



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 27, 2015

Project# 1002134

15DRB-70193 - 2YR SUBD IMP AGMT EXT (2YR SIA)

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for VISTA DEL NORTE DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of **LOS LOMITAS INDUSTRIAL PARK** zoned SU-1 FOR IP, located on LOS LOMITA S. OF PASEO DEL NORTE containing approximately 33.4552 acre(s). (D-16)

At the May 27, 2015 Development Review Board meeting, a two year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by June 11, 2015, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

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. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Jack Cloud, DRB Chair

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
July 15, 2015
DRB Comments**

ITEM # 4

PROJECT # 1002134 APPLICATION # 15-70234/ 70243

RE: Lot 6, Las Lomas Business Park

Please observe correct Legal Description on application(s).

The Amended Site Development Plan for Subdivision must be an amendment of the latest site plan to show new lot line – see attached.

A Site Development Plan for Building Permit will need to be approved by the DRB at an advertised public hearing.

Jack Cloud, DRB Chairman
924-3880/ jcloud@cabq.gov



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 13, 2015

Project# 1002134

15DRB-70187 EXT OF SIA FOR TEMP DEFR SDWK CONST

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for VISTA DEL NORTE DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of **LOS LOMITAS INDUSTRIAL PARK** zoned SU-1 FOR IP, located on LOS LOMITA S. OF PASEO DEL NORTE containing approximately 33.4552 acre(s). (D-16)

At the May 13, 2015 Development Review Board meeting, a 2 year extension to the agreement for the deferral of sidewalks was approved. Please provide an exhibit to the Design Review Committee indicating the lot number/addresses where sidewalks are still deferred.

If you wish to appeal this decision, you must do so by May 28, 2015, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

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. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

A handwritten signature in black ink, appearing to read "Jack Cloud".

Jack Cloud, DRB Chair

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
April 29, 2015
DRB Comments**

ITEM # 11

PROJECT # 1002134

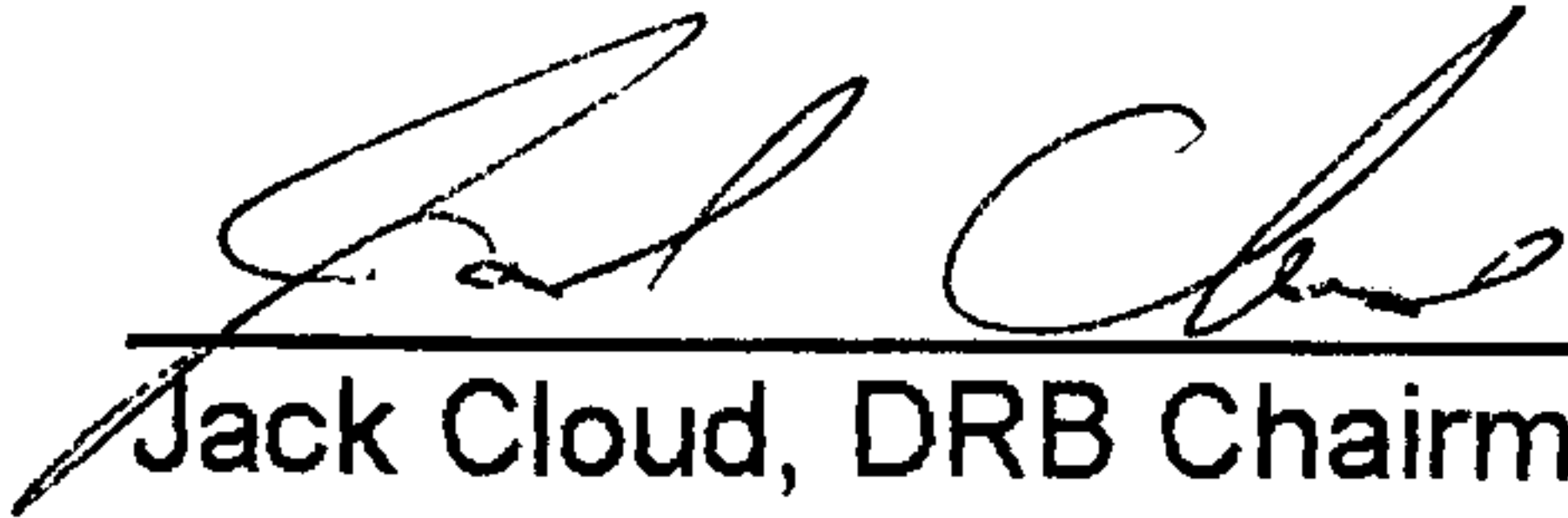
APPLICATION # 15-70165

RE: Lot 6, Las Lomas Business Park

Please observe correct/ current Legal Description on future applications.

An application for Amended Site Development Plan for Subdivision/ Form P(3) must be submitted concurrent with Preliminary/ Final Plat application.

For Site Plan for Building Permit, Motorcycle Parking is a separate calculation from Vehicular Parking (same as Bicycle Parking).



Jack Cloud, DRB Chairman
924-3880/ jcloud@cabq.gov

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat (P&F)
- Site Plan for Subdivision (SPS)
- Site Plan for Building Permit (SBP)

This sheet ***must*** accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

Site Plans: It is the responsibility of the applicant/agent/developer/owner to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the applicant/agent/developer/owner to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of the building permit plansets.

PROJECT# 1002134

NAME: LAS LOMITAS BUSINESS PARK

AGENT: ALPHA PRO SURVEYING LLC

Your request was approved on _____ by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed as follows:

Transportation:

ABCWUA:

City Engineer:

Parks and Recreation :

Planning:

PLATS:

Planning must record this plat. Please submit the following items:

-The original plat and a mylar copy for the County Clerk.

-Tax certificate from the County Treasurer.

-Recording fee (checks payable to the County Clerk). **RECORDED DATE:**

-Tax printout from the County Assessor.

-County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.

Property Management's signature must be obtained prior to Planning Department's signature.

AGIS DXF File approval required.

Copy of recorded plat for Planning.

ALL SITE PLANS:

3 copies of the approved site plan. Include all pages.

DRB CASE ACTION LOG – BLUE SHEET

- Preliminary/Final Plat (P&F)
- Site Plan for Subdivision (SPS)
- Site Plan for Building Permit (SBP)

This sheet ***must*** accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

Site Plans: It is the responsibility of the applicant/agent/developer/owner to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the applicant/agent/developer/owner to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of the building permit plansets.

PROJECT# 1002134

NAME: LAS LOMITAS BUSINESS PARK

AGENT: ALPHA PRO SURVEYING LLC

Your request was approved on _____ by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed as follows:

Transportation:

ABCWUA:

City Engineer:

Parks and Recreation :

Planning:

PLATS:

Planning must record this plat. Please submit the following items:

-The original plat and a mylar copy for the County Clerk.

-Tax certificate from the County Treasurer.

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-Tax printout from the County Assessor.

-County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.

Property Management's signature must be obtained prior to Planning Department's signature.

AGIS DXF File approval required.

Copy of recorded plat for Planning.

ALL SITE PLANS:

3 copies of the approved site plan. Include all pages.



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- 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
- Street Name Change (Local & Collector)
- 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 FAX: _____
 CITY: ABQ. STATE NM ZIP 87193 E-MAIL: joes@simonsarchitecture.com
 APPLICANT: RADOMIR BOZOVIC, PONTILUX PHONE: 717-2344
 ADDRESS: 3700 OSUNA RD. NE SUITE 512 FAX: _____
 CITY: ABQ. STATE NM ZIP 87109 E-MAIL: boze@pontilux.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/Addn/TBKA: LAS LOMITAS BUSINESS PARK SUBDIVISION
 Existing Zoning: SL-7 FOR IP Proposed zoning: SAME MRGCD Map No _____
 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 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 OSUNA
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE [Signature] DATE 7.7.15

(Print Name) JOE SIMONS JR Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>15 DRB- 70243</u>	<u>ASPS</u>	_____	<u>\$50.00</u>
<input type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$20.00</u>
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input 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			Total
	<u>July 15, 2015</u>			<u>\$70.00</u>

[Signature] 7-7-15 Project# 1002134

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.

JOE SIMONS
Applicant name (print)

J. SD
Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
15 - DRB - 70243

[Signature] 7-7-15
Planner signature / date

Project # 1002134

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

SIMONS ARCHITECTURE PC

Building Design with Integrity

505-480-7755 www.simonsarchitecture.com

1111
1111
1111
1111

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

PO Box 67408
Albuquerque, NM 87193-7408
info@simonsarchitecture.com

PROJECT#

1002134

July 15, 2015

ASFS

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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): GARY GRITSKO - Alpha Pro Surveying LLC PHONE: 892-1076
 ADDRESS: 1436 32ND CIRCU SE FAX: _____
 CITY: RIO RANCHO STATE NM ZIP 87124 E-MAIL: gary@alphaprosurveying.com

APPLICANT: RADOMIR BOZOVIC PHONE: 505-717-2217
 ADDRESS: 3700 OSUNA BLVD NE SUITE 512 FAX: contact@pontilux.com
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: _____
 Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: Subdivide one existing tract into 2 tracts

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. 7 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: LAS LOMITAS BUSINESS PARK SUBDIVISION
 Existing Zoning: SU-1 for I-P Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): D-16 UPC Code: 1-016-063-355-453-102-18

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): _____
Proj. 1002134 APPLICATION 15-70165

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: 2 Total area of site (acres): 1.0835
 LOCATION OF PROPERTY BY STREETS: On or Near: LAS LOMITAS DR. NE
 Between: Paseo del NORTE NE and CUESTA ABAJO CT. NE

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____

SIGNATURE Gary Gritsko DATE 6/22/15
 (Print) GARY GRITSKO 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

ISDRB - 70234

Action
+\$F
CMF

Form revised 4/07

S.F.	Fees
_____	\$ <u>285.00</u>
_____	\$ <u>20.00</u>
_____	\$ _____
_____	\$ _____
_____	\$ _____
Total	
_____	\$ <u>305.00</u>

Hearing date July 8 2015

[Signature] 6-23-15
 Planner signature / date

Project # 1002134

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

SKETCH PLAT REVIEW AND COMMENT (DRB22) **Your attendance is required.**

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (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

EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08) **Your attendance is required.**

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Copy of DRB approved infrastructure list
- Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
- List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12) **Your attendance is required.**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) **Your attendance is required.**

- NA 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- NA Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- NA Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (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
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- NA Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- NA Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03) **Your attendance is required.**

- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (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
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

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

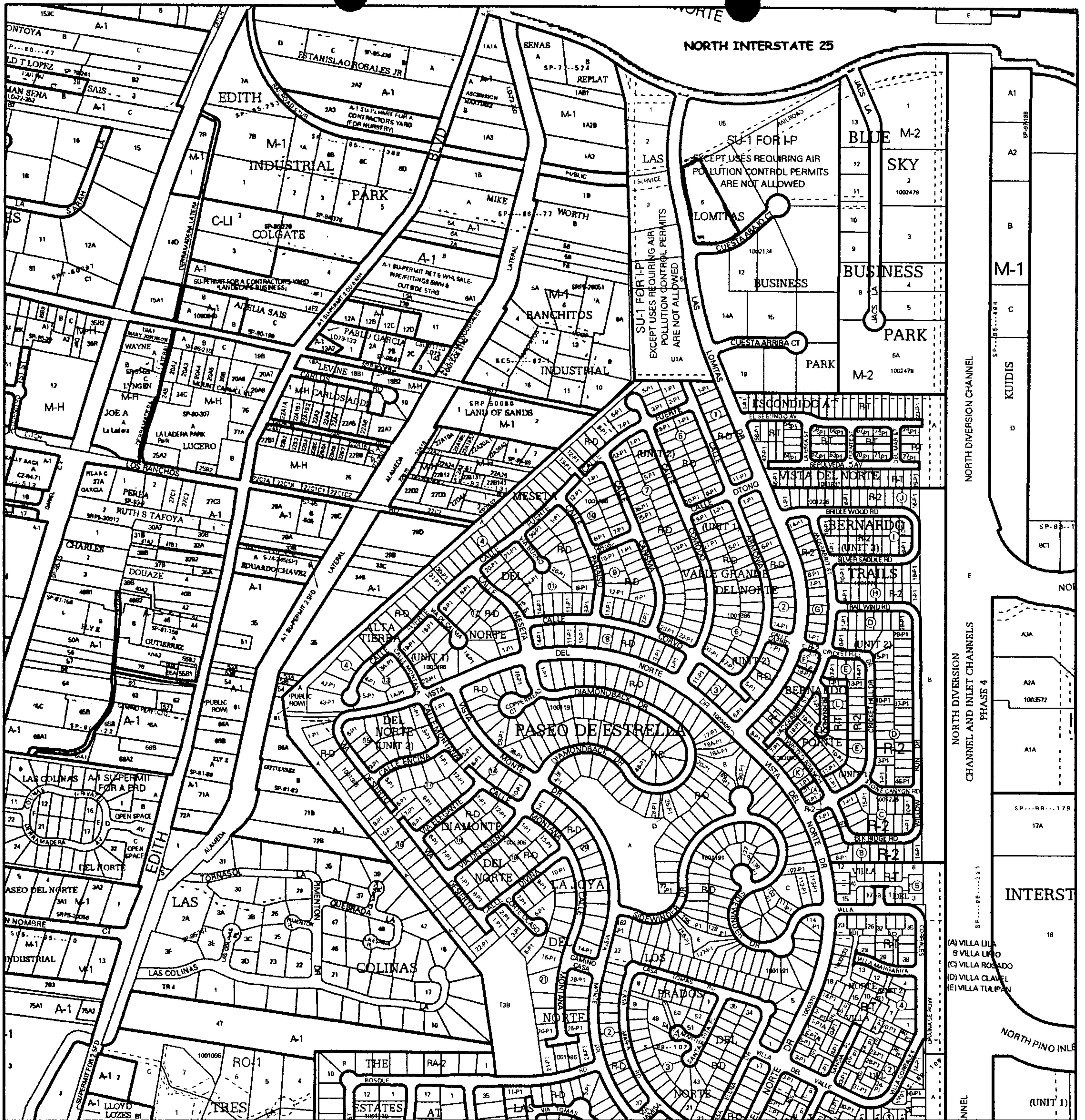
GARY GRITSKO 6/22/15
 Applicant name (print)
 Gary Gritsko agent
 Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 15DRB-70234

6-23-15
 Planner signature / date
 Project # 1002134



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:
D-16-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 1500 Feet

Alpha Pro Surveying LLC
1436 32nd Circle SE
Rio Rancho, New Mexico 87124
Office (505) 892-1076 mobile: 259-2003
Email: gary@alphaprosurveying.com

June 22, 2015

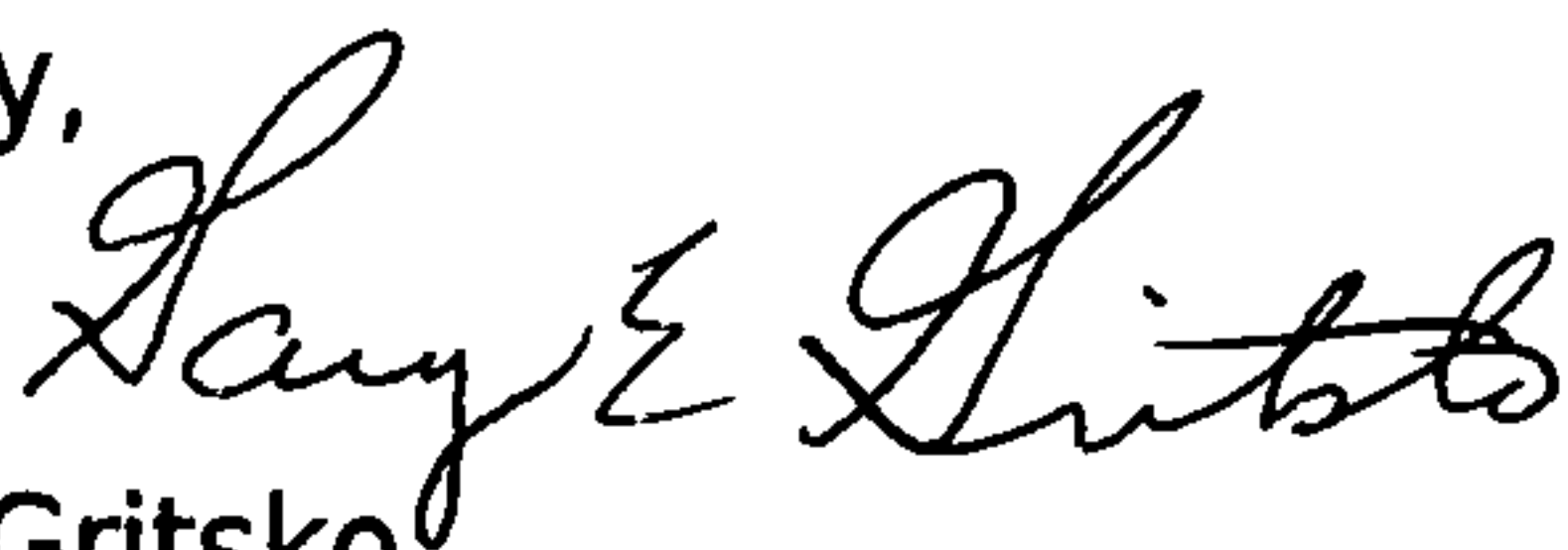
City of Albuquerque
Development Review Board
Plaza del Sol
600 Second Street NW
Albuquerque, NM 87102

REF: Project # 1002134 Final Plat application

The applicant requests DRB approval to subdivide existing Tract 6 into two new Tracts, 6-A & 6-B. The property is currently zoned is SU-1 for I.P. Six copies of the proposed plat and other required materials are included with this application.

Property included with the request:
Tract 6, Las Lomas Business Park Subdivision
Zone Atlas Page: D-16
UPC # 1-016-063-355-453-102-18

Sincerely,



Gary E. Gritsko
NMPS No. 8686

PROJECT #
1002134

July 8. 2015

Pit



Supplemental Form (SF)

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

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- 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
- 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): Mark Goodwin & Associates PHONE: 828-2200
 ADDRESS: PO Box 90606 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: kbrashear@goodwinengineers.com
 APPLICANT: Vista del Norte Development, LLC PHONE: 883-1674
 ADDRESS: PO Box 3671 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87190 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: 2 year extension of SIA for Los Lomas Industrial Park

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. _____ Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Los Lomas Industrial Park
 Existing Zoning: SU-1 for IP Proposed zoning: _____ MRGCD Map No _____
 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.): 666583
1062134 13DRB-70564 13DRB-70565 11DRB 70183 11DRB-70153

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? no
 No. of existing lots: _____ No. of proposed lots: _____ Total site area (acres): _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Los Lomas Drive
 Between: S. Paseo del Norte and _____
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE Diane Hoelzer DATE 5-6-15
 (Print Name) Diane Hoelzer Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>15DRB - 70193</u>	<u>BIA</u>	_____	\$ <u>50.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>ADY</u>	_____	\$ <u>75.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
<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	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ <u>145.00</u>

[Signature]

5-8-15
Staff signature & Date

Project # 1002134

FORM S(2): SUBDIVISION - D.R.B. PUBLIC HEARING

A **Bulk Land Variance** requires application on FORM-V in addition to application for subdivision on FORM-S.

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Proposed Infrastructure List
- Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Signed** Pre-Annexation Agreement if Annexation required.
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (with significant changes)

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Plat or plan reduced to 8.5" x 11"
- Official D.R.B. Notice of the original approval
- Approved Infrastructure List. If not applicable, please initial. _____
- Previous SIA extension notice, if one has been issued. If not applicable, please initial. _____
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List any original and/or related file numbers on the cover application
- Fee (see schedule)

DRB Public hearings are approximately 30 DAYS 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.

Diane Hoelzer
 Applicant name (print)
Diane Hoelzer 5-6-15
 Applicant signature / date

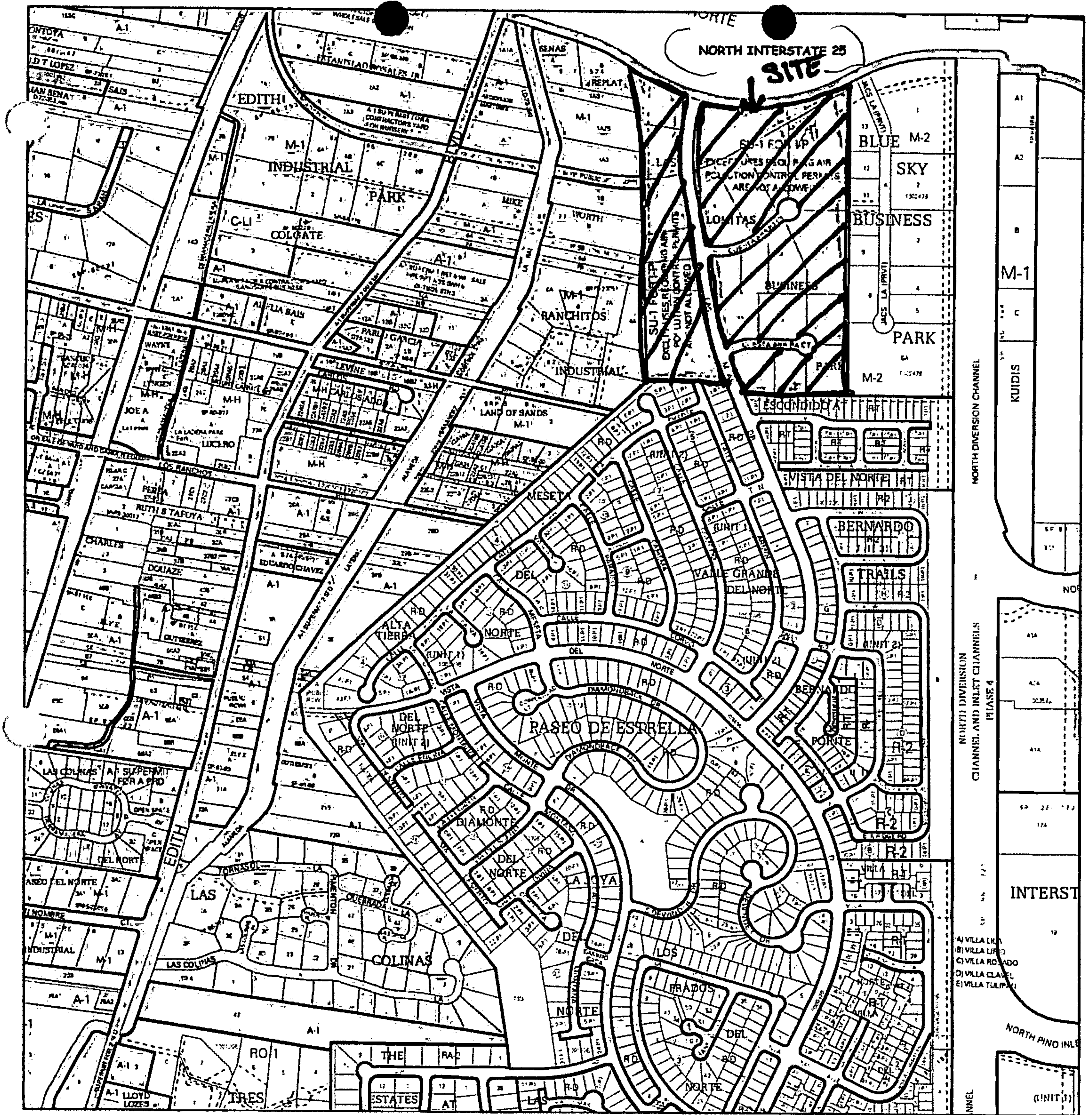


Form revised October 2007

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

Application case numbers
15DRB-70193

V. J. 5-8-15
 Planner signature / date
 Project # 1002134



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

AGIS
Albuquerque Geographic Information System

Note: Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:
D-16-Z

Selected Symbols

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

7.0 500 Feet

Map amended through: 4/2/2012



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

*~ 2012 ACEC/NM Award Winner for Engineering Excellence ~
~ 2008 ACEC/NM Award Winner for Engineering Excellence ~*

May 8, 2015

Mr. Jack Cloud
DRB Chair
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Las Lomas Industrial Park, Project # 1002134


Dear Mr. Cloud:

On behalf of our client, Vista Del Norte Development, LLC, we are submitting the following DRB application package for a 2 Year Extension of Subdivision Improvements Agreement. Due to do the sluggish economy, this project has not been built since our previous extension.

Please contact our office if you have any questions or comments.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA


Diane Hoelzer, PE
Senior Engineer

DLH/kb

Attachments



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 2, 2005

8. **Project # 1002134**
04DRB-01804 Major-Preliminary Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) U-2, U-3, U-4 and U-6, VISTA DEL NORTE SUBDIVISION, (to be known as **LAS LOMITAS INDUSTRIAL PARK**) zoned SU-1 FOR IP, located on PASEO DEL NORTE NE, between EDITH BLVD NE and NORTH DIVERSION CHANNEL containing approximately 30 acre(s). [REF: DRB-94-288, Z-87-113, 02DRB01196, 02DRB01199] [*Deferred from 12/29/04, 1/12/05 & 1/26/05*] (D-16)

At the February 2, 2005, Development Review Board meeting, with the signing of the infrastructure list dated 2/2/05 and approval of the grading plan engineer stamp dated 1/18/05 the preliminary plat was approved.

04DRB-01967 Minor-SiteDev Plan Subd/EPC

MARK GOODWIN & ASSOCIATES agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) U-2, U-3, U-4 and U-6, VISTA DEL NORTE SUBDIVISION, (to be known as **LAS LOMITAS INDUSTRIAL PARK**) zoned SU-1 special use zone, located on LAS LOMITAS DR NW, between EL PUEBLO RD NW and VISTA DEL NORTE NW containing approximately 31 acre(s). [REF: Z-87-113, DRB-94-288, 02DRB01196, 02DRB01199, 04DRB01804, 04DRB00794] [**Elvira Lopez, EPC Case Planner**] [*Deferred from 12/29/04, 1/12/05 & 1/26/05*] (D-16)

The site plan for subdivision was approved and signed off by the Board.

If you wish to appeal this decision, you must do so by February 17, 2005, in the manner described below.

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. 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. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).



OFFICIAL NOTICE OF DECISION
PAGE 2

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat Extension prior to the expiration of the approval or the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)


Sheran Matson, AICP, DRB Chair

Cc: Vista del Norte Development LLC, 3804 Carlisle NE, 87190
Mark Goodwin & Associates PA, P.O. Box 90606, 87199
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Date Submitted: 2-2-05
Date Site Plan Approved: 2/2/05
Date Preliminary Plat Approved: 2/2/05
Date Preliminary Plat Expires: 2/2/06
DRB Project No.: 1002134
DRB Application No.: 04-DRB-07467

Las Lomitas Subdivision
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tracts U-2, U-3, U-4 and U-6 Vista del Norte
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PAVING						
		32' FF	Res Pvmt, C&G	Cuesta Abajo Ct	Las Lomitas Dr	End of culdesac	/	/	/
		4'	Sidewalk (both sides) (deferred)				/	/	/
		50' FF	Res Pvmt, C&G	Cuesta Abajo Culdesac			/	/	/
		4'	Sidewalk (deferred)				/	/	/
		32' FF	Res Pvmt, C&G	Cuesta Arriba Ct	Las Lomitas Dr	End of culdesac	/	/	/
		4'	Sidewalk (both sides) (deferred)				/	/	/
		50' FF	Res Pvmt, C&G	Cuesta Arriba Culdesac			/	/	/
		4'	Sidewalk (deferred)				/	/	/
		4'	Sidewalk - East Side Only	Las Lomitas Drive	Tract 6 RR Easmt	Tract 19 - Exist Sdwk	/	/	/
		4'	Sidewalk - West Side Only	Las Lomitas Drive	El Pueblo Road	Tract U-1 (S side)	/	/	/
		10'	Pedestrian Trail	15' Public Ped. Easement	Cuesta Arriba Ct	Cuesta Abajo Ct	/	/	/
		10'	Pedestrian Trail		El Pueblo Road	Existing Bike Trail	/	/	/
		6'	Shoulder (Bike Lane) Soth side	El Pueblo Road	Tract 1 West side	Tract 9 East side	/	/	/
			WATERLINE						
		10"	Waterline	Cuesta Abajo Ct	Las Lomitas Drive	Tract T-4	/	/	/
		10"	Waterline	Cuesta Arriba Ct	Las Lomitas Drive	Tract T-4	/	/	/
		6"	Waterline	Las Lomitas Drive R/W	Tract 1	Tract 2	/	/	/
		6"	Waterline	Las Lomitas Drive R/W	Tract 3	Tract 5	/	/	/
			SANITARY SEWER						
		8"	Sanitary Sewer	Cuesta Abajo Ct	Las Lomitas Drive	Tract T-4	/	/	/
		8"	Sanitary Sewer	Cuesta Arriba Ct	Las Lomitas Drive	Tract 16/17	/	/	/



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 5, 2013

Project# 1002134

13DRB-70564 - 2YR SUBD IMP AGMT EXT (2YR SIA)
13DRB-70565 EXT OF SIA FOR TEMP DEFR SDWK CONST

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for VISTA DEL NORTE DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of **LOS LOMITAS INDUSTRIAL PARK**, zoned SU-2 FOR IP, located on LAS LOMITAS DR NE SOUTH OF PASEO DEL NORTE containing approximately 33.4552 acre(s). (D-16)

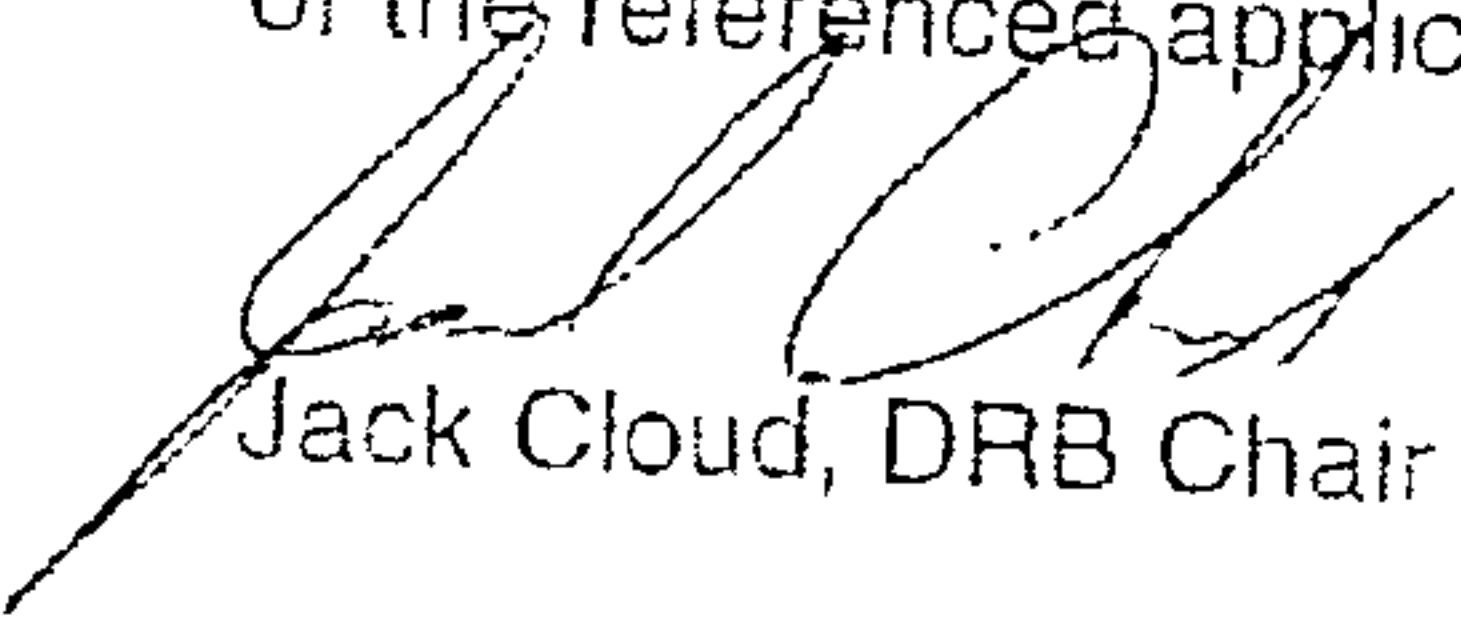
At the June 5, 2013 Development Review Board meeting, a two year extension of the Subdivision Improvements Agreement was approved. A two year extension to the agreement for the deferral of sidewalks was approved. Please provide an exhibit to the Design Review Committee indicating the lot number/addresses where sidewalks are still deferred.

If you wish to appeal this decision, you must do so by June 20, 2013, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

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. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).


Jack Cloud, DRB Chair

Cc: MARK GOODWIN AND ASSOCIATES, P.A.
Marilyn Maldonado
file

PROJECT #
10021373
15DRB-10193

May 27. 2015

SIA



Supplemental Form (SF)

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

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- 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
- Street Name Change (Local & Collector)
- 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): Mark Goodwin & Associates, PA PHONE: 828-2200
 ADDRESS: PO Box 90606 FAX: _____
 CITY: Albuquerque STATE nm ZIP 87199 E-MAIL: kbrashear@goodwinengineers.com

APPLICANT: Vista del Norte Development, LLC PHONE: _____
 ADDRESS: PO Box 3671 FAX: _____
 CITY: Albuquerque STATE nm ZIP 87190 E-MAIL: _____
 Proprietary interest in site: owners List all owners: _____

DESCRIPTION OF REQUEST: 2 year Extension of Temporary Sidewalk Deferral for Los Lomas Industrial Park

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. _____ Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Los Lomas Industrial Park
 Existing Zoning: SU-1 for IP Proposed zoning: _____ MRGCD Map No _____
 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.): 666583
1002134 13DRB-70564 13DRB-70565 11DRB-70183 11DRB-70153

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? no
 No. of existing lots: _____ No. of proposed lots: _____ Total site area (acres): 33.4552
 LOCATION OF PROPERTY BY STREETS: On or Near: Los Lomas Drive W8
 Between: S. of Paseo del Norte and _____

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

SIGNATURE Diane Hoelzer DATE 5-4-15
 (Print Name) Diane Hoelzer, PE Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>15DRB-70187</u>	<u>ES/A</u>	_____	<u>\$50.00</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>May 13, 2015</u>			Total <u>\$70.00</u>

[Signature]
 Staff signature & Date 5-5-15

Project # 1002134

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
 ___ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
 ___ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
 ___ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ___ Sign Posting Agreement
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- VACATION OF PUBLIC EASEMENT (DRB27)**
 VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)
 ___ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
 (Not required for City owned public right-of-way.)
 ___ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the request
 ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ___ Sign Posting Agreement
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
 Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- SIDEWALK VARIANCE (DRB20)**
 SIDEWALK WAIVER (DRB21)
 ___ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the variance or waiver
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
 ___ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the variance
 ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ___ Sign Posting Agreement
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
 EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)
 Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
 Zone Atlas map with the entire property(ies) clearly outlined
 Letter briefly describing, explaining, and justifying the deferral or extension
 List any original and/or related file numbers on the cover application
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- VACATION OF PRIVATE EASEMENT (DRB26)**
 VACATION OF RECORDED PLAT (DRB29)
 ___ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
 ___ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
 ___ Letter of authorization from the grantors and the beneficiaries (private easement only)
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
 Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

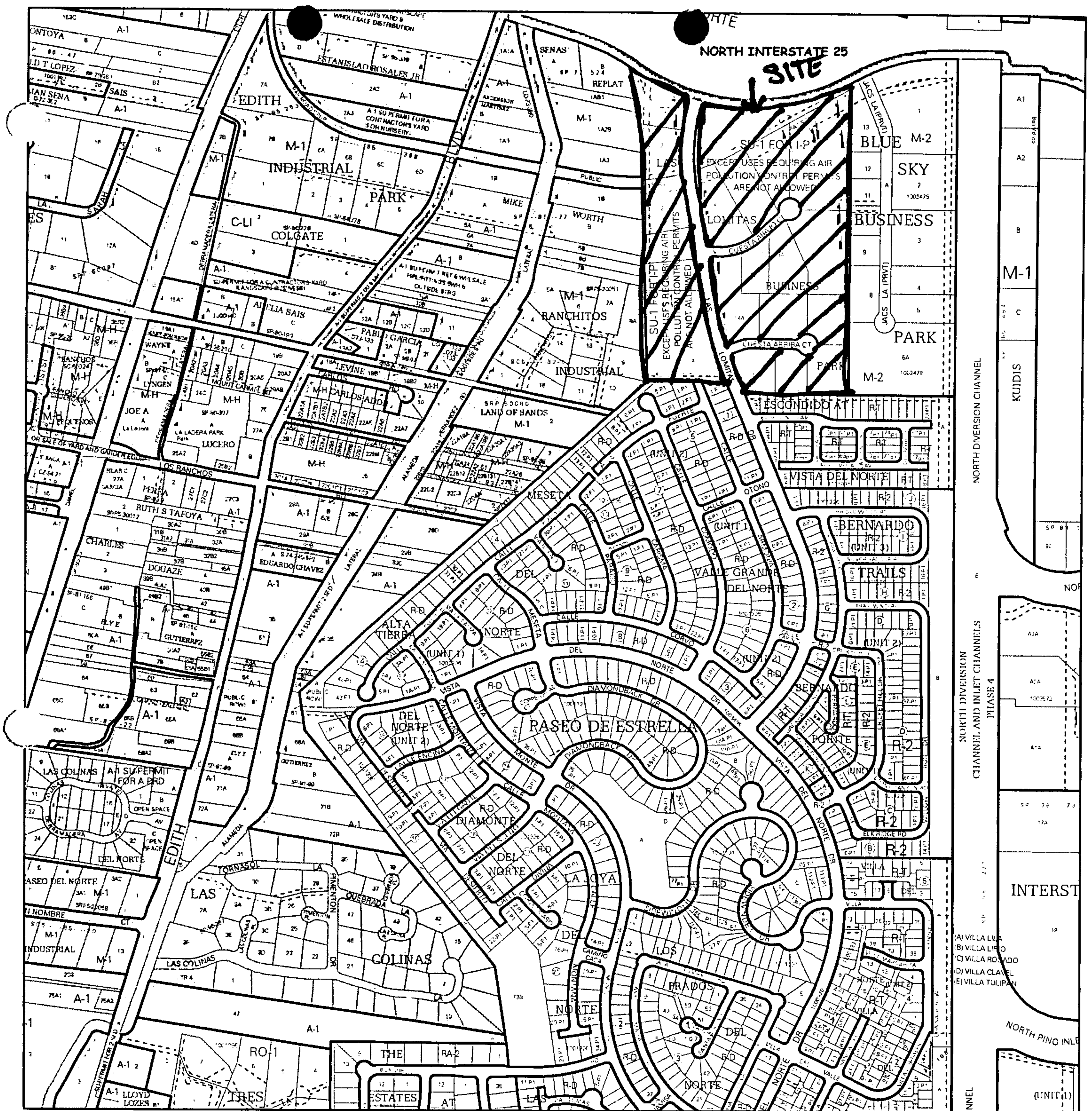
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Diane Hoelzer
 Applicant name (print)
Diane Hoelzer 5-4-15
 Applicant signature / date



Form revised 4/07

<input checked="" type="checkbox"/> Checklists complete	Application case numbers	<u>15 - DRB - 70187</u>	<u>[Signature]</u>	<u>5-5-15</u>
<input checked="" type="checkbox"/> Fees collected				Planner signature / date
<input type="checkbox"/> Case #s assigned			Project # <u>7002134</u>	
<input type="checkbox"/> Related #s listed				



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

AGIS
Albuquerque Geographic Information System

Map amended through: 4/2/2012

Zone Atlas Page:
D-16-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.		

Note: Grey Shading Represents Area Outside of the City Limits

0 750 1500 Feet



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

*~ 2012 ACEC/NM Award Winner for Engineering Excellence ~
~ 2008 ACEC/NM Award Winner for Engineering Excellence ~*

May 4, 2015

Mr. Jack Cloud
DRB Chair
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

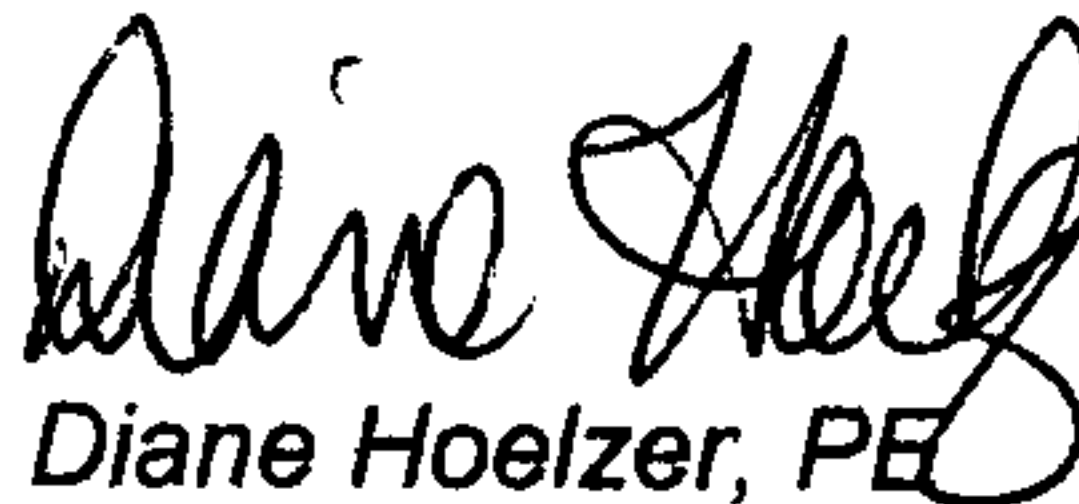
Re: Las Lomas Industrial Park - 1002134

Dear Mr. Cloud:

On behalf of our client, Vista del Norte Development, LLC, we are requesting a 2-year extension of the Temporary Sidewalk Deferral.

Please contact our office if you have any questions or comments.

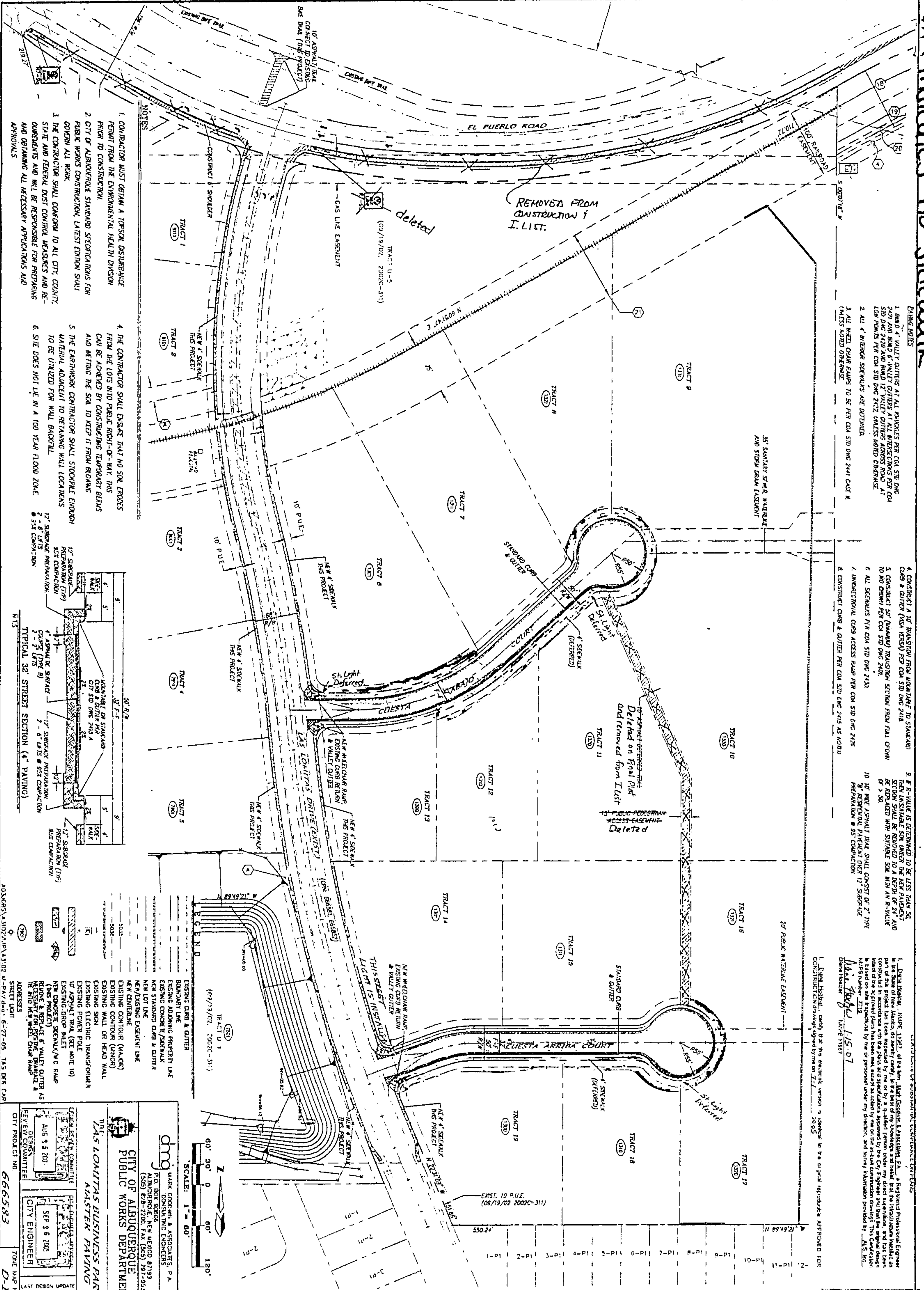
Sincerely,
MARK GOODWIN & ASSOCIATES, PA


Diane Hoelzer, PE
Senior Engineer

DMG/kb

Attachments

Handwritten: * indicates no sidewalk



- NOTES**
1. CONTRACTOR MUST OBTAIN A TOP-SOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
 2. CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
 3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DIST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
 4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS AND PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING RETENTION BASINS AND RETAINING THE SOIL TO KEEP IT FROM BLOWING.
 5. THE CONTRACTOR SHALL STOCKPILE EROSION MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.
 6. SITE DOES NOT LIE IN A 100 YEAR FLOOD ZONE.

- DRIVE NOTES**
1. BUILD 4' WALK CUTTERS AT ALL POINTS PER COA STD DMC 2420 AND BULD 6' WALK CUTTERS AT ALL INTERSECTIONS PER COA STD DMC 2420 AND BULD 12' WALK CUTTERS ACROSS ROAD AT 100 POUNDS PER COA STD DMC 2422 UNLESS NOTED OTHERWISE.
 2. ALL 4' WALK CUTTERS SHALL BE PER COA STD DMC 2441 CASE 4 UNLESS NOTED OTHERWISE.
 3. ALL WHEEL CURB RAISES TO BE PER COA STD DMC 2415 CASE 4 UNLESS NOTED OTHERWISE.
 4. CONSTRUCT A 10' TRANSITION FROM ADJACENT TO STANDARD CURB & GUTTER FROM ROAD PER COA STD DMC 2418.
 5. CONSTRUCT 30\"/>

6. ALL SIDEWALKS PER COA STD DMC 2430.
7. UNIDIRECTIONAL CURB & GUTTER PER COA STD DMC 2415 AS NOTED.
8. CONSTRUCT CURB & GUTTER PER COA STD DMC 2415 AS NOTED.
9. R-VALUE IS DETERMINED TO BE LESS THAN 50. THEN UNDESIRABLE SOIL UNDER THE NEW PAVEMENT SHALL BE REMOVED TO A DEPTH OF 24\"/>

10. ALL ASPHALT TRAIL SHALL CONFORM TO 7\"/>

I, **Diane Hoelzer**, certify that this electronic version is identical to the original registration approved for construction drawings signed by me on 7/1/2005.

Diane Hoelzer 1/5/07
 DATE SIGNED: 7/1/2005
 ADDRESS: 11507 S. 115th Ave., Suite 100, Overland Park, KS 66209

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 DATE SIGNED: 7/1/2005
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dmg MARK COOPER & ASSOCIATES, P.A.
 P.O. BOX 50606
 ALBUQUERQUE, NEW MEXICO 87199
 (505) 625-2200 FAX (505) 791-9539

CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 LAS LOMAS BUSINESS PARK SUBDIVISION
 MASTER PAVING PLAN

DESIGNED BY: **DLN** DATE: 3/05
 DRAWN BY: **TAS** DATE: 3/05
 CHECKED BY: **DAIG** DATE: 3/05

CITY PROJECT NO: **666583**
 SHEET NO: **D-16-Z** OF **13**

ENGINEER'S SEAL

Diane Hoelzer
 PROFESSIONAL ENGINEER
 STATE OF NEW MEXICO
 No. 11507

NO. DATE REMARKS REVISIONS DESIGN DATE 3/05
 DATE 3/05
 DATE 3/05

SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
NO.	FIELD NOTES	NO.	DATE	CONTRACTOR	DATE
1	ACS MONUMENT "AA-9"	1	7-1-510, 711.30, X=394,134.18	Sundman	DATE 10/06
2	C-G=0.99967031	2	0= -0072.15", CENTRAL ZONE, (NAD 1927)	DLN	DATE 10/06
3	ELEVATION=5069.27 (SLD 1929)	3	LOCATED IN SOUTHEAST QUADRANT OF PASCO DEL NORTE & NORTH DIVERSON CHANNEL INTERSECTION	DLN	DATE 10/06
4		4		DLN	DATE 10/06
5		5		DLN	DATE 10/06
6		6		DLN	DATE 10/06
7		7		DLN	DATE 10/06
8		8		DLN	DATE 10/06
9		9		DLN	DATE 10/06
10		10		DLN	DATE 10/06
11		11		DLN	DATE 10/06
12		12		DLN	DATE 10/06

PROJECT #

1002134

May 13. 2015

ES/A



Supplemental Form (SF)

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

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- 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
- 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): JOE SIMONS, ARCHITECTURE PC PHONE: 480.4796
 ADDRESS: P.O. BOX 67408 FAX: _____
 CITY: ABQ. STATE NM ZIP 87193 E-MAIL: joe

APPLICANT: RADOMIR BOZOVIC, PONTILUX PHONE: 717-2344
 ADDRESS: 3700 OSUNA RD. NE SUITE 512 FAX: _____
 CITY: ABQ. STATE NM ZIP 87109 E-MAIL: boze.pontilux.com

Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: SKETCH PLAT REVIEW OF ACTION TO DIVIDE ONE COMMERCIAL LOT INTO 2 COMMERCIAL LOTS

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 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: ELENA GALLEGOS GRANT
 Existing Zoning: SL-1 FOR IP Proposed zoning: SAME MRGCD Map No _____
 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 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 1/2 CUESTA ABAJO CT.
 Between: PASEO DEL NORTE and OSUNA

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

SIGNATURE [Signature] DATE 7.20.15
 (Print Name) JOE SIMONS JR Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

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
<u>ISDRB 70165</u>	<u>SK</u>	_____	\$ <u>2</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

Hearing date April 29 2015

Total \$ 2

[Signature] 4-21-15
 Staff signature & Date

Project # 1002134

FORM S(3): SUBDIVISION D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**
 - ___ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (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

- EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**
 - ___ Preliminary Plat reduced to 8.5" x 11"
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Copy of DRB approved infrastructure list
 - ___ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - ___ List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

- MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**
 - ___ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - ___ Design elevations & cross sections of perimeter walls **3 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - ___ Copy of recorded SIA
 - ___ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - ___ List any original and/or related file numbers on the cover application
 - ___ DXF file and hard copy of final plat data for AGIS is required.

- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**
 - ___ 5 Acres or more: Certificate of No Effect or Approval
 - ___ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
 - ___ Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - ___ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
 - ___ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (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
 - ___ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - ___ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
 - ___ Infrastructure list if required (**verify with DRB Engineer**)
 - ___ DXF file and hard copy of final plat data for AGIS is required.

- AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

 - ___ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (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
 - ___ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - ___ List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

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



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

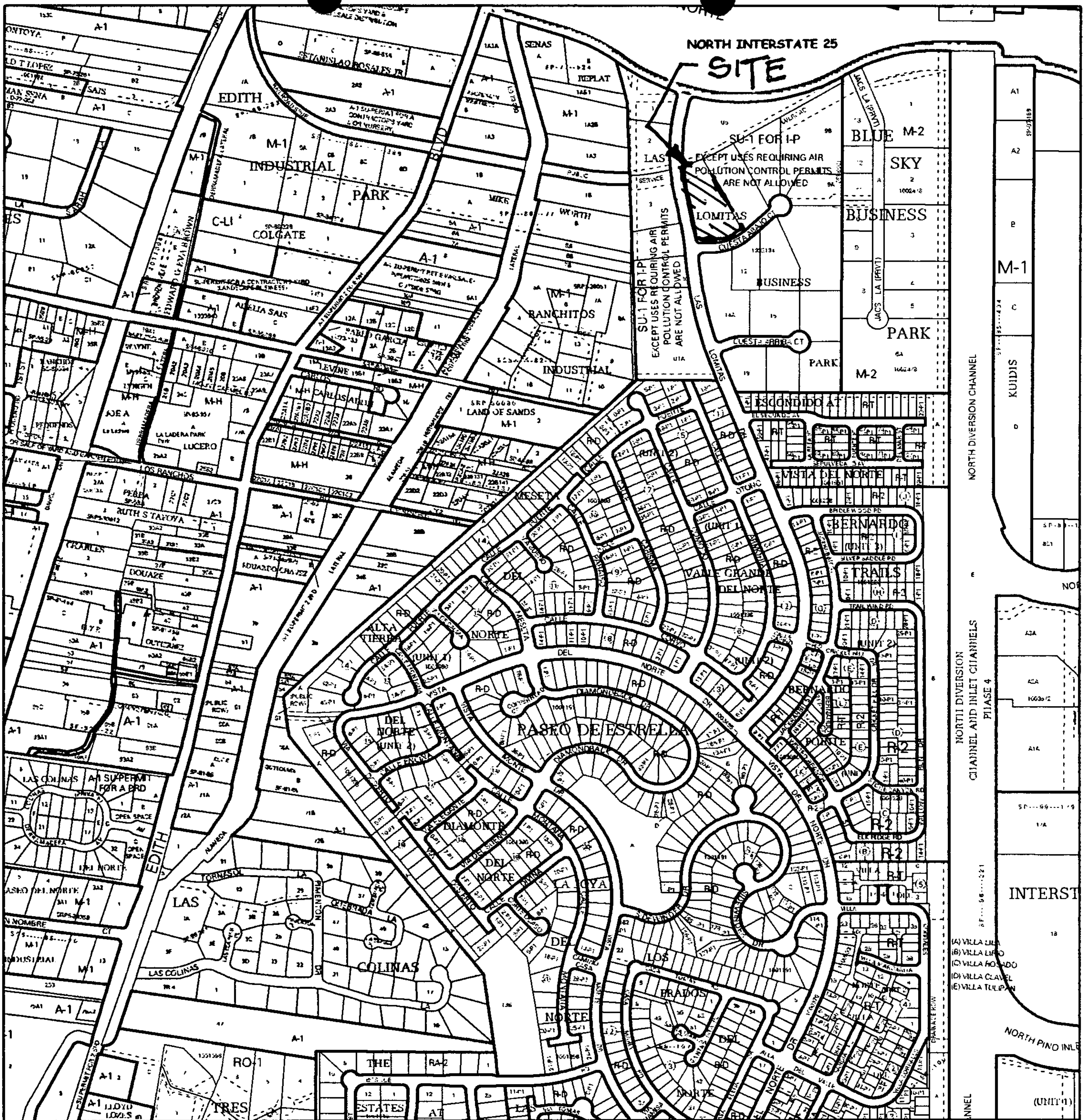
Application case numbers
ISDRB-70165

Form revised **October 2007**

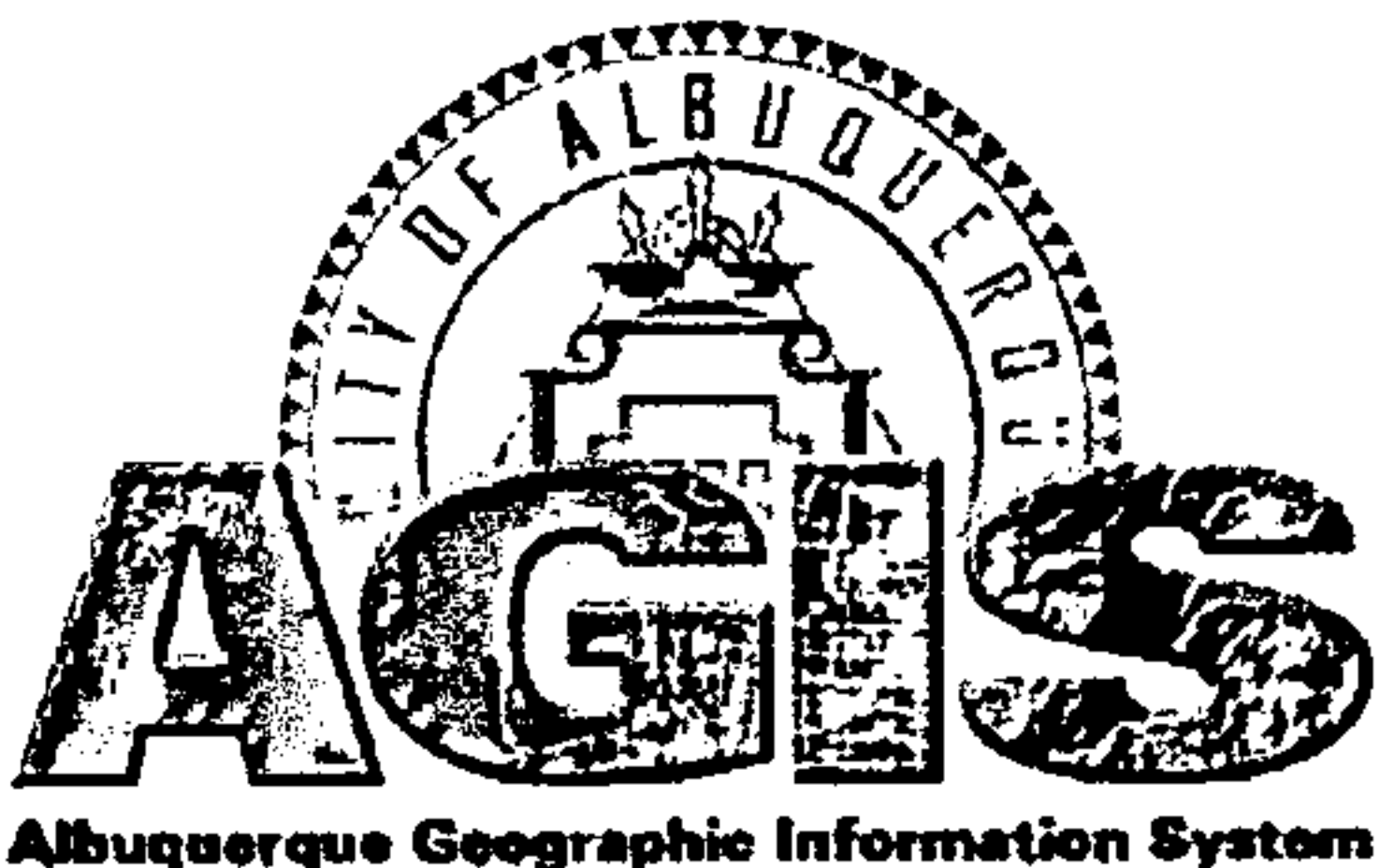
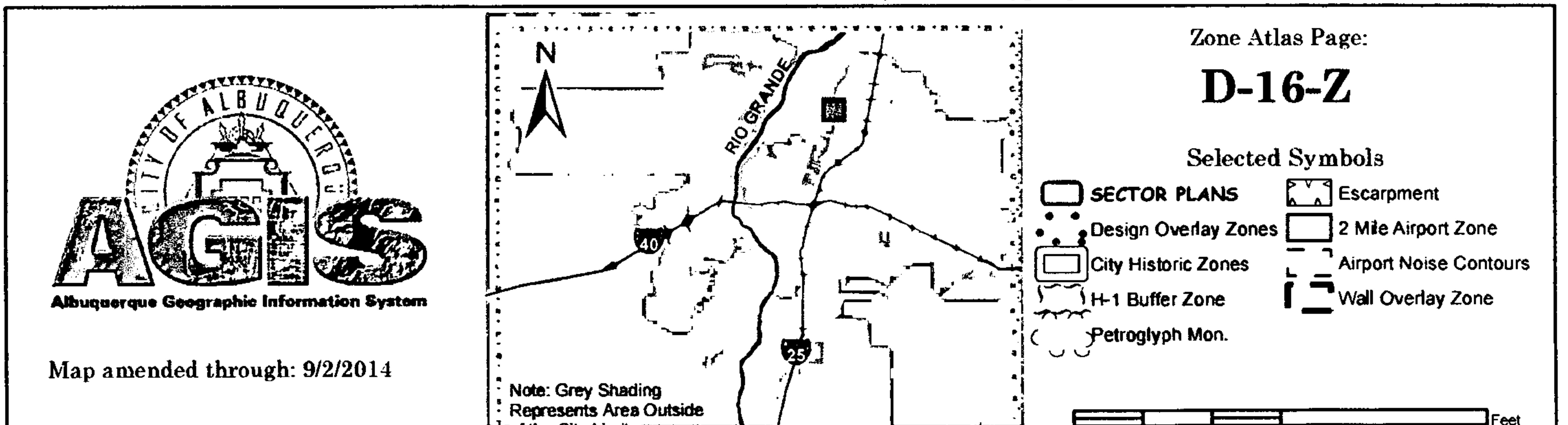
4-21-15

 Planner signature / date

Project # **1002134**



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



Map amended through: 9/2/2014

Note: Grey Shading Represents Area Outside

Zone Atlas Page:

D-16-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

Feet

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

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

We propose subdividing Tract 6 into two tracts named "Proposed Tract 6-A" and "Proposed Tract 6-B". The justification of this action is that it is as follows:

1. *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.
2. *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 sketch plat and site plan conform to all these requirements.
3. I met with the transportation department and was told that we can build a curb cut on Las Lomas as long as we conform to DPNM and are 25' from the corner and easement line. The sketch plat and site plan conform to these requirements.

Thanks so much and have a nice day



Joe Simons, AIA
Simons Architecture PC

SIMONS ARCHITECTURE PC

Building Design with Integrity

505-480-4796 simonsarchitecture.com

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

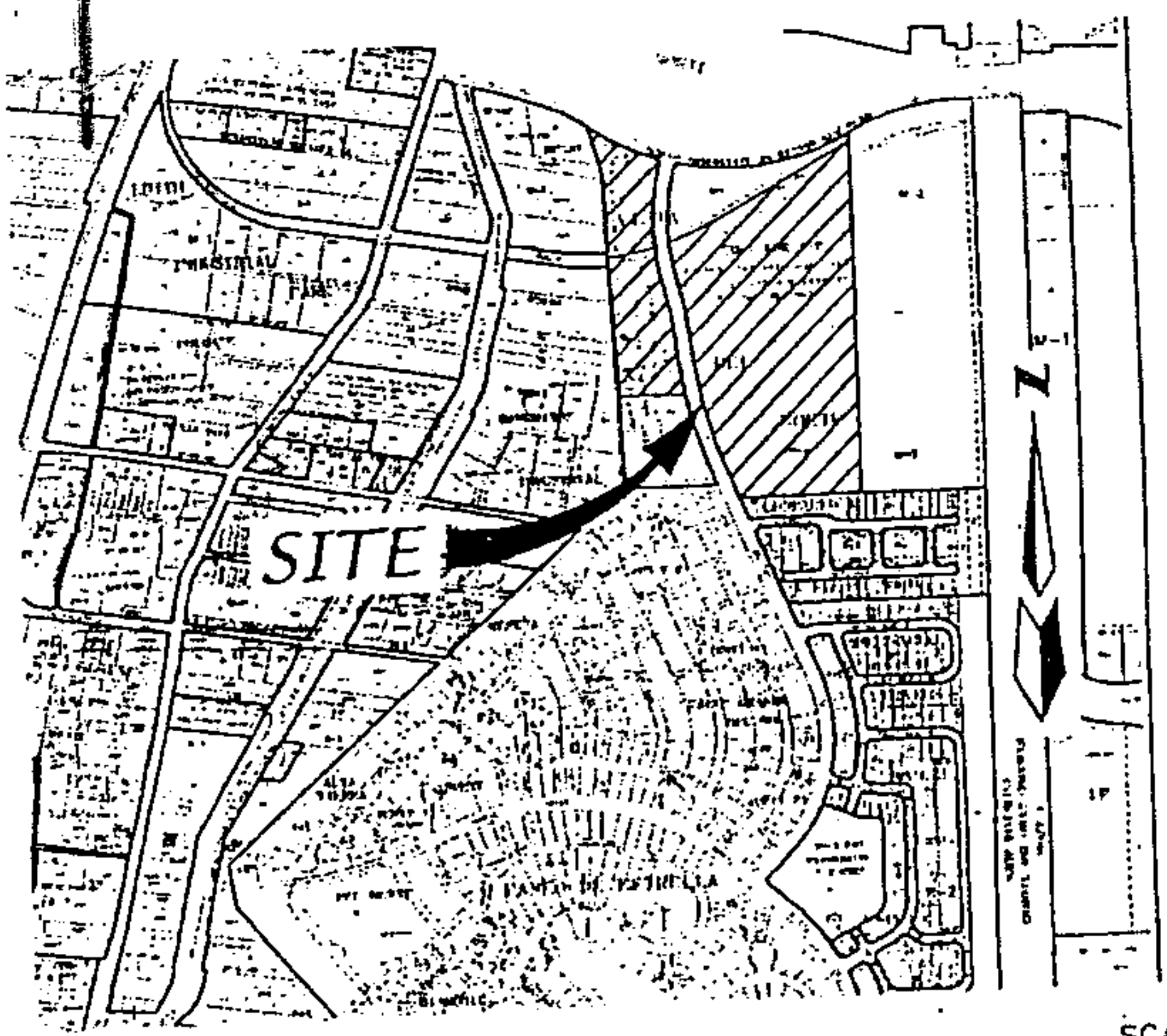
PO Box 67408
Albuquerque, NM 87193-7408
info@simonsarchitecture.com

PROJECT #

1002131

APRIL 29 2015

SX



LOCATION MAP
SCALE: NONE
ZONE ATLAS D-16-Z

LEGAL
A Tract Of Land Situate Within The Elena Gallegos Grant, Projected Section 22, Township 11 North, Range 3 East, New Mexico Principal Meridian, City Of Albuquerque, Bernalillo County, New Mexico Being All of Tract U-2, Tract U-3, Tract U-4 and Tract U-5, Vista Del Norte as the same is shown and designated on said plat filed for record in the Office of the County Clerk of Bernalillo County, New Mexico on September 19, 2002 in Book 2002C, Page 311 and containing 30.0220 acres more or less.

ADMINISTRATIVE AMENDMENT
FILE # 13-10223 PROJECT # 1002134
New lot line to allow creation of 2 new tracts
Catalina Lehner
APPROVED BY **11-1-13**
DATE

AA file

SITE PLAN FOR SUBDIVISION
TRACTS 1 THRU 19
VISTA DEL NORTE
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTIONS 22 AND 27
 TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2004

DIVISION DATA

EXISTING TRACTS	4 TRACTS
NO. OF TRACTS CREATED	20 TRACTS
DATE OF SURVEY	NOVEMBER, 1999
AREA	30.0220 AC

PROJECT NUMBER: 1002134
 APPLICATION NUMBER: 04 DRB-01804

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC), DATED JULY 15, 2004 AND THE FINDING AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.

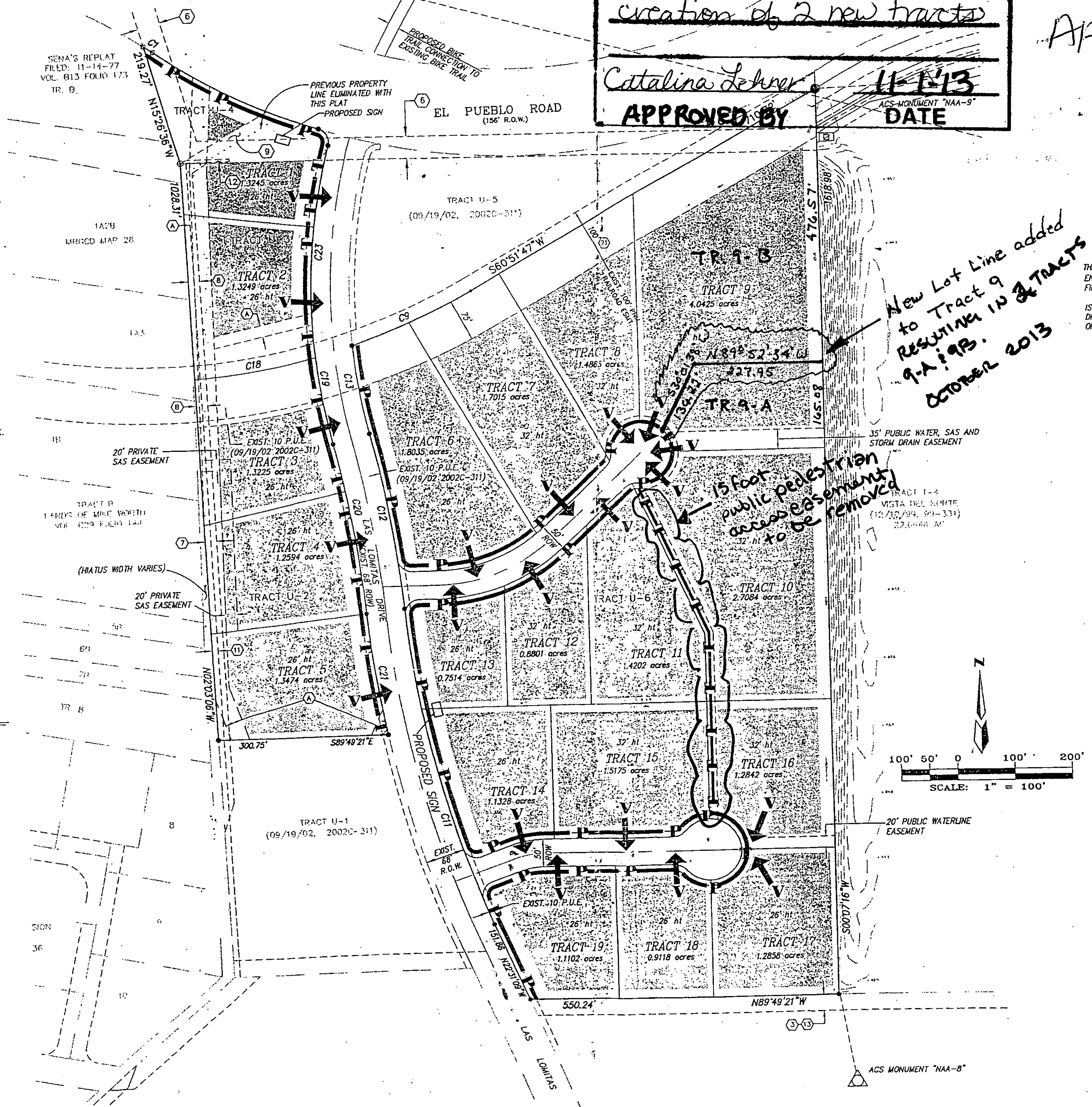
IS AN INFRASTRUCTURE LIST REQUIRED? () YES (X) NO IF YES, THEN A SET OF APPROVED DRG PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

New Lot Line added to Tract 9 resulting in 2 tracts 9-A & 9-B. October 2013

- EXISTING EASEMENTS**
- (A) PUBLIC DRAINAGE EASEMENT (09/19/02 2002C-311)
 - (B) PUBLIC SANITARY SEWER EASEMENT (09/19/02 2002C-311)
 - (3) EXISTING 30' SANITARY SEWER EASEMENT (03-16-99, 99C-57)
 - (6) 40' GAS LINE RIGHT-OF-WAY AND EASEMENT 10/10/55 BK. D-329, PG. 539-540
 - (7) SANITARY SEWER EASEMENT 9/27/68, BK. MISC. 116, PG. 648-651, PARCEL NO. 4.
 - (8) 20' SEWER LINE & PUBLIC UTILITY EASEMENT 11/25/69 BK. MISC. 157, PG. 17-19.
 - (11) EXISTING 10' PNM TRANSMISSION LINE EASEMENT (03-16-99, 99C-57)
 - (12) EXISTING 5'x75' PNM ANCHOR EASEMENT (03-16-99, 99C-57)
 - (13) EXISTING 30' AMAFCA ACCESS EASEMENT (12-10-98, 99C-331)
 - (21) EXISTING 100' PNM RAILROAD EASEMENT (03-11-57, BK.D-379, PG. 383)
 EXISTING 100' PNM RAILROAD EASEMENT (05-28-57, BK.D-387, PGS. 394-396)

- SETBACKS**
- VEHICULAR ACCESS
 - PEDESTRIAN ACCESS
 - PEDESTRIAN/BIKE TRAIL
- ALL LOTS FAR = 1.0 MAX W/MULT-LEVEL 1

- LEGEND**
- FND. CITY OF ALBUQUERQUE CONTROL SURVEY MONUMENT
 - FND. REBAR W/ 2 1/2" ALUM. CAP STAMPED "AGP" OR "AAR LS 4071" (TYP)
 - SET 5/8" REBAR W/ CAP "ALS LS 7719" (TYP)
 - #5 REBAR W/CAP STAMPED "P.B.O. & D. INC. NMPS 11462"
 - CITY OF ALBUQUERQUE CENTERLINE MONUMENT



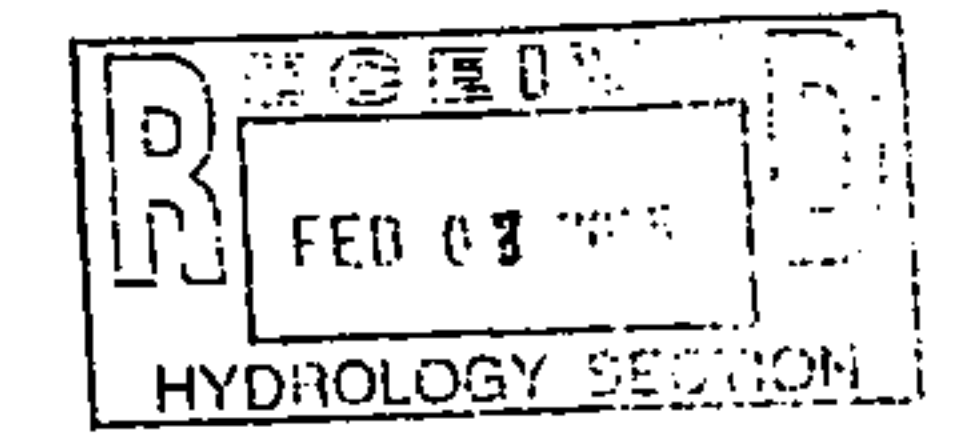
City Approvals:

<i>[Signature]</i> Traffic Engineering, Transportation Division	2-2-05 Date
<i>[Signature]</i> Utilities Development	2/2/05 Date
<i>[Signature]</i> Parks and Recreation Department	2/2/05 Date
N/A AMAFCA	
<i>[Signature]</i> City Engineer	2/2/05 Date
<i>[Signature]</i> DRB Chairperson, Planning Department	2/2/05 Date

DEVELOPER
 VISTA del NORTE DEVELOPMENT LLC
 3804 Carlisle NE 87107
 P.O. Box 3671
 Albuquerque, NM 87190
 883-1674

ENGINEERS
 D. MARK GOODWIN & ASSOCIATES, P.A.
 CONSULTING ENGINEERS
 P.O. BOX 90606
 ALBUQUERQUE, NEW MEXICO 87199
 (505) 828-2200

SURVEYOR
 ALDRICH LAND SURVEYING
 P.O. BOX 30701
 ALBUQUERQUE, N.M. 87190
 (505) 884-1990



SITE PLAN FOR SUBDIVISION
Las Lomas Industrial Park

dmg MARK GOODWIN & ASSOCIATES, P.A.
 CONSULTING ENGINEERS
 P.O. BOX 90606
 ALBUQUERQUE, NEW MEXICO 87199
 (505)828-2200, FAX (505)797-9539

Dwg: SITEPLAN.dwg Drawn: STEPHEN Checked: DMG Sheet 7 of 7

SITE PLAN
PROJECT 1002134

PROJECT: 1002134
DATE: 7-8-15 (P/F)

