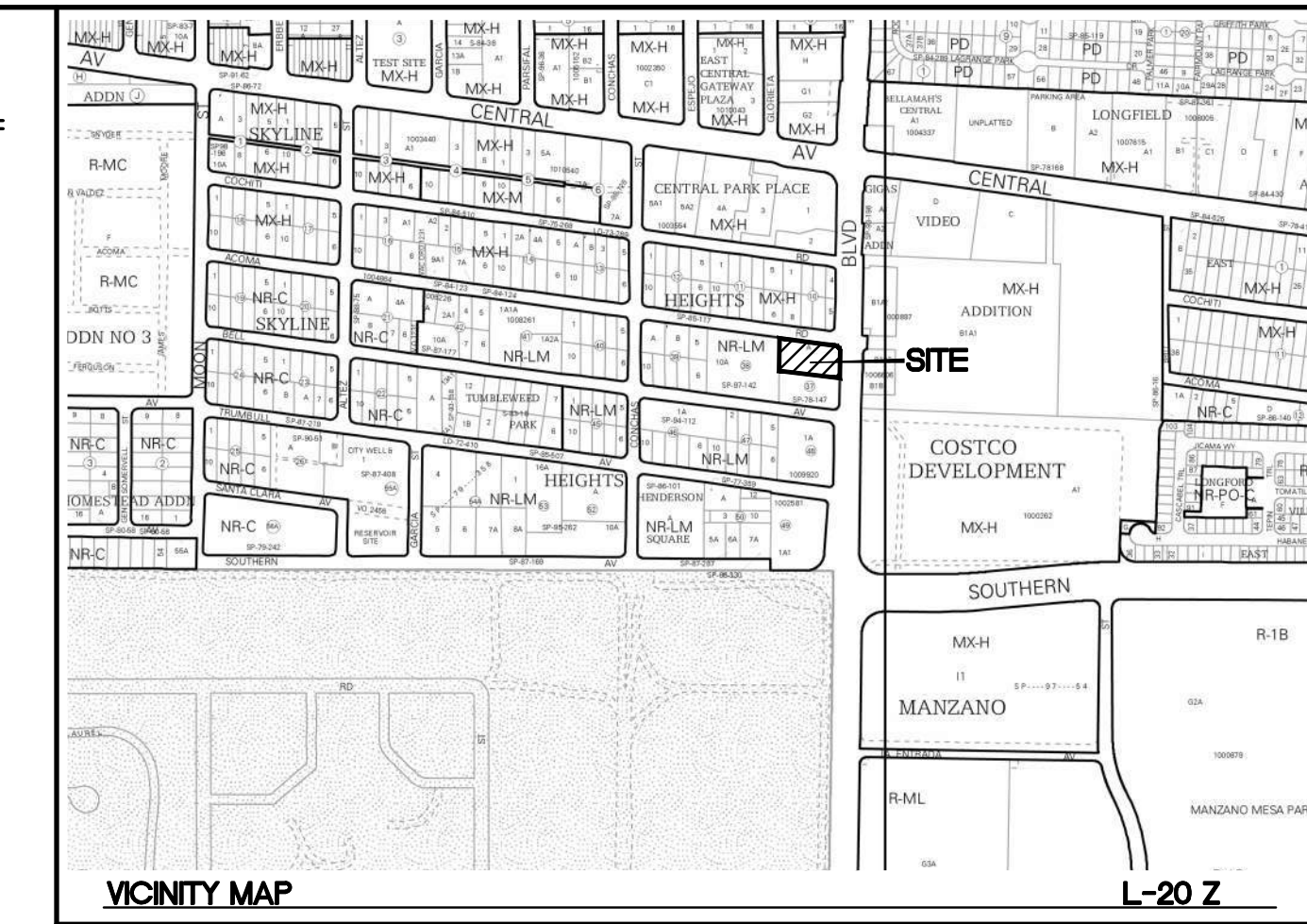
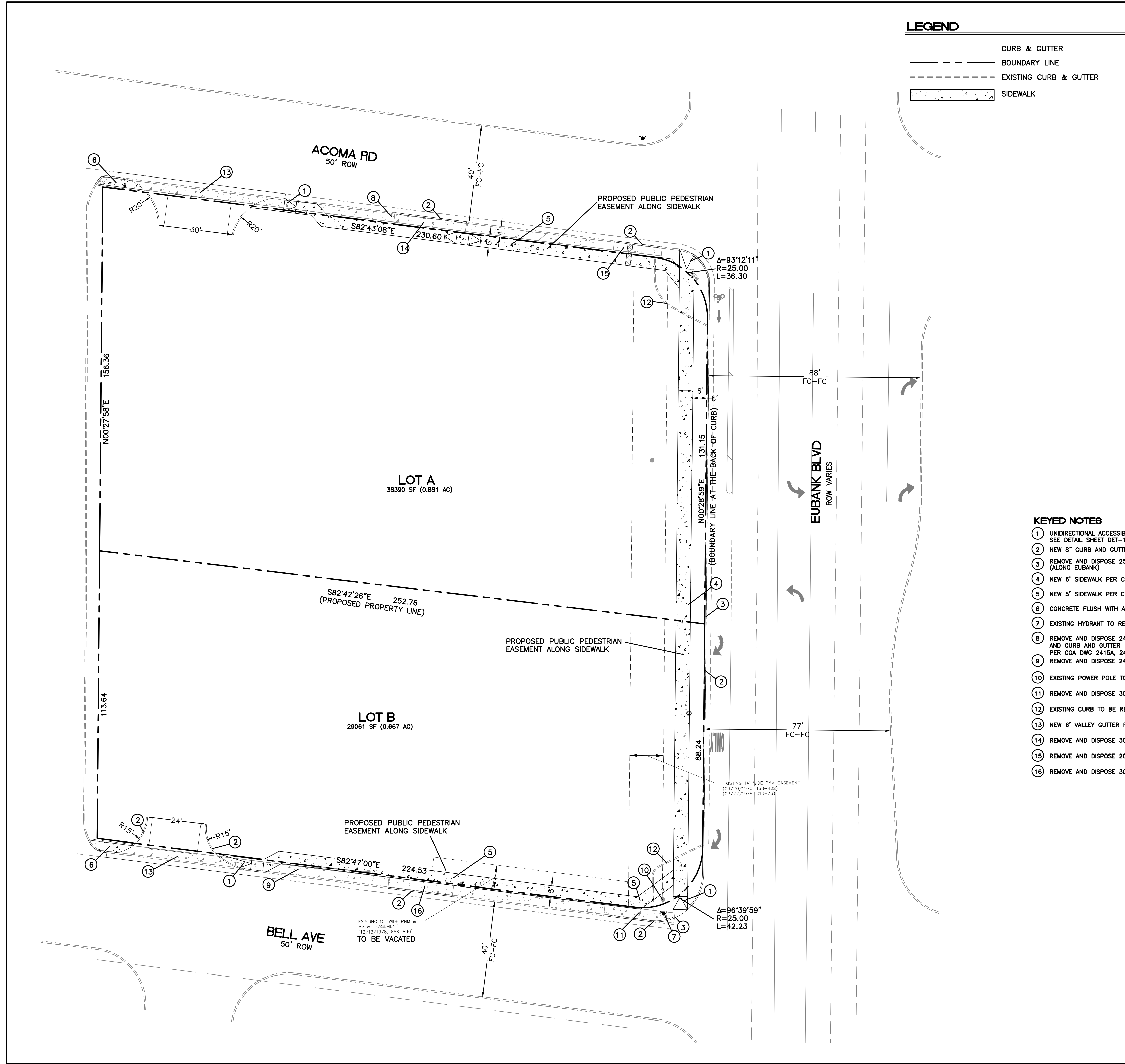
If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to be 'S. Lozoya'.

Sergio Lozoya
Sr. Planner

JN: 2024052
sl/jn/RRB

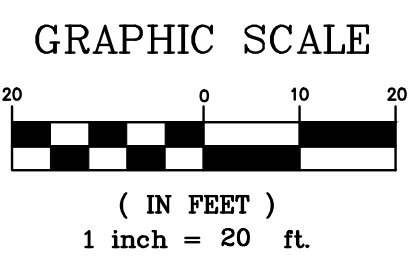
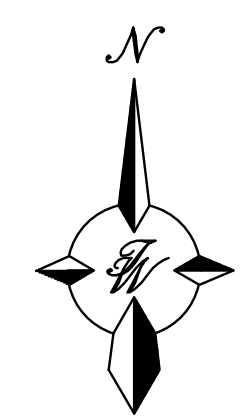


LEGAL DESCRIPTION:

TRACT LETTERED "A" IN BLOCK NUMBERED THIRTY-SEVEN (37) OF SKYLINE HEIGHTS SUBDIVISION

KEYED NOTES

- UNIDIRECTIONAL ACCESSIBLE RAMP
SEE DETAIL SHEET DET-1
- NEW 8" CURB AND GUTTER PER COA DWG 2415A
- REMOVE AND DISPOSE 255 LF EXISTING CURB
(ALONG EUBANK)
- NEW 6' SIDEWALK PER COA DWG 2430
- NEW 5' SIDEWALK PER COA DWG 2430
- CONCRETE FLUSH WITH ASPHALT
- EXISTING HYDRANT TO REMAIN
- REMOVE AND DISPOSE 245 LF EXISTING SIDEWALK
AND CURB AND GUTTER
PER COA DWG 2415A, 2430
- REMOVE AND DISPOSE 245 LF EXISTING SIDEWALK
- EXISTING POWER POLE TO REMAIN
- REMOVE AND DISPOSE 30 LF OF EXISTING DRIVEWAY PAD
- EXISTING CURB TO BE REMOVED
- NEW 6' VALLEY GUTTER PER COA DWG 2420
- REMOVE AND DISPOSE 30 LF EXISTING DRIVEWAY PAD
- REMOVE AND DISPOSE 20 LF EXISTING DRIVEWAY PAD
- REMOVE AND DISPOSE 30 LF EXISTING DRIVEWAY PAD



TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: 301 EUBANK BLVD, ALBUQUERQUE, NM ACOMA RD, EUBANK BLVD AND BELL AVE IMPROVEMENTS	
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL
LAST DESIGN UPDATE	MO./DAY/YR.
CITY PROJECT NO. 638283	ZONE MAP NO. L-20-Z
SHEET 6	OF 7

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION
- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.

B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.

C. No barrier shall prevent a person from coming within five feet of the sign to read it.
2. NUMBER
- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.

B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.
3. PHYSICAL POSTING
- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.

B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.
4. TIME

Signs must be posted from August 12th, 2025 To September 15th, 2025

5. REMOVAL
- A. The sign is not to be removed before the initial hearing on the request.

B. The sign should be removed within five (5) days after the initial hearing.

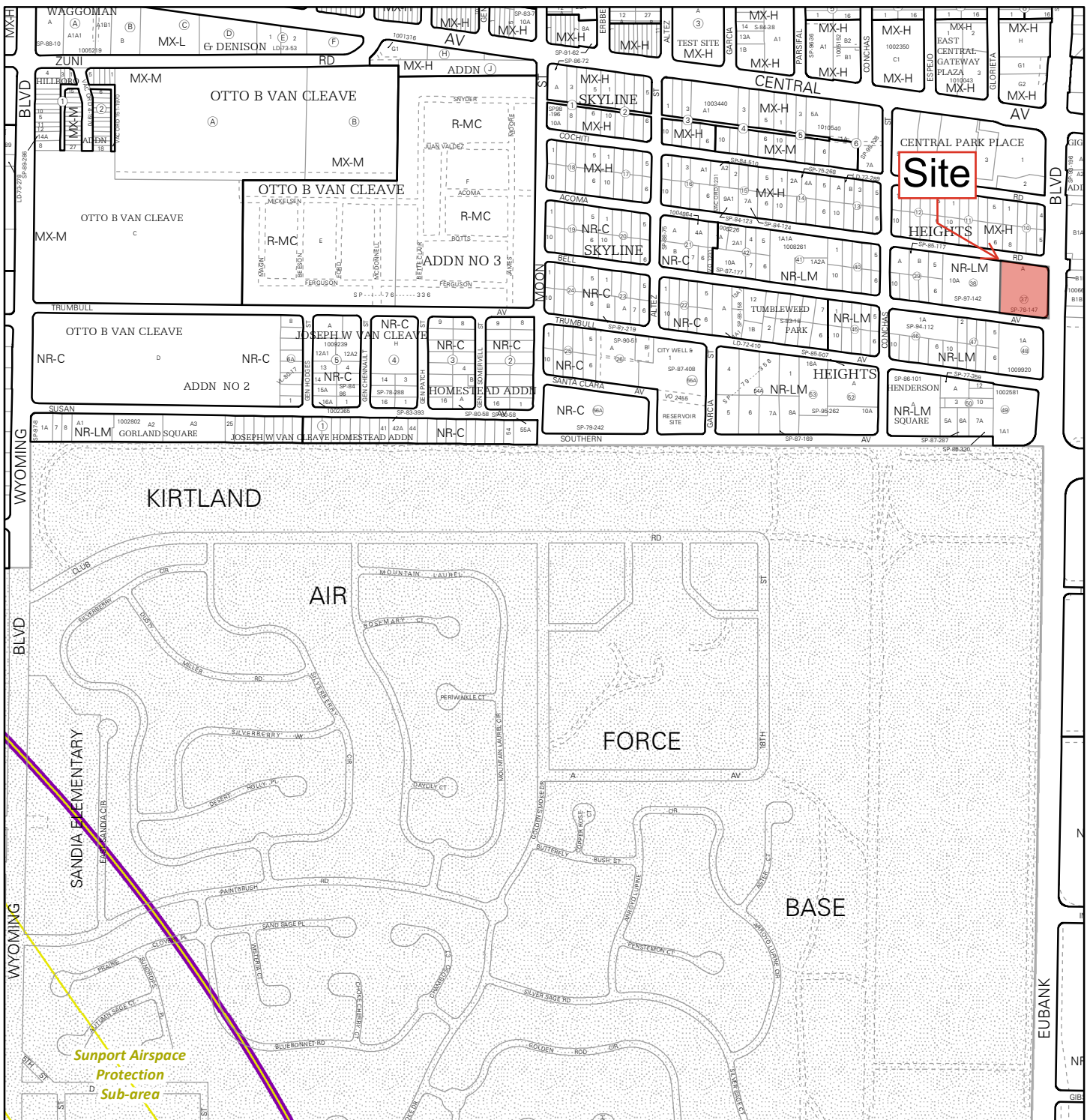
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

(Applicant or Agent)

(Date)

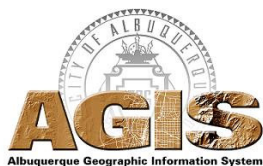
I issued _____ signs for this application, _____, _____
(Date) (Staff Member)

PROJECT NUMBER: _____

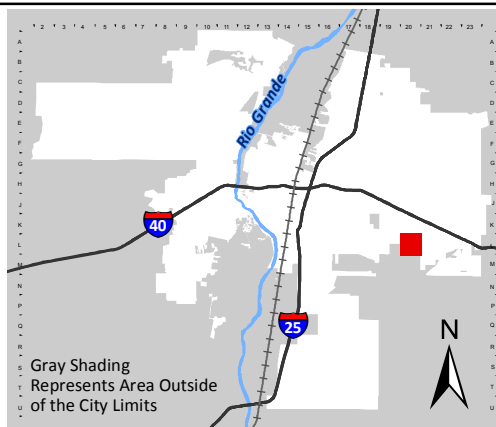


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
L-20-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet