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September 24, 2018

Mr. Mark Lines
Stronghurst Improvement Association, Inc.
3010 Arno Street NE
Albuquerque, NM 87107

Re: Review and Approval of a Site Development Plan for Building Permit by the Development Review Board (DRB)
Associated Builders & Contractors - Building Expansion
2821 BROADWAY BLVD NE ALBUQUERQUE 87107
Legal Description: TR M-1 PLAT OF TRACT M-1 GATEWAY INDUSTRIAL PARK CONT 2.2412 AC
City Project Number 1000195

Dear Mr. Lines:

We are acting as agent for Associated Builders & Contractors, Inc. (ABC), owners of the subject property, for the actions referenced above. This letter is to inform you of the proposed development and our application to the Development Review Board DRB) for review per the requirements of the Integrated Development Ordinance (IDO). The IDO requires a public hearing for this application, and we are requesting to be on the agenda for the DRB meeting on October 24, 2018 at 9am. The location of the hearing is 600 Second Street NW, Albuquerque, NM, in the Lower Level Hearing Room.

This project is an expansion of ABC's existing building, which houses their offices along with training spaces for various construction industry trades. The building addition is a combination of warehouse and training space to allow ABC to do all their required training on-site. The existing building is approximately 12,705 square feet, and the proposed addition is approximately 12,989 square feet for a total building area of 25,694 square feet. This building expansion was factored into the site design of the original project, so the addition fits nicely along with the required landscaping and parking. We have designed the expansion to complement the existing improvements, and also to meet the design intent of the original Gateway Industrial Park master plan.

Anyone may request and the City may require an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project (IDO Section 14-16-6-4(D)). Visit https://cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development/ to view and download the Facilitated Meetings criteria. If you wish to request a Facilitated Meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or (505) 924-3955.

If you have any questions or need clarification of anything contained herein, please contact Tom Novak, representing the applicant at (505) 822-9990, Scott Leonard of my office, or me at the number below.

Sincerely,

Dekker/Perich/Sabatini
Agent for Associated Builders & Contractors, Inc.

Christopher R. Gunning, AIA, LEED AP
Principal

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