

City of Albuquerque



DEVELOPMENT/PLAN REVIEW APPLICATION

Updated 4/16/15

Supplemental Form (SF)

SUBDIVISION
 Major subdivision action _____
 Minor subdivision action _____
 Vacation _____
 Variance (Non-Zoning) _____

S Z ZONING & PLANNING
 Annexation _____

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

SITE DEVELOPMENT PLAN
 for Subdivision _____
 for Building Permit _____
 Administrative Amendment (AA) _____
 Administrative Approval (DRT, URT, etc.) _____
 IP Master Development Plan _____
 Cert. of Appropriateness (LUCC) _____

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)

STORM DRAINAGE (Form D)
 Storm Drainage Cost Allocation Plan _____

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): JOE SIMONS ARCHITECTURE PC PHONE: 480-4796
 ADDRESS: P.O. Box 67408 CITY: ABQ. STATE NM ZIP 87193 E-MAIL: simonsarchitecture.com
 APPLICANT: RADOMIR BOZOVIC & PONTILLUX PHONE: 717-2344
 ADDRESS: 3700 OSLUNA RD. NE SUITE 512 CITY: ABQ. STATE NM ZIP 87109 E-MAIL: bozovontillux.com

Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: SITE PLAN REVIEW FOR AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

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. 6-A & 6-B Block: _____ Unit: _____
 Subdiv/Addr/TBKA: LAS LOMITAS BUSINESS PARK SUBDIVISION MRGCD Map No. _____
 Existing Zoning: SL-7 FOR-IP Proposed zoning: SAME
 Zone Atlas page(s): D-16 UPC Code: 101606335545310218

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_V_S, etc.):
1001150 1002134

CASE INFORMATION:

Within city limits? Yes No Within 1000FT of a landfill? No

No. of existing lots: 1 No. of proposed lots: 2 Total site area (acres): 1.8035

LOCATION OF PROPERTY BY STREETS: On or Near: LAS LOMITAS & CUESTA ABAJO CT.

Between: PASEO DEL NORTE and OSLUNA

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE JOE SIMONS JA DATE 7.7.15
 (Print Name) _____ Applicant Agent

FOR OFFICIAL USE ONLY

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers _____

Action _____

S.F. _____

Fees \$ _____

\$ _____

\$ _____

\$ _____

\$ _____

\$ _____

Total \$ _____

Revised: 11/2014

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

SKETCH PLAT REVIEW AND COMMENT (DRB22) **Maximum Size: 24" x 36"**

- ___ Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6 copies.**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18) **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) **6 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
 - ___ Completed Site Plan for Subdivision Checklist
 - ___ Infrastructure List, if relevant to the site plan
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17) **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) **6 copies**
 - ___ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6 copies.**
 - ___ Solid Waste Management Department signature on Site Plan
 - ___ 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
 - ___ Infrastructure List, if relevant to the site plan
 - ___ Completed Site Plan for Building Permit Checklist
 - ___ Copy of Site Plan with Fire Marshal's stamp
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01) **Maximum Size: 24" x 36"**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02) **Maximum Size: 24" x 36"**

- ___ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **6 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
 - ___ Infrastructure List, if relevant to the site plan
 - ___ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)

FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)

- ___ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ Solid Waste Management Department signature on Site Plan for Building Permit
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
 - ___ Infrastructure List, if relevant to the site plan
 - ___ Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 - ___ List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon 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.

Applicant name (print)

Applicant signature / date

Form revised **October 2007**

Checklists complete

Fees collected

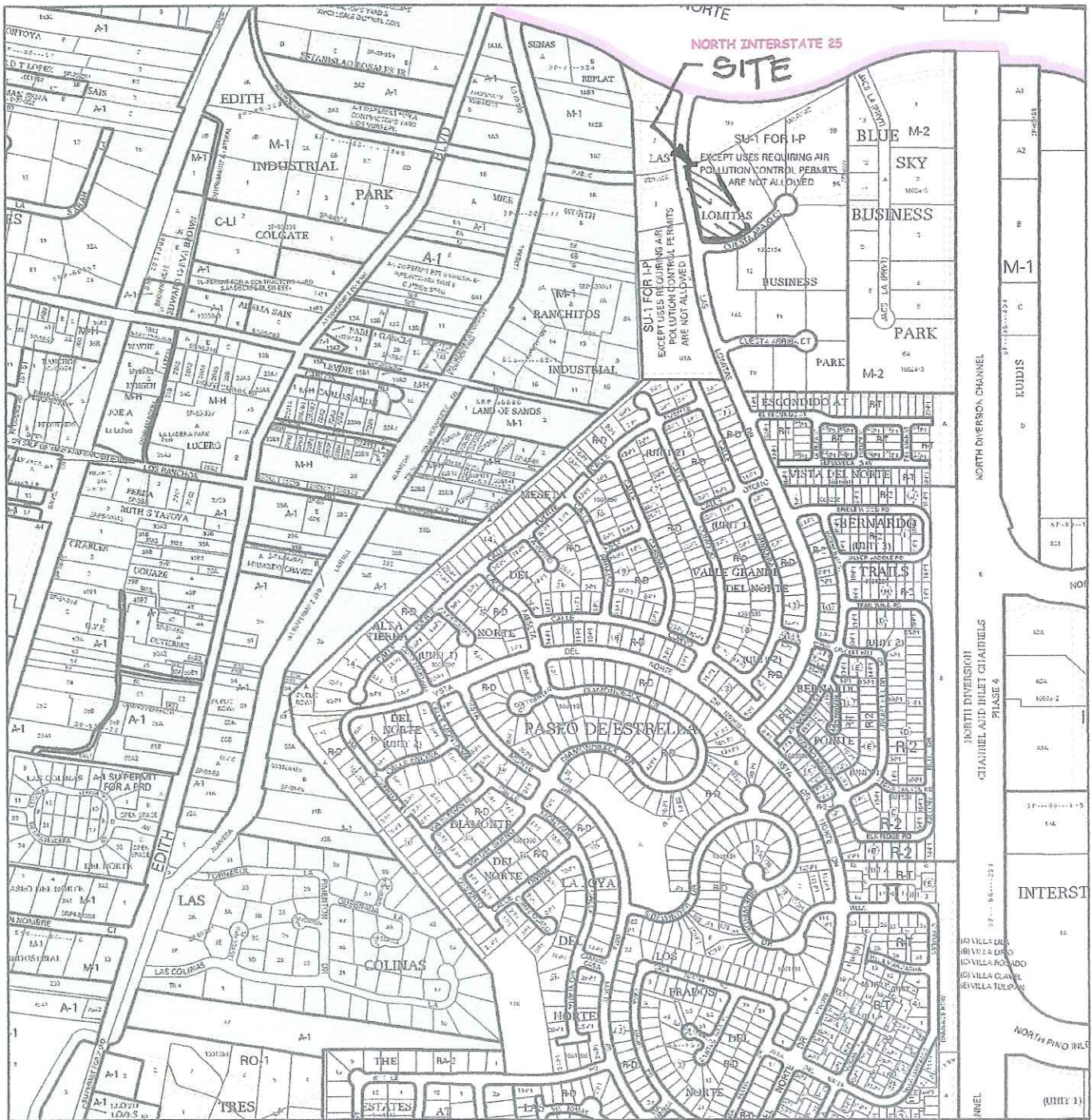
Case #s assigned

Related #s listed

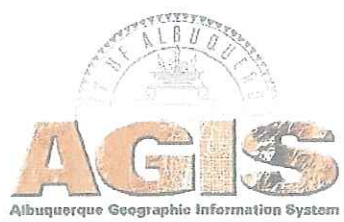
Planner signature / date

Project #





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



Map amended through: 9/2/2014

Note: Grey Shading Represents Area Outside of the City Limits

Feet

July 7, 2015

City of Albuquerque Planning Department
600 2nd St. NW
Albuquerque, NM 87102

RE: 1301 Cuesta Abajo Ct., NE Albuquerque, NM
Tract 6A and 6B, Elena Gallegos Grant, T11N, R6E, NMPM, City of Albuquerque, Bernalillo
County, NM

To Whom it may concern

This is a letter of justification of action for the lots stated above.

We propose buildings for the 2 lots described:

1. The proposed buildings are 13,000 s.f. and 9,100 s.f. of pre-fabricated metal buildings. The use for both buildings is manufacturing. There are no screenwalls or fences.
2. *Las Lomas Industrial Park Development Design Guidelines 2. Lot Size and Setbacks* does not prohibit this action and refers to the zoning requirements for IP zoning regarding lot size.
3. *Albuquerque Zoning Code, Part 2 Zoning Districts, 14-16-2-19 Industrial Park Zone (C) Lot Size* states "Minimum lot area shall be one-half acre. Minimum lot width shall be 100'. No more than 50% of the surface of any lot or site shall be covered with buildings." The proposed final plat and site plan conform to all these requirements.
4. The building setbacks conform to *Las Lomas Industrial Park Development Design Guidelines 2-B Building Setbacks*
5. The buildings uses are both manufacturing and are a permitted use to the current zoning.
6. All exterior lighting will conform to *Las Lomas Industrial Park Development Design Guidelines 5. Lighting Standards*.

Thanks so much and have a nice day



Joe Simons, AIA
Simons Architecture PC

April 20, 2015

City of Albuquerque Planning Department
600 2nd St. NW
Albuquerque, NM 87102

RE: 1301 Cuesta Abajo Ct., NE Albuquerque, NM
Tract 6, Elena Gallegos Grant, T11N, R6E, NMPM, City of Albuquerque, Bernalillo County, NM

To Whom it may concern

Joe Simons of Simons Architecture PC is authorized to act as agent for plat and site plan work for the lot stated above.

Sincerely,



Radomir Bozovic, PHD President
Pontilux
3700 Osuna Rd., NE Suite 512
Albuquerque, NM 87109