

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

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

Project #: 1003372 Application #: 12DRB-70173
Project Name: North Albuquerque Acres Tract A Unit B
Agent: RBA Architects L Phone #:

Your request was approved on 7-25-12 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

- TRANSPORTATION: address com met
- ABCWUA:
- CITY ENGINEER / AMAFCA:
- PARKS / CIP:
- PLANNING (Last to sign): North 7-25

PLATS:

- 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.
 - County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

ALL SITE PLANS:

- 3 copies of the approved site plan. Include all pages.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
July 25, 2012
DRB Comments**

ITEM # 1

PROJECT # 1003372

APPLICATION # 12-70210

**RE: Lot 30-A-3,, Block 11, Tract A Unit B, North
Albuquerque Acres**

The proposed building does not comply with the Building Design Regulations of the North I-25 Sector Development Plan:

- b) 2. Street Façade must be articulated to provide a wrap around a distance of approximately 30 feet.
- b) 3. Additional articulation is needed to reduce the scale and composition of the large, flat building and to provide visual interest consistent with the Regional Commercial District (not Manufacturing).
- d) 2. Building Façade shall be quality material; predominant metal panels are not appropriate.
- d) 4. Metal panels do not convey a human scale and is inappropriate as primary building material.
- d) 5. Metal roof material does not reflect the design traditions of the Albuquerque region.
- e) 1. Screen wall must complement building material (stucco).

Jack Cloud, DRB Chairman
924-3880/ jcloud@cabq.gov

CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

July 11, 2012

Project# 1003372

12DRB-70173 MAJOR – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

RBA ARCHITECTS agent(s) for GEORGE DAVIDSON request(s) the referenced/ above action(s) for Lot(s) 30-A-3, Block(s) 11, **NORTH ALBUQUERQUE ACRES Tract A Unit B**, zoned SU-2/ C, located on the south side of OAKLAND AVE NE between SAN MATEO BLVD NE and I-25 containing approximately .424 acre. (C-18)

AMAFCA No comments
COG No comments provided
TRANSIT No comments provided
ZONING ENFORCEMENT What zoning is being used; the 1986 or the 2010 Zoning must be shown. Provide elevations views-must comply with the design guidelines in the 2010 North I-25 Plan. A pedestrian entrance to the site must be shown as per Page 32 e). The desert willows shown for street trees are considered to be accent trees. 2 of the three trees shown must be shade trees. 2 trees are required for the parking area-this cannot count the street trees for this purpose. The landscaping as shown does not have 75% ground coverage. Further review requires the elevations. Any signage planned needs to be shown.
NEIGHBORHOOD COORDINATION
APS This will have no adverse impacts to the APS district.
POLICE DEPARTMENT No Crime Prevention or CPTED comments concerning the proposed Site Development Plan for Building Permit request due to the lack of information available about property lighting, surveillance equipment.
FIRE DEPARTMENT All site development plans for subdivisions and site development plans for building permit shall be submitted to the Fire Marshal's Office Plans Checking Division for review and approval.
PNM ELECTRIC & NMGAS No comments provided
COMCAST No comments provided
CenturyLink No comments provided
ENVIRONMENTAL HEALTH No comments provided
M.R.G.C.D No adverse comments
OPEN SPACE DIVISION Reviewed: No Adverse Comment
CITY ENGINEER Hydrology has not reviewed the latest grading and drainage plan submittal, however,

modifications, if any will probably be minor.

Since the pond has been moved out of the PUE, it would be preferable to have the newer grading and drainage plan in the Site Plan

TRANSPORTATION DEVELOPMENT

PARKS AND RECREATION

1. Need to see building elevations. Site Plan states 3 story but no height is provided.
2. Lighting is not shown on the Site Plan. Lighting heights are restricted to 20' in this area and need to be noted on Site Development Plan.
3. SDP requirements for Landscaping buffer ???

ABCWUA

PLANNING DEPARTMENT

The application appears incomplete; it indicated there was a Site Plan for Building Permit Checklist but there is not one in the file. A review the checklist indicates several items that are not part of the submittal (Structures within 20 feet, Motorcycle spaces, Bicycle parking, curve radii, street widths and right-of-way, and no building elevations). Refer to comments from Zoning Enforcement and any public hearing comments regarding proposed site plan.

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



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1003372

Application No. DRB-70173

TO: ALL MEMBERS

Jack Cloud, DRB Chairman, Planning Department

Curtis Cherne, P.E., Hydrology

Kristal Metro, P.E., Transportation Development

Allan Porter, P.E., Albuquerque/ Bernalillo Co. WUA

Carol Dumont, Parks/Municipal Development

NEXT HEARING DATE: _____

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: Revised site plan for building permit!

RECEIVED
JUL 17 2012
HYDROLOGY
SECTION

CONTACT NAME: Lamona Luna / Rick Bennett

TELEPHONE: 242-1859 EMAIL: rict@rba81.com

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission and Development Review Board. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

 7/7/12
Applicant or Agent Signature / Date

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36".

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. **Site Plan** (including utilities and easements)
2. **Landscaping Plan**
3. **Preliminary Grading Plan** (A separate Grading Plan sheet is required for a sites 1 acre or more.)
4. **Building and Structure Elevations**
5. **Conceptual Utility Plan**
6. **Previously approved Development Plan (if applicable)**

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.**

Accompanying Material

- A. 8-1/2" x 11" reduction for each plan sheet.
- B. **Written project summary.** Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 - SITE PLAN

A. General Information

- 1. Date of drawing and/or last revision
- 2. Scale: 1.0 acre or less 1" = 10'
1.0 - 5.0 acres 1" = 20'
Over 5 acres 1" = 50'
Over 20 acres 1" = 100' *[Other scales as approved by staff]*
- 3. Bar scale
- 4. North arrow
- 5. Scaled vicinity map
- 6. Property lines (clearly identify)
- 7. Existing and proposed easements (identify each)
- 8. Phases of development including location and square footages of structures, circulation, parking and landscaping

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

B. Proposed Development (If supplemental Sheets are used please indicate sheet #)

1. Structural

- A. Location of existing & proposed structures (distinguish between existing & proposed, include phasing)
- B. Square footage of each structure
- C. Proposed use of each structure
- D. Temporary structures, signs and other improvements
- E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions thereof
- G. Loading facilities
- H. Site lighting (indicate height & fixture type)
- I. Indicate structures within 20 feet of site
- J. Elevation drawing of refuse container and enclosure, if applicable.
- K. Site amenities including patios, benches, tables, (indicating square footage of patios/ plazas).

2. Parking and Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. Location and typical dimensions, including handicapped spaces
 - 2. Calculations: spaces required: 16 provided: 16
Handicapped spaces (included in required total) required: 1 provided: 1
Motorcycle spaces (in addition to required total) required: 1 provided: 1
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: 1 provided: 2
 - 2. Bikeways and other bicycle facilities, if applicable
- C. Public Transit
 - 1. Bus facilities, including routes, bays and shelters existing or required
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths
 - 2. Location and dimension of drive aisle crossings, including paving treatment
- E. Vehicular Circulation (Refer to Chapter 23 of DPM)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
 - 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Curb cut locations and dimensions
 - 6. Existing and proposed street widths, right-of-way widths and curve radii
 - 7. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - 8. Location of traffic signs and signals related to the functioning of the proposal
 - 9. Identify existing and proposed medians and median cuts

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

3. Phasing

- NO A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SHEET #2 LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff.

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Identify nature of ground cover materials
 - A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
 - B. Pervious areas (planting beds, grass, ground cover vegetation, etc.)
 - C. Ponding areas either for drainage or landscaping/recreational use
- 7. Identify type, location and size of plantings (common and/or botanical names).
 - A. Existing, indicating whether it is to preserved or removed.
 - B. Proposed, to be established for general landscaping.
 - C. Proposed, to be established for screening/buffering.
- 8. Describe irrigation system – Phase I & II . . .
- 9. Backflow prevention detail
- 10. Planting Beds, indicating square footage of each bed
- 11. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 12. Responsibility for Maintenance (statement)
- 13. Statement of compliance with Water Conservation...Ordinance, see article 6-1-1-1.
- 14. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 15. Landscaped area provided; square footage and percent (specify clearly on plan)
- 16. Planting or tree well detail
- 17. Street Tree Plan as defined in the Street Tree Ord.

SHEET # 3 PRELIMINARY GRADING PLAN

The Preliminary Grading Plan provides the Planning Commission and staff with an understanding of site topography and how it relates to adjacent property. Planning staff may waive or allow adjustments to the Preliminary Grading Plan requirements for sites that are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

Grading information for sites that are under 1 acre can be included on Sheet #1 with written approval from the Planning Department Staff.

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

- 6. Building footprints
- 7. Location of Retaining walls

B. Grading Information

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- 3. Identify ponding areas
- 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SHEET #4 UTILITY PLAN

- 1. Fire hydrant locations, existing and proposed.
- 2. Distribution lines
- 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- 4. Existing water, sewer, storm drainage facilities (public and/or private).
- 5. Proposed water, sewer, storm drainage facilities (public and/or private)

SHEET #5 BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- A. Scale (minimum of 1/8" or as approved by Planning Staff).
- B. Bar Scale
- C. Detailed Building Elevations for each facade
 - 1. Identify facade orientation (north, south, east, & west).
 - 2. Facade dimensions including overall height and width
 - 3. Location, dimensions, materials, and colors of principle façade elements- windows, doors, etc.
 - 4. For EPC and DRB submittals only – Color renderings or similar (12 copies) illustrations
- E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff.

B. Signage

- 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 6. Materials and colors for sign face and structural elements.



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1003372

TO: Application No. 12 DRB-70173

ALL MEMBERS

Jack Cloud, DRB Chairman, Planning Department

Curtis Cherne, P.E., Hydrology

Kristal Metro, P.E., Transportation Development

Allan Porter, P.E., Albuquerque/ Bernalillo Co. WUA

Carol Dumont, Parks/Municipal Development

NEXT HEARING DATE: _____

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: Revise drawing, also SENT EMAIL

RECEIVED
JUL 09 2012
HYDROLOGY
SECTION

CONTACT NAME: David McEachern / RBA

TELEPHONE: 242-1859 EMAIL: dauid@rba.gi.com



INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

DEBBIE BAUMAN, Transportation Development
SHABIH RIZVI, Transit & Parking Department
STEVE MONTIEL, Council of Governments
LYNN MAZUR, AMAFCA
STEVE SINK, APD Crime Prevention
JAY LEE EVANS, Open Space Division
RAY SANCHEZ, Fire Department
DAVID KILPATRICK, Zoning Enforcement Inspector
STEPHANI WINKLEPLECK, Neighborhood Coordination
DANIEL ARAGON, Public Service Company of New Mexico
PATRICK SANCHEZ, New Mexico Gas Company
APRIL WINTERS, Albuquerque Public Schools
MICHELE RAMIREZ, CenturyLink
MIKE MORTUS, Comcast Cable
RAY GOMEZ, Middle Rio Grande Conservancy District (MRGCD)
SUZANNE BUSCH, Environmental Health

Your comments on the following case(s) are requested. Board hearing date:

PROJECT # 1003372

Wednesday, July 11, 2012

Comments must be received by:

Friday, July 6, 2012

If comments are not received by this date, "no comments" will be listed on the staff report. Attached are copies of the requests.

If you have any questions, please contact me at 924-3946 or agomez@cabq.gov



**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, July 11, 2012, beginning at 9:00 a.m. for the purpose of considering the following items. The Development Review Board will hold a Pre-Hearing Discussion in the Conference Room of Suite 201, Lobby Level, Plaza del Sol Building, 600 2nd St NW, Albuquerque, NM on Tuesday, June 10, 2012 beginning at 3:00 p.m. for the purpose of reviewing these items prior to the public hearing; no action or public comments will be taken at this Discussion.

Project# 1001816
12DRB-70170 VACATION OF PUBLIC
SIDEWALK EASEMENT

RIO GRANDE ENGINEERING agent(s) for JANE CARLTON request(s) the referenced/ above action(s) on all or a portion of Lot(s) 12A, Block(s) 54, NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE zoned SU-2/HDA, located on the east side of 10TH ST NW between TIJERAS AVE NW and KENT AVE NW containing approximately .2797 acre. (J-13)

Project# 1003372
12DRB-70173 MAJOR – SITE
DEVELOPMENT PLAN FOR BUILDING
PERMIT

RBA ARCHITECTS agent(s) for GEORGE DAVIDSON request(s) the referenced/ above action(s) for Lot(s) 30-A-3, Block(s) 11, NORTH ALBUQUERQUE ACRES Tract A Unit B, zoned SU-2/ C, located on the south side of OAKLAND AVE NE between SAN MATEO BLVD NE and I-25 containing approximately .424 acre. (C-18)

Project# 1008799
12DRB-70167 VACATION OF PUBLIC
EASEMENT

BOHANNAN HUSTON INC agent(s) for THE TRAILS LLC request(s) the referenced/ above action(s) on Tract 9A, THE TRAILS UNIT 2 [T.B.K.A: TIERRA VISTA UNIT 1 at the TRAILS] zoned SU-2/ VTRD, located on the south side of WOODMONT AVE NW between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 19.7529 acre(s). (C-9)

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 Angela Gomez, 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.


Jack Cloud, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, June 28, 2012



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z

ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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.

APPLICATION INFORMATION:

Professional/Agent (if any): RBA PHONE: 242-1859
 ADDRESS: 1104 PARK AVENUE SW FAX: 242-6630
 CITY: ALBUQ. STATE NM ZIP 87102 E-MAIL: RICK@RBA81.COM

APPLICANT: GEORGE DAVIDSON PHONE: 821-0579
 ADDRESS: 9500 EAGLE ROCK NE FAX: _____
 CITY: ALBUQ. STATE NM ZIP 87122 E-MAIL: GDAVIDSON9@COMCAST.NET
 Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: SITE PLAN FOR BUILDING PERMIT.

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

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

Lot or Tract No. LOT 30-A-3 Block: 11 Unit: _____
 Subdiv/Addn/TBKA: TRACT A UNIT B NORTH ALBUQUERQUE ACRES.
 Existing Zoning: SV-2 M-1 Proposed zoning: SAME MRGCD Map No _____
 Zone Atlas page(s): C-18-2 UPC Code: 101 806 404 340 320505

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 3372
3463
NORTH I-25 SECTOR PLAN. (DRB) DRB 96-352, 1003463, 1002435,

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: _____ Total site area (acres): 0.424
 LOCATION OF PROPERTY BY STREETS: On or Near: S310 OAKLAND AVE NE
 Between: SAN MATEO and I-25

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE [Signature] DATE 6/6/12
 (Print Name) RICK BENNETT Applicant: Agent:

FOR OFFICIAL USE ONLY

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

Application case numbers
12 DRB-70173

Action S.F. Fees
APN _____ \$ 75.00
CMF _____ \$ 20.00
SBP _____ \$ 385.00
 _____ \$ _____
 _____ \$ _____

Hearing date July 11, 2012

Total
 \$ 480.00

[Signature]

6-14-2012
 Staff signature & Date

Project # 1003372

FORM P(2): SITE PLAN REVIEW - D.R.B. PUBLIC HEARING

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB15)** **Maximum Size: 24" x 36"**
- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Subdivision Checklist
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study form with required signature
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- DRB hearings are approximately 30 DAYS after the filing deadline. Bring the original to the meeting.
Your attendance is required.

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB14)** **Maximum Size: 24" x 36"**
- N/A* 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24 copies**
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **24 copies** for DRB public hearings
 - Solid Waste Management Department signature on Site Plan
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB **NORTH I. 25 SECTOR PLAN**
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study form with required signature
 - Copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- D. R. B. hearings are approximately 30 DAYS after the filing deadline. Bring the original to the meeting.
Your attendance is required.

- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION or BUILDING PERMIT (DRB10)** **Maximum Size: 24" x 36"**
- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **24 copies**
 - DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **24 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study form with required signature
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- D. R. B. hearings are approximately 30 DAYS after the filing deadline. Bring the original to the meeting.
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.

Rick BENNETT RBA
Applicant name (print)
[Signature] 6/14/12
Applicant signature / date



- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
12 - DRB - 70173

Form revised **October 2007**
[Signature] 6-14-2012
Planner signature / date
Project # 1003372

SIGN POSTING AGREEMENT

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. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter 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 Development Services Front Counter at a charge of \$3.75 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 at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be 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 staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from June 20, 2012 to July 11, 2012

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 Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Ramona Luna
(Applicant or Agent)

6/14/12
(Date)

I issued 1 signs for this application, _____ (Date) _____ (Staff Member)

DRB PROJECT NUMBER: 1003372



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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.

APPLICATION INFORMATION:

Professional/Agent (if any): RBA PHONE: 242-1859
 ADDRESS: 1104 PARK AVENUE SW FAX: 242-6630
 CITY: ALBUQ. STATE NM ZIP 87102 E-MAIL: Rick@RBA81.COM

APPLICANT: GEORGE DAVIDSON PHONE: 821-0579
 ADDRESS: 9500 EAGLE ROCK NE FAX: _____
 CITY: ALBUQ. STATE NM ZIP 87122 E-MAIL: GDAVIDSON9@COMCAST.NET
 Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: SITE PLAN FOR BUILDING PERMIT.

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

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

Lot or Tract No. LOT 30-A-3 Block: 11 Unit: _____
 Subdiv/Addn/TBKA: TRACT A UNIT B NORTH ALBUQUERQUE ACRES.
 Existing Zoning: SU-2 M-1 Proposed zoning: SAME MRGCD Map No _____
 Zone Atlas page(s): C-18-2 UPC Code: 101 806 404 340 820505

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): 3372
3467
NORTH I-25 SECTOR PLAN. (DRB) DNS 96-352, 1003463, 1002435,
1003372

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: _____ Total site area (acres): 0.424
 LOCATION OF PROPERTY BY STREETS: On or Near: S310 OAKLAND AVE NE
 Between: SAN MATEO and I-25

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE [Signature] DATE 6/6/12
 (Print Name) Rick BENNETT Applicant: Agent:

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	S.F.	Fees
<u>12 DRB-70173</u>	<u>APN</u>	_____	<u>\$ 75.00</u>
_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
_____	<u>SBP</u>	_____	<u>\$ 385.00</u>
_____	_____	_____	<u>\$ _____</u>
_____	_____	_____	<u>\$ _____</u>
Hearing date <u>July 11, 2012</u>	_____	_____	Total <u>\$ 480.00</u>

[Signature]

6-14-2012
Staff signature & Date

Project # 1003372

Revised: 4/2012

FORM P(2): SITE PLAN REVIEW - D.R.B. PUBLIC HEARING

SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB15) Maximum Size: 24" x 36"

- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Subdivision Checklist
- 6 copies of the Infrastructure List, if relevant to the site plan
- TIS/AQIA Traffic Impact Study form with required signature
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

DRB hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB14) Maximum Size: 24" x 36"

- N/A 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **24 copies** for DRB public hearings
- Solid Waste Management Department signature on Site Plan
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB **NORTH I. 25 SECTOR PLAN**
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Building Permit Checklist
- 6 copies of the Infrastructure List, if relevant to the site plan
- TIS/AQIA Traffic Impact Study form with required signature
- Copy of Site Plan with Fire Marshal's stamp
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

D. R. B. hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION or BUILDING PERMIT (DRB10) Maximum Size: 24" x 36"

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **24 copies**
- DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **24 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- 6 copies of the Infrastructure List, if relevant to the site plan
- TIS/AQIA Traffic Impact Study form with required signature
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

D. R. B. hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
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.

Rick BENNETT RBA
 Applicant name (print)
[Signature] 6/14/12
 Applicant signature / date

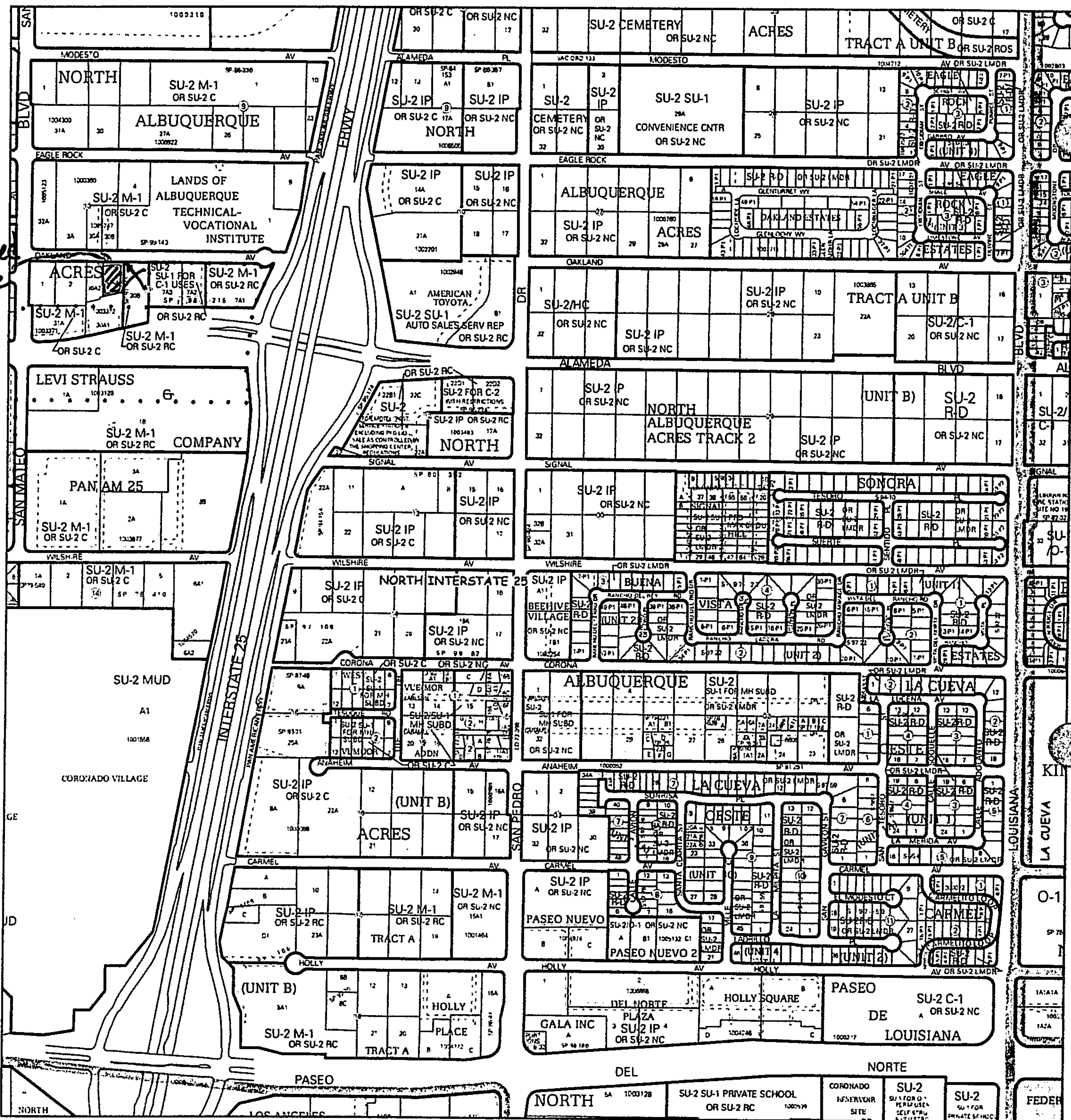


Form revised October 2007

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

Application case numbers
12 - DRB - 70173

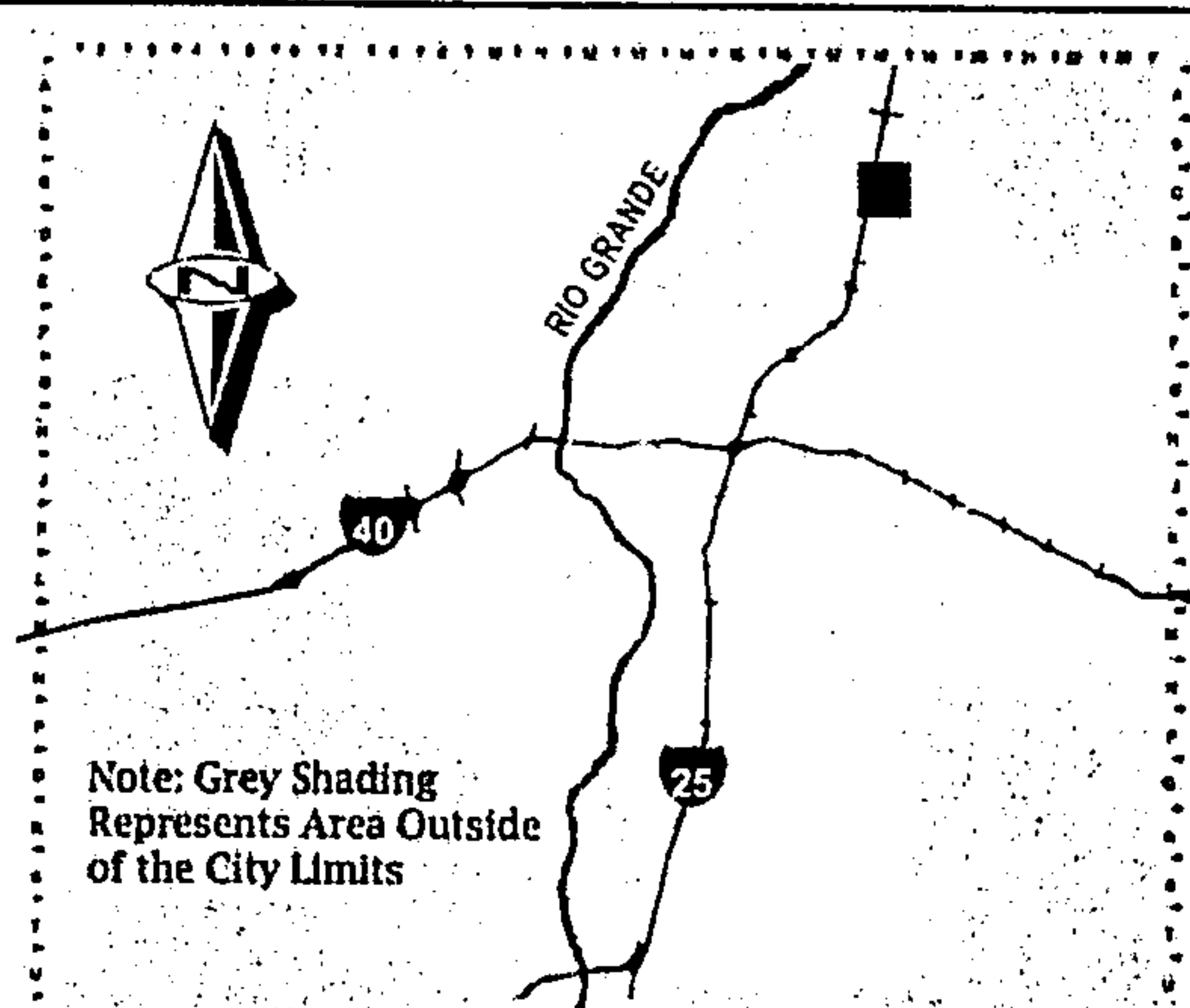
[Signature] 6-14-2012
 Planner signature / date
 Project # 1003372



For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 1/24/2011



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

C-18-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone





June 12, 2012

Jack Cloud
City of Albuquerque
DRB Planning Manager
jcloud@caba.gov

**Re: AMERICA'S PAST TIME
5310 Oakland NE
PROJECT #1220**

Dear Jack,

This letter is written requesting a Site Development Plan for Building Permit approval. This property is located at 5310 Oakland NE and is located in the North I-25 Sector Plan. The I-25 Sector Plan delegated the approval authority of the Site Plan to the DRB. The SU-2 for M-1 zoning allows for this indoor baseball training facility. This type of Club is a permissive use within the C-2, C-3 zone. Baseball hitting sessions are mostly by appointment with an instructor or team instruction.

The parking calculations were based on number of hitting cages as well as employees based on experience from similar facilities. Grading and Drainage plans, Landscape Plans are attached with the Site Plans.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rick Bennett', with a long horizontal flourish extending to the right.

Rick Bennett
Architect



City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

June 12, 2012

Rick Bennett
RBA Architect
1104 Park Ave. SW
Phone: 505-242-1859 Fax:

Dear Rick:

Thank you for your inquiry of June 12, 2012 requesting the names of ALL Neighborhood and/or Homeowners Associations who would be affected under the provisions of O-92 by your proposed project at (DRB SUBMITTAL) LOT 30-A-3, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES LOCATED ON 5310 OAKLAND AVE. NE BETWEEN SAN MATEO AND I-25 zone map C-18.

Our records indicate that the ALL Neighborhood and/or Homeowners Associations affected by this proposal and the contact names are as follows:

ATTACHMENT "A"

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 me at (505) 924-3906 or via an e-mail message at dcarmona@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Dalaina Carmona

Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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.

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION.

ATTACHMENT "A"

WILDFLOWER AREA N.A. (WFA) "R"

***Larry T. Caudill** e-mail: ltcaudill@comcast.net

4915 Watercress NE/87113 857-0596 (h)

Tony Perry e-mail: perry_t@aps.edu

4909 Watercress NE/87113 797-7098 (h)

Council District: 4

County District: 1

Police Beat: 245/VA

Zone Map: A-17, B-17-18, C-16-18

7007 3020 0001 1077 1033
7007 2201 1000 0206 2007

U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT <i>(Domestic Mail Only; No Insurance Coverage Provided)</i>		
For delivery information visit our website at www.usps.com		
OFFICIAL USE ALBUQUERQUE NM 87113		
Postage	\$ 0.65	0101
Certified Fee	\$2.95	
Return Receipt Fee (Endorsement Required)	\$2.35	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 5.95	
Sent To: Tony Perry Street, Apt. No. or PO Box No.: 4909 Watercress NE City, State, ZIP+4: ALBUQUERQUE, NM 87113		
PS Form 3800, August 2006 See Reverse for Instructions		

7007 3020 0001 1077 1026
7007 2201 1000 0206 2007

U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT <i>(Domestic Mail Only; No Insurance Coverage Provided)</i>		
For delivery information visit our website at www.usps.com		
OFFICIAL USE ALBUQUERQUE NM 87113		
Postage	\$ 1.10	0101
Certified Fee	\$2.95	
Return Receipt Fee (Endorsement Required)	\$2.35	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 6.40	
Sent To: Larry T. Caudill Street, Apt. No. or PO Box No.: 4915 Watercress NE City, State, ZIP+4: ALBUQUERQUE, NM 87113		
PS Form 3800, August 2006 See Reverse for Instructions		



June 13, 2012

Larry T. Caudill
4915 Watercress NE
Albuquerque, NM 87113
ltcaudill@comcast.net

**Re: AMERICA'S PAST TIME
5310 Oakland NE
PROJECT # 1220**

Dear Mr. Caudill,

This letter is to inform you of our request for DRB approval of a Site Development Plan regarding Building Permit approval for a baseball training and skill development facility. This property is located at 5310 Oakland Ave NE and is located in the North I-25 Sector Plan. The I-25 Sector Plan delegated the approval authority of the Site Plan to the DRB. The SU-2 for M-1 zoning allows for this indoor baseball training facility. This type of Club is a permissive use within the C-2, C-3 zone. Baseball hitting sessions are mostly by appointment with an instructor or team instruction.

Legal description: Lot: 30-A-3, Block: 11, Subdivision: North Albuquerque Acres Tract A Unit B
The proposed site is between I-25 and San Mateo and south of Alameda on Oakland Ave NE.

The parking calculations were based on number of hitting cages in the facility as well as employees based on experience from similar facilities. Grading and Drainage plans, Landscape Plans are attached with the Site Plans.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rick Bennett', with a long horizontal flourish extending to the right.

Rick Bennett
Architect



June 13, 2012

Tony Perry
4909 Watercress NE
Albuquerque, NM 87113
Perry_t@aps.edu

**Re: AMERICA'S PAST TIME
5310 Oakland NE
PROJECT # 1220**

Dear Mr. Perry,

This letter is to inform you of our request for DRB approval of a Site Development Plan regarding Building Permit approval for an indoor baseball training and skill development facility. This property is located at 5310 Oakland NE and is located in the North I-25 Sector Plan. The I-25 Sector Plan delegated the approval authority of the Site Plan to the DRB. The SU-2 for M-1 zoning allows for this indoor baseball training facility. This type of Club is a permissive use within the C-2, C-3 zone. Baseball hitting sessions are mostly by appointment with an instructor or team instruction.

Legal description: Lot: 30-A-3, Block: 11, Subdivision: North Albuquerque Acres Tract A Unit B
The proposed site is between I-25 and San Mateo and south of Alameda on Oakland Ave NE.

The parking calculations were based on number of hitting cages in the facility as well as employees based on experience from similar facilities. Grading and Drainage plans, Landscape Plans are attached with the Site Plans.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rick Bennett', with a long horizontal flourish extending to the right.

Rick Bennett
Architect



DEVELOPER INQUIRY SHEET

To obtain NA/HOA Contact Information for Application Submittal to the Planning Department.

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second Street NW, Fax: (505) 924-3913 -OR- you can e-mail the Zone Map and Developer Inquiry Sheet to: Stephani Winklepleck, e-mail: swinklepleck@cabq.gov. ONC will need the following information **BEFORE** NA/HOA Contact Information will be released to the Applicant/Agent on any Project being presented to the Planning Department. If you have any questions, please feel free to contact our office at (505) 924-3914.

Zone Map and this Developer Inquiry Sheet MUST be provided with request.
Please mark/hatch Zone Map where Property is located.

Your Developer Inquiry is for the following:

- Cell Tower Submittal: Free-Standing Tower -OR- Concealed Tower
- EPC Submittal DRB Submittal Lucc Submittal Liquor Submittal
- Administrative Amendments (AA's) Submittal City Project Submittal

CONTACT NAME: Rick Bennett

COMPANY NAME: RBA Architect

ADDRESS/ZIP: 1104 Park Ave SW

PHONE: 242-1859 FAX: 242-

LEGAL DESCRIPTION INFORMATION

LEGAL DESCRIPTION OF THE SUBJECT SITE FOR THIS PROJECT SUBMITTAL IS DESCRIBED BELOW (i.e., Lot A, Block A, of the For Your Information Subdivision):

LOT 30-A-3 / TRACT A - Unit B North ALBUQUERQUE Acres
~~EXISTING ZONE SV-2~~

LEGAL DESCRIPTION

LOCATED ON 5310 Oakland Ave NE
STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN San Mateo / I-25 AND
STREET NAME OR OTHER IDENTIFYING LANDMARK

STREET NAME OR OTHER IDENTIFYING LANDMARK

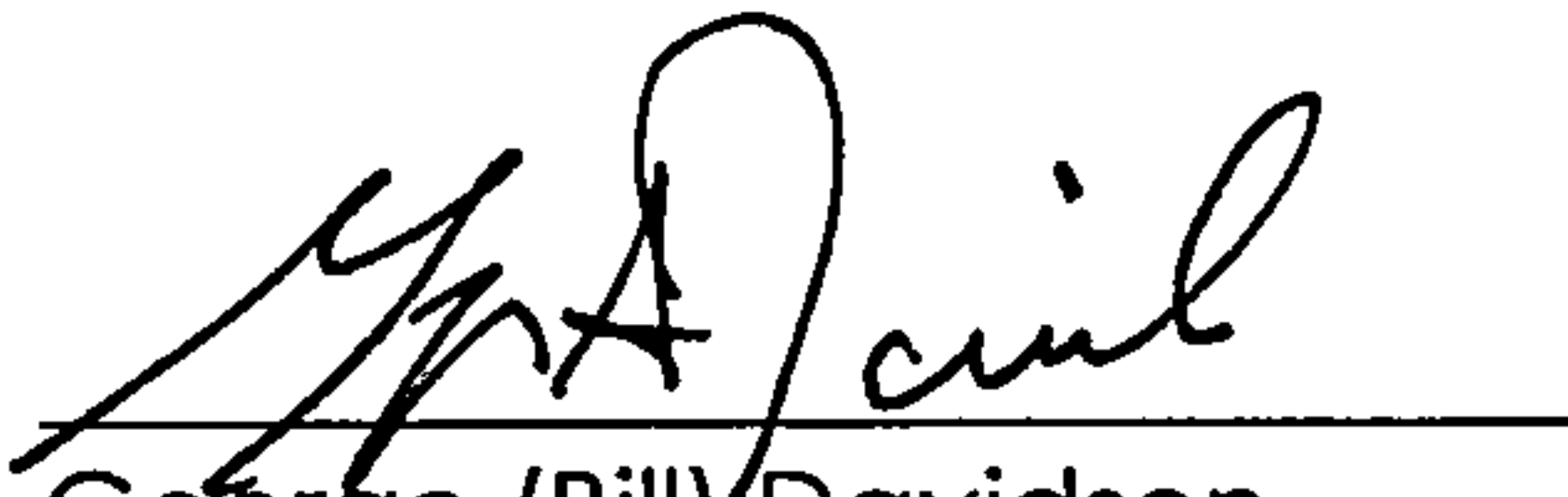
THE SITE IS LOCATED ON THE FOLLOWING ZONE ATLAS PAGE (C-18).

June 7, 2012

RE: Authorization Agent

To Whom It May Concern:

RBA, Inc. is authorized to act as the agent for Bill Davidson, Owner of the property located at 5310 Oakland NE in Albuquerque, NM. If you have any questions, please feel free to contact me.

A handwritten signature in cursive script, appearing to read "G Davidson", written over a horizontal line.

George (Bill) Davidson
9500 Eagle Rock NE
Albuquerque, NM 87122