

#12



COMPLETED 08/08/06 *ST*  
DRB CASE ACTION LOG (PREL & FINAL PLAT)  
REVISED 9/28/05

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

DRB Application No.: 06DRB-01037 (P&F)	Project # 1004858
Project Name MANDELL BUS & RES. ADDITION	
Agent: Surveys Southwest Ltd.	Phone No.: 998-0303a

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 7/26/06 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

- TRANSPORTATION: 10' Radius @ alley *ok*
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- UTILITIES: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- CITY ENGINEER / AMAFCA: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- PARKS / CIP: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- PLANNING (Last to sign): \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

- 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.
- 3 copies of the approved site plan. Include all pages.
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning. *OK*

Project Number 1004858

#12



# DRB CASE ACTION LOG (PREL & FINAL PLAT)

REVISED 9/28/05

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

DRB Application No.: 06DRB-01037 (P&F)

Project # 1004858

Project Name MANDELL BUS & RES. ADDITION

Agent: Surveys Southwest Ltd.

Phone No.: 998-0303a

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**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

TRANSPORTATION: 10' Radius @ alley

UTILITIES:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign):

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: \_\_\_\_\_
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- 3 copies of the approved site plan. Include all pages.
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

Project Number

1004858

*OK*



**PLAN AND TRANSPORTATION DEVELOPMENT FOR  
BUILD NOTES, SIDEWALK EASEMENT, JOURNAL  
CENTER APPROVAL LETTER, 3 COPIES OF THE SITE  
PLAN AND THE 15-DAY APPEAL PERIOD.**

- 2. Project # 1004228**  
06DRB-00937 Major-Vacation of Pub  
Right-of-Way

TERRAMETRICS OF NEW MEXICO agent(s) for  
HEADSTART ENTERPRISES request(s) the above  
action(s) for all or a portion of Tahoe Place right-of-way  
(**SUNRISE HEIGHTS ADDITION**) ) zoned M-1 light  
manufacturing zone, located on MONTANO RD NE AND  
RENAISSANCE BLVD NE containing approximately 1  
acre(s). [REF: 05DRB-01765] (F-15) **THE VACATION  
WAS APPROVED AS SHOWN ON EXHIBIT B IN THE  
PLANNING FILE.**
  
- 3. Project # 1004091**  
06DRB-00942 Major-Preliminary Plat  
approval  
06DRB-00943 Minor- Temp Deferral of  
Sidewalk

RIO GRANDE ENGINEERING agent(s) for IRVING  
PARTNERS LLC request(s) the above action(s) for all or a  
portion of Unplatted Lands of Amalgamated Partners (to be  
known as **DESERT GARDEN ESTATES SUBDIVISION**),  
zoned RLT, located on IRVING BLVD NW between  
RAINBOW RD NW and PASEO DEL OESTE NW  
containing approximately 12 acre(s). [Deferred from  
7/26/06] (A-9) **DEFERRED AT THE AGENT'S  
REQUEST TO 8/2/06.**
  
- 4. Project # 1004076**  
06DRB-00880 Major-Vacation of Pub  
Right-of-Way

SURVEYS SOUTHWEST LTD agent(s) for HILTON  
AVENUE LOFTS LLC, request(s) the above action(s) for a  
portion of HILTON AVE NE adjacent to Lot(s) 6 (to be  
known as **HILTON AVENUE LOFTS**) zoned RLT, located  
on HILTON AVE NE, between PARSIFAL ST NE and  
HENDRIX RD NE. [REF: 05DRB-01403, 05DRB00526] [Deferred from  
7/19/06] (G-20) **THE VACATION WAS APPROVED AS  
SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1004240**  
06DRB-00890 Major-Preliminary Plat  
Approval  
06DRB-00891 Minor-Sidewalk Waiver  
06DRB-00892 Minor-Temp Defer SDWK  
06DRB-00893 Minor-Vacation of Private  
Easements

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for VILLAS LAS MANANITAS DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) 87-A-1-B, 87-A-2, 87-B-1, 87-B-2, 87-B-3, 88, 89A, 89-B-1, 89-B-2-A, Lot(s) A-1 and A-2, LANDS OF E. MAS (to be known as **VILLAS LAS MANANITAS SUBDIVISION**, zoned SU-1 FOR C-1 AND R-1, located on INDIAN SCHOOL RD NW between the ALAMEDA DRAIN AND RIO GRANDE BLVD NW containing approximately 5 acres. [REF: 05DRB-00918] [Deferred from 7/12/06] (H-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/26/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/6/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: 1) LANDSCAPING MUST BE SHOWN ON A REVISED WALL DESIGN PRIOR TO FINAL PLAT 2) ALL LOTS MUST MEET THE MINIMUM 5000 SQUARE FOOT LOT SIZE. 3) IF THE FINAL PLAT IS APPROVED AFTER 10/31/06 THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS). 4) ALL LOTS SHALL HAVE P-2 DESIGNATIONS. 5) A SUBDIVISION DESIGN VARIANCE NEEDS TO BE APPLIED FOR BEFORE OR CONCURRENT WITH THE FINAL PLAT APPLICATION. 6) NEED EASEMENTS OR DEDICATION ALONG RIO GRANDE BOULEVARD NORTH OF THE EXISTING HISTORIC BUILDING. 7) THE EASEMENTS ALONG MANANITAS LANE NW MUST BE WIDER. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

06DRB-01042 Minor-SiteDev Plan  
Subd/EPC

CONSENSUS PLANNING agent(s) for GARCIA INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) A, **VILLAS LAS MANANITAS SUBDIVISION**, zoned SU-1 FOR PERMISSIVE C-1 W/RESTRICTIONS, located on the northeast corner of INDIAN SCHOOL RD NW and RIO GRANDE BLVD NW and containing approximately 2 acre(s). [REF: 06DRB-00890, 06DRB-00891, 06DRB-00892, 06DRB-00893] [David Stallworth, EPC Case Planner] (H-13) **THE SITE**

PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DAVID STALLWORTH'S INITIALS, 3 COPIES OF THE SITE PLAN AND A REVISED WALL DESIGN WITH LANDSCAPING.

6. **Project # 1003612**  
06DRB-00737 Major-Preliminary Plat Approval  
06DRB-00738 Major-Vacation of Pub Right-of-Way  
06DRB-00739 Minor-Temp Defer SDWK

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 37, TOWN OF ATRISCO GRANT (to be known as **SUNDORO SOUTH, UNIT 9**) zoned SU-2 R-LT, located on ENDEE RD NW, between 98<sup>TH</sup> ST NW and 94<sup>TH</sup> ST NW containing approximately 6 acre(s). [REF: 04DRB-01868] [Deferred from 6/21/06 & 6/28/06 & 7/12/06 & 7/26/06] (J-9) **DEFERRED AT THE BOARD'S REQUEST TO 8/2/06.**

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

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

7. **Project # 1003087**  
06DRB-01034 Minor-SiteDev Plan Subd

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Block(s) 1-39, Tract(s) A-L, **WATERSHED SUBDIVISION**, zoned SU-2 FOR PDA RR, located on TIERRA PINTADA ST NW, between 98<sup>TH</sup> ST NW and ARROYO VISTA BLVD NW containing approximately 47 acre(s). [REF: 05DRB-00788] (H-9) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR LANDSCAPE PLAN ATTACHED TO COPIES OF THE SITE PLAN, NO UNIFORM FRONT YARD SETBACK, PLACEMENT AND ORIENTATION OF GARAGES AND INFRASTRUCTURE LIST LANGUAGE ON THE SIGNATURE BLOCK.**

8. **Project # 1005025**  
06DRB-01031 Minor-SiteDev Plan  
BldPermit

M & M REAL ESTATE INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 217, SANTA BARBARA- MARTINEZTOWN (to be known as **523 LOMAS OFFICE BUILDING**) zoned C-3, located on LOMAS BLVD NE, between HIGH ST NE and EDITH BLVD NE containing approximately 1 acre(s). (J-15) **WITHDRAWN AT THE AGENT'S REQUEST.**

9. **Project # 1003272**  
06DRB-00941 Minor-SiteDev Plan  
Subd/EPC

CONSENSUS PLANNING agent(s) for AMERI CONTRACTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 2-A-1-B-2, 3-A and 4-A-1, **ALBUQUERQUE WEST, UNIT 2**, zoned SU-1 PDA to include C-3 uses, located on PASEO DEL NORTE NW, between COORS BLVD NW and EAGLE RANCH RD NW containing approximately 10 acre(s). [REF: 06EPC-00283] [**Stephanie Shumsky, EPC Case Planner**] [*Deferred from 7/12/06*] (C-13) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

05DRB-01354 Minor-Prelim&Final Plat  
Approval

ISAACSON & ARFMAN PA agent(s) for HIGH ASSETS LAND CO LTD request(s) the above action(s) for all or a portion of Lot(s) 2-A-1-B-2 and 3A (to be known as **ALBUQUERQUE WEST, UNIT 2**, Lot(s) 3-A-1, 3-A-2, 2-A-1-B-2-A and 2-A-1-B-2-B), zoned SU-1 PDA TO INCLUDE C-3 USES, located on EAGLE RANCH RD NW, between PASEO DEL NORTE NW and ALL SAINTS RD NW containing approximately 8 acre(s). [REF: DRB-96-14, DRB-90-252] [*Indef Deferred from 9/7/05 & 11/2/05*] (C-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

10. **Project # 1003993**  
06DRB-01006 Minor-SiteDev Plan  
BldPermit/EPC  
06DRB-01005 Minor-Prelim&Final Plat  
Approval  
06DRB-01003 Minor-Vacation of Private  
Easements

RHOMBUS PA INC agent(s) for GLOBAL STORAGE request(s) the above action(s) for all or a portion of Lot(s) A-37-1, NORTHEAST UNIT, TOWN OF ATRISCO GRANT (to be known as **GLOBAL STORAGE**) zoned SU-1-O-1, located on COORS BLVD NW, between SEQUOIA NW and ST JOSEPHS DR NW containing approximately 4 acre(s). [REF: 05EPC-00369, 05EPC-00370] [**David**

Stallworth, EPC Case Planner] [Deferred from 7/19/06 & 7/26/06] (G-11) DEFERRED AT THE AGENT'S REQUEST TO 8/2/06.

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

- 11. Project # 1003112**  
06DRB-01012 Minor-Prelim&Final Plat  
Approval

ROSS HOWARD CO agent(s) for ARLAN COLLATZ INC request(s) the above action(s) for all or a portion of Lot(s) 20, 25 & 26, **RINCONADA TRAILS**, zoned RD, located on HUYANA DR NW, between UNSER BLVD NW and WESTERN TRAIL NW. (F-11) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**
  
- 12. Project # 1004858**  
06DRB-01037 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for JEFF & EVANGELINE ROMERO request(s) the above action(s) for all or a portion of Lot(s) 7-9 & PORTION OF Lot(s) 10, Block(s) N, **MANDELL BUSINESS & RESIDENCE ADDITION**, zoned SU-3 special center zone, located on SLATE AVE NW, between 5<sup>th</sup> ST NW and LOMAS BLVD NW containing approximately 1 acre(s). [REF: 06DRB-00573] (J-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 10-FOOT RADIUS AT ALLEY.**



13. **Project # 1004774**  
06DRB-01036 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for JESUS SANCHEZ request(s) the above action(s) for all or a portion of Lot(s) H-1-A, Block(s) 2, **MONTOYA'S SECOND REPLAT**, zoned SU-2 MR special neighborhood zone, located on ABAJO RD SE, between TOPEKA ST SE and JOHN ST SE containing approximately 1 acre(s). [REF: 06DRB-01036] (M-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

14. **Project # 1003057**  
06DRB-00877 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST agent(s) for ROBERT RUSSELL request(s) the above action(s) for all or a portion of Tract(s) A-2-C-1, Block(s) 1, **CLIFFORD WEST BUSINESS PARK, UNIT 3**, zoned IP, located on LOS VOLCANES RD NW, between SAUL BELL RD NW and UNSER BLVD NW containing approximately 6 acre(s). [REF: 05DRB-00893] [*Indef Deferred from 6/28/06*] (K-9/K-10) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project # 1004782**  
06DRB-00928 Minor-Prelim&Final Plat  
Approval

CARTESIAN SURVEYS INC agent(s) for THOMAS P GUTIERREZ request(s) the above action(s) for all or a portion of Lot(s) 18, Block(s) 1, **SLOAN'S ACRES**, zoned R-1, located on ESTANCIA NW, between LADERA DR NW and WESTERN TRAILS NW containing approximately 1 acre(s). [*Deferred from 7/12/06*] (G-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/26/06 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

16. **Project # 1004785**  
06DRB-00403 Minor- Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for LLAVE DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 18, Block(s) 1, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D 3DU/A, located on EAGLE ROCK AVE NE, between VENTURA ST NE and BARSTOW ST NE containing approximately 1 acre(s). (*Indef Deferred from 4/5/06 for SIA*) (C-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

17. **Project # 1005021**  
06DRB-01000 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for JC PETERSON LLC request(s) the above action(s) for all or a portion of Lot(s) 3, 4, 5, 15, 16 and 17, Block(s) 5, **ESPERANZA ADDITION**, zoned C-1 & P, located on SAN MATEO BLVD SE, between TRUMBULL AVE SE and SOUTHERN AVE SE containing approximately 1 acre(s). [*Deferred from 7/19/06*] (L-18) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PLACEMENT OF SIDEWALK AND PLANNING TO RECORD THE PLAT.**

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

18. **Project # 1005029**  
06DRB-01045 Minor-Sketch Plat or Plan

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for WESTLAND DEVELOPMENT COMPANY INC request(s) the above action(s) for all or a portion of Tract(s) B & J, **THE CROSSING**, zoned R-D & SU-2 FOR R-LT, located on TIERRA PINTADA BLVD NW, between CALLE AZULEJO NW and CLARKS FORK NW containing approximately 55 acre(s). (H-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1003467**  
06DRB-01022 Minor-Sketch Plat or Plan

ALPHA PROFESSIONAL SURVEYING INC agent(s) for CHARLES MOSS, ASPEN HOMES NM request(s) the above action(s) for all or a portion of Tract(s) 11-A, 11-B & 11-C, **RICE DURANES ADDITION**, zoned R-2, located on RICE AVE NW, between RIO GRANDE NW and INDIAN SCHOOL NW containing approximately 1 acre(s). (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. Approval of the Development Review Board Minutes for July 12 & July 19, 2006. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JULY 12 AND JULY 19, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:50 A.M.

# CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1004858**

**AGENDA ITEM NO: 12**

**SUBJECT:**

Final Plat  
Preliminary Plat

**ACTION REQUESTED:**

REV/CMT: ( )    APPROVAL: (X)    SIGN-OFF: ( )    EXTN: ( )    AMEND: ( )

**ENGINEERING COMMENTS:**

No adverse comments.

~~Is an infrastructure list required for this site?~~

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

**RESOLUTION:**

APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN

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

**SIGNED:** Bradley L. Bingham  
City Engineer / AMAFCA Designee

**DATE:** JULY 26, 2006

#12

4858

### DXF Electronic Approval Form

DRB Project Case #: 1004858

Subdivision Name: MANDELL BUSINESS & RESIDENCE ADDITION BLOCK N LOT 8A

Surveyor: MITCH REYNOLDS

Contact Person: SARAH AMATO

Contact Information: 998-0303

DXF Received: 7/19/2006

Hard Copy Received: 7/19/2006

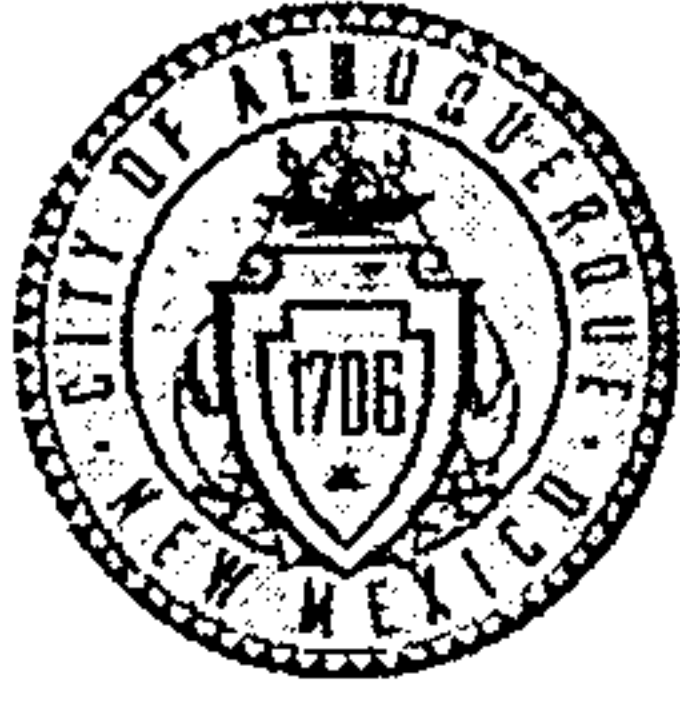
Coordinate System: NMSP Grid (NAD 27)

  
Approved

07.20.2006  
Date

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

**AGIS Use Only**  
Copied fc 4858 to agiscov on 7/20/2006 Contact person notified on 7/20/2006



**IMPACT FEES - # 1004858**

#16

**Development Review Board 5/3/06 Agenda Item #16  
Sketch Plat: Lot 9, Block H, Mandell Business & Residence  
Addition**

This site is located in the McClellan Park Metropolitan  
Redevelopment Area – there are no impact fees for the  
proposed commercial development.

**JACK CLOUD  
IMPACT FEE ADMINISTRATOR**

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
May 3, 2006  
DRB Comments**

**ITEM # 16**

**PROJECT # 1004858      APPLICATION # 06-00573**

**RE: Mandell Business & Residence Addition/sketch**

Follow the design criteria in the Downtown 2010 Sector Development Plan. Please contact Richard Sertich, Associate Planning Director for further details.



---

Andrew Garcia, Planning Alternate  
924-3858 fax 924-3864 agarcia@cabq.gov



**PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1004858**

**AGENDA ITEM NO: 16**

**SUBJECT:**

Sketch Plat/Plan

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

No adverse comments.

Albuquerque

New Mexico 87103

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED X; WITHDRAWN

*discussed*

www.cabq.gov

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:** May 3, 2006





# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE**

- Storm Drainage Cost Allocation Plan

**S 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)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- D** Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

*PRELIM/FINAL*

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: JEFF & EVANGELINE ROMERO PHONE: 244-0274  
 ADDRESS: 804 5<sup>TH</sup> STREET NW FAX: \_\_\_\_\_  
 CITY: ALBU STATE NM ZIP 87102 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER List all owners: \_\_\_\_\_  
 AGENT (if any): SURVELS SOUTHWEST, LTD PHONE: 998-0303  
 ADDRESS: 333 LOMAS BLVD NE FAX: 998-0306  
 CITY: ALBU STATE NM ZIP 87102 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: ELIMINATE LOT LINES BETWEEN THREE EXISTING PLATTED LOTS & ONE EXISTING IDEED. PARCEL CREATING ONE COMBINED LOT

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

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

Lot or Tract No. LOTS 7, 8, 9 & PORTION OF LOT 10 Block: N Unit: N/A  
 Subdiv. / Addn. MANNELL BUSINESS & RESIDENCE ADDITION  
 Current Zoning: SU-3 Proposed zoning: N/A  
 Zone Atlas page(s): J-14-Z No. of existing lots: 4 No. of proposed lots: 1  
 Total area of site (acres): 0.2537 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A  
 Within city limits?  Yes. No  but site is within 5 miles of the city limits. Within 1000FT of a landfill?  No  
 UPC No. 1-014-058-187-179-34501, 1-014-058-188-182-34510 MRGCD Map No. N/A  
 LOCATION OF PROPERTY BY STREETS: On or Near: SLATE AVE NW  
 Between: 5<sup>TH</sup> STREET NW and LOMAS BLVD NW

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): Proj # 1004858

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

SIGNATURE Dan Graney DATE 7.17.06  
 (Print) Dan Graney \_\_\_\_\_ Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 4/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>06DRB-01037</u>	<u>PAF</u>	<u>5(3)</u>	<u>\$ 215.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CME</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>07/26/06</u>				Total <u>\$ 235.00</u>

Sandy Handley 07/18/06 Project # 1004858

1-014-058-189-195-34519

**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.
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- 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
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**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
- Design elevations & cross sections of perimeter walls **3 copies**
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- Property owner's and City Surveyor's signatures on the Mylar drawing
- Copy of recorded SIA
- 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.**

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- 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.
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- 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.

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

Dan Craney  
Dan Craney

Applicant name (print)

7.17.06

Applicant signature / date



Form revised 8/04, 1/05 & 10/05

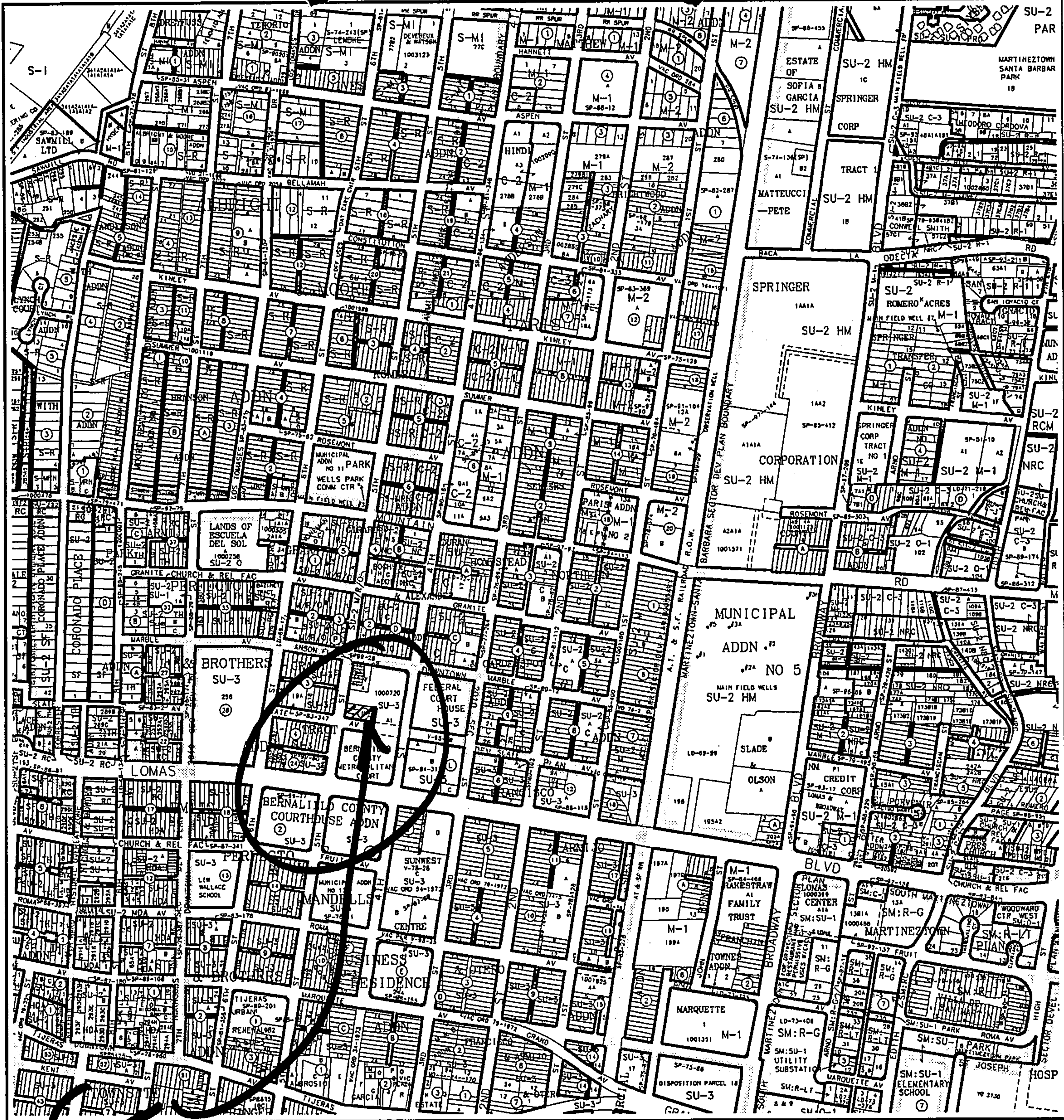
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers

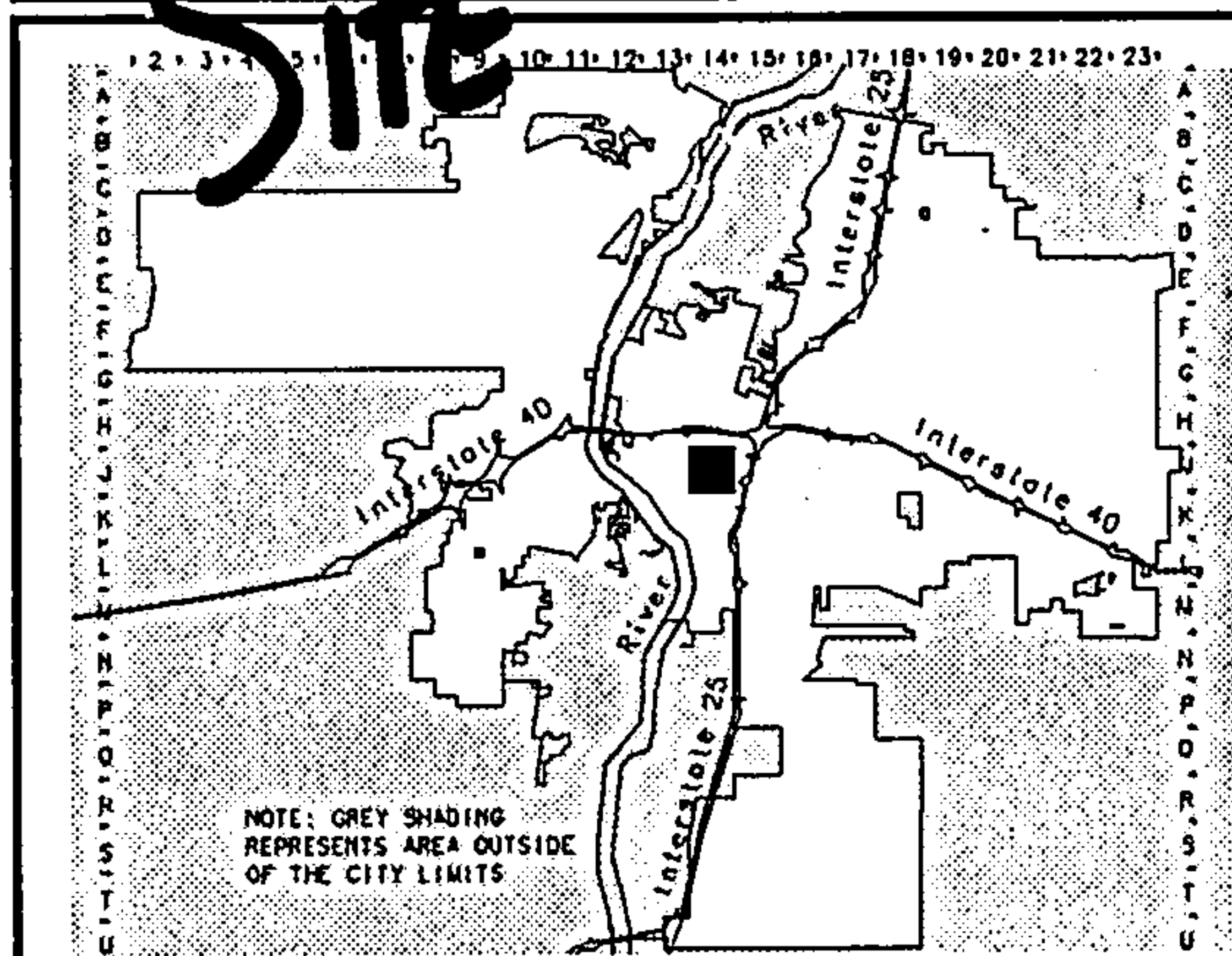
06DRB - 01037

Sandy Sandberg 07/18/06  
Planner signature / date

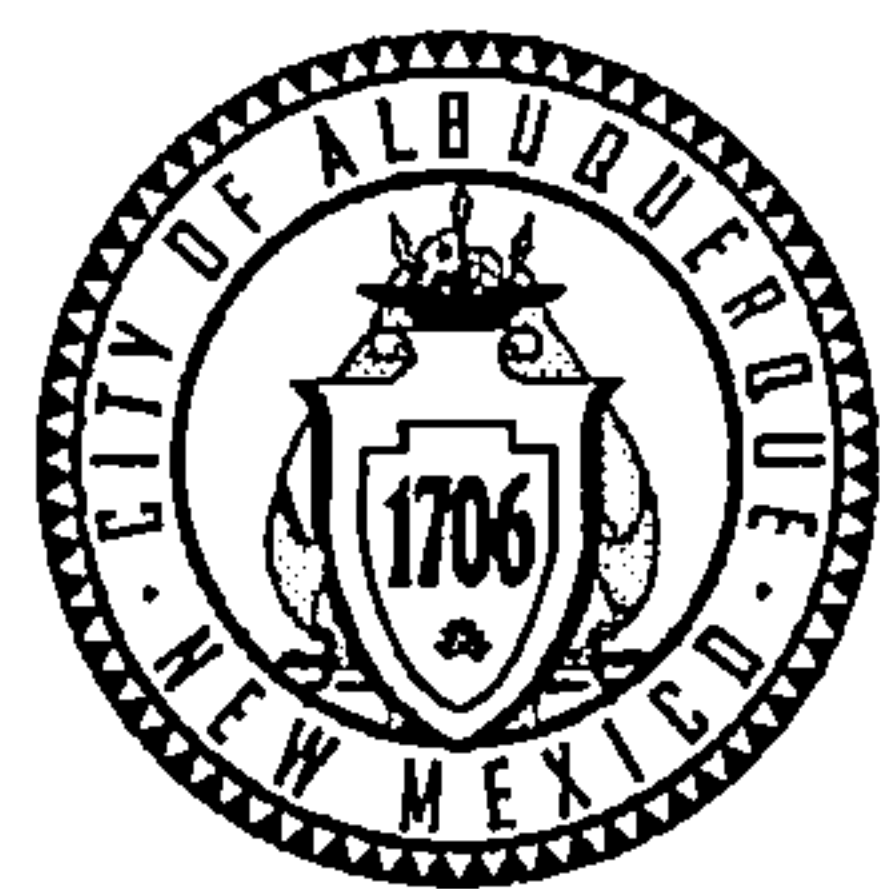
**Project # 1004858**



**SITE**



NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS

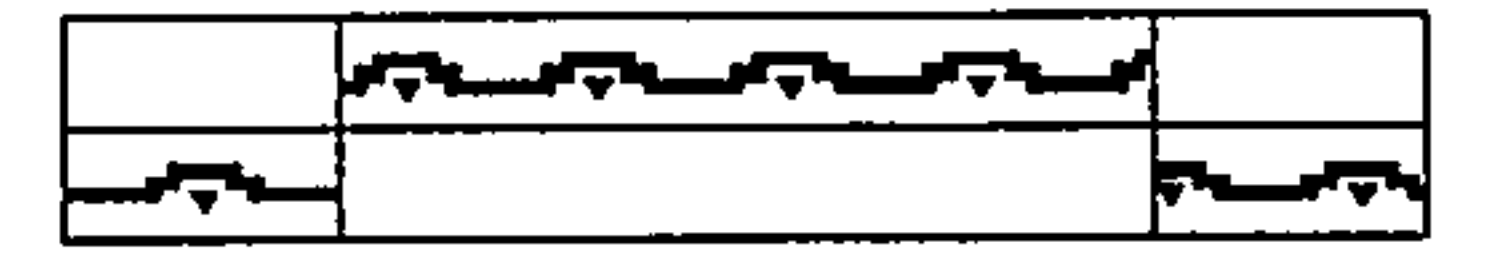


**AGIS**  
Albuquerque Geographic Information System  
PLANNING DEPARTMENT

© Copyright 2004

GRAPHIC SCALE IN FEET

250 0 750 1000



**Zone Atlas Page**

**J-14-Z**

Map Amended through August 03, 2004

# *Surveys Southwest, Ltd*

---

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

July 17, 2006

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

REF: LOT 8-A, BLOCK N, MANDELL BUSINESS & RESIDENCE ADDITION

Dear Board Members:

The purpose of the above referenced replat is to remove existing lot lines and prepare the site for future building expansion.

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

Sincerely,

Dan Graney  
President

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

PAID RECEIPT

APPLICANT NAME JEFF & EVANGELINE ROMERO  
AGENT SURVEYS SOUTHWEST LTD  
ADDRESS 333 LOMAS BLVD NE  
PROJECT & APP # 1004858/06DRB01037  
PROJECT NAME LT 8-A, BLKN, MANDELL BUSINESS & RESIDENCE ADDITION  
\$ 20.00 441032/3424000 Conflict Management Fee  
\$ 215.00 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  
\$ 235.00 TOTAL AMOUNT DUE

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

7/18/2006  
RECEIVED  
ACTIVITY #  
ACCOUNT #  
TRANS #  
J24

JEFF & EVANGELINE ROMERO  
SLATE ACCOUNT  
3318 LA SANA DEL ESTE NE  
ALBUQUERQUE NM 87117  
PH: 505-277-4561

95-660-1070 305

Date: 7/18/2006  
Grand Teton National Park

City of Albuquerque  
City of Albuquerque  
City of Albuquerque

Bank of Albuquerque  
ALBUQUERQUE NEW MEXICO  
www.bankofalbuquerque.com

1070066061 0827622872 0305

7/18/2006  
RECEIPT# 000638  
Activity 4983000  
Trans Amt

City of Albuquerque  
City of Albuquerque  
City of Albuquerque

DUPLICATE\*\*\*  
City of Albuquerque  
Division  
10:47AM LOC: ANNX  
WSH 006 TRANS# 0017  
Fund 0110  
TRSVRS  
\$235.00  
\$215.00  
\$235.00  
\$0.00

CK

5TH STREET N.W.  
60' RIGHT-OF-WAY

FND NAIL  
W/TAG LS11184

(N09°20'50"E)  
N09°21'51"E  
73.05'  
(73.07')



SCALE: 1" = 20'  
PROJECT NO. 0607PB05  
DRAWN BY PGB  
ZONE ATLAS: J-14-Z  
5-SLATE.CR5



NORTH

LINE TABLE		
LINE	BEARING	LENGTH
L1	S06°29'54"W	2.24'
	(S09°21'16"W)	(2.27')
L2	S80°41'05"E	16.06'
	(S80°38'44"E)	(16.16')

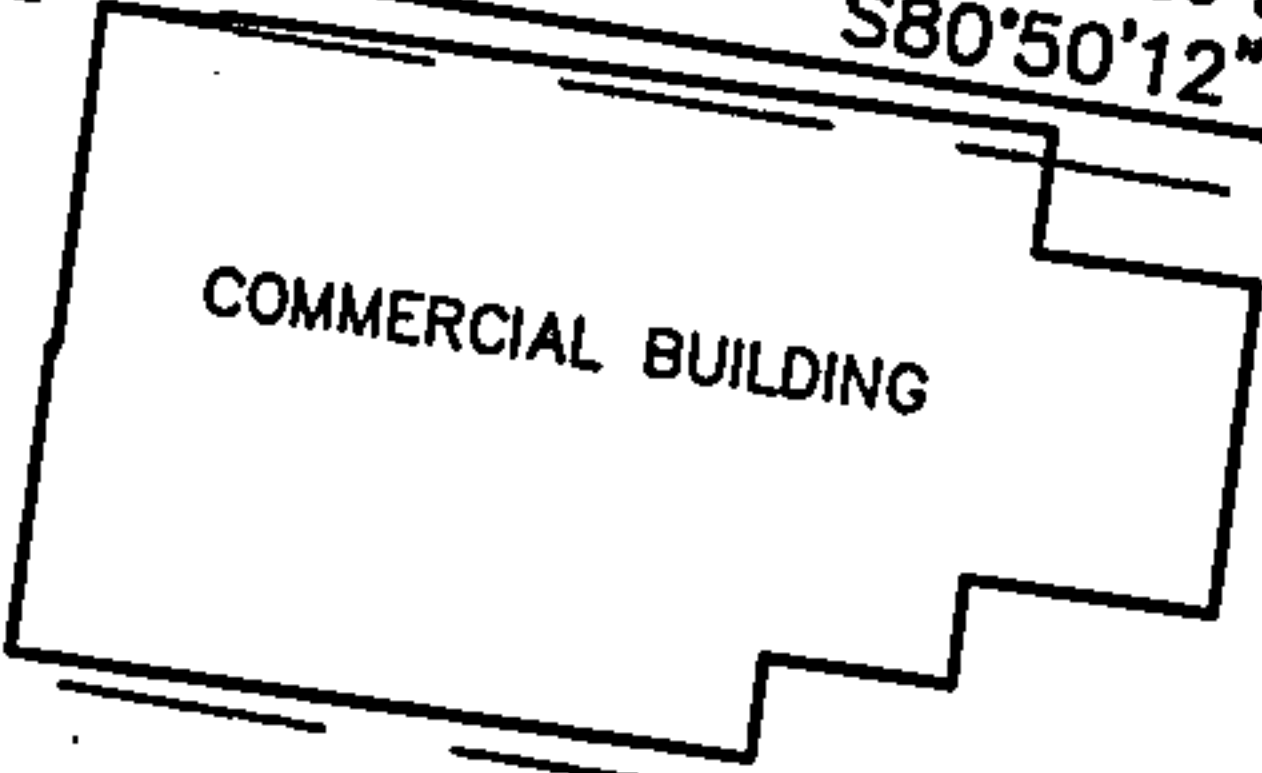
TRACT A-1  
BERNALILLO COUNTY  
METROPOLITAN COURT  
FILED 5-2-2003  
(2003C, 120)

FND NAIL  
W/TAG LS11184

(S80°50'36"E)  
S80°50'12"E

(142.62')  
142.64'

POR. LOT 10



FND #5 REBAR  
W/CAP LS11184

FND #5 REBAR  
W/CAP LS10283

FND NAIL  
W/TAG LS11184

COMMERCIAL BUILDING

SHED

LOT 9

L2

LOT 8-A  
BLOCK N  
0.2537 Acs.

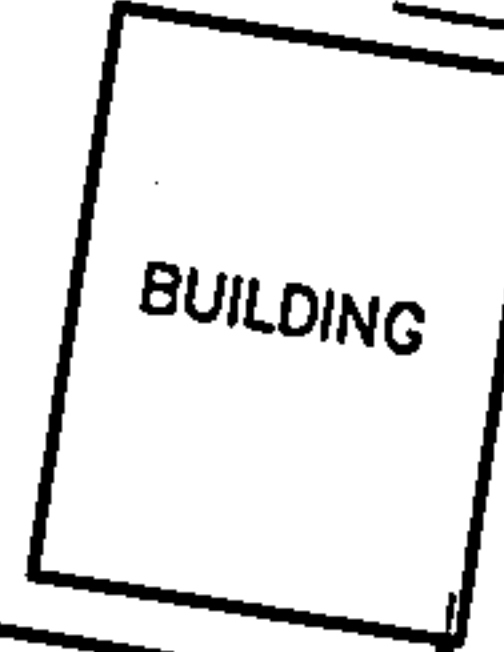
LOT 8

74.99'  
(74.96')

N09°21'51"E  
6' SIDEWALK  
77.34'

75.14'  
S09°12'32"W  
16' ALLEY

6' SIDEWALK  
N80°49'23"W



LOT 7

S09°12'32"W  
(S09°13'36"W)

TRACT A-1  
BERNALILLO COUNTY  
METROPOLITAN COURT  
FILED 5-2-2003  
(2003C, 120)

FND NAIL  
W/TAG LS11184

SLATE AVENUE N.W.  
60' RIGHT-OF-WAY

FND NAIL  
W/TAG LS11184

N80°49'23"W

60.11'  
(60.09')

S09°16'08"W  
(S09°13'23"W)

FND #5 REBAR  
W/CAP LS11184

158.31'





**CONVEYANCE AREA EXHIBIT**  
**PORTION OF LOT 10, BLOCK N,**  
**MANDELL BUSINESS & RESIDENCE ADDITION**


DESCRIPTION

A certain tract of land located within the Corporate Limits of the City of Albuquerque, County of Bernalillo, State of New Mexico, comprising a portion of Lot 10, Block N, Mandell Business & Residence Addition as shown on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on February 03, 1886, Book C, Page 142, and being more particularly described as follows:

Beginning at the southwest corner of the parcel herein described, being the southwest corner of said Lot 10, also being the northwest corner of Lot 9, Block N, of said subdivision, and also being a point on the east right-of-way line of 5th Street N.W.; thence N 09°20'50" E a distance of 2.27 feet, along said east right-of-way line to the northwest corner of the parcel herein described; thence S 80°50'36" E a distance of 142.62 feet to the northeast corner of the parcel herein described, being a point on the west right-of-way of a former public alley with final condemnation in progress; thence S 09°21'16" W a distance of 2.27 feet along said alley to the southeast corner of the parcel herein described, being the southeast corner of said Lot 10, also being the northeast corner of said Lot 9, and also being the northwest corner of a public alley; thence N 80°50'36" W a distance of 142.62 feet to the point of beginning and containing approximately 323 square feet.

Notes:

1. A boundary survey was performed in January, 2001. Property corners were found as indicated. Improvements shown hereon are based upon the site conditions existing at that time.
2. Site located within projected Section 17, Township 10 North, Range 3 East, N.M.P.M. (Town of Albuquerque Grant).
3. All distances are ground distances.
4. Bearings shown hereon are New Mexico State Plane Grid Bearings, Central Zone.
5. Purpose of this document is to describe the conveyance parcel.

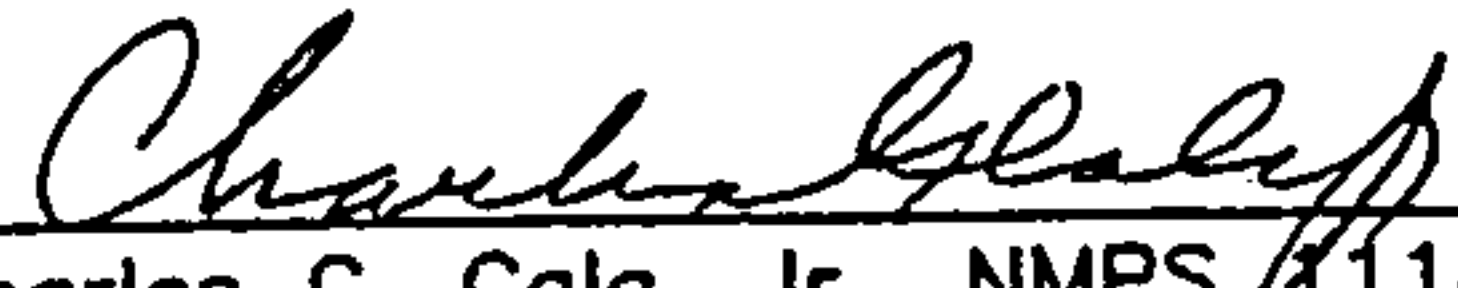


2002002538  
 5609564  
 Page: 2 of 3  
 01/07/2002 02:14P  
 Bk-A30 Pg-2533

Mary Herrera      Bern. Co. WD      R 11.00

SURVEYORS CERTIFICATION

I, Charles G. Cala, Jr., New Mexico Professional Surveyor No. 11184, do hereby certify that this unclassified survey and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that this survey meets the Minimum Standards for Surveying in New Mexico, and that it is true and correct to the best of my knowledge and belief.

  
 Charles G. Cala, Jr., NMPS 11184



10/12/01  
 Date

Exhibit "A"  
 to Warranty Deed  
 Page 1 of 2

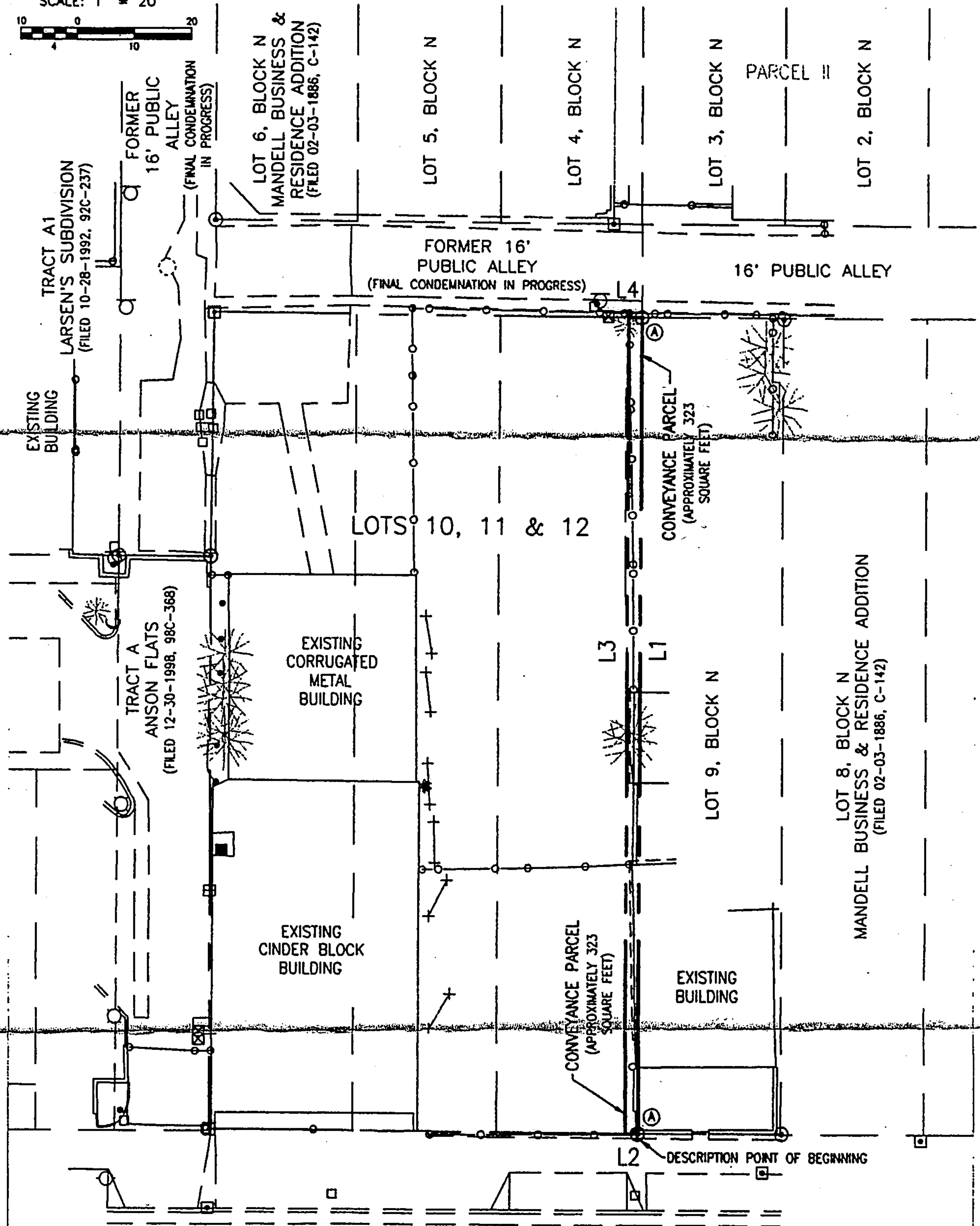


1.014.0520.188.186.34509 SH

20.02

**CONVEYANCE AREA EXHIBIT  
PORTION OF LOT 10, BLOCK N,  
MANDELL BUSINESS & RESIDENCE ADDITION**

SCALE: 1" = 20'



**BOUNDARY TABLE**

L1	N 80°50'36" W	142.62'
L2	N 09°20'50" E	2.27'
L3	S 80°50'36" E	142.62'
L4	S 09°21'16" W	2.27'

5th STREET N.W.  
(60' R.O.W.)

Ⓐ FOUND #5 REBAR W/CAP STAMPED  
"MARQUEZ LS 10283"

Exhibit "A"  
to Warranty Deed  
Page 2 of 2



Mary Herrera

Bern. Co. WD

R 11.00

2002002538  
5609564  
Page: 3 of 3  
01/07/2002 02:14P  
Bk-A30 Pg-2533



JEFF MORTENSEN & ASSOCIATES, INC.  
 6010-B MIDWAY PARK BLVD. N.E.  
 ALBUQUERQUE  NEW MEXICO 87109  
 ENGINEERS  SURVEYORS (505) 345-4250  
 JOB NO. 2000.038.9 CONVEY

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE**

- Storm Drainage Cost Allocation Plan

**S 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)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- D** 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: JEFF ROMERO PHONE: (505) 271-4537  
 ADDRESS: 804 FIFTH AVE NW FAX: (505) " "  
 CITY: ALB, STATE NM ZIP 87102 E-MAIL: JROMLAN@ComCast.NET  
 Proprietary interest in site: OWNERS List all owners: JEFF & EVANGELINE ROMERO  
 AGENT (if any): STEVE APOLLONI PHONE: (505) 823-1025  
 ADDRESS: 3235 GIRARD NE FAX: (505) 345-7004  
 CITY: ALB, STATE NM ZIP 87107 E-MAIL: ADMIN@REMOP.COM

DESCRIPTION OF REQUEST: RE-PLAT 3 LOTS INTO 1 PLAT

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

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

Lot or Tract No. LOT 9 BLOCK "N" Block: "N" Unit: \_\_\_\_\_  
 Subdiv. / Addn. MANDELL BUSINESS & RESIDENCE ADDITION  
 Current Zoning: SU-3 Proposed zoning: NA  
 Zone Atlas page(s): J-14-E No. of existing lots: 3 No. of proposed lots: 1  
 Total area of site (acres): 75x142' 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. 101405818717934501 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: SLATE/MARBLE FIFTH ST. NW  
 Between: SLATE and MARBLE

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): \_\_\_\_\_

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

SIGNATURE Evangelina Romero DATE 4-20-06  
 (Print) EVANGELINE ROMERO  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 4/04

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>06DR3 - 00573</u>	<u>SK</u>	<u>5(3)</u>	<u>\$ 0</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>5-3-06</u>			Total <u>\$ 0</u>

Re-Sis 4/20/06

Project # 1004858

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**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)**

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

JEFF ROMERO

Applicant name (print)

Applicant signature / date



Form revised 8/04, 1/05 & 10/05

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

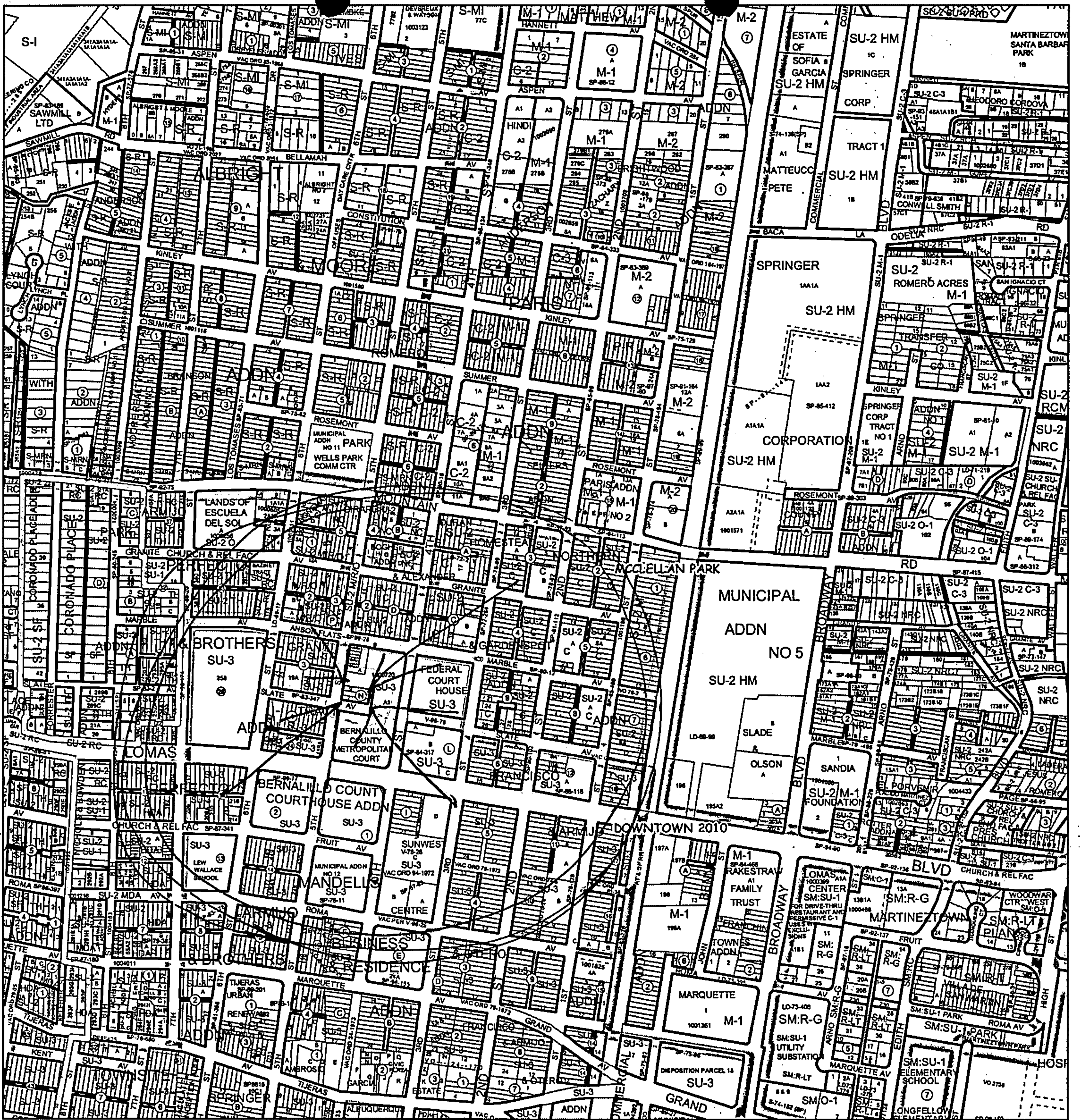
Application case numbers

DRB - - 00523

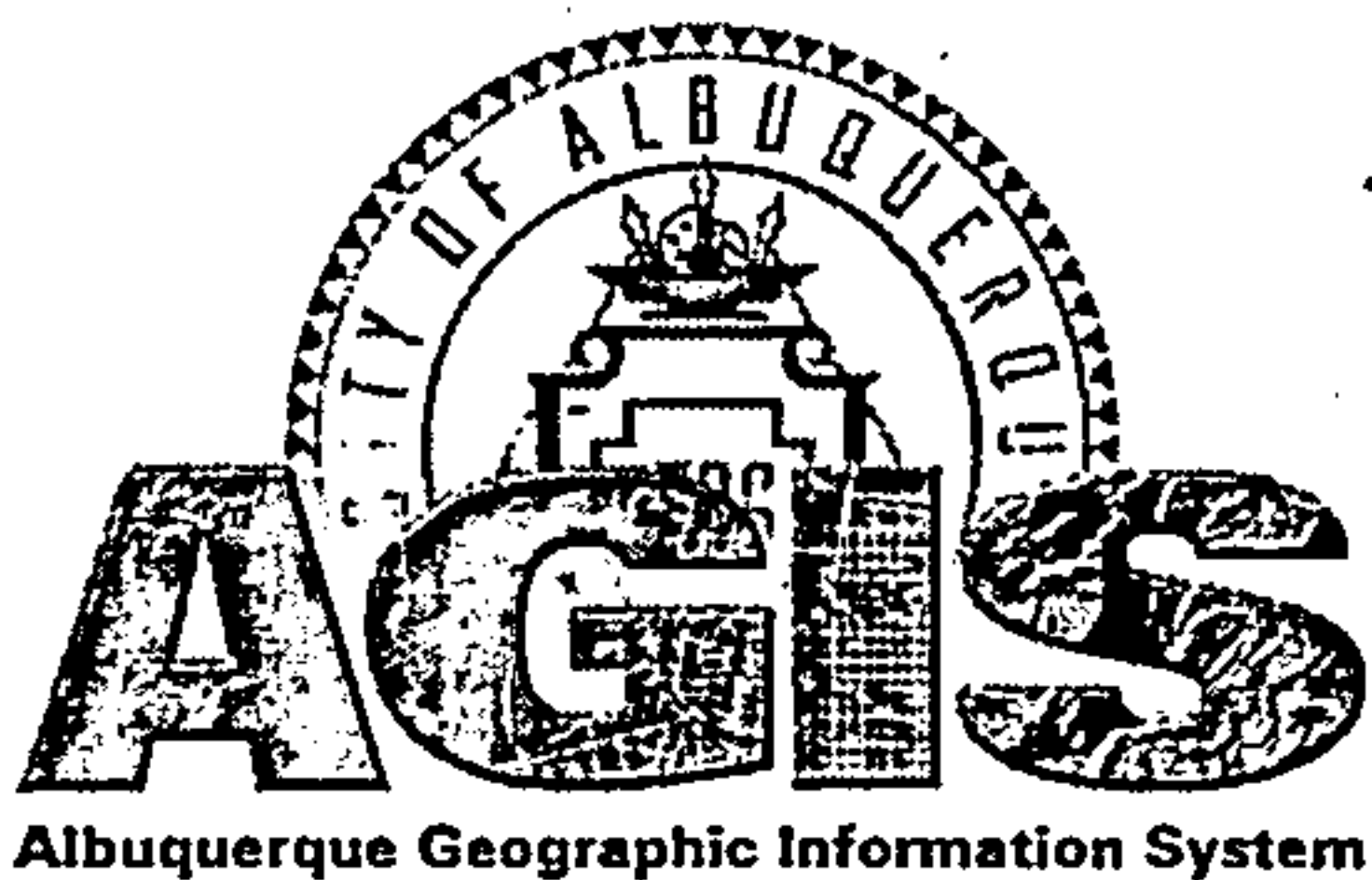
Yin Suis 4/20/06

Planner signature / date

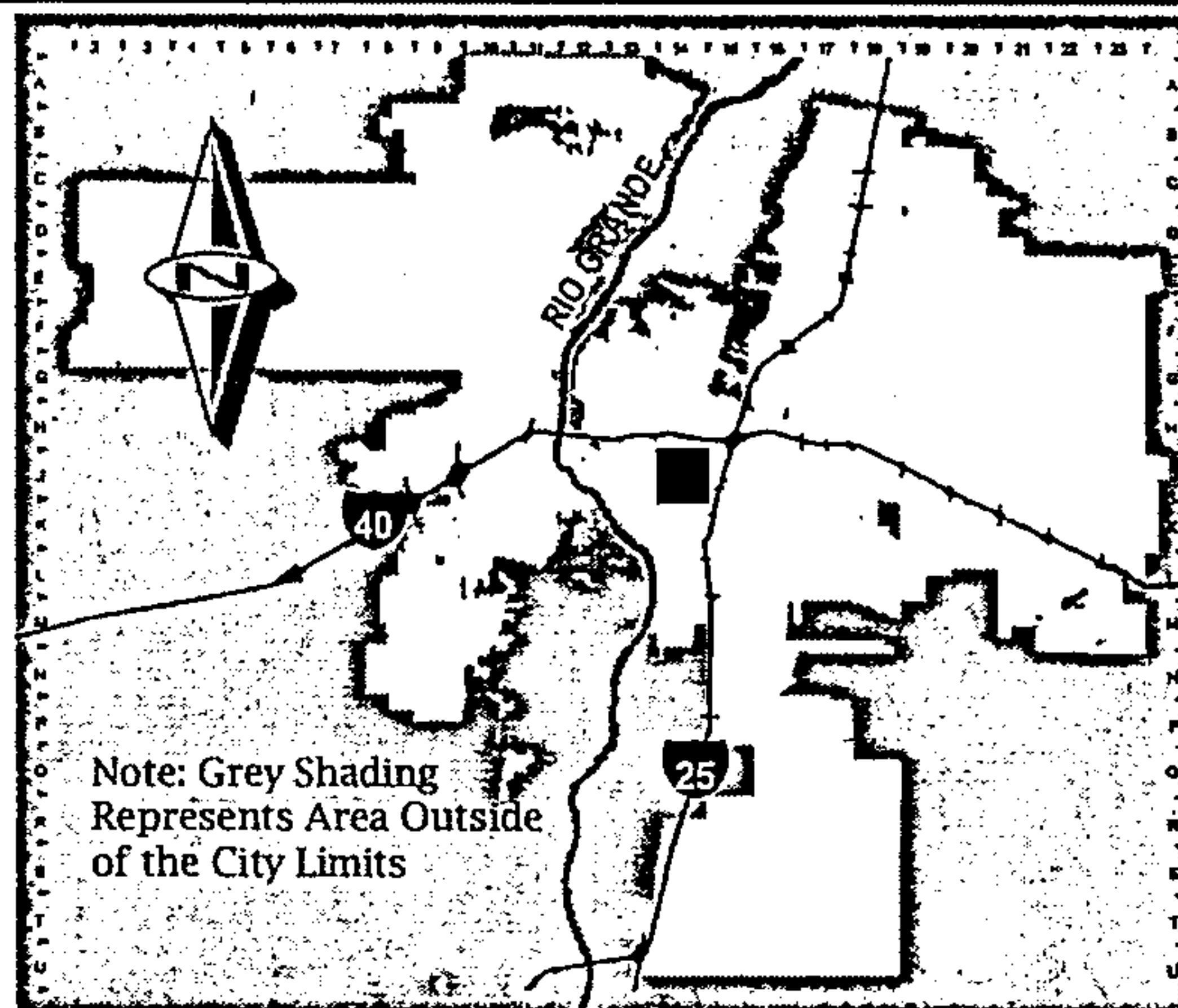
**Project # 1004858**



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



Map amended through: 11/2/2005



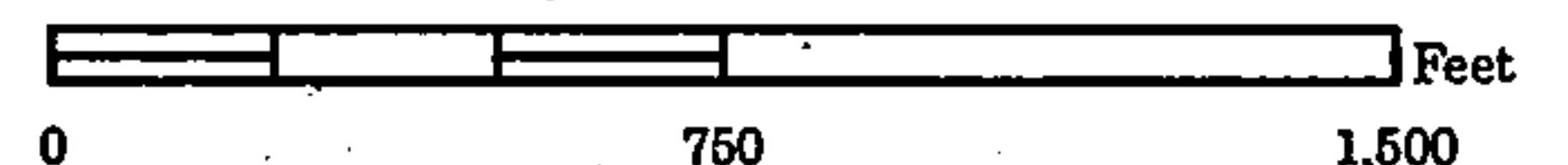
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

**J-14-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



Jeff Romero  
805 5<sup>th</sup> St NW  
Albuquerque, NM 87102

### Sketch Plat Review and Comment

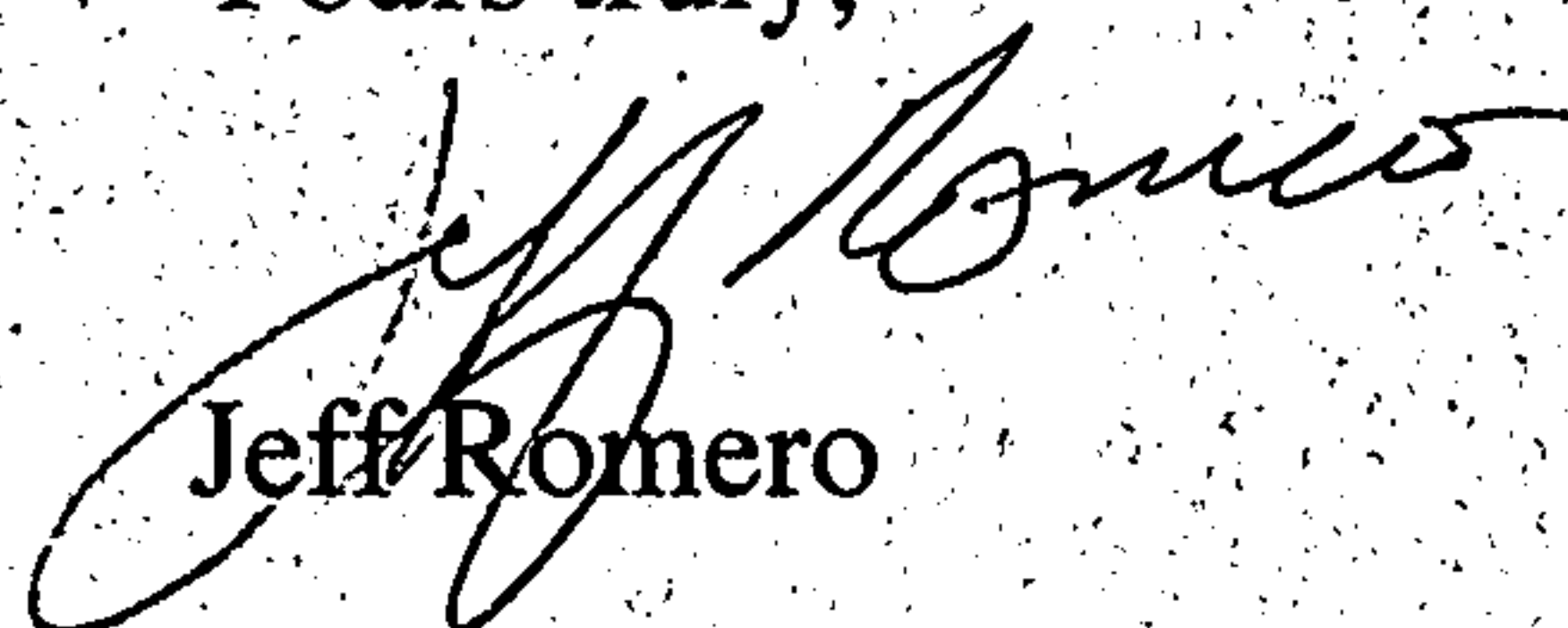
April 20, 2006

This letter is to serve as a request for a review and re-configuration of the 3 lots indicated on the attached Zone Atlas Page J-14-Z located on 804 Fifth NW. These properties are under the same ownership of Jeff Romero and Evangeline Trujillo. We propose to design a new commercial building incorporating all three properties into one site. It is necessary to re-plat the existing 3 separate lots into one lot to facilitate the design of the new, multi-story commercial building being proposed.

These lots are located within the downtown re-development zone. The new Federal Courthouse is to the East, and the County Metropolitan Courthouse is directly South of these properties. A new parking structure is located on the North and East side of the properties, both public and private. The existing lots contain a small, old, single story private law office at the west end of one lot, and a very small, old bail bondsman office located on the east end of another lot. The center lot is an empty dirt lot. As the entire properties encompass a space of only 75' x 140', we feel it is imperative to combine the properties to facilitate a continuation of the character of the business district.

Your review of this case is most appreciated. We look forward to being a part of the downtown redevelopment project.

Yours truly,

  
Jeff Romero