



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
- 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): RUSSELL NAYLOR PHONE: 801 487 3330
 ADDRESS: 1155 E WILMINGTON AVE FAX: 801 487 3391
 CITY: SALT LAKE CITY STATE UTAH ZIP 84100 E-MAIL: rvss@nicholsnaylor.com

APPLICANT: JPETE Albuquerque LLC PHONE: 801 478 8000
 ADDRESS: 230 E. So Temple FAX: 801 478 8001
 CITY: SALT LAKE CITY STATE UTAH ZIP _____ E-MAIL: ken@price.realty.cc
 Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: DRB site plan approval for permit to construct a 43,671 SF addition to an existing building of 64,804 SF

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. EA1A Block: 0000 Unit: 1
 Subdiv/Addn/TBKA: LOOP INDUSTRIAL DISTRICT
 Existing Zoning: SU2 ML Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): 617 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.): 1009577

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): 4.2
 LOCATION OF PROPERTY BY STREETS: On or Near: SALMATED SOUTH OF ALAMEDA
 Between: _____ and _____

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

SIGNATURE Russell Naylor DATE 2/14/13
 (Print Name) RUSSELL NAYLOR Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>13DRB - 70461</u>	<u>SBP</u>	_____	<u>\$385.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>ADU</u>	_____	<u>\$75.00</u>
<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	_____	_____	_____	<u>\$480.00</u>

Hearing date March 27, 2013

[Signature]

2-27-13
Staff signature & Date

Project # 1009577

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 *Per 1-25 Sector Plan page 3*
 - 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 *Tony Loyd 724 3930*
 - Copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule) *check 150*
 - 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.

RUSSELL NAYLOR
 Applicant name (print)
Russell Naylor 2/27/13
 Applicant signature / date



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

Application case numbers
13 - DRB - 70461

Form revised **October 2007**
[Signature] 2-27-13
 Planner signature / date
 Project # 1009577

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 March 12, 2013 To March 27, 2013

5. REMOVAL

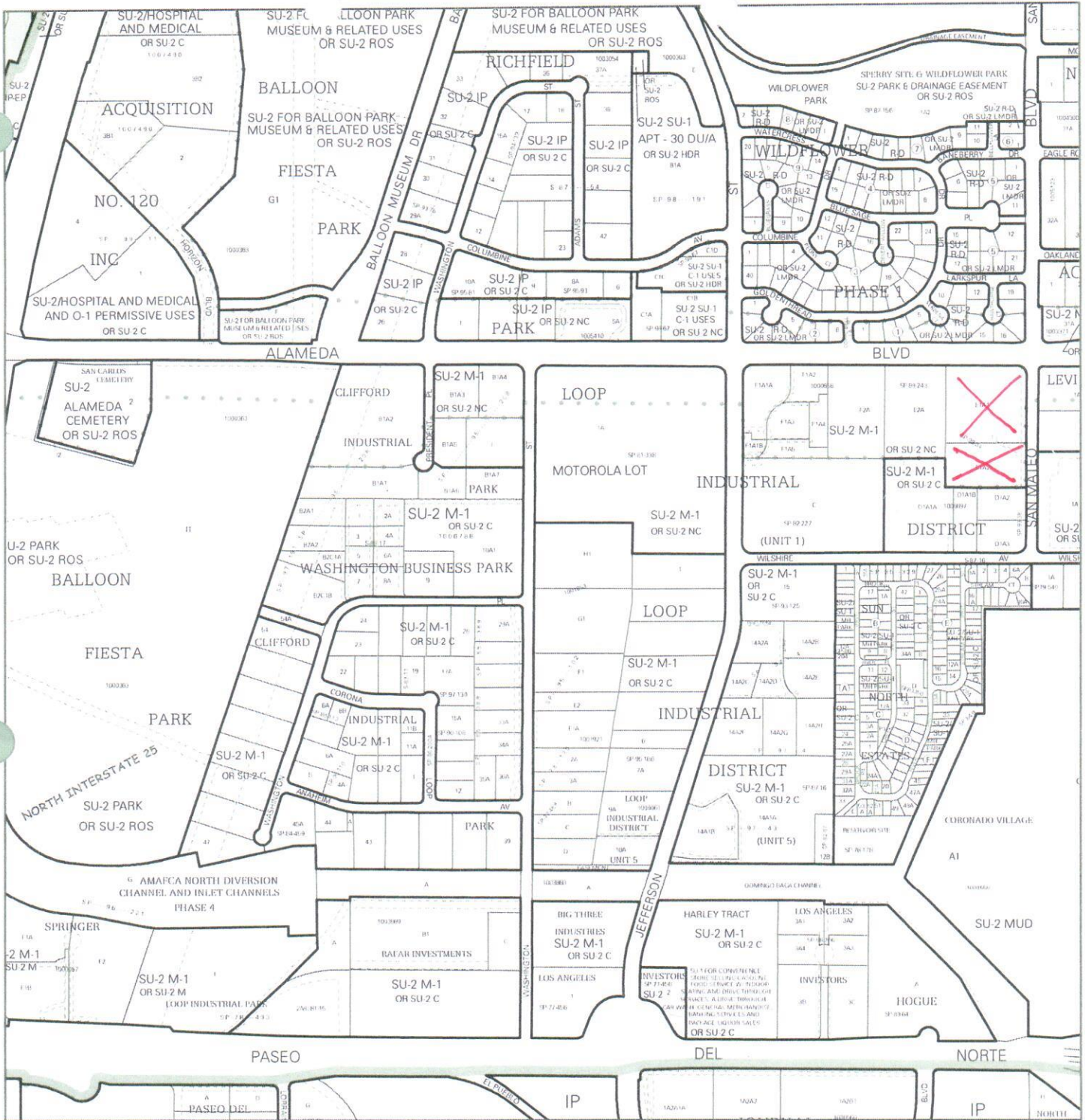
- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

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.

[Signature] 2/27/13
(Applicant or Agent) (Date)

I issued 1 signs for this application, 2-27-13 [Signature]
(Date) (Staff Member)

DRB PROJECT NUMBER: 1009577



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

Map amended through: 1/24/2011

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

0 750 1,500 Feet



City of Albuquerque

P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Suzanne Lubar, Director

Richard J. Berry, Mayor
February 25, 2013

Robert J. Perry, CAO

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation

Project Number(s):

Case Number(s):

Agent: Russell Naylor Architect

Applicant: JPET Albuquerque LLC.

Legal Description: Lots E1A1 and E1A2 (5701 San Mateo Blvd. NE)

Zoning: SU2 M1

Acreage: 6.2 acres

Zone Atlas Page: C-17

PROVISIONAL CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

TREATMENT PLAN REVIEW:

DISCOVERY:

SUPPORTING DOCUMENTATION:

SITE VISIT: n/a

RECOMMENDATION(S):

- PROVISIONAL CERTIFICATE OF NO EFFECT IS ISSUED pending submittal of additional documentation. Certificate issued for platting purposes only. Archaeological survey required prior to building permit unless waived pending other information.

SUBMITTED:

Matthew Schmader, PhD

Superintendent, Open Space Division

City Archaeologist



Memo

To : City of Albuquerque New Mexico- Planning Department

From: Russell Naylor

Date: 12-21-2013

Re: Site Development Plan for Building Permit

To Whom it may concern,

The attached package of drawings is for an addition to the existing American Tire Distribution Center located at 5701 N.E. San Mateo Boulevard. The proposed building is an 43,671 s.f. addition to the existing 64,864 s.f. building. The building will be used for storage of new tires as well as a small office area. The building will be constructed of concrete tilt panels similar to the existing buildings construction. The concrete tilt panels will be painted multiple colors in a predominantly earth tone palette we feel is appropriate to the desert South West. We have worked with city staff to ensure compliance with the I-25 sector plan in matters such as horizontal and vertical building articulation, landscaping, screening of overhead dock doors and other items. We will be adding tilt panels around the existing building to meet the requirements for horizontal and vertical articulation outlined in the sector plan. The existing building will also be repainted to match the color scheme of the new addition. To the best of our knowledge and ability the submitted drawings meet or exceed the City of Albuquerque zoning ordinance and the I-25 sector plan. We appreciate your time in consideration of this project, and look forward to working with you in the future,

Sincerely,


Russ Naylor- Architect



Price Realty Group, LLC
230 East South Temple
Salt Lake City
Utah 84111
☎ 801.478.8000
Fax 801.478.8001

February 21, 2013

Land Development Director
City of Albuquerque
600 2nd Street NW
Albuquerque, New Mexico 87103

Re: 8701 San Mateo NE
Albuquerque, NM

Dear Director,

This Letter authorizes Russell Naylor - Architect, in behalf of JPET Albuquerque LLC., the owner of the subject property to submit this application for Design Review Board of a Site Development Plan for a Building Permit. I appreciate your assistance in processing our application.

Please contact me if you have any questions.

Best Regards,

A handwritten signature in blue ink, appearing to read 'Ken Rudy'.

Kenneth L. Rudy
V.P. Development & Construction



After Recording, Return To:
David J. Castleton
Ray Quinney & Nebeker
36 South State, Suite 1400
Salt Lake City, Utah 84111

Doc# 2013016296

02/12/2013 03:39 PM Page: 1 of 1
WD R:\$25.00 M. Toulouse Oliver, Bernalillo County

Grantee Address:
JPET Albuquerque, LLC
230 East South Temple)
Salt Lake City, Utah 84111

WARRANTY DEED

JPET II COMPANY, LLC, formerly known as **JPET II COMPANY, LIMITED PARTNERSHIP**, grantor, hereby grants to **JPET ALBUQUERQUE, LLC**, a Utah limited liability company, grantee, for the sum of TEN and no/100 DOLLARS, the following described real property in Bernalillo County, New Mexico, to-wit:

Tract E-1A-2 being a replat of Tract E-1A, the same as shown on the plat of Tracts E-1A-1 and E-1A-2, Unit 1, Loop Industrial District Subdivision, filed in the Office of the County Clerk of Bernalillo County, New Mexico, in Book 98-C, Page 37, on February 4, 1998.

UPC# 101706448233311635

SUBJECT TO the liens, encumbrances, easements and rights-of-way and restrictions of record.

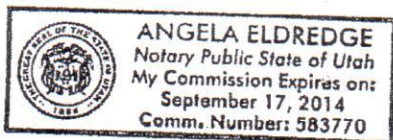
WITNESS the signature of said grantor, this 1st day of February, 2013.

JPET II COMPANY, LLC, f/k/a JPET II COMPANY, LIMITED PARTNERSHIP

By J. Steven Price
J. Steven Price, Manager

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 1st day of February 2013, by J. Steven Price, as Manager of JPET II COMPANY, LLC, f/k/a JPET II COMPANY, LIMITED PARTNERSHIP.



Angela Eldredge
Notary Public

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. Nonetheless, applicants are responsible for providing a complete submittal. Certification 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. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

Ramon Gaylo 2/24/13
Applicant or Agent Signature / Date

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36".

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. **Site Plan** (including utilities and easements)
2. **Landscaping Plan**
3. **Preliminary Grading Plan** (A separate Grading Plan sheet is required for a sites 1 acre or more.)
4. **Building and Structure Elevations**
5. **Conceptual Utility Plan**
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. **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.
- 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'
 1.0 - 5.0 acres 1" = 20'
 Over 5 acres 1" = 50'
 Over 20 acres 1" = 100' *[Other scales as approved by staff]*
- 3. Bar scale
- 4. North arrow
- 5. Scaled vicinity map
- 6. Property lines (clearly identify)
- 7. Existing and proposed easements (identify each)
- 8. Phases of development including location and square footages of structures, circulation, parking and landscaping

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

B. Proposed Development (If supplemental Sheets are used please indicate sheet #)

1. Structural

- A. Location of existing & proposed structures (distinguish between existing & proposed, include phasing)
- B. Square footage of each structure
- C. Proposed use of each structure
- N/A* D. Temporary structures, signs and other improvements
- E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions thereof
- G. Loading facilities
- H. Site lighting (indicate height & fixture type)
- N/A* I. Indicate structures within 20 feet of site
- EXISTING* J. Elevation drawing of refuse container and enclosure, if applicable.
- K. 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: 75 provided: 75
Handicapped spaces (included in required total) required: 4 provided: 4
Motorcycle spaces (in addition to required total) required: 3 provided: 3
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: 4 provided: 4
 - 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
- E. Vehicular Circulation (Refer to Chapter 23 of DPM)
 - EXISTING* 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
 - EXISTING* 4. Location & orientation of refuse enclosure, with dimensions
 - EXISTING* 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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

3. Phasing

- N/A A. 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.

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. Identify nature of ground cover materials
 - A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
 - B. Pervious areas (planting beds, grass, ground cover vegetation, etc.)
 - C. Ponding areas either for drainage or landscaping/recreational use
- 7. Identify type, location and size of plantings (common and/or botanical names).
 - A. Existing, indicating whether it is to preserved or removed.
 - B. Proposed, to be established for general landscaping.
 - C. Proposed, to be established for screening/buffering.
- 8. Describe irrigation system – Phase I & II . . .
- upskirt 9. Backflow prevention detail
- 10. Planting Beds, indicating square footage of each bed
- 11. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 12. Responsibility for Maintenance (statement)
- 13. Statement of compliance with Water Conservation . . . Ordinance, see article 6-1-1-1.
- 14. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 15. Landscaped area provided; square footage and percent (specify clearly on plan)
- 16. Planting or tree well detail
- 17. Street Tree Plan as defined in the Street Tree Ord.

SHEET # 3 PRELIMINARY GRADING PLAN

The Preliminary Grading Plan provides the Planning Commission and staff with an understanding of site topography and how it relates to adjacent property. Planning staff may waive or allow adjustments to the Preliminary Grading Plan requirements for sites that 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.

Grading information for sites that are under 1 acre can be included on Sheet #1 with written approval from the Planning Department Staff.

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

- 6. Building footprints
- 7. Location of Retaining walls

B. Grading Information

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- 2. 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.
- 3. Identify ponding areas
- 4. 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. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SHEET #4 UTILITY PLAN

- 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.
- Existing water, sewer, storm drainage facilities (public and/or private).
- Proposed water, sewer, storm drainage facilities (public and/or private)

SHEET #5 BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- A. Scale (minimum of 1/8" or as approved by Planning Staff).
- B. Bar Scale
- C. Detailed Building Elevations for each facade
 - 1. Identify facade orientation (north, south, east, & west).
 - 2. Facade dimensions including overall height and width
 - 3. Location, dimensions, materials, and colors of principle facade elements- windows, doors, etc.
 - 4. For EPC and DRB submittals only – Color renderings or similar (12 copies) illustrations
- E. 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 discussed 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.



DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second Street NW, Fax: (505) 924-3913 – will need the following information **BEFORE** neighborhood and/or homeowner association information will be released to the applicant/agent on any project being presented to the Planning Department of the City of Albuquerque. If you have any questions, please feel free to contact our office at (505) 924-3914. **Your Developer Inquiry is for the following:**

Cell Tower & Type: [] Free-Standing Tower -OR- [] Concealed Tower

Private Development [] EPC DRB [] LUCC [] Liquor Submittal

[] Administrative Amendments (AA's)

City Project []

Special Exception Application (ZHE) []

CONTACT NAME: RUSSELL NAYLOR

COMPANY NAME: NICHOLS NAYLOR ARCHITECTS

ADDRESS/ZIP: 1155 E WILMINGTON AVE SALT LAKE CITY UTAH 84106

PHONE: 801 487 3330 FAX: 801 487 3391

LEGAL DESCRIPTION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION IN THE AREA OF THE PROPERTY DESCRIBED BELOW:

LOT EAIA BLOCK 0000 SUBDIVISION LOOP INDUSTRIAL DISTRICT UNIT 1

LEGAL DESCRIPTION

LOCATED ON

8701 SAN MATEO BLVD NE
STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN South West corner of Alameda Blvd and San Mateo AND
STREET NAME OR OTHER IDENTIFYING LANDMARK

STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (C17).
(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)
(Zone Map **MUST** be provided with request)

Albuquerque - Official City Website

Address Query

Search Results

The following address was the closest match:

8701 SAN MATEO BLVD NE

City Council District: 4 - [Brad Winter](#)
County Commission District: 4 - Michael C. Wiener
NM House of Representatives: Bill B. O'Neill
NM Senate: Dede Feldman

School Districts
Elementary: EG ROSS **Middle:** DESERT RIDGE **High School:** LA CUEVA

Neighborhood Association: WILDFLOWER
Area Sector Plan: NORTH INTERSTATE 25

Area Plan: NORTH VALLEY AREA PLAN

Zoning: SU-2 **Zoning Description:** M-1 OR SU-2 NC

City Platting Information

Lot: E1A1 **Block:** 0000 Subdivision: LOOP INDUSTRIAL DISTRICT UNIT 1

Flood Zone:

Flood Zone: X

For questions about floodplain information, please contact the COA Floodplain Manager at 924-3986 - ccherne@cabq.gov

Police Beat/Area Command: 244 / VALLEY

Jurisdiction: ALBUQUERQUE **Zone Atlas Page:** [C17](#) (opens in new window)

Ownership Data from [Bernalillo County Assessor](#)

(County Assesor data for tax year 2012)

Name: JPET ALBUQUERQUE LLC C/O PRICE REALTY GROUP LLC
Address: 230 EAST SOUTH TEMPLE , SALT LAKE CITY UT 84111
UPC: 101706452633311630
Tax Year: 2012 **Tax District:** A1A

Legal Description: TRACT E1A1 PLAT OF TRACT E-1A-1 AND E-1A-2 UNIT 1 LOOP INDUSTRIAL DISTRICT SUBDIVISION CONT 3.949 AC OR 172,021 SF

Property Class: C **Document Number:** 2002116012 082702 WD- E

Lot Size: Call 505-222-3700 or visit [Bernalillo County Assessor's website](#)

Estimated Acres: 3.96

Disclaimer: County Assessor data and Acres are not maintained by the City of Albuquerque and should never be used for legal purposes.

[Open Advanced Map Viewer in a new window](#)



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

February 13, 2013

Russell Naylor
Nichols Naylor Architects
1155 E. Wilmington Avenue
Salt Lake City, UT 84106
Phone: 801-487-3330/Fax: 801-487-3391

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.

Dear Russell:

Thank you for your inquiry of **February 13, 2013** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) - LOT EA1A, LOOP INDUSTRIAL DISTRICT UNIT 1, LOCATED AT 8701 SAN MATEO BOULEVARD NE AT THE SOUTHWEST CORNER OF ALAMEDA BOULEVARD NE AND SAN MATEO BOULEVARD NE** 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:

WILDFLOWER AREA N.A. "R"

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

Tony Perry, 4909 Watercress NE/87113 797-7098 (h)

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@caba.gov or by fax at (505) 924-3913.

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.**



February 15, 2013

Wildflower Area Neighborhood Association
Larry Caudell 4915 Watercress NE
Tony Perry 4909 Watercress NE
Albuquerque, NM 87113

Dear Sirs:

I am writing to inform you that my client JPEG Albuquerque LLC is requesting approval of the Design Review Board to construct a 43,671 square foot addition to the existing 64,864 square foot office warehouse building located at 5701 San Mateo Blvd. NE.

The addition will extend the building to the south approximately 200 feet. The building will be concrete tilt construction. The building height will not exceed the 39 foot allowable height and will be a single story.

The design for the addition will include architectural features described in the north I-25 sector plan.

I have attached a copy of the site plan for the project showing the existing building and the proposed addition.

I am requesting support from your association to obtain approval from the Design Review Board.

Please contact me if you have any questions.

Sincerely,

Russell L. Naylor, President
NICHOLS, NAYLOR ARCHITECTS, INC.

RLN/lpw

4

7012 1010 0001 6497 3927

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ALBUQUERQUE NM 87113

Postage	\$ 0.46	0016
Certified Fee	\$3.10	01
Return Receipt Fee (Endorsement Required)	\$2.55	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 6.11	02/15/2013

Sent To **TONY PERRY**

Street, Apt. No.,
or PO Box No.

City, State, ZIP+4

PS Form 3800, August 2006 See Reverse for Instructions

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Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 6.11	02/15/2013

Sent To **LARRY CAUDELL**

Street, Apt. No.,
or PO Box No.

City, State, ZIP+4

PS Form 3800, August 2006 See Reverse for Instructions

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

02/27/2013 Issued By: E08375 181939

Category Code **910**
2013 070 461

Application Number: 13DRB-70461, Major - Sdp For Building Permit

Address:

Location Description: SAN MATEO SOUTH OF ALAMEDA

Project Number: 1009577

Applicant
JPET ALBUQUERQUE LLC

Agent / Contact
RUSSELL NAYLOR

230 E. SO TEMPLE
SALT LAKE CITY UT

1155 E. WILMINGTON AVE
SALT LAKE CITY UT 84106
8014873330

Application Fees	
APN Fee	\$75.00
Conflict Mgmt Fee	\$20.00
DRB Actions	\$385.00
TOTAL:	\$480.00

City of Albuquerque Treasury
Date: 2/27/2013 Office: ANNEX
Stat ID: W50000003 Cashier: TRSSIV
Batch: 1531 Trans #: 44
Permit: 2013070461
Receipt Num 00101973
Payment Total: \$480.00
0900 APN Fee \$75.00
0901 Conflict Manag. Fee \$20.00
0903 DRB Actions \$385.00
American Expr Tendered : \$480.00



INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

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

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

PROJECT # 10009577

Wednesday, March 27, 2013

Comments must be received by:

Wednesday, March 20, 2013

If comments are not received by this date, "no comments" will be listed on the staff report. Attached are copies of the requests.

If you have any questions, please contact me at 924-3946 or agomez@cabq.gov