

INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

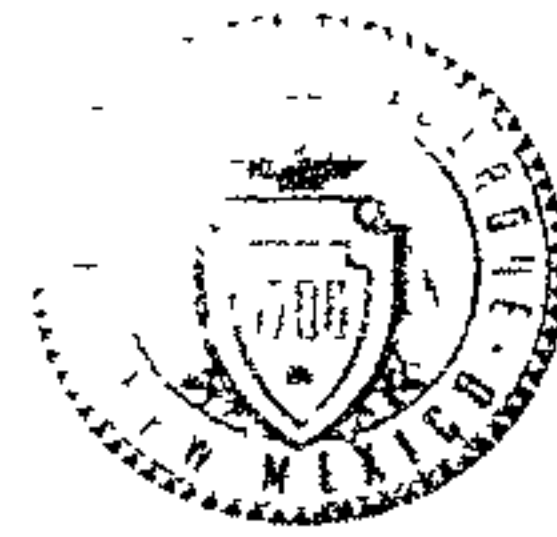
TRANSPORTATION DEVELOPMENT*John MacKenzie*
TRANSIT & PARKING DEPARTMENT*Shabih Rizvi*
COUNCIL OF GOVERNMENTS.....*Kendra Watkins/Andrew Gingerich*
AMAFCA.....*Lynn Mazur*
APD CRIME PREVENTION.....*Steve Sink*
OPEN SPACE DIVISION.....*Kent Reed Swanson/Sarah Brown*
FIRE DEPARTMENT.....*Antonio Chinchilla*
ZONING ENFORCEMENT INSPECTOR.....*Vince Montano*
NEIGHBORHOOD COORDINATION.....*Stephani Winklepleck*
PNM.....*Daniel Aragon*
NEW MEXICO GAS COMPANY.....*Patrick Sanchez*
ALBUQUERQUE PUBLIC SCHOOLS.....*April Winters*
COMCAST CABLE.....*Mike Mortus*
Mid.Rio Grande Conserv. Dist. (MRGCD).....*Ray Gomez*
ENVIRONMENTAL HEALTH.....*Paul Olson*

Your comments on the following case(s) are requested.

PROJECT # 1010675

Board hearing date:

WEDNESDAY, December 9, 2015



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

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) Modulus Architects, Inc. PHONE (505) 338-1499
 ADDRESS 220 Copper Ave. NW. Ste. 350 FAX (505) 338-1498
 CITY Albuquerque STATE NM ZIP 87102 E-MAIL abenson@modulusarchitects.com
 APPLICANT Palomas Equities LLC. (Jim Achen) PHONE _____
 ADDRESS 11512 Berringer Ave. FAX _____
 CITY Albuquerque STATE NM ZIP 87122 E-MAIL jimachen@me.com
 Proprietary interest in site _____ List all owners: _____

DESCRIPTION OF REQUEST: Delegated to DRB Site Plan for Subdivision and Site Plan for Subdivision for Permit Review

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. See Attached for Legal(s) Block: 11 Unit A
 Subdiv/Addn/TBKA: North Albuquerque Acres
 Existing Zoning: SU-2(RC) Proposed zoning: SU-2(RC) MRGCD Map No _____
 Zone Atlas page(s): D18 UPC Code: 101806331350216530

CASE HISTORY: 161806327448810501, 161806329148810502, 161806330748810503
 List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.):
UPC'S - 101806332348810504, 101806334148810505

CASE INFORMATION: CASE HISTORY - 1003128, 1004096, 1000366, 1004937
 Within city limits? Yes Within 1000FT of a landfill? _____
 No. of existing lots: 6 No. of proposed lots: _____ Total site area (acres): 3.726 Acres

LOCATION OF PROPERTY BY STREETS: On or Near: NEC Paseo Del Norte
 Between: San Pedro and Palomes

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

SIGNATURE Angela M. Williamson, Agent DATE 10/29/2015
 (Print Name) Angela Williamson, Agent Applicant: Agent:
(Modulus Architects)

FOR OFFICIAL USE ONLY

Revised: 11/2014

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S F	Fees
<input type="checkbox"/> All checklists are complete	<u>15 DRB - 70483</u>	<u>DRB</u>	<u>---</u>	<u>\$ 200.00</u>
<input type="checkbox"/> All fees have been collected	<u>101806332348810504</u>	<u>DRB</u>	<u>---</u>	<u>\$ 200.00</u>
<input type="checkbox"/> All case #s are assigned	<u>---</u>	<u>---</u>	<u>---</u>	<u>\$ 200.00</u>
<input type="checkbox"/> AGIS copy has been sent	<u>---</u>	<u>---</u>	<u>---</u>	<u>\$ 200.00</u>
<input type="checkbox"/> Case history #s are listed	<u>---</u>	<u>---</u>	<u>---</u>	<u>\$ 200.00</u>
<input type="checkbox"/> Site is within 1000ft of a landfill	<u>---</u>	<u>---</u>	<u>---</u>	<u>\$</u>
<input type="checkbox"/> F.H.D.P. density bonus	<u>---</u>	<u>---</u>	<u>---</u>	<u>\$</u>
<input type="checkbox"/> F.H.D.P. fee rebate	<u>---</u>	<u>---</u>	<u>---</u>	<u>\$</u>
				Total
				<u>\$ 200.00</u>

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
 - 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.

Modulus Architects
Angela Williamson Agent
 Applicant name (print)
Angela Williamson
 Applicant signature / date



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

Application case numbers
 15 - 1111 - 10111
 - - - - - 20115

Form revised October 2007
[Signature] 11-13-15
 Planner signature / date
 Project # 1010175

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 Nov 24, 2015 to Dec 9, 2015

5 REMOVAL

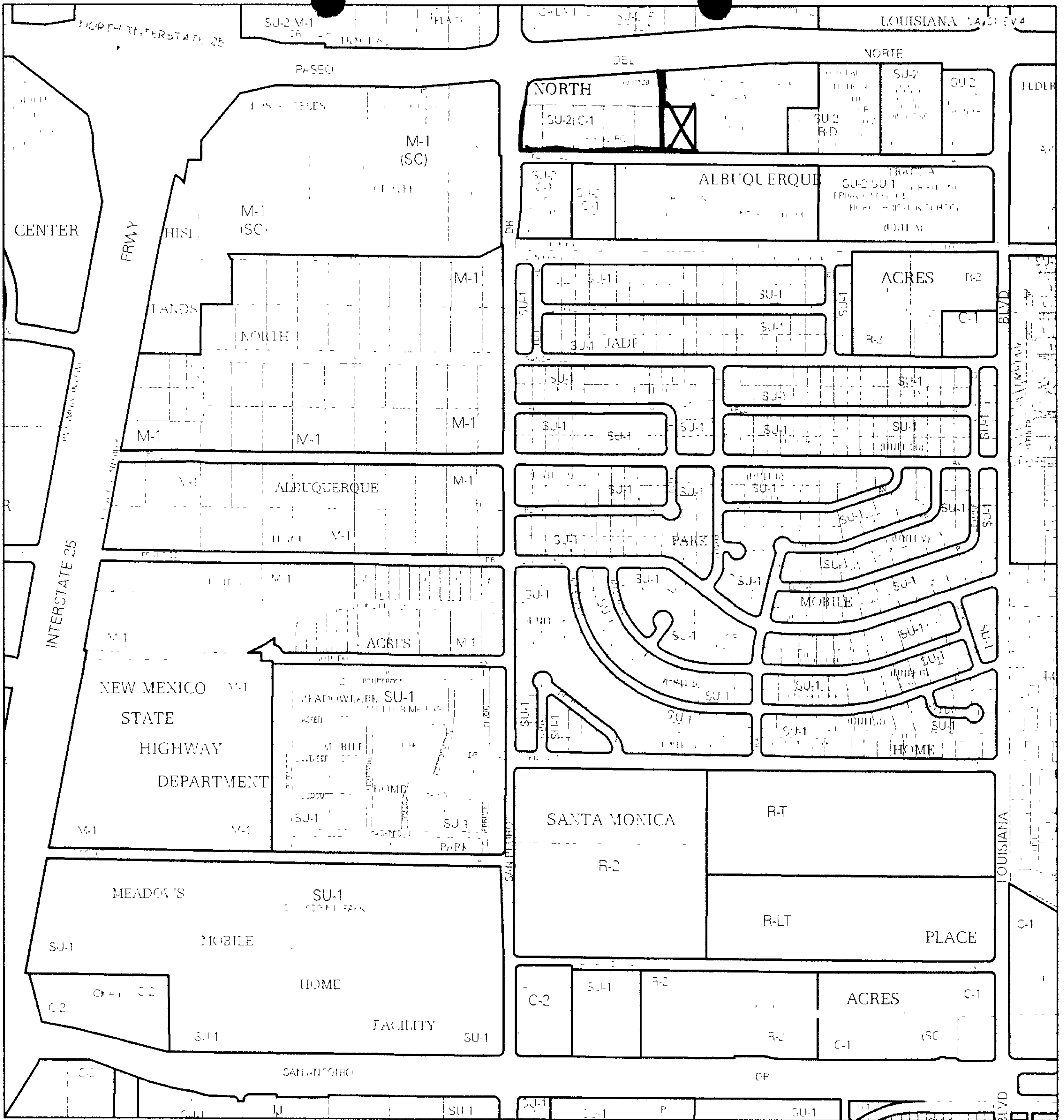
- A The sign is not to be removed before the initial hearing on the request.
- B The sign should be removed within five (5) days after the initial hearing.

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.

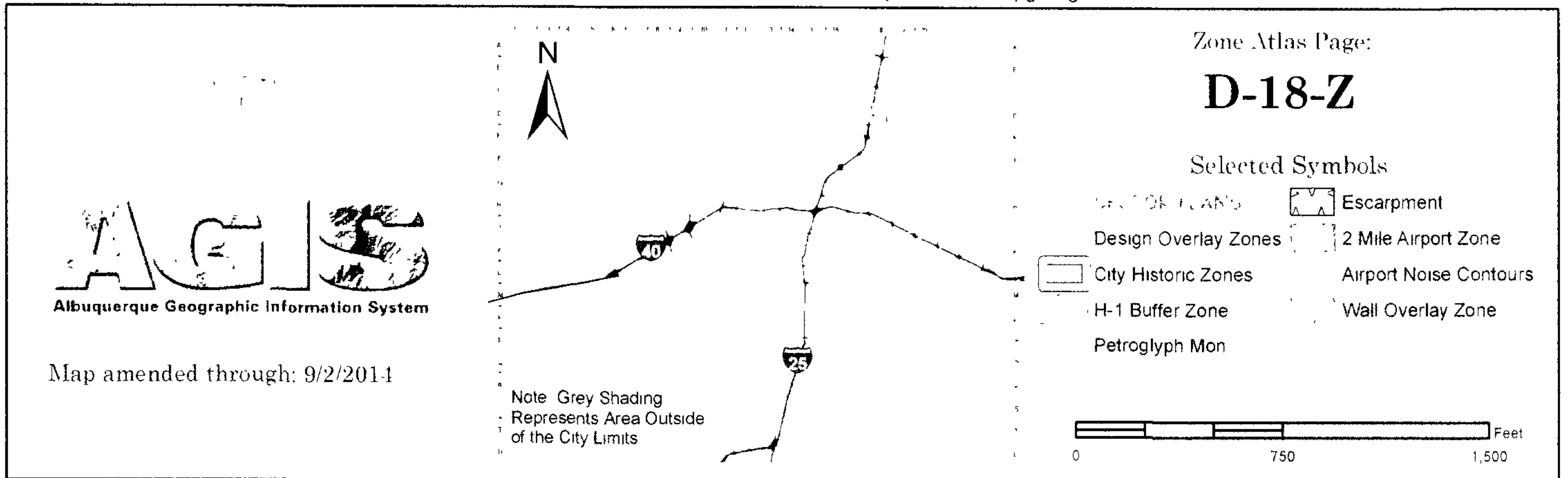
Matthew A. Roberts 11/13/15
(Applicant or Agent) (Date)

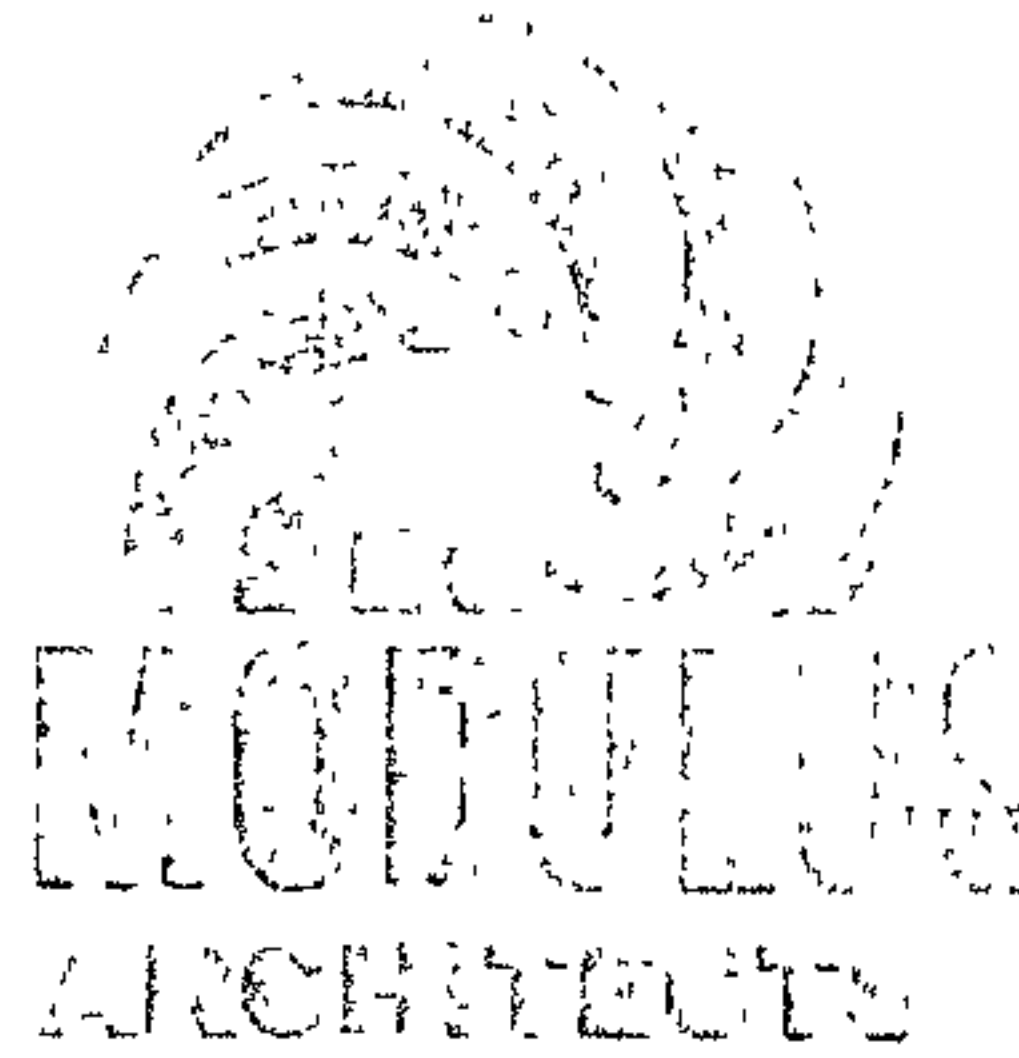
I issued 2 signs for this application, 11-13-15 [Signature]
(Date) (Staff Member)

PROJECT NUMBER: 1010675



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





City of Albuquerque
Mr. Jack Cloud, DRB Chair
Planning & Development Services
Plaza del Sol, 600 Second NW, Albuquerque, NM 87102
P.O. Box 1293, Albuquerque, N.M. 87103
Telephone: (505) 924-3860
Email: jcloud@cabq.gov

Re: Agent Authorization for Palomas Equities, LLC. – Site Plan for Subdivision and Site Plan for Building Permit

Mr. Jack Cloud

Palomas Equities, LLC., hereby authorizes Modulus Architects to perform as the Agent of Record with the City of Albuquerque. It is our intention to file for a Site Plan for Building Permit and Site Plan for Subdivision for the property located at the SEC of Paseo Del Norte and San Pedro.

This authorization is valid until further written notice from Angela Williamson, Principal at Modulus Architects (Agent) or Palomas Equities. Please direct all correspondence and communication to our Agent for the purpose of this request for DRB approval.

Sincerely,


Jim Achen

Palomas Equities, LLC.

11512 Berringer Ave.
Albuquerque, NM. 87122
(505) 358.0808
jimachen@me.com

Mr. Jack Cloud, Chairman
Development Review Board
City of Albuquerque, Planning
600 Plaza del Sol, 600 2nd NW, Albuquerque, NM 87102
PO box 1293, Albuquerque, NM 87103
Telephone: (505) 924-3860

November 4, 2015

Re: SEC of Paseo Del Norte and San Pedro DRB Submittal for Site Plan for Subdivision and Site Plan for Building Permit

Mr. Cloud,

Modulus Architects, herein referred to as "Agent" will be representing Palomas Equities, LLC., herein referred to as "Client" and property owner. On behalf of our "Client", we are requesting approval from the Development Review Board on the Site Development Plan for Subdivision and Site Development Plan for Building Permit submitted for your consideration.

The subject property is located at the South East Corner of Paseo del Norte Blvd and San Pedro Drive. The site is approximately 3.726 acres and is currently six parcels legally described as follows: – LOT 5-A, BLOCK 11, PLAT OF LOT 5-A, BLOCK 11, NORTH ALBUQUERQUE ACRES, TRACT A, 032011 TRACT A, 031011 TRACT A, 030011 TRACT, 029011 TRACT A, 02811 TRACT A, LOCATED ON SEC OF PASEO DEL NORTE NE AND SAN PEDRO DRIVE NE BETWEEN PASEO DEL NORTE NE, SAN PEDRO DRIVE NE AND PALOMAS AVENUE NE zone map D-18.

The subject site is governed by the North I-25 Sector Development Plan which states that "All Site Development Plans must be approved by the Development Review Board (DRB)". The site is zoned SU-2 RC (Regional Commercial) which allows for uses permissive in the O-1, C-1 and C-2 zoning code. Our request is to allow for the development of approximately 22,190 square feet of commercial space for retail and restaurant users in keeping with the preferred development and permissive uses for a regional commercial parcel. This land use district provides area for large, pedestrian-oriented retail centers that provide everyday goods and services for a number of neighborhoods. Regional Commercial land uses are intended for activity along an arterial roadway.

Our proposed plan includes development and uses that are in conformance with the requirements of O-1, C-1 and C-2 zones in the City Zoning Code as well as adhering to the design regulations appropriate to this land use classification as identified in the North I-25 Sector Plan. The site and building design have been done to further the design regulation policies. We have placed great emphasis on the orientation of uses on the site, the arrangement of pedestrian and vehicular circulation and the organization of the buildings and

landscape design. The buildings are placed strategically to maintain key views as they are seen from the public right-of-way. The pedestrian connectivity within the site is a coordinated system including connections from parking areas to buildings. The pedestrian surfaces are distinguished through the use of special materials.

The architecture style of the buildings are appropriate in scale and proportion to the facades and are designed to provide interest and variety. Each building is designed in such a way as to identify a clear sense of entry.

In addition to the Site Plan, Building Elevations and Landscaping Design, we have provided the required Grading & Drainage Plan and Site Utility Plan both of which meet the standards set forth in the City of Albuquerque DPM. Additionally provided for your review in consideration of this request is a Traffic Impact Study dated May 2015 done by Terry Brown. This study found that no adverse impact to the adjacent transportation system would occur if certain recommendations were followed. The site plan reflects these recommendations as follows:

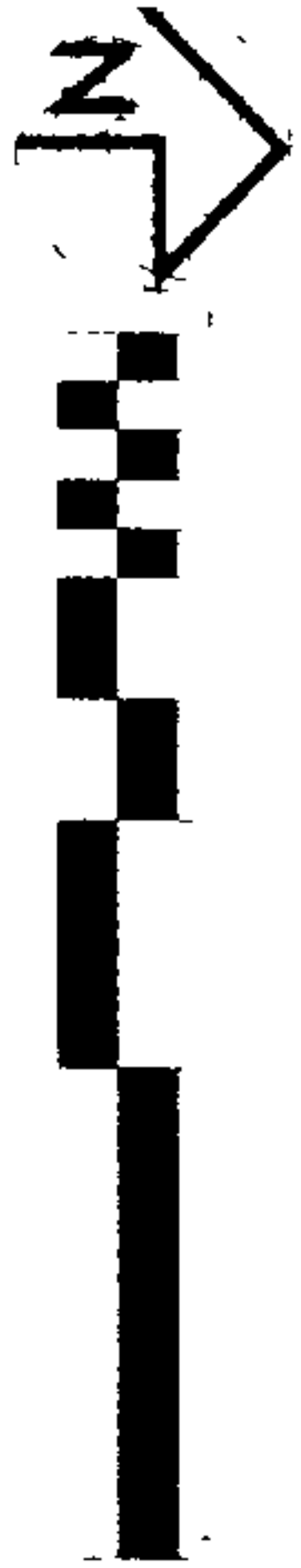
1. Access to the project should be via two full access unsignalized driveways on Palomas Ave.
2. Palomas Ave./ San Pedro Dr. – Construct a westbound right turn land 100 feet plus transition
3. Palomas Ave. Drive “A” – Stripe a 14- foot wide TWLTL from the end of the westbound left turn lane at the intersection of Palomas Ave/ San Pedro to the Edmond G. Ross Elementary School.

We have provided a comprehensive submittal for your review and approval. Should you have any questions or wish to discuss this project further, please do not hesitate to contact me at the following contact information: (505) 338.1499 or by email at:

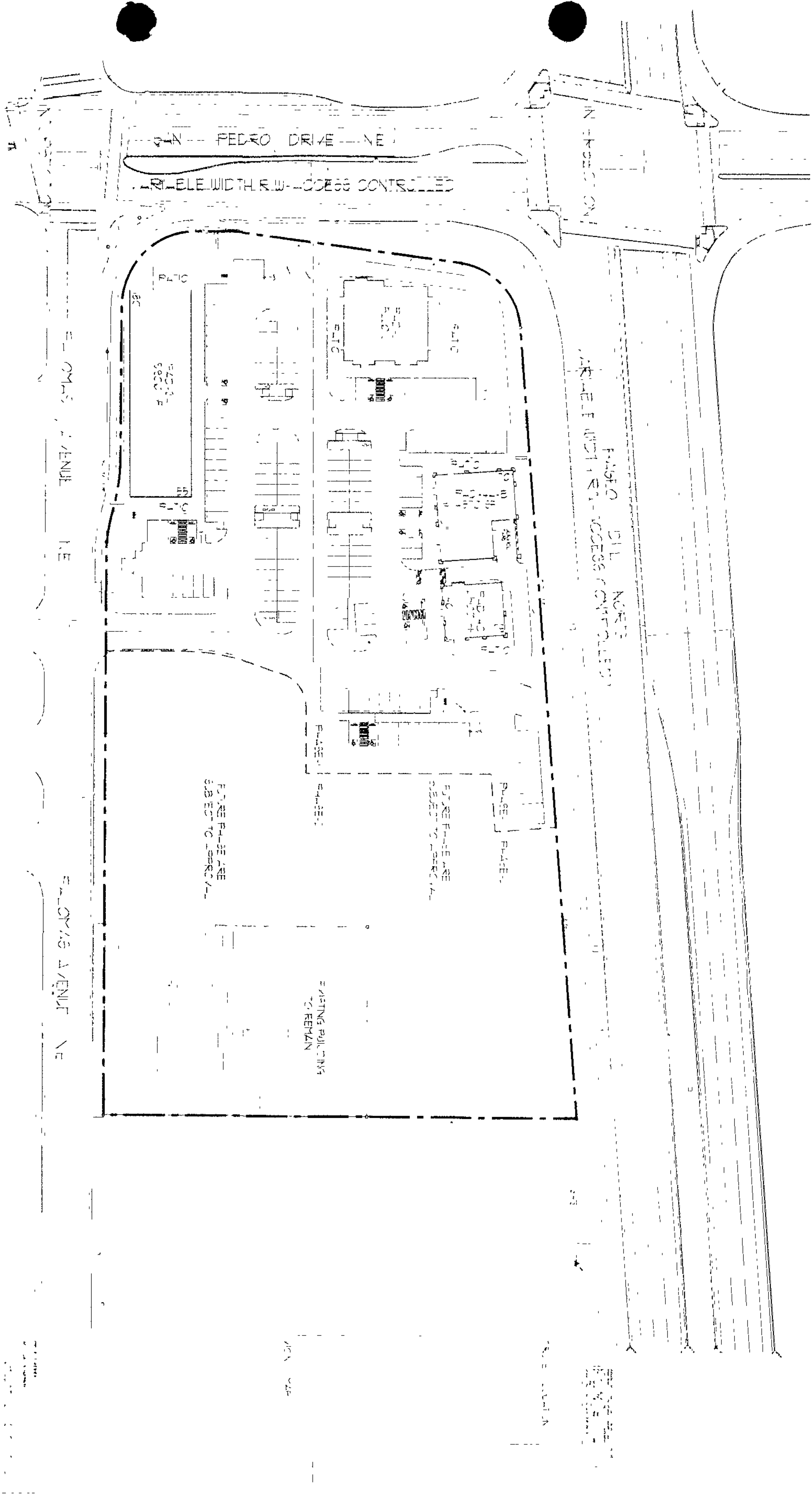
Best regards,

A handwritten signature in black ink that reads "Angela M. Williamson". The signature is written in a cursive, flowing style.

Angela M. Williamson, Principal (Agent)
Modulus Architects, Inc.
220 Copper Ave NW, Suite 350
Albuquerque, NM 87102
Office (505) 338.1499 Email: abenson@modulusarchitects.com



SCALE OF 1" = 20'



DATE: 10/1/04
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: [Number]
 SHEET NO: [Number]

NO.	DATE	BY	REVISION

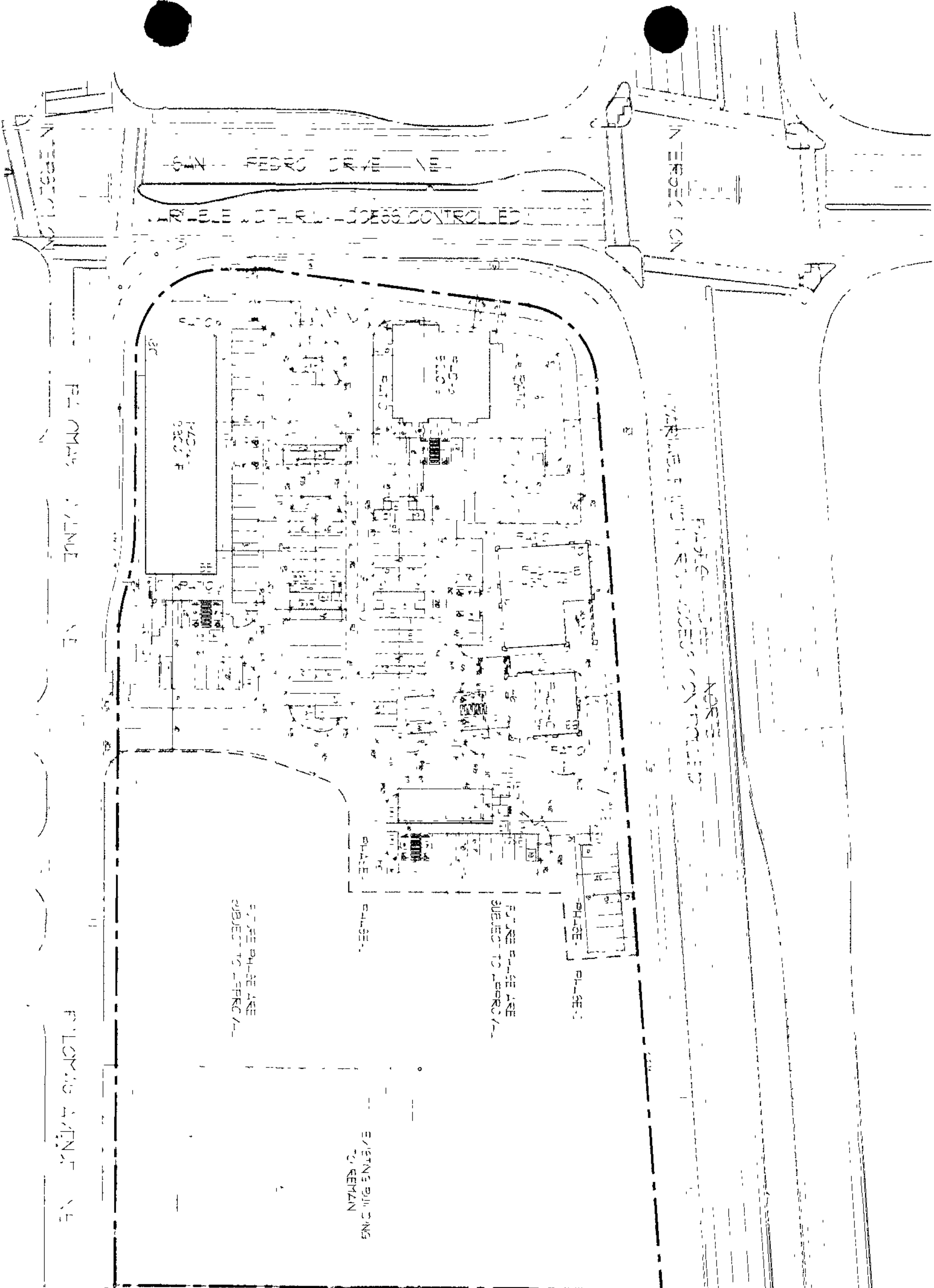


MODULUS ARCHITECTS
 220 CUPPER AVE. N.W. SUITE 150
 ALBUQUERQUE, NEW MEXICO 87112
 PHONE (505) 350-1434 FAX (505) 350-1438

NO.	DATE	BY	REVISION



OFFICE OF BUILDING PERMITS



PROJECT LOCATION

220 COPPER HILL DRIVE, SUITE 300
 ALBUQUERQUE, NEW MEXICO 87112
 PHONE (505) 263-1100 FAX (505) 263-1100

OWNER

THE UNIVERSITY OF NEW MEXICO
 220 COPPER HILL DRIVE, SUITE 300
 ALBUQUERQUE, NEW MEXICO 87112
 PHONE (505) 263-1100 FAX (505) 263-1100

DESIGNER

MODULUS ARCHITECTS
 220 COPPER HILL DRIVE, SUITE 300
 ALBUQUERQUE, NEW MEXICO 87112
 PHONE (505) 263-1100 FAX (505) 263-1100

DATE

10/1/00

SCALE

AS SHOWN

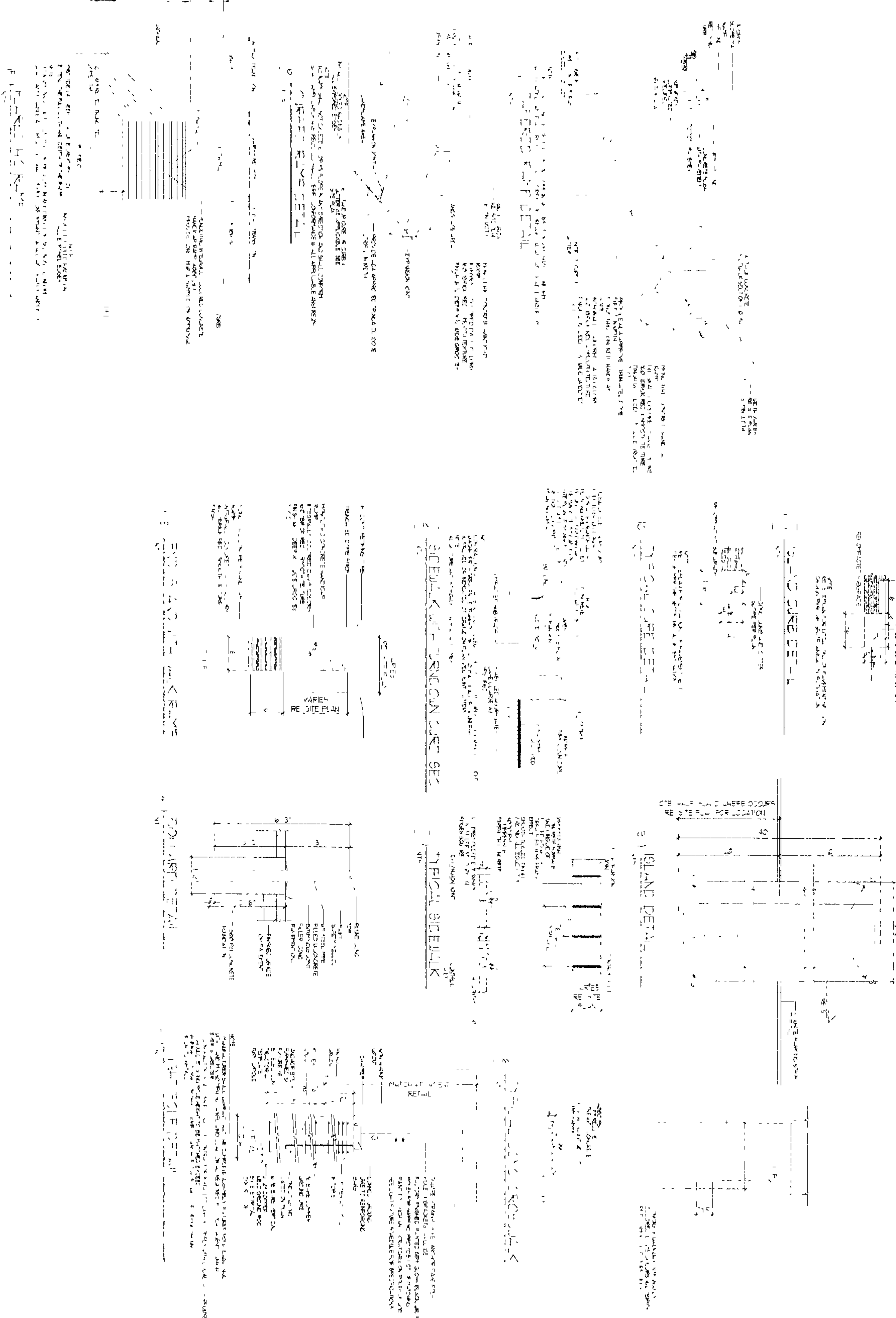
NO. 1	DATE	BY	REVISION
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JOB NO.	DRAWN BY

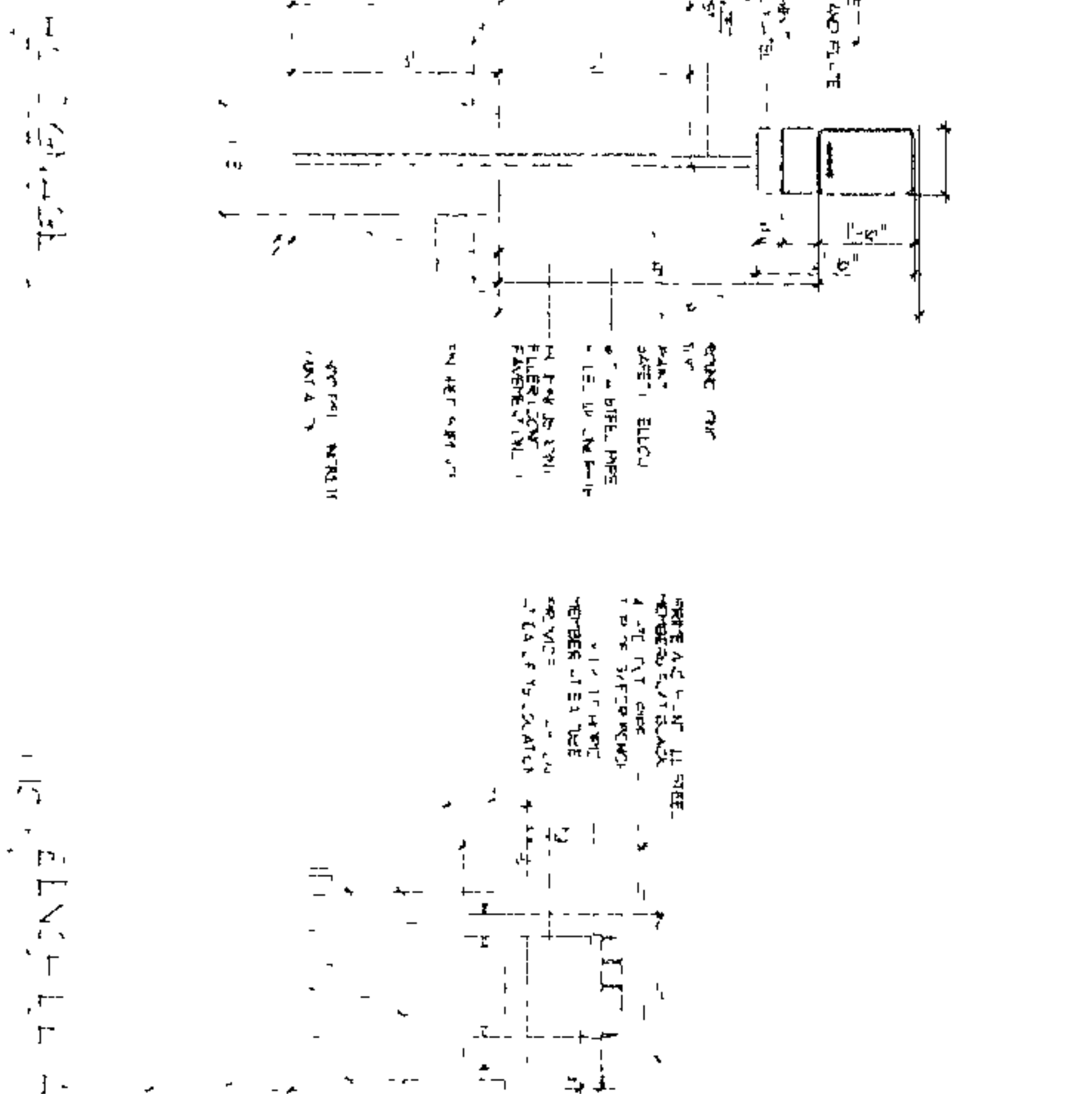
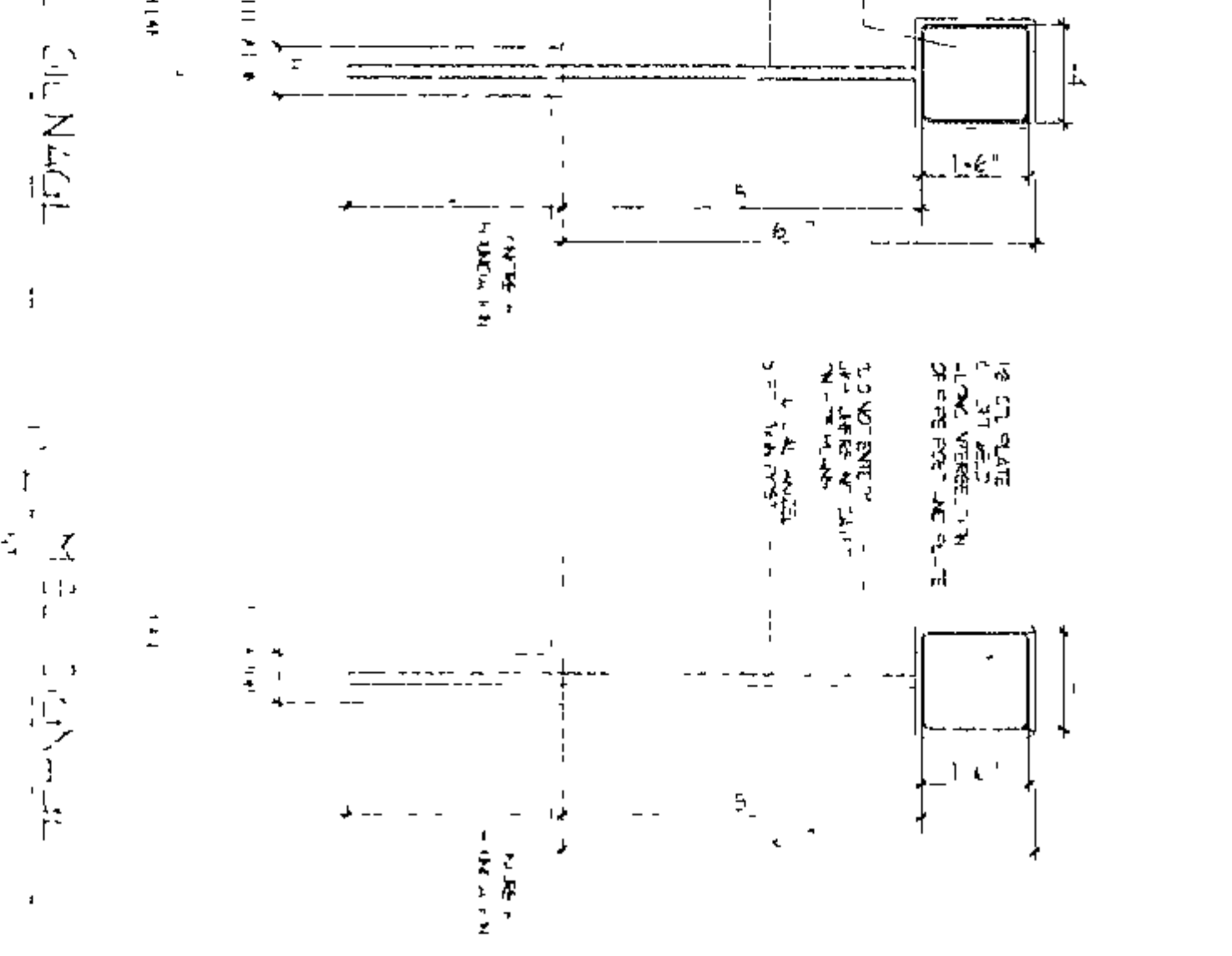
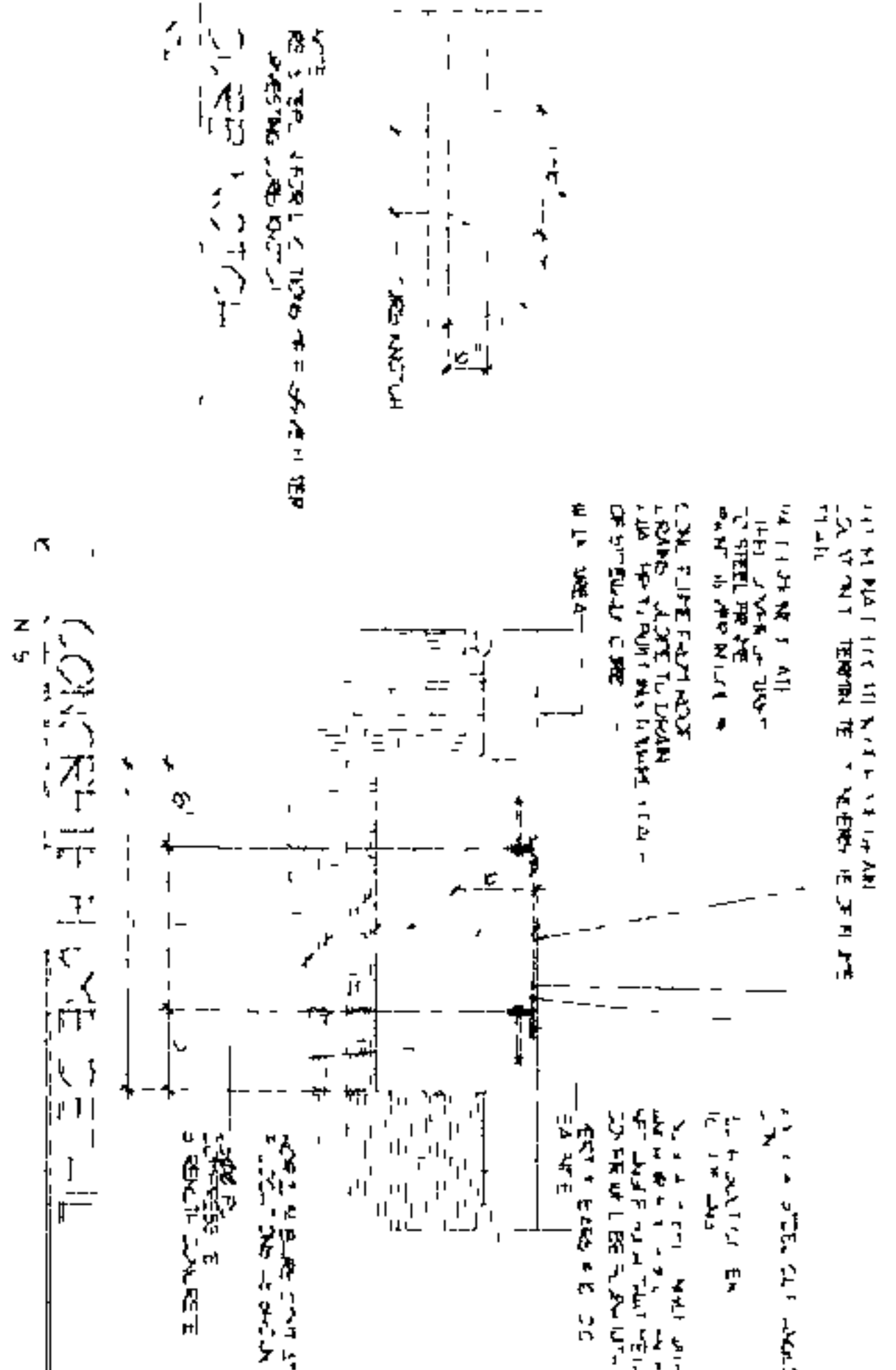
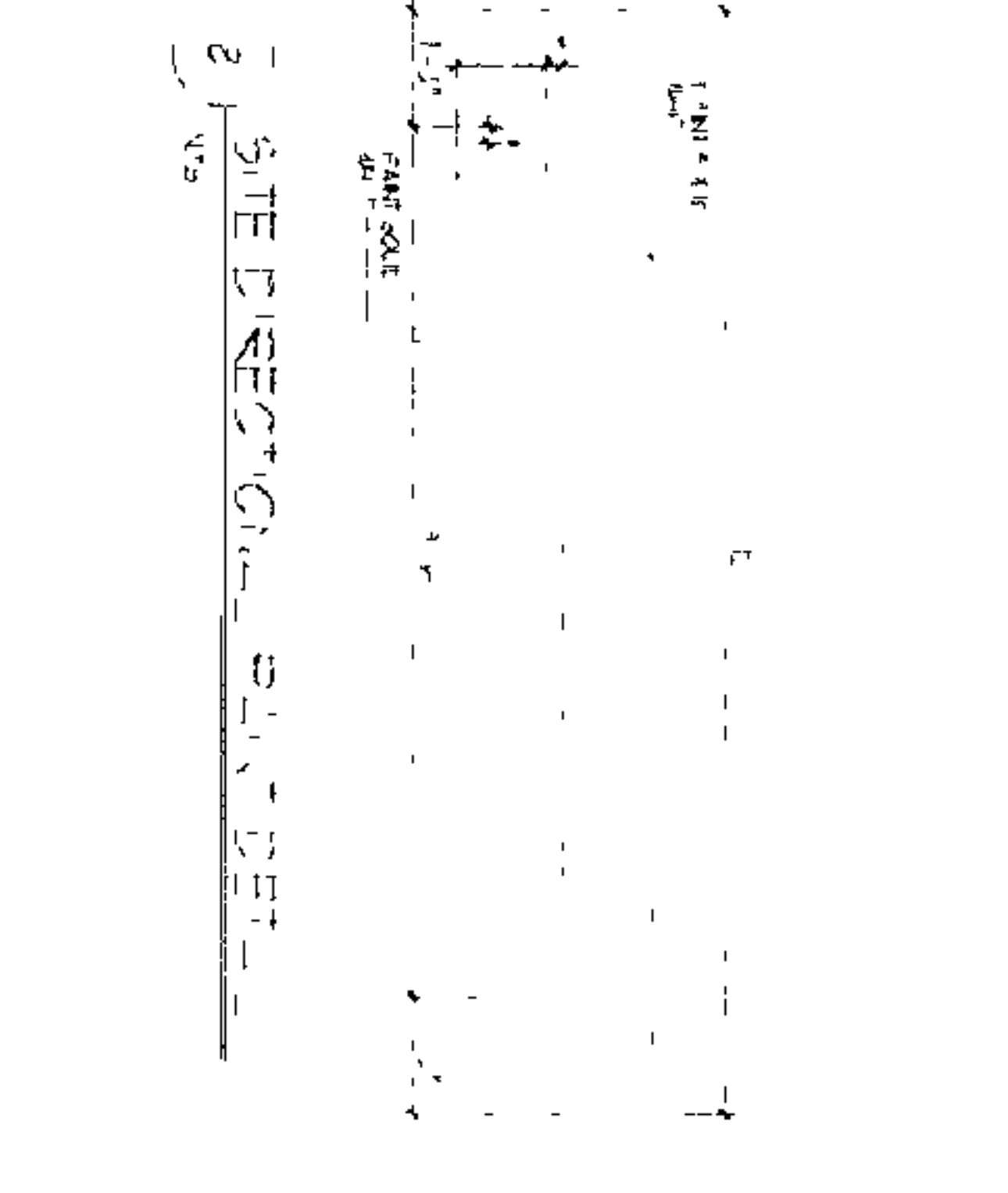
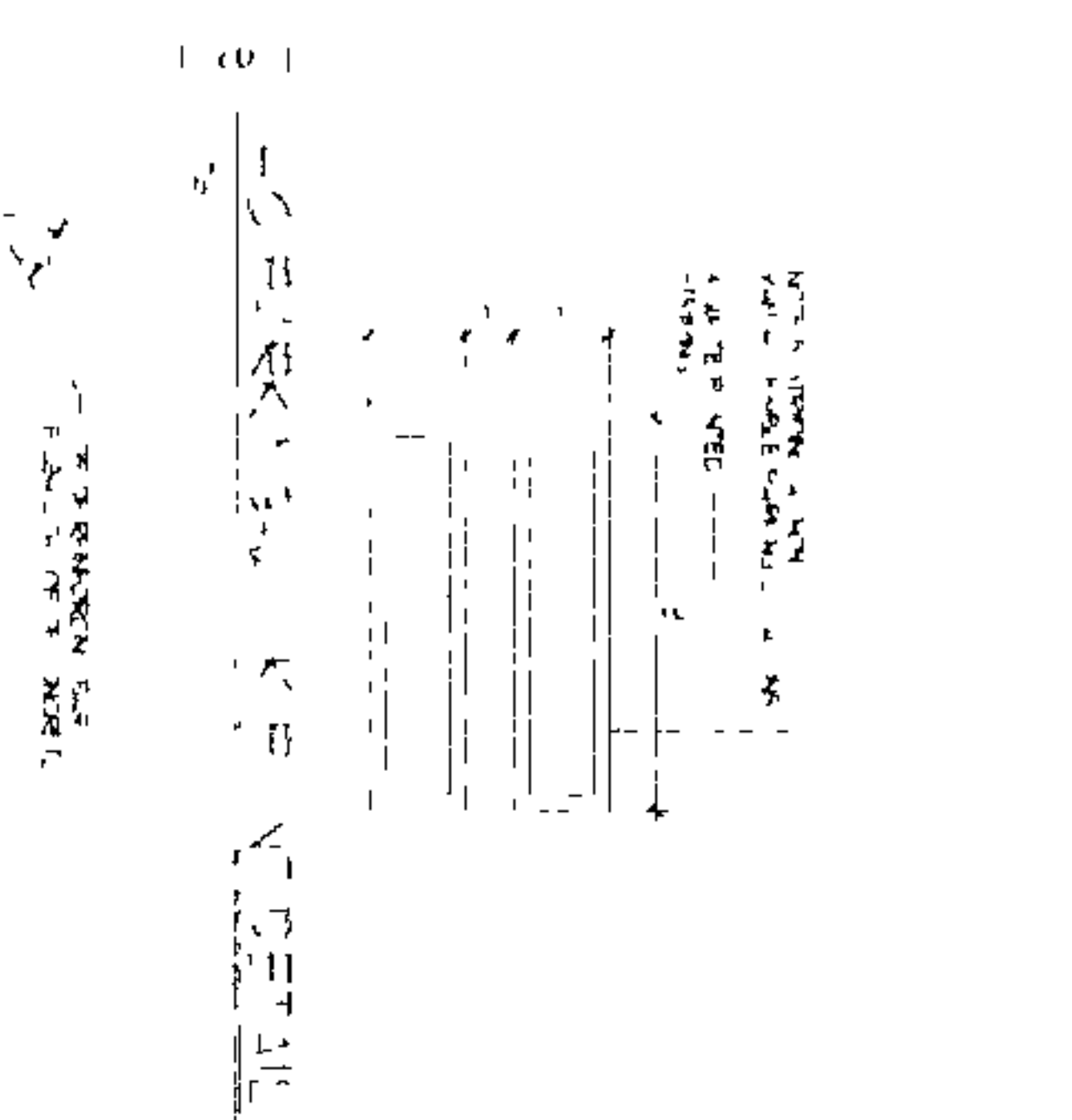
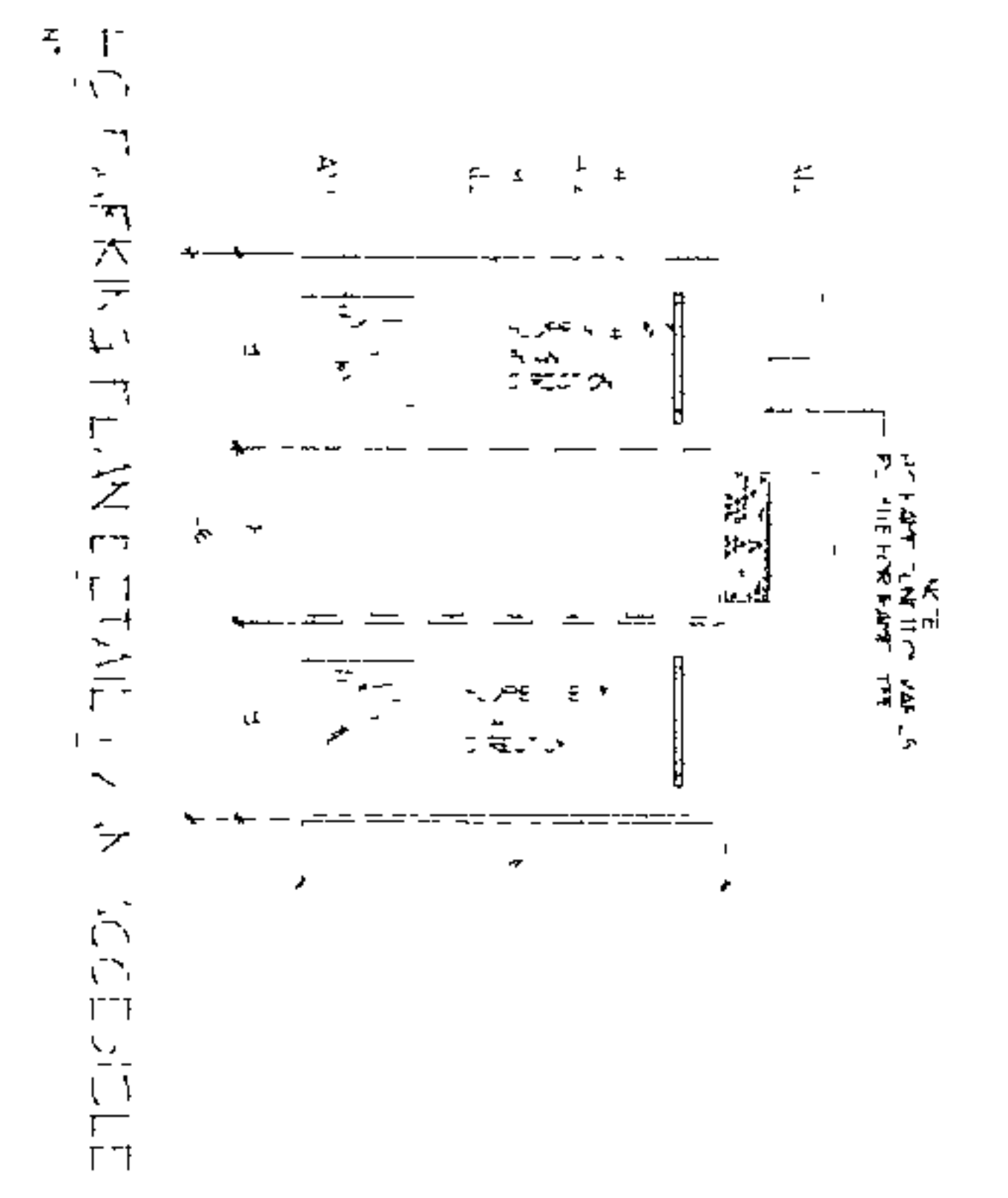
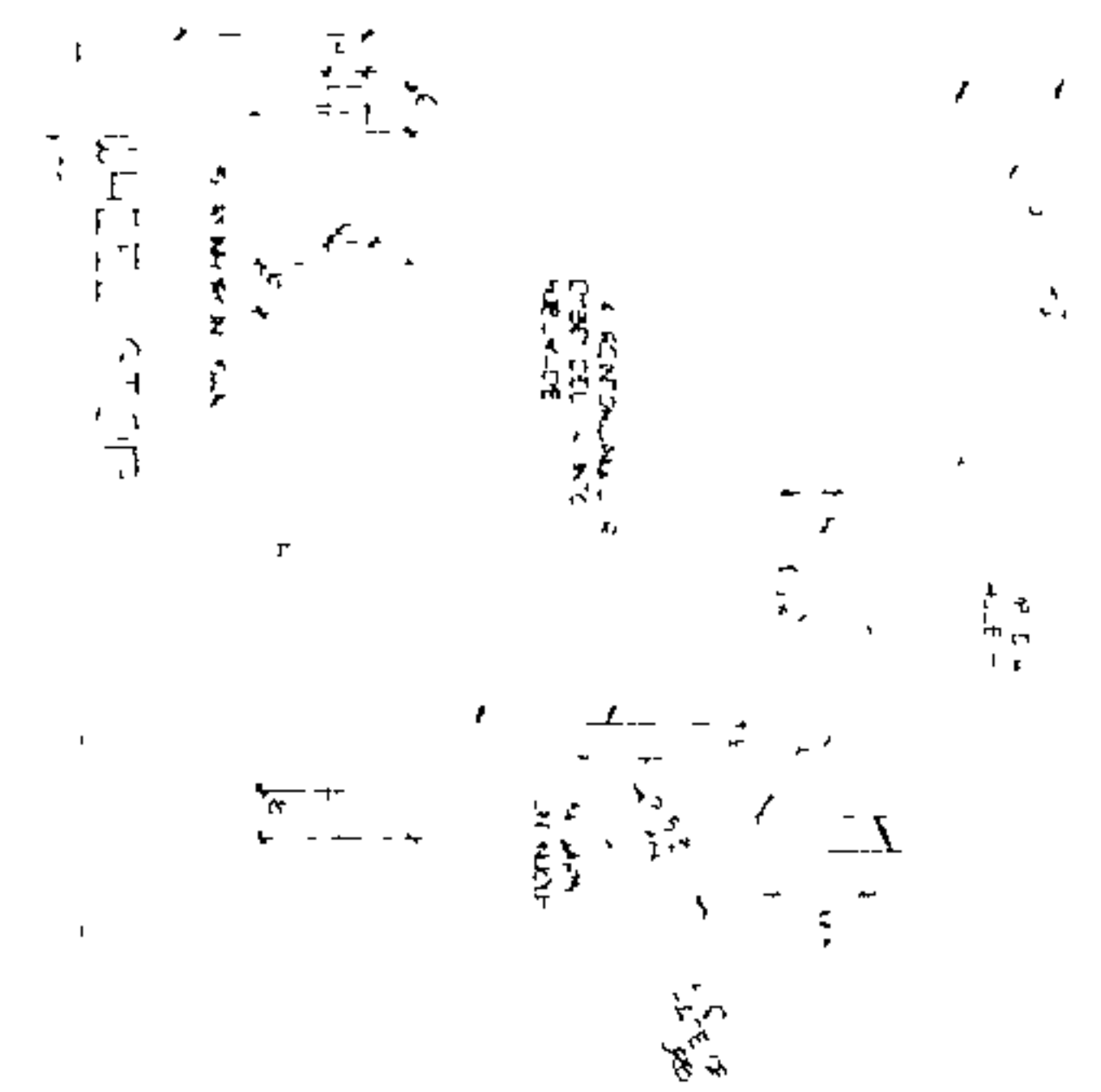


MODULUS ARCHITECTS
 220 COPPER HILL DRIVE, SUITE 300
 ALBUQUERQUE, NEW MEXICO 87112
 PHONE (505) 263-1100 FAX (505) 263-1100

NO.	DATE	BY	REVISION



MODULUS ARCHITECTS		220 COPPER AVE. N.W. SUITE 300 ALBUQUERQUE, NEW MEXICO 87102 PHONE (505) 336-1494 FAX (505) 276-1190		DATE		REVISION	
DRAWN BY	DATE	BY	DATE	BY	DATE	BY	DATE
DRAWN BY	DATE	BY	DATE	BY	DATE	BY	DATE



NO.	DATE	BY	REVISION
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2			

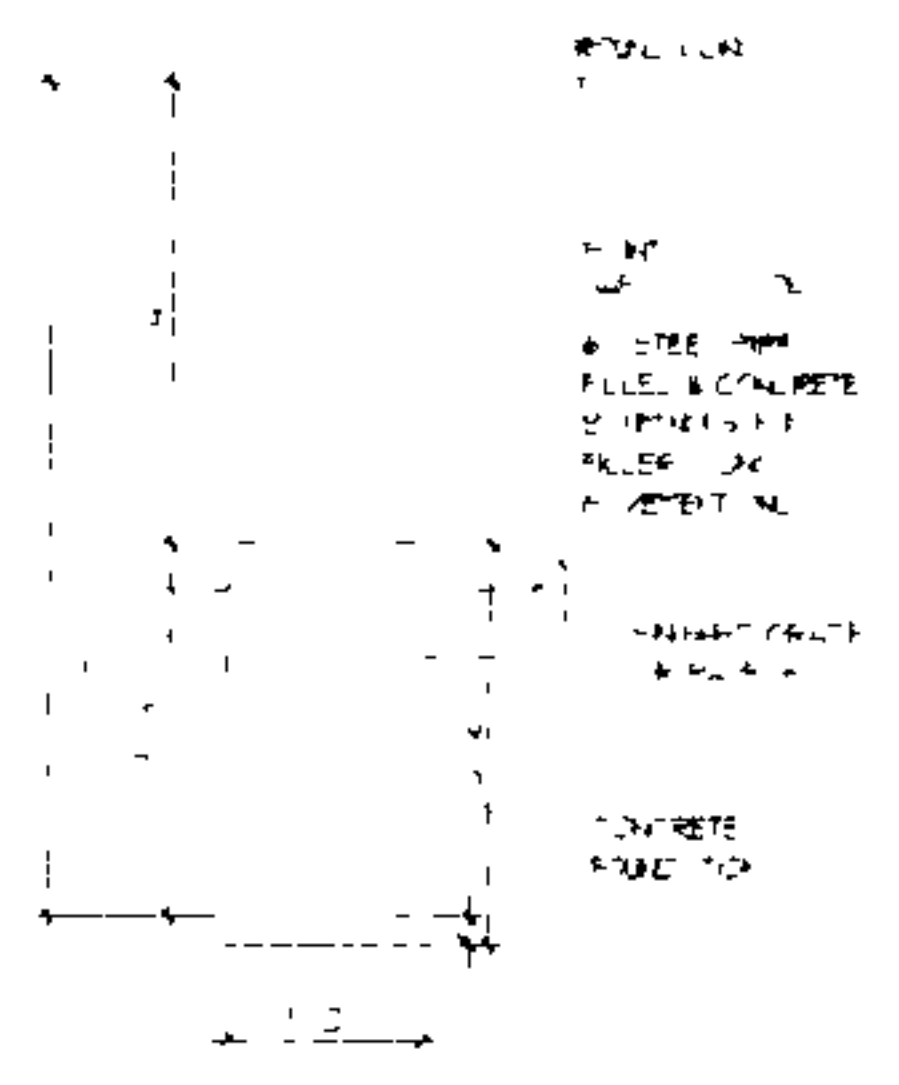
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MODULUS ARCHITECTS
 220 COPPER AVE. N. SUITE 300
 ALBUQUERQUE, NEW MEXICO 87102
 PHONE 505.338.1495 FAX 505.338.1493

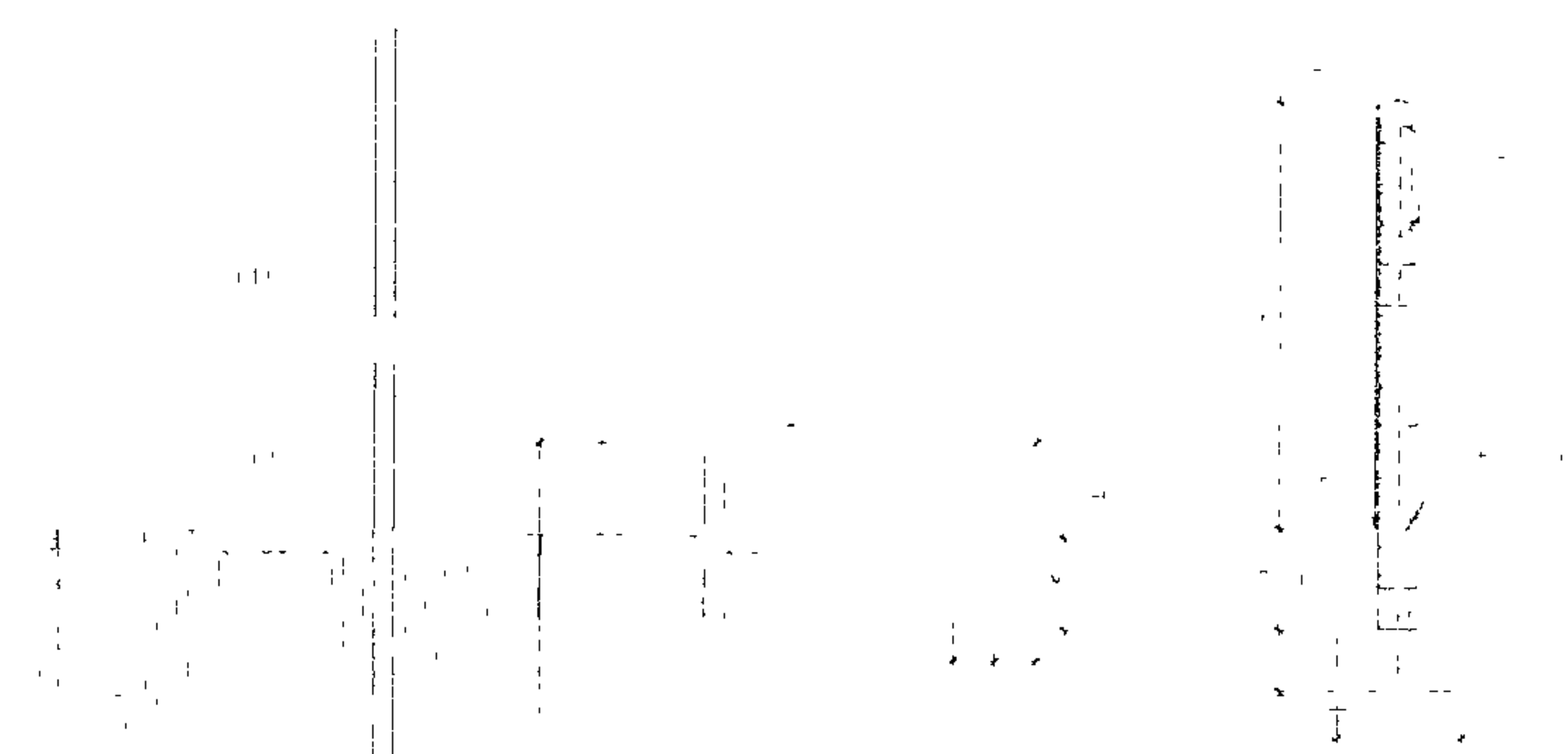
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2			



1 FLOOR KNEE WALL DETAIL
NT

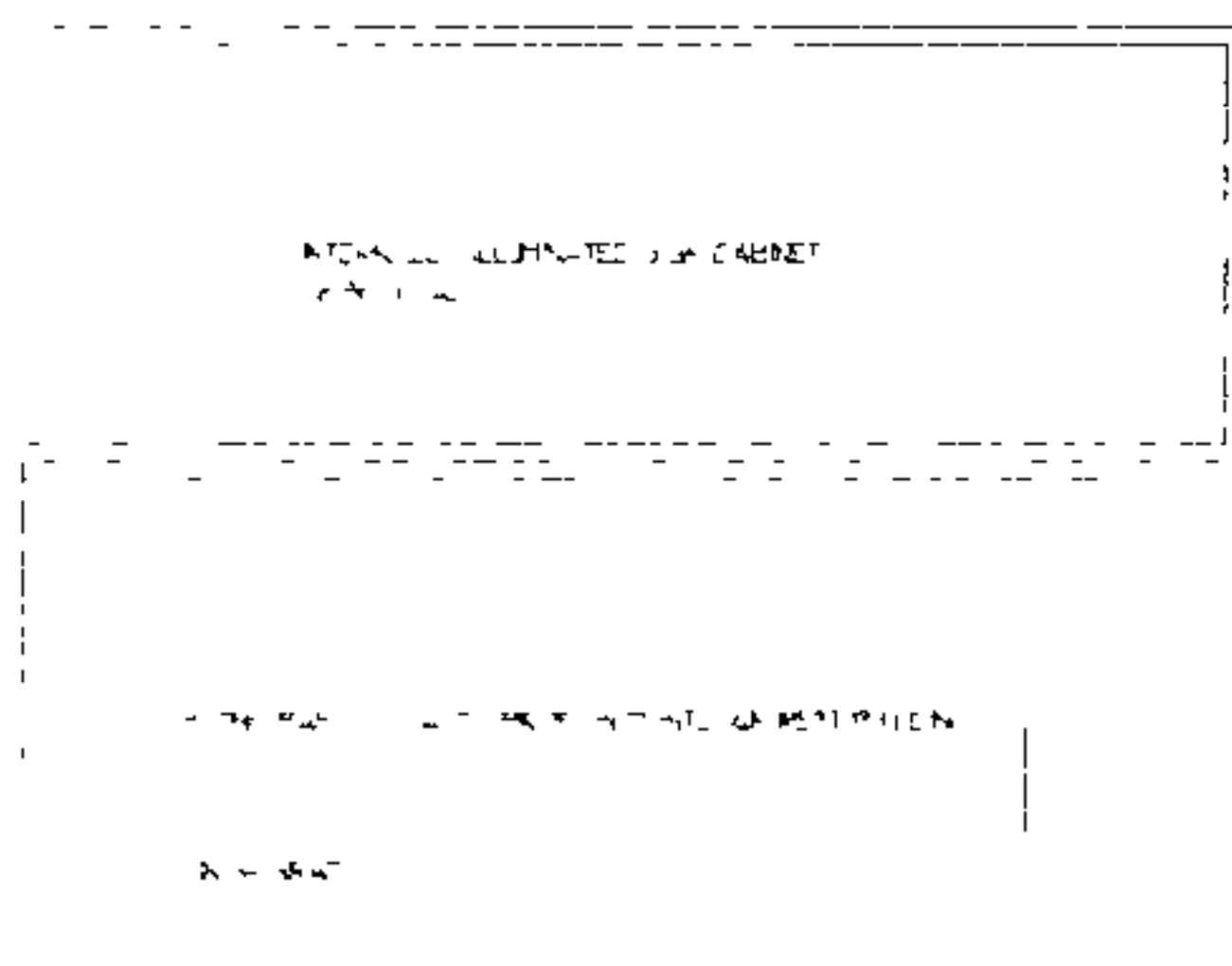


2 BOLLARD DETAIL
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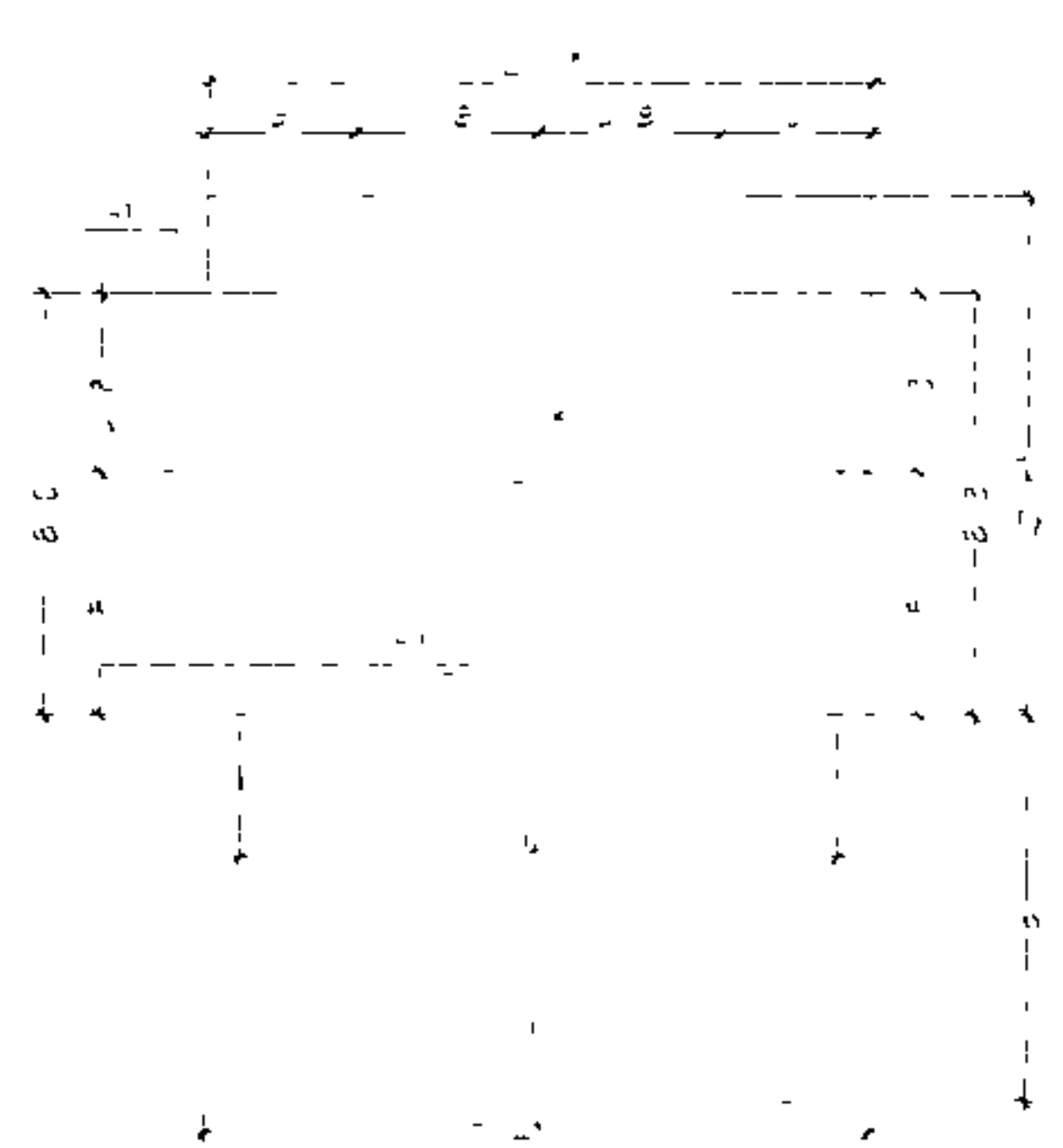


3 DUMPSTER ENCLOSURE SECTION
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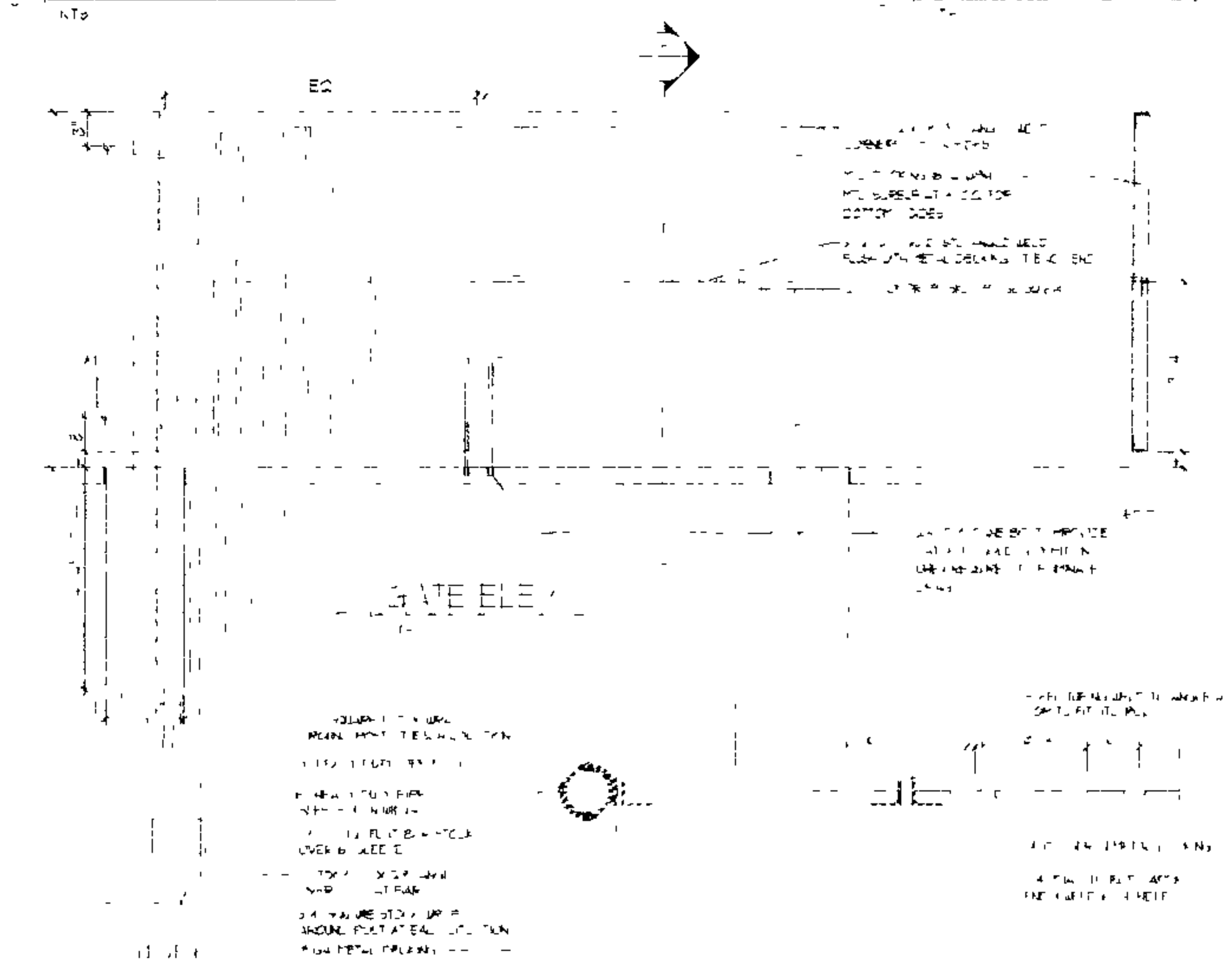
4 DUMPSTER ENCLOSURE SECTION
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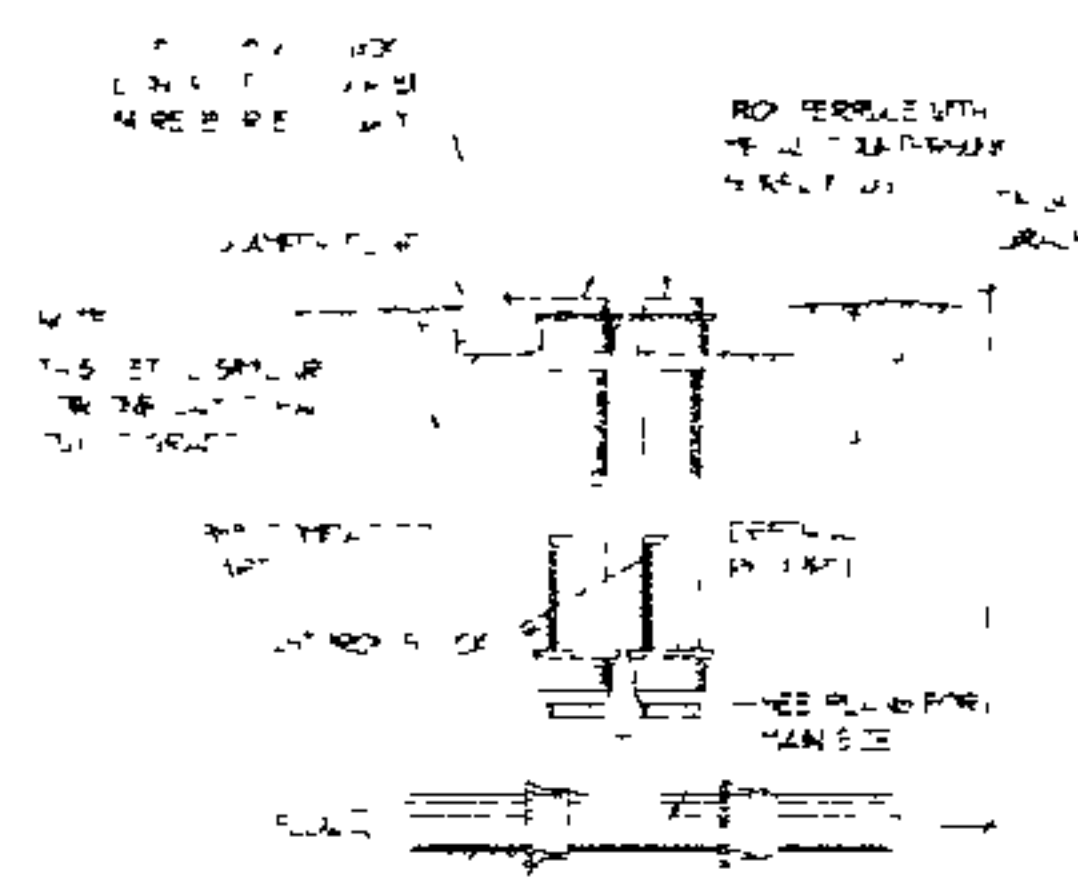
5 MONUMENT SIGN LOCATION
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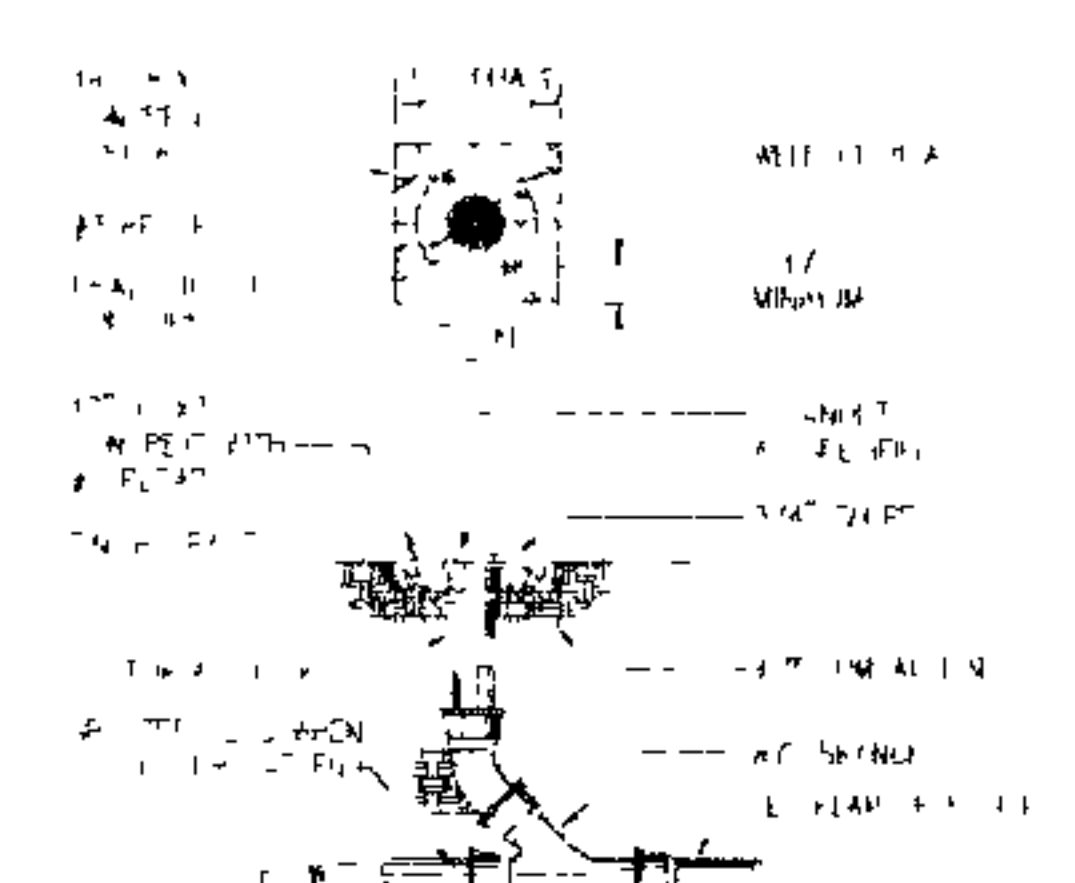
6 DUMPSTER ENCLOSURE PLAN
NT



7 GATE ELEVATION
NT



8 UTILITY ENCLOSURE PLAN
NT



9 FLAGPOLE DETAIL
NT

- ENCLOSURE NOTES
1. ALL MATERIALS TO BE SUPPLIED BY THE CONTRACTOR.
 2. ALL MATERIALS TO BE INSTALLED BY THE CONTRACTOR.
 3. ALL MATERIALS TO BE FINISHED BY THE CONTRACTOR.
 4. ALL MATERIALS TO BE MAINTAINED BY THE CONTRACTOR.
 5. ALL MATERIALS TO BE REPAIRED BY THE CONTRACTOR.
 6. ALL MATERIALS TO BE REPLACED BY THE CONTRACTOR.
 7. ALL MATERIALS TO BE REMOVED BY THE CONTRACTOR.
 8. ALL MATERIALS TO BE STORED BY THE CONTRACTOR.
 9. ALL MATERIALS TO BE TRANSPORTED BY THE CONTRACTOR.
 10. ALL MATERIALS TO BE DELIVERED BY THE CONTRACTOR.
 11. ALL MATERIALS TO BE UNLOADED BY THE CONTRACTOR.
 12. ALL MATERIALS TO BE STORED ON SITE BY THE CONTRACTOR.
 13. ALL MATERIALS TO BE PROTECTED BY THE CONTRACTOR.
 14. ALL MATERIALS TO BE KEPT DRY BY THE CONTRACTOR.
 15. ALL MATERIALS TO BE KEPT CLEAN BY THE CONTRACTOR.
 16. ALL MATERIALS TO BE KEPT ORGANIZED BY THE CONTRACTOR.
 17. ALL MATERIALS TO BE KEPT ACCESSIBLE BY THE CONTRACTOR.
 18. ALL MATERIALS TO BE KEPT AVAILABLE BY THE CONTRACTOR.
 19. ALL MATERIALS TO BE KEPT AVAILABLE AT ALL TIMES BY THE CONTRACTOR.
 20. ALL MATERIALS TO BE KEPT AVAILABLE AT ALL TIMES BY THE CONTRACTOR.

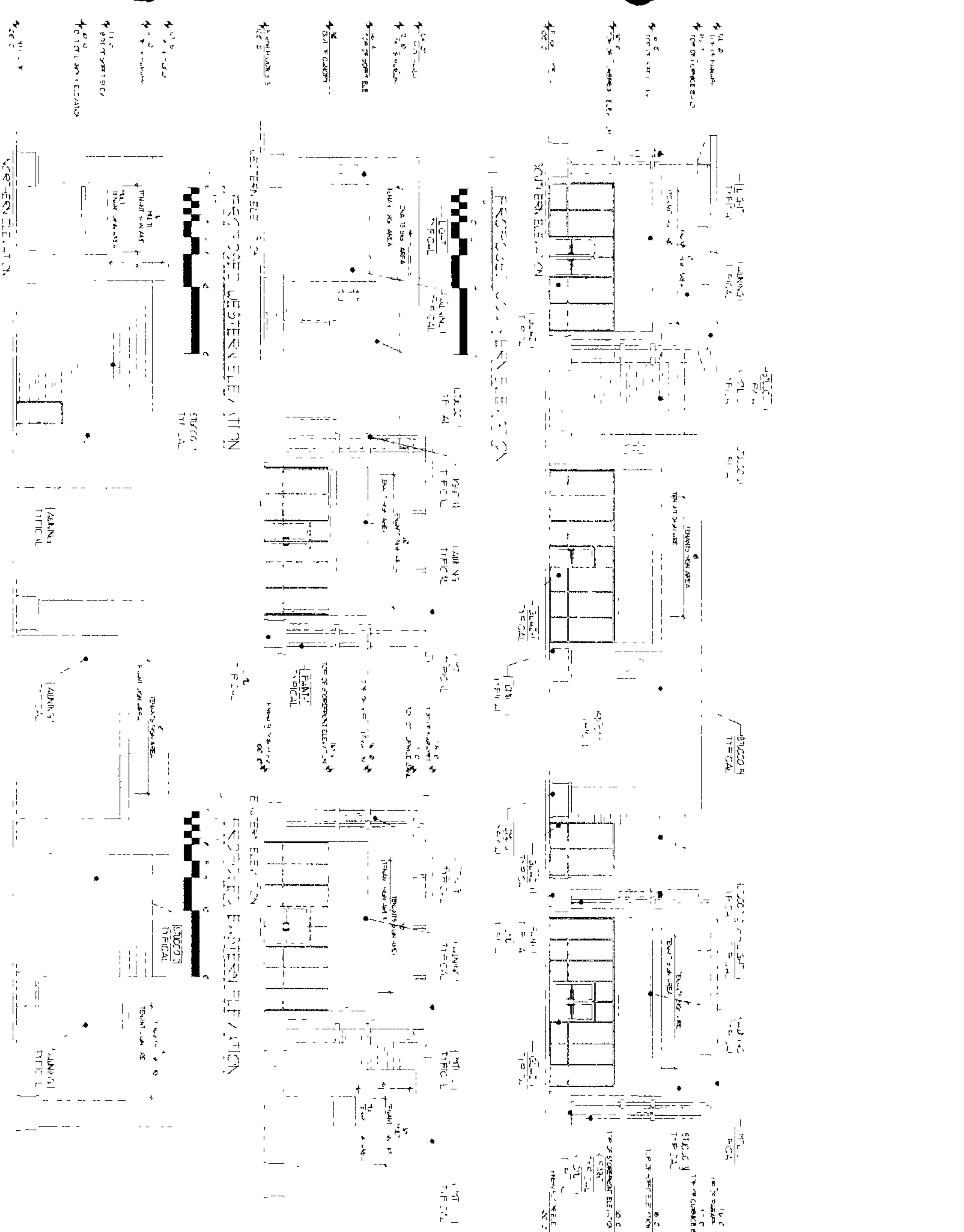
REV.	DATE	BY

MODULUS ARCHITECTS
 230 COPPER AVE. N.W. SUITE 350
 ALBUQUERQUE, NEW MEXICO 87102
 PH. 505.348.1499 FAX 505.348.1498

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PROJECT	
DATE	
JOB NO.	
DRAWN BY	

NOTES	
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EXTERIOR MATERIALS

(0001)	EXISTING 1" X 1" SCORE COIL
(0002)	PAINTED FINISH - PAINT SCORE COIL TO MATCH EXISTING
(0003)	EXISTING 1" X 1" SCORE COIL
(0004)	EXISTING 1" X 1" SCORE COIL
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JOB NO.	DRAWN BY
DATE	SCALE


MODULUS ARCHITECTS
 200 DUNBAR AVE. SUITE 300
 ALBUQUERQUE, NEW MEXICO 87102
 PHONE 505.263.1430 FAX 505.263.1438

REV.	DATE

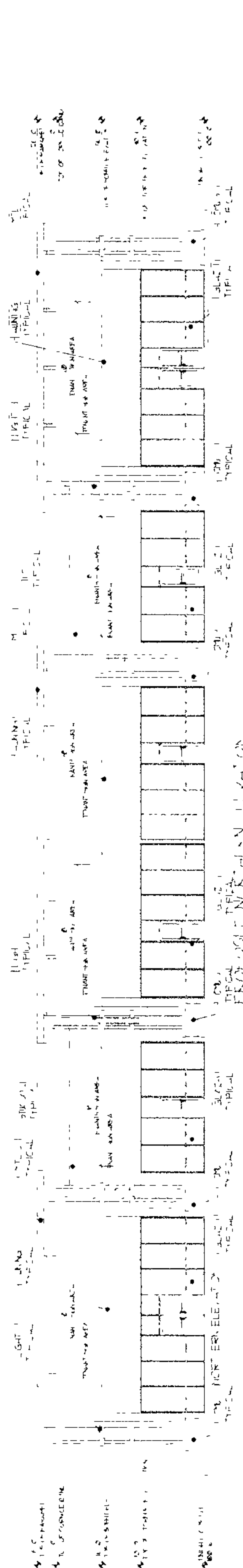
DATE	BY	REVISION

MODULUS ARCHITECTS

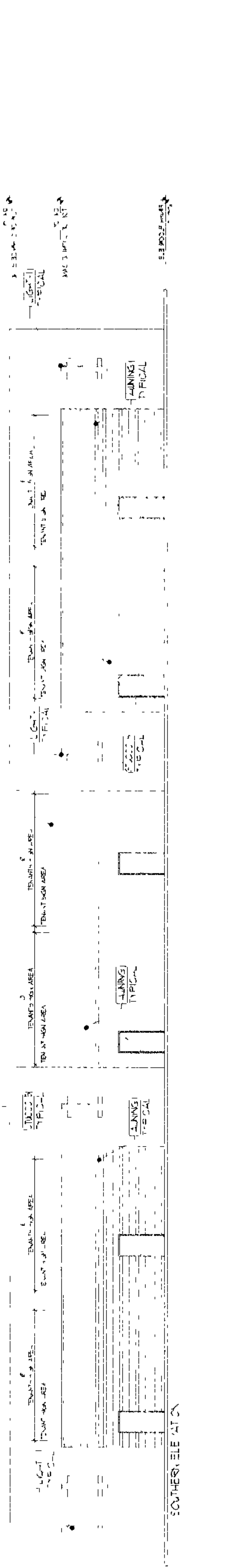
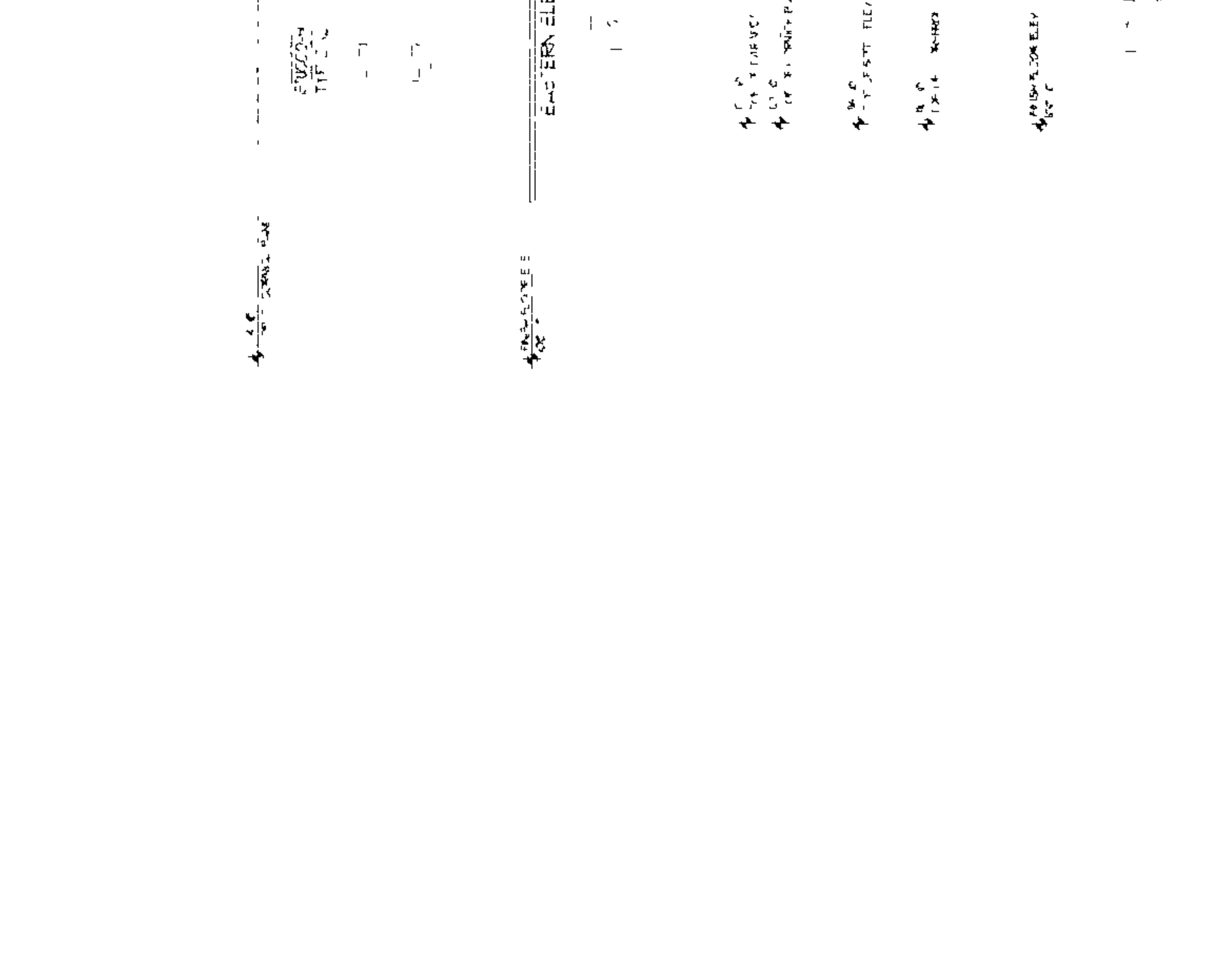
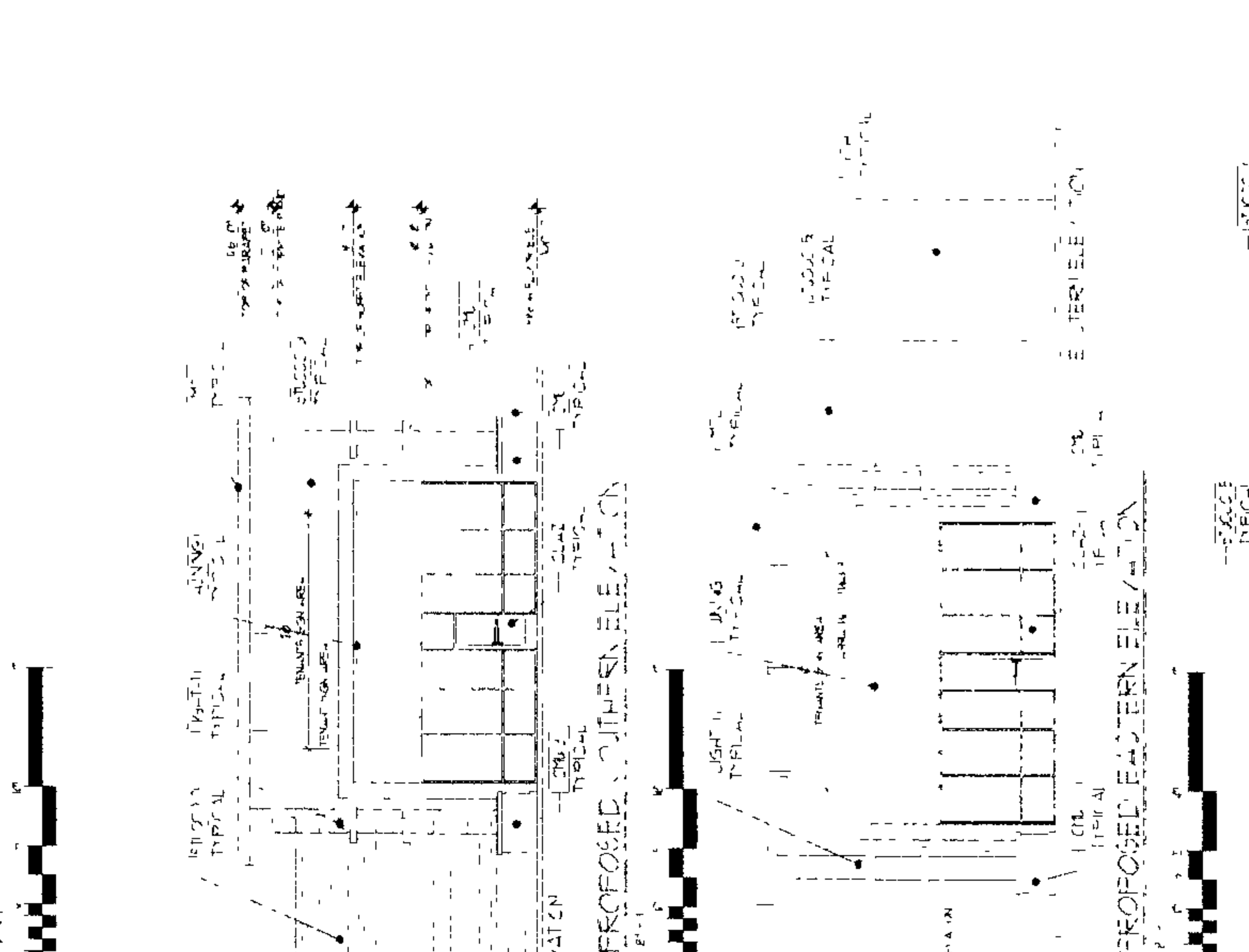
200 COPPER AVE. N.W. SUITE 350
ALBUQUERQUE, NEW MEXICO 87102
PHONE: 505.338.1499 FAX: 505.338.1498

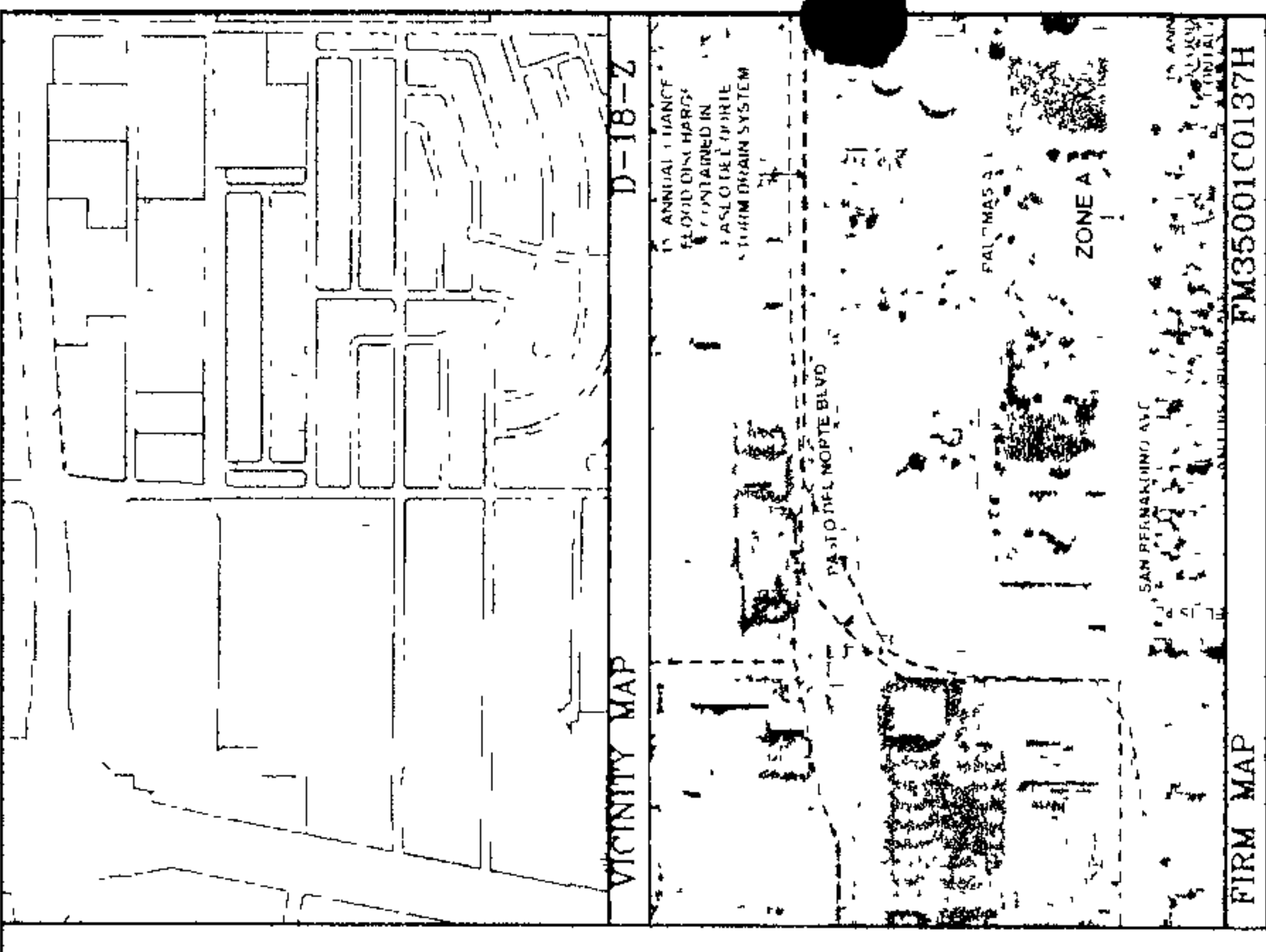


PROJECT NAME	
CLIENT	
DATE	
JOB NO.	
DRAWN BY	



- EXTERIOR MATERIALS**
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 - (2) EXISTING 1" SPACED BLOCK PAINTED FINISH - PAINT TO MATCH EXISTING
 - (3) 1" SPACED BLOCK PAINTED FINISH - BLACK TO MATCH PAINT
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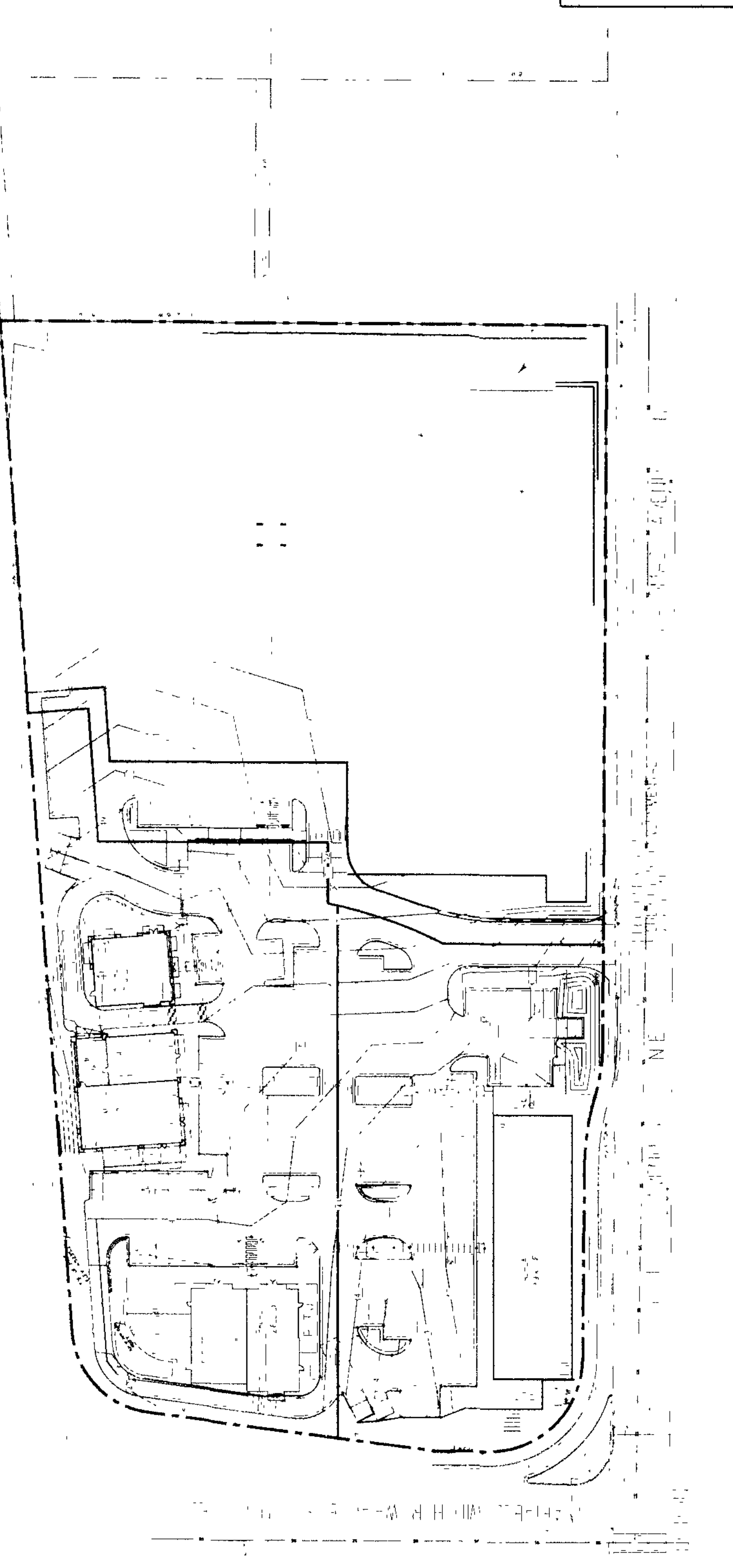
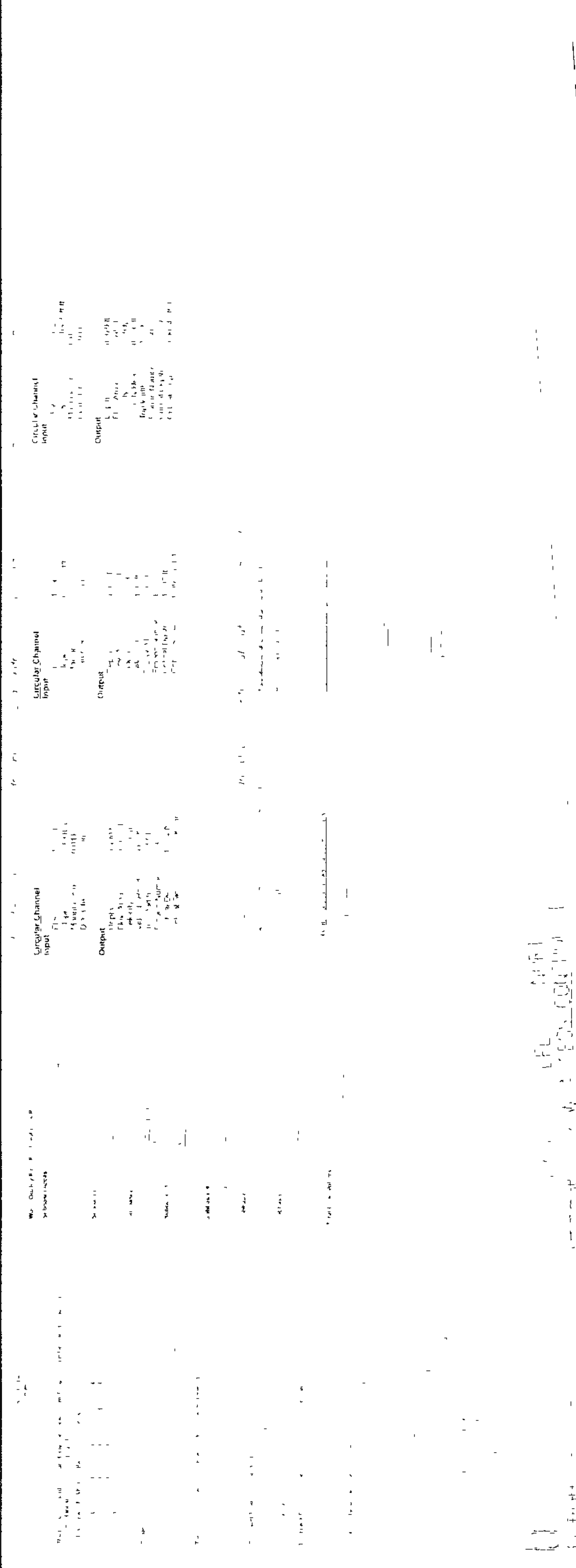
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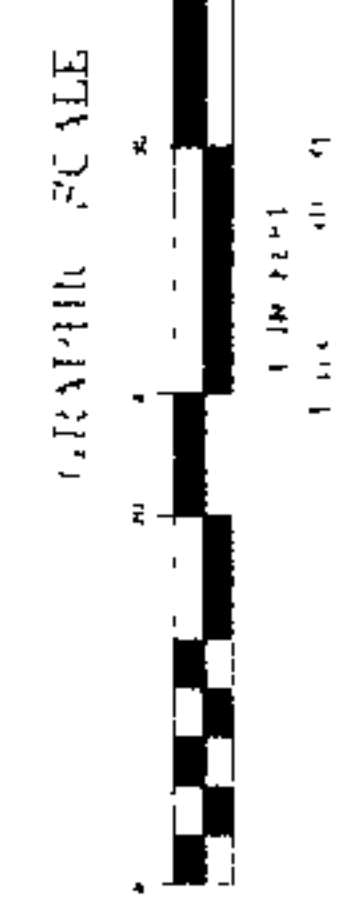
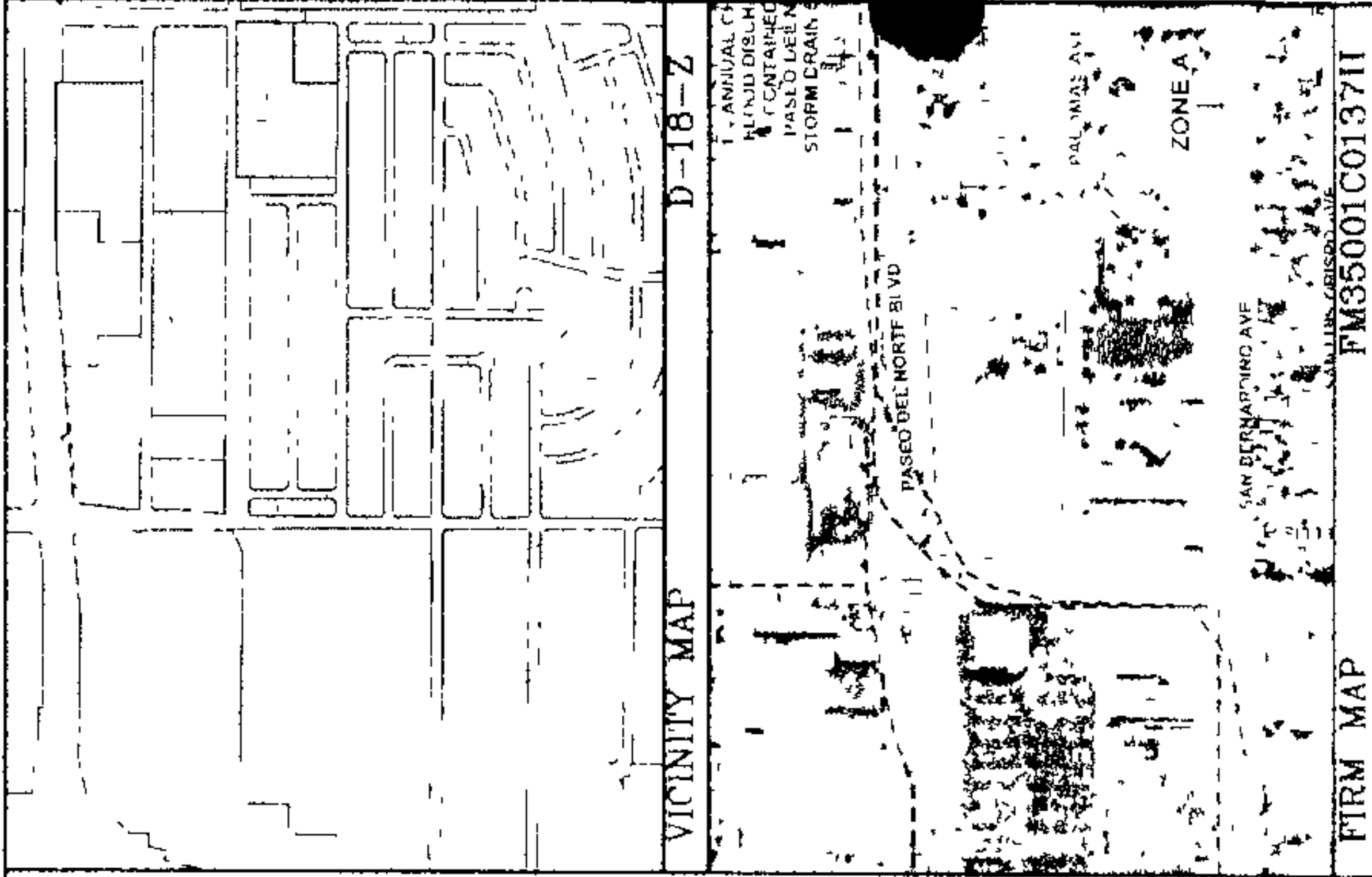
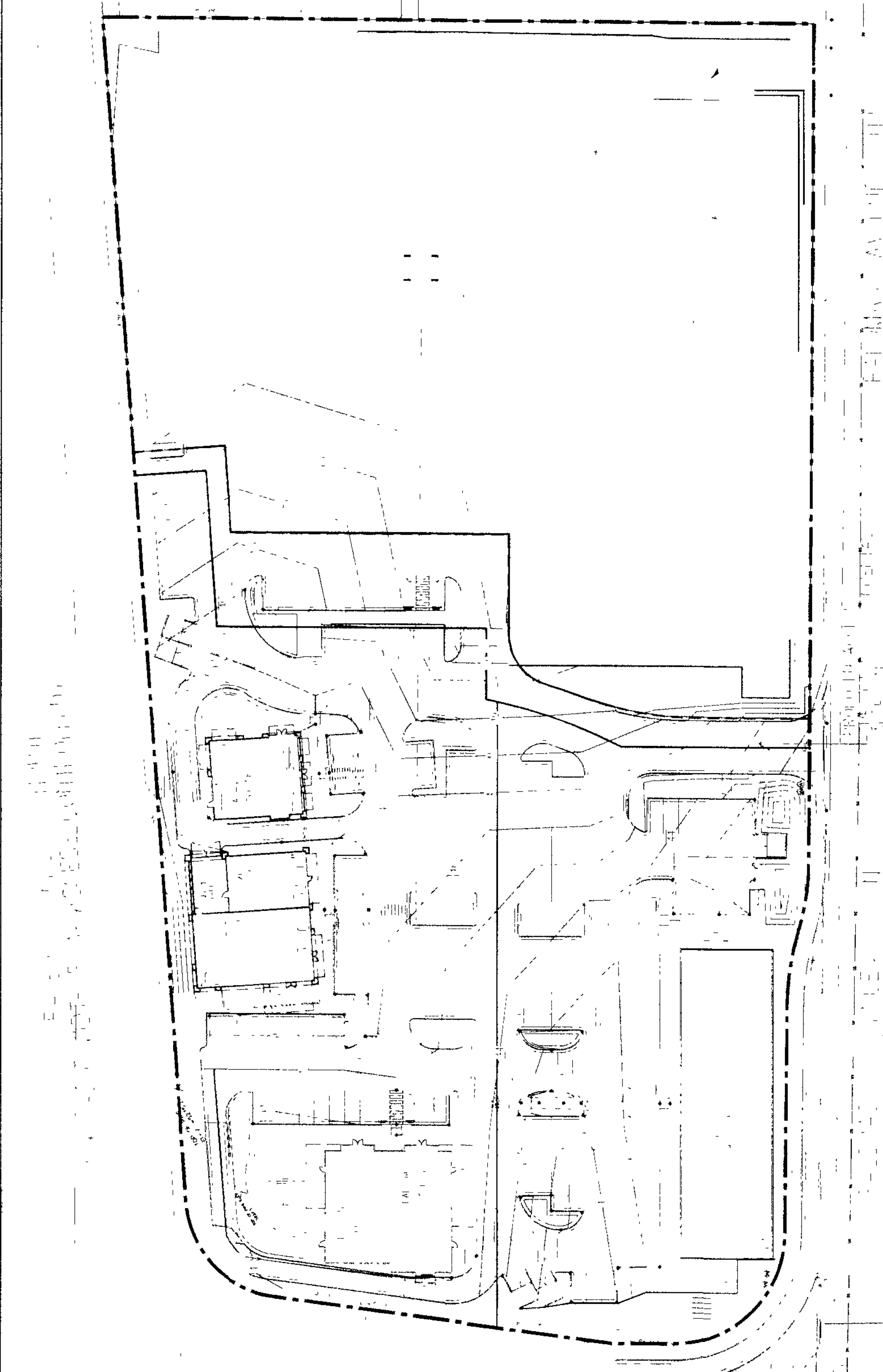


CONCEPTUAL DRAINAGE

Lots 5A & 27 Thru 32 of North Albuquerque Acres

FIELD DEVELOPMENT SERVICES, INC.
 917 PINEHURST DRIVE, SUITE 107
 BURNING WOOD, TEXAS 75011
 937-6547





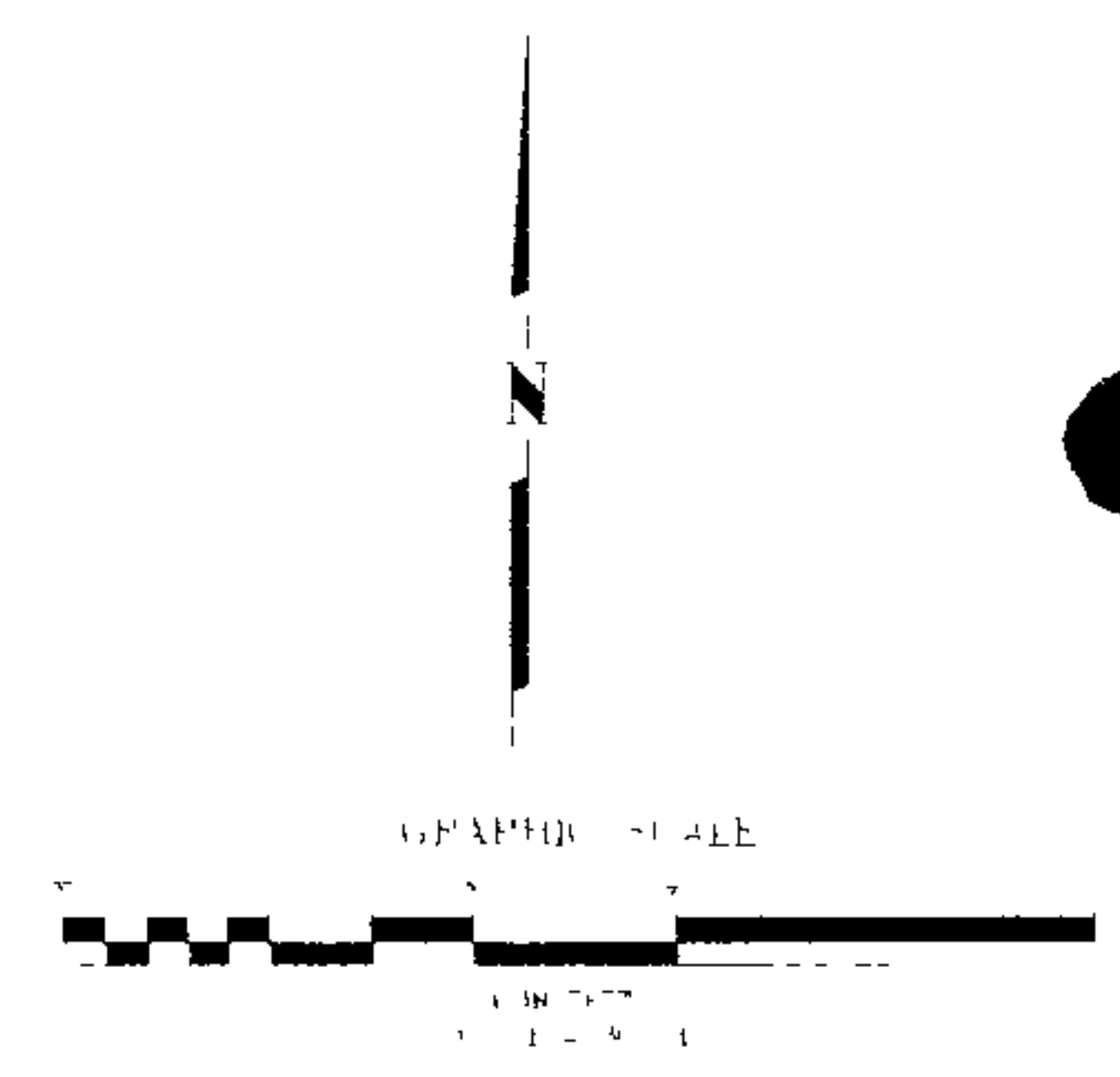
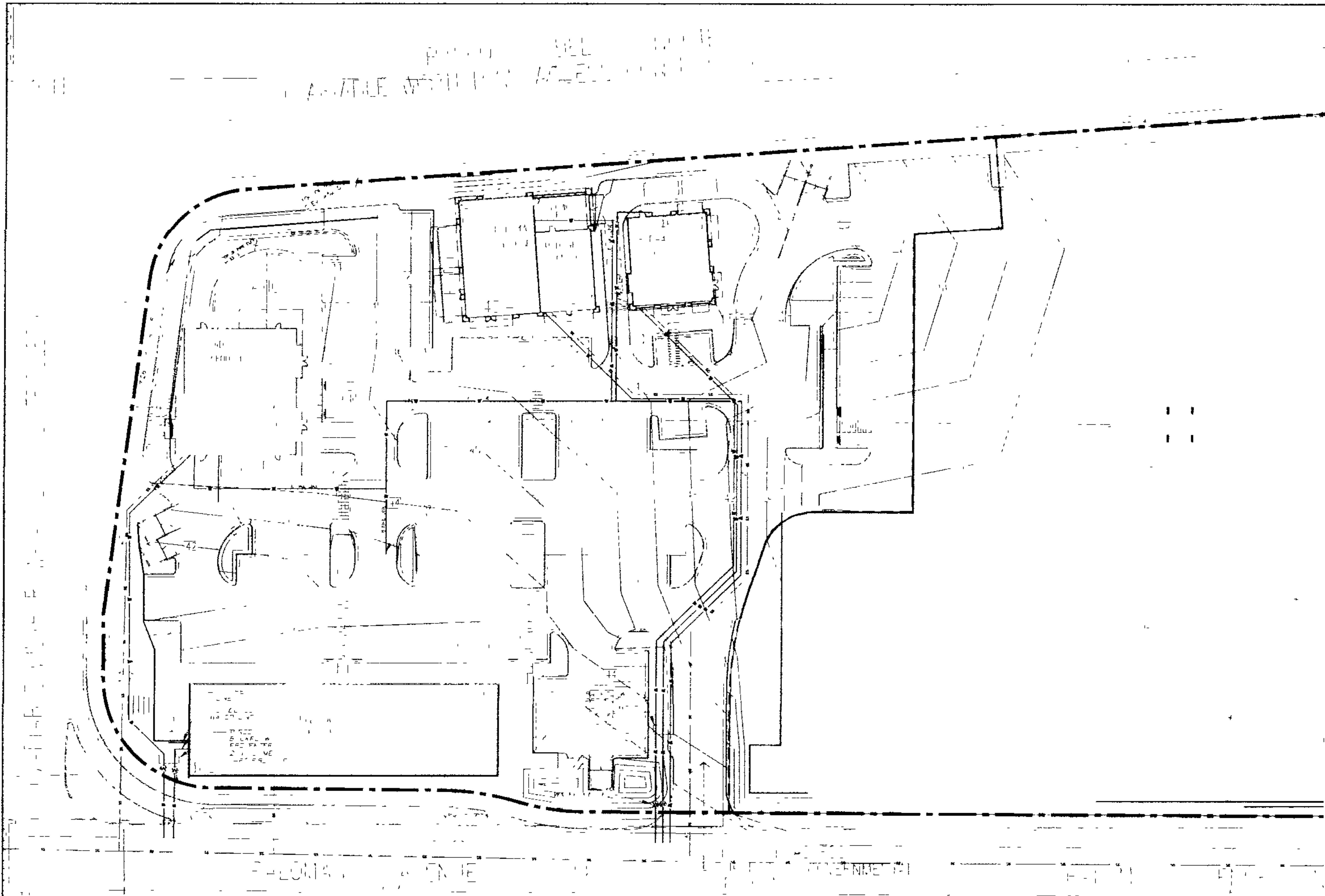
117
 DATE 11/17/11
 SHEET 1 OF 1

CONCEPTUAL GRADING

FLOYD DEVELOPMENT SERVICES, LLC
 1000 W. PALMDALE AVENUE, SUITE 110
 PALMDALE, CALIFORNIA 93550
 PHONE: (818) 341-1111
 FAX: (818) 341-1112
 WWW.FLOYDDEVELOPMENT.COM

PROJECT: LOT 5A AND 27-32 OF NORTH ALBUQUERQUE ACRES
 SHEET: 1 OF 1
 DATE: 11/17/11

117



	LOTS 5A AND 27 32 OF NORTH ALBUQUERQUE ACRES	
	CONCEPTUAL UTILITIES	0-3
FLOYD DEVELOPMENT SERVICE, LLC 10101 UNIVERSITY BLVD. N.W. SUITE 100 REDDING, CALIFORNIA 96001 (530) 866-4128		



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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.

October 29, 2015

Angela Williamson, Principal
Modulus Architects
220 Copper Avenue NW, Suite 350/87102
Phone: 505-338-1499, ext. 105/Fax: 505-338-1498
E-mail:

Dear Angela:

Thank you for your inquiry of **October 29, 2015** 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) – LOT 5-A, BLOCK 11, PLAT OF LOT 5-A, BLOCK 11, NORTH ALBUQUERQUE ACRES, TRACT A, 032011 TRACT A, 031011 TRACT A, 030011 TRACT, 029011 TRACT A, 02811 TRACT A, LOCATED ON SEC OF PASEO DEL NORTE NE AND SAN PEDRO DRIVE NE BETWEEN PASEO DEL NORTE NE, SAN PEDRO DRIVE NE AND PALOMAS AVENUE NE** zone map **D-18**.

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

WEST LA CUEVA N.A. "R"

Michael A. Gonzales

8201 La Milpita St. NE/87113 797-7283 (h) 720-3956 (c)

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 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 AND COALITIONS
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/coalitions). 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
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- Copies of the certified receipts to Neighborhood and/or Homeowners Associations (if there are associations/coalitions). 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: **10/29/15** Entered: **12:05 p.m.** ONC Rep. Initials: **siw**



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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.

October 29, 2015

Angela Williamson, Principal
Modulus Architects
220 Copper Avenue NW, Suite 350/87102
Phone: 505-338-1499, ext. 105/Fax: 505-338-1498
E-mail:

Dear Angela:

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WEST LA CUEVA N.A. "R"

Michael A. Gonzales

8201 La Milpita St. NE/87113 797-7283 (h) 720-3956 (c)

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Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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BOTH CONTACTS OF EACH
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FOR THIS PLANNING
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- Copies of the certified receipts to Neighborhood and/or Homeowners Associations (if there are associations/coalitions). A copy must be submitted with application packet.**

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Any questions, please feel free to contact Stephanie 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: **10/29/15** Entered: **12:05 p.m.** ONC Rep. Initials: **siw**

Mr. Michael A. Gonzales
West La Cueva Neighborhood Association
8201 La Milpita St. NE
Albuquerque, NM. 87113

October 30, 2015

Re: SEC of Paseo Del Norte and San Pedro DRB Submittal for Site Plan for Subdivision and Site Plan for Building Permit

Mr. Gonzales,

In accordance with the policies of the City of Albuquerque, we are providing notification of our intent to submit application to the City of Albuquerque Design Review Board for their review and approval of our Site Plan for Subdivision and Site Plan for Building Permit for commercial development of approximately 22,190 square feet of commercial space.

Property Location:

SEC of Paseo Del Norte and San Pedro

Legal Description:

5-A, BLOCK 11, PLAT OF LAT 5-A, BLOCK 11 NORTH ALBUQUERQUE ACRES, TRACT A, 032011 TRACTA, 03100 TRACT A, 030011TRACT, 029011 TRACT A, 02811 TRACT A

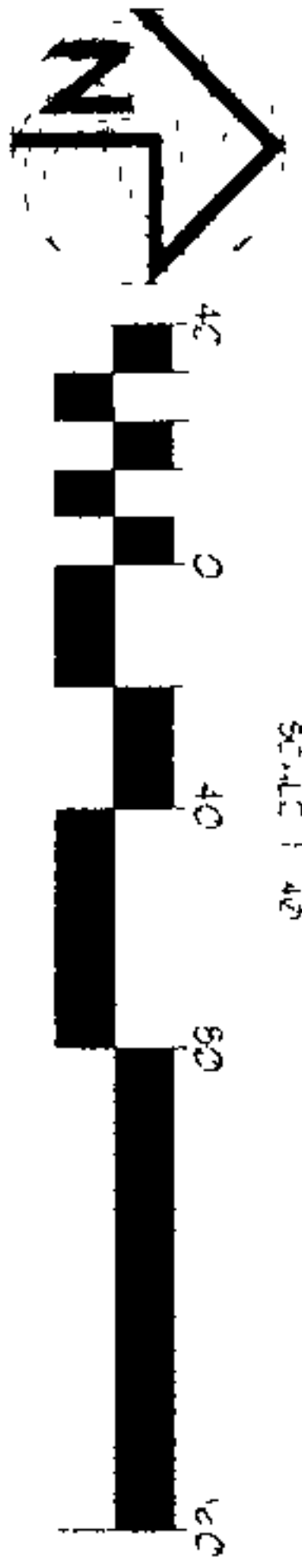
ACTION REQUESTED:

DRB approval of the Site Development for Subdivision and Site Development Plan for Building Permit – Approval delegated to the DRB per the North I-25 Sector Development Plan. The site is zoned SU-2 RC (Regional Commercial). Our request is to allow for the development of approximately 22,190 square feet of commercial space for retail and restaurant users in keeping with the preferred development and permissive uses for a regional commercial parcel. Attached you will find the site plan being submitted for consideration.

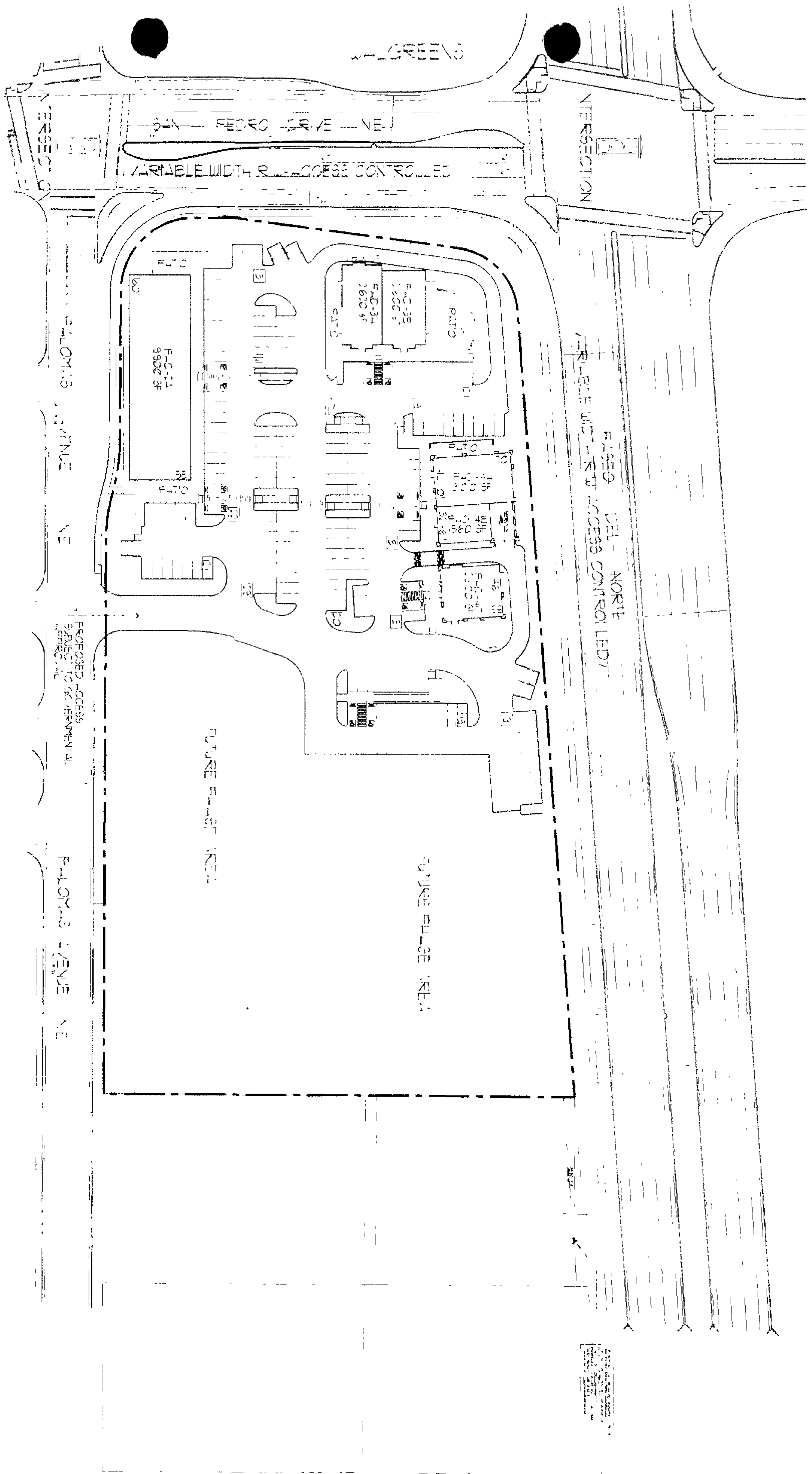
Should you have any questions or wish to discuss this project further, please do not hesitate to contact me at the following contact information: (505) 338.1499 or by email at:

Best regards,

Angela M. Williamson, Principal
Modulus Architects, Inc.
220 Copper Ave NW, Suite 350
Albuquerque, NM 87102
Office (505) 338.1499 Email: abenson@modulusarchitects.com



CONCEPTUAL SITE PLAN 7/23/11
SCALE: 1/8" = 1'-0"



CONCEPTUAL SITE PLAN SUBJECT TO GOVERNMENTAL APPROVAL

DATE	07/23
PROJECT	PASEO SAN PEDRO SEC OF PASADENA, NEW MEXICO AND SEC 20 ALBUQUERQUE, NEW MEXICO
DESIGNER	PERMITTED BY STEPHEN DUNBAR, A.A.
SCALE	1/8" = 1'-0"
CONCEPTUAL SITE PLAN	



MODULUS ARCHITECTS
 220 COPPER AVE. N.W. SUITE 350
 ALBUQUERQUE, NEW MEXICO 87102
 PHONE (505) 338-1499 FAX (505) 338-1498

REV	DATE	BY	REVISION
1			
2			
3			
4			

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CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

ALBUQUERQUE, NM 87113 **POSTAL USE**

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.80
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<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
Postage	\$0.49
Total Postage and Fees	\$6.74



Sent to Michael Gonzales
Street and Apt. No., or PO Box No. 8201 La Milpita St. NE
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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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DECEMBER 9, 2015