

Danielle Welch

From: Quevedo, Vicente M. <vquevedo@cabq.gov>
Sent: Monday, February 12, 2018 9:10 AM
To: Danielle Welch
Subject: RE: Notification Inquiry_4011 Paseo Del Norte NW_DRB
Attachments: INSTRUCTION SHEET FOR APPLICANTS.pdf

Danielle,

Good morning. I was out of the office unexpectedly on Friday. The contact information for your submittal is good, however the facilitated meeting request date will need to be adjusted. I have attached an updated instruction sheet with the new date. Thanks.

Respectfully,

Vicente M. Quevedo, MCRP
Neighborhood Liaison, Office of Neighborhood Coordination
City of Albuquerque – City Council
(505) 768-3332
cabq.gov/neighborhoods

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From: Danielle Welch [mailto:Danielle@mullenheller.com]
Sent: Friday, February 09, 2018 9:10 AM
To: Quevedo, Vicente M. <vquevedo@cabq.gov>
Subject: RE: Notification Inquiry_4011 Paseo Del Norte NW_DRB

Good morning Vicente,

I just received word that the DRB submittal is on hold until next Friday. Do I need to submit another request, or can you make the change from this email? Thanks in advance for your help!

Best Regards,



DANIELLE WELCH

Business Manager | Accountant
1718 Central Avenue SW | Suite D
Albuquerque, NM 87104
505.268.4144 (o)
505.268.4244 (f)
www.mullenheller.com

From: Quevedo, Vicente M. [<mailto:vquevedo@cabq.gov>]
Sent: Wednesday, February 07, 2018 8:03 AM
To: Danielle Welch <Danielle@mullenheller.com>
Subject: Notification Inquiry_4011 Paseo Del Norte NW_DRB

Danielle,

Good morning. See list of affected neighborhood associations below and attached related to your upcoming DRB submittal. Please also review the attached instruction sheet. Thank you.

Association Name	First Name	Last Name	Email	Address Line 1
Piedras Marcadas NA	Lawrence	Fendall	lfendall@netscape.net	8600 Tia Christina Drive NW
Piedras Marcadas NA	Rich	Cederberg	rich.cederberg@exprealty.com	9304 Drolet NW
Rancho Sereno NA	Debra	Cox	debracox62@comcast.net	8209 Rancho Paraiso NW
Rancho Sereno NA	Sander	Rue	sanderrue@comcast.net	7500 Rancho Solano Court NW
Taylor Ranch NA	Jolene	Wolfley	secretary@trna.org	7216 Carson Trail NW
Taylor Ranch NA	Rene	Horvath	land@trna.org	5515 Palomino Drive NW
Paradise Hills Civic Association	Tom	Anderson	ta_a@msn.com	10013 Plunkett Drive NW
Paradise Hills Civic Association	Maria	Warren	samralphroxy@yahoo.com	5020 Russell Drive NW

Respectfully,

Vicente M. Quevedo, MCRP

Neighborhood Liaison, Office of Neighborhood Coordination
City of Albuquerque – City Council
(505) 768-3332
cabq.gov/neighborhoods

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From: webmaster=cabq.gov@mailgun.org [<mailto:webmaster=cabq.gov@mailgun.org>] **On Behalf Of**
webmaster@cabq.gov
Sent: Tuesday, February 06, 2018 12:24 PM
To: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Notification Inquiry Sheet Submission

Notification Inquiry For:

Development Review Board Submittal

If you selected "Other" in the question above, please describe what you are seeking a Notification Inquiry for below:

Contact Name

Danielle Welch

Company Name

Mullen Heller Architecture, PC

Address

1718 Central Ave SW Suite D

City

Albuquerque

State

NM

ZIP

87104

Telephone Number

5052684144

Email Address

danielle@mullenheller.com

Anticipated Date of Public Hearing (if applicable):

submitting to DRB 2/9/18

Describe the legal description of the subject site for this project:

Tract G Fountain Hills Plaza Subdivision

Zoning: SU-1 For PDA

To Include C-3 Uses

Located on/between (physical address, street name or other identifying mark):

4011 Paseo Del Norte NW Albuquerque, NM 87113

This site is located on the following zone atlas page:

C-12-Z

Neighborhood Notification Letters Must Include the Following:

Prior to filing an application with the Planning Department, all applicants requesting approvals through the Environmental Planning Commission (EPC), Development Review Board (DRB), Landmarks & Urban Conservation Commission (LUCC), approval of a Wireless Telecommunication Facility (WTF), or Administrative Approvals (AA) are required to notify any affected neighborhood and/or homeowner associations via certified mail.

1. The street address for the subject property;
2. The currently recorded 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 and detailed description of the action(s) being requested;
5. ***** NEW*** Facilitated Meeting Information** – All notification letters must include the following text:
Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at striplett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660.
A facilitated meeting request must be received by ADR by: February 26, 2018 .
6. *****NEW*** Public Hearing Information** - Hearing Date, Start Time and Location.

Neighborhood Notification Checklist

The following information must be included for each application packet submitted to the City of Albuquerque Planning Department.

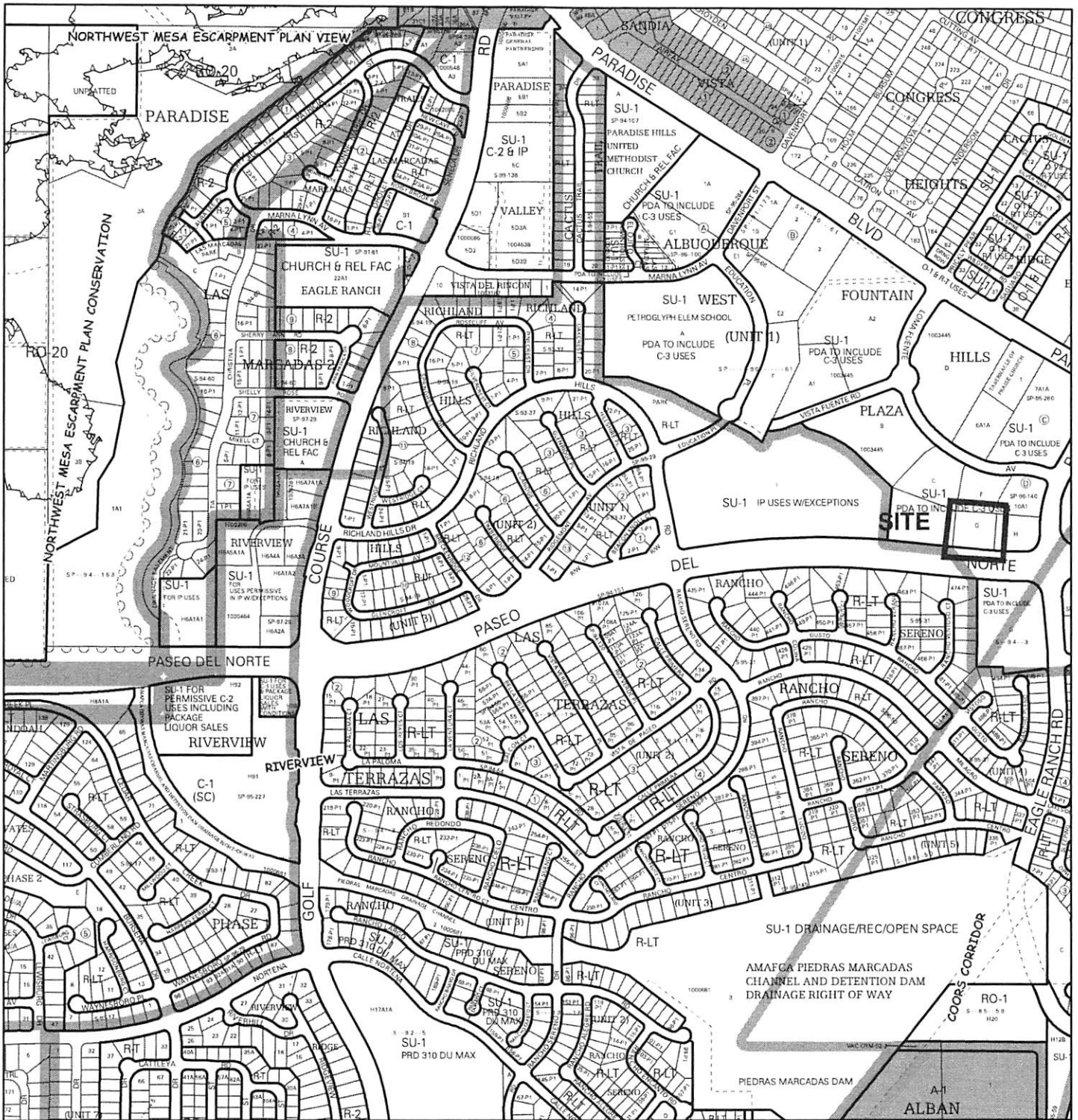
1. ONC's "Notification Inquiry Email" outlining any affected Neighborhood and/or Homeowner Associations.

*Note: If your ONC Correspondence is more than 30 days old, you must contact ONC to ensure that the contact information is still current.

2. Copies of Letters sent to any affected Neighborhood and/or Homeowner Associations.
3. Copies of certified receipts mailed to any affected Neighborhood and/or Homeowner Associations.

Any questions, please feel free to contact our office at (505) 768-3334 or ONC@cabq.gov.

Thank you for your cooperation on this matter.



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

AGIS
Albuquerque Geographic Information System

Map amended through: 9/2/2014

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-12-Z

Selected Symbols

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

0 750 1,500 Feet

7016 0600 0000 8292 5080

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ALBUQUERQUE, NM 87114

Certified Mail Fee		\$3.45	0104 01
Extra Services & Fees (check box, add fee as appropriate)		\$2.75	
<input type="checkbox"/> Return Receipt (hardcopy)	\$	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	\$0.00	
Postage		\$0.50	02/12/2018
Total Postage and Fees		\$6.70	
Sent To <i>Pedras Marcadas NA</i>			
Street and Apt. No., or PO Box No. <i>Laurencia Fendall</i>			
City, State, ZIP+4® <i>8600 71a Christina Dr NW</i>			
Albuquerque, NM 87114			

PS Form 380C, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 0600 0000 8292 5608

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ALBUQUERQUE, NM 87114

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Extra Services & Fees (check box, add fee as appropriate)		\$2.75	
<input type="checkbox"/> Return Receipt (hardcopy)	\$	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	\$0.00	
Postage		\$0.50	02/12/2018
Total Postage and Fees		\$6.70	
Sent To <i>Pedras Marcadas NA</i>			
Street and Apt. No., or PO Box No. <i>Rich Cedarberg</i>			
City, State, ZIP+4® <i>9304 Brook Dr NW</i>			
Albuquerque, NM 87114			

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 0750 0000 8621 4344

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ALBUQUERQUE, NM 87120

Certified Mail Fee		\$3.45	0104 01
Extra Services & Fees (check box, add fee as appropriate)		\$2.75	
<input type="checkbox"/> Return Receipt (hardcopy)	\$	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	\$0.00	
Postage		\$0.50	02/12/2018
Total Postage and Fees		\$6.70	
Sent To <i>Rancho Serrano NA</i>			
Street and Apt. No., or PO Box No. <i>Debra Cox</i>			
City, State, ZIP+4® <i>8209 Rancho Paraiso NW</i>			
Albuquerque, NM 87120			

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 0750 0000 8621 4351

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ALBUQUERQUE, NM 87120

Certified Mail Fee		\$3.45	0104 01
Extra Services & Fees (check box, add fee as appropriate)		\$2.75	
<input type="checkbox"/> Return Receipt (hardcopy)	\$	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	\$0.00	
Postage		\$0.50	02/12/2018
Total Postage and Fees		\$6.70	
Sent To <i>Rancho Serrano NA</i>			
Street and Apt. No., or PO Box No. <i>Sander Rue</i>			
City, State, ZIP+4® <i>7500 Rancho Solano Ct. NW</i>			
Albuquerque, NM 87120			

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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ALBUQUERQUE, NM 87120

Certified Mail Fee		\$3.45	0104 01
Extra Services & Fees (check box, add fee as appropriate)		\$2.75	
<input type="checkbox"/> Return Receipt (hardcopy)	\$	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	\$0.00	
Postage		\$0.50	02/12/2018
Total Postage and Fees		\$6.70	
Sent To <i>Taylor Ranch NA</i>			
Street and Apt. No., or PO Box No. <i>Jolene Wolfley</i>			
City, State, ZIP+4® <i>7216 Carson Trail NW</i>			
Albuquerque, NM 87120			

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Extra Services & Fees (check box, add fee as appropriate)		\$2.75	
<input type="checkbox"/> Return Receipt (hardcopy)	\$	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	\$0.00	
Postage		\$0.50	02/12/2018
Total Postage and Fees		\$6.70	
Sent To <i>Taylor Ranch NA</i>			
Street and Apt. No., or PO Box No. <i>Dene Horvath</i>			
City, State, ZIP+4® <i>5515 Palomino Dr NW</i>			
Albuquerque, NM 87120			

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

0104
01

Postmark
Here

Postage \$0.50

Total Postage and Fees \$6.70

02/12/2018

Sent To Paradise Hills Civic Association
Maria Warren
Street and Apt. No., or PO Box No.
5020 Russell Dr NW
City, State, ZIP+4®
Albuquerque, NM 87114

7016 0750 0000 8621 4382

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Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

0104
01

Postmark
Here

Postage \$0.50

Total Postage and Fees \$6.70

02/12/2018

Sent To Paradise Hills Civic Association
Tom Anderson
Street and Apt. No., or PO Box No.
10013 Plunkett Dr NW
City, State, ZIP+4®
Albuquerque, NM 87114

=====

OLD ALBUQUERQUE
 2016 CENTRAL AVE SW
 ALBUQUERQUE
 NM
 87104-9998
 3401400104
 02/12/2018 (800)275-8777 10:13 AM

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Product Description	Sale Qty	Final Price
First-Class Mail Letter (Domestic) (ALBUQUERQUE, NM 87114) (Weight:0 Lb 0.50 Oz) (Estimated Delivery Date) (Wednesday 02/14/2018) Certified 1 (@USPS Certified Mail #) (7016060000082925080) Return Receipt 1 (@USPS Return Receipt #) (9590940225776336709319)	1	\$0.50
First-Class Mail Letter (Domestic) (ALBUQUERQUE, NM 87114) (Weight:0 Lb 0.50 Oz) (Estimated Delivery Date) (Wednesday 02/14/2018) Certified 1 (@USPS Certified Mail #) (7016060000082925608) Return Receipt 1 (@USPS Return Receipt #) (9590940225776336709302)	1	\$0.50
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First-Class Mail Letter (Domestic) (ALBUQUERQUE, NM 87120) (Weight:0 Lb 0.50 Oz) (Estimated Delivery Date) (Wednesday 02/14/2018) Certified 1 (@USPS Certified Mail #) (70160750000086214351) Return Receipt 1 (@USPS Return Receipt #) (9590940225776336709241)	1	\$0.50

QUOTE

First-Class Mail Letter (Domestic) (ALBUQUERQUE, NM 87120) (Weight:0 Lb 0.50 Oz) (Estimated Delivery Date) (Wednesday 02/14/2018) Certified 1 (@USPS Certified Mail #) (70160750000086214368) Return Receipt 1 (@USPS Return Receipt #) (9590940225776336709258)	1	\$0.50
First-Class Mail Letter (Domestic) (ALBUQUERQUE, NM 87120) (Weight:0 Lb 0.50 Oz) (Estimated Delivery Date) (Wednesday 02/14/2018) Certified 1 (@USPS Certified Mail #) (70160750000086214375) Return Receipt 1 (@USPS Return Receipt #) (9590940225776336709265)	1	\$0.50
First-Class Mail Letter (Domestic) (ALBUQUERQUE, NM 87114) (Weight:0 Lb 0.50 Oz) (Estimated Delivery Date) (Wednesday 02/14/2018) Certified 1 (@USPS Certified Mail #) (70160750000086214382) Return Receipt 1 (@USPS Return Receipt #) (9590940225776336709272)	1	\$0.50
First-Class Mail Letter (Domestic) (ALBUQUERQUE, NM 87114) (Weight:0 Lb 0.50 Oz) (Estimated Delivery Date) (Wednesday 02/14/2018) Certified 1 (@USPS Certified Mail #) (70160750000086214405) Return Receipt 1 (@USPS Return Receipt #) (9590940225776336709289)	1	\$0.50

Total \$53.60

Credit Card Remitd \$53.60
 (Card Name:VISA)
 (Account #:XXXXXXXXXXXX7915)
 (Approval #:09872G)
 (Transaction #:466)

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February 12, 2018

Piedras Marcadas NW
Lawrence Fendall
8600 Tia Christina Drive NW
Albuquerque, NM 87114

Dear Mr. Fendall:

We are writing to you and your neighborhood association as the agent for Highbury Properties LLC who is developing the property at 4011 Paseo del Norte NW, Albuquerque 87113. The legal description of the property being developed is Tract G, Fountain Hills Plaza Subdivision.

The property is located on the north side of Paseo del Norte, 1 lot west of Eagle Ranch Road NW. The proposed project is the development of a 0.9477 acre site with one 7000 sf commercial building.

This project seeks to obtain Site Development Plan for Building Permit approval from the City's Development Review Board.

Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at striplett@caba.gov, by phone at (505) 768-4712 or (505) 768-4660.

A facilitated meeting request must be received by the ADR by: February 26, 2018.

The DRB Public Hearing is scheduled for March 14, 2018, starting at 9:00am at Plaza Del Sol, 600 2nd Street NW Albuquerque, NW, Hearing Room, Lower Level.

We are happy to provide additional details if you wish. Please feel free to call our office at 268-4144 with any questions.

Sincerely yours,
Mullen Heller Architecture PC



Douglas Heller, AIA, LEED AP

Mullen Heller Architecture PC

1718 Central Avenue SW Suite D
Albuquerque New Mexico 87104
505 268 4144 [p] 505 268 4244 [f]



February 12, 2018

Piedras Marcadas NW
Rich Cederberg
9304 Drolet Dr. NW
Albuquerque, NM 87114

Dear Mr. Cederberg:

We are writing to you and your neighborhood association as the agent for Highbury Properties LLC who is developing the property at 4011 Paseo del Norte NW, Albuquerque 87113. The legal description of the property being developed is Tract G, Fountain Hills Plaza Subdivision.

The property is located on the north side of Paseo del Norte, 1 lot west of Eagle Ranch Road NW. The proposed project is the development of a 0.9477 acre site with one 7000 sf commercial building.

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Sincerely yours,
Mullen Heller Architecture PC



Douglas Heller, AIA, LEED AP

Mullen Heller Architecture PC

1718 Central Avenue SW Suite D
Albuquerque New Mexico 87104
505 268 4144 [p] 505 268 4244 [f]



February 12, 2018

Rancho Sereno NA
Debra Cox
8209 Rancho Paraiso NW
Albuquerque, NM 87120

Dear Ms. Cox:

We are writing to you and your neighborhood association as the agent for Highbury Properties LLC who is developing the property at 4011 Paseo del Norte NW, Albuquerque 87113. The legal description of the property being developed is Tract G, Fountain Hills Plaza Subdivision.

The property is located on the north side of Paseo del Norte, 1 lot west of Eagle Ranch Road NW. The proposed project is the development of a 0.9477 acre site with one 7000 sf commercial building.

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We are happy to provide additional details if you wish. Please feel free to call our office at 268-4144 with any questions.

Sincerely yours,
Mullen Heller Architecture PC



Douglas Heller, AIA, LEED AP

Mullen Heller Architecture PC

1718 Central Avenue SW Suite D
Albuquerque New Mexico 87104
505 268 4144 [p] 505 268 4244 [f]



February 12, 2018

Rancho Sereno NA
Sander Rue
7500 Rancho Solano Court NW
Albuquerque, NM 87120

Dear Mr. Rue,

We are writing to you and your neighborhood association as the agent for Highbury Properties LLC who is developing the property at 4011 Paseo del Norte NW, Albuquerque 87113. The legal description of the property being developed is Tract G, Fountain Hills Plaza Subdivision.

The property is located on the north side of Paseo del Norte, 1 lot west of Eagle Ranch Road NW. The proposed project is the development of a 0.9477 acre site with one 7000 sf commercial building.

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We are happy to provide additional details if you wish. Please feel free to call our office at 268-4144 with any questions.

Sincerely yours,

Mullen Heller Architecture PC



Douglas Heller, AIA, LEED AP

Mullen Heller Architecture PC

1718 Central Avenue SW Suite D
Albuquerque New Mexico 87104
505 268 4144 [p] 505 268 4244 [f]



February 12, 2018

Taylor Ranch NA
Jolene Wolfley
7216 Carson Trail NW
Albuquerque, NM 87120

Dear Ms. Wolfley,

We are writing to you and your neighborhood association as the agent for Highbury Properties LLC who is developing the property at 4011 Paseo del Norte NW, Albuquerque 87113. The legal description of the property being developed is Tract G, Fountain Hills Plaza Subdivision.

The property is located on the north side of Paseo del Norte, 1 lot west of Eagle Ranch Road NW. The proposed project is the development of a 0.9477 acre site with one 7000 sf commercial building.

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Mullen Heller Architecture PC



Douglas Heller, AIA, LEED AP

Mullen Heller Architecture PC

1718 Central Avenue SW Suite D
Albuquerque New Mexico 87104
505 268 4144 [p] 505 268 4244 [f]



February 12, 2018

Taylor Ranch NA
Rene Horvath
5515 Palomino Dr. NW
Albuquerque, NM 87120

Dear Mr. Horvath,

We are writing to you and your neighborhood association as the agent for Highbury Properties LLC who is developing the property at 4011 Paseo del Norte NW, Albuquerque 87113. The legal description of the property being developed is Tract G, Fountain Hills Plaza Subdivision.

The property is located on the north side of Paseo del Norte, 1 lot west of Eagle Ranch Road NW. The proposed project is the development of a 0.9477 acre site with one 7000 sf commercial building.

This project seeks to obtain Site Development Plan for Building Permit approval from the City's Development Review Board.

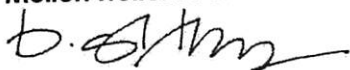
Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at striplett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660.

A facilitated meeting request must be received by the ADR by: February 26, 2018.

The DRB Public Hearing is scheduled for March 14, 2018, starting at 9:00am at Plaza Del Sol, 600 2nd Street NW Albuquerque, NW, Hearing Room, Lower Level.

We are happy to provide additional details if you wish. Please feel free to call our office at 268-4144 with any questions.

Sincerely yours,
Mullen Heller Architecture PC



Douglas Heller, AIA, LEED AP

Mullen Heller Architecture PC

1718 Central Avenue SW Suite D
Albuquerque New Mexico 87104
505 268 4144 [p] 505 268 4244 [f]



February 12, 2018

Paradise Hills Civic Association
Tom Anderson
10013 Plunkett Drive NW
Albuquerque, NM 87114

Dear Mr. Anderson,

We are writing to you and your neighborhood association as the agent for Highbury Properties LLC who is developing the property at 4011 Paseo del Norte NW, Albuquerque 87113. The legal description of the property being developed is Tract G, Fountain Hills Plaza Subdivision.

The property is located on the north side of Paseo del Norte, 1 lot west of Eagle Ranch Road NW. The proposed project is the development of a 0.9477 acre site with one 7000 sf commercial building.

This project seeks to obtain Site Development Plan for Building Permit approval from the City's Development Review Board.

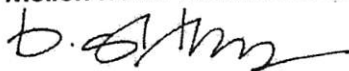
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Mullen Heller Architecture PC



Douglas Heller, AIA, LEED AP

Mullen Heller Architecture PC

1718 Central Avenue SW Suite D
Albuquerque New Mexico 87104
505 268 4144 [p] 505 268 4244 [f]



February 12, 2018

Paradise Hills Civic Association
Maria Warren
5020 Russell Drive NW
Albuquerque, NM 87114

Dear Ms. Warren,

We are writing to you and your neighborhood association as the agent for Highbury Properties LLC who is developing the property at 4011 Paseo del Norte NW, Albuquerque 87113. The legal description of the property being developed is Tract G, Fountain Hills Plaza Subdivision.

The property is located on the north side of Paseo del Norte, 1 lot west of Eagle Ranch Road NW. The proposed project is the development of a 0.9477 acre site with one 7000 sf commercial building.

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