

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
Development Review Board  
2/25/04 Comments**

**ITEM # 15**

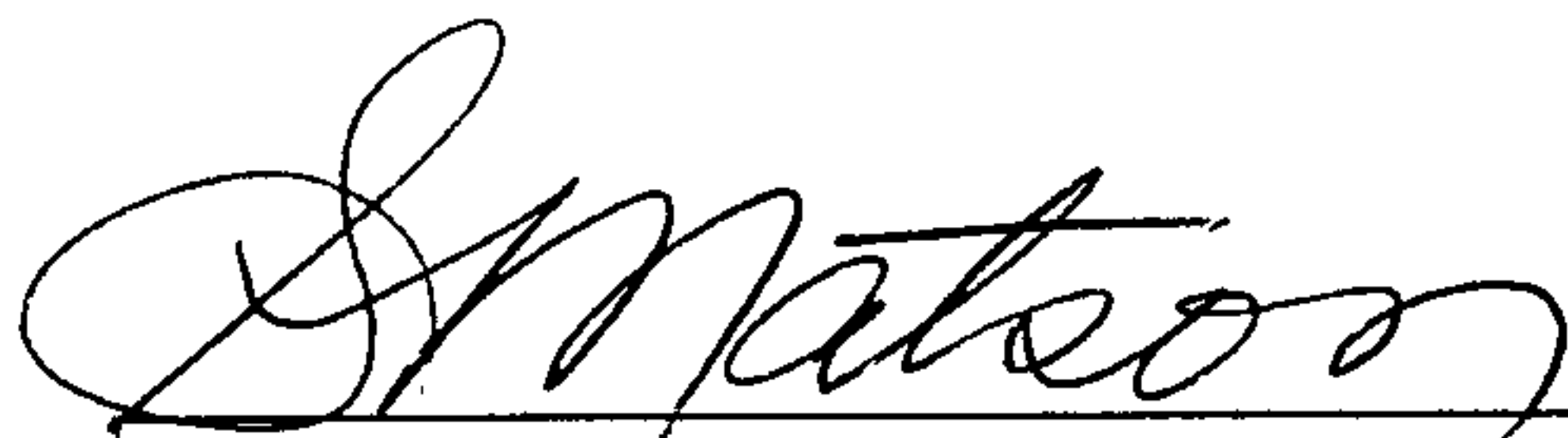
**PROJECT # 1003259**

**APPLICATION # 04-00211**

**RE: Stronghurst Addition, Lots 7 & 8, Block 1/sketch**

The minimum lot size for R-1 zoning is 5,000 square feet in this area with a minimum lot width of 50 feet.

In addition, you must follow the setback requirement for the existing house which would apply at the propose new lot subdivision. Is this the rear yard?



---

Sheran Matson AICP DRB Chair  
924-3880 fax 924-3864 [smatson@cabq.gov](mailto:smatson@cabq.gov)



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**City of Albuquerque**  
**Parks and Recreation Department**  
PO Box 1293, Albuquerque, New Mexico 87103  
Inter-Office Correspondence

Development Review Board Comments

**Project Number:** 1003259  
**Application Number:** 04DRB-00211

**DRB Date:** 2/25/04

**Item Number:** 15

**Subdivision:**

Lots 7 & 8, Block 1, Stronghurst Addition

**Zoning:** R-1

**Zone Page:** H-14

**New Lots (or units) :** 0


**Request for:**

- Sketch Plat Review & Comment
- Bulk Land Variance
- Site Development Plan for Subdivision
- 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

**Parks and Recreation Comments:**

Plat adjusts lot lines, therefore no park dedication requirement.

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:**   
\_\_\_\_\_  
Christina Sandoval, (DMD)

Phone: 768-3808



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

## DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB- 1003259

Item No. 15

Zone Atlas H-14

DATE ON AGENDA 2-25-04

INFRASTRUCTURE REQUIRED ( ) YES ( ) NO

CROSS REFERENCE: \_\_\_\_\_

### TYPE OF APPROVAL REQUESTED:

- SKETCH PLAT ( ) PRELIMINARY PLAT ( ) FINAL PLAT
- ( ) SITE PLAN REVIEW AND COMMENT ( ) SITE PLAN FOR SUBDIVISION
- ( ) SITE PLAN FOR BUILDING PERMIT

No.

Comment

① ACCESS EASEMENT WIDTH NEEDS TO BE 15' MINIMUM

② NEED SKETCH OF X-SECTION OF COMMERCIAL

③ CURB-CUT FOR ACCESS EASEMENT CANNOT BE LOCATED @ PROPERTY LINE UNLESS ADJOINING OWNER AGREES.

If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:



**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: 1003259**

**AGENDA ITEM NO: 15**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

No adverse comments.

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED *discussed* X; 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:** February 25, 2004



# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form **S**

**SUBDIVISION**

Major Subdivision action

Minor Subdivision action

Vacation

Variance (Non-Zoning) **SKETCH**

**SITE DEVELOPMENT PLAN** **P**

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

Cert. of Appropriateness (LUCC) **L**

Supplemental form **Z**

**ZONING & PLANNING**

Annexation

County Submittal

EPC Submittal

Zone Map Amendment (Establish or Change Zoning)

Sector Plan (Phase I, II, III)

Amendment to Sector, Area, Facility or Comprehensive Plan

Text Amendment (Zoning Code/Sub Regs)

**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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: JEROME MALDONADO PHONE: 342-2960

ADDRESS: 2907 COMMERCIAL ST. NE FAX: 890-0778

CITY: ALBUQUERQUE STATE NM ZIP 87107 E-MAIL: \_\_\_\_\_

Proprietary interest in site: HOME OWNER

AGENT (if any): MICHAEL SPOTTISWOODE PHONE: (505)307-0497

ADDRESS: 40 COLUMBIA BANKER 12500 MONTGOMERY BLVD #151A FAX: (505)291-6472

CITY: ALBUQUERQUE STATE NM ZIP 87111 E-MAIL: mspot@sumls.com

DESCRIPTION OF REQUEST: CHANGE OF LOT LINE PRESENTLY BISECTING PROPERTY APPROXIMATELY EAST-WEST TO A LINE AT 90° ANGLE TO THIS (OR APPROXIMATELY NORTH-SOUTH). SKETCH PLAT REVIEW & COMMENT TO WESTERLY LOT VIA SOUTHERLY PORTION OF EASTERLY LOT WITH A VIEW TO PERMIT TO BUILD RESIDENCE

Is the applicant seeking incentives pursuant to the Family Housing Development Program?  Yes.  No. ON WESTERLY LOT

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

Lot or Tract No. LOTS 7 & 8 Block: 1 Unit: \_\_\_\_\_

Subdiv. / Addn. STRONGHURST ADDITION

Current Zoning: R-1 Proposed zoning: N/C

Zone Atlas page(s): H-14 No. of existing lots: 2 No. of proposed lots: 2

Total area of site (acres): 0.505 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.) Within 1000FT of a landfill? NO

UPC No. 101405951149012802 MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: COMMERCIAL ST NE (2907)

Between: CAREMONT Av. NE and CANDELARIA 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.): \_\_\_\_\_

N/A

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 2/16/04

SIGNATURE [Signature] DATE 2/16/04

(Print) JEROME MALDONADO  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 9/01, 3/03, 7/03

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04 DRB - 00211</u>	<u>Sketch</u>	<u>531</u>	<u>\$ 0</u>
<input checked="" type="checkbox"/> All fees have been collected				<u>\$</u>
<input checked="" type="checkbox"/> All case #s are assigned		<u>CM Fee</u>		<u>\$ 20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent				<u>\$</u>
<input checked="" type="checkbox"/> Case history #s are listed				<u>\$</u>
<input type="checkbox"/> Site is within 1000ft of a landfill				<u>\$</u>
<input type="checkbox"/> F.H.D.P. density bonus				<u>Total</u>
<input type="checkbox"/> F.H.D.P. fee rebate				<u>\$ 20.00</u>

Hearing date Feb. 25<sup>th</sup> 04

[Signature]  
Planner signature / date

Project # 1003259



THE UNIVERSITY OF CHICAGO  
DIVISION OF THE PHYSICAL SCIENCES  
DEPARTMENT OF CHEMISTRY  
5708 SOUTH CAMPUS DRIVE  
CHICAGO, ILLINOIS 60637



**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 LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
- 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.
- Design elevations & cross sections of perimeter walls
- 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.
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
- 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.

Jerome Maldonado

Applicant name (print)

2/16/04  
Applicant signature / date



Form revised 3/03, 8/03 and 11/03

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

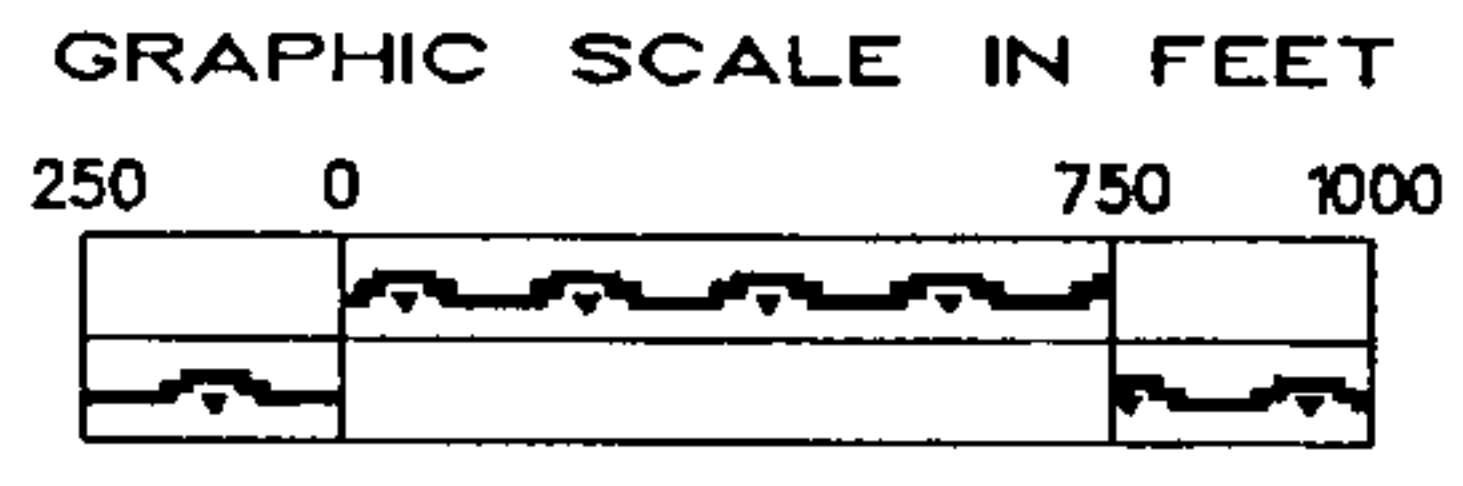
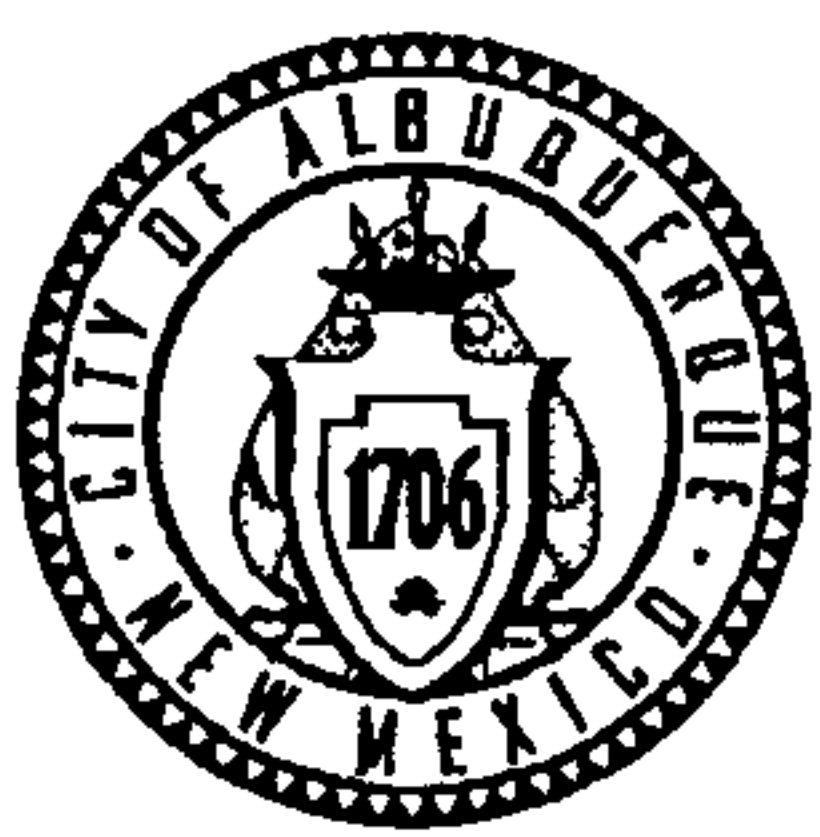
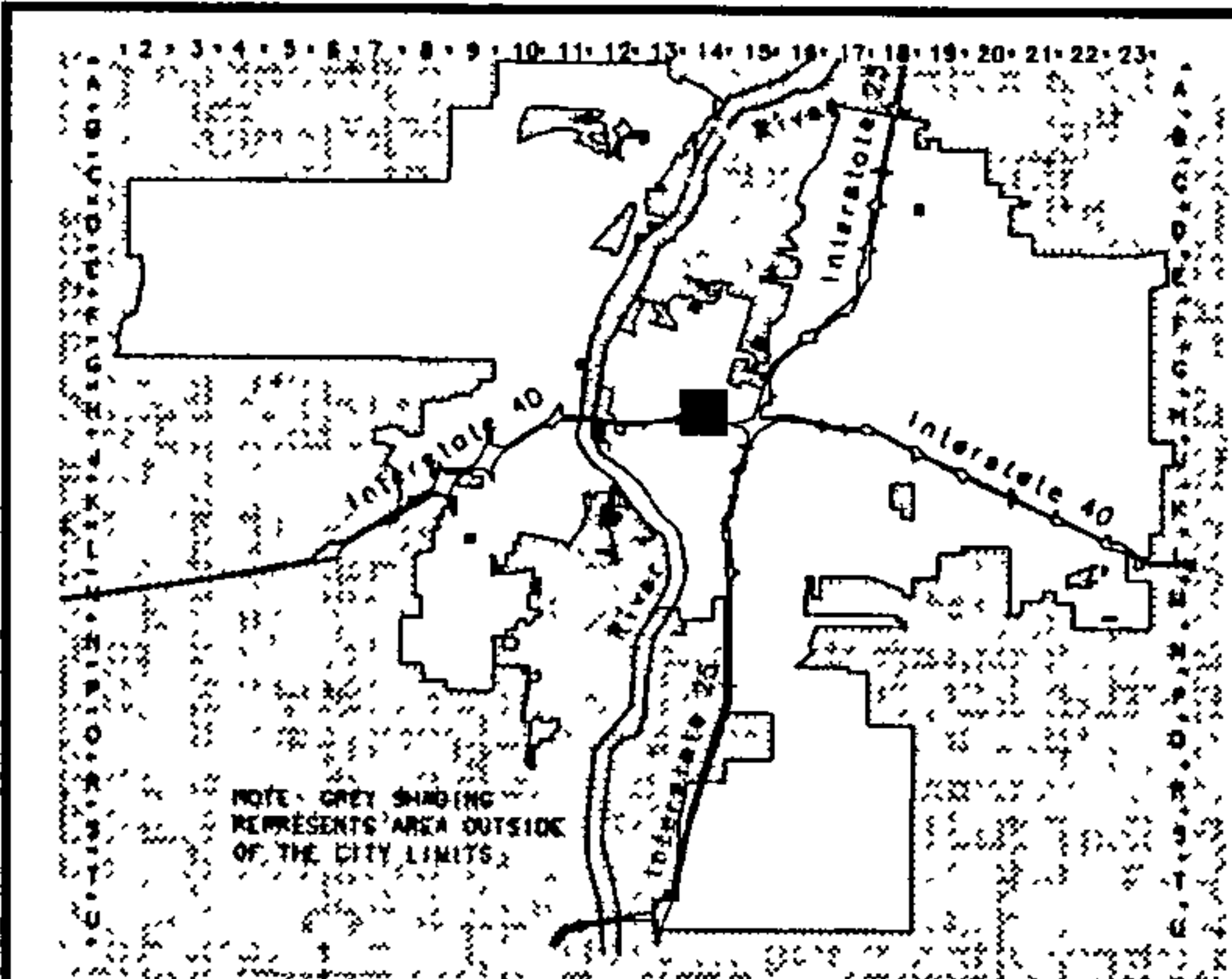
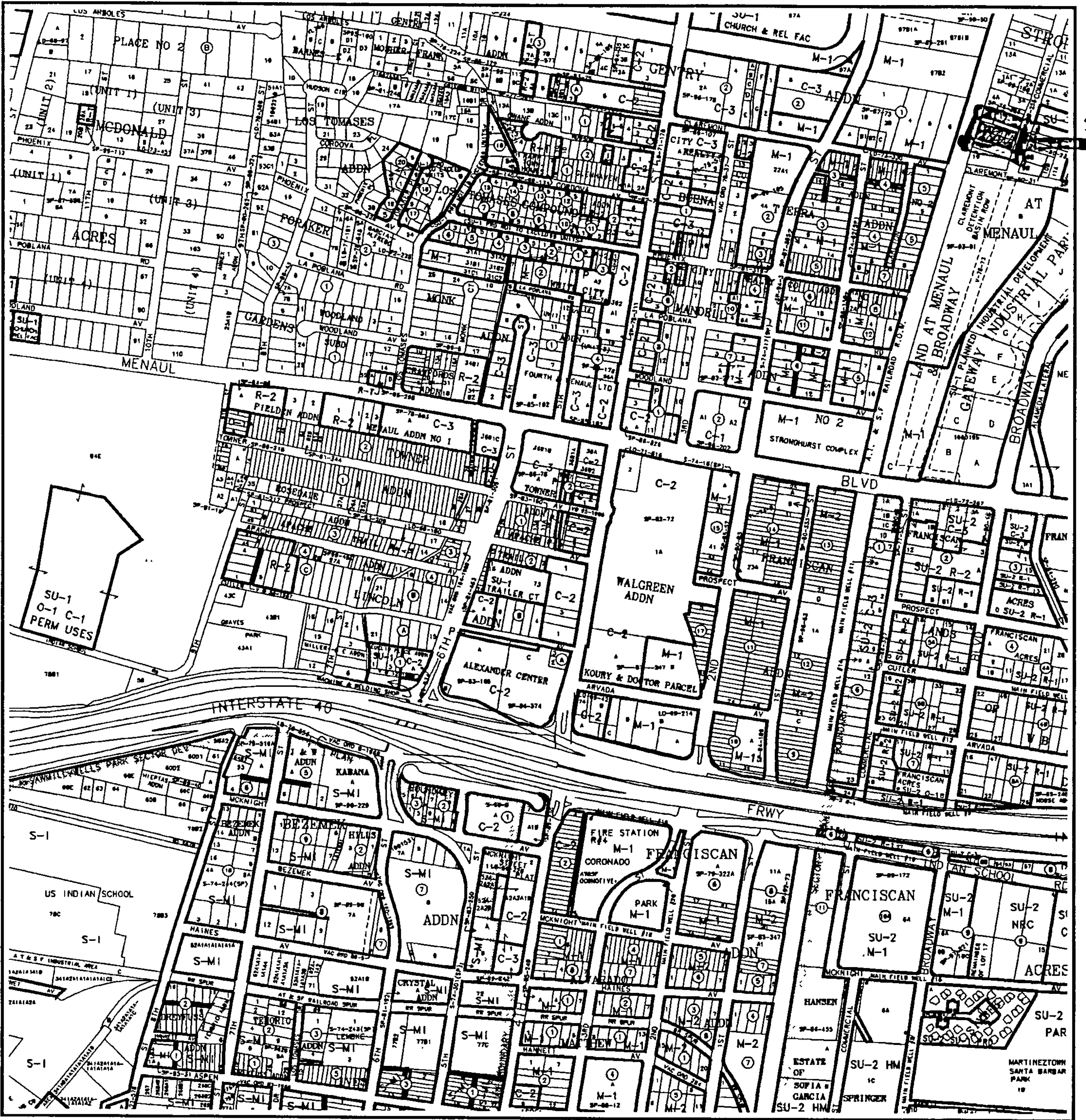
Application case numbers  
04DRB - 00211

Robert

Planner signature / date

**Project # 1003259**





**A**lbuquerque **G**eographic **I**nformation **S**ystem  
**PLANNING DEPARTMENT**

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**Zone Atlas Page**

**H-14-Z**

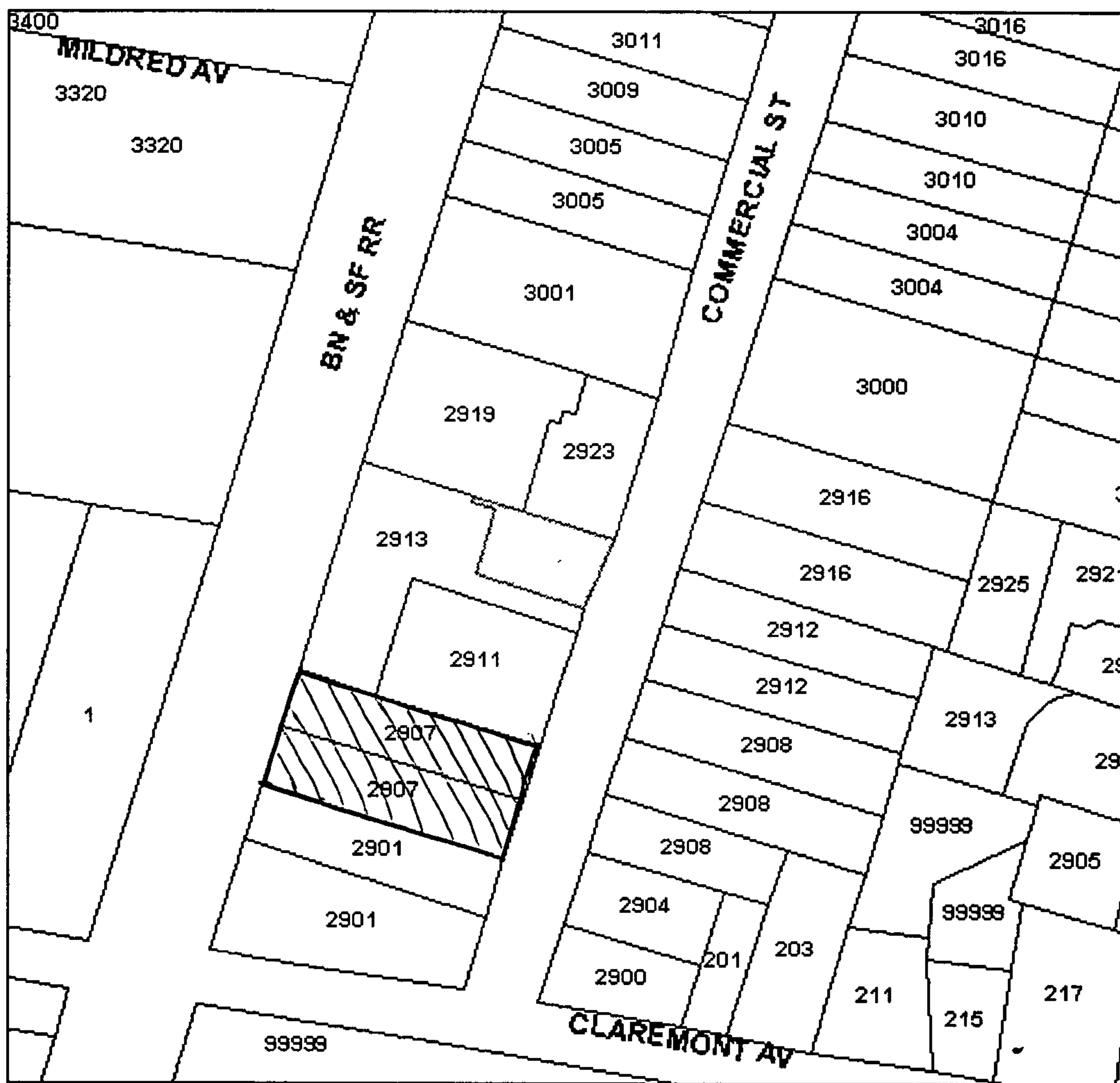
Map Amended through November 01, 2003





Activate By 'Clicking' on the Map

Zoom In Id Address Pan Zoom Out



ReDraw Screen.

1999 AIR PHOTO (Metro Area Coverage)

CITY



LAYER

- STREET
- PARKS
- CITY L
- ZONE I
- NBR B
- COMM
- WATER
- SEWER
- STORM
- ZONIN
- LOT NI
- ZIP CO
- COUNC
- FLOOD
- PARCE
- CONTE
- SENAT
- REPRE
- COUNT
- PARCE
- CRIMI
- PUBLIC
- LAND
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NEW GIS QUERY

**“Describing, Explaining and Justifying Request”:**

2907 Commercial St. NE, Albuquerque, NM 87107 (The Subject Property) currently consists of two lots with a residence situated on the eastern half of the property, straddling the lot line between the two lots (the one lot to the north and the other to the south).

I, Jerome Maldonado, the current Homeowner at the Subject Property, am seeking review and/or approval for the following:

- 1) A redrawing of the Lot Line that currently bisects & runs through my property roughly East to West (perpendicular to Commercial St.). In its place, I am requesting a Lot Line that bisects my property approximately North-South (or parallel to Commercial St.). In this way, my property will continue to consist of two lots; however, the present residence will be situated on just one of the lots (: that is, the one to the east).
- 2) Permission to build a residence on the lot to the west (as redrawn) at some future date &/or a feasibility assessment for such a plan.
- 3) Permission to create an access easement and driveway for the lot to the west (as redrawn) along the southern boundary of the lot to the east (as redrawn) &/or a feasibility assessment for such a plan.

Thank you,

Signed:

Jerome Maldonado  
(Homeowner of Subject Property)



THE UNIVERSITY OF CHICAGO  
DIVISION OF THE PHYSICAL SCIENCES  
DEPARTMENT OF CHEMISTRY

REPORT OF THE RESEARCH GROUP ON  
THE CHEMISTRY OF THE SOLID STATE

RESEARCH REPORT NO. 1  
BY J. H. SCHLUSSELMAN AND  
R. W. WOODWARD

DEPARTMENT OF CHEMISTRY  
UNIVERSITY OF CHICAGO  
CHICAGO, ILLINOIS

1954

1954  
1954

**Selected Address: 2907 COMMERCIAL ST NE**  
**Zoning: R-1**  
**Lot/Block/Subd: 8 , 1 , STRONGHURST ADDN**  
**Council District/Name: TWO , V GRIEGO**  
**County Commission: 1**  
**Rep District/Sen District: 11 , 13**  
**Nbr Assoc: STRONGHURST IMP R**  
**Zoning: R-1**  
**Voter Pct: 197**  
**High Sch District: VALLEY**  
**Mid Sch District: GARFIELD**  
**Elem Sch District: COCHITI**  
**ZoneMap Page: H14**  
**Jurisdiction: CITY**  
**Police Beat: 236/VALLEY**  
**Flood Zone: ZONE AH**  
**Comm Plan Area: NORTH VALLEY**  
**UPC #: 101405951149012802**  
**Owner Name: CASADOS DEBORAH L & RALPH L**  
**Owner Street Adress: 2907 COMMERCIAL AVE**  
**Owner City/State/Zip: ALBUQUERQUE / NM / 87107 NM**  
**Note: Accuracy for Owner info cannot be guaranteed correct.**  
**Please check with the Bernalillo County Assessor for official data.**

NEW GIS QUERY

# IMPROVEMENT LOCATION REPORT

THIS IS TO CERTIFY:

TITLE COMPANY STEWART TITLE UNDERWRITER \_\_\_\_\_

LENDER \_\_\_\_\_ N/A that on JANUARY 27, 2004

I made an inspection of the premises situated at 2907 COMMERCIAL N.E.

ALBUQUERQUE, BERNALILLO County, New Mexico

PLAT REFERENCE: Bearings, distances and/or curve data are taken from the following plat. (including filing information if the plat is a filed plat).

PLAT NAME STRONG-HURST ADDITION

Filing Date: JANUARY 23, 1926 Volume: C2 Folio 94

### GENERAL NOTES:

The error of closure for this property is one (1) foot of error for every N/A feet along the perimeter of the legal description provided.

Easements shown hereon are listed in the Title Commitment No. GF#3120456/IY provided by the Title Insurance Company shown above.

See Exhibit "A" to the Surveyor's Inspection Report for a complete Legal Description and Sketch of the property in question. (Page 2 of 2)

Improvement location is based on previous property surveys. No monuments were set with this inspection report. This Tract is subject to all Easements, Restrictions and Reservations of record which pertain to the property in question.

This report is not to be relied upon for the establishment of fences, buildings and/or other future improvements.

I FURTHER CERTIFY as to the existence of the following at the time of said inspection:

1: Evidence of rights-of-ways, old highways or abandoned roads, lanes, trails or driveways sewer drains, water, gas or oil pipelines on or crossing the property in question.

NONE

2: Springs, streams, rivers, ponds of lakes located on or bordering on or through the property in question.

NONE

3: Evidence of cemeteries or family burial grounds located on the property in question.

NONE

4: Overhead Utility poles, anchors, pedestals, wires or lines overhanging or crossing the property in questions and serving other properties.

NONE

5: Joint driveways or walkways, joint garages, party walls or rights of support, steps or roofs used in common:

NONE

6: Apparent encroachments. If buildings, projections or cornices thereof, or signs affixed thereto, fences, walls or other indications of occupancy appear to encroach upon or overhang adjoining property or the like appear to encroach upon or overhanging the property in question.

NONE

7: Specific physical evidence of boundary lines on all sides of the property in question.

SEE SKETCH (PAGE 2 OF 2)

8: Is the property in question improved?

YES

9: Indications of recent building construction, alterations or repairs:

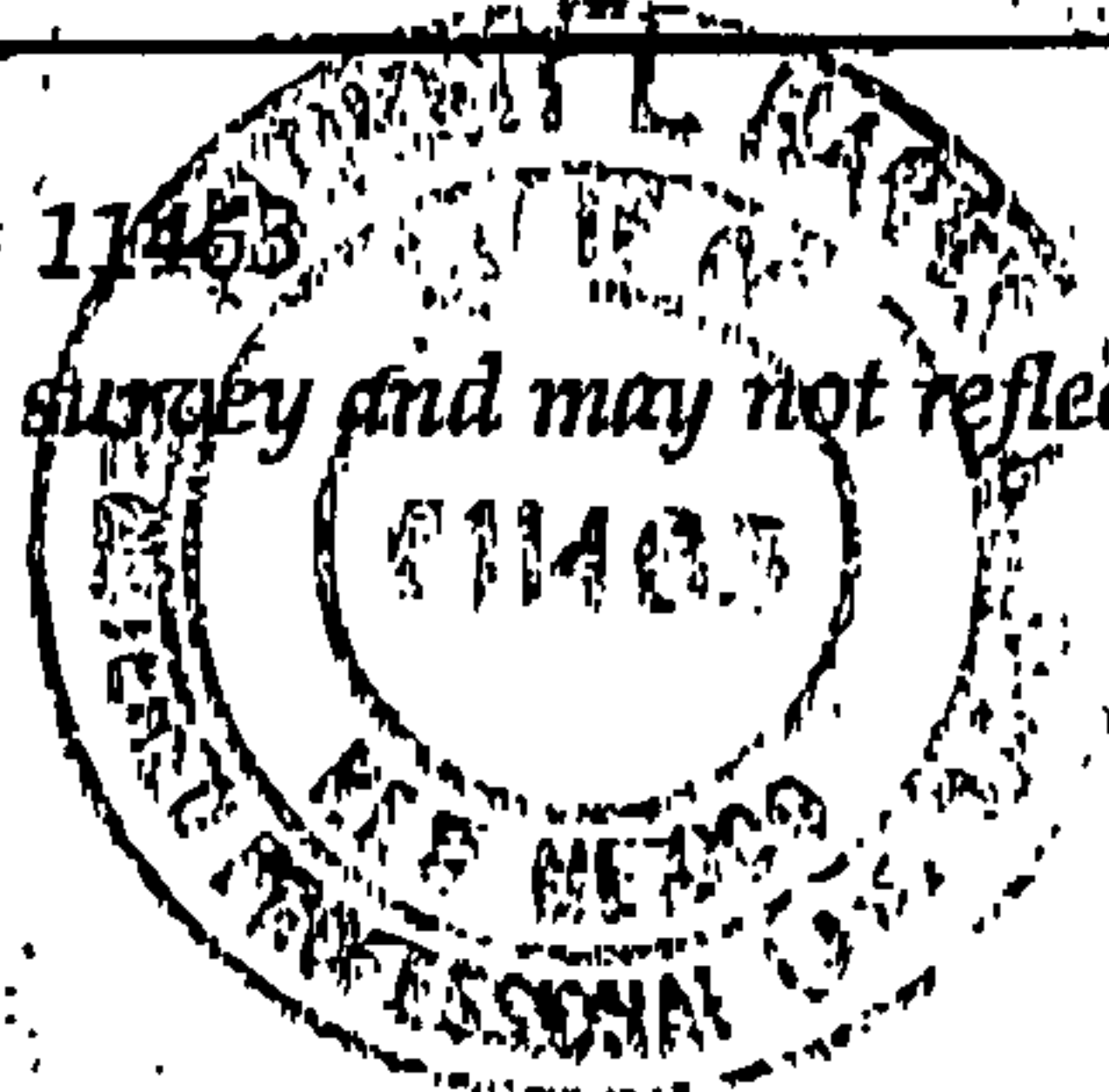
NONE

10: Approximate distances of structure or structures from at least two (2) property lines.

SEE SKETCH (PAGE 2 OF 2)

Anthony L. Harris (Surveyor) N.M.P.M. # 11453

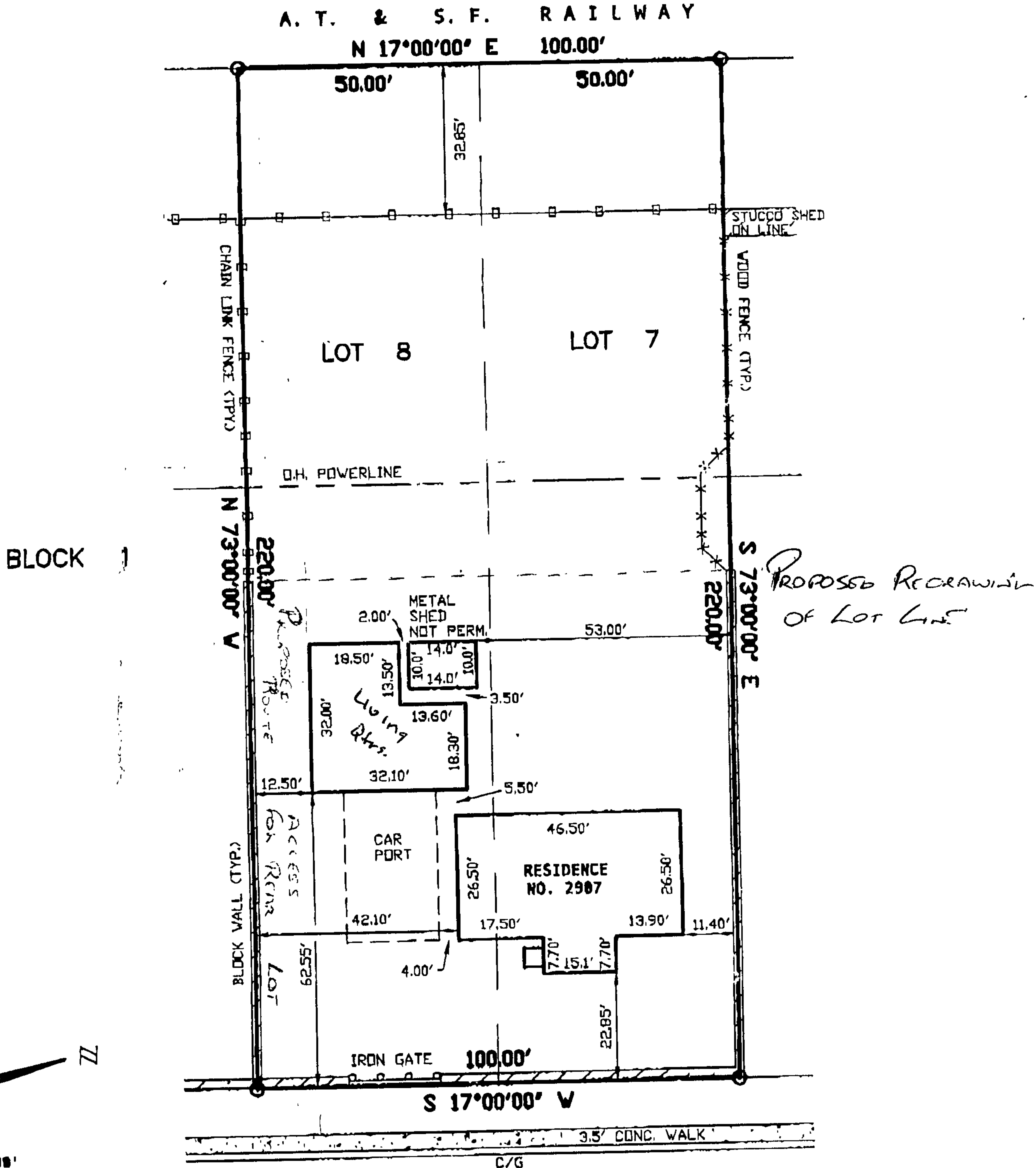
The above information is based on boundary information taken from a previous survey and may not reflect that which may be disclosed by a boundary Survey.



**LEGAL DESCRIPTION:**

LOTS NUMBERED SEVEN (7) AND EIGHT (8) IN BLOCK NUMBERED ONE (1) OF THE STRONG-HURST ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JANUARY 23, 1926, IN PLAT BOOK C2, FOLIO 94.

This is not a survey for use by a property owner for ANY purpose.



Scale: 1" = 30'  
 Order No.: 04-0197  
 Field Book: C Page:  
 Ordered By: Stewart/JY

Anthony L. Harris, N.M.P.S. #11463 HARRIS SURVEYING, INC.  
 2412-D Monroe Street, NE Albuquerque, New Mexico 87110  
 Telephone (505) 889-8656 FAX (505) 889-8645

The property shown hereon is \_\_\_\_\_ within the  
 100 year flood plain. Zone" \_\_\_\_\_", FIRM Panel  
 # \_\_\_\_\_ Dated: \_\_\_\_\_



ONE STOP SHOP  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT  
Development & Building Services

PAID RECEIPT

APPLICANT NAME JEROME MALDANADO  
AGENT MICHAEL SPOTTISWOOD, Carmelo Banker  
ADDRESS 12500 montgomery Blvd, NE, Ste 151, 87111  
PROJECT & APP # 1003259/04-DRB-00211  
PROJECT NAME LOTS 7&8 STRONG HURST ADDN, .

\$ 20<sup>00</sup> 469099/4916000 Conflict Management Fee  
\$ \_\_\_\_\_ 441006/4983000 DRB Actions  
\$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
\$ \_\_\_\_\_ 441018/4971000 Public Notification  
\$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
( ) Traffic Impact Study  
\$ 20<sup>00</sup> TOTAL AMOUNT DUE

\*\*\*NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

\*\*\*DUPLICATE\*\*\*  
City Of Albuquerque  
Treasury Division

Counterreceipt.doc 12/29/03

02/17/2004 9:06AM LOC: ANNX  
RECEIPT# 00020379 WS# 007 TRANS# 0010  
Account 469099 Fund 0110  
Activity 4916000 TRSLJ5  
Trans Amt \$20.00  
J24 Misc \$20.00  
VI \$20.00  
CHANGE \$0.00