



September 21, 2017

Mr. Jack Cloud, Chair  
Development Review Board  
City of Albuquerque Planning Department  
600 Second Street NW  
Albuquerque, NM 87102

Re: Industrial Water Engineering  
Reason for Request  
Development Review Board Submittal for  
Site Development Plan for Building Permit  
LOTS 2 & 3, PLAT OF ALAMEDA BUSINESS PARK  
8701 Alameda Park Place NE  
Albuquerque, New Mexico

Dear Mr. Cloud:

Dekker/Perich/Sabatini is acting as agent for LPN, LLC, owners of the subject property, in pursuing approval of a Site Development Plan for Building Permit through the DRB per the requirements of the North I-25 Sector Development Plan. The Site Development Plan for Building Permit will facilitate the development of new office and warehouse building for Industrial Water Engineering (IWE) at 8701 Alameda Park Place NE, within the Alameda Business Park. Existing zoning is SU-2 IP/EP or SU-2 C.

LPN is developing a new 14,000sf ground-up building for Industrial Water Engineering (IWE), a local company that has outgrown its existing facility on Jefferson Street NE in the Journal Center. The 1.77 acre site for the proposed facility is in the Alameda Business Park, which is fully developed with existing roadway and utilities infrastructure. The office & warehouse uses are permissive under the existing SU-2 IP/EP zoning, and we are choosing to retain that zoning rather than change to the optional SU-2 C category allowed under the sector plan.

The site is located at the western edge of the 1000-foot buffer zone for the former Los Angeles Landfill. LPN retained Terracon Consultants, Inc. to perform a Landfill Gas Assessment (LGA) for the site in accordance with the sector plan requirements, and their conclusions indicated that no landfill gas was present above actionable levels and the future impact of landfill gas is low, so no abatement measures are required or anticipated.

We have designed the site plan and building to meet the functional needs of IWE, and to conform with the Design Regulations of the North I-25 Sector Development Plan and the requirements of the Master Development Plan for the Alameda Business Park.

We respectfully request review and approval of the submitted Site Development Plan, and look forward to addressing questions and comments from the DRB.

Very truly yours,

Dekker/Perich/Sabatini  
Agent for LPN, LLC

Christopher R. Gunning, AIA, LEED AP  
Principal