



INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

DEBBIE BAUMAN/ JOHN MAKENZIE -	Transportation Development
SHABIH RIZVI - KENDRA WATKINS/ ANDREW GINGERICH -	Transit & Parking Department
LYNN MAZUR - STEVE SINK - SUSANNAH ABBEY - ANTONIO CHINCHILLA - DAVID KILPATRICK - STEPHANI WINKLEPLECK - DANIEL ARAGON - PATRICK SANCHEZ - APRIL WINTERS - MICHELE RAMIREZ - MIKE MORTUS - RAY GOMEZ -	Council of Governments AMAFCA APD Crime Prevention Open Space Division Fire Department Zoning Enforcement Inspector Neighborhood Coordination Public Service Company of New Mexico New Mexico Gas Company Albuquerque Public Schools CenturyLink Comcast Cable Middle Rio Grande Conservancy District (MRGCD)
SUZANNE BUSCH -	Environmental Health

Your comments on the following case(s) are requested. Board hearing date:

PROJECT # 1001523

WEDNESDAY, February 12, 2014

Comments must be received by:

Monday, February 7, 2014

If comments are not received by this date, "no comments" will be listed on the staff report. Attached are copies of the requests. **If you have any questions, please contact me at 924-3946 or agomez@cabq.gov**



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, February 12, 2014**, beginning at **9:00 a.m.** and proceeding according to that day's agenda for the purpose of considering the following items. The Development Review Board will hold a Pre-Hearing Discussion in the Conference Room of Suite 201, Lobby Level, Plaza del Sol Building, 600 2nd St NW, Albuquerque, NM on **Tuesday, February 11, 2014**, beginning at 3:00 p.m. for the purpose of reviewing these items prior to the public hearing; no action or public comments will be taken at this Discussion.

Project# 1001523

14DRB-70016 MAJOR – SITE DEVELOPMENT
PLAN FOR BUILDING PERMIT

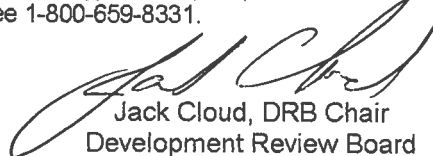
RIO GRANDE ENGINEERING agents for DLK ENTERPRISES request the referenced/ above action for Lot 25 Unit 1 & Lot 28 Unit 2, **LADERA BUSINESS PARK** zoned **SU-1/ LIGHT INDUSTRIAL**, located east of **UNSER BLVD NW** between **VISTA ORIENTE ST NW** and **LA MORADA PL NW** containing approximately 6.755 acres. (H-9)

Project# 1009058

14DRB-70014 VACATION OF PUBLIC RIGHT-OF-
WAY
14DRB-70015 PRELIMINARY/ FINAL PLAT

FORSTBAUER SURVEYING LLC agents for JACK LERNER request the referenced/ above actions for the **EAST-WEST PUBLIC ALLEY** and **Lot A** in **Block 38, MONTE VISTA ADDITION** zoned **C-1**, located south of **LOMAS BLVD NE** between **MONTE VISTA BLVD NE** and **CARLISLE BLVD NE** containing approximately .2938 acre. (K-16)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays **INDIVIDUALS WITH DISABILITIES** who need special assistance to participate at this hearing should contact Angela Gomez, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.


Jack Cloud, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JANUARY 27, 2014.

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

___ Major subdivision action
 ___ Minor subdivision action
 ___ Vacation
 ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

for Subdivision for Building Permit
 ___ Administrative Amendment/Approval (AA)
 ___ IP Master Development Plan
 ___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

___ Storm Drainage Cost Allocation Plan

Supplemental Form (SF)

S Z ZONING & PLANNING

___ Annexation

V ___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)

P ___ Adoption of Rank 2 or 3 Plan or similar Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

D ___ Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...

___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Rio Grande Engineering PHONE: 321-9097
 ADDRESS: PO Box 93924 FAX: _____
 CITY: Alb STATE NM ZIP 87199 E-MAIL: David@riograndeengineering.com

APPLICANT: DLK Ent. - priss PHONE: _____
 ADDRESS: 17231 Acacia Rd S 301 FAX: _____
 CITY: Albora STATE NM ZIP 87111 E-MAIL: _____

Proprietary interest in site: _____ List all owners: All

DESCRIPTION OF REQUEST: Site Plan for Building Permit

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes. No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Tract 28 EAS Block: _____ Unit: 2
 Subdiv/Addn/TBKA: Ladera Business Park
 Existing Zoning: SU1-LT Proposed zoning: SU1-LT MRGCD Map No. _____
 Zone Atlas page(s): H-9 UPC Code: 100100905952631741505

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.):
1001523

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 2 No. of proposed lots: 2 Total site area (acres): 6.2
 LOCATION OF PROPERTY BY STREETS: On or Near: Vista Orientale Ste NW
 Between: Unser Blvd SW and Laguna SW
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team (PRT) Review Date: 3/19/13

SIGNATURE: [Signature] DATE: 1/12/14
 (Print Name) David Sola Applicant Agent

FOR OFFICIAL USE ONLY

	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> INTERNAL ROUTING	<u>14 DRB - 70016</u>	<u>SBP</u>	___	<u>\$385.00</u>
<input checked="" type="checkbox"/> All checklists are complete	___	<u>ADP</u>	___	<u>\$75.00</u>
<input checked="" type="checkbox"/> All fees have been collected	___	<u>CMF</u>	___	<u>\$20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	___	___	___	\$
<input checked="" type="checkbox"/> AGIS copy has been sent	___	___	___	\$
<input checked="" type="checkbox"/> Case history #s are listed	___	___	___	\$
<input type="checkbox"/> Site is within 1000ft of a landfill	___	___	___	\$
<input type="checkbox"/> F.H.D.P. density bonus	___	___	___	\$
<input type="checkbox"/> F.H.D.P. fee rebate	___	___	___	\$
	Hearing date <u>February 12, 2014</u>			Total <u>\$480.00</u>

Staff signature & Date: [Signature] 1-17-14 Project # 1001523

FORM P(2): SITE PLAN REVIEW - D.R.B. PUBLIC HEARING

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB15)** **Maximum Size: 24" x 36"**
- 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) **24 copies**
 - 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
 - Copy of the document delegating approval authority to the DRB
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Subdivision Checklist
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study form with required signature
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- DRB hearings are approximately 30 DAYS after the filing deadline. Bring the original to the meeting.
Your attendance is required.

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB14)** **Maximum Size: 24" x 36"**
- 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) **24 copies**
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **24 copies** for DRB public hearings
 - Solid Waste Management Department signature on Site Plan
 - 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
 - Copy of the document delegating approval authority to the DRB
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study form with required signature
 - Copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- D. R. B. hearings are approximately 30 DAYS after the filing deadline. Bring the original to the meeting.
Your attendance is required.

- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION or BUILDING PERMIT (DRB10)** **Maximum Size: 24" x 36"**
- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **24 copies**
 - DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **24 copies**
 - 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)
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study form with required signature
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- D. R. B. hearings are approximately 30DAYS after the filing deadline. Bring the original to the meeting.
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.

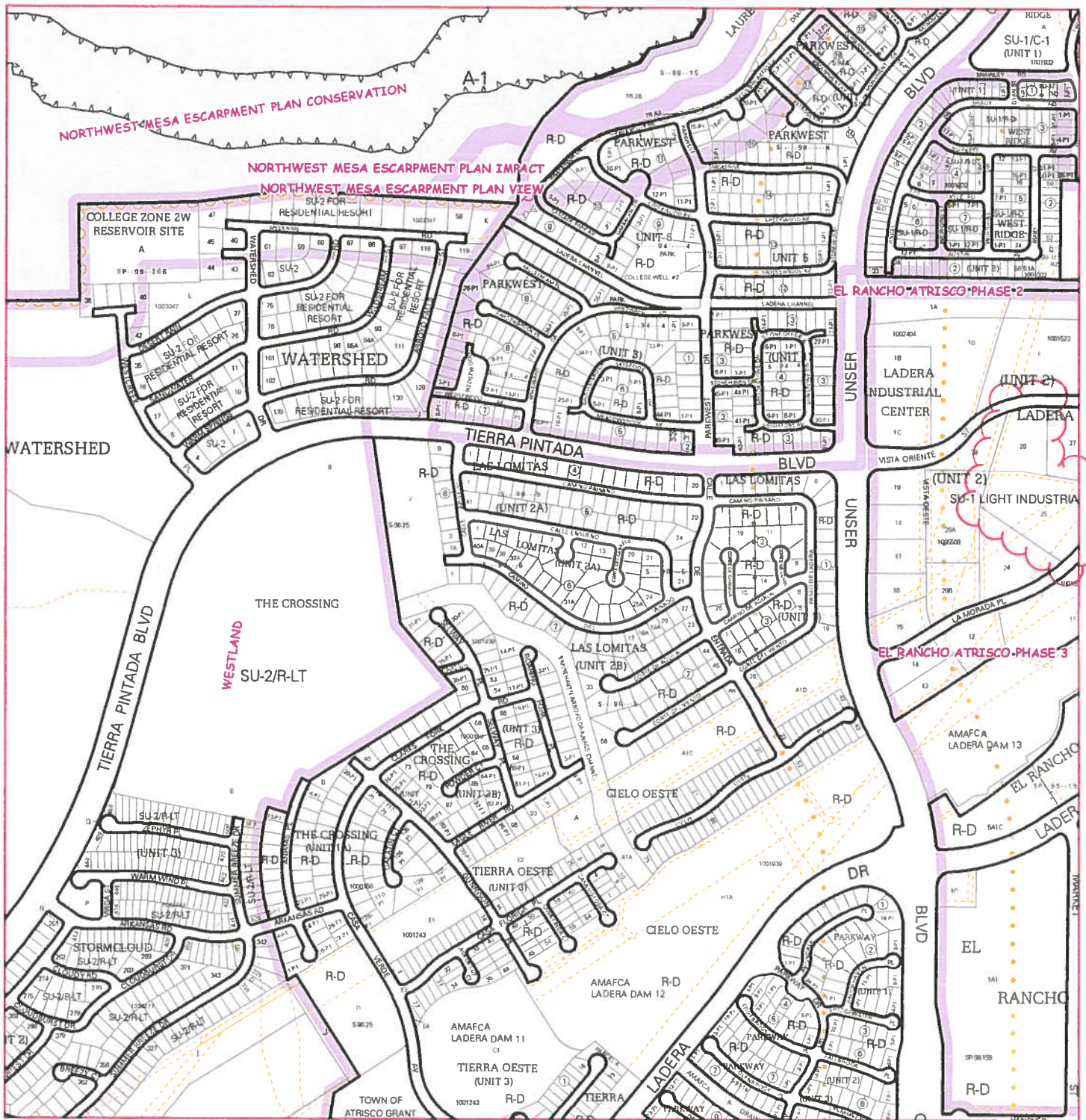
David Sade
 Applicant name (print)
DS
 Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 14DRB - 70016

[Signature] 1-17-14
 Planner signature / date
 Project # 1001523



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

Map amended through: 2/4/2010

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
H-09-Z

Selected Symbols

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

0 750 1,500
Feet

January 13, 2014

Mr. Jack Cloud
Chair- Development Review Board
City of Albuquerque
600 2nd street NW
Albuquerque, NM 87102

**RE: Site Plan for Building Permit
Albuquerque RV and Boat storage
Lots 25&28 Ladera Business Park
Albuquerque, New Mexico**

Dear Mr. Cloud:

Rio Grande Engineering requests approval of the site plan for building permit. The proposed development is consistent with the site plan for subdivision approved by the DRB on 10/8/03. The enclosed documents include all items required for the board to render a decision the approval of the preliminary plat. As shown on the enclosed PRT notes and letter from the Architectural Control Committee, the proposed us is allowed. The site plan for subdivision conforms to the site plan for subdivision and the approval of this site plan for building permit was delegated to the DRB

Should you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,



David Soule, PE
RIO GRANDE ENGINEERING
PO Box 93924
ALBUQUERQUE, NM 87199
321-9099

Enclosures



City of Albuquerque
Planning Department
Development Services Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: November 16, 2001

OFFICIAL NOTIFICATION OF DECISION

Unser-98th Street Partnership LLC.
P.O. Box 90548
Albuquerque, NM 87199

FILE: 01128-01405 (Project 1001523)

LEGAL DESCRIPTION: Request a Master Development Plan for Lot 2, Ladera Industrial Center, located on Unser Boulevard NW between 98th Street and Ladera Drive NW containing approximately 105 acres. (H-10) Lola Bird, Staff Planner

On November 15, 2001, the Environmental Planning Commission voted to approve 01128-01405, a Master Development Plan, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for subdivision for Lot 2, Ladera Industrial Center, containing approximately 105 acres and located on Unser Boulevard between Ladera Drive and 98th Street, NW.
2. The applicant is proposing to create 26 lots with areas ranging from 1.2 acres to 5.38 acres.
3. This request furthers the applicable goals and policies of the *Comprehensive Plan* by allowing for an urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and choice in housing, transportation, and life styles with a location and intensity that shall respect existing neighborhood values, natural environmental conditions and carrying capacities, and scenic resources.
4. This request furthers the applicable goals and policies of the *West Side Strategic Plan* by locating employment uses on the West Side which is critical to achieving the Plan's goals of reducing vehicle trip distances, decreasing commuter demand across the Rio Grande and establishing healthy community and Village Centers.
5. The submitted site plan generally meets the requirements of the *Zoning Code* for site development plan for subdivision. The site plan covers at least one lot and specifies the site, proposed use, pedestrian and vehicular ingress and egress and internal circulation requirements. The submittal also includes design guidelines regulating building architecture, materials, colors and height as well as building setbacks.
6. The submittal will be adequate with some changes and additions.

OFFICIAL NOTIFICATION OF DECISION

01128-01405 (Project 10015)

November 16, 2001

Page 2

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. The design guidelines shall be modified as follows:

Screening Walls and Fences

8th Bullet: shall be changed to read, "Barbed wire or concertina wire are not allowed in the Ladera Site. Chain link fencing shall not be permitted in the first two rows of lots along Unser."

A new bullet should be added which states, "Loading docks visible from residential areas shall be screened by walls which match building architecture, material and color."

Lighting Standards

2nd Bullet: shall be changed to read, "20 feet for street lights and parking area lights (restricted to 16 feet within 150 feet of residential). The height of street lights and parking area lights shall be kept to a minimum necessary to meet safety requirements."

Signage Standards

A new bullet shall be added which reads, "No illuminated signage shall face any residential area, except along Unser Boulevard."

3. Conditions of approval for the proposed site plan for building permit should include:
An update of the TIS prior to the submittal for development of any of the tracts within the industrial park. Access to Unser Boulevard is limited to 98th Street and a right-turn-only at La Mirada Street. Internal streets, water and sewer lines must be constructed to City standards.
4. Site Development Plans for Building Permit are delegated to the Development Review Board.

5. Any agreement between the applicant and the neighborhoods that further restricts the allowed uses on the site shall be filed with the County Clerk and cross referenced on the site plan. The agreed upon restrictions and additional design guidelines shall be listed on the site plan and on the design guidelines.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY NOVEMBER 30, 2001 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATOR COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

OFFICIAL NOTIFICATION OF DECISION

01128-01405 (Project 100-23)

November 16, 2001

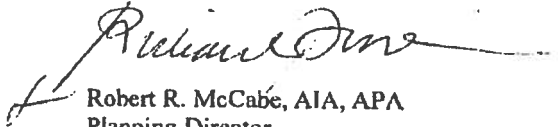
Page 3

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC.

Sincerely,



Robert R. McCabe, AIA, APA
Planning Director

RM/RD/nat

cc: Consensus Planning, Inc., 924 Park Avenue SW 87102
Robert McCannon, Ladera West Neigh. Assoc., 2808 El Tesoro Escondido, NW 87120
Barry King, Ladera West Neigh. Assoc., 3808 Todos Santos, NW; 87120
Randy Summery, Las Lomas Neigh. Assoc., 8310 Camino Paisano, NW; 87120
JoAnn Barnett, Las Lomas Neigh. Assoc., 8106 Calle Ensueno, NW; 87120
John Duff, Park West/Court Yards Neigh. Assoc., 2408 Wetbrook Drive, NW; 87120
Cheri LaCourt, Park West/Court Yard Neigh. Assoc., 2204 Windward, NW; 87120
J.R. & Felicia Wood, 2124 Corte de Loma NW, Albuquerque, NM 87120
Jack Dettweiler, 2340 Menaul NE, #211, Albuquerque, NM 87107
Valerie Turnbow, 8300 Camino del Venado, NW, Albuquerque, NM 87120
Darlene Motly, 8139 Corte de Aguila NW, Albuquerque, NM 87120

**Robert Sparling for the A.R.C.
Unser-98th Street Partnership, LLC
P.O. Box 90548
Albuquerque, NM 87199**

June 13th, 2013

RE: Ladera Business Park Unit 1 & 2

To whom this may concern:

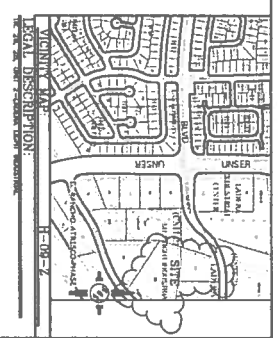
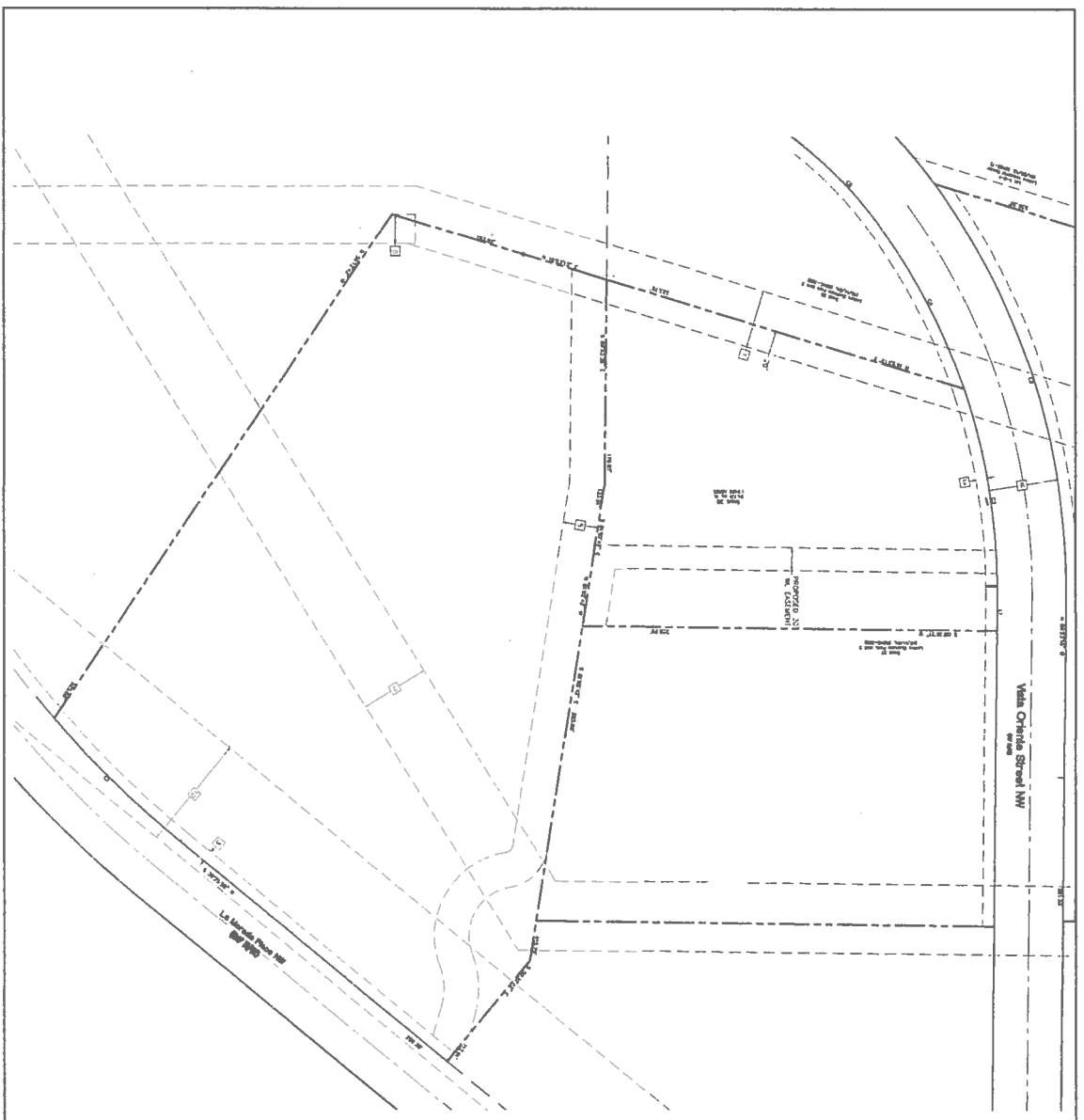
This letter is to clarify the approved use of Lots 1-11 and 24-28 by the Ladera Business Park Architectural Review Committee.

On the above-referenced lots we will allow the proposed outdoor storage of cars, trucks, vans, motorcycles, and recreational vehicles, including motor homes, camper trailers, boats, boat trailers, smaller trailers, towable "fifth wheel" trailers, and smaller vehicles. Semi-truck cabs are allowable but not the associated semi-trailers, whether enclosed or flatbed types. Consolidation, division, and/or distribution of bulk goods associated with any vehicles while on the premises is not permitted. These uses are in conjunction with the recorded C.C.& R's for this development dated 12/13/2004, page 1 – 17. BK-A88 page 3737.

Per the recorded C.C.& R's, a final acceptance by the A.R.C. will occur after a formal submission and review accompanied by a plan check as described in the document.

Please feel free to contact me if you have any questions.


R.L. Sparling
President
Unser-98th Street Partnership, LLC



Easement Notes

- 1) Easement for new easement (07/27/94, 2004-C-24)
- 2) Easement of easement, over electric cooperative, north of west easement (04/04/94, see also 03-24, 04-03-03)
- 3) Easement for public utility easement (07/27/94, 2004-C-24)
- 4) Easement for easement of easement, limited states defined, center of easement (07/27/94, see also 03-24, 04-03-03)
- 5) Easement for easement of easement (07/27/94, 2004-C-24)
- 6) Easement for easement of easement (07/27/94, see also 03-24, 04-03-03)
- 7) Easement for easement of easement (07/27/94, see also 03-24, 04-03-03)
- 8) Easement for easement of easement (07/27/94, see also 03-24, 04-03-03)
- 9) Easement for easement of easement (07/27/94, see also 03-24, 04-03-03)
- 10) Easement for easement of easement (07/27/94, see also 03-24, 04-03-03)

LEGEND

- EASEMENT
- CENTRALLINE
- SOUTH-OF-MAIN

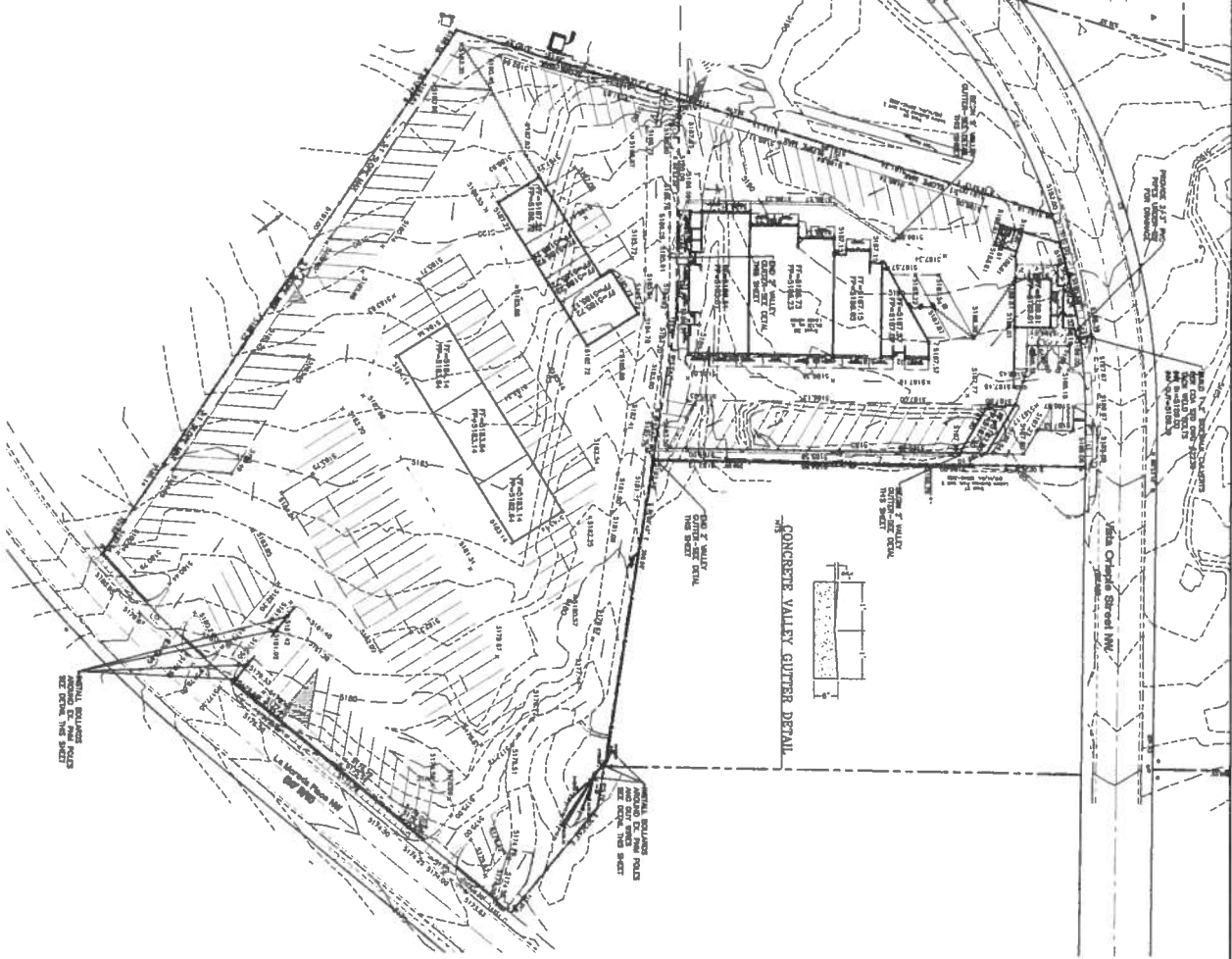
DATE	12-27-13
PROJECT	Ro Grande
CLIENT	Ro Grande
SCALE	1" = 20'
DATE	12/27/13

CAUTION:
 EXISTING UTILITIES ARE NOT SHOWN.
 THE ENGINEER HAS CONDUCTED VISUAL
 SURVEYS OF THE SITE AND HAS
 IDENTIFIED THE LOCATION OF UTILITIES
 AND HAS LOCATED THE UTILITIES
 AND HAS LOCATED THE UTILITIES
 AND HAS LOCATED THE UTILITIES

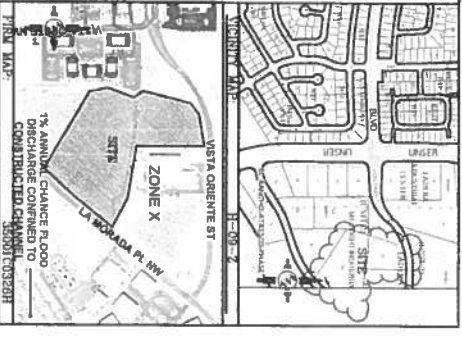
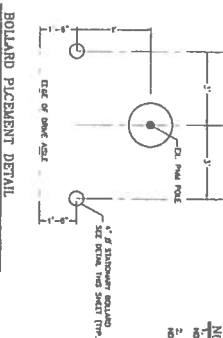
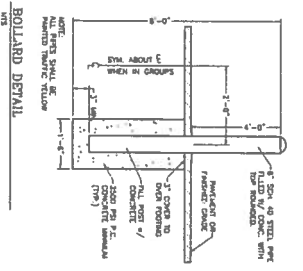
TRACT 22

TRACT 21

TRACT 20



EROSION CONTROL NOTES:
 1. CONSTRUCTION IS RESPONSIBLE FOR MAINTAINING A TOPSOIL COVERANCE
 2. CONSTRUCTION IS RESPONSIBLE FOR MAINTAINING BANKS OF THE CHANNEL
 3. CONSTRUCTION IS RESPONSIBLE FOR CLEARING ALL STRIPES THAT CROSS
 4. A TYPE OF EROSION CONTROL AND COVERAGE OF EROSION
 5. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED FROM THE END AND
 6. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED FROM THE END AND



LEGAL DESCRIPTION:
 NOTES:
 1. ALL POINT ELEVATIONS UNLESS OTHERWISE SPECIFIED
 2. ALL CURBS AND OUTLET TO BE HEAVY DUTY CONCRETE

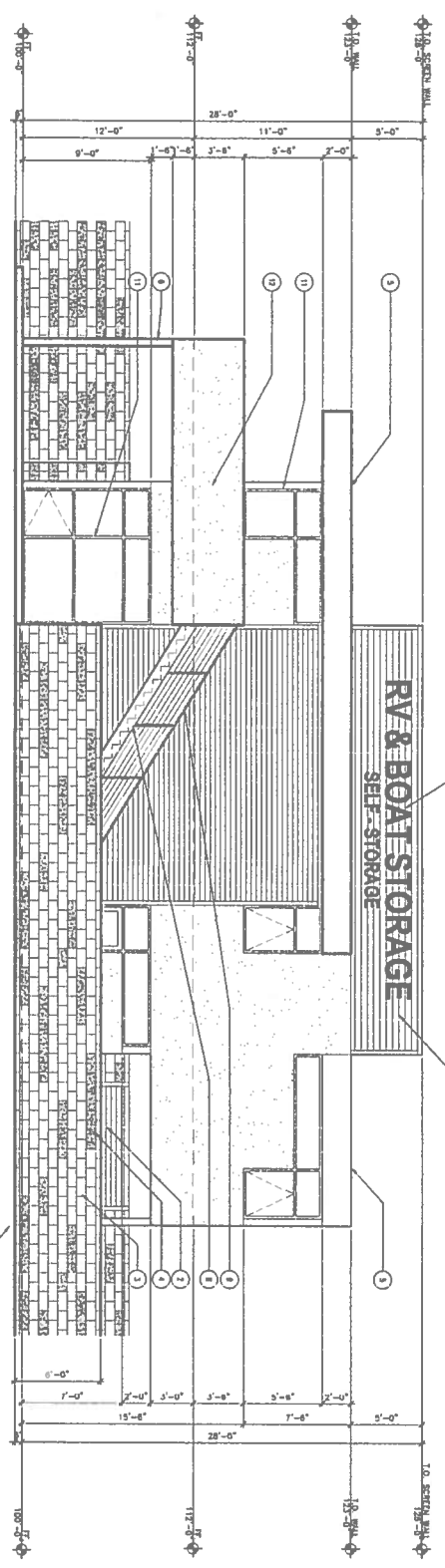
LEGEND

---	EXISTING CONTAINMENT
---	PROPOSED SLOPE CONTAINMENT
---	PROPOSED INDEX CONTAINMENT
---	3:1 SLOPE TO THE BANK
---	PROPOSED SPOT ELEVATION
---	BOUNDARY
---	FLOW LINE
---	PROPOSED CURB
---	PROPOSED CURB AND OUTLET
---	PROPOSED CONCRETE STRUCTURE
---	BREAK LINE

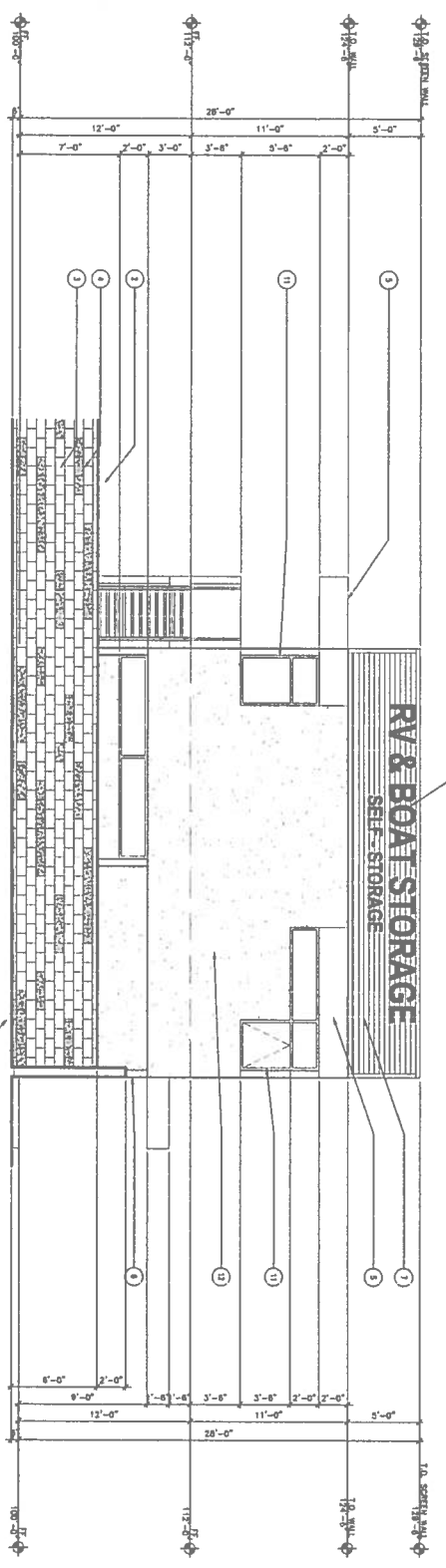


DATE SHEET	12-1-13
PROJECT	ALBUQUERQUE RV AND BOAT STORAGE GRADING AND DRAINAGE PLAN
DESIGNED BY	Leo Grande
DATE	12-20-13
SCALE	3
DATE	12-1-13

WALLS: CON. CAST IN-PL. LITERS, ADORN BRONZE
 FINISH FROM SPEC. 05.01.01 1118 SF (48)



WALLS: CON. CAST IN-PL. LITERS, ADORN BRONZE
 FINISH FROM SPEC. 05.01.01 800 SF (60)



KEYED NOTES

1. BRICK - BOND BRICK
2. FLOORING - POLYURETHANE
3. FLOORING - POLYURETHANE
4. FLOORING - POLYURETHANE
5. FLOORING - POLYURETHANE
6. FLOORING - POLYURETHANE
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8. FLOORING - POLYURETHANE
9. FLOORING - POLYURETHANE
10. FLOORING - POLYURETHANE
11. FLOORING - POLYURETHANE



ARCHITECTS
 725 BROAD ST. SE, ALBUQUERQUE, NM 87102 (505) 262-3000 Fax (505) 262-3008

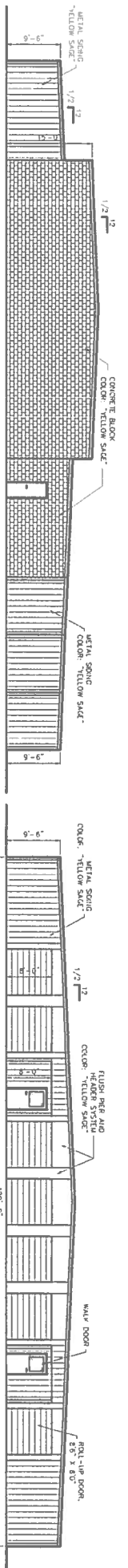
PROJECT:
 ALBUQUERQUE RV & BOAT STORAGE
 2210 VISTA ORIENTE NW, ALBUQUERQUE, NM

SHEET TITLE:
 EXTERIOR ELEVATIONS OFF/ APT. BLDG.

NO.	REVISION	DATE

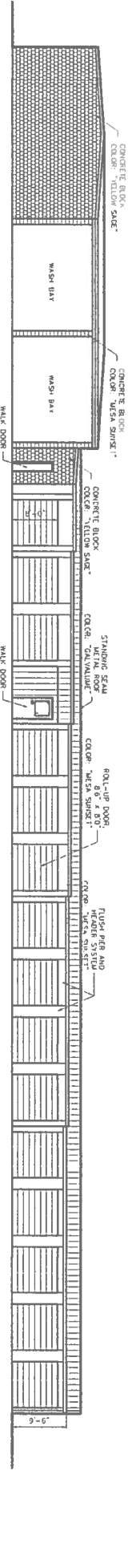
ARCHITECT: JUNO ARCHITECTS
 CONSULTANT: STUBBINS
 DATE: 1-14-14
 PROJECT NO: 1344
 SHEET NO: A2.1

SCALE: 1/4" = 1'-0" A2.1

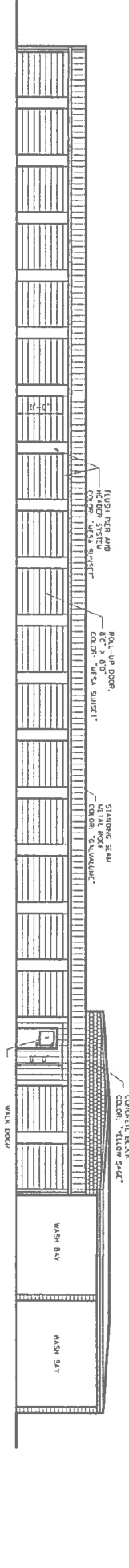


BLDG. A - NORTH ELEVATION

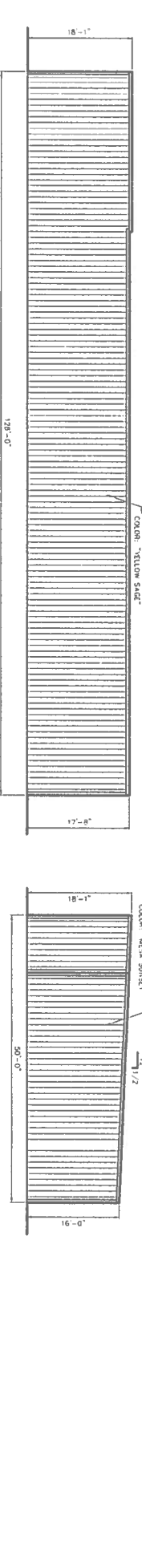
BLDG. A - SOUTH ELEVATION



BLDG. A - WEST ELEVATION

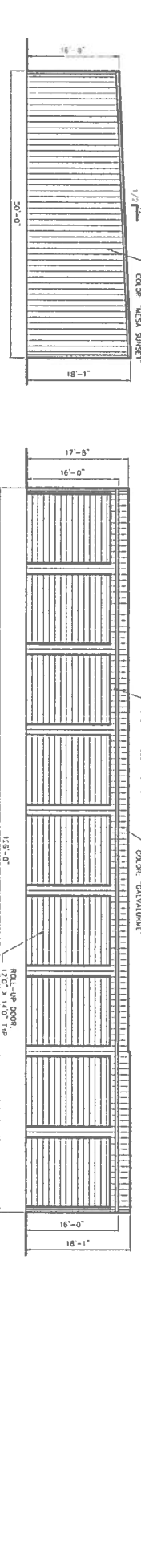


BLDG. A - EAST ELEVATION



BLDG. B - NORTH ELEVATION

BLDG. B - WEST ELEVATION



BLDG. B - EAST ELEVATION

BLDG. B - SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



ALBUQUERQUE RV & BOAT STORAGE
 2210 Vista Oriente NW, Albuquerque, NM
 Dan Rich

NOTES & CONDITIONS
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
 5. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL NEARBY ENVIRONMENTAL FEATURES.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL NEARBY HISTORICAL AND CULTURAL RESOURCES.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL NEARBY ARCHITECTURAL AND HISTORICAL FEATURES.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL NEARBY LANDSCAPE AND PLANTING.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL NEARBY SOILS AND WATER RESOURCES.

REVISIONS
 1. - Show Bay - 1/8" / 1/4" - (R/R)

DATE: 11/25/13
SCALE: E1 OF 5
REVISION: 01



MAKO
STEEL

ALBUQUERQUE RV & BOAT STORAGE
2210 Vista Oriente NW, Albuquerque, NM
Don Rich

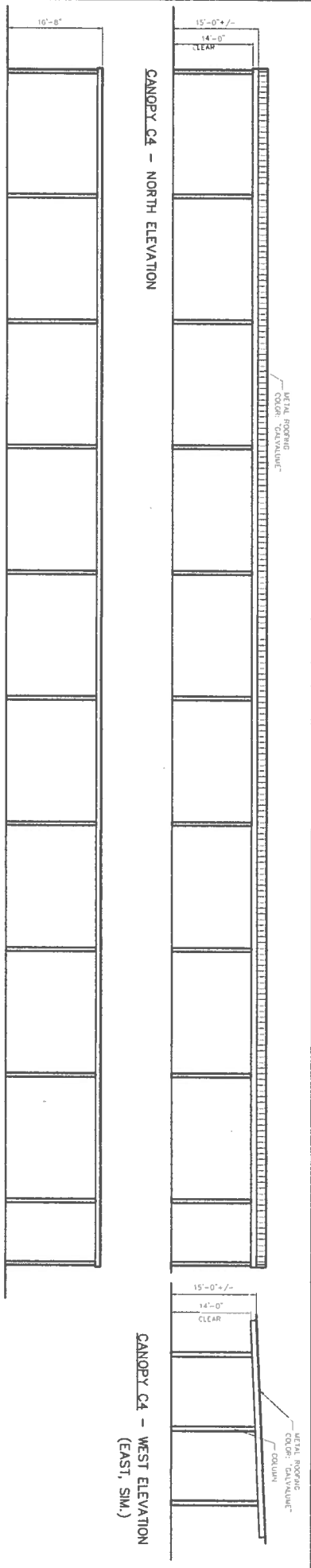
NOTES & CONDITIONS

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL MATERIALS SHALL BE AS SHOWN OR APPROVED BY THE ARCHITECT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES.
6. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BONDS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LICENSES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS.

REVISIONS:
A - 1/8" - 1/4" - RWH

DATE: 11/9/13

SCALE: 1/8" = 1'-0"
E4 of 5
REVISION: 01



CANOPY C5 - NORTH ELEVATION
(SOUTH, SIM.)

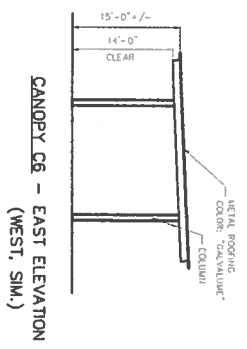
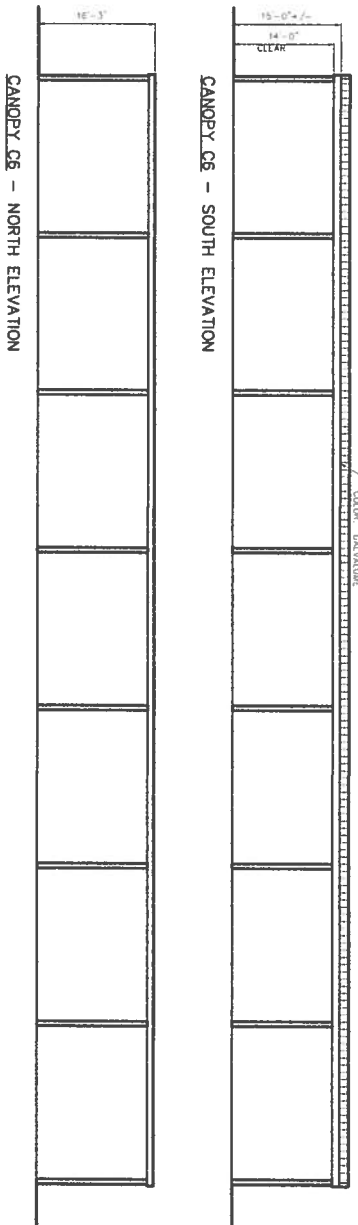
CANOPY C4 - WEST ELEVATION
(EAST, SIM.)



MAKO
STEEL

ALBUQUERQUE RV & BOAT STORAGE

2210 Vista Oriente NW, Albuquerque, NM
 Don Rich



SCALE: 1/8" = 1'-0"

<p>NOTES & CONDITIONS</p> <p>1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.</p> <p>2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.</p> <p>3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.</p> <p>4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES INFORMATION.</p> <p>5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EROSION CONTROL MEASURES.</p> <p>6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TRAFFIC CONTROL MEASURES.</p> <p>7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SAFETY MEASURES.</p> <p>8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SIGNAGE.</p> <p>9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LIGHTING.</p> <p>10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SOUND BARRIER MEASURES.</p>	
<p>FINISHES</p> <p>Steel Deck - 1/8" - 1/4" - R10</p>	<p>DATE: 11/25/13</p> <p>SCALE: 1/8" = 1'-0"</p> <p>PROJECT: 01</p>



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

January 17, 2014

David Soule
Rio Grande Engineering
P.O. Box 93924
Phone: 505-321-9099/Fax: 505-872-0999
E-mail: david@riograndeengineering.com

Dear David:

Thank you for your inquiry of **January 17, 2014** 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 **(DRB SUBMITTAL) – TRACT 28 AND 25 LADERA BUSINESS PARK, UNIT 1 AND 2, LOCATED ON VISTA ORIENTE NW BETWEEN UNSER BOULEVARD NW AND LA MORADA NW** zone map **H-9**.

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

LADERA WEST N.A. "R"

Steven Collins

7517 Vista Alegre NW/87120 344-1599 (h)

Shariesse McCannon

2808 El Tesoro Escondido NW/87120 220-1776 (c)

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

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.

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: 01/17/14 Time Entered: 9:25 a.m. ONC Rep. Initials: siw

January 17, 2014

Mr. Jack Cloud
Chair- Development Review Board
City of Albuquerque
600 2nd street NW
Albuquerque, NM 87102

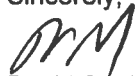
**RE: Site Plan for Building Permit
Albuquerque RV and Boat storage
Lots 25&28 Ladera Business Park
Albuquerque, New Mexico**

Dear Mr. Cloud:

Rio Grande Engineering requests approval of the site plan for building permit. The proposed development is consistent with the site plan for subdivision approved by the DRB on 10/8/03. The enclosed documents include all items required for the board to render a decision the approval of the preliminary plat. As shown on the enclosed PRT notes and letter from the Architectural Control Committee, the proposed us is allowed. The site plan for subdivision conforms to the site plan for subdivision and the approval of this site plan for building permit was delegated to the DRB

Should you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,



David Soule, PE
RIO GRANDE ENGINEERING
PO Box 93924
ALBUQUERQUE, NM 87199
321-9099

Enclosures


cc Steven Collins
7517 Vista Alegre NW
Albuquerque NM 87120

Shariesse McCannon
2808 El Tesoro Escondido NW
Albuquerque NM 87120

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ALBUQUERQUE NM 87120

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Certified Fee	\$ 3.10	
Return Receipt Fee (Endorsement Required)	\$ 2.55	
Restricted Delivery Fee (Endorsement Required)	\$ 0.00	
Total Postage & Fees	\$ 7.17	

01/17/2014

Sent To Steven Collins

Street, Apt. No.; or PO Box No. 7517 Vista Alegre NW

City, State, ZIP+4 Alb NM 87120

PS Form 3800, August 2006 See Reverse for Instructions

7013 1090 0002 4289 3814

Sent To Shariisa Mc Cannan

Street, Apt. No.; or PO Box No. 2808 El Tabor Escobedo

City, State, ZIP+4 Alb NM 87120

Postage	\$ 1.52	
Certified Fee	\$ 3.10	
Return Receipt Fee (Endorsement Required)	\$ 2.55	
Restricted Delivery Fee (Endorsement Required)	\$ 0.00	
Total Postage & Fees	\$ 7.17	

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