

FORM P(1): SITE PLAN REVIEW – E.P.C. PUBLIC HEARING

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16) Maximum Size: 24" x 36"**
 - IP MASTER DEVELOPMENT PLAN (EPC11)**
 - ___ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - ___ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **30 copies.**
For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
 - ___ Site plans and related drawings reduced to 8.5" x 11" format (**1 copy**)
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Letter of authorization from the property owner if application is submitted by an agent
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ___ Completed Site Plan for Subdivision and/or Building Permit Checklist
 - ___ Sign Posting Agreement
 - ___ TIS/AQIA Traffic Impact Study form with required signature
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC15) Maximum Size: 24" x 36"**

- SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY (EPC17)**
 - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **30 copies.**
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted.
(Folded to fit into an 8.5" by 14" pocket.) **30 copies**
 - Site plans and related drawings reduced to 8.5" x 11" format (**1 copy**)
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Subdivision and/or Building Permit Checklist
 - TIS/AQIA Traffic Impact Study form with required signature
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

NOTE: For wireless telecom facilities (administrative reviews referred to the EPC, or requests for waivers of requirements) the following materials are required in addition to those listed above for application submittal:

- ___ Collocation evidence as described in Zoning Code §14-16-3-17(A)(5)
- ___ Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
- ___ Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
- ___ Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
- ___ Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower
- ___ Registered Engineer's stamp on the Site Development Plans
- ___ Office of Community & Neighborhood Coordination inquiry response as above based on 1/4 mile radius

EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC01) Maximum Size: 24" x 36"**
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC02)**

- ___ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **30 copies**
 - ___ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **30 copies**
 - ___ DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **30 copies**
 - ___ Site plans and related drawings reduced to 8.5" x 11" format (**1 copy**)
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Letter of authorization from the property owner if application is submitted by an agent
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ___ Sign Posting Agreement
 - ___ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - ___ TIS/AQIA Traffic Impact Study form with required signature
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Ronald R. Bohannon, P.E.

[Signature]
Applicant name (print)
Applicant signature / date



Form revised October 2007

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
4500 - 40053
 _____ - _____
 _____ - _____

[Signature] 4/3/09
 Planner signature / date
 Project # 1007936

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 9/28/2006

B. Proposed Development

1. Structural

- A. Location of existing and proposed structures (distinguish between existing & proposed)
- B. Square footage of each structure
- C. Proposed use of each structure
- D. Temporary structures, signs and other improvements
- E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions thereof
- G. Loading facilities
- H. Site lighting (indicate height & fixture type)
- I. Indicate structures within 20 feet of site
- J. Elevation drawing of refuse container and enclosure, if applicable.

2. Parking and Internal Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. **Location and typical dimensions**, including handicapped spaces
 - 2. **Calculations:** spaces required: 318 provided: 318
Handicapped spaces required: 8 provided: 8
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: 10
provided: 10
 - N/A 2. Other bicycle facilities, if applicable
- C. Vehicular Circulation (Refer to Chapter 23 of DPM)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
 - 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Curb cut locations and dimensions
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths
 - 2. Location and dimension of drive aisle crossings, including paving treatment
 - 3. Location and description of amenities, including patios, benches, tables, etc.

3. Streets and Circulation

- A. Locate and identify adjacent public and private streets and alleys.
 - 1. Existing and proposed pavement widths, right-of-way widths and curve radii
 - 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - 3. Location of traffic signs and signals related to the functioning of the proposal
 - 4. Identify existing and proposed medians and median cuts
 - 5. Sidewalk widths and locations, existing and proposed
- B. Identify Alternate transportation facilities within site or adjacent to site
 - 1. Bikeways and bike-related facilities

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 9/28/2006

- 2. Pedestrian trails and linkages
- 3. Bus facilities, including routes, bays and shelters existing or required

4. Utilities

- 1. Fire hydrant locations, existing and proposed.
- 2. Distribution lines
- 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- 4. Existing water, sewer, storm drainage facilities (public and/or private).
- 5. Proposed water, sewer, storm drainage facilities (public and/or private)

5. Phasing

- N/A A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SHEET #2 - LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff.

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Identify nature of ground cover materials
 - A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
 - B. Pervious areas (planting beds, grass, ground cover vegetation, etc.)
 - C. Ponding areas either for drainage or landscaping/recreational use
- 7. Identify type, location and size of plantings (common and/or botanical names).
 - A. Existing, indicating whether it is to be preserved or removed.
 - B. Proposed, to be established for general landscaping.
 - C. Proposed, to be established for screening/buffering.
- 8. Describe irrigation system – Phase I & II . . .
- 9. Planting Beds, indicating square footage of each bed
- 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 11. Responsibility for Maintenance (statement)
- 12. Statement of compliance with Water Conservation...Ordinance, see article 6-1-1-1.
- 13. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 14. Landscaped area provided; square footage and percent (specify clearly on plan)
- 15. Planting or tree well detail
- 16. Street Tree Plan as defined in the Street Tree Ord.

SHEET #3 –PRELIMINARY GRADING PLAN –

The Preliminary Grading Plan provides the Planning Commission and staff with an understanding of site topography and how it relates to adjacent property. Planning staff may waive or allow adjustments to the Preliminary Grading Plan requirements for sites that are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

Grading information for sites that are under 1 acre can be included on Sheet #1.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 9/28/2006

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Building footprints
- 7. Location of Retaining walls

B. Grading Information

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- 3. Identify ponding areas, erosion and sediment control facilities.
- 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- A. Scale (minimum of 1/8" or as approved by Planning Staff).
- B. Bar Scale
- C. Detailed Building Elevations for each facade
 - 1. Identify facade orientation
 - 2. Dimensions of facade elements, including overall height and width
 - 3. Location, material and colors of windows, doors and framing
 - 4. Materials and colors of all building elements and structures
 - 5. For EPC and DRB submittals only – Color renderings or similar illustrations
- N/A E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff.

B. Signage

- 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 6. Materials and colors for sign face and structural elements.

Applicants should make sure that the submitted site development plan drawings are accurate and complete, and that items specified in this checklist have been clearly indicated on the plan drawings as required.

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY IMPACT ASSESSMENT (AQIA) FORM

APPLICANT: Tierra West LLC DATE OF REQUEST: 8/31/09 ZONE ATLAS PAGE(S): K-19

CURRENT:

ZONING C-2

PARCEL SIZE (AC/SQ. FT.) 17.21 +/-

LEGAL DESCRIPTION:

LOT OR TRACT # _____ BLOCK # _____

SUBDIVISION NAME See Attached

REQUESTED CITY ACTION(S):

ANNEXATION []	SECTOR PLAN []	SITE DEVELOPMENT PLAN:
COMP. PLAN []	ZONE CHANGE []	A) SUBDIVISION [] BUILDING PERMIT <input checked="" type="checkbox"/>
AMENDMENT []	CONDITIONAL USE []	B) BUILD'G PURPOSES [] ACCESS PERMIT []
		C) AMENDMENT [] OTHER []

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT []
NEW CONSTRUCTION
EXPANSION OF EXISTING DEVELOPMENT []

GENERAL DESCRIPTION OF ACTION: 1

OF UNITS: 1
BUILDING SIZE: 44,352 (sq. ft.)

NOTES: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

APPLICANT OR REPRESENTATIVE Keli D. Krueger DATE 8-31-09
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2ND St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO BORDERLINE []

THRESHOLDS MET? YES [] NO MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: []
Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

[Signature]
TRAFFIC ENGINEER

8/31/09
DATE

Air Quality Impact Analysis (AQIA) May Be Required:

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use or plan actions will require preparation of an AQIA. Please refer to this section in order to determine if your proposal merits study for air quality impacts. An AQIA is not required, if a TIS is not required by the City or an associated TIS shows all signalized intersections functioning at Level of Service (LOS) C or better. An AQIA will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets AQIA thresholds in the Zoning Code.

AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES [] NO

Contact an Air Quality Planner at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the companion TIS. Any subsequent changes to the development proposal identified above may require an update or new AQIA.

Keli D. Krueger
APPLICANT

8-31-09
DATE

Required TIS and/or AQIA **must be completed prior to applying to the EPC.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED / /
-FINALIZED / /

TRAFFIC ENGINEER _____

DATE _____

September 2, 2009

City of Albuquerque
Environmental Planning Commission
P.O. Box 1293
Albuquerque, NM 87103

RE: Former Zangara Dodge Site

To Whom It May Concern:

As the Owner/Developer of the above-referenced project, I hereby authorize Tierra West LLC to act as agent on behalf of **Bosque Vista Limited** pertaining to any and all submittals made to the City of Albuquerque for said project.

Jim Rogers Sr
Print Name

Jim Rogers Sr
Signature

Chief Manager
Title

9.2.09
Date

September 2, 2009

City of Albuquerque
Environmental Planning Commission
P.O. Box 1293
Albuquerque, NM 87103

RE: Former Zangara Dodge Site

To Whom It May Concern:

As the Owner/Developer of the above-referenced project, I hereby authorize Tierra West LLC to act as agent on behalf of **Bosque Redondo Development Corporation** pertaining to any and all submittals made to the City of Albuquerque for said project.

Jim Rogers Jr
Print Name

Jim Rogers Jr
Signature

Chief Manager
Title

9-2-09
Date

Jan

TIERRA WEST, LLC

September 3, 2009

Ms. Laurie Moyer, Chair
Environmental Planning Commission
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
SOUTHEAST CORNER – WYOMING & LOMAS
ZONE ATLAS PAGE K-19**

Dear Chairperson Moyer:

Tierra West LLC, on behalf of Larry H. Miller Chrysler Jeep Dodge, requests approval of a Site Development Plan for Building Permit for the above-referenced site.

Site Location & History

The proposed site is located at the southwest corner of Lomas Boulevard NE and Wyoming Boulevard NE and consists of approximately 7.2 acres. The site is bordered on the north by Lomas Boulevard and various automotive related uses, on the east by Los Altos Golf Course, on the west and south by residential. The site is currently developed and was the previous location of Zangara Dodge. The dealership was recently acquired by the Larry H. Miller automotive retail group, which also owns American Toyota and Larry H. Miller Hyundai here in Albuquerque. The site is zoned C-2 and the proposed site plan will facilitate redevelopment of the site and allow for the construction of an updated, state-of-the-art facility. The new dealership has opened within the existing structures and will build a new facility upon approval and demolish the existing buildings. The new building is shown on the proposed site development plan.

Site Orientation and Pedestrian Circulation

The front of the building will face Lomas Boulevard NE with service bays on the sides and rear. A 30-foot wide main pedestrian access will link the front of the building to Lomas Boulevard NE. A smaller 6-foot wide pedestrian walkway will connect the building to Wyoming Boulevard NE. A crosswalk will link the new building to Virginia Street NE to the west. The existing entrance to Lomas Boulevard NE will remain but be updated with current City dimensions and radii requirements. The existing entrance off Wyoming will be closed and new curb and gutter and sidewalk will be constructed. The entrances off Virginia Street NE will remain in their existing configuration.

Traffic Impact and On-Site Parking

The proposed square footage is similar to the existing building square footage and we do not anticipate any increase in impacts to traffic in the area. The use is remaining the same. There will be 319 parking spaces provided for on the site, which is greater than 318, the number of spaces required. The lot to the west will be used by the dealership for employee parking and vehicle storage and is shown for informational purposes only. It will also house the vehicle inventory during the conversion of the old buildings while constructing the new buildings.

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

Drainage and Landscaping

The site has been developed for many years and no change to the existing drainage pattern or quantity of flows is anticipated with this development. There are no offsite flows entering the site. Drainage from the north and east is captured by Lomas and Wyoming Boulevards, respectively. South of the site is developed with existing residential houses and no water enters the site. Virginia and Utah Streets prevent any flows from entering the site from the west. The existing drainage flows across the site from the east to the west and enters the adjacent streets of Lomas, Virginia and Utah. From there, the flows enter the existing public storm drain system in Lomas Boulevard.

The Landscape Plan meets the 15% landscape requirement by the City of Albuquerque. A 6-foot landscape buffer is shown on the sides and rear of the site to buffer the development from the existing residences.

Elevations and Signage

The elevations for the building reflect a modern/contemporary design concept. The materials used in the building design are indicative of automotive styling to reflect the buildings main function as a car dealership. The building will have a glass front with aluminum façade panels reminiscent of the body styling of the cars to be sold on the site. The arch of the entryway mirrors the arches on the Chrysler Building in New York. Architectural elements such as CMU wainscoting break up the expanse of the building.

Albuquerque/Bernalillo County Comprehensive Plan

The subject site is classified as Established Urban by the Albuquerque/Bernalillo County Comprehensive Plan and the proposed Site Development Plan for Building Permit furthers or partially furthers the following policies:

Developing & Established Urban Areas

The goal of the Developing & Established Urban Areas is to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment. The proposed Site Development Plan for Building Permit furthers this policy by allowing for the updating and redevelopment of a facility that has been in this location for decades. It also furthers this policy by allowing a development that would re-employ Albuquerque residents who experienced employment displacement as a result of the previous automotive dealership that closed its doors.

Policy d – The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concerns.

The proposed Site Development Plan for Building Permit furthers this policy because it will not adversely affect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources and resources of other social, cultural and recreational concerns. The proposed plan would allow for the redevelopment of an existing automotive dealership into an updated automotive dealership, so the land use that has been in place for a number of years will not change. The proposed use will not change and the overall building square footage is essentially the same therefore impacts on area residents are not anticipated.

Policy i – Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

The proposed Site Development Plan for Building Permit furthers this policy because it will allow for the redevelopment of an existing site that will bring jobs back to an area which lost employment options. Because the site of the proposed Site Development Plan for Building Permit is in an area that is significantly developed, is designated as Established Urban by the Comprehensive Plan. The proposed use is the same as the existing use that has been in place for decades, therefore any resulting redevelopment would have little to no adverse effects of noise, lighting, pollution and traffic on residential environments.

Policy o - Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.

The proposed Site Development Plan for Building Permit furthers this policy because the site is located in an older neighborhood where redevelopment can have a large impact.

Policy p – Cost-effective redevelopment shall be developed and utilized.

The proposed Site Development Plan for Building Permit furthers this policy because it will allow for the redevelopment of a site that has been in place for a lengthy period of time. Under Policy p, recommended techniques for applying this policy include 1) emphasizing private investment as a primary means to achieve redevelopment objectives and 2) supporting redevelopment projects which will stimulate additional private investment, both of which apply to this project specifically.

- **Noise**

The goal of the noise policies in the Plan is to protect the public health and welfare and enhance the quality of life by reducing the noise and by preventing new land use/noise conflicts.

Policy a – Noise considerations shall be integrated into the planning process so that future noise/land use conflicts are prevented. Further the dealership will not utilize loudspeakers on the grounds.

The proposed Site Development Plan for Building Permit furthers this policy by removing three existing buildings and having one central building and by implementing such noise mitigation measures as fencing and landscaping to act as buffers.

- **Community Identity and Urban Design**

The goal of the Community Identity and Urban Design policies is to preserve and enhance the natural and built characteristics, social, cultural and historical features that identify Albuquerque and Bernalillo County sub-areas as distinct communities and collections of neighborhoods. The proposed Site Development Plan for Building Permit furthers this goal because the redevelopment of the site will aesthetically update and enhance the built characteristics of an older neighborhood.

- **Economic Development**

The goal of the Economic Development policies is to achieve steady and diversified economic development balanced with other important social, cultural,

and environmental goals. The proposed Site Development Plan for Building Permit furthers this policy because the proposed site and resulting employment at this location could re-employ Albuquerque residents who were affected by the closing of the previous dealership. Approval of the proposed Site Development Plan for Building Permit would allow a reputable company who has constructed and maintained quality developments in the Albuquerque area to open a third dealership that would aesthetically improve an older area, provide employment opportunities and contribute to the community as well as the local economy.

Policy a – New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

The proposed Site Development Plan for Building Permit partially furthers this policy because the area in which the site is located is an area of need and, as stated previously, would employ or re-employ Albuquerque residents affected by the closing of the dealership previously located on this site.

La Mesa Sector Development Plan

The subject site also lies within the boundaries of the La Mesa Sector Development which was written and implemented in the mid-1970's. The proposed Site Development Plan for Building Permit furthers the general intent of the La Mesa Sector Development Plan which recommends quality redevelopment and improvements of basic services in the plan area. Because the plan was written over 30 years ago, a significant portion of the recommend improvements have been completed. The proposed Site Development Plan for Building Permit does not conflict with recommendations made in the plan as the site is currently zoned for commercial use and has in fact been commercially utilized since the plan was written.

Summary

We are requesting approval of the proposed Site Development Plan for Building Permit to allow for the redevelopment of an existing site that would include the construction of an updated, visually attractive building and would not increase the site's impact on area residents. If you have questions or need additional information regarding this project, please do not hesitate to call me.

Sincerely,



Ronald R. Bohannon, PE

Enclosure/s

cc: Pat Joseph - PJ DEVELOPMENT COMMERCIAL CONSTRUCTION
Nancy Bearce – La Mesa Community Improvement Association & District 96 Coalition of
Neighborhood Associations
Claude L. Lewis – District 6 Coalition of Neighborhoods
Rose Walker – La Mesa Community Improvement Association

JN: 29040
RRB/SL/kdk



City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Martin J. Chavez, Mayor

Richard Dineen, Director

Interoffice Memorandum

August 31, 2009

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation

Project Number(s):

Case Number(s):

Agent: Tierra West LLC

Applicant: Bosque Vista Limited & Bosque Redondo Development Corporation

Legal Description: Lot 23-A Block C, Bosque Redondo Addition
Lot 49-A, Block C, Bosque Redondo Addition
Lot 36B-1, Block S, Bosque Redondo Addition

Zoning: C-2

Acreage: 7.2 acres +/-

Zone Atlas Page: K-19

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

**TREATMENT PLAN REVIEW:
DISCOVERY:**

**SUPPORTING DOCUMENTATION:
SITE VISIT:** n/a

RECOMMENDATION(S):

- *CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(2)—extensive previous land disturbance).*

SUBMITTED:

Matthew Schmader, PhD
Superintendent, Open Space Division
City Archaeologist

Legal Description for Proposed Larry H. Miller Dodge

Lot 36B-1, Block S, Bosque Redondo Addition

Lot 23-A, Block C, Bosque Redondo Addition

Lot 49-A, Block C, Bosque Redondo Addition

**Legal Description, UPC#'s, Ownership Information and
Previous Case Numbers for Proposed Larry H. Miller Dodge**

**Legal: Lot 36B-1, Block S, Bosque Redondo Addition
Owner: Bosque Vista Ltd. Co.
UPC#: 101905749750311518**

**Legal: Lot 23-A, Block C, Bosque Redondo Addition
Owner: Bosque Vista Ltd. Co.
UPC#: 101905745052012019**

**Legal: Lot 49-A, Block C, Bosque Redondo Addition
Owner: Bosque Redondo Development Corporation
UPC#: 101905747150812013**

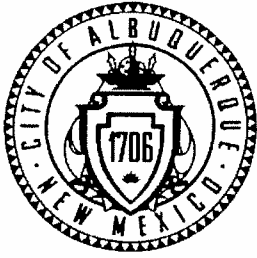
Previous Case #'s

DRB-96-301, DRB-96-424, DRB-97-382, DRB-97-162

V- 97-49, V- 98-69, V- 84-95, V- 127

Z-1027, Z-687, Z-66

ZA-94-377



DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second Street NW, Fax: (505) 924-3913 – will need the following information **BEFORE** neighborhood and/or homeowner association information will be released to the applicant/agent on any project being presented to the Planning Department of the City of Albuquerque. If you have any questions, please feel free to contact our office at (505) 924-3914. **Your Developer Inquiry is for the following:**

Cell Tower & Type: Free-Standing Tower -OR- Concealed Tower

Private Development EPC DRB LUCC Liquor Submittal
 Administrative Amendments (AA's)

City Project Special Exception Application (ZHE)

CONTACT NAME: Keli Krueger

COMPANY NAME: Tierra West LLC

ADDRESS/ZIP: 5571 Midway Park Place NE Albuquerque, NM 87109

PHONE: 505-858-3100

FAX: 505-858-1118

LEGAL DESCRIPTION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION IN THE AREA OF THE PROPERTY DESCRIBED BELOW:

Lot 36 B-1, Bosque Redondo Addition, Lot 23-A, Block C, Bosque Redondo Addition, Lot 49-A, Block C, Bosque Redondo Addition

LEGAL DESCRIPTION

LOCATED ON Lomas Boulevard NE

STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN Wyoming Boulevard NE

AND

STREET NAME OR OTHER IDENTIFYING LANDMARK

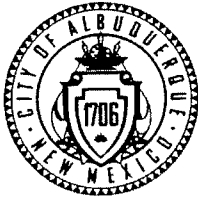
Utah Street NE

STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (K-19).

(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)

(Zone Map **MUST** be provided with request)



City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

August 31, 2009

Keli Krueger
Tierra West, LLC
5571 Midway Park Place NE/87109
Phone: 505-858-3100/Fax: 505-858-1118

PLEASE NOTE: The Neighborhood and/or Homeowner Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

Dear Keli:

Thank you for your inquiry of **August 31, 2009** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(EPC SUBMITTAL) – LOT 36 B-1, BOSQUE REDONDO ADDITION AND LOT 23-1, BLOCK C, BOSQUE REDONDO ADDITION, LOCATED ON LOMAS BOULEVARD NE BETWEEN WYOMING BOULEVARD NE AND UTAH STREET NE** zone map **K-19**.

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

LA MESA COMMUNITY IMPROVEMENT ASSOC. (LMS) "R"

Nancy Bearce, 600 San Pablo NE/87108 254-7841 (h)

Rose Walker, 1033 Utah NE/87110 226-6213 (h)

DISTRICT 6 COALITION OF N.A.'S

Nancy Bearce, 600 San Pablo St. NE/87108 254-7841 (h)

Claude L. Lewis, 465 Jefferson NE/87108 266-1597 (h)

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

**LETTERS MUST BE SENT TO BOTH
CONTACTS OF EACH
NEIGHBORHOOD AND/OR
HOMEOWNER ASSOCIATION.**

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected neighborhood and/or homeowner associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describes the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
 - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-**
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- Copies of Letters to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**
- Copies of the certified receipts to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**

Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: 08/31/09 Time Entered: 10:10 a.m. ONC Rep. Initials: siw

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

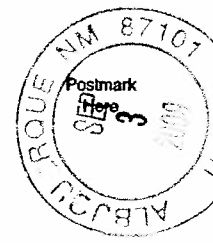
OFFICIAL USE

Postage	\$ 4.95
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 10.05

Sent To: **Claude L. Lewis**
 Street, Apt. No., or PO Box No.: **District 6 Coalition of N.A.'s**
 City, State, ZIP+4: **165 Jefferson Street NE
 Albuquerque, NM 87108**

PS Form 3800, June 2002 See Reverse for Instructions

2E94 0000 1000 4632
 7005 1160 0000 1000 4632



U.S. Postal Service™
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For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 4.95
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 10.05

Sent To: **Nancy Bearce**
 Street, Apt. No., or PO Box No.: **La Mesa Comm. Impr. Assoc. & District**
 City, State, ZIP+4: **6 Coalition of N.A.'s
 600 San Pablo NE**

PS Form 3800, June 2002 See Reverse for Instructions

7005 1160 0000 1000 4625
 7005 1160 0000 1000 4625

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

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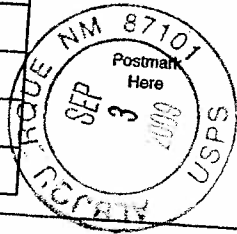
OFFICIAL USE

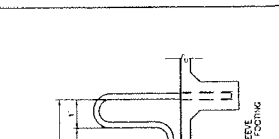
Postage	\$ 4.95
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 10.05

Sent To: **Rose Walker**
 Street, Apt. No., or PO Box No.: **La Mesa Community Improvement**
 City, State, ZIP+4: **Association
 1033 Utah St. NE
 Albuquerque, NM 87110**

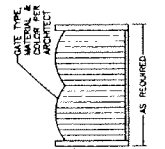
PS Form 3800, June 2002 See Reverse for Instructions

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 7005 1160 0000 1000 4618

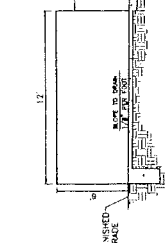




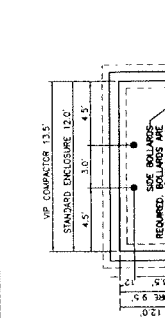
BIKE BACK DETAIL
N15



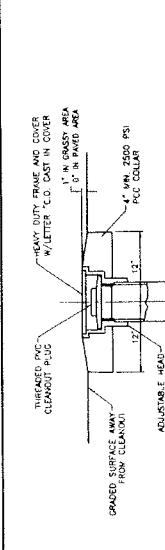
DUMPSTER ENCLOSURE ELEVATION
N15



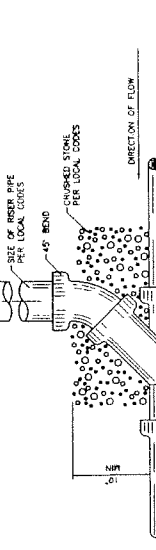
HANDICAP SKIN
N15



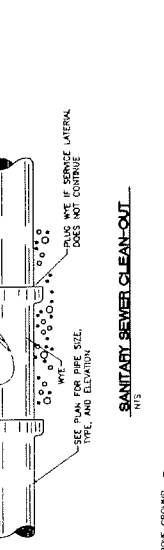
DUMPSTER ENCLOSURE DETAIL
N15



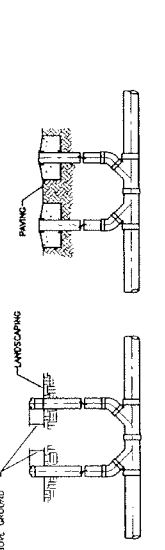
SANITARY SEWER CLEAN-OUT
N15



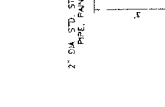
SANITARY SEWER DOUBLE CLEAN-OUTS
N15



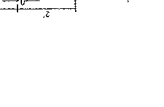
LIGHT POLE DETAIL
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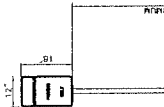
TYPICAL TRENCH DETAIL
N15



MOTORCYCLE PARKING BION
N15



CROSSWALK PLAN VIEW
N15



HEAVY DUTY CROSSWALK
N15

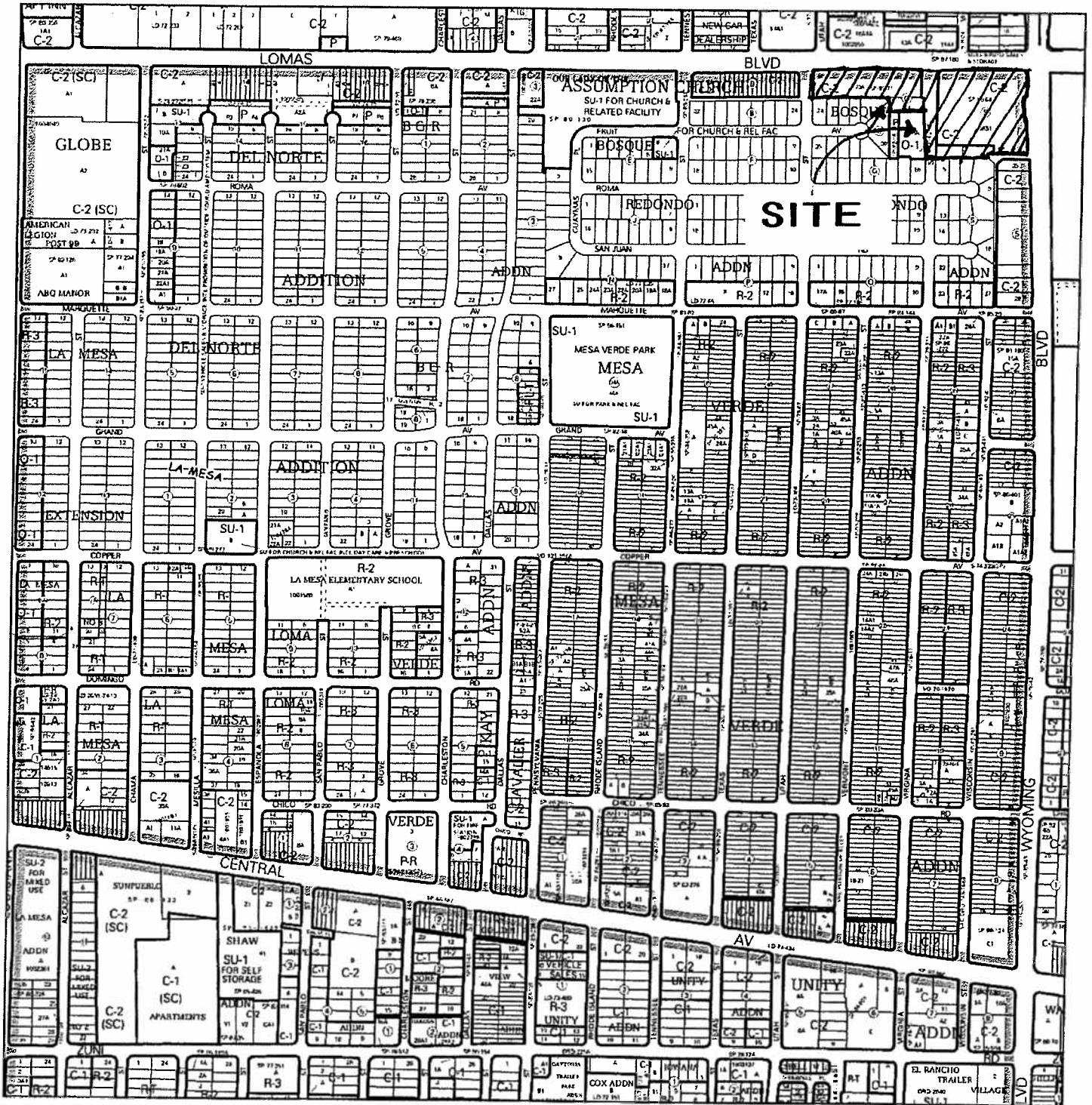
- GENERAL NOTES**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, PART 100, AND THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC WORKS, PART 100.
 2. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE AND SHALL BE SUBJECT TO INSPECTION AND TESTING BY THE ENGINEER.
 3. IF TRENCH-RUN MATERIAL MEETS BACK FILL MATERIAL TYPE REQUIREMENTS, SLOPING MAY BE OMITTED PROVIDED SURFACE PREPARATION, SLOPING, TIGHT AND WITHOUT FREEZE DEPTH.
 4. SEPARATION BETWEEN JACKETED PRIMARY AND COMMUNICATION CABLES SHALL BE AT LEAST 12".
 5. SPOOL PILE SHALL BE PLACED ON THE FIELD SIDE A MINIMUM OF 2' FROM TRENCH EDGE.
 6. WATER LINES SHALL MAINTAIN 12" MINIMUM HORIZONTAL SEPARATION FROM TRENCH WALLS AND FROM OTHER UTILITIES (INCLUDING OTHER UTILITIES) DURING CONSTRUCTION.
 7. LATEST OSHA TRENCH SAFETY REQUIREMENTS SHALL BE STRICTLY OBSERVED.
 8. WARNING TAPE SHALL BE PLACED A MINIMUM OF 12" FROM THE UPPER LEVEL OF UTILITIES AT THE CORNER OF TRENCH.
 9. WHEN BIRING CABLES TO PRESTALS, 12" SEPARATION MUST BE MAINTAINED FROM THE GAS LINE.
 10. P.W. OWNED OR MAINTAINED STREETLIGHT CIRCUITS MAY BE INSTALLED IN TRENCH NEXT TO ELECTRIC CABLES.
 11. PRIVATE AREA LIGHTING OR PRIVATE STREETLIGHT CIRCUITS MAY NOT BE IN JUNT TRENCH.
 12. GAS SERVICE MUST BE 12" AWAY FROM WHERE IT WILL BE EXPOSED ON PRESTALS.
 13. SEE SPEC. 357, 353, 354.

DESIGNED BY SSW	DRAWN BY JMT
DATE 9/2/79	SHEET 1 OF 1
PROJECT C6	PROJECT C6
ENGINEER'S LARRY MILLER DODGE LOWAS AND WYOMING	DETAIL SHEET
APPROVED BY RONALD P. BRANNAN P.E. F1502	DESIGNED BY LARRY MILLER DODGE LOWAS AND WYOMING


12" x 12" CONCRETE
BASE 3000 PSI
FINISH GRADE
2" DIA. 158 GALV.
STEEL PIPE
1'-6" DIA. CONG.
BASE 3000 PSI

12" x 12" CONCRETE
BASE 3000 PSI
FINISH GRADE
2" DIA. 158 GALV.
STEEL PIPE
1'-6" DIA. CONG.
BASE 3000 PSI

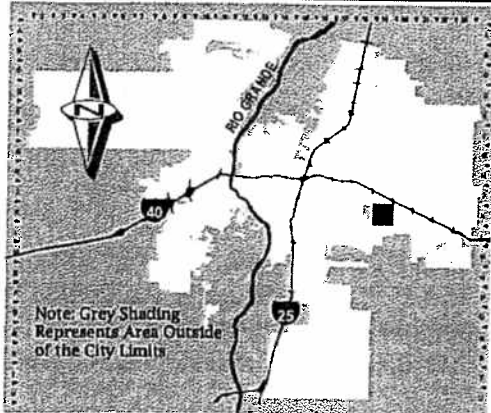
12" x 12" CONCRETE
BASE 3000 PSI
FINISH GRADE
2" DIA. 158 GALV.
STEEL PIPE
1'-6" DIA. CONG.
BASE 3000 PSI



For more current information and more details visit: <http://www.cabq.gov/gis>












Map amended through: 3/10/2009



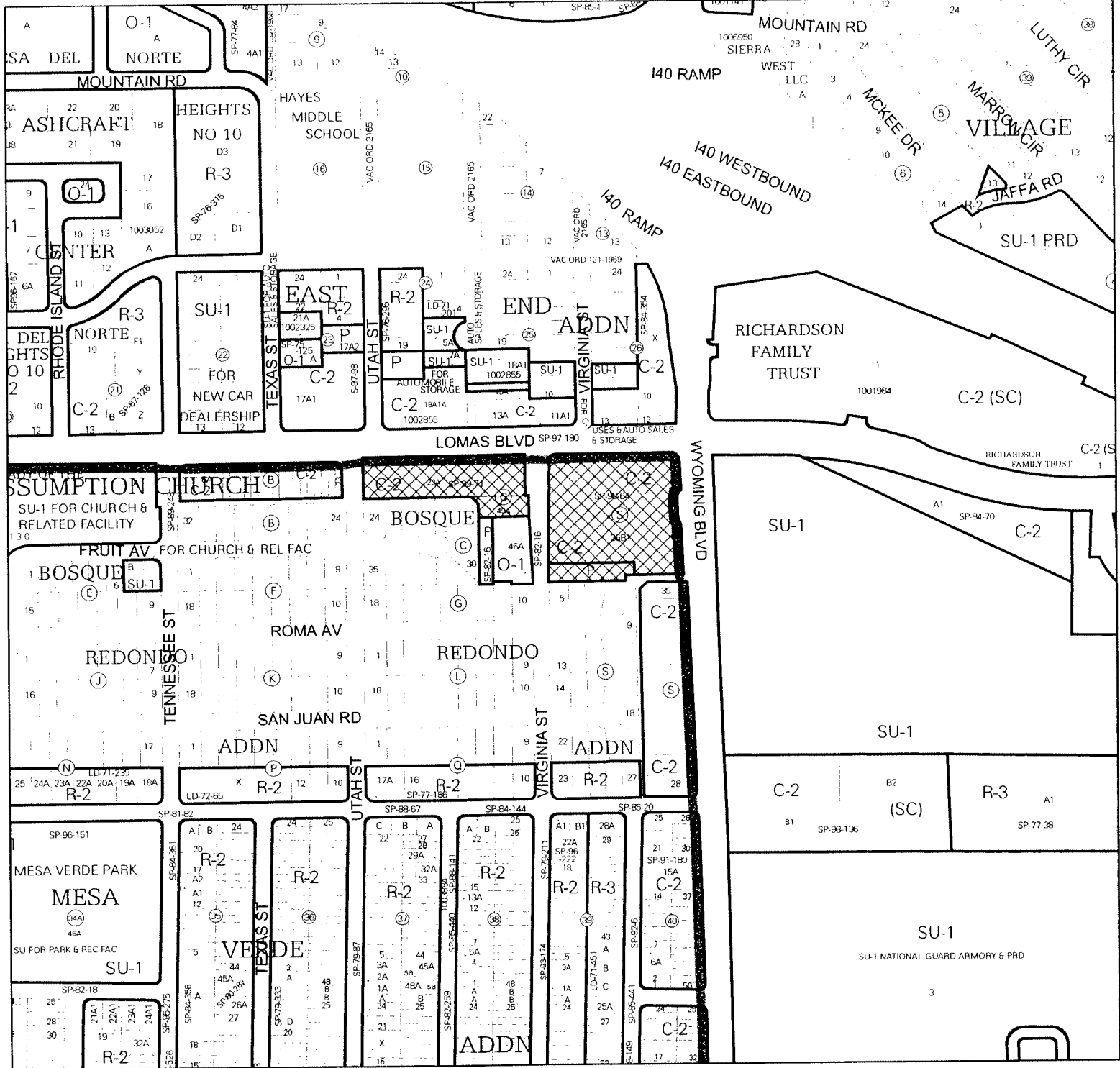
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
K-19-Z

Selected Symbols

-  SECTOR PLANS
-  Design Overlay Zones
-  City Historic Zones
-  H-1 Buffer Zone
-  Petroglyph Mon.
-  Escarpment
-  2 Mile Airport Zone
-  Airport Noise Contours
-  Wall Overlay Zone

0 750 1,500 Feet



ZONING MAP

Note: Grey shading indicates County.



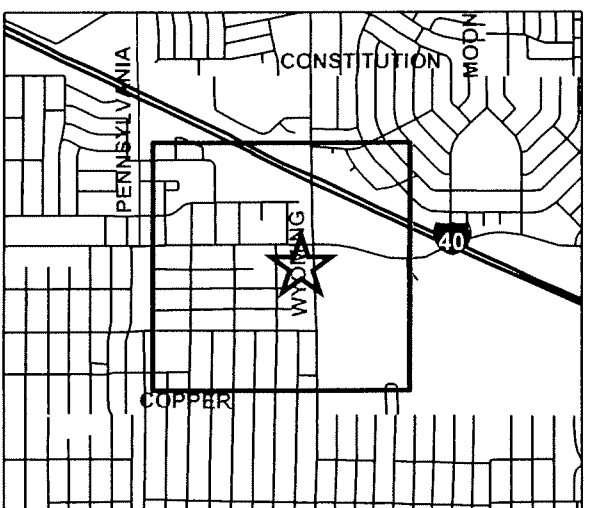
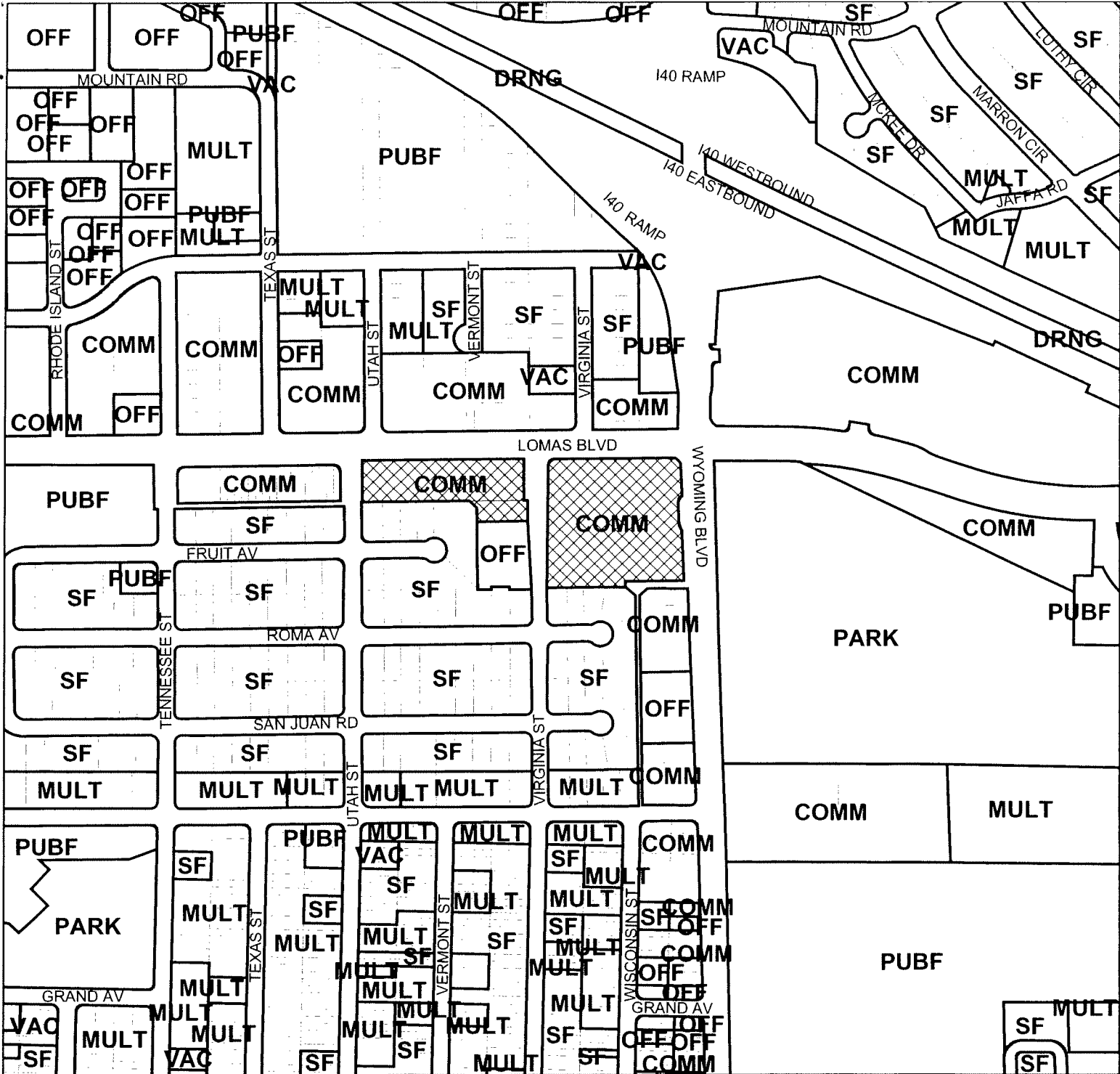
1 inch = 500 feet

Project Number:
1007958

Hearing Date:
10/15/2009

Zone Map Page:
K-19

Additional Case Numbers:
09EPC-40053



LAND USE MAP

Note: Grey shading indicates County.

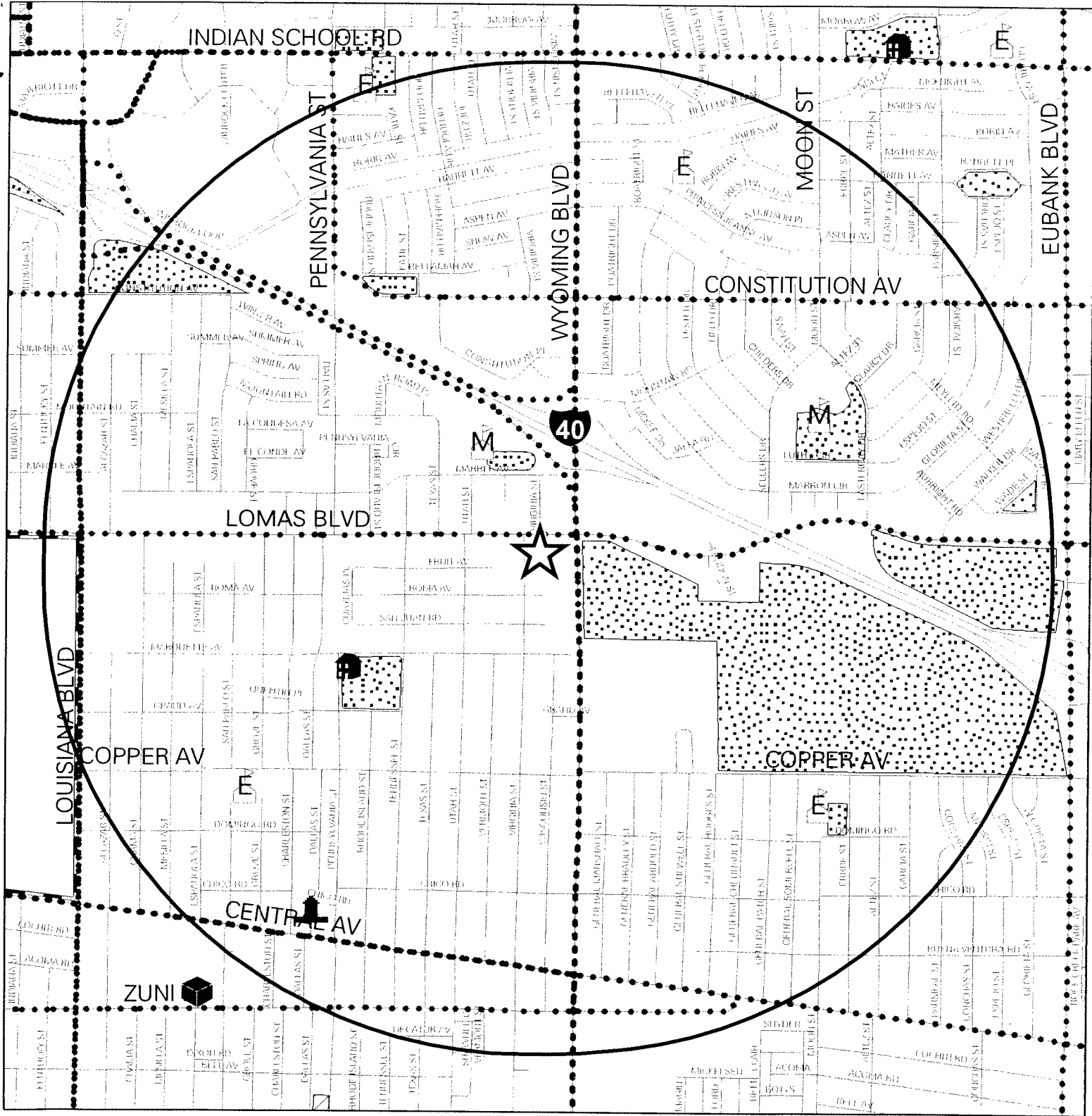
KEY to Land Use Abbreviations

- AGRI Agricultural
- COMM Commercial - Retail
- DRNG Drainage
- MFG Manufacturing or Mining
- MULT Multi-Family or Group Home
- OFF Office
- PARK Park, Recreation, or Open Space
- PRKG Parking
- PUBF Public Facility
- SF Single Family
- TRAN Transportation Facility
- VAC Vacant Land or Abandoned Buildings
- WH Warehousing & Storage





















1 inch = 500 feet

Project Number:
1007958
Hearing Date:
10/15/2009
Zone Map Page:
K-19
Additional Case Numbers:
09EPC-40053



Public Facilities Map with One-Mile Site Buffer

- | | | | | | | | |
|---|----------------------|---|-----------------------------|---|-----------------------------|---|-------------------------|
|  | COMMUNITY CENTER |  | FIRE |  | APS Schools |  | Developed County Park |
|  | MULTI-SERVICE CENTER |  | POLICE |  | ABQ Ride Routes |  | Undeveloped County Park |
|  | SENIOR CENTER |  | SHERIFF |  | AGIS Jurisdiction |  | Developed City Park |
|  | LIBRARY |  | SOLID WASTE |  | Landfill Buffer (1000 feet) |  | Undeveloped City Park |
|  | MUSEUM |  | Landfills designated by EHD | | | | |



Project Number: 1007958

