



DRB CASE ACTION LOG

REVISED 3/20/2003

15-30-03
JM

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.: 03-00863 Project # 1002135
 Project Name: Uptown EPC Application No.: _____
 Agent: John West Phone No.: 858-3100

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 5/28/03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: TRACT Designation for RLW needs
 Clarification

- UTILITIES: _____

- CITY ENGINEER / AMAFCA: _____

- PARKS / CIP: _____

- PLANNING (Last to sign): JM 5/30/03
 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 1002135

17. Can Scott Howell. Return Paul Selman
Bumma has copy.

27. Pay the amount the plaintiff

2012/12/12

5.30-03
gm

APPLICATION NO. 03-00863	PROJECT NO. 1002135
PROJECT NAME IRANWEDALE	
EPC APPLICATION NO. —	
APPLICANT / AGENT TERLA WEX	PHONE NO. 858-3100
ZONE ATLAS PAGE H-18	
ONE STOP COMMENT FORM LOG	

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>RP</i>	DATE 5-30-03	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	DATE	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 <i>gm</i>	DATE 5/30/03	DATE
COMMENTS:		
<i>5/30 Dxf</i>		

(Return form with plat / site plan)

AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 1002135 Subdivision Name Jeannedale

Surveyor Larry Medrano Company Precision Surveys/Tierra West

Contact person Bill Franklin Phone # 250-6586 email _____

Patricia M. Gost _____ 5/30/03
Approved *Not Approved Date

DXF RECEIVED 5/29/03 DATE via email
 HARD-COPY RECEIVED 5/30/03 DATE
 DISCLOSURE STATEMENT

NMSP Grid 83 -> *

***Not Approved for one or more of the following reasons:**

File Format and naming

- 1) Format is not DXF file in ASCII format
- 2) No hard copy of the final plat submitted
- 3) <DRB Project #>.dxf not used as a standard naming convention

Coordinate System

- 4) Submittal does not include a disclosure of the datum (NAD27 or NAD83)
- 5) Submittal does not specify if coordinates are based on ground or grid distances
- 6) Submittal does not include information, such as a tie to an ACS monument, necessary to convert from ground to grid
- 7) Lines cannot be projected/converted to correct location in NAD83 NMSP coordinate system

Content

- 8) Submittal is not single drawing in model space showing only parcel and easement lines
- 9) Digital submittal does not match final plat
- 10) Parcel lines are not in one separate layer
- 11) Access-easement lines and all other easements that are 20 feet wide or greater are not in a second separate layer
- 12) All other easement lines are not in a third separate layer

Comments:

* The disclosure was wrong. It should have
appears to be NAD27 Ground.

AGIS Use Only: Copied cov 2135 to agiscov on 5/30/03 Client Notified 5/30/03



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.: <u>03-00863</u>	Project # <u>1002135</u>
Project Name: <u>Uptown</u>	EPC Application No.:
Agent: <u>John West</u>	Phone No.: <u>858-3100</u>

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 5/28/03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: TRACT Designation for R/W needs

Clarification

UTILITIES:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign):

Planning must record this plat. Please submit the following items:

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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 1002135



OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION

8-28-02

4. **Project # 1002135**

02DRB-01208 Major-Vacation of Pub Right-of-Way

TIERRA WEST LLC agent(s) for GELTMORE INC request(s) the above action(s) for all or a portion of Tract(s) C2A1, **JEANNEDALE ADDITION**, zoned SU-3 for C-2 uses, located on AMERICAS PARKWAY NE, between LOUISIANA BLVD NE and UPTOWN BLVD NE containing approximately 1 acre(s). (H-18)

At the August 28, 2002, Development Review Board meeting, The Vacation was approved as shown on Exhibit B in the Planning subject to the Findings and Conditions of the Subdivision Ordinance and with an additional finding and condition as follows:

FINDINGS:

1. The vacation supports the goals of the 1995 Uptown Sector plan by helping create streetlife in the Uptown area.
2. The public welfare is in no way served by retaining the rights-of-way and/or easements.
3. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. Verification is required from the Real Property Division that the subject area is right-of-way and vacation is a correct method for disposal of this property.
2. Final disposition shall be through the City Real Estate Office.
3. 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.
4. 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 September 12, 2002 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.)

Janet Stephens
DRB Chair

cc: Geltmore Inc., 4408 Canyon Ct NE, 87110
Tierra West LLC, 8509 Jefferson NE, 87113
Stephen Verchinski, Classic Uptown N.A., 2700 Espanola NE, 87110
Loren Hines, Property Management, Legal Dept./4th Flr, City/County Bldg.
Arlene Portillo, Public Works Department, 2nd Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002135 AGENDA#: 4 DATE: 8.28.02

1. Name: Ron Bohannon Address: 8507 Jefferson NW Zip: 87113

2. Name: Paul Silverman Address: 4408 Canyon Ct NE Zip: 87110

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: 1002135

AGENDA ITEM NO: 4

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:(x) SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.

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: August 28, 2002



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORD. DIV.

DEVELOPMENT REVIEW BOARD
August 28, 2002
Project #1002135

Project # 1002135
02DRB-01208 Major-Vacation of Pub Right-of-Way

TIERRA WEST LLC agent(s) for GELTMORE INC request(s) the above action(s) for all or a portion of Tract(s) C2A1, **JEANNEDALE ADDITION**, zoned SU-3 for C-2 uses, located on AMERICAS PARKWAY NE, between LOUISIANA BLVD NE and UPTOWN BLVD NE containing approximately 1 acre(s). (H-18)

AMAFCA	No comment.
COG	No adverse comments
Transit	No comments received.
Zoning Enforcement	Reviewed, no comment.
Neighborhood Coord.	

Letters sent to Alvarado Park (R), Classic Uptown (R), Inez (R), Jerry Cline (R), Quigley Park (R), Snow Heights (R), Uptown (R), Winrock South (R), Zuni (R), New Kimo Neighborhood Assns.

APS	No adverse comments
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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 control devices, lighting issues, maintenance of landscaping, assault, a higher probability of crimes during weekend/evening hours, adequate security, transients.

Fire Department	Provide site plan showing existing conditions per Ray Sanchez, AFD.
-----------------	---

PNM Gas	Approves.
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PNM Electric

PNM has no objection to the vacation of public right of way subject to:

1. A new easement to be granted and/or reserved to PNM for relocation of the transformer
2. Owner will enter into an agreement with PNM for work not covered by revenue prior to the transformer being moved.
3. All expenses by PNM to relocate the transformer will be paid by owner prior to commencement of the work by PNM.

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

Hydrology section has no objection to the vacation request.

Transportation Development

Verification from the Real Property division on the status of the city owned property referred to in this request. Their concurrence is needed on the method of disposal of this property is needed.

Parks & Recreation

No objection.

Utilities Development

No objection to Vacation request.

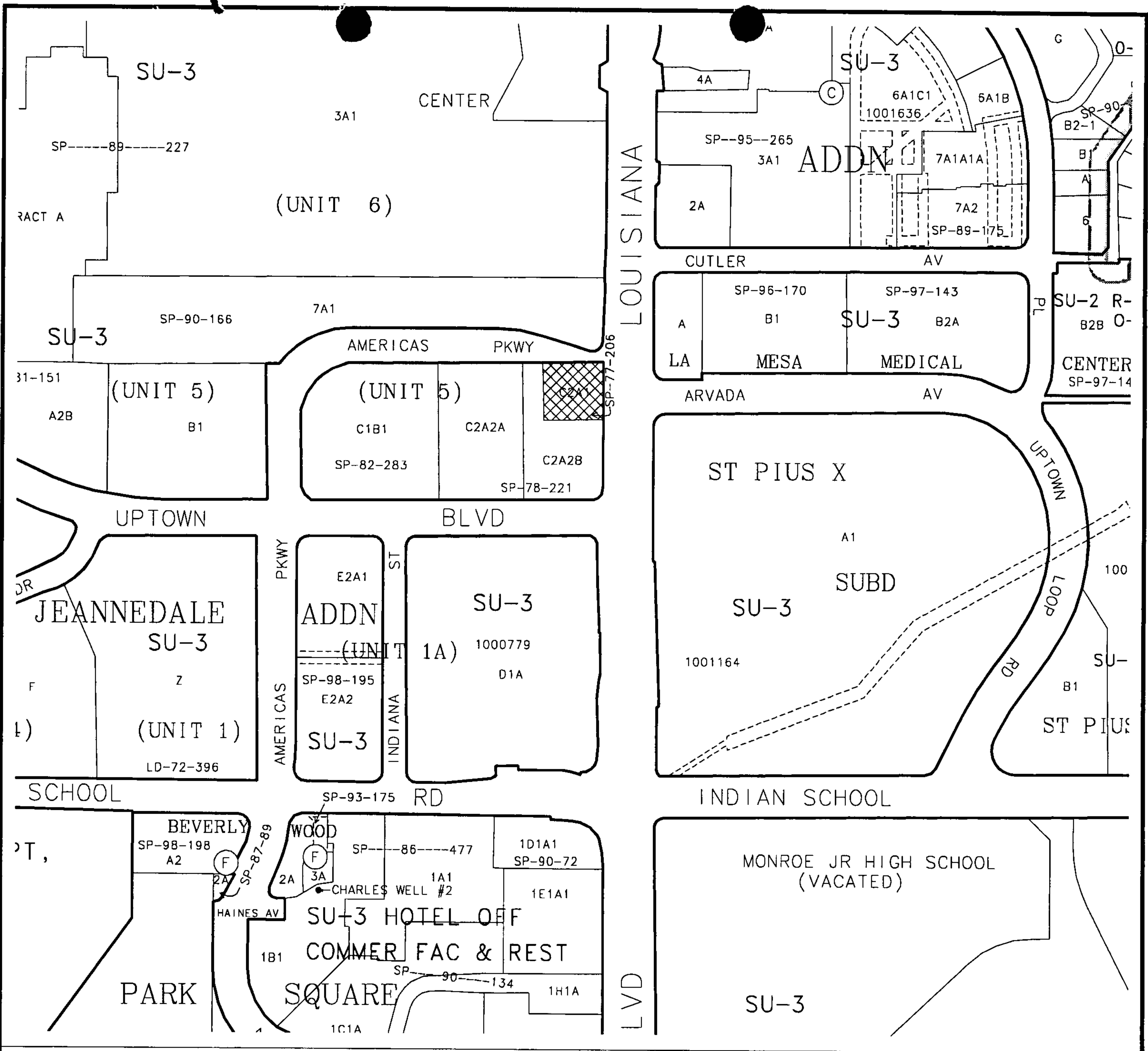
Planning Department

No objection to the proposed vacation. Defer to Transportation Development. A plat incorporating the vacated right-of-way into the adjacent property must be approved by the DRB and recorded at the County Clerk's Office within one year or the vacation will expire. If the vacation expires before the plat is recorded, the process must be re-initiated. The City may require the purchase of the vacated right-of-way. Contact Real Property at 768-3310 for further information.

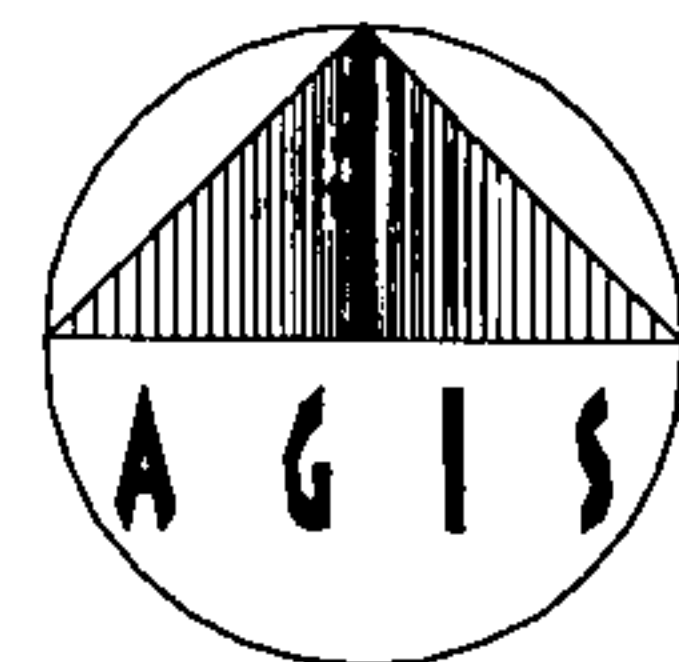
IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

cc:Geltmore Inc., 4408 Canyon Ct NE, 87110

Tierra West LLC, 8509 Jefferson NE, 87113



ZONING MAP



Scale 1"=352'

PROJECT NO. 1002135
HEARING DATE 8-24-02
MAP NO. H-18
ADDITIONAL CASE NUMBER(S) 02DRB-01208



**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, August 28, 2002**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000867

02DRB-01201 Major-Two Year SIA

THE LARKIN GROUP NM INC agent(s) for BERNALILLO COUNTY request(s) the above action(s) for all or a portion of Block(s) 1-2, **BERNALILLO COUNTY COURTHOUSE ADDITION**, zoned SU-3 special center zone, located on LOMAS BLVD NW, between 4TH ST NW and 6TH ST NW containing approximately 5 acre(s). [REF: DRB-97-318](J-14)

Project # 1001674

02DRB-01202 Major-Preliminary Plat Approval
02DRB-01203 Major-Vacation of Pub Right-of-Way
02DRB-01204 Major-Vacation of Public Easements
02DRB-01205 Minor-Temp Defer SDWK
02DRB-01206 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES, PA agent(s) for STV INVESTMENTS III, LLC request(s) the above action(s) for all or a portion of Parcel H-12A, **EAGLE RIDGE SUBDIVISION, RIVERVIEW**, zoned R-LT, located on ALL SAINTS NW, between COORS BLVD. NW and EAGLE RANCH RD. NW containing approximately 33 acre(s). [REF:DRB-96-22](C-13)

Project # 1002134

02DRB-01196 Major-Bulk Land Variance
02DRB-01197 Major-Vacation of Public Easements
02DRB-01199 Minor-Prelim&Final Plat Approval

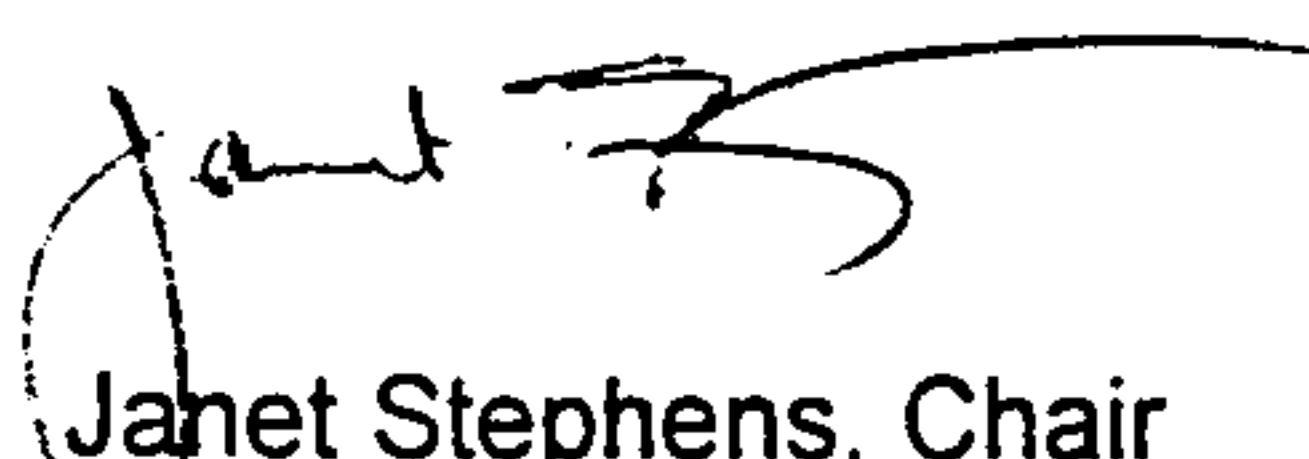
MARK GOODWIN & ASSOCIATES, PA agent(s) for VISTA DEL NORTE DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) U, **VISTA DEL NORTE**, zoned SU-1 for Permissive IP, located on LAS LOMITAS DRIVE NW, between EL PUEBLO ROAD NW and VISTA DEL NORTE DR NW containing approximately 39 acre(s). [REF: DRB-98-71] (D-16)

Project # ~~1002135~~

02DRB-01208 Major-Vacation of Pub Right-of-Way

TIERRA WEST LLC agent(s) for GELTMORE INC request(s) the above action(s) for all or a portion of Tract(s) C2A1, **JEANNEDALE ADDITION**, zoned SU-3 for C-2 uses, located on AMERICAS PARKWAY NE, between LOUISIANA BLVD NE and UPTOWN BLVD NE containing approximately 1 acre(s). (H-18)

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.


Janet Stephens, Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 12, 2002.

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

Meeting Date: Aug. 28, 2002

Zone Atlas Page: 14-18-E

Notification Radius: 100 Ft.

App#	<u>02DRB-01208</u>
Proj#	<u>1002135</u>
Other#	

Cross Reference and Location: _____

Applicant: Baltimore, Inc. ✓

Address: 4408 Canyon Court NE, 87110

Agent: Tierra West, LLC ✓

Address: 8509 Jefferson Ave, 87113

SPECIAL INSTRUCTIONS

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

Date Mailed: Aug. 9, 2002

Signature: H. Tse-Hlika

1018059 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101805950908540220 LEGAL: TR C 2A2B OF DALE J BELLAMAH'S JEANNE DALE UNIT 5 E LAND USE:
PROPERTY ADDR: 00000 2201 LOUISIANA BLV NE
OWNER NAME: GELTMORE INC
OWNER ADDR: 04408 CANYON CT NE ALBUQUERQUE NM 87111

101805948908840204 LEGAL: TR C 2A2A OF DALE J BELLAMAH'S JEANNEDALE ADDN CONT LAND USE:
PROPERTY ADDR: 00000 6701 UPTOWN NE
OWNER NAME: ELKINS DUGAN ETUX
OWNER ADDR: 06701 UPTOWN BL NE ALBUQUERQUE NM 87110

05949703440511 LEGAL: TR D -1-A PLAT OF TR D-1-A & ROW TR D-1-B UNIT 1-A LAND USE:
PROPERTY ADDR: 00000 2155 LOUISIANA NE
OWNER NAME: CITY PLACE LLC C/O ALVARADO RE
OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122

101805944711840205 LEGAL: LOT 7-A- 1 PLAT OF LTS 1A1 & 2-1 UNIT 6 & LT 7A1 UN LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: HEITMAN PROPERTIES OF N M LTD
OWNER ADDR: 00630 DAVIS ST EVANSTON IL 60201

101805946016840206 LEGAL: LOT 3A1 UNIT 6 DALE J BELLAMAH'S JEANNEDALE CORONA LAND USE:
PROPERTY ADDR: 00000 6600 MENAUL NE
OWNER NAME: HEITMAN PROPERTIES OF N M LTD
OWNER ADDR: 00630 DAVIS ST EVANSTON IL 60201

101905905105030134 LEGAL: TRAC T A- 1 PLAT OF TRACTS A-1, B-1 & B-2 ST PIUS X LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: HUNT UPTOWN DEVELOPMENT LLC
OWNER ADDR: 04401 NORTH MESA EL PASO TX 79902

101905901111731001 LEGAL: TRAC T A EXC THOSE PORTIONS OUT TO R/W LOUISIANA BL LAND USE:
PROPERTY ADDR: 00000 2300 LOUISIANA NE
OWNER NAME: BRONSTEIN BEN & MARY JO ETAL
OWNER ADDR: 04416 ROYENE NE ALBUQUERQUE NM 87110

101905903011631008 LEGAL: TR B -1 P LAT OF TRS B-1 & B-2 LA MESA MEDICAL CENTE LAND USE:
PROPERTY ADDR: 00000 6901 ARVADA NE
OWNER NAME: EQI FINANCING PARTNERSHIP C/O
OWNER ADDR: 00000 MEMPHIS TN 38177

101905901414530901 LEGAL: LOT 2-A BLK C LOUISIANA SUBD (A REPL OF LTS 2-7 BL LAND USE:

PROPERTY ADDR: 00000 2400 LOUISIANA NE

OWNER NAME: LOUISIANA BLVD LLC C/O DARLENE

OWNER ADDR: 03143 GLENDEVEY

DR LOVELAND

CO 80538

UPTOWN NEIGHBORHOOD ASSOCIATION LIST

(as of July 23, 2002)

Alvarado Park Neighborhood Association "R"

Bill Sterchi
5607 Princess Jeanne NE/87110 255-0579 (h)

Lynn Tabor
1804 Alvarado Dr. NE/87110 255-0459 (h)

Classic Uptown Neighborhood Association "R"

Stephen Verchinski
2700 Espanola NE/87110 888-1370 (h)

Mary Lou Sorenson
2800 Charleston NE/87110 884-4314 (h)

Inez Neighborhood Association "R"

Bob Bruno
7721 Apache NE/87110 294-0403 (h)

Richard P. Huber
7807 Prospect NE/87110 292-4161 (h)

Jerry Cline Park Neighborhood Association "R"

Julie Jones
7625 Winter Ave. NE/87110 232-4638 (h)

Jeff Paul
1000 Grove St. NE/87110 266-5818 (h)

New Kimo Neighborhood Association

Valorie Vigil
2408 Madiera NE/87110 830-3590 (h)

Mark Trujillo
5507 Euclid NE/87110 875-0617 (h)

Quigley Park Neighborhood Association "R"

Timothy Sanchez-Brown
2901 Cagua Dr. NE/87110 872-2413 (h)

Orlando Esparza
2728 Cagua Dr. NE/87110 881-9505 (h)

Snow Heights Neighborhood Association "R"

Deborah Prusia
1722 Hoffman Dr. NE/87110 323-6119 (h)

Michael Clendenin
1602 Utah St. NE/87110 292-4868 (h)

Uptown Association "R"

R. Shelton Weeks
2100 Louisiana NE, Suite 51/87110 883-6132 (w)

Tom Joule
650 Americas Parkway NE/87110 350-0500 (w)

Winrock South Neighborhood Association "R"

Richard Peterson
1112 San Pedro NE #309/87110-6724 266-6070 (h)

John Kinney
1112 San Pedro NE #309/87110-6724 255-0414 (m)

Zuni Neighborhood Association "R"

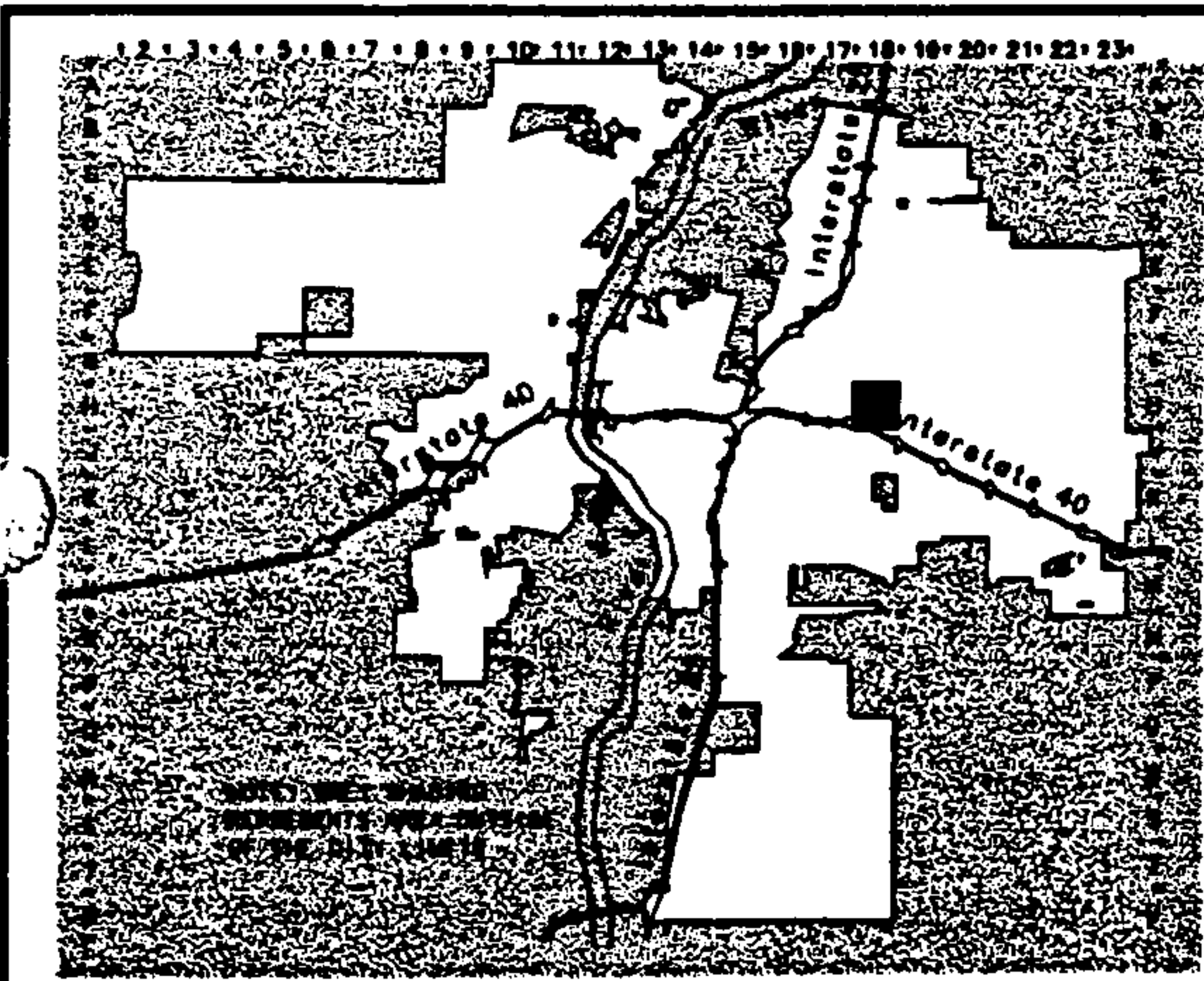
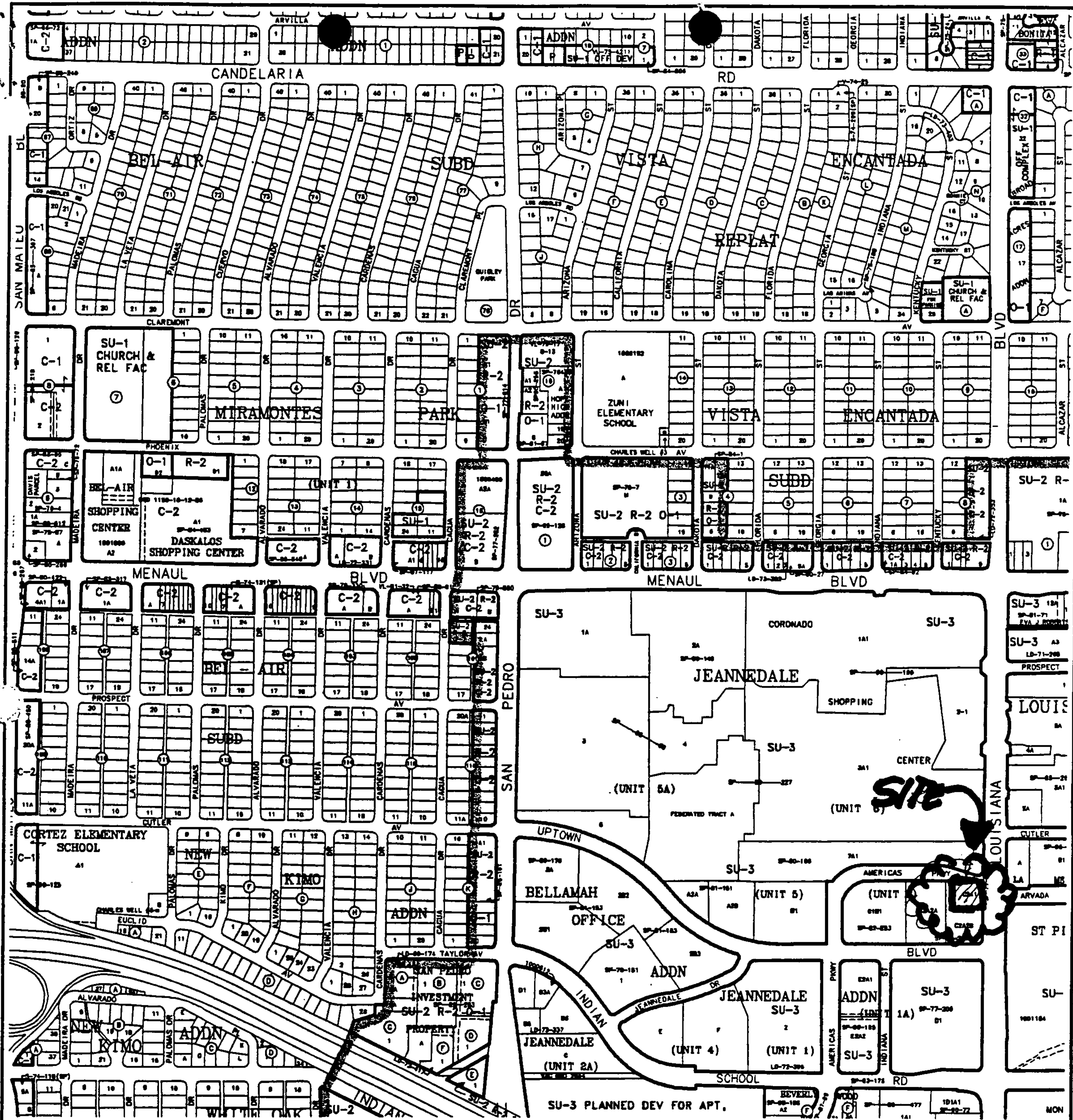
Susan McIntyre
7521 Leah Dr. NE/87110 881-0480 (h)

Virginia Emmett
7517 Leah Dr. NE/87110 881-1833 (h)

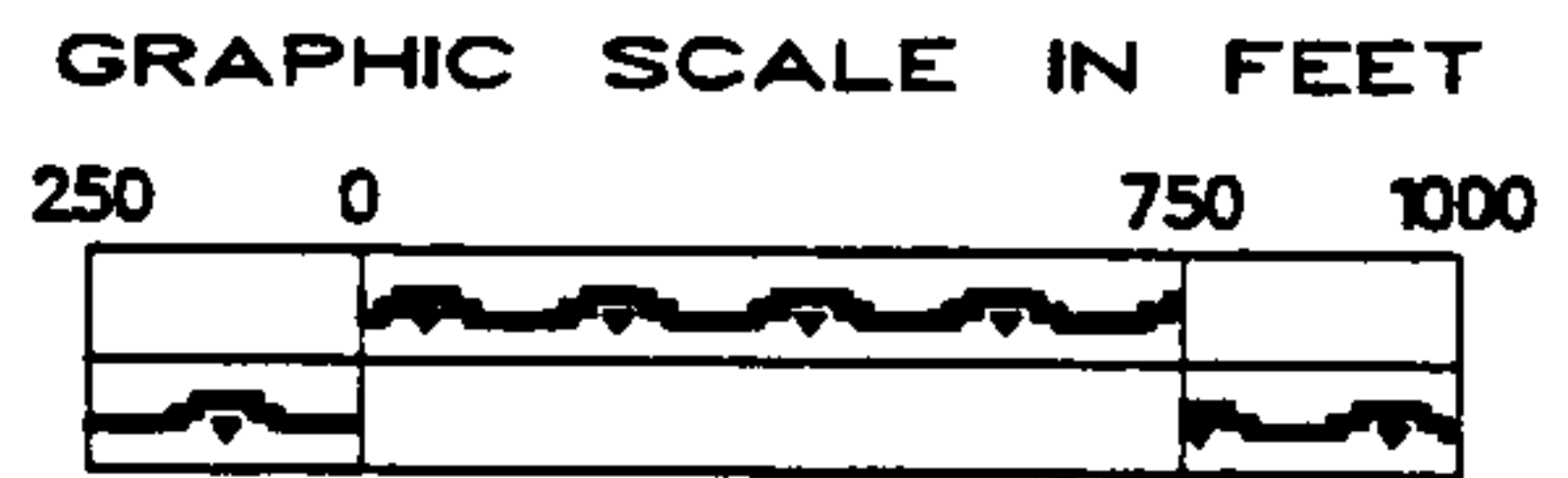
Enclosures

**cc: Paul Silverman
Bill Sterchi, Alvarado Park NOA
Lynn Tabor, Alvarado Park NOA
Stephen Verchinski, Classic Uptown NOA
Mary Lou Sorenson, Classic Uptown NOA
Bob Bruno, Inez NOA
Richard P. Huber, Inez NOA
Julie Jones, Jerry Cline Park NOA
Jeff Paul, Jerry Cline Park NOA
Valorie Vigil, New Kimo NOA
Mark Trujillo, New Kimo NOA
Timothy Sanchez-Brown, Quigley Park NOA
Orlando Esparza, Quigley Park NOA
Debrah Prusia, Snow Heights NOA
Michael Clendenin, Snow Heights NOA
R. Shelton Weeks, Uptown Association
Tom Joule, Uptown Association
Richard Peterson, Winrock South NOA
John Kenney, Winrock South NOA
Susan McIntyre, Zuni NOA
Virginia Emmett, Zuni NOA**

**JN 220042
RRB/ba**



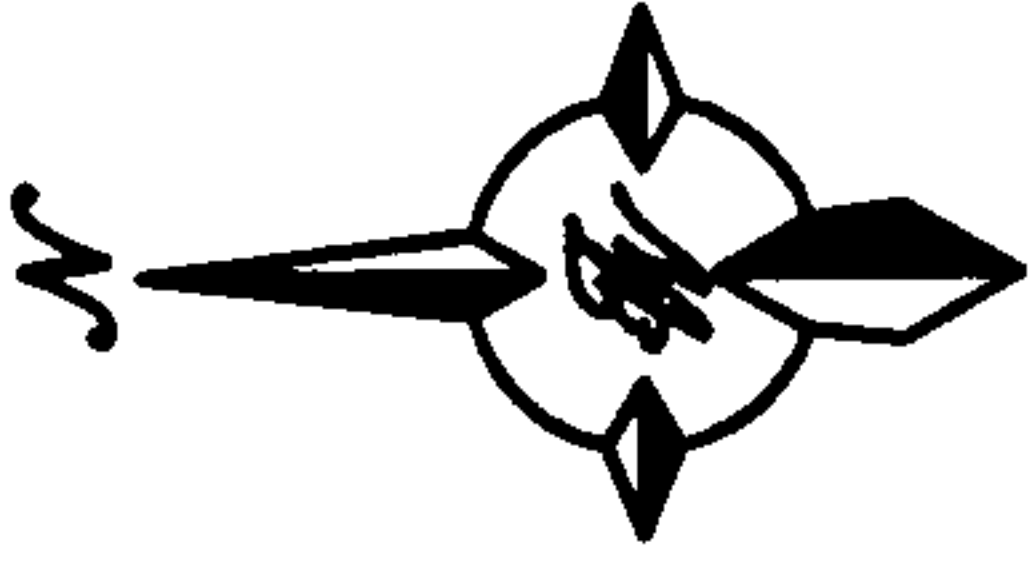
CITY OF
Albuquerque
A Geographic Information System
PLANNING DEPARTMENT
© Copyright 2001



Zone Atlas Page

H-18-Z

Map Amended through July 19, 2001



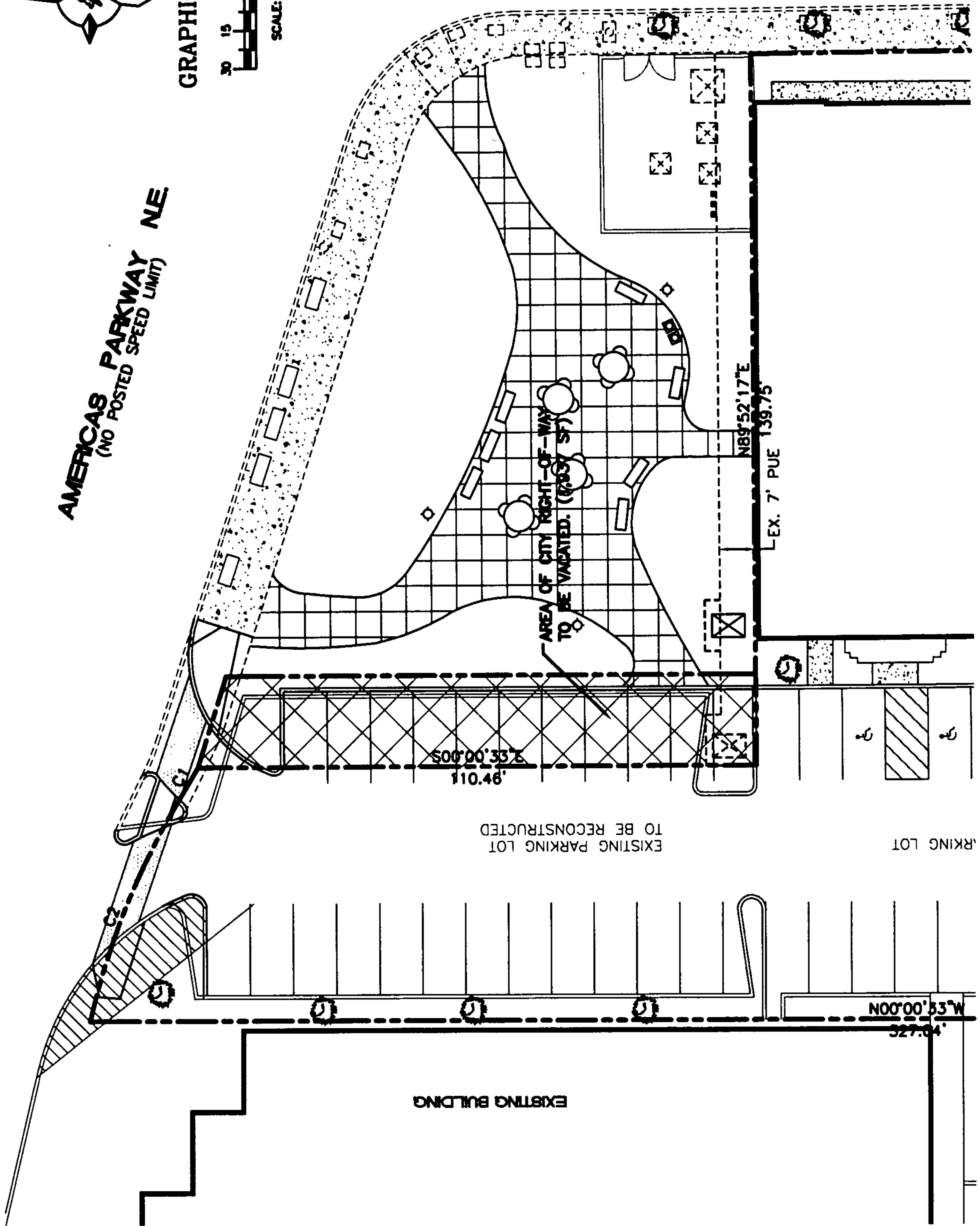
GRAPHIC SCALE



SCALE: 1"=30'

AMERICAS PARKWAY NE
(NO POSTED SPEED LIMIT)

BOULEVARD NE



EXISTING PARKING LOT
TO BE RECONSTRUCTED

PARKING LOT

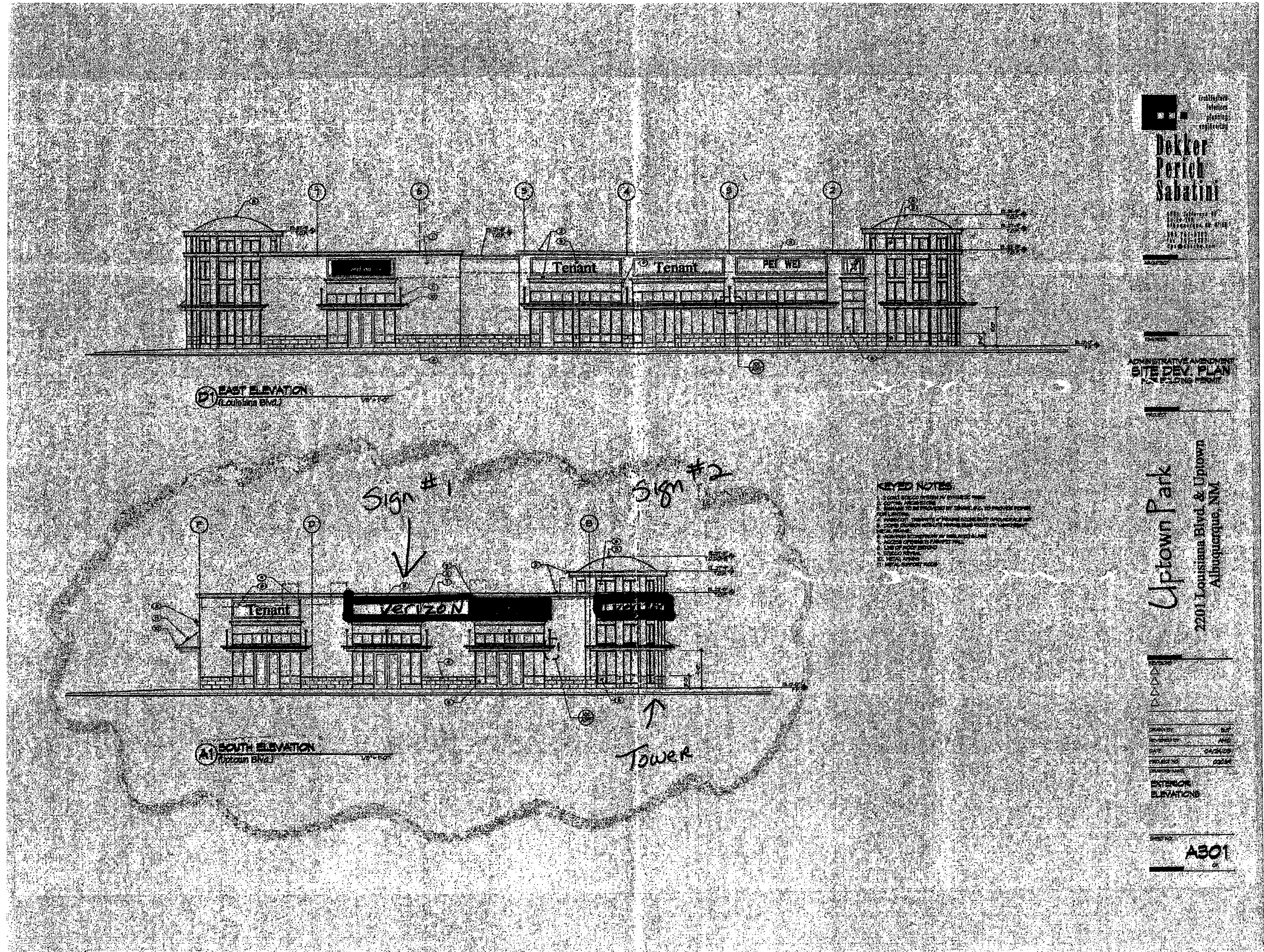
EXISTING BUILDING

527.04'
N00°00'53"W

110.46'
S00°00'33"E

N89°52'17"E
LEX. 7' PUE 139.75'

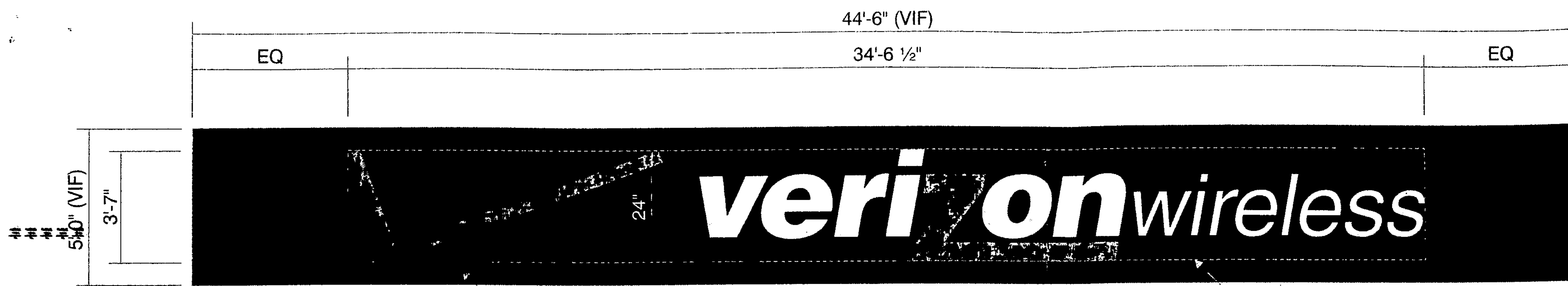
prepared 1002135/12AA-10090
Sept. 2012



ADMINISTRATIVE AMENDMENT
FILE # 12-10090 PROJECT # 1002135

two wall-mounted signs

CMarone 9/19/12
APPROVED BY DATE



1 Front View
Scale: 1/4" = 1'

Pan Sign background painted satin black

Dashed line indicates sign area of 12317 SQ. FT.

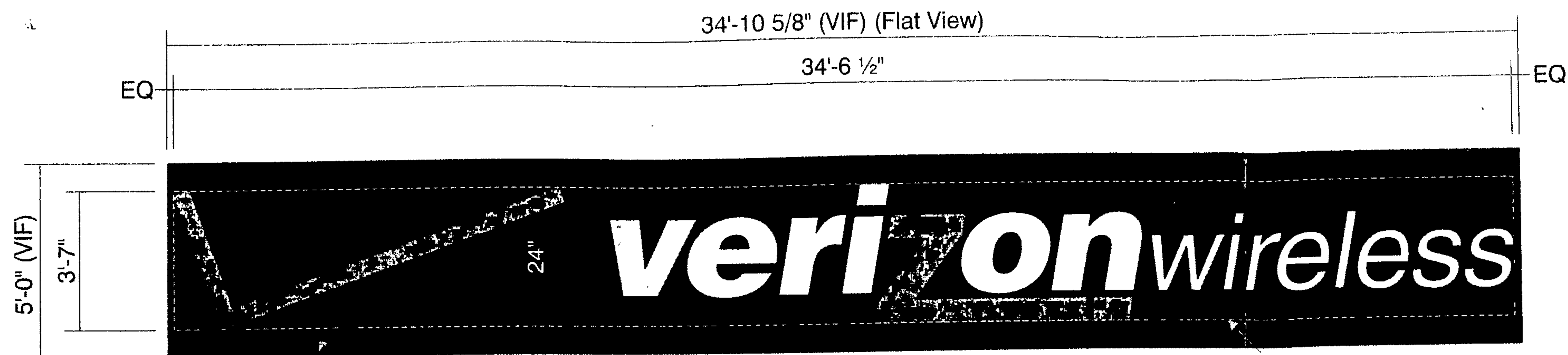
2830 Verizon Wireless Albuquerque, NM	
A	LED Channel Letters on Pan
12630-02	
S/f	Qty
color palette / paint	
●	Satin Black
color palette / vinyl	
●	3M Translucent Light Tomato Red
notes	

SIGN @ STOREFRONT (SOUTH) ELEVATION -

Qty (1) S/F 5'-0" (h) x 44'-6" (w) x 6" (d) (VIF) aluminum pan painted satin black finish with Qty (1) set 24" (h) x 3" (d) Face/Halo Lit LED illuminated channel letters pinned 1" off pan to read, "Verizon Wireless" (Type 1-cropped vmark) mounted over existing two (2) sign bands per drawing.



2 Elevation View - South
Scale: 1/8" = 1'



1 Front View
Scale: 1/4" = 1'

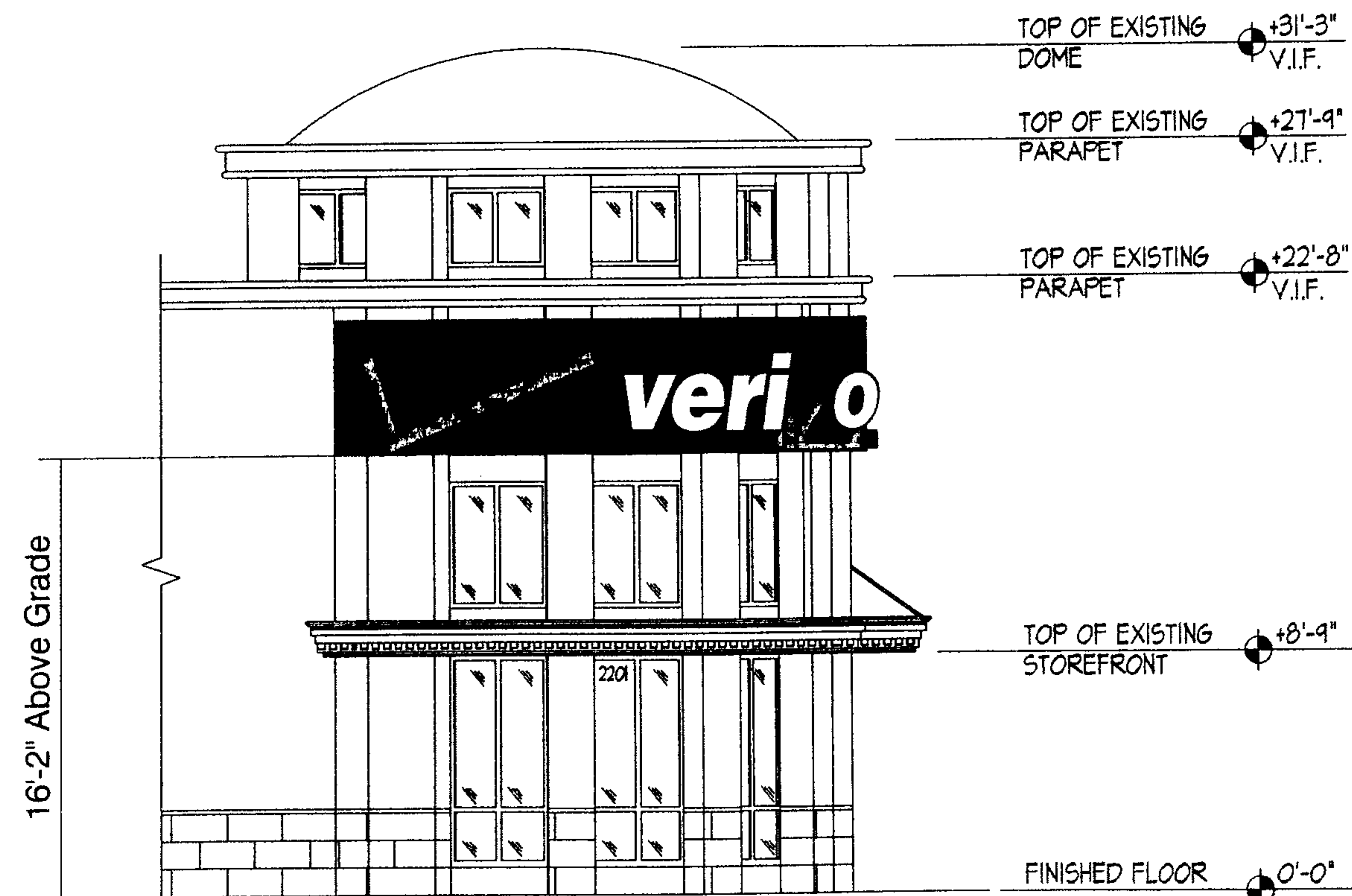
Pan Sign background painted satin black

Dashed line indicates sign area of 123.7 SQ. FT.

12630 Verizon Wireless Albuquerque, NM	
F	LED Channel Letters on Radius Pan
12630-08	
S/f	Qty 1
color palette paint	
●	Satin Black
color palette vinyl	
●	3M Translucent Light Tomato Red
notes	
Tower Radius TBD	

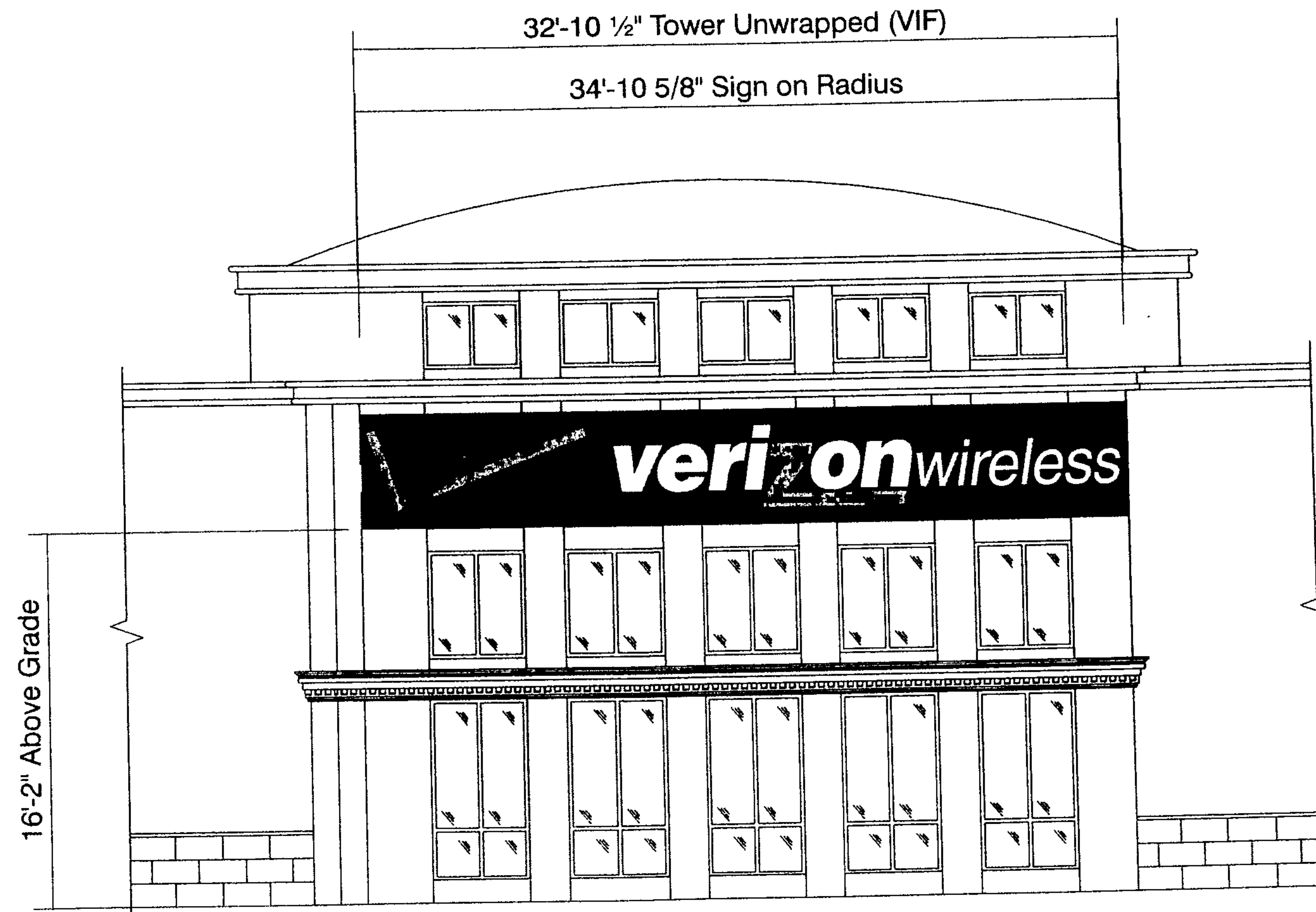
Radius Sign @ Rotunda (Corner of Uptown/Louisiana) -

Qty (1) S/F 5'-0" (h) x 34'-10 5/8" (w) x 4" (d) (VIF) aluminum pan painted satin black finish with Qty (1) set 24" (h) x 3" (d) Face/Halo Lit LED illuminated channel letters pinned 1" off pan to read, "Verizon Wireless" (Type 1-cropped vmark) installed to radius rotunda per drawing.



2 Elevation View - South
Scale: 1/8" = 1'

Sign # 2



2 Tower Elevation View - Southeast
Scale: 1/8" = 1'



#4 DRB Aug 28'02 1002135
looking East.



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ONE STOP SHOP • • • FRONT COUNTER

City of Albuquerque • Planning Department

DEVELOPMENT & BUILDING SERVICES JOB SHOP
LAND DEVELOPMENT COORDINATION SECTION (LDC)
Plaza Del Sol, 2nd & 4th Floor West - 500 2nd St NW - 5110
Front Counter Mail Number (505) 24-5855 ext. 124 3895
Main Fax (505) 24-7861

PAID RECEIPT

APPLICANT NAME GELT MORE INC
AGENT Tierra West
ADDRESS _____
PROJECT NO. 100 2135
APPLICATION NO. 03 DRB - 00863

\$ 215.- 441006 4983000 (DRB Cases)
441006 4971000 (PER. & AA. LUCC Appeals)
441018 4971000 (Notification)
\$ 215.- Total amount due

TIERRA WEST LLC

8509 JEFFERSON NE
ALBUQUERQUE, NM 87113
(505) 858-3100

1231

95-677/1070

DATE 5.23.03

PAY TO THE ORDER OF City of Albuquerque \$ 215.00
Two Hundred Fifteen DOLLARS

HIGH DESERT STATE BANK
Member FDIC
8110 Ventura NE
Albuquerque, NM 87122

FOR 220042 BOOKSTAR

DUPLICATE
Denna Bohannan
City of Albuquerque
Treasury Division

⑈001231⑈ ⑆107006677⑆0100201813⑈

05/23/2003 1:31PM LOC: ANNX
RECEIPT# 00009788 WSH 008 TRANSH 0031
Account 441006 Fund 0110
Activity 4983000 TRSDMM
Trans Amt \$215.00
J24 Misc \$215.00
CK \$215.00
CHANGE \$0.00

Thank You



#4 DRB Aug 28'02 1002135
looking East.



SUBDIVISION

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

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

Supplemental form

S

V

P

L

Supplemental form

ZONING

- Annexation & Zone Establishment
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Zone Change
- Text Amendment

APPEAL / PROTEST of...

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

Z

A

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: GELTMORE INC
 ADDRESS: 4408 CANYON COURT NE
 CITY: ALBUQUERQUE
 Proprietary interest in site: OWNER
 AGENT (if any): TIERRA WEST LLC
 ADDRESS: 8509 JEFFERSON NE
 CITY: ALBUQUERQUE

STATE NM ZIP 87110

STATE NM ZIP 87113

PHONE: 294-8625
 FAX: 294-2225
 E-MAIL: _____
 PHONE: 858-3100
 FAX: 858-1118
 E-MAIL: twllc@tierrawestllc.com

DESCRIPTION OF REQUEST: MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL (INTERNAL ROUTING)

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. C2A1 Block: _____ Unit: 5

Subdiv. / Addn. JEANNEDALE ADDITION - Unit 5

Current Zoning: SU-3 C-2 USES Proposed zoning: SAME

Zone Atlas page(s): H-18 No. of existing lots: 1 No. of proposed lots: 1

Total area of site (acres): .99 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. 101805950908540220 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: AMERICAS PARKWAY NE
 Between: LOUISIANA BLVD NE and UPTOWN BLVD NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 1002135
02DRB-01208

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

SIGNATURE Ronald R. Bohannan DATE 5.23.03

(Print) RONALD R. BOHANNAN P.E. Applicant Agent

Routed 5/28/03

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>03 DRB - 00863</u>	<u>P/F</u>		\$ <u>215.-</u>
<input checked="" type="checkbox"/> All fees have been collected				\$ _____
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input type="checkbox"/> AGIS copy has been sent				\$ _____
<input type="checkbox"/> Case history #s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>JUNE 4 2003</u>			Total \$ <u>215.-</u>

NO

MM 5/23/03
 Planner signature / date

Project # 1002135

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.
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
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

Infrastructure list if required (verify with DRB Engineer) NO INTERNAL ROUTING

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.

RONALD R. BOHAMMAY P.E.
Applicant name (print)
Denna Bohannan
Applicant signature / date
5.23.03



Form revised MARCH 2003

- Checklists complete
Fees collected
Case #s assigned
Related #s listed
Application case numbers
03DRB -00863

Planner signature / date
Project # 1002135

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

May 23, 2003

Ms. Sheran Matson, AICP, Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

**RE: Request for Preliminary / Final Plat Approval
TRACT C2A1, Jeannedale Addition
DRB Project #1002135
Zone Atlas Page H-19**

Dear Ms. Matson:

Tierra West, LLC on behalf of Geltmore Inc., requests Preliminary/Final Plat approval. The site is located on Louisiana Blvd NE between Americas Parkway NE and Uptown Boulevard NE.

This completes the action of the vacation by DRB for the project. The Parks and Recreation Department are working with Dekker/Perich/Sabatini Ltd. on the landscape plans. The plans are going through DRC. We are asking for final plat approval at this time.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

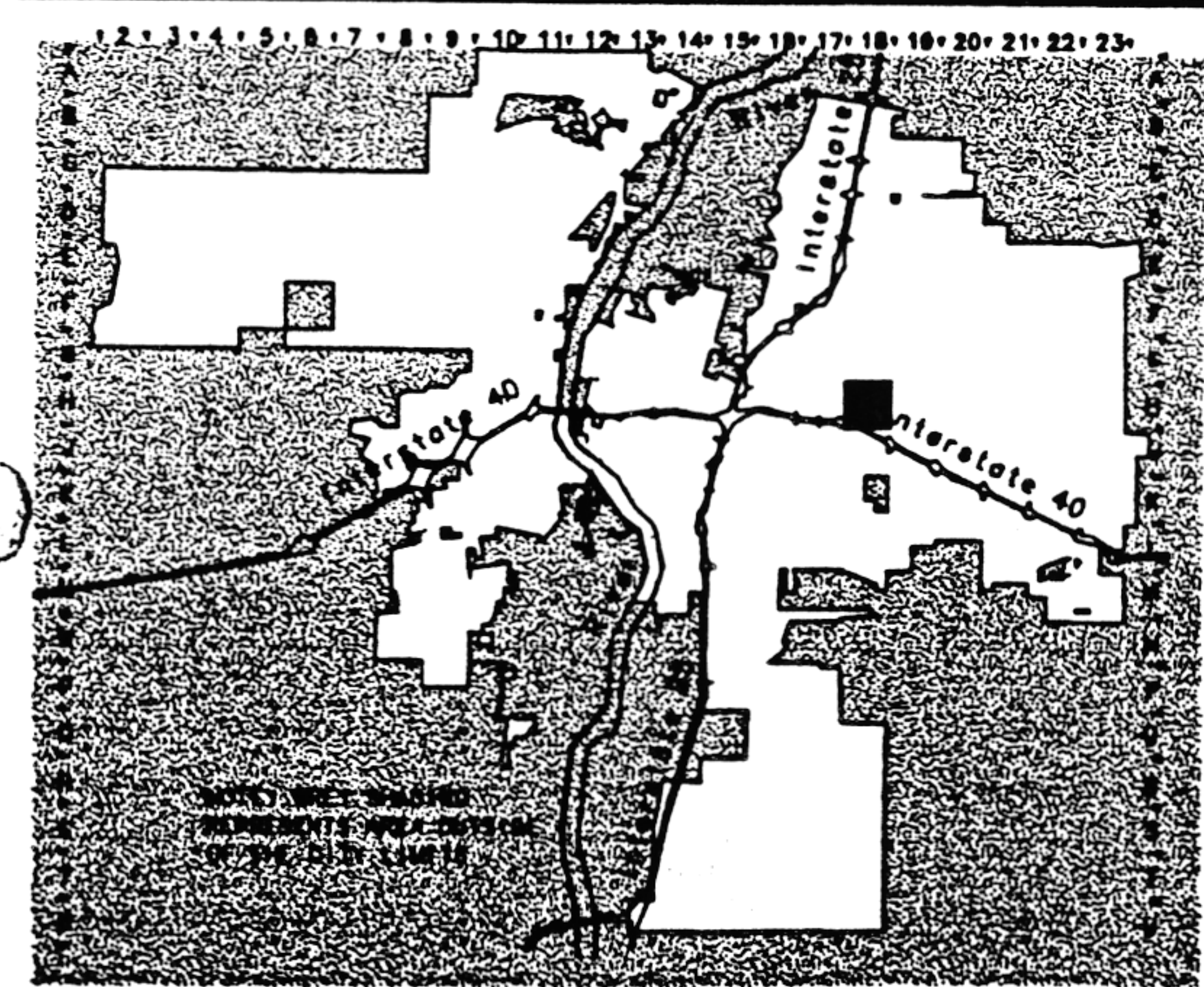
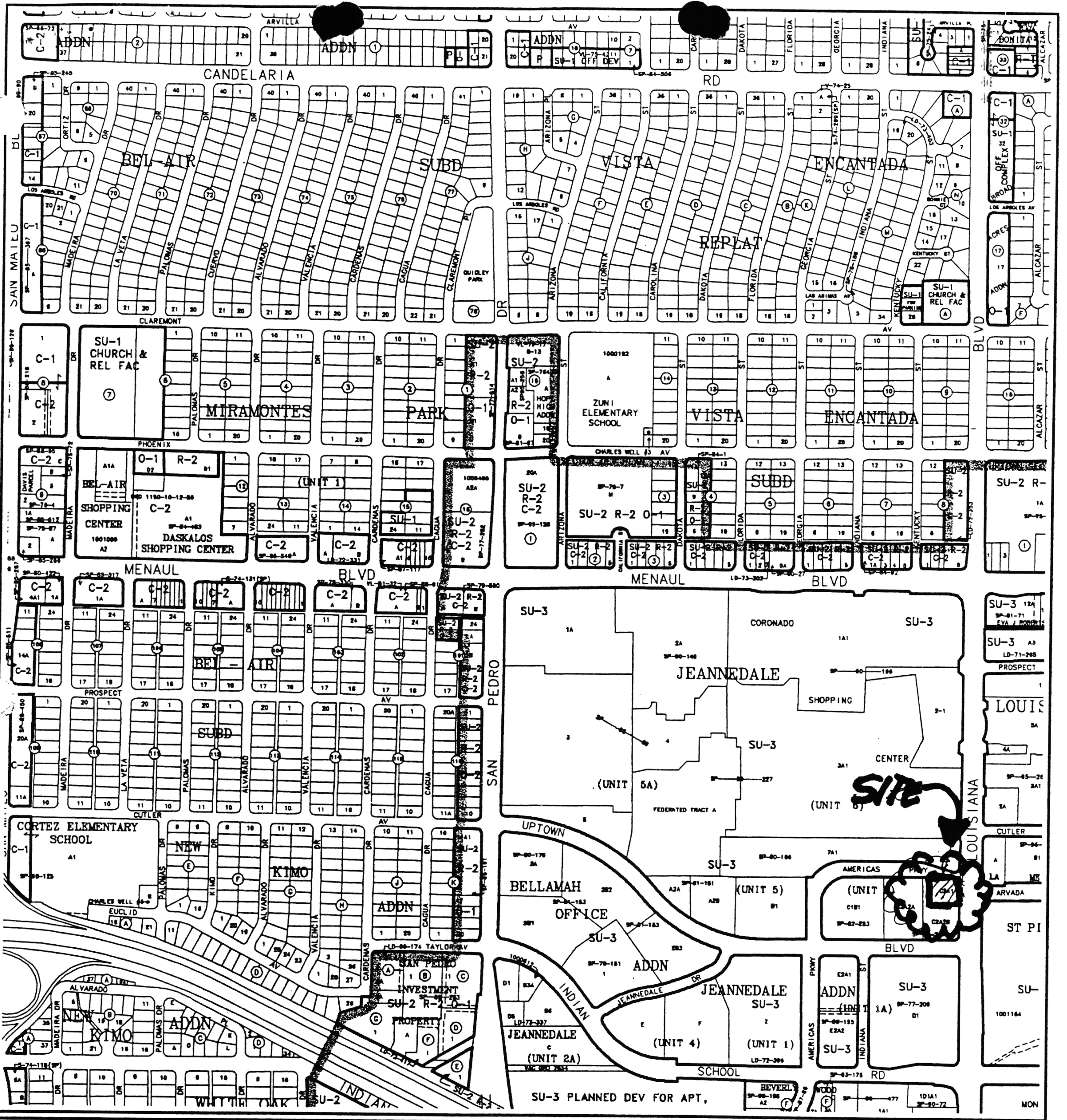
Sincerely,

for Donna J. Bohannon
for Ronald R. Bohannon, PE

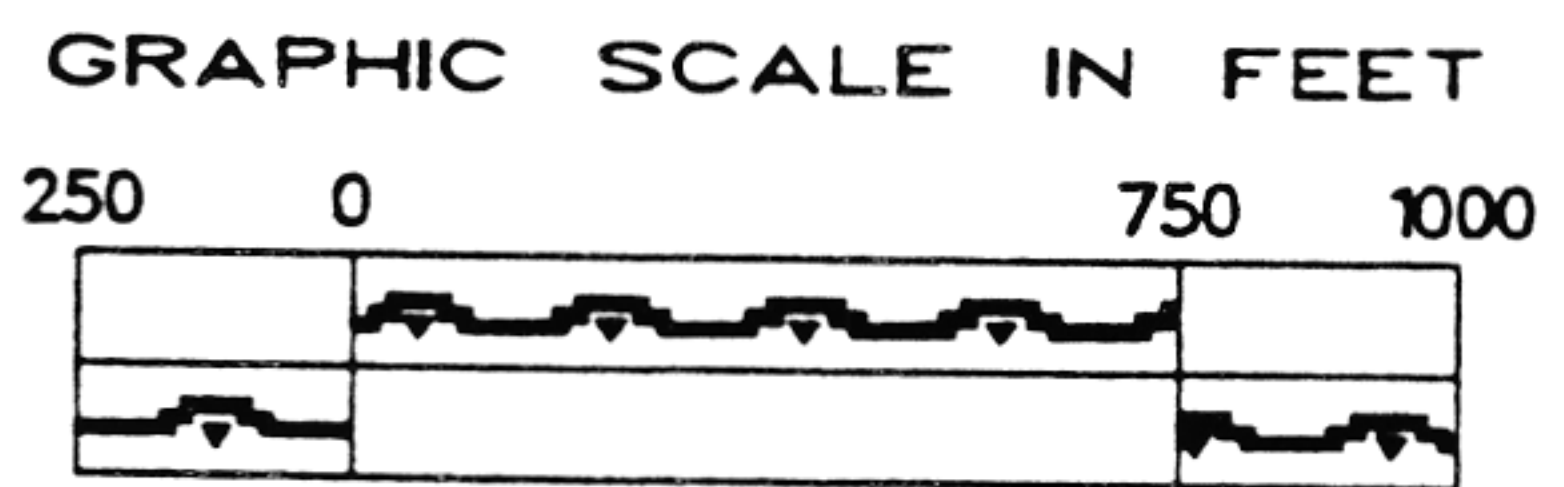
Enclosure/s

cc: Paul Silverman

JN: 220042
RRB/bf



CITY OF
Albuquerque
Geographic Information System
PLANNING DEPARTMENT
© Copyright 2001



Zone Atlas Page

H-18-Z

Map Amended through July 19, 2001

Classic Uptown Neighborhood Association
c/o 2700 Espanola NE
Albuquerque, NM


#4

City of Albuquerque
Development Review Board

RE: Geltmore Proposal for Vacation of ROW at Louisiana and Americas PWY SW corner.

The neighborhood association would like to express it's concern and response that this public ROW not be vacated. Land that is public in the Uptown Core is at a premium. We are asking that the land be protected as part of the revisions to the Sector Plan.

Sincerely,


Stephen Verchinski
President

*** RX REPORT ***

RECEPTION OK

TX/RX NO	8886
CONNECTION TEL	505 888 1370
SUBADDRESS	
CONNECTION ID	
ST. TIME	08/27 11:21
USAGE T	00'31
PGS.	1
RESULT	OK

A City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

SUBDIVISION Supplemental form **S**

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

SITE DEVELOPMENT PLAN Supplemental form **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... Supplemental form **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: Geltmore Inc. PHONE: 294-8625
 ADDRESS: 4408 Canyon Court NE FAX: 294-2225
 CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: paul.silverman@geltmore.com
 Proprietary interest in site: Owner
 AGENT (if any): Tierra West LLC PHONE: 858-3100
 ADDRESS: 8509 Jefferson NE FAX: 858-1118
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: twllc@tierrawestllc.com

DESCRIPTION OF REQUEST: Vacation of Public Right-of-Way

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. Tract C2A1 Block: _____ Unit: 5
 Subdiv. / Addn. Jeannedale Addition
 Current Zoning: SU-3 C-2 Uses Proposed zoning: Same
 Zone Atlas page(s): H-18-2 No. of existing lots: 1 No. of proposed lots: 1
 Total area of site (acres): 99 ± 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. 101805950908540220 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Americas Parkway NE
 Between: Louisiana Blvd. NE and Uptown Blvd. NE

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

SIGNATURE Ronald R. Bohannon DATE 8/2/02
 (Print) _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised September 2001

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>OZDRB - 01208</u>	<u>VAC</u>	<input checked="" type="checkbox"/>	\$ <u>300.-</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	<u>Adv</u>	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>Aug 28 2002</u>			Total \$ <u>375.-</u>

MA 8/2/02
Planner signature / date

Project # 1002135

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.

Ronald R. Bohannon

Applicant name (print)

8/02/02

Applicant signature / date



Form revised December 2000

JM 8/2/02
Planner signature / date

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

Application case numbers
02DRB - 01208

Project # 1002135

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

August 2, 2002

Ms. Janet Stephens, Chair
Development Review Board
City Of Albuquerque
One Civic Plaza
Albuquerque, New Mexico

**Re: Request for Vacation of Public Right of Way
Lot C2A1, Jeandale Addition Unit 5
Zone Atlas Page H-18**

Dear Janet:

Tierra West LLC, on behalf of Geltmore Inc., requests the vacation of Public Right of way located at Lot C2A-1, Jeandale Addition, Unit 5. The site is located in the Uptown area at the southwest corner of Americas Parkway and Louisiana Boulevard. The site is currently a park area that abuts a project previously occupied by Bookstar. The purpose of the vacation is to facilitate the use of the park and promote better utilization of the area by redeveloping the Bookstar building, allowing a better parking layout next to the park and better access to Americas Parkway since the old Silo building was remodeled into the Dean Witter building.

Enclosed is a copy of the exhibit showing the proposed location of the vacation. This vacation action will allow head-in parking adjacent to the park. This vacation action is in conjunction with redeveloping the center to promote pedestrian use and establish small restaurant uses next to the park. The intent is to allow the development to use the area for outdoor seating and to promote the uses outlined in the 1995 Uptown Sector Plan of putting people on the street and promoting pedestrian activity.

The vacation will promote the redevelopment of the adjoining properties and currently does not violate any City polices or ordinances. We checked with the City's Transportation Department concerning the proposed improvements, which will not create a public health hazard or create a traffic problem. We see that the vacation of this minor amount of land will help the community utilize an area not currently used, even after significant expenditure by the City.

We included in the package the proposed vacated area as well as the overall Site Development Plan. Should the DRB grant the vacation we would follow the action with a plat that would incorporate the land into a legal lot. If you have any questions or need additional information regarding this submittal, please do not hesitate to call me.

Sincerely,

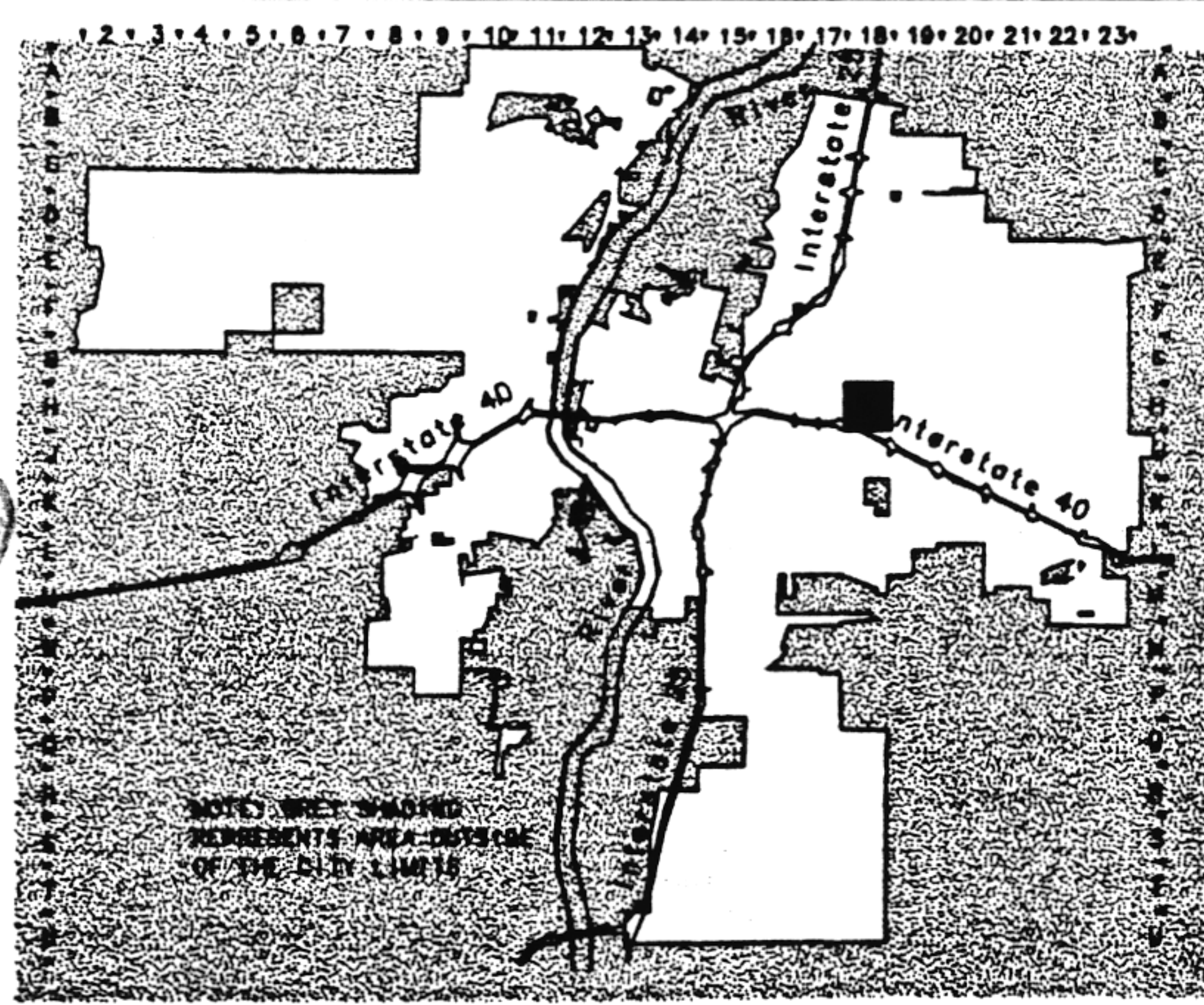
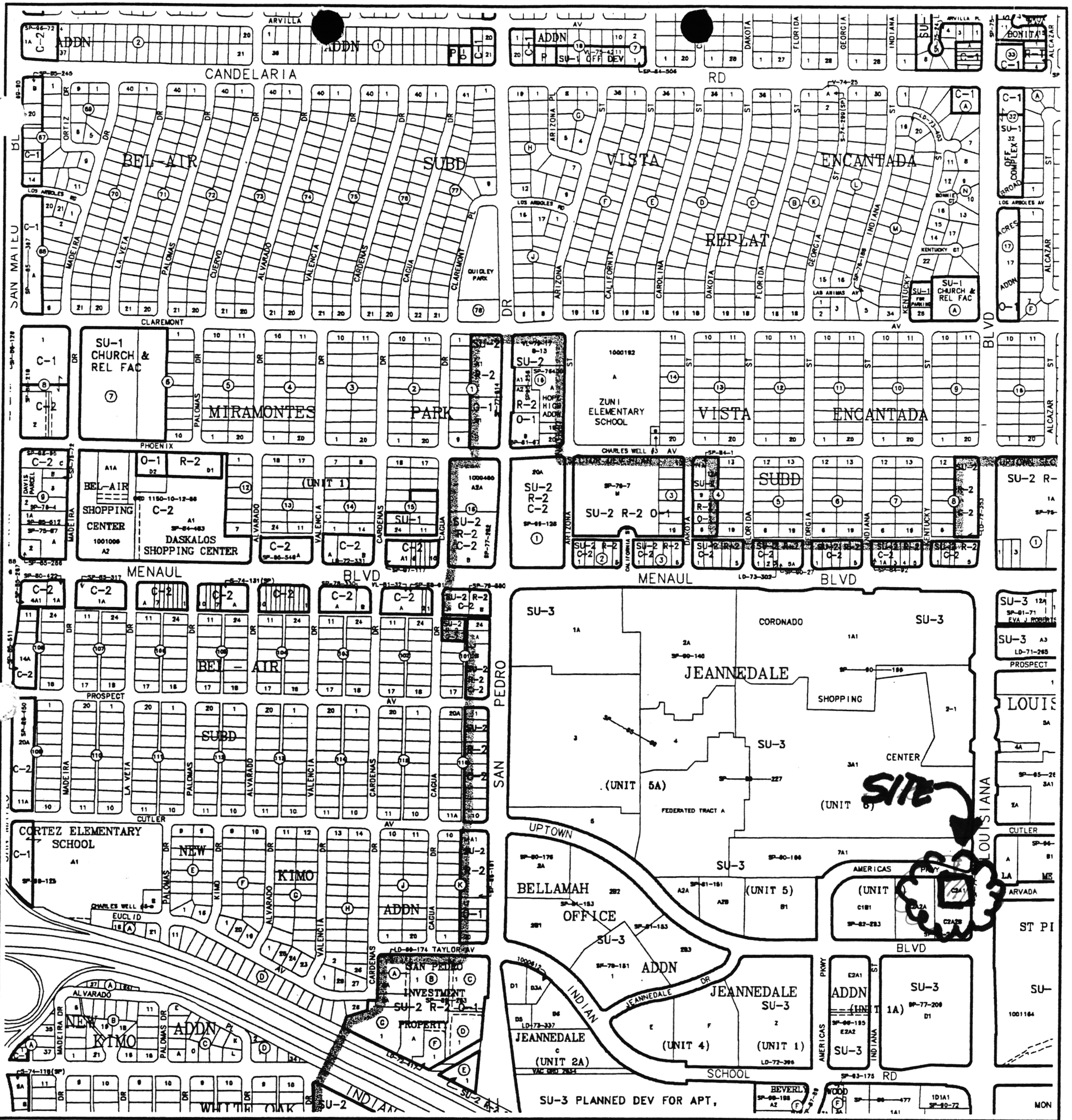


Ronald R. Bohannon, PE

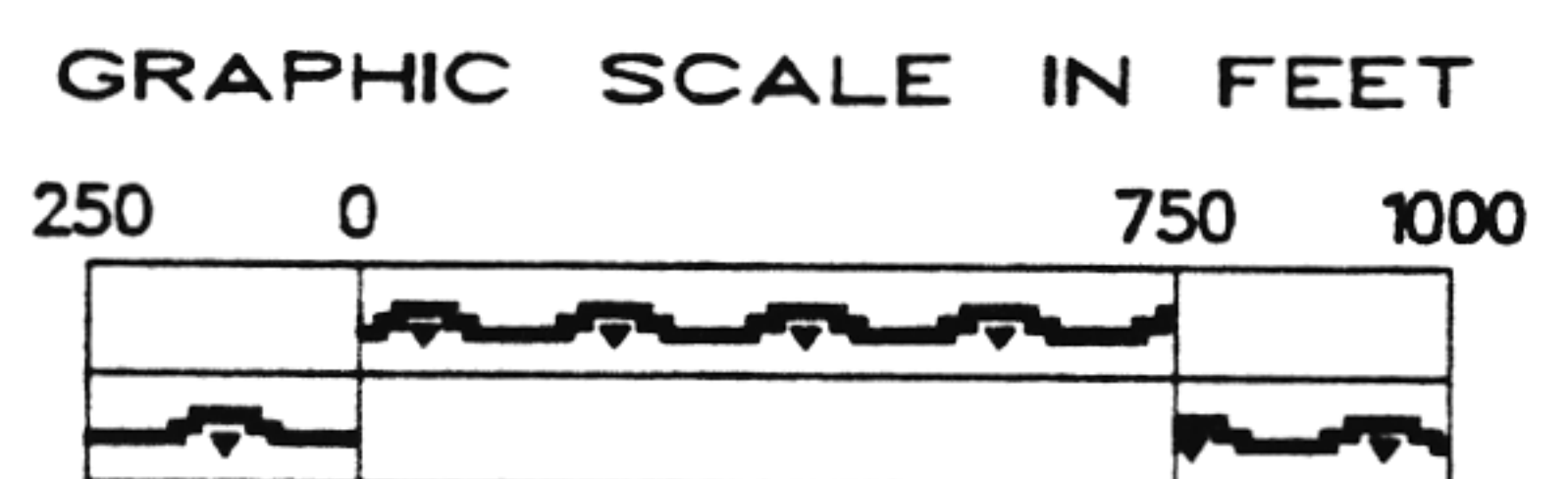
Enclosures

cc: Paul Silverman
Bill Sterchi, Alvarado Park NOA
Lynn Tabor, Alvarado Park NOA
Stephen Verchinski, Classic Uptown NOA
Mary Lou Sorenson, Classic Uptown NOA
Bob Bruno, Inez NOA
Richard P. Huber, Inez NOA
Julie Jones, Jerry Cline Park NOA
Jeff Paul, Jerry Cline Park NOA
Valorie Vigil, New Kimo NOA
Mark Trujillo, New Kimo NOA
Timothy Sanchez-Brown, Quigley Park NOA
Orlando Esparza, Quigley Park NOA
Debrah Prusia, Snow Heights NOA
Michael Clendenin, Snow Heights NOA
R. Shelton Weeks, Uptown Association
Tom Joule, Uptown Association
Richard Peterson, Winrock South NOA
John Kenney, Winrock South NOA
Susan McIntyre, Zuni NOA
Virginia Emmett, Zuni NOA

JN 220042
RRB/ba



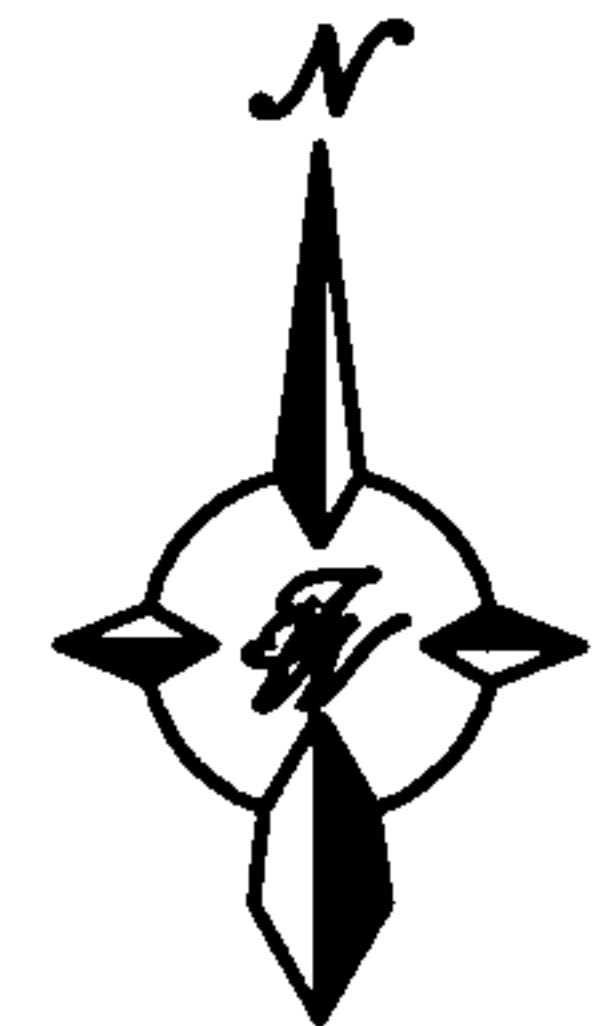
CITY OF Albuquerque
 Albuquerque Geographic Information System
 PLANNING DEPARTMENT
 © Copyright 2001



Zone Atlas Page

H-18-Z

Map Amended through July 19, 2001



GRAPHIC SCALE



SCALE: 1"=30'

AMERICAS PARKWAY NE
(NO POSTED SPEED LIMIT)

BOULEVARD NE

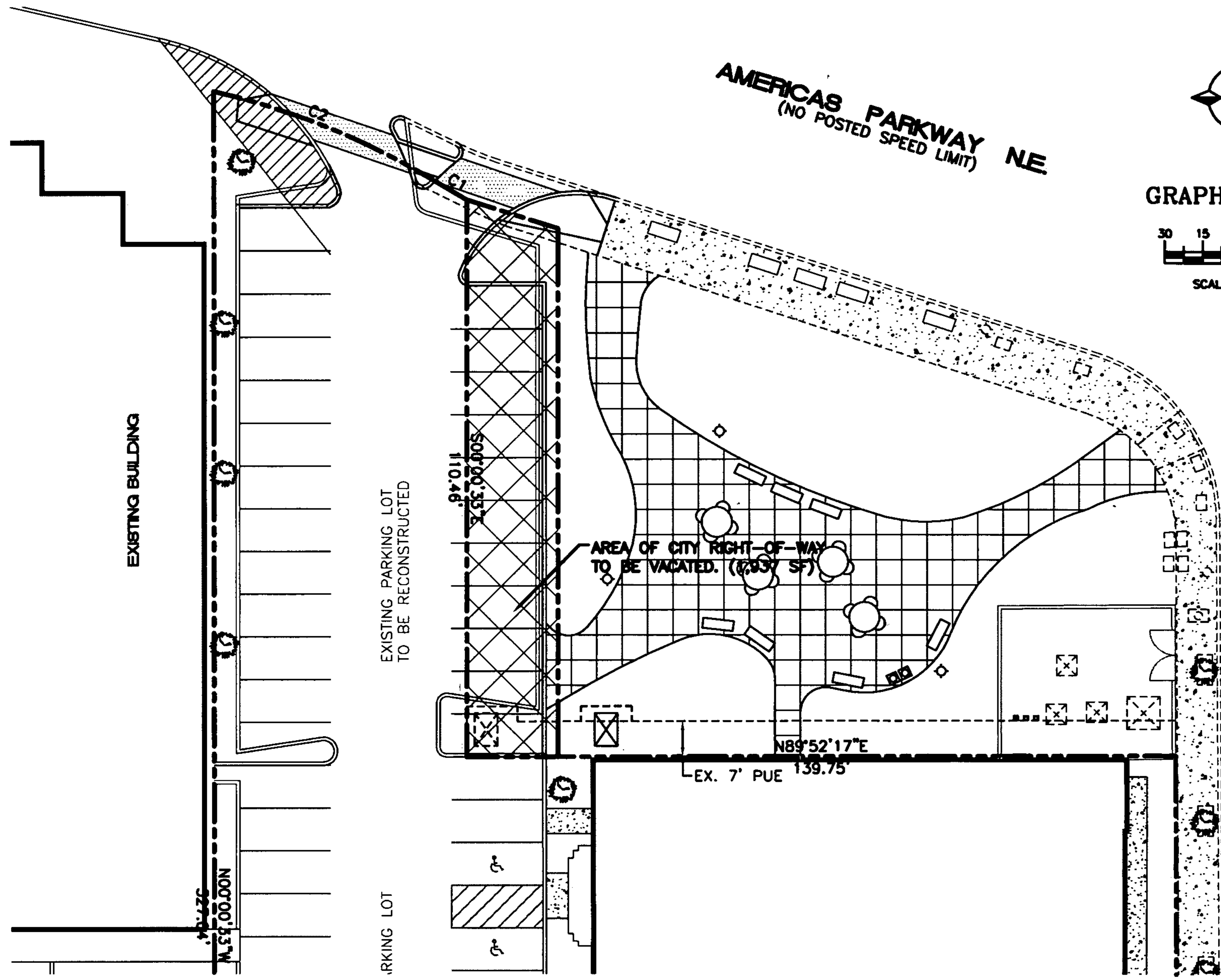
AREA OF CITY RIGHT-OF-WAY
TO BE VACATED. (1,937 SF)

EX. 7' PUE 139.75'

EXISTING PARKING LOT
TO BE RECONSTRUCTED

PARKING LOT

EXISTING BUILDING



Geltmore, Inc.

4408 Canyon Court NE
Albuquerque, NM 87111-3010
Voice 505-294-8625
Fax 505-294-2225
paul.silverman@geltmore.com

Paul L. Silverman
Vice President

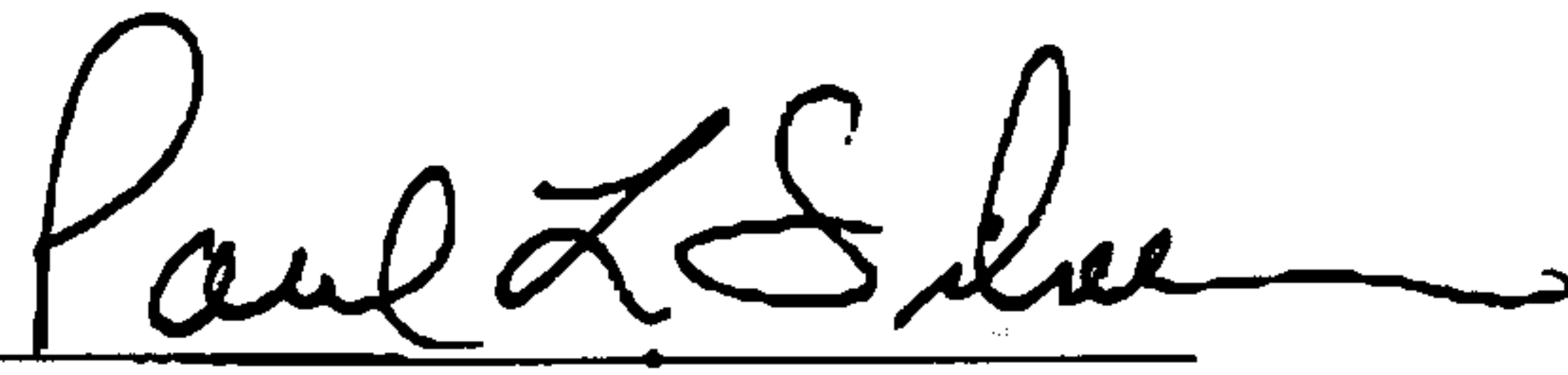
Thursday, August 01, 2002

RE: TRACT C2A1, Unit 5 of Jeannedale Addition
ALBUQUERQUE, NEW MEXICO

To Whom It May Concern:

Geltmore, Inc., as the owner of the above captioned property, hereby grants Ronald R. Bohannan and Tierra West, LLC to act as agent on behalf of Geltmore, Inc., on all matters pertaining to the DRB Submittal for Vacation of a portion of Americas Parkway adjacent to said property and replatting of such property into legal lots.

Geltmore, Inc.

By: 
Paul L. Silverman, Vice President

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

August 2, 2002

Ms. Janet Stephens, Chair
Development Review Board
City Of Albuquerque
One Civic Plaza
Albuquerque, New Mexico

**Re: Request for Vacation of Public Right of Way
Lot C2A1, Jeandale Addition Unit 5
Zone Atlas Page H-18**

Dear Janet:

Tierra West LLC, on behalf of Geltmore Inc., requests the vacation of Public Right of way located at Lot C2A-1, Jeandale Addition, Unit 5. The site is located in the Uptown area at the southwest corner of Americas Parkway and Louisiana Boulevard. The site is currently a park area that abuts a project previously occupied by Bookstar. The purpose of the vacation is to facilitate the use of the park and promote better utilization of the area by redeveloping the Bookstar building, allowing a better parking layout next to the park and better access to Americas Parkway since the old Silo building was remodeled into the Dean Witter building.

Enclosed is a copy of the exhibit showing the proposed location of the vacation. This vacation action will allow head-in parking adjacent to the park. This vacation action is in conjunction with redeveloping the center to promote pedestrian use and establish small restaurant uses next to the park. The intent is to allow the development to use the area for outdoor seating and to promote the uses outlined in the 1995 Uptown Sector Plan of putting people on the street and promoting pedestrian activity.

The vacation will promote the redevelopment of the adjoining properties and currently does not violate any City polices or ordinances. We checked with the City's Transportation Department concerning the proposed improvements, which will not create a public health hazard or create a traffic problem. We see that the vacation of this minor amount of land will help the community utilize an area not currently used, even after significant expenditure by the City.

We included in the package the proposed vacated area as well as the overall Site Development Plan. Should the DRB grant the vacation we would follow the action with a plat that would incorporate the land into a legal lot. If you have any questions or need additional information regarding this submittal, please do not hesitate to call me.

Sincerely,



Ronald R. Bohannon, PE

Enclosures

cc: Paul Silverman
Bill Sterchi, Alvarado Park NOA
Lynn Tabor, Alvarado Park NOA
Stephen Verchinski, Classic Uptown NOA
Mary Lou Sorenson, Classic Uptown NOA
Bob Bruno, Inez NOA
Richard P. Huber, Inez NOA
Julie Jones, Jerry Cline Park NOA
Jeff Paul, Jerry Cline Park NOA
Valorie Vigil, New Kimo NOA
Mark Trujillo, New Kimo NOA
Timothy Sanchez-Brown, Quigley Park NOA
Orlando Esparza, Quigley Park NOA
Debrah Prusia, Snow Heights NOA
Michael Clendenin, Snow Heights NOA
R. Shelton Weeks, Uptown Association
Tom Joule, Uptown Association
Richard Peterson, Winrock South NOA
John Kenney, Winrock South NOA
Susan McIntyre, Zuni NOA
Virginia Emmett, Zuni NOA

JN 220042
RRB/ba

UPTOWN NEIGHBORHOOD ASSOCIATION LIST

(as of July 23, 2002)

Alvarado Park Neighborhood Association "R"

Bill Sterchi

5607 Princess Jeanne NE/87110 255-0579 (h)

Lynn Tabor

1804 Alvarado Dr. NE/87110 255-0459 (h)

Classic Uptown Neighborhood Association "R"

Stephen Verchinski

2700 Espanola NE/87110 888-1370 (h)

Mary Lou Sorenson

2800 Charleston NE/87110 884-4314 (h)

Inez Neighborhood Association "R"

Bob Bruno

7721 Apache NE/87110 294-0403 (h)

Richard P. Huber

7807 Prospect NE/87110 292-4161 (h)

Jerry Cline Park Neighborhood Association "R"

Julie Jones

7625 Winter Ave. NE/87110 232-4638 (h)

Jeff Paul

1000 Grove St. NE/87110 266-5818 (h)

New Kimo Neighborhood Association

Valorie Vigil

2408 Madiera NE/87110 830-3590 (h)

Mark Trujillo

5507 Euclid NE/87110 875-0617 (h)

Quigley Park Neighborhood Association "R"

Timothy Sanchez-Brown

2901 Cagua Dr. NE/87110 872-2413 (h)

Orlando Esparza

2728 Cagua Dr. NE/87110 881-9505 (h)

Snow Heights Neighborhood Association "R"

Deborah Prusia

1722 Hoffman Dr. NE/87110 323-6119 (h)

Michael Clendenin

1602 Utah St. NE/87110 292-4868 (h)

Uptown Association "R"

R. Shelton Weeks

2100 Louisiana NE, Suite 51/87110 883-6132 (w)

Tom Joule

650 Americas Parkway NE/87110 350-0500 (w)

Winrock South Neighborhood Association "R"

Richard Peterson

1112 San Pedro NE #309/87110-6724 266-6070 (h)

John Kinney

1112 San Pedro NE #309/87110-6724 255-0414 (mcs)

Zuni Neighborhood Association "R"

Susan McIntyre

7521 Leah Dr. NE/87110 881-0480 (h)

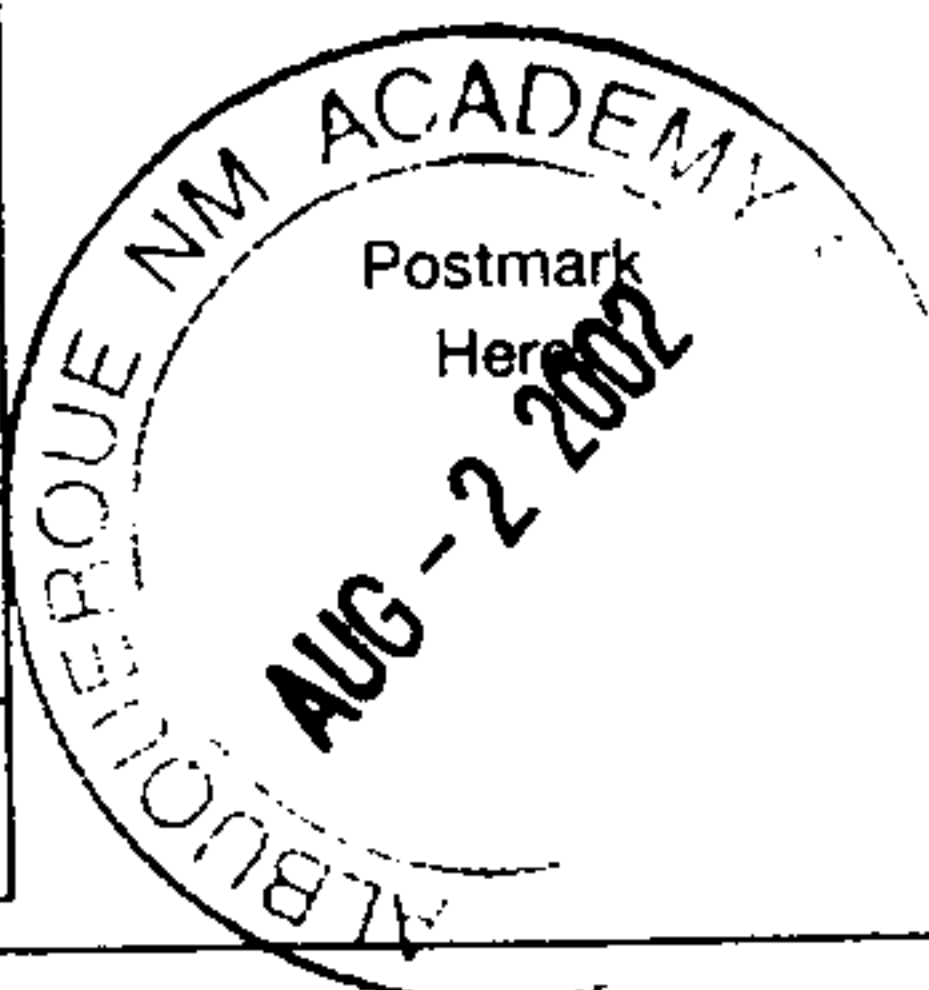
Virginia Emmett

7517 Leah Dr. NE/87110 881-1833 (h)

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

OFFICIAL USE

Postage	\$ 1.06
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.11

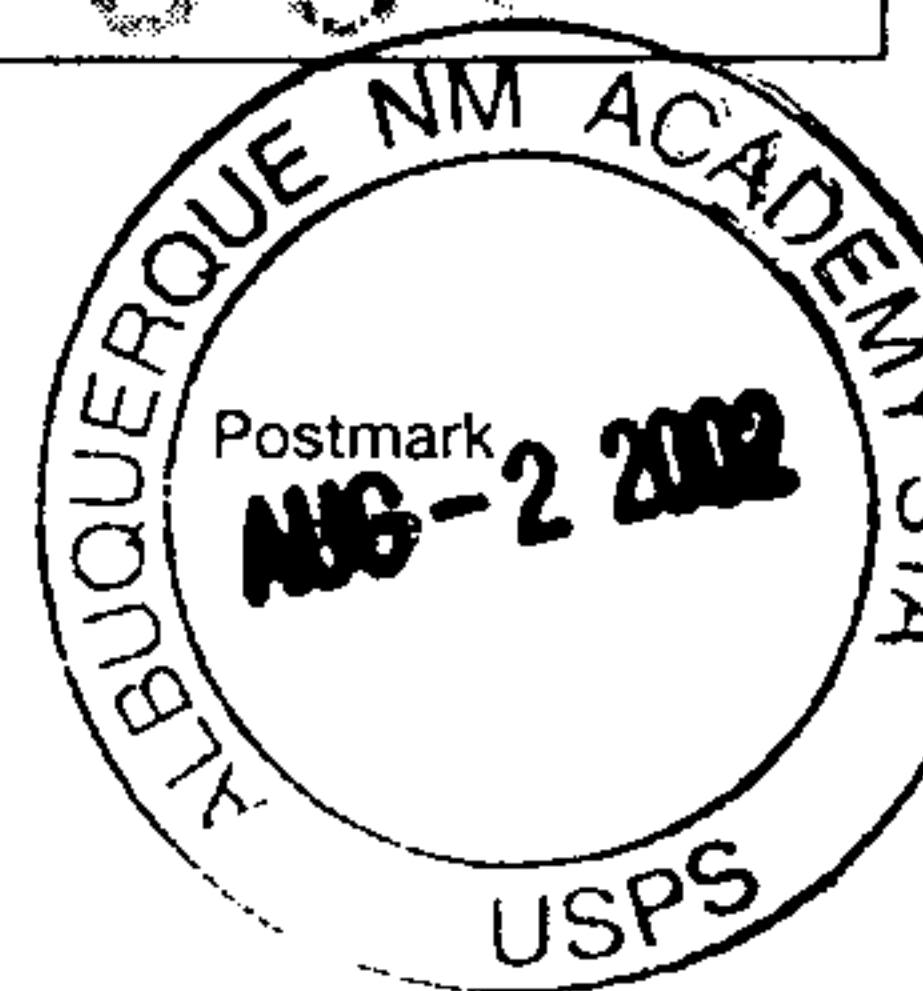


Sent To Julie Jones
 Street, Apt. No.,
 or PO Box No. 7625 Winter Ave NE
 City, State, ZIP+4
Albuquerque, NM 87110
 PS Form 3800 January 2001 See Reverse for Instructions

U.S. Postal Service
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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.11

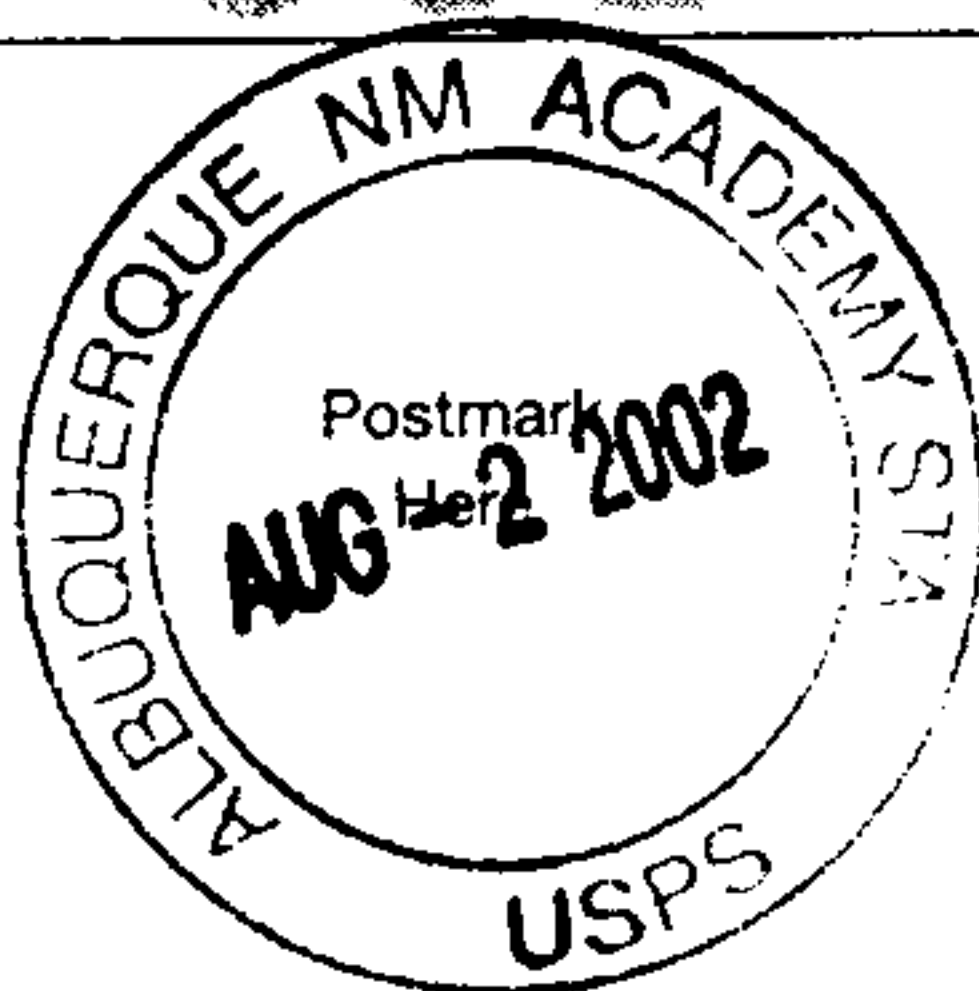


Sent To Stephen Verchinski
 Street, Apt. No.,
 or PO Box No. 2700 Espanola NE
 City, State, ZIP+4
Albuquerque, NM 87110
 PS Form 3800, January 2001 See Reverse for Instructions

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Total Postage & Fees	\$ 5.11

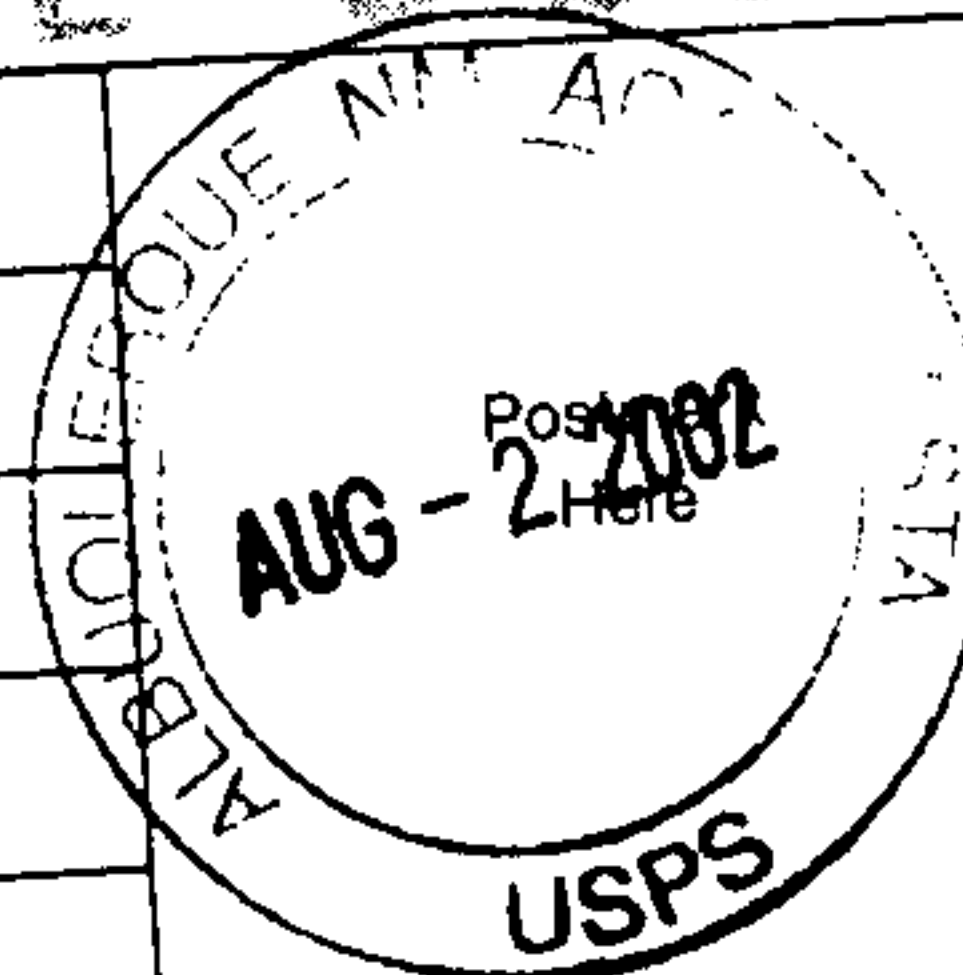


Sent To Mary Lou Sorenson
 Street, Apt. No.,
 or PO Box No. 2800 Charleston NE
 City, State, ZIP+4
Albuquerque, NM 87110
 PS Form 3800 January 2001 See Reverse for Instructions

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Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.11

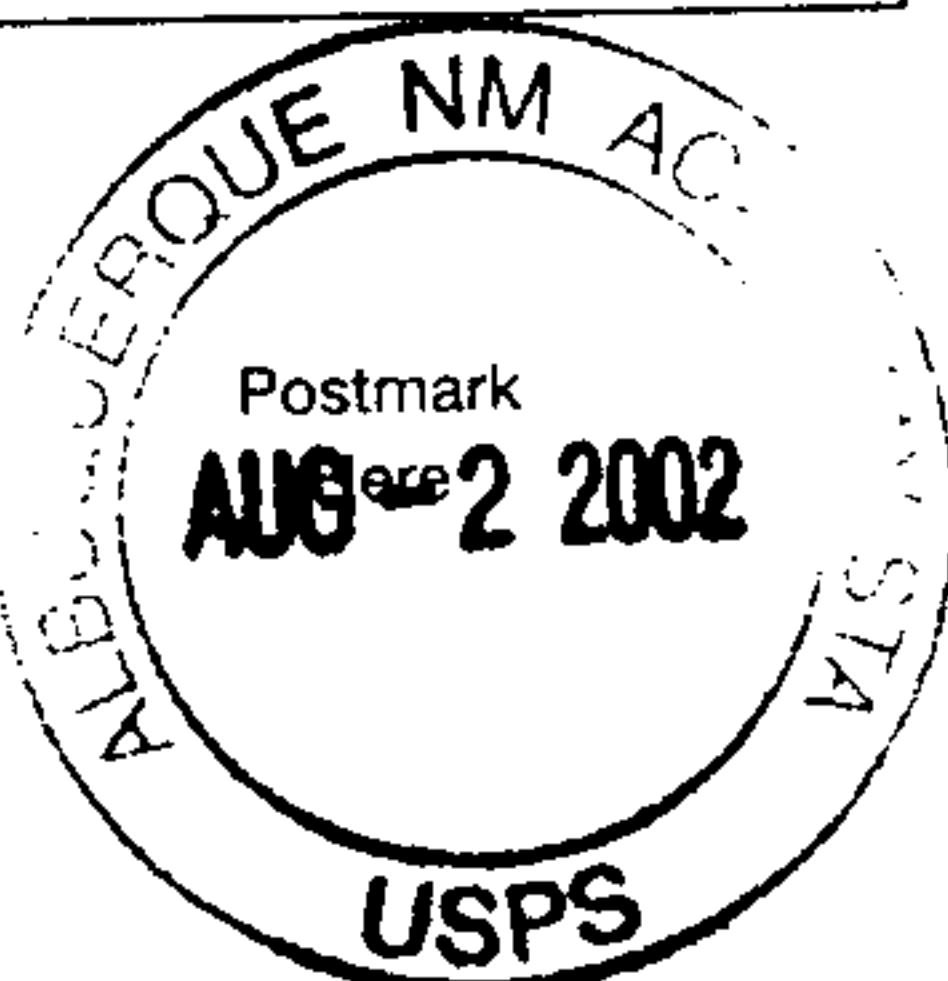


Sent To Richard P. Huber
 Street, Apt. No.,
 or PO Box No. 7807 Prospect NE
 City, State, ZIP+4
Albuquerque, NM 87110
 PS Form 3800, January 2001 See Reverse for Instructions

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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.11

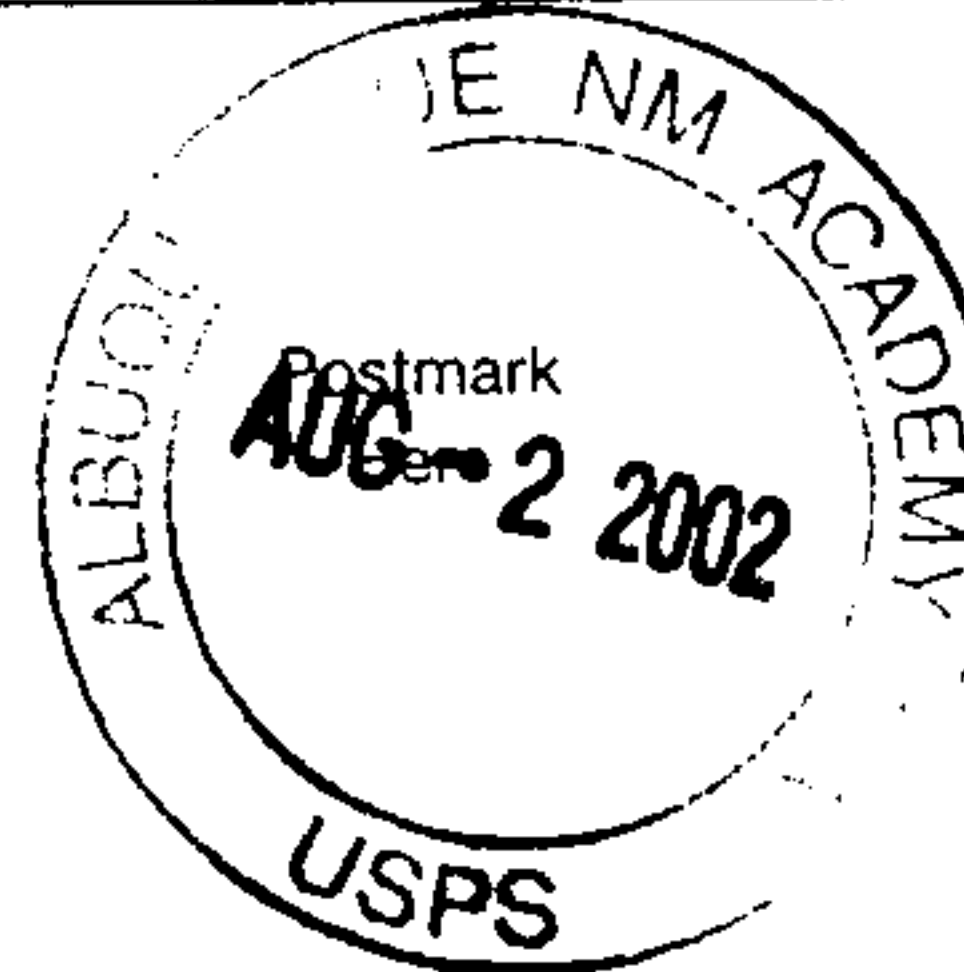


Sent To Bill Sterchi
 Street, Apt. No.,
 or PO Box No. 5607 Princess Jeanne NE
 City, State, ZIP+4
ABQ, NM 87110
 PS Form 3800, January 2001 See Reverse for Instructions

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Postage	\$ 1.06
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Total Postage & Fees	\$ 5.11



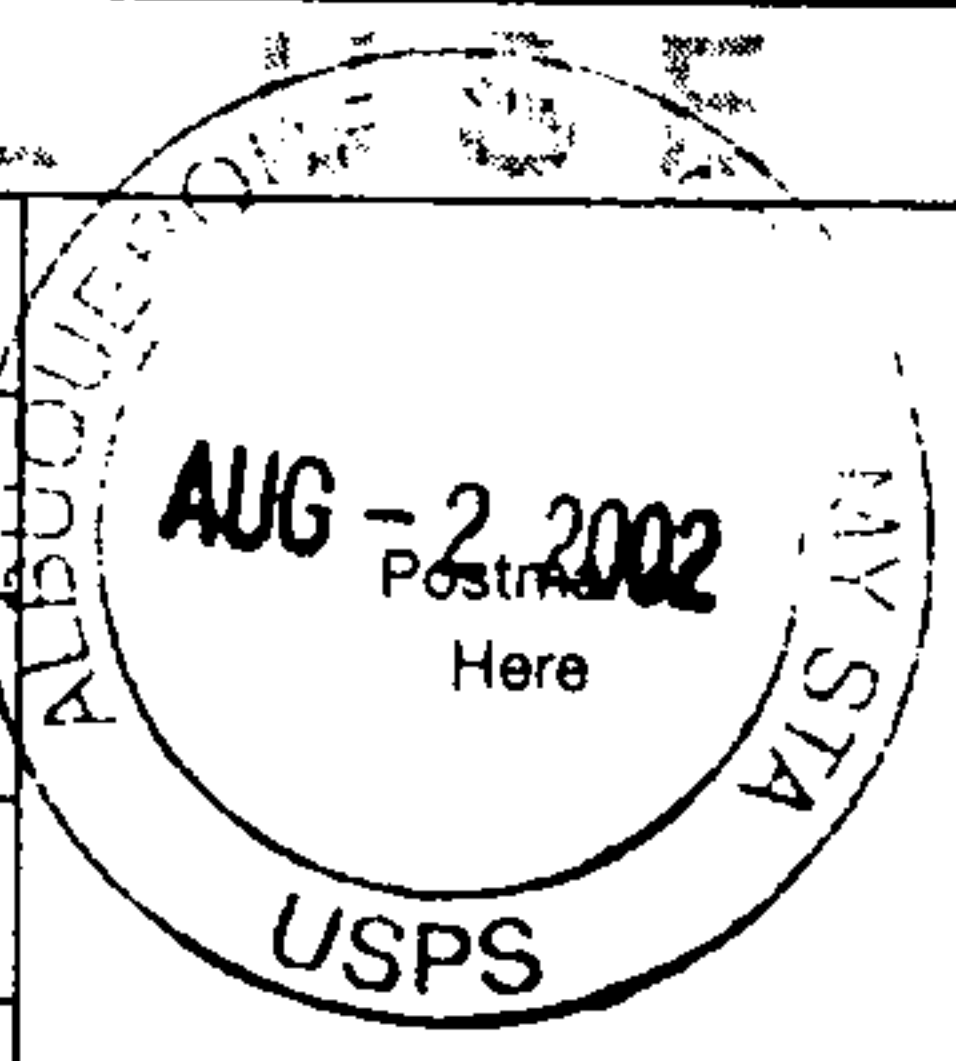
Sent To Michael Clendenin
 Street, Apt. No.,
 or PO Box No. 1602 Utah St. NE
 City, State, ZIP+4
Albuquerque, NM 87110
 PS Form 3800, January 2001 See Reverse for Instructions

7511 7965 8965 0008 0150 2510 7001

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Postage	\$ 1.06
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.11



Sent To Bob Bruno
Street, Apt. No., or PO Box No. 7721 Apache NE
City, State, ZIP+4 Albuquerque, NM 87110

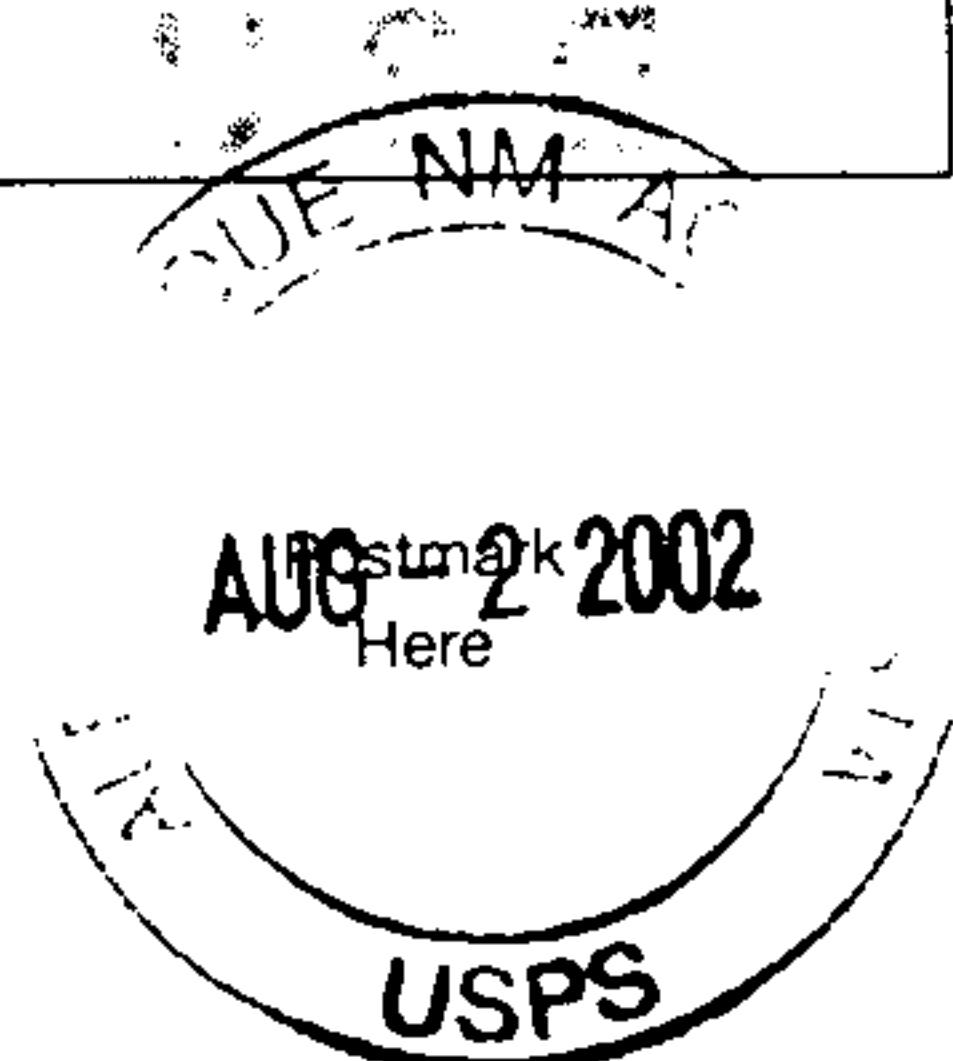
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Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.11



Sent To Deborah Prusia
Street, Apt. No., or PO Box No. 1722 Hoffman Dr. NE
City, State, ZIP+4 Albuquerque, NM 87110

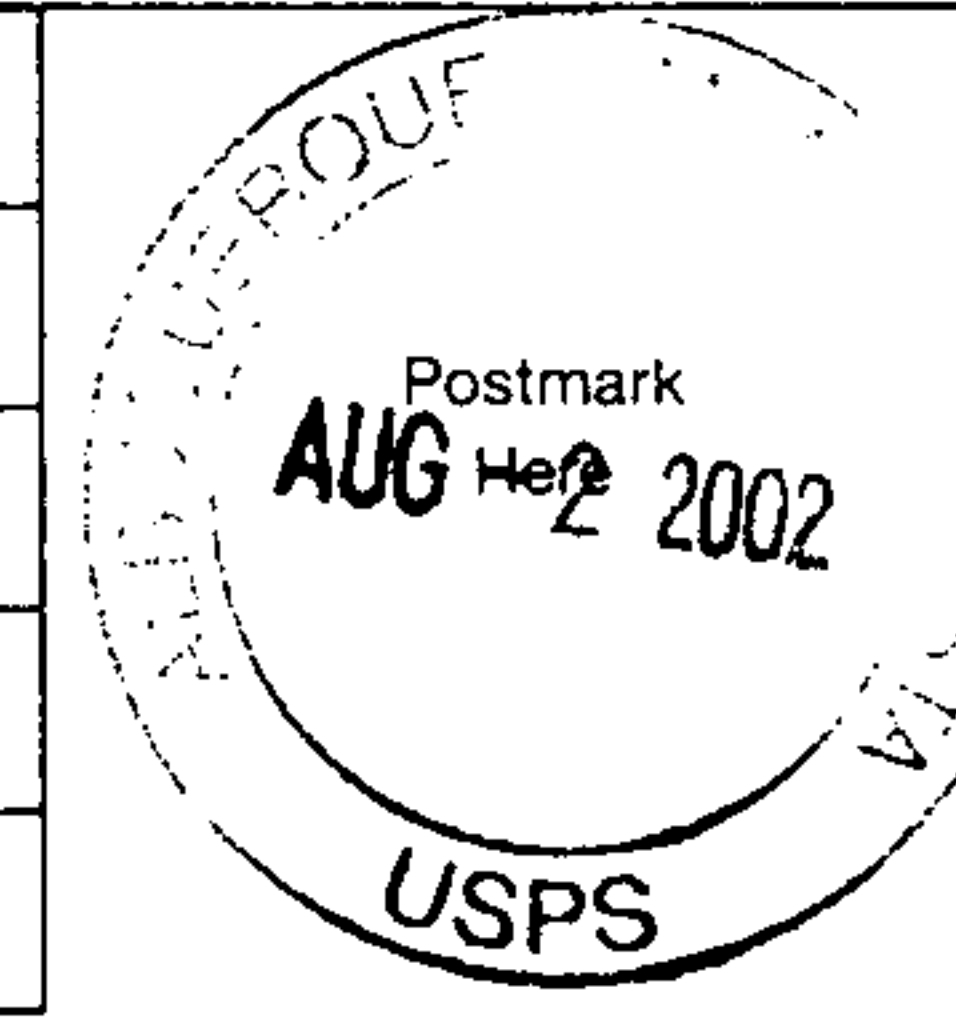
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OFFICIAL USE

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Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.11



Sent To Orlando Esparza
Street, Apt. No., or PO Box No. 2728 Cagua Dr. NE
City, State, ZIP+4 Albuquerque, NM 87110

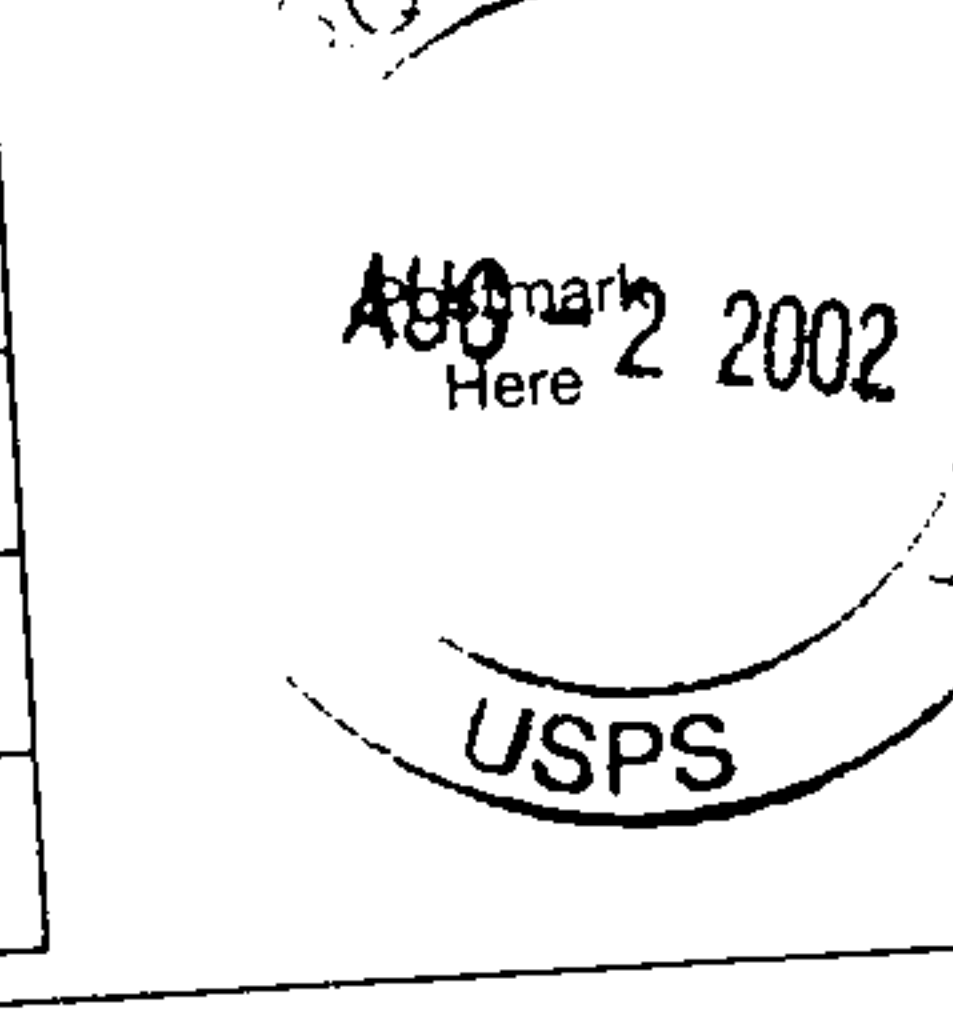
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Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.11



Sent To Timothy Sanchez-Brown
Street, Apt. No., or PO Box No. 2901 Cagua Dr. NE
City, State, ZIP+4 Albuquerque, NM 87110

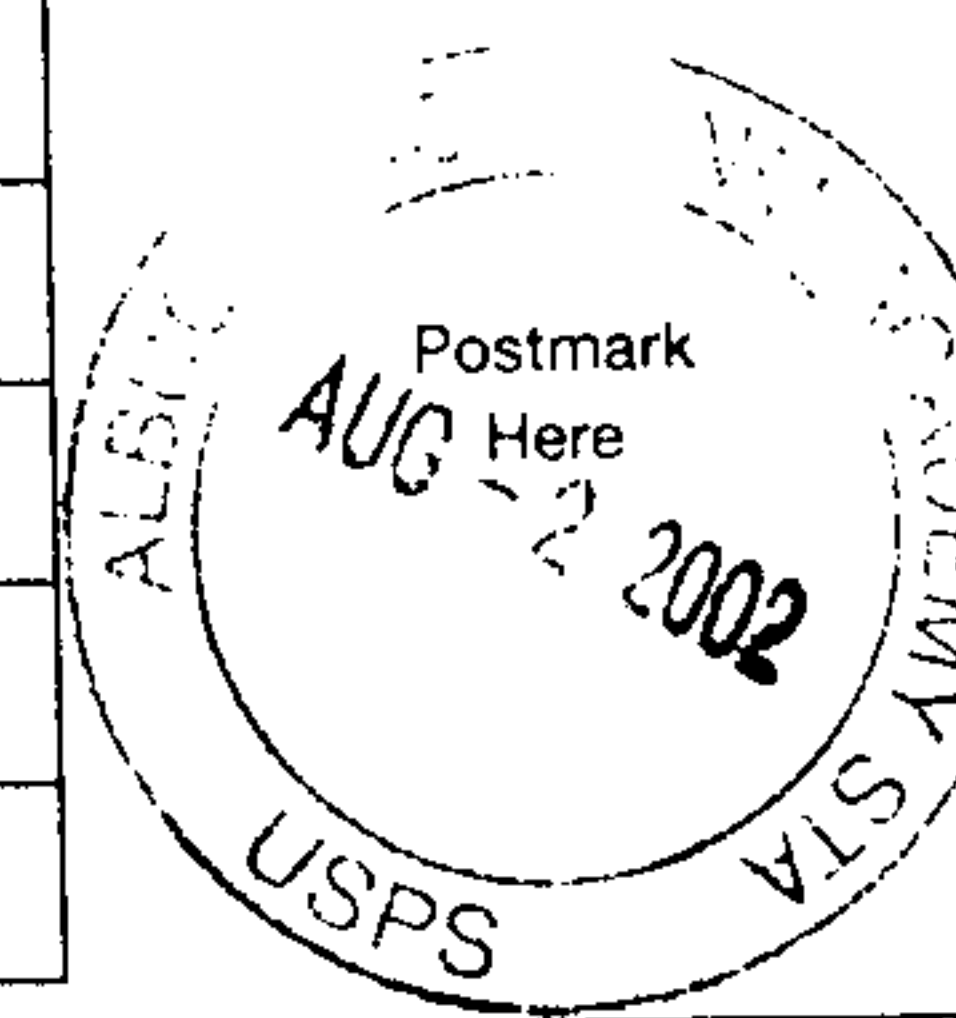
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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.11



Sent To Mark Trujillo
Street, Apt. No., or PO Box No. 5507 Euclid NE
City, State, ZIP+4 Albuquerque, NM 87110

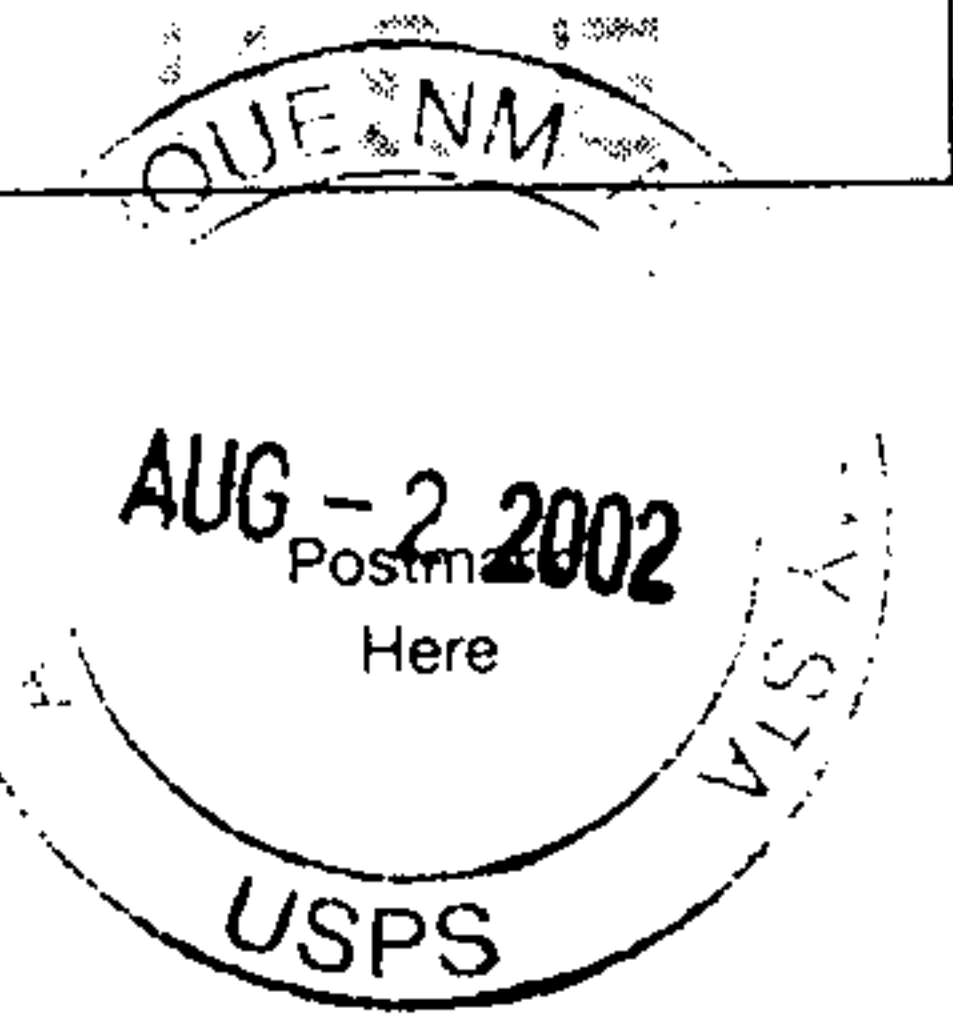
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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.11



Sent To Virginia Emmett
Street, Apt. No., or PO Box No. 7517 Leah Dr. NE
City, State, ZIP+4 Albuquerque, NM 87110

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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.11



Sent To: Susan McIntyre
 Street, Apt. No., or PO Box No.: 7521 Leah Dr. NE
 City, State, ZIP+4: Albuquerque, NM 87110

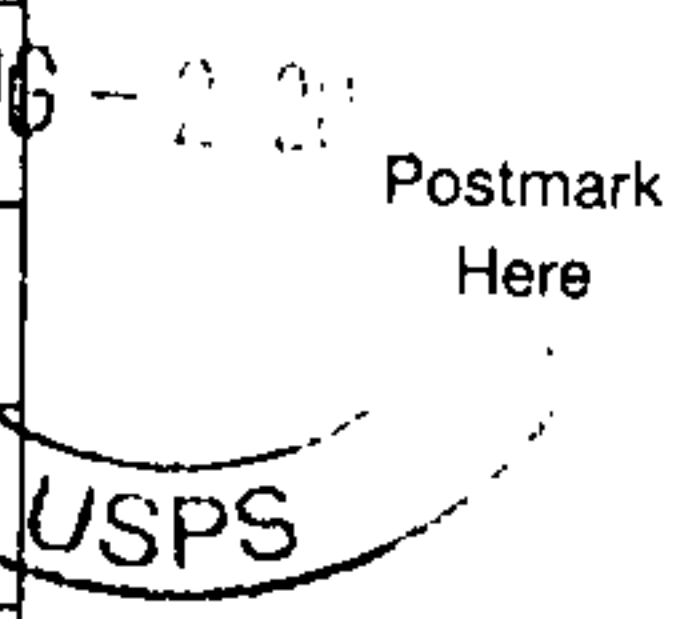
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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.11



Sent To: John Kinney
 Street, Apt. No., or PO Box No.: 1112 San Pedro NE #309
 City, State, ZIP+4: Albuquerque, NM 87110-6724

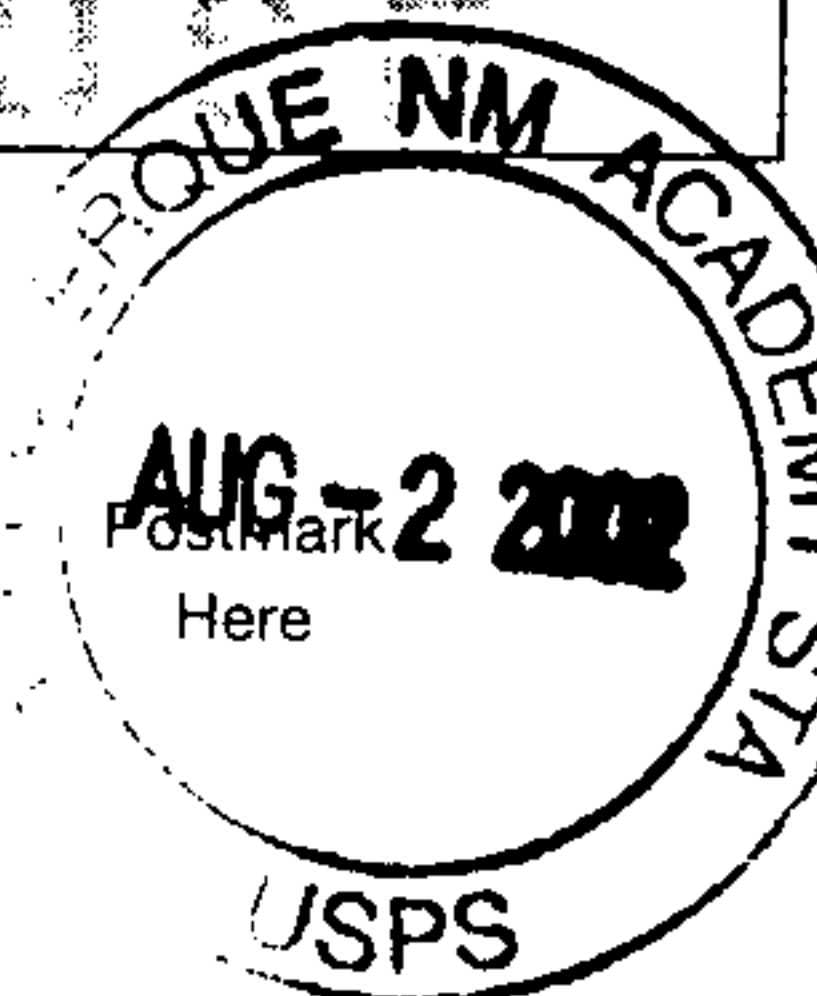
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Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.11



Sent To: Tom Joule
 Street, Apt. No., or PO Box No.: 6501 Americas Parkway NE
 City, State, ZIP+4: Albuquerque, NM 87110

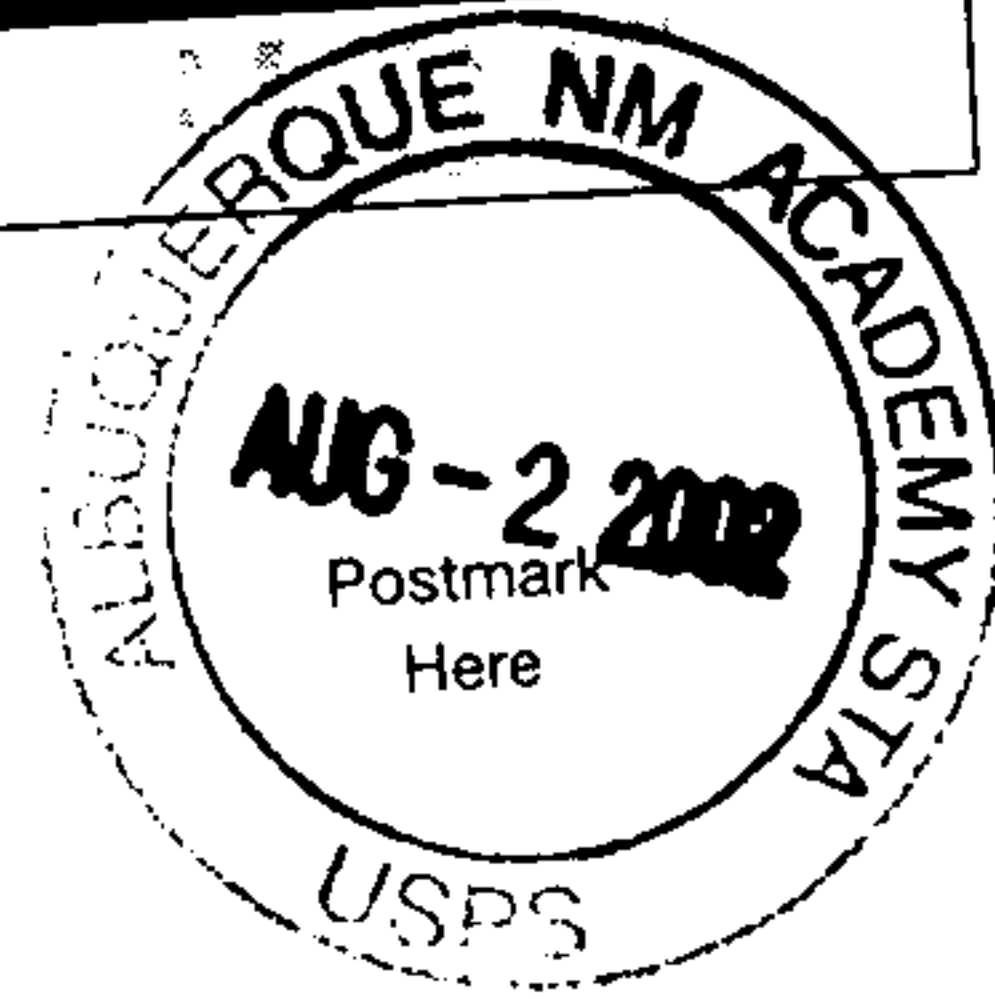
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Certified Fee	2.30
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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.11



Sent To: R. Shelton Weeks
 Street, Apt. No., or PO Box No.: 2100 Louisiana NE Suite 51
 City, State, ZIP+4: Albuquerque NM 87110

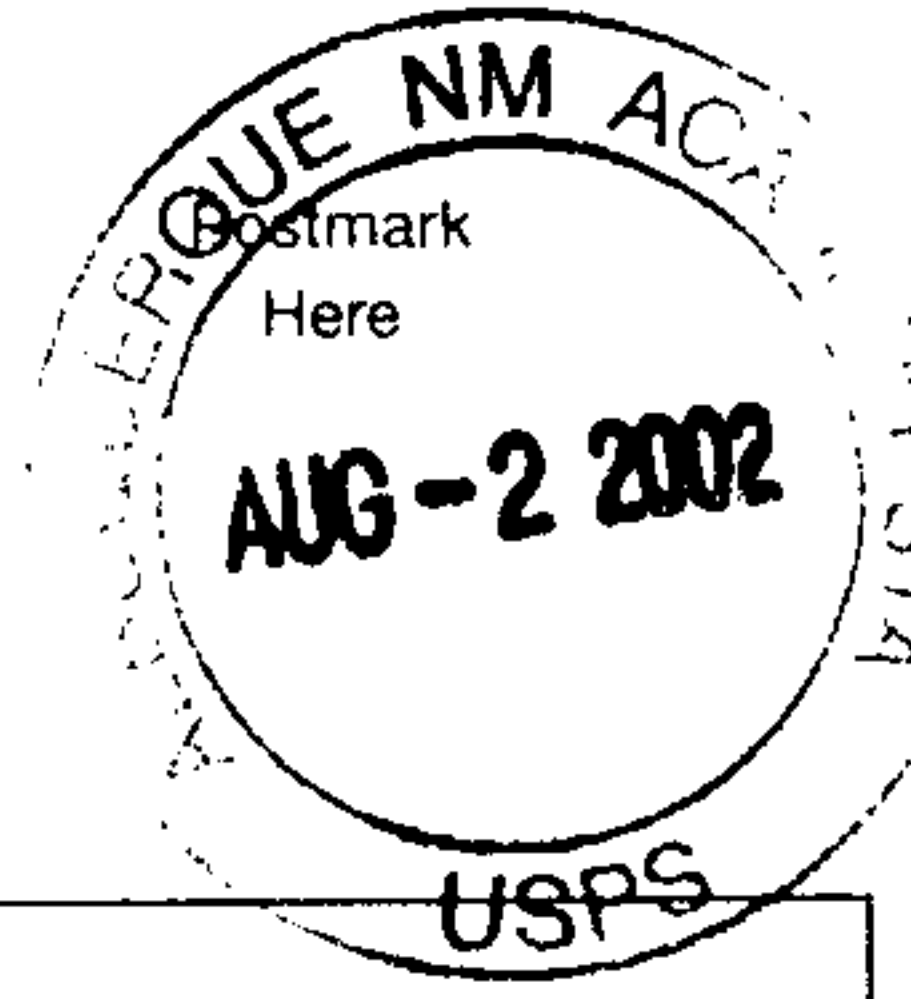
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Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.11



Sent To: Jeff Paul
 Street, Apt. No., or PO Box No.: 11000 Shore St. NE
 City, State, ZIP+4: Albuquerque, NM 87110

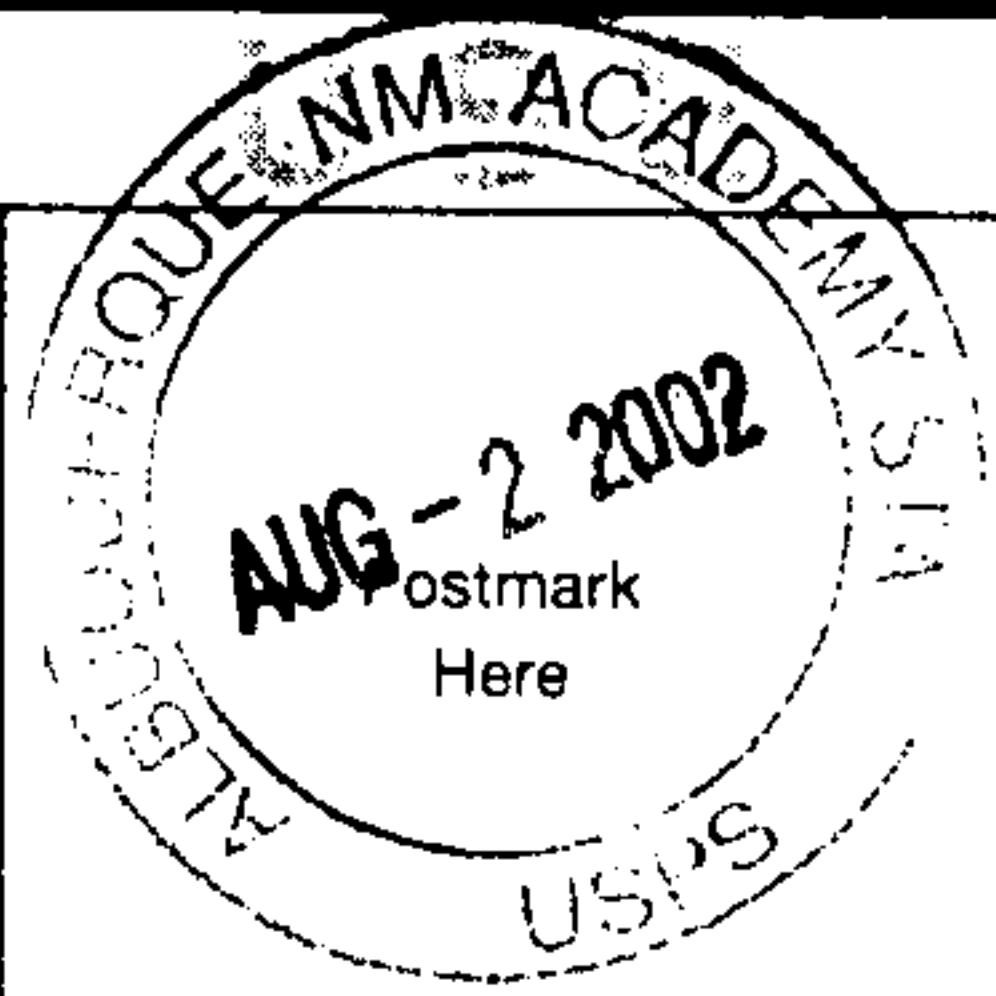
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U.S. Postal Service
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Postage	\$ 1.06
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.11



Sent To: Richard Peterson
 Street, Apt. No., or PO Box No.: 1112 San Pedro NE #309
 City, State, ZIP+4: Albuquerque NM 87110-6724

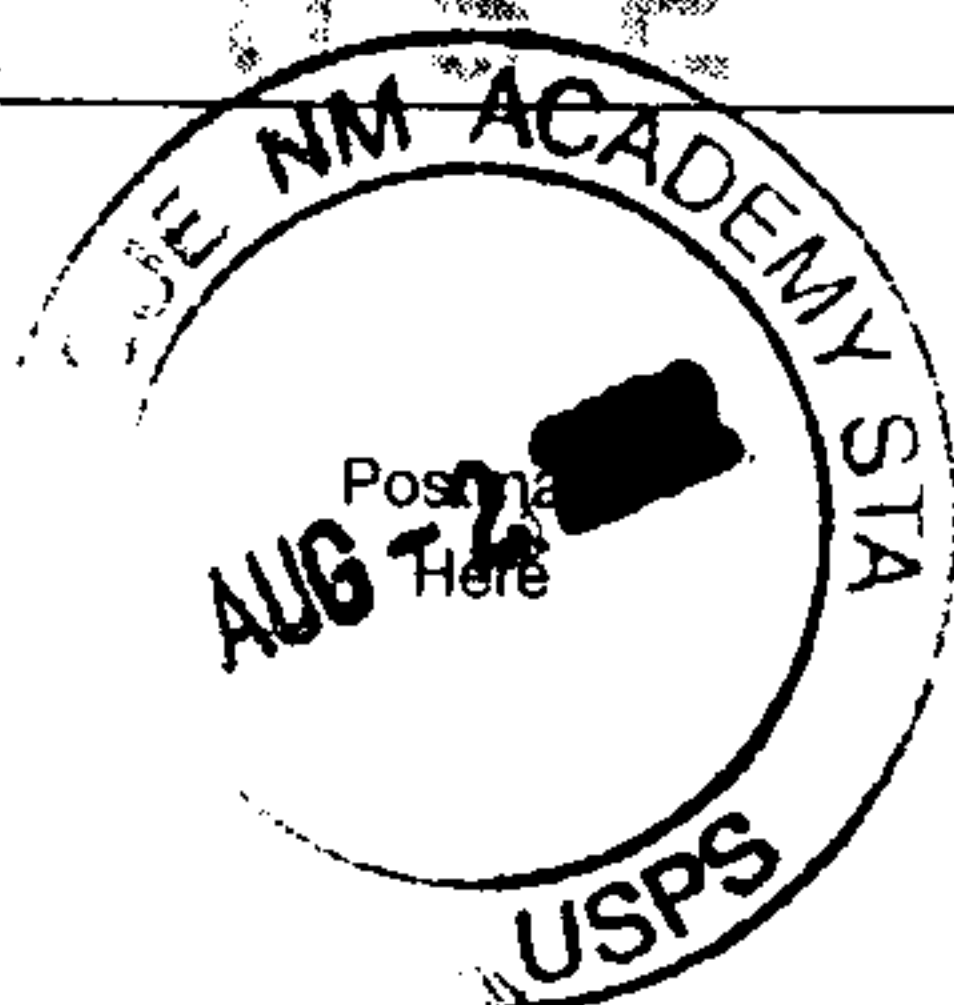
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7001 2510 0008 8965 7405

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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.11



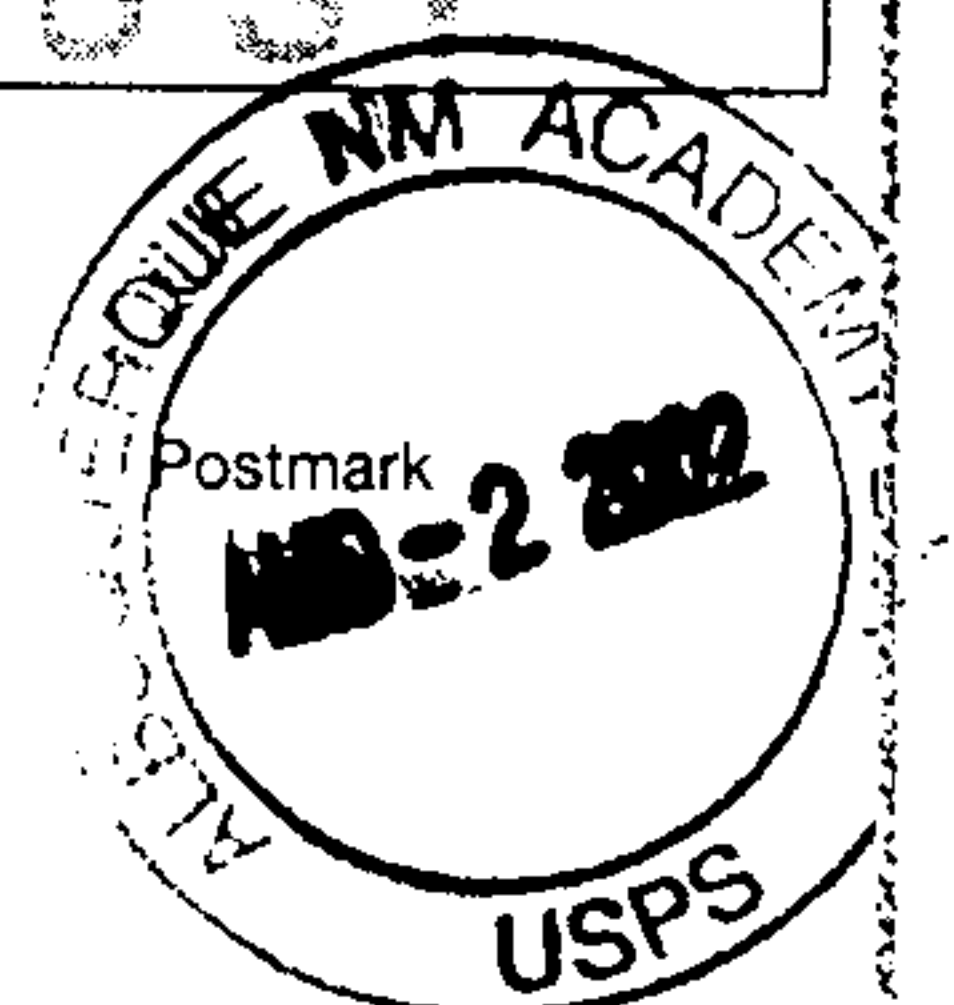
Sent To Lynn Tabor
 Street, Apt. No.,
 or PO Box No. 1804 Alvarado Dr. NE
 City, State, ZIP+4 ABQ, NM 87110

7001 2510 0008 8965 7603

U.S. Postal Service
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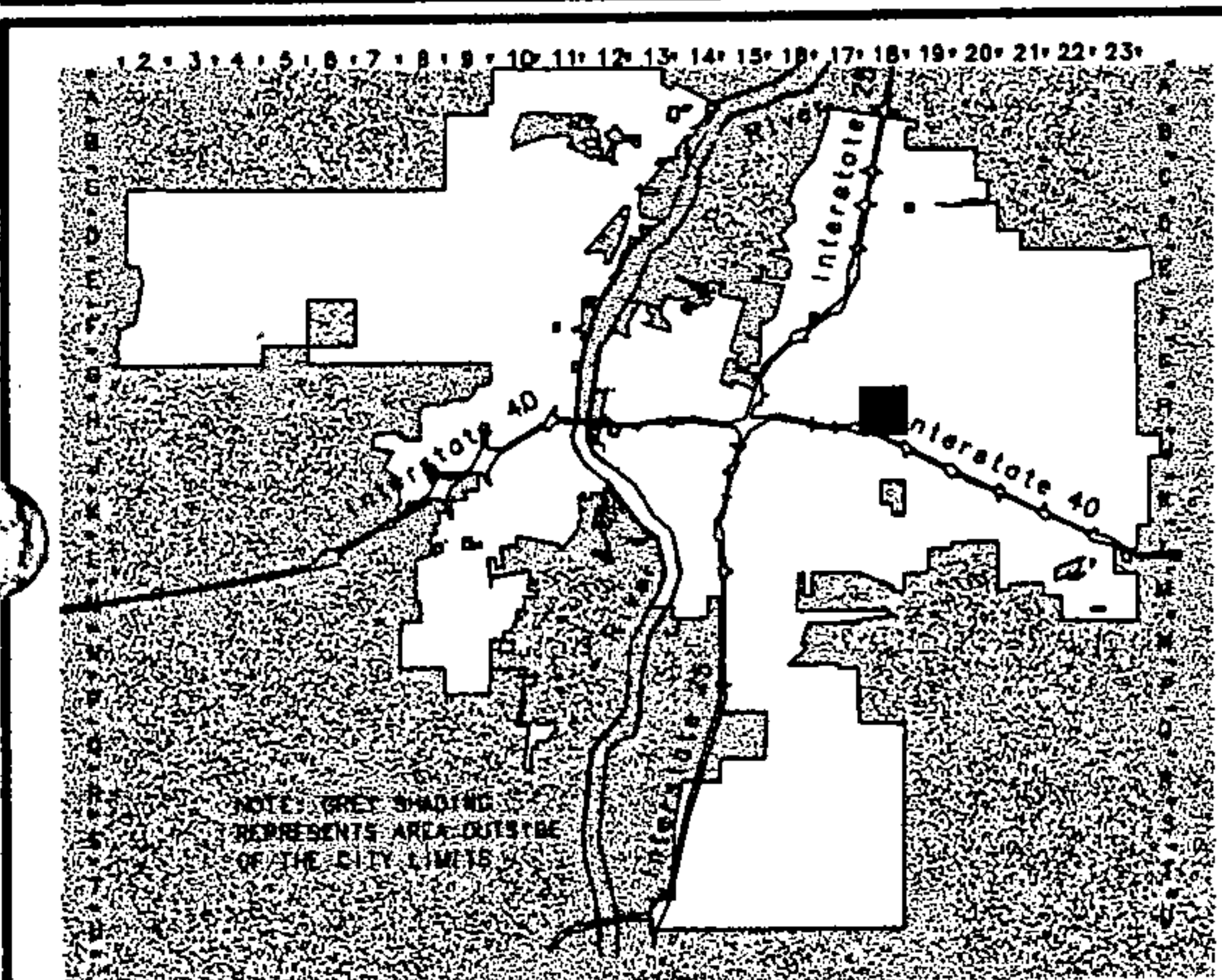
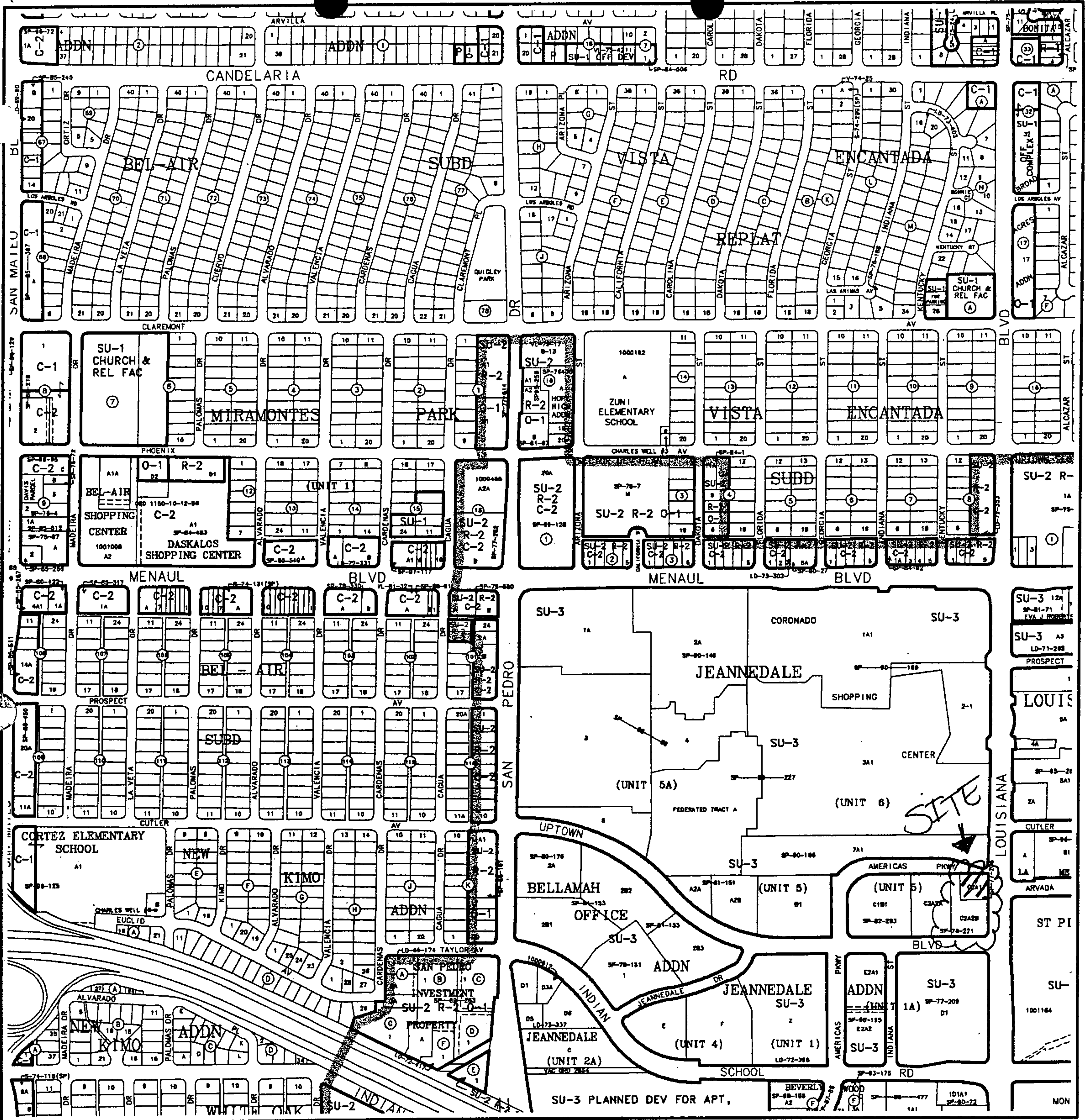
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Restricted Delivery Fee (Endorsement Required)	
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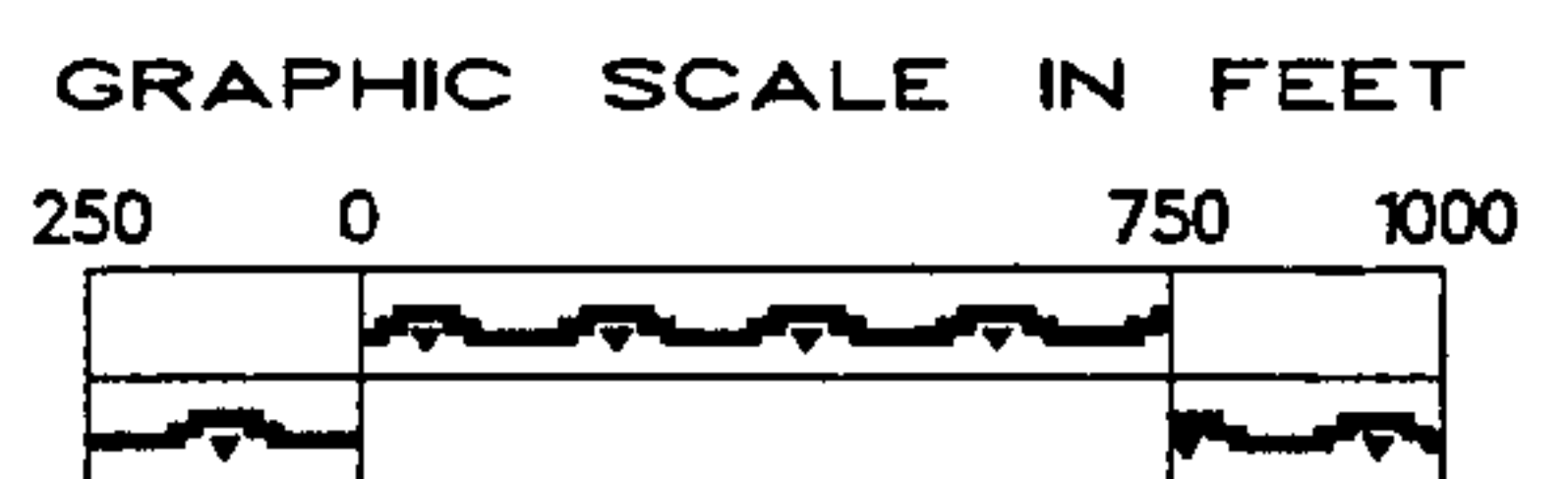


Sent To Valorie Vigil
 Street, Apt. No.,
 or PO Box No. 2408 Madera NE
 City, State, ZIP+4 Albuquerque, NM 87110

7001 2510 0008 8965 7436



CITY OF
Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2001



Zone Atlas Page

H-18-Z

Map Amended through July 19, 2001



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: August 2, 2002

TO CONTACT NAME: Karen Stewart
COMPANY/AGENCY: Sierra West LLC
ADDRESS/ZIP: 8509 Jefferson NE 87113
PHONE/FAX #: 858-30009 858-1118

Thank you for your inquiry of 8-202 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at lot C2A1, Seannedale Addition, Unit 5 located on Louisiana Blvd. NE zone map page(s) H18.

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

<p>Neighborhood Association _____</p> <p>Contacts: _____</p>	<p>Neighborhood Association _____</p> <p>Contacts: _____</p>
<p><i>All attached</i></p> <p><i>uptown list</i></p>	

See reverse side for additional Neighborhood Association Information: YES { } 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 S. Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

Phone: 505-858-3100
Fax: 505-858-1118

FACSIMILE TRANSMITTAL

To: OFFICE OF NEIGHBORHOOD COORDINATION FAX: 924-3913
TOTAL OF (2) PAGES

From: KAREN STEWART

Subject: HOMEOWNERS ASSOCIATION INFORMATION JN: 220042

Date: August 2, 2002

**PLEASE FORWARD INFORMATION ON ALL RECOGNIZED AND UNRECOGNIZED
HOMEOWNER ASSOCIATIONS IN THE AREA OF THE PROPERTY DESCRIBED AS:**

Lot C2A1 Jeannedale Addn. Unit 5

LOCATED ON LEGAL DESCRIPTION
Louisiana Blvd. NE
STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN Americas Parkway NE AND Uptown Blvd. NE
STREET NAME OR OTHER IDENTIFYING LANDMARK STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS SHEET:

(H-18)
ZONE ATLAS #

PLEASE CALL IF YOU HAVE ANY QUESTIONS.

SHOULD YOU HAVE ANY QUESTIONS REGARDING THIS TRANSMITTAL OR
ANY OTHER ITEMS PERTAINING TO THIS PROJECT, PLEASE DO NOT HESITATE
TO CONTACT OUR OFFICE.

IF YOU DO NOT RECEIVE ALL PAGES OF THIS TRANSMITTAL, OR IF MATERIAL IS NOT LEGIBLE,
PLEASE CONTACT OUR OFFICE FROM 8:00 AM TO 5:00 PM, MST, MONDAY THROUGH FRIDAY.
THANK YOU.

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: 8/20/02 Time Entered: 9:25 am OCNC Rep. Initials: AL

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

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)
LAND DEVELOPMENT COORDINATION DIVISION (LDC)
Plaza Del Sol -2nd Floor West - 600 2nd St NW
Land Development / Planning - Main Fax (505) 924-3685
Development Services / Public Works - Main Fax (505) 924-3864

City of Albuquerque
Treasury Division

08/02/2002 X 11:47AM LOC: ANE

RECEIPT# 00025369 WSH 006 TRANSH 0020
ACCOUNT 441018 Fund 0110 TRSKDM
ACTIVITY 4971000
TRANS AMT \$375.00
J24 MISC \$75.00
CK \$375.00
CHANGE \$0.00

PAID RECEIPT

APPLICANT NAME Geltmore Inc
AGENT Tierra West
ADDRESS _____
PROJECT NO. 100 2135
APPLICATION NO. 02 DRB . 01208

\$ 300. 441006 / 4983000 (DRB Cases)
\$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)
\$ 75. 441018 / 4971000 (Notification)

\$ 375. Total amount due

TIERRA WEST LLC 05/89
8509 JEFFERSON, NE, PH. 858-3100
ALBUQUERQUE, NM 87113

7334

DATE: 8/2/02 95-32 NM 1152 1070

PAY TO THE ORDER OF City of Albuquerque \$ 375.00

Three hundred seventy five dollars & 00/100 DOLLARS

Bank of America. ACH R/T 107000327

FOR: Donna Bohannon MP

⑈007334⑈ ⑆107000327⑆ 00170006238⑈

Treasury Division

08/02/2002 11:47AM LOC: ANE
X
RECEIPT# 00025368 WSH 006 TRANSH 0020
Account 441006 Fund 0110
Activity 4983000 7/1/02 TRSKDM
Trans Amt \$375.00
J24 Misc \$300.00

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 Aug 13 2002 To Aug 28 2002.

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.

Jamie Ifu (Applicant or Agent), ~~08/07/00~~ 8/02/02 (Date)

I issued 2 signs for this application, ~~09/100~~ 8-2-02 (Date), [Signature] (Staff Member)

02 DRB - 01208