

## Letter of Transmittal:

To: City of Albuquerque Development Review Board  
Plaza del Sol Building  
600 Second NW  
Albuquerque, NM 87102

Re: Retail Redevelopment – 605 Lomas Blvd NW, Albuquerque, NM

Please see Submittal Package Contents as follows:

- Form S2
- DRB Application
- IDO Zone Atlas Page J-14-Z
- Scaled and Dimensioned Site Plan

## Project Concept Narrative

Subject property is an existing 1,441 SF Bank building with drive-through on 1.6276 Acres located at 605 Lomas Blvd NW; Applicant proposes to demolish the existing building and drive through and build a new +/- 3,500 SF Tunnel Car wash, and +/- 900 SF Coffee Shop with Drive Through service. Applicant would submit for a Lot Split through the central drive aisle such that each of the (2) new retail buildings would be on their own separate parcel.

## Property Changes Proposed

- Access: Remove existing (2) driveway entries on Lomas and replace with single driveway per plan. Maintain/ potentially widen existing access on 7<sup>th</sup>. Remove Southern driveway access on 6<sup>th</sup>, and widen existing Northernmost driveway access, per plan.
- Demolish existing Bank and all sitework improvements.
- Construct +/- 3,500 SF Tunnel Car wash with +/- 31 Parking with Vacuum Stations.
- Construct +/- 900 SF Coffee Shop with Drive Through service and +/- 18 Parking. Potential to expand DT building size, as limited by parking.
- New buildings shall be single story and conforming to any height limitations.
- All sitework improvements to meet code including ADA compliance, Landscape, Storm Water Management, new utilities to buildings including utility upgrades as needed, new paving throughout site, and updated/ new monument signage at SEC and SWC.

PROJECT PROCESS & TIMELINE

- Applicant requests departmental feedback on all Planning/ jurisdictional approvals required for proposal, application process(es) and forms, requisite studies/reports, and associated fees and timelines.

Thank you for your review.

Sincerely,

A handwritten signature in black ink, appearing to read 'Clement Balsler', is written over a light blue horizontal line.

Clement Balsler

Blackpoint Properties, LLC  
1129 Industrial Avenue, Suite 205, Petaluma, CA 94952  
707-559-3330  
clement@blackpoint.com

**FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS**

*Please refer to the DRB minor case schedule for meeting dates and deadlines. Bring original Mylar or paper copy of plat with property owner’s and City Surveyor’s signatures on it to the meeting. Your attendance is required.*

**SKETCH PLAT REVIEW AND COMMENT**

Interpreter Needed for Hearing? No if yes, indicate language: \_\_\_\_\_

- \_\_\_ A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- \_\_\_ Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ Letter describing, explaining, and justifying the request
- \_\_\_ Scale drawing of the proposed subdivision plat
- \_\_\_ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_

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- \_\_\_ Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ Proposed Final Plat
- \_\_\_ Design elevations & cross sections of perimeter walls
- \_\_\_ Copy of recorded IIA
- \_\_\_ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer
- \_\_\_ DXF file and hard copy of final plat data for AGIS submitted and approved

**SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)**

Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_

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- \_\_\_ Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)
- \_\_\_ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- \_\_\_ Proposed Preliminary / Final Plat with property owner’s and City Surveyor’s signatures on the plat prior to submittal.
- \_\_\_ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use
- \_\_\_ Sidewalk Exhibit and/or cross sections of proposed streets
- \_\_\_ Signed Form DRWS Drainage Report Grading and Drainage Plan, and Water & Sewer Availability submittal information
- \_\_\_ Proposed Infrastructure List, if applicable
- \_\_\_ Required notice with content per IDO Section 14-16-6-4(K)
  - \_\_\_ Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
- \_\_\_ Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)
- \_\_\_ Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer
- \_\_\_ DXF file and hard copy of final plat data for AGIS submitted and approved


**Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.**

**MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST**

Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_

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- \_\_\_ Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- \_\_\_ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan
- \_\_\_ Original Preliminary Plat, Infrastructure List, and/or Grading Plan
- \_\_\_ Infrastructure List, if applicable

**Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.**

<b><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i></b>	
<b>Signature:</b>	<b>Date:</b> 01.13.2022
<b>Printed Name:</b> Clement Balsler, Blackpoint Properties, LLC	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent
<b>FOR OFFICIAL USE ONLY</b>	
Project Number:	Case Numbers
	-
	-
	-
<b>Staff Signature:</b>	
<b>Date:</b>	



**Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.**

<b>SUBDIVISIONS</b>	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2A)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Form S1)	<b>MISCELLANEOUS APPLICATIONS</b>	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<b>PRE-APPLICATIONS</b>
<input type="checkbox"/> Minor - Final Plat (Form S2)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
<b>SITE PLANS</b>	<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)

**BRIEF DESCRIPTION OF REQUEST**  
 Requesting preliminary comment on proposed demolition of existing Bank, and redevelopment with Tunnel Car Wash and Cafe Drive Thru, splitting lot for (2) uses.  
 Comment with respect to New Use and existing zoning, overlays, access, utilities, other concerns/ comments to help applicant prepare formal planning application.

**APPLICATION INFORMATION**

Applicant: Blackpoint Properties, LLC	Phone: 707-559-3330
Address: 1129 Industrial Ave, Suite 205	Email: clement@blackpoint.com
City: Petaluma	State: CA
Professional/Agent (if any):	Zip: 94952
Address:	Phone:
City:	Email:
State:	Zip:
Proprietary Interest in Site:	List <u>all</u> owners: Oso Grande Technologies, Inc.

**SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)**

Lot or Tract No.: TR B PLAT FOR LOMAS AND 6TH BUSINESS CENTER	Block: LOTS 258 THRU 284, BLOCK 23 AND 310 THRU 340, BLOCK 28
Subdivision/Addition: PERFECTO ARMIJO AND BROTHERS ADDITION TOGETHER	MRGCD Map No.:
Zone Atlas Page(s):	UPC Code: 101405811716433807
Existing Zoning: MX-M	Proposed Zoning: MX-M
# of Existing Lots: 1	# of Proposed Lots: 2
	Total Area of Site (Acres): 1.6276

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: 605 Lomas Blvd NW	Between: 7th St NW	and: 6th St NW
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**CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)**

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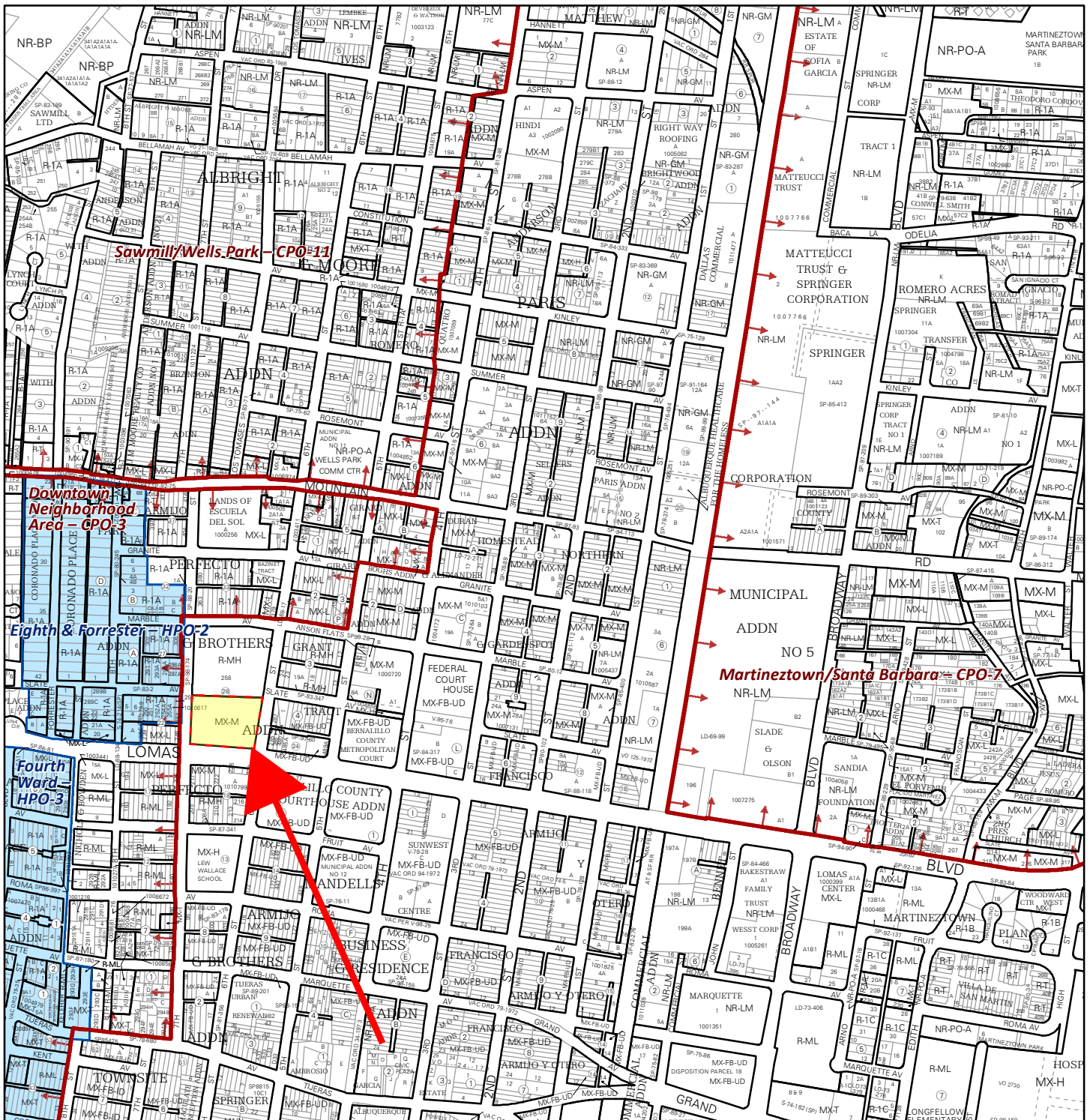
I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

<b>Signature:</b>	<b>Date:</b> 01.13.2022
<b>Printed Name:</b> Clement Balsler, Blackpoint Properties LLC	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

**FOR OFFICIAL USE ONLY**

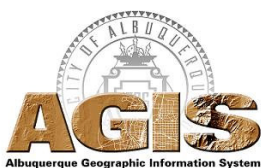
Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting Date:	Fee Total:
Staff Signature:	Date:
	<b>Project #</b>

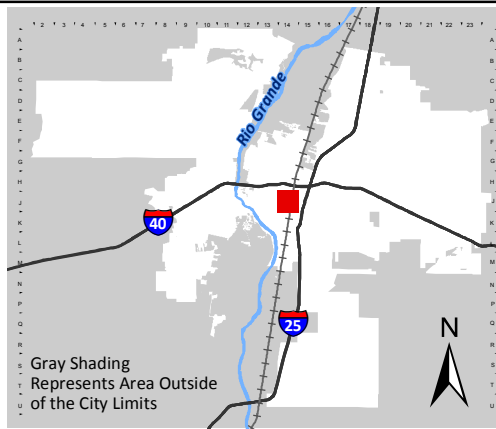


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018

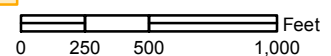


IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



Zone Atlas Page:  
**J-14-Z**

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone



NEW RETAIL

605 Lomas Blvd NW  
Albuquerque, NM

**BLACKPOINT**  
PROPERTIES

1129 Industrial Ave., Ste 205,  
Petaluma, CA 94952

DATE:

REV. NO. REV. DATE


PRELIMINARY  
SITE PLAN

JOB NO.:

