2115

AGIS ELECTRONIC APPROVAL FORM

DRB Project Case #: 1002115

Subdivision Name: Huning's Highland Addition - Lot 7A, Block 14

Surveyor: Gary E Gritsko

Company/Agent: Surveys Southwest

Contact Person: Sarah Amato E-mail: _____

Phone: _____ Fax: _____

☒ DXF Received Date: 3/10/2004

☒ Hard-Copy Date: 3/10/2004

Coordinate system: ☐ NMSP Grid (NAD 83) ☐ NMSP Grid (NAD 27) ☒ Ground rotated to NMSP Grid ☐ Other

Approved

3/10/04
Date

*The dxf file cannot be accepted at this time for the following reason(s):

AGIS Use Only

Copied cov2115 to agiscov on 3/10/2004. Contact person notified on 3/10/2004

16

Completed
3/11/04 LRD

DRB CASE ACTION LOG

REVISED 3/20/2003

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: 03-00439 **(P&F)**	Project # **1002115**
Project Name: **HUNING HIGHLAND ADDITION**	EPC Application No.:
Agent: Surveys Southwest	Phone No.: 998-0303

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 3/26/03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
  - ☐
  - ☐
  - ☐
  - ☐
- ☐ UTILITIES:
  - ☐
  - ☐
  - ☐
  - ☐
- ☐ CITY ENGINEER / AMAFCA:
  - ☐
  - ☐
  - ☐
  - ☐
- ☐ PARKS / CIP: Mylar brought in on 3/10/04
  - ☐
  - ☐
  - ☐
  - ☐
- ☒ PLANNING (Last to sign): AGIS okay required
  - ☒ **Planning must record this plat. Please submit the following items:**
    - -The original plat and a mylar copy for the County Clerk.
    - -Tax certificate from the County Treasurer.
    - -Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
    - -Tax printout from the County Assessor.
  - ☐ **Include 3 copies of the approved site plan along with the originals.**
  - ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
  - ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
  - ☒ **Copy of final plat AND a DXF File for AGIS is required.**
  - ☒ **Copy of recorded plat for Planning.**

Project Number 1002115

Subject: DRB Projects #1003010, 1002115, & 1000184
From: TGolden@cabq.gov
Date: Wed, 10 Mar 2004 09:31:08 -0700
To: samato@swsurvey.com

Sarah,

Just wanted to let you know that the DXF files for the captioned DRB project numbers - Albuquerque Little Theatre, Huning's Highland Addition, & Banner Square Tract A7A - have been approved. Let us know if you have any questions or concerns.

Thanks,
Tom Golden
GIS Analyst, AGIS

RECEIVED
MAR 10 2004
HYDROLOGY SECTION

SMALL SET

3481

Completed 7-11-03 BA

DRB CASE ACTION LOG

REVISED 8/20/2002

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.:02DRB-01833 (SBP)	Project # **1002115**
Project Name: **HUNING HIGHLAND ADDITION**	EPC Application No.:
Agent: Dekker Perich Sabatini	Phone No.: 761-4700

Project Number 1002115

Your request for (**SDP for SUB**), (**SDP for BP**), (**FINAL PLATS**), (**MASTER DEVELOP. PLAN**), was approved on 12/18/02 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
  - ☐
  - ☐
  - ☐
  - ☐
- ☐ UTILITIES:
  - ☐
  - ☐
  - ☐
  - ☐
- X ☐ CITY ENGINEER / AMAFCA: SIA – ok. See attached letter RO 2-06-03
  - ☐
  - ☐
  - ☐
  - ☐
- ☐ PARKS / CIP:
  - ☐
  - ☐
  - ☐
  - ☐
- X ☐ PLANNING (Last to sign): Jan 7 1/23. Need signed encroachment agreements.
  - ☐ **See comments dated**
  - ☐ **EPC comments (name)**
  - ☐ **Planning must record this plat. Please submit the following items:**
    - -The original plat and a mylar copy for the County Clerk.
    - -Tax certificate from the County Treasurer.
    - -Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
    - -Tax printout from the County Assessor.
  - ☐ **Include 3 copies of the approved site plan along with the originals.**
  - ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
  - ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**

completed 7-11-03 BA

APPLICATION NO. 02DRB-01833	PROJECT NO. 1002115
PROJECT NAME HUNING HIGHLAND ADDN	
EPC APPLICATION NO.	
APPLICANT / AGENT DEKKER/PERICH/SABATINI	PHONE NO. 761-9700
ZONE ATLAS PAGE K-14	

ONE STOP COMMENT FORM LOG

TRANSPORTATION DEV (505) 924-3990

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE

COMMENTS:

UTILITY DEV (505) 924-3989

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE

COMMENTS:

HYDROLOGY DEV (505) 924-3986

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED RD	DATE 2-06-03	DATE

COMMENTS:

PARKS AND REC (505) 768-5328

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE

COMMENTS:

PLANNING (505) 924-3858

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE 7/11/03	DATE

COMMENTS:

Ins. papers okay now.

(Return form with plat / site plan)

16

DRB CASE ACTION LOG

REVISED 3/20/2003

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: 03-00439 **(P&F)**	Project # **1002115**
Project Name: **HUNING HIGHLAND ADDITION**	EPC Application No.:
Agent: Surveys Southwest	Phone No 998-0303

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN)**, was approved on 3/26/09 by the DRB with delegation of signature(s) to the following departments
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION: _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
- ☐ UTILITIES: _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
- ☐ CITY ENGINEER / AMAFCA: _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
- ☐ PARKS / CIP: _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
- ☒ PLANNING (Last to sign): AGIS okay required
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  - ☒ **Copy of recorded plat for Planning.**

Project Number 1002115

F

City of Albuquerque
Parks and Recreation Department

PO Box 1293, Albuquerque, New Mexico 87103

Inter-Office Correspondence

Development Review Board Comments

Project Number: 1002115	**DRB Date:** 3/26/03
Application Number: 03DRB-00439	**Item Number:** 16

Subdivision:

Block 14, Lots 7 & 8 Hunning Highland Addition

Request for:

- [ ] Sketch Plat Review & Comment
- [ ] Bulk Land Variance
- [ ] Site Development Plan for Subdivision
- [ ] Site Development Plan for Building Permit
- [x] Preliminary Plat
- [x] Final Plat
- [ ] Vacation of Public RoW
- [ ] Vacation of Public Easement
- [ ] Vacation of Private Easement
- [ ] Temp. Deferral of Sidewalk Construction
- [ ] Sidewalk Variance
- [ ] SIA Extension
- [ ] Other

Zoning: SU/NCR

Zone Page: K-14

New Lots (or units) : 0

Parks and Recreation Comments:

Lot consolodation no Park Dedication fee requirement associated with this request.

Signed: CS

Christina Sandoval, (PRD) Phone: 768-5328

City of Albuquerque
CITY OF ALBUQUERQUE P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002115 **AGENDA ITEM NO: 16**

SUBJECT:

(01) Sketch Plat/Plan
(02) Bulk Land Variance
(03) Sidewalk Variance
(03a) Sidewalk Deferral
(04) Preliminary Plat
(05) Site Plan for Subd
(06) Site Plan for BP
(07) Vacation
(08) Final Plat
(09) Infrastructure List
(10) Sector Dev Plan
(11) Grading Plan
(12) SIA Extension
(13) Master Development Plan
(14) Other

ACTION REQUESTED:

REV/CMT:() APP:() SIGN-OFF:(x) EXTN:() AMEND:()

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED _____; COMMENTS PROVIDED ___; WITHDRAWN

SIGNED-OFF: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** BY: **(UD) (CE) (TRANS) (PKS) (PLNG)**

DELEGATED: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** TO: **(UD) (CE) (TRANS) (PKS) (PLNG)**

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: March 26, 2003

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
3/26/03 Comments

Item # 16

Project # 1002115 **Application # 03DRB-00439**

Project Title: Huning Highland Addition/ Prelim & Final Plat

No objection to the requested actions.

Per DPM amendment, Planning cannot sign the final plat until AGIS dxf file requirements are met. Take the digital file plus one hard copy of the final plat to AGIS. Once you obtain an approval slip from them, bring the plat mylar and the approval slip to the Front Counter for Planning's signature. We cannot store the mylar until you have AGIS approval as we are short of storage space.

Be sure the Project # and Application # appear on the final plats

Sheran Matson, AICP DRB Chairperson
924-3880 Fax 924-3864

DEVELOPMENT REVIEW BOARD
AGENDA

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

March 26, 2003 9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946 (VOICE) OR TELETYPEWRITER (TTY) 924-3361 - TTY USERS MAY ALSO ACCESS THE VOICE NUMBER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE BOARD ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

A. Call to Order: 9:00 a.m.
B. Changes and/or Additions to the Agenda
C. Announcements

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1002516**
   03DRB-00331 Major-Bulk Land Variance
   03DRB-00332 Minor-Prelim&Final Plat Approval

   ALDRICH LAND SURVEYING, INC. agent(s) for CURB, INC. & AVALON WEST LLC request(s) the above action(s) for all or a portion of Tract(s) A-1 & B-1, **ROSNER TRACT,** and Tract A, **LANDS OF WESTLAND DEVELOPMENT,** zoned R-LT, located on BLAKE RD SW, between LANDS OF RIO BRAVO PARTNERS and LANDS OF SALAZAR-DAVIS containing approximately 106 acre(s). [REF: DRB-99-80] (N-8) **BULK LAND VARIANCE WAS APPROVED. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CORRECTION OF EASEMENT NOTES #11 AND #12 AND PLANNING FOR DXF FILE AND 15-DAY APPEAL PERIOD.**

2. **Project # 1002334**
   03DRB-00333 Major-Vacation of Public Easements
   03DRB-00334 Major-Vacation of Public Easements
   03DRB-00335 Major-Vacation of Public Easements
   03DRB-00336 Minor-Sketch Plat or Plan

   JEFF MORTENSEN & ASSOCIATES INC., agent(s) for JOHN R POSEN request(s) the above action(s) for all or a portion of Lot(s) 19A, Block(s) 19A, **FOOTHILLS ESTATES,** and Lot(s) 1-11, **COPPER PARK,** zoned R-T, located on COPPER AVE NE, between CHELWOOD BLVD NE and TRAMWAY BLVD NE containing approximately 1 acre(s). [REF: 02EPC-01695] (K-22) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH ADDED CONDITION OF FINAL PLAT: FINAL PLAT CANNOT BE APPROVED UNTIL EXISTING WATERLINE BETWEEN COPPER AND SAN JACINTO HAS BEEN ABANDONED AND REMOVED. THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

3. **Project # 1002452**
03DRB-00338 Major-Bulk Land Variance
03DRB-00339 Major-Preliminary Plat

WILSON & COMPANY INC. agent(s) for CITY OF ALBUQUERQUE, OPEN SPACE DIVISION AND RAY A. GRAHAM III request(s) the above action(s) for all or a portion of Lot(s) 6, Tract(s) A, B AND 1-6, **LANDS OF RAY A. GRAHAM III - OVENWEST,** zoned SU-1, C-2 USES, O-1 USES PRD (10 du/A) and located EAST OF COORS BLVD NW, between LEARNING RD NW and MONTANO RD NW containing approximately 71 acre(s). [REF: 02DRB-00058, 00059, 00116, 01543 under Project #1000965] (E-12/F-12) **BULK LAND VARIANCE WAS APPROVED. PRELIMINARY PLAT WAS APPROVED.**

4. **Project # 1002503**
03DRB-00337 Major-Vacation of Pub Right-of-Way
03DRB-00340 Major-Vacation of Public Easements
03DRB-00341 Major-Vacation of Public Easements
03DRB-00342 Major-Vacation of Public Easements

WILSON & COMPANY INC. agent(s) for VOLCANO CLIFFS PROPERTY OWNERS ASSOCIATION request(s) the above action(s) for Lots 7-9, Inclusive, Block 10; Lots 8-11, Inclusive, Block 11; Lots 1 and 8 –14, Inclusive, Block 12 and Lots 1-3, Inclusive, Block 14, ALL IN **VOLCANO CLIFFS SUBDIVISION, UNIT 5**, ***TOGETHER WITH***, Lots 1-12, Inclusive, Block 1; Lots 1-10, Inclusive, Block 2; Lots 1-12, Block 3; Lots 1 –15, Block 4 and Lots 13-20, Inclusive, Block 5, ALL IN **VOLCANO CLIFFS SUBDIVISION, UNIT 24**, zoned R-1, located on 81st ST NW, between UNSER BLVD NW and MARIGOLD DR NW containing approximately 42 acre(s). (D-10) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH ADDITIONAL CONDITIONS.**

5. **Project # 1002462**
03DRB-00166 Major-Vacation of Public Easements

ADVANCED ENGINEERING & CONSULTING, LLC agent(s) for SADLER SOUTHWEST LTD. request(s) the above action(s) for all or a portion of Tract(s) 3, **MENAUL DEVELOPMENT AREA,** zoned M-1 light manufacturing zone, located on UNIVERSITY BLVD NE, between MENAUL BLVD NE and CLAREMONT AVE NE containing approximately 3 acre(s). [Deferred from 3/26/03] (H-15) **DEFERRED AT THE AGENT'S REQUEST TO 4/2/03.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

6. **Project # 1000965**
03DRB-00431 Minor-SiteDev Plan Subd/EPC
03DRB-00432 Minor-SiteDev Plan BldPermit/EPC

CONSENSUS PLANNING, INC. agent(s) for CITY OF ALBUQUERQUE, OPEN SPACE DIVISION request(s) the above action(s) for all or a portion of Tract(s) 6 & 6B, **LANDS OF RAY GRAHAM III, OVENWEST CORP., & CITY OF ALBUQUERQUE,** zoned SU-1 for Major Public Open Space, located SOUTH OF MONTANO RD NW, between COORS BLVD NW and CORRALES RIVERSIDE DRAIN containing approximately 3 acre(s). [REF: 00114-01742/01743, 01110-00006, 03DRB 00338/00039] **[Chris Hyer, EPC Case Planner]** (E-12) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR INFRASTRUCTURE LIST REQUIREMENTS.**

7. **Project # 1000074**
03DRB-00392 Minor-SiteDev Plan Subd/EPC
03DRB-00394 Minor-SiteDev Plan BldPermit/EPC
03DRB-00395 Minor- Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for MOUNTAIN RUN PARTNERS LTD. request(s) the above action(s) for all or a portion of Tract(s) H-3-A, LA REINA DEL LOS ALTOS, to be known as **KRISPY KREME @ SANDIA PLAZA, zoned** C-2 (SC), located on JUAN TABO BLVD NE, between JANE PL. NE and CANDELARIA NE containing approximately 9 acre(s). [REF: 02EPC-01478 & 01479] **[Russell Brito (for Len Malry) EPC Case Planner]** [Deferred from 3/19/03 and 3/26/03] (G-21) **DEFERRED AT THE AGENT'S REQUEST TO 4/2/03.**

8. **Project # 1002331**
03DRB-00265 Minor-SiteDev Plan Subd/EPC
03DRB-00263 Minor-SiteDev Plan BldPermit/EPC

MASTERWORKS ARCHITECTS INC agent(s) for AMERICAN SOCIETY OF RADIOLOGIC TECHNOLOGISTS request(s) the above action(s) for all or a portion of Tract(s) A1, A2, A3, **CHANT PROPERTY ADDITION,** zoned SU-1 Industrial Development, located on CENTRAL AVE SE EAST OF CARMELLA DR SE, containing approximately 10 acre(s). [REF: 02EPC-01689, 02EPC-01686] [Deferred from 3/19/03 and 3/26/03] **[Russell Brito, EPC Case Planner]** (L-23) **DEFERRED AT THE AGENT'S REQUEST TO 4/2/03.**

03DRB-00400 Minor- Prel & Final Plat

SURVEYS SOUTHWEST LTD., agent(s) for JOHN PADILLA, request(s) the above action(s) for all or a portion of Tract(s) A-1, A-2 and A-3, **CHANT PROPERTY ADDITION,** zoned SU-1 Industrial Development, located on N.M. State Highway 333, containing approximately 10 acre(s). [REF: DRB-97-109, 02EPC-01689, 02EPC-01686, 03DRB-00263 & 00265] [Deferred from 3/19/03 and 3/26/03] (L-23) **DEFERRED AT THE AGENT'S REQUEST TO 4/2/03.**

9. **Project # 1001104**
03DRB-00288 Minor- SiteDev Plan Subd
03DRB-00289 Minor-Prelim&Final Plat Approval

RHOMBUS PA agent(s) for TOR & RAQUEL RASMUSSEN request(s) the above action(s) for all or a portion of Lot(s) 31 and 32, Block(s) 2, Tract(s) 3, Unit 3, NORTH ALBUQUERQUE ACRES (to be known as **OAKLAND MEADOWS SUBDIVISON)** zoned R-D, located on BARSTOW ST NE, between OAKLAND AVE NE and the NORTHEAST CORNER OF THE INTERSECTION, containing approximately 2 acre(s). [REF: 01DRB-00312] [Deferred from 3/5/03 and 3/26/03] (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 4/9/03.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

10. **Project # 1000159**
03DRB-00437 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN, PA agent(s) for BOYHAHN LLC request(s) the above action(s) for all or a portion of Tract(s) A, Lot(s) 7-P1, 8-P1 and 9-P1, **VISTA DEL AGUILA SUBDIVISION,** zoned RD (7 du/ac), located on EAGLE ROCK AVE. NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 1 acre(s). [REF: DRB-99-53] (C-19) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR PARK DEDICATION FEE AND OPEN SPACE REQUIREMENT AND CITY ENGINEER FOR CERTIFICATION OF GRADING PLAN, DXF FILE AND VERIFICATION OF SIDEWALK SIA.**

11. **Project # 1000184**
03DRB-00440 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD. agent(s) for ROBERT DICKSON request(s) the above action(s) for all or a portion of Tract(s) C-3A-1, BANNER SQUARE ADDITION, **COPPER LOFTS, zoned** C-1, located on COPPER AVE. NE, between CENTRAL NE and ARNO NE containing approximately 1 acre(s). [REF: 03400-00217] (K-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR WATER METER/FIRE HYDRANTS IF REQUIRED AND PLANNING FOR DXF FILE.**

03DRB-00442 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD. agent(s) for ROBERT DICKSON request(s) the above action(s) for all or a portion of Tract(s) A-7, BANNER SQUARE ADDITION, **CAMPUS LOFTS,** zoned SU-2/SU-1/PUD, located on ARNO ST NE, between COPPER AVE. NE and BROADWAY BLVD NE containing approximately 1 acre(s). [REF: 03DRB-00223/00224] (K-14) **DEFERRED AT THE AGENT'S REQUEST TO 4/2/03.**

03DRB-00441 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD. agent(s) for ROB DICKSON request(s) the above action(s) for all or a portion of Tract(s) C-2A-1, BANNER SQUARE ADDITION, **MARKET LOFTS,** zoned C-1, located on ARNO ST. NE, between CENTRAL AVE. NE and EDITH NE [REF: 03DRB 00226/00225] (K-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DXF FILE.**

12. **Project # 1000503**
03DRB-00438 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN, PA agent(s) for BOYHAHN LLC request(s) the above action(s) for all or a portion of Tract(s) B, **VISTA DEL AGUILA SUBDIVISION, UNIT 2,** zoned RD (7du/ac) located on EAGLE ROCK AVE. NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 1 acre(s). [REF: 01440-01135/01440-00066, 00410-00607, 02-01267] (C-19) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DXF FILE.**

03DRB-00436 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN, PA agent(s) for BOYHAHN LLC request(s) the above action(s) for all or a portion of Tract(s) A, **VISTA DEL AGUILA SUBDIVISION,** zoned RD (7 du/ac) located on EAGLE ROCK AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 1 acre(s). (C-19) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR PARK DEDICATION AND OPEN SPACE REQUIREMENTS AND CITY ENGINEER FOR GRADING CERTIFICATION AND DXF FILE.**

13. **Project # 1001876**
03DRB-00296 Minor-Preliminary Plat Approval
03DRB-00297 Minor-Subd Design Variance

SURV-TEK INC agent(s) for WILLIAM OSOFSKY request(s) the above action(s) for all or a portion of Tract(s) 323 and "A", MRGCD MAP 35, **ACEQUIA ESCONDIDA SUBDIVISION, zoned** R-1 residential zone, located on ASPEN AVE NW, NORTH OF ZEARING NW and WEST OF RIO GRANDE NW containing approximately 3 acre(s). [DEFERRED FROM 3/19/03] (H-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/26/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/28/03 THE PRELIMINARY PLAT WAS APPROVED. A SIDEWALK VARIANCE FROM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

14. **Project # 1001396**
03DRB-00428 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) T-2-A-1-B-1, MESETA DEL NORTE SUBDIVISION (to be known as **ALTA TIERRA DEL NORTE, UNIT 1,** zoned R-1 residential zone, located on LAS LOMITAS DR NE, between VISTA DEL NORTE DR NE and EL PUEBLO RD NE containing approximately 21 acre(s). [REF: 02DRB-01871, 01-01645] (D-16) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

03DRB-00430 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) T-2-A-1-A-1-A, MESETA DEL NORTE SUBDIVISION (to be known as **VALLE GRANDE DEL NORTE, UNIT 1,** zoned R-1 residential zone, located on LAS LOMITAS DR NE, between VISTA DEL NORTE DR NE and EL PUEBLO RD NE containing approximately 21 acre(s). [REF: 02DRB-00682] (D-16) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

03DRB-00433 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) T-2-A-1-A-1, MESETA DEL NORTE SUBDIVISION (to be known as **MESETA DEL NORTE, UNIT 2,** zoned R-1 residential zone, located on VISTA DEL NORTE DR NE between LOS LOMITAS DR NE and EDITH NE containing approximately 37 acre(s). [REF: 02DRB-01871, 01-01645] (D-16) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

03DRB-00434 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) T-2-A-1-A-1-A-1, MESETA DEL NORTE SUBDIVISION (to be known as **VALLE GRANDE DEL NORTE, UNIT 2,** zoned R-1 residential zone, located on LOS LOMITAS DR NE AND VISTA DELNORTE DR NE BETWEEN VISTA MONTE DR NE AND EL PUEBLO RD NE containing approximately 9 acre(s). [REF: 02DRB-00682] (D-16) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project # 1002022**
03DRB-00424 Minor-Amnd Prelim Plat Approval
03DRB-00425 Minor-Temp Deferral of Sidewalks & Sidewalk Waiver
03DRB-00426 Minor-Subdivision Design Variance

BOHANNAN HUSTON, INC. agent(s) for TIM MCNANEY request(s) the above action(s) for all or a portion of Tract(s) 8 & 9, TOWN OF ATRISCO GRANT, **VISTA WEST SUBDIVISION,** zoned RD (9du/ac), located WEST OF UNSER BLVD SW, between EUCARIZ SW and TOWER SW containing approximately 10 acre(s). [REF: 02DRB-01237] (L-10) **THE AMENDED PRELIMINARY PLAT WAS APPROVED. THE AMENDED INFRASTRUCTURE LIST DATED 3/26/03 WAS APPROVED. THE AMENDED GRADING PLAN ENGINEER STAMP DATED 3/17/03 WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. THE SUBDIVISION DESIGN VARIANCE WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONT AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

16. **Project # 1002115**
03DRB-00439 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for ROB DICKSON request(s) the above action(s) for all or a portion of Block(s) 14, Lot(s) 7 & 8, **HUNING HIGHLAND ADDITION,** zoned SU-2/NCR, located on CENTRAL SE, between BROADWAY BLVD SE and ARNO SE containing approximately 1 acre(s). [REF: 03DRB-00219] (K-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE DXF FILE.**

17. **Project # 1002472**
03DRB-00403 Minor-Prelim&Final Plat Approval
03DRB-00404 Minor-Sidewalk Variance
03DRB-00405 Minor-Temp Defer SDWK

THE GROUP agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 13, NORTH ALBUQUERQUE ACRES - TRACT 2, UNIT 3, (to be known as **COURTYARDS @ ALAMEDA SUBDIVISION)** zoned R-D residential and related uses zone, developing area, located on ALAMEDA BLVD NE, between BARSTOW NE and ALAMEDA NE containing approximately 2 acre(s). [REF: 03DRB-00204] [Deferred from 3/19/03] (C-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/26/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/11/03 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: THE PRIVATE DRAINAGE EASEMENT ON THE WEST SIDE OF THE SUBDIVISION SHOULD HAVE THE MAINTENANCE AND BENEFICIARIES STATED ON THE FINAL PLAT. THE FINAL PLAT WAS INDEFINITELY DEFERRED. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONT AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

18. **Project # 1002324**
03DRB-00298 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN, PA agent(s) for MOCHO, CHANEY, OLSON & MOCHO LLP request(s) the above action(s) for all or a portion of Lot(s) 7A1, Tract(s) A, Block(s) 4, Unit(s) B, **NORTH ALBUQUERQUE ACRES,** zoned IP, located on VENICE AVE. NE, between BEVERLY HILLS AVE NE and SAN MATEO NE containing approximately 3 acre(s). [REF: 00410-01540, #1000907, PROJECT #1002324 - Site Plans, revised from Proj. #1002504 now void] [Deferred from 3/19/03] (B-18) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE DXF FILE.**

03DRB-00435 Minor-Vacation of Private Easements

ISAACSON & ARFMAN, PA agent(s) for MOCHO, CHANEY, MOCHO OLSON request(s) the above action(s) for all or a portion of Lot(s) 7-A-1, 7-A-2 and 7-A-3,Tract(s) A, Block(s) 4, Unit(s) B, **NORTH ALBUQUERQUE ACRES,** zoned IP, located WEST OF I-25 between BEVERLY HILLS AVE NE and VENICE AVE NE containing approximately 3 acre(s). [REF: 00410-01540, 02DRB-01740, 03DRB-00298] (B-18) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

NO ACTION IS TAKEN ON THESE CASES:
APPLICANT – AGENT IS REQUIRED TO BE AT THE MEETING

19. **Project # 1002538**
03DRB-00419 Minor-Sketch Plat or Plan

TOM LUCERO agent(s) for LAWRENCE GARCIA - PROSPECTIVE OWNER, request(s) the above action(s) for all or a portion of Lot(s) 2, **LANDS OF AMARANTE & ESPERANZA SANCHEZ,** zoned R-3, located on DELAMAR AVE NW, between 4th ST NW and 2nd ST NW containing approximately 1 acre(s). [REF: DRB-96-288, ZA-88-118] (F-14) **THE ABOVE REQUEST WAS**

20. **Project # 1002539**
03DRB-00421 Minor-Sketch Plat or Planl

JERRY CULAK, SURVEYOR agent(s) for HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 3 & 4, **ARIAS ACRES ADDITION,** zoned SU-2 special neighborhood zone, S-R SAWMILL RESIDENTIAL, located on 15th ST NW, between MOUNTAIN RD NW and BELLAMAH AVE NW containing approximately 1 acre(s). (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1002540**
03DRB-00423 Minor-Sketch Plat or Plan

BILLY W. BACA request(s) the above action(s) for all or a portion of Tract(s) 2-B-2 & 74-B, **MRGCD MAP # 35,** zoned R-1 residential zone, located on SIOUX ST NW, between the MENAUL EXTENSION and LA POBLANA RD NW containing approximately 1 acre(s). (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. Approval of the Development Review Board minutes for March 12, 2003. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED:11:55 A.M.

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

3-13-2003

1. Project # 1002115
03DRB-00219 Major-Vacation of Pub Right-of-Way

SURVEYS SOUTHWEST LTD agent(s) for ROB DICKSON request(s) the above action(s) for all or a portion of Lot(s) 7 & 8, (to be known as **COPPER LOFTS)**, HUNINGS HIGHLAND ADDITION, zoned SU-2 / NCR, located on CENTRAL AVE SE, between ARNO SE and EDITH SE containing approximately 1 acre(s). (K-14)

At the March 12, 2003, Development Review Board meeting, the Vacation was approved as shown on Exhibit B in the Planning file, subject to the Findings and Conditions of the Subdivision Ordinance as follows:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.

2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.

2. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

3. Affected utility companies shall acknowledge the vacation by their signatures on the replat.

OFFICIAL NOTICE
PAGE TWO

If you wish to appeal this decision, you must do so by March 27, 2003, in the manner described below.

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

Sheran Matson

Sheran Matson, AICP, DRB Chair

cc: Rob Dickson, 202 Central SE, Suite 201, 87102
Surveys Southwest Ltd., 333 Lomas Blvd NE, 87102
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002115 AGENDA#: 1 DATE: 3.12.03

1. Name: Dan Gray Address: SW Aurora Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

City of Albuquerque
CITY OF ALBUQUERQUE
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002115 **AGENDA ITEM NO: 1**

SUBJECT:

(**01**) Sketch Plat/Plan
(**02**) Bulk Land Variance
(**03**) Sidewalk Variance
(**03a**) Sidewalk Deferral
(**04**) Preliminary Plat
(**05**) Site Plan for Subd
(**06**) Site Plan for BP
(**07**) Vacation
(**08**) Final Plat
(**09**) Infrastructure List
(**10**) Sector Dev Plan
(**11**) Grading Plan
(**12**) SIA Extension
(**13**) Master Development Plan
(**14**) Other

ACTION REQUESTED:

REV/CMT:() APP:(**x**) SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.

RESOLUTION:

APPROVED X; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ___; WITHDRAWN

SIGNED-OFF: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** BY: **(UD) (CE) (TRANS) (PKS) (PLNG)**

DELEGATED: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** TO: **(UD) (CE) (TRANS) (PKS) (PLNG)**

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: March 12, 2003

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 12, 2003

Project # 1002115
03DRB-00219 Major-Vacation of Pub Right-of-Way

SURVEYS SOUTHWEST LTD agent(s) for ROB DICKSON request(s) the above action(s) for all or a portion of Lot(s) 7 & 8, (to be known as **COPPER LOFTS)**, HUNINGS HIGHLAND ADDITION, zoned SU-2 / NCR, located on CENTRAL AVE SE, between ARNO SE and EDITH SE containing approximately 1 acre(s). (K-14)

AMAFCA No adverse comments.

COG Consistent with established transportation plans and policies.

Transit No comments received.

Zoning Enforcement Reviewed, no comment.

Neighborhood Coor.

Letters sent to Huning Highland Historic (R), Huning Highland and Broadway Central Corridor Partnership (R) Neighborhood Assns.

APS No adverse comments.

Police Department

A review of following case(s) indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur. Traffic volume, traffic control devices, burglaries, speeding violations, lighting issues, maintenance of landscaping assault, accidents in the parking lot, a higher probability of crimes during evening/weekend hours, commercial burglary, adequate security alarm response, transients.

Fire Department No adverse comments.

PNM Gas Approves.

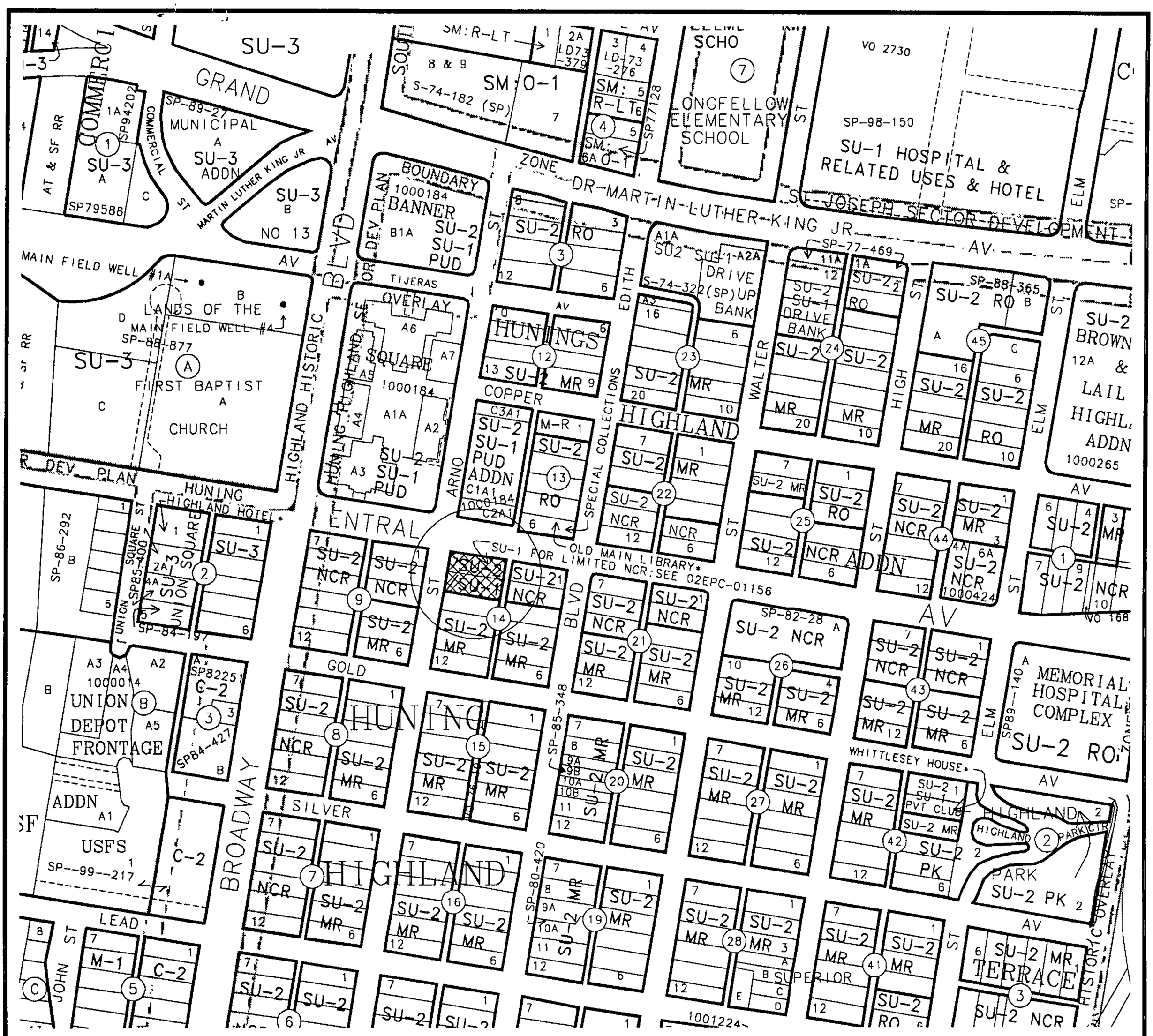
PNM Electric PNM approves vacation on Arno Street SE.

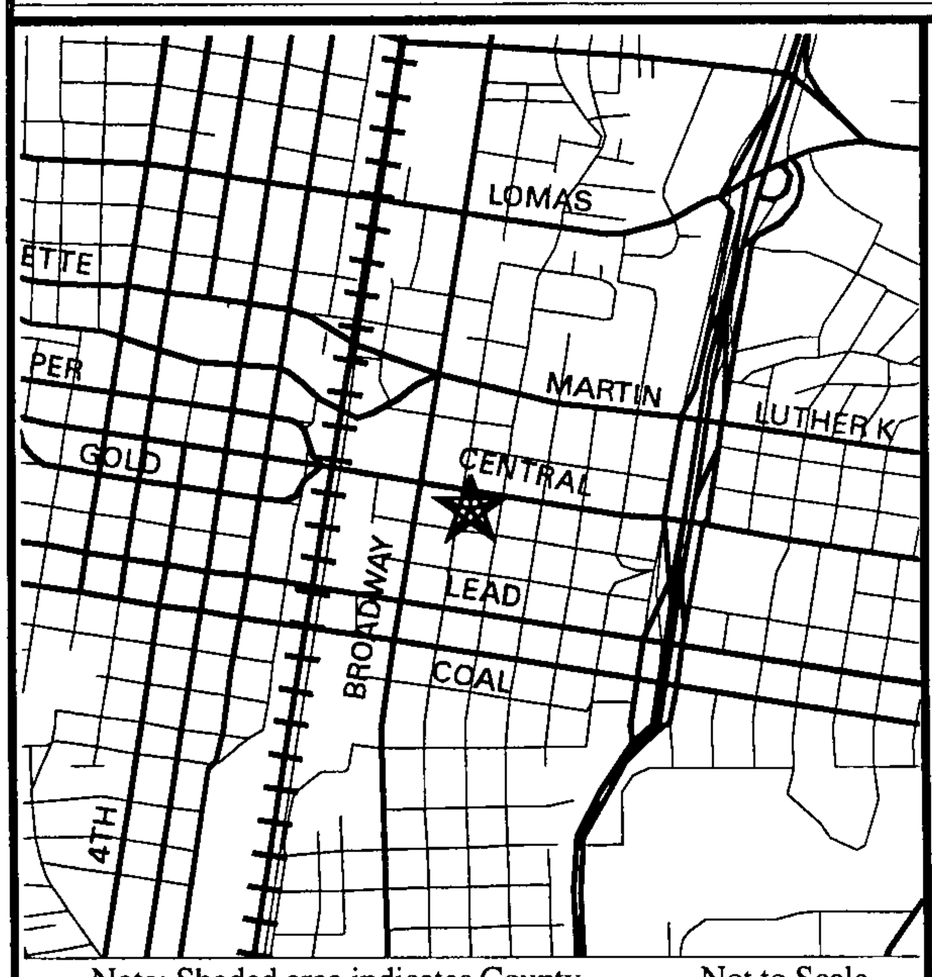
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	Site is not within 1000 feet of a landfill. No comment.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.
City Engineer	The Hydrology section has no objection to the vacation request.
Transportation Development	Why is there a right-of-way vacation request?
Parks & Recreation	No objection.
Utilities Development	No objection to Vacation request, defer to Transportation.
Planning Department	

Defer to Transportation Development & Utilities Development.

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

cc: Rob Dickson, 202 Central NE, 87102
Surveys Southwest Ltd., 333 Lomas Blvd NE, 87102





Note: Shaded area indicates County

Not to Scale

ZONING MAP

AGIS

Scale 1"= 359 '

PROJECT NO.
1002115

HEARING DATE
3-12-03

MAP NO.
K-14

ADDITIONAL CASE NUMBER(S)
03DRB-00219

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, March 12, 2003,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000184
03DRB-00217 Major-Vacation of Pub Right-of-Way

SURVEYS SOUTHWEST LTD agent(s) for ROB DICKSON request(s) the above action(s) for all or a portion of Tract(s) C-3A-1, BANNER SQUARE ADDITION (TO BE KNOWN AS **COPPER LOFTS),** zoned C-1, located on COPPER AVE NE, between CENTRAL AVE NE and ARNO ST NE containing approximately 1 acre(s). (K-14)

Project # 1000184
03DRB-00223 Major-Vacation of Pub Right-of-Way
03DRB-00224 Minor-Vacation of Private Easements

SURVEYS SOUTHWEST LTD agent(s) for ROB DICKSON request(s) the above action(s) for all or a portion of Tract(s) A-7, BANNER SQUARE ADDITION (TO BE KNOWN AS **CAMPUS LOFTS),** zoned SU-1, SU-2/PUD, located on ARNO ST NE, between COPPER AVE NE and BROADWAY BLVD NE containing approximately 1 acre(s). (K-14)

Project # 1000184
03DRB-00225 Major-Vacation of Pub Right-of-Way
03DRB-00226 Minor-Vacation of Private Easements

SURVEYS SOUTHWEST LTD agent(s) for ROB DICKSON request(s) the above action(s) for all or a portion of Lot(s) C-2A-1, BANNER SQUARE ADDITION (TO BE KNOWN AS **MARKET LOFTS),** zoned C-1, located on ARNO ST NE, between CENTRAL AVE NE and EDITH BLVD NE containing approximately 1 acre(s). (K-14)

Project # 1002115
03DRB-00219 Major-Vacation of Pub Right-of-Way

SURVEYS SOUTHWEST LTD agent(s) for ROB DICKSON request(s) the above action(s) for all or a portion of Lot(s) 7 & 8, (to be known as **COPPER LOFTS)**, HUNINGS HIGHLAND ADDITION, zoned SU-2 / NCR, located on CENTRAL AVE SE, between ARNO SE and EDITH SE containing approximately 1 acre(s). (K-14)

SEE PAGE 2...

Project # 1000234
03DRB-00213 Major-Preliminary Plat Approval
03DRB-00214 Major-Vacation of Pub Right-of-Way
03DRB-00215 Minor-Sidewalk Variance
03DRB-00216 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for MIKE WILLIAMS request(s) the above action(s) for all or a portion of Block(s) 1, Tract(s) A, HOLIDAY PARK - UNIT 10, (to be known as **RIDGE POINTE SUBDIVISION)** zoned SU-1/PRD, located on THE NORTHWEST CORNER OF COMANCHE NE AND TRAMWAY BLVD NE and containing approximately 5 acre(s).[REF: Z-99-131, 00CC-00179, 00DRB-00207] (G-22)

Project # 1001021
03DRB-00221 Major-Vacation of Public Easements
03DRB-00222 Minor-Prelim&Final Plat Approval

MARK GOODWIN AND ASSOCIATES, PA, agent(s) for PIERRE AMESTOY JR request(s) the above action(s) for all or a portion of Tract(s) C-1, **IRVING LAND PARTNERS,** zoned M-1 light manufacturing zone, located on Irving Blvd NW between Eagle Ranch Rd NW and Golf Course Rd NW and containing approximately 9 acre(s).[REF:V-86-65] (B-13)

Project # 1001932
03DRB-00220 Major-Vacation of Pub Right-of-Way

MARK GOODWIN AND ASSOCIATES PA, agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) 391-393, Lots A-1 and SE portion of B-1, TOWN OF ATRISCO GRANT, El Rancho Atrisco, Phase II, (to be known as **WEST RIDGE SUBDIVISION,** zoned R-LT residential zone, located on UNSER BLVD NW AND OLD OURAY ROAD NW, and containing approximately 40 acre(s). [REF: 02DRB-01578, 02DRB-01579, 02DRB-01580] (H-9/H-10)

Project # 1002468
03DRB-00195 Major-Vacation of Pub Right-of-Way

GILBERT J LOVATO request(s) the above action(s) for all or a portion of Lot(s) 18, 19, 20 and 21, Block(s) 4, (to be known as **BELMONT PLACE ADDITION,** zoned R-1, located on 5TH ST NW, between GRIEGOS NW and BELLROSE NW containing approximately 1 acre(s). (G-14)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Claire Senova
for Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, FEBRUARY 24, 2003.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT - DEVELOPMENT SERVICES DIVISION
PROPERTY OWNERSHIP LIST

App#	03DRB-00219
Proj#	1002115
Other#	

Meeting Date: 3-12-03

Zone Atlas Page: K-14-Z

Notification Radius: 100 **Ft.**

Cross Reference and Location:

Applicant: Bob Dickson

Address: 202 Central SE, Ste #201, 87102

Agent: Surveys Southwest, Ltd

Address: 333 Lomas Blvd NE, 87102

SPECIAL INSTRUCTIONS

Notices Must be mailed from the City 15 days prior to the meeting.

Date Mailed: 2-21-03

Signature: B Tsethlikai

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101405740140612001   LEGAL: TRAC T A- 1-A PLAT OF TRACTS A-1-A, A-3, A-4, A-5, A  LAND USE:
                     PROPERTY ADDR: 00000    BROADWAY BLVD NE
                        OWNER NAME: CITY OF ALBUQUERQUE
                        OWNER ADDR: 00000                                ALBUQUERQUE       NM 87103

101405742840112109   LEGAL: TRAC T C- 1A-1 PLAT OF TRACTS C-1A-1, C-2A & C-3A BA  LAND USE:
                     PROPERTY ADDR: 00000    ARNO ST NE
                        OWNER NAME: CITY OF ALBUQUERQUE
                        OWNER ADDR: 00000                                ALBUQUERQUE       NM 87103

101405744140212105   LEGAL: * 00 3 01 3HUNINGS HIGHLAND L3 THRU L 6 LIBRARY      LAND USE:
                     PROPERTY ADDR: 00000     423 CENTRAL AVE NE
                        OWNER NAME: CITY OF ALBUQUERQUE REAL ESTAT
                        OWNER ADDR: 00000                                ALBUQUERQUE       NM 87103

101405742439012108   LEGAL: TRAC T C- 2A PLAT OF TRACTS C-1A-1, C-2A & C-3A BANN  LAND USE:
                     PROPERTY ADDR: 00000    ARNO ST NE
                        OWNER NAME: CITY OF ALBUQUERQUE
                        OWNER ADDR: 00000                                ALBUQUERQUE       NM 87103

101405739737811507   LEGAL: * 00 1 00 9HUNINGS HIGHLAND ADD W50FT L1 THRU 3      LAND USE:
                     PROPERTY ADDR: 00000     316 CENTRAL AVE SE
                        OWNER NAME: HAYMAN WILLIAM
                        OWNER ADDR: 00004   JUNIPER HILL              RD NE ALBUQUERQUE       NM 87122

101405740437711506   LEGAL: * 00 1 00 9HUNNINGS HIGHLAND ADD & L 2 & 3 EXC W 50F  LAND USE:
                     PROPERTY ADDR: 00000     300 CENTRAL AVE SE
                        OWNER NAME: MOE MAX INC
                        OWNER ADDR: 00004   JUNIPER HILL              RD NE ALBUQUERQUE       NM 87122

101405742037811610   LEGAL: W 10 OFT  LOT 7 & N 43FT OF W100FT OF LOT 8 BLK 14 H  LAND USE:
                     PROPERTY ADDR: 00000     400 CENTRAL AVE SE
                        OWNER NAME: LIBRA INVESTMENTS INC
                        OWNER ADDR: 04611   CENTRAL                  AV NE ALBUQUERQUE       NM 87108

101405742537711609   LEGAL: * 00 8 01 4HUNINGS HIGHLAND ADD E42FT L7& E42FTOFN44  LAND USE:
                     PROPERTY ADDR: 00000     402 CENTRAL AVE SE
                        OWNER NAME: LIBRA INVESTMENTS INC
                        OWNER ADDR: 04611   CENTRAL                  AV NE ALBUQUERQUE       NM 87108

101405743237611608   LEGAL: * 00 1 01 4HUNINGS HIGHLAND ADD W 42 FT L 1 & 2      LAND USE:
                     PROPERTY ADDR: 00000     420 CENTRAL AVE SE
                        OWNER NAME: GONZALES NORA O ETAL
                        OWNER ADDR: 00420   CENTRAL                  AV SE ALBUQUERQUE       NM 87101

101405743637511607   LEGAL: * 00 1 01 4HUNINGS HIGHLAND ADD W421/2FTOFE100FTL1&2  LAND USE:
                     PROPERTY ADDR: 00000     414 CENTRAL AVE SE
                        OWNER NAME: GONZALES LEO PAUL ETAL
                        OWNER ADDR: 00302   LA PLATA                     NW ALBUQUERQUE       NM 87107

101405744237411606   LEGAL: * 00 2 01 4HUNINGS HIGHLAND ADD E 57 1/2FT L 1 & 2   LAND USE:
                     PROPERTY ADDR: 00000     424 CENTRAL  SE
                        OWNER NAME: KEENE TERRANCE S & PATRICIA M
                        OWNER ADDR: 00424   CENTRAL                  AV SE ALBUQUERQUE       NM 87102
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101405742137111611   LEGAL: * 00 9 01 4HUNINGS HIGHLAND ADD &S7FTOFW100FT&S6FTOF  LAND USE:
                     PROPERTY ADDR: 00000     110 ARNO ST SE
                        OWNER NAME: REAL ESTATE PROPERTIES UNLIMIT
                        OWNER ADDR: 01113   MONTOYA                  ST NW ALBUQUERQUE       NM 87104

101405743636811605   LEGAL: * 00 3 01 4HUNINGS HIGHLAND ADD                     LAND USE:
                     PROPERTY ADDR: 00000       0 EDITH BLV SE
                        OWNER NAME: GONZALES NORA ETAL C/O LEO P G
                        OWNER ADDR: 00302   LA PLATA                     NW ALBUQUERQUE       NM 87107

101405740536511505   LEGAL: ELY  92 F T LOT 4 BLK 9 HUNINGS HIGHLAND ADDN CONT 4  LAND USE:
                     PROPERTY ADDR: 00000     115 ARNO ST SE
                        OWNER NAME: ZAPPIA LOUISE M
                        OWNER ADDR: 00115   ARNO                     ST SE ALBUQUERQUE       NM 87102

101405742136611612   LEGAL: * 01 0 01 4HUNINGS HIGHLAND ADD                     LAND USE:
                     PROPERTY ADDR: 00000     114 ARNO ST SE
                        OWNER NAME: CHAVEZ PETER E & ELIZABETH A
                        OWNER ADDR: 00114   ARNO                     ST SE ALBUQUERQUE       NM 87102

101405743636211604   LEGAL: * 00 4 01 4HUNINGS HIGHLAND ADD                     LAND USE:
                     PROPERTY ADDR: 00000     115 EDITH  SE
                        OWNER NAME: RIO GRANDE WHOLESALE JEWELERS
                        OWNER ADDR: 07500   BLUEWATER                RD NW ALBUQUERQUE       NM 87121
```

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

City of Albuquerque

Date: February 6, 2003

TO CONTACT NAME: Sarah Amato
COMPANY/AGENCY: Surveys Southwest Ltd
ADDRESS/ZIP: 333 Lomas Blvd NE 87102
PHONE/FAX #: 998-0303 / 998-0306

Thank you for your inquiry of 2-6-03 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Lots 7 & 8, Block 14, Huning Highland Addition
zone map page(s) K-14.

Our records indicate that the **Recognized Neighborhood Association(s)** affected by this proposal and the contact names are as follows:

Huning Highland Historic District Neighborhood Association
Contacts Charles Lencendio
201 High St NE / 87102
242-4660 (h)
Steve Charnas
c/o Sutin Thayer & Browne
6565 Americas Parkway NE / 87110

Broadway Central Corridor Partnership, Inc
Contacts: David W Blanc
202 Central Ave SE, West
243-4345 (w) 87102 Courtyard
Kreg Hill
PO Box 6408
344-1000 (w) 87197-6408

See reverse side for additional Neighborhood Association Information: YES {X} NO { }

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE** the Planning Department will accept your application filing. ***IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.*** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalaina G Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

Attention: Both contacts per neighborhood association need to be notified.

planning.recognized.na.form(05/08/01)

Additional Neighborhood Association Information

Neighborhood Association

Contacts

Neighborhood Association

Contacts

Neighborhood Association

Contacts

Neighborhood Association

Contacts

As a common courtesy you may notify the surrounding NA(s) for your project.

Huning-Highland

Neighborhood Association

Contacts Bell Hoch

205 Highland Park Cir. SE

242-7338(h) 841-7114(w) 87102

Ann Carson

416 Walter SE

242-1143(h) 87102

Neighborhood Association

Contacts

Neighborhood Association

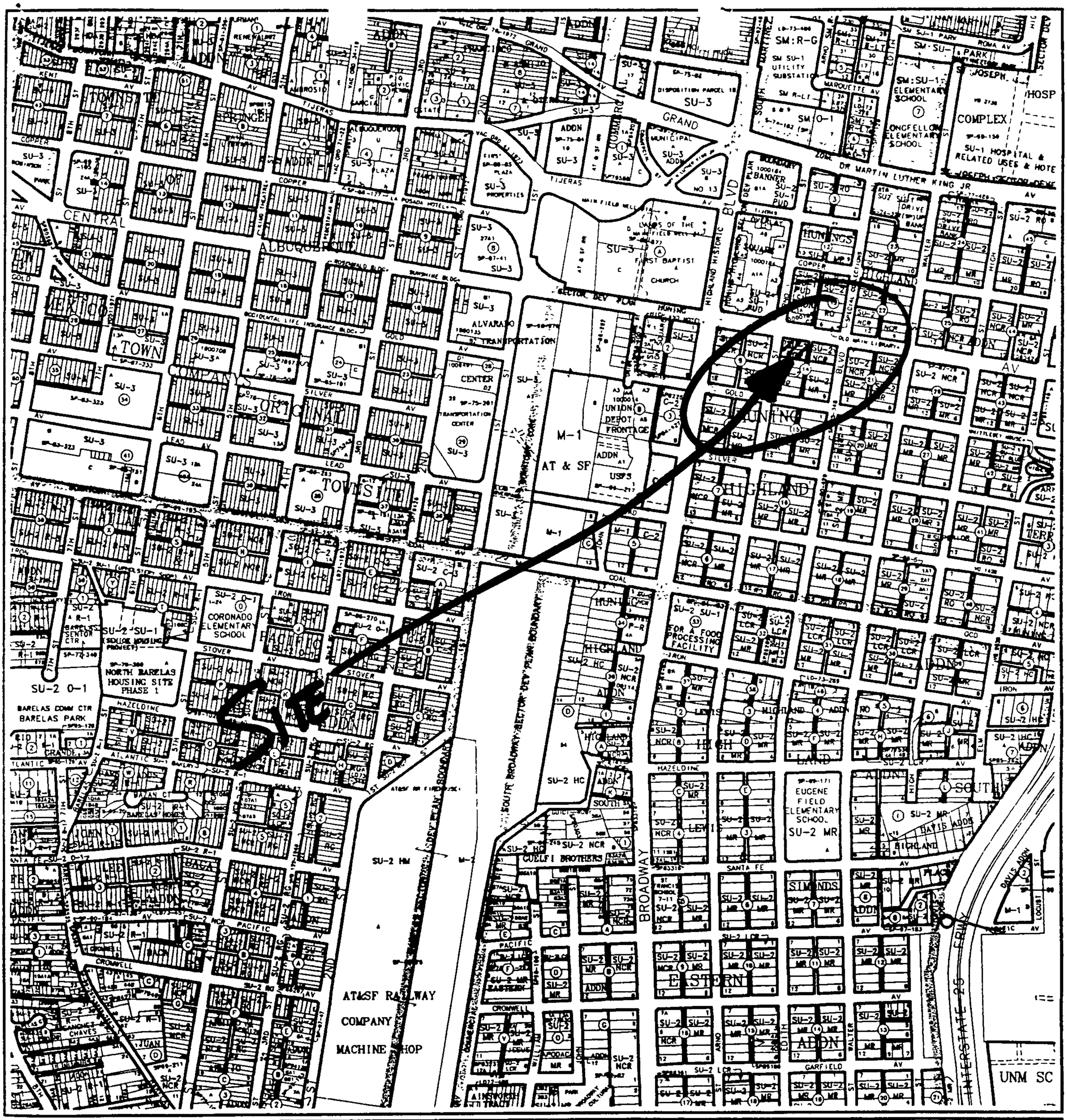
Contacts

Neighborhood Association

Contacts

Neighborhood Association

Contacts



CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

K-14-Z

Map Amended through July 18, 2001

Surveys Southwest, LTD

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306*

February 6, 2003

DEVELOPMENT REVIEW BOARD MEMBERS
PLAZA DEL SOL
600 SECOND STREET NW
ALBUQUERQUE, NM 87102

REF: LOT 7-A, BLOCK 14, HUNING'S HIGHLAND ADDITION

Dear Board Members:

Surveys Southwest, LTD is requesting to vacate One (1') of the Right-of-Way of Arno Street SE and to provide for easements as shown on the above referenced property

If you have any questions please feel free to contact me.

Sincerely,

Dan Graney
President

TO FILE

Clay Gatewood

From: Bruce Stidworthy [bstidworthy@bhinc.com]

Sent: Friday, January 10, 2003 6:41 AM

To: Clay Gatewood

Cc: Rob Dickson, Paradigm; Richard Dourte, CoA Trans. Development; Joe Boehning

Subject: Arno Lofts alley improvements

Clay: Please be sure that for the Arno Lofts. a note needs to added to the site plan as follows:

"Pavement of the alley in accordance with city standards along the east side of this project is required. This work shall be completed prior to requesting certificate of occupancy approval."

Please make sure the note is bold, and we need to make sure the Hap is aware of this.

Rob: The text for the letter to be addressed to Richard Dourte, on your letterhead should be something like:

"As the developer of the Arno Lofts, DRB project # _____, I recognize that paving of the alley in accordance with city standards is required for this project. That work will be completed before my contractor requests a temporary or permenant certificate of occupancy for the project."

Richard: Was there anything else that needs to be included in this letter?

Bruce Stidworthy, P.E.
Bohannan Huston Inc
7500 Jefferson NE
Albuquerque NM 87109
505 823 1000

Brad Bingham

City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

Supplemental form

SUBDIVISION S

- ✓ Major Subdivision action
- ___ Minor Subdivision action
- ___ Vacation V
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN P

- ___ for Subdivision Purposes
- ___ for Building Permit
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC) L

Supplemental form

ZONING Z

- ___ Annexation & Zone Establishment
- ___ Sector Plan
- ___ Zone Change
- ___ Text Amendment

APPEAL / PROTEST of... A

- ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME ROBERT DICKSON PHONE: 489-2002
ADDRESS 202 CENTRAL SE, SUITE 201 FAX:
CITY ALBQ STATE NM ZIP 87102 E-MAIL:
Proprietary interest in site OWNER
AGENT (if any) SURVEYS SOUTHWEST, LTD PHONE: 998-0303
ADDRESS 333 LOMAS BLVD NE FAX: 998-0306
CITY ALBQ, STATE NM ZIP 87102 E-MAIL:

DESCRIPTION OF REQUEST: ELIMINATE THE LOT LINE BETWEEN TWO EXISTING LOTS.

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes. ✓ No.

SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY:

Lot or Tract No W 100' OF LOT 7 & E. 42' OF LOT 7 & N. 43' OF WEST Block: 14 Unit: /
Subdiv / Addn 100' OF LOT 8 & THE E. 42' OF THE NORTH 44' OF LOT 8, HUNING'S HIGHLAND ADD.
Current Zoning SU-2 / NCR Proposed zoning:
Zone Atlas page(s): K-14-Z No. of existing lots: 2 No. of proposed lots: 1
Total area of site (acres) 0.3043 Density if applicable: dwellings per gross acre: ___ dwellings per net acre:
Within city limits? ✓ Yes No___, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO
UPC No 1-014-057-425-377-11609 / 1-014-057-420-378-11610 MRGCD Map No. /
LOCATION OF PROPERTY BY STREETS: On or Near: CENTRAL SE
Between BROADWAY BLVD and ARNO SE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 03DRB 00219 PROJ # 1002115

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review:

SIGNATURE Dan Graney DATE 3-18-03
(Print) Dan Graney ___ Applicant ✓ Agent.

FOR OFFICIAL USE ONLY

Form revised September 2001

INTERNAL ROUTING

- ☑ All checklists are complete
- ☑ All fees have been collected
- ☑ All case #s are assigned
- ☑ AGIS copy has been sent
- ☑ Case history #s are listed
- ☑ Site is within 1000ft of a landfill
- ☑ F.H.D.P. density bonus
- ☑ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
03DRB - - 00439	P+7	S(3)	$ 215.00
			$
			$
			$
			$
			$
		Total	$ 215.00

Hearing date March 26, 2003

3/18/03
Planner signature / date

Project # 1002115

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

☐ **SKETCH PLAT REVIEW AND COMMENT** **Your attendance is required.**

__ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. Sketches are not reviewed through internal routing.
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Any original and/or related file numbers are listed on the cover application

☐ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**

__ Preliminary Plat reduced to 8.5" x 11"
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Copy of previous D.R.B. approved infrastructure list
__ Copy of the Official D.R.B Notice of approval
__ Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ SIA financial guaranty verification
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Any original and/or related file numbers are listed on the cover application
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

☒ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**

✓ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
VACANT Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter briefly describing, explaining, and justifying the request
✓ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
✓ Property owner's and City Surveyor's signatures on the Mylar drawing
N/A Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
✓ Fee (see schedule)
✓ Any original and/or related file numbers are listed on the cover application
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
☐ **AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
☐ **AMENDMENT TO GRADING PLAN (with minor changes)**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

__ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
__ Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Dan Graney
Applicant name (print)

Dan Graney 3-18-03
Applicant signature / date

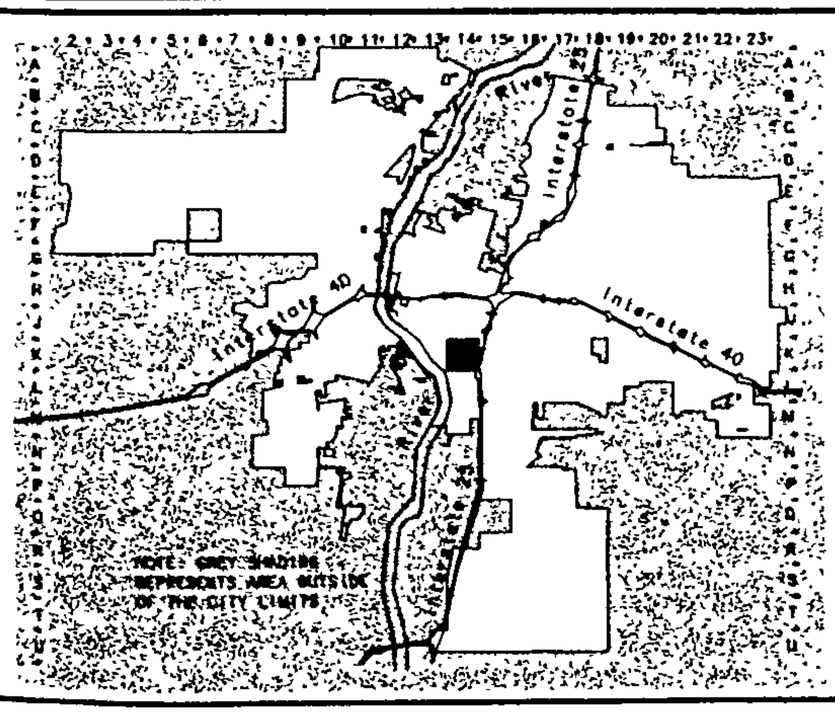
Form revised September 2001

☐ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
03DRB - 00439
___ - ___ - ___
___ - ___ - ___

Feb 2003
Planner signature / date

Project # 1002115



CITY OF
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PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

K-14-Z

Map Amended through July 18, 2001

Surveys Southwest, LTD

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306*

March 18, 2003

DEVELOPMENT REVIEW BOARD MEMBERS
PLAZA DEL SOL
600 SECOND STREET NW
ALBUQUERQUE, NM 87102

REF: LOT 7-A, BLOCK 14, HUNING'S HIGHLAND ADDITION

Dear Board Members:

Surveys Southwest, LTD is requesting to eliminate the lot line between Two (2) existing lots to create One (1) new lot for the above referenced property.

If you have any questions please feel free to contact me.

Sincerely,

Dan Graney

Dan Graney
President

ONE STOP SHOP • • • FRONT COUNTER
City of Albuquerque • Planning Department

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)
LAND DEVELOPMENT COORDINATION SECTION (LDC)
Plaza Del Sol -2nd & 4TH Floor West - 600 2nd St NW 87102
Front Counter Main Number (505) 924-3858 or 924-3895
Main Fax (505) 924-3864

PAID RECEIPT

APPLICANT NAME Rob Dickson

AGENT Surveys Southwest

ADDRESS 333 Lomas Blvd.

PROJECT NO. ~~1000184~~ / 002115

APPLICATION NO. 03DRB 00442 / 00441 / 00440 / 00439

$ 860.00 441006 / 4983000 (DRB Cases)

$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)

$ _____ 441018 / 4971000 (Notification)

$ 860.00 **Total amount due**

1331

PARADIGM & COMPANY, LLC
202 CENTRAL AVENUE S E , SUITE 201
ALBUQUERQUE, NM 87102

FIRST STATE BANK
95-145-1070

3/17/03

PAY TO THE ORDER OF City of Albuquerque $ *******860.00

Eight hundred sixty and 00/100**********DOLLARS

DUPLICATE
City Of Albuquerque
Treasury Division

03/18/2003 1:07PM LOC: ANNX
RECEIPT# 00004764 WS# 006 TRANS# 0018
Account 441006 Fund 0110
Activity 4983000 TRSKDM
Trans Amt $860.00
J24 Misc $860.00
CHANGE $0.00

MEMO Planning Fees/Replat

⑈001331⑈ ⑆107001452⑆ 00176805 4⑈

counterreceipt doc

Thank You

City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

SUBDIVISION	Supplemental form S
___ Major Subdivision action	
✓ Minor Subdivision action	
✓ Vacation OF Public R-O-W	V
___ Variance (Non-Zoning)	

SITE DEVELOPMENT PLAN	P
___ for Subdivision Purposes	
___ for Building Permit	
___ IP Master Development Plan	
___ Cert of Appropriateness (LUCC)	L

ZONING	Supplemental form Z
___ Annexation & Zone Establishment	
___ Sector Plan	
___ Zone Change	
___ Text Amendment	

APPEAL / PROTEST of...	A
___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals	

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: BOB DICKSON — PHONE: 489-2002
ADDRESS: 202 CENTRAL SE, SUITE 201 — FAX:
CITY: ALBQ — STATE: NM — ZIP: 87102 — E-MAIL:
Proprietary interest in site: OWNER

AGENT (if any): SURVEYS SOUTHWEST, LTD — PHONE: 998-0303
ADDRESS: 333 LOMAS BLVD NE — FAX: 998-0306
CITY: ALBQ — STATE: NM — ZIP: 87102 — E-MAIL:

DESCRIPTION OF REQUEST: VACATE ONE FOOT OF R-O-W ON ARNO ST SE
Huning Highlands

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes. ✓ No.

SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No: W. 100' OF LOT 7 & E. 42' OF LOT 7 & N. 43' OF — Block: ___ Unit: ___
Subdiv/Addn: WEST 100' OF LOT 8 & THE E. 42' OF THE NORTH 44' OF LOT 8, HUNING'S HIGHLAND ADDITION
Current Zoning: SU-2 / NCR — Proposed zoning:
Zone Atlas page(s): K-14-Z — No. of existing lots: 2 — No. of proposed lots: 1
Total area of site (acres) ___ — Density if applicable: dwellings per gross acre. ___ — dwellings per net acre:
Within city limits? ✓ Yes No___, but site is within 5 miles of the city limits (DRB jurisdiction.) — Within 1000FT of a landfill? NO
UPC No: 1-014-057-425-377-11609 / 1-014-057-420-378-11610 — MRGCD Map No. ___
LOCATION OF PROPERTY BY STREETS: On or Near: CENTRAL SE
Between: BROADWAY BLVD and ARNO SE

CASE HISTORY

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): ___

Check if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: ___

SIGNATURE: [signature] — DATE: 02-13-03
(Print): Dan Graney — ___ Applicant ✓ Agent

FOR OFFICIAL USE ONLY

Form revised September 2001

- ☐ INTERNAL ROUTING
- ☑ All checklists are complete
- ☑ All fees have been collected
- ☑ All case #s are assigned
- ☑ AGIS copy has been sent
- ☑ Case history #s are listed
- ☐ NO Site is within 1000ft of a landfill
- ☐ F H D P density bonus
- ☐ F H D P fee rebate

Application case numbers	Action	S.F.	Fees
03DRB - ___ - 00219	VROW		$ 300.-
			$
			$
			$
	Notice		$ 75
			Total $ 375.-

Hearing date: MAR 12 2003

[signature] 2/14/03
Planner signature / date

Project # 1002115

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS

__ Application for subdivision (Plat) on FORM S, including those submittal requirements. Variance and subdivision should be applied for simultaneously.
__ Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived
__ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
__ Any original and/or related file numbers are listed on the cover application
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☑ VACATION OF PUBLIC RIGHT-OF-WAY

☐ VACATION OF PUBLIC EASEMENT

√ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24** copies. (Not required for dedicated and City owned public right-of-way.)
√ Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **24** copies
√ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
√ Letter briefly describing, explaining, and justifying the request
√ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
√ Sign Posting Agreement
√ Fee (see schedule)
√ Any original and/or related file numbers are listed on the cover application
Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☐ VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL

☐ SIDEWALK DESIGN VARIANCE

☐ SIDEWALK WAIVER

__ Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the variance or waiver
__ Any original and/or related file numbers are listed on the cover application
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

☐ TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

☐ EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

__ Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the deferral or extension
__ Any original and/or related file numbers are listed on the cover application
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

☐ VACATION OF PRIVATE EASEMENT

__ The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
__ Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the vacation
__ Letter of authorization from the grantors and the beneficiaries
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application
Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Dan Graney
Applicant name (print)

Dan Graney 02-13-03
Applicant signature / date

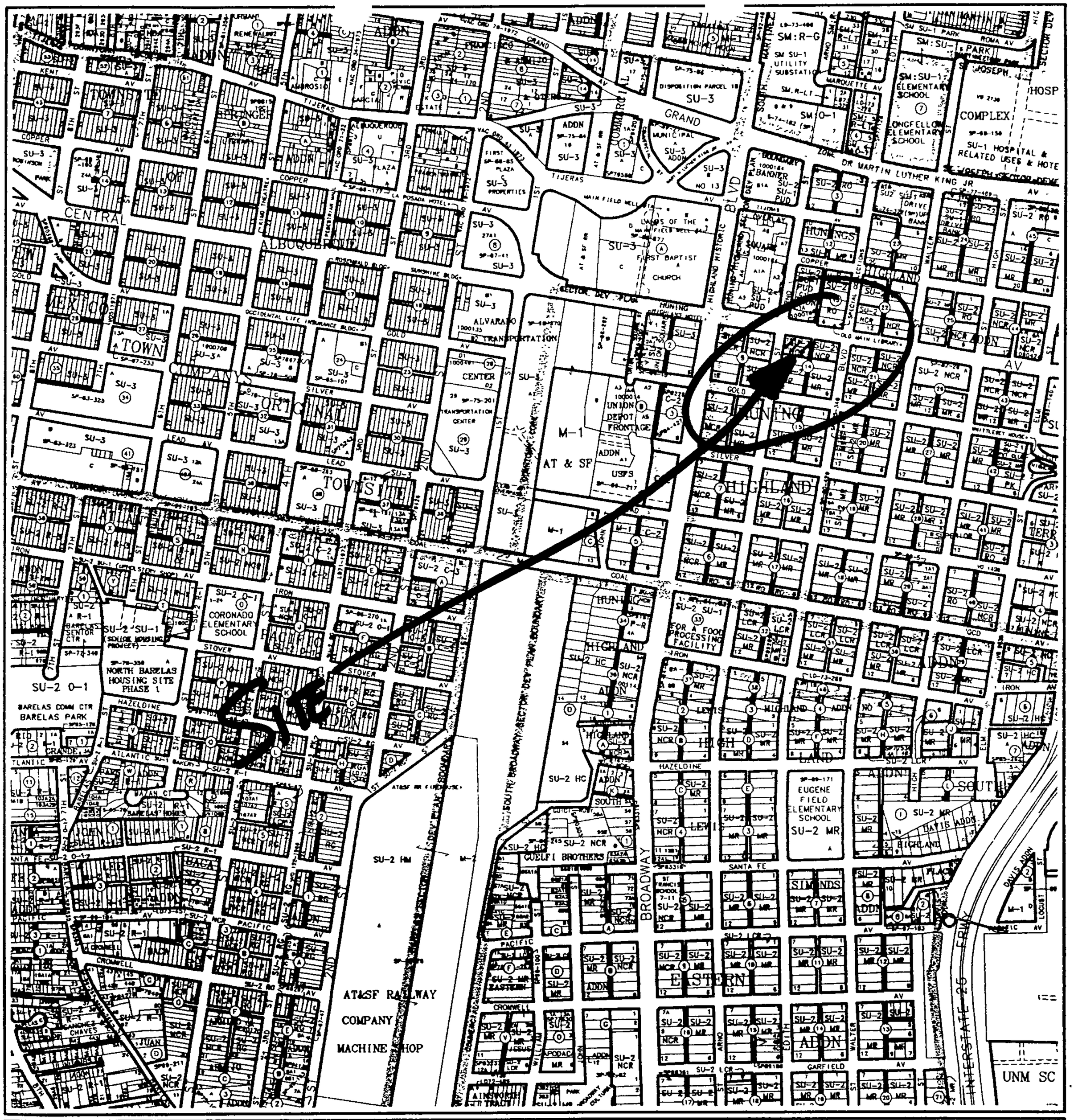
Form revised September 2001

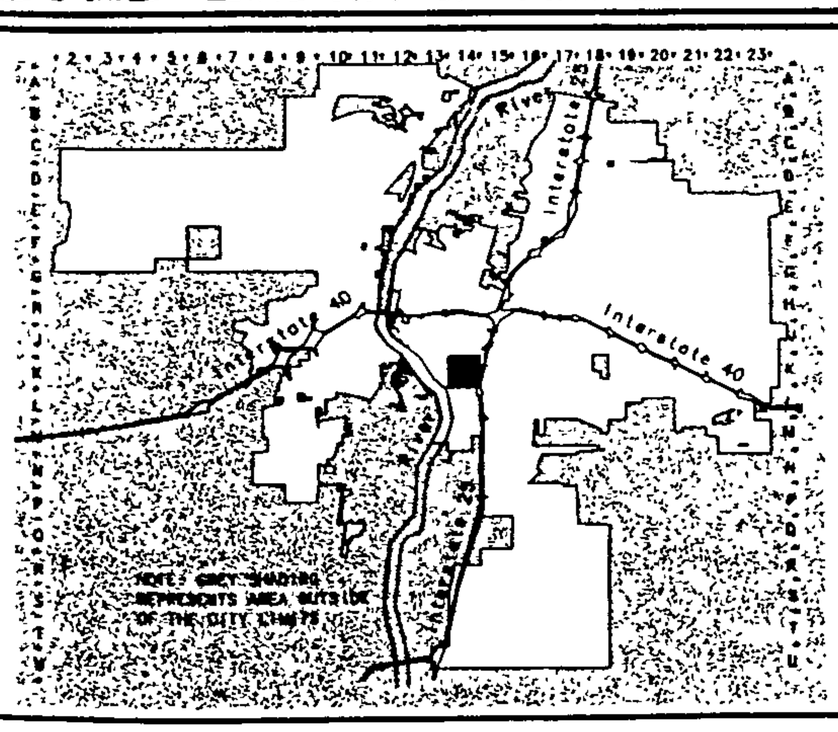
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
03DRB - ____ - 00219
____ - ____ - ____
____ - ____ - ____

JM 2/14/03
Planner signature / date

Project # 1002115





CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

K-14-Z

Map Amended through July 18, 2001

Surveys Southwest, LTD

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306*

February 6, 2003

DEVELOPMENT REVIEW BOARD MEMBERS
PLAZA DEL SOL
600 SECOND STREET NW
ALBUQUERQUE, NM 87102

REF: LOT 7-A, BLOCK 14, HUNING'S HIGHLAND ADDITION

Dear Board Members:

Surveys Southwest, LTD is requesting to vacate One (1') of the Right-of-Way of Arno Street SE and to provide for easements as shown on the above referenced property.

If you have any questions please feel free to contact me.

Sincerely,

Dan Graney
President

City of Albuquerque

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

Date: February 6, 2003

TO CONTACT NAME: Sarah Amato
COMPANY/AGENCY: Surveys Southwest Ltd
ADDRESS/ZIP: 333 Lomas Blvd NE 87102
PHONE/FAX #: 998-0303 / 998-0306

Thank you for your inquiry of 2-6-03 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Lots 7 & 8, Block 14, Huning Highland Addition
zone map page(s) K-14.

Our records indicate that the **Recognized Neighborhood Association(s)** affected by this proposal and the contact names are as follows:

Huning Highland Historic District

~~Neighborhood~~ Association
Contacts: Charles Lencendio
201 High St. NE / 87102
242-4660 (h)
Steve Chavinas
c/o Sutin Thayer & Browne
6565 Americas Parkway NE/87110

Broadway Central Corridor Partnership, Inc.

~~Neighborhood Association~~
Contacts: David W Blanc
202 Central Ave SE, West
243-4345 (w) 87102 Courtyard
Greg Hill
PO Box 6408
344-1000 (w) 87197-6408

See reverse side for additional Neighborhood Association Information: YES { X } NO { }

Please note that according to O-92 you are required to notify each of these contact persons by ***CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE*** the Planning Department will accept your application filing. ***IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.*** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalaina G. Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

Attention: Both contacts per neighborhood association need to be notified.

planning.recognized.na.form(05/08/01)

Additional Neighborhood Association Information

Neighborhood Association

Contacts:

Neighborhood Association

Contacts:

Neighborhood Association

Contacts:

Neighborhood Association

Contacts

As a common courtesy you may notify the surrounding NA(s) for your project.

Huning-Highland
Neighborhood Association

Contacts: Bill Hoch
205 Highland Park Cir. SE
242-7338(h) 841-7114(w) 87102
Ann Carson
416 Walter SE
242-1143 (h) 87102

Neighborhood Association

Contacts:

Neighborhood Association

Contacts:

Neighborhood Association

Contacts:

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations ***PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT***. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
   a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
   b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
   c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

* *

(below this line for OCNC use only)

Date of Inquiry: 2-6-03 Time Entered: 10 am OCNC Rep. Initials: [illegible]

Surveys Southwest, LTD

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306*

February 13, 2003

BROADWAY CENTRAL CORRIDOR PARTNERSHIP, INC
KREG HILL
P O. BOX 6408
ALBUQUERQUE, NM 87197-6408

REF· LOT 7-A, BLOCK 14, HUNING'S HIGHLAND ADDITION / TRACT A-7-A, BANNER SQUARE / TRACT C-3A-1-A, BANNER SQUARE AND TRACT C-2A-1-A, BANNER SQUARE

Dear Kreg Hill:

Enclosed please find a copy of the plats and zone atlas page K-14-Z for the above referenced properties The above are proposed subdivisions within the Broadway Central Corridor Partnership, Inc.

Surveys Southwest, LTD will be submitting the above referenced properties as a vacation plat to DRB (City of Albuquerque Development Review Board).

If you have any questions please feel free to contact me.

Sincerely,

Dan Graney
President

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

7099 3400 0016 2264 2180

Postage	$ 1.75
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.80

Postmark Here 2/13/03

Recipient's Name (Please Print Clearly) (to be completed by mailer) KREG HILL
Street, Apt. No.; or PO Box No P.O. BOX 6408
City, State, ZIP+4 ALBQ. N. MEX 87197-6408

PS Form 3800, February 2000 See Reverse for Instructions

Surveys Southwest, LTD

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306*

February 13, 2003

BROADWAY CENTRAL CORRIDOR PARTNERSHIP, INC
DAVID W. BLANC
202 CENTRAL AVENUE SE / WEST COURTYARD
ALBUQUERQUE, NM 87102

REF. LOT 7-A, BLOCK 14, HUNING'S HIGHLAND ADDITION / TRACT A-7-A, BANNER SQUARE / TRACT C-3A-1-A, BANNER SQUARE AND TRACT C-2A-1-A, BANNER SQUARE

Dear David Blanc:

Enclosed please find a copy of the plats and zone atlas page K-14-Z for the above referenced properties The above are proposed subdivisions within the Broadway Central Corridor Partnership, Inc.

Surveys Southwest, LTD will be submitting the above referenced properties as a vacation plat to DRB (City of Albuquerque Development Review Board).

If you have any questions please feel free to contact me.

Sincerely,

Dan Graney

Dan Graney
President

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

7099 3400 0016 2264 2197

Postage	$ 1.75
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.80

Postmark Here 2/13/03

Recipient's Name (Please Print Clearly) (to be completed by mailer)
DAVID W. BLANC
Street, Apt. No.; or PO Box No.
202 CENTRAL AVE SE
City, State, ZIP+4
ALBQ, N.MEX 87102

PS Form 3800, February 2000 See Reverse for Instructions

Surveys Southwest, LTD

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306*

February 13, 2003

HUNING HIGHLAND HISTORIC DISTRICT
STEVE CHARNAS
C/O SUTIN, THAYER & BROWNE
6565 AMERICAS PARKWAY NE
ALBUQUERQUE, NM 87110

REF: LOT 7-A, BLOCK 14, HUNING'S HIGHLAND ADDITION / TRACT A-7-A, BANNER SQUARE / TRACT C-3A-1-A, BANNER SQUARE AND TRACT C-2A-1-A, BANNER SQUARE

Dear Steve Charnas:

Enclosed please find a copy of the plats and zone atlas page K-14-Z for the above referenced properties. The above are proposed subdivisions within the Huning Highland Historic District.

Surveys Southwest, LTD will be submitting the above referenced properties as a vacation plat to DRB (City of Albuquerque Development Review Board).

If you have any questions please feel free to contact me.

Sincerely,

Dan Graney
President

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

7099 3400 0016 2264 2203

Postage	$ 1.75
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.80

Postmark Here 2/13/03

Recipient's Name (Please Print Clearly) (to be completed by mailer) STEVE CHARNAS C/O SUTIN, THAYER & BROWNE
Street, Apt. No.; or PO Box No. 6565 AMERICAS PARKWAY NE
City, State, ZIP+4 ALBQ. N. MEX 87110

PS Form 3800, February 2000 See Reverse for Instructions

Surveys Southwest, LTD

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306*

February 13, 2003

HUNING HIGHLAND HISTORIC DISTRICT
CHARLES INCENDIO
201 HIGH STREET NE
ALBUQUERQUE, NM 87102

REF. LOT 7-A, BLOCK 14, HUNING'S HIGHLAND ADDITION / TRACT A-7-A, BANNER SQUARE / TRACT C-3A-1-A, BANNER SQUARE AND TRACT C-2A-1-A, BANNER SQUARE

Dear Charles Incendio:

Enclosed please find a copy of the plats and zone atlas page K-14-Z for the above referenced properties. The above are proposed subdivisions within the Huning Highland Historic District.

Surveys Southwest, LTD will be submitting the above referenced properties as a vacation plat to DRB (City of Albuquerque Development Review Board).

If you have any questions please feel free to contact me.

Sincerely,

Dan Graney
President

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

7099 3400 0016 2264 2210

Postage	$ 1.75
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.80

Postmark Here 2/13/03

Recipient's Name (Please Print Clearly) (to be completed by mailer)
CHARLES INCENDIO
Street, Apt. No.; or P.O. Box No.
201 HIGH ST NE
City, State, ZIP+4
ALBQ, N. MEX 87102

PS Form 3800, February 2000 See Reverse for Instructions

Surveys Southwest, LTD

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306*

February 13, 2003

HUNING HIGHLAND NEIGHBORHOOD ASSOCIATION
BILL HOCH
205 HIGHLAND PARK CIRCLE SE
ALBUQUERQUE, NM 87102

REF: LOT 7-A, BLOCK 14, HUNING'S HIGHLAND ADDITION / TRACT A-7-A, BANNER SQUARE / TRACT C-3A-1-A, BANNER SQUARE AND TRACT C-2A-1-A, BANNER SQUARE

Dear Bill Hoch:

Enclosed please find a copy of the plats and zone atlas page K-14-Z for the above referenced properties The above are proposed subdivisions within the Huning Highland Neighborhood Association.

Surveys Southwest, LTD will be submitting the above referenced properties as a vacation plat to DRB (City of Albuquerque Development Review Board).

If you have any questions please feel free to contact me.

Sincerely,

Dan Graney

Dan Graney
President

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

7099 3400 0014 2294 4922

Postage	$ 1.75
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.80

Postmark Here 2/13/03

Recipient's Name (Please Print Clearly) (to be completed by mailer)
BILL HOCH
Street, Apt. No.; or PO Box No.
205 HIGHLAND PARK CIR SE
City, State, ZIP+4
ALBQ, N. MEX 87102

PS Form 3800, February 2000 See Reverse for Instructions

Surveys Southwest, LTD

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306*

February 13, 2003

HUNING HIGHLAND NEIGHBORHOOD ASSOCIATION
ANN CARSON
416 WALTER SE
ALBUQUERQUE, NM 87102

REF. LOT 7-A, BLOCK 14, HUNING'S HIGHLAND ADDITION / TRACT A-7-A, BANNER SQUARE / TRACT C-3A-1-A, BANNER SQUARE AND TRACT C-2A-1-A, BANNER SQUARE

Dear Ann Carson:

Enclosed please find a copy of the plats and zone atlas page K-14-Z for the above referenced properties. The above are proposed subdivisions within the Huning Highland Neighborhood Association.

Surveys Southwest, LTD will be submitting the above referenced properties as a vacation plat to DRB (City of Albuquerque Development Review Board).

If you have any questions please feel free to contact me.

Sincerely,

Dan Graney

Dan Graney
President

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

7099 3400 0016 2264 2227

Postage	$ 1.75
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.80

Postmark Here 2/13/03

Recipient's Name (Please Print Clearly) (to be completed by mailer) ANN CARSON
Street, Apt. No.; or PO Box No. 416 WALTER SE
City, State, ZIP+4 ALBQ, N.MEX 87102

PS Form 3800, February 2000 See Reverse for Instructions

ONE STOP SHOP • • • FRONT COUNTER
City of Albuquerque • Planning Department

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)
LAND DEVELOPMENT COORDINATION SECTION (LDC)
Plaza Del Sol -2nd & 4TH Floor West - 600 2nd St NW 87102
Front Counter Main Number (505) 924-3858 or 924-3895
Main Fax (505) 924-3864

PAID RECEIPT

APPLICANT NAME ROB DICKSON

AGENT SSW

ADDRESS

PROJECT NO. Various.

A	1002115 // 03DRB-00219
B	1000184 // 03DRB-00217
C	1000184 // 03DRB-00223, 00224
D	1000184 // 03DRB-00225, 00226

APPLICATION NO.

A	B	C	D
300	300	345	345
75	75	75	75
375	375	420	420

$ 1290.- 441006 / 4983000 (DRB Cases)
$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)
$ 300.- 441018 / 4971000 (Notification)

$ 1590.- **Total amount due**

PARADIGM & CO LLC
URBAN HOMES & NEIGHBORHOODS
202 CENTRAL SE SUITE 201
ALBUQUERQUE, NM 87102

1289

95-145/1070

DATE 2/14/03

PAY TO THE ORDER OF City of Albuquerque $ 1590.00

One thousand five hundred ninety DOLLARS

FIRST STATE BANK
www.fsbnm.com

FOR Appl. City Market, Campus Corridors

R.H. Dolan

⑈001289⑈ ⑆107001452⑆ 001768654⑈

City Of Albuquerque
Treasury Division

02/14/2003 12:46PM LOC: ANN
X
RECEIPT# 00003211 WS# 007 TRANS# 0016
Account 441006 Fund 0110
Activity 4983000 TRSCCS
Trans Amt 1290.00
J24 Misc $1,290.00

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproofed signs will be provided at the time of application. If the application is mailed, you must still stop at the Planning Division to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Planning Division at a charge of $3.00 each.

1. LOCATION

   A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
   B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be two to seven feet from the ground.
   C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

2. NUMBER

   A. One sign shall be posted on each paved street frontage. Signs maybe required on unpaved street frontages.
   B. If the land does not abut a public street, then in addition to a sign placed on the property a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

   A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
   B. Large headed nails or staple are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

   Signs must be posted from Feb. 28 03 To March 12 03.

5. REMOVAL

   A. The sign is not to be removed before the initial hearing on the request.
   B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Planning Division staff. I understand (A) my obligation to keep the sign(s) posted for fifteen (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Sarah Amato, 2/14/03
(Applicant or Agent) (Date)

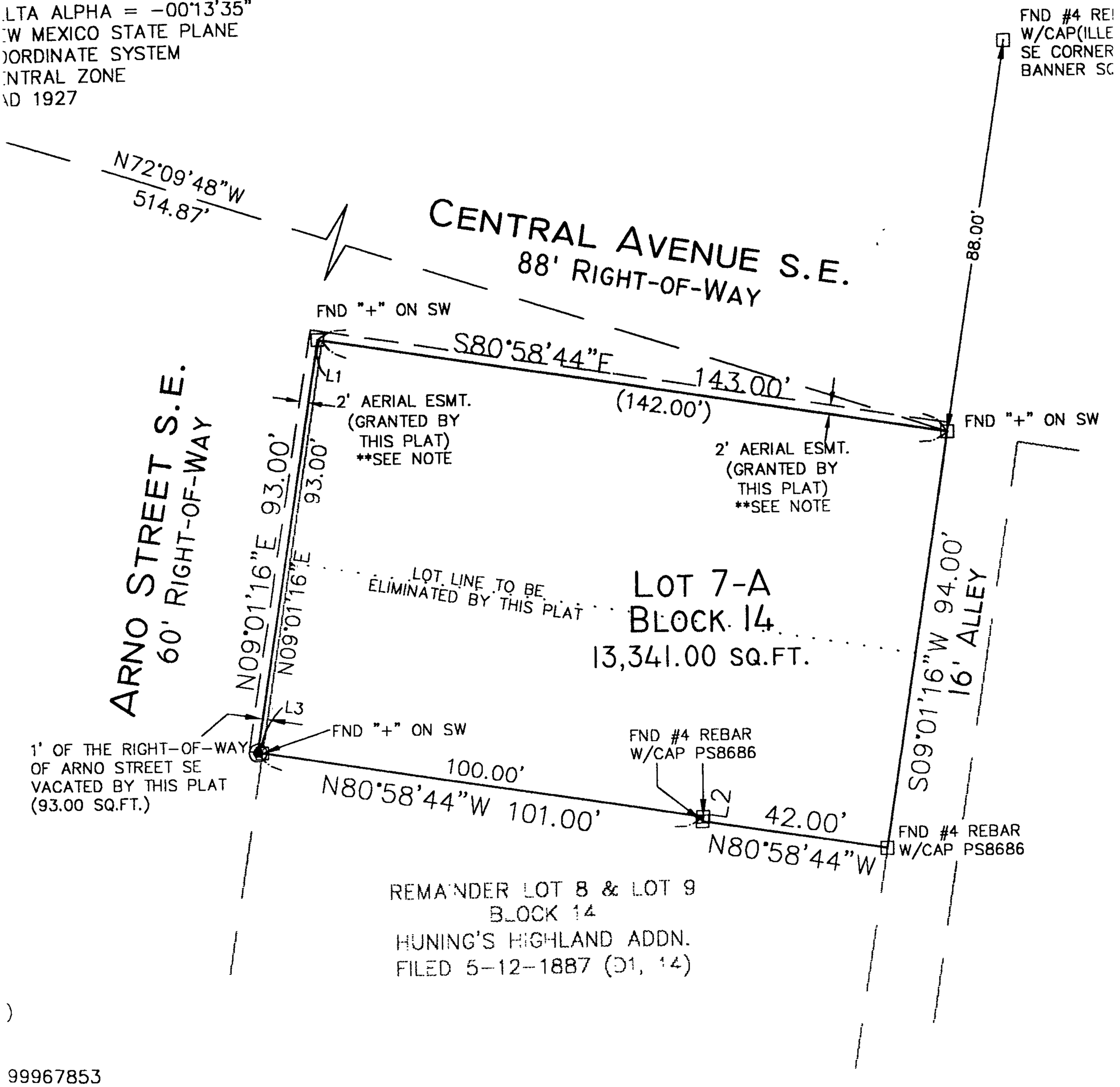
I issued 2 signs for this application, 2/14/03, Macita Neil
(Date) (Staff Member)

Rev. 11/8/90 GA

DRB CASE NUMBER: 1000.184.

02400 00000 00217

:S STATION 6-K14(R)
= 382,162.22
= 1,485,941.10
ROUND TO GRID = 0.99967824
LTA ALPHA = -00°13'35"
W MEXICO STATE PLANE
ORDINATE SYSTEM
NTRAL ZONE
AD 1927



)

99967853
3'37"
ANE

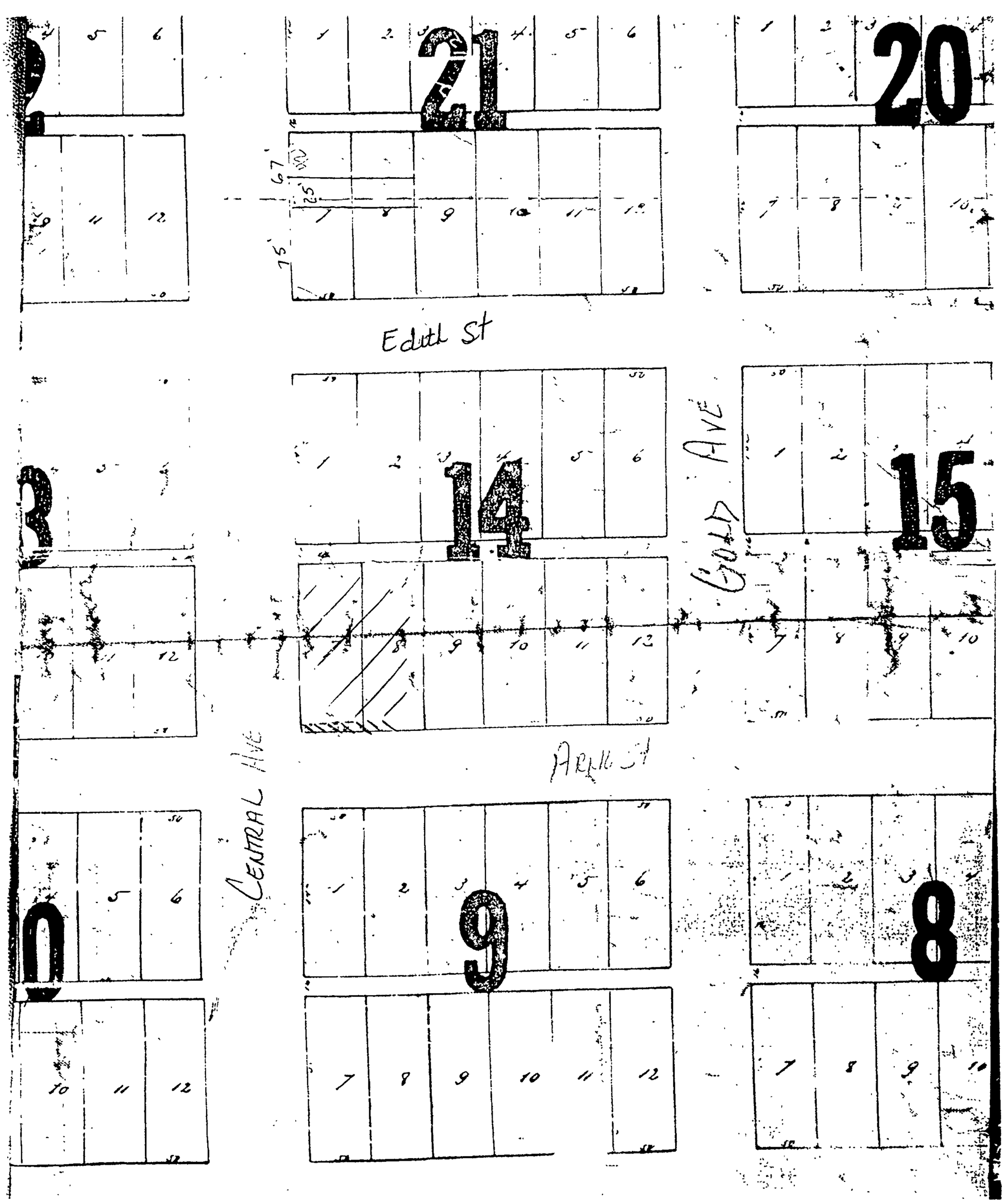
SURVE

333 LOMAS
ALBUQUERC
87102

Huning's Highland Addition

Albuquerque N.M.

12 May, 1887



DRB CASE ACTION LOG

REVISED 8/20/2002

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.:02DRB-01833 (SBP)	Project # **1002115**
Project Name: **HUNING HIGHLAND ADDITION**	EPC Application No.:
Agent: Dekker Perich Sabatini	Phone No.: 761-9700

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 12/18/02 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION: _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
- ☐ UTILITIES: _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
- ☒ CITY ENGINEER / AMAFCA: SIA
  - ☐ _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
- ☐ PARKS / CIP: _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
  - ☐ _____
- ☒ PLANNING (Last to sign): Need signed encroachment agreements.
  - ☐ **See comments dated** _____
  - ☐ **EPC comments (name)** _____
  - ☐ **Planning must record this plat. Please submit the following items:**
    - -The original plat and a mylar copy for the County Clerk.
    - -Tax certificate from the County Treasurer.
    - -Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
    - -Tax printout from the County Assessor.
  - ☒ **Include 3 copies of the approved site plan along with the originals.**
  - ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
  - ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**

Project Number 1002115

City of Albuquerque
CITY OF ALBUQUERQUE P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002115 **AGENDA ITEM NO: 11**

SUBJECT:

(01) Sketch Plat/Plan	(05) Site Plan for Subd	(10) Sector Dev Plan
(02) Bulk Land Variance	(06) Site Plan for BP	(11) Grading Plan
(03) Sidewalk Variance	(07) Vacation	(12) SIA Extension
(03a) Sidewalk Deferral	(08) Final Plat	(13) Master Development Plan
(04) Preliminary Plat	(09) Infrastructure List	(14) Other

ACTION REQUESTED:

REV/CMT:() APP:() SIGN-OFF:(x) EXTN:() AMEND:()

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION: signed I.L.

APPROVED X; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ___; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: December 18, 2002

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

DEVELOPMENT REVIEW BOARD
ACTION SHEET

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

December 18, 2002 9:00 a.m.

MEMBERS:

Roger Green, Acting DRB Chair
Claire Senova, Administrative Assistant

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer

Sheran Matson, Planning
Christina Sandoval, Parks & Recreation

****

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946 (VOICE) OR TELETYPEWRITER (TTY) 924-3361 - TTY USERS MAY ALSO ACCESS THE VOICE NUMBER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE BOARD SECRETARY MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

A. Call to Order: 9:00 a.m. Adjourned: 11:36 a.m.
B. Changes and/or Additions to the Agenda
C. Announcements

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000554**
02DRB-01789 Major-Two Year SIA

BRASHER & LORENZ INC agent(s) for EMCORE INC request(s) the above action(s) for W1/2 N1/2 SW1/4 SEC 33 T10N R4E, **EMCORE SITE, PHASE 1,** zoned IP, located on EUBANK BLVD SE AND INNOVATION PARKWAY SE and containing approximately 10 acre(s). [REF: 00DRB-01483] (M-21) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2.	**Project # 1000712** 02DRB-01787 Major-Two Year SIA	TIERRA WEST LLC agent(s) for K B HOMES NM INC request(s) the above action(s) for all or a portion of Lot(s) 1-127, **DESERT PINE - UNIT 1,** zoned R-D, located on SUNSET GARDENS SW, between 98TH ST SW and 94TH ST SW containing approximately 17 acre(s). [REF: AX-87-5, 01DRB-00320] (L-9) **A 6-MONTH EXTENSION OF THE SIA WAS APPROVED.**
3.	**Project # 1000217** 02DRB-01782 Major-Two Year SIA	MARK GOODWIN & ASSOCIATES, PA agent(s) for WESTLAND DEVELOPMENT CO., INC. request(s) the above action(s) for all or a portion of **UNITS 3 & 4, PAINTED SKY SUBDIVISION,** zoned SU-1/RT, located on LADERA DR NW, between I-40 and GAVIN RD NW containing approximately 14 acre(s). [REF: Z-99-8, S-98-65, 00460-00162, 00410-00931, 01440-00849 & 50] (J-9) **A ONE YEAR EXTENSION OF THE SIA FOR UNIT 3 WAS APPROVED. A ONE YEAR EXTENSION OF THE SIA FOR UNIT 4 WAS APPROVED.**
	02DRB-01786 Major-Vacation of Public Easements 02DRB-01788 Minor-Final Plat Approval	MARK GOODWIN & ASSOCIATES, PA agent(s) for WESTLAND DEVELOPMENT CO., INC. request(s) the above action(s) for all or a portion of Tract(s) A-1, **PAINTED SKY SUBDIVISION,** zoned SU-1/RT, located on LADERA DR NW, between I-40 and GAVIN RD NW containing approximately 14 acre(s). [REF: Z-99-8, S-98-65, 00460-00162, 00410-00931, 01440-00849 & 50] (J-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE FINAL PLAT WAS WITHDRAWN AT THE AGENT'S REQUEST.**

4.	**Project # 1000455** 02DRB-01781 Major-Vacation of Public Easements	SURVEYS SOUTHWEST LTD agent(s) for RAYMOND COHEN request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **LANDS OF RAYCO,** zoned SU-2 MR / SU-2 HC, located on BROADWAY AVE SE, between WHEELER AVE SE and ALAMO SE containing approximately 8 acre(s). [REF: ZA-83-172, V-544 Z-1396, Z-78-34, Z-81-132, 02DRB-00513, 02DRB-00514] (M-14) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
	02DRB-00514 Minor-Prelim&Final Plat Approval	SURVEYS SOUTHWEST LTD. agent(s) for RAYMOND COHEN request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **LANDS OF RAYCO,** zoned SU/MR/SU-2/HC, located on BROADWAY AVE. SE, between WHEELER AVE. SE and ALAMO SE containing approximately 8 acre(s). [REF: ZA-83-172, V-540, Z-81-132, Z-1396] [Indefinitely deferred on 5/22/02] (M-14) **THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

5. **Project # 1000922**
02DRB-01783 Major-Vacation of Pub Right-of-Way
02DRB-01784 Major-Vacation of Public Easements
02DRB-01785 Minor-Extension of Preliminary Plat

WILSON & COMPANY agent(s) for LEGACY SUSTAINABLE DEVELOPMENT, request(s) the above action(s) for all or a portion of **VOLCANO CLIFFS SUBDIVISION, UNIT 20**, LOTS 1-30, BLOCK 1, LOTS 1-38, BLOCK 2, LOTS 1-62, BLOCK 3, LOTS 1-14, BLOCK 4 AND LOTS 1-22, BLOCK 5 *AND* **VOLCANO CLIFFS SUBDIVISION, UNIT 21**, ALL BLOCKS AND LOTS *AND* **VOLCANO CLIFFS SUBDIVISION, UNIT 23**, LOTS 1-10, BLOCK 1, LOTS 1-13, BLOCK 2, LOTS 1-21, BLOCK 3, LOTS 1-51, BLOCK 4, LOTS 1-27, BLOCK 5, LOTS 1-6, BLOCK 6, LOTS 1-28, BLOCK 7 AND LOTS 1-7, BLOCK 8 *AND* **VOLCANO CLIFFS SUBDIVISION, UNIT 27**, LOTS 16-18 AND 22, BLOCK 2, LOTS 1-8, BLOCK 4 AND LOTS 1-7, BLOCK 5 (to be known as **LA CUENTISTA SUBDIVISION**) zoned R-1, located on the east and west sides of Unser Blvd NW (Kimmick) between Urraca NW and the south boundary of Town of Alameda Grant, containing approximately 237 acres. [REF: DRB-97-78, DRB-97-116] (C-10/11 & D-10/11) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A ONE YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT: PUBLIC ROADWAY EASEMENTS ARE NEEDED FOR LOTS 6, 7 AND 8 OF VOLCANO CLIFFS, UNIT 22, BLOCK 6.**

6. **Project # 1002351**
02DRB-01758 Major-Preliminary Plat Approval
02DRB-01759 Minor-Temp Defer SDWK

SURV-TEK, INC. agent(s) for CURB WEST, INC & WESTFORK LIMITED request(s) the above action(s) for all or a portion of Tract(s) 1-B-1-C and Tracts 1-B-1-D, 1-B-1-E, 1-B-1-F, 1-B-1-G, **SEVILLE SUBDIVISION,** zoned R-LT, located on KAYENTA BLVD NW, between IRVING BLVD NW and UNIVERSE BLVD NW containing approximately 48 acre(s). [REF: 1001306, 02-01250, 02-01381] [DEFERRED FROM 12/18/02] (A-10) **DEFERRED AT THE AGENT'S REQUEST TO 1/8/03.**

7. **Project # 1002119**
02DRB-01594 Major-SiteDev Plan BldPermit
02DRB-01705 Minor-Prelim&Final Plat Approval

HUITT - ZOLLARS agent(s) for PETER SCHWARZ DVM, request(s) the above action(s) for all or a portion of Tract(s) A1-A, **VOL-ANDIA ADDITION,** zoned O-1 office and institution zone, located on the south side of MONTGOMERY BLVD NE, between CARLISLE BLVD NE and WASHINGTON ST NE containing approximately 2 acre(s). [REF: 02EPC-01144] [DEFERRED FROM 11/13/02] [DEFERRED FROM 12/18/02] (G-17) **DEFERRED AT THE AGENT'S REQUEST TO 1/15/03.**

8. **Project # 1001717**
02DRB-01728 Major-Vacation of Pub Right-of-Way
02DRB-01729 Major-Preliminary Plat Approval
02DRB-01730 Minor-Temp Defer SDWK
02DRB-01727 Major-SiteDev Plan Subd

ABQ ENGINEERING INC agent(s) for WESTLAND DEVELOPMENT CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A, EL RANCHO ATRISCO, PHASE 3, TOWN OF ATRISCO GRANT, (TO BE KNOWN AS **LAURELWOOD PARK SUBDIVISION,** zoned RD, located on 72ND ST NW, between HANOVER RD NW and PARKWOOD DR NW containing approximately 8 acre(s). [REF: DRB-97-268, DRB-95-348, 02DRB-01391, 02DRB-00207, 02EPC-00133] [Deferred from 12/4/02] (H-10/J-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/18/02 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/17/02 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION: ADEQUATE RIGHT-OF-WAY NEEDS TO BE DEDICATED ALONG PARKWOOD DRIVE TO PROVIDE FOR ADA ASSESSABLE DRIVE PADS.**

9. **Project # 1001932**
02DRB-01578 Major-Preliminary Plat Approval
02DRB-01579 Major-Vacation of Pub Right-of-Way
02DRB-01580 Major-Vacation of Public Easements
02DRB-01581 Major- SiteDev Plan Subd
02DRB-01583 Minor-Sidewalk Waiver
02DRB-01584 Minor-Temp Deferral of SW Construction

MARK GOODWIN & ASSOCIATES, agent(s) for K B HOME NEW MEXICO, request(s) the above action(s) for all or a portion of Tract(s) 5A1A & A1B, VOLCANO BUSINESS PARK, PHASE 1, Tract(s) A1 & B1, EL RANCHO ATRISCO, PHASE II, Tract(s) 391-393, LANDS OF PLAINS ELECTRIC COOP INC., AND A PORTION OF VACATED OLD OURAY RD NW, (to be known as **WEST RIDGE SUBDIVISION**, zoned SU-1 special use zone, IP, C-1 & PUB. UTIL., located on the east side of UNSER BLVD NW, between OLD OURAY RD NW and NEW OURAY RD NW containing approximately 38 acre(s). [REF: 02DRB-00690 SK PL] [DEFERRED FROM 11/13/02, 12/4/02 & 12/18/02] (G-9/10, H-9/10) **DEFERRED AT THE AGENT'S REQUEST TO 1/8/03.**

10. **Project # 1002335**
02DRB-01698 Major-Preliminary Plat Approval
02DRB-01699 Minor-Temp Defer SDWK
02DRB-01703 Major-SiteDev Plan BldPermit
02DRB-01704 Major-SiteDev Plan Subd

WALLACE L. BINGHAM agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 5, Tract(s) A, North Albuquerque Acres, Unit 3, (to be known as **TREVISO SUBDIVISION,** zoned R-D residential and related uses zone, developing area, located on Northside of WILSHIRE AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). [REF: DRB-99-153 [DEFERRED FROM 11/27/02 & 12/11/02] (C-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/18/02 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/16/02 THE PRELIMINARY PLAT WAS APPROVED. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONTAGE AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS WITHDRAWN AT THE AGENT'S REQUEST.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

11. **Project # 1002115**
02DRB-01833 Minor-SiteDev Plan BldPermit/EPC

DEKKER/PERICH/SABATINI agent(s) for ROB DICKSON, PARADIGM & CO. request(s) the above action(s) for all or a portion of Lot(s) 7 & 8, Block(s) 14, **HUNING HIGHLAND ADDITION,** zoned SU-2/NCR, located on CENTRAL AVE NE, between ARNO NE and EDITH NE containing approximately 1 acre(s). **[Mary Piscitelli, EPC Case Planner]** [DEFERRED FROM 12/11/02] (K-14) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER AND PLANNING.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

12. **Project # 1001396**
02DRB-01871 Minor-Extension of Preliminary Plat

MARK GOODWIN & ASSOCIATES, PA agent(s) for VISTA DEL NORTE DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Units 1A, 1B, 2, 3A, 3B, 4, 5A, and 5B, **VISTA DEL NORTE SUBDIVISION, UNITS 1-5A&B,** zoned SU-1 special use zone for R-1, located on VISTA DEL NORTE DR NE, between LAS LOMITAS DR NE and EDITH BLVD NE containing approximately 97 acre(s). [REF: 01DRB-01645, S-99-7, S-96-30, Z-95-73, V-98-85] (D-16) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION: PRIOR TO FINAL PLAT ADEQUATE ACCESS NEEDS TO BE PROVIDED IN ACCORDANCE WITH THE TIS (TRAFFIC IMPACT STUDY) AND ALL AMENDMENTS TO THAT STUDY. THIS APPROVAL INCLUDES EXTENSION OF THE INFRASTRUCTURE LIST DATED 1/2/02.**

13. **Project # 1001409**
02DRB-01863 Minor-Extension of Preliminary Plat

MUKUND C. PATEL request(s) the above action(s) for all or a portion of Lot(s) 20A, Unit 1, **CANDLELIGHT FOOTHILLS,** zoned R-1 residential zone, located on 1424 SUMMIT HILLS (LOMAS) DR NE, between MONTE LARGO DR NE and SUMMIT HILLS DR NE containing approximately 2 acre(s). [REF: 01460-01160] (J-23) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THIS INCLUDES EXTENSION OF THE INFRASTRUCTURE LIST DATED 12/19/01.**

14. **Project # 1001934**
02DRB-01864 Minor-Prelim&Final Plat Approval
02DRB-01866 Minor-Sidewalk Waiver

WAYJOHN SURVEYING INC., agent(s) for WILLIAM RIORDAN request(s) the above action(s) for all or a portion of Lot(s) 4, **ALVARADO GARDENS - UNIT 1,** zoned RA-2 residential and agricultural zone, located on RIO GRANDE BLVD NW, between MATTHEW NW and CAMPBELL NW containing approximately 3 acre(s). [DEFERRED FROM 12/18/02] (G-12) **DEFERRED AT THE AGENT'S REQUEST TO 1/15/03.**

15. **Project # 1001935**
02DRB-01847 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for RANDALL HOMES, LLC request(s) the above action(s) for all or a portion of Lot(s) 13-15, Block(s) 5, Tract(s) 2, Unit 3, NORTH ALBUQUERQUE ACRES, (to be known as **DESERT RIDGE @ LA CUEVA SUBDIVISION,** zoned R-D residential and related uses zone, developing area, located on THE SOUTH SIDE OF SIGNAL AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 3 acre(s). [REF: 02DRB-00698 & 00970 SK., 02DRB-01174 PPA] (C-19) **THE FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

16. **Project # 1002039**
02DRB-01859 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for GARY & PAMELA CASTIGLIONE request(s) the above action(s) for all or a portion of Lot(s) 1-6, block 12, **ORIGINAL TOWNSITE OF WESTLAND,** zoned C-2 community commercial zone, located on SO. SIDE OF BRIDGE BLVD SW, between 86TH ST SW and 90TH ST SW containing approximately 2 acre(s). [REF: 02ZHE--00941, 02ZHE-00942, DRB-97-303] (K-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/18/02 AND NO GRADING PLAN THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

17. **Project # 1002246**
02DRB-01869 Minor-Amnd Prelim Plat Approval
02DRB-01920 Minor- Final Plat Approval

SURVEYS SOUTHWEST LTD. agent(s) for SHIRLEY FARRELL, MCDONALDS CORP., request(s) the above action(s) for all or a portion of Lot(s) 8-11, Block 10, **SARATON HEIGHTS ADDITION,** zoned C-2, located on LOMAS BLVD NE, between CAGUA DRIVE NE and SAN PEDRO DRIVE NE containing approximately 1 acre(s). [REF: Z-80-73, 02DRB-01498] (K-18) **THE AMENDED PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO CITY ENGINEER.**

18. **Project # 1002381**
02DRB-01870 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for CRUZ BACA request(s) the above action(s) for all or a portion of Tract(s) 204-B 204-C, **MRGCD MAP 41,** zoned SU-2 NCR / SU-2 MR, located on BROADWAY BLVD SE, between KATHRYN AVE SE and ANDERSON AVE SE containing approximately 1 acre(s). (L-14) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT AND TRANSPORTATION DEVELOPMENT.**

NO ACTION IS TAKEN ON THESE CASES:
IF APPLICANT IS NOT PRESENT, COMMENTS WILL BE FORWARDED

19. **Project # 1002380**
02DRB-01868 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST, LTD. agent(s) for DUANE TAYLOR request(s) the above action(s) for all or a portion of Lot(s) 39, Unit 2, **ALVARADO GARDENS,** zoned RA-2/W7 residential and agricultural zone/ with wall overlay, located on CAMPBELL RD NW, between GLENWOOD NW and RIO GRANDE BLVD NW containing approximately 2 acre(s). [REF: DRB-94-75] (G-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. **Project # 1002379**
02DRB-01867 Minor-Sketch Plat or Plan

BOHANNAN HUSTON, INC. agent(s) for LONGFORD AT PARADISE SKIES, LP request(s) the above action(s) for all or a portion of Lot(s) 1-26 & 35-42, Block(s) 5, Unit 4, **PARADISE HEIGHTS UNIT 10,** zoned R-1, located on ROCKCLIFF BLVD. NW, between BROOKLINE BLVD NW and DUNLOP AVE NW containing approximately 9 acre(s). [REF: Z-86-67] (A-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. Approval of the Development Review Board Minutes for December 4, 2002. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 11:36 A.M.

CITY OF ALBUQUERQUE
Planning Department
Albuquerque, New Mexico

InterOffice Correspondence April 29, 2002

To: **LUCC**

From: **Mary Piscitelli, Staff Planner**

Subject: **Project # 1002115**

This memo will act as comments to the above-mentioned project, known as the Arno Lofts. This matter was heard by the EPC on September 12, 2002. Conditions were set forth by the EPC for the Site Plan for Building Permit.

Through extensive meetings with EPC and LUCC Staff, the agent has met the conditions, excepting one, set by both commissions for this project. The one condition is the final condition regarding encroachment agreements for use of awnings over the public right-of-way either on Central, Arno, or the alley. Awnings ar shown on the North elevation. These awnings must either not encroach on the right of way or must have some agreement with the City. Any future awnings on the east or west elevations also will need the same kind of agreement before installation. If such agreement has been reached already, documentation supporting this agreement should be included in the DRB case file.

Need encroachment
agreement
before
sign off

CITY OF ALBUQUERQUE
Planning Department
Albuquerque, New Mexico

#6

InterOffice Correspondence April 29, 2002

To: **LUCC**

From: **Mary Piscitelli, Staff Planner**

Subject: **Project # 1002115**

This memo will act as comments to the above-mentioned project, known as the Arno Lofts. This matter was heard by the EPC on September 12, 2002. Conditions were set forth by the EPC for the Site Plan for Building Permit.

Through extensive meetings with EPC and LUCC Staff, the agent has met the conditions, excepting one, set by both commissions for this project. The one condition is the final condition regarding encroachment agreements for use of awnings over the public right-of-way either on Central, Arno, or the alley. Awnings ar shown on the North elevation. These awnings must either not encroach on the right of way or must have some agreement with the City. Any future awnings on the east or west elevations also will need the same kind of agreement before installation. If such agreement has been reached already, documentation supporting this agreement should be included in the DRB case file.

F

City of Albuquerque
Parks and Recreation Department

PO Box 1293, Albuquerque, New Mexico 87103
Inter-Office Correspondence

Development Review Board Comments

Project Number: 1000184	**DRB Date:** 12/11/02
Application Number: 02DRB-01833	**Item Number:** 6

Subdivision:

Lots 7 & 8, Block 14, Hunning Highland Addition

Request for:

- [ ] Sketch Plat Review & Comment
- [ ] Bulk Land Variance
- [ ] Site Development Plan for Subdivision
- [x] Site Development Plan for Building Permit
- [ ] Preliminary Plat
- [ ] Final Plat
- [ ] Vacation of Public RoW
- [ ] Vacation of Public Easement
- [ ] Vacation of Private Easement
- [ ] Temp. Deferral of Sidewalk Construction
- [ ] Sidewalk Variance
- [ ] SIA Extension
- [ ] Other

Zoning: SU-2/NCR

Zone Page: K-14

New Lots (or units) : 0

Parks and Recreation Comments:

This site plan had no park dedication requirement because site is in the Central Urban Comprehensive Plan Area.

The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

Signed: CS

Christina Sandoval, (PRD) Phone: 768-5328

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet

DRB-1002115 **Item No. 6** **Zone Atlas K-14**
DATE ON AGENDA 12-11-02
INFRASTRUCTURE REQUIRED ( )YES (x)NO
CROSS REFERENCE: _____
_____

TYPE OF APPROVAL REQUESTED:
( )SKETCH PLAT ( )PRELIMINARY PLAT ( )FINAL PLAT
( )SITE PLAN REVIEW AND COMMENT ( )SITE PLAN FOR SUBDIVISION
(x)SITE PLAN FOR BUILDING PERMIT

No.	Comment
❑	The handicap ramp needs to be located at the standard location.

If you have any questions or comments please call Richard Dourte at 924-3990. Meeting notes:

_____
_____
_____
_____

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

DEVELOPMENT REVIEW BOARD (DRB)
CITY OF ALBUQUERQUE

REVIEW COMMENTS
By the

UTILITY DEVELOPMENT SECTION (WATER & SEWER)

DEVELOPMENT & BUILDING SERVICES DIVISION
PUBLIC WORKS DEPARTMENT
PHONE 924-3989

D.R.B. CASE NO.: 1002115 **DATE:** 12/11/02 **ITEM NO.:** #6

ZONE ATLAS PAGE: K-14 **LOCATION:** Central & Arno

REQUEST FOR: Site Plan for Building Permit

COMMENTS:

- existing water line in Arno is an old 6" steel line. If new service connections are to be made to this line line must be replaced with a new 8" pvc line. Option is to connect to Central.
- Availability called for connections to be made to Central if meter is over 1 1/2" size.
- Contact Bill Balch at 768-2729 to check on status of City replacing old steel line.

SIGNED: Roger A Green **DATE:** 12/11/02

City of Albuquerque
CITY OF ALBUQUERQUE P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002115 **AGENDA ITEM NO: 6**

SUBJECT:

(01) Sketch Plat/Plan
(02) Bulk Land Variance
(03) Sidewalk Variance
(03a) Sidewalk Deferral
(04) Preliminary Plat
(05) Site Plan for Subd
(06) Site Plan for BP
(07) Vacation
(08) Final Plat
(09) Infrastructure List
(10) Sector Dev Plan
(11) Grading Plan
(12) SIA Extension
(13) Master Development Plan
(14) Other

ACTION REQUESTED:

REV/CMT:() APP:() SIGN-OFF:(x) EXTN:() AMEND:()

ENGINEERING COMMENTS:

No adverse comments from Hydrology.

RESOLUTION: 12-18-02

APPROVED ____; DENIED ____: DEFERRED _X_; COMMENTS PROVIDED ___; WITHDRAWN

SIGNED-OFF: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** BY: **(UD) (CE) (TRANS) (PKS) (PLNG)**

DELEGATED: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** TO: **(UD) (CE) (TRANS) (PKS) (PLNG)**

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: December 11, 2002

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

DEVELOPMENT REVIEW BOARD
ACTION SHEET

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

December 11, 2002 9:00 a.m.

MEMBERS:

Roger Green, Acting DRB Chair
Claire Senova, Administrative Assistant

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer

Sheran Matson, Planning
Christina Sandoval, Parks & Recreation

****

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946 (VOICE) OR TELETYPEWRITER (TTY) 924-3361 - TTY USERS MAY ALSO ACCESS THE VOICE NUMBER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE BOARD SECRETARY MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

A. Call to Order: 9:00 A.M. Adjourned: 11:52 A.M.
B. Changes and/or Additions to the Agenda
C. Announcements

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000849**
02DRB-01748 Major-Two Year SIA
1 SIA for Procedure "B" and
1 SIA for "B" Modified non-work order

UPWEST CORP., BILL WADE request(s) the above action(s) for all or a portion of **BREEZE AT MOUNTAIN GATE,** zoned SU-1 special use zone, PRD, located on the east side of FOUR HILLS RD SE, between FOUR HILLS RD SE and WATERFALL DR SE containing approximately 8 acre(s). [REF: 00410-01411 PPA, 01440-01601 EXT., 02DRB-01191] (L-23) **A ONE-YEAR EXTENSION OF THE TWO SIA'S WAS APPROVED.**

2. **Project # 1002378**
02DRB-01749 Major-Vacation of Pub Right-of-Way

JEFF HENRY agent(s) for THOMAS HEFLIN request(s) the above action(s) for all or a portion of Lot(s) 9, **LA CUEVA TOWN CENTER,** zoned O-1, located on CARMEL AVE NW, between WYOMING NE and BARSTOW NE containing approximately 1 acre(s). [REF: ZA-98-10, DRB-98-402, V-96-109, 00EPC-00466, 00DRB-00876] [Advertised as Project #1000422 in error. Number was changed.] (C-19) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE CONDITION THAT ADEQUATE ACCESS SHALL BE PROVIDED TO LOT 8, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, BLOCK 20 TO THE SATISFACTION OF THE TRAFFIC ENGINEER.**

3. **Project # 1001081**
02DRB-01747 Major-Vacation of Pub Right-of-Way

TIERRA WEST, LLC agent(s) for MENAUL DEVELOPMENT THREE, LLC & THE SAPIR FAMILY TRUST request(s) the above action(s) for all or a portion of Lot(s) 23 AND D-1 Tract(s) A, **SNOW HEIGHTS ADDITION** and Lot(s) 1, 2A, 2B, 2C, 3, 4, 5, **UNCLE DOC ADDITION, UNIT 2,** zoned C-2 and C-1, located on SNOW HEIGHTS CIRCLE NE, between MENAUL BLVD NE and EUBANK BLVD NE containing approximately 3 acre(s). [REF: 01128-00255, Vac. Ord. 1292] [Deferred from 12/11/02] (H-20) **DEFERRED AT THE AGENT'S REQUEST TO 1/22/03.**

4. **Project # 1002335**
02DRB-01698 Major-Preliminary Plat Approval
02DRB-01699 Minor-Temp Defer SDWK
02DRB-01703 Major-SiteDev Plan BldPermit
02DRB-01704 Major-SiteDev Plan Subd

WALLACE L. BINGHAM agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 5, Tract(s) A, North Albuquerque Acres, Unit 3, (to be known as **TREVISO SUBDIVISION,** zoned R-D residential and related uses zone, developing area, located on Northside of WILSHIRE AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). [REF: DRB-99-153 [DEFERRED FROM 11/27/02 & 12/11/02] (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 12/18/02.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED,THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

5. **Project # 1002371**
02DRB-01824 Minor-SiteDev Plan BldPermit/EPC
02DRB-01825 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for SENECA INVESTMENT COMPANY request(s) the above action(s) for all or a portion of Block(s) 15, Tract(s) 1A, 1B & 1C, **ALBAN HILLS UNIT 1, (to be known as STONELEIGH ON THE BOSQUE APARTMENTS)** zoned SU-1/R-2, located on COORS BLVD NW, between LA ORILLA RD NW and CORRALES MAIN CANAL containing approximately 18 acre(s). [REF: Z-98-30, DRB-98-113, DRB-98-375] **[Russell Brito, EPC Case Planner]** [Deferred from 12/11/02] (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 1/8/03.**

6. **Project # 1002115**
02DRB-01833 Minor-SiteDev Plan BldPermit/EPC

DEKKER/PERICH/SABATINI agent(s) for ROB DICKSON, PARADIGM & CO. request(s) the above action(s) for all or a portion of Lot(s) 7 & 8, Block(s) 14, **HUNING HIGHLAND ADDITION,** zoned SU-2/NCR, located on CENTRAL AVE NE, between ARNO NE and EDITH NE containing approximately 1 acre(s). **[Mary Piscitelli, EPC Case Planner]** [Deferred from 12/11/02] (K-14) **DEFERRED AT THE AGENT'S REQUEST TO 12/18/02.**

7. **Project # 1000184**
02DRB-01831 Minor-Amended SiteDev Plan BldPermit/EPC
02DRB-01832 Minor-Amended SiteDev Plan Subd/EPC

DEKKER/PERICH/SABATINI agent(s) for ROB DICKSON request(s) the above action(s) for all or a portion of Tract(s) A-7, C-2A & C-3A, **BANNER SQUARE ADDITION,** zoned SU-2/SU-1/PUD, located on CENTRAL AVE AVE, between ARNO NE and EDITH NE containing approximately 1 acre(s). **[Mary Piscitelli, EPC Case Planner]** (K-14) **THE AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT AND PLANNING. THE AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT AND PLANNING.**

Project # 10000184
02DRB-01271 Minor-Prelim&Final Plat Approval

SURVEY SOUTHWEST, LTD. agent(s) for CITY OF ALBUQUERQUE DEVELOPMENT SERVICES, request(s) the above action(s) for all or a portion of Tract(s) C-2A & 3A, **BANNER SQUARE ADDITION,** zoned SU-2/SU-1 for PUD, located on the northside of CENTRAL AVE NE between ARNO ST NE and COPPER AVE NE containing approximately 1 acre(s). [REF: 01500-01801, 01500-01802, Z-84-150] [Listed as Project# 1002159 in error] The Vacation was approved 9/11/02. The preliminary and final plat were indefinitely deferred with the Condition that the final plat and site development plan will be submitted concurrently] (K-14) **THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

8. **Project # 1002324**
02DRB-01741 Minor-SiteDev Plan BldPermit
02DRB-01742 Minor-SiteDev Plan Sub

KEN HOVEY agent(s) for MOCHO,OLSON, CHANEY & MOCHO LLP request(s) the above action(s) for all or a portion of Block(s) 4, Tract(s) 7-A, Unit B, **NORTH ALBUQUERQUE ACRES,** (to be known as **VENICE BUSINESS CENTER,** zoned IP, located on BEVERLY HILLS AVE NE, between SAN MATEO BLVD NE and I-25 NE containing approximately 6 acre(s). [REF: 1000447, 1000907] (B-18) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT AND THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WERE APPROVED AND SIGNED OFF BY THE BOARD.**

Project # 1002324
02DRB-01740 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN, PA agent(s) for MOCHO, OLSON, CHANEY & MOCHO, LLP. request(s) the above action(s) for all or a portion of Lot(s) 7A, Tract(s) A, Block 4, Unit B, **NORTH ALBUQUERQUE ACRES,** zoned IP, located on BEVERLY HILLS AVE NE, between VENICE AVE NE and I-25 containing approximately 6 acre(s). [REF: 00410- 01540, 02-01670 (SK)] (B-18) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER.**

9. **Project # 1001749**
02DRB-01799 Minor-SiteDev Plan BldPermit/EPC

W. MARK SNAPP DESIGN, INC. agent(s) for WILLIAM GARDNER request(s) the above action(s) for all or a portion of Lot(s) 11A & 12A, Block(s) 20, Tract(s) 2, Unit 3, NORTH ALBUQUERQUE ACRES, **JARDINERO PROFESSIONAL PLAZA,** zoned SU-1 Per use, located on CARMEL NE, between WYOMING NE and BARSTOW NE containing approximately 4 acre(s). [REF: 02EPC-00254] **[Debbie Stover, EPC Case Planner]** [Deferred from 12/4/02] (C-19) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

Project # 1001749
02DRB-00324 Minor-Pre&Final Plat Approval

SURVEYS SOUTHWEST, LTD. Agent(s) for WILLIAM GARDNER request the above action(s) for Lot 11, 12, 21 & 22, Block 20, Tract 2, **NORTH ALBUQUERQUE ACRES,** zoned SU-1 for O-1 Permissive Uses & Plant Nursery, located on SO. SIDE OF CARMEL AV NE, between WYOMING BLVD. NE and BARSTOW ST. NE containing approximately 4 acre(s). [REF: AX-95-10, Z-98-98] (C-19) **THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

10.	**Project # 1001277** 02DRB-01814 Minor-Vacation of Private Easements 02DRB-01815 Minor-Vacation of Private Easements 02DRB-01816 Minor-Prelim&Final Plat Approval	SURVEYS SOUTHWEST LTD agent(s) for PATRICK STROSNIDER request(s) the above action(s) for all or a portion of **Lot(s) 30 & 31, LAS CASITAS DEL RIO SUBDIVISION**, zoned SU-1 PRD, located on PANICUM RD NW, between WINTER HAVEN RD NW and SETARIA RD NW containing approximately 1 acre(s). (E-12) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**
	02DRB-01817 Minor-Vacation of Private Easements 02DRB-01818 Minor-Prelim&Final Plat Approval	SURVEYS SOUTHWEST LTD agent(s) for PATRICK STROSNIDER request(s) the above action(s) for all or a portion of **Lot 7, LAS CASITAS DEL RIO SUBDIVISION**, zoned SU-1 PRD, located on GRAMA CT NW, between WINTER HAVEN RD NW and MOLINA CT NW containing approximately 1 acre(s). (E-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**
	02DRB-01819 Minor-Vacation of Private Easements 02DRB-01820 Minor-Prelim&Final Plat Approval	SURVEYS SOUTHWEST LTD agent(s) for PATRICK STROSNIDER request(s) the above action(s) for all or a portion of **Lot 34, LAS CASITAS DEL RIO SUBDIVISION**, zoned SU-1 PRD, located on STIPA ST NW, between WINTER HAVEN RD NW and SETARIA RD NW containing approximately 1 acre(s). (E-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**
	02DRB-01821 Minor-Vacation of Private Easements 02DRB-01822 Minor-Vacation of Private Easements 02DRB-01823 Minor-Prelim&Final Plat Approval	SURVEYS SOUTHWEST LTD agent(s) for PATRICK STROSNIDER request(s) the above action(s) for all or a portion of **Lot(s) 20, 21, 22, 23 & 24, LAS CASITAS DEL RIO SUBDIVISION**, zoned SU-1 PRD, located on SETARIA RD NW, between WINTER HAVEN RD NW and NOLINA CT NW containing approximately 1 acre(s). (E-12) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

11. **Project # 1001347**
02DRB-01829 Minor-Amnd Prelim Plat Approval

ISAACSON & ARFMAN, PA agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) A, B, & D, ALBUQUERQUE SOUTH, (to be known as **EL RANCHO GRANDE 6, 7 AND 8**) zoned RD under Rio Bravo Sector Development Plan, located on SNOW VISTA BLVD. NW, between BENAVIDES RD. NW and CARTEGENA - DE ANZA DR NW containing approximately 43 acre(s). [REF: 01410-00960, 01410-00962 (VRW), 02DRB-00764, 0765] (M-9) **THE AMENDED PRELIMINARY PLAT WAS APPROVED. THE AMENDED INFRASTRUCTURE LIST DATED 5/15/02 WAS APPROVED AND REINITIALED BY THE BOARD. THIS EXTENSION DOES NOT EXTEND THE PRELIMINARY PLAT EXPIRATION DATE.**

NO ACTION IS TAKEN ON THESE CASES:
IF APPLICANT IS NOT PRESENT, COMMENTS WILL BE FORWARDED

12. **Project # 1002243**
02DRB-01828 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES, PA agent(s) for STV INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Tract(s) 463, **TOWN OF ATRISCO GRANT**, zoned RD, located on 82ND ST. NW, between SAGE ROAD NW and SAN YGNACIO NW containing approximately 5 acre(s). (L-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. **Project # 1002345**
02DRB-01830 Minor-Sketch Plat or Plan

CLINT SHERRILL & ASSOCIATES agent(s) for GOLDEN VENTURES LLC request(s) the above action(s) for all or a portion of Lot(s) 3, **BROADWAY INDUSTRIAL CENTER - UNIT 1,** zoned SU-2 HM, located on SAN JOSE SW, between KARSTON CT SW and I-25 SW containing approximately 14 acre(s). [REF: 02DRB-00109, 02DRB-01733]) (M-14 **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. **Project # 1002369**
02DRB-01812 Minor-Sketch Plat or Plan

RALPH CORRIZ request(s) the above action(s) for all or a portion of Lot(s) 224C, **MRGCD MAP 35**, zoned R-1, located on INDIAN SCHOOL ROAD NW, between RIO GRANDE BLVD. NW and 12TH STREET NW containing approximately 1 acre(s). (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project # 1002372**
02DRB-01827 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES, PA agent(s) for STV INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) 223, Airport Unit, **TOWN OF ATRISCO GRANT**, zoned R-2, located on GLEN RIO RD NW, between 72ND ST NW and 68TH ST NW containing approximately 5 acre(s). (J-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. Approval of the Development Review Board minutes for November 27, 2002. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 11:52 A.M.

Claire

Current DRC Project No _____

Date Submitted December 18 2002
Date Site Plan for Bldg Permit App
Date Site Plan for Sub Approved
Date Preliminary Plat Approved
Date Preliminary Plat Expires

DRB Project No 1002115
Applicant # 02-DRB01833

ORIGINAL

Figure 12

INFRASTRUCTURE LIST

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D R B) REQUIRED INFRASTRUCTURE LIST

ARNO LOFTS (LOTS 7 & 8, BLOCK 14, HUNING HIGHLANDS ADDITION)

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 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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PUBLIC ROADWAY IMPROVEMENTS						
		16' WIDE	ALLEY PAVEMENT	ALLEY BETWEEN ARNO & EDITH	CENTRAL	SOUTH EDGE OF THE PROJECT	/	/	/

AGENT/OWNER

BRUCE STIDWORTHY 12/18/2002
PREPARED BY PRINT NAME DATE

BOHANNAN HUSTON INC
FIRM

SIGNATURE

MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION
12-18-04

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Sherman Matson 12/18/02
~~DRC CHAIR~~ Planning DATE

12-18-02
TRANSPORTATION DEVELOPMENT DATE

12/18/02
UTILITY DEVELOPMENT DATE

Christina Sandoval 12/18/02
PARKS & GENERAL SERVICES DATE

AMAFCA DATE

Brad S. Bytar 12/18/02
CITY ENGINEER DATE

DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

Lm vm 11.30 12-5-02 gb

Rob mobile 489 2002

Lm vm 11:50 12-5-02 gb

#6

Prog 1002115

THE L FTS
at Albuquerque High

301 Central Avenue NE
Albuquerque
New Mexico 87102
505.243.5638
505.243.5360 (FAX)
www.abqhigh.com

TELECOPIER COVER LETTER

PLEASE DELIVER THE FOLLOWING PAGES TO:

DRB submittal on AHS lofts
259-9528

Clay Gatewood

c/o City of ABQ

924-3864

From: Rob Dickson

Date: 12/3/02

3 pages total

Will be signed by Jay Czar next week.

IF YOU DO NOT RECEIVE ALL THE PAGES, PLEASE CALL BACK AS SOON AS POSSIBLE.

* * * * * * * * * * * * * * * * * * *

QUALITY
URBAN
APARTMENT
HOMES

FIRST AMENDMENT TO PARKING MANAGEMENT PLAN

City of Albuquerque, New Mexico, a municipal corporation ("City") and Paradigm & Company LLC, a New Mexico limited liability company ("Developer") agree:

1. Recitals. City and Developer entered into that certain Parking Management Plan dated as of March 24, 2001 (the "Parking Management Plan"). Terms not otherwise defined herein are defined in the Parking Management Plan. After the date of the Parking Management Plan, there have been several revisions to the development which is served by the Parking Management Plan. Pursuant to Second Amendment ot Development Agreement dated July 3, 2002, recorded July 11, 2002 in book A58 page 7826 records of Bernalillo County, New Mexico, City is no longer obligated to building the "North Parking Garage". Accordingly, all references in the Parking Management Plan to the "Garages" are hereby deemed to refer to the "South Parking Garage". The South Parking Garage is presently under construction, and contains 264 spaces.

Within the Project, Developer has completed redevelopment of Old Main and the Classroom Building, and has commenced or expects to soon commence construction of condominiums known as "Campus Lofts", "Copper Lofts" and "City Market". In addition, Developer is in the process of developing the "Arno Lofts", located on the south side of Central Avenue, immediately south of the Project. "Campus Lofts", "Copper Lofts", "City Market" and "Arno Lofts" are further described on Exhibit A attached hereto.

2. Arno Lofts. The Garage will be available to members of the public utilizing the Project and the Arno Lofts.

3. Parking Rate. Section 4 of the Parking Management Plan is amended to provide that, at the Developer's option, the parking rate may be higher than the rate set forth in Section 4, but will not be lower.

4. Access. The last two sentences of Section 5 of the Parking Management Plan are amended to read as follows:

> Notwithstanding, between the hours of 11 p.m. and 6 a.m., access may be limited to card key users only. In the event that the City reasonably believes it is necessary to change the hours of restricted access in the interest of public safety, the City may, upon notice to all tenants and the Developer, change the hours of restricted access; provided, however, the City will not change the hours if such change will materially impair the ability Developer or any tenants to conduct their business.

5. Assignment. Section17 of the Parking Management Plan is amended to provide that the Developer may also assign this Parking Management Plan, in part, to a condominium association or owners association for a portion of the Project benefited by the Parking Management Plan. Upon partial assignment of this Parking Management Plan as to any portion of the Project which has been completed, this Parking Management Plan may not be terminated notwithstanding the Developer default with respect to subsequent development of portions of the Project.

6. Notices. Notice to Developer will be provided as follows:

Paradigm & Company
301 Central Avenue NE, Loft 100
Albuquerque, NM 87102
Attn: Robert H. Dickson, Jr.

7. No Other Change. Except as amended hereby, the Parking Management Plan is unchanged, in full force and effect.

CITY OF ALBUQUERQUE, NEW MEXICO,
a municipal corporation

By: _____
Name: _____
Title: Chief Administrative Officer

PARADIGM & COMPANY LLC, a New Mexico
limited liability company

By: Robert H. Dickson
Robert H. Dickson, Jr.
Managing Member

Tuesday @ noon.

City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

	Supplemental form		Supplemental form
SUBDIVISION	**S**	**ZONING**	**Z**
____ Major Subdivision action		____ Annexation & Zone Establishment	
____ Minor Subdivision action		X Sector Plan	
____ Vacation	**V**	____ Zone Change	
____ Variance (Non-Zoning)		____ Text Amendment	
SITE DEVELOPMENT PLAN	**P**	**APPEAL / PROTEST of...**	**A**
____ ...for Subdivision Purposes		____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals	
X ...for Building Permit			
____ IP Master Development Plan			
____ Cert. of Appropriateness (LUCC)	**L**		

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: Rob Dickson, Paradigm & Co PHONE: 243-1432
ADDRESS: 202 Central SE FAX: 243-1433
CITY: ABQ NM STATE NM ZIP 87106 E-MAIL: Dicksonius@AOL.com

Proprietary interest in site: Owner
AGENT (if any): Clay GATEWOOD, Dekker/Perich/Sabatini PHONE: 761-9700
ADDRESS: 6801 Jefferson NE FAX: 761-8222
CITY: ABQ STATE NM ZIP 87010 E-MAIL: clayg@dpsdesg.com

DESCRIPTION OF REQUEST: Final DRB sign off

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes. ___ No.

SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No Lot 7 & 8 Block: 14 Unit:
Subdiv / Addn Huning Highland Addition
Current Zoning SU-2/NCR Proposed zoning: SU2 for SU1
Zone Atlas page(s): K-14 No. of **existing** lots: 2 No. of **proposed** lots:
Total area of site (acres): 1 ac Density if applicable: dwellings per gross acre: dwellings per net acre:
Within city limits? ✓ Yes No___, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO
UPC No 101405740 845214 801 MRGCD Map No
LOCATION OF PROPERTY BY STREETS On or Near Central
Between Arno and Edith

CASE HISTORY: Mary Pisciotelli EPC Case Planner
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.)

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐ Date of review
SIGNATURE DATE 12-3-02
(Print) Clay H. GATEWOOD ___ Applicant ___ Agent

Form revised September 2001

FOR OFFICIAL USE ONLY

☑ **INTERNAL ROUTING**
☑ All checklists are complete
☑ All fees have been collected
☑ All case #s are assigned
☑ AGIS copy has been sent
☑ Case history #s are listed
☐ Site is within 1000ft of a landfill
☐ F.H.D.P. density bonus
☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
02DRB - - 01833	SPBP		$ 0
			$
			$
			$
			$
			$
			Total $ 0

Hearing date Dec. 11, 2002

Planner signature / date 12/3/02

Project # 1002115

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

❑ SKETCH PLAN REVIEW AND COMMENT

__ Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

❑ SITE DEVELOPMENT PLAN FOR SUBDIVISION

__ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Infrastructure List, if relevant to the site plan
__ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

❑ SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

__ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6** copies.
__ Solid Waste Management Department signature on Site Plan
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Infrastructure List, if relevant to the site plan
__ Completed Site Plan for Building Permit Checklist
__ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
__ Blue-line copy of Site Plan with Fire Marshal's stamp
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

❑ AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

❑ AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

__ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Infrastructure List, if relevant to the site plan
__ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

❑ D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION

☒ D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT

✓ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
✓ Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
✓ Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
✓ Infrastructure List, if relevant to the site plan
✓ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
✓ Blue-line copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
✓ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Clay H. GATEWOOD
Applicant name (print)

12.3.02
Applicant signature / date

Form revised September 2001

☐ Checklists complete
☑ Fees collected
☐ Case #s assigned
☐ Related #s listed

Application case numbers
02DRB - _____ - 01833
_____ - _____ - _____
_____ - _____ - _____

Planner signature / date 12/3/02

Project # 1002115

FILE 030120 G #D
✓11-20-02 Mailed: CC: Joe B, DPS
Clay G., DPS

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

RECEIVED
NOV 22 2002
Dekker/Perich/Sabatini

November 15, 2002

Bruce Stidworthy, PE
Bohannan Huston, Inc.
7500 Jefferson NE
Albuquerque, NM 87109

Re: Arno Lofts Conceptual Grading and Drainage Plan
Engineer's Stamp dated 10-22-02 (K14/D84)

Dear Mr. Stidworthy,

Based upon the information provided in your submittal dated 10-23-02, the above referenced plan is approved for Site Development Plan for Building Permit action by the DRB.

If you have any questions, you can contact me at 924-3986.

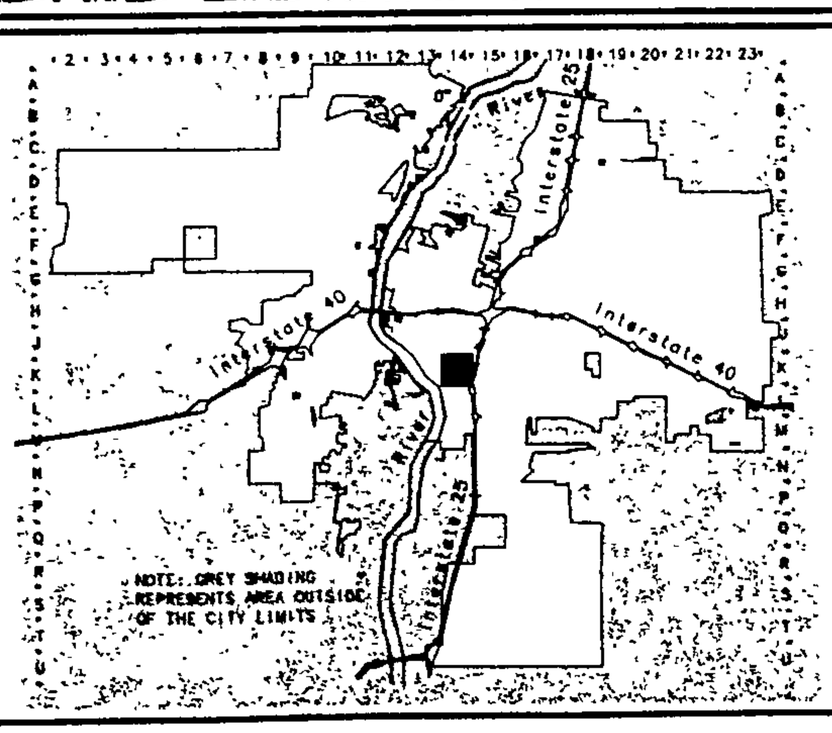
Sincerely,

Bradley L. Bingham

Bradley L. Bingham, PE
Sr. Engineer, Planning Dept.
Development and Building Services

C: file

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER



CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

K-14-Z

Map Amended through April 03, 2002

Dekker/Perich/Sabatini
architecture
interiors
planning
engineering

December 2, 2002

Ms. Janet Stephens
Manager, Land Development
Planning Department, City of Albuquerque
600 2nd St. NW
Albuquerque, NM 87102

Re: Old Albuquerque High School New Lofts
Project 10000184
Building Permit-02EPC-01153 SDP
Sector Plan Amendment-02EPC-01155
Zone Map Amendment-02EPC-01156

Dear Janet,

Please find attached the EPC/DRB plans for the above referenced project for final EPC/DRB approval. These plans have been revised to reflect the conditions for approval specified in the Notification of Decision from the hearing on September 12, 2002. The modifications to the site plans are listed below.

02EPC-01137, Site Development Plan for Subdivision:
Conditions

1. This letter specifies modifications made since the hearing.
2. The replat of the subject property is attached to the plans.
3. The parking agreement between the COA and Paridigm has been amended to include parking for the Campus, Market and Copper St. Lofts.
4. The rear courtyard shall be provided with a six-foot tall wood or wrought metal fence.
5. All roof top equipment shall be screened.
6. Location of light poles, utility poles, street trees etc., are noted on the site plans.
7. The fire flow statement for new additions is attached.

02EPC-01151 Site Development plan for Building Permit:
Conditions

1. This letter specifies modifications made since the hearing.
2. The parking that is met in the parking structure is noted on the plans. The parking agreement has been amended to include parking for Copper, Market, and Campus Lofts.
3. The approved landscape plan has been modified to correct the location of the Campus lofts and the elimination of the volleyball area. The location of existing trees in front of Market Lofts on Central has been shown.
4. Signage shall comply with O-1 zoning provisions.
5. Mechanical units shall be screened from view.

Please do not hesitate to contact me if you have any questions.

Very truly yours,

Clay H. Gatewood, AIA
Architect

6801 Jefferson NE
Suite 100
Albuquerque NM
87109
505 761.9700
fax 761.4222
dps@dpsabq.com

Clay
RECEIVED
OCT 01 2002
Dekker/Perich/Sabatini

City of Albuquerque
Planning Department
Development Services Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Paradigm & Company
202 Central SE, Ste. 201
Abuquerque, NM 87102

Date: September 13, 2002

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project 10002115**
02EPC-01153 SDP – Building Permit
02EPC-01155 Sector Plan Amendment
02EPC-01156 Zone Map Amendment

LEGAL DESCRIPTION: Request the above action(s) for all or a portion of Lot(s) 7 and 8, Block(s) 14, **Huning Highland Addition**, a zone map amendment from SU-2/NCR to SU-2 for SU-1, located on CENTRAL AVENUE SE, between ARNO STREET SE and EDITH BLVD. SE, containing approximately 1 acre(s) (K-14) Mary Piscitelli, Staff Planner (DEFERRED FROM SEPTEMBER 12, 2002)

On September 19, 2002, the Environmental Planning Commission voted to approve 10002115 / 02EPC-01153, a Site Development Plan for Building Permit based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for building permit for 400 Central Avenue, SE, dba the Arno Lofts, Lot 7 and a portion of Lot 8, Block 14, Huning's Highlands Addition, zoned SU-2/SU-1 for limited NCR uses (J-13-Z).

2. Height and parking requirements could not be met with this development under the existing SU-2/NCR zoning. SU-1 zoning provisions give the EPC authority to control development through the site development plan approval process.

3. This site development plan for building permit request furthers the *Comprehensive Plan*, in that the Central Urban Area policies promote the Central Urban Area as a focus for arts, cultural, and public facilities / activities while recognizing and enhancing the character of its residential neighborhoods and its importance as the historic center of the city. The Central Urban Area encourages higher density, downtown housing choices to be developed in the central urban area, which includes the segment of Central Avenue between the Railroad tracks and I-25. This site development plan for building permit also furthers the *Comprehensive Plan* goal for the Established Urban Area, of which the Central Urban Area is a part. This Goal is to create a quality urban environment, which perpetuates the tradition of identifiable, individual, but integrated communities within the metropolitan area and which offers variety

and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment. The request furthers the *Comprehensive Plan Centers and Corridors* policies, which encourage higher density residential uses along major transit routes, such as Central Avenue. Therefore, this site development plan for building permit furthers the implementation of the *Comprehensive Plan* by providing higher density housing along Central Avenue.

4. This site development plan for building permit request furthers the *Huning Highland Sector Development Plan* by providing owner-occupied residences and new storefronts in the Plan area, reinforcing the goal of the Huning Highland neighborhood as a viable residential and commercial area.

5. The proposed height limit for the building and parking requirements are set by approval of the site development plan for building permit. Parking requirements are satisfied for location at the Old Albuquerque High School garage.

6. The parking calculations indicate that there is available parking in the OAHS parking garage to satisfy the parking needs for the Arno Lofts. At least 30 parking spaces in the OAHS parking structure should be dedicated to the Arno Lofts; parking for visitors and customers is generally available on-street within the vicinity.

7. Approval of this request is associated with the proposal made to the Landmarks and Urban Conservation Commission for a Certificate of Appropriateness for demolition and new construction of the Arno Lofts.

8. Because parking for this development will be provided in the OAHS parking structure (requiring residents and others to cross Central Avenue) the applicant should work with the Public Works Department to develop an enhanced pedestrian crossing of Central Avenue at the Arno intersection.

9. The request has substantial neighborhood support.

10. Refuse trucks will be using the alleyway on a continual, reoccurring basis.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. The replat of this site and the site plan for building permit shall be submitted together to the DRB for final sign-off.

3. The site plan for building permit for the Arno Lofts shall note the off-site parking arrangement at the Old Albuquerque High School garage; specifically, 30 spaces in the OAHS structure shall be reserved for the Arno Lofts.

4. A shared parking agreement between the developer and the City for satisfying the *Zoning Code* parking requirements shall be approved before final sign-off by the DRB. This agreement shall be filed with the plat and site plan for building permit at the County Clerk's office.

5. The rear courtyard shall be provided with a minimum six-foot tall wood or wrought metal fence, or landscaping to buffer abutting residential uses to the south. No chain link, razor wire, or plastic vinyl fencing is permitted.

6. As requested by the applicant, the building height be limited to 37 feet at the alley and 41 feet at Arno.

7. All roof-mounted equipment must be below the top of the parapet and screened from view from the property lines of this site.

8. All roof penetrations shall be painted to match the general building color.

9. Awnings and canopies on the north, east, and west elevations shall be architecturally integrated into the design of the building.

10. The refuse enclosure shall be compatible in design, color, and materials with building architecture. The gates shall be opaque. Chain link gates are not allowed. The refuse enclosure shall be approved by the Solid Waste Management Department. If changes to the site plan for building permit are necessary for reorienting the solid waste enclosure, those changes shall be noted on the site plan, and the elevations so revised and submitted as part of the DRB package for final sign-off.

11. Signage shall be as controlled by the O-1 zone, and shall be noted as such on the approved site development plan for building permit. Signage shall be architecturally integrated with the design of the building. Building mounted signs shall be individual channel letters; no illuminated plastic panel signs are allowed, excepting logos. Letters shall not exceed 8" in height. Neon tubing signs are appropriate on the Central Avenue façade. No sign shall have an adverse impact on the surrounding historic neighborhood. No monument signs or free-standing signs shall be allowed at this development.

12. Location of light poles, utility poles, street trees, and other features in the public-right-of-way shall be noted on the site plan. Interior site light poles shall also be noted on the site plan.

13. As per the Public Works Department comments:
    a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk (6' on Central; 4' on Arno) that have not already been provided for.
    b. Construct ADA accessible ramp at the SE corner of Central and Arno. Not applicable if existing.
    c. Site Plan shall comply and be designed per DPM Standards.
    d. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
    e. Permanent improvements to alley required. See DPM requirements and COA Standard Specifications. Driveway from alley to central to be ADA accessible.
    f. Check dumpster location with solid waste for approval.

g. The utility plan shows a 6-inch fire line connection to the 6-inch in Arno. Same size connections must be installed via the 'DRC / City Work Order' process.
h. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval of drainage plan required prior to placement on DRB agenda.

14. As per the Environmental Health Department comments:

    a. All construction upon completion will meet compliance with 9-9-1 et.seq.

    b. Adherence to the following compliance regarding commercial buildings, however residential HVAC systems mounted on the ground do not meet compliance with 9-9-12 , Table 1 limits.

    c. 9-9-7 (C) No person shall install or allow the installation of any mechanical equipment, such as, but not limited to, air conditioning or freezer compressors, evaporative coolers, exhaust fans or other noise-producing machines, on commercial property with such equipment on a side adjacent to noise-sensitive property or a side separated from noise-sensitive property only by an alley. Roof locations may be used when the mechanical equipment is installed and maintained so as to not result in an exceedance of the sound-level limits in Table 1, Section 9-9-12.

15. As per the Solid Waste Management Department comments:

    a. Approved on condition will coordinate with the SWMD prior to Submittal for building permit.

16. As per the Fire Marshall's Office comments:

    a. New construction will be reviewed through the normal City of Albuquerque Plan Review Process. Items to be reviewed by AFD will be but not limited to, fire department access and fire hydrant locations, fire alarm systems, sprinkler systems, as well as accessible fire department connections. New additions will require a fire flow statement prior to DRB.

17. Additions or changes to this site plan may require administrative amendment or an EPC public hearing, depending on the percentage of change from the approved site plan. Administrative amendments will be reviewed in conjunction with two EPC commissioners.

18. Awnings or other construction over city right-of-way will require encroachment agreements.

On September 19, 2002, the Environmental Planning Commission voted to approve 10002115 / 02EPC-01155, an amendment to the Huning Highland Sector Development Plan Amendment, based on the following Findings:

FINDINGS:

1. This is a request for a sector plan amendment for the *Huning Highland Sector Development Plan,* for amending Map #9, on page 36 of the *Plan,* to map the zone change for 400 Central Avenue SE, Lot 7 and a portion of Lot 8, Block 14, Huning's Highlands Addition from SU-2/NCR to SU-2/SU-1 for limited NCR uses (J-13-Z).

2. This request for a sector plan amendment maps the approved zone change from the old SU-2 NCR to the new zoning of SU-2/SU-1 for limited NCR uses. Specific requirements, such as height, and parking, are requested for the change shown on the site development plan for building permit.

3. This sector plan amendment request furthers the *Comprehensive Plan*, in that the Central Urban Area policies promote the Central Urban Area as a focus for arts, cultural, and public facilities / activities while recognizing and enhancing the character of its residential neighborhoods and its importance as the historic center of the city. The Central Urban Area encourages higher density, downtown housing choices to be developed in the central urban area, which includes the segment of Central Avenue between the Railroad tracks and I-25. . This sector plan amendment also furthers the *Comprehensive Plan* goal for the Established Urban Area, of which the Central Urban Area is a part. This Goal is to create a quality urban environment, which perpetuates the tradition of identifiable, individual, but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment. The request furthers the *Comprehensive Plan Centers and Corridors* policies, which encourage higher density residential uses along major transit routes, such as Central Avenue. Therefore, this sector plan amendment furthers the implementation of the *Comprehensive Plan* by providing higher density housing along Central Avenue.

4. This sector plan amendment request furthers the *Huning Highland Sector Development Plan* by providing owner-occupied residences and new storefronts in the Plan area, reinforcing the goal of the Huning Highland neighborhood as a viable residential and commercial area.

5. Changes to permissive and prohibited uses in this SU-2/SU-1 for Limited NCR Uses are listed in the findings for the associated zone map amendment. Changes are amended to the height and parking requirements. The height limit for the building is set by the approval of the site development plan for building permit. The proposed parking is for off-site location at the Old Albuquerque High School garage.

6. This request is made in conjunction with an amendment to the *Huning Highland Sector Development Plan* for the zoning map only (Map 9, p. 36).

7. Approval of this request is associated with the proposal made to the Landmarks and Urban Conservation Commission for a Certificate of Appropriateness for demolition and new construction.

8. This request has substantial neighborhood support.

On September 19, 2002, the Environmental Planning Commission voted to approve 10002115 / 02EPC-01156, a Zone Map Amendment from SU-2/NCR to SU-2/SU-1 for Limited NCR with Permitted Uses of R-3 uses and Office, Art Gallery, Arts & Crafts Object Supplies (plus their incidental creation, provided there is little or no reproduction of substantially identical objects) and Professional Services (including bookkeeper, lawyer, insurance agent, realtor and consultant). Prohibited uses include: retail uses personal services such as massage therapy, manicurist, coffee shop, book store and hair salon, based on the following Findings:

FINDINGS:

1. This is a request for a zone map amendment at 400 Central Avenue SE, Lot 7 and a portion of Lot 8, Block 14, Huning's Highlands Addition, zoned SU-2/NCR (J-13-Z).

2. This request for a zone map amendment changing the zoning from SU-2/NCR to SU-2/SU-1 for NCR uses. Specific requirements, such as height and parking, are requested to be changed as necessary for this development to occur. Permissive and prohibited uses were approved by the EPC on September 19, 2002. These uses are listed in the decision of this zone map amendment.

3. This zone map amendment request furthers the *Comprehensive Plan*, in that the Central Urban Area policies promote the Central Urban Area as a focus for arts, cultural, and public facilities / activities while recognizing and enhancing the character of its residential neighborhoods and its importance as the historic center of the city. The Central Urban Area encourages higher density, downtown housing choices to be developed in the central urban area, which includes the segment of Central Avenue between the Railroad tracks and I-25. . This zone map amendment also furthers the *Comprehensive Plan* goal for the Established Urban Area, of which the Central Urban Area is a part. This Goal is to create a quality urban environment, which perpetuates the tradition of identifiable, individual, but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment. The request furthers the *Comprehensive Plan Centers and Corridors* policies, which encourage higher density residential uses along major transit routes, such as Central Avenue. Therefore, this zone map amendment furthers the implementation of the *Comprehensive Plan* by providing higher density housing along Central Avenue.

4. This zone map amendment request furthers the *Huning Highland Sector Development Plan* by providing owner-occupied residences and new storefronts in the Plan area, reinforcing the goal of the Huning Highland neighborhood as a viable residential and commercial area.

5. This zone map amendment satisfies *R-270-1980,* in that the proposed zoning is advantageous to the community to provide stability of land uses on this segment of Central.

6. Changes to the permissive and prohibited uses in this SU-2/SU-1 for Limited NCR uses are outlined in the decision for this zone amp amendment. The changes that are proposed are with the height and parking requirements. The proposed height limit for the building would be set by the approval of the site development plan for building permit. The proposed parking is for off-site location at the Old Albuquerque High School garage.

7. The zone map amendment request represents only a modest change that will not afford the applicant a broader scope of uses. And further, the change affords the EPC site development plan approval authority, thus ensuring appropriate design for this site and the surrounding commercial and residential context.

8. The parking calculations indicate that there is available parking in the OAHS parking garage to satisfy the parking needs for the Arno Lofts. At least 30 parking spaces in the OAHS parking structure should be dedicated to the Arno Lofts; parkng for visitors and customers is generally available on-street within the vicinity.

9. This request is made in conjunction with an amendment to the *Huning Highland Sector Development Plan* for the zoning map only (Map 9, p. 36).

10. Approval of this request is associated with the proposal made to the Landmarks and Urban Conservation Commission for a Certificate of Appropriateness for demolition and new construction.

11. This request has substantial neighborhood support.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **OCTOBER 4, 2002** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

> Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,

For Victor J. Chavez
Planning Director

VJC/MP/nat

cc: Dekker Perich Sabatini, 6801 Jefferson NE, Ste. 100, Albuq. NM 87109
Eddie Gallegos, Barelas Merchants Assoc., 500 4th Street SW, Albuq. NM 87102
Maclovia B. Zamora, Barelas Merchants Assoc., 807 4th Street Sw, Albuq. NM 87102
Robert Vigil, Barelas N.A., 919 Santa Fe SW, Albuq. NM 87102
Michael Garcia, Barelas N.A., 421 Pacific Avenue SW, Albuq. NM 87102
Kreg Hill, Broadway Central Corridors Partnership Inc., P.O. Box 6408, Albuq. NM 87197
David Blanc, Broadway Central Corridors Partnership Inc., 202 Central SE, Albuq. NM 87102
Jess R. Martinez, Citizens Info. Committee of Martineztown, 501 Edith NE, Albuq. NM 87102
Frank H. Martinez, Citizens Info. Committee of Martineztown, 501 Edith NE, Albuq., NM 87102
Perry Wilkes, Downtown N.A., 718 Mountain Road NW, Albuq. NM 87102
Joe Sackett, Downtown N.A., 905 Fruit NW, Albuq, NM 87102
Charles Incendio, Huning Highland Historic District Assoc., 201 High Street NE, Albuq. NM 87102
Carol Sullivan, Huning Highland Historic District Assoc., 119 Walter SE, Albuq. NM 87102
Bill Hoch, Huning Highland N.A., 205 Highland Park Circle SE, Albuq. NM 87102
Tony Bruskas, Raynolds Addition N.A., 1208 Gold SW, Albuq. NM 87102
Debbie Foster, Raynolds Addition N.A., P.O. Box 7112, Albuq. NM 87194-7112
Christina Chavez, Santa Barbara-Martineztown Assoc., 517 Marble NE, Albuq. NM 87102
Robert Sanchez, Santa Barbara-Martineztown Assoc., 508 Aspen NE, Albuq. NM 87102
Ann Carson, 416 Walter SE, Albuq., NM 87102
Doug Deaton, 516 Coal SW, Albuq., NM 87102
Matt Foster, 217 Arno SE, Albuq., NM 87102
Chris Leinberger, 115 Gold SW, Albuq., NM 87102
Joe Sabatini, 3514 6th Street NW, Albuq., NM 87107
Rey Vegil, 1113 Montoya NW, Albuq., NM 87104

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

September 26, 2002

Clay Gatewood, agent for Paradigm, LLC
Dekker/Perich/Sabatini
6801 Jefferson NE, Ste. 100
Albuquerque, N.M. 87109

RE: **Certificate of Appropriateness for Project # 1002115, Case # 02 LUCC-01131, known as the Arno Lofts**

Dear Mr Gatewood:

This letter will be considered the Certificate of Appropriateness of the Arno Lofts project, Project # 1002115, Case # 02LUCC-01131. The conditions of approval have been met.

The LUCC committee, consisting of LUCC Chair Barbara Maddox, Vice-Chair William Dodge, and Commissioner Kristina Sly- Linton, has met and reviewed changes to the proposed design. Window design changes and stucco inserts on the third level for the east and west elevations have been executed to the satisfaction of the LUCC committee. Metal awnings as designed and approved may be exchanged for canvas. Regarding the brick color, the note will be removed from the plans and a different color selection made.

Condition #1 is for ongoing changes to the project through the course of design and construction. It is expected that all modifications to the approved plans be brought back to staff and the LUCC committee for review and decision.

The LUCC appreciates the opportunity to refine the design of this project with you. Thank you for working with the LUCC committee and staff on these conditions.

Sincerely,

Mary Piscitelli
LUCC Staff Planner

cc. Rob Dickson, Paradigm & Co.
Gerald Hartman, Albuquerque Development Services

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

September 27, 2002

Clay Gatewood
Dekker/Perich/Sabatini
6801 Jefferson NE, Suite 100
Albuquerque NM 87109

Re: **Certificate of Appropriateness for Application #02LUCC-01136**
Development Review Project #1000184

Dear Mr. Gatewood:

This letter is the Certificate of Appropriateness for revised designs of the Campus Lofts, Copper Lofts, and Market Lofts buildings at the Old Albuquerque High School redevelopment. As you know, the Landmarks and Urban Conservation Commission approved a certificate of appropriateness during its hearing of September 12, 2002, subject to certain conditions, including design revisions.

The Landmarks and Urban Conservation Commission's three-person, Old AHS committee (Chair Barbara Maddox, Vice-chair William Dodge, and Commissioner Kris Sly-Linton) has reviewed the revised drawings (Dekker/Perich/Sabatini sheets 1, 6A, 6B, and Sites Southwest sheet R4, all dated 25 September, 2002). The committee and I agree that the conditions placed by the LUCC are met in these revisions.

One condition that depends on the State of New Mexico's review of the project remains to be satisfied formally. This is condition 1.d., the approval of the design by the State Historic Preservation Officer, represented in this project by Linda Gegick. Based on Ms. Gegick's comments in her letter to me of September 11, 2002, and our discussions since, I am confident that the SHPO will approve the project as shown in the revised drawings. We expect you and the applicant to secure that approval as soon as possible by sending the revised designs to Ms. Gegick.

Please provide additional sets of the revised drawings next week for internal distribution at the Planning Department. Thank you for revising the designs in keeping with conditions placed by the Landmarks and Urban Conservation Commission.

Sincerely,

Ed Boles

Ed Boles
Historic Preservation Planner
Planning Department

c: Rob Dickson, Paradigm and Company
Gerald Hartman, Planning Department