



5501 Wilshire Avenue, NE, Suite E,
Albuquerque, NM 87113

505.856.5700 PHONE
505.856.7900 FAX
www.precision-surveys.com

March 27, 2026

City of Albuquerque
Planning Department
600 2nd St NW
Albuquerque, NM 87102

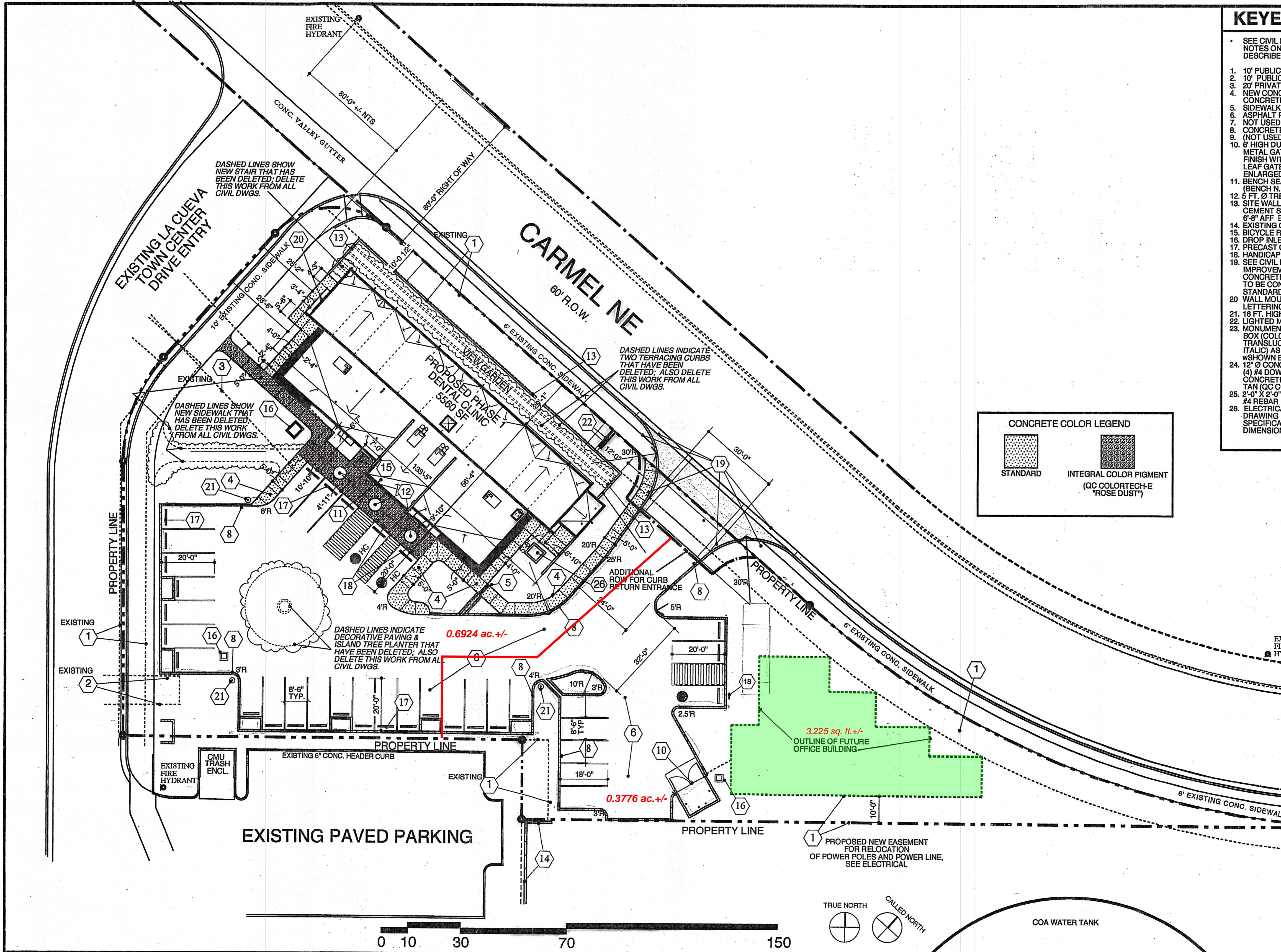
Development Facilitation Team,

We are requesting a pre-application meeting to assess the feasibility of the development of a proposed office building at 8000 Carmel Ave. NE, Albuquerque, NM, 87122, per the enclosed sketch plan.

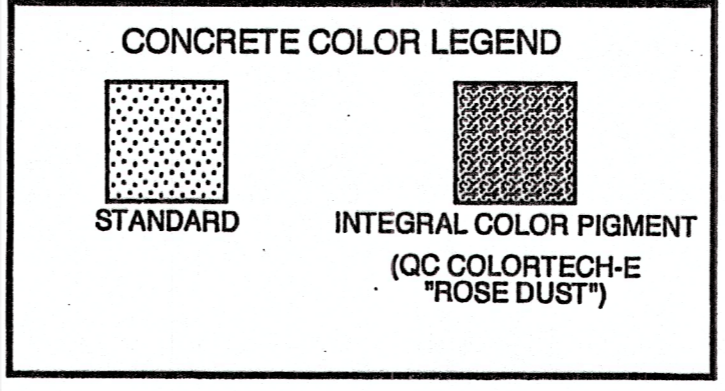
We look forward to your forthcoming review and thank you for your consideration.

Respectfully,

Brian Battaglino
Public Liaison and Research Technician
Precision Surveys, Inc., a DJ&A Company
5501 Wilshire Blvd NE, Suite E
Albuquerque, NM 87113



- ### KEYED NOTES
- SEE CIVIL DRAWINGS AND GENERAL MATERIALS NOTES ON SHEET A-1.1 FOR ITEMS NOT FULLY DESCRIBED BELOW.
 - 1. 10' PUBLIC UTILITY EASEMENT.
 - 2. 10' PUBLIC WATERLINE EASEMENT.
 - 3. 20' PRIVATE STORM DRAINAGE EASEMENT, SEE CIVIL.
 - 4. NEW CONCRETE SIDEWALK. SEE LEGEND FOR CONCRETE COLOR.
 - 5. SIDEWALK CULVERT, SEE CIVIL.
 - 6. ASPHALT PAVING.
 - 7. NOT USED.
 - 8. CONCRETE HEADER CURB, SEE CIVIL.
 - 9. (NOT USED).
 - 10. 8' HIGH DUMPSTER ENCLOSURE WITH SOLID PANEL METAL GATE. (CMU WALLS WITH CEMENT STUCCO FINISH WITH PAINTED STEEL SOLID PANEL DOUBLE LEAF GATE. SEE ELEVATIONS ON SHEET A-3.1 AND ENLARGED PLAN & SECTION ON B/A5-2.)
 - 11. BENCH SEATING FOR 4 UNDER PORCHED ENTRY. (BENCH N.I.C.)
 - 12. 5 FT. Ø TREE GRATE.
 - 13. SITE WALL ENCLOSING VIEW GARDEN, CMU WITH CEMENT STUCCO FINISH TOP OF WALL ELEVATION = 8'-8" AFF. EL.
 - 14. EXISTING CMU RETAINING WALL.
 - 15. BICYCLE RACK (CAPACITY 5 BIKES).
 - 16. DROP INLET, SEE CIVIL.
 - 17. PRECAST CONCRETE PARKING BUMPERS, TYP.
 - 18. HANDICAP PARKING SIGNS, SEE DETAIL 7/A3-2.
 - 19. SEE CIVIL FOR RIGHT OF WAY INFRASTRUCTURE IMPROVEMENTS: NEW RADIUS ENTRY DRIVE AND CONCRETE VALLEY; NEW CONCRETE SIDEWALK. ALL TO BE CONSTRUCTED PER CITY OF ALBUQUERQUE STANDARDS.
 - 20. WALL MOUNTED 12" HIGH CAST ALUMINUM LETTERING, SEE ELEVATIONS SHEET A-3.1.
 - 21. 18 FT. HIGH LIGHT POLE, SEE ELECTRICAL.
 - 22. LIGHTED MONUMENT SIGN, SEE DETAIL 1/A5-1.
 - 23. MONUMENT SIGN: INTERNALLY LIGHTED METAL SIGN BOX (COLOR: ROSEWOOD), WITH CUT OUT WHITE TRANSLUCENT ACRYLIC LETTERS (FONT: TIMES ITALIC) AS SHOWN BOTH EAST AND WEST SIDES.
 - 24. 12" Ø CONCRETE MONUMENT SIGN PEDESTALS WITH (4) #4 DOWELS VERTICAL WITH #3 TIES AT 12" O.C. CONCRETE TO BE INTEGRAL COLOR: WARM TONE TAN (CC COLORTECH-E "ROSE DUST").
 - 25. 2'-0" X 2'-0" X 1'-0" THICK CONCRETE FOOTING WITH (8) #4 REBAR EACH WAY.
 - 26. ELECTRICAL TRANSFORMER & CONCRETE PAD, SEE DRAWING E-2.1 KEYED NOTE 15 FOR PAD SPECIFICATIONS. SEE FOUNDATION PLAN S-1.1 FOR DIMENSIONS & LOCATION.



DESIGN DATA

ZONING: C-2-SC
 OCCUPANCY TYPE: B-2
 CONSTRUCTION TYPE: V-N
 CODE: UNIFORM BUILDING CODE, 1997 EDITION

AREA / PARKING RECAP

PHASE 1 - DENTAL CLINIC

HEATED BUILDING AREA - CLINIC 1ST FLOOR	5560 SF
TOTAL	5560 SF

PHASE 1 PARKING

REGULAR SPACES	12
SMALL CAR SPACES	3
HANDICAP SPACES	2

TOTAL PARKING PROVIDED: 17 SPACES (REQUIRED 5 PER DOCTOR = 10)

BICYCLE RACK: 3 SPACES PROVIDED

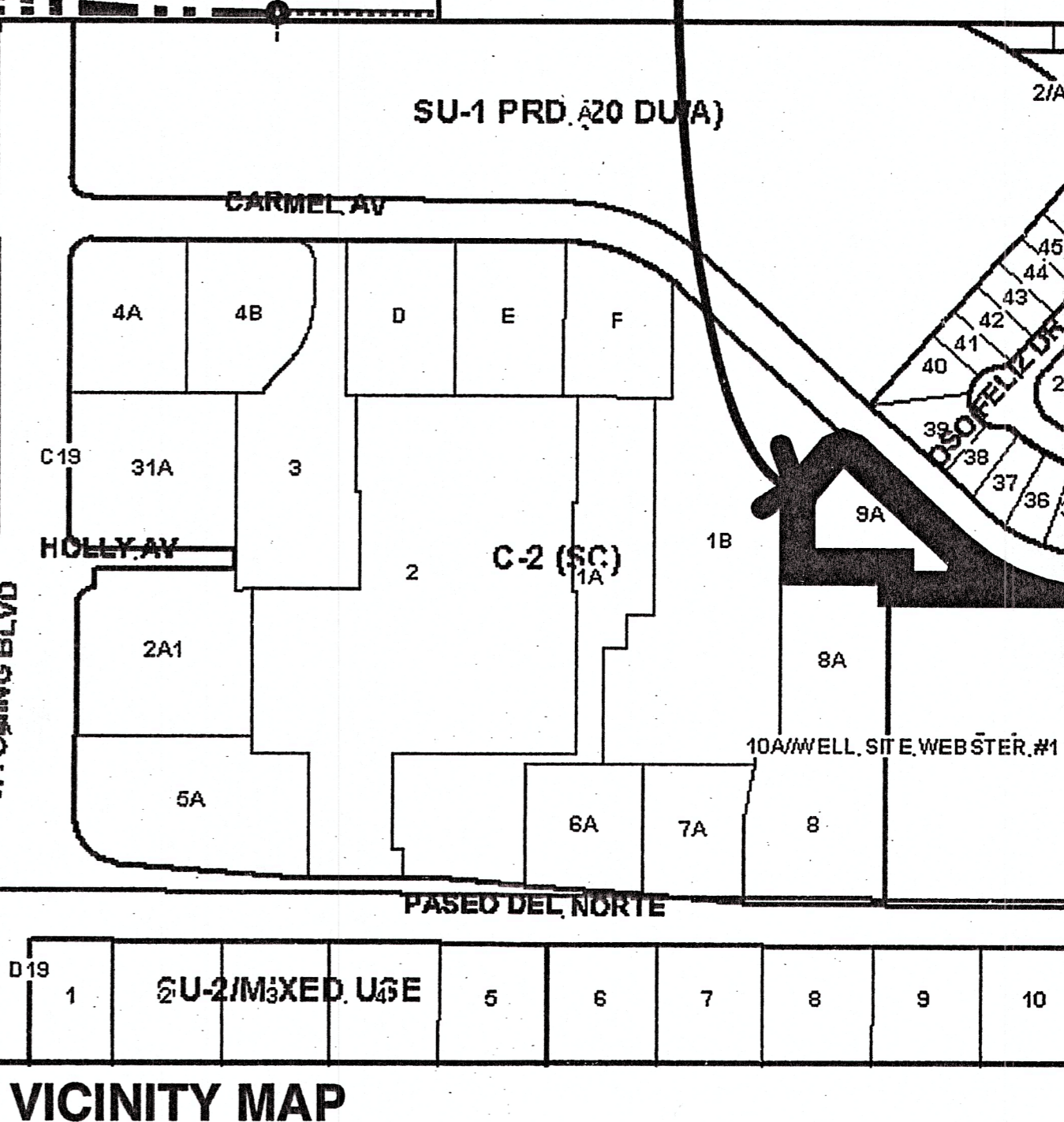
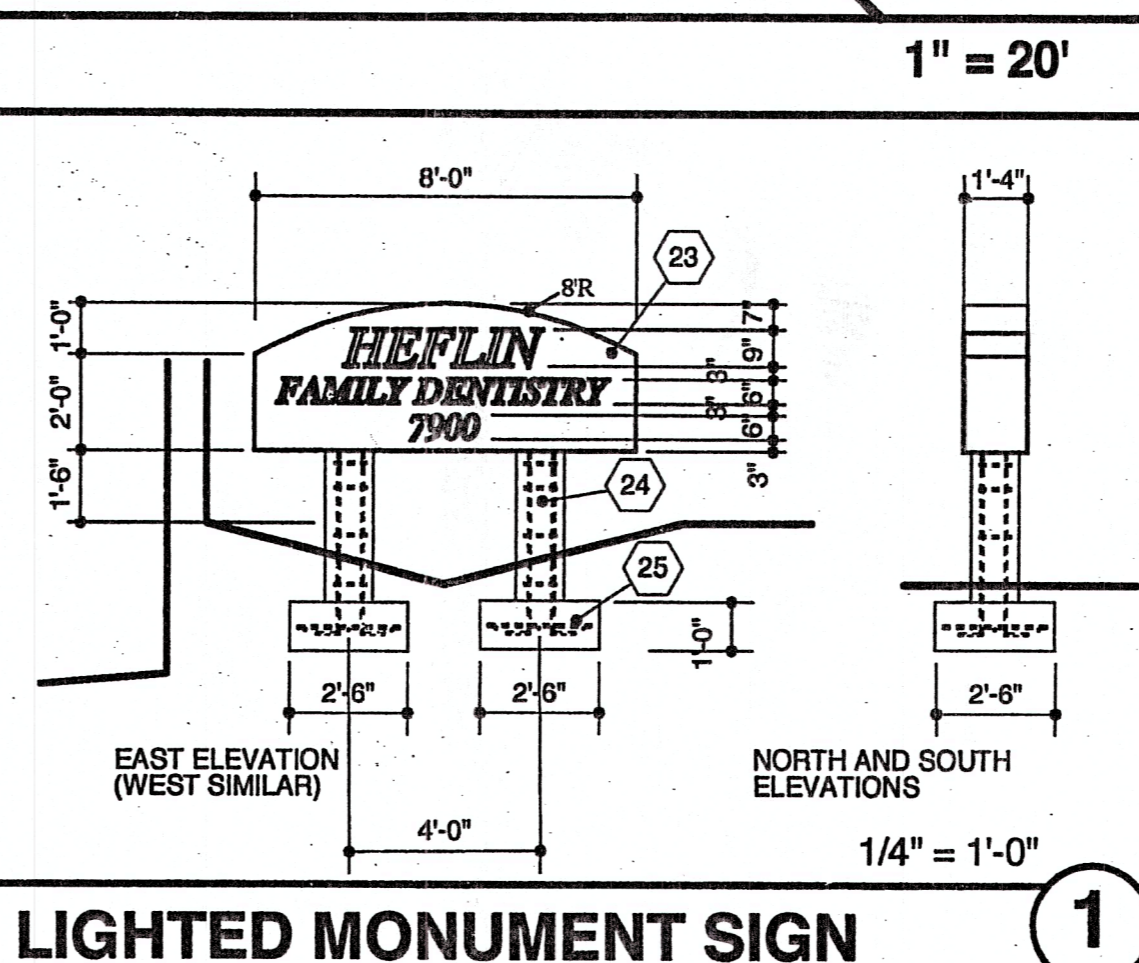
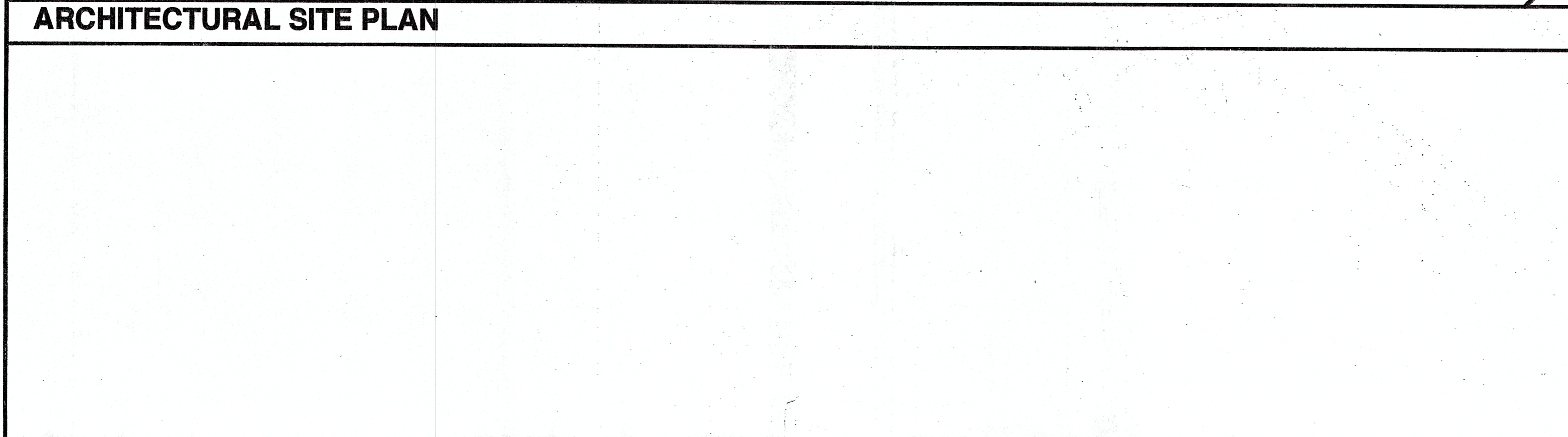
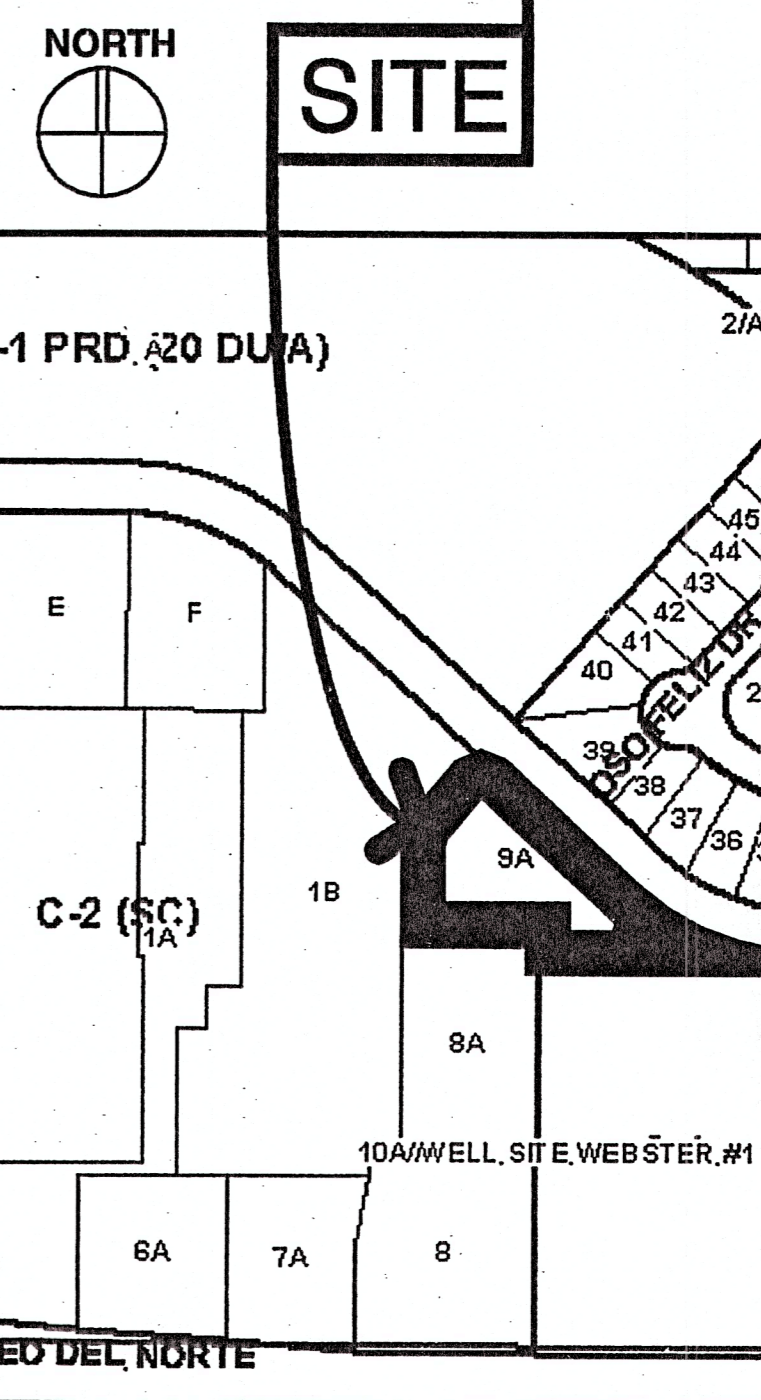
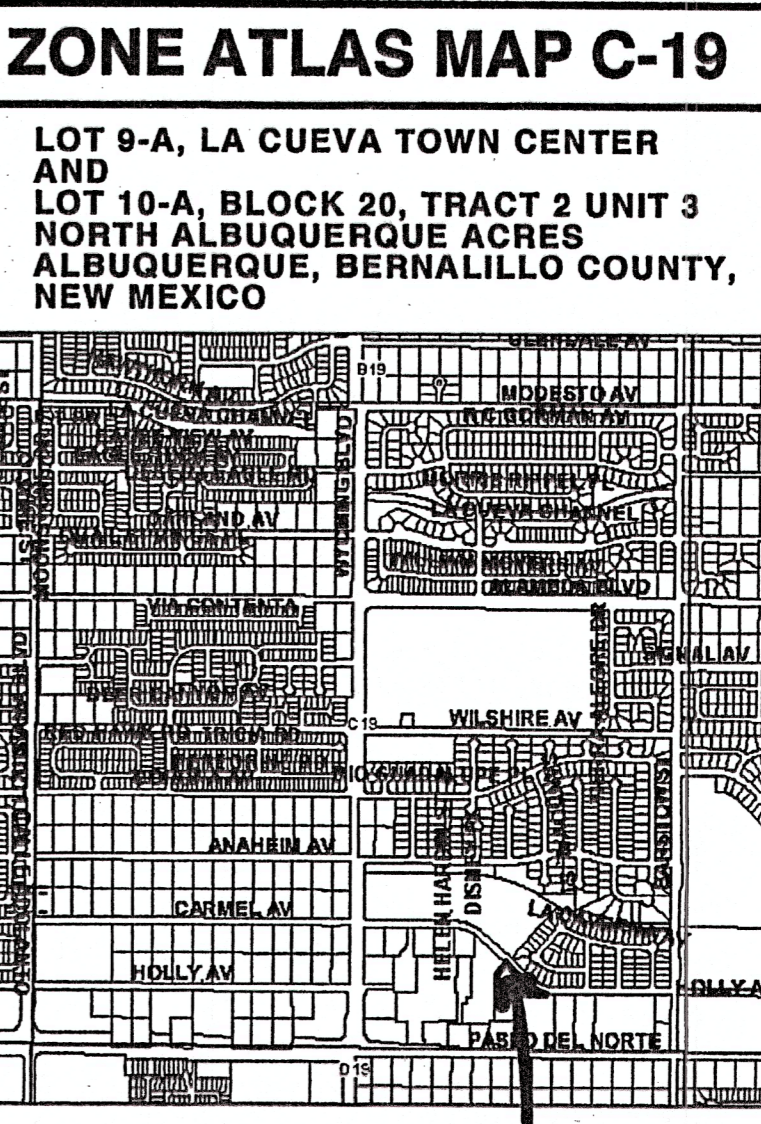
FUTURE PHASE 2 - BUILDING

HEATED BUILDING AREA - OFFICE 1ST FLOOR	3200 SF
TOTAL	3200 SF

PHASE 2 PARKING (TO BE BUILT AS PART OF PHASE 1 CONSTRUCTION)

REGULAR SPACES	12
SMALL CAR SPACES	3
HANDICAP SPACES	1

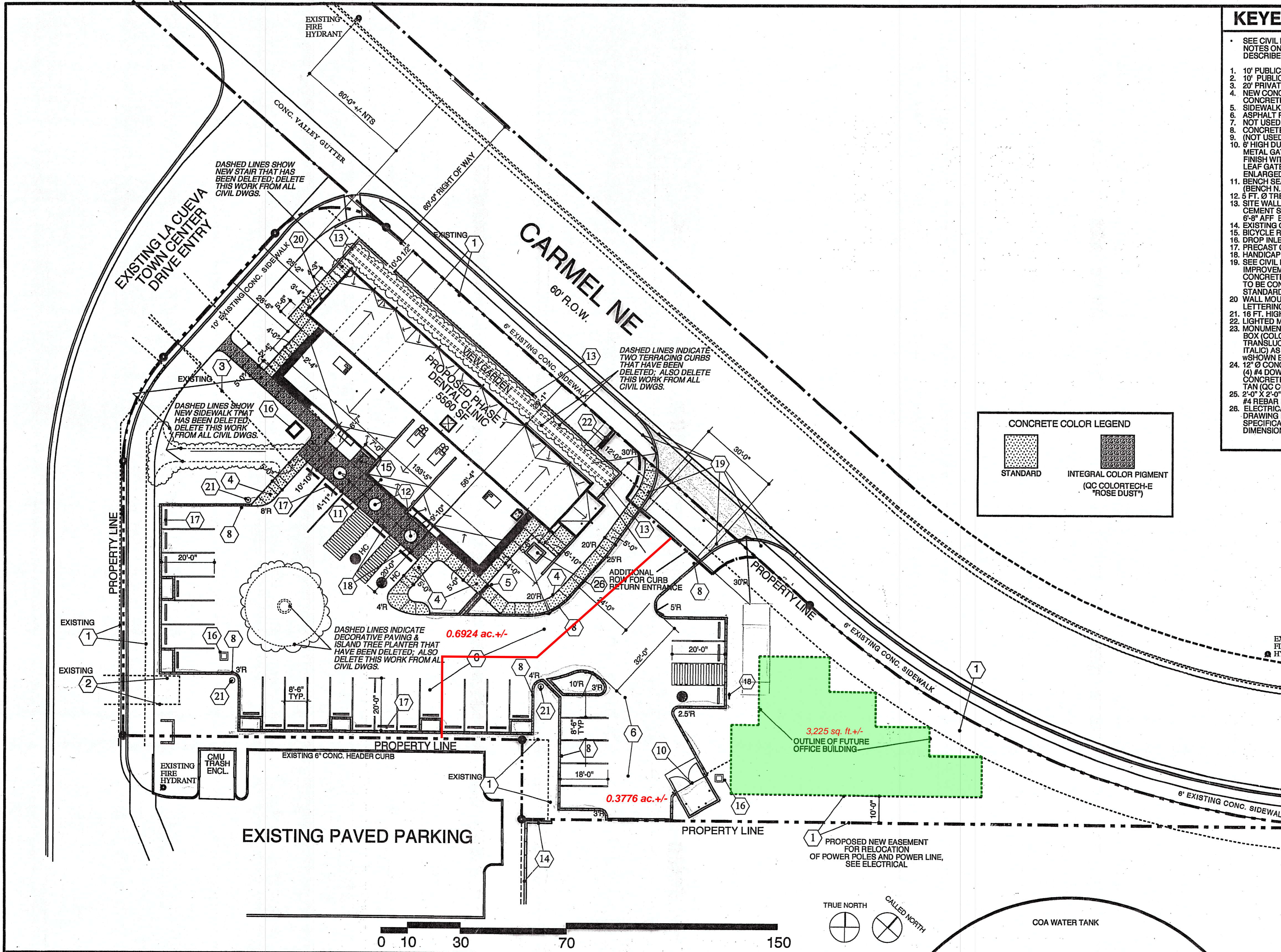
TOTAL PARKING PROVIDED: 16 SPACES (REQUIRED 1 PER 200SF = 16)



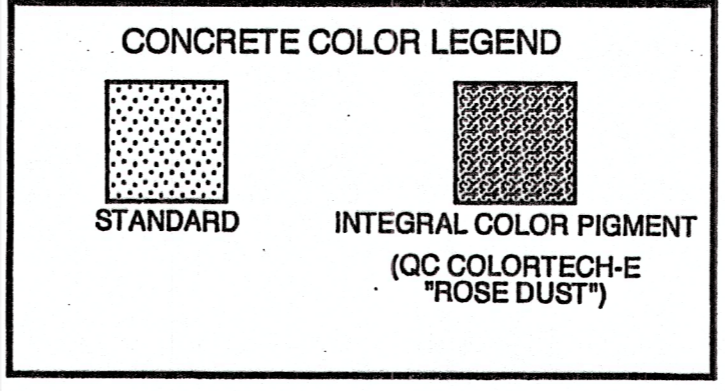
ARCHITECTURAL SITE PLAN
 HEFLIN DENTAL CLINIC
 7900 CARMEL NE - ALBUQUERQUE, NM
 7 SEPTEMBER 2005

MAHLMAN & MILES ARCHITECTS
 208 BROADWAY SE
 ALBUQUERQUE, NEW MEXICO 87102
 505-243-0101

AS-1



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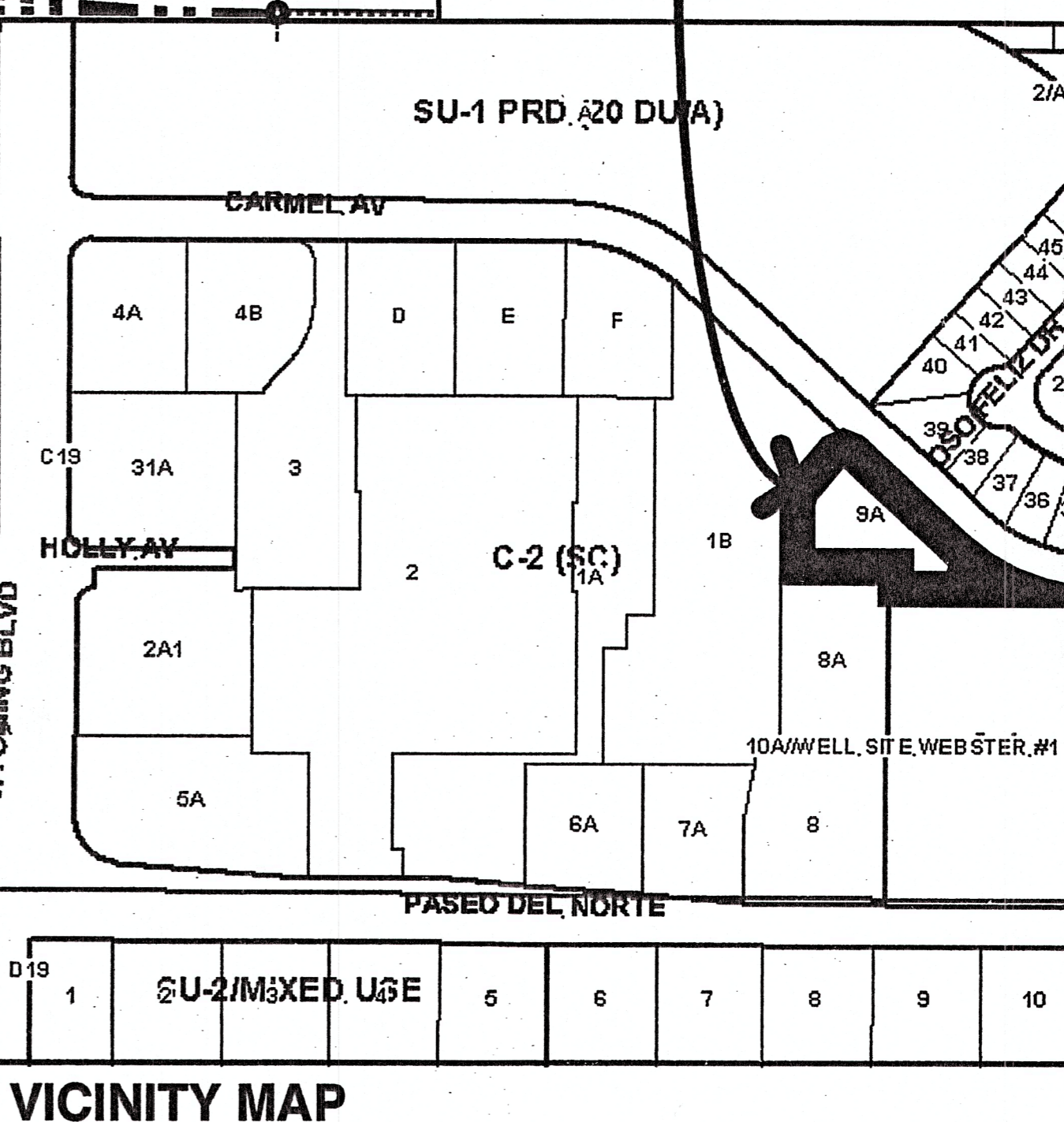
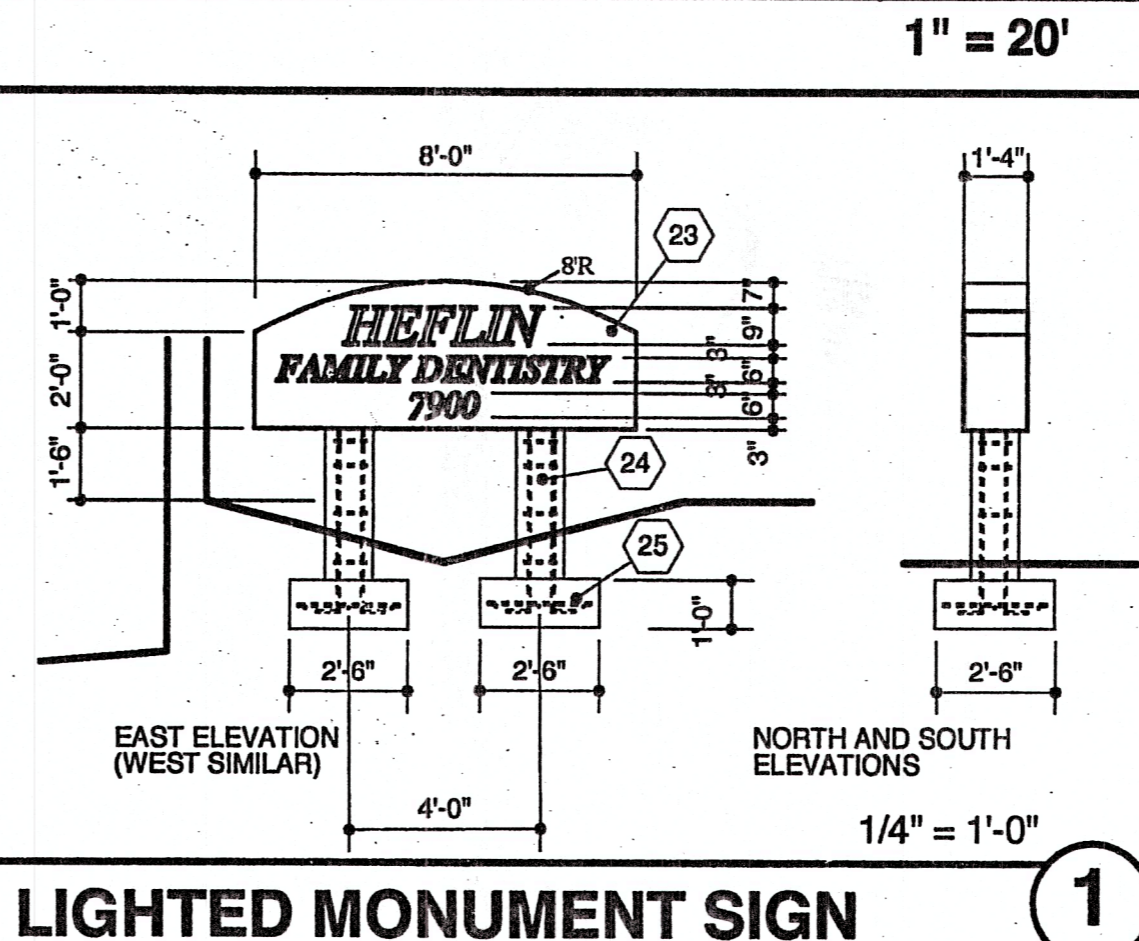
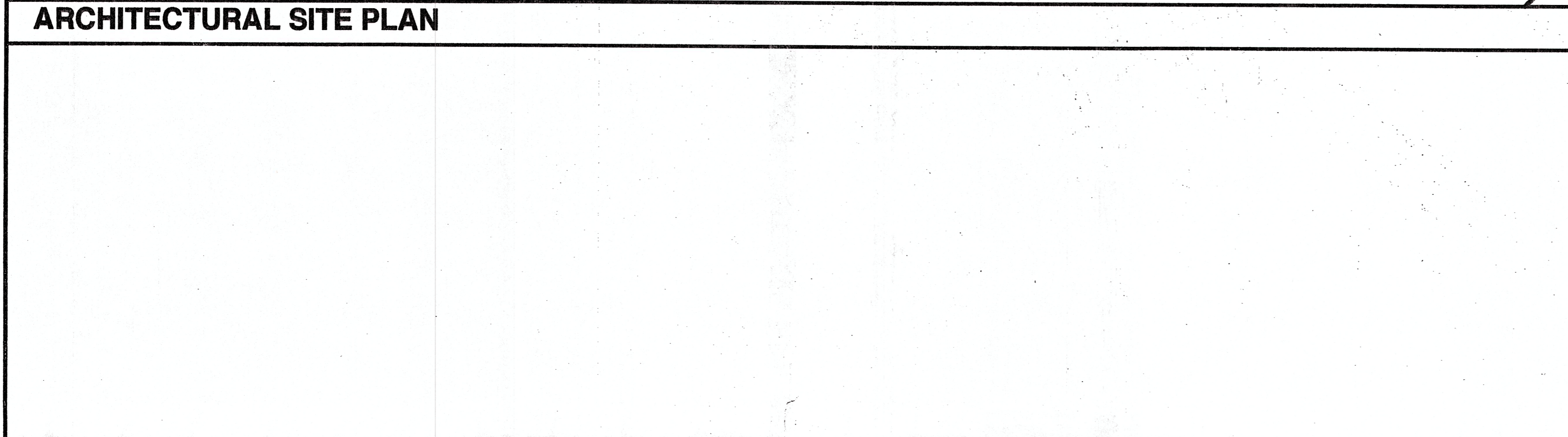
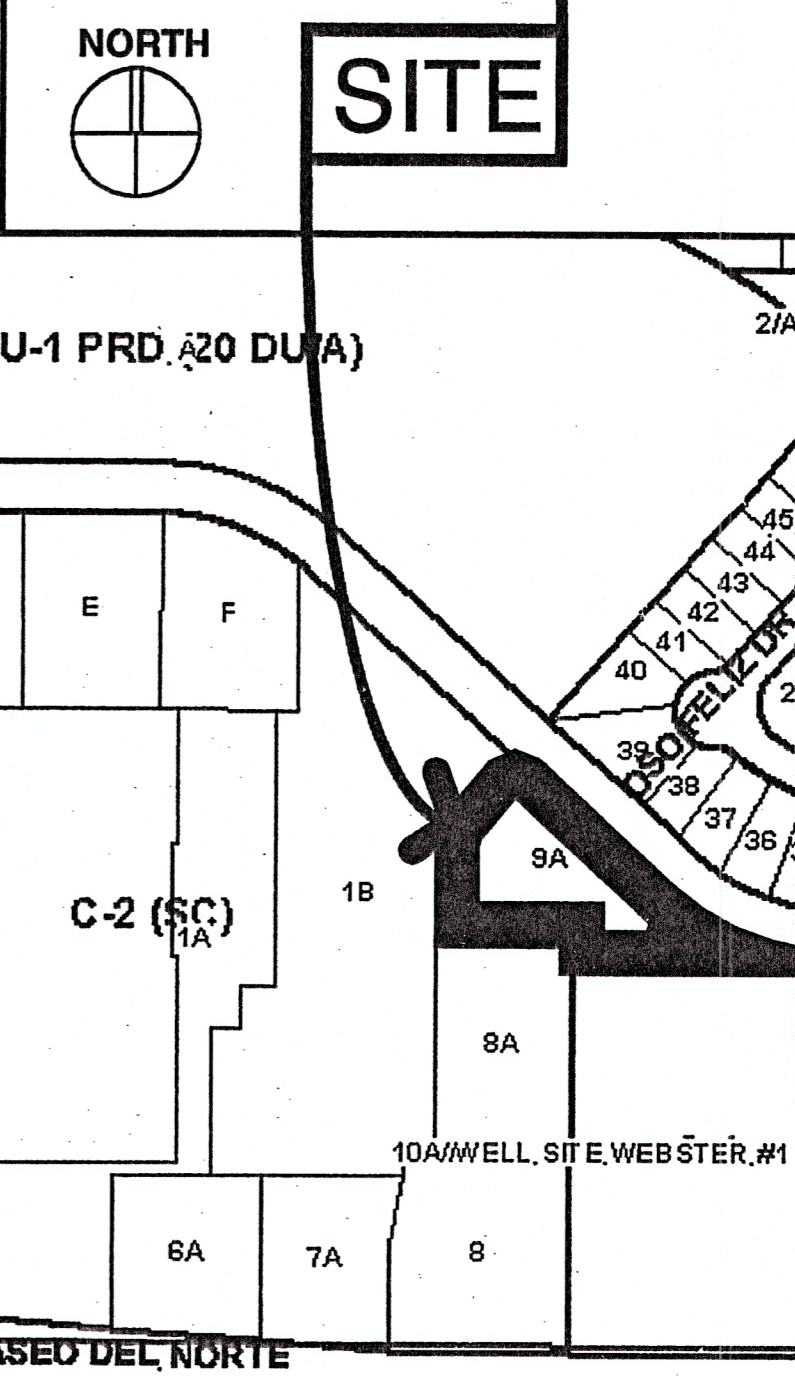
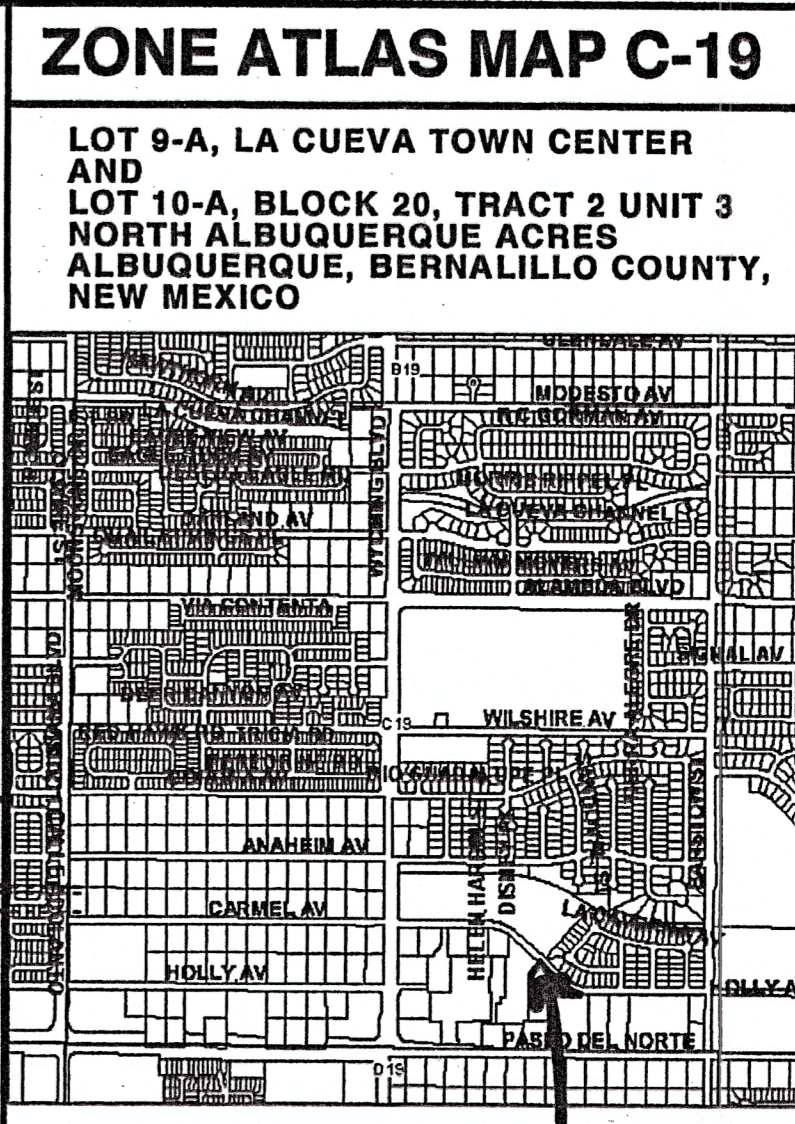
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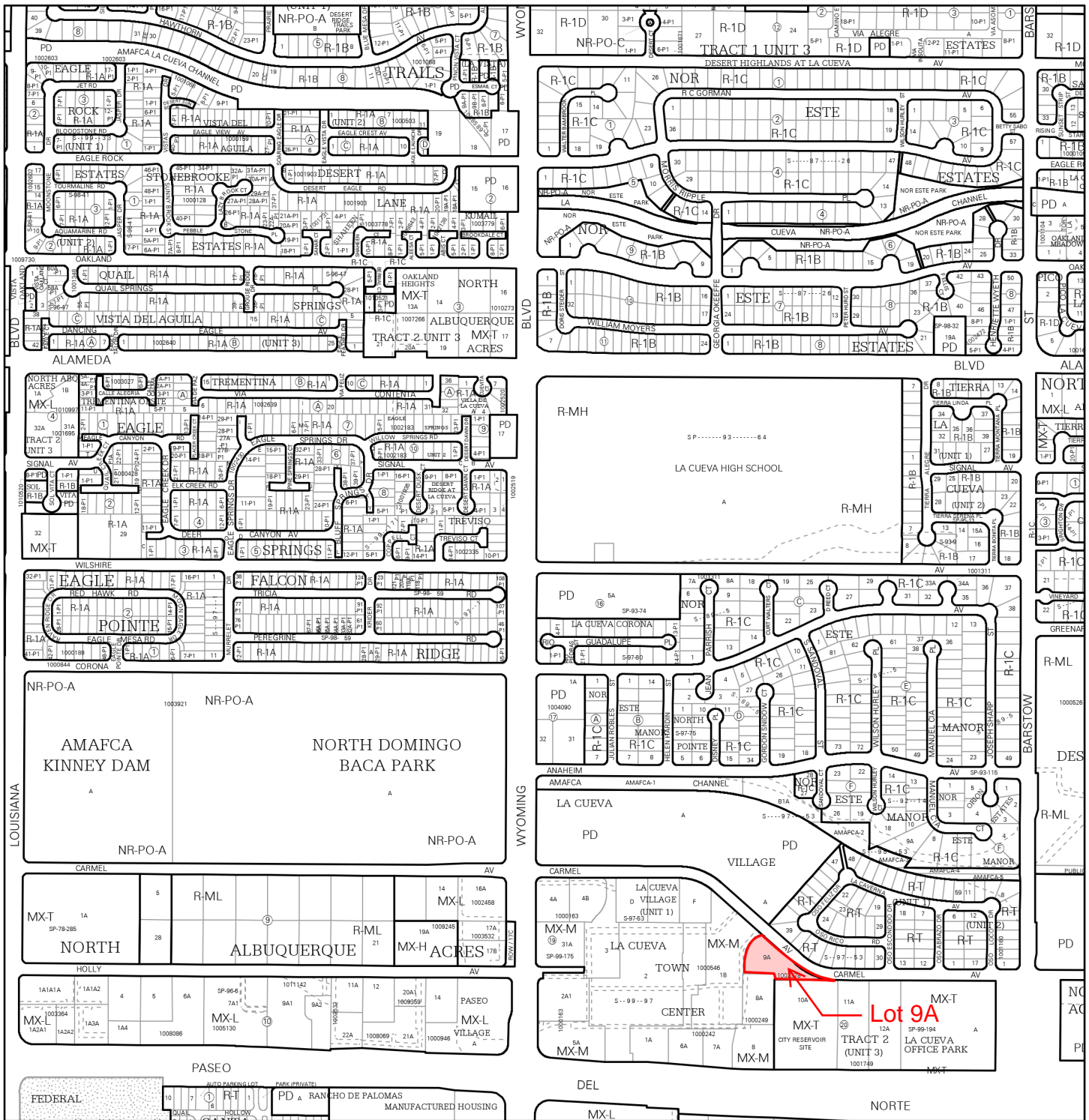
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For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas

May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

Zone Atlas Page:
C-19-Z

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

Feet
0 250 500 1,000