



## Development Facilitation Team (DFT) – Review Comments

Reviewer: David G. Gutierrez, P.E. | Phone: 505-289-3381 | [dggutierrez@abcwua.org](mailto:dggutierrez@abcwua.org)

**Project No: PR-2022-007299**    **Date: 7/3/2024**    **Agenda Item: #1**    **Zone Atlas Page: K-10**  
**Legal Description: LOTS 54 & 55 & 1, UNIT 6, TOWN OF ATRISCO GRANT**  
**Request: DFT – Site Plan Administrative for Skyview West Industrial**  
**Location: 7320 CENTRAL AVE SW between COORS and UNSER BLVD containing approximately 13.59 acre(s)**

### Application For: SI-2024-00931 – SITE PLAN DFT

1. Please correctly label all water and sanitary sewer infrastructure.
  - a. Private vs. Public **LABELED**
  - b. Sizes are not correctly identified.
    - i. E.g. the 24” AC called out should be a 12” from my records. Please acquire record drawings and go over all of these. **CORRECTED**
2. Please add the following notes. **NOTES ADDED**
  - a. Coordination with Water Authority Cross Connection Section will be required to ensure proper backflow containment is in place prior to release of meter for the site. Contact the Cross Connection Section at 505-289-3454.
  - b. Coordination with the Water Authority Pre-Treatment Engineer is required to ensure the site complies with Water Authority Sewer Use Ordinance. Contact the Pre-Treatment Engineer at 505-289-3439.
3. Please coordinate with the Fire Marshall’s Office regarding the PIV proposed. It is understood that they do not want fire hydrants to be shut off with the PIV.
4. For private fire hydrants, please add a public and a private gate valve. **ADDED**
  - a. Also note each private fire line including private hydrants have a base monthly fee.
  - b. The approved fire one plan only showed a single fire hydrant. Please confirm how that matches the proposed utility plan. **MATCHES FOR PHASE 1**
5. Please note all new public connections and infrastructure proposed will be constructed by other permit.
6. Pro Rata is owed and must be paid prior to final sign off. **NOTE ADDED**
  - a. Total = \$1,287.22 (Water only)

# DEVELOPMENT FACILITATIVE TEAM(DFT) Code Enforcement Comments

*Disclaimer: Comments provided are based upon information received from applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning staff.*

Jeff Palmer-Code Enforcement Supervisor  
Planning Department  
[jppalmer@cabq.gov](mailto:jppalmer@cabq.gov)

DATE: 07/03/2024

## **AGENDA ITEM NO: 1**

### **PROJECT NUMBER:**

**PR-2022-007299**

**PS-2024-00931 – SKETCH PLAT**

**ADDRESS/LOCATION:** LOTS 54, 55 & 1, UNIT 6, TOWN OF ATRISCO GRANT zoned NR-C, located at 7320 CENTRAL AVE SW between COORS BLVD and UNSER BLVD containing approximately 13.59 acre(s). (K-10)

**REQUEST:** DFT - Site Plan Administrative for Skyview West Industrial  
**SKETCH PLAT 09-28-22 (DRB) IDO -2022**

### **COMMENTS:**

1. Property shows as MX-M on AGIS, but has reportedly been changed back to NR-C via zone map amendment. As such, it must meet all Dimensional Standards as per IDO 5-1(E), Table 5-1-3, and other related standards, accordingly, for the NR-C zone.

RESPONSE – SITE PLAN MEETS SETBACK REQUIREMENTS FOR NR-C.

2. Fencing must be reviewed and approved via separate submittal for Fence Permit, and must meet requirements of IDO 5-7, Table 5-7-1. In NR-C zone, if setback 5 feet and view fencing above 3 ft, can do up to 6 ft high, per IDO 5-7(D)(3)(d).

RESPONSE- FENCING ON SITE PLAN MEETS REQUIREMENTS OF IDO, NR-C, AND WILL BE SUBMITTED SEPARATELY FOR BUILDING PERMIT.

3. Must meet all Landscaping requirements as per IDO 5-6, including the following key items:

- a. Parking lot Landscape Buffer: as per IDO 5-6(F)(1)(i), the front lot edge must provide a landscape buffer if less than 30 feet from the front lot line. This buffer must meet requirements to screen headlights, using wall or vegetative screen.
- b. Landscape Buffer: A 15 foot landscape buffer is required on west side where adjacent to the R-T zone, per IDO 5-6(E), Table 5-6-4.

RESPONSE-IDO 5-6 LANDSCAPE REQUIREMENTS ARE BEING MET, INCLUDING VEGETATIVE SCREEN ALONG PARKING FACING CENTRAL AVE.

4. Signage must be reviewed and approved via separate submittal for Sign Permit, not through DFT. Must meet requirements of IDO 5-12, Table 5-12-2. However, the calculations shown for percent of façade appear incorrect. Each unit would only include the specific façade area for their business for percent

calculations, and this shows entire combined façade and combined sign areas for multiple units.

RESPONSE-SIGNAGE CALCULATIONS ARE FOR A SINGLE TENANT THAT WILL OCCUPY THE ENTIRE BUILDING INCLUDING THE FUTURE ADDITION. SIGNAGE PERMIT WILL BE SUBMITTED SEPARATELY.

5. CE has no further comments at this time.

*Comments from DRB Sketch Plat 9/28/22 (for re-plat only):*

- 1. Property has been changed from NR-C to MX-M, according to AGIS records, and must meet all Dimensional Standards as per IDO 5-1(D), Table 5-1-2. Please research to confirm.*
- 2. Re-plat must meet all requirements of IDO 5-3, Access & Connectivity, and 5-4, Subdivision of Land, as well as the DPM and other applicable City regulations.*
- 3. Code Enforcement has no further comments at this time.*



DEVELOPMENT FACILITATION TEAM

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2022-007299  
Central Ave. & Amanda St.

AGENDA ITEM NO: 1

SUBJECT: Site Plan

ENGINEERING COMMENTS:

1. Transportation has an approved TCL dated 6/5/2024. No objection.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Ernest Armijo, P.E.  
Transportation Development  
505-924-3991 or [earmijo@cabq.gov](mailto:earmijo@cabq.gov)

DATE: July 3, 2024

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ACTION:

APPROVED; DENIED; DEFERRED; COMMENTS PROVIDED; WITHDRAWN \_

DELEGATED: \_\_\_\_\_ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)

DEVELOPMENT FACILITATIVE TEAM (DFT) - **HYDROLOGY SECTION**

Renée Brissette, PE, Senior Engineer | 505-924-3995 [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov)

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DRB Project Number: 2022-007299

Hearing Date: 07-03-2024

Project: Skyview West

Agenda Item No: 1

<input type="checkbox"/> Sketch Plat	<input checked="" type="checkbox"/> Site Plan for Bldg. Permit
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**ENGINEERING COMMENTS:**

- Hydrology has an approved Conceptual Grading & Drainage Plan (K10D070) with engineer's stamp 06/06/2024.
- Hydrology has no objection to the Site Plan for Building Permit.
- Comment – Prior to submitting for Building Permit, a licensed New Mexico civil engineer will need to submit a Grading & Drainage Plan to Hydrology for review & approval if one of these conditions is met. (500 cy of grading, 1,000 sf of proposed building, or 10,000 sf of proposed paving).

**RESPONSE- UNDERSTOOD**

APPROVED  
 DENIED

DELEGATED TO:  TRANS  HYD  WUA  PRKS  PLNG  
Delegated For: \_\_\_\_\_  
SIGNED:  I.L.  SPSP  SPBP  FINAL PLAT  
DEFERRED TO \_\_\_\_\_



## DEVELOPMENT FACILITATION TEAM

### Planning - Case Comments

**HEARING DATE:** 7/3/24 -- **AGENDA ITEM:** #1

**Project Number:** PR-2022-007299

**Application Number:** SI-2024-00931

**Project Name:** Site Plan Admin review for Skyview West Industrial – 7320 Central Ave SW, between Unser and Coors.

**Request:**

Site Plan DFT for Warehousing

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*\*These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

**Background:**

- The IDO Zone District for this property is NR-C, per the Zone Map Amendment approved in August of 2022. The site is subject to the standards of the IDO and DPM.
- The property is within an MT-Major Transit Corridor and within the West Route 66 AC-Activity.
- This Site Plan submittal is for a new Warehouse and office development.

**COMMENTS:**

Comments that need **attention** are provided in **orange color**.



The Site Plan is being reviewed according to the standards and provisions within the IDO and the DPM.

Here is a link to the IDO, and DPM:

*\*(See additional comments on next pages)*

<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1>

<https://www.cabq.gov/planning/boards-commissions/development-process-manual-executive-committee> .

Warehousing is a permissive use in the IDO for the NR-C zone district.

**Warehousing**

The use of a building primarily for the holding or storage of goods, including cold storage, and merchandise for onward transportation or for distribution to retailers, but not for sale to the general public, and not including self-storage. Loading and unloading from rail spurs is incidental to this use. See also *Self-storage*.

Outdoor Storage requires a conditional use approval. \*ZHE approval from August 2023.

**Outdoor Storage**

The keeping of any goods, material, or merchandise outside of a building in the same place for more than 24 hours, but not including any storage activity or use of land listed separately in Table 4-2-1. See also *Building and Home Improvement Materials Store, Contractors Facility and Yard, and Salvage Yard*.

Clarify if the **Wholesale and Distribution** use will be a part of this development.  
RESPONSE- DISTRIBUTION WILL BE A PART OF THIS DEVELOPMENT. WHOLESALER WILL NOT.

Clarify if expired ZHE variance approvals from 2022 will be a part of this development.  
RESPONSE- EXTENSION AQUIRED FOR ZHE VARIANCE APPROVALS (SEE ATTACHED)

Clarify if Arch. Cert. and Sensitive Lands analysis is current. Both appear to be over a year old.  
RESPONSE- NO ACTIVITIES ON THE SITE HAVE BEEN CONDUCTED SINCE THE PREPARATION OF THE ARCHEOLOGICAL CERTIFICATION AND THE SENSITIVE LANDS ANALYSIS. THE CONTENT OF BOTH ARE STILL VALID.

Clarify and confirm that all development, landscaping, and screening are within private property areas and they will not encroach into the public right of way or into a utility easement. (\*Exception--Street/Sidewalk landscape buffer should be within ROW).  
RESPONSE- ALL LANDSCAPING AND SCREENING ARE WITHIN PRIVATE PROPERTY AREAS.

\*The Site Plan and Landscaping Plan needs to include measurements. Such as setback, buffer areas, Screening, Etc.; Including but not limited to 5-6-E-4, table5-6-4. Industrial use next to non-industrial or residential.  
RESPONSE- SEE SITE PLAN FOR DIMENSIONS AT SETBACKS



\*Elevation pages need to include measurements and dimensions. Such as height, windows, doors, changes in façade, Etc.

RESPONSE- SEE REVISED ELEVATIONS FOR DIMENSIONS.



As a part of the elevation pages:

Provide detail to demonstrate and explain compliance with all sections within 5-11-E. Specifically 5-11-E-2 and 5-11-E-3.

RESPONSE- ELEVATIONS COMPLY WITH IDO 5-11-E. SEE NOTE ON REVISED ELEVATIONS AND SITE PLAN.



Per IDO section 5-1-E, table 5-1-3:

Greater setbacks and/or reduced heights may be required for compliance with the National Electrical Safety Code (NESC) along lot lines that abut, are adjacent to, or within properties that contain overhead power lines and/or electric utility easements. Electric service provision from the Public Service Company of New Mexico (PNM) will also depend on adequate structure clearance requirements as outlined in the PNM Electric Service Guide.



Clarify if a replat will be a part of this development. The Site Plan and City parcels don't appear to match:

RESPONSE- A PLAT HAS BEEN SUBMITTED TO DHO FOR THESE PROPERTIES. (SEE ATTACHED)



Clarify compliance with section 7 of the DPM Table 7.2.29 regarding Sidewalk width requirements, the landscape buffer.

\*Verification of standards per Transportation.

Per previous sketch plat-- Along the frontage of Amanda St. a 5' sidewalk is required in this area. Along the frontage of Central Ave. a 10' sidewalk with curb & gutter is required as this is Principal Arterial within a Center. All sidewalks must have a 4-foot ADA pathway around all obstructions within right-of-way. ROW dedication may be required. All work within the ROW shall be done under a work order and all infrastructure items placed on an infrastructure list.



RESPONSE- A 5' SIDEWALK ALONG AMANDA ST AND A 10' MULTI-USE TRAIL ALONG CENTRAL AVE WILL BE PROVIDED AS NOTED ON THE INFRASTRUCTURE LIST

\*Clarify if dedication of right of way is needed.

RESPONSE- NO RIGHT OF WAY DEDICATION IS REQUIRED

Clarify and confirm with engineering team that the Infrastructure List (IL) is ready to be finalized or if modifications are needed.

RESPONSE- INFRASTRUCTURE LIST HAS BEEN REVISED TO ADDRESS ALL RELATED COMMENTS

Once the IL is approved, a recorded Infrastructure Improvements Agreement to guarantee the infrastructure will need to be executed and recorded with the County Clerk prior to final sign off of the site plan.

RESPONSE- UNDERSTOOD. AN IIA WILL BE SUBMITTED ALONG WITH A LETTER OF CREDIT FOR REVIEW AND APPROVAL.

Clarify the building height related to the standards of IDO section 5-9 Neighborhood edges. NR-C site is abutting R-T and R-A.

RESPONSE- VARIANCE APPROVED BY ZHE FOR BUILDING HEIGHT (SEE ATTACHED)



IDO Zoning: R-T ◀ 13 of 13 ▶

IDO Zoning: R-T

IDO District Definition: Townhouse  
 IDO Zoning Description:  
 IDO Category: Residential  
 Old Zoning Designation: R-T  
 Old Zoning Description:  
 Old Zoning Category: RESIDENTIAL  
[Link to Allowable Use Table](#)

[Add to Results](#) | [View Additional Details](#)

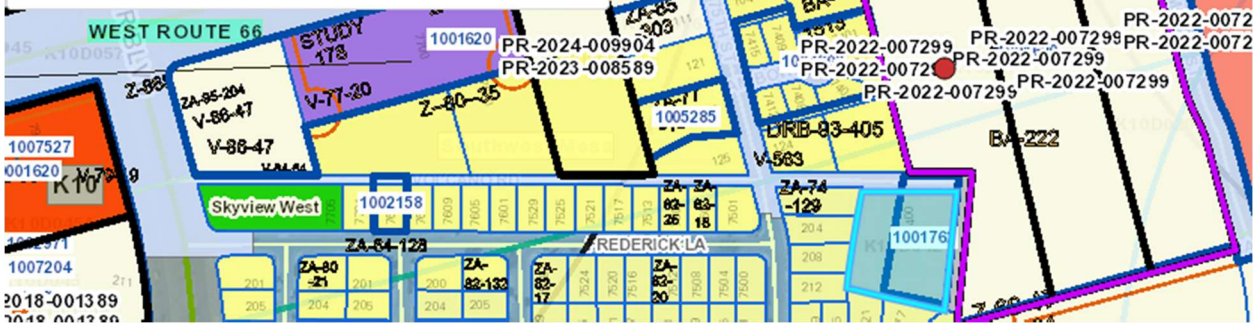


IDO Zoning: R-A ◀ 10 of 11 ▶

IDO Zoning: R-A

IDO District Definition: Rural and Agricultural  
 IDO Zoning Description:  
 IDO Category: Residential  
 Old Zoning Designation: RA-2  
 Old Zoning Description:  
 Old Zoning Category: RESIDENTIAL / AGRICULTURAL  
[Link to Allowable Use Table](#)

[Add to Results](#) | [View Additional Details](#)





Walls and fences will require separate permitting through Code Enforcement and/or Building Safety. Per section 5-7 of the IDO, Wall/fence location and height may require additional approvals, such as a ZHE variance. \*Verification per Code Enforcement.

Any Drainage Ponds must meet Standard Specification 1013 or better. See [Drainage Ponds Slope Stabilization and Seeding Requirements.pdf \(cabq.gov\)](#)

The project and application numbers must be added to the Site Plan and any associated IL.

RESPONSE- PROJECT AND APPLICATION NUMBERS HAVE BEEN ADDED TO THE SITE PLAN AND IL.

Hydrology has an approved G&D. Transportation has approved the TCL. Clarify if Solid Waste and Fire & Rescue have approved the site plan.

RESPONSE – YES. THESE WERE INCLUDED WITH INITIAL SUBMITTAL

Provide a lighting plan with dimensions that meets IDO section 5-8.

RESPONSE- LIGHTING LAYOUT WITH DIMENSIONS HAVE BEEN ADDED TO SITE PLAN

Emailed public notice requirements of IDO Section 6, Table 6-1-1 was completed prior to submitting the application file.

*\*Applicant must ensure that all revised and final Plan sheets are sealed and signed by a design professional licensed in the State of New Mexico.*

RESPONSE- ALL FINAL PLAN ARE SEALED & SIGNED BY NM LICENSED

## **5-6: LANDSCAPING, BUFFERING, AND SCREENING**

### **5-6(C)(4) Required Plant Materials and Site Amenities**

5-6(C)(4)(d) No more than 10 percent of required landscape areas shall be cool season grass species. Irrigated cool season grass shall not be planted on slopes exceeding 1:4 rise:run or planted in narrow or irregularly shaped areas (10 feet or less in any dimension) in order to avoid water waste. Any cool season grass shall be installed at least 3 feet in any direction from any impermeable hard surface. (A buffer using organic mulch can be used when planting cool season grass adjacent to impermeable surface.)

Provide relevant calculations and confirm compliance with this code. Additionally, the City of Albuquerque is in the process of eliminating non-functional turf grasses due to

high water requirements compared to the function they serve. Consider proposing a different plant material for these areas.

RESPONSE- NO TURF GRASSES PROPOSED. SEE ATTACHED REVISED LANDSCAPE PLAN FOR CALCULATIONS AND CONFIRMATION OF COMPLIANCE WITH THIS 5-6(C)(4)(d)



The parking area must meet all the requirements under 5-6(F) Parking Lot Landscaping.  
RESPONSE- REQUIREMENTS NOTED IN 5-6(F) ARE MET ON ATTACHED LANDSCAPE PLAN

LANDSCAPING and IRRIGATION

RESPONSE – SEE ATTACHED REVISED LANDSCAPE PLAN THAT COMPLIES WITH SECTIONS NOTED BELOW AND INCLUDES REQUESTED LANDSCAPING AND IRRIGATION PLAN NOTES.

- Add the following notes from the IDO to the landscaping and Irrigation plan notes:
- Per 5-6(C)(4)(g), all vegetation shall comply with Article 9-12 and Parts 6-1-1 and 6- 6-2 of ROA 1994 (Pollen Control, Water Conservation Landscaping and Water Waste, and Street Trees) and Section 4 of the Albuquerque Bernalillo County Water Authority (ABCWUA) Legislation and Ordinances (Water Waste Reduction Ordinance) as applicable.
- Per 5-6(C)(4)(h), all required plant materials shall be free of disease and insects and shall conform to the American Standard for Nursery Stock (ASNA) of the American Nursery and Landscape Association.
- Per 5-6(C)(5)(a), all vegetated material required by this Section 14-16-5-6 shall be planted in uncompacted soil.
- Per 5-6(C)(5)(b), if used, weed barriers shall be permeable to optimize stormwater infiltration and prevent runoff.
- Per 5-6(C)(5)(d), a minimum of 2 inches of organic mulch is required in all planting areas, with 3-4 inches recommended.

**5-6(C)(9) Planting in or over the Public Right-of-way**

- 5-6(C)(9)(a) All planting of vegetated material or installation of any landscaping, buffering, or screening material in the public right-of way shall require the prior approval of the City. The property owner shall be responsible for the maintenance, repairs, or liability for all the landscaping placed in or over the public right-of way.
- 5-6(C)(9)(b) Any trees that overhang a public sidewalk or Major Public Open Space shall be trimmed to maintain an 8-foot clearance over the sidewalk. Any trees that overhang a public street shall be trimmed to maintain a 9-foot clearance over the street surface.
- Per 5-6(C)(9)(c), where landscaping is installed in the public right-of-way, the applicant shall install an adequate irrigation system that meets the minimum technical requirements In Article 6-6 of ROA 1994 (Trees, Vegetation and Landscaping) and the DPM, with a separate meter for the landscape area in the public right-of-way, or a separate valve(s) at the property line allowing isolation of the irrigation to the landscape within the public right-of-way. Drip irrigation systems and artificial turf shall not be allowed within the public right-of-way.

**5-6(C)(14) Irrigation Systems**

- Per 5-6(C)(14)(a), irrigation systems shall comply with Section 8 of the ABCWUA Legislation and Ordinances (Cross Connection Prevention and Control Ordinance).
- Per 5-6(C)(14)(b), all irrigation systems shall be designed to minimize the use of water.
- 5-6(C)(14)(c), all non-residential landscape irrigation shall have automatic timers and/or programmable settings to avoid overwatering.
- Per 5-6(C)(14)(d), the irrigation system shall not spray or irrigate impervious surfaces, including sidewalks, driveways, drive aisles, streets, and parking and loading areas.

**5-6(C)(15) Installation**

- 5-6(C)(15)(c) Any damage to utility lines resulting from the negligence of the abutting property owner or the property owner’s agents or employees in the installation and maintenance of any landscaping, screening, or buffering in a public right-of-way, private way, or easement shall be the responsibility of such property owner. Any damage to utility lines resulting from the growth of plant materials that have been approved by the applicable public utility as part of a plan for landscaping, screening, or buffering on the public right of way shall be the responsibility of such public utility. If a public utility disturbs landscaping, screening, or buffering in a public right-of-way, private way, or easement, it shall make every reasonable effort to preserve the landscaping materials and return them to their prior locations after the utility work. If the plant materials die despite those efforts, it is the obligation of the abutting property owner to replace the plant materials.
- 5-6(C)(15)(d) Property owners acknowledge that approved landscaping and trees installed and maintained in a public right-of-way, private way, or easement abutting private properties are the property of the City, and that that the City reserves the right to remove them if necessary for a transportation project without compensation, but at no cost to the property owner. Landscaping installed in an abutting public right-of-way, private way, or easement by property owners and later removed by the City shall not impact previously approved net lot area calculations for required landscaping.

**5-13(B)(7) Landscaping, Buffering, and Screening**

- 5-13(B)(7)(a) Landscaping, screening and buffering areas shall be maintained in compliance with Articles 6-6 and 9-8 of ROA 1994 (Trees, Vegetation, and Landscaping and Weeds, Litter, and Snow) and Section 4 of the Albuquerque Bernalillo County Water Authority (ABCWUA) Legislation and Ordinances (Water Waste Reduction Ordinance).

- 5-13(B)(7)(b) All landscaped areas shall be maintained with a neat and orderly appearance, which includes pruning, removal and replacement of dead or diseased plants and trees, disposal of litter, repair of damaged walls and hard surface areas, and upkeep of irrigation systems.
- 5-13(B)(7)(d) Where landscaping was installed pursuant to a Site Plan or development approval, the landscaping shall be replaced according to any landscaping and maintenance plan under that approval.
- 5-13(B)(7)(e) Trees or plants that die shall be replaced by the owner as expeditiously as possible, but in no case longer than 60 calendar days after notice from the City. The replacement of dead vegetation is the responsibility of the property owner.
- 5-13(B)(7)(f) Street trees shall be maintained alive and healthy. Maintaining and replacing street trees or other trees planted in the public right-of-way are the responsibility of abutting property owners.

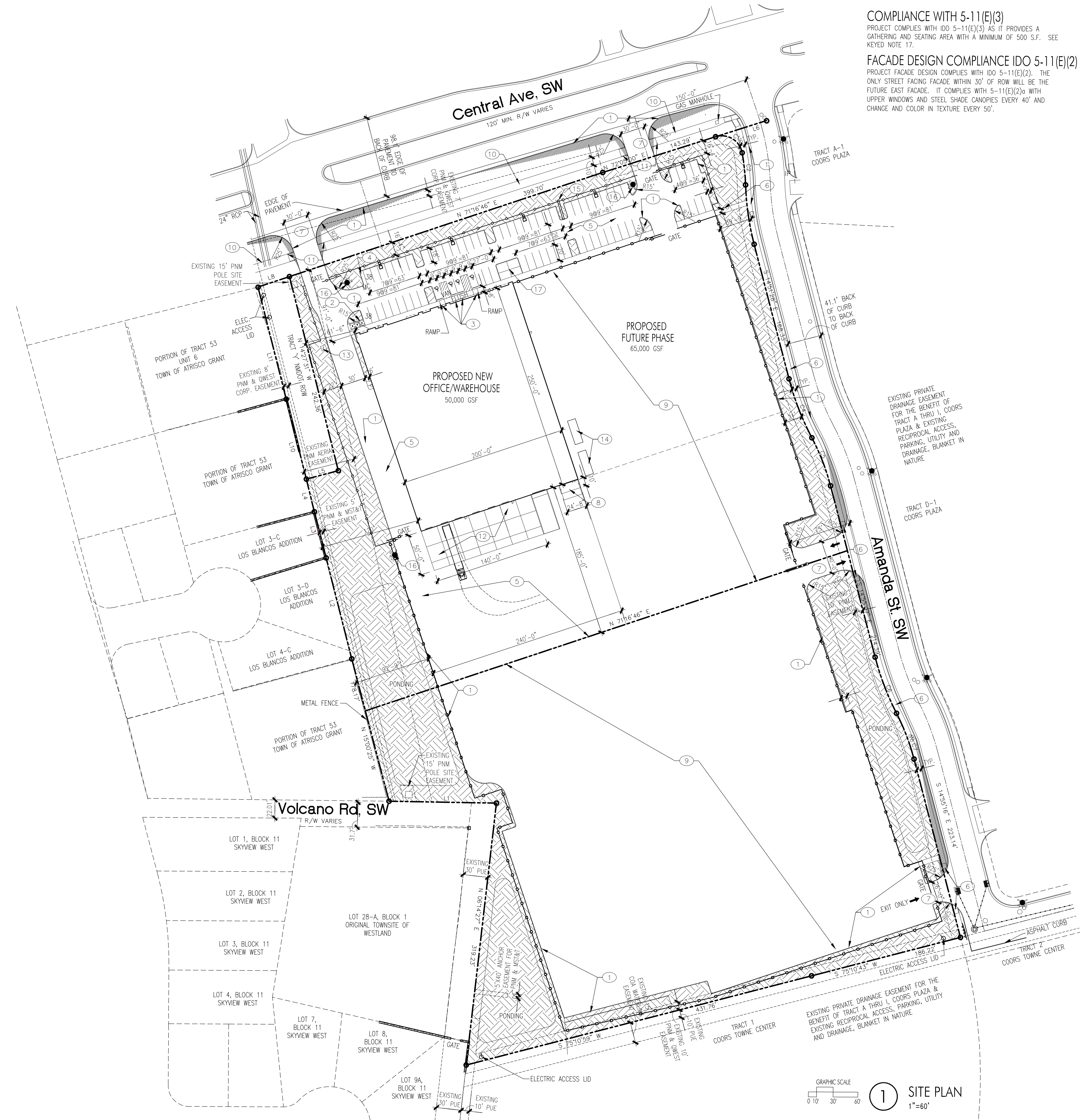


*Disclaimer: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.*

FROM: Robert Webb/Jolene Wolfley  
Planning Department

DATE: 7/2/24





**COMPLIANCE WITH 5-11(E)(3)**  
 PROJECT COMPLIES WITH IDO 5-11(E)(3) AS IT PROVIDES A GATHERING AND SEATING AREA WITH A MINIMUM OF 500 S.F. SEE KEYED NOTE 17.

**FAÇADE DESIGN COMPLIANCE IDO 5-11(E)(2)**  
 PROJECT FAÇADE DESIGN COMPLIES WITH IDO 5-11(E)(2). THE ONLY STREET FACING FAÇADE WITHIN 30' OF ROW WILL BE THE FUTURE EAST FAÇADE. IT COMPLIES WITH 5-11(E)(2) WITH UPPER WINDOWS AND STEEL SHADE CANOPIES EVERY 40' AND CHANGE AND COLOR IN TEXTURE EVERY 50'.

**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 75 SPACES  
 HANICAP 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**

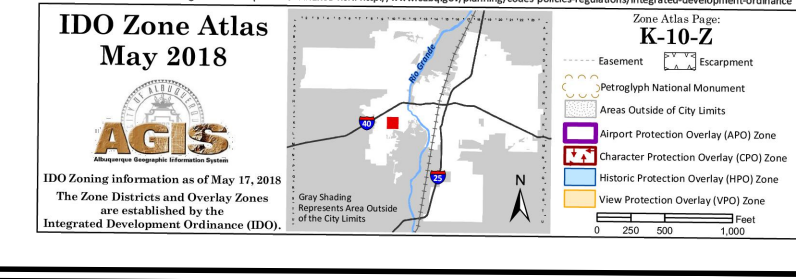
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	42.49' [42.45']	25.00'	97°22'49"	37.56'	S 59°14'35" E
C2	39.23' [39.30']	270.00'	8°19'32"	39.20'	S 06°23'24" E
C3	72.75' [72.66']	330.00'	12°37'50"	72.60'	S 08°32'33" E
C4	76.76' [76.39']	330.00'	13°19'36"	76.58'	S 21°31'15" E
C5	62.50' [62.50']	270.00'	13°15'47"	62.36'	S 21°33'10" E
C6	72.89' [72.66']	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. ALL SIDEWALKS MUST HAVE A MIN. 4' PATHWAY AROUND ALL OBSTRUCTIONS WITHIN ROW. ROW DEDICATION MAY BE REQUIRED AND ALL WORK WITHIN ROW SHALL BE DONE UNDER A CITY WORK ORDER WITH ALL INFRASTRUCTURE ITEMS PLACED ON AN INFRASTRUCTURE LIST.
  - 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)
  - 500 S.F. MIN. OUTDOOR SEATING AND GATHERING AREA

- 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



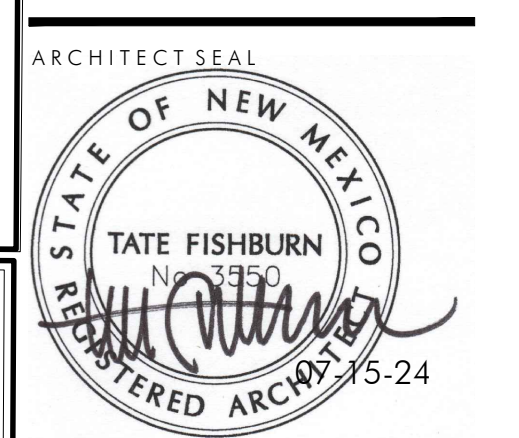
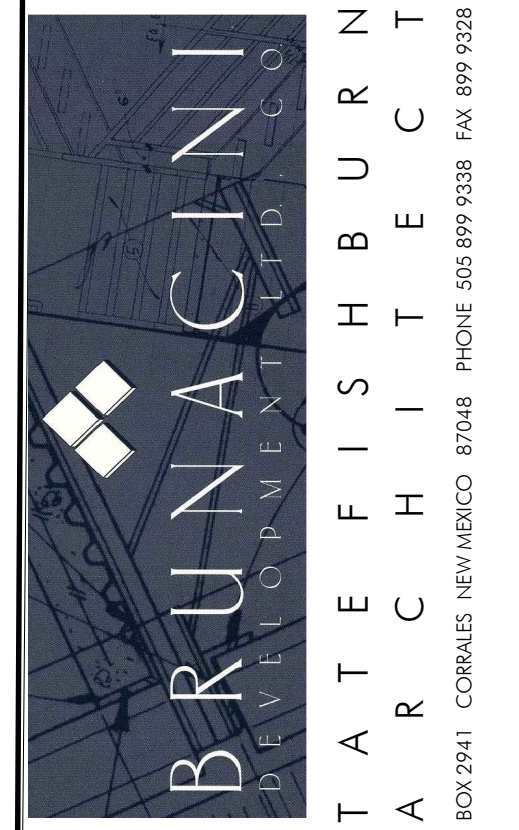
**PROJECT NO. PR-2022-007299**  
**APPLICATION NO. SI-2024-00931-SITE PLAN-DFT**

IS AN INFRASTRUCTURE LIST REQUIRED? ( ) YES ( ) NO  
 IF YES, THEN A SET OF APPROVED DRG 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)(vi). 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.
  - HANICAP PARKING PAVEMENT MARKING
  - EXTERIOR LIGHT POLE LOCATION. SEE GENERAL NOTES FOR EXTERIOR LIGHTING REQUIREMENTS.
  - 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 FRO THE SITE PERIMETER.
  - ROOF TOP AND GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM THE PUBLIC VIEW BY MATERIALS OF THE SAME NATURE AS THE BUILDINGS 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 HANICAP 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**

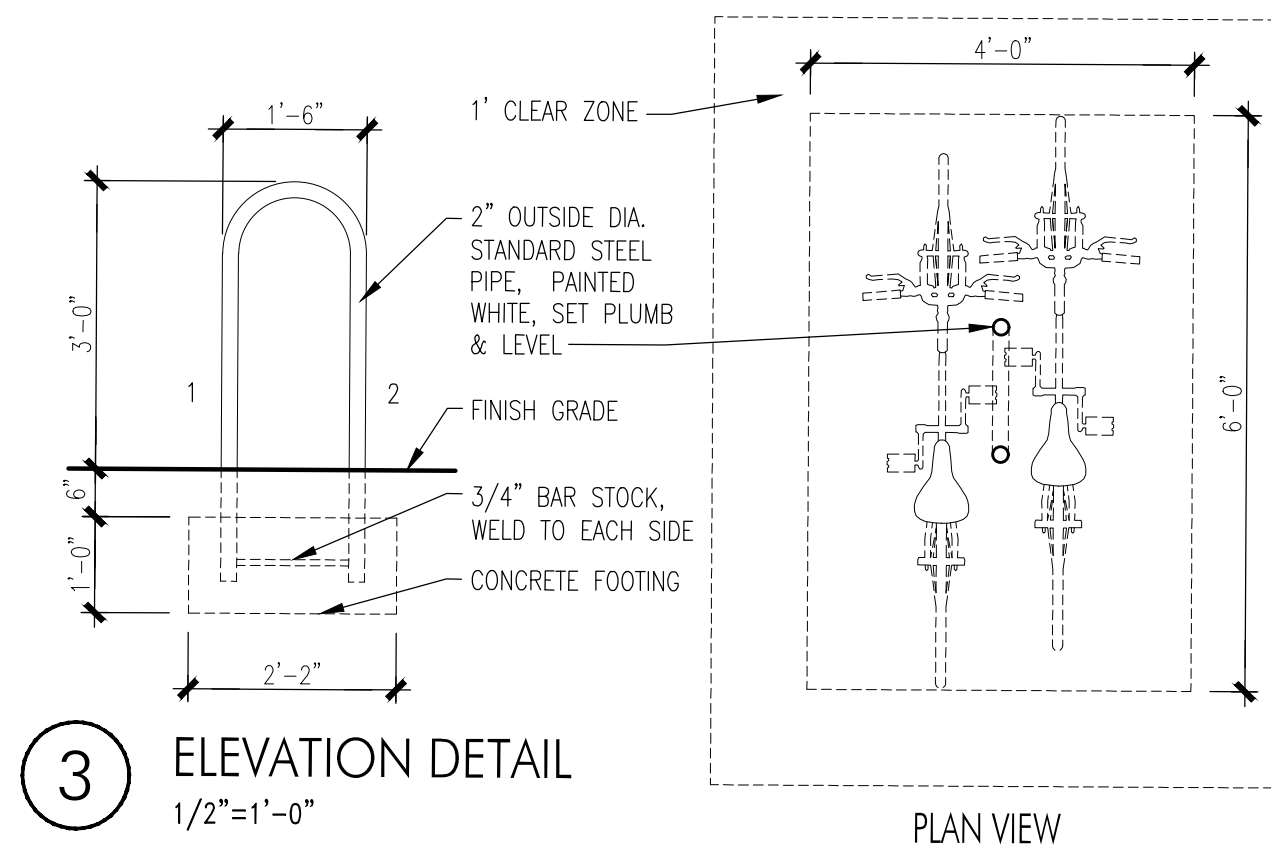
DATE	SCALE
JULY 15, 2024 <td>NORTH</td>	NORTH
	1"=60'-0"
	OR AS NOTED

**DRAWING NAME**  
 SITE DEVELOPMENT PLAN

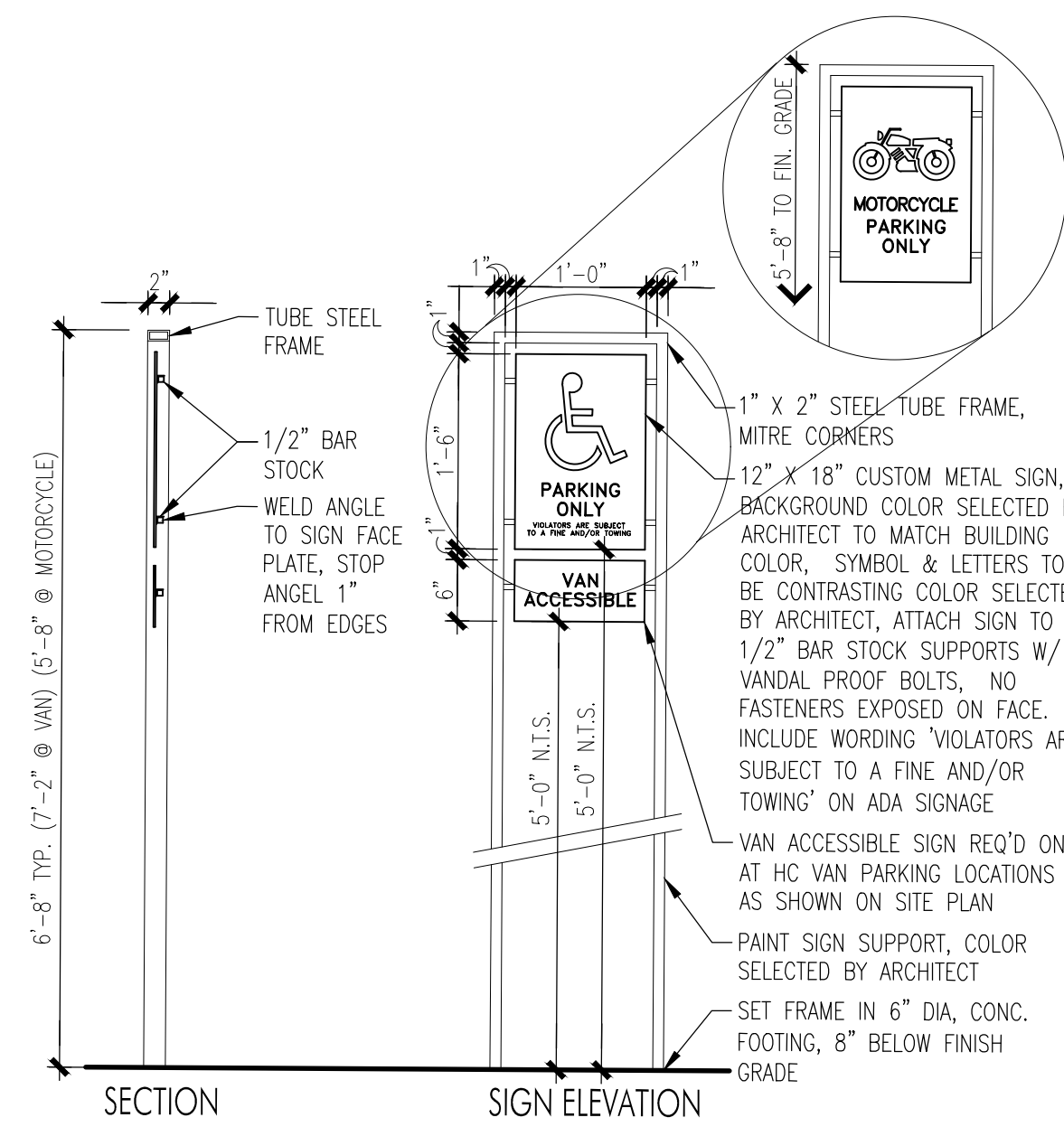
**SHEET NUMBER**  
 SDP-1



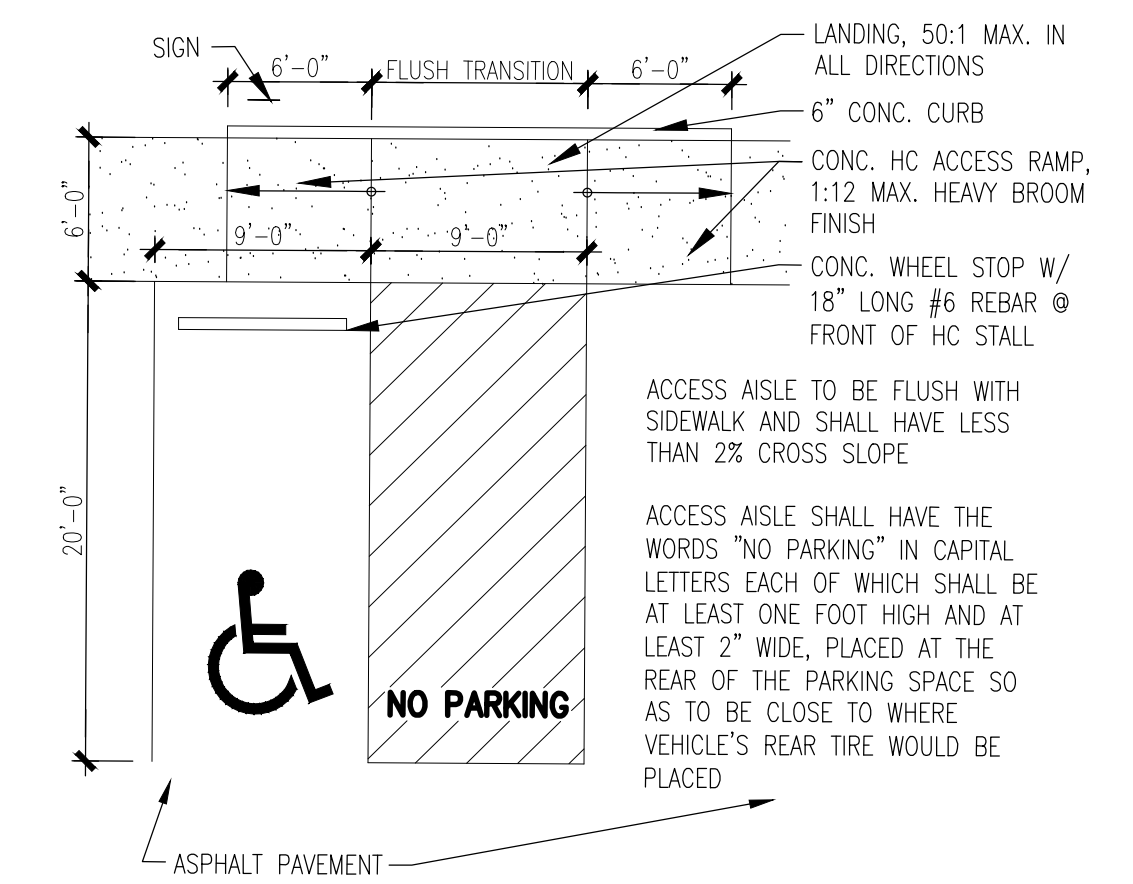
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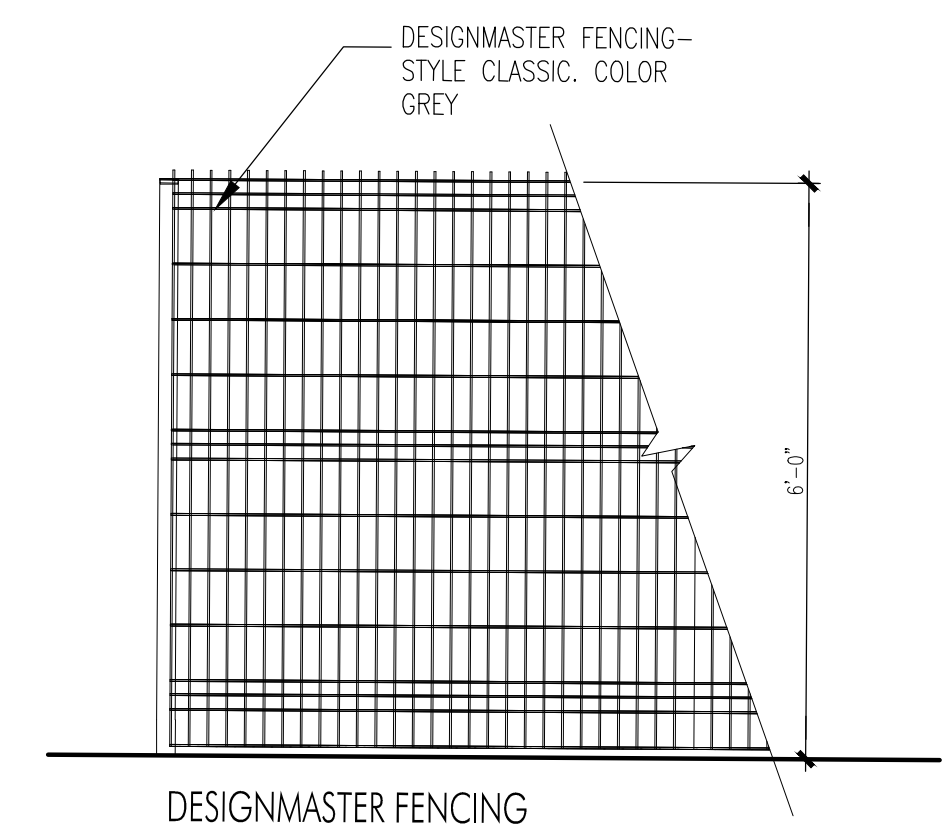
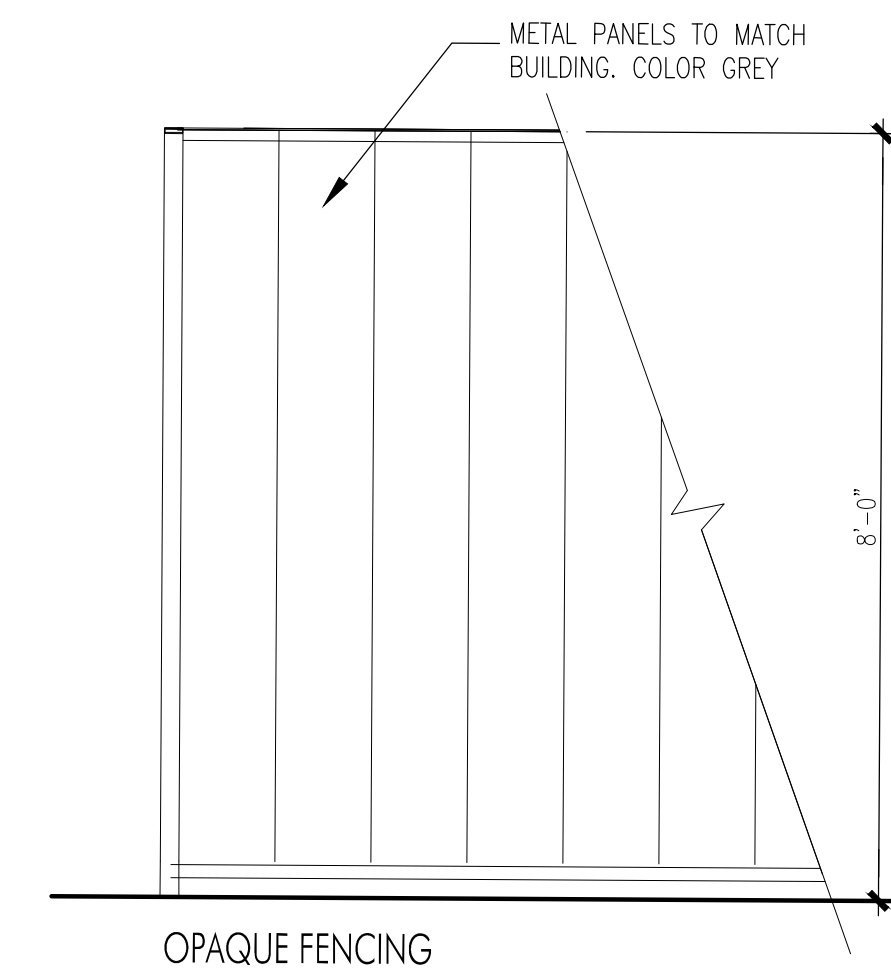
3 ELEVATION DETAIL  
1/2"=1'-0"



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



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



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

PROJECT

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

REVISIONS

DATE JULY 15, 2024

NORTH SCALE

OR AS NOTED

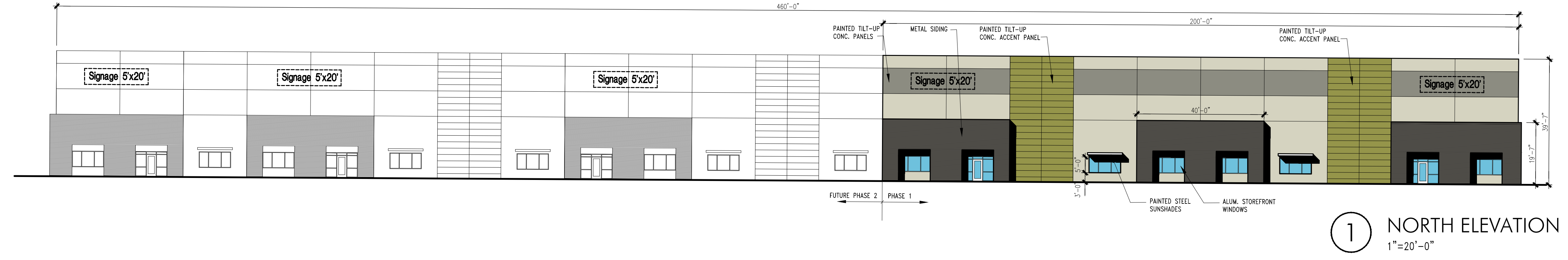
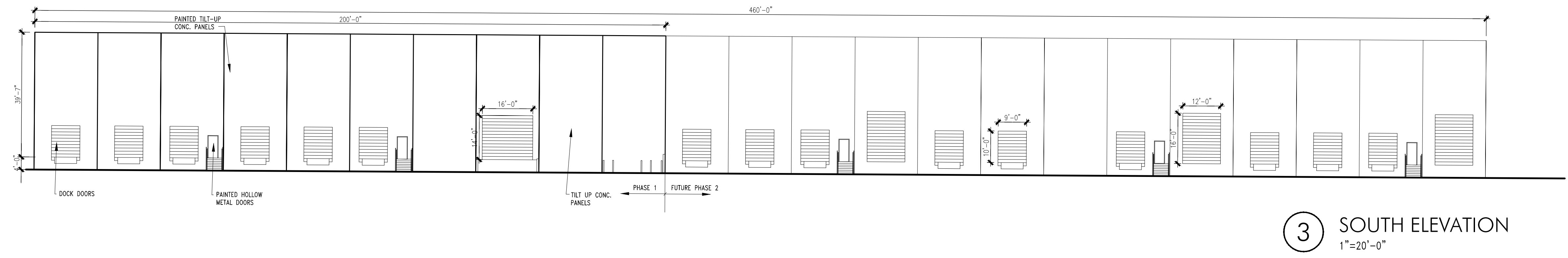
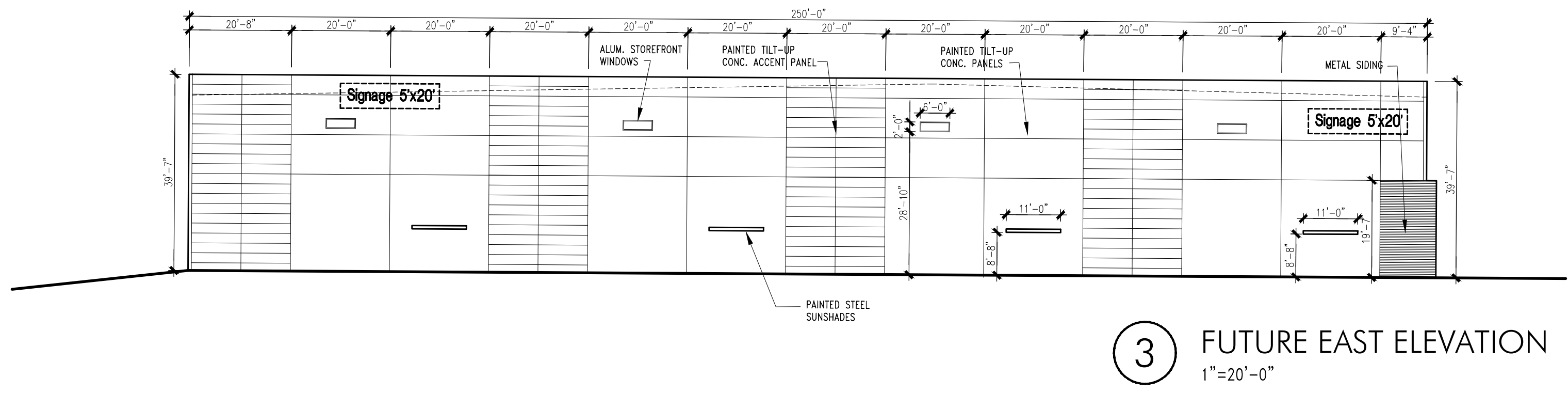
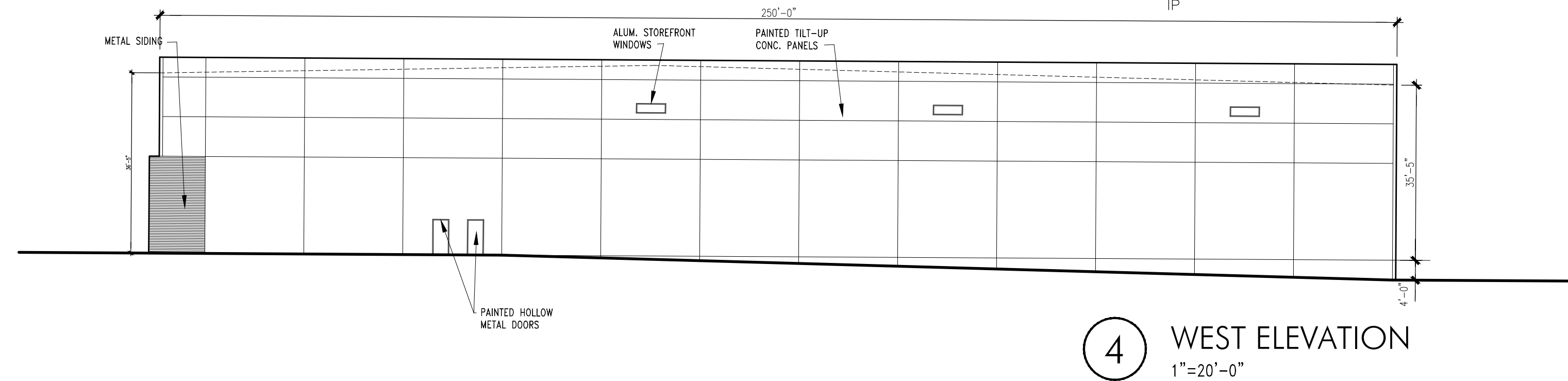
DRAWING NAME

SITE DEVELOPMENT  
PLAN- SITE DETAILS

SHEET NUMBER

SDP-2





**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.

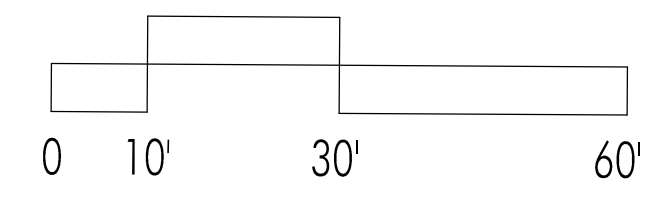
ALL BUILDING MOUNTED SIGNAGE TO BE LIGHTED EITHER INTERNALLY OR EXTERNALLY. ANY LIGHTING FOR SIGNAGE SHALL CONFORM TO NIGHT SKIES ACT. SIGNAGE MATERIAL TO BE EITHER RAISED METAL LETTERING OR TRANSLUCENT LEXAN PANELS OF ANY COLOR. NO BOX SIGNAGE ALLOWED. INDIVIDUAL RAISED LETTERS ONLY.

**BUILDING SIGNAGE CALCS:**

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

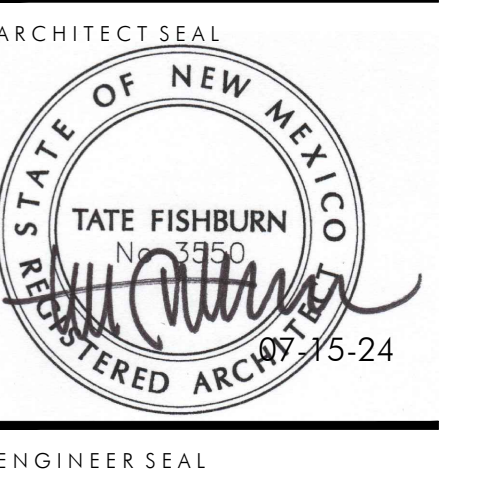
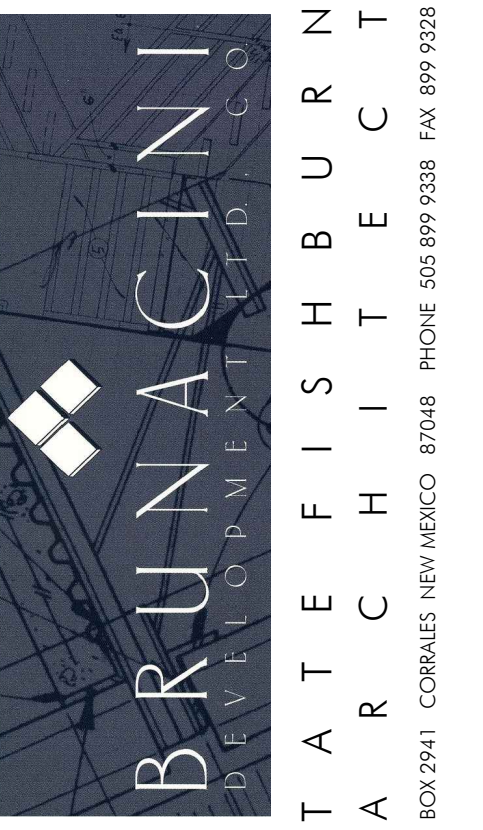
NORTH ELEVATION- BLDG. AREA-18,247 S.F. SIGNAGE- 500 S.F.  
 500 / 18,247 = 2.7%

**GRAPHIC SCALE**



**FACADE DESIGN COMPLIANCE IDO 5-11(E)(2)**

PROJECT FACADE DESIGN COMPLIES WITH IDO 5-11(E)(2). THE ONLY STREET FACING FACADE WITHIN 30' OF ROW WILL BE THE FUTURE EAST FACADE. IT COMPLIES WITH 5-11(E)(2)a WITH UPPER WINDOWS AND STEEL SHADE CANOPIES EVERY 40' AND CHANGE AND COLOR IN TEXTURE EVERY 50'.



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

**REVISIONS**

DATE JULY 15, 2024

NORTH SCALE

OR AS NOTED

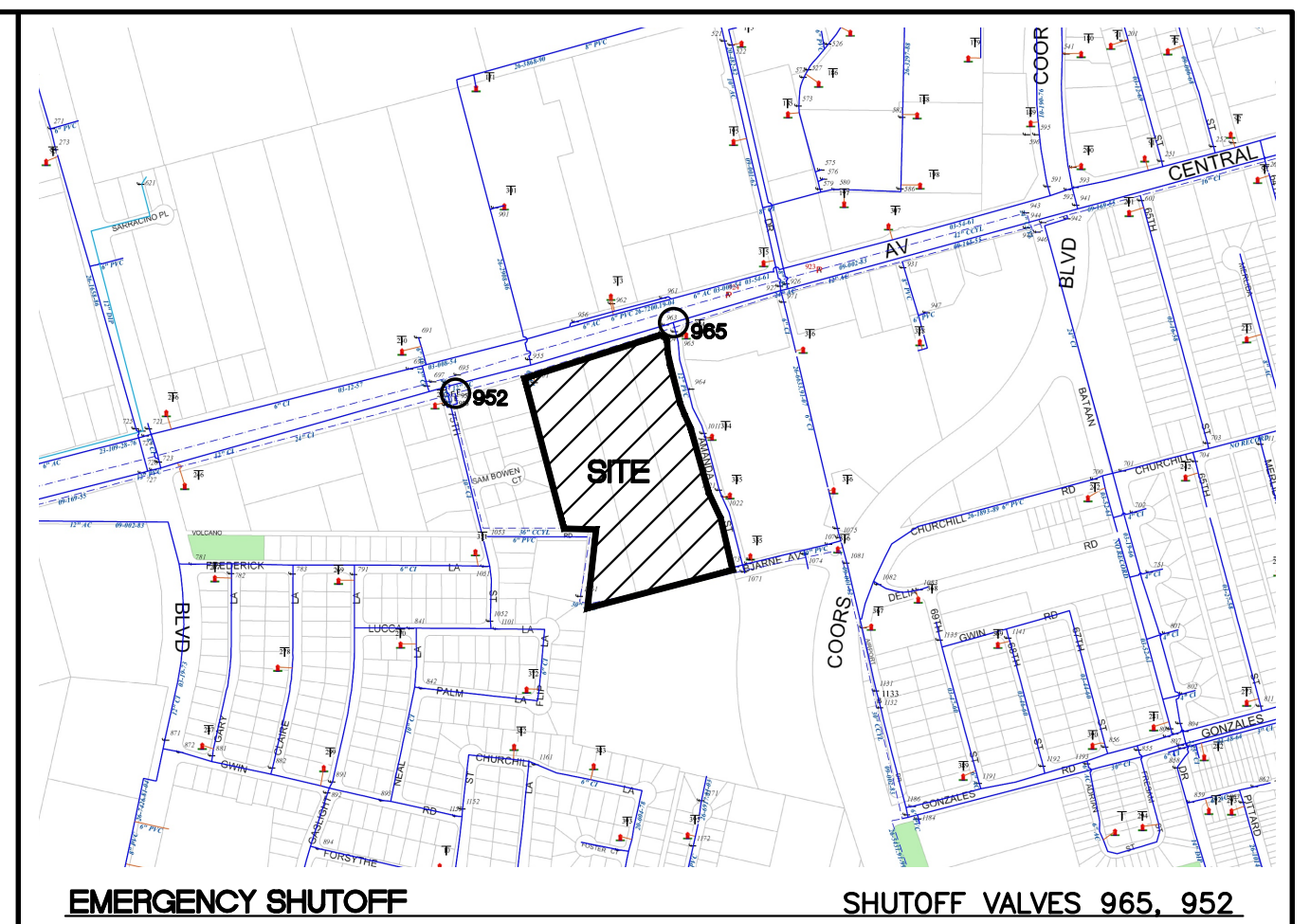
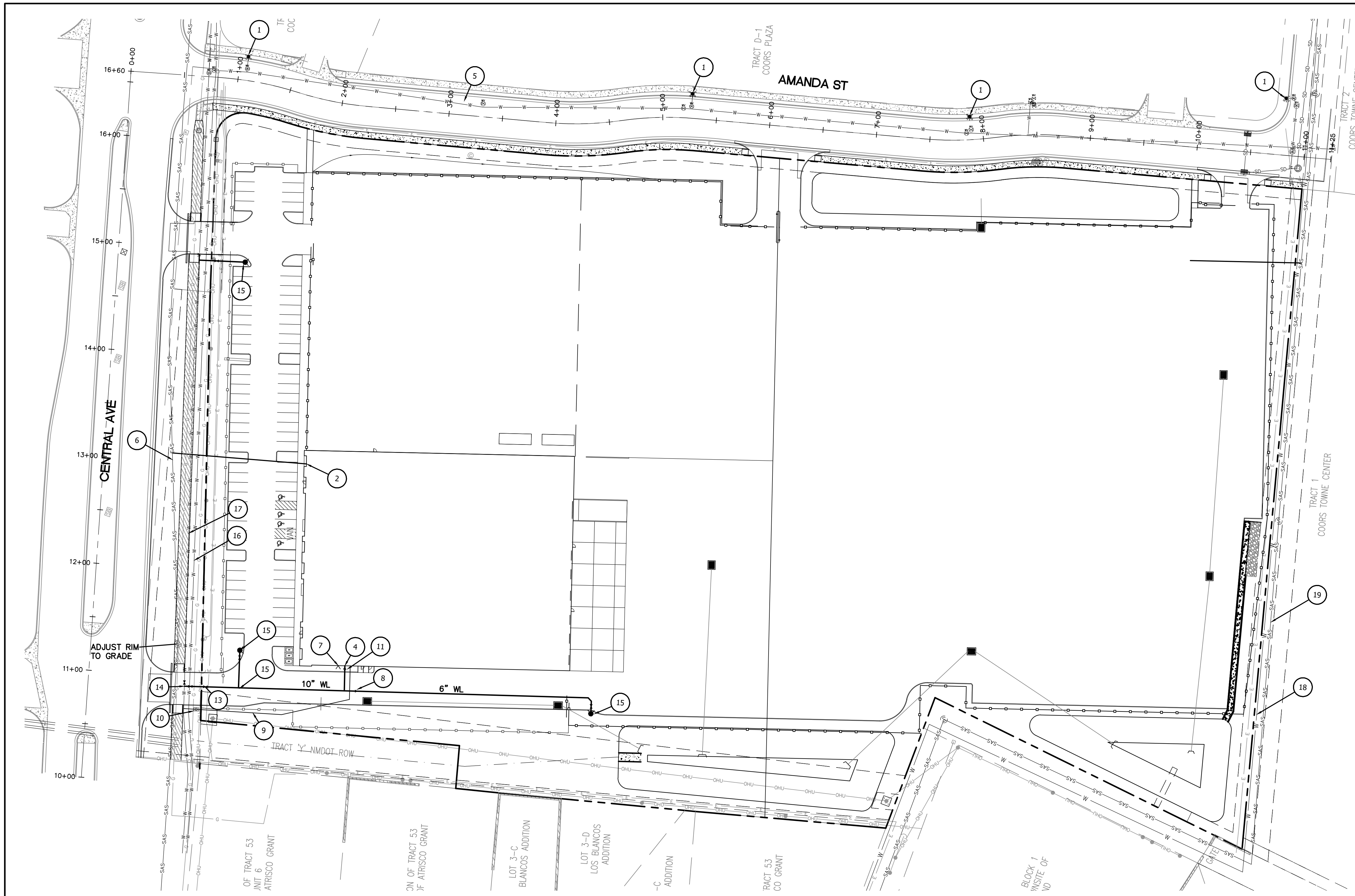
DRAWING NAME

BUILDING ELEVATIONS

SHEET NUMBER

SDP-3





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/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
- 8" SAS SANITARY SEWER LINE
- 8" WL WATERLINE

**NOTES:**

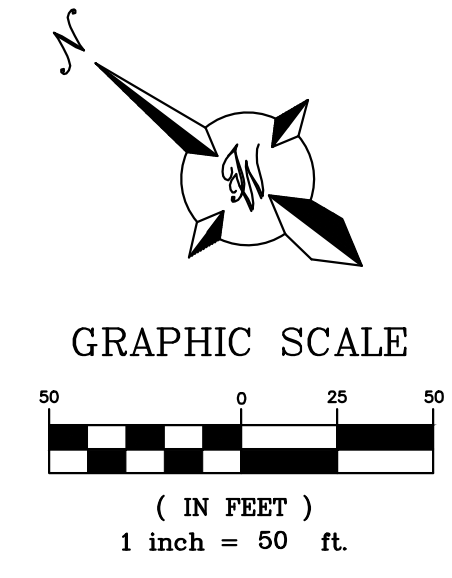
COORDINATION WITH WATER AUTHORITY CROSS CONNECTION SECTION WILL BE REQUIRED TO ENSURE BACKFLOW CONTAINMENT IS IN PLACE PRIOR TO RELEASE OF METER FOR THE SITE. CONTACT THE CROSS CONNECTION SECTION AT 505-289-3454.

COORDINATION WITH THE WATER AUTHORITY PRE-TREATMENT ENGINEER IS REQUIRED TO ENSURE THE SITE COMPLIES WITH WATER AUTHORITY SEWER USE ORDINANCE. CONTACT THE PRE-TREATMENT ENGINEER AT 505-289-3439.

ALL NEW PUBLIC CONNECTIONS AND INFRASTRUCTURE PROPOSED WILL BE CONSTRUCTED BY OTHER PERMIT.

**KEYED NOTES**

- 1 EXISTING FIRE HYDRANT (PUBLIC)
- 2 6" SAS SERVICE (PRIVATE)
- 3 6" FIRE LINE (PRIVATE)
- 4 8" FIRE LINE (PRIVATE)
- 5 EXISTING 10" PVC (PUBLIC)
- 6 EXISTING 8" SAS (VITRIFIED CLAY)
- 7 FDC
- 8 10"x6" REDUCER
- 9 2" DOMESTIC SERVICE
- 10 2" DOMESTIC SERVICE METER PER COA DWG 2367
- 11 PV
- 12 10"x10"x6" TEE
- 13 10" GATE VALVE (PRIVATE)
- 14 12x12"x10" TEE
- 15 12" GATE VALVE (PUBLIC)
- 16 10" GATE VALVE (PUBLIC)
- 17 10"x10"x6" TEE
- 18 6" GATE VALVE
- 19 EXISTING 24" CAST IRON WL (PUBLIC)
- 17 EXISTING 12" AC WL (PUBLIC)
- 18 EXISTING 30" CYL WL (PUBLIC)
- 19 EXISTING 12" SAS CLAY (PUBLIC)

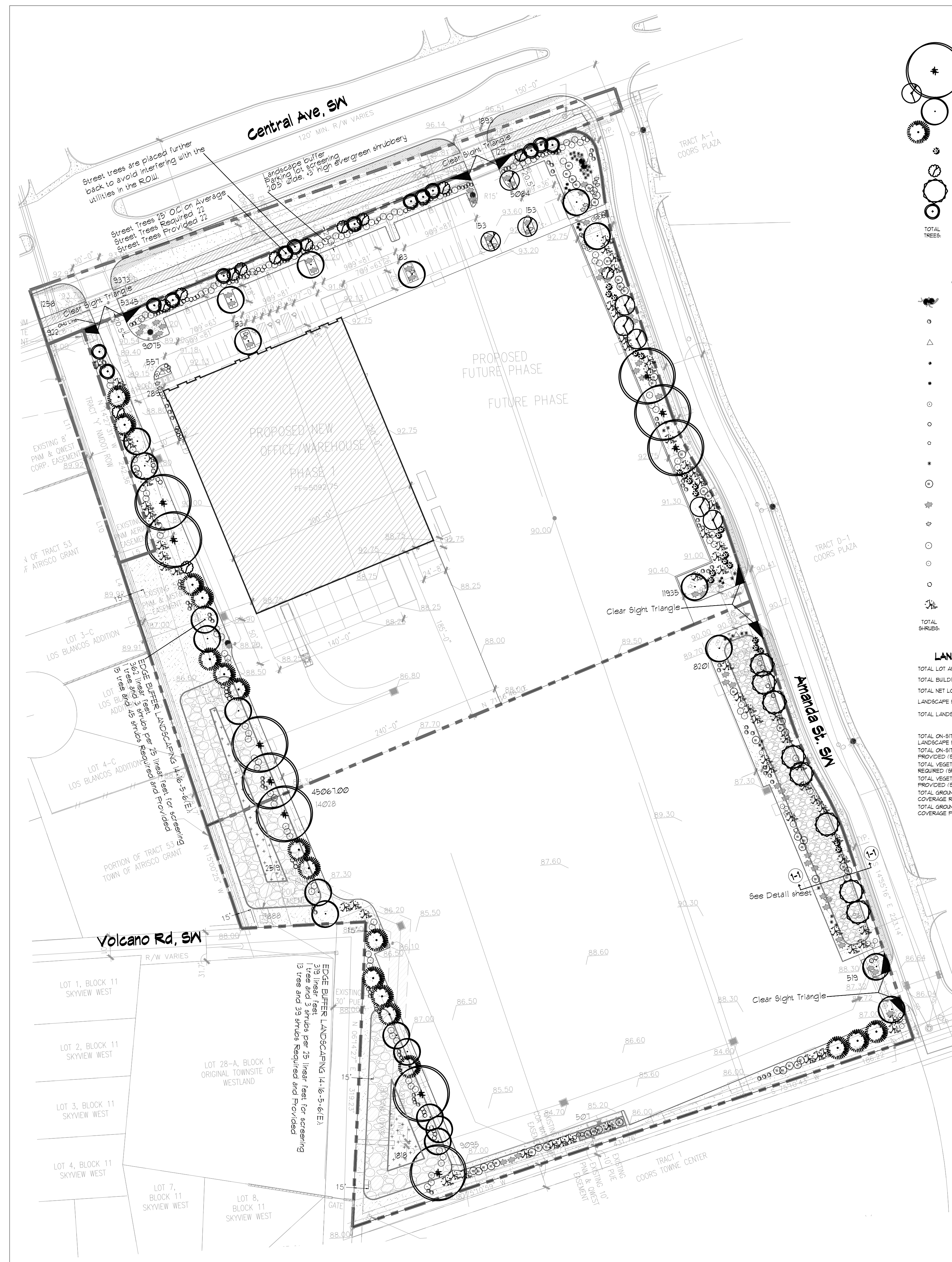


**CAUTION**

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.

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





**LANDSCAPE LEGEND**

**TREES**

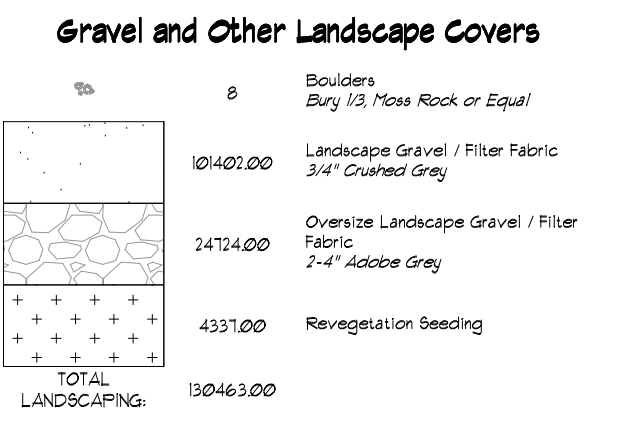
QTY	SIZE	COMMON/BOTANICAL NAME	DBH	WATER USE	COVERAGE	TOTAL COVERAGE
2	2"	Chinese Pistache <i>Pistacia chinensis</i>	60"x60"	M	2626	2626.00
2	2"	Russian Hawthorn <i>Crataegus ambigua</i>	20"x20"	M	314	292.00
22	2"	Frontier Elm <i>Ulmus 'Frontier'</i>	40"x20"	M	106.50	1943.00
11	8"	Austrian Pine <i>Pinus nigra</i>	39"x29"	M	490.63	8340.71
22	8"	Blue Arrow Juniper <i>Juniperus scopulorum 'Blue Arrow'</i>	12"x4"	M	1256	276.32
13	2"	Western Redbud <i>Cercis occidentalis</i>	10"x10"	M	13.04	146.932
8	2"	Desert Willow <i>Chilopsis linearis</i>	20"x25"	RW	490.63	3205.04
14	2"	Thornless Cocksfoot Hawthorn <i>Crataegus crus-galli thermis</i>	8"x8"	M	176.62	2472.68
TOTAL						67799.31

**Shrubs & Groundcovers**

QTY	SIZE	COMMON/BOTANICAL NAME	DBH	WATER USE	COVERAGE	TOTAL COVERAGE
2	5"	Palm Yucca <i>Yucca taxoniana</i>	12"x6"	M	2626	56.92
99	5"	India Hawthorne <i>Raphiolepis indica</i>	3"x4"	M	1256	1243.44
2	5"	Butterfly Bush <i>Buddleia davidii</i>	5"x1"	M	38.41	76.94
3	5"	Karl Foerster Grass <i>Calamagrostis acutiflora 'Karl Foerster'</i>	3"x2"	M	314	9.47
6	5"	Dwarf Fountain Grass <i>Pennisetum alopecuroides 'Hamelin'</i>	25"x2.5"	RW	4.90	29.40
9	5"	Blue Mist <i>Caryopteris x clandonensis</i>	3"x5"	M	196.3	176.67
2	5"	Autumn Sage <i>Salvia greggii</i>	3"x4"	L	2563	150.72
2	5"	Deep Blue Lavender <i>Lavender angustifolia 'Hidcote'</i>	3"x3"	L	1.07	14.14
32	5"	Road Yucca <i>Hesperaloe parviflora</i>	3"x3"	L	1.07	226.24
48	5"	Gro-Low Sumac <i>Rhus aromatica 'Gro-Low'</i>	3"x8"	M	502.4	2419.2
54	5"	Buffalo Juniper <i>Juniperus sp. 'Buffalo'</i>	1"x8"	M	502.4	272.96
15	5"	Blue Rug Juniper <i>Juniperus horizontalis</i>	1"x6"	M	2626	423.90
101	5"	Apache Plume <i>Fouglia paradoxa</i>	6"x1"	L	38.41	416.29
14	5"	Chamisa <i>Chrysothamnus nauseosus</i>	5"x5"	L	196.3	274.82
10	5"	Turpentine Bush <i>Eriocameria laricifolia</i>	3"x4"	L	502.4	356.80
68	5"	Yellow Bird of Paradise <i>Caesalpinia gilliesii</i>	10"x10"	RW	7850	5338.00
TOTAL						10711.78

**LANDSCAPE CALCULATIONS**

TOTAL LOT AREA	59980.4 sq ft
TOTAL BUILDING AREA (SF)	5091.75
TOTAL NET LOT AREA (SF)	54888.65
LANDSCAPE REQUIREMENT	15%
TOTAL LANDSCAPE REQUIRED	8283.3
TOTAL ON-SITE AND OFF-SITE LANDSCAPE PROVIDED (SF)	107402.00
TOTAL ON-SITE LANDSCAPE PROVIDED (SF)	104660.00
TOTAL VEGETATIVE COVERAGE REQUIRED (SF)	82845
TOTAL VEGETATIVE COVERAGE PROVIDED (SF)	83971.05
TOTAL GROUND VEGETATIVE COVERAGE REQUIRED (SF)	2071
TOTAL GROUND VEGETATIVE COVERAGE PROVIDED (SF)	20711.78



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.

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

**Organic Mulch 25% Required**  
Note, Each Tree, min. 5' rad. 78.5sf  
114 Trees x 78.5 sf = 8949  
See Tree Detail, a 5' radius of wood mulch is require around each tree w/out Filter Fabric

Total Mulch Provided 8949  
Total Mulch Required 82845

**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, IDO Ordinance.

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 without 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 9 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 1994 (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 10/22 depending on soil type for that City area. Please reference this native seed selection and the section on plan sheet.

For pond bottoms: Gravel 3/4 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 reseeded will likely be needed.

Maintenance will be per City of Albuquerque Specification 10/23.9.1 and 10/23.9.2.

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

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

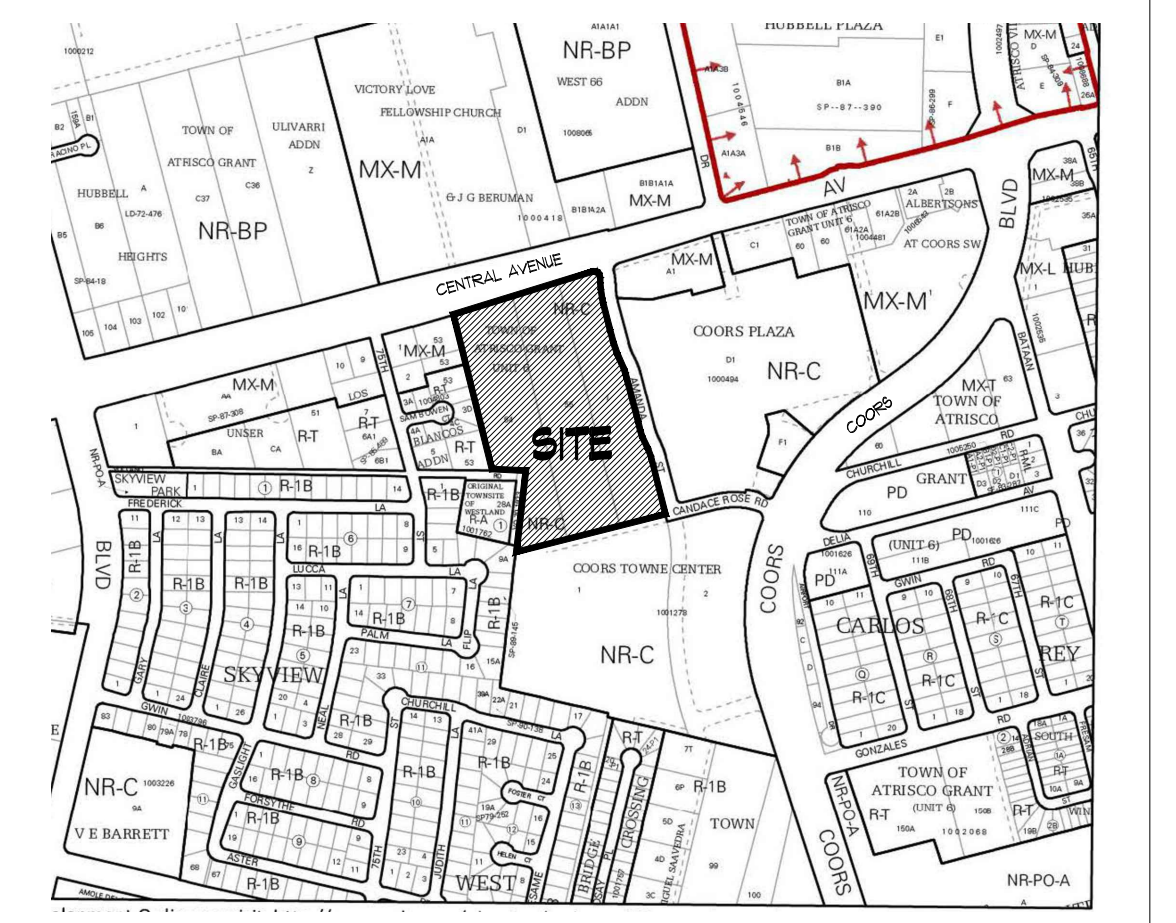
Per 5-6(C)4(g) all vegetation shall comply with Article 9-12 and Parts 6-1-1 and 6- 6-2 of ROA 1994 (Folien Control, Water Conservation Landscaping and Water Waste, and Street Trees) and Section 4 of the Albuquerque Bernalillo County Water Authority (ABCWUA) Legislation and Ordinances (Water Waste Reduction Ordinance) as applicable.

Per 5-6(C)4(h) all required plant materials shall be free of disease and insects and shall conform to the American Standard for Nursery Stock (ANS) of the American Nursery and Landscape Association.

Per 5-6(C)5(a), all vegetated material required by this Section 14-16-5-6 shall be planted in uncompacted soil.

Per 5-6(C)5(b), if used, weed barriers shall be permeable to optimize stormwater infiltration and prevent runoff.

Per 5-6(C)5(d), a minimum of 2 inches of organic mulch is required in all planting areas, with 3-4 inches recommended.



Vicinity Map

5-6(C)3(a) All planting of vegetated material or installation of any landscaping, buffering, or screening material in the public right-of-way shall require the prior approval of the City. The property owner shall be responsible for the maintenance, repairs, or liability for all the landscaping placed in or over the public right-of-way.

5-6(C)3(b) Any trees that overhang a public sidewalk or Major Public Open Space shall be trimmed to maintain an 8-foot clearance over the sidewalk. Any trees that overhang a public street shall be trimmed to maintain a 9-foot clearance over the street surface.

Per 5-6(C)3(c) where landscaping is installed in the public right-of-way, the applicant shall install an adequate irrigation system that meets the minimum technical requirements in Article 6-6 of ROA 1994 (Trees, Vegetation and Landscaping) and the DPM, with a separate meter for the landscape area in the public right-of-way, or a separate valve(s) at the property line allowing isolation of the irrigation to the landscape within the public right-of-way. Drip irrigation systems and artificial turf shall not be allowed within the public right-of-way.

5-6(C)3(c) Any damage to utility lines resulting from the negligence of the abutting property owner or the property owner's agents or employees in the installation and maintenance of any landscaping, screening, or buffering in a public right-of-way, private way, or easement shall be the responsibility of such property owner. Any damage to utility lines resulting from the growth of plant materials that have been approved by the applicable public utility as part of a plan for landscaping, screening, or buffering on the public right of way shall be the responsibility of such public utility. If a public utility disturbs landscaping, screening, or buffering in a public right-of-way, private way, or easement, it shall make every reasonable effort to preserve the landscaping materials and return them to their prior locations after the utility work. If the plant materials die despite those efforts, it is the obligation of the abutting property owner to replace the plant materials.

5-6(C)3(d) Property owners acknowledge that approved landscaping and trees installed and maintained in a public right-of-way, private way, or easement abutting private properties are the property of the City, and that the City reserves the right to remove them if necessary for a transportation project without compensation, but at no cost to the property owner. Landscaping installed in an abutting public right-of-way, private way, or easement by property owners and later removed by the City shall not impact previously approved net lot area calculations for required landscaping.

5-13(B)1(X) Landscaping screening and buffering areas shall be maintained in compliance with Articles 6-6 and 9-8 of ROA 1994 (Trees, Vegetation and Landscaping and Weeds, Litter, and Snow) and Section 4 of the Albuquerque Bernalillo County Water Authority (ABCWUA) Legislation and Ordinances (Water Waste Reduction Ordinance).

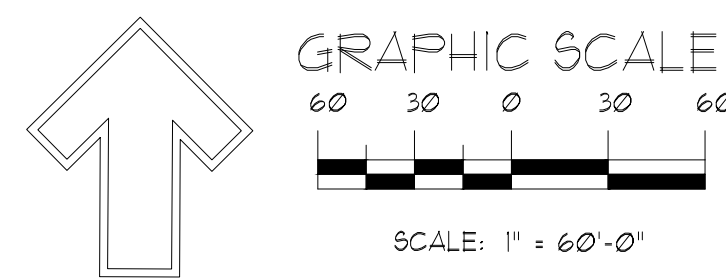
5-13(B)1(Xb) All landscaped areas shall be maintained with a neat and orderly appearance, which includes pruning, removal and replacement of dead or diseased plants and trees, disposal of litter, repair of damaged walls and hard surface areas, and upkeep of irrigation systems.

5-13(B)1(Xd) Where landscaping was installed pursuant to a Site Plan or development approval, the landscaping shall be replaced according to any landscaping and maintenance plan under that approval.

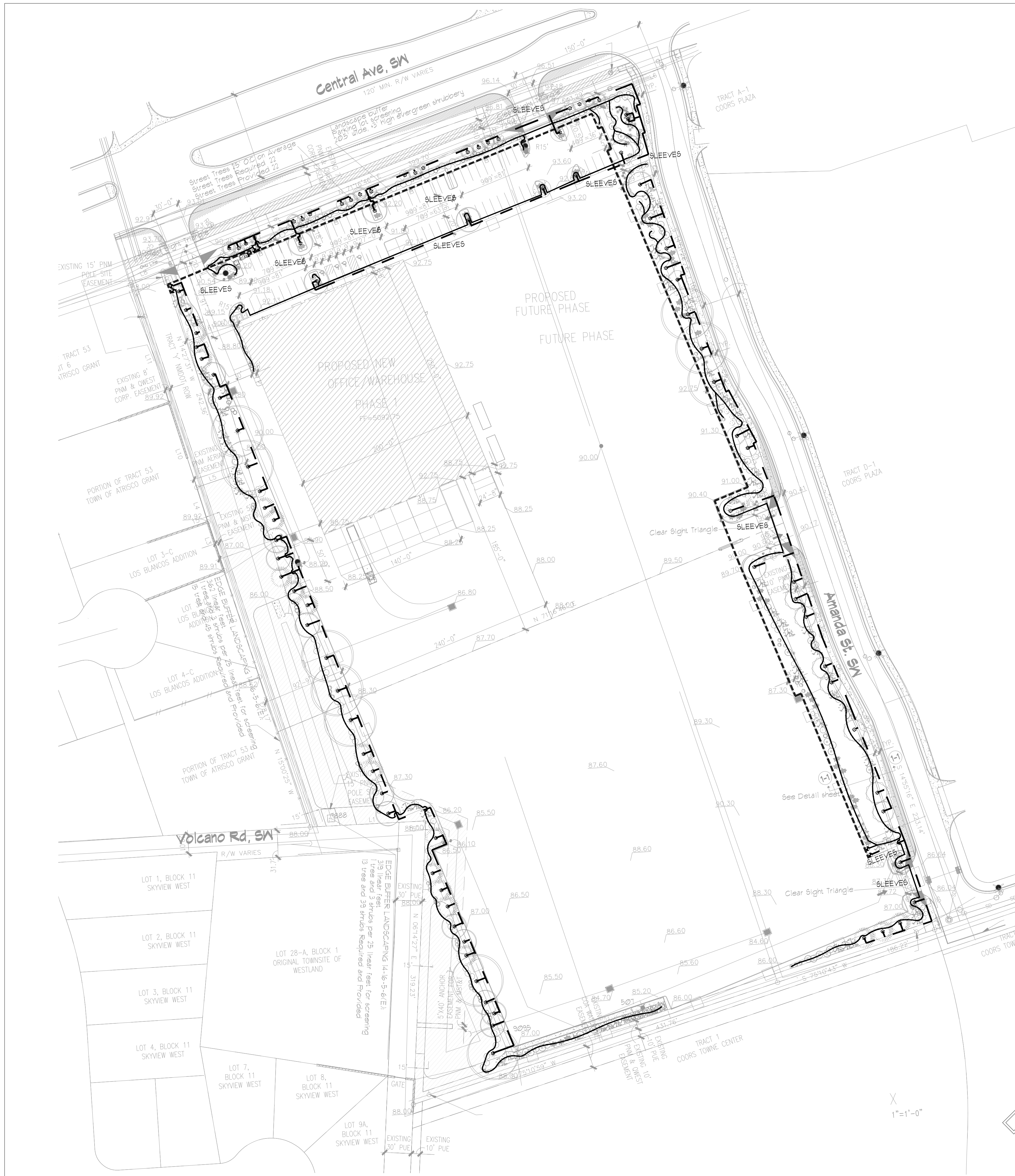
5-13(B)1(Xe) Trees or plants that die shall be replaced by the owner as expeditiously as possible, but in no case longer than 60 calendar days after notice from the City. The replacement of dead vegetation is the responsibility of the property owner.

5-13(B)1(Xf) Street trees shall be maintained alive and healthy. Maintaining and replacing street trees or other trees planted in the public right-of-way are the responsibility of abutting property owners.

	<b>SKYVIEW WEST INDUSTRIAL FOR BRUNACINI DEVELOPMENT</b> 7226 CENTRAL AVE. SW ALBUQUERQUE, NM	DRAWN BY: PFP APPROVED BY: DM
	<b>Landscape Plan</b>	Date: Jul 15, 2024 DRAWING
	<b>TIERRA WEST, LLC</b> 5571 MIDWAY PARK PL. NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierwestllc.com	SHEET # <b>LS-101</b>
Copyright Mitchell Associates Inc all rights reserved	505.639.9583	PROJECT NO: 2024-093







### IRRIGATION LEGEND

COMPONENT	MANUFACTURER	SIZE / NOTES
□ POINT OF CONNECTION, PROVIDED BY OTHERS	SEE CIVIL PLANS	1 1/2", 100gpm, 10psi required
□ IRRIGATION CONTROLLER	HUNTER	As Required
■ RFA METERBOX	FESCO (OR EQUAL)	1 1/2" Cover, Provide Freeze Protection
⊕ MASTERVALVE ASSEMBLY	HUNTER	2"
--- MAINLINE	5ch 40 PVC	2"
⊕ ELECTRIC ZONE VALVE	HUNTER	3/4" with Pressure Regulation and Y Filter
○ SLEEVES	Class 200 PVC	2 SIZES LARGER THAN PIPE TO BE SLEEVED.
○ Drip Line, Tree NetAtim Rings	Class 200 PVC	1 1/2"
○ Drip Line, Shrub Drip Emittér Line	Polyline	3/4"- 1"
○ Tree Drip Emittér	RAINEIRD	SEE DETAIL

Size Equipment as Required for Flow Rate

### IRRIGATION NOTES

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES, AND UTILITY LOCATIONS PRIOR TO BEGINNING WORK.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS PRIOR TO BEGINNING OR CONTINUING WORK.
- THE IRRIGATION CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
- ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
- THIS PLAN IS SCHEMATIC AND DUE TO THE NATURE OF CONSTRUCTION SLIGHT FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT PLAN.
- IRRIGATION SYSTEMS CONNECTED TO POTABLE WATER SUPPLY, SHALL HAVE A BACKFLOW PREVENTER INSTALLED.
- IRRIGATION LATERAL LINES, MAIN LINES AND EQUIPMENT MAY BE SHOWN OUTSIDE PROPERTY LINES ON THIS PLAN. ALL IRRIGATION LINES AND EQUIPMENT ARE TO BE WITHIN AND INSTALLED WITHIN THE LIMITS OF THE PROPERTY LINE.
- ALL IRRIGATION SLEEVING TO BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES. SEE SLEEVING DETAIL.
- SUPPLY LINE AND WATER METER TO BE PROVIDED BY OWNER. BACKFLOW PREVENTERS TO BE PROVIDED BY IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN DOWNSTREAM OF THE IRRIGATION WATER METER.

IRRIGATION NOTES:  
Irrigation shall be a complete underground system.

Trees and shrubs shall be on separate valves.

Point of connection for irrigation system shall be as indicated on the Utility Plan, Civil drawings. Landscape Contractor point of connection and responsibility shall begin downstream of the point of connection.

Irrigation will be operated by smart irrigation system automatic controller, capable of multi-programming ability.

Location of controller to be field determined and power source for controller to be provided by the owner.

Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source for irrigation system shall be the responsibility of the Property Owner.

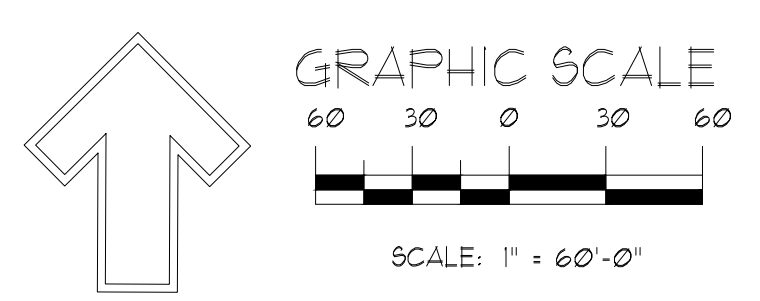
Per 5-6(C)(14)(a), irrigation systems shall comply with Section 8 of the ABCWA Legislation and Ordinances (Cross Connection Prevention and Control Ordinance).

Per 5-6(C)(14)(b), all irrigation systems shall be designed to minimize the use of water.

5-6(C)(14)(c), all non-residential landscape irrigation shall have automatic timers and/or programmable settings to avoid overwatering.

Per 5-6(C)(14)(d), the irrigation system shall not spray or irrigate impervious surfaces, including sidewalks, driveways, drive aisles, streets, and parking and loading areas.

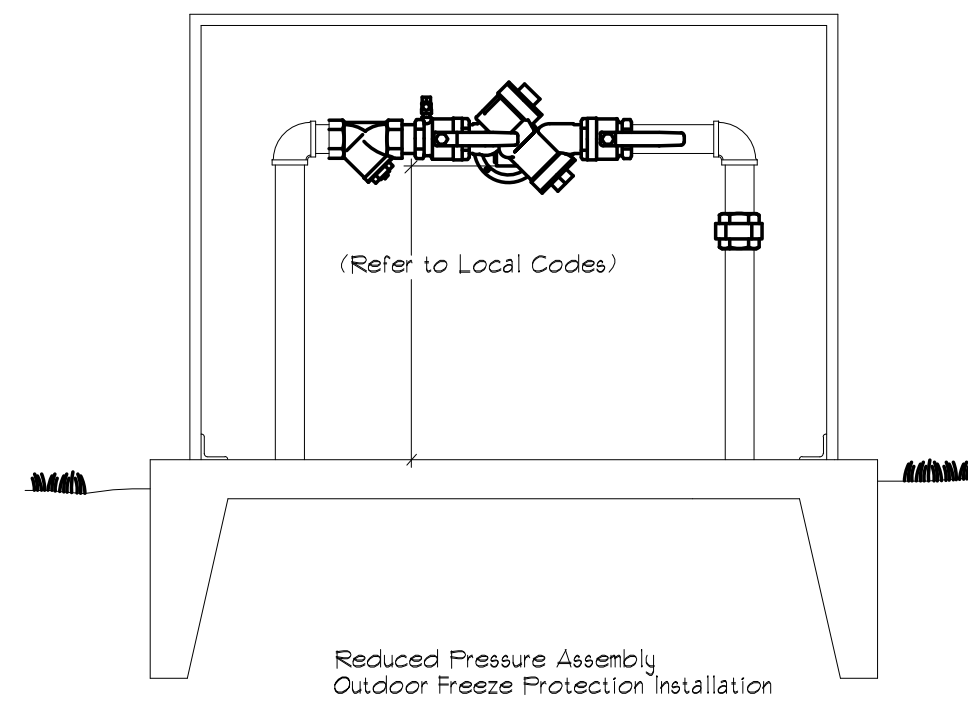
1"=1'-0"



Mitchell Associates, inc  
LANDSCAPE ARCHITECTURE  
DANNY MITCHELL  
REGISTERED LANDSCAPE ARCHITECT  
danny@mitchellassociatesinc.com 505.639.9583

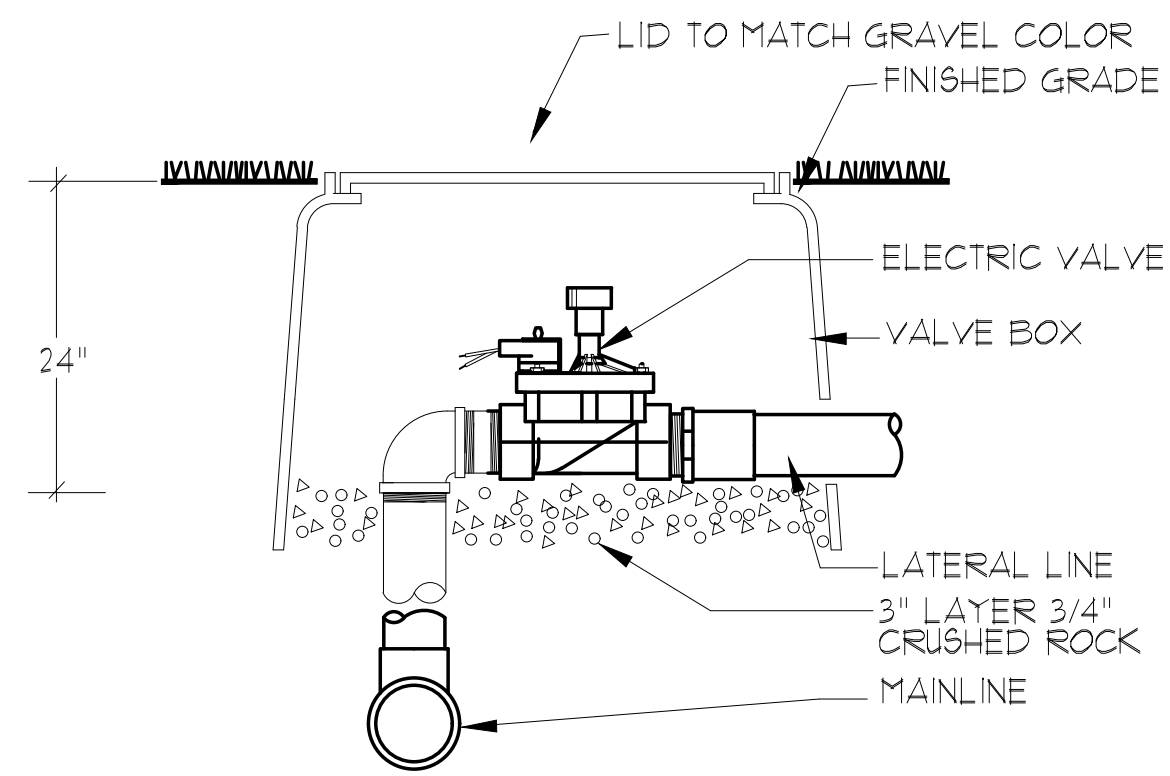
LANDSCAPE ARCHITECT'S SEAL 	<b>SKYVIEW WEST INDUSTRIAL FOR BRUNACINI DEVELOPMENT</b> 7226 CENTRAL AVE., SW ALBUQUERQUE, NM	DRAWN BY: PFP APPROVED BY: DM1 Date: Jul 15, 2024
	<b>Irrigation Plan</b>	DRAWING
<b>TIERRA WEST, LLC</b> 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # <b>LS-102</b>	PROJECT NO: 2024-023





**RPA, HOTBOX TYP.**

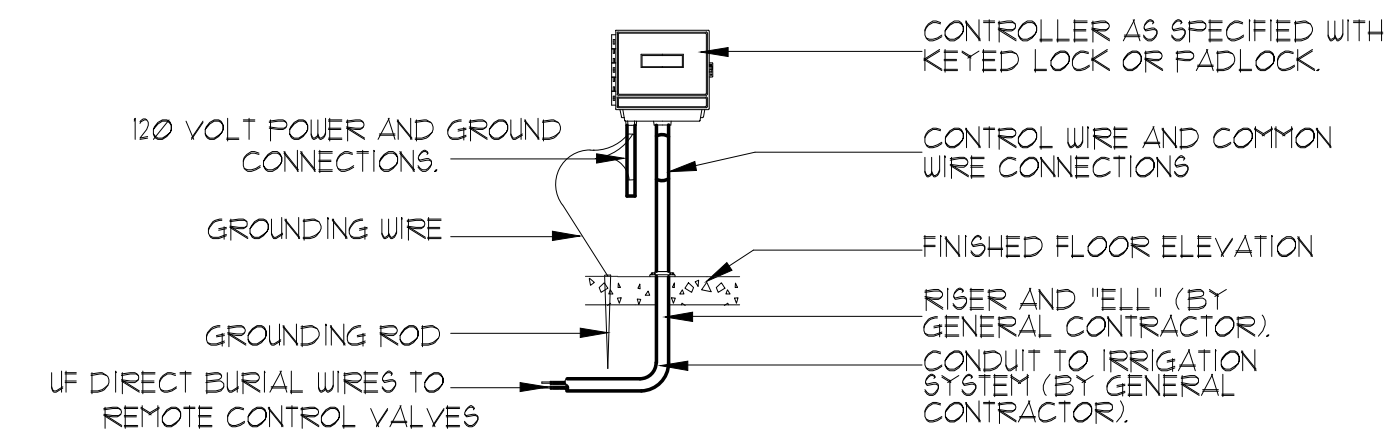
N.T.S.



**ELECTRIC VALVE ASSEMBLY**

N.T.S.

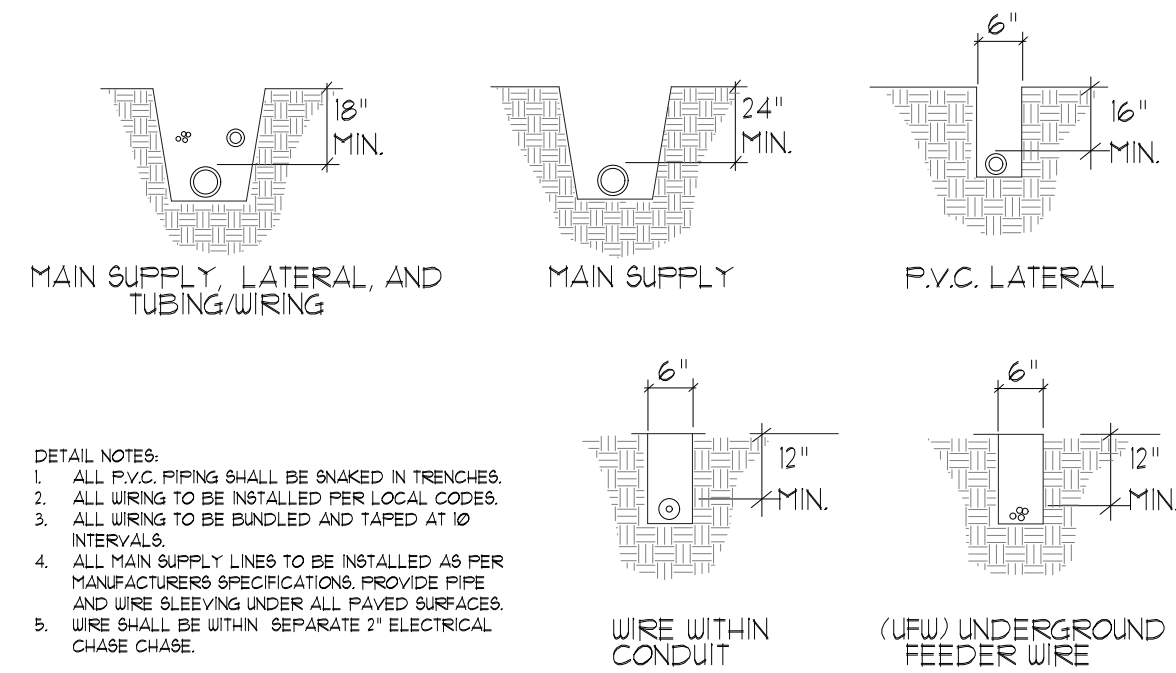
NOTE: ALL IRRIGATION COMPONENTS WILL USE RECLAIMED WATER WHEN IT BECOMES AVAILABLE TO MESA DEL SOL



- DETAIL NOTES:
1. ELECTRICAL POWER TO BE SUPPLIED BY OTHERS.
  2. ALL WIRING TO BE INSTALLED PER LOCAL CODES.
  3. SEE ELECTRICAL PLANS FOR LOCATION OF CONTROLLER.
  4. CONTROLLER TO BE MOUNTED APPROXIMATELY 5'-0" ABOVE FINISHED FLOOR ELEVATION.

**CONTROLLER DETAIL**

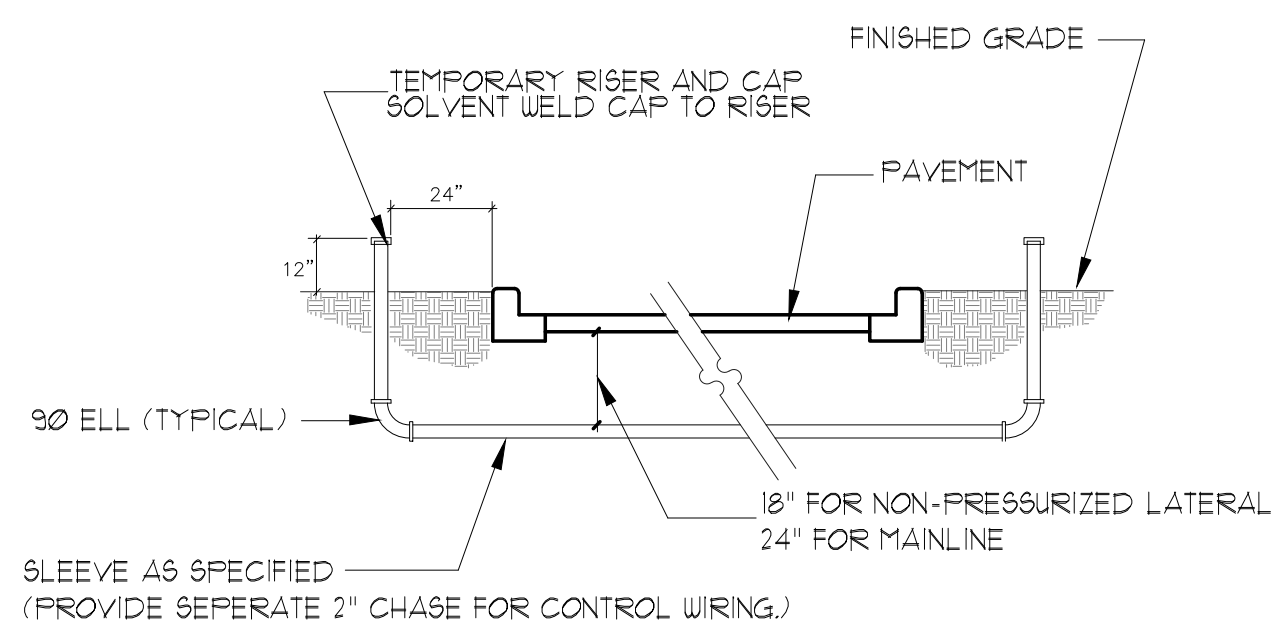
N.T.S.



**TRENCHING DETAIL**

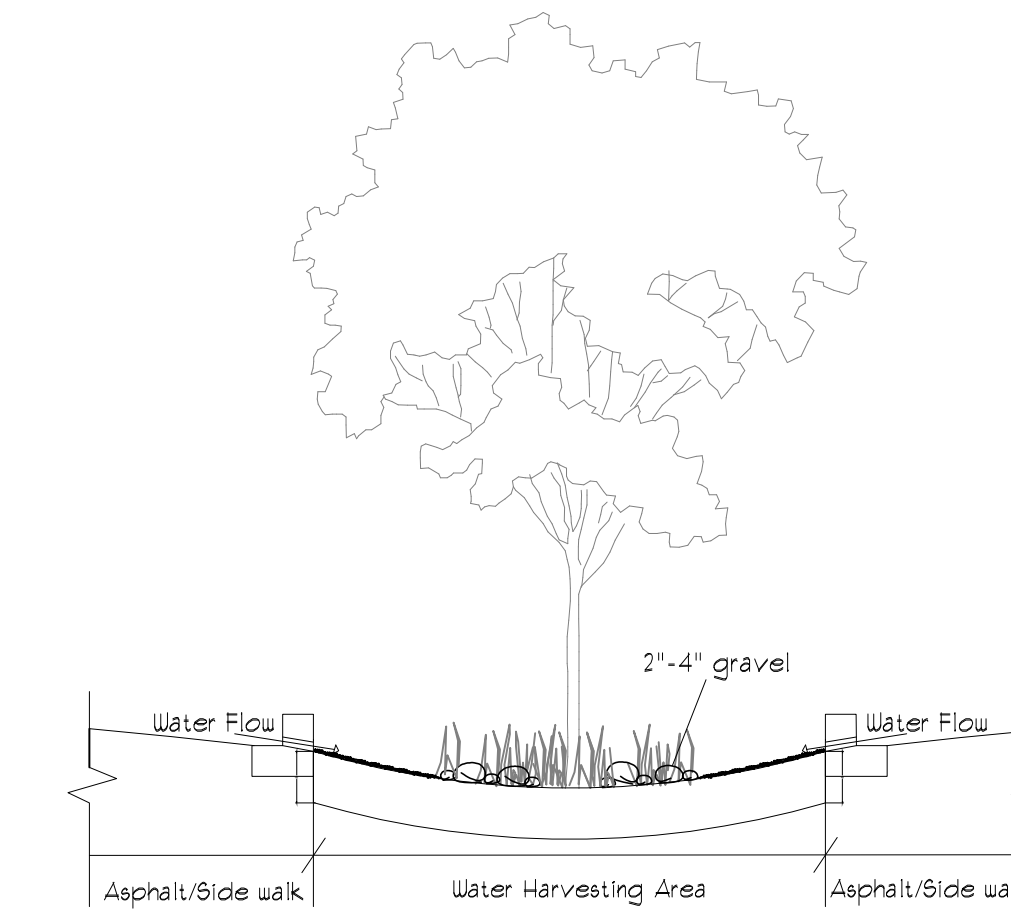
N.T.S.

- DETAIL NOTES:
1. ALL P.V.C. PIPING SHALL BE SNAKED IN TRENCHES.
  2. ALL WIRING TO BE INSTALLED PER LOCAL CODES.
  3. ALL WIRING TO BE BUNDLED AND TIED AT 90° INTERVALS.
  4. ALL MAIN SUPPLY LINES TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS. PROVIDE PIPE AND WIRE SLEEVING UNDER ALL PAVED SURFACES.
  5. WIRE SHALL BE WITHIN SEPARATE 2" ELECTRICAL CHASE CHASE.



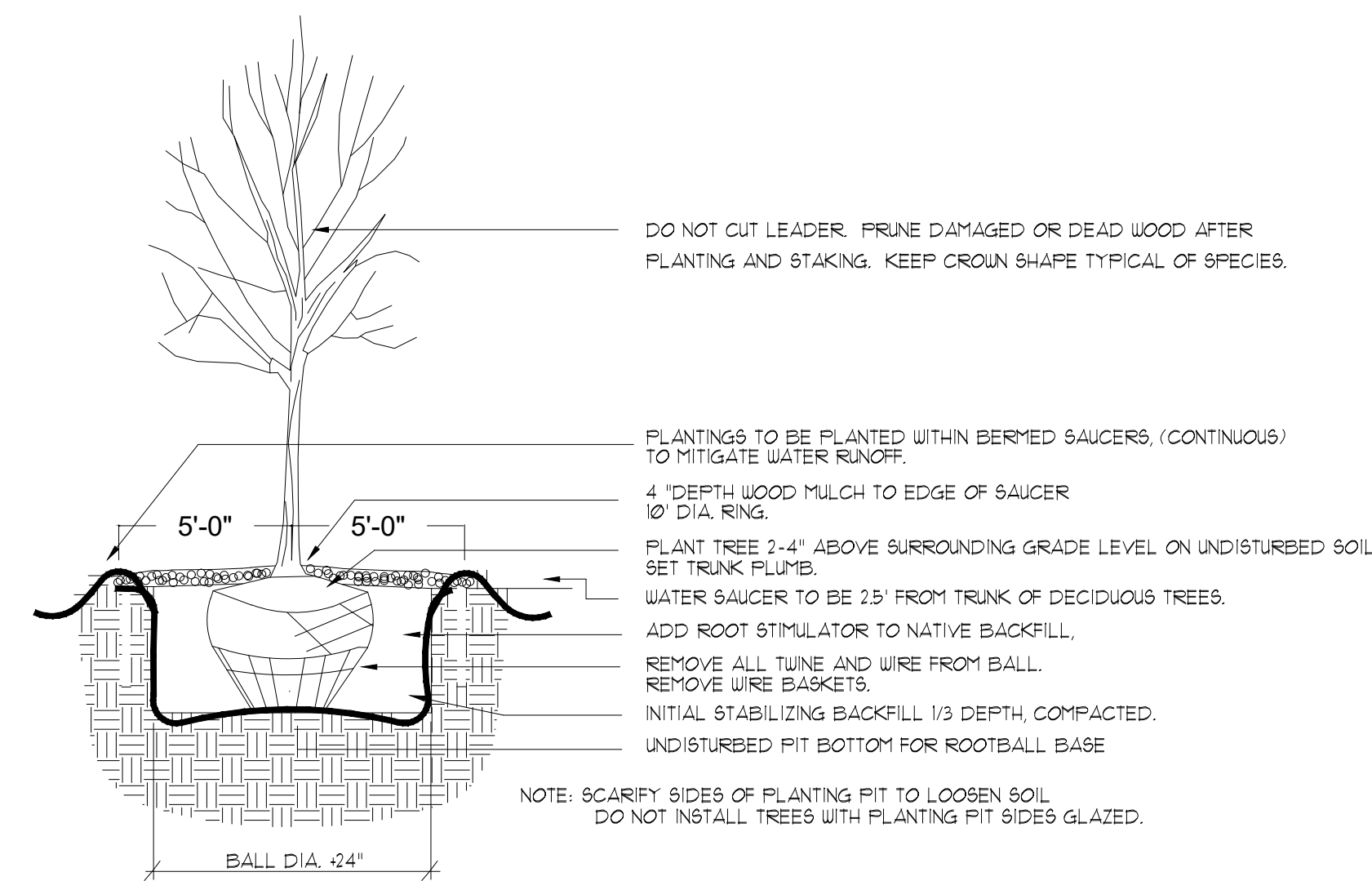
**SLEEVE INSTALLATION DETAIL**

N.T.S.



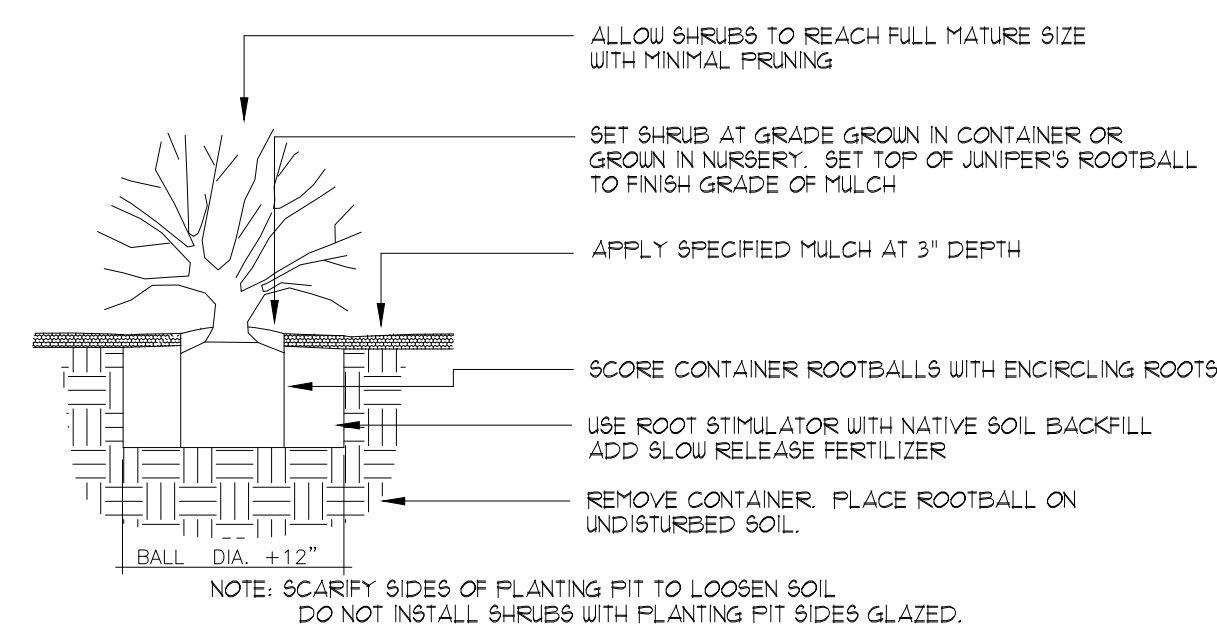
**1-1 Water Harvesting**

Section-Typical



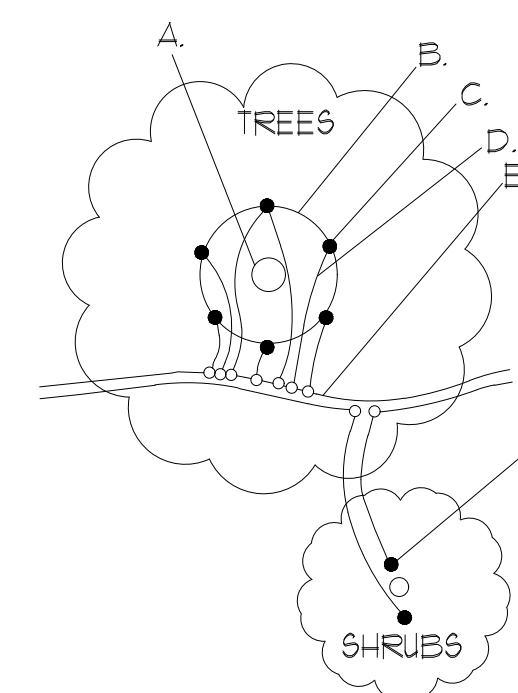
**TREE PLANTING DETAIL**

N.T.S.



**SHRUB PLANTING DETAIL**

N.T.S.



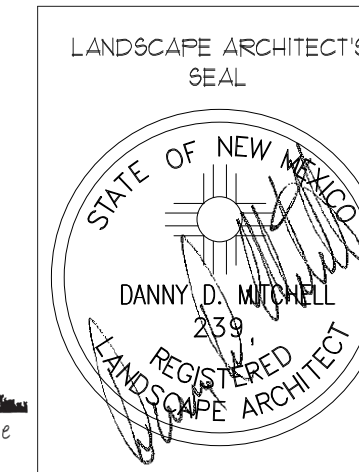
**EMITTER PLACEMENT DETAIL**

N.T.S.



danny@mitchellassociatesinc.com

505.639.9583



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

**Landscape Details**

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

DRAWN BY: P.P.  
APPROVED BY: D.M.

Date: Jul 15, 2024

DRAWING

SHEET #  
**LS-103**

PROJECT NO: 2024-093

Current DRC  
Project Number: \_\_\_\_\_

FIGURE 12

Date Submitted: 7-15-2024

Date Site Plan Approved: \_\_\_\_\_

Date Preliminary Plat Approved: \_\_\_\_\_

Date Preliminary Plat Expires: \_\_\_\_\_

DFT Project No.: PR-2022-007299

DFT Application No.: PS-2024-00931

INFRASTRUCTURE LIST

(Rev 2-16-18)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT FACILITATION TEAM (DFT) REQUIRED INFRASTRUCTURE LIST

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	/	/	/
		--	5' Sidewalk (west side)	AMANDA STREET SW	CENTRAL AVENUE SW	SOUTH PROPERTY LINE	/	/	/
		--	Storm Drain Detention Ponds (2 each)	ON-SITE	ALONG WEST PROPERTY LINE		/	/	/
		36"	RCP Storm Drain w/ Manholes and Inlets	ON-SITE	NORTHWEST POND	SOUTHWEST POND	/	/	/
		--	Storm Drain Concrete Channel	ON-SITE	SOUTHWEST POND	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 Cnst Engineer
							/	/
							/	/

Engineer's Certification for Grading & Drainage is required for release of Financial Guarantee

Approval of Creditable Items: \_\_\_\_\_ Date \_\_\_\_\_

Impact Fee Administrator Signature \_\_\_\_\_ Date \_\_\_\_\_

City User Dept. Signature \_\_\_\_\_ 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

7/15/2024



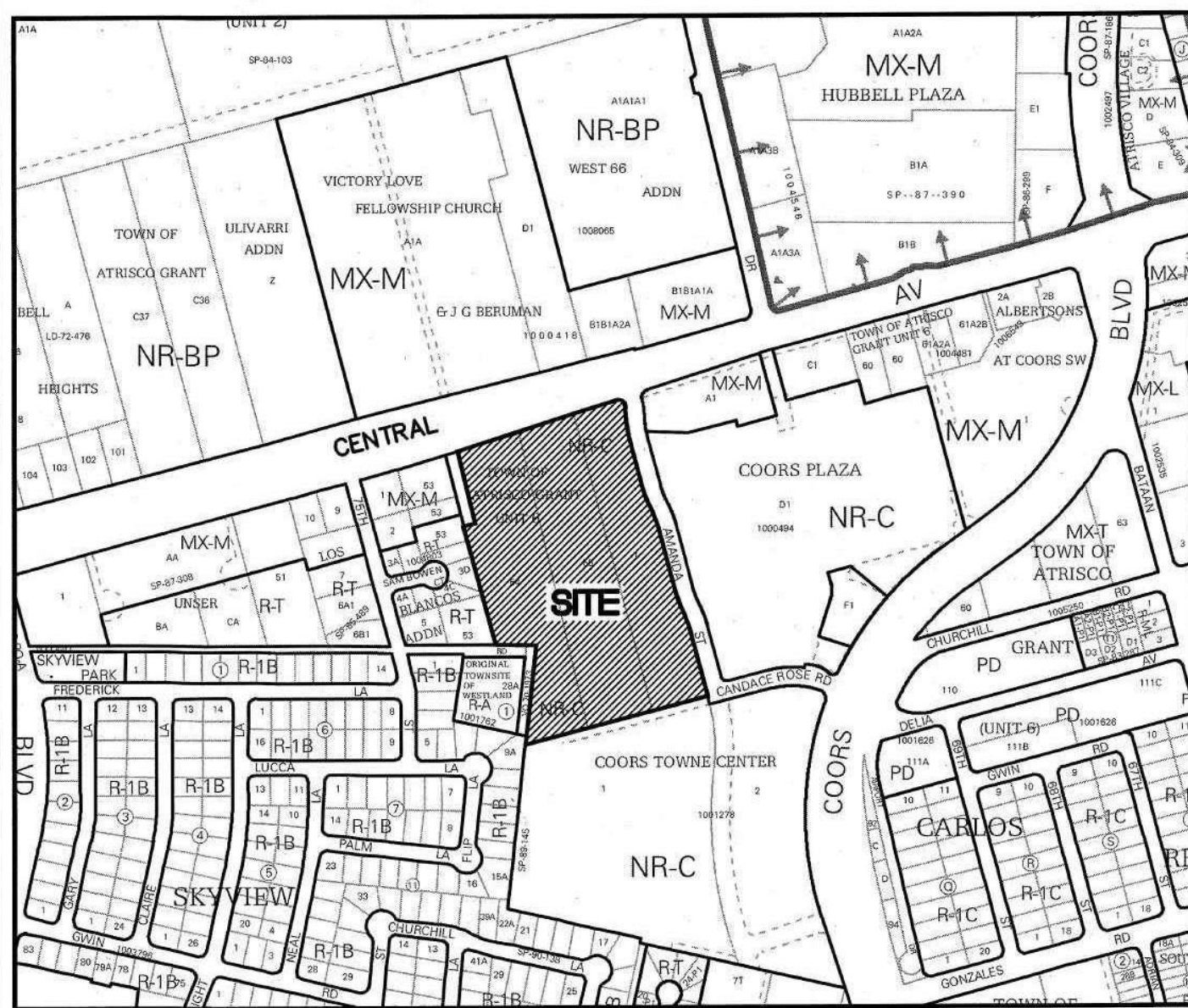
SIGNATURE - date

- PLANNING - date \_\_\_\_\_
- PARKS & RECREATION - date \_\_\_\_\_
- TRANSPORTATION DEVELOPMENT - date \_\_\_\_\_
- AMAFCA - date \_\_\_\_\_
- UTILITY DEVELOPMENT - date \_\_\_\_\_
- CODE ENFORCEMENT - date \_\_\_\_\_
- CITY ENGINEER - date \_\_\_\_\_
- HYDROLOGY - date \_\_\_\_\_

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER





Vicinity Map - Zone Atlas K-10-Z

N.T.S.

**Notes**

1. FIELD SURVEY PERFORMED IN JULY 2022
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS .....
5. PLAT APPROVED BY THE CITY OF ABQ DHO ON June 26, 2024

**Documents**

1. TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2110121 AND AN EFFECTIVE DATE OF JUNE 14, 2022, REVISION #3 DATED JUNE 15, 2022.
2. PLAT OF RECORD FOR TOWN OF ATRISCO GRANT, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 5, 1944, IN BOOK D, PAGE 118.
3. PLAT OF RECORD FOR COORS PLAZA, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 8, 2001, IN BOOK 2001C, PAGE 131.
4. WARRANTY DEED (CORRECTED) FOR TRACTS 54, 55, TOWN OF ATRISCO GRANT, UNIT 6, AND TRACT "I", COORS PLAZA FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 2, 2023, AS DOC. NO. 2023012635.
5. GRANT OF RIGHT OF WAY EASEMENT DOCUMENT FOR RIGHT OF WAY TAKE BEING A PORTION OF TRACT 54 (AKA TRACT NO. "Y"), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 8, 1954, IN BOOK 142-A, PAGE 261.
6. NEW MEXICO STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, NEW MEXICO PROJECT NO. "FI-178(9)".
7. GRANT OF RIGHT OF WAY EASEMENT DOCUMENT FOR RIGHT OF WAY TAKE BEING PORTIONS OF TRACTS 54, 55 AND 56 (AKA TRACT "64") FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 8, 1954, IN VOL. 142-A, FOL. 262.
8. SPECIAL WARRANTY DEED FOR TRACTS 54, 55, TOWN OF ATRISCO GRANT, UNIT 6 AND TRACT "I", COORS PLAZA, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 19, 2013, AS DOC. NO. 2013134590.

**Solar Collection Note**

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

**Indexing Information**

Section 22, Township 10 North, Range 2 East, N.M.P.M. as Projected into the Town of Atrisco Grant  
 Subdivision: Town of Atrisco Grant (Tracts 54 and 55)  
 Coors Plaza (Tract "I")  
 Owner: Skyview West Industrial Park, LLC  
 UPC #: 101005730614640512 (Tract 54)  
 101005732815040514 (Tract 55)  
 101005734815440516 (Tract "I")

**Purpose of Plat**

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.

**Subdivision Data**

GROSS ACREAGE..... 13.2493 ACRES  
 ZONE ATLAS PAGE NO..... K-10-Z  
 NUMBER OF EXISTING LOTS..... 3  
 NUMBER OF LOTS CREATED..... 2  
 MILES OF FULL-WIDTH STREETS..... 0.0000 MILES  
 MILES OF HALF-WIDTH STREETS..... 0.0000 MILES  
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE..... 0.0000 ACRES  
 DATE OF SURVEY..... JULY 2022

**Legal Description**

TRACTS NUMBERED FIFTY-FOUR (54) AND TRACT NUMBERED FIFTY-FIVE (55) OF UNIT NO. SIX (6), AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT ENTITLED, "PLAT SHOWING A PORTION OF TRACTS ALLOTTED FROM TOWN OF ATRISCO GRANT", FILED DECEMBER 5, 1944, IN VOLUME D, FOLIO 118, RECORDS OF BERNALILLO COUNTY, NEW MEXICO;

AND

TRACT LETTERED "I" OF COORS PLAZA, PLAT OF TRACTS A THRU I COORS PLAZA WITHIN THE TOWN OF ATRISCO GRANT IN PROJECTED SECTION 22, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 8, 2001 IN PLAT BOOK 2001C, PAGE 131.

LESS THAN EXCEPTING THOSE PORTIONS DEDICATED TO NEW MEXICO STATE SHOWN ON THE NEW MEXICO STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, HAVING NEW MEXICO PROJECT NO. "FI-178(0)", AND KNOWN AS THE FOLLOWING:

TRACT "Y", AS THE SAME IS DESCRIBED IN THE GRANT OF RIGHT OF WAY EASEMENT DOCUMENTS FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 8, 1954, IN BOOK 142A, PAGES 261.

AND TRACT 64, AS THE SAME IS DESCRIBED IN THE GRANT OF RIGHT OF WAY EASEMENT DOCUMENTS FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 8, 1954, IN BOOK 142A, PAGES 262.

THE REMAINING PORTIONS DESCRIBED ALL TOGETHER WITH METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE SOUTHEAST CORNER OF SAID TRACT "I", POINT LYING ON THE WESTERLY RIGHT OF WAY OF AMANDA ST SW, MARKED BY A REBAR WITH CAP "LS 18374", WHENCE A TIE TO ACS MONUMENT "2\_L10" BEARS S 24°39'40" E, A DISTANCE OF 2438.99 FEET;

THENCE, LEAVING SAID RIGHT OF WAY, S 75°10'43" W, A DISTANCE OF 186.22 FEET TO AN ANGLE POINT, BEING THE SOUTHWEST CORNER OF SAID TRACT "I", MARKED BY A REBAR WITH CAP "LS 9750";

THENCE, S 75°10'59" W, A DISTANCE OF 431.76 FEET TO AN ANGLE POINT, BEING THE SOUTHWEST CORNER OF SAID TRACT 54, MARKED BY A PK NAIL WITH ILLEGIBLE TAG IN THE WEST FACE OF A WALL;

THENCE, N 06°14'27" E, A DISTANCE OF 319.23 FEET TO AN ANGLE POINT, MARKED BY A REBAR WITH CAP "LS 18374";

DESCRIPTION CONTINUED ON SHEET 2;

**Treasurer's Certificate**

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC #: 101005730614640512  
101005732815040514  
101005734815440516

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

**Plat for Tracts I-1 and I-2, Coors Plaza**

Being Comprised of Remaining Portions of Tract I, Coors Plaza, and Tracts 54 and 55, Unit 6, Town of Atrisco Grant City of Albuquerque, Bernalillo County, New Mexico May 2023

Project Number: PR-2022-007299

Application Number: SD-2024-00113

**Plat Approvals:**

[Signature] Jun 5, 2023

PNM Electric Services Natalia Aronow Jun 5, 2023

Qwest Corp. d/b/a CenturyLink QC Jeff Estvanko Jun 5, 2023

New Mexico Gas Company Mike Mortus Jun 5, 2023

Comcast

**City Approvals:**

Loren N. Risenhoover P.S. 6/2/2023  
 City Surveyor

Traffic Engineer, Transportation Division

ABCWUA

Parks and Recreation Department [Signature] 5/30/2023

AMAFCA

Hydrology

Code Enforcement

Planning Department

City Engineer

**Surveyor's Certificate**

I, BRIAN J. MARTINEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Brian J. Martinez 5/24/24 Date  
 Brian J. Martinez No. 14271  
 N.M.R.P.S. No. 14271



**CSI-CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896 - 3050 Fax (505) 891 - 0244  
 cartesianbrian@gmail.com



**Public Utility Easements**

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

**Disclaimer**

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

**Flood Notes**

BASED UPON SCALING, PORTIONS OF THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD, AND PORTIONS OF THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OF WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0329H, DATED AUGUST 16, 2012.

**Free Consent and Dedication**

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

\_\_\_\_\_  
ANGELO BRUNACINI, MANAGER DATE  
SKYVIEW WEST INDUSTRIAL PARK, LLC

STATE OF NEW MEXICO }  
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 20\_\_\_  
BY: ANGELO BRUNACINI, MANAGER, SKYVIEW WEST INDUSTRIAL PARK, LLC

By: \_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

**Legal Description (Continued from Sheet 1)**

THENCE, N 89°18'08" W, A DISTANCE OF 129.99 FEET TO AN ANGLE POINT LYING ON THE NORTHERLY RIGHT OF WAY OF VOLCANO RD SW, MARKED BY A 3/8" REBAR;

THENCE, LEAVING SAID RIGHT OF WAY, N 15°00'25" W, A DISTANCE OF 178.17 FEET TO AN ANGLE POINT, MARKED BY A 1/2" REBAR;

THENCE, N 14°33'44" W, A DISTANCE OF 126.15 FEET TO AN ANGLE POINT, MARKED BY A 1/2" REBAR;

THENCE, N 14°41'34" W, A DISTANCE OF 57.64 FEET TO AN ANGLE POINT, MARKED BY A METAL STAKE;

THENCE, N 14°03'07" W, A DISTANCE OF 40.73 FEET TO AN ANGLE POINT, BEING THE SOUTHWEST CORNER OF SAID TRACT "Y", MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, N 74°53'24" E, A DISTANCE OF 40.01 FEET TO AN ANGLE POINT, BEING THE SOUTHEAST CORNER OF SAID TRACT "Y", MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, N 14°27'31" W, A DISTANCE OF 242.36 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING THE NORTHEAST CORNER OF SAID TRACT "Y", ALSO BEING A POINT LYING ON THE SOUTHERLY RIGHT OF WAY OF CENTRAL AVENUE SW, MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, COINCIDING WITH SAID RIGHT OF WAY, THE FOLLOWING TWO COURSES:

N 71°16'46" E, A DISTANCE OF 399.70 FEET TO AN ANGLE POINT, MARKED BY A REBAR WITH CAP "LS 18374";

N 72°05'00" E, A DISTANCE OF 143.29 FEET TO A POINT OF CURVATURE, BEING MARKED BY A CHISELED "X";

THENCE, COINCIDING SAID RIGHT-OF-WAY AS IT TRANSITIONS TO AMANDA STREET SW, 42.49 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 97°22'49", AND A CHORD BEARING S 59°14'35" E, A DISTANCE OF 37.56 FEET TO A POINT OF COMPOUND CURVATURE, MARKED BY A REBAR WITH CAP "LS 18374", BEING A POINT LYING ON THE WESTERLY RIGHT OF WAY OF AMANDA ST SW;

THENCE, COINCIDING WITH SAID RIGHT OF WAY, THE FOLLOWING NINE COURSES:

39.23 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET, A DELTA OF 08°19'32", AND A CHORD BEARING S 06°23'24" E, A DISTANCE OF 39.20 FEET TO A POINT OF REVERSE CURVATURE, MARKED BY A REBAR WITH CAP "LS 18374";

72.75 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, A DELTA OF 12°37'50", AND A CHORD BEARING S 08°32'33" E, A DISTANCE OF 72.60 FEET TO A POINT OF TANGENCY, MARKED BY A REBAR WITH CAP "LS 18374";

S 14°51'28" E, A DISTANCE OF 168.33 FEET TO A POINT OF CURVATURE, MARKED BY A REBAR WITH CAP "LS 18374";

76.76 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, A DELTA OF 13°19'36", AND A CHORD BEARING S 21°31'15" E, A DISTANCE OF 76.58 FEET TO A POINT OF REVERSE CURVATURE, MARKED BY 1/2" REBAR, BENT;

62.50 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET, A DELTA OF 13°15'47", AND A CHORD BEARING S 21°33'10" E, A DISTANCE OF 62.36 FEET, TO A POINT OF TANGENCY, MARKED BY A 1/2" REBAR WITH CAP "LS 18374";

S 14°55'07" E, A DISTANCE OF 214.39 FEET TO A POINT OF CURVATURE, MARKED BY A REBAR WITH CAP ILLEGIBLE, DISTURBED;

72.89 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, A DELTA OF 12°39'18", AND A CHORD BEARING S 21°13'01" E, A DISTANCE OF 72.74 FEET TO A POINT OF REVERSE CURVATURE, MARKED BY A REBAR WITH CAP ILLEGIBLE, BENT;

59.49 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET, A DELTA OF 12°37'24", AND A CHORD BEARING S 21°13'58" E, A DISTANCE OF 59.37 FEET, MARKED BY A 5/8" REBAR, DISTURBED;

S 14°55'16" E, A DISTANCE OF 223.14 FEET TO THE POINT OF BEGINNING, CONTAINING 13.2493 ACRES (577,141 SQ. FT.), MORE OR LESS.

**Plat for  
Tracts I-1 and I-2,  
Coors Plaza  
Being Comprised of  
Remaining Portions of Tract I,  
Coors Plaza, and Tracts 54 and  
55, Unit 6, Town of Atrisco Grant  
City of Albuquerque, Bernalillo County, New Mexico  
May 2023**

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	S 14°55'16" E {S 14°53'31" E}	223.14' {223.12'}
L6	S 72°06'00" W (*S 71°44'20" W*)	64.65'
L7	S 14°20'05" E (*S 15°02'48" E*)	24.13' (*24.13'*)
L8	N 15°00'25" W {{N 15°03'58" W}}	178.17' {{177.69'}}
L9	N 14°20'05" W *(N 15°02'48" W*)	59.86' (*60.00'*)
L10	N 14°27'22" W *{N 15°06' W}*	100.08'
L11	N 14°27'31" W *(N 71°44'20" E*) {N 72°05'51" E}	139.76' *(651.46') {143.16'}
L12	S 14°51'28" E {S 14°53'31" E}	168.33' {168.67'}
L13	N 74°53'24" E *[N 74°53'24" E]*	40.01' *[40.00']*
L14	N 14°27'31" W *[N 15°06'36" W]*	242.36' *[242.19']*
L15	N 71°16'46" E *[N 71°44'20" E]*	40.11' *[40.06']*
L16	N 72°05'00" E *[N 71°44'20" E]*	143.29' *(143.16')*
L17	S 19°14'34" E	100.30'
L18	S 06°52'53" W	123.36'
L19	S 82°37'59" E	4.22'
L20	S 15°57'46" E	25.00'
L21	S 64°16'21" E	28.36'
L22	S 06°52'53" W	67.57'
L23	N 83°45'33" W	25.98'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	42.49' {42.45'}	25.00' {25.00'}	97°22'49"	37.56'	S 59°14'35" E
C2	39.23' {39.30'}	270.00' {270.00'}	8°19'32"	39.20'	S 06°23'24" E
C3	72.75' {72.68'}	330.00' {330.00'}	12°37'50"	72.60'	S 08°32'33" E
C4	76.76' {76.39'}	330.00' {330.00'}	13°19'36"	76.58'	S 21°31'15" E
C5	62.50' {62.50'}	270.00' {270.00'}	13°15'47"	62.36'	S 21°33'10" E
C6	72.89' {72.68'}	330.00' {330.00'}	12°39'18"	72.74'	S 21°13'01" E
C7	59.49' {59.47'}	270.00' {270.00'}	12°37'24"	59.37'	S 21°13'58" E
C8	10.16'	270.00' {270.00'}	2°09'20"	10.16'	N 15°59'56" W
C9	32.60'	15.50'	120°30'14"	26.91'	S 19°56'01" E
C10	26.93'	270.00' {270.00'}	5°42'50"	26.91'	S 19°56'01" E

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# Grading and Drainage Easement

AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENTS" ARE HEREBY DEDICATED BY THE OWNER AS A PERPETUAL EASEMENT FOR THE COMMON USE AND BENEFIT OF THE VARIOUS LOTS WITHIN THE SUBDIVISIONS FOR THE PURPOSE OF PERMITTING THE CONVEYANCE OF STORM WATER RUNOFF AND THE CONSTRUCTING AND MAINTAINING OF DRAINAGE FACILITIES IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. GRANTOR SHALL CONSTRUCT DRAINAGE FACILITIES IN THE EASEMENT IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY AND PLANS AND SPECIFICATIONS APPROVED BY THE CITY ENGINEER IN ACCORDANCE WITH THE DRAINAGE REPORT WITH ENGINEER'S STAMP DATE AND THE GRADING AND DRAINAGE PLAN WITH ENGINEER'S STAMP DATE JUNE 12, 2024, WHICH REPORT AND PLANS ARE ON FILE IN THE OFFICE OF THE CITY ENGINEER FILE # K10D070, NO FENCE, WALL, PLANTING, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN EASEMENT AREA WITHOUT APPROVAL OF THE CITY ENGINEER OF THE CITY OF ALBUQUERQUE. THERE ALSO SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID EASEMENT AREA WITHOUT THE APPROVAL OF THE CITY ENGINEER. IT SHALL BE THE DUTY OF THE LOT OWNERS OF THIS SUBDIVISION TO MAINTAIN SAID DRAINAGE EASEMENT AND FACILITIES AT THEIR COST IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. THE CITY SHALL HAVE THE RIGHT TO ENTER PERIODICALLY TO INSPECT THE FACILITIES. IN THE EVENT SAID LOT OWNERS FAIL TO ADEQUATELY AND PROPERLY MAINTAIN DRAINAGE EASEMENT AND FACILITIES, AT ANY TIME FOLLOWING FIFTEEN (15) DAYS WRITTEN NOTICE TO SAID LOT OWNERS, THE CITY MAY ENTER UPON SAID AREA, PERFORM SAID MAINTENANCE, AND THE COST OF PERFORMING SAID MAINTENANCE SHALL BE PAID BY APPLICABLE LOT OWNERS PROPORTIONATELY ON THE BASIS OF LOT OWNERSHIP. IN THE EVENT LOT OWNERS FAIL TO PAY THE COST OF MAINTENANCE WITHIN THIRTY (30) DAYS AFTER DEMAND FOR PAYMENT MADE BY THE CITY, THE CITY MAY FILE A LIEN AGAINST ALL LOTS IN THE SUBDIVISION FOR WHICH PROPORTIONATE PAYMENT HAS NOT BEEN MADE. THE OBLIGATIONS IMPOSED HEREIN SHALL BE BINDING UPON THE OWNER, HIS HEIRS, AND ASSIGNS AND SHALL RUN WITH ALL LOTS WITHIN THIS SUBDIVISION.

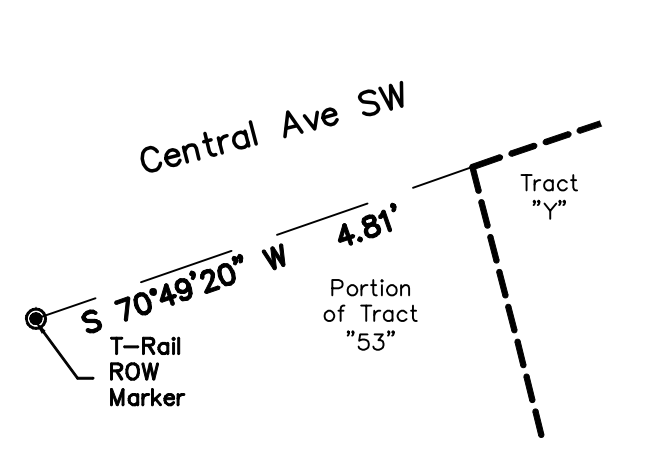
THE GRANTOR AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS, THE CITY, ITS OFFICIALS, AGENTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, ACTIONS, SUITS, OR PROCEEDINGS OF ANY KIND BROUGHT AGAINST SAID PARTIES FOR OR ON ACCOUNT OF ANY MATTER ARISING FROM THE DRAINAGE FACILITY PROVIDED FOR HEREIN OR THE GRANTOR'S FAILURE TO CONSTRUCT, MAINTAIN, OR MODIFY SAID DRAINAGE FACILITY.

ACS Monument "9\_K10"  
NAD 1983 CENTRAL ZONE  
X=1498430.817 \*  
Y=1485617.623 \*  
Z=5117.72 \* (NAVD 1988)  
G-G=0.999682230  
Mapping Angle=-0°16'22.01"  
\*U.S. SURVEY FEET

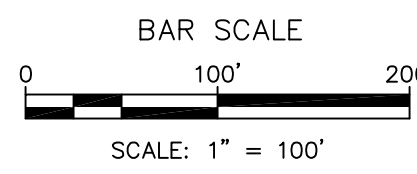
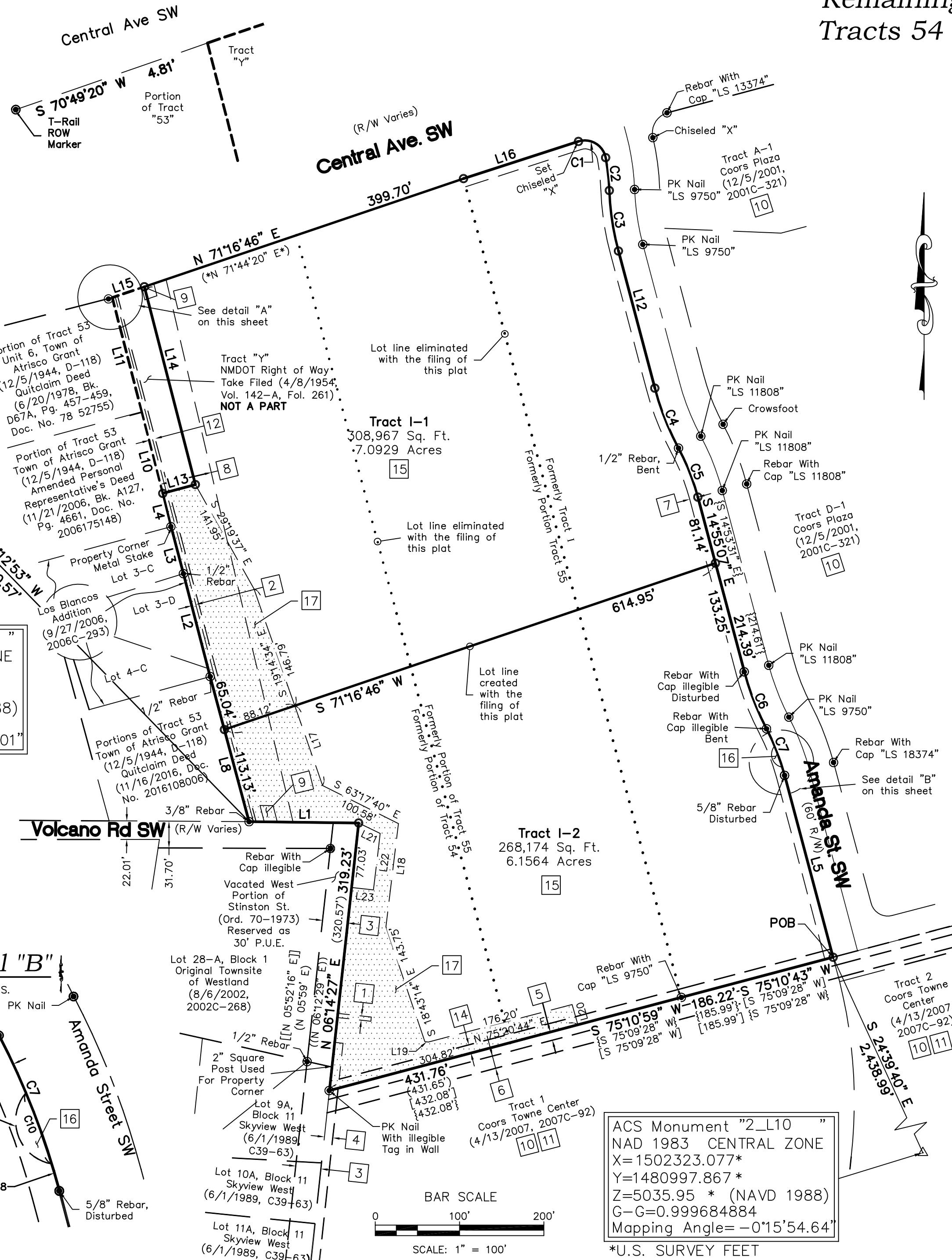
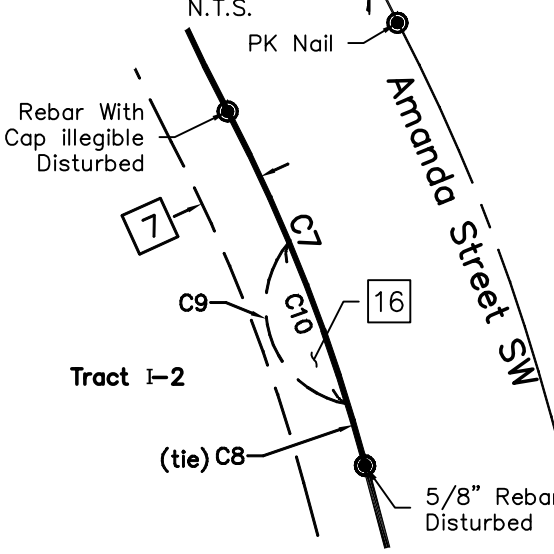
## Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (12/5/1944, D-118)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (5/8/2001, 2001C-131)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (4/13/2007, 2007C-92)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER PLAT (8/6/2002, 2002C-268)
{{N 90°00'00" E}}	RECORD BEARINGS AND DISTANCES PER DEED (11/16/2016, DOC. NO. 2016108006)
[[N 90°00'00" E]]	RECORD BEARINGS AND DISTANCES PER PLAT (6/1/1989, C39-63)
*(N 90°00'00" E)*	RECORD BEARINGS AND DISTANCES PER PLAT (9/27/2006, 2006C-293)
*{N 90°00'00" E}*	RECORD BEARINGS AND DISTANCES PER DEED (11/21/2006, BK. A127, PG. 4661, DOC. NO. 2006175148)
*[N 90°00'00" E]*	RECORD BEARINGS AND DISTANCES PER DOCUMENT (4/8/1954, BK. 142A, PG. 261)
*(N 90°00'00" E)*	RECORD BEARINGS AND DISTANCES PER DOCUMENT (4/8/1954, BK. 142A, PG. 262)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 14271" UNLESS OTHERWISE NOTED

## Detail "A"



## Detail "B"



ACS Monument "2\_L10"  
NAD 1983 CENTRAL ZONE  
X=1502323.077 \*  
Y=1480997.867 \*  
Z=5035.95 \* (NAVD 1988)  
G-G=0.999684884  
Mapping Angle=-0°15'54.64"  
\*U.S. SURVEY FEET

# Plat for Tracts I-1 and I-2, Coors Plaza Being Comprised of Remaining Portions of Tract I, Coors Plaza, and Tracts 54 and 55, Unit 6, Town of Atrisco Grant City of Albuquerque Bernalillo County, New Mexico May 2023

## Easement Notes

- EXISTING 5' X 40' ANCHOR EASEMENT FOR PNM AND MST&T (3/1/1956, BK. D 343, PG. 481, DOC. NO. 87947)
- EXISTING 5' PNM AND MST&T EASEMENT (3/1/1956, BK. D 343, PG. 481, DOC. NO. 87947)
- EXISTING 30' PUE RETAINED AS EASEMENT PER CITY OF ALBUQUERQUE VACATION ORDINANCE NO. 70-1973, DATED JULY 23, 1973
- EXISTING 10' PUE (5/8/2001, 2001C-131)
- EXISTING 10' PUE (2/4/1955, BK. D305, PG. 65) AND AS SHOWN ON PLAT (5/8/2001, 2001C-131)
- EXISTING 15' CITY OF ALBUQUERQUE WATERLINE EASEMENT (4/24/1981, BK. MISC. 846, PG. 577) AND AS SHOWN ON PLAT (5/8/2001, 2001C-131)
- EXISTING 10' PNM EASEMENT (5/8/2001, 2001C-131)
- EXISTING PNM AERIAL EASEMENT (10/8/2002, BK. A43, PG. 34, DOC. NO. 2002130392) AND RE-RECORDED (10/8/2002, BK. A43, PG. 35, DOC. NO. 2002130393)
- EXISTING 15' PNM POLE SITE EASEMENT (10/8/2002, BK. A43, PG. 34, DOC. NO. 2002130392) AND RE-RECORDED (10/8/2002, BK. A43, PG. 35, DOC. NO. 2002130393)
- EXISTING PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF TRACTS A THRU I, COORS PLAZA TO BE MAINTAINED BY THE UNDERLYING OWNERS (5/8/2001, 2001C-131), BLANKET IN NATURE
- INTENTIONALLY OMITTED
- EXISTING 8' PNM AND QWEST CORPORATION EASEMENT (12/13/2002, BK. A46, PG. 6296, DOC. NO. 2002166732) AND RE-RECORDED (12/13/2002, BK. A46, PG. 6297, DOC. NO. 2002166733)
- EXISTING 7' PNM AND QWEST CORPORATION EASEMENT (12/13/2002, BK. A46, PG. 6296, DOC. NO. 2002166732) AND RE-RECORDED (12/13/2002, BK. A46, PG. 6297, DOC. NO. 2002166733) THIS PORTION IS NOW IN CENTRAL RIGHT OF WAY
- EXISTING 10' PNM AND QWEST EASEMENT (2/12/2003, BK. A50, PG. 2763, DOC. NO. 2003022806) AND RE-RECORDED (2/12/2003, BK. A50, PG. 2764, DOC. NO. 2003022807) AND (2/12/2003, BK. A50, PG. 2765, DOC. NO. 2003022808) AND (2/12/2003, BK. A50, PG. 2766, DOC. NO. 2003022809)
- CROSS LOT DRAINAGE EASEMENT, BENEFITING AND MAINTAINED BY TRACTS I-1 AND I-2, EXCLUDING EXISTING AND FUTURE BUILDING ENVELOPES, GRANTED WITH THE FILING OF THIS PLAT.
- PUBLIC SIDEWALK EASEMENT, GRANTED WITH THE FILING OF THIS PLAT. SEE DETAIL B ON THIS SHEET
- PUBLIC DRAINAGE EASEMENT GRANTED WITH THE FILING OF THIS PLAT, SHOWN HEREON AS [Pattern]

**CSI-CARTESIAN SURVEYS INC.**

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CITY OF ALBUQUERQUE  
OFFICE OF ADMINISTRATIVE HEARINGS  
ZONING HEARING EXAMINER  
NOTIFICATION OF DECISION

**REQUEST FOR EXTENSIONS OF PERIOD OF VALIDITY FOR THE FOLLOWING:**

Special Exception Nos.: VA-2022-00360, VA-2022-00361, and VA-2022-00362  
Project No: PR- 2022-007299  
Original Hearing Date: January 17, 2023  
Closing of Original Public Record: January 17, 2023  
Date of Original Decision: February 1, 2023

On December 20, 2023, Applicant filed a written request for a time extension on the approved applications listed above.

Below are the ZHE's findings and decision:

FINDINGS:

1. Applicant is requesting a time extension on the approved applications listed above.
2. The City of Albuquerque Integrated Development Ordinance (IDO) Section 14-16-6-4(X)(4)(a) (Extensions of Period of Validity; General Provisions) reads, in pertinent part:
  1. *For each permit or approval for which Table 6-4-3 shows an expiration period, except an impact fee assessment or a Site Plan, the original decision-making body may approve 1 extension of validity for good cause shown for a time not to exceed the original period of validity for that permit or approval, provided that all of the following requirements are met:*
    - a. *The applicant or property owner submits a written request for the time extension before the expiration of the original permit or approval with the Planning Director.*
    - b. *The extension is considered and a decision made by the same decision-making body as the initial approval, except that no public meeting or hearing shall be required, if one would have been required under the IDO for the initial approval.*
3. Applicant filed its written extension request before expiration of the original approvals, because the original approvals were set to expire on February 1, 2024 (one year after the ZHE's approval of the Application), and Applicant filed the written request on December 20, 2023.

4. Applicant's request for extension was considered and made upon the same procedure required for the initial approvals, except that no public hearing is required, consistent with and pursuant to IDO Section 14-16-6-4(X)(4)(a)(1)(b).
5. Applicant has demonstrated good cause for the requested extension.
6. Applicant's application for time extension satisfies the requirements of IDO Section 14-16-6-4(X)(4)(a), cited above.

DECISION:

Dated as of January 16, 2024

APPROVAL of the request for a time extension of one (1) year (to February 1, 2025) on the approved applications listed above.



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Robert Lucero, Esq.  
Zoning Hearing Examiner

cc: ZHE File  
Zoning Enforcement



CITY OF ALBUQUERQUE  
OFFICE OF ADMINISTRATIVE HEARINGS  
ZONING HEARING EXAMINER  
NOTIFICATION OF DECISION

Skyview West Industrial Park, LLC (Agent, Tierra West) requests a conditional use to allow outdoor storage in an NR-C zone for Lot I, Coors Plaza, located at 7110 Central AVE SW, zoned NR-C [Section 14-16-4-2]

Special Exception No: ..... **VA-2023-00187**  
Project No: ..... **Project#2022-007299**  
Hearing Date: ..... 08-15-23  
Closing of Public Record: ..... 08-15-23  
Date of Decision: ..... 08-30-23

On the 15th day of August, 2023, Tierra West, agent for property owner Skyview West Industrial Park, LLC (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a conditional use to allow outdoor storage in an NR-C zone (“Application”) upon the real property located at 7110 Central AVE SW (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. Applicant is requesting a conditional use to allow outdoor storage in an NR-C zone.
2. The City of Albuquerque Code of Ordinances Section 14-16-6-6(A)(3) (Review and Decision Criteria– Conditional Use) reads: “*An application for a Conditional Use Approval shall be approved if it meets all of the following criteria:*
  - (a) *It is consistent with the ABC Comp. Plan, as amended;*
  - (b) *It complies with all applicable provisions of the IDO, including, but not limited to any Use-specific Standards applicable to the use in Section 14-16-4-3; the DPM; other adopted City regulations; and any conditions specifically applied to development of the property in any prior permit or approval affecting the property, or there is a condition of approval that any Variances or Waivers needed to comply with any of these provisions must be approved or the Conditional Use Approval will be invalidated pursuant to Subsection (2)(c)2 above;*
  - (c) *It will not create significant adverse impacts on adjacent properties, the surrounding neighborhood, or the larger community;*
  - (d) *It will not create material adverse impacts on other land in the surrounding area, through increases in traffic congestion, parking congestion noise, or vibration without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts;*
  - (e) *On a project site with existing uses, it will not increase non- residential activity within 300 feet in any direction of a lot in any Residential zone district between the hours of 10:00 P.M. and 6:00 A.M.;*
  - (f) *It will not negatively impact pedestrian or transit connectivity without appropriate mitigation*
3. The applicant bears the burden of providing a sound justification for the requested decision, based on substantial evidence, pursuant to IDO Section 14-16-6-4(E)(3).

4. The applicant bears the burden of showing compliance with required standards through analysis, illustrations, or other exhibits as necessary, pursuant to IDO Section 14-16-6-4(E)(4).
5. All property owners within 100 feet and affected neighborhood association(s) were notified.
6. The ZHE finds that the proper “Notice of Hearing” signage was posted for the required time period as required by Section 14-16-6-4(K)(4).
7. The ZHE finds that the Applicant has authority to pursue this Application.
8. Applicant has met its burden of providing evidence that establishes that the requested Conditional Use approval is consistent with the ABC Comp. Plan, as amended. Applicant submitted evidence supporting that the requested Conditional Use approval furthers the goals and policies of the ABC Comp. Plan by helping to ensure appropriate scale and location of development and character of design, placing new development along corridors, and providing employment and services for the area.
9. Applicant has met its burden of providing evidence that establishes that the requested Conditional Use approval complies with all applicable provisions of the IDO, including, but not limited to any Use-specific Standards applicable to the use in Section 14-16-4-3; the DPM; other adopted City regulations; and any conditions specifically applied to development of the property in any prior permit or approval affecting the property. Applicant testified and confirmed in written submittals that the requested Conditional Use approval would comport with all applicable requirements. No prior permits or approvals apply.
10. Applicant has met its burden of providing evidence that establishes that the requested Conditional Use approval will not create significant adverse impacts on adjacent properties, the surrounding neighborhood, or the larger community. Applicant testified and confirmed in written submittals that the requested Conditional Use approval would not create any adverse impact and would in fact enhance property value and potentially that of neighboring properties.
11. Applicant has met its burden of providing evidence that establishes that the requested Conditional Use approval will not create material adverse impacts on other land in the surrounding area, through increases in traffic congestion, parking, congestion, noise, or vibration without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts. Applicant confirmed in written submittals that the requested Conditional Use approval would not create any adverse impact and would not increase traffic congestion, parking, congestion, noise, or vibration.
12. Applicant has met its burden of providing evidence that establishes that the requested Conditional Use approval will not increase non-residential activity within 300 feet of a lot in any residential zone district between the hours of 10:00 pm and 6:00 am. Applicant confirmed in written submittals that non-residential activity would not increase in any prohibited manner.
13. Applicant has met its burden of providing evidence that establishes that the requested Conditional Use approval will not negatively impact pedestrian or transit connectivity without appropriate mitigation. Applicant confirmed in written submittals that no negative impact on pedestrian or transit connectivity would result.
14. The City Traffic Engineer submitted a report stating no objection to the Application.

DECISION:

APPROVAL of a conditional use to allow outdoor storage in an NR-C zone.

APPEAL:

If you wish to appeal this decision, you must do so by September 14, 2023 pursuant to Section 14-16-6-4(V), of the Integrated Development Ordinance, you must demonstrate that you have legal standing to file an appeal as defined.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed, or utilized.



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Robert Lucero, Esq.  
Zoning Hearing Examiner

cc:

ZHE File  
Zoning Enforcement  
Tierra West, Vince Carrica [VCarrica@tierrawestllc.com](mailto:VCarrica@tierrawestllc.com)





CITY OF ALBUQUERQUE  
OFFICE OF ADMINISTRATIVE HEARINGS  
ZONING HEARING EXAMINER  
NOTIFICATION OF DECISION

Skyview West Industrial Park, LLC (Agent, Tierra West) requests a conditional use to allow outdoor storage in an NR-C zone for Lot 55, Town of Atrisco Grant Unit 6, located at 7226 Central AVE SW, zoned NR-C [Section 14-16-4-2]

Special Exception No: ..... **VA-2023-00188**  
Project No: ..... **Project#2022-007299**  
Hearing Date: ..... 08-15-23  
Closing of Public Record: ..... 08-15-23  
Date of Decision: ..... 08-30-23

On the 15th day of August, 2023, Tierra West, agent for property owner Skyview West Industrial Park, LLC (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a conditional use to allow outdoor storage in an NR-C zone (“Application”) upon the real property located at 7226 Central AVE SW (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. Applicant is requesting a conditional use to allow outdoor storage in an NR-C zone.
2. The City of Albuquerque Code of Ordinances Section 14-16-6-6(A)(3) (Review and Decision Criteria– Conditional Use) reads: “*An application for a Conditional Use Approval shall be approved if it meets all of the following criteria:*
  - (a) *It is consistent with the ABC Comp. Plan, as amended;*
  - (b) *It complies with all applicable provisions of the IDO, including, but not limited to any Use-specific Standards applicable to the use in Section 14-16-4-3; the DPM; other adopted City regulations; and any conditions specifically applied to development of the property in any prior permit or approval affecting the property, or there is a condition of approval that any Variances or Waivers needed to comply with any of these provisions must be approved or the Conditional Use Approval will be invalidated pursuant to Subsection (2)(c)2 above;*
  - (c) *It will not create significant adverse impacts on adjacent properties, the surrounding neighborhood, or the larger community;*
  - (d) *It will not create material adverse impacts on other land in the surrounding area, through increases in traffic congestion, parking congestion noise, or vibration without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts;*
  - (e) *On a project site with existing uses, it will not increase non- residential activity within 300 feet in any direction of a lot in any Residential zone district between the hours of 10:00 P.M. and 6:00 A.M.;*
  - (f) *It will not negatively impact pedestrian or transit connectivity without appropriate mitigation*
3. The applicant bears the burden of providing a sound justification for the requested decision, based on substantial evidence, pursuant to IDO Section 14-16-6-4(E)(3).

4. The applicant bears the burden of showing compliance with required standards through analysis, illustrations, or other exhibits as necessary, pursuant to IDO Section 14-16-6-4(E)(4).
5. All property owners within 100 feet and affected neighborhood association(s) were notified.
6. The ZHE finds that the proper “Notice of Hearing” signage was posted for the required time period as required by Section 14-16-6-4(K)(4).
7. The ZHE finds that the Applicant has authority to pursue this Application.
8. Applicant has met its burden of providing evidence that establishes that the requested Conditional Use approval is consistent with the ABC Comp. Plan, as amended. Applicant submitted evidence supporting that the requested Conditional Use approval furthers the goals and policies of the ABC Comp. Plan by helping to ensure appropriate scale and location of development and character of design, placing new development along corridors, and providing employment and services for the area.
9. Applicant has met its burden of providing evidence that establishes that the requested Conditional Use approval complies with all applicable provisions of the IDO, including, but not limited to any Use-specific Standards applicable to the use in Section 14-16-4-3; the DPM; other adopted City regulations; and any conditions specifically applied to development of the property in any prior permit or approval affecting the property. Applicant testified and confirmed in written submittals that the requested Conditional Use approval would comport with all applicable requirements. No prior permits or approvals apply.
10. Applicant has met its burden of providing evidence that establishes that the requested Conditional Use approval will not create significant adverse impacts on adjacent properties, the surrounding neighborhood, or the larger community. Applicant testified and confirmed in written submittals that the requested Conditional Use approval would not create any adverse impact and would in fact enhance property value and potentially that of neighboring properties.
11. Applicant has met its burden of providing evidence that establishes that the requested Conditional Use approval will not create material adverse impacts on other land in the surrounding area, through increases in traffic congestion, parking, congestion, noise, or vibration without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts. Applicant confirmed in written submittals that the requested Conditional Use approval would not create any adverse impact and would not increase traffic congestion, parking, congestion, noise, or vibration.
12. Applicant has met its burden of providing evidence that establishes that the requested Conditional Use approval will not increase non-residential activity within 300 feet of a lot in any residential zone district between the hours of 10:00 pm and 6:00 am. Applicant confirmed in written submittals that non-residential activity would not increase in any prohibited manner.
13. Applicant has met its burden of providing evidence that establishes that the requested Conditional Use approval will not negatively impact pedestrian or transit connectivity without appropriate mitigation. Applicant confirmed in written submittals that no negative impact on pedestrian or transit connectivity would result.
14. The City Traffic Engineer submitted a report stating no objection to the Application.

DECISION:



APPROVAL of a conditional use to allow for outdoor storage in an NR-C zone.

APPEAL:

If you wish to appeal this decision, you must do so by September 14, 2023 pursuant to Section 14-16-6-4(V), of the Integrated Development Ordinance, you must demonstrate that you have legal standing to file an appeal as defined.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed, or utilized.



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Robert Lucero, Esq.  
Zoning Hearing Examiner

cc:

ZHE File  
Zoning Enforcement  
Tierra West, Vince Carrica [VCarrica@tierrawestllc.com](mailto:VCarrica@tierrawestllc.com)



CITY OF ALBUQUERQUE  
OFFICE OF ADMINISTRATIVE HEARINGS  
ZONING HEARING EXAMINER  
NOTIFICATION OF DECISION

Skyview West Industrial Park, LLC (Agent, Tierra West) requests a conditional use to allow outdoor storage in an NR-C zone for Lot 54, Town of Atrisco Grant Unit 6, located at 7320 Central AVE SW, zoned NR-C [Section 14-16-4-2]

Special Exception No: ..... **VA-2023-00189**  
Project No: ..... **Project#2022-007299**  
Hearing Date: ..... 08-15-23  
Closing of Public Record: ..... 08-15-23  
Date of Decision: ..... 08-30-23

On the 15th day of August, 2023, Tierra West, agent for property owner Skyview West Industrial Park, LLC (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a conditional use to allow outdoor storage in an NR-C zone (“Application”) upon the real property located at 7320 Central AVE SW (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. Applicant is requesting a conditional use to allow outdoor storage in an NR-C zone.
2. The City of Albuquerque Code of Ordinances Section 14-16-6-6(A)(3) (Review and Decision Criteria– Conditional Use) reads: “*An application for a Conditional Use Approval shall be approved if it meets all of the following criteria:*
  - (a) *It is consistent with the ABC Comp. Plan, as amended;*
  - (b) *It complies with all applicable provisions of the IDO, including, but not limited to any Use-specific Standards applicable to the use in Section 14-16-4-3; the DPM; other adopted City regulations; and any conditions specifically applied to development of the property in any prior permit or approval affecting the property, or there is a condition of approval that any Variances or Waivers needed to comply with any of these provisions must be approved or the Conditional Use Approval will be invalidated pursuant to Subsection (2)(c)2 above;*
  - (c) *It will not create significant adverse impacts on adjacent properties, the surrounding neighborhood, or the larger community;*
  - (d) *It will not create material adverse impacts on other land in the surrounding area, through increases in traffic congestion, parking congestion noise, or vibration without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts;*
  - (e) *On a project site with existing uses, it will not increase non- residential activity within 300 feet in any direction of a lot in any Residential zone district between the hours of 10:00 P.M. and 6:00 A.M.;*
  - (f) *It will not negatively impact pedestrian or transit connectivity without appropriate mitigation*
3. The applicant bears the burden of providing a sound justification for the requested decision, based on substantial evidence, pursuant to IDO Section 14-16-6-4(E)(3).

4. The applicant bears the burden of showing compliance with required standards through analysis, illustrations, or other exhibits as necessary, pursuant to IDO Section 14-16-6-4(E)(4).
5. All property owners within 100 feet and affected neighborhood association(s) were notified.
6. The ZHE finds that the proper “Notice of Hearing” signage was posted for the required time period as required by Section 14-16-6-4(K)(4).
7. The ZHE finds that the Applicant has authority to pursue this Application.
8. Applicant has met its burden of providing evidence that establishes that the requested Conditional Use approval is consistent with the ABC Comp. Plan, as amended. Applicant submitted evidence supporting that the requested Conditional Use approval furthers the goals and policies of the ABC Comp. Plan by helping to ensure appropriate scale and location of development and character of design, placing new development along corridors, and providing employment and services for the area.
9. Applicant has met its burden of providing evidence that establishes that the requested Conditional Use approval complies with all applicable provisions of the IDO, including, but not limited to any Use-specific Standards applicable to the use in Section 14-16-4-3; the DPM; other adopted City regulations; and any conditions specifically applied to development of the property in any prior permit or approval affecting the property. Applicant testified and confirmed in written submittals that the requested Conditional Use approval would comport with all applicable requirements. No prior permits or approvals apply.
10. Applicant has met its burden of providing evidence that establishes that the requested Conditional Use approval will not create significant adverse impacts on adjacent properties, the surrounding neighborhood, or the larger community. Applicant testified and confirmed in written submittals that the requested Conditional Use approval would not create any adverse impact and would in fact enhance property value and potentially that of neighboring properties.
11. Applicant has met its burden of providing evidence that establishes that the requested Conditional Use approval will not create material adverse impacts on other land in the surrounding area, through increases in traffic congestion, parking, congestion, noise, or vibration without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts. Applicant confirmed in written submittals that the requested Conditional Use approval would not create any adverse impact and would not increase traffic congestion, parking, congestion, noise, or vibration.
12. Applicant has met its burden of providing evidence that establishes that the requested Conditional Use approval will not increase non-residential activity within 300 feet of a lot in any residential zone district between the hours of 10:00 pm and 6:00 am. Applicant confirmed in written submittals that non-residential activity would not increase in any prohibited manner.
13. Applicant has met its burden of providing evidence that establishes that the requested Conditional Use approval will not negatively impact pedestrian or transit connectivity without appropriate mitigation. Applicant confirmed in written submittals that no negative impact on pedestrian or transit connectivity would result.
14. The City Traffic Engineer submitted a report stating no objection to the Application.

DECISION:

APPROVAL of a conditional use to allow for outdoor storage in an NR-C zone.

APPEAL:

If you wish to appeal this decision, you must do so by September 14, 2023 pursuant to Section 14-16-6-4(V), of the Integrated Development Ordinance, you must demonstrate that you have legal standing to file an appeal as defined.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed, or utilized.



---

Robert Lucero, Esq.  
Zoning Hearing Examiner

cc:

ZHE File  
Zoning Enforcement  
Tierra West, Vince Carrica [VCarrica@tierrawestllc.com](mailto:VCarrica@tierrawestllc.com)



CITY OF ALBUQUERQUE  
OFFICE OF ADMINISTRATIVE HEARINGS  
ZONING HEARING EXAMINER  
NOTIFICATION OF DECISION

**REQUEST FOR EXTENSIONS OF PERIOD OF VALIDITY FOR THE FOLLOWING:**

Special Exception No(s): VA-2023-00187, -00188, and -01189  
Project No: PR- 2023-007299  
Original Hearing Date: August 15, 2023  
Closing of Original Public Record: August 15, 2023  
Date of Original Decision: August 30, 2023

On May 1, 2024, Applicant filed a written request for a time extension on the approved applications listed above.

Below are the ZHE's findings and decision:

FINDINGS:

1. Applicant is requesting a time extension on the approved applications listed above.
2. The City of Albuquerque Integrated Development Ordinance (IDO) Section 14-16-6-4(X)(4)(a) (Extensions of Period of Validity; General Provisions) reads, in pertinent part:
  1. *For each permit or approval for which Table 6-4-3 shows an expiration period, except an impact fee assessment or a Site Plan, the original decision-making body may approve 1 extension of validity for good cause shown for a time not to exceed the original period of validity for that permit or approval, provided that all of the following requirements are met:*
    - a. *The applicant or property owner submits a written request for the time extension before the expiration of the original permit or approval with the Planning Director.*
    - b. *The extension is considered and a decision made by the same decision-making body as the initial approval, except that no public meeting or hearing shall be required, if one would have been required under the IDO for the initial approval.*
3. Applicant filed its written extension request before expiration of the original approvals, because the original approvals were set to expire on August 30, 2024 (one year after the ZHE's approval of the Application), and Applicant filed the written request on May 1, 2024.

4. Applicant's request for extension was considered and made upon the same procedure required for the initial approvals, except that no public hearing is required, consistent with and pursuant to IDO Section 14-16-6-4(X)(4)(a)(1)(b).
5. Applicant has demonstrated good cause for the requested extension.
6. Applicant's application for time extension satisfies the requirements of IDO Section 14-16-6-4(X)(4)(a), cited above.

DECISION:

Dated as of June 7, 2024

APPROVAL of the request for a time extension of one (1) year (to August 30, 2025) on the approved applications listed above.



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Robert Lucero, Esq.  
Zoning Hearing Examiner

cc: ZHE File  
Zoning Enforcement



CITY OF ALBUQUERQUE  
OFFICE OF ADMINISTRATIVE HEARINGS  
ZONING HEARING EXAMINER  
NOTIFICATION OF DECISION

Skyview West Industrial Park, LLC (Agent, Tierra West) requests a conditional use to allow outdoor storage in an NR-C zone for Lot I, Coors Plaza, located at 7110 Central AVE SW, zoned NR-C [Section 14-16-4-2]

Special Exception No: ..... **VA-2023-00187**  
Project No: ..... **Project#2022-007299**  
Hearing Date: ..... 08-15-23  
Closing of Public Record: ..... 08-15-23  
Date of Decision: ..... 08-30-23

On the 15th day of August, 2023, Tierra West, agent for property owner Skyview West Industrial Park, LLC (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a conditional use to allow outdoor storage in an NR-C zone (“Application”) upon the real property located at 7110 Central AVE SW (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. Applicant is requesting a conditional use to allow outdoor storage in an NR-C zone.
2. The City of Albuquerque Code of Ordinances Section 14-16-6-6(A)(3) (Review and Decision Criteria– Conditional Use) reads: “*An application for a Conditional Use Approval shall be approved if it meets all of the following criteria:*
  - (a) *It is consistent with the ABC Comp. Plan, as amended;*
  - (b) *It complies with all applicable provisions of the IDO, including, but not limited to any Use-specific Standards applicable to the use in Section 14-16-4-3; the DPM; other adopted City regulations; and any conditions specifically applied to development of the property in any prior permit or approval affecting the property, or there is a condition of approval that any Variances or Waivers needed to comply with any of these provisions must be approved or the Conditional Use Approval will be invalidated pursuant to Subsection (2)(c)2 above;*
  - (c) *It will not create significant adverse impacts on adjacent properties, the surrounding neighborhood, or the larger community;*
  - (d) *It will not create material adverse impacts on other land in the surrounding area, through increases in traffic congestion, parking congestion noise, or vibration without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts;*
  - (e) *On a project site with existing uses, it will not increase non- residential activity within 300 feet in any direction of a lot in any Residential zone district between the hours of 10:00 P.M. and 6:00 A.M.;*
  - (f) *It will not negatively impact pedestrian or transit connectivity without appropriate mitigation*
3. The applicant bears the burden of providing a sound justification for the requested decision, based on substantial evidence, pursuant to IDO Section 14-16-6-4(E)(3).

4. The applicant bears the burden of showing compliance with required standards through analysis, illustrations, or other exhibits as necessary, pursuant to IDO Section 14-16-6-4(E)(4).
5. All property owners within 100 feet and affected neighborhood association(s) were notified.
6. The ZHE finds that the proper “Notice of Hearing” signage was posted for the required time period as required by Section 14-16-6-4(K)(4).
7. The ZHE finds that the Applicant has authority to pursue this Application.
8. Applicant has met its burden of providing evidence that establishes that the requested Conditional Use approval is consistent with the ABC Comp. Plan, as amended. Applicant submitted evidence supporting that the requested Conditional Use approval furthers the goals and policies of the ABC Comp. Plan by helping to ensure appropriate scale and location of development and character of design, placing new development along corridors, and providing employment and services for the area.
9. Applicant has met its burden of providing evidence that establishes that the requested Conditional Use approval complies with all applicable provisions of the IDO, including, but not limited to any Use-specific Standards applicable to the use in Section 14-16-4-3; the DPM; other adopted City regulations; and any conditions specifically applied to development of the property in any prior permit or approval affecting the property. Applicant testified and confirmed in written submittals that the requested Conditional Use approval would comport with all applicable requirements. No prior permits or approvals apply.
10. Applicant has met its burden of providing evidence that establishes that the requested Conditional Use approval will not create significant adverse impacts on adjacent properties, the surrounding neighborhood, or the larger community. Applicant testified and confirmed in written submittals that the requested Conditional Use approval would not create any adverse impact and would in fact enhance property value and potentially that of neighboring properties.
11. Applicant has met its burden of providing evidence that establishes that the requested Conditional Use approval will not create material adverse impacts on other land in the surrounding area, through increases in traffic congestion, parking, congestion, noise, or vibration without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts. Applicant confirmed in written submittals that the requested Conditional Use approval would not create any adverse impact and would not increase traffic congestion, parking, congestion, noise, or vibration.
12. Applicant has met its burden of providing evidence that establishes that the requested Conditional Use approval will not increase non-residential activity within 300 feet of a lot in any residential zone district between the hours of 10:00 pm and 6:00 am. Applicant confirmed in written submittals that non-residential activity would not increase in any prohibited manner.
13. Applicant has met its burden of providing evidence that establishes that the requested Conditional Use approval will not negatively impact pedestrian or transit connectivity without appropriate mitigation. Applicant confirmed in written submittals that no negative impact on pedestrian or transit connectivity would result.
14. The City Traffic Engineer submitted a report stating no objection to the Application.

DECISION:



APPROVAL of a conditional use to allow outdoor storage in an NR-C zone.

APPEAL:

If you wish to appeal this decision, you must do so by September 14, 2023 pursuant to Section 14-16-6-4(V), of the Integrated Development Ordinance, you must demonstrate that you have legal standing to file an appeal as defined.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed, or utilized.



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Robert Lucero, Esq.  
Zoning Hearing Examiner

cc:

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Zoning Enforcement  
Tierra West, Vince Carrica [VCarrica@tierrawestllc.com](mailto:VCarrica@tierrawestllc.com)



CITY OF ALBUQUERQUE  
OFFICE OF ADMINISTRATIVE HEARINGS  
ZONING HEARING EXAMINER  
NOTIFICATION OF DECISION

Skyview West Industrial Park, LLC (Agent, Tierra West) requests a conditional use to allow outdoor storage in an NR-C zone for Lot 55, Town of Atrisco Grant Unit 6, located at 7226 Central AVE SW, zoned NR-C [Section 14-16-4-2]

Special Exception No: ..... **VA-2023-00188**  
Project No: ..... **Project#2022-007299**  
Hearing Date: ..... 08-15-23  
Closing of Public Record: ..... 08-15-23  
Date of Decision: ..... 08-30-23

On the 15th day of August, 2023, Tierra West, agent for property owner Skyview West Industrial Park, LLC (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a conditional use to allow outdoor storage in an NR-C zone (“Application”) upon the real property located at 7226 Central AVE SW (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. Applicant is requesting a conditional use to allow outdoor storage in an NR-C zone.
2. The City of Albuquerque Code of Ordinances Section 14-16-6-6(A)(3) (Review and Decision Criteria– Conditional Use) reads: “*An application for a Conditional Use Approval shall be approved if it meets all of the following criteria:*
  - (a) *It is consistent with the ABC Comp. Plan, as amended;*
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  - (c) *It will not create significant adverse impacts on adjacent properties, the surrounding neighborhood, or the larger community;*
  - (d) *It will not create material adverse impacts on other land in the surrounding area, through increases in traffic congestion, parking congestion noise, or vibration without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts;*
  - (e) *On a project site with existing uses, it will not increase non- residential activity within 300 feet in any direction of a lot in any Residential zone district between the hours of 10:00 P.M. and 6:00 A.M.;*
  - (f) *It will not negatively impact pedestrian or transit connectivity without appropriate mitigation*
3. The applicant bears the burden of providing a sound justification for the requested decision, based on substantial evidence, pursuant to IDO Section 14-16-6-4(E)(3).

4. The applicant bears the burden of showing compliance with required standards through analysis, illustrations, or other exhibits as necessary, pursuant to IDO Section 14-16-6-4(E)(4).
5. All property owners within 100 feet and affected neighborhood association(s) were notified.
6. The ZHE finds that the proper “Notice of Hearing” signage was posted for the required time period as required by Section 14-16-6-4(K)(4).
7. The ZHE finds that the Applicant has authority to pursue this Application.
8. Applicant has met its burden of providing evidence that establishes that the requested Conditional Use approval is consistent with the ABC Comp. Plan, as amended. Applicant submitted evidence supporting that the requested Conditional Use approval furthers the goals and policies of the ABC Comp. Plan by helping to ensure appropriate scale and location of development and character of design, placing new development along corridors, and providing employment and services for the area.
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10. Applicant has met its burden of providing evidence that establishes that the requested Conditional Use approval will not create significant adverse impacts on adjacent properties, the surrounding neighborhood, or the larger community. Applicant testified and confirmed in written submittals that the requested Conditional Use approval would not create any adverse impact and would in fact enhance property value and potentially that of neighboring properties.
11. Applicant has met its burden of providing evidence that establishes that the requested Conditional Use approval will not create material adverse impacts on other land in the surrounding area, through increases in traffic congestion, parking, congestion, noise, or vibration without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts. Applicant confirmed in written submittals that the requested Conditional Use approval would not create any adverse impact and would not increase traffic congestion, parking, congestion, noise, or vibration.
12. Applicant has met its burden of providing evidence that establishes that the requested Conditional Use approval will not increase non-residential activity within 300 feet of a lot in any residential zone district between the hours of 10:00 pm and 6:00 am. Applicant confirmed in written submittals that non-residential activity would not increase in any prohibited manner.
13. Applicant has met its burden of providing evidence that establishes that the requested Conditional Use approval will not negatively impact pedestrian or transit connectivity without appropriate mitigation. Applicant confirmed in written submittals that no negative impact on pedestrian or transit connectivity would result.
14. The City Traffic Engineer submitted a report stating no objection to the Application.

DECISION:

APPROVAL of a conditional use to allow for outdoor storage in an NR-C zone.

APPEAL:

If you wish to appeal this decision, you must do so by September 14, 2023 pursuant to Section 14-16-6-4(V), of the Integrated Development Ordinance, you must demonstrate that you have legal standing to file an appeal as defined.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed, or utilized.



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Robert Lucero, Esq.  
Zoning Hearing Examiner

cc:

ZHE File  
Zoning Enforcement  
Tierra West, Vince Carrica [VCarrica@tierrawestllc.com](mailto:VCarrica@tierrawestllc.com)



CITY OF ALBUQUERQUE  
OFFICE OF ADMINISTRATIVE HEARINGS  
ZONING HEARING EXAMINER  
NOTIFICATION OF DECISION

Skyview West Industrial Park, LLC (Agent, Tierra West) requests a conditional use to allow outdoor storage in an NR-C zone for Lot 54, Town of Atrisco Grant Unit 6, located at 7320 Central AVE SW, zoned NR-C [Section 14-16-4-2]

Special Exception No: ..... **VA-2023-00189**  
Project No: ..... **Project#2022-007299**  
Hearing Date: ..... 08-15-23  
Closing of Public Record: ..... 08-15-23  
Date of Decision: ..... 08-30-23

On the 15th day of August, 2023, Tierra West, agent for property owner Skyview West Industrial Park, LLC (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a conditional use to allow outdoor storage in an NR-C zone (“Application”) upon the real property located at 7320 Central AVE SW (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. Applicant is requesting a conditional use to allow outdoor storage in an NR-C zone.
2. The City of Albuquerque Code of Ordinances Section 14-16-6-6(A)(3) (Review and Decision Criteria– Conditional Use) reads: “*An application for a Conditional Use Approval shall be approved if it meets all of the following criteria:*
  - (a) *It is consistent with the ABC Comp. Plan, as amended;*
  - (b) *It complies with all applicable provisions of the IDO, including, but not limited to any Use-specific Standards applicable to the use in Section 14-16-4-3; the DPM; other adopted City regulations; and any conditions specifically applied to development of the property in any prior permit or approval affecting the property, or there is a condition of approval that any Variances or Waivers needed to comply with any of these provisions must be approved or the Conditional Use Approval will be invalidated pursuant to Subsection (2)(c)2 above;*
  - (c) *It will not create significant adverse impacts on adjacent properties, the surrounding neighborhood, or the larger community;*
  - (d) *It will not create material adverse impacts on other land in the surrounding area, through increases in traffic congestion, parking congestion noise, or vibration without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts;*
  - (e) *On a project site with existing uses, it will not increase non- residential activity within 300 feet in any direction of a lot in any Residential zone district between the hours of 10:00 P.M. and 6:00 A.M.;*
  - (f) *It will not negatively impact pedestrian or transit connectivity without appropriate mitigation*
3. The applicant bears the burden of providing a sound justification for the requested decision, based on substantial evidence, pursuant to IDO Section 14-16-6-4(E)(3).

4. The applicant bears the burden of showing compliance with required standards through analysis, illustrations, or other exhibits as necessary, pursuant to IDO Section 14-16-6-4(E)(4).
5. All property owners within 100 feet and affected neighborhood association(s) were notified.
6. The ZHE finds that the proper “Notice of Hearing” signage was posted for the required time period as required by Section 14-16-6-4(K)(4).
7. The ZHE finds that the Applicant has authority to pursue this Application.
8. Applicant has met its burden of providing evidence that establishes that the requested Conditional Use approval is consistent with the ABC Comp. Plan, as amended. Applicant submitted evidence supporting that the requested Conditional Use approval furthers the goals and policies of the ABC Comp. Plan by helping to ensure appropriate scale and location of development and character of design, placing new development along corridors, and providing employment and services for the area.
9. Applicant has met its burden of providing evidence that establishes that the requested Conditional Use approval complies with all applicable provisions of the IDO, including, but not limited to any Use-specific Standards applicable to the use in Section 14-16-4-3; the DPM; other adopted City regulations; and any conditions specifically applied to development of the property in any prior permit or approval affecting the property. Applicant testified and confirmed in written submittals that the requested Conditional Use approval would comport with all applicable requirements. No prior permits or approvals apply.
10. Applicant has met its burden of providing evidence that establishes that the requested Conditional Use approval will not create significant adverse impacts on adjacent properties, the surrounding neighborhood, or the larger community. Applicant testified and confirmed in written submittals that the requested Conditional Use approval would not create any adverse impact and would in fact enhance property value and potentially that of neighboring properties.
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