



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
- 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): Peter Rehn, RA - RMKM Architecture PHONE: (505) 681-6836
 ADDRESS: 400 Gold Ave SW, Studio 1100 FAX:
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: prehn@rmkmarch.com
 APPLICANT: Cindy Mohler, HR Director - New Mexico Mutual PHONE: (505) 343-2806
 ADDRESS: 3900 Sinqer Blvd NE FAX:
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: cindym@newmexicomutual.com
 Proprietary interest in site: List all owners: New Mexico Mutual

DESCRIPTION OF REQUEST: Need information regarding the extension of San Mateo along the west side of the site and any information regarding placement of site entrances and utilities needed for development of this site.

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. 1003790 Tract: C-2-B Unit:
 Subdiv/Addn/TBKA: North Gateway Subdivision
 Existing Zoning: SU-2 IP or C Proposed zoning: SU-2 C MRGCD Map No
 Zone Atlas page(s): B-18-Z UPC Code:

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.):
 1000961, 1003790

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): Approx. 5
 LOCATION OF PROPERTY BY STREETS: On or Near: NW corner of Balloon Fiesta Pkwy and San Mateo Blvd
 Between: and
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: 10-20-15
 02-10-16

SIGNATURE *pt, rhl* DATE 7.14.16
 (Print Name) Peter Rehn, RA - RMKM Architecture 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	-	-	-	\$
<input type="checkbox"/> All fees have been collected	-	-	-	\$
<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				Total
<input type="checkbox"/> F.H.D.P. fee rebate				\$

Hearing date _____

Project # _____

Staff signature & Date _____

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 - P. 12 1-25 North Sector Plan
 - 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 - off site work order DRB # 1000961
 - 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 30 DAYS 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.

Applicant name (print)

Applicant signature / date



Form revised **October 2007**

- | | |
|--|--------------------------|
| <input type="checkbox"/> Checklists complete | Application case numbers |
| <input type="checkbox"/> Fees collected | _____ |
| <input type="checkbox"/> Case #s assigned | _____ |
| <input type="checkbox"/> Related #s listed | _____ |

Project # Planner signature / date

TRACTS B-1, C-1-A, C-2-A AND C-2-B NORTH GATEWAY

PLAT FOR
WITHIN THE
A PORTION OF THE ELENA GALLEGOS GRANT
PROJECTED SECTION 12
TOWNSHIP 11 NORTH, RANGE 3 EAST, N11PM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
April, 2007

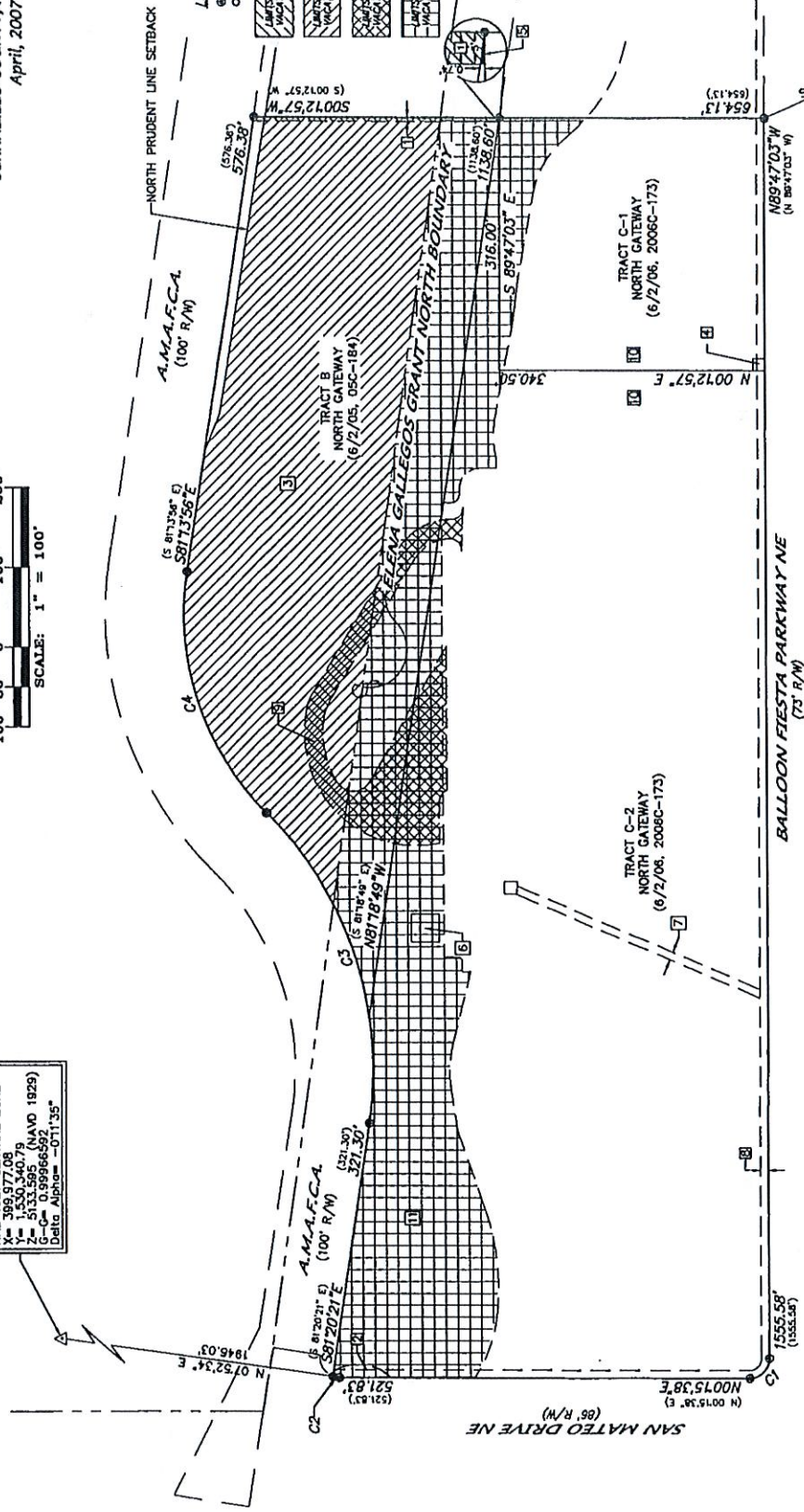
Doc# 2587080254
Map 1: 1" = 100'
Map 2: 1" = 100'
Map 3: 1" = 100'
Map 4: 1" = 100'
Map 5: 1" = 100'
Map 6: 1" = 100'
Map 7: 1" = 100'
Map 8: 1" = 100'
Map 9: 1" = 100'
Map 10: 1" = 100'



CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING	CH-DIST
C1	39.29	25.00	90°02'41"	25.02	N44°45'42"W	35.37
C2	8.59	25.00	19°41'19"	4.34	N10°06'17"E	8.55
C3	423.61	450.00	54°17'26"	230.23	N71°40'21"E	408.92
C4	331.03	350.00	54°17'26"	179.07	N71°40'21"E	318.63

ACS Monument "1-218"
NAD 83
X = 399,977.08
Y = 1,530,340.79
Z = 5133.595 (NAVD 1929)
G-C = 0.999966592
Delta Alpha = -0°11'35"

- LEGEND**
- FOUND REBAR WITH CAP "LS 5020"
○ SET BATTERY MARKER "LS 14271"
 - ▨ LIMITS OF VACATION
 - ▩ SEE EASEMENT NOTES [1] THIS SHEET.
 - ▧ SEE EASEMENT NOTES [2] THIS SHEET.
 - ▦ SEE EASEMENT NOTES [3] THIS SHEET.
 - ▤ SEE EASEMENT NOTES [4] THIS SHEET.



ACS Monument "1-25-11"
NAD 83
X = 401,986.77
Y = 1,526,246.66
Z = 5206.636 (NAVD 1929)
G-C = 0.999966135
Delta Alpha = -0°11'21"



CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244

- Easement Notes**
- EXISTING 5' PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF TRACT C (6/2/06, A113-116) TO BE MAINTAINED BY THE OWNER OF TRACT C-1. (VACATED BY V-03-D.R.B.-00298.)
 - EXISTING PERMANENT PUBLIC TURN AROUND EASEMENT (6/2/06, 2006C-173)
 - EXISTING PRUDENT LINE SETBACK (9/29/97, 97C-296) (VACATED BY V-03-D.R.B.-00298.)*
 - EXISTING 15'X15' SIGN EASEMENT BENEFITING THE OWNER OF TRACT C-2 (6/2/06, 2006C-173) (RELEASED BY DOC. 2006-081610)
 - EXISTING PRIVATE DRAINAGE EASEMENT BENEFITING TRACT C-1 (6/2/06, 2006C-173) (VACATED BY V-03-D.R.B.-00298.)*

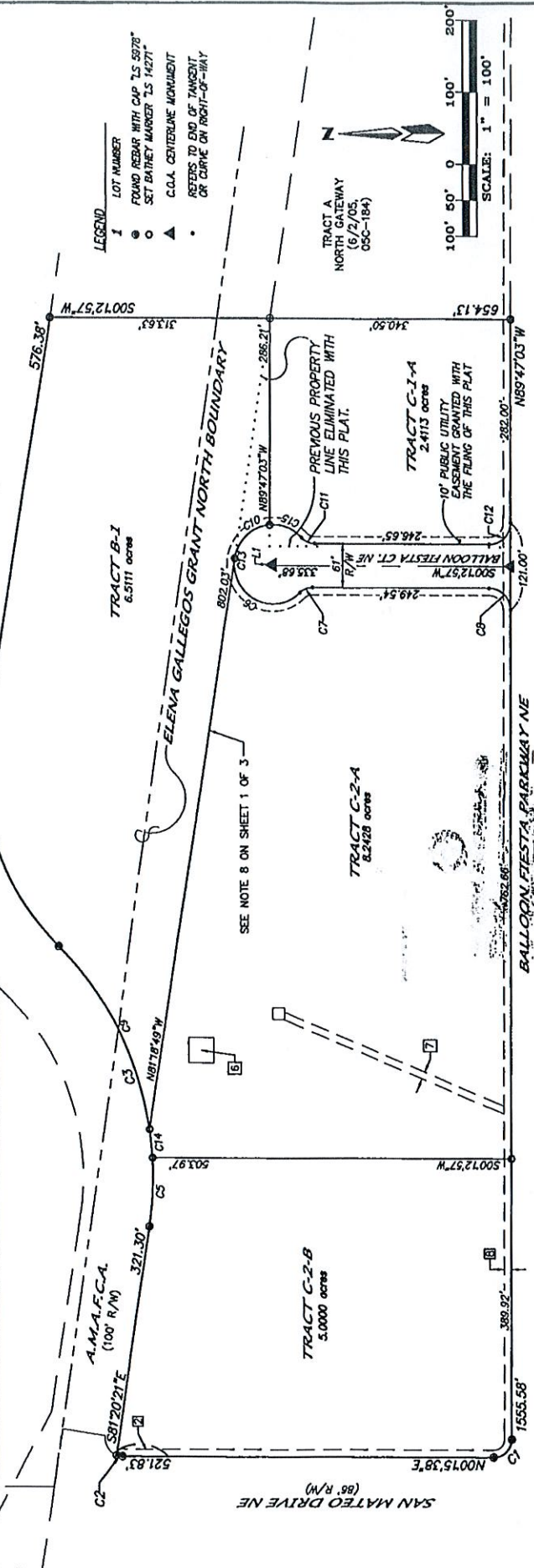
QUITCLAIM RELEASE (BK 4137; PG 2821; DOCUMENT NO. 2007072972 (97C-296)
QUITCLAIM RELEASE (PG 1 THRU 4; DOCUMENT NO. 2007073528 (97C-181))

PLAT FOR TRACTS B-1, C-1-A, C-2-A AND C-2-B NORTH GATEWAY

WITHIN THE
A PORTION OF THE ELENA GALLEGOS GRANT
PROJECTED SECTION 12
TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
April, 2007

NOTE:
CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PCS, PTS, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE," CENTERLINE MONUMENT, "DO NOT DISTURB," T.S. # 14271.

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C1	39.20	25.00	90.0241°	25.02	N44°45'42"W	35.37
C2	8.59	25.00	19.4179°	4.34	N10°06'17"E	8.55
C3	425.61	450.00	54.1126°	230.23	N71°40'21"E	409.92
C4	301.03	350.00	54.1126°	179.07	N71°40'21"E	318.83
C5	95.50	450.00	12.0932°	47.93	S87°18'42"E	95.32
C6	137.30	55.00	44.3341°	164.53	N27°10'14"E	104.33
C7	19.44	25.00	44.3341°	10.24	N22°03'53"W	18.96
C8	47.12	30.00	90.0000°	30.00	N45°12'57"E	42.43
C9	290.40	450.00	36.3830°	150.46	N63°03'53"E	285.39
C10	73.43	55.00	76.2955°	43.38	N43°03'51"W	68.10
C11	20.75	30.00	47.1245°	11.01	N23°59'20"E	20.16
C12	47.12	30.00	90.0000°	30.00	S44°47'03"E	42.43
C13	261.20	55.00	272.0826°	N/A	N89°17'03"W	76.34
C14	95.50	450.00	12.0932°	47.93	S87°18'42"E	95.32
C15	50.47	55.00	52.3436°	27.17	N21°28'24"E	48.72



LEGEND

- 1 LOT NUMBER
- FOUND REBAR WITH CAP T.S. 58781 SET BATTERY MARKER T.S. 14271
- C.O.A. CENTERLINE MONUMENT
- REFERS TO END OF TANGENT OR CURVE ON RIGHT-OF-WAY

LINE TABLE

LINE	BEARING	LENGTH
L1	S89°47'03"E	1.50'

ALL STREETS AND ROADS SHOWN HEREON IS HEREBY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS AS PUBLIC RIGHT-OF-WAY

CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244

Scale: AS SHOWN Date: 4/26/2007 Drawn: SPS Checked: ALS Sheet 3 of 3

renew, operate and maintain facilities for the purposes described above, together with free access to, from and over said easement, including all utility working areas for electric lines, gas lines, water lines, sewer lines, fire lines, telephone lines, and other utilities, which inhere in the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code caused by construction of pools, decking or any structures adjacent to within or near easements shown on this plat.

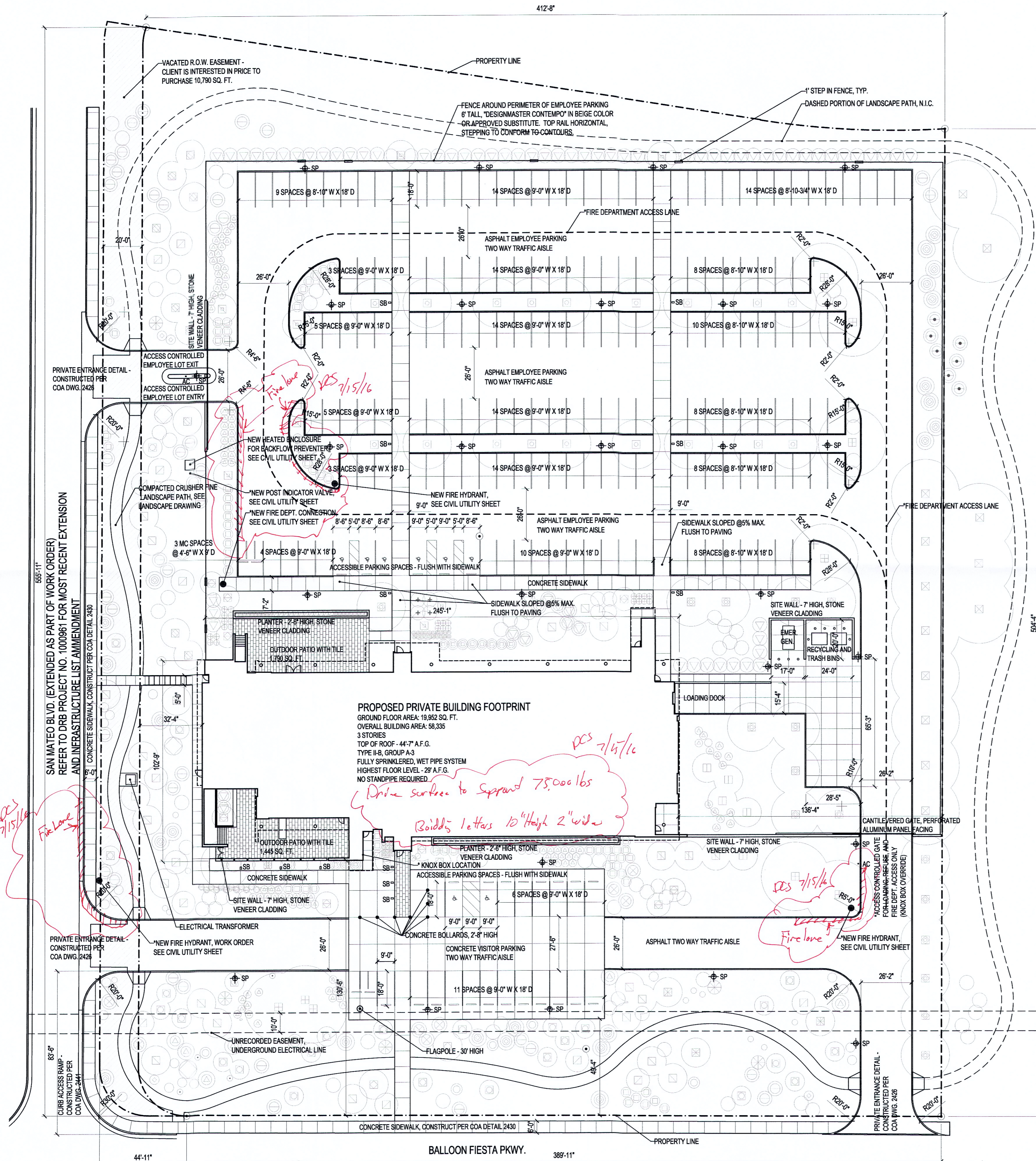
In approving this plat, the utility companies did not conduct a full and complete inspection of the premises. The utility companies do not warrant or release any easement or easement rights which may have been granted by prior plat, report or other document and which are not shown on this plat. Easements for electric transformers/switchgear, as installed, shall extend ten feet (10') in front of transformers/switchgear doors and five feet (5') on each side.

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical transmission and distribution lines, poles, towers, structures and related facilities reasonably necessary to provide electrical services.
- The PNM Gas Services Division for installation, maintenance and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- Overseas for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and cabinets.
- Comcast cable for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV service. Included, is the right to bulk, rebuild, construct, reconstruct, locate, relocate, change, remove, modify,

Easement Notes

- EXISTING PERMANENT PUBLIC TURN AROUND EASEMENT (6/2/06, 2006C-173)
- EXISTING '55X35' MEMORANDUM OF LEASE AGREEMENT FILED JANUARY 20, 1988 (BK. BCR 98-2, PG. 4855)
- EXISTING 10' PNM & USWEST COMM. (7/22/97, 9719-8524) SEE NOTE 6
- EXISTING 10' PUE (5/19/97, 97C-161)



SITE PROJECT DATA

PROPERTY INFORMATION
5201 BALLOON FIESTA PKWY, NE
ALBUQUERQUE, NM. *07113* *PCS 7/15/16*

TRACT C-2-B, NORTH GATEWAY CONST.

ZONING
SU-2 C

PARKING
TOTAL BUILDING AREA: 58,335 SQ. FT.
OFF STREET PARKING REGULATIONS BASED ON COA ZONING 14-16-3-1
OFFICES - ONE SPACE PER 200 NET LEASABLE AREA ON FIRST FLOOR,
ONE SPACE PER 300 NET ALL OTHER FLOORS:
1ST FLOOR 13,705 NLSF / 200 NLSF PER SPACE = 69 SPACES
2ND FLOOR 16,589 NLSF / 300 NLSF PER SPACE = 55 SPACES
3RD FLOOR 17,071 NLSF / 300 NLSF PER SPACE = 57 SPACES
TOTAL REQUIRED 181 SPACES
TOTAL PROVIDED 184 SPACES

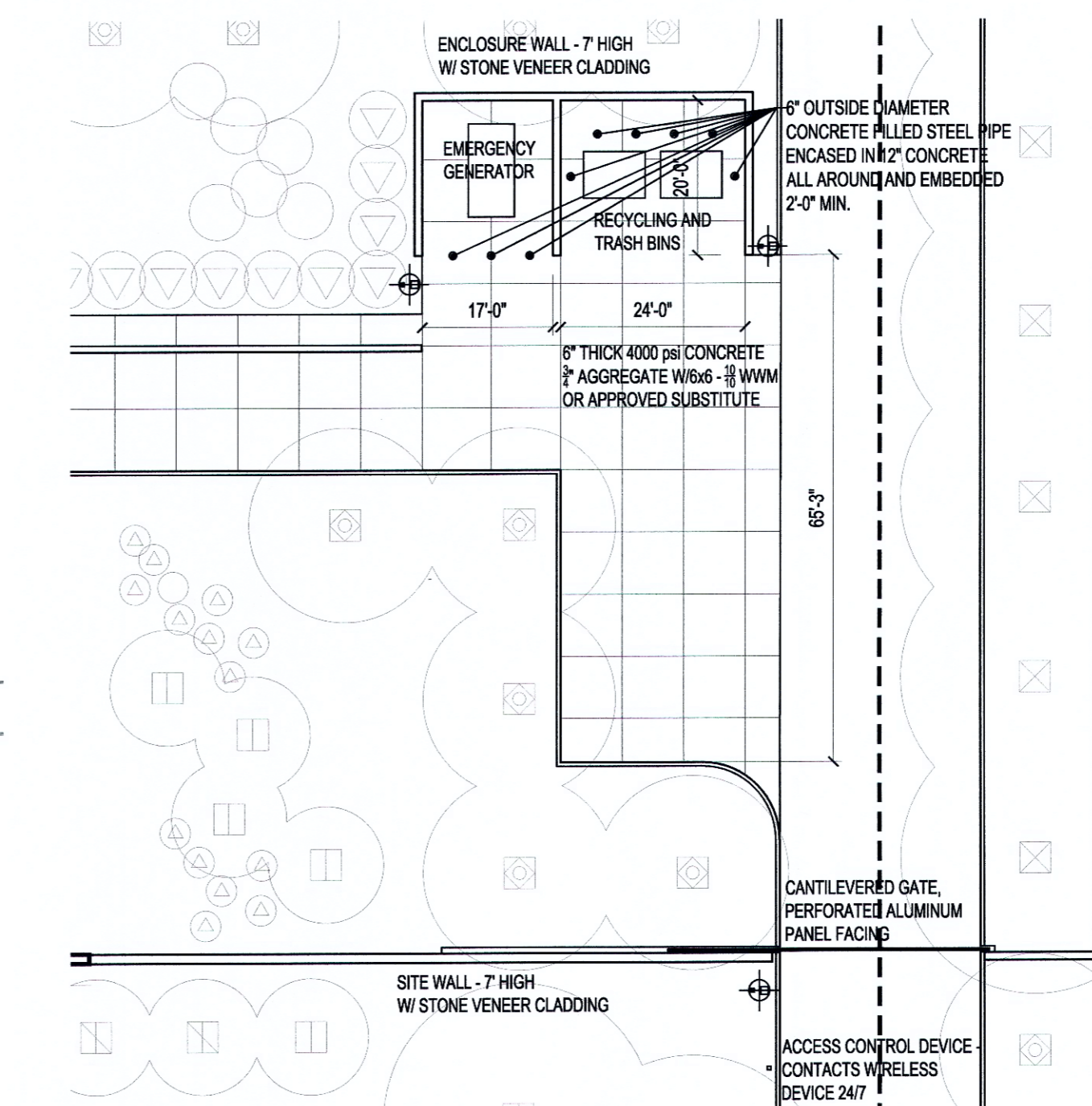
ACCESSIBLE PARKING SPACES REQUIRED 8 SPACES
TOTAL PROVIDED 8 PROVIDED

MOTORCYCLE SPACES REQUIRED 5 SPACES
MOTORCYCLE SPACES PROVIDED 6 SPACES

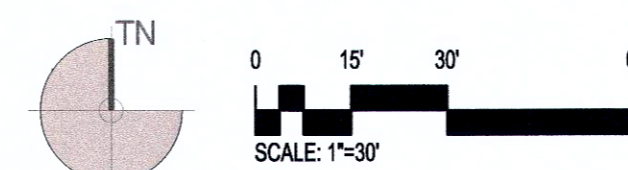
BICYCLE SPACES PROVIDED 10 SPACES
BICYCLE SPACES PROVIDED 10 SPACES

SITE LIGHTING LEGEND
REFER TO ELECTRICAL DRAWINGS

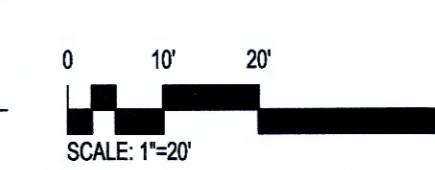
- SP LED SITE POLE - 16' HIGH
- SB LED SITE BOLLARD - 3' 6" HIGH



1 SITE PLAN
1" = 30'-0"



2 REFUSE ENCLOSURE
1" = 20'-0"



Cala Williams Stamp 7-13-16

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL -

Traffic Engineering, Transportation Division	Date
ABCWA	Date
City Engineer	Date
Environmental Health Department	Date
Fire Marshal	Date
DRB Chairperson, Planning Dept.	Date

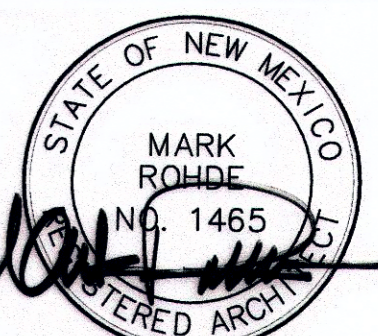
PROJECT New Mexico Mutual	SCALE 1" = 30'-0"
NM Mutual Home Office	RMKM PROJECT NO. 1518
5201 Balloon Fiesta Parkway	DATE JULY 13, 2016
	PROJECT MANAGER Checker
	DRAWN BY Author

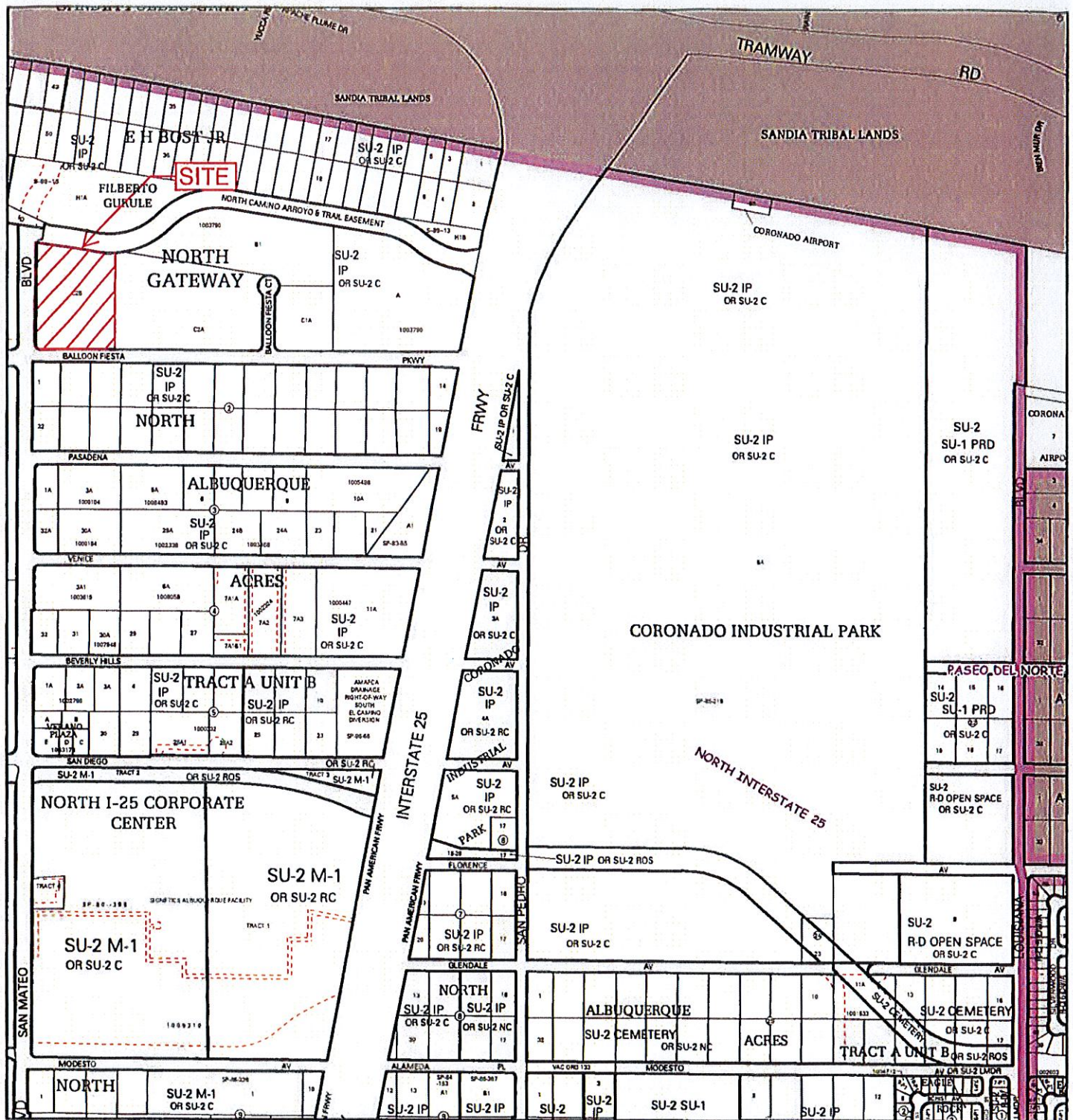
SHEET TITLE
SITE PLAN

DESIGN PHASE
DRB Hearing

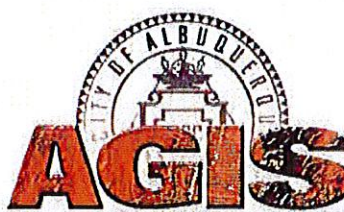
SHEET NUMBER

SHEET #1 - FIRE 1

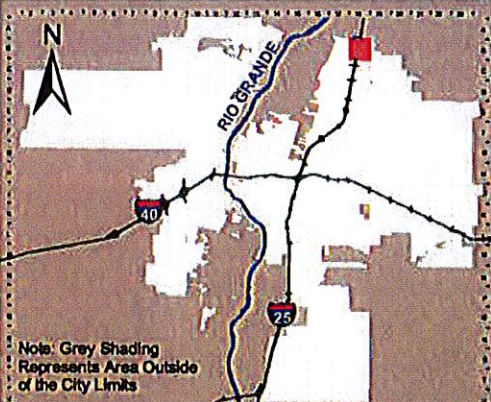




For more current information and details visit: <http://www.cabq.gov/gis>



Map amended through: 9/2/2014



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
B-18-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



July 14, 2016

Jack Cloud
Planning Manager, DRB Chair
Planning Department
Development & Building Services Division
City of Albuquerque
600 Second Street, NW
Albuquerque, NM 87103

RE: DRB Site Development Plan for Building Permit
Tract C-2-B, North Gateway
DRB Project #1003790

Dear Mr. Cloud:

Transmitted are the following items associated with the subject request:

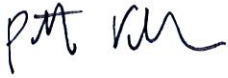
- DRB Application and Supplemental Form P(2)
- Site Development Plan for Building Permit Checklist
- Explanation and Justification for request (below)
- City of Albuquerque Zone Atlas B-18-Z (with Site Highlighted)
- One (1) 8-1/2 x 11 reduced copy of Recorded Plat
- Approved Infrastructure list resulting from Major Subdivision Improvement Agreement 5th Extension and Infrastructure List Amendment
- Office of the Community & Neighborhood Coordination Request, Inquiry Response, Notifying Letter, Certified Mail Receipt
- Copy of Water and Sanitary Sewer Availability Statement
- Letter of authorization from the Property Owner, allowing RMKM to act as their Agent
- Copy of Site Plan with Fire Marshal's stamp
- Related fees

As referenced in the Application we attended a PRT meeting on October 20, 2015 (PA# 15-178) and a Sketch Plat review hearing on February 10, 2016 (DRB Project # 1003790). Additionally, High Mesa Consulting Group (our Civil Engineer for this project) attended the *Major Subdivision Improvement Agreement 5th Extension and Infrastructure List Amendment* on April 13, 2016 (Project #1003790).

On behalf of our client, New Mexico Mutual, we are requesting Approval on our Site Development Plan for Building Permit. The design of this project complies with the North I-25 Sector Plan as well as the findings from previous meetings.

Please schedule this matter for the next Appropriate DRB Hearing. If I can be of further assistance to you, please do not hesitate to call.

Sincerely,

A handwritten signature in black ink, appearing to read 'p rehn'.

Name: Peter Rehn, RA, Project Manager

Firm: RMKM Architecture, PC

Mobile: (505) 681-6836

July 11, 2016

Mr. Jack Cloud
Planning Manager, DRB Chair
Planning Department
Development & Building Services Division
City of Albuquerque
600 Second Street, NW
Albuquerque, NM 87103

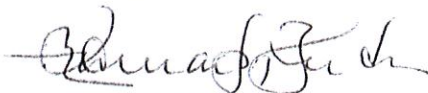
**RE: New Mexico Mutual New Home Office
5201 Balloon Fiesta Parkway, NE**

Dear Mr. Cloud:

Please be advised that RMKM Architecture, PC, is authorized to act as agent on behalf of New Mexico Mutual to the City of Albuquerque Planning Department and the Design Review Board in matters pertaining to the design of New Mexico Mutual's new home office project referenced above.

Please feel free to contact me if you have any questions, or require any additional information.

Sincerely,



Norman P. Becker
President & CEO
New Mexico Mutual

1 Plan can only make recommendations of solutions, not correct them.
2 The concerns of the stakeholders have been addressed in the Plan
3 and their letters are attached to the staff report.

4 SECTION 4. CONDITIONS OF APPROVAL ADOPTED. The City Council
5 adopts the following Conditions of Approval as recommended by the EPC:

6 1. The EPC delegates final sign-off authority of this site development
7 plan to the Development Review Board (DRB). The DRB is
8 responsible for ensuring that all EPC Conditions have been satisfied
9 and that other applicable City requirements have been met. A letter
10 shall accompany the submittal, specifying all modifications that have
11 been made to the site plan since the EPC hearing, including how the
12 site plan has been modified to meet each of the EPC conditions.
13 Unauthorized changes to this site plan, including before or after DRB
14 final sign-off, may result in forfeiture of approvals.

15 2. **Prior to application submittal to the DRB, the applicant shall meet**
16 **with the staff planner to ensure that all conditions of approval are**
17 **met.** - PRT meeting 10/20/15

18 3. This text shall be inserted on page 4 of the March 2008 Plan as
19 paragraph 7) of section 1.5 "How to Use This Plan", just in front of
20 section "1.6 Definitions" *"All developments shall conform to the*
21 *City's Development Process Manual, City Ordinances and applicable*
22 *policies with respect to storm water management".*

23 4. Modifications should be made to Section 1.5 "How To Use This
24 Plan". In paragraph 4) a) *"All site plans must be approved through a*
25 *DRB process".*

26 5. The DRB is the "Development Review Board", not the "Design
27 Review Board" and should be changed in section 1.5.

28 6. All properties within the Plan area shall have an SU-2 prefix in front
29 of their land use zoning to signify that they are within the sector
30 plan's boundaries.

31 7. Chapter 1 of the North I-25 Sector Plan shall state that all properties
32 with an SU-2 prefix shall be in control by the sector plan and shall
33 comply with the design standards of the sector plan.

[+Bracketed/Underscored Material+] - New
[-Bracketed/Strikethrough Material-] - Deletion



DEVELOPER INQUIRY SHEET

To obtain NA/HOA Contact Information for Application Submittal to the Planning Department.

The Office of Neighborhood Coordination (ONC) located in Room 440 (4th floor) of the Plaza Del Sol Building, 600 Second Street NW is where you obtain neighborhood and homeowner association information for your planning submittal.

You can submit your *Developer Inquiry Sheet* in the following ways: 1) In person at the address listed above; 2) Fax it to (505) 924-3913; or 3) E-mail it with the zone map to BOTH: Stephani Winklepleck at swinklepleck@cabq.gov and Dalaina Carmona at dcarmona@cabq.gov.

ONC will need the following information BEFORE any neighborhood or homeowner association information is released you. If you have questions, please feel free to contact our office at (505) 924-3914.

Zone map and this Developer Inquiry Sheet MUST be provided with request

Please mark zone map to indicate where the property is located

Developer Inquiry is for the following (mark the one that applies):

- Cell Tower Submittal: Free-Standing Tower -OR- Concealed Tower
- EPC Submittal DRB Submittal LUCC Submittal Liquor Submittal
- AA Submittal City Project Submittal ZHE Submittal (need address/zone map # only)

Contact Name: Peter Rehn

Company Name: RMKM Architecture

Address/Zip: 400 Gold Ave SW, Studio 1100

Phone: (505)681-6836 Fax: (505)243-5858 E-mail: prehn@rmkmarch.com

Legal Description Information

Describe the legal description of the subject site for this project below:
(i.e., Lot A, Block A, of the XYZ Subdivision)

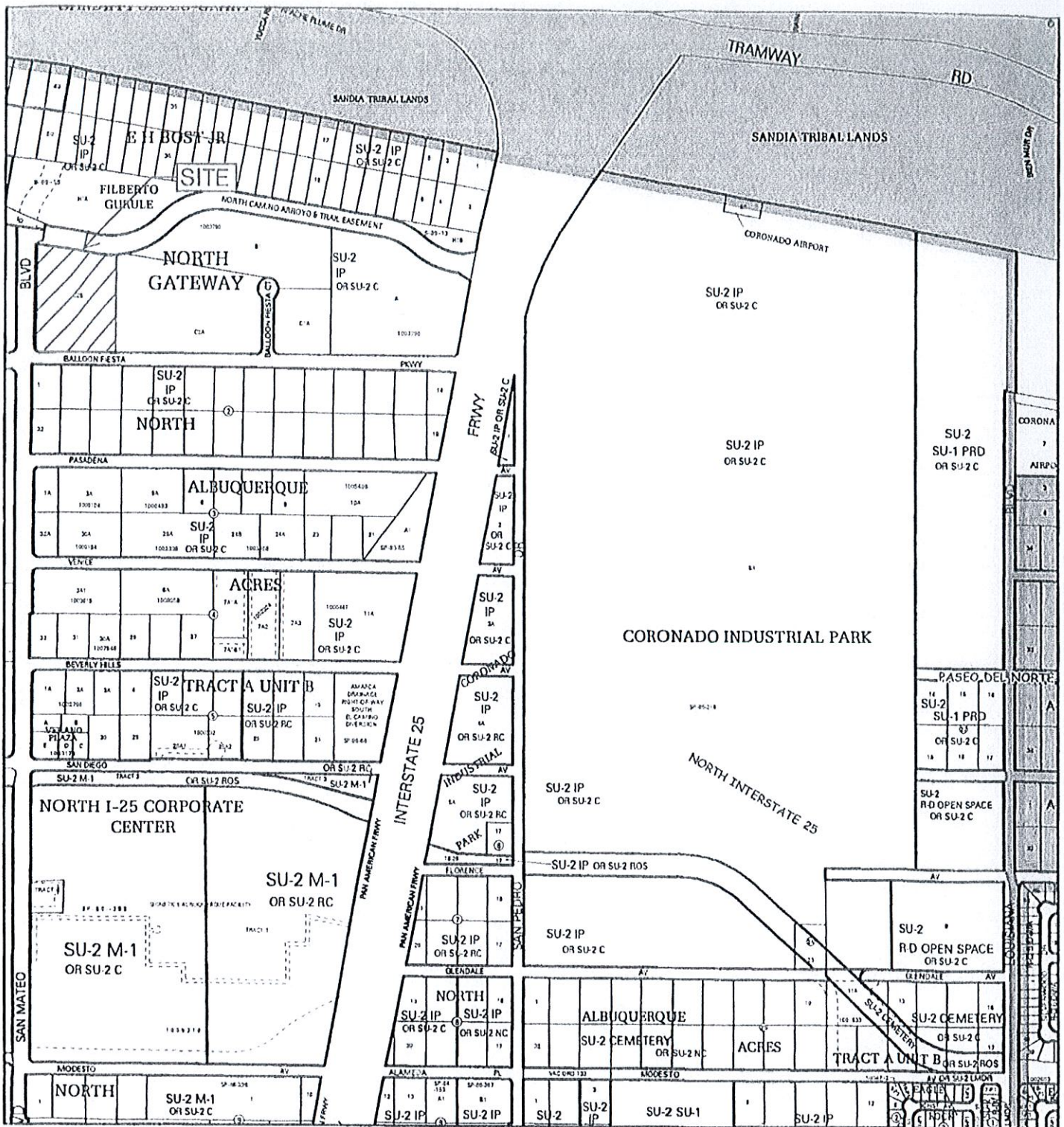
C - 2 B North Gateway

Located On Ballon Fiesta Parkway
street name (ex. - 123 Main St. NW) or other identifying landmark

Between San Mateo Blvd. and
street name or other identifying landmark

I - 25
street name or other identifying landmark

The site is located on the following zone atlas page (B-18-Z).



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

AGIS
Albuquerque Geographic Information System

Map amended through: 9/2/2014

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
B-18-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



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The NA/HOA 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.

July 7, 2016

Peter Rehn
RMKM Architecture
400 Gold Avenue SW, Studio 1100/87102
Phone: 505-681-6836/Fax: 505-243-5858
E-mail; prehn@rmkmarch.com

Dear Peter:

Thank you for your inquiry of **July 7, 2016** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* by your proposed project at **(DRB SUBMITTAL) C-2 B, NORTHGATEWAY, LOCATED ON BALLOON FIESTA PARKWAY NE BETWEEN SAN MATEO BOULEVARD NE AND I-25 FREEWAY zone map B-18.**

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

WILDFLOWER AREA N.A. "R"

Larry T. Caudill, 4915 Watercress NE/87113 857-0596 (h)

Jim Jansen, 8812 Columbine NE/87113 822-0523 (h)

Please note that according to §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* 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 (**PLEASE ATTACH: 1) Copy of this letter; 2) Copy of letters sent to NA/HOA's and 3) Copy of White Receipts showing proof that you sent certified mail w/stamp from USPS showing date.**) If you have any questions about the information provided please contact me at (505) 924-3914 or via an e-mail message at swinklepleck@cabq.gov.

Sincerely,
Stephani Winklepleck
Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

**LETTERS MUST BE SENT TO
BOTH CONTACTS OF EACH
NA/HOA FOR THIS
PLANNING SUBMITTAL.**

!!!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: **07/07/16** Time Entered: **4:15 p.m.** Rep. Initials: **siw**

RMKM

July 13, 2016

WILDFLOWER AREA N.A. "R"

- Larry T. Caudill *Via Certified Mail – Return Receipt Requested*
4915 Watercress NE, Albuquerque, NM, 87113
(505)857-0596 (h)
- Tony Perry *Via Certified Mail – Return Receipt Requested*
4909 Watercress NE, Albuquerque, NM, 87113
(505)797-7098 (h)

Project Title: New Mexico Mutual Home Office

Type of Request: DRB Site Development Plan for Building Permit

Current Legal Description: Tract C-2-B, North Gateway, B-18-Z

Developer: New Mexico Mutual Casualty Co.

Agent/Architect: RMKM Architecture, P.C.

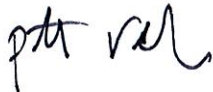
Contact: Peter Rehn, RA, Project Manager

This project is scheduled to be heard before the Development Review Board on August 10, 2016. The meeting will be held at 600 2nd St. NW, Plaza Del Sol's hearing room, basement level of the building.

On behalf of our client, New Mexico Mutual, we are requesting Approval on our Site Development Plan for Building Permit. The design of this project complies with the North I-25 Sector Plan as well as the findings from previous DRB meetings.

If you have any questions regarding this information, please do not hesitate to call.

Sincerely,



Name: Peter Rehn, RA, Project Manager

Firm: RMKM Architecture, PC

Mobile: (505) 681-6836

RMKM

RMKM Architecture, P.C.
400 Gold Avenue SW Studio 1100
Albuquerque, New Mexico 87102

Tony Perry
WILDFLOWER AREA N.A. "R"
4909 Watercress NE
Albuquerque, NM 87113

RMKM

RMKM Architecture, P.C.
400 Gold Avenue SW Studio 1100
Albuquerque, New Mexico 87102

Larry T. Caudill
WILDFLOWER AREA N.A. "R"
4915 Watercress NE
Albuquerque, NM 87113

7015 3010 0000 6360 4848

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ALBUQUERQUE, NM 87113 OFFICIAL USE

Certified Mail Fee	\$3.30	0103
Postage	\$0.47	05
Total Postage and Fees	\$5.12	

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$1.35
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postmark Here
JUL 13 2016
07/13/2016

ALBUQUERQUE, NM 87103

Sent To _____
Street and Apt. No., or PO Box No. _____
City, State, ZIP+4® _____
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

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

ALBUQUERQUE, NM 87113 OFFICIAL USE

Certified Mail Fee	\$3.30	0103
Postage	\$0.47	05
Total Postage and Fees	\$5.12	

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$1.35
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postmark Here
JUL 13 2016
07/13/2016

ALBUQUERQUE, NM 87103

Sent To _____
Street and Apt. No., or PO Box No. _____
City, State, ZIP+4® _____
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from 26 July, 2016 To 10 Aug, 2016

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

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

(Applicant or Agent) _____ (Date)

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

PROJECT NUMBER: _____

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission and Development Review Board. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. More details and/or minor changes may be necessary as the project progresses through DRB and building permit reviews. Certification of completeness as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. I ACKNOWLEDGE THAT MORE DETAILS AND/OR MINOR CHANGES MAY BE NECESSARY AS THE PROJECT PROGRESSES THROUGH THE REVIEW PROCESSES. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OR DEFERRAL OF THE APPLICATION.

Applicant or Agent Signature / Date

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36", or as pre-approved by Planning Staff

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing):

1. **Site Plan** (including easements with recording information)
2. **Landscaping Plan**
3. **Conceptual Grading and Drainage Plan** (a separate Grading Plan sheet is required for sites > 1 acre)
4. **Conceptual Utility Plan** (for sites less than one acre, Utility Plan may be shown on Site Plan)
5. **Building and Structure Elevations**
6. **Previously approved Development Plan** (if applicable)

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. Please refer to the City's DPM, Zoning Code and any applicable Sector Development Plan and Master Development Plan for specific design requirements for the elements listed below. The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.

Accompanying Material

A. 8-1/2" x 11" reduction for each plan sheet & electronic copy (pdf) of Site Development Plan

B. **Written project summary.** Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 – SITE PLAN

A. General Information

1. Date of drawing and/or last revision
2. Scale:
1.0 acre or less 1" = 10' Over 5 acres 1" = 50'
1.0 - 5.0 acres 1" = 20' Over 20 acres 1" = 100'
[other scales, if approved by staff] 1" = 30' approved by Jack Cloud
3. Bar scale
4. North arrow
5. Vicinity map
6. Signature Block (for DRB site dev. plans)
7. Property lines (clearly identify)
8. Existing easements on the site and within 20 ft. of the site with recording information; proposed easements on the site
9. Phases of development including location and square footages of structures, circulation, parking and landscaping
10. Indicate existing structures and easements (with recording information) within 20 ft. of the site

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

B. Proposed Development

1. Structural

- 1. Location of existing & proposed structures on the site (distinguish between existing & proposed, include phasing)
- 2. Dimensions and square footage of each structure
- 3. Proposed use of each structure
- 4. Walls, fences, and screening: indicate height, length, color and materials
- 5. Loading facilities
- 6. Conceptual site lighting (indicate general location & maximum height)
- 7. Location of refuse container and enclosure
- 8. Site amenities including patios, benches, tables (indicating square footage of patios/ plazas)

2. Parking and Circulation

- A. Parking layout with spaces numbered per aisle and totaled.

- 1. **Location and typical dimensions**, including handicapped spaces

- 2. **Calculations:** spaces required: 101 provided: 107

Handicapped spaces (included in required total) required: 8 provided: 8

Motorcycle spaces (in addition to required total) required: 5 provided: 6

- B. Bicycle parking & facilities

- 1. Bicycle racks, spaces required: 10 provided: 11

- 2. Bikeways and other bicycle facilities, if applicable

- C. Public Transit

- 1. Bus facilities, including routes, bays and shelters existing or required

- D. Pedestrian Circulation

- 1. Location and dimensions of all sidewalks and pedestrian paths

- 2. Location and dimension of drive aisle crossings, including paving treatment

- 3. Location of proposed and existing public sidewalk; define distance from back of curb to sidewalk

- E. Vehicular Circulation (Refer to Chapter 23 of DPM for design requirements)

- 1. Ingress and egress locations, including width and curve radii dimensions

- 2. Drive aisle locations, including width and curve radii dimensions

- 3. End aisle locations, including width and curve radii dimensions

- 4. Location & orientation of refuse enclosure, with dimensions

- 5. Curb cut locations and dimensions

- 6. Existing and proposed street widths, right-of-way widths and curve radii

- 7. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions

- 8. Location of traffic signs and signals related to the functioning of the proposal

- 9. Identify existing and proposed medians and median cuts

3. Phasing – This is required information if phasing of project is anticipated

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

SHEET #2 – LANDSCAPING PLAN

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

- 1. Scale - must be same as scale on sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Statement of Landscaping Responsibility for Maintenance (Landscape Agreement will be required for landscape in public right-of-way prior to Building Permit)
- 7. Statement of compliance with Water Conservation Ordinance, see §6-1-1
- 8. Statement of compliance with §14-16-3-10, General Landscaping Regulations
- 9. Identify location and size (SF) of all landscaping areas, including:
 - A. Type, location and size of trees (common and/or botanical names)
 - B. Type and location of all ground cover material (organic/inorganic)
 - C. Existing vegetation, indicating whether it is to be preserved or removed
 - D. Ponding areas either for drainage or landscaping/recreational use
 - E. Turf area – only 20% of landscaped area can be high water-use turf
- 10. Landscape calculation table:
 - A. Required and Provided Landscape Area – square footage and percent
 - B. Required and Provided Trees (street, parking lot, screening, etc.)
- 11. Street Tree Plan as defined in the Street Tree Ordinance (see §6-6-2)
- 12. Verification of adequate sight distance
- 13. Provide a plant list of shrubs, grasses, and perennials

SHEET # 3 – CONCEPTUAL GRADING and DRAINAGE PLAN

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

A. General Information

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

B. Grading Information

- 1. Provide a narrative description of existing site topography, proposed grading improvements, flood zone status, and topography within 20 feet of the site.
- 2. Show existing and proposed contours, retaining wall heights, approximate street (drive entrance/parking lot) slopes.
- 3. Identify whether ponding is required
- 4. Indicate Finished Floor Elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

- ~~N/A~~ 5. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change.
- X 6. In addition to the above, the following must be provided for DRB applications:
- A. Conceptual onsite drainage system
 - B. For sites 5 acres or greater or for sites where drainage infrastructure is required, a Drainage Report is required. ~~N/A~~

SHEET #4 – UTILITY PLAN

If site is less than one acre, the Utility Plan may be shown on sheet #1

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

SHEET #5 BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- ~~X~~ 1. Scale (minimum of 1/8" or as approved by Planning Staff)
- ~~X~~ 2. Bar Scale
- ~~X~~ 3. Detailed Building Elevations for each facade
 - ~~X~~ a. Identify facade orientation (north, south, east, & west)
 - ~~X~~ b. Facade dimensions including overall height and width of building and major building articulation elements such as doors and windows (to determine compliance with zoning or other regulations)
 - ~~X~~ c. Materials and colors of principle building elements – façade, roof, windows, doors, etc.
 - ~~X~~ d. 8½" x 11" color renderings or similar illustrations (2 for DRB and 10 for EPC)
- ~~X~~ 4. Dimensions, colors and materials of Refuse Enclosure - *site plan in application packet*
- ~~N/A~~ 5. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discuss submittal requirements with Planning Department staff.

B. Signage

- ~~X~~ 1. Site location(s)
- ~~X~~ 2. Sign elevations to scale
- ~~X~~ 3. Dimensions, including height and width
- ~~X~~ 4. Sign face area - dimensions and square footage clearly indicated
- ~~X~~ 5. Lighting
- ~~X~~ 6. Materials and colors for sign face and structural elements
- ~~X~~ 7. Verification of adequate sight distance



Project Summary

This 58,335 square foot Office building will serve as the Home Office of New Mexico Mutual and their subsidiary company, Integrion. New Mexico Mutual Casualty Company purchased the lot in 2006 and recently underwent the 5th SIA Extension and Infrastructure List Amendment.

The property is located within the I-25 North Sector Plan and is slated for DRB review and approval. We met with Kym Dicome for a PRT meeting in October of 2015 and a DRB sketch plat review in February of 2016. We believe this project conforms with regulations and requirements set forth in the Sector Plan and meetings.

The majority of this building will house open office workstations around the perimeter with enclosed offices in the core. Due to the proximity to Balloon Fiesta Parkway there are balloon viewing decks on the west side of the building. The building is equipped with exercise facilities, locker rooms, and indoor bike storage for employees.

Our Landscape Architect has created a palette of landscape materials reflective of the place and taken care to preserve views to the mountains, balloon park, and Jemez to the north. Parking for employees is screened behind the building, consistent with the Sector Plan guidelines.

The material palette for the exterior of the building consists of a red pigmented zinc panel, a golden-beige colored natural sandstone, clear anodized storefront and curtainwall with electro-chromic (dynamic) glazing which is equivalent to a clear low-e glass from a visual perspective creating a dramatic transparent façade and abundant natural light and views for the occupants.

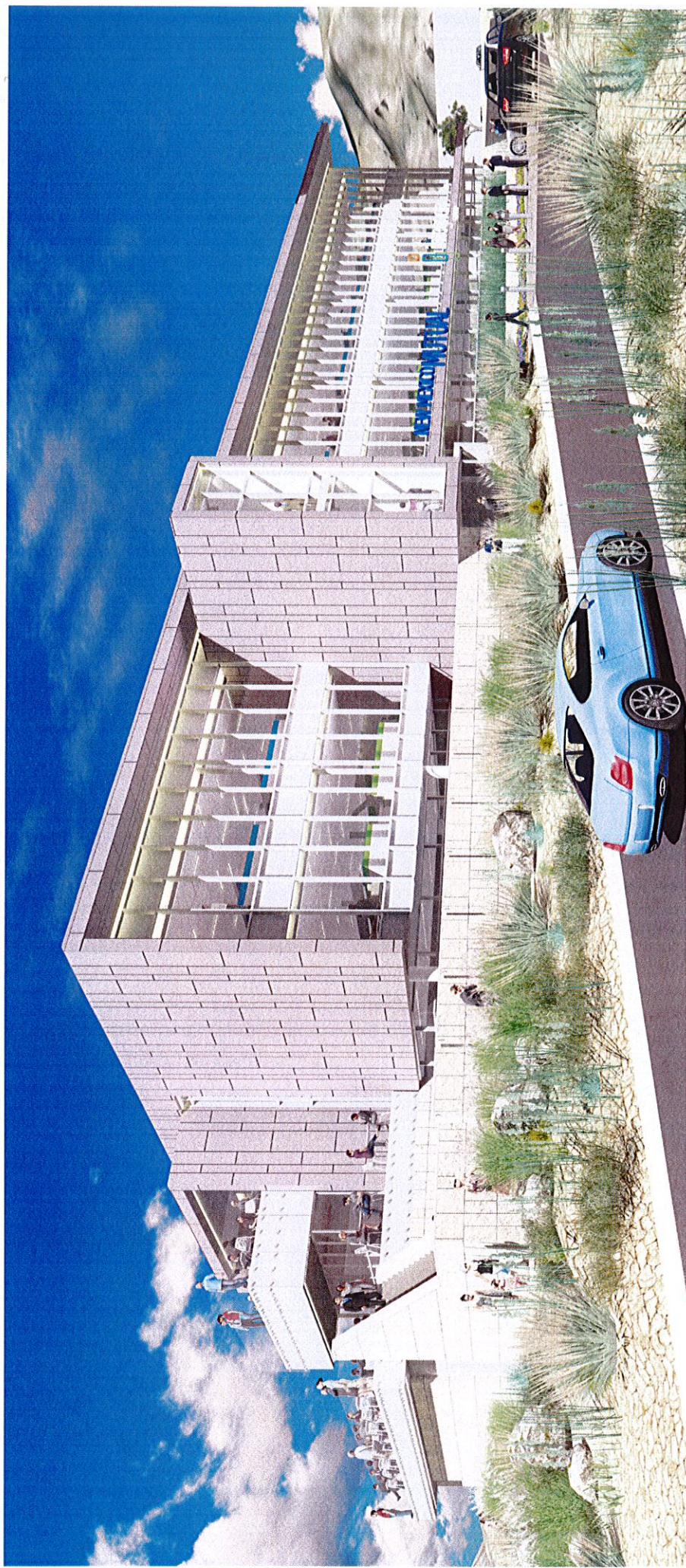
Along with the development of this site, San Mateo Blvd. will be extended through a Financial Guarantee in place and approved under a separate project (#1000961). Six copies of the amended infrastructure list from that project have been included with this application.



**NM Mutual Home Office
Perspective from South**

NEW MEXICO
MUTUAL
COVERAGE @ WORK





**NM Mutual Home Office
Perspective from SW**

NEW MEXICO
MUTUAL
COVERAGE @ WORK

 integration
GROUP



**NM Mutual Home Office
Perspective from NW**

NEW MEXICO
MUTUAL
COVERAGES @ WORK

 integration
GROUP



NM Mutual Home Office Perspective from South

NEW MEXICO
MUTUAL
COVERAGE @ WORK



integration
GROUP



**NM Mutual Home Office
Perspective from SW**

NEW MEXICO
MUTUAL
COVERAGES @ WORK





**NM Mutual Home Office
Perspective from NW**

NEW MEXICO
MUTUAL
COVERAGES @ WORK

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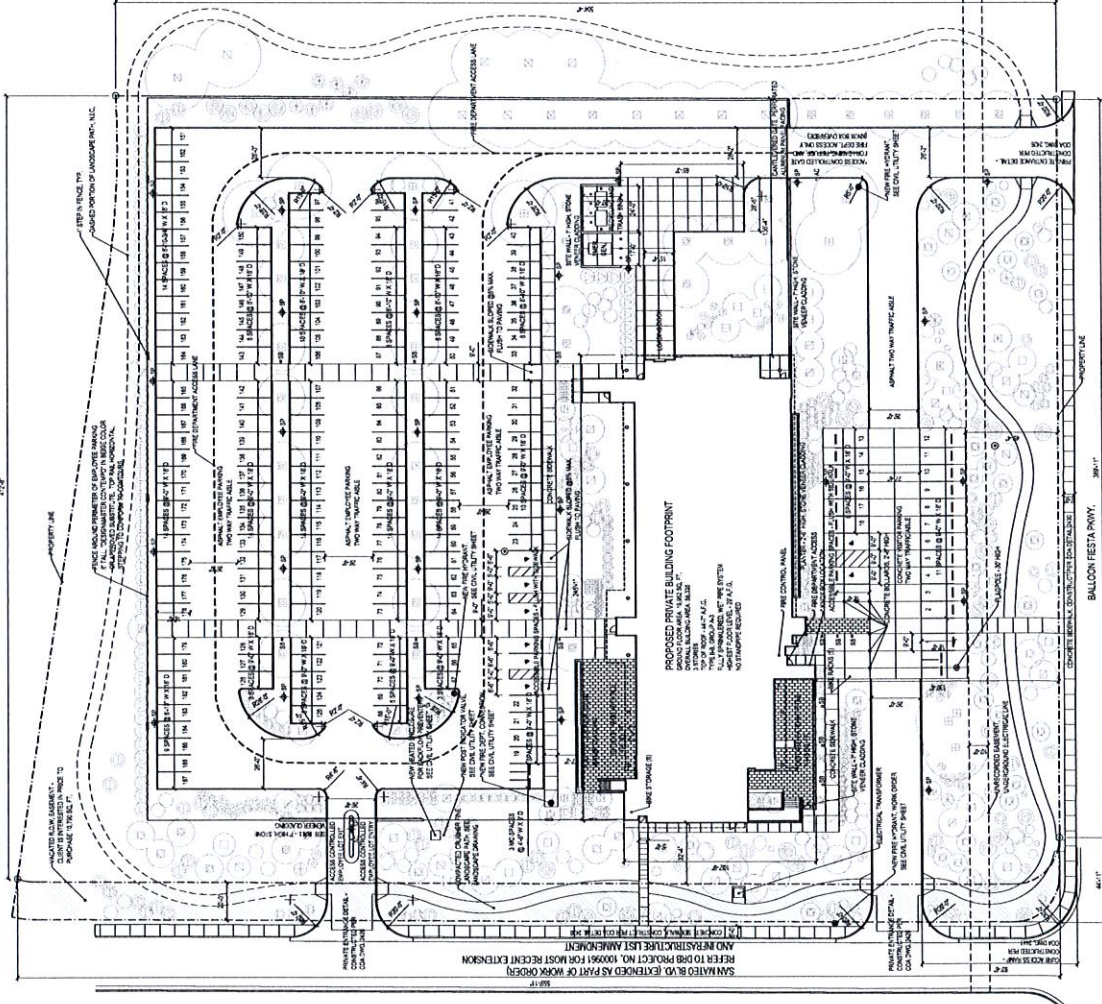
SITE PROJECT DATA
 PROPERTY INFORMATION
 5201 BALLOON RESTAURANT, NE
 ALBUQUERQUE, NM
 TRACT C&B, NORTH GATEWAY CONST.

ZONING
 S&U-2C

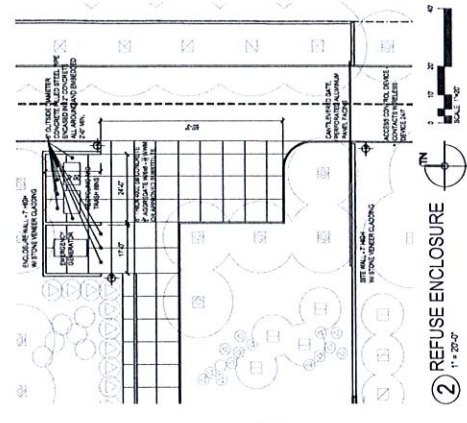
PARKING
 TOTAL BUILDING AREA: 98,335 SQ. FT.
 OFF-STREET PARKING REGULATIONS BASED ON COA ZONING 14-18-3-1
 OFFICES - ONE SPACE PER 200 NET LEASABLE AREA ON FIRST FLOOR
 1ST FLOOR: 17,071 NLSF / 100 NLSF PER SPACE = 17 SPACES
 2ND FLOOR: 14,596 NLSF / 100 NLSF PER SPACE = 15 SPACES
 3RD FLOOR: 17,071 NLSF / 100 NLSF PER SPACE = 17 SPACES
 TOTAL: 49 SPACES
ACCESSIBLE PARKING SPACES REQUIRED
 8 SPACES PROVIDED
MOTORCYCLE SPACES REQUIRED
 8 SPACES PROVIDED
BICYCLE SPACES REQUIRED
 11 SPACES PROVIDED

SITE LIGHTING LEGEND
 REFER TO ELECTRICAL DRAWINGS
 *3" - LED SITE POLE - 8' HIGH
 *84" - LED SITE BOLLARD - 2 FT HIGH

RENDERED AND EXTENDED AS PART OF WORK ORDER
 AND INFRASTRUCTURE LIST AMENDMENT
 REFER TO DRB PROJECT NO. 100961 FOR MOST RECENT EXTENSION



① SITE PLAN
1" = 32'0"



② REFUSE ENCLOSURE
1" = 20'0"

DESIGNER	RMKM ARCHITECTURE, PC
DATE	11/15/2024
PROJECT	5201 BALLOON RESTAURANT
CLIENT	NEW MEXICO MUTUAL
ADDRESS	5201 BALLOON RESTAURANT PARKWAY
CITY	ALBUQUERQUE, NM
STATE	NEW MEXICO
COUNTRY	USA
SCALE	AS SHOWN
PROJECT NO.	100961
DATE	11/15/2024
BY	JM
CHECKED BY	JM
DATE	11/15/2024
PROJECT NO.	100961
DATE	11/15/2024
BY	JM
CHECKED BY	JM
DATE	11/15/2024

NEW MEXICO
 ARCHITECTS
 STATE BOARD
 REGISTERED PROFESSIONAL ARCHITECTS
 11/15/2024
 100961

PROJECT NO. 100961
 DATE 11/15/2024
 SHEET #1

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: RMKM Architecture, P.C. DATE OF REQUEST: 07/13/16 ZONE ATLAS PAGE(S): B-18-Z

CURRENT:
ZONING SU2-C
PARCEL SIZE (AC/SQ. FT.) 5 ACRES

LEGAL DESCRIPTION:
LOT OR TRACT # C-2-B BLOCK # _____
SUBDIVISION NAME NORTH GATEWAY

REQUESTED CITY ACTION(S):
ANNEXATION []
ZONE CHANGE []: From _____ To _____
SECTOR, AREA, FAC, COMP PLAN []
AMENDMENT (Map/Text) []

SITE DEVELOPMENT PLAN:
SUBDIVISION* [] AMENDMENT []
BUILDING PERMIT [X] ACCESS PERMIT []
BUILDING PURPOSES [] OTHER []

*includes platting actions

PROPOSED DEVELOPMENT:
NO CONSTRUCTION/DEVELOPMENT []
NEW CONSTRUCTION [X]
EXPANSION OF EXISTING DEVELOPMENT []

GENERAL DESCRIPTION OF ACTION:
OF UNITS: _____
BUILDING SIZE: 58,335 (sq. ft.)

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE  DATE 7.12.16

(To be signed upon completion of processing by the Traffic Engineer)

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

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

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

Notes: UNDER THE 100 TRIP THRESHOLD PER TRIP LEN. MANUAL

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


TRAFFIC ENGINEER

7-12-16
DATE

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

TIS -SUBMITTED / / _____
-FINALIZED / / TRAFFIC ENGINEER DATE _____



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 13, 2016

Project# 1003790

16DRB-70109- AMENDMENT TO PRELIMINARY PLAT
16DRB-70110- 2 YEAR SUBDIVISION IMPROVEMENT AGREEMENT
EXTENSION (2YR SIA)

HIGH MESA CONSULTING GROUP agents for NEW MEXICO MUTUAL CASUALTY request the referenced/ above actions for all or a portion of Lot C-2B, **NORTH GATEWAY SUBDIVISION** zoned IP, located on the northeast corner of BALLOON FIESTA PARKWAY NE and SAN MATEO BLVD NE, containing approximately 5 acres. (B-18)

At the April 13, 2016 Development Review Board meeting, the amended Infrastructure List/ Preliminary plat was approved.

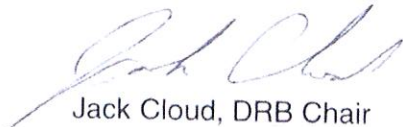
The two year extension of the subdivision improvement agreement (SIA) was approved

If you wish to appeal this decision, you must do so by April 128, 2016, 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

February 17, 2016

Chair
Trudy E. Jones
City of Albuquerque
Councillor, District 8

Vice Chair
Art De La Cruz
County of Bernalillo
Commissioner, District 2

Richard J. Berry
City of Albuquerque
Mayor

Pat Davis
City of Albuquerque
Councillor, District 6

Maggie Hart Stebbins
County of Bernalillo
Commissioner, District 3

Debble O'Malley
County of Bernalillo
Commissioner, District 1

Ken Sanchez
City of Albuquerque
Councillor, District 1

Ex-Officio Member
Pablo R. Rael
Village of Los Ranchos
Board Trustee

Executive Director
Mark S. Sanchez

Website
www.abcwua.org

Ryan Curley
High Mesa Consulting Group
6010-B Midway Park Blvd NE
Albuquerque, New Mexico 97109

**RE: Water and Sanitary Sewer Availability Statement #151203
New Mexico Mutual Office Building - 5201 Balloon Fiesta Parkway
Zone Atlas Map: B-18**

Dear Mr. Curley:

Project Information: The subject site is located at the north east corner of San Mateo and Balloon Fiesta Parkway. The proposed development consists of approximately five acres and the property is currently zoned SU-2 for Commercial uses. The property lies within the Pressure Zone 2E in the Alameda trunk. The request for availability indicates plans to construct a multi-story office building (type II-B) on the site.

Existing Conditions: Water infrastructure in the area consists of the following:

- 14 inch ductile iron transmission main stub out in San Mateo at the corner with Balloon Fiesta Parkway (Project #26-5202.90-97)
- 12 inch PVC distribution main in Balloon Fiesta Parkway (Project #26-5202.90-97)

Sanitary sewer infrastructure in the area consists of the following:

- 15 inch PVC interceptor line stub out in San Mateo at the corner with Balloon Fiesta Parkway (Project #26-5202.90-97)
- 12 inch PVC interceptor line in Balloon Fiesta Parkway (Project #26-5202.90-97)

Water and Sewer Service: New metered water service to the property can be provided contingent upon a developer funded project to extend a 12 inch distribution main along San Mateo Blvd., covering the property frontage. The twelve inch sizing will be required to support the fire flow for the subject site. The proposed plan shows a private fire line coming from a public fire hydrant leg. This connection will not be allowed and a separate connection to the proposed main line in San Mateo or Balloon Fiesta Parkway will be required. Service is also contingent upon compliance with the Fire Marshal's instantaneous fire flow requirements. Water service will not be sold without adequate fire protection. Water service will only be sold in conjunction with sanitary sewer service.

Sanitary sewer service can be provided contingent upon a developer funded project to extend an eight inch collector line from the 15 inch interceptor stub along San Mateo. The line extension along San Mateo will cover the property west face to the arroyo crossing. If there is a food preparation/service court all food service establishments must install a grease trap upstream of the domestic private sewer connection prior to discharge into the public sanitary sewer lines.

Cross Connection Prevention: Per the Cross Connection Ordinance, all new non-residential premises must have a reduced pressure principle backflow prevention assembly approved by the Water Authority installed at each domestic service connection to the customer's water system or at a location approved by the Water Authority. The Water Authority requests that all backflow (containment) devices be located above ground just outside the easement or roadway right-of-way.

The developer may request a location variance in writing from the cross connection manager. All new fire line services to fire protection systems shall be equipped with a reduced pressure principal backflow prevention assembly approved by the Water Authority and Fire Marshal having jurisdiction at each service connection. A double check valve assembly approved by the Water Authority and Fire Marshal having jurisdiction may be installed instead of a reduced pressure backflow prevention assembly provided the fire protection system contains ANSI/NSF Standard 60 or 61 water piping throughout the entire fire protection system, the fire sprinkler drain discharges into atmosphere, and there are no reservoirs, fire department connections, connections from auxiliary water supplies, antifreeze nor other additives. The Water Authority requests that all backflow (containment) devices be located above ground just outside the easement or roadway right-of-way.

Fire Protection: From the request for availability the instantaneous fire flow requirements for the project are 3,400 gallons-per-minute. As modeled using InfoWater™ computer software, the fire flow can be met. Fire Marshal's Office and verified through the Utility Development Office prior to sale of service.

Easements: Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated rights-of-way. A minimum width easement of 20 feet is required for a single utility and 25 feet for water and sewer both within the same easement. Easements for water meters need to be five feet by five feet and include the length of the water service if located on private property. Actual easement widths may vary depending on the depth of the lines to be installed. Acceptable easements must be documented prior to approval of service.

Pro Rata: As described in this Availability Statement, the extension of public water and sanitary sewer lines may be eligible for partial reimbursement through the Pro Rata process as detailed in the Water Authority Water and Wastewater System Expansion Ordinance.

Pro Rata is not owed and the property can utilize the services available upon completion of the requirements of this statement to connect to water and sanitary sewer.

Design and Construction of all required improvements will be at the developer / property owner's expense. Improvements must be coordinated through the City of Albuquerque via the Work Order process. Designs must be performed by a licensed, New Mexico registered, professional engineer. Construction must be performed by a licensed and bonded public utility contractor.

Costs and Fees: In addition to installation and construction costs, any new metered water services will be subject to both water and sanitary sewer Utility Expansion Charges (UEC) payable at the time of service application. All charges and rates

collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized.

Water Use: All new commercial developments shall be subject to the requirements for water usage and water conservation requirements as defined by the Water Authority, particularly the Water Waste Ordinance (O-07-13), Water Conservation Large Users Ordinance and Water Conservation Water by Request Ordinance.

Closure: This statement of service availability will remain in effect for a period of one year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Water Authority as soon as possible.

Please feel free to contact the Water Utility Development Office at (505) 289-3307, or by fax at (505) 289-3303 if you have questions regarding the Information presented herein or need additional information.

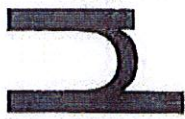
Sincerely,



Mark S. Sanchez
Executive Director

Enclosures: Infrastructure Maps (2)

f/ Availability 151203

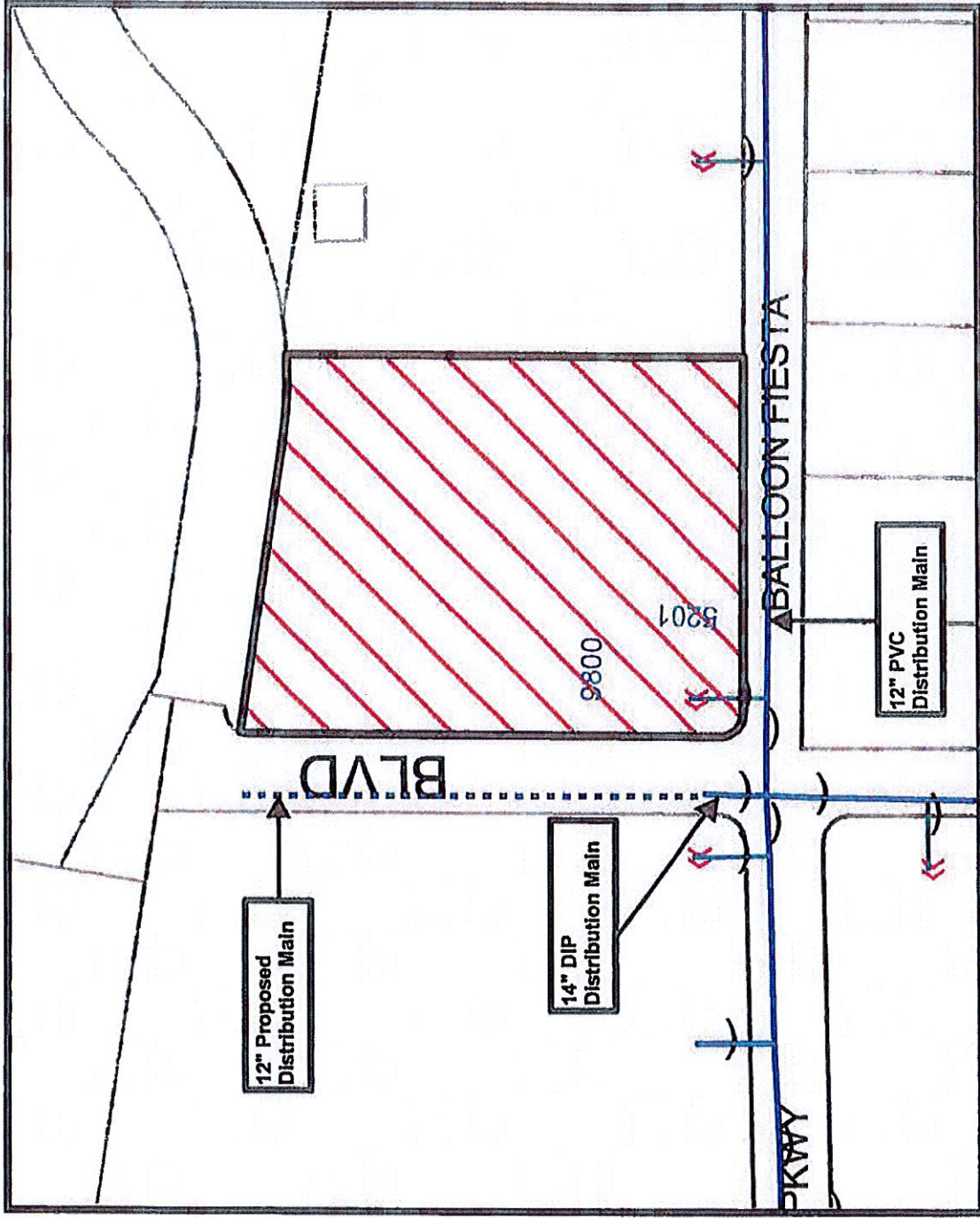


Legend

	COUNTY/Year/Zone_2014 unadvised
	WATER/WATER_PIPE
	all other valves
SUBTYPE	
	Distribution Main
	Dead Line
	Hydrant Leg
	In Zone Transmission
	Out Zone Transmission
	SMC Transmission
	Storm
	Wet Collector Line
	Wet Wash Line
O	
Type	
	Hydrant
	all other valves
Valve	
	Valve
	Hydrant
Water Pipe	
SUBTYPE	
	In Zone Transmission
	Out Zone Transmission
	COUNTY/Year/Zone_2014



Water Utility
Authority



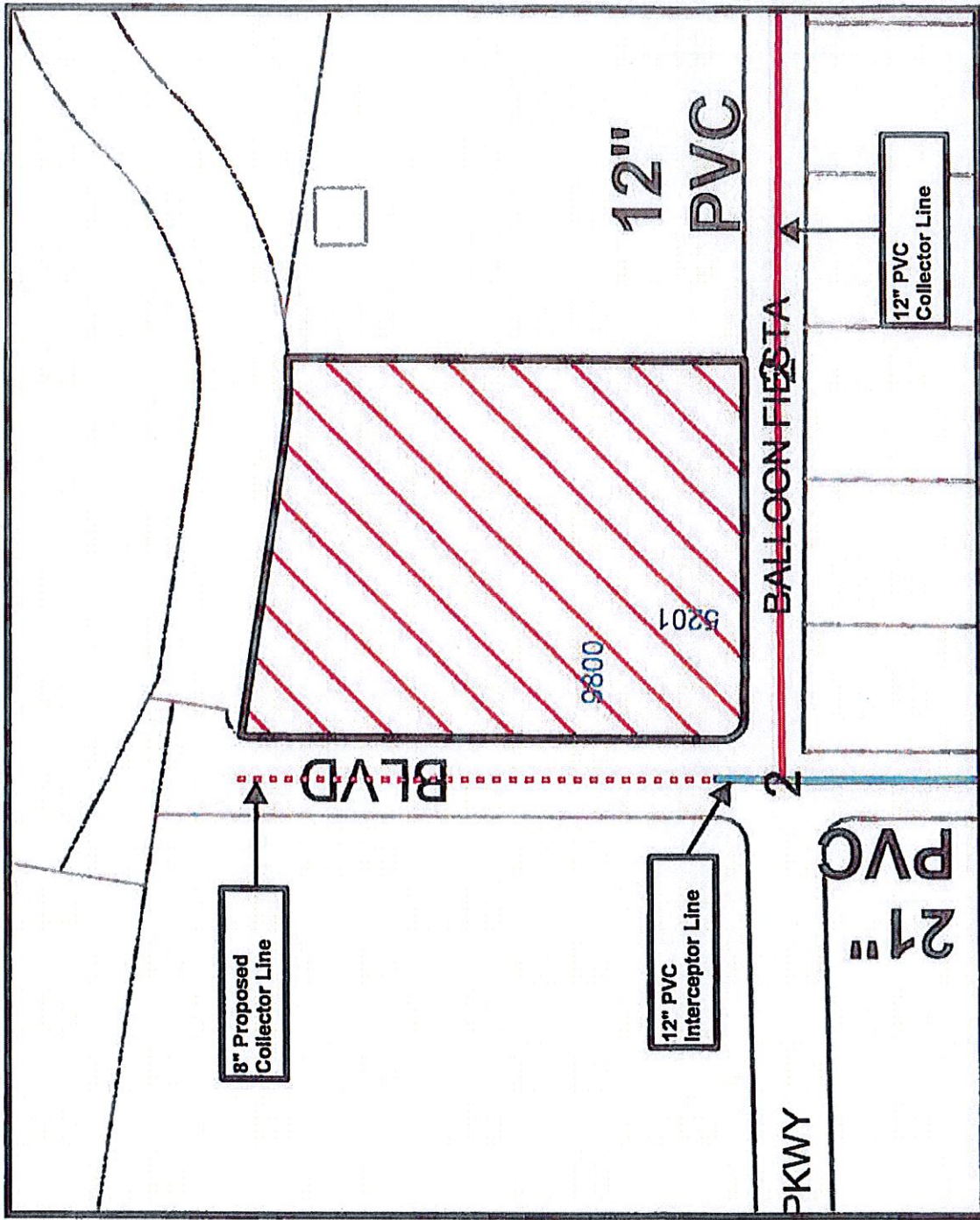
Statement # 151203
Water Infrastructure

U

Legend	COUNTY/Ass./Parish, 2014 values not other values
Type	
0	Hydrant
1	all other values
2	Sanitary Manhole
3	Sanitary Pipe
4	all other values
SUBTYPE	
1	COLLECTOR
2	FORCE MAIN
3	INTERCEPTOR
4	VACUUM LINE
5	COUNTY/Ass./Parish, 2012



Water Utility
Authority



Statement # 151203
Sanitary Sewer Infrastructure

Current DRC
Project No. _____

Date Submitted: 6/6/12
Date Site Plan Approved: 8/22/06
Date Preliminary Plat Approved: 8/22/07
DRB Project No.: # 1000961
DRB Application No.: # 12DRB-70137

Proposed Amendment
April 2016

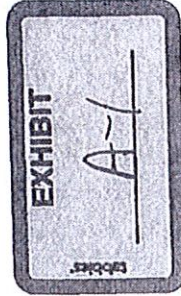
ORIGINAL

Figure 12

INFRASTRUCTURE LIST
EXHIBIT "A" - (TO SUBDIVISION IMPROVEMENTS AGREEMENT DEVELOPMENT REVIEW BOARD (DRB) REQUIRED INFRASTRUCTURE LIST
Tract C-1 and C-2, North Gateway
~~PROPOSED NAME OF PLAT AND SUBDIVISION IMPROVEMENT~~
Tract C, North Gateway
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 guarantee. 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 Const Engineer
		28' F-F	Local Access PUBLIC ROADWAY IMPROVEMENTS Asphalt paving including cul-de-sac and curb & gutter	San Mateo Dr.	Balloon Fiesta Pkwy	North Boundary	/	/	/
		6'	Sidewalk (east side only)	San Mateo Dr.	Balloon Fiesta Pkwy	San Mateo Dr.	/	/	/
		6'	Sidewalk	Balloon Fiesta Pkwy	East Boundary Tract C-1	San Mateo Dr.	/	/	/
		8" 18"	PUBLIC UTILITY IMPROVEMENTS Sanitary Sewer	San Mateo Dr.	Balloon Fiesta Pkwy	North Boundary	/	/	/
		12"	Waterline	San Mateo Dr.	Balloon Fiesta Pkwy	North Boundary	/	/	/



Project Name: Tract C-1 and Tract C-2, North Gateway

Water Infrastructure to include valves, fittings and fire hydrants
SAS Infrastructure to include manholes & service connections

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
AGENT/OWNER	DATE
<u>Bruce J. Stidworthy, P.E.</u>	<u>6-6-12</u>
PREPARED BY: PRINT NAME	DATE
<u>BOHANNAN HUSTON INC.</u>	<u>06-06-12</u>
FIRM:	DATE
<u>Bruce Stidworthy</u>	<u>6-6-12</u>
SIGNATURE	DATE
<u>Carol S. Dumont</u>	<u>6/6/12</u>
PARKS & GENERAL SERVICES	RECREATION DEPT
<u>AMAFCA</u>	<u>DATE</u>
<u>Antonia Chen</u>	<u>6-6-12</u>
CITY ENGINEER	DATE

MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION:

DESIGN REVIEW COMMITTEE REVISIONS			
REVISION	DATE	DRB CHAIR	AGENT/OWNER
<u>1</u>	<u>4/16</u>		

Current DRC
Project No. _____

ORIGINAL

Proposed Amendment
April 2016

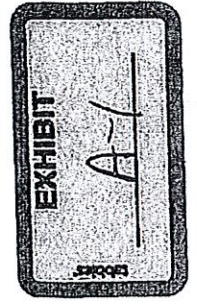
Date Submitted: 6/6/12
Date Site Plan Approved: 8/22/06
Date Preliminary Plat Expires: 8/22/07
DRB Project No: # 1000961
DRB Application No. # 12DRB-70137

Figure 12

INFRASTRUCTURE LIST
EXHIBIT "A" - ()
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (DRB) REQUIRED INFRASTRUCTURE LIST
~~TRACT C-1 AND C-2, NORTH GATEWAY~~
TRACT C-1 and C-2, North Gateway
TRACT NAME OF PLAT ~~AND SUBDIVISION IMPROVEMENTS AGREEMENT~~
TRACT C, North Gateway
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		6'	Sidewalk	Balloon Fiesta Pkwy	East Boundary Tract C-1	San Mateo Dr.	/	/	/
		8" 18"	PUBLIC UTILITY IMPROVEMENTS Sanitary Sewer	San Mateo Dr.	Balloon Fiesta Pkwy	North Boundary	/	/	/
		12"	Waterline	San Mateo Dr.	Balloon Fiesta Pkwy	North Boundary	/	/	/



Project Name: Tract C-1 and Tract C-2, North Gateway

Water Infrastructure to include valves, fittings and fire hydrants
SAS Infrastructure to include manholes & service connections

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
AGENT/OWNER	
Bruce J. Stidworthy, P.E.	
PREPARED BY: PRINT NAME	DATE
<i>[Signature]</i>	6-6-12
BOHANNAN HUSTON INC.	
FIRM:	
<i>[Signature]</i>	
SIGNATURE	DATE
<i>[Signature]</i>	06-06-12
TRANSPORTATION DEVELOPMENT	
<i>[Signature]</i>	
UTILITY DEVELOPMENT	
<i>[Signature]</i>	
AMAFCA	
<i>[Signature]</i>	
CITY ENGINEER	DATE
<i>[Signature]</i>	6-6-12
	DATE

DESIGN REVIEW COMMITTEE REVISIONS			
REVISION	DATE	DRC CHAIR	AGENT/OWNER
1	4/16		

Current DRC
Project No. _____

Date Submitted: 6/6/12
Date Site Plan Approved: 8/22/06
Date Preliminary Plat Expires: 8/22/07
DRB Project No: # 1000961
DRB Application No. # 12DRB-70137

Proposed Amendment
April 2016

ORIGINAL

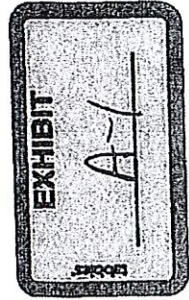
Figure 12

INFRASTRUCTURE LIST

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TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (DRB) REQUIRED INFRASTRUCTURE LIST
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		6'	Sidewalk (east side only)	San Mateo Dr.	Balloon Fiesta Pkwy	San Mateo Dr.	/	/	/
		6'	Sidewalk	Balloon Fiesta Pkwy	East Boundary Tract C-1	San Mateo Dr.	/	/	/
		8" 18"	PUBLIC UTILITY IMPROVEMENTS Sanitary Sewer	San Mateo Dr.	Balloon Fiesta Pkwy	North Boundary	/	/	/
		12"	Waterline	San Mateo Dr.	Balloon Fiesta Pkwy	North Boundary	/	/	/



Proposed Amendment
April 2016

Current DRC
Project No. _____

Date Submitted: 6/6/12
Date Site Plan Approved: 8/22/06
Date Preliminary Plat Expires: 8/22/07
DRB Project No.: # 1000964
DRB Application No.: # 12DRB-70137

ORIGINAL

Figure 12

INFRASTRUCTURE LIST

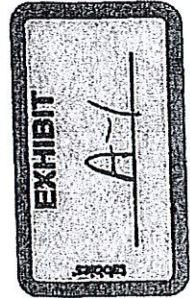
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TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (DRB) REQUIRED INFRASTRUCTURE LIST

TRACT C-1 and C-2, North Gateway
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Proposed Amendment
April 2016

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DRB Project No. #: 1000961
DRB Application No. #: 12DRB-70137

ORIGINAL

Figure 12

INFRASTRUCTURE LIST

EXHIBIT "A" - ()
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DEVELOPMENT REVIEW BOARD (DRB) REQUIRED INFRASTRUCTURE LIST
Tract C-1 and C-2, North Gateway
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