



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

MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input type="checkbox"/> Site Plan Administrative DFT (Forms SP & P2)	PRE-APPLICATIONS
<input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S3)
<input type="checkbox"/> Infrastructure List or Amendment to Infrastructure List (Form S3)	<input type="checkbox"/> Sketch Plan Review and Comment (Form S3)
<input type="checkbox"/> Temporary Deferral of S/W (Form S3)	APPEAL
<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form S3)	<input type="checkbox"/> Decision of Site Plan Administrative DFT (Form A)

BRIEF DESCRIPTION OF REQUEST

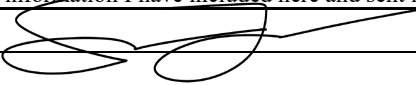
APPLICATION INFORMATION			
Applicant/Owner:		Phone:	
Address:		Email:	
City:	State:	Zip:	
Professional/Agent (if any):		Phone:	
Address:		Email:	
City:	State:	Zip:	
Proprietary Interest in Site:		List <u>all</u> owners:	

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.:		Block:	Unit:
Subdivision/Addition:		MRGCD Map No.:	UPC Code:
Zone Atlas Page(s):	Existing Zoning:		Proposed Zoning
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (Acres):	

LOCATION OF PROPERTY BY STREETS		
Site Address/Street:	Between:	and:

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

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.

Signature: 	Date:
Printed Name:	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent

Skyview West Industrial Park Properties

UPC	Address	Legal Description
101005730614640512	7320 CENTRAL AVE SW ALBUQUERQUE NM 87121 2041	TRACT 54 UNIT 6 ATRISCO GRANT & ALL VACATED STINSON SW ADJACENT
101005732815040514	7226 CENTRAL AVE SW ALBUQUERQUE NM 87121 2041	TR 55 UNIT 6 ATR GRT CONT 5 AC
101005734815440516	7110 CENTRAL AVE SW ALBUQUERQUE NM 87121	TR I PLAT OF TRS A THRU I COORS PLAZA (BEING A REPLAT OF TRS56, 57, 58 & 90 PORTIONS OF TRS 59 & 60 TR B TOWN OF ATRISCOGRANT UNIT NO 6 & A POR OF AIRPORT DRIVE SW) CONT 3.9513 AC

FORM P2: SITE PLAN ADMINISTRATIVE – Development Facilitation Team (DFT) as of 12/25/2022**_ SITE PLAN ADMINISTRATIVE – DFT**

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.* Divide the PDF with a title sheet for each of the three documentation sections in **bold** below.

SITE PLAN DOCUMENTATION

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form P2 with all the submittal items checked/marked
- ___ 3) Form SP with signatures from Hydrology, Transportation, and ABCWUA
- ___ 4) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 5) Site Plan and related drawings (include a Site Plan key of the sheets submitted)
- ___ 6) Copy of the original approved Site Plan or Master Development Plan (for amendments to or Extensions of the Site Plan)
- ___ 7) Infrastructure List, if required for building of public infrastructure
- ___ 8) Sensitive Lands Site Analysis for new site design in accordance with IDO Section 5-2(C) (The Sensitive Lands Site Analysis form can be obtained online at):
https://documents.cabq.gov/planning/development-review-board/Sensitive_lands_analysis_form.pdf
- ___ 9) Responses to climatic and geographic responsive design considerations (Recommended to promote sustainability, but not required. The Climatic and Geographic Responsiveness form can be obtained online at): [https://documents.cabq.gov/planning/IDO/SubmittalFormIDO5-2\(D\)ClimaticGeographic_Responsiveness.pdf](https://documents.cabq.gov/planning/IDO/SubmittalFormIDO5-2(D)ClimaticGeographic_Responsiveness.pdf)

SUPPORTIVE DOCUMENTATION

- ___ 10) Completed Site Plan Checklist
- ___ 11) Letter of authorization from the property owner if application is submitted by an agent
- ___ 12) Justification letter describing and justifying the request per the criteria in IDO Section 16-6-5(G)(3)
- ___ 13) Explanation and justification of requested deviations, if any, in accordance with IDO Section 14-16-6-4(P). *Note: If requesting more than allowed by deviation, a Variance – ZHE or Waiver –DHO will be required, as applicable*
- ___ 14) Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A) *(not required for Extension)*

___ 15) Landfill disclosure statement per IDO Section 14-16-6-4(S)(5)(d)(2)(d) if site is within a designated landfill buffer zone

___ 16) Architectural Review Committee approval letter if the site is located within a Master Development Plan area or a Framework Plan area

PUBLIC NOTICE DOCUMENTATION

___ 17) Sign Posting Agreement

___ 18) Proof of a Pre-Submittal Neighborhood Meeting per IDO 6-4(C)(1)(b) for new building or multiple new buildings that include a total of more than 100 multi-family residential dwelling units or more than 50,000 square feet of non-residential development

___ Office of Neighborhood Coordination neighborhood meeting inquiry response

___ Proof of email with read receipt OR Certified Letter offering meeting to applicable associations

___ Completed neighborhood meeting request form(s)

___ If a meeting was requested or held, copy of sign-in sheet and meeting notes

___ 19) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1) (not required for an extension)

___ Office of Neighborhood Coordination notice inquiry response

___ Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)

___ Proof of emailed notice to affected Neighborhood Association representatives

_ FINAL SIGN-OFF FOR MASTER DEVELOPMENT PLANS AND SITE PLANS – EPC

A Single PDF file of the complete application including all documents being submitted must be emailed to 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 to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form P2 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Site Plan and related drawings
- ___ 5) Infrastructure List, if require
- ___ 6) Copy of EPC Notice of Decision and letter explaining how each EPC condition has been met
- ___ 7) Letter of authorization from the property owner if application is submitted by an agent
- ___ 8) Solid Waste Department signature on Site Plan
- ___ 9) Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information
- ___ 10) Approved Grading and Drainage Plan
- ___ 11) Copy of Site Plan with Fire Marshal's stamp, i.e. "Fire 1" plan (*not required for Master Development Plans*)

FORM SP: PRE-APPROVALS/SIGNATURES

(Revised 10/26/23)

Legal Description & Location: Tracts 54,55 & 1 Town of Atrisco Grant Unit 6
7226 Central Ave SW

Request Description: _____

Hydrology:

- Sensitive Lands Analysis (5-2(C)) _____ Approved X NA
- Grading and Drainage Plan X Approved _____ NA
- AMAFCA _____ Approved X NA
- Bernalillo County _____ Approved X NA
- NMDOT _____ Approved X NA
- MRGCD _____ Approved X NA

Regina Cho 6/21/2024
Hydrology Department Date

Transportation:

- Traffic Circulations Layout (TCL) _____ Approved _____ NA
- Traffic Impact Study (TIS) _____ Approved _____ NA
- Neighborhood Impact Analysis (NIA) _____ Approved _____ NA
- Bernalillo County _____ Approved _____ NA
- MRCOG _____ Approved _____ NA
- NMDOT _____ Approved _____ NA
- MRGCD _____ Approved _____ NA

Transportation Department Date

Albuquerque Bernalillo County Water Utility Authority (ABCWUA):

- Request for Availability submitted? ___ Yes ___ No ___ NA
- Availability Statement/Serviceability Letter Number _____
- Note: Commitment for service is required prior to application approval.

ABCWUA Date

- Infrastructure Improvements Agreement (IIA*) _____ Approved _____ NA
- Solid Waste Department Signature on the Plan _____ Approved _____ NA
- Fire Marshall Signature on the Plan _____ Approved _____ NA

* Prior to **Final Site Plan** approval submittals (include a copy of the recorded IIA)

FORM SP: PRE-APPROVALS/SIGNATURES

(Revised 10/26/23)

Legal Description & Location: Tracts 54,55 & 1 Town of Atrisco Grant Unit 6
7226 Central Ave SW

Request Description:

Hydrology:

- Sensitive Lands Analysis (5-2(C))
Grading and Drainage Plan
AMAFCA
Bernalillo County
NMDOT
MRGCD

Hydrology Department

Date

Transportation:

- Traffic Circulations Layout (TCL)
Traffic Impact Study (TIS)
Neighborhood Impact Analysis (NIA)
Bernalillo County
MRCOG
NMDOT
MRGCD

Ernest Armyo
Transportation Department

6/14/2024
Date

Albuquerque Bernalillo County Water Utility Authority (ABCWUA):

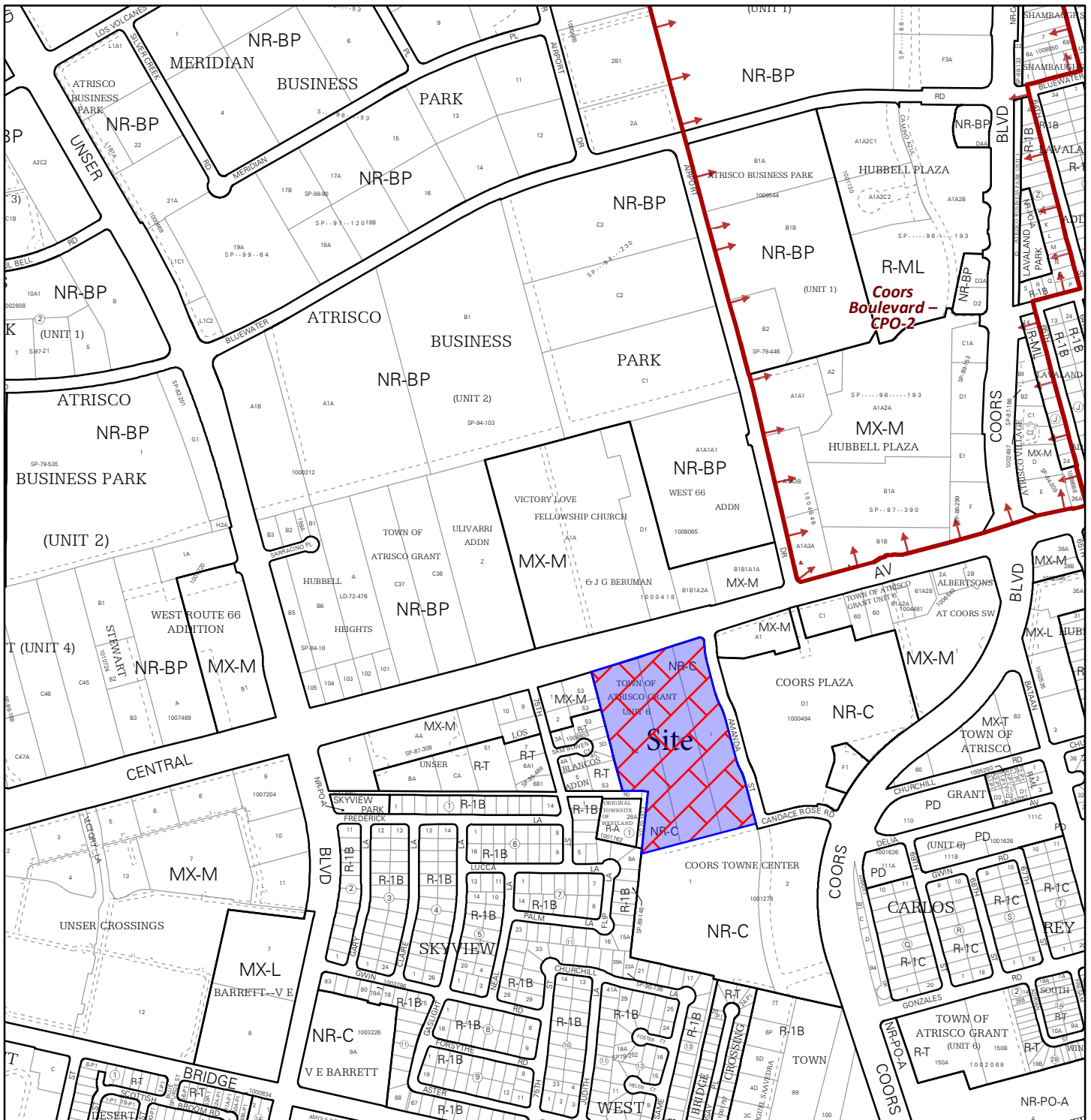
- Request for Availability submitted?
Availability Statement/Serviceability Letter Number
Note: Commitment for service is required prior to application approval.

Randall Coull
ABCWUA

6/21/24
Date


- Infrastructure Improvements Agreement (IIA*)
Solid Waste Department Signature on the Plan
Fire Marshall Signature on the Plan

* Prior to Final Site Plan approval submittals (include a copy of the recorded IIA)

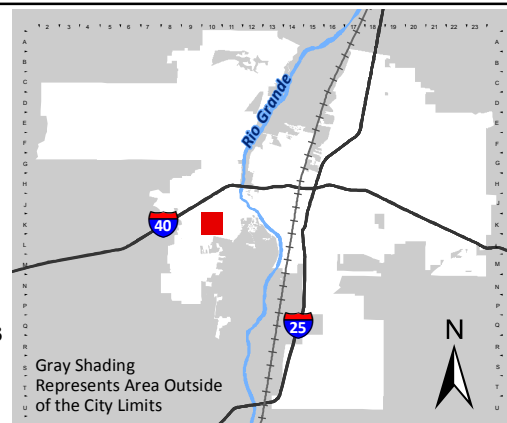


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).











Rio Grande

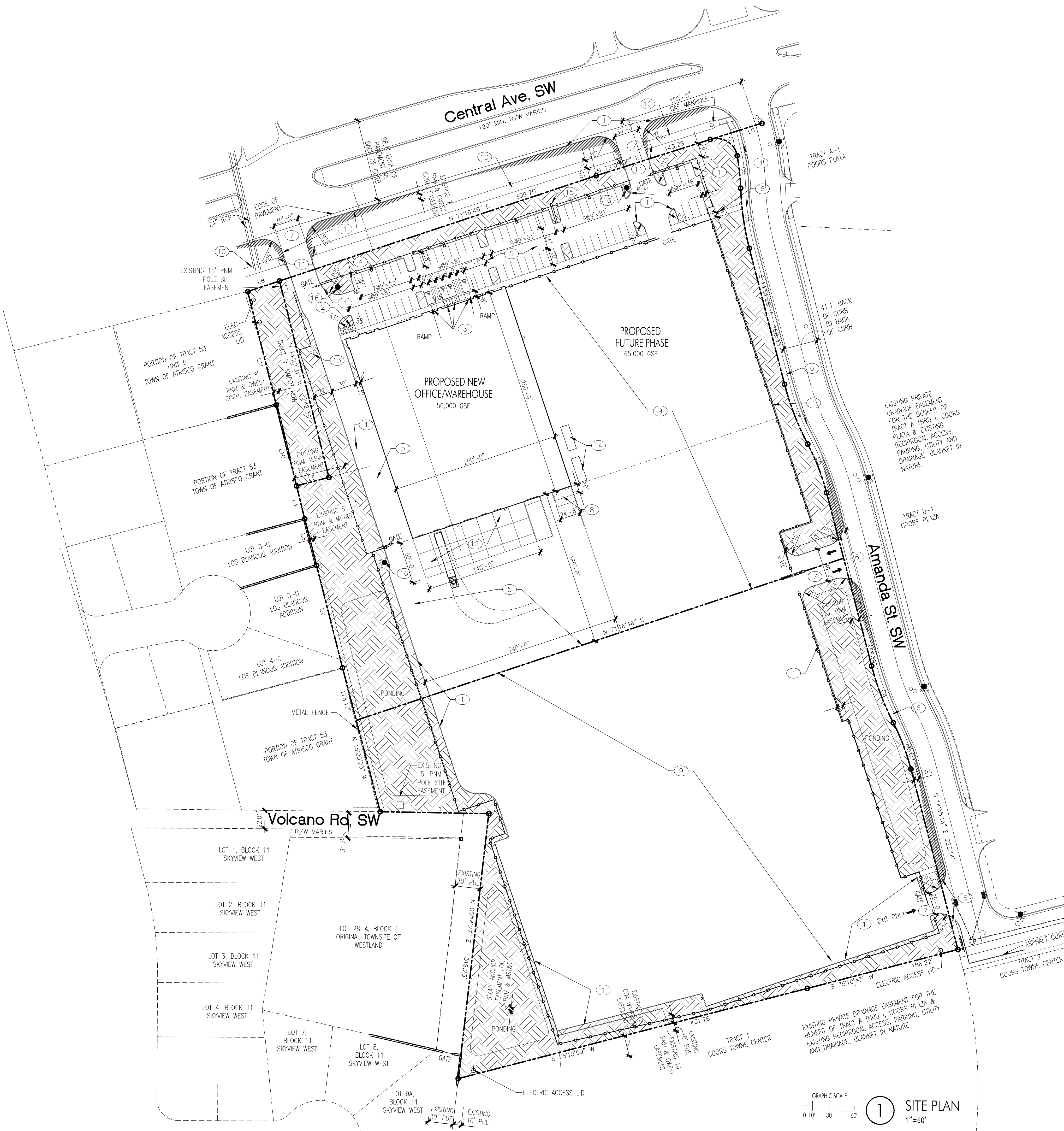
40 25

Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:
K-10-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

0 250 500 1,000 Feet



PROJECT INFORMATION

PROJECT: NEW OFFICE/WAREHOUSE
 LOCATION: 7226 CENTRAL AVE., SW ALBUQUERQUE, NEW MEXICO
 OWNER: BRUNACINI DEVELOPMENT
 ARCHITECT: TATE FISHBURN ARCHITECT
 LEGAL DESCRIPTION: TRACTS 54, 55 & 1 TOWN OF ATRISCO GRANT UNIT 6

CURRENT ZONING CLASSIFICATION: NR-C
 NET SITE AREA: 13.59 ACRES
 BUILDING AREA: OFFICE 2,937 GSF
 WAREHOUSE PHASE 1 47,063 GSF
 WAREHOUSE PHASE 2 65,000 GSF
 TOTAL 115,000 GSF

FAR: 19.4

PARKING ANALYSIS:
 OFF-STREET PARKING: OFFICE 2,937 GSF (3.5:1000 = 11 SPACES), WAREHOUSE 112,063 GSF (NO REQUIREMENT)
 HANDICAP PARKING (50-100 PRVD) = REQUIRED 11 SPACES, TOTAL SPACES PROVIDED 77 SPACES
 MOTORCYCLE PARKING (1-25 ROD) = REQUIRED 4 SPACE TOTAL (1 VAN) PROVIDED 4 SPACE TOTAL (1 VAN)
 BICYCLE PARKING 10% OF REQ'D OR 3 = REQUIRED 1 SPACE PROVIDED 1 SPACE, 10% OF REQ'D OR 3 = REQUIRED 3 SPACES PROVIDED 3 SPACES

Curve Table

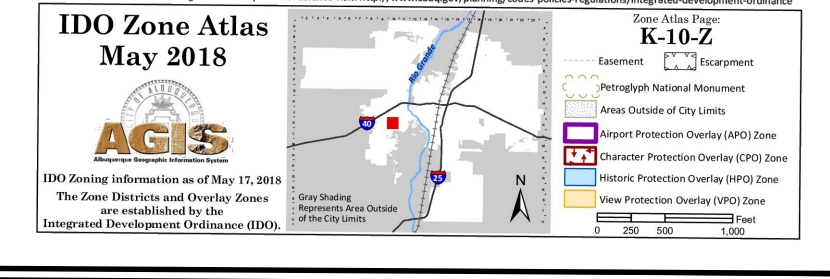
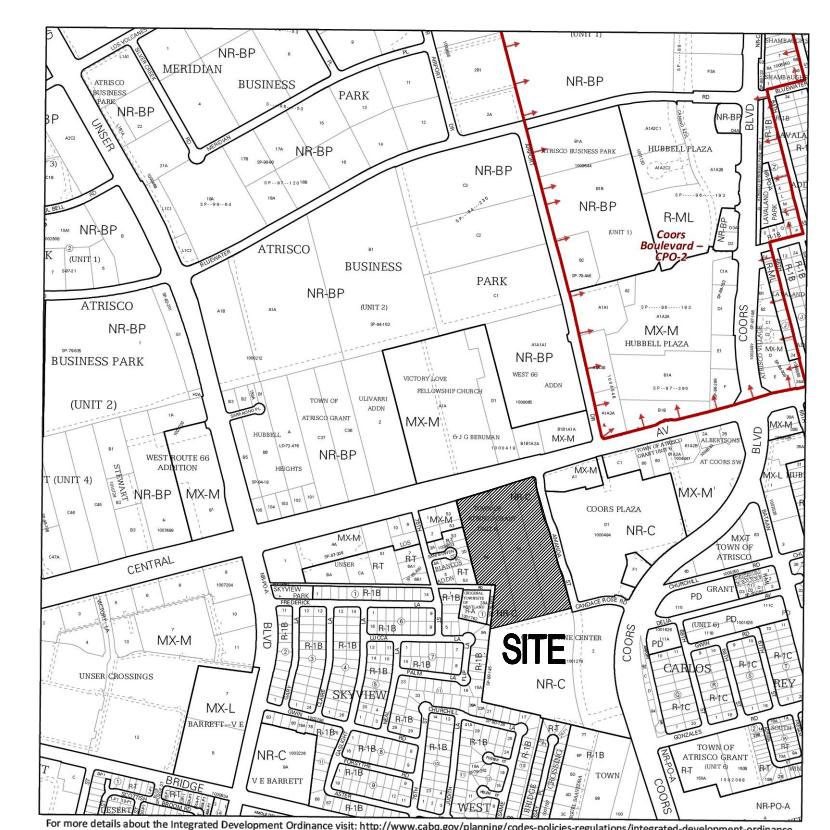
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	42.49' [42.45']	25.00'	97°22'49"	37.56'	S 59°14'35" E
C2	39.23' [39.30']	270.00'	8°19'32"	39.20'	S 06°23'24" E
C3	72.75' [72.68']	330.00'	12°37'50"	72.60'	S 08°32'33" E
C4	76.76' [76.39']	330.00'	13°19'36"	76.58'	S 21°31'15" E
C5	62.50' [62.50']	270.00'	13°15'47"	62.36'	S 21°33'10" E
C6	72.89' [72.68']	330.00'	12°39'18"	72.74'	S 21°13'01" E
C7	59.49' [59.47']	270.00'	12°37'24"	59.37'	S 21°13'58" E

Line Table

Line #	Direction	Length (ft)
L1	N 89°18'08" W ((N 89°48'32" W))	129.99' (130.4')
L2	N 14°33'44" W ((N 14°34'27" W))	126.15'
L3	N 14°41'34" W ((N 14°34'27" W))	57.64' *(55.40)*
L4	N 14°03'07" W ((N 15°06' W))	40.73'
L5	N 74°53'24" E ((N 74°53'24" E))	40.01' *(40.00)*
L6	S 72°06'00" W ((S 71°44'20" W))	64.65'
L7	N 14°20'05" W ((N 15°02'48" W))	24.13' *(24.13)*
L8	S 71°16'46" W ((S 71°44'20" W))	40.11' *(40.06)*
L9	N 14°20'05" W ((S 15°02'48" E))	59.86' *(60.00)*
L10	N 14°27'22" W ((N 15°06' W))	100.08'
L11	N 14°27'31" W	139.76'

- KEYED NOTES**
- CONCRETE CURB, TYP.
 - (3) BICYCLE PARKING STALLS W/ 1' CLEAR ZONE AROUND STALL, REFER DETAIL 3/SDP-2
 - HC PARKING, RAMP & SIGN, REFER DETAIL 1/SDP-2
 - (1) 4'X20' MOTORCYCLE PARKING SPACE & SIGN, REFER DETAIL 4/SDP-1, PARKING SPACE SHALL HAVE THE LETTERS "MC" IN CAPITAL LETTERS, EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST 2" WIDE PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE VEHICLES REAR TIRE WOULD BE PLACED
 - 2" ASPHALT PAVING OVER 4" BASE COURSE
 - SIDEWALK & RAMPS PER COA STD DWG 2430 & 2415
 - ENTRANCE DRIVE PER COA STD DWG 2426
 - REFUSE ENCLOSURE
 - 4" CRUSHED ASPHALT
 - 10' ASPHALT SIDEWALK
 - RAMPS PER COA STD DWG 2430 & 2415
 - CONCRETE DRIVE @ TRUCK DOCK
 - ELEC. TRANSFORMER LOCATION
 - 10'X30' CONCRETE PADS
 - EXISTING BILL BOARD SIGN
 - NEW FIRE HYDRANT LOCATION (PRIVATE)

- INDEX TO DRAWINGS**
- SDP-1 SITE DEVELOPMENT PLAN
 - SDP-2 SITE DETAILS
 - SDP-3 BUILDING ELEVATIONS
 - GR-1 GRADING & DRAINAGE PLAN
 - MU-1 MASTER UTILITY PLAN
 - LS-101 LANDSCAPE PLAN



PROJECT NO. PR-2024-000000
 APPLICATION NO. SI-2024-00000-SITE PLAN-DFT

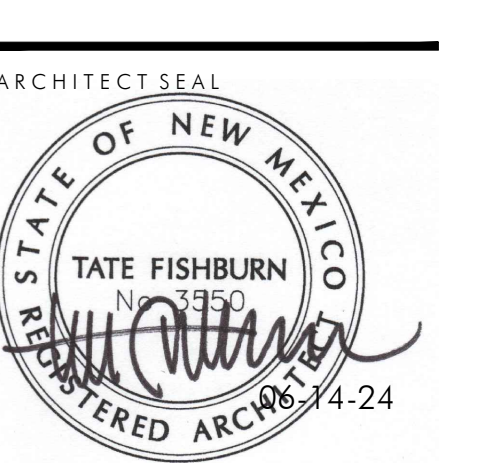
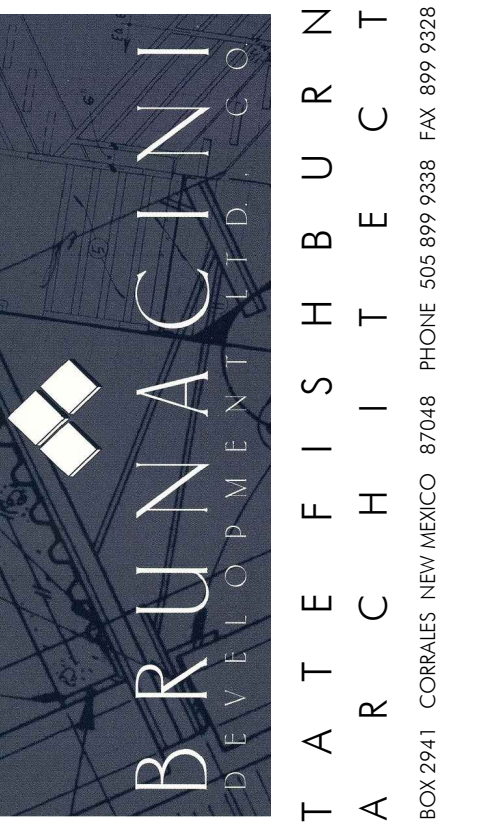
IS AN INFRASTRUCTURE LIST REQUIRED? () YES () NO
 IF YES, THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

DFT SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS & RECREATION DEPARTMENT	DATE
HYDROLOGY	DATE
CODE ENFORCEMENT	DATE
*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
SOLID WASTE MANAGEMENT	DATE
PLANNING DEPARTMENT	DATE
*ENVIRONMENTAL HEALTH, IF NECESSARY	DATE

- LEGEND**
- PROPERTY LINE
 - EASEMENT LINE
 - LANDSCAPED AREA
 - 6' DESIGNMASTER FENCING, CLASSIC AND GATES AS NOTED
 - 8' TALL OPAQUE FENCING AND GATES AS NOTED
 - PONDING PONDING AREA
 - SITE DISTANCE AND SITE TRIANGLE BASED ON COA DPM 7-4(0)(5)(ii) and 7-4(0)(5)(iv), LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS, THEREFORE SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SITE TRIANGLE.
 - HANDICAP PARKING PAVEMENT MARKING
 - EXISTING FIRE HYDRANT

- GENERAL NOTES**
- THIS SITE PLAN MEETS THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE IDO.
 - ALL SITE LIGHTING SHALL COMPLY WITH IDO SECTION 14-16-5-8. OUTDOOR AND SITE LIGHTING.
 - PLACEMENT OF FIXTURES & STANDARDS SHALL CONFORM TO STATE & LOCAL SAFETY & ILLUMINATION REQUIREMENTS.
 - ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED HORIZONTAL LAMPS WITH NO LIGHT, LENS OR BULB PROTRUDING BELOW THE BOTTOM OF THE CUT-OFF FIXTURE IN ORDER THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE AND NO SITE LIGHTING LIGHT SOURCE SHALL BE VISIBLE FROM THE SITE PERIMETER.
 - ROOF TOP AND GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM THE PUBLIC VIEW BY MATERIALS OF THE SAME NATURE AS THE BUILDING'S BASIC MATERIALS. THE TOP OF ALL ROOFTOP EQUIPMENT SHALL BE BELOW THE TOP OF THE PARAPET OR SCREENED FROM VIEW FROM PUBLIC RIGHTS-OF-WAY AND THE SITE ACCESS EASEMENT.
 - SITE HANDICAP RAMPS SHALL BE BUILT BY COA STANDARD DRAWING #2441.
 - ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER.



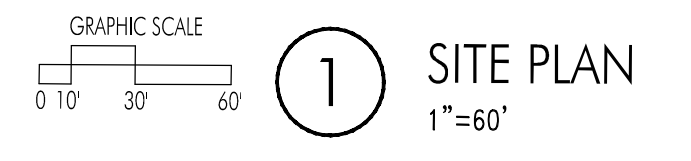
ENGINEER SEAL

PROJECT

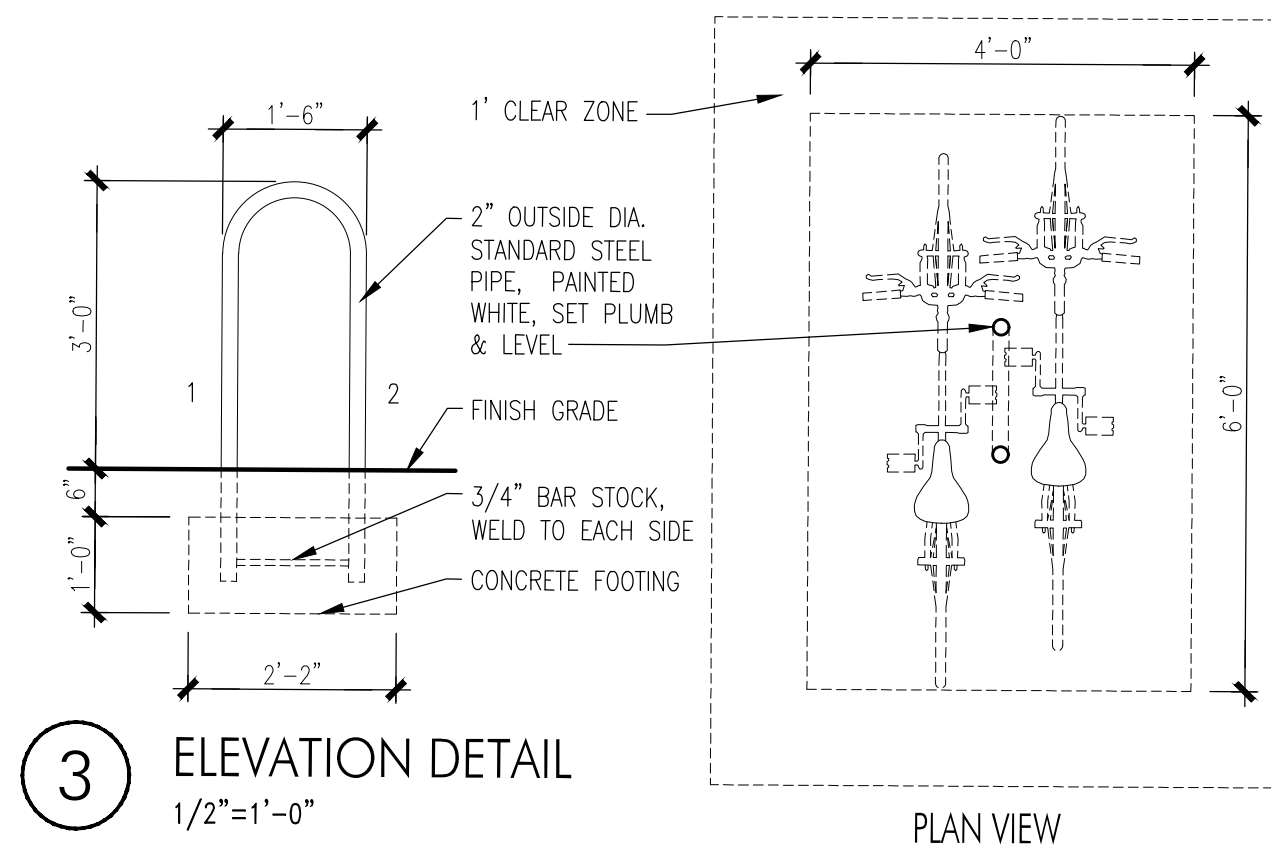
**SKYVIEW WEST INDUSTRIAL
 FOR BRUNACINI DEVELOPMENT
 7226 CENTRAL AVE., SW
 ALBUQUERQUE, NEW MEXICO**

REVISIONS

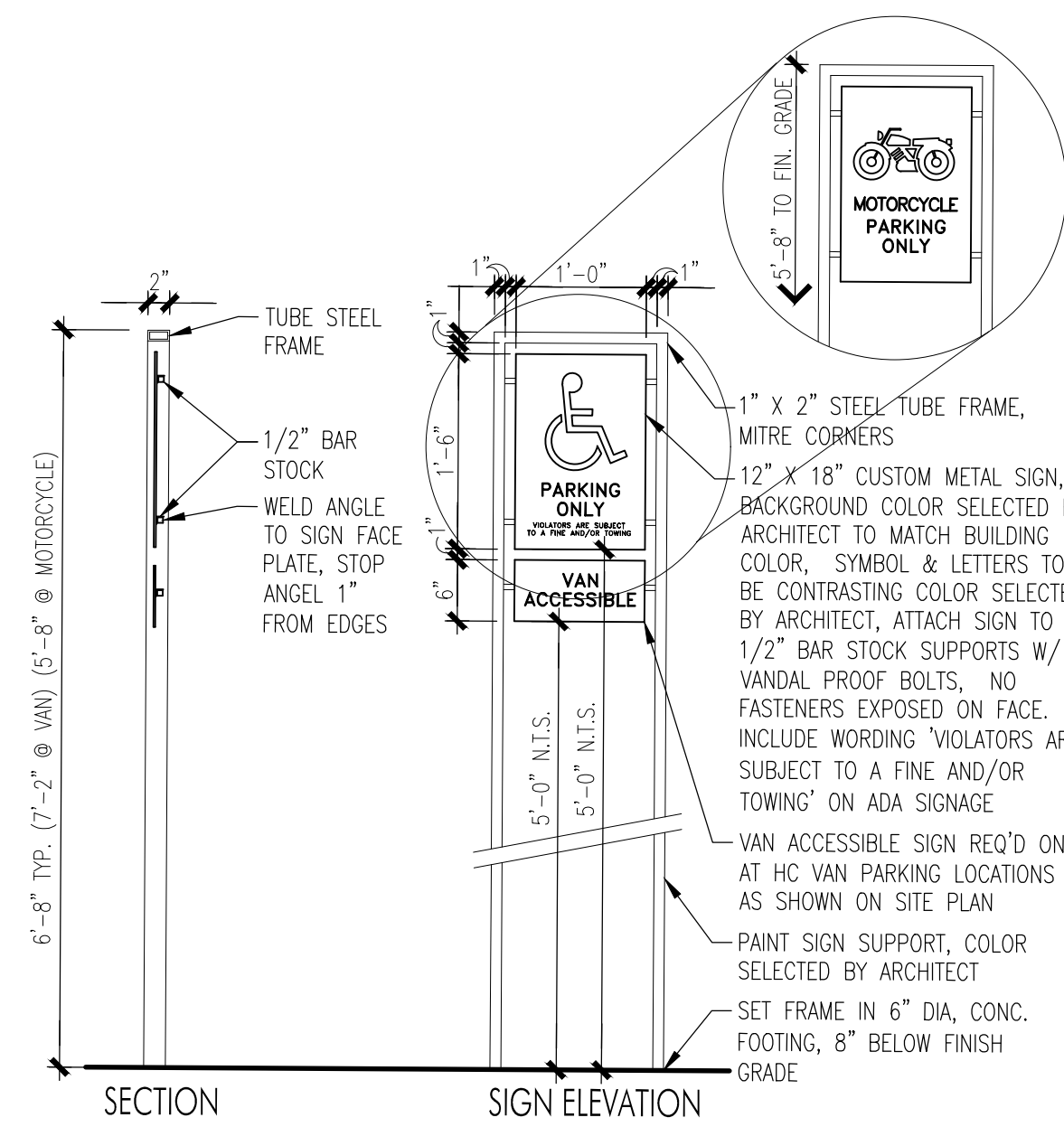
DATE	MAY 15, 2024
NORTH	SCALE
	1"=60'-0"
	OR AS NOTED
DRAWING NAME	SITE DEVELOPMENT PLAN
SHEET NUMBER	SDP-1



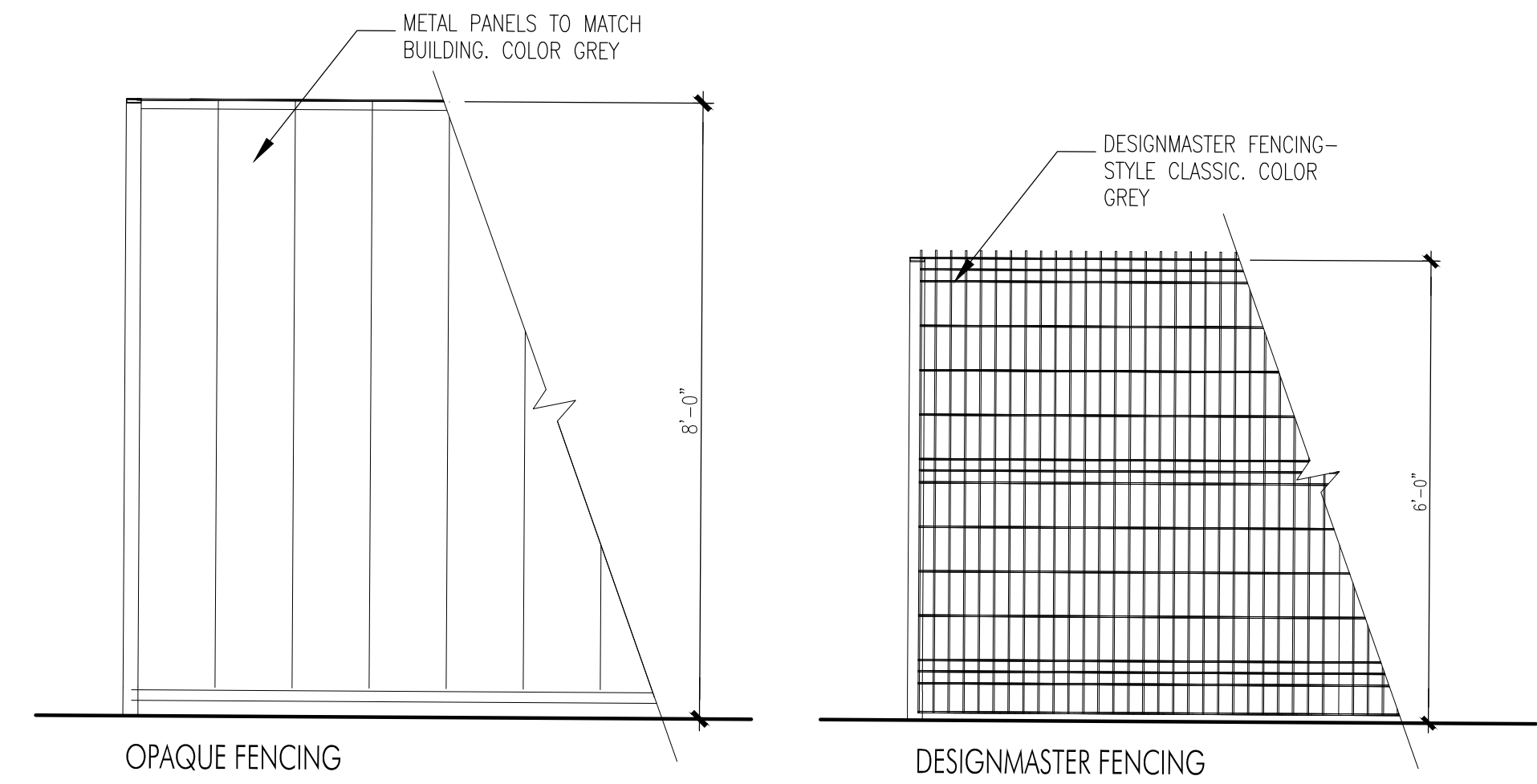
IP



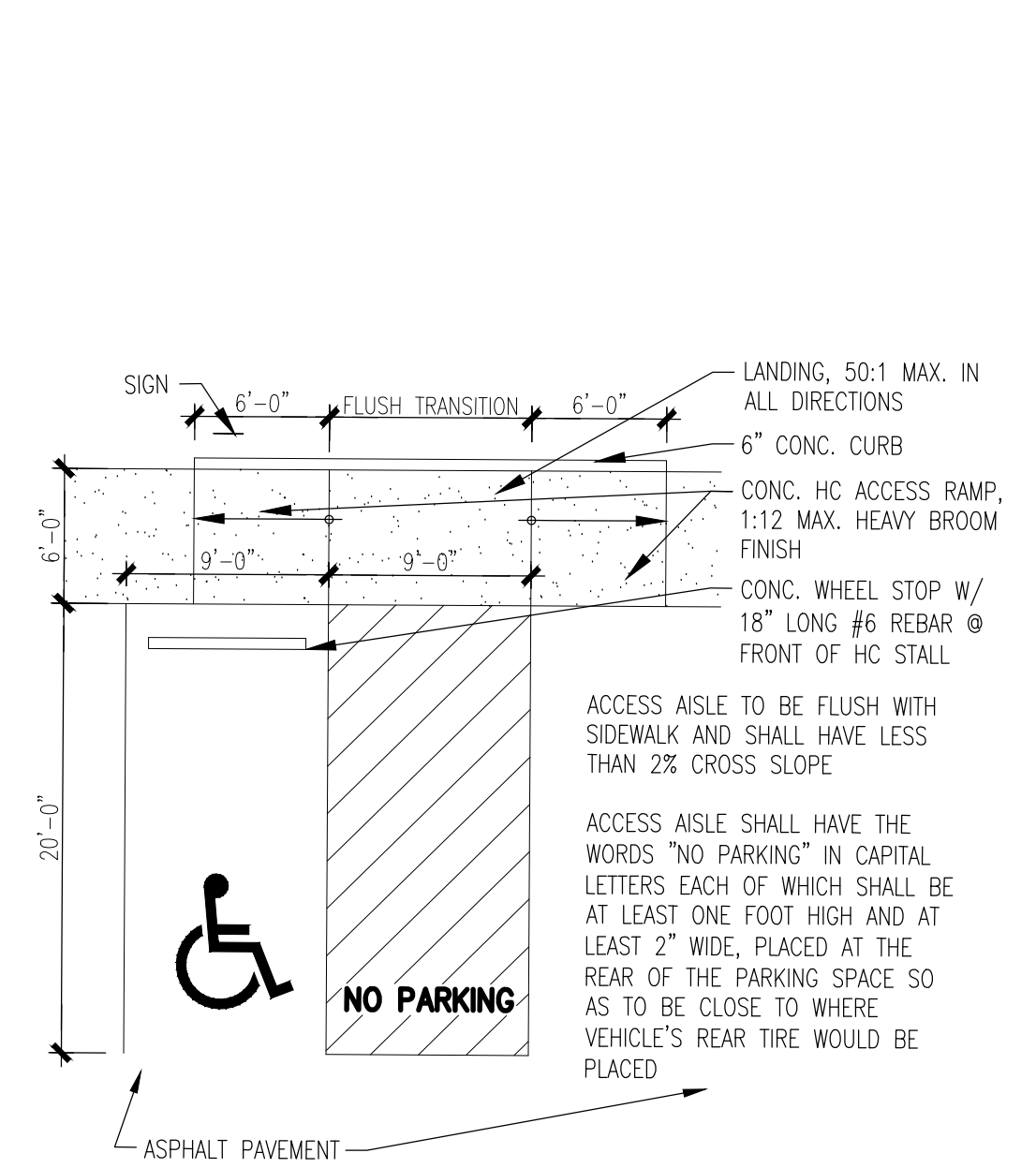
3 ELEVATION DETAIL
1/2"=1'-0"



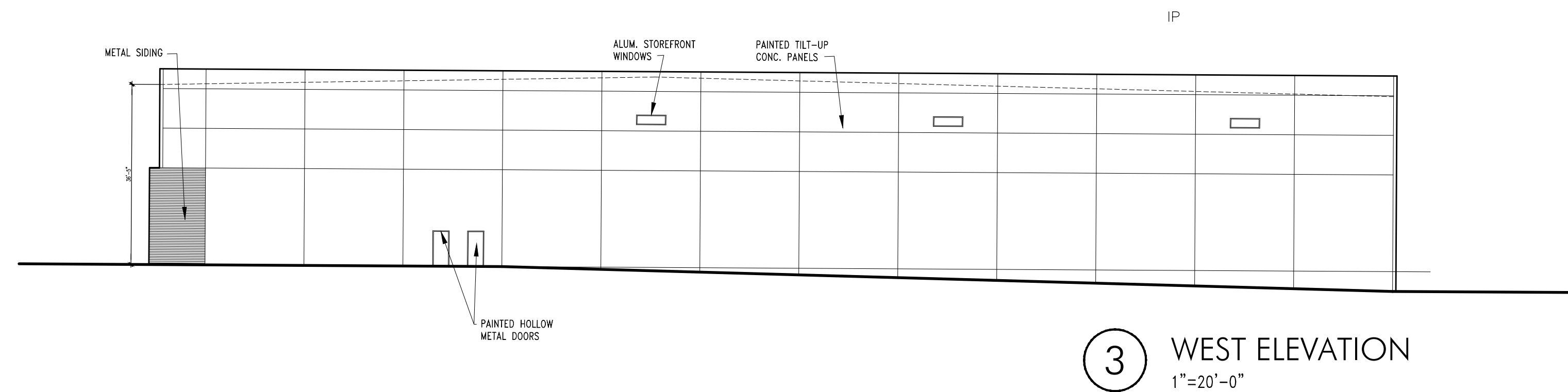
2 PARKING SIGNS
3/4"=1'-0"



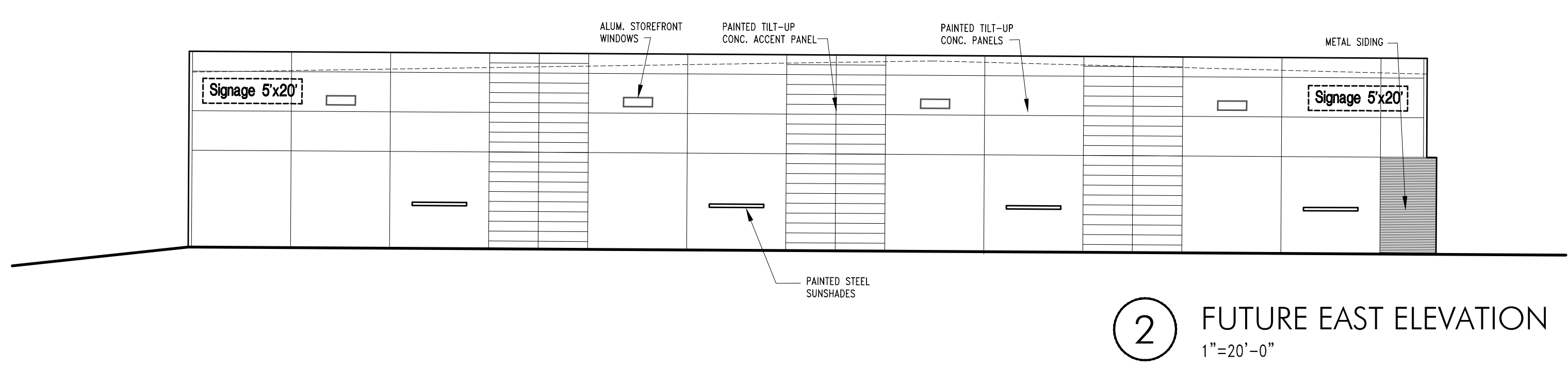
4 FENCING DETAILS
1/2"=1'-0"



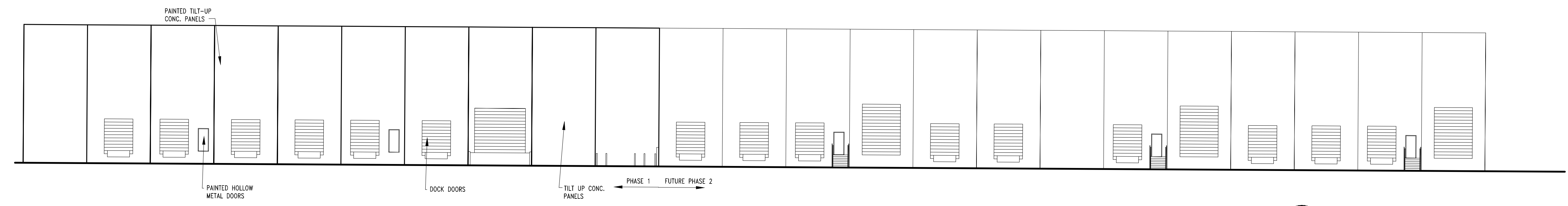
1 ACCESSIBLE PARKING & PATHWAY
1/8"=1'-0"



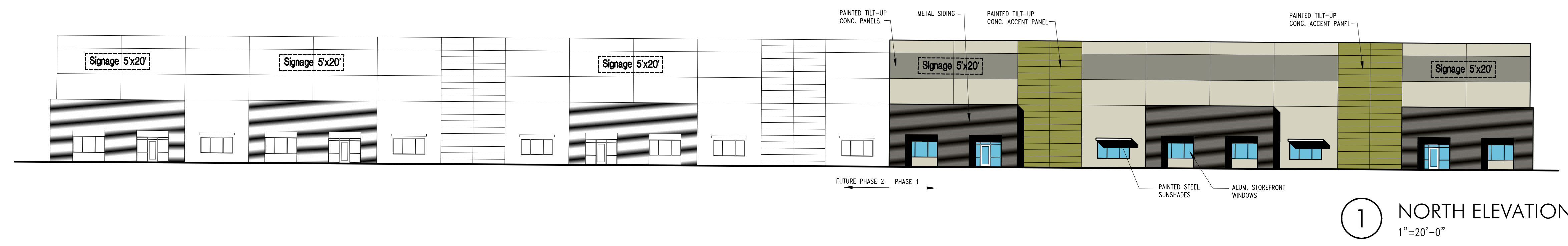
3 WEST ELEVATION
1"=20'-0"



2 FUTURE EAST ELEVATION
1"=20'-0"



4 SOUTH ELEVATION
1"=20'-0"



1 NORTH ELEVATION
1"=20'-0"

EXTERIOR FINISHES

- TILT-UP CONC. PANELS- FIELD COLOR - LIGHT GRAY
- TILT-UP CONC. PANELS- ACCENT COLOR - MEDIUM GRAY
- TILT-UP CONC. PANELS- ACCENT COLOR - GREEN
- METAL SIDING-COLOR- DARK GRAY
- METAL ACCENT COLOR- WHITE
- ALUMINUM WINDOW FRAMES- CLEAR ANODIZED
- WINDOW GLAZING- 1" TINTED INSULATED
- TINT COLOR- SOLAR GRAY
- OVERHEAD & HM DOORS- LIGHT GRAY

ALL BUILDING MOUNTED LIGHT FIXTURES SHALL BE FULLY SHIELDED HORIZONTAL LAMPS WITH NO LIGHT, LENS OR BULB PROTRUDING BELOW THE BOTTOM OF THE CUT-OFF FIXTURE IN ORDER THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE AND NO SITE LIGHTING LIGHT SOURCE SHALL BE VISIBLE FRO THE SITE PERIMETER.

ALL BUILDING MOUNTED SIGNAGE TO BE LIGHTED EITHER INTERNALLY OR EXTERNALLY. ANY LIGHTING FOR SIGNAGE SHALL CONFORM TO NIGHT SKIES ACT. SIGNAGE MATERIAL TO BE EITHER RAISED METAL LETTERING OR TRANSLUCENT LEXAN PANELS OF ANY COLOR. NO BOX SIGNAGE ALLOWED. INDIVIDUAL RAISED LETTERS ONLY.

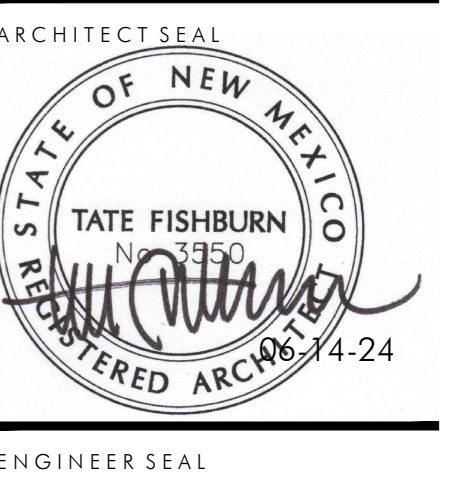
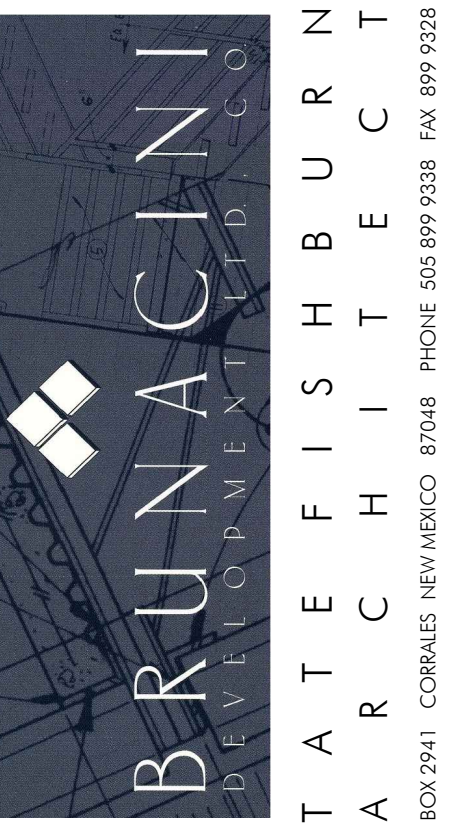
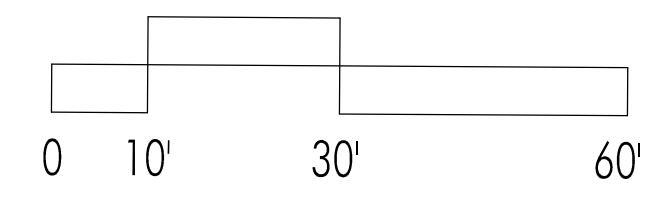
NOTE: SIGNAGE MAY BE AMENDED PROVIDED IT COMPLIES WITH THE ATRISCO BUSINESS PARK MASTERPLAN REGULATIONS.

BUILDING SIGNAGE CALCS:

EAST ELEVATION- BLDG. AREA-9,917 S.F. SIGNAGE- 200 S.F.
200 / 9,917 = 2%

NORTH ELEVATION- BLDG. AREA-18,247 S.F. SIGNAGE- 500 S.F.
500 / 18,247 = 2.7%

GRAPHIC SCALE



PROJECT

SKYVIEW WEST INDUSTRIAL
FOR BRUNACINI DEVELOPMENT
7226 CENTRAL AVE., SW
ALBUQUERQUE, NEW MEXICO

REVISIONS

DATE JUNE 14, 2024

NORTH SCALE

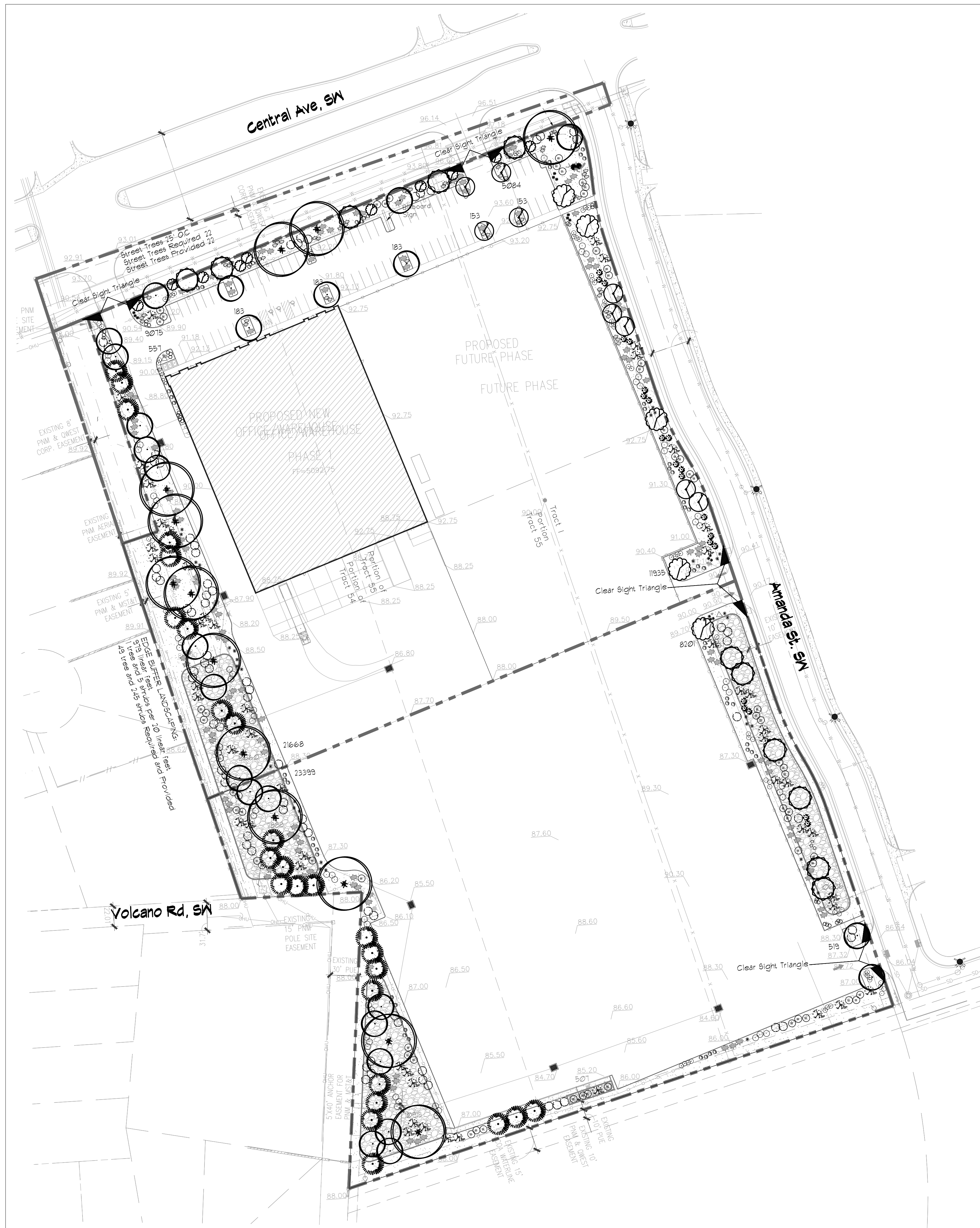
OR AS NOTED

DRAWING NAME

BUILDING ELEVATIONS

SHEET NUMBER

SDP-3



LANDSCAPE CALCULATIONS

TOTAL LOT AREA	59980.4 sq ft
TOTAL BUILDING AREA (SF)	15000
TOTAL NET LOT AREA (SF)	44980.40
LANDSCAPE REQUIREMENT	5%
TOTAL LANDSCAPE REQUIRED	2249.02
TOTAL ON-SITE AND OFF-SITE LANDSCAPE PROVIDED (SF)	19991
TOTAL ON-SITE LANDSCAPE PROVIDED (SF)	19991
TOTAL VEGETATIVE COVERAGE REQUIRED (SF)	89568
TOTAL VEGETATIVE COVERAGE PROVIDED (SF)	1029887
TOTAL GROUND VEGETATIVE COVERAGE REQUIRED (SF)	22492
TOTAL GROUND VEGETATIVE COVERAGE PROVIDED (SF)	2564724

Gravels and Other Landscape Covers

8	Boulders Dry 1/3, Moss Rock or Equal	81293.00
8	Landscape Gravel / Filter Fabric 3/4" Crushed Gray	38664.00
TOTAL LANDSCAPING:		119957.00

27980.54 Wood Mulch No Fabric
Submit samples of wood mulch for approval

NOTE: Wood mulch is only used as a requirement of the City of Albuquerque, IDO. Wood mulch will need to be refreshed often as it is washed and blown away and will result in a negative impact on the health of the plant material. Additionally, historically wood mulch in commercial applications has clogged storm sewers creating damage to commercial properties, lawsuits, and damages assessed to landscape architects and contractors. Designer assumes no responsibility for flooding or erosion as the result of the use of Wood Mulch as required by the City of Albuquerque.

Organic Mulch 25% Required
Note, Each Tree, min, 5' rad. 78.5sf
121 Trees x 78.5 sf = 9498.5
See Tree Detail, a 5' radius of wood mulch is require around each tree w/out Filter Fabric
Note, Each Shrub, min, 3' rad. 28.26
654 Shrubs x 28.26 sf = 18482.04
Total Mulch Provided 27980.54
Total Mulch Required 24228

LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain landscaping in a living, healthy, and attractive condition.

It is the intent of this plan to comply with the City of Albuquerque Water, IDO Ordinance.

It is the intent of this plan to comply with the City of Albuquerque Landscape Regulations Applicable to Apartments and Nonresidential Development, Revised 6/24.

Water management is the sole responsibility of the Property Owner.

Landscape Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas which are not designated to receive native seed, or other treatment.

Contractor shall supply to the owner samples and prices of various gravel samples for approval prior to installing.

25% of landscape area shall be covered with wood mulch. Mulch shall be a minimum of 4" deep in areas as shown on the plan. Landscape maintenance shall ensure that all wood mulch areas are maintained and refreshed on a regular basis. Filter Fabric shall not be placed in areas to receive wood mulch.

Landscape shall be watered by a complete underground irrigation system operated by automatic timer.

Trees and shrubs shall be zoned separately.

Landscaping shall be installed according to the approved plan. Installation shall be completed within 60 days of the related building's occupancy.

No substitutions or alterations to this plan with out the express written permission of the Landscape Architect, and approval of the City of Albuquerque, approved permit set.

Clear Site Triangle Note:
Landscaping and signage will not interfere with clear site requirements. Signs, walls, trees and shrubbery between 3 and 8 feet tall, (as measured from the gutter pan) are not included within the clear site triangle.

Street Tree Notes:
Per Section 5-6(D) (1) (a) Required Street Trees. Trees are GENERALLY required along street frontages every 25 feet on center unless otherwise specified in Part 6-2.2 of ROA 1934 (Street Trees)

- Section 6-6-2-5 Street Trees (A)
- Size of the trees at maturity should be in proportion to the planting space provided for them. ... smaller species of trees will require closer spacing, and larger trees will require greater spacing. Spacing shall be approved as part of the plan approval process.
 - On sites where evenly spaced street trees are not possible, or do not conform to the overall design objectives of the site, provided that the number of trees equals or exceeds the number that would be required if the trees were evenly spaced

Drainage Basin Treatments
Per City of Albuquerque Drainage Basin Treatments

The bottom and sides must be seeded with a native mix per City Standard specification 1022 depending on soil type for that City area. Please reference this native seed selection and the section on plan sheet.

For pond bottoms: Gravel 1 to 1 inch mulch. One layer thick, not stacked

Native grass establishment must be achieved by the contractor within a 3 year time frame. Temporary irrigation or water trucks must be used when rain is lacking. Seeds must germinate in one year or reseeding will likely be needed.

Maintenance will be per City of Albuquerque Specification 1023.51 and 1023.52.

Contractor must weed the basin during/after the first growing season.

Needs city inspection, Stormwater Quality Ordinance-final stabilization must be accepted by the City.

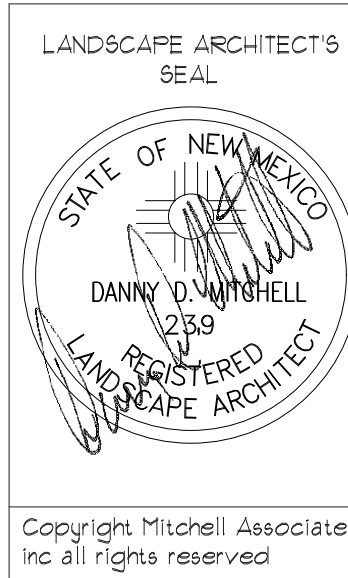
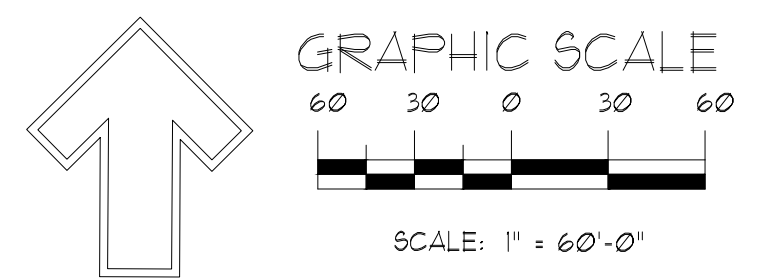
LANDSCAPE LEGEND

TREES

QTY	SIZE	COMMON/BOTANICAL NAME	DIMS	WATER USE	COVERAGE	TOTAL COVERAGE
13	3"	Chinese Pistache <i>Pistacia chinensis</i>	6'0"x6'0"	M	2836	36738.00
9	3"	Russian Hawthorn <i>Crataegus ambigua</i>	10'x10'	M	314	2816.00
25	3"	Frontier Elm <i>Ulmus 'Frontier'</i>	40'x30'	M	106.50	11642.50
26	6"	Austrian Pine <i>Pinus nigra</i>	35'x25'	M	430.63	1756.38
22	6"	Blue Arrow Juniper <i>Juniperus scopulorum 'Blue Arrow'</i>	12'x4'	M	1236	276.32
18	3"	Oklahoma Redoubt <i>Cercis canadensis, var. texensis</i>	15'x12'	M	13.04	1695.60
11	3"	Desert Willow <i>Chilopsis linearis</i>	20'x25'	RU	430.63	5396.93
TOTAL TREES: 121						TOTAL COVERAGE: 17351.73

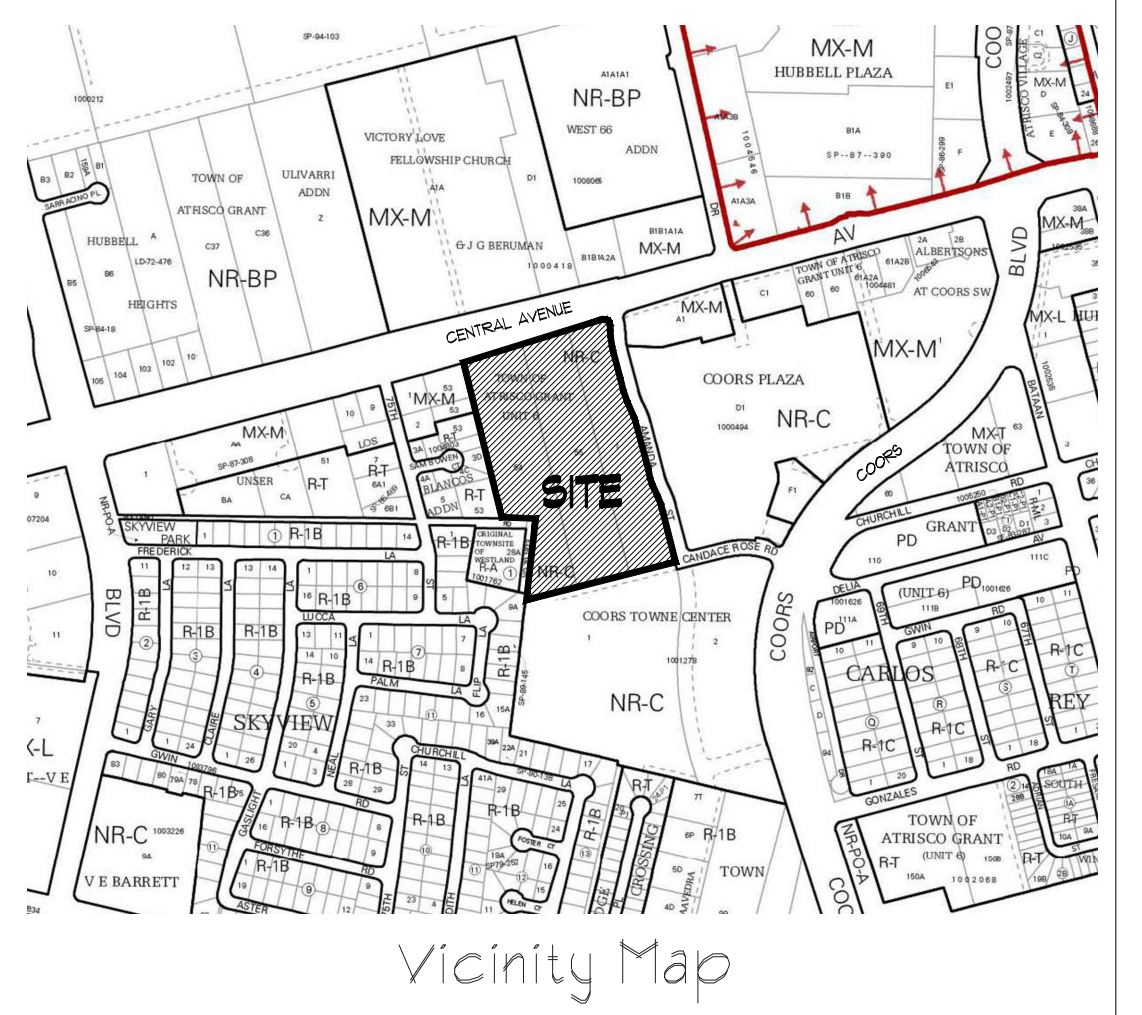
Shrubs & Groundcovers

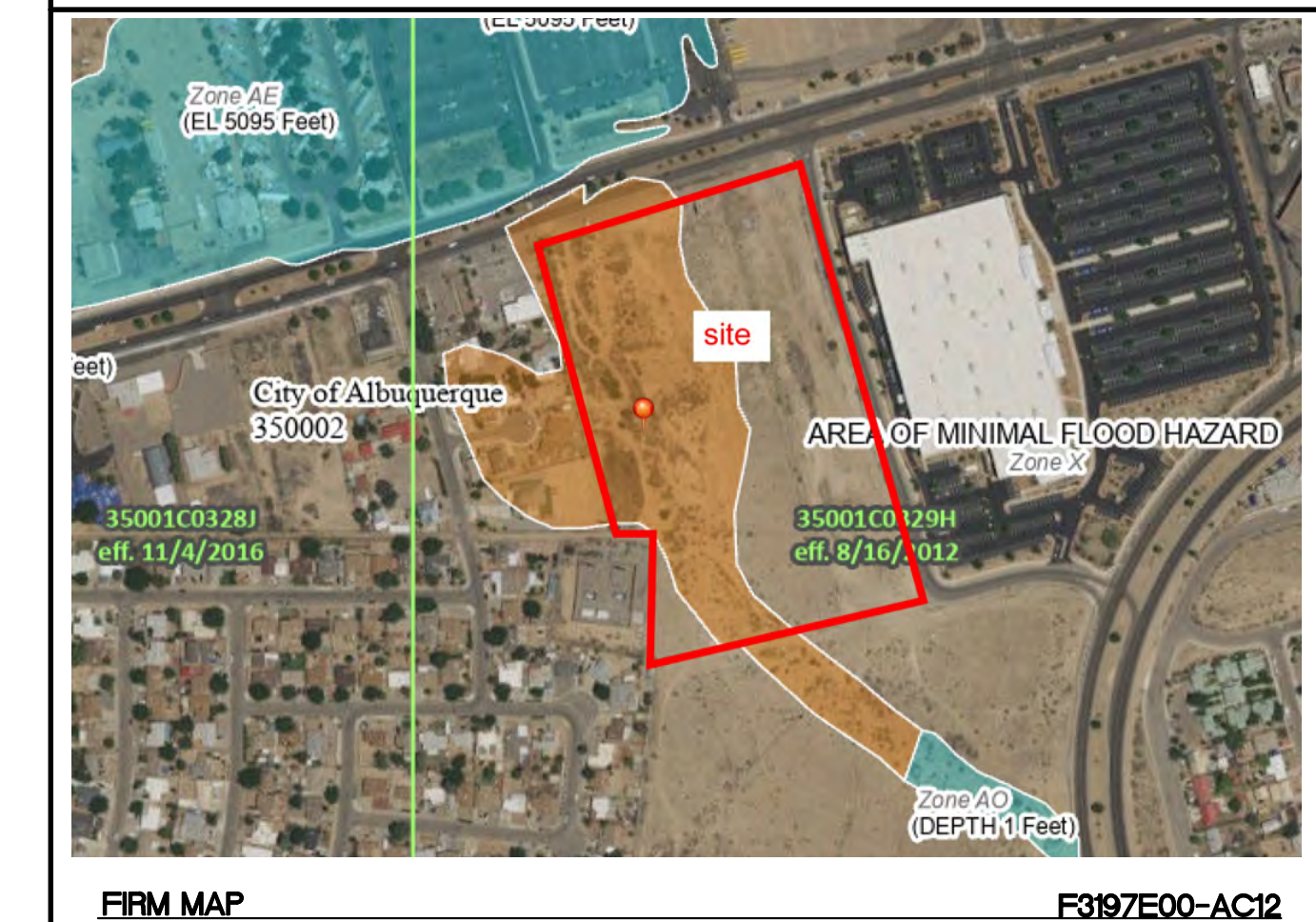
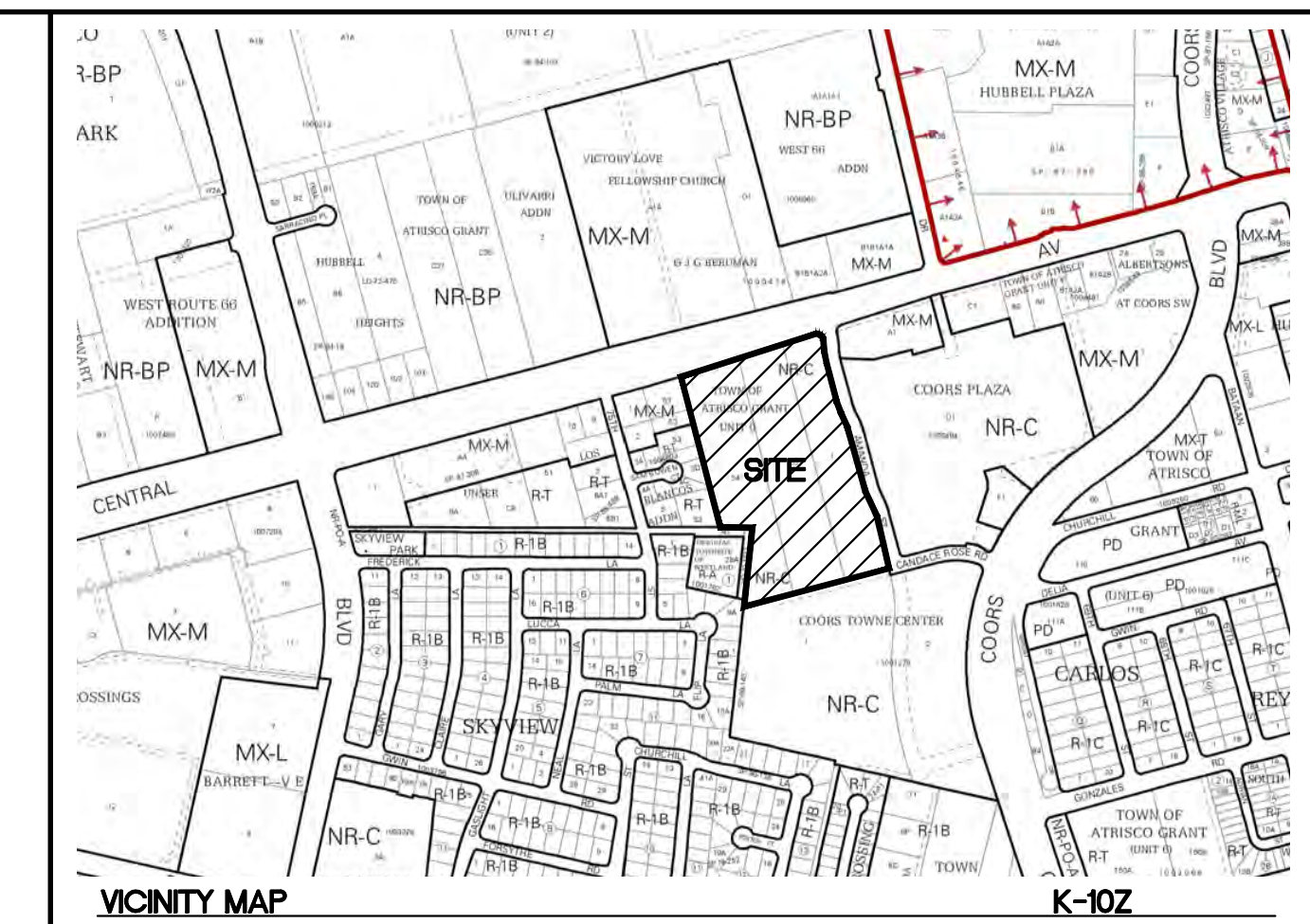
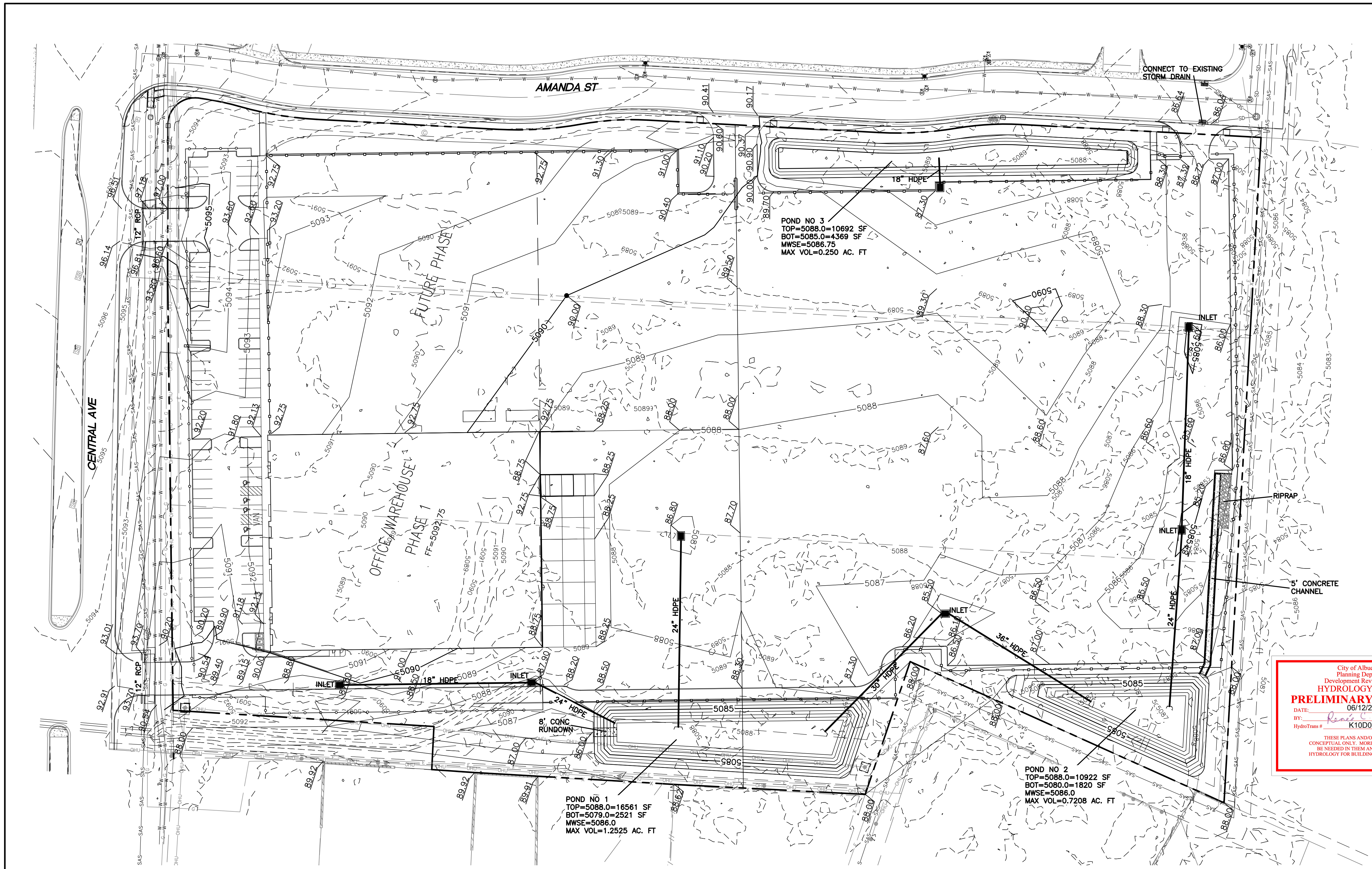
QTY	SIZE	COMMON/BOTANICAL NAME	DIMS	WATER USE	COVERAGE	TOTAL COVERAGE
2	5"	Palm Yucca <i>Yucca faxoniana</i>	12'x6"	M	2836	56.92
52	6"	India Hawthorn <i>Raphiolepis indica</i>	3'x4'	M	1236	6532
2	5"	Butterfly Bush <i>Buddleia davidii</i>	5'x11'	M	38.47	76.94
6	5"	Karl Foerster Grass <i>Calamagrostis acutiflora 'Karl Foerster'</i>	3'x2'	M	314	18.84
3	5"	Dwarf Fountain Grass <i>Pennisetum alopecuroides 'Hamelin'</i>	15'x2 1/2'	RU	430	4410
43	5"	Blue Mist <i>Caryopteris x clandonensis</i>	3'x5'	M	1263	844.09
31	5"	Autumn Sage <i>Salvia greggii</i>	3'x4'	L	1236	389.36
5	5"	Deep Blue Lavender <i>Lavender angustifolia 'Hidcote'</i>	3'x3'	L	7.01	35.35
36	5"	Red Yucca <i>Hesperaloe parviflora</i>	3'x3'	L	7.01	25.82
66	5"	Gro-Low Sumac <i>Rhus aromatica 'Gro-Low'</i>	3'x8"	M	5024	335.84
123	5"	Buffalo Juniper <i>Juniperus sabinio 'Buffalo'</i>	1'x8"	M	5024	6480.36
62	5"	Blue Rug Juniper <i>Juniperus horizontalis</i>	7'x6"	M	2836	1752.12
60	5"	Apache Plume <i>Fallugia paradoxa</i>	6'x7'	L	38.47	2308.20
24	5"	Chamae <i>Chrysothamnus nauseosus</i>	5'x5'	L	1263	4112
14	5"	Bearberry Cotoneaster <i>Cotoneaster dammeri</i>	1'x2'	M	6359	4105.66
53	5"	Yellow Bird of Paradise <i>Caesalpinia gilliesii</i>	10'x10'	RU	1850	4665.90
TOTAL SHRUBS:						TOTAL COVERAGE: 35612.4



SKYVIEW WEST ALBUQUERQUE, NM
Landscape Plan
TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrowestllc.com

DRAWN BY: FV
APPROVED BY: DM
Date: Jun 12, 2024
DRAWING
SHEET #
LS-101
PROJECT NO: 2024-093





City of Albuquerque
 Planning Department
 Development Review Services
HYDROLOGY SECTION
PRELIMINARY APPROVED
 DATE: 08/12/24
 BY: *Ronald R. Bohannan*
 HydroTrans # K10D070

THESE PLANS AND/OR REPORT ARE
 CONCEPTUAL ONLY. MORE INFORMATION MAY
 BE NEEDED IN THEM AND SUBMITTED TO
 HYDROLOGY FOR BUILDING PERMIT APPROVAL.

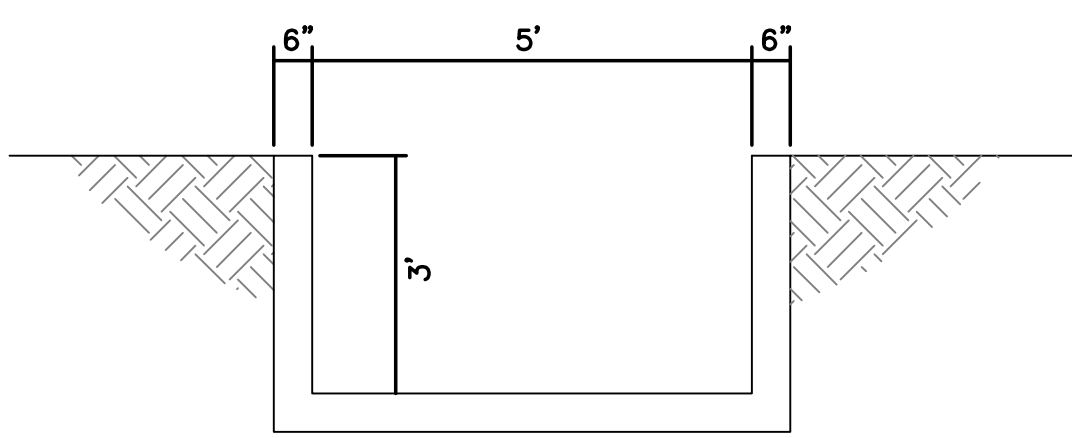
DRAINAGE MANAGEMENT PLAN:
 SKYVIEW WEST WILL BE DEVELOPED WITH A 50,000 SF OFFICE-WAREHOUSE IN PHASE 1 WITH A POSSIBLE FUTURE 65,000 SF ADDITION IN PHASE 2, PARKING FACILITIES, DRIVE AISLES, DOCK AREAS AND OUTDOOR STORAGE. THE PURPOSE OF THIS SUBMITTAL IS TO PROVIDE THE DRAINAGE MANAGEMENT PLAN FOR APPROVAL OF SITE PLAN FOR PHASE 1 & PHASE 2.

THE SITE IS CURRENTLY UNDEVELOPED. UPLAND FLOWS FROM CENTRAL AVENUE AS WELL AS DEVELOPED AND UNDEVELOPED PROPERTIES ADJACENT TO CENTRAL AVENUE ENTER THE SITE AT THE NORTHWEST CORNER AND PASS THROUGH A SMALL DETENTION POND ON ITS WAY OUT THE SOUTH END OF THE PROPERTY WHERE IT IS ROUTED VIA SURFACE FLOW TO AND PICKED UP BY A STORM DRAIN IN COORS BOULEVARD. THE TOTAL UPLAND FLOWS ENTERING THE SITE TOTAL JUST UNDER 85 CFS.

THE PROPOSED ADDITION OF THE THREE DETENTION PONDS WILL CONTROL THE STORM WATER DISCHARGE FROM THIS SITE TO 0.1 CFS PER ACRE FOR ONSITE PLUS THE TOTAL UPLAND FLOWS ENTERING THE PROPERTY. THIS IS CONSISTENT WITH THE AMOLE-HUBBELL MASTER DRAINAGE PLAN WHICH GOVERNS DRAINAGE FOR THIS AREA. A TOTAL OF 86.31 CFS (84.95 CFS UPLAND FLOWS PLUS 1.36 CFS FOR ONSITE FLOWS) WILL BE RELEASED FROM THE SUBJECT PROPERTY ALONG THE HISTORIC ROUTE AT THE SOUTHERN BOUNDARY OF THE SITE. THESE FLOWS WILL BE ROUTED VIA A CONCRETE CHANNEL FROM POND NO. 2 TO THE HISTORIC LOW SPOT ALONG THE SOUTHERN BOUNDARY OF THE SITE. THE FLOWS WILL EXIT THE CHANNEL THROUGH A 50' WEIR TO AID IN CONTROLLING EROSION ON THE ADJACENT PROPERTY TO THE SOUTH.

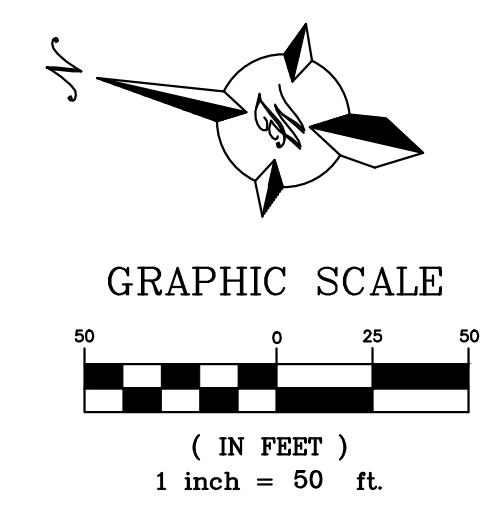
- NOTICE TO CONTRACTORS**
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN COUNTY RIGHT-OF-WAY.
 2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH SANTA FE COUNTY SPECIFICATIONS
 3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
 4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
 5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
 6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
 7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

- EROSION CONTROL NOTES**
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
 2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
 3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
 4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
 5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (COUNTY) ACCEPTANCE OF ANY PROJECT.
 6. ALL SLOPES NOT STABILIZED AT THE END OF THE PROJECT SHALL BE STABILIZED IN ACCORDANCE WITH SANTA FE COUNTY SPECS OR 3" GRAVEL



CONCRETE CHANNEL CROSS SECTION

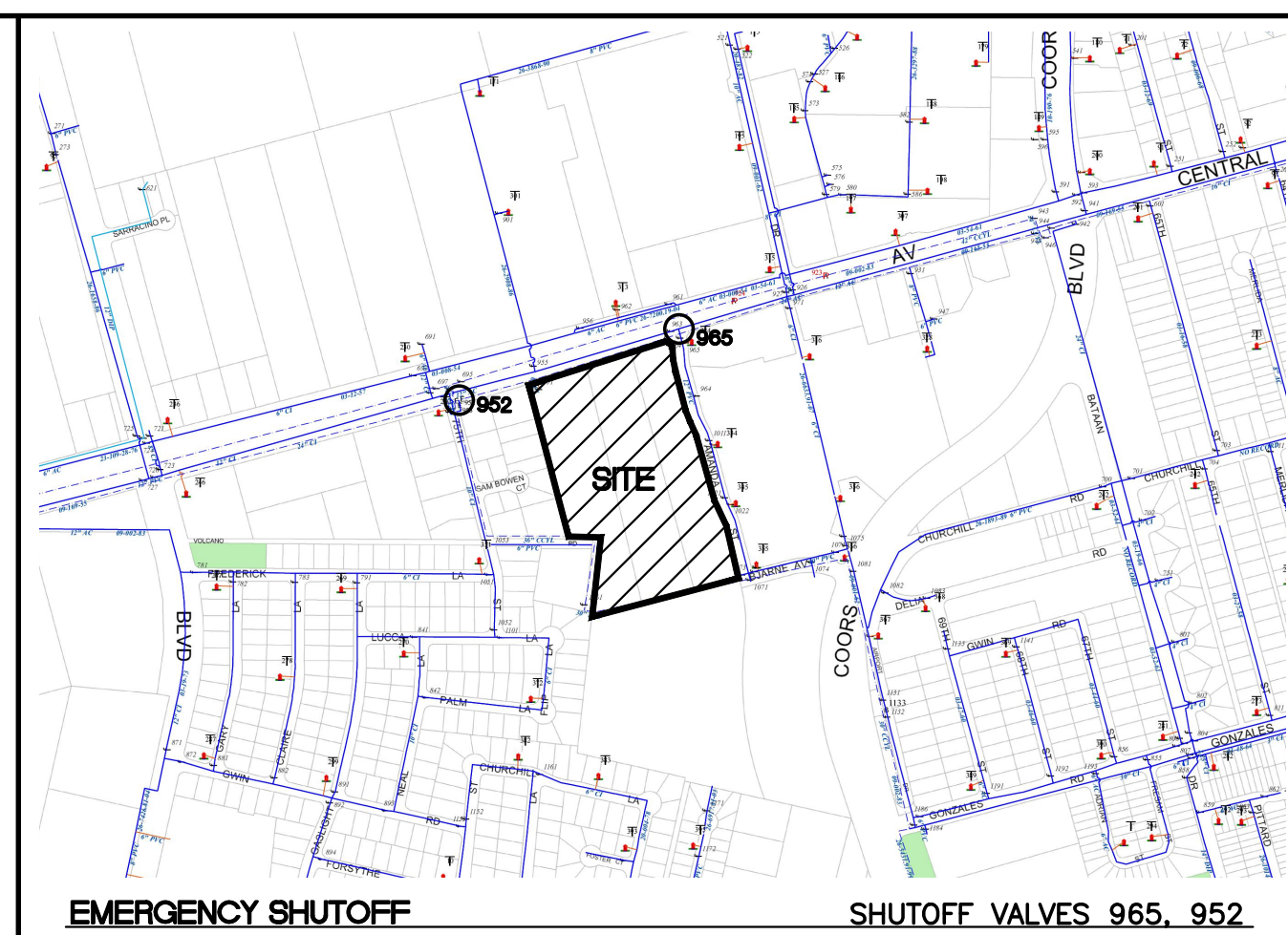
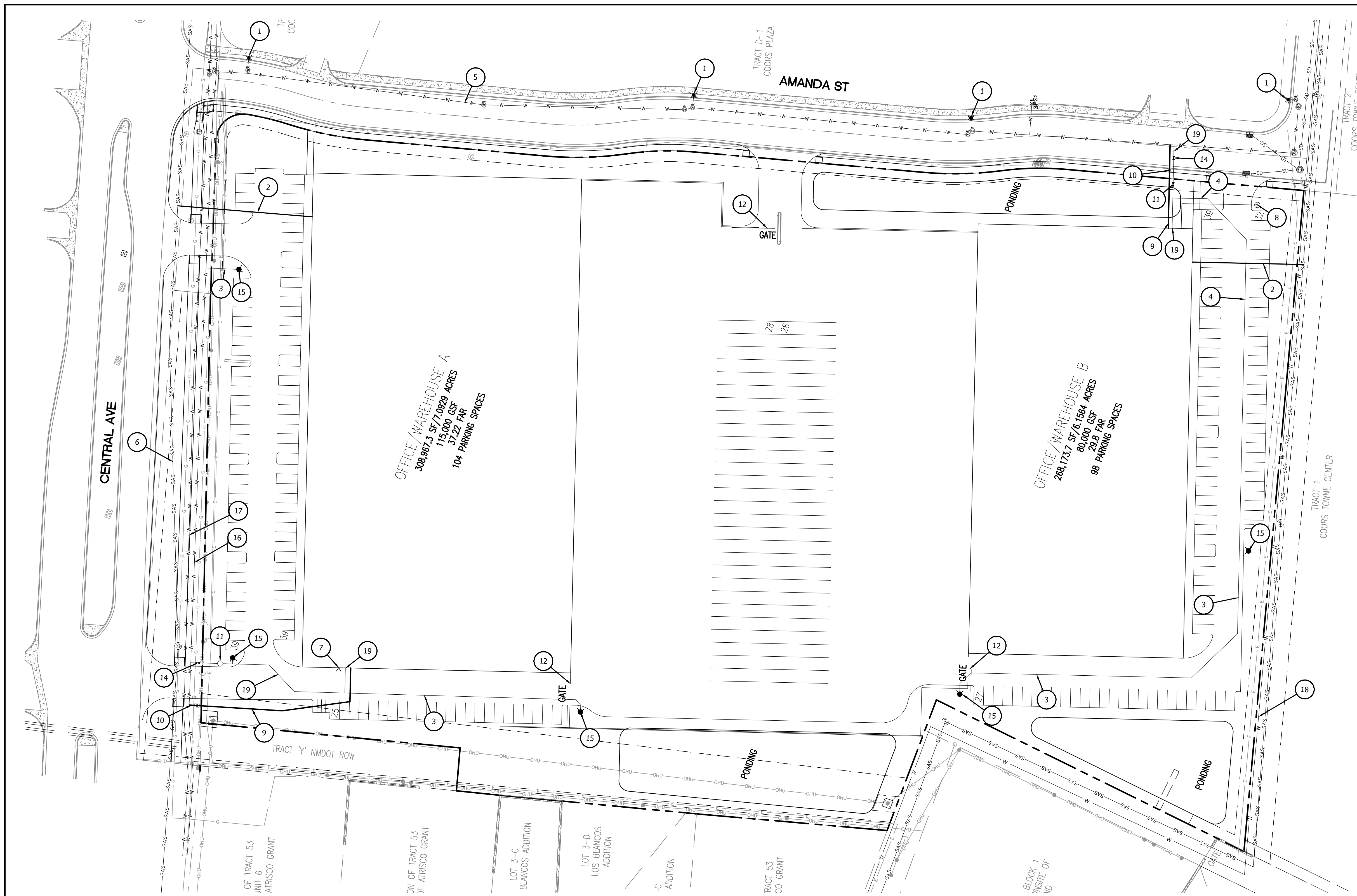
CHANNEL SLOPE = 0.5%
 FLOW DEPTH = 2 FT
 FREE BOARD = 1 FT
 CHANNEL WIDTH = 5 FT
 N = 0.013
 Q CAPACITY = 86.7 CFS > Q REQUIRED = 86.31 CFS
 V = 8.7 FT/S



CAUTION

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	SKYVIEW WEST ALBUQUERQUE, NM	DRAWN BY pm
	CONCEPTUAL GRADING PLAN	DATE 6-6-24
 TIERRA WEST, LLC 5571 MIDWAY PARK PL. NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # GR-1	DRAWING
6-6-24	JOB # 2023062	



EMERGENCY SHUTOFF SHUTOFF VALVES 965, 952

THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT [HTTP://ARCWUA.ORG/CONTENT/VIEW/463/729/](http://arcwua.org/content/view/full/463/729/).

- GENERAL UTILITY NOTES:**
1. ALL WATER AND SEWER UTILITY WORK TO BE DONE IN ACCORDANCE WITH COA STANDARDS AND SPECIFICATIONS LATEST EDITION.
 2. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
 3. REFERENCE PLUMBING PLANS FOR WATER LINE RISER LOCATIONS. BACKFLOW PREVENTOR LOCATED INSIDE BUILDING
 4. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS AT LOCATIONS INDICATED AND AT MID RUN IF LONGER THAN 100'
 5. ALL PLUMBING PIPE MATERIAL TO BE USED PER UPC.
 6. FIRE LINE AND DOMESTIC WATERLINE MUST HAVE BACKFLOW PREVENTORS PER UPC. TO BE PROVIDED IN THE BUILDING
 7. ALL EX. SD INLETS AND MH'S SHALL HAVE CONCRETE COLLARS POURED AND BE ADJUSTED TO FINISHED GRADE.
 8. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
 9. ALL UTILITY DISTANCES SHOWN ARE FOR REFERENCE ONLY.
 10. PNM HAS NUMEROUS ELECTRIC FACILITIES AT THIS SITE CURRENTLY SERVING EXISTING CUSTOMERS. THE APPLICANT SHALL COORDINATE WITH PNM REGARDING THESE EXISTING FACILITIES. ANY RELOCATION, CHANGES OR REALIGNMENT OF EXISTING ELECTRIC UTILITIES WILL BE THE DEVELOPER EXPENSE. IN SOME CASES, RELOCATION OR CHANGES TO EXISTING FACILITIES MAY NOT BE FEASIBLE DUE TO PHYSICAL, USE OR SAFETY CLEARANCE CONSTRAINTS.
 11. PNM WILL REVIEW ALL TECHNICAL NEEDS, ISSUES AND SAFETY CLEARANCES FOR ITS ELECTRIC POWER SYSTEMS. ANY EXISTING AND PROPOSED PUBLIC UTILITY EASEMENTS SHALL BE INDICATED ON THE SITE PLAN UTILITY SHEET PRIOR TO DRB REVIEW. PNM'S STANDARD FOR PUBLIC UTILITY EASEMENTS IS 10 FEET IN WIDTH TO ENSURE ADEQUATE, SAFE CLEARANCES.
 12. SCREENING SHALL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET SURROUNDING ALL GROUND-MOUNTED UTILITIES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

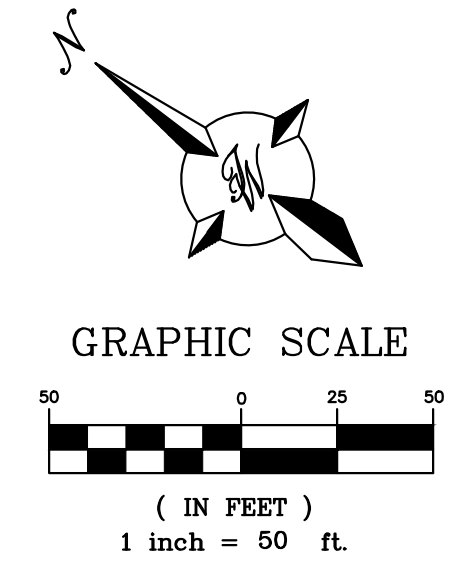
INSPECTION NOTE
 CONTRACTOR SHALL CONSULT THE LOCAL BUILDING DEPARTMENT OFFICIALS FOR ANY PLAN REVIEW, PERMITTING REQUIREMENTS OR BUILDING CODE INSPECTIONS THAT MAY BE REQUIRED TO ENFORCE LOCAL, STATE OR NATIONAL BUILDING CODES PRIOR TO CONSTRUCTING IMPROVEMENTS

LEGEND

	CURB & GUTTER
	BOUNDARY LINE
	BUILDING
	EXISTING CURB & GUTTER
	EXISTING SAS MH
	EXISTING GATE VALVE
	EXISTING WATERLINE
	EXISTING SAS
	WATERLINE
	PROPOSED HYDRANT
	NEW WATER VALVE
	NEW SINGLE WATER METER

KEYED NOTES

1	EXISTING FIRE HYDRANT (PUBLIC)	10	2" DOMESTIC SERVICE METER
2	6" SAS LINE	11	PV
3	6" FIRE LINE	12	GATE W/KNOX BOX
4	8" FIRE LINE	13	GATE VALVE (PRIVATE)
5	EXISTING 10" PVC	14	GATE VALVE (PUBLIC)
6	EXISTING 8" SAS (VITRIFIED CLAY)	15	NEW FIRE HYDRANT (PRIVATE)
7	FDC	16	EXISTING 24" CAST IRON WL
8	REMOTE FDC	17	EXISTING 24" AC WL
9	2" DOMESTIC WATERLINE	18	EXISTING 30" C CYL WL
		19	10" FIRE LINE



CAUTION
 ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

	SKYVIEW WEST ALBUQUERQUE, NM	DRAWN BY pm
	CONCEPTUAL UTILITY PLAN	DATE 7-12-23
	TIERRA WEST, LLC 5571 MIDWAY PARK, PL. NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # MU-1
RONALD R. BOHANNAN P.E. #7868	7-12-23	JOB # 2023062

Current DRC
Project Number: _____

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT FACILITATION TEAM (DFT) REQUIRED INFRASTRUCTURE LIST

Date Submitted: _____
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DFT Project No.: _____
DFT Application No.: _____

SKYVIEW WEST OFFICE/WAREHOUSE-7226 CENTRAL AVE., SW
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN
TRACTS 54, 55 & 1 TOWN OF ATRISCO GRANT UNIT 6 (K-10-Z)
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Inspector	P.E.	City Cnst Engineer
		--	Curb & Gutter (south side) 10' Asphalt Trail (south side)	CENTRAL AVENUE SW	WEST PROPERTY LINE	AMANDA STREET SW	/	/	/
		--	6' Sidewalk (west side)	AMANDA STREET SW	CENTRAL AVENUE SW	SOUTH PROPERTY LINE	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
							Inspector	City Crst Engineer
			Engineer's Certification for Grading & Drainage is required for release of Financial Guarantee				/	/
							/	/
Approval of Creditable Items:							Approval of Creditable Items:	
Impact Fee Administrator Signature							City User Dept. Signature	
Date							Date	

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

- 1 _____
- 2 _____
- 3 _____

AGENT / OWNER **DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

Vincent Carrica, PE
NAME (print)

Tierra West, LLC
FIRM

6/12/2024

SIGNATURE - date

PLANNING - date

TRANSPORTATION DEVELOPMENT - date

UTILITY DEVELOPMENT - date

CITY ENGINEER - date

HYDROLOGY-date

PARKS & RECREATION - date

AMAFCA - date


CODE ENFORCEMENT - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

Memorandum

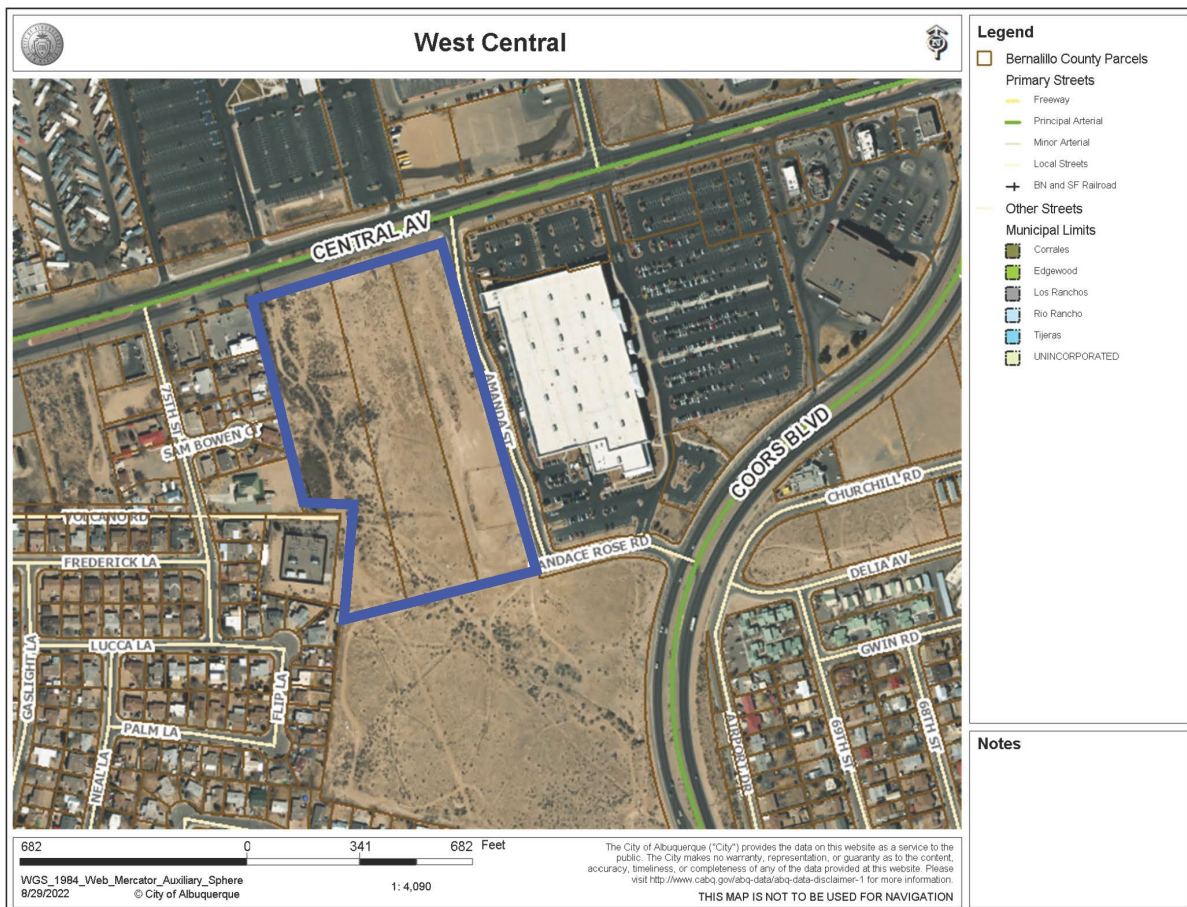
To: City of Albuquerque Planning Department

From: Jim Strozier, Consensus Planning, Inc 

Date: July 29, 2022

Re: Sensitive Lands Analysis for West Central

This memo responds to the Sensitive Lands criteria in IDO Section 14-16-5-2. The subject site is currently vacant and undeveloped depicted in the blue outline on the map below. We have analyzed the project site for the presence of sensitive lands and any constraints related to such lands.



1. Arroyos: No natural arroyos exist on the property. Utilizing the AMAFCA interactive online facilities map, the closest arroyos are identified as the Unser Storm Drain to the northwest of the site, the Bridge Storm Drain to the southwest of the site, and the Tierra Bayita Channel to the south of the site depicted in a red dotted line on the map below all are under the City of Albuquerque Jurisdiction. The thin yellow lines on the map below depict planned linear hard

channel drains which will run along parts of Airport Drive, Coors Boulevard, Unser Boulevard, and Bridge Avenue. There are no arroyos that drain directly through the subject site.

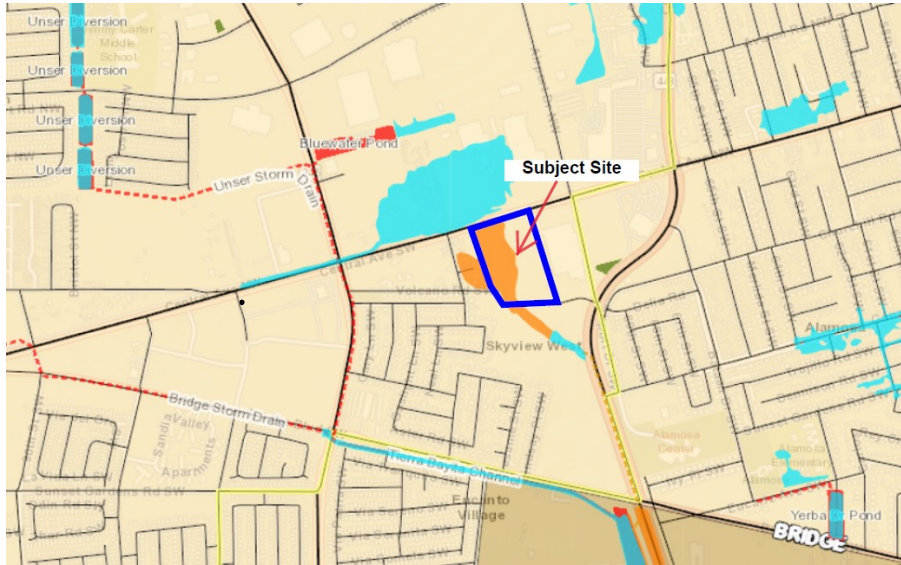
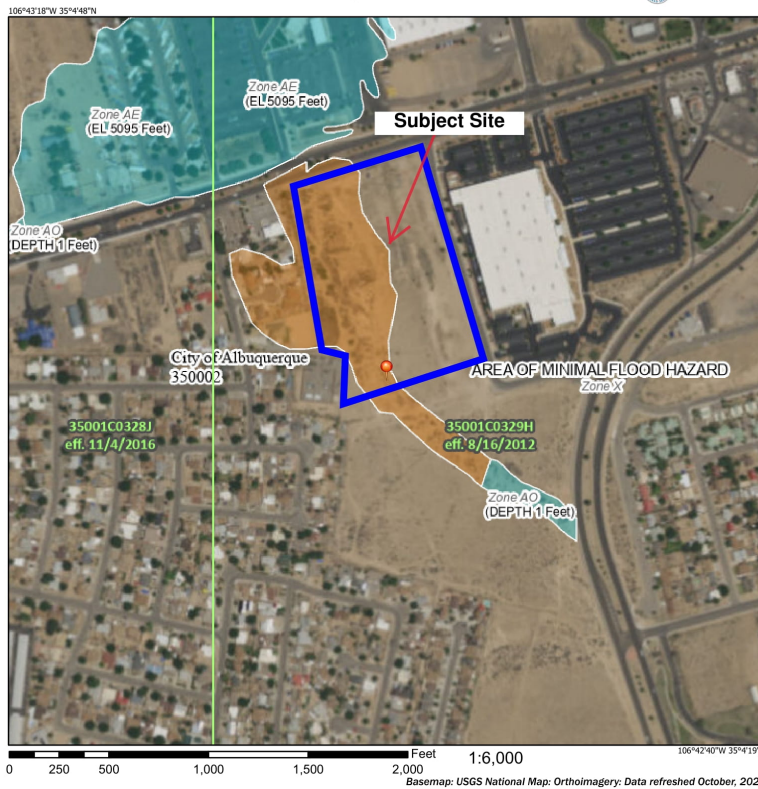


Figure 1. AMAFCA Mapping

- Floodplains and Special Flood Hazard Areas: The subject site is considered a flood zone X and has a 0.2% chance of annual flooding depicted in the light orange on the map below. Flood zone X when shaded as it is on the map below is considered to be a moderately safe flood zone designation with minimal chance of flooding and is outside of the 100-year floodplain but inside the 500-year floodplain.

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

	Without Base Flood Elevation (BFE) (Zone X, AE, AO)
	With BFE or Depth (Zone AE, AO, AH, VE, AR)
	Regulatory Floodway
	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone X)
	Future Conditions 1% Annual Chance Flood Hazard (Zone X)
	Area with Reduced Flood Risk due to Levee. See Notes. (Zone X)
	Area with Flood Risk due to Levee (Zone D)
	NO SCREEN Area of Minimal Flood Hazard (Zone X)
	Effective LOMRs
	Area of Undetermined Flood Hazard (Zone D)
	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
	Cross Sections with 1% Annual Chance
	Water Surface Elevation
	Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature
	Digital Data Available
	No Digital Data Available
	Unmapped
	The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/2/2022 at 11:32 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Figure 2. FEMA Mapping

3. Irrigation facilities (acequias): Using data provided from the Middle Rio Grande Conservancy District (MRGCD) mapping the subject site is outside of the MRGCD jurisdiction. Based on this research and due to the subject site's location and distance from the Rio Grande River, there are no acequias or irrigation facilities on or near the site.
4. Large stands of mature trees: The subject site is a vacant dirt lot with small to medium-sized shrubs and weeds on the west side of the site. The majority of the site is dirt with little vegetation. The image below shows the existing vegetation on the subject site.



5. Riparian areas: Using information provided by the US Fish and Wildlife Service Wetlands Mapper. The subject site is not within a riparian area.
6. Rock outcroppings: There are no rock outcroppings on the subject site.
7. Significant archaeological sites: The City archeologist determined there was evidence of a historical acequia on the land. The client is working with SWCA Environmental Consultants to further investigate the site and create a remediation plan.
8. Steep slopes and escarpments: The site does not include any slopes that meet the IDO definition of a steep slope or escarpment, which is a minimum slope of 9 percent or more. 2 ft contour mapping provided by the CABQ Advanced Map Viewer show the subject site has minimal slopes. This site is significantly below the slope threshold as depicted in the Google Earth Pro elevation profiles provided below.

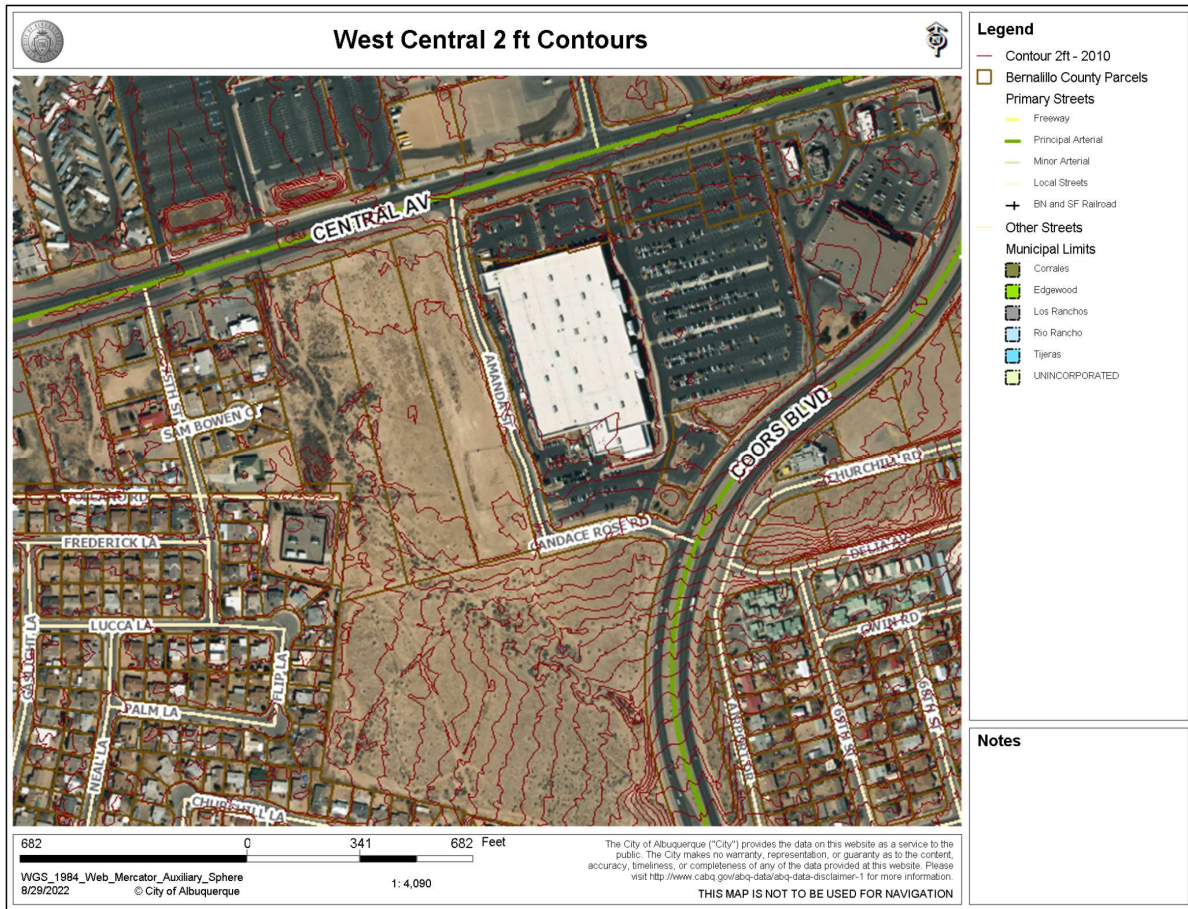


Figure 3. 2 ft Contour Map

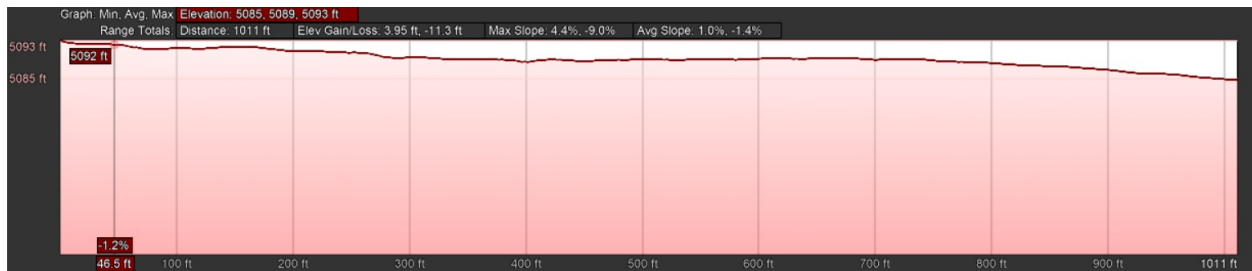


Figure 4. Google Earth Pro North to South Elevation Profile

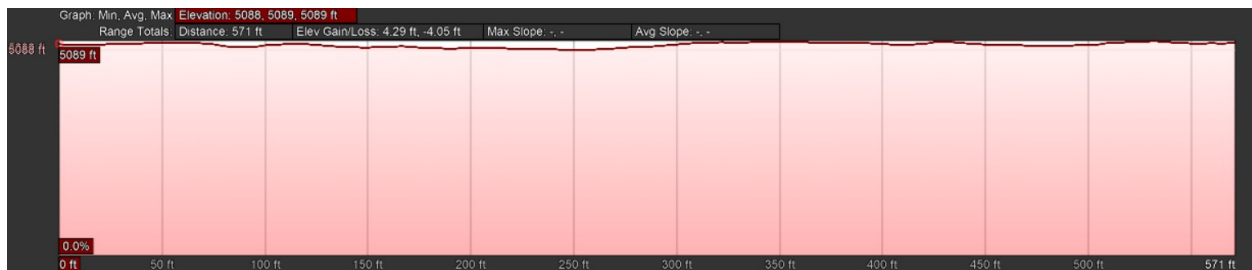


Figure 5. Google Earth Pro East to West Elevation Profile

9. Wetlands: Using information provided by the US Fish and Wildlife Service Wetlands Mapper. The subject site is not within a wetland area. The N/S Coors Pond below the subject site is considered an emergent wetland area as designated by the US Fish and Wildlife Service.

SITE PLAN CHECKLIST

Project #: PR-2022-007299 Application #: _____

This checklist will be used to verify the completeness of site plans submitted for review by the Planning Department. **Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Also there may additional requirements if a site is located in CPO, HPO, and/or VPO or if located in DT-UC-MS or PT areas. See the IDO or AGIS for boundaries.** Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE 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.

 6/24/24
Applicant or Agent Signature / Date

Site 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. Grading and Drainage Plan
4. Utility Plan
5. Building and Structure Elevations
6. Previously approved Development Plan (if applicable)

The electronic format 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.

NOTE: There may be addition information required if site is located with a CPO, VPO or HPO and/or any other special areas as defined by the IDO.

NOTE: If there requests for deviations (Section 14-16-6-4(O), they must be clearly labelled on the site plan (Sheet 1) as well as addressed in the application letter made with the submittal.

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'

SITE PLAN CHECKLIST

- 3. Bar scale
- 4. North arrow
- 5. Legend
- 6. Scaled vicinity map
- 7. Property lines (clearly identify)
- 8. Existing and proposed easements (identify each)
- 9. Phases of development, if applicable

B. Proposed Development

1. Structural

- A. Location of existing and proposed structures (distinguish between existing & proposed) and include any accessory structures
- B. Square footage of each structure
- C. Proposed use of each structure
- D. Signs (freestanding) and other improvements
- E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions
- G. Loading facilities
- H. Site lighting (indicate height & fixture type)
- I. Indicate structures within 20 feet of site
- NA J. Elevation drawing of refuse container and enclosure, if applicable.
- K. Existing zoning/land use of all abutting properties

2. Parking, Loading and Internal Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. Location and typical dimensions, including motorcycle spaces, bicycle spaces, ADA accessible spaces, and compact spaces
 - 2. Calculations: spaces required and proposed (include any reduction calculations) for motorcycle, bicycle, compact and ADA spaces
 - NA 3. On street parking spaces
- B. Bicycle parking & facilities
 - 1. Bicycle racks – location and detail
 - NA 2. Other bicycle facilities, if applicable
- C. Vehicular Circulation (Refer to DPM and IDO)
 - 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
 - 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Loading, service area, and refuse service locations and dimensions
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths (including ADA connection from ROW to building and from ADA parking to building)

SITE PLAN CHECKLIST

- 2. Location and dimension of drive aisle crossings, including paving treatment
- ~~NA~~ 3. Location and description of amenities, including patios, benches, tables, etc.
- E. Off-Street Loading
 - 1. Location and dimensions of all off-street loading areas
- ~~NA~~ F. Vehicle Stacking and Drive-Through or Drive-Up Facilities
 - 1. Location and dimensions of vehicle stacking spaces and queuing lanes
 - 2. Landscaped buffer area if drive-through lanes are adjacent to public R/W
 - 3. Striping and Sign details for one-way drive through facilities

3. Streets and Circulation

- A. Locate and identify adjacent public and private streets and alleys.
 - 1. Existing and proposed pavement widths, right-of-way widths and curve radii
 - 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - ~~NA~~ 3. Location of traffic signs and signals related to the functioning of the proposal
 - 4. Identify existing and proposed medians and median cuts
 - 5. Sidewalk widths and locations, existing and proposed
 - ~~X~~ 6. Location of street lights
 - 7. Show and dimension clear sight triangle at each site access point
 - 8. Show location of all existing driveways fronting and near the subject site.
- B. Identify Alternate transportation facilities within site or adjacent to site
 - ~~NA~~ 1. Bikeways and bike-related facilities
 - 2. Pedestrian trails and linkages
 - ~~NA~~ 3. Transit facilities, including routes, bus bays and shelters existing or required

4. Phasing

- 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

- 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, gravel areas, grass, ground cover vegetation, etc.)
 - C. Ponding areas either for drainage or landscaping/recreational use

SITE PLAN CHECKLIST

- 7. Identify type, location and size of plantings (common and/or botanical names).
 - ~~NA~~ A. Existing, indicating whether it is to be 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 . . .
- 9. Planting Beds, indicating square footage of each bed
- ~~NA~~ 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 11. Responsibility for Maintenance (statement)
- 12. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 13. Landscaped buffer areas provided; dimensions, label clearly that it is a landscape buffer, square footage and percent (specify clearly on plan)
- 14. Planting or tree well detail
- 15. Street Trees (only trees from the Official Albuquerque Plant Palette and Sizing list or 8 inch caliper or larger will be counted)
- 16. Parking lot edges and interior – calculations, dimensions and locations including tree requirements
- 17. Show Edge Buffer Landscaping (14-16-5-6(D)) – location, dimensions and plant material

SHEET #3 –GRADING AND DRAINAGE PLAN

A separate grading and drainage plan (and drainage report) must be submitted to the DRS Hydrology Section prior to the DRB submittal for a site plan (See DRWS Form).

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
- 6. Building footprints
- ~~NA~~ 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, erosion and sediment control facilities.
- ~~NA~~ 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.

SITE PLAN CHECKLIST

SHEET #4- UTILITY PLAN

- A. Fire hydrant locations, existing and proposed. (or submit signed off Fire One Plan)
- B. Distribution lines
- C. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- D. Existing water, sewer, storm drainage facilities (public and/or private).
- E. Proposed water, sewer, storm drainage facilities (public and/or private)

SHEET #5 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- A. Scale
- B. Bar Scale
- C. Detailed Building Elevations for each facade
 - 1. Identify facade orientation
 - 2. Dimensions of facade elements, including overall height and width
 - 3. Location, material and colors of windows, doors and framing
 - 4. Materials and colors of all building elements and structures
 - 5. Location and dimensions of mechanical equipment (roof and/or ground mounted)

B. Building Mounted 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.
- 7. List the sign restrictions per the IDO

June 21, 2024

Ms. Jolene Wolfley
Development Review Services
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102


RE: **SKYVIEW WEST INDUSTRIAL PARK
AGENT AUTHORIZATION LETTER
TRS 54 & 55 UNIT 6 ATRISCO GRANT CONT 9.64
TR I PLAT OF TRS A THRU I COORS PLAZA (BEING A REPLAT OF TRS56-
58 & 90 PORTIONS OF TRS 59 & 60 TR B TOWN OF ATRISCO GRANT UNIT
NO 6 & A POR OF AIRPORT DRIVE SW) CONT 3.9513 AC
ZONE ATLAS PAGE K-09-Z**

Dear Ms. Wolfley:

The purpose of this letter is to authorize Tierra West, LLC to act as agent on behalf of SKYVIEW WEST INDUSTRIAL PARK LLC ("Applicant") pertaining to any and all submittals made to the City of Albuquerque for the above-referenced site.

GEORGE BRUNACINI

Print Name


Signature

MEMBER
Title

6/21/2024
Date

June 21, 2024

DFT
 City of Albuquerque
 P.O. Box 1293
 Albuquerque, NM 87103

**RE: SITE PLAN ADMINISTRATIVE
 SKYVIEW WEST INDUSTRIAL
 TRACT 54, 55 & 1 TOWN OF ATRISCO GRANT UNIT 6
 ZONE ATLAS PAGE: K-10-Z**

Dear Mrs. Jolene Wolfley

Tierra West LLC on behalf of Brunacini Development respectfully requests a Site Plan Administrative review and approval by the Development Facilitation Team (DFT).

The subject site is currently undeveloped and is comprised of approximately 13.59 acres and is currently zoned NR-C, Non-Residential – Commercial, following a Zone Change approval on 8/18/2022 (PR-2022-007299/RZ-2022-00038) for the three existing lots. Phase One of the proposed development includes new uses including 50,000 sf office/warehousing and outdoor storage. A Conditional Use Permit for the outdoor storage was granted for the three existing lots in August of 2023 (VA-2023-00187, 188, & 189 / Project # 2022-007299). Zoning of surrounding properties are as listed in the table below.

Surrounding Zoning and Land Use		
NORTH	MX-M	Church
EAST	NR-C	Industrial
SOUTH	NR-C	Vacant
WEST	MX-M, R-T, R-A	Commercial, Residential, PNM Substation

A subsequent phase of the development will include the addition of approximately 65,000 sf of office/warehouse.

Access to the site will be off Central Ave, SW and Amanda St, SW. Both are existing improved roadways. A subsequent phase of the development will include the addition of approximately 65,000 sf of office/warehouse. Improvements to the two adjacent roadways will include the addition of curb & gutter and a paved trail on Central Ave and curb and gutter and sidewalk on Amanda St. Both auto and truck parking will be provided on site with no offsite parking required.

The site will be serviced by existing utilities in Central Ave and Amanda St.

Justification

6-5(G)(3) Review and Decision Criteria

An application for Site Plan – Administrative shall be approved if it meets all of the following criteria.

6-5(G)(3)(a) The Site Plan complies with all applicable standards in this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.

As shown on the proposed Site Plan, the request complies with all applicable standards in the IDO, the DPM and other adopted City regulations.

6-5(G)(3)(b) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development or the applicant has agreed to install required infrastructure and public improvements pursuant to Subsection 14-16-1-7(B)(2) and 14-16-5-4(N) and/or a signed an Infrastructure Improvements Agreement (IIA) pursuant to Subsection 14-16-5-4(O) to add adequate capacity.

As shown in the submittal, the request will have adequate capacity from existing City infrastructure to serve the proposed development. We are providing an infrastructure list and agree to install required infrastructure and public improvements pursuant to Subsection 14-16-1-7(B)(2) and 14-16-5-4(N) and/or a signed an Infrastructure Improvements Agreement (IIA) pursuant to Subsection 14-16-5-4(O) to add adequate capacity.

6-5(G)(3)(c) If the subject property is within an approved Master Development Plan, the Site Plan shall meet any relevant standards in the Master Development Plan in addition to any IDO standards applicable in the zone district the subject property is in.

The subject property is not within an approved Master Development Plan area.

6-5(G)(3)(d) If the subject property is within an approved Framework Plan, the Site Plan shall meet any relevant standards in the Framework Plan in addition to any IDO standards applicable to the type of development.

The subject property is not within an approved Framework Plan.

If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,



Vincent Carrica, PE

JN: 2023062
RRB/vc



City of Albuquerque
P.O. Box 1293 Albuquerque, NM 87103
Planning Department
Alan Varela, Interim Director

Tim Keller, Mayor
Sarita Nair, CAO

DATE: 1/20/2023

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s): PR-2022-007439
Agent: Consensus Planning
Applicant: Brunacini Development
Legal Description: See descriptions below
Zoning: MX-M in the process of requesting NR-C
Acreage: Combined 13.59
Zone Atlas Page(s): K-10

LEGAL DESCRIPTIONS:
TRACT 54 UNIT 6 ATRISCO GRANT & ALL VACATED STINSON SW
ADJACENT Acres: 4.91
TR 55 UNIT 6 ATR GRT CONT Acres: 4.73
TR I PLAT OF TRS A THRU I COORS PLAZA (BEING A REPLAT OF
TRS56, 57, 58 & 90 PORTIONS OF TRS 59 & 60 TR B TOWN OF
ATRISCOGRANT UNIT NO 6 & A POR OF AIRPORT DRIVE SW)
CONT Acres: 3.9513

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

SUPPORTING DOCUMENTATION:

Historic Google Earth Images, NMCRIS Records

SITE VISIT: N/A

RECOMMENDATIONS:

NMCRIS records indicate that HCPI 50335 (a gas station) and LA 137505 (a drainage ditch) had been recorded on this property. HCPI 50335 has been demolished and LA 137505 has been determined ineligible for nomination to the NRHP (see NMCRIS 152121, HPD Log 118802), therefore:
CERTIFICATE OF NO EFFECT ISSUED-under 6-5(A) (3)(a) criterion 1 "an archaeological investigation has been conducted..."

SUBMITTED BY:

SUBMITTED TO:

Planning, Development Services

Douglas H. M. Boggess, MA, RPA Date
Senior Principal Investigator
Acting City Archaeologist
Lone Mountain Archaeological Services, Inc.

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. 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 for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or 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.

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 June 18, 2024 To July 18, 2024

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.

Adam Johnstone  6/25/2024
(Applicant or Agent) (Date)

I issued _____ signs for this application, _____, _____
(Date) (Staff Member)

PROJECT NUMBER: _____

From: Sergio Lozoya
To: Sergio Lozoya
Subject: FW: [#2023062] Sky View - NA Meeting Request
Date: Monday, June 24, 2024 8:51:06 AM
Attachments: [image001.png](#)
[DOC \(33\).pdf](#)
[Emailed-Mailed-Notice-PublicMeetingHearing-Print&Fill_DHO.pdf](#)

Sergio

PLEASE NOTE:

The neighborhood association contact information listed below is valid for 30 calendar days after today's date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone
Los Volcanes NA	Ted	Trujillo	nedcarla@live.com	6601 Honeylocust Avenue NW	Albuquerque	NM	87121	5058508375
Los Volcanes NA	Doug	Cooper	douglascooper@hotmail.com	6800 Silkwood Avenue NW	Albuquerque	NM	87121	5054171560
South West Alliance of Neighborhoods (SWAN Coalition)	Geraldine	Ulibarri	gerulibarri1@gmail.com	9009 Starboard NW	Albuquerque	NM	87121	5059076851
South West Alliance of Neighborhoods (SWAN Coalition)	Lorenzo	Otero	housealochrome@gmail.com	1413 Hilda Ct NW	Albuquerque	NM	87105	

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

1. You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
2. Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-development/public-notice>.
3. The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf.
4. The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
5. Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s): <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each: <https://do.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you,

Suzie

Suzie Flores

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque
(505) 768-3334 Office

E-mail: suzannaflores@cabq.gov

Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Friday, June 21, 2024 8:28 AM
To: Office of Neighborhood Coordination <djb@tierrawestllc.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Public Notice Inquiry For:
Administrative Decision
If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:
Contact Name
Donna Bohannan
Telephone Number
505-858-3100
Email Address
djb@tierrawestllc.com
Company Name
Tierra West LLC
Company Address

5571 Midway Park Pl NE
City Albuquerque
State NM
ZIP 87109
Legal description of the subject site for this project:
Tract 54, 55 & 1 Town of Atrisco Grant
Physical address of subject site:
7110/7226/7320 Central Ave SW Albuquerque, NM
Subject site cross streets:
Central Ave SW and Unser Blvd SW
Other subject site identifiers:
This site is located on the following zone atlas page:
K-10-Z
Captcha
x

From: April Christie
Sent: Monday, June 24, 2024 9:52 AM
To: gerulibbarri1@gmail.com; housealbchrome@gmail.com
Cc: Donna Bohannan; Sergio Lozoya; Vince Carrica; Adam Johnstone
Subject: [#2023062] 2023062 Skyview -Administrative Neighborhood Meeting Request
Attachments: Lorenzo Otero_South West Alliance of Neighborhoods SWAN Coalition Meeting Request.pdf; Geraldine Ulibarri_South West Alliance of Neighborhoods SWAN Coalition Meeting Request.pdf; IDOZoneAtlasPage_K-10-Z.pdf; 7226CENTRAL-SDP3.pdf; 7226CENTRAL-SDP1.pdf

12d Synergy: -1
12d Synergy Job: Tierra West llc/Projects/2023/2023062 Skyview West
12d Synergy Project: Tierra West llc/Projects/2023/2023062 Skyview West
12dSynergySendGUID: 5228562b-62b1-4032-b0b9-0d3e789d4b4d

Greetings,

We are writing to inform you of a Site Plan – Administrative review application at the City of Albuquerque, for a subject site located at 7110/7226/7320 Central Ave SW Albuquerque, NM. As part of this submittal, we are offering a meeting with surrounding Neighborhood Associations, that are registered with the City's ONC department. Please let us know if you would like to meet within 15 days of receipt of this e-mail.

If you have any questions regarding the application, please contact Sergio Lozoya at 505-858-3100 or slozoya@tierrawestllc.com.

Enclosed you will find:

- Zone Atlas Page
- Architectural drawings/elevations
- Summary of pre-neighborhood meeting
- Site plan with
 - Location of proposed buildings and landscape areas
 - Access and circulation for vehicles and pedestrians
 - Maximum height of proposed structures
 - Total GFA of proposed project and GFA for each proposed use

Thank you,

April Christie

Administrative Assistant
Tierra West LLC
5571 Midway Park Pl., NE
Albuquerque, NM 87109
505-858-3100
505-858-1118 (fax)

achristie@tierrawestllc.com
www.tierrawestllc.com

From: April Christie
Sent: Monday, June 24, 2024 9:53 AM
To: nedcarla@live.com; douglascooper@hotmail.com
Cc: Donna Bohannon; Sergio Lozoya; Vince Carrica; Adam Johnstone
Subject: [#2023062] 2023062 Skyview -Administrative Neighborhood Meeting Request
Attachments: Doug Cooper_Los Volcanes NA Meeting Request.pdf; Ted Trujillo_Los Volcanes NA Meeting Request.pdf; IDOZoneAtlasPage_K-10-Z.pdf; 7226CENTRAL-SDP3.pdf; 7226CENTRAL-SDP1.pdf

12d Synergy: -1
12d Synergy Job: Tierra West llc/Projects/2023/2023062 Skyview West
12d Synergy Project: Tierra West llc/Projects/2023/2023062 Skyview West
12dSynergySendGUID: 6dcefed6-4f90-42d7-a0cf-da1e50ea1d22

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achristie@tierrawestllc.com
www.tierrawestllc.com

[Note: Items with an asterisk (*) are required.]

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: 6/24/24

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Los Volcanes NA

Name of NA Representative*: Doug Cooper

Email Address* or Mailing Address* of NA Representative¹: douglascooper@hotmail.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: slozoya@tierrawestllc.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

As requested and negotiated

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 7320, 7226, and 7110 Central Ave SW Albuquerque NM 87121
Location Description On Central west of Coors
2. Property Owner* Skyview West Industrial Park LLC
3. Agent/Applicant* [if applicable] Tierra West LLC
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (*) are required.]

- Vacation _____ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: _____

Summary of project/request^{3*}:

Site Plan - DFT for proposed Office / Warehouse

5. This type of application will be decided by*: City Staff

OR at a public meeting or hearing by:

- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
- Landmarks Commission (LC) Environmental Planning Commission (EPC)
- City Council

6. Where more information about the project can be found*⁴:

slozoya@tierrawestllc.com

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ K-10-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project*:
 - Deviation(s) Variance(s) Waiver(s)

Explanation:

No deviations, variances, or waivers are being requested

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1*](#): Yes No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
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 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*
 - d. **For residential development***: Maximum number of proposed dwelling units.
 - e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map⁶:
- a. Area of Property [typically in acres] 13.59
 - b. IDO Zone District NR-C
 - c. Overlay Zone(s) [if applicable] N/A
 - d. Center or Corridor Area [if applicable] Premium and Major Transit Corridor
2. Current Land Use(s) [vacant, if none] Vacant
-

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

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Neighborhood Association (NA)*: Los Volcanes NA

Name of NA Representative*: Ted Trujillo

Email Address* or Mailing Address* of NA Representative¹: nedcarla@live.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: slozoya@tierrawestllc.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

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Neighborhood Association (NA)*: South West Alliance of Neighborhoods (SWAN Coalition)

Name of NA Representative*: Lorenzo Otero

Email Address* or Mailing Address* of NA Representative¹: housealbchrome@gmail.com

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Email address to respond yes or no: slozoya@tierrawestllc.com

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Name of NA Representative*: Geraldine Ulibarri

Email Address* or Mailing Address* of NA Representative¹: gerulibbarri1@gmail.com

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Useful Links

Integrated Development Ordinance (IDO):

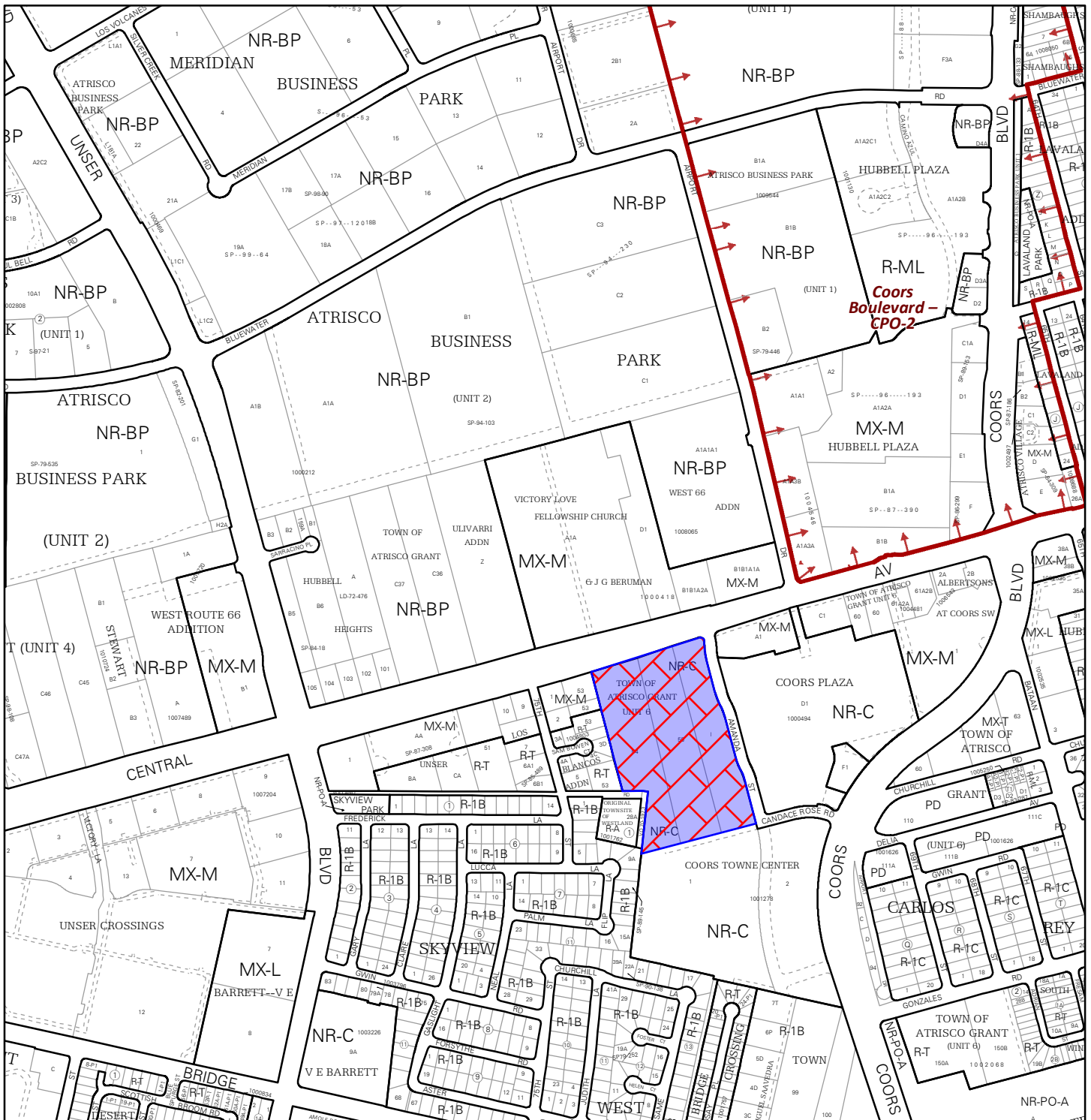
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Cc: _____ [Other Neighborhood Associations, if any]

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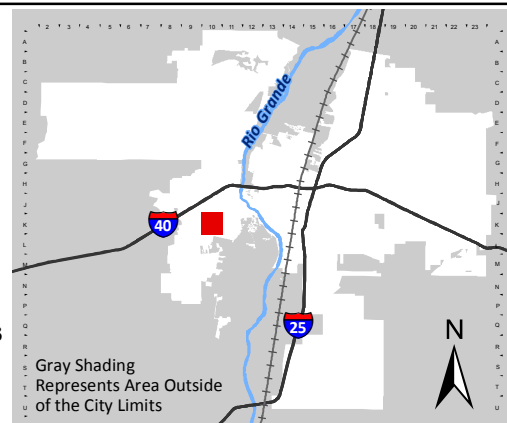


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>









IDO Zone Atlas May 2018



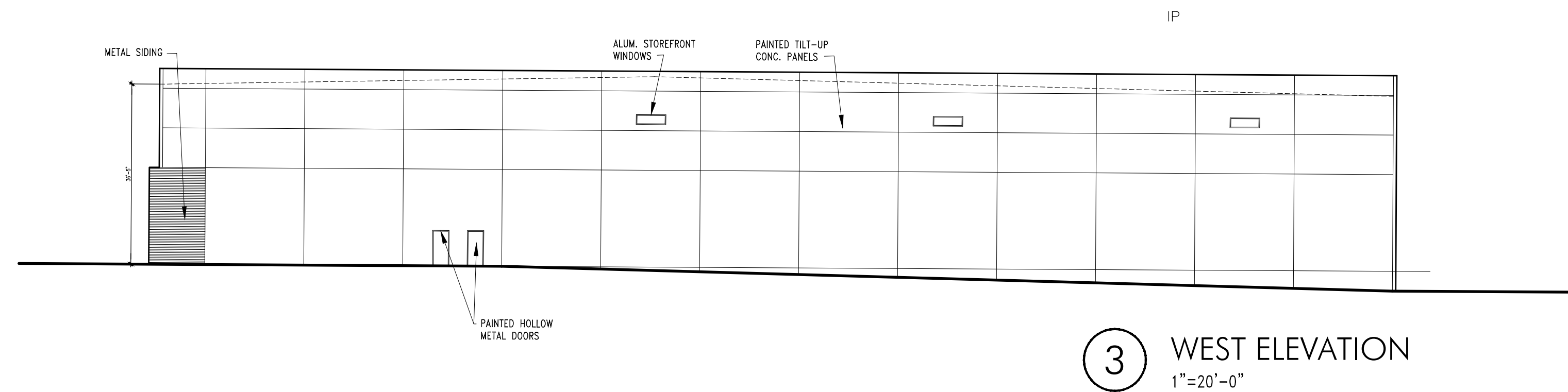
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



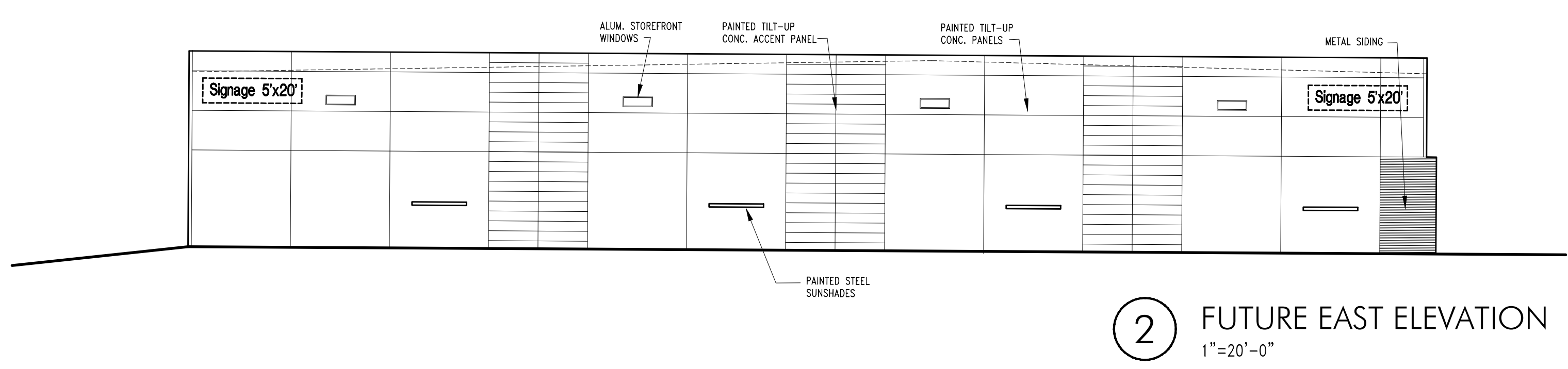
Zone Atlas Page:
K-10-Z

-  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

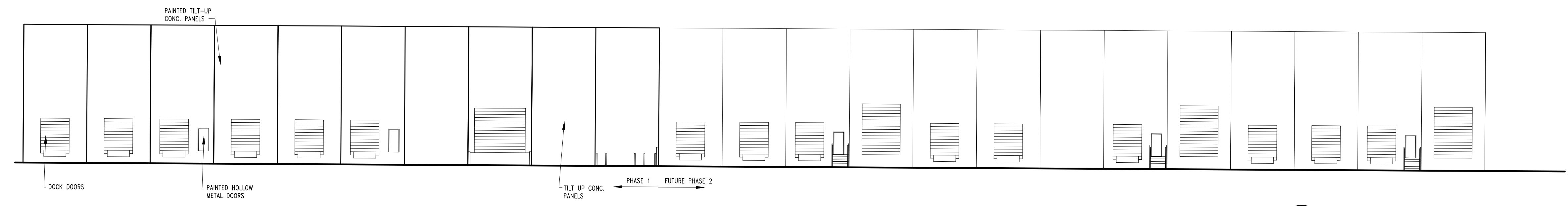
0 250 500 1,000 Feet



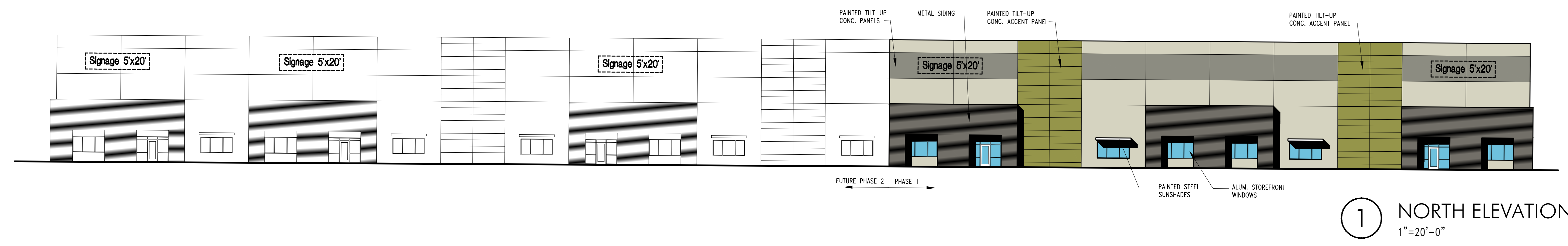
3 WEST ELEVATION
1"=20'-0"



2 FUTURE EAST ELEVATION
1"=20'-0"



4 SOUTH ELEVATION
1"=20'-0"



1 NORTH ELEVATION
1"=20'-0"

EXTERIOR FINISHES

- TILT-UP CONC. PANELS- FIELD COLOR - LIGHT GRAY
- TILT-UP CONC. PANELS- ACCENT COLOR - MEDIUM GRAY
- TILT-UP CONC. PANELS- ACCENT COLOR - GREEN
- METAL SIDING-COLOR- DARK GRAY
- METAL ACCENT COLOR- WHITE
- ALUMINUM WINDOW FRAMES- CLEAR ANODIZED
- WINDOW GLAZING- 1" TINTED INSULATED
- TINT COLOR- SOLAR GRAY
- OVERHEAD & HM DOORS- LIGHT GRAY

ALL BUILDING MOUNTED LIGHT FIXTURES SHALL BE FULLY SHIELDED HORIZONTAL LAMPS WITH NO LIGHT, LENS OR BULB PROTRUDING BELOW THE BOTTOM OF THE CUT-OFF FIXTURE IN ORDER THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE AND NO SITE LIGHTING LIGHT SOURCE SHALL BE VISIBLE FRO THE SITE PERIMETER.

ALL BUILDING MOUNTED SIGNAGE TO BE LIGHTED EITHER INTERNALLY OR EXTERNALLY. ANY LIGHTING FOR SIGNAGE SHALL CONFORM TO NIGHT SKIES ACT. SIGNAGE MATERIAL TO BE EITHER RAISED METAL LETTERING OR TRANSLUCENT LEXAN PANELS OF ANY COLOR. NO BOX SIGNAGE ALLOWED. INDIVIDUAL RAISED LETTERS ONLY.

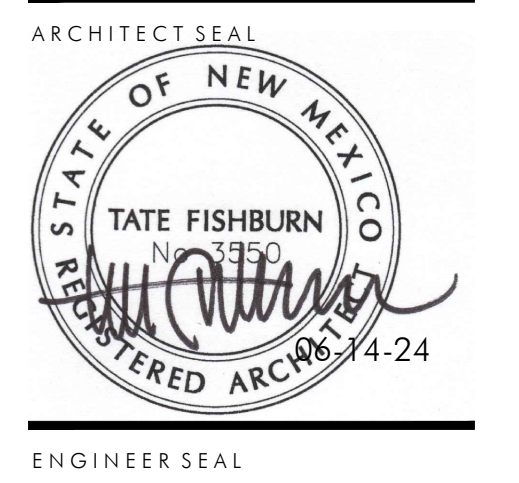
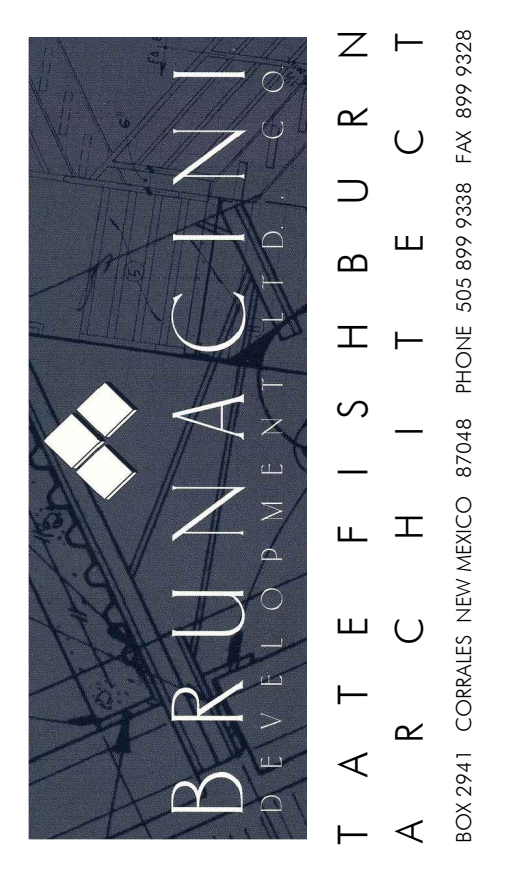
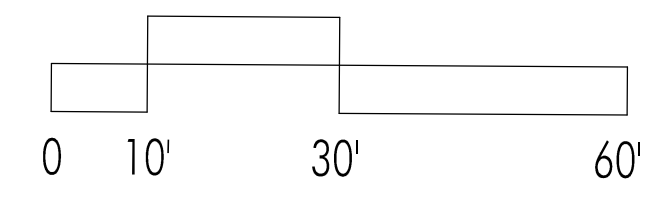
NOTE: SIGNAGE MAY BE AMENDED PROVIDED IT COMPLIES WITH THE ATRISCO BUSINESS PARK MASTERPLAN REGULATIONS.

BUILDING SIGNAGE CALCS:

EAST ELEVATION- BLDG. AREA-9,917 S.F. SIGNAGE- 200 S.F.
200 / 9,917 = 2%

NORTH ELEVATION- BLDG. AREA-18,247 S.F. SIGNAGE- 500 S.F.
500 / 18,247 = 2.7%

GRAPHIC SCALE



PROJECT

SKYVIEW WEST INDUSTRIAL
FOR BRUNACINI DEVELOPMENT
7226 CENTRAL AVE., SW
ALBUQUERQUE, NEW MEXICO

REVISIONS

DATE JUNE 14, 2024

NORTH SCALE

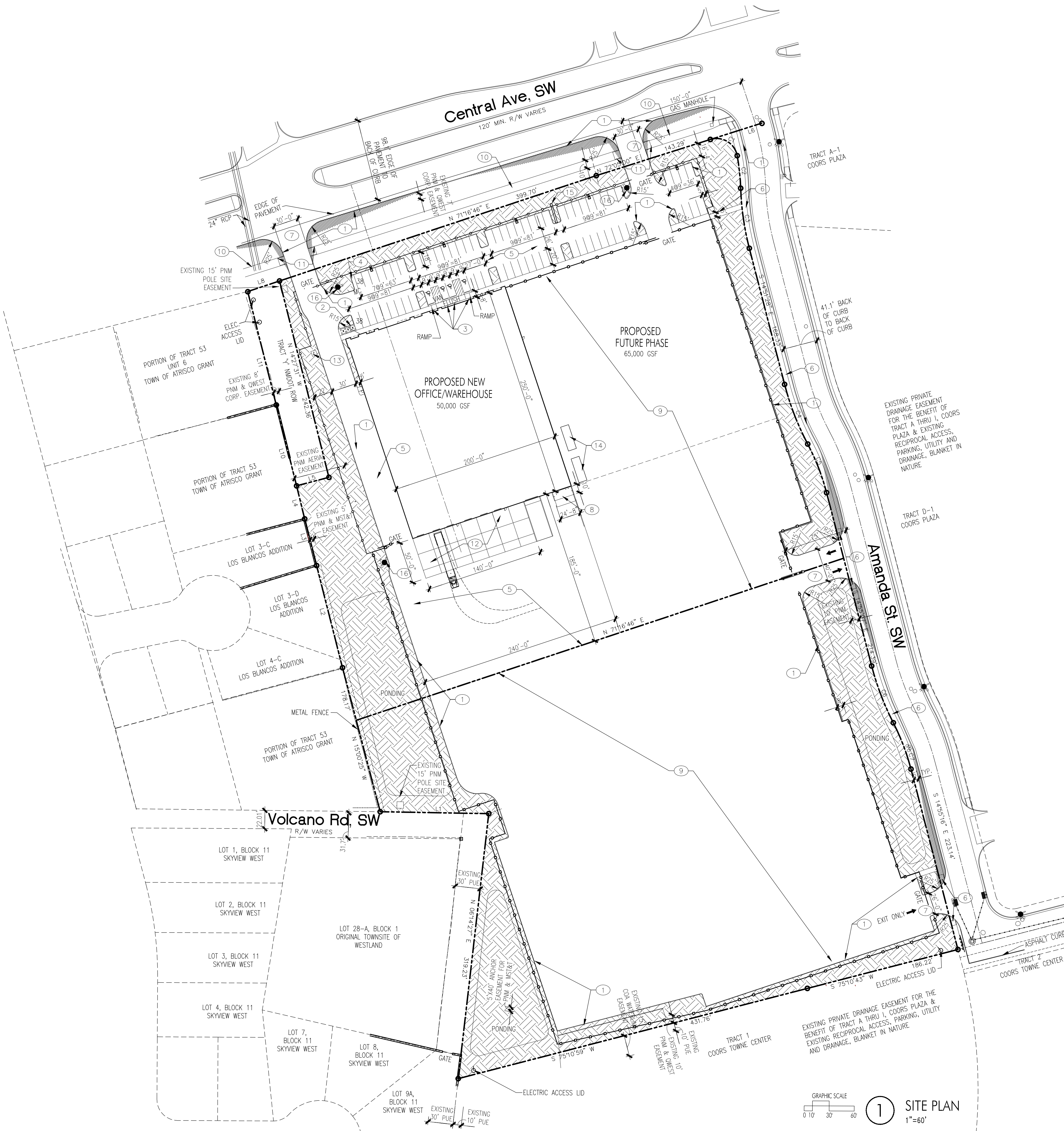
OR AS NOTED

DRAWING NAME

BUILDING ELEVATIONS

SHEET NUMBER

SDP-3



PROJECT INFORMATION

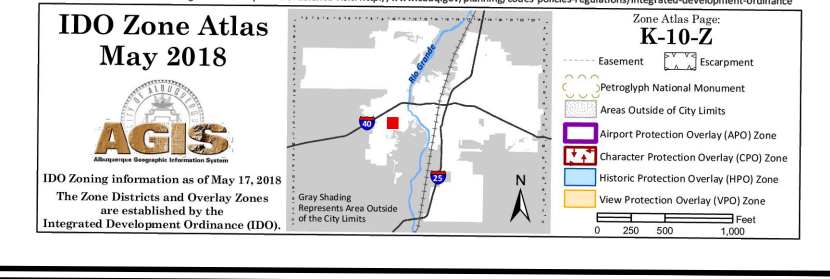
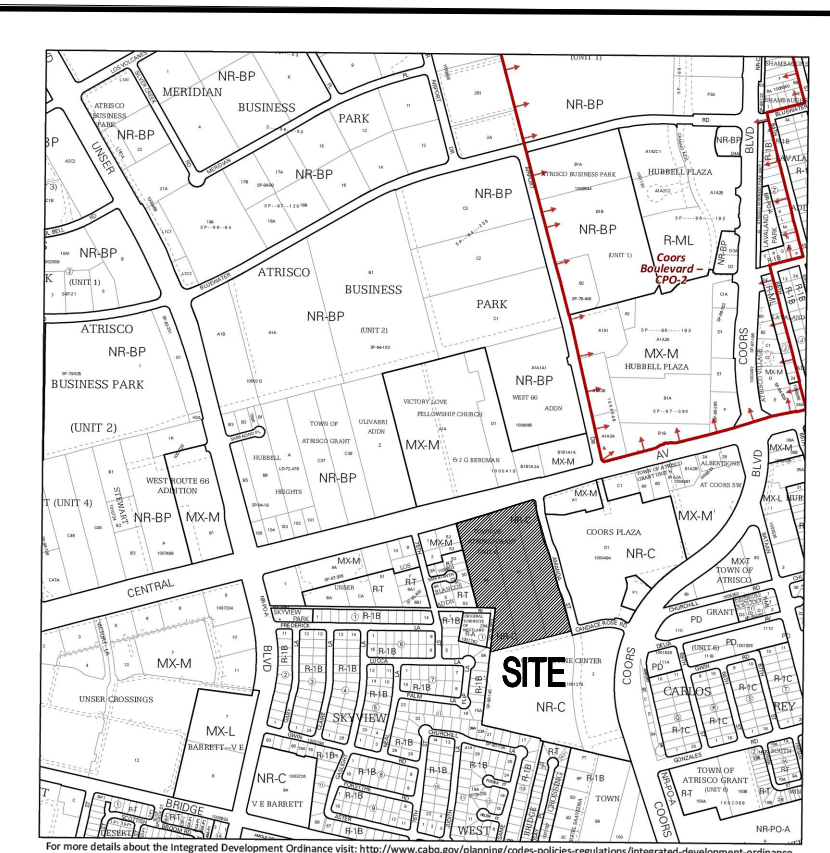
PROJECT: NEW OFFICE/WAREHOUSE
 LOCATION: 7226 CENTRAL AVE., SW ALBUQUERQUE, NEW MEXICO
 OWNER: BRUNACINI DEVELOPMENT
 ARCHITECT: TATE FISHBURN ARCHITECT
 LEGAL DESCRIPTION: TRACTS 54, 55 & 1 TOWN OF ATRISCO GRANT UNIT 6
 CURRENT ZONING CLASSIFICATION: NR-C
 NET SITE AREA: 13.59 ACRES
 BUILDING AREA: OFFICE 2,937 GSF
 WAREHOUSE PHASE 1 47,063 GSF
 WAREHOUSE PHASE 2 65,000 GSF
 TOTAL 115,000 GSF
 FAR: 19.4
 PARKING ANALYSIS:
 OFF-STREET PARKING: OFFICE 2,937 GSF 3.5:1000 = 11 SPACES
 WAREHOUSE 112,063 GSF NO REQUIREMENT
 TOTAL SPACES PROVIDED 77 SPACES
 HANDICAP PARKING (50-100 PRVD) = REQUIRED 11 SPACES
 PROVIDED 4 SPACE TOTAL (1 VAN)
 MOTORCYCLE PARKING (1-25 ROD) = REQUIRED 4 SPACE TOTAL (1 VAN)
 PROVIDED 4 SPACE
 BICYCLE PARKING 10% OF REQ'D OR 3 = REQUIRED 1 SPACE PROVIDED 1 SPACE

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	42.49' [42.45']	25.00'	97°22'49"	37.56'	S 59°14'35" E
C2	39.23' [39.30']	270.00'	8°19'32"	39.20'	S 06°23'24" E
C3	72.75' [72.68']	330.00'	12°37'50"	72.60'	S 08°32'33" E
C4	76.76' [76.39']	330.00'	13°19'36"	76.58'	S 21°31'15" E
C5	62.50' [62.50']	270.00'	13°15'47"	62.36'	S 21°33'10" E
C6	72.89' [72.68']	330.00'	12°39'18"	72.74'	S 21°13'01" E
C7	59.49' [59.47']	270.00'	12°37'24"	59.37'	S 21°13'58" E

Line #	Direction	Length (ft)
L1	N 89°18'08" W ((N 89°48'32" W))	129.99' (130.4')
L2	N 14°33'44" W ((N 14°34'27" W))	126.15'
L3	N 14°41'34" W ((N 14°34'27" W))	57.64' *(55.40)*
L4	N 14°03'07" W ((N 15°06' W))	40.73'
L5	N 74°53'24" E ((N 74°53'24" E))	40.01' *(40.00)*
L6	S 72°06'00" W ((S 71°44'20" W))	64.65'
L7	N 14°20'05" W ((N 15°02'48" W))	24.13' *(24.13)*
L8	S 71°16'46" W ((S 71°44'20" W))	40.11' *(40.06)*
L9	N 14°20'05" W ((S 15°02'48" E))	59.86' *(60.00)*
L10	N 14°27'22" W ((N 15°06' W))	100.08'
L11	N 14°27'31" W	139.76'

- KEYED NOTES**
- CONCRETE CURB, TYP.
 - (3) BICYCLE PARKING STALLS W/ 1' CLEAR ZONE AROUND STALL, REFER DETAIL 3/SDP-2
 - HC PARKING, RAMP & SIGN, REFER DETAIL 1/SDP-2
 - (1) 4'x20' MOTORCYCLE PARKING SPACE & SIGN, REFER DETAIL 4/SDP-1, PARKING SPACE SHALL HAVE THE LETTERS "MC" IN CAPITAL LETTERS, EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST 2" WIDE PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE VEHICLES REAR TIRE WOULD BE PLACED
 - 2" ASPHALT PAVING OVER 4" BASE COURSE
 - SIDEWALK & RAMPS PER COA STD DWG 2430 & 2415
 - ENTRANCE DRIVE PER COA STD DWG 2426
 - REFUSE ENCLOSURE
 - 4" CRUSHED ASPHALT
 - 10' ASPHALT SIDEWALK
 - RAMPS PER COA STD DWG 2430 & 2415
 - CONCRETE DRIVE @ TRUCK DOCK
 - ELEC. TRANSFORMER LOCATION
 - 10'x30' CONCRETE PADS
 - EXISTING BILL BOARD SIGN
 - NEW FIRE HYDRANT LOCATION (PRIVATE)

- INDEX TO DRAWINGS**
- SDP-1 SITE DEVELOPMENT PLAN
 - SDP-2 SITE DETAILS
 - SDP-3 BUILDING ELEVATIONS
 - GR-1 GRADING & DRAINAGE PLAN
 - MU-1 MASTER UTILITY PLAN
 - LS-101 LANDSCAPE PLAN



PROJECT NO. PR-2024-000000
 APPLICATION NO. SI-2024-00000-SITE PLAN-DFT

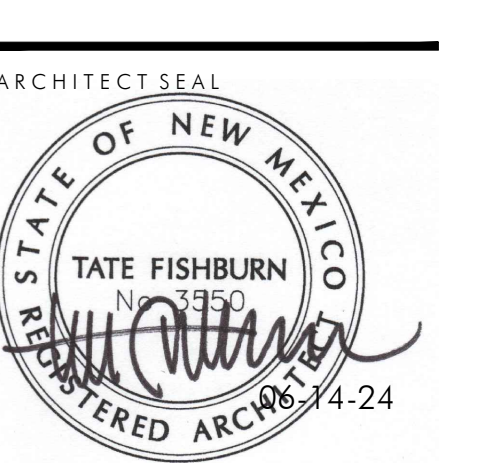
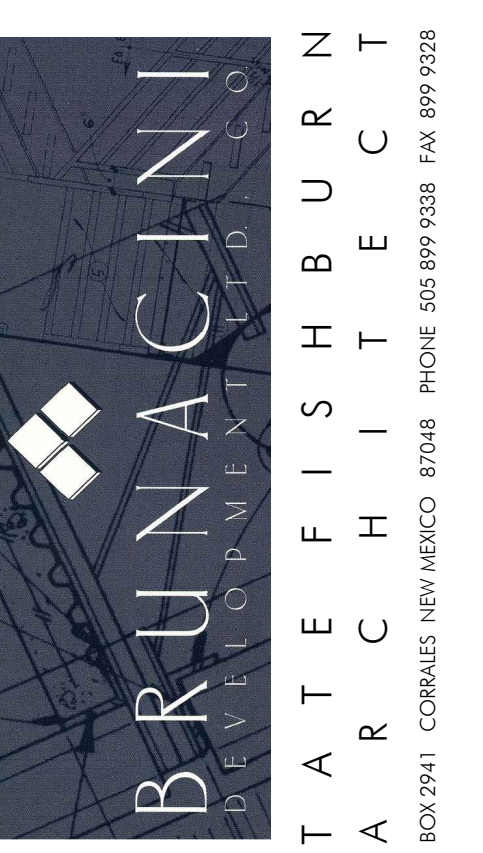
IS AN INFRASTRUCTURE LIST REQUIRED? () YES () NO
 IF YES, THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

DFT SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS & RECREATION DEPARTMENT	DATE
HYDROLOGY	DATE
CODE ENFORCEMENT	DATE
*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
SOLID WASTE MANAGEMENT	DATE
PLANNING DEPARTMENT	DATE
*ENVIRONMENTAL HEALTH, IF NECESSARY	DATE

- LEGEND**
- PROPERTY LINE
 - EASEMENT LINE
 - LANDSCAPED AREA
 - 6' DESIGNMASTER FENCING, CLASSIC AND GATES AS NOTED
 - 8' TALL OPAQUE FENCING AND GATES AS NOTED
 - PONDING PONDING AREA
 - SITE DISTANCE AND SITE TRIANGLE BASED ON COA DPM 7-4(1)(5)(ii) and 7-4(1)(5)(iv), LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS, THEREFORE SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SITE TRIANGLE.
 - HANDICAP PARKING PAVEMENT MARKING
 - EXISTING FIRE HYDRANT

- GENERAL NOTES**
- THIS SITE PLAN MEETS THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE IDO.
 - ALL SITE LIGHTING SHALL COMPLY WITH IDO SECTION 14-16-5-8. OUTDOOR AND SITE LIGHTING.
 - PLACEMENT OF FIXTURES & STANDARDS SHALL CONFORM TO STATE & LOCAL SAFETY & ILLUMINATION REQUIREMENTS.
 - ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED HORIZONTAL LAMPS WITH NO LIGHT, LENS OR BULB PROTRUDING BELOW THE BOTTOM OF THE CUT-OFF FIXTURE IN ORDER THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE AND NO SITE LIGHTING LIGHT SOURCE SHALL BE VISIBLE FROM THE SITE PERIMETER.
 - ROOF TOP AND GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM THE PUBLIC VIEW BY MATERIALS OF THE SAME NATURE AS THE BUILDING'S BASIC MATERIALS. THE TOP OF ALL ROOFTOP EQUIPMENT SHALL BE BELOW THE TOP OF THE PARAPET OR SCREENED FROM VIEW FROM PUBLIC RIGHTS-OF-WAY AND THE SITE ACCESS EASEMENT.
 - SITE HANDICAP RAMPS SHALL BE BUILT BY COA STANDARD DRAWING #2441.
 - ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER.



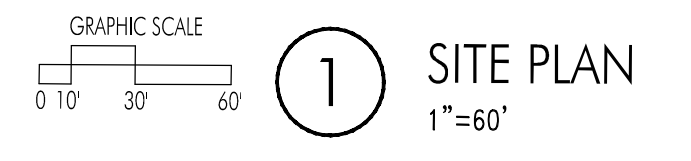
ENGINEER SEAL

PROJECT

**SKYVIEW WEST INDUSTRIAL
 FOR BRUNACINI DEVELOPMENT
 7226 CENTRAL AVE., SW
 ALBUQUERQUE, NEW MEXICO**

REVISIONS

DATE	MAY 15, 2024
NORTH	SCALE
	1"=60'-0"
	OR AS NOTED
DRAWING NAME	SITE DEVELOPMENT PLAN
SHEET NUMBER	SDP-1



From: April Christie
Sent: Monday, June 24, 2024 10:20 AM
To: gerulibbarri1@gmail.com; housealbchrome@gmail.com
Cc: Donna Bohannan; Sergio Lozoya; Vince Carrica; Adam Johnstone
Subject: [#2023062] 2023062 Skyview - Neighborhood Association Notice
Attachments: Geraldine Ulibarri_South West Alliance of Neighborhoods SWAN Coalition Notice Form.pdf; Lorenzo Otero_South West Alliance of Neighborhoods SWAN Coalition Notice Form.pdf; IDOZoneAtlasPage_K-10-Z.pdf; 7226CENTRAL-SDP3.pdf; 7226CENTRAL-SDP1.pdf

12d Synergy: -1
12d Synergy Job: Tierra West llc/Projects/2023/2023062 Skyview West
12d Synergy Project: Tierra West llc/Projects/2023/2023062 Skyview West
12dSynergySendGUID: 07f8d963-9ee5-4676-8eb4-8f2fab5dd44a

Greetings,

We are writing to inform you of a Site Plan – Administrative review application at the City of Albuquerque, for a subject site located at 7110/7226/7320 Central Ave SW Albuquerque, NM.

If you have any questions regarding the application, please contact Sergio Lozoya at 505-858-3100 or slozoya@tierrawestllc.com.

Enclosed you will find:

- Zone Atlas Page
- Architectural drawings/elevations
- Summary of pre-neighborhood meeting
- Site plan with
 - Location of proposed buildings and landscape areas
 - Access and circulation for vehicles and pedestrians
 - Maximum height of proposed structures
 - Total GFA of proposed project and GFA for each proposed use

Thank you,

April Christie

Administrative Assistant
Tierra West LLC
5571 Midway Park Pl., NE
Albuquerque, NM 87109
505-858-3100
505-858-1118 (fax)
achristie@tierrawestllc.com
www.tierrawestllc.com

From: April Christie
Sent: Monday, June 24, 2024 10:23 AM
To: 'nedcarla@live.com'; 'douglascooper@hotmail.com'
Cc: Donna Bohannan; Sergio Lozoya; Vince Carrica; Adam Johnstone
Subject: [#2023062] 2023062 Skyview - Neighborhood Association Notice
Attachments: Doug Cooper_Los Volcanes NA Notice Form.pdf; Ted Trujillo_Los Volcanes NA Notice Form.pdf; IDOZoneAtlasPage_K-10-Z.pdf; 7226CENTRAL-SDP3.pdf; 7226CENTRAL-SDP1.pdf

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- Architectural drawings/elevations
- Summary of pre-neighborhood meeting
- Site plan with
 - Location of proposed buildings and landscape areas
 - Access and circulation for vehicles and pedestrians
 - Maximum height of proposed structures
 - Total GFA of proposed project and GFA for each proposed use

Thank you,

April Christie

Administrative Assistant
Tierra West LLC
5571 Midway Park Pl., NE
Albuquerque, NM 87109
505-858-3100
505-858-1118 (fax)
achristie@tierrawestllc.com
www.tierrawestllc.com

[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque Administrative Review/Decision – Electronic Mail

Date of Notice*: 6/24/24

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA) *: South West Alliance of Neighborhoods (SWAN Coalition)

Name of NA Representative*: Geraldine Ulibarri

Email Address* or Mailing Address* of NA Representative¹: gerulibbarri1@gmail.com

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 7320, 7226, and 7110 Central Ave SW Albuquerque NM 87121

Location Description On Central west of Coors

2. Property Owner* SKYVIEW WEST INDUSTRIAL PARK LLC

3. Agent/Applicant* [if applicable] Tierra West LLC

4. Application(s) Type* per IDO [Table 6-1-1](#)

Historic Certificate of Appropriateness – Minor

Sign Permit

Alternative Signage Plan

Wall/Fence Permit

Site Plan – Administrative²

Summary of project/request*:

Site Plan - DFT for a proposed office/warehouse

5. This application will be decided by staff. Please contact devhelp@cabq.gov or call the Planning Department at 505-924-3860 to speak with staff.

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Usually submitted and reviewed as part of building permit application, which can be searched by address here: <https://posse.cabq.gov/posse/pub/lms/Login.aspx>

[Note: Items with an asterisk (*) are required.]

6. Where more information about the project can be found^{*3}:
Please contact Sergio Lozoya at slozoya@tierrawestllc.com
-

Information Required for Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)^{*4} K-10-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project^{*}:

Deviation(s) Variance(s)⁵ Waiver(s)⁶

Explanation^{*}:

No deviations, variances, or waivers requested

4. Pre-submittal Neighborhood Meeting: Requested 6/24/24
5. **For Site Plan – Administrative Applications only^{*}**, attach site plan showing, at a minimum:
- a. Location of proposed buildings and landscape areas. ^{*}
 - b. Access and circulation for vehicles and pedestrians. ^{*}
 - c. Maximum height of any proposed structures, with building elevations. ^{*}
 - d. **For residential development^{*}**: Maximum number of proposed dwelling units.
 - e. **For non-residential development^{*}**:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁷:

1. Area of Property [typically in acres] 13.59
2. IDO Zone District NR-C
3. Overlay Zone(s) [if applicable] N/A
4. Center or Corridor Area [if applicable] Premium and Major Transit Corridor
-

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

⁵ Separate notice is required for Variances.

⁶ Separate notice is required for Waivers.

⁷ Available here: <https://tinurl.com/idozoningmap>

[Note: Items with an asterisk (*) are required.]

Current Land Use(s) [vacant, if none] Vacant

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting within 15 days of the date of this notice. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

[Note: Items with an asterisk (*) are required.]

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Neighborhood Association (NA) *: South West Alliance of Neighborhoods (SWAN Coalition)

Name of NA Representative*: Lorenzo Otero

Email Address* or Mailing Address* of NA Representative¹: housealbchrome@gmail.com

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

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Location Description On Central west of Coors

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6. Where more information about the project can be found³:
Please contact Sergio Lozoya at slozoya@tierrawestllc.com
-

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Date of Notice*: 6/24/24

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Neighborhood Association (NA) *: Los Volcanes NA

Name of NA Representative*: Doug Cooper

Email Address* or Mailing Address* of NA Representative¹: douglascooper@hotmail.com

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 7320, 7226, and 7110 Central Ave SW Albuquerque NM 87121

Location Description On Central west of Coors

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Neighborhood Association (NA) *: Los Volcanes NA

Name of NA Representative*: Ted Trujillo

Email Address* or Mailing Address* of NA Representative¹: nedcarla@live.com

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

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Location Description On Central west of Coors

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 - c. Maximum height of any proposed structures, with building elevations. ^{*}
 - d. **For residential development^{*}**: Maximum number of proposed dwelling units.
 - e. **For non-residential development^{*}**:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁷:

1. Area of Property [typically in acres] 13.59
2. IDO Zone District NR-C
3. Overlay Zone(s) [if applicable] N/A
4. Center or Corridor Area [if applicable] Premium and Major Transit Corridor
-

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

⁵ Separate notice is required for Variances.

⁶ Separate notice is required for Waivers.

⁷ Available here: <https://tinurl.com/idozoningmap>

[Note: Items with an asterisk (*) are required.]

Current Land Use(s) [vacant, if none] Vacant

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting within 15 days of the date of this notice. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

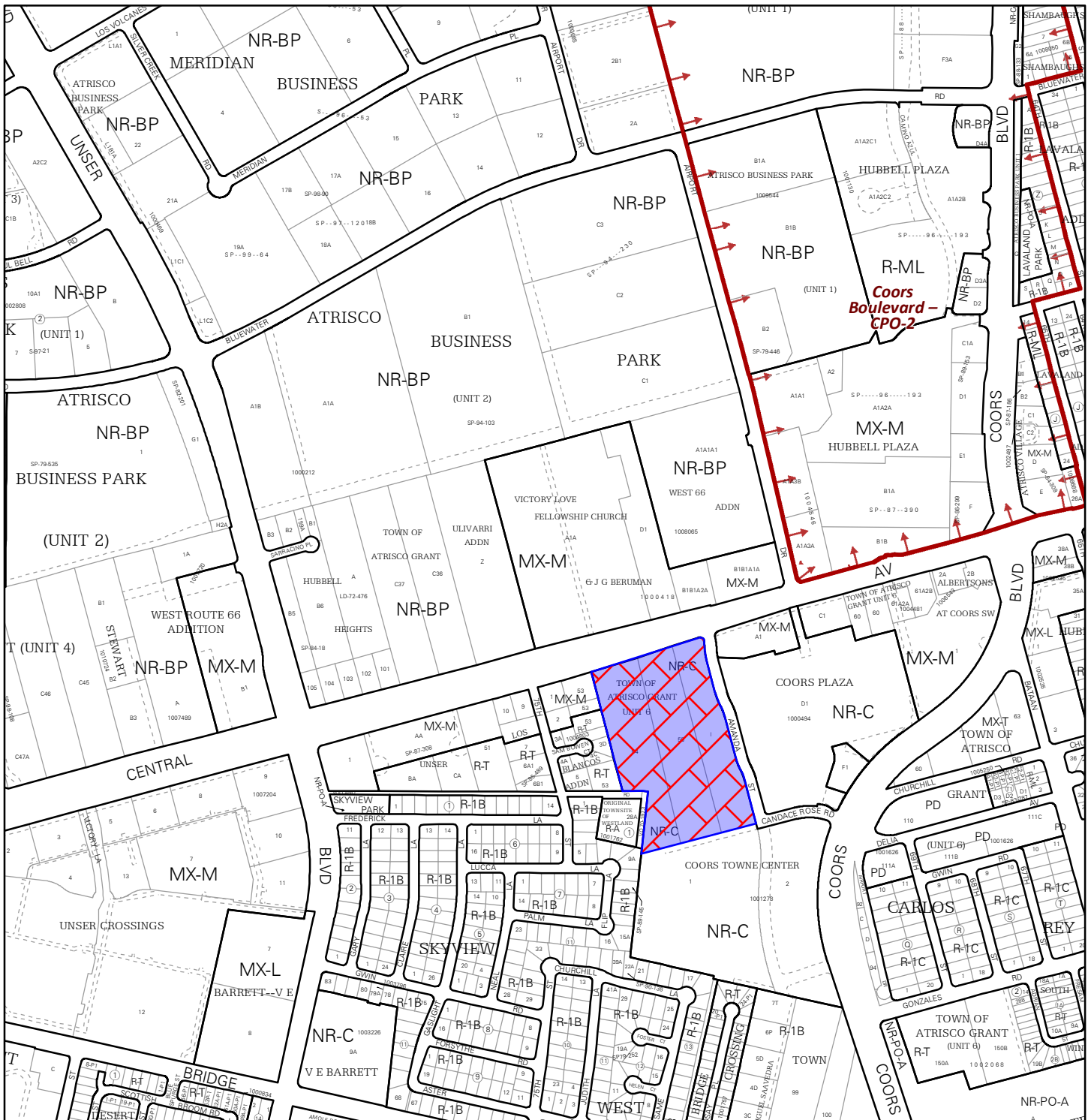
Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map


<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

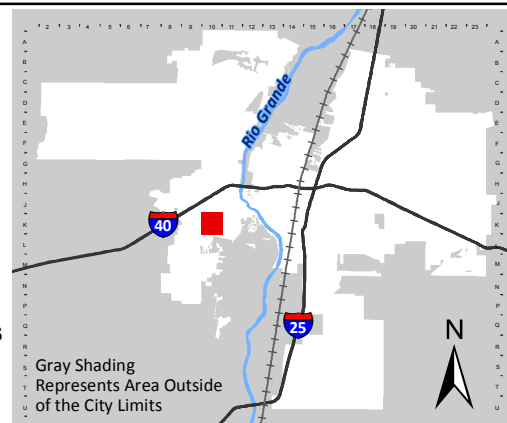


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).











Rio Grande

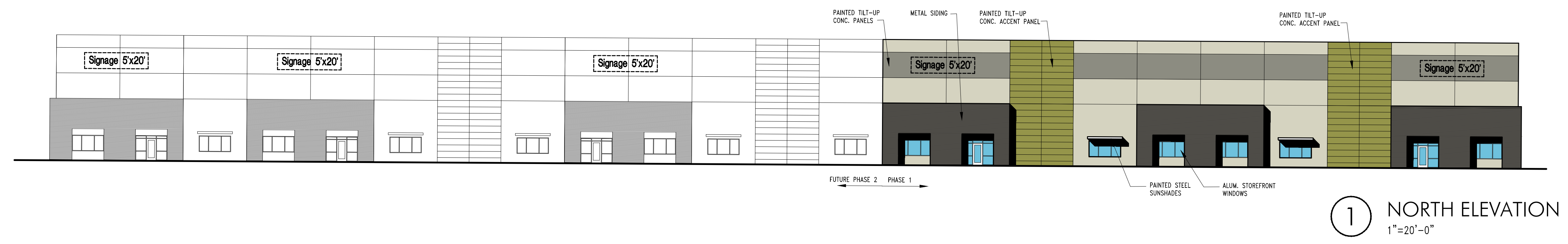
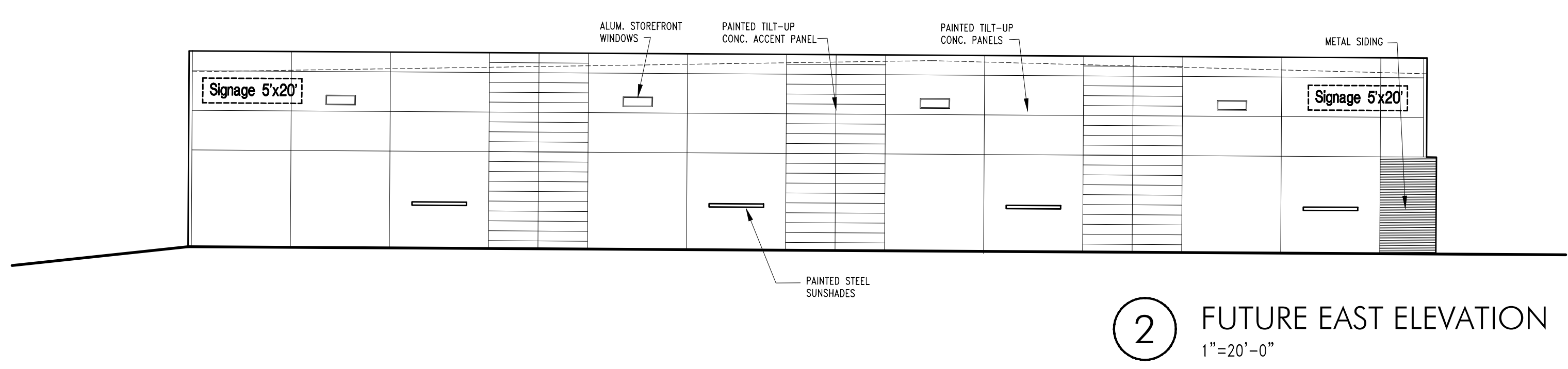
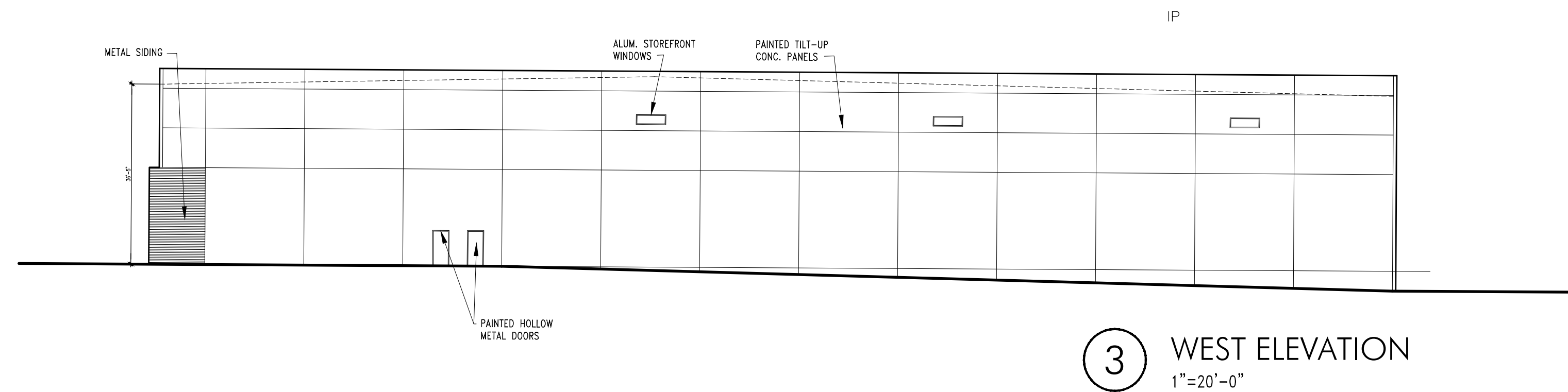
40 25

Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:
K-10-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

0 250 500 1,000 Feet



EXTERIOR FINISHES

- TILT-UP CONC. PANELS- FIELD COLOR - LIGHT GRAY
- TILT-UP CONC. PANELS- ACCENT COLOR - MEDIUM GRAY
- TILT-UP CONC. PANELS- ACCENT COLOR - GREEN
- METAL SIDING-COLOR- DARK GRAY
- METAL ACCENT COLOR- WHITE
- ALUMINUM WINDOW FRAMES- CLEAR ANODIZED
- WINDOW GLAZING- 1" TINTED INSULATED
- TINT COLOR- SOLAR GRAY
- OVERHEAD & HM DOORS- LIGHT GRAY

ALL BUILDING MOUNTED LIGHT FIXTURES SHALL BE FULLY SHIELDED HORIZONTAL LAMPS WITH NO LIGHT, LENS OR BULB PROTRUDING BELOW THE BOTTOM OF THE CUT-OFF FIXTURE IN ORDER THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE AND NO SITE LIGHTING LIGHT SOURCE SHALL BE VISIBLE FRO THE SITE PERIMETER.

ALL BUILDING MOUNTED SIGNAGE TO BE LIGHTED EITHER INTERNALLY OR EXTERNALLY. ANY LIGHTING FOR SIGNAGE SHALL CONFORM TO NIGHT SKIES ACT. SIGNAGE MATERIAL TO BE EITHER RAISED METAL LETTERING OR TRANSLUCENT LEXAN PANELS OF ANY COLOR. NO BOX SIGNAGE ALLOWED. INDIVIDUAL RAISED LETTERS ONLY.

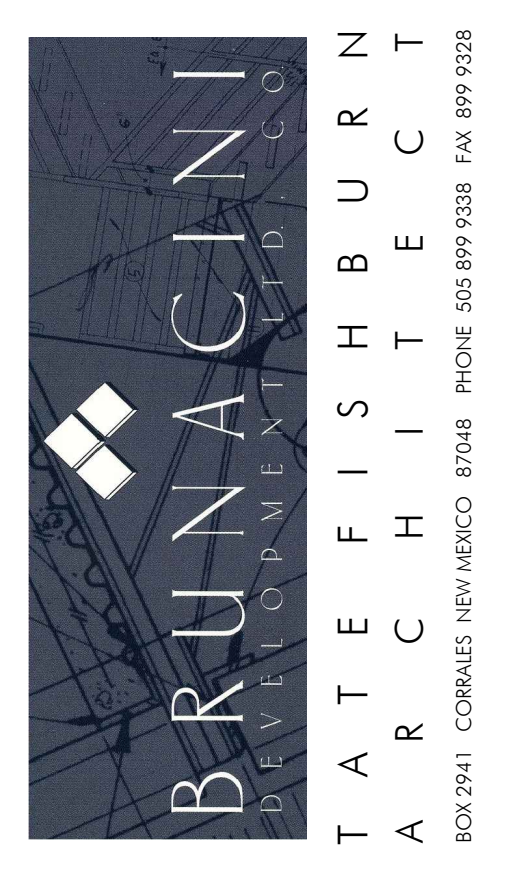
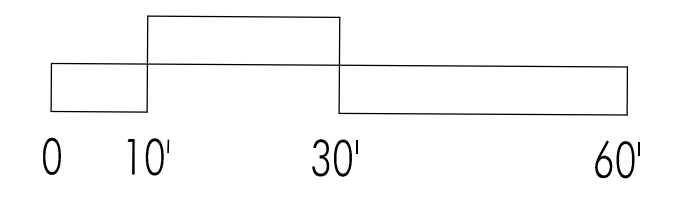
NOTE: SIGNAGE MAY BE AMENDED PROVIDED IT COMPLIES WITH THE ATRISCO BUSINESS PARK MASTERPLAN REGULATIONS.

BUILDING SIGNAGE CALCS:

EAST ELEVATION- BLDG. AREA-9,917 S.F. SIGNAGE- 200 S.F.
200 / 9,917 = 2%

NORTH ELEVATION- BLDG. AREA-18,247 S.F. SIGNAGE- 500 S.F.
500 / 18,247 = 2.7%

GRAPHIC SCALE



PROJECT

SKYVIEW WEST INDUSTRIAL
FOR BRUNACINI DEVELOPMENT
7226 CENTRAL AVE., SW
ALBUQUERQUE, NEW MEXICO

REVISIONS

DATE JUNE 14, 2024

NORTH SCALE

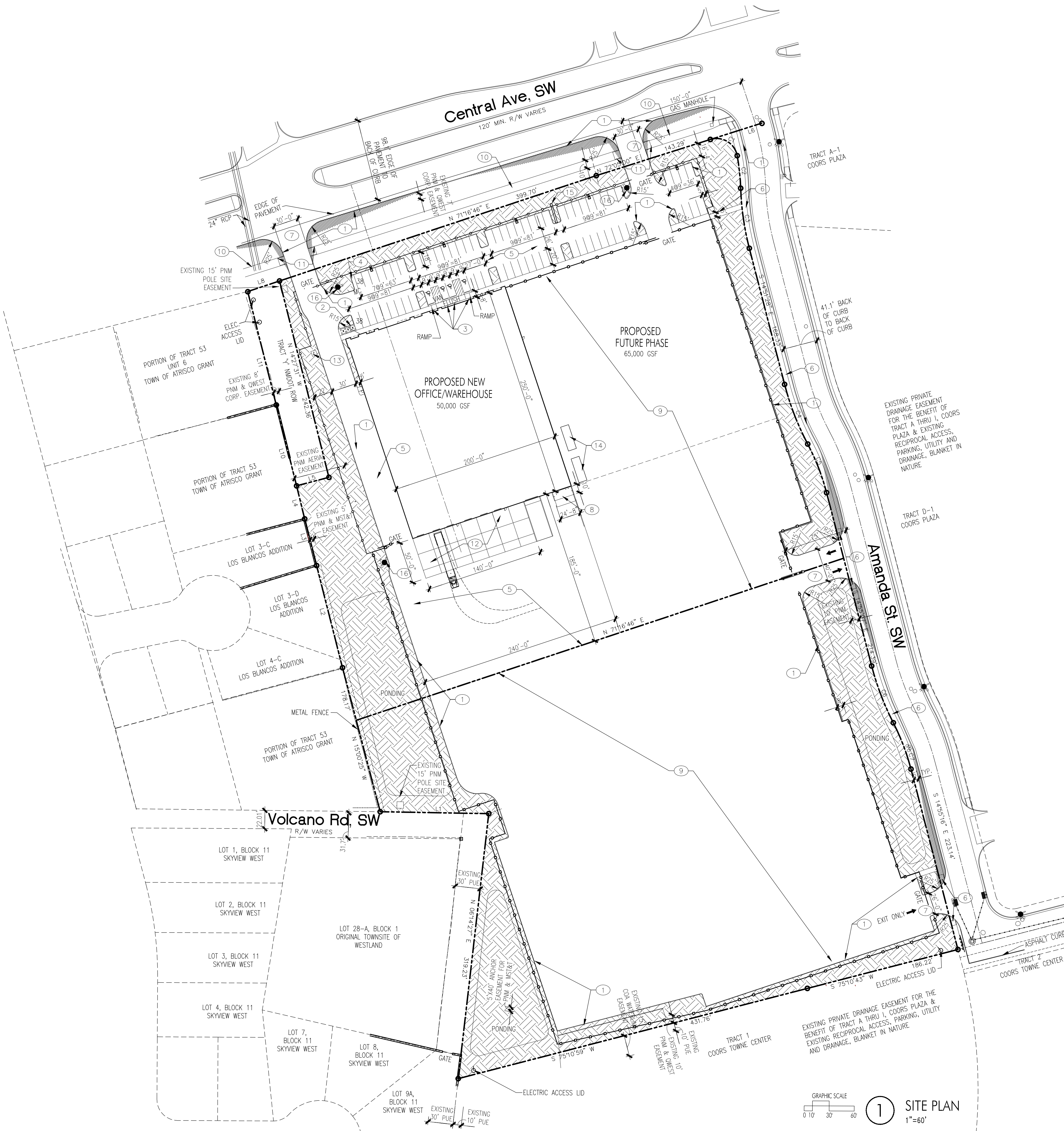
OR AS NOTED

DRAWING NAME

BUILDING ELEVATIONS

SHEET NUMBER

SDP-3



PROJECT INFORMATION

PROJECT: NEW OFFICE/WAREHOUSE
 LOCATION: 7226 CENTRAL AVE., SW ALBUQUERQUE, NEW MEXICO
 OWNER: BRUNACINI DEVELOPMENT
 ARCHITECT: TATE FISHBURN ARCHITECT
 LEGAL DESCRIPTION: TRACTS 54, 55 & 1 TOWN OF ATRISCO GRANT UNIT 6
 CURRENT ZONING CLASSIFICATION: NR-C
 NET SITE AREA: 13.59 ACRES
 BUILDING AREA: OFFICE 2,937 GSF
 WAREHOUSE PHASE 1 47,063 GSF
 WAREHOUSE PHASE 2 65,000 GSF
 TOTAL 115,000 GSF
 FAR: 19.4
 PARKING ANALYSIS:
 OFF-STREET PARKING: OFFICE 2,937 GSF (3.5:1000 = 11 SPACES), WAREHOUSE 112,063 GSF (NO REQUIREMENT)
 TOTAL SPACES PROVIDED 77 SPACES
 HANDICAP PARKING (50-100 PRVD) = REQUIRED 4 SPACE TOTAL (1 VAN) PROVIDED 4 SPACE TOTAL (1 VAN)
 MOTORCYCLE PARKING (1-25 ROD) = REQUIRED 1 SPACE PROVIDED 1 SPACE
 BICYCLE PARKING 10% OF REQ'D OR 3 = REQUIRED 3 SPACES PROVIDED 3 SPACES

Curve Table

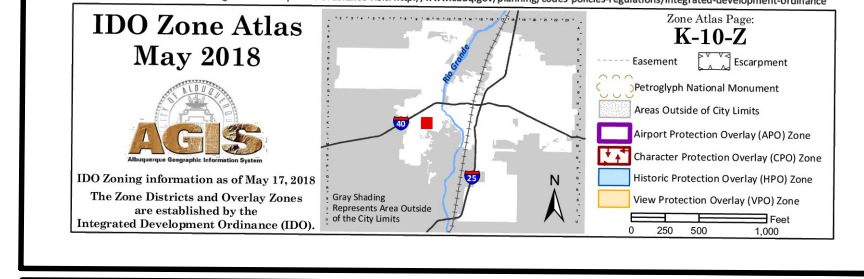
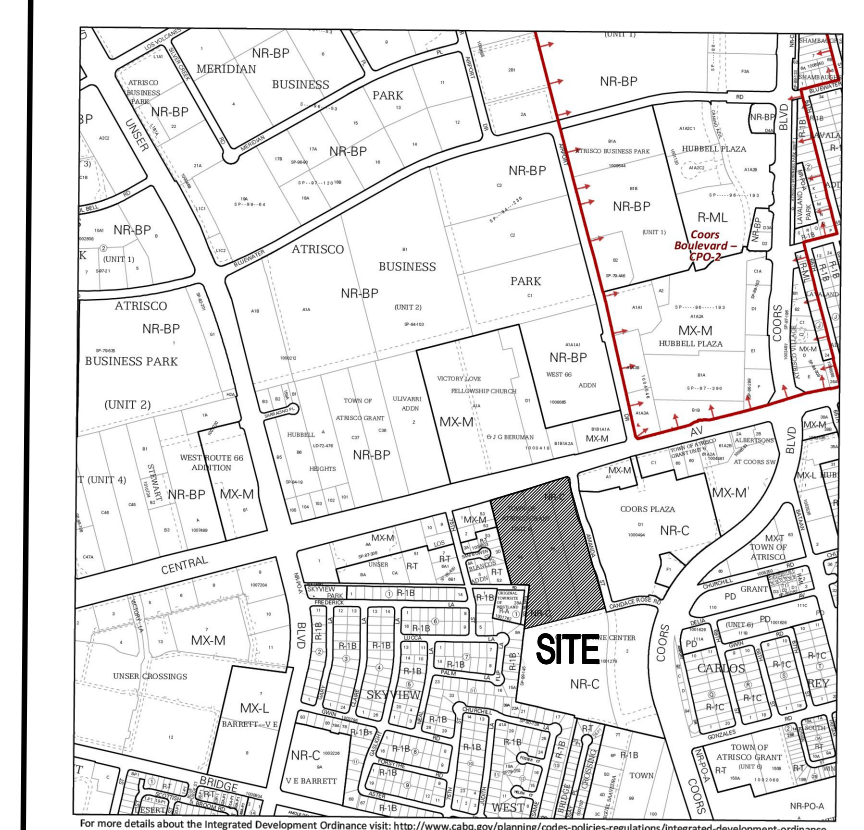
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	42.49' [42.45']	25.00'	97°22'49"	37.56'	S 59°14'35" E
C2	39.23' [39.30']	270.00'	8°19'32"	39.20'	S 06°23'24" E
C3	72.75' [72.68']	330.00'	12°37'50"	72.60'	S 08°32'33" E
C4	76.76' [76.39']	330.00'	13°19'36"	76.58'	S 21°31'15" E
C5	62.50' [62.50']	270.00'	13°15'47"	62.36'	S 21°33'10" E
C6	72.89' [72.68']	330.00'	12°39'18"	72.74'	S 21°13'01" E
C7	59.49' [59.47']	270.00'	12°37'24"	59.37'	S 21°13'58" E

Line Table

Line #	Direction	Length (ft)
L1	N 89°18'08" W ((N 89°48'32" W))	129.99' (130.4')
L2	N 14°33'44" W ((N 14°34'27" W))	126.15'
L3	N 14°41'34" W ((N 14°34'27" W))	57.64' *(55.40)*
L4	N 14°03'07" W ((N 15°06' W))	40.73'
L5	N 74°53'24" E ((N 74°53'24" E))	40.01' *(40.00)*
L6	S 72°06'00" W ((S 71°44'20" W))	64.65'
L7	N 14°20'05" W ((N 15°02'48" W))	24.13' *(24.13)*
L8	S 71°16'46" W ((S 71°44'20" W))	40.11' *(40.06)*
L9	N 14°20'05" W ((S 15°02'48" E))	59.86' *(60.00)*
L10	N 14°27'22" W ((N 15°06' W))	100.08'
L11	N 14°27'31" W	139.76'

- KEYED NOTES**
- CONCRETE CURB, TYP.
 - (3) BICYCLE PARKING STALLS W/ 1' CLEAR ZONE AROUND STALL, REFER DETAIL 3/SDP-2
 - HC PARKING, RAMP & SIGN, REFER DETAIL 1/SDP-2
 - (1) 4'X20' MOTORCYCLE PARKING SPACE & SIGN, REFER DETAIL 4/SDP-1, PARKING SPACE SHALL HAVE THE LETTERS "MC" IN CAPITAL LETTERS, EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST 2" WIDE PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE VEHICLES REAR TIRE WOULD BE PLACED
 - 2" ASPHALT PAVING OVER 4" BASE COURSE
 - SIDEWALK & RAMPS PER COA STD DWG 2430 & 2415
 - ENTRANCE DRIVE PER COA STD DWG 2426
 - REFUSE ENCLOSURE
 - 4" CRUSHED ASPHALT
 - 10' ASPHALT SIDEWALK
 - RAMPS PER COA STD DWG 2430 & 2415
 - CONCRETE DRIVE @ TRUCK DOCK
 - ELEC. TRANSFORMER LOCATION
 - 10'X30' CONCRETE PADS
 - EXISTING BILL BOARD SIGN
 - NEW FIRE HYDRANT LOCATION (PRIVATE)

- INDEX TO DRAWINGS**
- SDP-1 SITE DEVELOPMENT PLAN
 - SDP-2 SITE DETAILS
 - SDP-3 BUILDING ELEVATIONS
 - GR-1 GRADING & DRAINAGE PLAN
 - MU-1 MASTER UTILITY PLAN
 - LS-101 LANDSCAPE PLAN



PROJECT NO. PR-2024-000000
 APPLICATION NO. SI-2024-00000-SITE PLAN-DFT

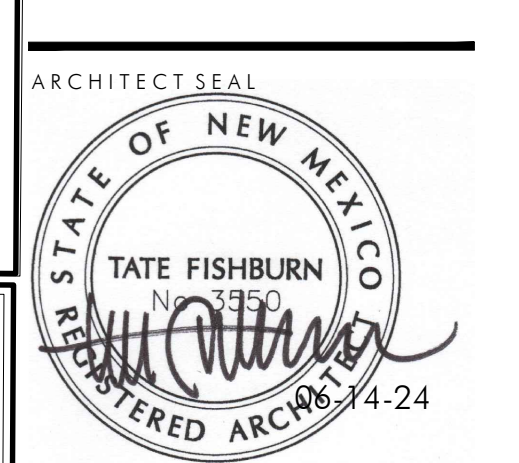
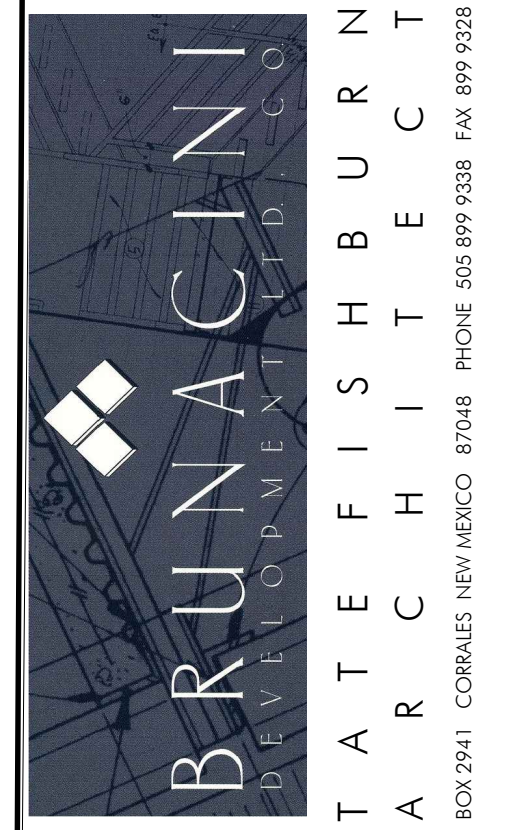
IS AN INFRASTRUCTURE LIST REQUIRED? () YES () NO
 IF YES, THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

DFT SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS & RECREATION DEPARTMENT	DATE
HYDROLOGY	DATE
CODE ENFORCEMENT	DATE
*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
SOLID WASTE MANAGEMENT	DATE
PLANNING DEPARTMENT	DATE
*ENVIRONMENTAL HEALTH, IF NECESSARY	DATE

- LEGEND**
- PROPERTY LINE
 - EASEMENT LINE
 - LANDSCAPED AREA
 - 6' DESIGNMASTER FENCING, CLASSIC AND GATES AS NOTED
 - 8' TALL OPAQUE FENCING AND GATES AS NOTED
 - PONDING PONDING AREA
 - SITE DISTANCE AND SITE TRIANGLE BASED ON COA DPM 7-4(1)(5)(ii) and 7-4(1)(5)(iv), LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS, THEREFORE SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SITE TRIANGLE
 - HANDICAP PARKING PAVEMENT MARKING
 - EXISTING FIRE HYDRANT

- GENERAL NOTES**
- THIS SITE PLAN MEETS THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE IDO.
 - ALL SITE LIGHTING SHALL COMPLY WITH IDO SECTION 14-16-5-8. OUTDOOR AND SITE LIGHTING.
 - PLACEMENT OF FIXTURES & STANDARDS SHALL CONFORM TO STATE & LOCAL SAFETY & ILLUMINATION REQUIREMENTS.
 - ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED HORIZONTAL LAMPS WITH NO LIGHT, LENS OR BULB PROTRUDING BELOW THE BOTTOM OF THE CUT-OFF FIXTURE IN ORDER THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE AND NO SITE LIGHTING LIGHT SOURCE SHALL BE VISIBLE FROM THE SITE PERIMETER.
 - ROOF TOP AND GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM THE PUBLIC VIEW BY MATERIALS OF THE SAME NATURE AS THE BUILDING'S BASIC MATERIALS. THE TOP OF ALL ROOFTOP EQUIPMENT SHALL BE BELOW THE TOP OF THE PARAPET OR SCREENED FROM VIEW FROM PUBLIC RIGHTS-OF-WAY AND THE SITE ACCESS EASEMENT.
 - SITE HANDICAP RAMPS SHALL BE BUILT BY COA STANDARD DRAWING #2441.
 - ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER.



ENGINEER SEAL

PROJECT

**SKYVIEW WEST INDUSTRIAL
 FOR BRUNACINI DEVELOPMENT
 7226 CENTRAL AVE., SW
 ALBUQUERQUE, NEW MEXICO**

REVISIONS

DATE	SCALE
MAY 15, 2024	1"=60'-0" OR AS NOTED

DRAWING NAME: **SITE DEVELOPMENT PLAN**

SHEET NUMBER: **SDP-1**