

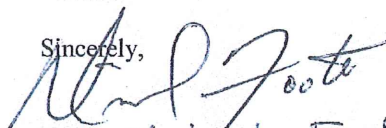
August 29, 2014,

Re: Site Development Plan for Building Permit; Tract A, Loop Industrial Park.

To whom it may concern,

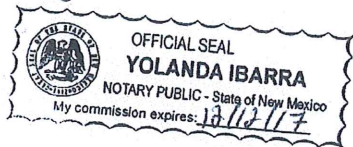
This letter authorizes representatives of Bohannon Huston Inc. to act as agent for Loop Industrial LLC (property owner) on matters associated with the subject Site Development Plan for Building Permit for a proposed Sports Complex with indoor and outdoor uses. The site is located on the north Paseo Del Norte Frontage Road in Albuquerque, New Mexico.

Sincerely,


Name Michael Foote

Title Member

Notary Yolanda Ibarra



!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

Information from the Office of Neighborhood Coordination

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

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

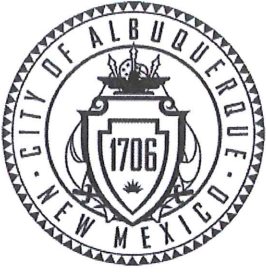
Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

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

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: 08/26/14 Time Entered: 10:45 a.m. ONC Rep. Initials: siw



City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103
Planning Department
Suzanne Lubar, Director

Richard J. Berry, Mayor
Administrative Officer
August 27, 2014

Robert J. Perry, Chief

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation

Project Number(s):

Case Number(s):

Agent:

Bohannan-Huston Inc

Applicant:

Loop Industrial, LLC

Legal Description:

Tract A, Loop Industrial Park

Zoning:

SU-2; M-1

Acreage:

9.6 +/- acres

Zone Atlas Page:

C-17

PROVISIONAL CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

**TREATMENT PLAN REVIEW:
DISCOVERY:**

SUPPORTING DOCUMENTATION: Phase I Environmental Site Assessment 9.19 Acre Tract, Albuquerque NM by Terracon (June 8, 2012).

SITE VISIT: n/a

RECOMMENDATION(S):

- ***PROVISIONAL CERTIFICATE OF NO EFFECT IS ISSUED to allow platting process to continue.***
- ***Archaeological survey required prior to issuance of building permit.***

MFSchmader

Matthew Schmader, PhD
Superintendent, Open Space Division
City Archaeologist



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

August 26, 2014

Paul Wymer
Bohannon Huston Inc.
7500 Jefferson NE/87109
Phone: 505-823-1000/Fax: 505-798-7988
E-mail: pwymmer@bhinc.com

Dear Matt:

Thank you for your inquiry of **August 26, 2014** 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) TRACT A, LOOP INDUSTRIAL PARK, LOCATED ON PASEO DEL NORTE FRONTAGE ROAD NE BETWEEN WASHINGTON STREET NE AND THE NORTH DIVERSION CHANNEL** zone map **C-17**.

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

ALAMEDA NORTH VALLEY ASSN. R"

Steve Wentworth

8919 Boe Ln. NE/87113-2328 897-3052 (h)

Mark Rupert

P.O. Box 10454/87184 792-0942 (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. **IMPORTANT!** Failure of adequate notification may result in your Application Hearing being deferred. If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

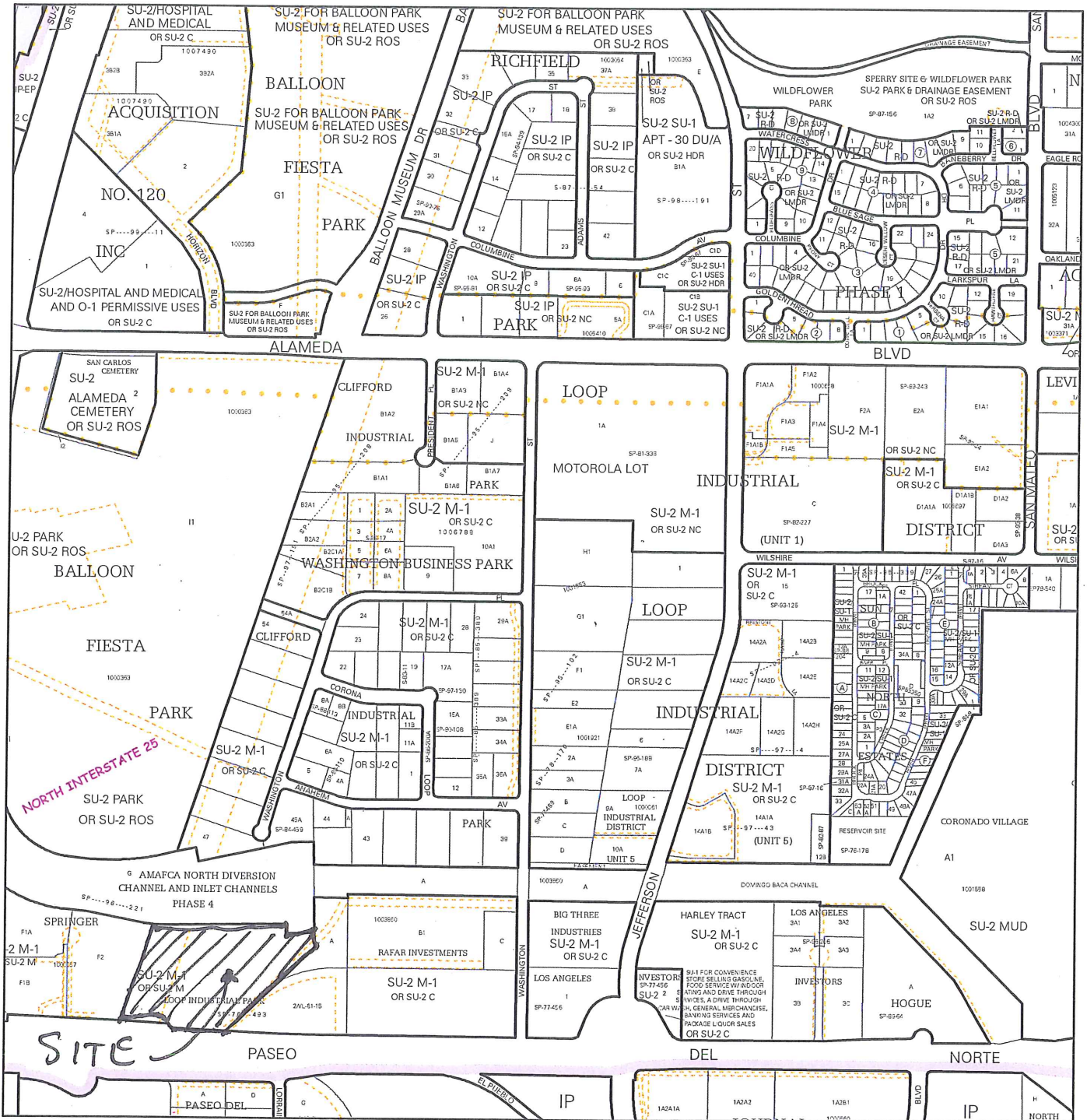
Stephani Winklepleck

Stephani I. Winklepleck

Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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

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



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

Map amended through: 4/2/2012

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-17-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

September 8, 2014

Mr. Jack Cloud
Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Site Development Plan for Building Permit: Tract 1, Loop Industrial Park

Dear Jack,

Enclosed for review and consideration by the Development Review Board (D.R.B.) are the following documents associated with the subject request:

1. Conditional Certificate of No Effect permitting this submittal.
2. 24 copies of the proposed Site Development Plan for Building Permit.
3. A copy of the Site Plan with the signature from Solid Waste Management.
4. Zone Atlas Page C-17-Z with the site location noted.
5. This letter describing the request.
6. Letter of Authorization from the property owner indicating their approval of Bohannon Huston to act as their agent.
7. Copy of page 3 from the North I-25 Sector Development Plan defining the approval process for this request to be reviewed by the Development Review Board (Paragraph 1.5, 5).
8. Office of the Community and Neighborhood Coordination inquiry form, response form, letters of notification, and certified mail receipts.
9. Sign Posting Agreement.
10. Completed Site Development Plan for Building Permit Checklist.
11. T.I.S. form.
12. Copy of the Site Plan with the Fire Marshals Approval.

The proposed use of the site is for a Sports Complex with both indoor and outdoor facilities. The facility will be primarily used for training and educational purposes. Parking calculations have been included and are based on the following:

1. Individual Training Center: School; Private Commercial: 1 space for each 2 student and employee stations. $50 \text{ stations maximum} / 2 = 25 \text{ spaces}$.
2. Albuquerque Baseball Academy: School; Private Commercial: 1 space for each 2 student and employee stations. $100 \text{ stations maximum} / 2 = 50 \text{ spaces}$.
3. Indoor Volleyball/Basketball: School; Private Commercial: 1 space for each 2 student and employee stations. $50 \text{ stations maximum} / 2 = 25 \text{ spaces}$.

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

Mr. Jack Cloud
City of Albuquerque
September 8, 2014
Page 2

Note that these calculations are based on Paragraph 14-16-3-1(A), (30), of the Zoning Code. Because the entire facility will be primarily used for training and not for team competition or games, the commercial school category is the most appropriate use of the choices listed in the Zoning Code.

Please place this request on the next available D.R.B. agenda in accordance with the public hearing notification and advertising criteria. Feel free to call with comments or questions.

Sincerely,



Paul M. Wymer, AIA, AICP
Senior Project Manager
Community Development & Planning

PMW/jcm
Enclosures

cc Scott Grady
Mike Foote
Bruce Stidworthy

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Loop INDUSTRIAL, LLC DATE OF REQUEST: 8/29/14 ZONE ATLAS PAGE(S): C-17-2

CURRENT:

ZONING SU-2, M-1

PARCEL SIZE (AC/SQ. FT.) _____

LEGAL DESCRIPTION:

LOT OR TRACT # 1 BLOCK # _____

SUBDIVISION NAME LOOP INDUSTRIAL PARK

REQUESTED CITY ACTION(S):

ANNEXATION []

ZONE CHANGE []: From _____ To _____

SECTOR, AREA, FAC, COMP PLAN []

AMENDMENT (Map/Text) []

SITE DEVELOPMENT PLAN:

SUBDIVISION* [] AMENDMENT []

BUILDING PERMIT ACCESS PERMIT []

BUILDING PURPOSES [] OTHER []

*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT []

NEW CONSTRUCTION


EXPANSION OF EXISTING DEVELOPMENT []

GENERAL DESCRIPTION OF ACTION:

OF UNITS: _____

BUILDING SIZE: 65,960 (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 8/29/14

(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 [] BORDERLINE []

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

Notes: refer to NMDOT study.

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

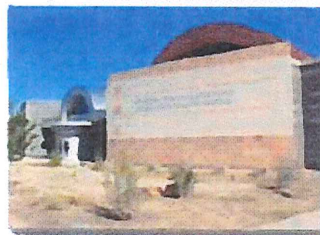
8/28/14
DATE

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 _____

NORTH I-25 Sector Plan



1.3 PLAN AREA BOUNDARIES

The Plan area is within the City of Albuquerque Council District's 2 (west of I-25) and District 4 (east of I-25). Sandia Pueblo's Reservation defines the Plan area's northern boundary; Louisiana Boulevard defines the eastern boundary; Paseo del Norte (SR 423) and the Domingo Baca Arroyo define the southern boundary; and the North Diversion Channel and Edith Boulevard define the western boundary. Figure 1 illustrates the boundaries for the Sector Plan area.

1.4 PLAN DEVELOPMENT PROCESS

The North I-25 Sector Plan was developed in collaboration between the public and the City of Albuquerque. Public input, including input from residences, business and landowners, and community organizations, was integral in the planning process.

The development of the North I-25 Sector Plan began with a three-day design charrette held in March 2006. The purpose of the charrette was to receive input from the public regarding the vision for the Sector Plan area and to identify plan area issues. Two additional public meetings were later held to seek public comment through a draft plan review process performed by a stakeholder committee. From this process, a new land use plan was formulated and made available to the public via the City of Albuquerque's web site (www.cabq.gov) in October 2006. A draft plan was presented for review and comment at the public meeting held in November 2006 and was presented to the Environmental Planning Commission (EPC) in June 2007. The plan was updated based on comments from the EPC and presented to the public in November 2007 for review and again in January

2008. After incorporating public comments, the Plan was presented before the EPC in March 2008.

1.5 HOW TO USE THIS PLAN

This Plan does *NOT* change the existing zoning for properties within the plan area boundaries. All properties will have the SU-2 prefix to show that they are within this sector plan's boundaries and control. The Plan expands upon the uses allowed under current zoning through the use of a Land Use District Overlay, described in Chapter 3. When developing your property, you will have the choice of either developing in accordance to the uses allowed under your existing zoning or developing in accordance to the uses allowed in the Land Use District Overlay.

This Plan contains design regulations in §4.2 that will be enforced for *ALL* development proposals within the Plan area regardless of whether you choose to develop your property in accordance with the uses allowed under your existing zoning or within the Land Use Districts.

Sites that have obtained EPC or DRB approval of a site development plan since May 1, 2008 will not be subject to the design regulations.

This Plan strongly discourages any zoning change requests that are not in conformance with this Plan.

Procedures for Development Proposals

When developing a site within the Plan area, the following steps should be taken:

- 1) Locate your property on the Zoning Map referenced on page 18 of this Plan.

- 2) Decide whether you want to proceed using the uses allowed under your current zoning or the uses allowed in the Land Use District, Map on page 25, that overlays your property, as described in Chapter 3.
- 3) Refer to the Design Regulations in Chapter 4, beginning on page 30. These Design Regulations apply to all developments in the Plan area.
- 4) A Site Development Plan shall be required for all development within the North I-25 Sector Plan area.
- 5) All Site Development Plans must be approved by the Development Review Board (DRB) unless otherwise indicated below. Refer to the DRB for public hearing and advertisement requirements.
- 6) All Site Plans for Building Permit must include a landscaping plan and other documentation required by this Plan.
- 7) All properties that have SU-1 in their zoning descriptor are required to go to the Environmental Planning Commission for a public hearing (§14-16-2-22).
- 8) All properties zoned P, C-1, C-2, C-3, M-1 or M-2 that are five acres or greater shall comply with the Shopping Center Regulations (See §14-16-3-2 of the City Zoning Code).
- 9) All signs that exist at the time of the adoption of the Plan that do not conform to the Plan, are allowed to remain for the life of the sign.



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): Bohannon Huston, Inc. PHONE: 505-823-1000
 ADDRESS: 7500 Jefferson Street. NE FAX: 505-798-7988
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: pwymmer@bhinc.com

APPLICANT: Loop Industrial, LLC PHONE: 505-233-0413
 ADDRESS: P.O. Box 1443 FAX: _____
 CITY: Corrales STATE NM ZIP 87048 E-MAIL: RVSG7@rayleehomes.com
 Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: Site Development Plan for Building Permit - Sports Complex with indoor and outdoor uses.

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. 1 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Loop Industrial Park
 Existing Zoning: SU-2, M-1 Proposed zoning: No Change MRGCD Map No _____
 Zone Atlas page(s): C-17-Z UPC Code: 101706409503930103

CASE HISTORY:

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

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? _____
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 9.31
 LOCATION OF PROPERTY BY STREETS: On or Near: Paseo del Norte Frontage Road
 Between: North Diversion Channel and Washington Street

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

SIGNATURE DATE 8/29/14
 (Print Name) Paul M. Wymer Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

<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	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
				Total
				\$ _____

Hearing date _____

Project # _____

Staff signature & Date _____

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

August 28, 2014

Mark Rupert
P.O. Box 10454
Albuquerque, New Mexico 87184

Re: Site Development Plan for Building Permit Request:
Tract 1, Loop Industrial Park, located on Paseo del Norte Frontage Road
between Washington Street NE and the North Diversion Channel –
Zone Atlas Page C-17-Z

Dear Mr. Rupert:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the Alameda North Valley Association.

This letter is to advise you that Bohannon Huston, Inc., acting as agent for Loop Industrial, LLC, is requesting approval from the City of Albuquerque Development Review Board for a site Development Plan for Building Permit purposes. The proposed use of the property is a sports complex for both indoor and outdoor uses. Included with this letter is a copy of Zone Atlas page C-17-Z with the site location noted.

Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,



Paul M. Wymer, A.I.A./A.I.C.P.
Senior Project Manager
Community Development & Planning

PMW/jcm

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

August 28, 2014

Mr. Steve Wentworth
8919 Boe Ln. NE
Albuquerque, New Mexico 87113

Re: Site Development Plan for Building Permit Request:
Tract 1, Loop Industrial Park, located on Paseo del Norte Frontage Road
between Washington Street NE and the North Diversion Channel –
Zone Atlas Page C-17-Z

Dear Mr. Wentworth:

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Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,



Paul M. Wymer, A.I.A./A.I.C.P.
Senior Project Manager
Community Development & Planning

PMW/jcm

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MARK RUPERT
 P.O. Box 10454
 ALBUQUERQUE NM 87184

2. Article Number

(Transfer from service label)

91 7199 9991 7031 0880 8959
 PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

 X Agent AddresseeB. Received by (*Printed Name*)

C. Date of Delivery

D. Is delivery address different from item 1? Yesif YES, enter delivery address below: No

3. Service Type

 Certified Mail Express Mail Registered Return Receipt for Merchandise Insured Mail C.O.D.4. Restricted Delivery? (*Extra Fee*) Yes**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

STEVE WENTWORTH
 8919 BOE LW. NE
 ALBUQUERQUE, NH 87113

2. Article Number

(Transfer from service label)

91 7199 9991 7031 0880 8966
 PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

 X Agent AddresseeB. Received by (*Printed Name*)

C. Date of Delivery

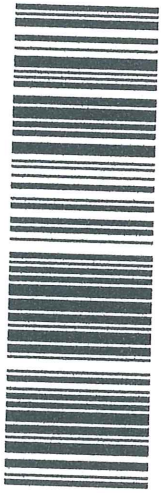
D. Is delivery address different from item 1? Yesif YES, enter delivery address below: No

3. Service Type

 Certified Mail Express Mail Registered Return Receipt for Merchandise Insured Mail C.O.D.4. Restricted Delivery? (*Extra Fee*) Yes

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

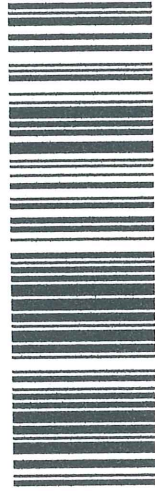
CERTIFIED MAIL



91 7199 9991 7031 0880 8959

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL



91 7199 9991 7031 0880 8966

Bohannon  Huston

Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

Mark Rupert
P.O. Box 10454
Albuquerque, New Mexico 87184

Bohannon  Huston

Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

Mr. Steve Wentworth
8919 Boe Ln. NE
Albuquerque, New Mexico 87113

=====

ACADEMY STATION
 ALBUQUERQUE, New Mexico
 871099998
 3401500109-0094
 09/12/2014 (800)275-8777 09:06:21 AM

=====

===== Sales Receipt =====

Product Description	Sale Unit Qty	Price	Final Price
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=====

ALBUQUERQUE NM 87184-0454 Zone-1 First-Class Mail Letter 0.60 oz. Expected Delivery: Mon 09/15/14			\$0.49
Return Rcpt (Green Card) @@ Certified USPS Certified Mail #: 9171999991703108808966			\$2.70 \$3.30

Issue Postage: \$6.49

ALBUQUERQUE NM 87113-2328 Zone-1 First-Class Mail Letter 0.60 oz. Expected Delivery: Sat 09/13/14			\$0.49
Return Rcpt (Green Card) @@ Certified USPS Certified Mail #: 9171999991703108808959			\$2.70 \$3.30

Issue Postage: \$6.49

Total: \$12.98

Paid by:
 VISA \$12.98
 Account #: XXXXXXXXXXXX9994
 Approval #: 881610
 Transaction #: 771
 239C2810126


@@ For tracking or inquiries go to
 USPS.com or call 1-800-222-1811.

 BRIGHTEN SOMEONE'S MAILBOX. Greeting
 cards available for purchase at
 select Post Offices.

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.


9/12/14

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. - LETTER

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]			
- 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 - GENERAL NOTE
- 10. Indicate existing structures and easements (with recording information) within 20 ft. of the site

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

- 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.
- 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.

SHEET #4 – UTILITY PLAN

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

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

SHEET #5 BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- 1. Scale (minimum of 1/8" or as approved by Planning Staff)
- 2. Bar Scale
- 3. Detailed Building Elevations for each facade
 - a. Identify facade orientation (north, south, east, & west)
 - 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)
 - c. Materials and colors of principle building elements – façade, roof, windows, doors, etc.
 - d. 8½" x 11" color renderings or similar illustrations (2 for DRB and 10 for EPC)
- 4. Dimensions, colors and materials of Refuse Enclosure
- 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

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

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

B. Proposed Development

1. Structural

- 1. Location of existing & proposed structures on the site (distinguish between existing & proposed, include phasing) - PHASING NOTED: GENERAL NOTE 3
- 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
- N/A 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: 100 provided: 252 (100 PAVED)
Handicapped spaces (included in required total) required: provided: 8
Motorcycle spaces (in addition to required total) required: 3 provided: 3
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: 5 provided: 5
 - N/A 2. Bikeways and other bicycle facilities, if applicable
- N/A C. Public Transit
 - N/A 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
 - N/A 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
 - N/A 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. - GENERAL NOTE 3

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

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB15)** **Maximum Size: 24" x 36"**
- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Subdivision Checklist
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study form with required signature
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- DRB hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB14)** **Maximum Size: 24" x 36"**
- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24 copies**
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **24 copies** for DRB public hearings
 - Solid Waste Management Department signature on Site Plan
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study form with required signature
 - Copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- D. R. B. hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION or BUILDING PERMIT (DRB10)** **Maximum Size: 24" x 36"**
- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **24 copies**
 - DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **24 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study form with required signature
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- D. R. B. hearings are approximately 30DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

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

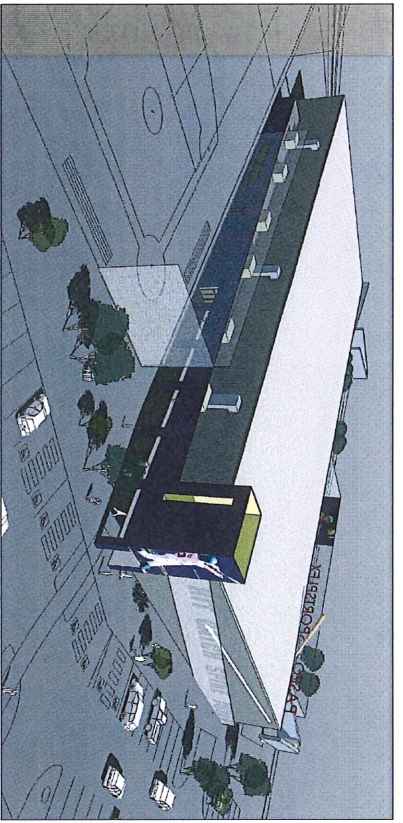
Paul M. Wymer
 Applicant name (print)
[Signature] 9/2/14
 Applicant signature / date



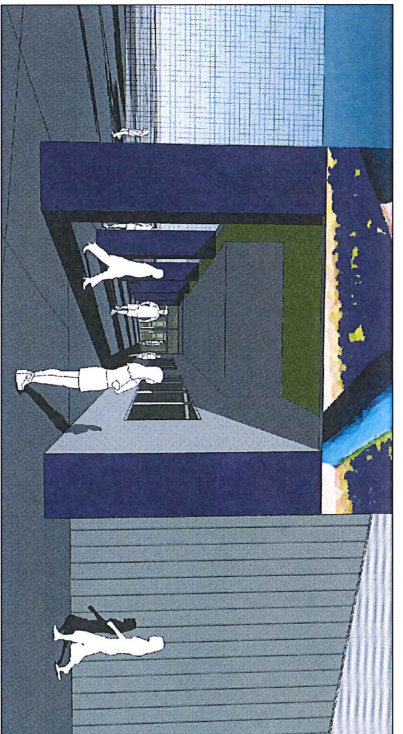
Form revised **October 2007**

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

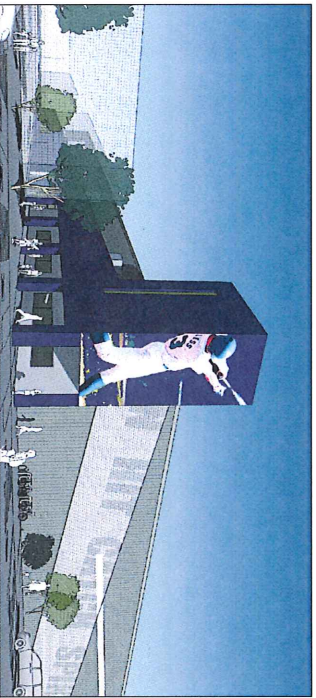
Project # _____
 Planner signature / date _____



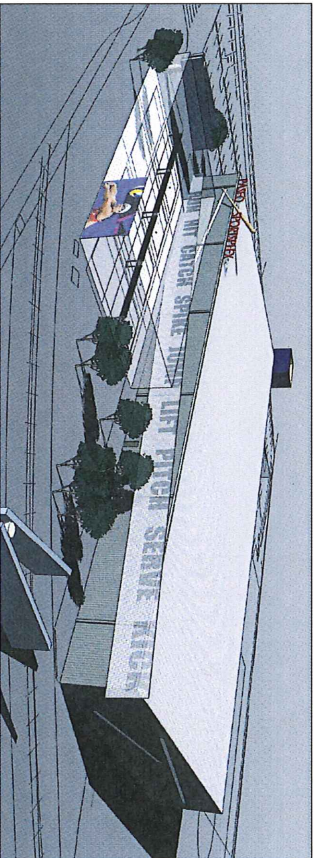
AERIAL FROM NORTH-WEST



LOOKING EAST AT ENTRY



LOOKING SOUTHEAST TOWARD ENTRY



AERIAL FROM SOUTHEAST



LOOKING NORTHEAST FROM PASO DEL NORTE

SPORTSPLEX
DEVELOPMENT
Tract A,
Loop Industrial Park
Albuquerque, New Mexico

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PERSPECTIVE VIEWS

NO.	DATE	REVISIONS

date 9-12-14
sheet 6