

#9



Case Out

DRB CASE ACTION LOG (SITE PLAN B.P.)

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-01632 (SBP)

Project # 1004927

Project Name UNIVERSITY HTS ADDITION

Agent: Mullen Heller Architecture

Phone No.: 268-4144

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 5/9/07 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: S/A
 w/SAS esmt along alley (5')

PARKS / CIP: _____

PLANNING (Last to sign): Stephanie
 initials
 3 Copies.

- 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.**

Project Number

1004927



Comp #3- 7/10/07

DRB CASE ACTION LOG (PREL & FINAL)

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.: **07DRB-00555 (P&F)**

Project # **1004927**

Project Name : **UNIVERSITY HEIGHTS**

ADDITION

Agent: **Wayjohn Surveying Inc**

Phone No.: **255-2052**

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 5/9/07 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: Additional w/s easement.

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): AGIS dxf Ops language
Record plat

- 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.

Called AGENT FOR R.U. #3- 7/10/07

Project Number



DRB CASE ACTION LOG (PREL & FINAL)

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.: 07DRB-00555.(P&F)

Project # 1004927

Project Name : UNIVERSITY HEIGHTS ADDITION

Agent: Wayjohn Surveying Inc

Phone No.: 255-2052

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 5/9/07 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____
- _____
- _____
- UTILITIES: Additional w/s easement.
- _____
- _____
- CITY ENGINEER / AMAFCA: _____
- _____
- _____
- PARKS / CIP: _____
- _____
- PLANNING (Last to sign): AGIS dxr App: [Signature]
Record plat
- _____
- _____

- 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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 - 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 1004927

19



DRB CASE ACTION LOG (SITE PLAN B.P.)

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-01632 (SBP)

Project # 1004927

Project Name UNIVERSITY HTS ADDITION

Agent: Mullen Heller Architecture

Phone No.: 268-4144

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 5/9/07 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: SIA
w/sas esmt along alley (5')

PARKS / CIP: _____

PLANNING (Last to sign): SS
initials
3 copies

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.
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- Tax printout from the County Assessor.
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Project Number

1004927

4927

DXF Electronic Approval Form

DRB Project Case #: 1004927

Subdivision Name: UNIVERSITY HEIGHTS BLOCK 1 LOTS 16A & 17A

Surveyor: THOMAS D JOHNSTON

Contact Person: THOMAS D JOHNSTON

Contact Information: 255-2052

DXF Received: 5/15/2007

Hard Copy Received: 5/15/2007

Coordinate System: NMSP Grid (NAD 27)


Approved

5.16.2007
Date

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

AGIS Use Only
Copied fc 4927 to agiscov on 5/16/2007 Contact person notified on 5/16/2007

Subj: **Project No. 1004927**
Date: 05/16/2007 7:53:14 A.M. Mountain Daylight Time
From: dmzamora@cabq.gov
To: wayjonsurv@aol.com

The .dxf file for Project No. 1004927 (University Heights) has been approved.

David M. Zamora
GIS Coordinator - AGIS
City of Albuquerque
Planning Department
924-3929 phone
924-3812 fax
www.cabq.gov/gis
dmzamora@cabq.gov



**DEVELOPMENT REVIEW BOARD
ACTION SHEET
Plaza del Sol Hearing Room, Basement, Plaza del Sol Building**

May 9, 2007

9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

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.

- A. Call to Order: Adjourned: 11:40 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1002591**
07DRB-00464 Major-One Year SIA
- TIERRA WEST LLC agent(s) for KPS GROUP INC request(s) the above action(s) for all or any portion of Tract(s) C & G, **FOUR HILLS VILLAGE SHOPPING CENTER AND APARTMENT COMPLEX**, zoned SU-1 PDA FOR RES & COMM located on CENTRAL AVE SE between TRAMWAY BLVD SE and DORADO PLACE SE containing approximately 6 acre(s). [REF: 06DRB00249] (L-22) **A ONE YEAR SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**

2. **Project # 1002642**
07DRB-00503 Major-Vacation of Public Easements

PRECISION SURVEYS INC agent(s) for AVALON TOWER LLC request(s) the above action(s) for all or any portion of Tract(s) B-1-A (to be known as **TRACTS B-1-A-2 & B-1-A-1, TOWER WEST SUBDIVISION**) zoned SU-1 for C-2 and R-1 Uses located on TOWER RD SW between 97TH ST SW and 98TH ST containing approximately 2 acre(s). (L-9) **THE VACATION(S) WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

07DRB-00556 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC agent(s) for AVALON TOWER LLC request(s) the above action(s) for all or any portion of Tract(s) B-1-A (to be known as **TRACTS B-1-A-2 & B-1-A-1, TOWER WEST SUBDIVISION**) zoned SU-1 for C-2 and R-1 Uses located on TOWER RD SW between 97TH ST SW and 98TH ST containing approximately 2 acre(s). (L-9) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS SECTIONS AT 98TH ST AND TOWER RD, CROSS ACCESS EASEMENTS AND TO PLANNING FOR THE 15-DAY APPEAL PERIOD.**

3. **Project # 1004361**
07DRB-00493 Major-Vacation of Pub Right-of-Way

DON DUDLEY ARCHITECTS agent(s) for RIVER HORSE INVESTMENTS request(s) the above action(s) for Lot(s) 1-P-1 & 13-P-1, Block(s) 1, **TULANE TOWNHOUSES**, zoned R-3 located on TULANE NE between COMANCHE NE and CARLISLE NE containing approximately 1 acre(s). [REF: 05DRB01698] (G-16) **THE VACATION(S) WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1005354**
07DRB-00499 Major-Vacation of Public Easements
07DRB-00500 Minor-Vacation of Private Easements

BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND TRUST request(s) the above action(s) for all or any portion of Lot(s) B-2-A, **DUKE CITY LUMBER COMPANY ADDITION**, zoned SU-2 SMI located on BELLAMAH AVE NW between 18TH ST NW and 19TH ST NW containing approximately 8 acre(s). [REF: 07EPC00107, 07EPC00109] (J-13/H-13) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE**

PLANNING FILE. THE VACATION OF PRIVATE EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.

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.

- 5. Project # 1005437**
07DRB-00559 Minor-SiteDev Plan
BldPermit

STUDIO SOUTHWEST ARCHITECTS agent(s) for MARBLE BREWERY INC request(s) the above action(s) for all or any portion of Lot(s) 9-12, Block(s) 5, (to be known as **MARBLE BREWERY**) zoned SU-2 C, located on the northwest corner of 1ST ST NW and MARBLE AVE NW and containing approximately 1 acre(s). *[Deferred from 05/09/07]* (J-14) **DEFERRED AT THE AGENT'S REQUEST TO 5/16/07.**

- 6. Project # 1004997**
07DRB-00557 Minor-SiteDev Plan
BldPermit/EPC

MULLEN HELLER ARCHITECTURE agent(s) for 98TH TOWER JACK LLC request(s) the above action(s) for all or any portion of Lot(s) B-1-A, **TOWER WEST SUBDIVISION**, zoned SU-1 for C-1 and R-2 uses, located on TOWER RD SW between 98TH ST SW and 97TH ST SW containing approximately 2 acre(s). [REF: 06EPC00952, 06EPC00953, 07EPC00105] [**Catalina Lehner, EPC Case Planner**] (L-9) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR THE CITY STANDARD WORK DRAWING NUMBERS, A WIDER CROSS- ACCESS- SIMILAR TO THE PLAT- AND PLANNING FOR CATALINA LEHNER'S INITIALS AND 3 COPIES OF THE PLAN.**

7. **Project # 1004772**
07DRB-00560 Minor-SiteDev Plan
BldPermit

GEORGE RAINHART ARCHITECTS & ASSOCIATES agent(s) for HOLLY-SP LLC request(s) the above action(s) for all or any portion of Lot(s) 18, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 special neighborhood zone M-1 located on PASEO DEL NORTE NE between SAN PEDRO NE and I-25 containing approximately 1 acre(s). *[Deferred from 05/09/07]* (C-18)
DEFERRED AT THE AGENT'S REQUEST TO 5/23/07.

8. **Project # 1000504**
07DRB-00378 Minor-SiteDev Plan
BldPermit

NCA ARCHITECTS agent(s) for JEFFERSON PLAZA LLC request(s) the above action(s) for all or any portion of Tract(s) B-1-A-1-B, **GROUP NINE INDUSTRIAL PARK**, zoned IP, located on JEFFERSON PLAZA NE between OSUNA RD NE and SINGER BLVD NE containing approximately 6 acre(s). [REF: 07DRB-00364] *[Indef deferred from 4/4/07]* *[Deferred from 5/09/07]* (E-17)
DEFERRED AT THE AGENT'S REQUEST TO 5/16/07.

07DRB-00364 Minor-Prelim&Final Plat
Approval

SURV-TEK INC agent(s) for CINCO BISCO LIMITED request(s) the above action(s) for all or any portion of Tract(s) B-1-A-1-B, **GROUP NINE INDUSTRIAL PARK**, zoned IP located on JEFFERSON PLAZA NE between OSUNA RD NE and SINGER BLVD NE containing approximately 9 acre(s). [REF: 00DRB-00608] *[Indef deferred from 4/4/07]* *[Deferred from 5/09/07]* (E-17)
DEFERRED AT THE AGENT'S REQUEST TO 5/16/07.

9. **Project # 1004927**
06DRB-01632 Minor-SiteDev Plan
BldPermit/EPC

MULLEN HELLER ARCHITECTURE agent(s) for HARVARD MALL PARTNERS request(s) the above action(s) for all or a portion of Lot(s) 6-10 & 16-21, Block(s) 1, **UNIVERSITY HEIGHTS ADDITION**, zoned SU-1 for UC & R3C, located on HARVARD DR SE between CENTRAL AVE SE and SILVER AVE SE containing approximately 2 acre(s). [REF: 06EPC-00777] [**Stephanie Shumsky, EPC Planner**] [*Def. 11/22/06, 1/24/07 & 2/7/07*] (K-15 & K-16) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/09/07 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA, ADDITIONAL SANITARY SEWER EASEMENTS ALONG THE ALLEY (5-FEET) AND PLANNING FOR STEPHANIE SHUMSKY'S INITIALS AND 3 COPIES.**

07DRB-00555 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC. agent(s) for HARVARD MALL PARTNERS request(s) the above action(s) for all or any portion of Lot(s) 16-21, Block(s) 1, **UNIVERSITY HEIGHTS ADDITION**, zoned SU-2 for UC & R3C, located on HARVARD DR SE between CENTRAL AVE SE and SILVER AVE SE containing approximately 1 acre(s). [REF: 06DRB01632] (K-15 & K-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR ADDITIONAL WATER AND SEWER EASEMENT AND TO PLANNING FOR APS LANGUAGE, AGIS DXF FILE AND TO RECORD.**

10. **Project # 1002404**
07DRB-00535 Minor-SiteDev Plan
BldPermit/EPC

GEORGE RAINHART ARCHITECTS agent(s) for WALGREEN CO. request(s) the above action(s) for all or any portion of Lot(s) 1C, LADERA INDUSTRIAL CENTER (to be known as **WALGREENS @ VISTA ORIENTE AND UNSER**) zoned SU-1 FOR IP USES located on UNSER BLVD NW between VISTA ORIENTE NW and AUSTIN AVE NW containing approximately 2 acre(s). [REF: 07EPC-00104] [**Carol Toffaleti, EPC Case Planner**] [*Defered from 05/02/07 & 5/09/07*] (H-9) **DEFERRED AT THE AGENT'S REQUEST TO 5/16/07.**

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

11. **Project # 1005349**
07DRB-00511 Minor-Prelim&Final Plat
Approval
- ROLANDO PEREZ request(s) the above action(s) for all or any portion of Lot(s) 9 & 10, Block(s) 8, **LOMA VERDE SUBDIVISION**, zoned R-2 located on SAN PABLO ST NE between DOMINGO NE and CHICO NE containing approximately 1 acre(s). [REF: 07DRB-00097] [*Indef deferred 4/25/07*] (K-19) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR OPENING NEW ACCOUNTS, TAPPING PERMITS AND SIDEWALK CONSTRUCTION AND TO PLANNING FOR AGIS DXF FILE, CROSS ACCESS EASEMENT AND TO RECORD.**
12. **Project # 1004617**
07DRB-00542 Minor-Prelim&Final Plat
Approval
- JACKS HIGH COUNTRY agent(s) for TONY & MYRA GUTIERREZ request(s) the above action(s) for all or any portion of Lot(s) 100, Block(s) A, **LA VICTORIA**, zoned C-2 located on BLUEWATER NW between YUCCA NW and 56TH ST NW containing approximately 2 acre(s). [REF: 06DRB00721] [*Final plat indef deferred form 5/09/07*] (J-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/09/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/17/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT: PROOF THAT THE CONDITIONAL USE WAS REINSTATED FOR THE PROPERTY. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**
13. **Project # 1003128**
07DRB-00514 Minor-Prelim&Final Plat
Approval
- JOSH SKARSGARD agent(s) for BANDELIER EQUITIES LTD CO request(s) the above action(s) for all or any portion of Lot(s) 1 - 5, Block(s) 11, **NORTH ALBUQUERQUE ACRES, UNIT A**, zoned SU-2 for C-1 located on PASEO DEL NORTE NE between SAN PEDRO NE and PALOMAS NE containing approximately 3 acre(s). [*Indef deferred 4/25/07*](C-18) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING**

FOR AGIS DXF FILE, ZONING DESIGNATION ON THE PLAT AND TO RECORD.

14. **Project # 1000365**
07DRB-00073 Minor-Prelim&Final Plat Approval
- WAYJOHN SURVEYING INC agent(s) for TUAN VAN HUYNH request(s) the above action(s) for all or a portion of Lot(s) 2-4 and 19-21, Block(s) 1, UNITY ADDITION (to be known as **UNITY TOWNHOMES**) zoned SU-1/C-1, located on RHODE ISLAND ST SE, between CENTRAL AVE SE and ZUNI RD SE containing approximately 1 acre(s). [REF: ZA-95-296, ZA-97-2, ZA-97-4] [Deferred from 1/31/07 & 5/09/07] (K-19) **DEFERRED AT THE AGENT'S REQUEST TO 5/16/07.**
15. **Project # 1004228**
07DRB-00538 Major-Final Plat Approval
- TERRAMETRICS OF NEW MEXICO agent(s) for HEADSTART ENTERPRISES request(s) the above action(s) for Tract(s) A, **GUTHRIE COMMERCE PARK**, zoned M-1 light manufacturing zone located on MONTANO RD NE between EDITH BLVD NE and PAN AMERICAN FREEWAY containing approximately 4 acre(s). [REF: 07DRB00199] [Defer from 05/02/07] (F-15) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**
- NO ACTION IS TAKEN ON THESE CASES:**
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING
16. **Project # 1005536**
07DRB-00553 Minor-Sketch Plat or Plan
- ISAACSON & ARFMAN PA agent(s) for BCR CONSTRUCTION request(s) the above action(s) for all or any portion of Lot(s) 57-58-59, ROSSITER ADDITION (to be known as **BACA TOWNHOMES SUBDIVISION**) zoned R-2 located on 12TH ST NW between GRIEGOS RD NW and CANDELARIA BLVD NW containing approximately 2 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project # 1005537**
07DRB-00554 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NEW MEXICO INC request(s) the above action(s) for the NE ¼, NW ¼, SEC 8, 11N 2E, (to be known as **VENTANA OESTE**) zoned A-1 located on DEL OESTE RD NW between CORN MOUNTAIN PLACE NW and COYOTE CANYON PLACE NW containing approximately 40 acre(s).(B-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. **Project # 1005538**
07DRB-00558 Minor-Sketch Plat or Plan

URS agent(s) for MESA DEL SOL LLC request(s) the above action(s) for Tract(s) 4-A-1 thru 4-A-4, **MESA DEL SOL**, zoned SU-2 Planned Community, located on UNIVERSITY BLVD SE between SOLAR MESA SE and MESA DEL SOL BLVD SE containing approximately 33 acre(s). [REF: 06DRB01612] (R-15/S-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1005539**
07DRB-00561 Minor-Sketch Plat or Plan

WILSON AND COMPANY agent(s) for MGMe DEVELOPMENT INC request(s) the above action(s) for all or any portion of Lot(s) 1, Block(s) 5, VOLCANO CLIFFS SUBDIVISION, UNIT 26 (to be known as **TIERRA BUENA ESTATES**) zoned SU-2 - SRLL located on ROSA PARKS RD NW between UNSER BLVD NW and CALLE NORTENA NW containing approximately 4 acre(s). (C-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

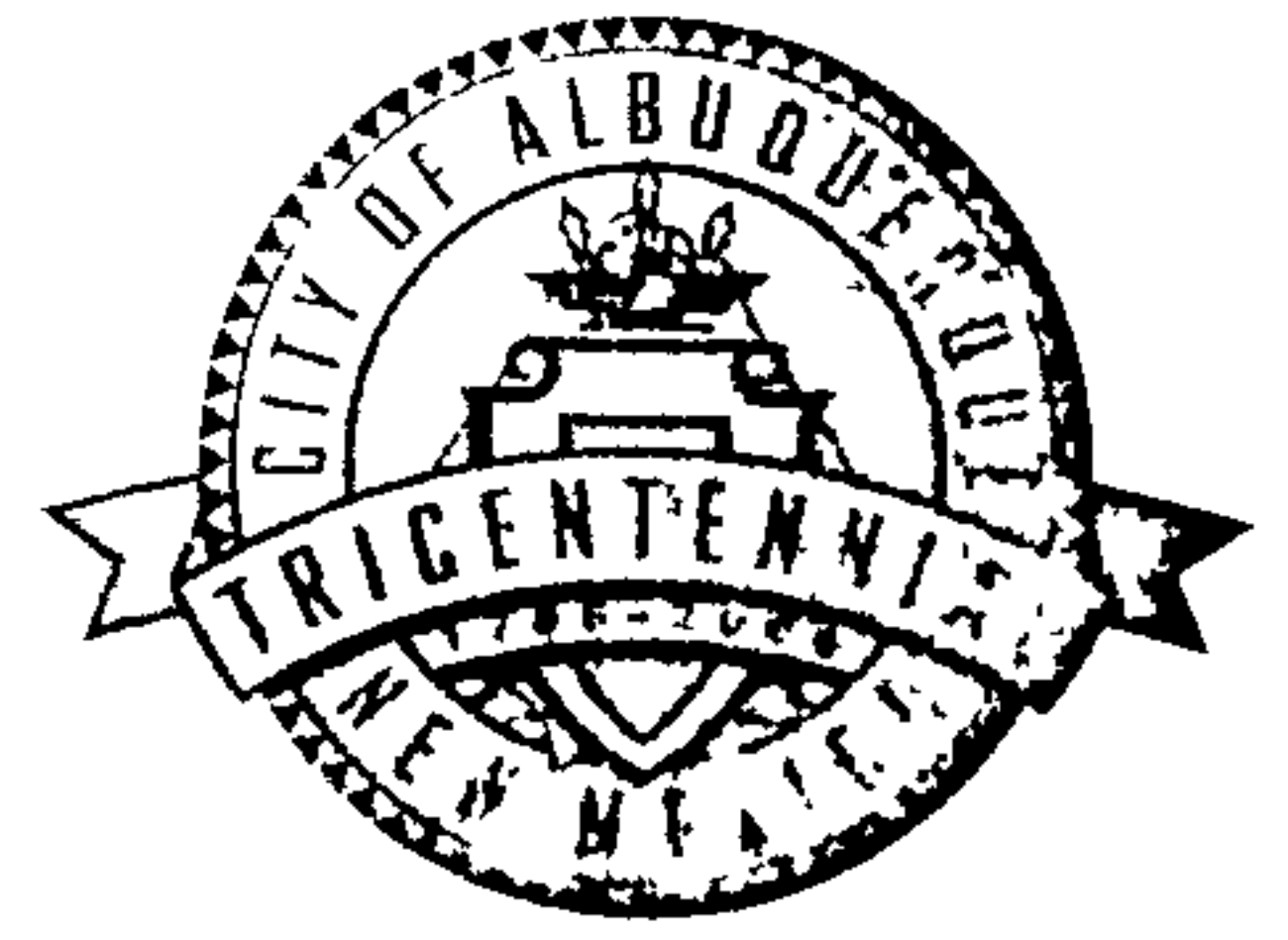
20. **Project # 1005540**
07DRB-00562 Minor-Sketch Plat or Plan

WILSON AND COMPANY agent(s) for LEGACY SUSTAINABLE DEVELOPMENT INC request(s) the above action(s) for all or any portion of Tract(s) D, **LA CUENTISTA SUBDIVISION, UNIT 3**, zoned SU-2 – SRLL, located on KIMMICK DR NW between ROSA PARKS RD NW and PETROGLYPH NATIONAL MONUMENT containing approximately 20 acre(s). [REF: 1000922] (C-11/D-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. Approval of the Development Review Board Minutes for May 2, 2007. **THE DRB MINUTES FOR MAY 2, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:40 A.M.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004927

AGENDA ITEM NO: 9

SUBJECT:

Final Plat
Preliminary Plat
Site Plan for Building Permit

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

P.O. Box 1293

An approved SIA with Financial Guarantee(s) is required prior to site plan approval.

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: MAY 9, 2007

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**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
May 9, 2007
DRB Comments**

ITEM # 9

PROJECT # 1004927

APPLICATION # 07-00555

RE: Lots 16 – 21, Block 1, University Heights Addition/p&f

The AGIS dxf is not approved.

Planning will take delegation for the DXF approval and to record the plat.



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



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

February 7, 2007

9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

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.

A. Call to Order: 9:00 A.M.

Adjourned: 10:45 A.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1001396**
07DRB-00026 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Block(s) 13, Tract(s) 1A-3A, **ALTA TIERRA DEL NORTE UNIT 1**, zoned R1, located on CALLE MONTANA NE, between VISTA DEL NORTE NE and CALLE FUERTE NE containing approximately 1 acre(s). [REF: 03DRB-02116] (D-16) **TWO-YEAR SIA WAS APPROVED.**

2. **Project # 1004075**
06DRB-01537 Major-Vacation of Pub
Right-of-Way
06DRB-01539 Minor-Vacation of Private
Easements

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, 4B, 4C and 1 through 15, **MESA DEL SOL**, zoned SU-2 PLANNED COMMUNITY, located on INTERSTATE 25 SW, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 2,294 acre(s). [REF: 06DRB-00744] [Deferred from 11/15/06,12/13/06, 1/3/07,1/17/07 & 2/7/07]. (R-16, Q-16, R-15, R-17, S-14, S-16, S-17, T-16) **DEFERRED AT THE AGENT'S REQUEST TO 2/28/07.**

3. **Project # 1002739**
06DRB-01621 Major-Vacation of Public
Easements
06DRB-01622 Major-Vacation of Pub
Right-of-Way
06DRB-01623 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for **ANDERSON HEIGHTS, UNIT 5A**, zoned RD/RLT, located on 118TH ST SW, between DENNIS CHAVES BLVD SW and COLOBEL AVE SW containing approximately 41 acre(s). [REF: 06DRB-01431] [Deferred from 12/6/06,12/13/06 & 12/20/06] [Deferred from 1/3/07,1/10/07,1/17/07,1/24/07, 1/31/07 & 2/7/07] (P-8) **DEFERRED AT THE BOARD'S REQUEST TO 2/21/07.**

- Project #1002739**
07DRB-00088 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for PARCEL 3, **ANDERSON HEIGHTS, UNIT 3**) zoned R-LT residential zone, located on COLOBEL SW, between 118TH ST SW and MESSINA SW containing approximately 18 acre(s). [REF: 06DRB00513] (N-8) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD AND TO EXPLORE THE POSSIBILITY OF A PEDESTRIAN ACCESS BETWEEN LOTS 95 & 96.**

4. **Project # 1004526**
07DRB-00013 Major-Preliminary Plat
Approval
07DRB-00014 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for STILLBROOKE HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 401, TOWN OF ATRISCO GRANT, UNIT 3 (to be known as **SAGE PARK SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on SAGE RD SW, between 75TH ST SW and COORS RD SW containing approximately 10 acre(s). [REF: 05DRB-01129] [Deferred from 1/31/07] (L-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/7/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/6/07 THE PRELIMINARY PLAT WAS APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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.

5. **Project # 1005189**
07DRB-00089 Minor-SiteDev Plan
BldPermit/EPC

GARRETT SMITH LTD. agent(s) for LITTLE BROTHERS OF THE GOOD SHEPHERD request(s) the above action(s) for all or a portion of Lot(s) 1-A, Block(s) 45, **PEREA ADDITION**, zoned SU-2/SU-1 for found. house & rel. act., located on MOUNTAIN RD NW, between 14TH ST NW and BROTHER MATHIAS PLACE NW containing approximately 1 acre(s). [REF: Z-89-100] [Maggie Gould, EPC Case Planner] [Deferred from 2/7/07] (J-13) **DEFERRED AT THE AGENT'S REQUEST TO 2/14/07.**

6. **Project # 1004927**
06DRB-01632 Minor-SiteDev Plan
BldPermit/EPC

MULLEN HELLER ARCHITECTURE agent(s) for HARVARD MALL PARTNERS request(s) the above action(s) for all or a portion of Lot(s) 6-10 & 16-21, Block(s) 1 **UNIVERSITY HEIGHTS ADDITION**, zoned SU-1,UC, located on HARVARD DR SE, between CENTRAL AVE SE and SILVER AVE SE containing approximately 2 acre(s). [REF: 06EPC-00777][Stephanie Shumsky, EPC Planner][Def.11/22/06,1/24/07,2/7/07](K15)**INDEFINITELY DEFERRED AT AGENT'S REQUEST.**



7. **Project # 1004874**
07DRB-00070 Minor-SiteDev Plan
BldPermit/EPC

MASTERWORKS ARCHITECTS INC agent(s) for ANDERSON PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 17-A, Block(s) 2, **MONKBRIDGE ADDITION**, zoned SU-1 FOR SALES OF BUILDING MATERIAL AND OUTSIDE STORAGE, located on CANDELARIA BLVD NW, between 2ND ST NW and 3RD ST NW containing approximately 1 acre(s). [REF: 06EPC00623, 06EPC00702, 06DRB01571] [**Maggie Gould, EPC Case Planner**] [Deferred from 1/31/07] (G-14) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF SITE PLAN.**

8. **Project # 1004354**
07DRB-00033 Minor-SiteDev Plan
Subd/EPC
07DRB-00034 Minor-SiteDev Plan
BldPermit/EPC
07DRB-00032 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for KRANIA LLC request(s) the above action(s) for all or a portion of Lot(s) 27, Block(s) 9, Tract(s) O, ORIGINAL TOWNSITE OF WESTLAND (to be known as **KRANIA**) zoned SU-2 FOR IP, located on 98TH ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 8 acre(s). [**Carmen Marrone for Petra Morris, EPC Case Planner**]. [*Deferred from 1/24/07 & 1/31/07*] (K-9) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF SITE PLAN. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR 3 COPIES OF SITE PLAN. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/7/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/1/06 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**



9. **Project # 1004354**
06DRB-01426 Minor- Final Plat Approval

TIERRA WEST LLC agent(s) for MONAHITI LLC request(s) the above action(s) for all or a portion of Lot(s) 22-26, Block(s) 9, **MONAHITI SUBDIVISION**, ORIGINAL TOWNSITE OF WESTLAND, zoned SU-2 for C-2, IP uses, located on 98TH ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 2 acre(s). [REF: 05DRB-01229, 05EPC-01234] *[Final Plat Indef Deferred on 10/11/06 for SIA & deferred on 1/3/07 for agreement]* (K-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR A SIGNED NEIGHBORHOOD AGREEMENT ON STREET PAVING AND UTILITIES WITH THE OWNERS TO THE EAST AND TO PLANNING TO RECORD.**

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

10. **Project # 1003572**
07DRB-00090 Minor-Vacation of Private Easements

SURVEYS SOUTHWEST LTD agent(s) for ANGELO BRUNACINI request(s) the above action(s) for all or a portion of Tract(s) A1-A-4, **PHASE 2, UNIT 2 JOURNAL CENTER**, zoned IP industrial park zone, located on NORTH DIVERSION CHANNEL NE, between SNAPROLL ST NE and RUTLEDGE RD NE containing approximately 14 acre(s). [REF: 07DRB00035] (D-16, D-17) **THE VACATION OF THE PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

- 07DRB-00035 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for ANGELO BRUNACINI request(s) the above action(s) for Tract(s) A-1, A-2, A-3 & A-4, **JOURNAL CENTER PHASE 2, UNIT 2**, zoned IP, located on NORTH DIVERSION CHANNEL NE, between SNAPROLL ST NE and RUTLEDGE ROAD NE containing approximately 14 acre(s). *[Indef deferred from 1/24/07]* (D-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

11. **Project # 1003469**
07DRB-00087 Minor-Prelim&Final Plat
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for JEFFREY & LORRI M. ZUMWALT request(s) the above action(s) for all or a portion of Lot(s) 7-A-1, P 1, **OAKLAND HEIGHTS**, zoned RD, located on OAKRIDGE COURT NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). [REF: 06DRB00882, 06DRB01668] (C-20) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR CERTIFICATION OF THE PAD ELEVATION AND MAINTENANCE AND BENEFICIARIES OF 10-FOOT PEDESTRIAN EASEMENT AND PLANNING TO RECORD.**

12. **Project # 1004039**
07DRB-00091 Minor-Prelim&Final Plat
Approval
07DRB-00092 Minor-Vacation of Private
Easements

ISAACSON & ARFMAN agent(s) for RUTLEDGE INVESTMENT COMPANY INC. request(s) the above action(s) for all or a portion of Lot(s) 39 & 48, Tract(s) 5, **THE LEGENDS OF HIGH DESERT**, zoned SU-2/HD/C-1, located on ACADEMY RD NE, between CORTADERIA ST NE and IMPERATA ST NE containing approximately 1 acre(s). [REF: 06DRB-00606] (E-23) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SET BACK EXHIBIT AND PLANNING TO RECORD. THE VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

13. **Project # 1004679**
07DRB-00071 Minor-Prelim&Final Plat
Approval

SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 15B, ALVARADO GARDENS UNIT 2 (to be known as **CAMPBELL ESTATES**) zoned RA-2, W7 residential and agricultural zone, located on CAMPBELL RD NW, between RIO GRANDE BLVD NW and the RIO GRANDE RIVER containing approximately 2 acre(s). [REF: 06DRB00149] [*Deferred from 1/31/07 & 2/7/07*] (G-12) **DEFERRED AT THE AGENT'S REQUEST TO 2/14/07.**

14. **Project # 1004878**
07DRB-00041 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for GEORGE METZGAR request(s) the above action(s) for all or a portion of Lot(s) 8-13, Block(s) A, **SOUTH BROADWAY ACRES, UNIT 1**, zoned SU-2 FOR MR, located on BETHEL DR SE, between TOPEKA ST SE and the railroad tracks, containing approximately 1 acre(s). [REF: 06DRB-00638] *[Deferred from 1/24/07 & 1/31/07]* (M-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR PLACEMENT OF SIDEWALK.**

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

15. **Project # 1005348**
07DRB-00093 Minor-Sketch Plat or Plan


CLAUDIO VIGIL ARCHITECTS request(s) the above action(s) for all or a portion of Tract(s) 9, UNIT 1, **LADERA BUSINESS PARK**, zoned SU-1 FOR LIGHT INDUSTRIAL, located on LA MORADA PL NW, between LADERA DR NW and UNSER BLVD NW containing approximately 7acre(s). (H-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. Approval of the Development Review Board Minutes for January 31, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JANUARY 31, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:45 A.M.

April 16, 2007

**City of Albuquerque
Planning Department
Inter-Office Memorandum**

TO: Sheran Matson, DRB Chair
FROM: Stephanie Shumsky, Planner 
SUBJECT: Project # 1004927 (06EPC-00765 and 06EPC-00777)

The Environmental Planning Commission approved Project # 1004927/06EPC-00765, a sector development plan map amendment, from SU-2/UC and SU-2/RC3 to SU-1/SU-1 for Mixed Use, Block 1, Lot(s) 6-10 and 16-21, University Heights Addition, located on Harvard Drive SE between Central Avenue and Silver Avenue SE on August 17, 2006. The applicant has satisfied all of the conditions of approval with the following exceptions:

Condition #5: The retailing of alcoholic drinks shall be deleted as a use within the zoning designated for the subject site.

Sheet G101 of the accompanying site development plan for building permit needs to be revised to exclude the retailing of alcoholic drinks. The Requested Zoning Note 6(g)2 must be deleted.

FYI: Requested Zoning Note 6(d) should be revised to read *notions* (instead of *lotions*)

The Environmental Planning Commission approved Project # 1004927/06EPC-00777, a site development plan for building permit, for Block 1, Lot(s) 6-10 and 16-21, University Heights Addition, located on Harvard Drive SE between Central Avenue and Silver Avenue SE on August 17, 2006. The applicant has satisfied all of the conditions of approval with the following exceptions:

Condition #5: The applicant shall conduct a Historic Inventory of the existing structures. The applicant shall contact the City's Historic Preservation Planner to determine the requirements and procedure for conducting the inventory. The inventory may include photographing and documenting the existing structures for community archival purposes.

The applicant is working with the City's Historic Preservation Planner to complete the required Historic Inventory. Final sign-off by the DRB should be postponed until the applicant provides the City with a copy of the inventory.

FYI: The Bicycle Parking Calculations need to be revised to reflect the actual number of spaces and locations provided on the site plan.

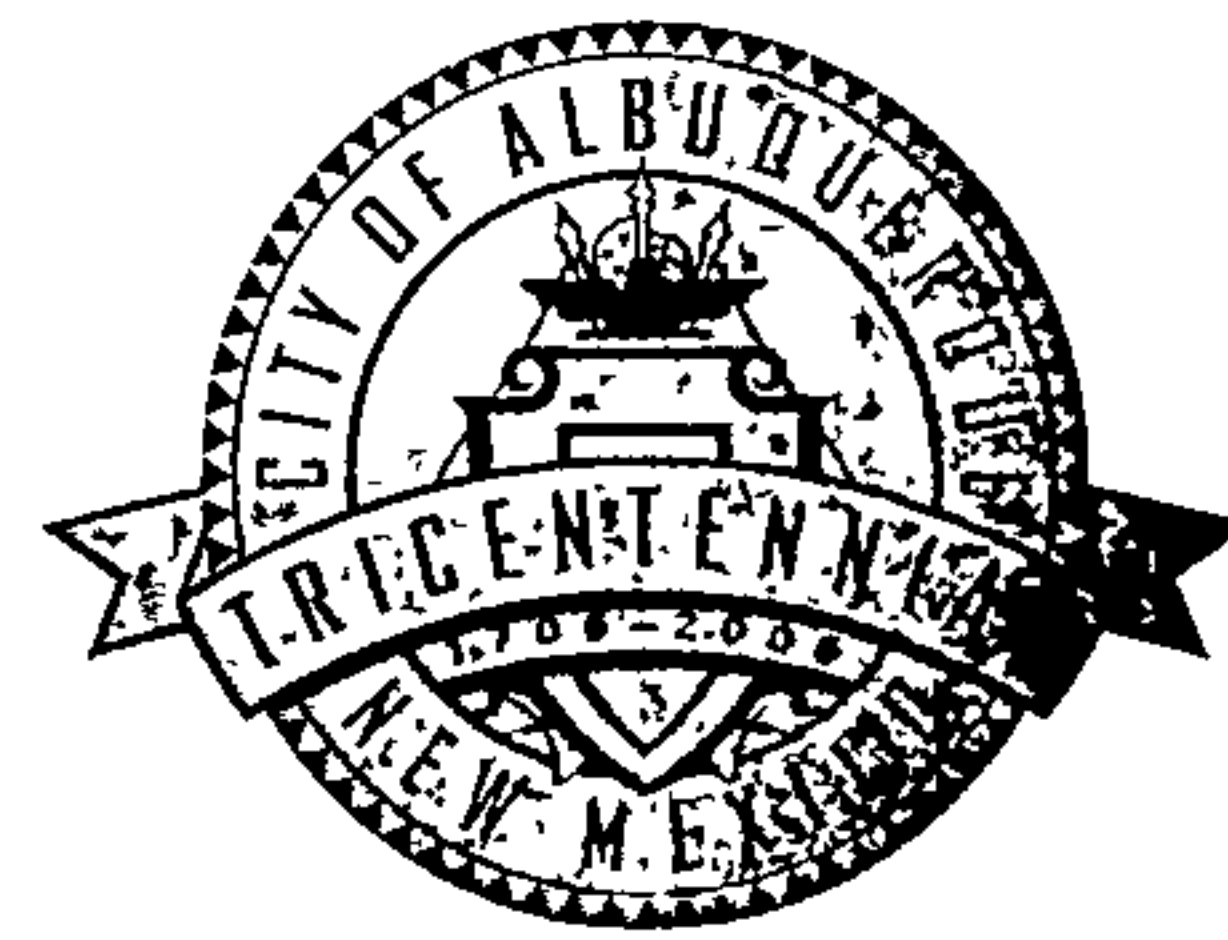
Retail: 3 racks (18 spaces)

Residential: 4 racks (24 spaces)

If you should have any questions regarding this case, please do not hesitate to call me at 924-3933.

Thank you.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004927

AGENDA ITEM NO: 6

SUBJECT:

Site Plan for Building Permit

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An executed SIA with financial guarantee(s) is required prior to site plan signoff by the City Engineer.
Infrastructure list comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

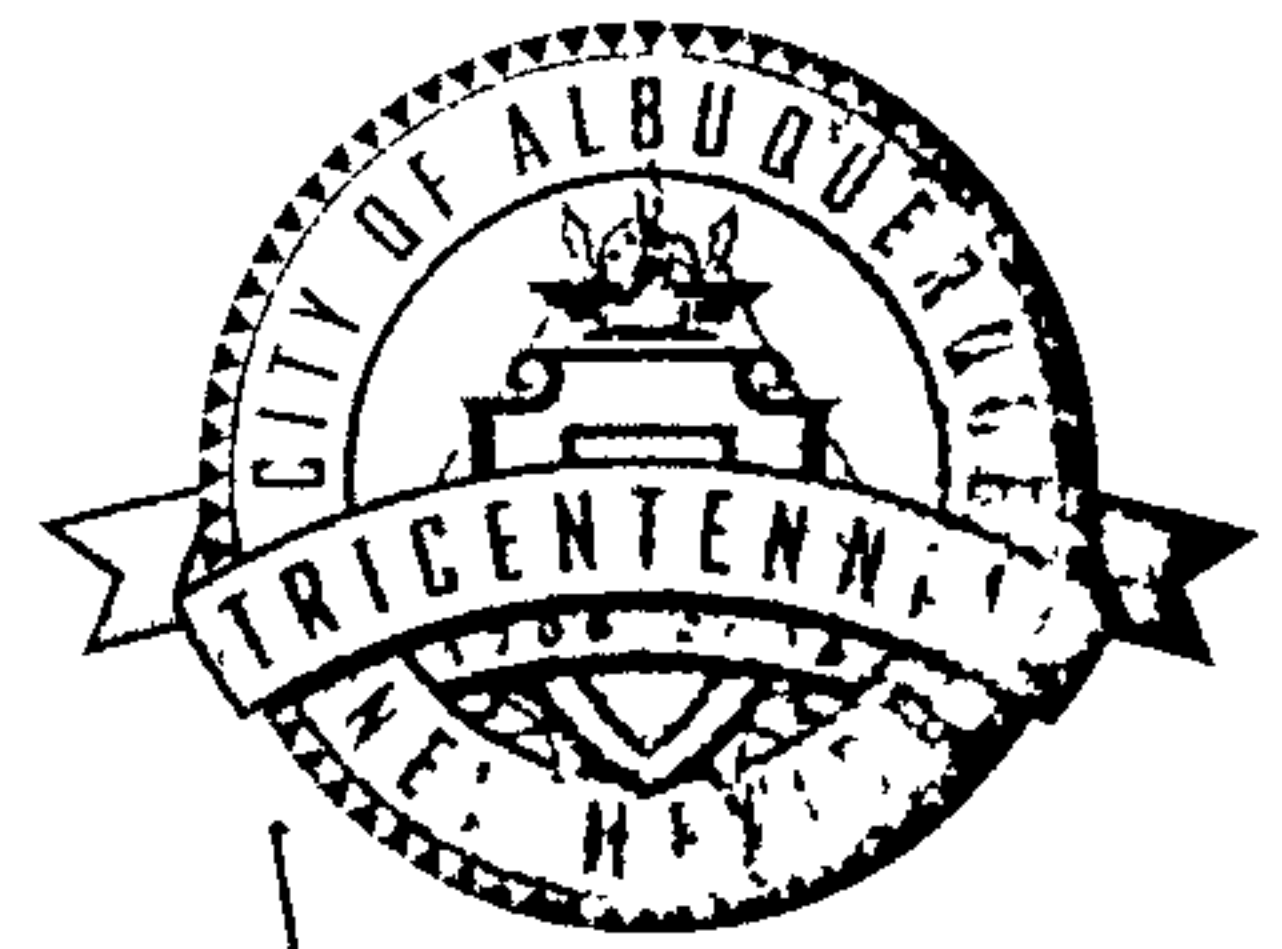
APPROVED ___; DENIED ___; DEFERRED ^{indof} X; COMMENTS PROVIDED ___; WITHDRAWN ___

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: FEBRUARY 7, 2007

CITY OF ALBUQUERQUE



for comments

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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004927

AGENDA ITEM NO: 6

SUBJECT:

Site Plan for Building Permit

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An executed SIA with financial guarantee(s) is required prior to site plan signoff by the City Engineer.
Infrastructure list comments.

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: FEBRUARY 7, 2007



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

January 24, 2007

9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

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.

- A. Call to Order: 9:00 A.M. Adjourned: 11:00 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1005070**
06DRB-01154 Major-Preliminary Plat Approval
06DRB-01156 Minor-Sidewalk Waiver
06DRB-01155 Minor-Temp Defer SDWK
- SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, THE TRAILS, UNIT 2 (to be known as **TAOS @ THE TRAILS, UNIT 2**) zoned SU-2-SRLL, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). [Deferred from 9/6/06 & 9/13/06 & 9/27/06 & 10/11/06 & 10/25/06 & 11/29/06 & 12/20/06 & 1/24/07](C-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/21/07.**

2. **Project # 1005031**
06DRB-01077 Major-Vacation of Public Easements

SURV-TEK agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS, UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018] [Deferred from 8/23/06 & 9/13/06 & 9/27/06 & 10/4/06 & 10/25/06 & 11/29/06 & 12/20/06 & 1/24/07] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/21/07.**

- 06DRB-01017 Major-Preliminary Plat Approval
06DRB-01018 Minor-Temp Defer SDWK

SURV TEK & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL , located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). (Listed as Project 1004644 in error) [Deferred from 8/9/06 & 8/23/06 & 9/13/06 & 9/27/06 & 10/4/06 & 10/25/06 & 11/29/06 & 12/20/06 & 1/24/07] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/21/07.**

- 06DRB-01282 Minor-Subd Design (DPM) Variance

WILSON AND COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018, DRB-01077] [Deferred from 9/13/06 & 9/27/06 & 10/4/06 & 10/25/06 & 11/29/06 & 12/20/06 & 1/24/07] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/21/07.**

3. **Project # 1005182**
06DRB-01784 Major-Preliminary Plat Approval

WILSON AND CO. agent(s) for LA CUENTISTA II, LLC request(s) the above action(s) for all or a portion of Tract(s) C, correction plat of the bulk land plat of La Cuentista Subdivision (to be known as **LA CUENTISTA SUBDIVISION, UNIT 2**) zoned SU-2/SRSL, located on ROSA PARKS RD NW, between ALOE RD NW and KIMMICK DR NW containing approximately 36 acre(s). [REF: 06DRB-01428] [Deferred from 1/17/07 & 1/24/07] (C-10/C-11) **DEFERRED AT THE AGENT'S REQUEST TO 1/31/07.**

07DRB-00049 Minor-Temp Defer SDWK

WILSON & COMPANY agent(s) for LA CUENTISTA II LLC MICHAEL KNIGHT request(s) the above action(s) for all or a portion of Tract(s) C, **LA CUENTISTA SUBDIVISION UNIT 2**, zoned SU-2 SRSL, located on ROSA PARKS RD NW, between ALOE RD NW and KIMMICK DR NW containing approximately 36 acre(s). [REF: 06DRB01426, 06DRB01784] (C-1011) **DEFERRED AT THE AGENT'S REQUEST TO 1/31/07.**

4. **Project # 1002739**
06DRB-01621 Major-Vacation of Public Easements
06DRB-01622 Major-Vacation of Pub Right-of-Way
06DRB-01623 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for **ANDERSON HEIGHTS, UNIT 5A**, zoned RD/RLT, located on 118TH ST SW, between DENNIS CHAVES BLVD SW and COLOBEL AVE SW containing approximately 41 acre(s). [REF: 06DRB-01431] [*Deferred from 12/6/06 & 12/13/06 & 12/20/06*] [*Deferred from 1/3/07, 1/10/07, 1/17/07 & 1/24/07*] (P-8) **DEFERRED AT THE BOARD'S REQUEST TO 1/31/07.**

5. **Project # 1004428**
06DRB-01121 Major-Vacation of Public Easements
06DRB-01119 Major-Preliminary Plat Approval
06DRB-01122 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3A, RR-3B, RR-3C, RR-3D and RR-3E, TOWN OF ATRISCO GRANT (to be known as **CEJA VISTA**) zoned SU-1, C-1, R-LT, located on DENNIS CHAVEZ BLVD SW, between MEADE AVE SE and 118TH ST SW containing approximately 99 acre(s). [REF: 05DRB-01460, 05DRB-01461] [*Deferred from 8/30/06 & 9/27/06 & 10/4/06 & 10/18/06 & 11/1/06 & 11/29/06 & 12/13/06 & 1/10/07 & 1/17/07*] (P-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/24/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/22/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: APPLICATION FOR A SUBDIVISION DESIGN VARIANCE AND A SIDEWALK WAIVER FOR THE STUB STREETS NEEDS TO BE APPLIED FOR WITH THE FINAL PLAT ACTION. A TEMPORARY**

DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

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.

- 6. Project # 1004354**
07DRB-00033 Minor-SiteDev Plan
Subd/EPC
07DRB-00034 Minor-SiteDev Plan
BldPermit/EPC
07DRB-00032 Minor-Prelim&Final Plat
Approval
- TIERRA WEST LLC agent(s) for KRANIA LLC request(s) the above action(s) for all or a portion of Lot(s) 27, Block(s) 9, Tract(s) O, ORIGINAL TOWNSITE OF WESTLAND (to be known as **KRANIA**) zoned SU-2 FOR IP, located on 98TH ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 8 acre(s). [**Carmen Marrone for Petra Morris, EPC Case Planner**]. [*Deferred from 1/24/07*] (K-9) **DEFERRED AT THE AGENT'S REQUEST TO 1/31/07.**
- 7. Project # 1004927**
~~06DRB-01632~~ Minor-SiteDev Plan
BldPermit/EPC
- MULLEN HELLER ARCHITECTURE agent(s) for HARVARD MALL PARTNERS request(s) the above action(s) for all or a portion of Lot(s) 6-10 & 16-21, Block(s) 1 **UNIVERSITY HEIGHTS ADDITION**, zoned SU-1,UC, located on HARVARD DR SE, between CENTRAL AVE SE and SILVER AVE SE containing approximately 2 acre(s). [REF: 06EPC-00777] [**Stephanie Shumsky, EPC Case Planner**] [*Indef deferred from 11/22/06*] [*Deferred from 1/24/07*] (K-15) **DEFERRED AT THE AGENT'S REQUEST TO 2/7/07.**
- 8. Project # 1005247**
07DRB-00042 Minor- SiteDev Plan Subd
- SURVEYS SOUTHWEST LTD agent(s) for GILBERT LOVATO, K-RAM INC request(s) the above action(s) for all or a portion of Lot(s) 30, Block(s) 10, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2, M-1,

located on OAKLAND AVE NE, between SAN MATEO BLVD NE and EAGLE AVE NE containing approximately 1 acre(s). [REF: 06DRB-01686, 06DRB-01605] (C-18) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DIMENSIONING OF PARKING STALLS AND BUILDING NOTES ON THE SITE PLAN AND PLANNING FOR CHANGE OF TITLE TO READ 'SITE PLAN FOR SUBDIVISION' AND 3 COPIES OF THE PLAN.**

06DRB-01605 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for GILBERT LOVATO, K-RAM INC request(s) the above action(s) for all or a portion of Lot(s) 30, Block(s) 10, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-1 & M-1, located on OAKLAND AVE NE, between SAN MATEO BLVD NE and EAGLE AVE NE containing approximately 1 acre(s). [*Indef deferred from 11/15/06 & Indef deferred 1/3/07*] (C-18) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS PARKING EASEMENT.**

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

9. **Project # 1003572**
07DRB-00035 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for ANGELO BRUNACINI request(s) the above action(s) for Tract(s) A-1, A-2, A-3 & A-4, **JOURNAL CENTER PHASE 2, UNIT 2**, zoned IP, located on NORTH DIVERSION CHANNEL NE, between SNAPROLL ST NE and RUTLEDGE ROAD NE containing approximately 14 acre(s). (D-16) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

10. **Project # 1004878**
07DRB-00041 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for GEORGE METZGAR request(s) the above action(s) for all or a portion of Lot(s) 8-13, Block(s) A, **SOUTH BROADWAY ACRES, UNIT 1**, zoned SU-2 FOR MR, located on BETHEL DR SE, between TOPEKA ST SE and the

railroad tracks, containing approximately 1 acre(s). [REF: 06DRB-00638] *[Deferred from 1/24/07]* (M-14) **DEFERRED AT THE AGENT'S REQUEST TO 1/31/07.**

11. **Project # 1005330**
07DRB-00040 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for GARY DORAN request(s) the above action(s) for all or a portion of Lot(s) 1A & 2A1, **LANDS OF ALBUQUERQUE BOARD OF REALTORS**, zoned C-3 heavy commercial zone, located on UNIVERSITY BLVD NE and the I-25 frontage road, containing approximately 3 acre(s). [REF: 04DRB-00213] (H-15) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

12. **Project # 1003790**
07DRB-00028 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES PA agent(s) for MCT INDUSTRIES INC request(s) the above action(s) for all or a portion of Tract(s) B, C-1 & C-2, **NORTH GATEWAY**, zoned IP industrial park zone, located on BALLOON FIESTA PARKWAY NE, between SAN MATEO BLVD NE and I 25 containing approximately 23 acre(s). [REF: 06DRB-00158] [Listed under Project 1000961 in error] (B-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. **Project # 1004414**
07DRB-00047 Minor-Sketch Plat or Plan

QUIK DRAW ENGINEERING agent(s) for JOSE RODRIGUEZ request(s) the above action(s) for all or a portion of Lot(s) 1-8, Tract(s) A, **SAN CLEMENTE SUBDIVISION**, zoned R-2 residential zone, located on SAN CLEMENTE AVE NW, between NORTH 4TH ST NW and ALAMEDA DRAIN NW containing approximately 3 acre(s). [REF:05DRB-01417](G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

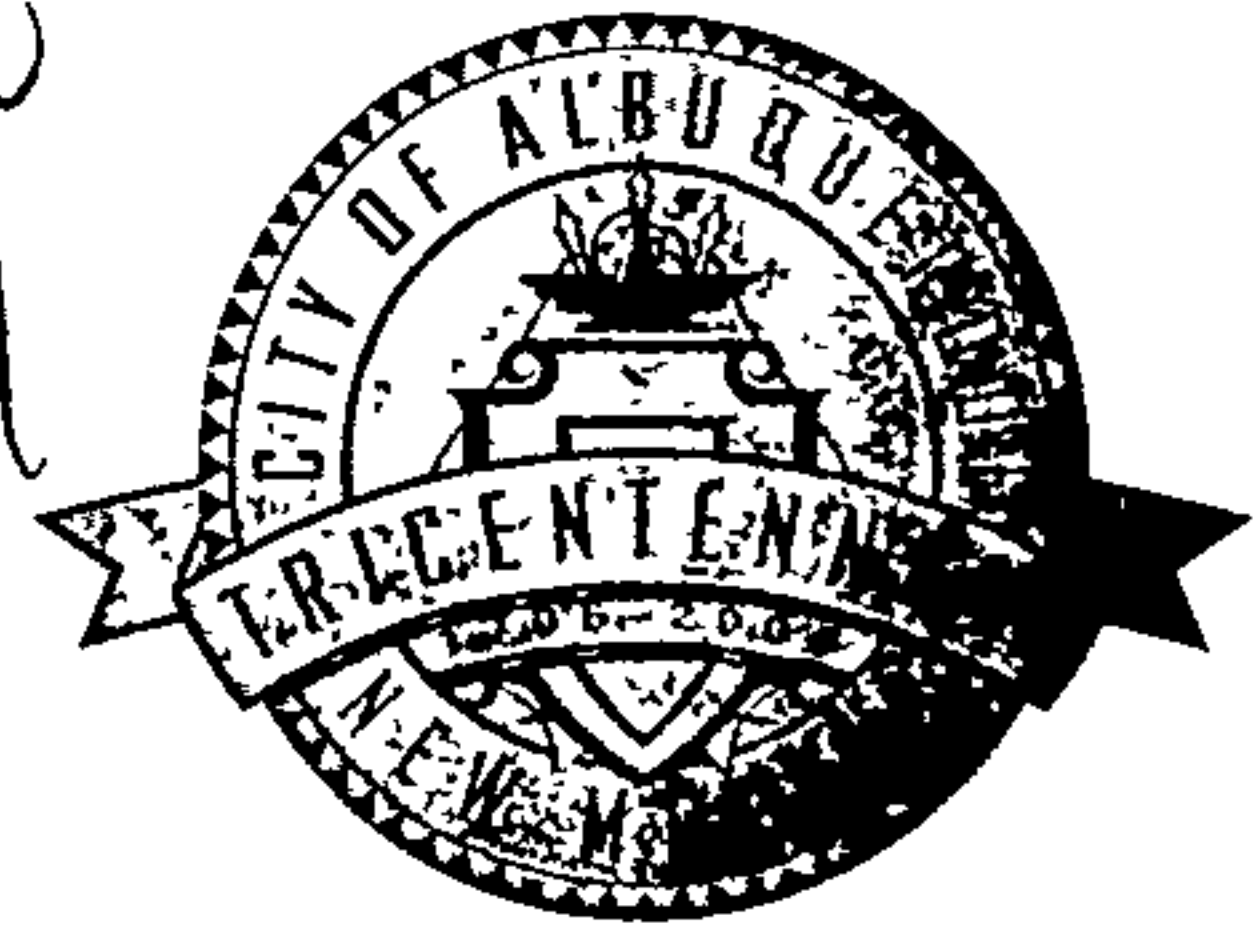
14. **Project # 1005332**
07DRB-00046 Minor-Sketch Plat or Plan
- BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 13, **MESA DEL SOL**, zoned PC, located on UNIVERSITY BLVD SE, between SOLAR MESA AVE SE and BOBBY FOSTER SE containing approximately 101 acre(s). (R-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
15. **Project # 1005334**
07DRB-00052 Minor-Sketch Plat or Plan
- TOM SCHROEDER request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 13, **MESA GRANDE ADDITION**, zoned O/R, located on MESA GRANDE SE, between GRACELAND SE and VALVERDE SE containing approximately 1 acre(s). (K-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
16. **Project # 1005335**
07DRB-00053 Minor-Sketch Plat or Plan
- HARRIS SURVEYING INC. agent(s) for CAVALIER CAPITAL LLC request(s) the above action(s) for all or a portion of Tract(s) E-1, **LEONARD INDUSTRIAL AREA**, zoned M-1, located on MENAUL BLVD NE, between PRINCETON ST NE and VASSAR ST NE containing approximately 6 acre(s). (H-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
17. Approval of the Development Review Board Minutes for January 17, 2007. **THE DRB MINUTES FOR JANUARY 17, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:00 A.M.

CITY OF ALBUQUERQUE

268-4244
Dang Heller

Report to
2/2/07



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004927

AGENDA ITEM NO: 7

SUBJECT:

Site Plan for Building Permit

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An executed SIA with financial guarantee(s) is required prior to site plan signoff by the City Engineer.
Infrastructure list comments.

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: JANUARY 24, 2007



January 23, 2007

**City of Albuquerque
Planning Department
Inter-Office Memorandum**

TO: Sheran Matson, DRB Chair

FROM: Stephanie Shumsky, Planner

SUBJECT: Project # 1004927/06EPC-00765/06EPC-00777/06DRB-01632

The Environmental Planning Commission approved Project # 1004927/06EPC-00765, a sector development plan map amendment, from SU-2/UC and SU-2/RC3 to SU-1/SU-1 for Mixed Use, Block 1, Lot(s) 6-10 and 16-21, University Heights Addition, located on Harvard Drive SE between Central Avenue and Silver Avenue SE on August 17, 2006. The applicant has satisfied all of the conditions of approval.

The Environmental Planning Commission approved Project # 1004927/06EPC-00777, a site development plan for building permit, for Block 1, Lot(s) 6-10 and 16-21, University Heights Addition, located on Harvard Drive SE between Central Avenue and Silver Avenue SE on August 17, 2006. The applicant has satisfied all of the conditions of approval with the following exceptions:

Condition #5: The applicant shall conduct a Historic Inventory of the existing structures. The applicant shall contact the City's Historic Preservation Planner to determine the requirements and procedure for conducting the inventory. The inventory may include photographing and documenting the existing structures for community archival purposes.

The applicant is working with the City's Historic Preservation Planner to complete the required Historic Inventory. Final sign-off by the DRB should be postponed until the applicant provides the City with a final copy of the inventory.

Condition #7f: The Landscape Calculations must be revised to reflect the total site area as 1.76 acres as identified in the site plan. Site landscaping is required to comply with Zoning Code requirements. The required amount of landscaping, street trees, groundcover, parking lot trees and other site trees and vegetation as required by the Zoning Code and University Heights Sector Development Plan is required.

The landscape calculations are still incorrect. According to the site plan information, the landscape calculations should be:

Total site area: (1.76 acres, lots 6-10 and 16-21) 76,665 square feet

Building Area: 20,384 square feet

Net Area: 56,281 square feet

Required Landscaping: (15%) 8,442 square feet

Provided Landscape: 8,229 square feet

Deficiency of 1,624 square feet

The Landscaping Plan states that 9,853 square feet of landscaping is provided however, the landscape area square footages only add up to 8,229 square feet leaving a deficiency of 1,624 square feet.

If you should have any questions regarding this case, please do not hesitate to call me at 924-3933.

Thank you.

January 24, 2007

#9

Ms. Sheran Matson, DRB Chair
City of Albuquerque Planning Department
P.O. Box 1293
Albuquerque, NM 87103

Re: DRB Submittal for the property being Lots 6-10 and 16-21, Block 1,
University Heights Addition
Request for Two-Week Deferral of Project No. 1004927
App. No. 06EPC-00777, App. No. 06DRB-01632

Dear Ms. Matson:

As authorized agents for Harvard Mall Partners, Owner of Lots 6-10 and 16-21, Block 1, University Heights Addition. We would like to request an additional two-week deferral for the above referenced project to allow for us to address the previous DRB comments, coordinate with the office of Historic Preservation and allow for the re-plot to be submitted into the COA Development review process. We would like to be on the February 7, 2007 agenda.

Thank you for your consideration of our request and please do not hesitate to call with any questions.

Sincerely,
Mullen Heller Architecture PC



Douglas Heller, AIA

FAX

TRANSMITTAL

TO:
Sheran Matson or Claire S.

FROM:
Michael Salvador

COMPANY:
COA Planning Department

DATE:
January 24, 2007

FAX NO:
505-924-3864

ITEMS:
2 pages (including cover)

PROJECT:
Project No. 1004927

PROJECT NUMBER:
06-01

RE:
Deferral Letter

CC:
File

URGENT

FOR REVIEW

FOR REFERENCE

PLEASE RESPOND

PER REQUEST

Sheran or Claire,

Please see attached letter. Call with any questions.

Thank you,
Mike

Mullen Heller Architecture PC

1015 Tijeras Avenue NW Albuquerque NM 87108
505 268 4144 [p] 505 268 4244 [f]

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004927

AGENDA ITEM NO: 7

SUBJECT:

Site Plan for Building Permit

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An executed SIA with financial guarantee(s) is required prior to site plan signoff by the City Engineer.
Infrastructure list comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED ²⁻⁷⁻⁰⁷ X; 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: JANUARY 24, 2007



January 23, 2007

**City of Albuquerque
Planning Department
Inter-Office Memorandum**

TO: Sheran Matson, DRB Chair

FROM: Stephanie Shumsky, Planner

SUBJECT: Project # 1004927/06EPC-00765/06EPC-00777/06DRB-01632

The Environmental Planning Commission approved Project # 1004927/06EPC-00765, a sector development plan map amendment, from SU-2/UC and SU-2/RC3 to SU-1/SU-1 for Mixed Use, Block 1, Lot(s) 6-10 and 16-21, University Heights Addition, located on Harvard Drive SE between Central Avenue and Silver Avenue SE on August 17, 2006. The applicant has satisfied all of the conditions of approval.

The Environmental Planning Commission approved Project # 1004927/06EPC-00777, a site development plan for building permit, for Block 1, Lot(s) 6-10 and 16-21, University Heights Addition, located on Harvard Drive SE between Central Avenue and Silver Avenue SE on August 17, 2006. The applicant has satisfied all of the conditions of approval with the following exceptions:

Condition #5: The applicant shall conduct a Historic Inventory of the existing structures. The applicant shall contact the City's Historic Preservation Planner to determine the requirements and procedure for conducting the inventory. The inventory may include photographing and documenting the existing structures for community archival purposes.

The applicant is working with the City's Historic Preservation Planner to complete the required Historic Inventory. Final sign-off by the DRB should be postponed until the applicant provides the City with a final copy of the inventory.

Condition #7f: The Landscape Calculations must be revised to reflect the total site area as 1.76 acres as identified in the site plan. Site landscaping is required to comply with Zoning Code requirements. The required amount of landscaping, street trees, groundcover, parking lot trees and other site trees and vegetation as required by the Zoning Code and University Heights Sector Development Plan is required.

The landscape calculations are still incorrect. According to the site plan information, the landscape calculations should be:

Total site area: (1.76 acres, lots 6-10 and 16-21) 76,665 square feet

Building Area: 20,384 square feet

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Deficiency of 1,624 square feet

The Landscaping Plan states that 9,853 square feet of landscaping is provided however, the landscape area square footages only add up to 8,229 square feet leaving a deficiency of 1,624 square feet.

If you should have any questions regarding this case, please do not hesitate to call me at 924-3933.

Thank you.



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

November 22, 2006

9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

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.

- A. Call to Order: 9:00 A.M. Adjourned: 11:22 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1001946**
06DRB-01557 Major-Two Year SIA BOHANNAN HUSTON INC agent(s) for LOWE'S HOME CENTERS INC request(s) the above action(s) for all or a portion of Tract(s) A-1 & A-2, **LOS ANGELES CENTER**, zoned M-1 light manufacturing zone, located on SAN PEDRO NE between PASEO DEL NORTE NE and PINO NE containing approximately 33 acre(s). [REF:04DRB-01965] (D-18) **A TWO-YEAR SIA WAS APPROVED.**

2. **Project # 1001218**
06DRB-01558 Major-Two Year SIA

DALE & GAIL ARMSTRONG request(s) the above action(s) for all or a portion of Tract(s) 1-A, **LANDS OF LAFARGE**, zoned M-1 light manufacturing zone, located on EDITH BLVD NE, between CARMONY RD NE and MONTANO NE containing approximately 15 acre(s). (G-15) **A ONE-YEAR SIA WAS APPROVED.**

3. **Project # 1002855**
06DRB-01559 Major-Two Year SIA

VAN H GILBERT ARCHITECT PC agent(s) for EDWARD GARCIA, GARCIA AUTOMOTIVE GROUP request(s) the above action(s) for all or a portion of Lot(s) 5A, Block(s) 24, **EAST END ADDITION**, zoned SU-1 for automobile storage special use zone, located on VERMONT ST NE between LOMAS BLVD NE and MARBLE AVE NE. [REF: 05DRB-00790] (J-19) **A ONE-YEAR SIA WAS APPROVED.**

4. **Project # 1004091**
06DRB-01560 Major-Vacation of Public Easements

RIO GRANDE ENGINEERING agent(s) for IRVING PARTNERS LLC request(s) the above action(s) for UNPLATTED LANDS OF AMALGAMATED PARTNERS (to be known as **DESERT GARDEN ESTATES**) zoned R-LT residential zone, located on IRVING BLVD NW, between RAINBOW RD NW and PASEO DEL OESTE NW containing approximately 12 acre(s). [REF: 06DRB-00942, 06DRB-00943] (A-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1002017**
06DRB-01540 Major-Vacation of Pub Right-of-Way

MYERS, OLIVER & PRICE PC agent(s) for DAVID & PAM MONTOYA request(s) the above action(s) for all or a portion of EDITH BLVD NE between ALAMEDA NE and FRESQUEZ NE. [Deferred from 11/15/06] (B-17) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

6. **Project # 1004989**
06DRB-01411 Major-Preliminary Plat Approval
06DRB-01412 Major-Vacation of Public Easements
06DRB-01413 Minor-Subd Design (DPM) Variance
06DRB-01414 Minor-Sidewalk Waiver
06DRB-01415 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for MESA VERDE DEVELOPMENT CO request(s) the above action(s) for all or a portion of Tract(s) A, UNIT 2, WILDERNESS @ HIGH DESERT (to be known as **WILDERNESS CANON @ HIGH DESERT**) zoned SU-2, HD/R-R, located on HIGH DESERT PL NE, between TRAILHEAD RD NE and EMBUDITO VIEW CT NE containing approximately 4 acre(s). [REF: 06DRB-00933, 04DRB-00713, 04DRB-01723] [*Deferred from 10/25/06 & 11/8/06 & 11/15/06 & 11/22/06*] (F-23) **DEFERRED AT THE AGENT'S REQUEST TO 11/29/06.**

7. **Project # 1005191**
06DRB-01454 Major-Preliminary Plat Approval
06DRB-01455 Major-Vacation of Pub Easements
06DRB-01456 Minor-Sidewalk Variance
06DRB-01457 Minor-Temp Defer SDWK

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 13-20, Tract(s) A, Block(s) 29, NORTH ALBUQUERQUE ACRES, UNIT B (to be known as **SEVANO PLACE SUBDIVISION**) zoned R-D, located on LOUISIANA NE, between ALAMEDA NE and SIGNAL NE containing approximately 7 acre(s). [*Deferred from 11/1/06 & 11/8/06 & 11/15/06*] (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/22/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/21/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: ENVIRONMENTAL HEALTH SIGNATURE ON THE PLAT. RADIUS DEDICATIONS ARE REQUIRED PER THE DPM. ZONING SHALL BE SHOWN AS R-D ON THE PLAT. HOME OWNER'S ASSOCIATION PRESIDENT MUST SIGN THE FINAL PLAT. A 5-FOOT PUBLIC ROADWAY EASEMENT MUST BE SHOWN ON THE PLAT AS VACATED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE SIDEWALK VARIANCE 06DRB-01456 WAS WITHDRAWN AT THE AGENT'S REQUEST. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

8. **Project # 1000296**
06DRB-01536 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for SCOTT PATRICK HOMES request(s) the above action(s) for all or a portion of Lot(s) 16A-P1 & 17A-P1, **OXBOW VILLAGE**, zoned SU-3, located on OXBOW VILLAGE LANE NW, between OXBOW DR NW and ST. JOSEPHS DR NW containing approximately 1 acre(s). [REF: 05DRB-00789] *[Deferred from 11/15/06]* (G-11) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH CONDITIONS OF FINAL PLAT.**

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.

9. ~~Project # 1004927~~
06DRB-01632 Minor-SiteDev Plan
BldPermit/EPC

MULLEN HELLER ARCHITECTURE agent(s) for HARVARD MALL PARTNERS request(s) the above action(s) for all or a portion of Lot(s) 6-10 & 16-21, Block(s) 1 **UNIVERSITY HEIGHTS ADDITION**, zoned SU-1,UC, located on HARVARD DR SE, between CENTRAL AVE SE and SILVER AVE SE containing approximately 2 acre(s). [REF: 06EPC-00777] [Stephanie Shumsky, EPC Case Planner] *[Indef deferred from 11/22/06]* (K-15) **INDEFINITELY DEFERRED AT AGENT'S REQUEST.**

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

10. **Project # 1002633**
06DRB-01630 Minor-Prelim&Final Plat
Approval

ADVANCED ENGINEERING AND CONSULTING, LLC agent(s) for JAYEFF CONSTRUCTION request(s) the above action(s) for Lot(s) 1A, **VENTURA PLACE**, zoned SU-1 for mixed uses, located on HOLLY AVE NE, between VENTURA ST NE and BARSTOW ST NE containing approximately 10 acre(s). (C-20) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

11. **Project # 1005254**
06DRB-01627 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for GILBERT SANCHEZ request(s) the above action(s) for all or a portion of Lot(s) 85, **LOS ALAMOS ADDITION**, zoned SU-1 FOR APT & OFFICE, located on 4TH ST NW, between PLACITAS RD NW and SANDIA RD NW containing approximately 1 acre(s). [*Indef deferred from 11/22/06*] (F-14) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

12. **Project # 1005090**
06DRB-01606 Minor-Prelim&Final Plat
Approval
06DRB-01607 Minor-Sidewalk Waiver

JAMES TORRES agent(s) for MAURO TORRES & EVANGELINA TORRES request(s) the above action(s) for all or a portion of Lot(s) 130B-1, 130B-2, 130C-1, 130C-2, M.R.G.C.D. Map #31, Tract(s) 130 (to be known as **LANDS OF MAURO TORRES**) zoned RA-2, located on TEODORO RD NW, between RIO GRANDE BLVD NW and DURANES LATERAL containing approximately 1 acre(s). [REF: 06DRB-01212] [*Deferred from 11/15/06*] (F-13) **WITHDRAWN AT THE AGENT'S REQUEST.**

13. **Project # 1005250**
06DRB-01613 Minor-Prelim&Final Plat
Approval

JOSE RODRIGUEZ request(s) the above action(s) for all or a portion of Lot(s) A, B & C, Block T-1, **CARLOS REY SUBDIVISION**, zoned R-2 residential zone, located on CHURCHILL RD SW, between COORS BLVD SW and BATAAN DR SW containing approximately 1 acre(s). [*Deferred from 11/15/06 & 11/22/06*] (K-10) **DEFERRED AT THE AGENT'S REQUEST TO 11/29/06.**

14. **Project # 1004688**
06DRB-01572 Minor-Final Plat Approval

CLARK CONSULTING ENGINEERS agent(s) for JOHN ABBOTT & BILL H. BURNS request(s) the above action(s) for all or a portion of Tract(s) 2, 2a & 2b, **ALVARADO GARDENS ADDITION, UNIT 1**, zoned RA-2, located on RIO GRANDE BLVD NW between MATTHEW AVE NW and CAMPBELL RD NW, containing approximately 3 acre(s). [Indef deferred 11/8/06] (G-12/G-13) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

15. **Project # 1004727**
06DRB-01631 Minor-Sketch Plat or Plan

GARCIA/KRAEMER & ASSOCIATES agent(s) for ELADIO CHAVEZ request(s) the above action(s) for all or a portion of Lot(s) 2, **LANDS OF BACA & CHAVEZ**, zoned RA-2 residential and agricultural zone, located on GRIEGOS RD NW, between RIO GRANDE BLVD NW and DIETZ NW containing approximately 1 acre(s). (F-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. **Project # 1005253**
06DRB-01625 Minor-Sketch Plat or Plan

LILIA GONZALEZ agent(s) for REYES FLORES request(s) the above action(s) for all or a portion of Lot(s) 2B, **LANDS OF ANDRIANO CANDELARIA**, zoned RD/R-1, located on CALLE SALINAS SW, between 90TH ST SW and 94TH ST SW containing approximately 1 acre(s). [REF: CZ-80-69] (L-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. Approval of the Development Review Board Minutes for November 8 and November 15, 2006. **THE DRB MINUTES FOR 11/8 AND 11/15/06 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:22 A.M.

November 20, 2006

#9

**City of Albuquerque
Planning Department
Inter-Office Memorandum**

TO: Sheran Matson, DRB Chair
FROM: Stephanie Shumsky, Planner
SUBJECT: Project # 1004927 (06EPC-00765 and 06EPC-00777)

The Environmental Planning Commission approved Project # 1004927/06EPC-00765, a sector development plan map amendment, from SU-2/UC and SU-2/RC3 to SU-1/SU-1 for Mixed Use, Block 1, Lot(s) 6-10 and 16-21, University Heights Addition, located on Harvard Drive SE between Central Avenue and Silver Avenue SE on August 17, 2006. The applicant has satisfied all of the conditions of approval with the following exceptions:

Condition #5: The retailing of alcoholic drinks shall be deleted as a use within the zoning designated for the subject site.

Sheet G101 of the accompanying site development plan for building permit needs to be revised to exclude the retailing of alcoholic drinks. The Requested Zoning Note 6(g)2 must be deleted.

FYI: Requested Zoning Note 6(d) should be revised to read *notions* (instead of *lotions*)

The Environmental Planning Commission approved Project # 1004927/06EPC-00777, a site development plan for building permit, for Block 1, Lot(s) 6-10 and 16-21, University Heights Addition, located on Harvard Drive SE between Central Avenue and Silver Avenue SE on August 17, 2006. The applicant has satisfied all of the conditions of approval with the following exceptions:

Condition #5: The applicant shall conduct a Historic Inventory of the existing structures. The applicant shall contact the City's Historic Preservation Planner to determine the requirements and procedure for conducting the inventory. The inventory may include photographing and documenting the existing structures for community archival purposes.

The applicant is working with the City's Historic Preservation Planner to complete the required Historic Inventory. Final sign-off by the DRB should be postponed until the applicant provides the City with a copy of the inventory.

Condition #7f: *The Landscape Calculations must be revised to reflect the total site area as 1.76 acres as identified in the site plan. Site landscaping is required to comply with Zoning Code requirements. The required amount of landscaping, street trees, groundcover, parking lot trees and other site trees and vegetation as required by the Zoning Code and University Heights Sector Development Plan is required.*

The landscape calculations were not revised. According to the site plan information, the landscape calculations should be:

Total site area: (1.76 acres) 76,665 square feet

Building Area: 17,200 square feet

Net Area: 59,465 square feet

Required Landscaping: (15%) 8,919 square feet

Provided Landscape: 4,652 square feet

Deficiency of 4,267 square feet

FYI: The Bicycle Parking Calculations need to be revised to reflect the actual number of spaces and locations provided on the site plan.

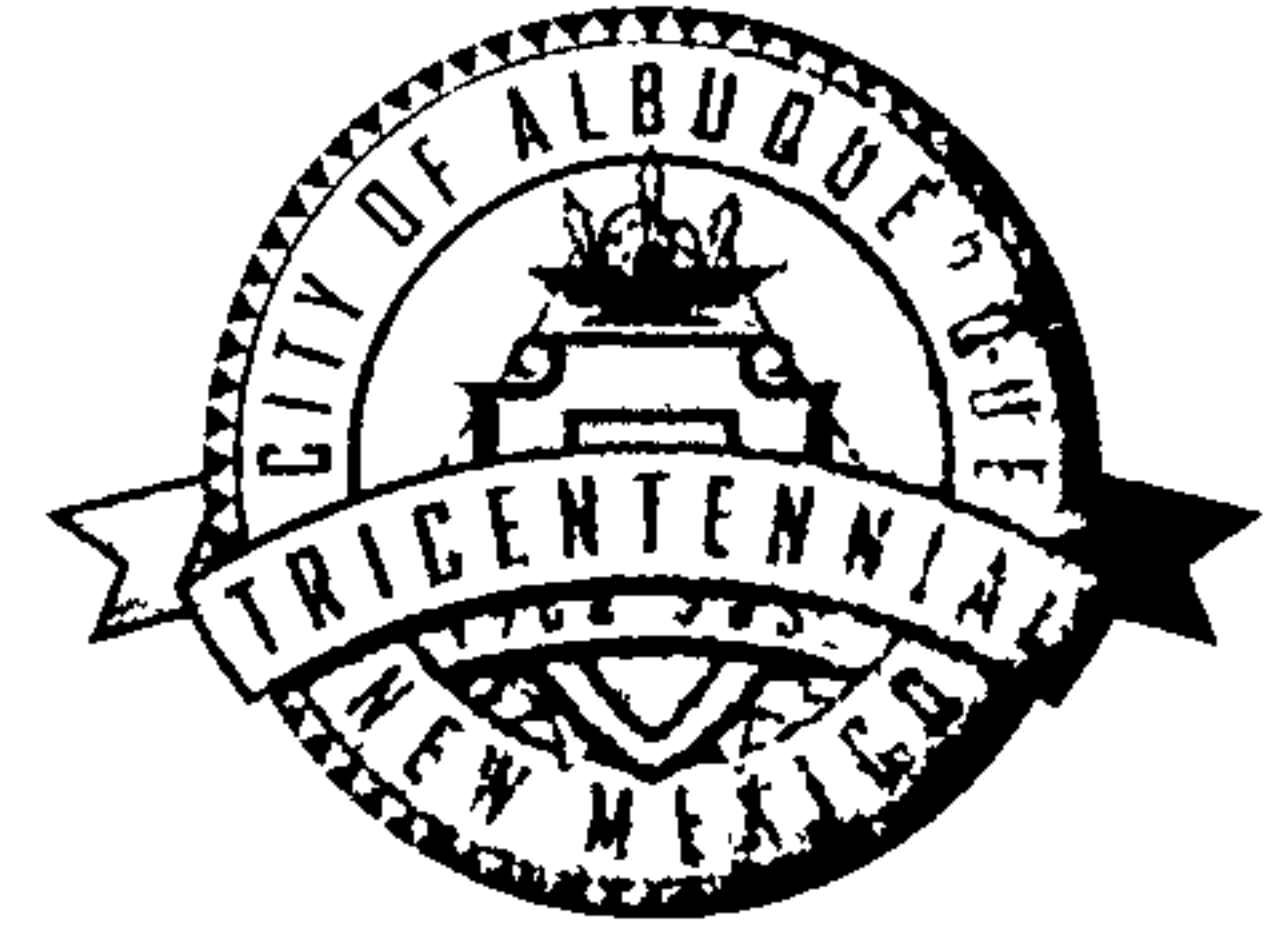
Retail: 3 racks (18 spaces)

Residential: 4 racks (24 spaces)

If you should have any questions regarding this case, please do not hesitate to call me at 924-3933.

Thank you.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004927

AGENDA ITEM NO: 9

SUBJECT:

Site Plan for BP

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An executed SIA with financial guarantee(s) is required prior to site plan signoff by the City Engineer.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED __; DENIED __; DEFERRED ^{indof} X; 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: NOVEMBER 22, 2006

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: 11/24/07 5/9/07
 Date Site Plan Approved: 5/9/07
 Date Preliminary Plat Approved: _____
 Date Preliminary Plat Expires: _____
 DRB Project No.: 1004927
 DRB Application No: 06 DRB-01632

ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"
 TO SUBDIVISION IMPROVEMENTS AGREEMENT
 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

BRICK LIGHT COURTYARDS

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 6-10, 17-21, BLOCK 1, UNIVERSITY HEIGHTS

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		6"	FIRE HYDRANT AND SERVICE LINE	LOT 19	ALLEY TO WEST	HARVARD DR.	/	/	/
			216 LF CURB AND GUTTER REMOVE AND REPLACE	HARVARD DR	LOT 20 18	LOT 21	/	/	/
		4"	BRICK SIDEWALK BETWEEN BACK OF CURB AND PROPERTY LINE	HARVARD DR	LOT 20 18	LOT 21	/	/	/
			REMOVE AND RELOCATE PARKING METERS	HARVARD DR	LOT 20 18	LOT 21	/	/	/
		² 3' X 455'±	CONC VALLEY GUTTER	ALLEY	LOT 17	LOT 21	/	/	/
		16' X 455'±	3" RESIDENTIAL PAVEMENT INVERTED CROWN	ALLEY	SILVER AVE	N. END OF LOT 21	/	/	/
			¹ RAISED CONC. SIDEWALK AS REQUIRED BY DRAINAGE AND TRANSPORTATION	ALLEY	LOT 9	LOT 16	/	/	/
							/	/	/
							/	/	/

NAME OF PLAT AND/OR SITE PLAN BRICK LIGHT COURTYARD

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/

NOTES

- 1 ~~ENGINEER'S CERTIFICATION OF COMPLETED GRADING PER DPM REQUIREMENTS FOR RELEASE OF FINANCIAL GUARANTEE~~
- 2
- 3

AGENT / OWNER

Billy O McCarty
NAME (print)

Larry Read and Associates
FIRM

Billy O McCarty 1-24-07
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT
THE IMPROVEMENTS WITHOUT A DRB
EXTENSION: _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 5/09/07
DRB CHAIR - date

Christina Sandoral 5/9/07
PARKS & GENERAL SERVICES - date

[Signature] 5-9-07
TRANSPORTATION DEVELOPMENT - date

Koylee Green 8/7/07
UTILITY DEVELOPMENT - date

Bradley A. Biker 5/9/07
CITY ENGINEER - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
1	7-11-07	<u>[Signature]</u>	<u>[Signature]</u>	<u>Billy O McCarty</u>

#9

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: 1/24/07 5/9/07

Date Site Plan Approved: 5/9/07

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

DRB Project No.: 1004927

DRB Application No.: 06 DRB-01632

ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

BRICK LIGHT COURTYARDS

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 6-10, 17-21, BLOCK 1, UNIVERSITY HEIGHTS

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
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		3' X 455'±	CONC VALLEY GUTTER	ALLEY	LOT 17	LOT 21	/	/	/
		16' X 455'±	3" RESIDENTIAL PAVEMENT INVERTED CROWN	ALLEY	SILVER AVE	N. END OF LOT 21	/	/	/
			RAISED CONC. SIDEWALK AS REQUIRED BY DRAINAGE AND TRANSPORTATION	ALLEY	LOT 9	LOT 16	/	/	/
							/	/	/
							/	/	/

NAME OF PLAT AND/OR SITE PLAN BRICK LIGHT COURTYARD

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

NOTES

- 1 ~~ENGINEER'S CERTIFICATION OF COMPLETED GRADING PER DPM REQUIREMENTS FOR RELEASE OF FINANCIAL GUARANTEE~~
- 2
- 3

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS		
<u>Billy O McCarty</u> NAME (print)	<u>[Signature]</u> 5/09/07 DRB CHAIR - date	<u>Christina Sandoral</u> 5/9/07 PARKS & GENERAL SERVICES - date	
<u>Larry Read and Associates</u> FIRM	<u>[Signature]</u> 5-9-07 TRANSPORTATION DEVELOPMENT - date		AMAFCA - date
<u>Billy O McCarty</u> 1-24-07 SIGNATURE - date	<u>Koyal Jee</u> 8/9/07 UTILITY DEVELOPMENT - date		- date
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____	<u>Bradley A. Byrne</u> 5/9/07 CITY ENGINEER - date		- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



SUBDIVISION	Supplemental form S	ZONING	Supplemental form Z
<input type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation & Zone Establishment	
<input checked="" type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> Sector Plan	
<input type="checkbox"/> Vacation	V	<input type="checkbox"/> Zone Change	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Text Amendment	
SITE DEVELOPMENT PLAN	P	APPEAL / PROTEST of...	A
<input type="checkbox"/> ...for Subdivision Purposes		<input type="checkbox"/> Decision by: DRB, EPC, Lucc, Planning Director or Staff, ZHE, Zoning Board of Appeals	
<input type="checkbox"/> ...for Building Permit			
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCC) L			

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: HARVARD MALL PARTNERS (JAY REMBE) PHONE: 242-1871
 ADDRESS: 723-B SILVER AVENUE SW FAX: 242-1872
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: REMBE@INFILL SOLUTIONS.COM
 Proprietary interest in site: OWNER
 AGENT (if any): WAYJOHN SURVEYING INC. PHONE: 255-2052
 ADDRESS: 330 LOUISIANA BLVD NE FAX: 255-2887
 CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: WAYJOHN SURVEY@AOL.COM

DESCRIPTION OF REQUEST: MINOR PRELIMINARY / FINAL PLAT TO CONSOLIDATE LOT LINES

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. 16, 17, 18, 19, 20 & 21 Block: 1 Unit:
 Subdiv. / Addn. UNIVERSITY HEIGHTS
 Current Zoning: SU-2 (UC & R3C) Proposed zoning: SAME
 Zone Atlas page(s): K-16 No. of existing lots: 6 No. of proposed lots: 2
 Total area of site (acres): 0.9780 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 (DRB jurisdiction.) Within 1000FT of a landfill? NO
 UPC No. 101605702725732606 MRGCD Map No.
 LOCATION OF PROPERTY BY STREETS: On or Near: HARVARD DRIVE SE
 Between: CENTRAL AVE SE and SILVER AVE SE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1004927

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 4/30/07
 SIGNATURE Thomas D. Johnston DATE 4/30/07
 (Print) THOMAS D. JOHNSTON Applicant Agent

FOR OFFICIAL USE ONLY

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>01DRB - 00555</u>	<u>PFF</u>	<u>5(3)</u>	<u>\$ 285.⁰⁰</u>
<input type="checkbox"/> All fees have been collected		<u>CME</u>		<u>\$ 20.⁰⁰</u>
<input type="checkbox"/> All case #s are assigned				<u>\$</u>
<input type="checkbox"/> AGIS copy has been sent				<u>\$</u>
<input type="checkbox"/> Case history #s are listed				<u>\$</u>
<input type="checkbox"/> Site is within 1000ft of a landfill				<u>\$</u>
<input type="checkbox"/> F.H.D.P. density bonus				<u>\$</u>
<input type="checkbox"/> F.H.D.P. fee rebate				<u>\$</u>
	Hearing date <u>May 9, 2007</u>			Total <u>\$ 305.⁰⁰</u>

Andrew James 5/1/07 Project # 1004927
 Planner signature / date

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

- SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDANCE IS REQUIRED.**
- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Any original and/or related file numbers are listed on the cover application

- MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**
- Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Copy of previous D.R.B. approved infrastructure list
 - Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
 - Any original and/or related file numbers are listed on the cover application
- Extensions are not reviewed through internal routing.**
Extension of preliminary plat approval expires after one year.

- MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**
- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - Design elevations & cross sections of perimeter walls 3 copies
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing
 - 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.**
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing
 - Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
 - Infrastructure list if required (**verify with DRB Engineer**) **NO INTERNAL ROUTING**
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

- AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
- AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
- AMENDMENT TO GRADING PLAN (with minor changes)**
- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings.
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
 - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year

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

THOMAS D. JOHNSON (AGENT)
Applicant name (print)

[Signature] 4.30.07
Applicant signature / date



Form revised 8/04, 1/05, 10/05 & NOV 06

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
07DRB - _____ - 00555

Andrew Gomez 5/1/07
Planner signature / date

Project # 1004927

UPC Numbers for Lots 16-21, Block 1, University Heights, Project No. 1004927

Lot 16: 1 016 057 027 257 32606

Lot 17: 1 016 057 027 262 32607

Lot 18: 1 016 057 027 268 32608


Lot 19: 1 016 057 027 273 32609

Lot 20: 1 016 057 027 278 32610

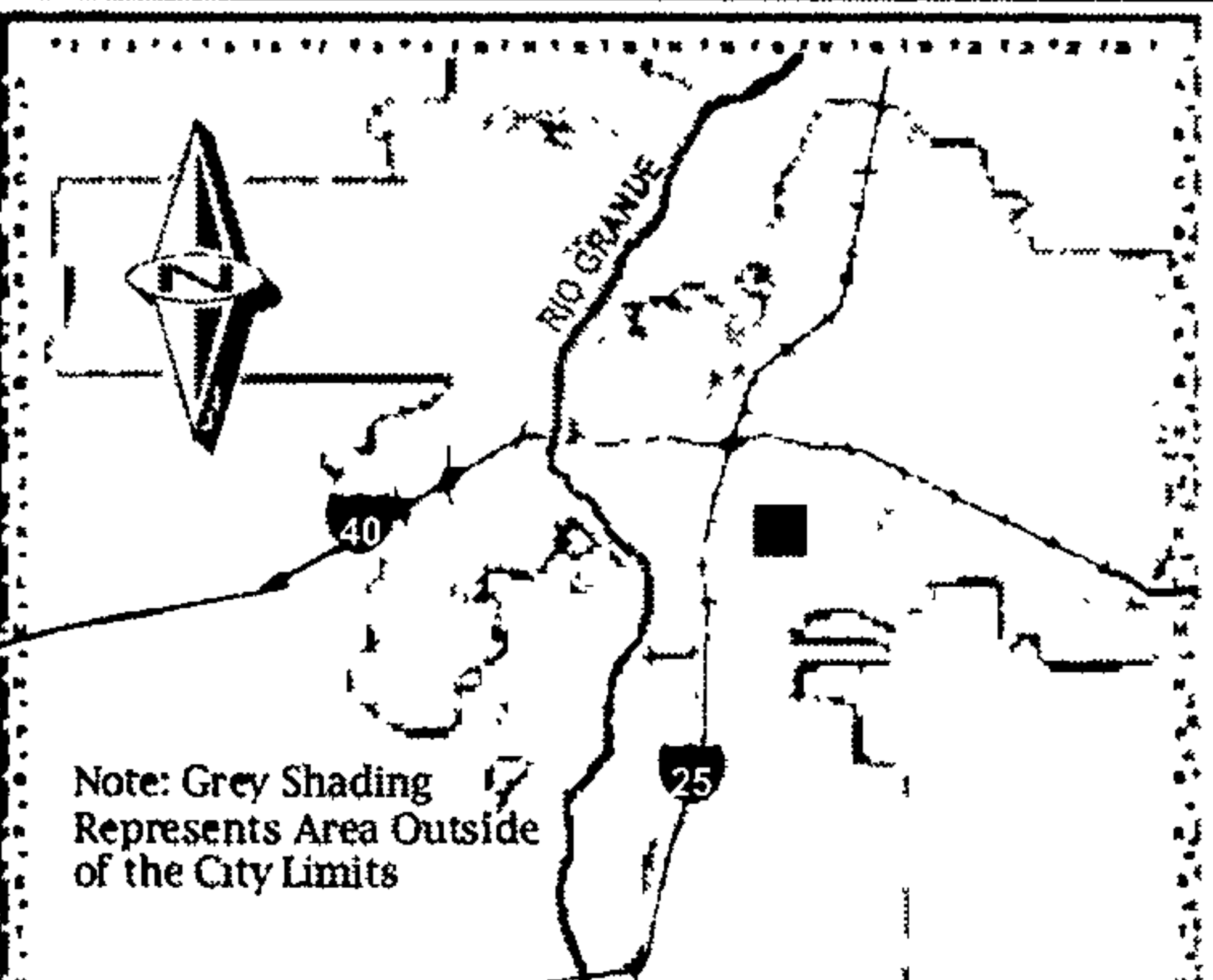
Lot 21: 1 016 057 027 283 32611



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



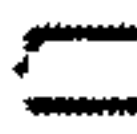
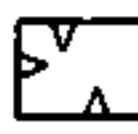







Map amended through: 3/14/2006



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
K-16-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



330 Louisiana Blvd., N.E. ♦ Albuquerque, NM 87108 ♦ Phone: (505) 255-2052 ♦ Fax: (505) 255-2887

~~January 23, 2007~~ *April 30, 2007*

Planning Department
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Minor Preliminary/Final Plat of Lots 16-A & 17-A, Block 1, University Heights, Project No. 1004927

To Whom It May Concern:

I am submitting a preliminary and final minor subdivision plat proposing to create two lots from six existing lots. Both parcels contain existing buildings. These buildings are to be demolished to make way for a redevelopment project. This plat is being created to support a site plan submittal.

Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number.

Regards,

A handwritten signature in black ink, appearing to read "Thomas D. Johnston", followed by a smaller, more stylized signature or initials.

Thomas D. Johnston, PS, PE
President, Wayjohn Surveying Inc.



Pre-Development Facilities Fee (PDFF) Cover Sheet

PDFF agreements received by 5PM Thursday will be ready for pick up by 8AM on the following Tuesday.

Please drop off and pick up all Pre-Development Facilities Fee agreements at APS' Capital Master Plan office. The office is located in Suite 9, 2nd floor, of the Lincoln Building at 915 Locust St SE. A map to our offices is located at: <http://construction.voteaps.com/LincolnMap.html>

Project # (if already assigned by DRB/EPC) 1004927

Please check one:

Preliminary PDFF
(Preliminary PDFF are required for preliminary plat submittals.)

Final PDFF
(Final PDFF are required for final plat submittals and **must be recorded** prior to DRB hearing)

Waiver/Deferral
(Must provide reason for waiver/deferral)

Project Information

Subdivision Name BRICKLIGHT COURTYARDS

Location of Project (address or major cross streets) 115 THRU 131 AVENUE S.E.

Proposed Number of Units: Single-Family 46 Multi-Family

Note: A single-family unit is a single-family, detached dwelling unit.

Waiver Information

Property Owner _____ Legal Description _____ Zoning _____

Reason for Waiver/Deferral _____

Contact Information

Name ALLEN L. LEWIS

Company HARVARD MALL PARTNERS, LLC

Phone 505-842-9113

E-mail ALLEN.PARK@SWCP.COM

Please include with your submittal:

- Zone Atlas map with the entire property(ies) precisely and clearly outlined
- Copy of a plat or plan for the proposed project
- List of legal description (e.g. lot, block) and street address for each lot (for final plat only)
- Please include project number on the top right corner of all documents
- Please paper clip all submitted documents (for ease of making copies)

FOR OFFICE USE ONLY

APS Cluster Albuquerque

Date Submitted 4/25/07

Date Completed _____

I Project # 1004927

APS Cluster Albuquerque

EXHIBIT B

FINAL
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and

and HARVARD MALL PARTNERS, LLC ("Developer") effective as of this 25 day of April, 2007, and pertains to the subdivision commonly known as BRICKLIGHT COURTYARDS, and more particularly described as _____
[use new legal description of subdivision]

LOTS 16A AND 17A BLOCK 1
UNIVERSITY HEIGHTS SUBDIVISION.

(the "Subdivision".) The following individual lots comprise the subdivision:

[List lots by street address and new legal description; Lots which will be used for multi-family residences should be marked "multifamily-4units" with the number of units filled in.]

Lot 17A - will house a multi-use development including retail and multifamily components

WHEREAS, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

WHEREAS, Developer is proposing the development of a new subdivision, and requires APS approval of the plat for said subdivision; and

WHEREAS, Developer is the owner of the real estate being subdivided and platted; and

WHEREAS, Developer is required by the Albuquerque Subdivision Ordinance to provide appropriate infrastructure and improvements as a condition of developing a subdivision; and

WHEREAS, as a condition of approving such plat APS requires the provision of appropriate infrastructure and facilities or the payment of a facilities fee for each new residence to be constructed to help defray the cost of school construction, expansion, or maintenance;



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Page: 1 of 3
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Bk-A136 Pg-2979

Rev 11/13/06

THEREFORE, in consideration of the mutual promises contained herein, APS and Developer agree as follows:

1. Developer agrees to pay to APS a facilities fee for each dwelling unit to be constructed in the Subdivision.
2. The amount of the fee shall be:
 - If the building permit is issued on or after January 1, 2007, the fee shall be \$1875 per dwelling unit.
 - If the building permit is issued on or after July 1, 2008, the fee shall be \$2425 per dwelling unit.
 - If the permit is issued on or after January 1, 2010, the fee shall be \$2975 per dwelling unit.

The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60 %) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).

3. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this agreement.
4. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.
5. This contract shall be recorded in the office of the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."
6. APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgment in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.

Project # 1004927

APS Cluster Albuquerque

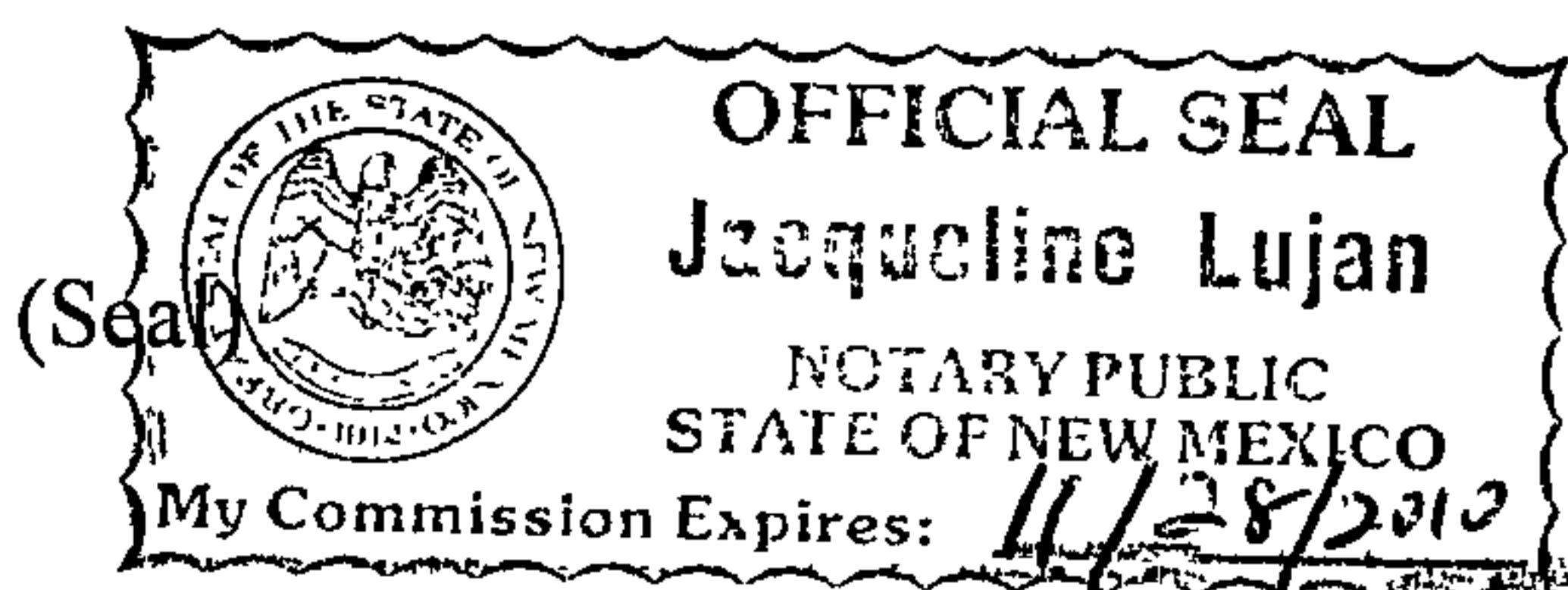
[Signature]
Signature

ALLEN L. LEWIS, MANAGING PARTNER
Name (typed or printed) and title

HARVARD MALL PARTNERS, LLC
Developer

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 4/25/07, by Allen L. Lewis as MANAGING PARTNER of HARVARD MALL, a corporation.



[Signature]
Notary Public

My commission expires: 11/28/2010

ALBUQUERQUE PUBLIC SCHOOLS

By: [Signature]
Signature

Kizito Wijenje, Director, Capital Master Plan

Name (typed or printed) and title

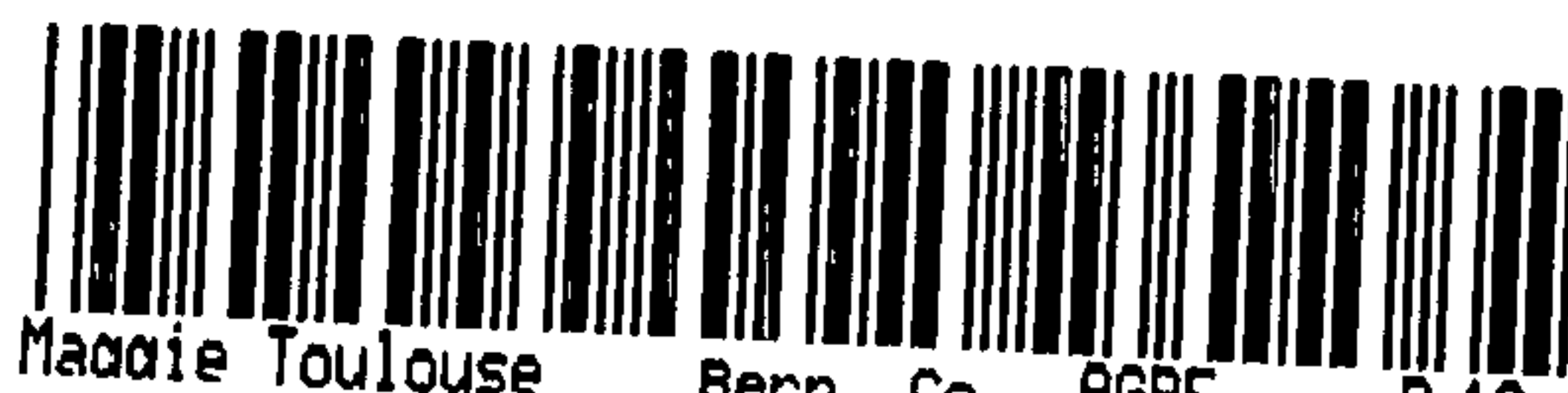
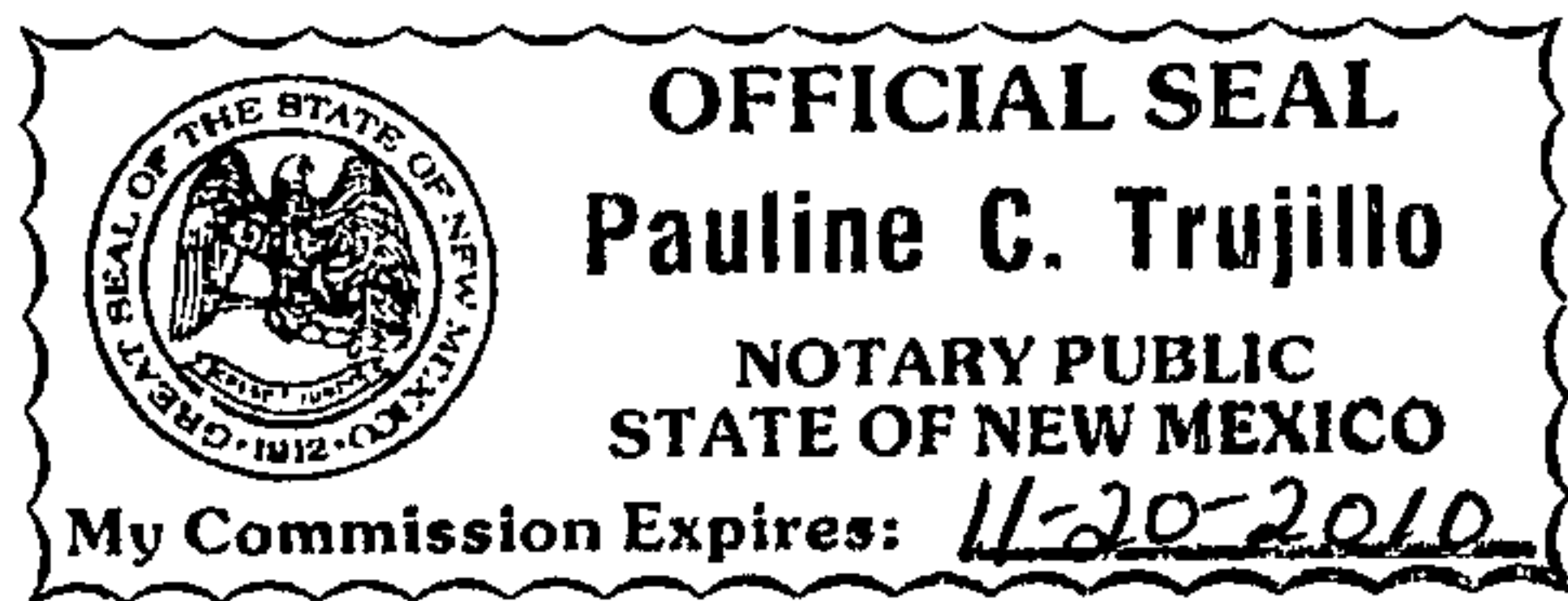
STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on April 26, 2007 by Kizito Wijenje as Director, CMP of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

(Seal)

[Signature]
Notary Public

My commission expires: Nov. 20, 2010



Maddie Toulouse Bern. Co. AGRE R 13.00
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Page: 3 of 3
04/30/2007 02:33P
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ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME Harvard Mall Partners (Jay Renbe)
AGENT Way John Surveying, Inc
ADDRESS 330 Lomas Blvd NE
PROJECT & APP # 1004927 / 07 DRB - 00555
PROJECT NAME Jay Renbe

\$ 20.⁰⁰ 441032/3424000 Conflict Management Fee
\$ 285.⁰⁰ 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
\$ 305.⁶⁰ TOTAL AMOUNT DUE

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

WAYJOHN SURVEYING, INC.
11108 HUME AVE. NE. 505-255-2052
ALBUQUERQUE, NM 87112

13088
95-32-1070

DATE 5/1/07

PAY TO THE ORDER OF CITY OF ALBUQUERQUE \$ 305.60

THREE HUNDRED FIVE AND 60/100
Bank of America

ACH R/T 107000327

FOR PAY SUBMITTAL

MP

⑈013088⑈ ⑆107000327⑆ 000123386377⑈

DUPLICATE
City Of Albuquerque
Treasury Division

5/1/2007 10:47AM LOC: ANNX
RECEIPT# 00075915 WSH 006 TRANSH 0013
Account 441032 Fund 0110
Activity 3424000 TRSCXG
Trans Amt \$305.00
J24 Misc \$20.00

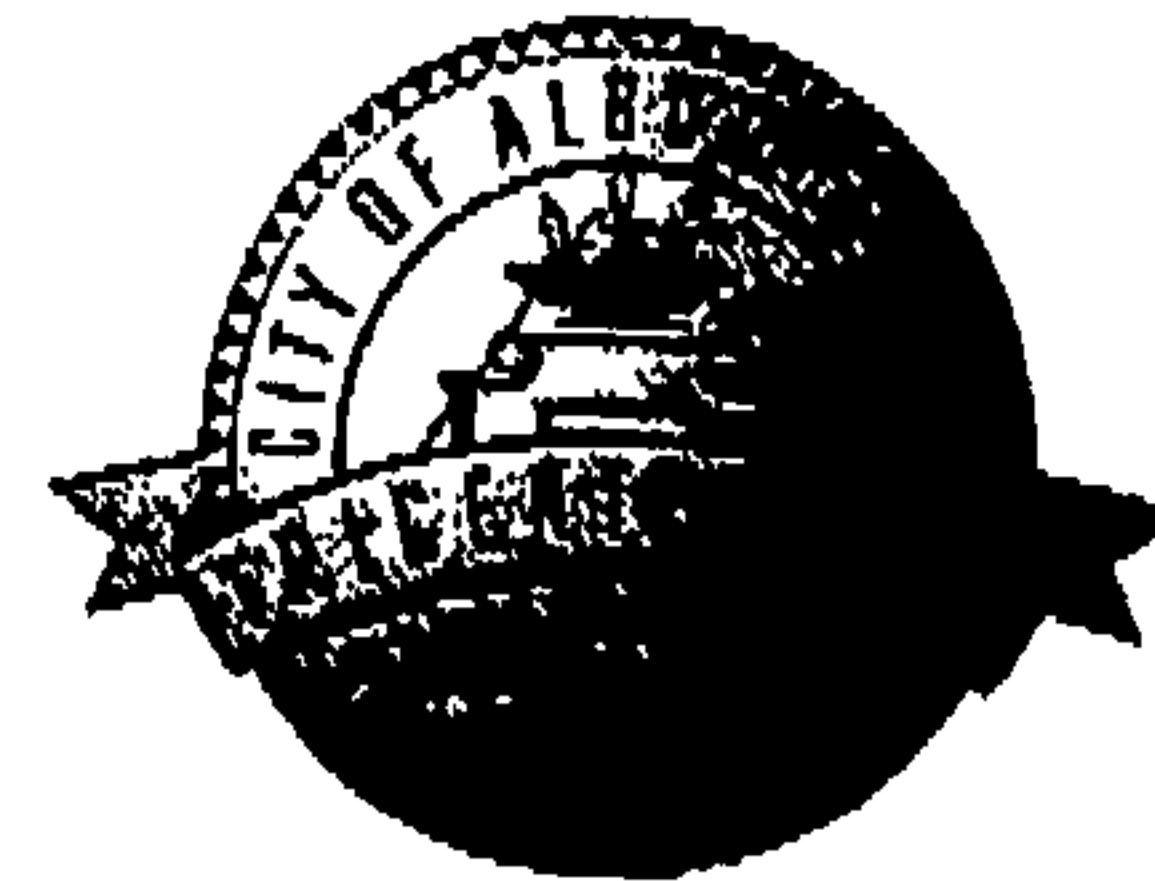
Thank You

DUPLICATE
City Of Albuquerque
Treasury Division

5/1/2007 10:47AM LOC: ANNX
RECEIPT# 00075916 WSH 006 TRANSH 0013
Account 441006 Fund 0110
Activity 4983000 TRSCXG
Trans Amt \$305.00
J24 Misc \$285.00
CK \$305.00
CHANGE \$0.00

Thank You

CITY OF A_BUQUERQUE



June 14, 2007

Billy O. McCarty, P.E.
Larry Reed & Associates, Inc
2430-C Midtown Place NE
Albuquerque, NM 87107

Re: Bricklight Courtyards, Engineer's Stamp dated 6-6-07 (K16-D5)
Lots 6 - 10 and 17 -21, Block 1 of University Heights.

Dear Mr. McCarty,

Based on the information contained in your submittal received on May 15, 2007, the above referenced plan is approved for Building Permit. Please attach a copy of this letter and the approved plan to the construction sets prior to sign-off by Hydrology. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

P.O. Box 1293

If you have any questions or need additional information, feel free to contact me at 924-3990.

Sincerely,

Albuquerque

Jeremy Hoover, P.E.
Senior Engineer
Hydrology Section
Development and Building Services

New Mexico 87103

www.abq.gov

cc: file (K16-D5)

CITY OF A_BUQUERQUE



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Albuquerque

New Mexico 87103

Jeremy Hoover, P.E.
Senior Engineer
Hydrology Section
Development and Building Services

www.cabq.gov

cc: file (K16-D5)

INTERNATIONAL BUILDING CODE

(505) 924-39

46 Residential Apartments

• Premises shall not be occupied until a Certificate of Occupancy has been issued in accordance with Section 115 of the Uniform Administrative Code.

Retail Bldg.

DESCRIPTION OF WORK

SIZE OF BLDG. (SQ.FT.)

CONSTRUCTION TYPE

71900
WB Sprkld.

OCCUPANCY GROUP

BUILDING CODE EDITION (YR.)

R2
2003 IBC

PLANS DISAPPROVED

PLANS APPROVED

Wattines

DATE

DATE

8/22/07

PLANS CORRECTIONS REQUIRED: (INDICATE ORDINANCE SECTION REFERENCE)

1. Provide two copies of a Stucco ICBO Report..
2. Glazing to comply with IBC 2406.3.
3. Provide a area tabulation for all exterior canopies.
4. Provide two copies of structurally certified pre-manufactured wood truss details.
5. Clarify on the Floor Plans where the HC designated units are located
6. Per IBC 1107.6.2.1 Type "A" HC accessible units are required.
7. Clarify on the drawings compliance of HC Type "A" kitchens and bathrooms with 98 ANSI - 1002.11 1002.12.
8. One hour fire rated walls are required between units, IBC 708 708.3.
9. Submit a fire rated test assembly number and copy of the official material assembly description for each fire rated wall or floor/ceiling assembly type used.
10. Clarify on the drawings what materials are to be used for the fire rated wall penetrations per IBC 712. ,provide product data.
11. Clarify on the drawings compliance of Elevator Controls and Signals with 98 ANSI - 407., provide a elevation.
12. Elevator Standby Power requirement, IBC 2702.2.5 2702.2.18 1109.6.
13. Under stair clearance, IBC 98 ANSI A117.1- 307.4.
14. Exterior gate to comply with IBC 1017.1 1008.1.9.
15. Fire Alarm System requirement, IBC 907.2.9 907.9.1.4.
16. Smoke Alarm System requirement, IBC 907.2.10.2.
17. Review the Correction procedures attachment.

fire codes prior to a building (or portion of a

ilding (or portion of the building) is occupied.

ny combustible materials are delivered to the

STORE OR SPACE NO.

STRUCTION TYPE

FIRE HYDRANTS REQ'D.

DATE

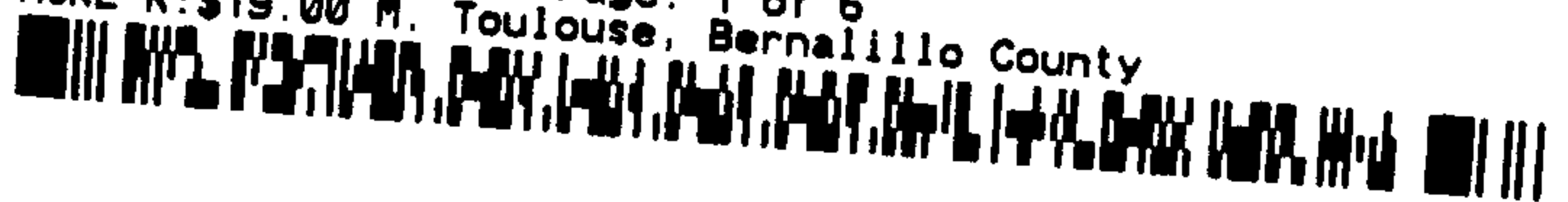
DATE

REQUIRED:
(REFERENCE)

82016.C

Doc# 2007124046

08/28/2007 02:06 PM Page: 1 of 6
AGRE R: \$19.00 M. Toulouse, Bernalillo County



No. of Lots: ONE
Nearest Major Streets
CENTRAL & HARVARD SE

FIGURE 12

**SUBDIVISION IMPROVEMENTS
AGREEMENT-PUBLIC AND/OR PRIVATE
(Procedure B)**

**AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS**

THIS AGREEMENT is made this 20th day of AUGUST, 2007, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and HARVARD MALL PARTNERS, LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual" etc.:] N.M. Limited Liability Co., whose address is P.O. Box 1404, Albuquerque, N.M. 87103 and whose telephone number is 842-9113, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] LOTS 16-A AND 17-A BLOCK 1, UNIVERSITY HEIGHTS, recorded on 7-10-2007 in the records of the Bernalillo County Clerk at Book 2007C, pages 0179 through [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] HARVARD MALL PARTNERS, LLC ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as BRICKLICK COURTYARDS describing Subdivider's Property.

As a result of the development of the Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private Improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the final plat of, or the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 27 day of JULY, 2008 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 509182.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the Development Review Board ("DRB"), unless

the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.

3. Work Order Requirements. The City agrees to issue a Work Order after:

A. The Subdivider causes to be submitted all documents, and meets all requirements listed in Development Process Manual, Volume 1, Chapter 5, Work Order Process, and figure 1, including submitting a Certificate of Insurance in a form acceptable to the City. The certificate must establish that the Subdivider has procured or has caused to be procured public liability insurance in the amount of not less than One Million Dollars (\$1,000,000) combined single limit for accidents or occurrences which cause bodily injury, death or property damage as a result of any condition of the Subdivision, the Improvements or the Subdivider's construction activities within, or related to the Subdivision. The insurance policy must name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insured. The Subdivider must maintain the insurance until the City accepts the public Improvements and/or approves the private Improvements. The cancellation provision must provide that, if the policy is either canceled prior to the expiration date of the policy or is materially changed or not renewed, the issuing company will mail 30 days written notice to the City, attention City Engineer.

B. The Subdivider complies with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays the following required engineering, staking, testing fees, and other related City fees and County Clerk recording fees:

<u>Type of Fee</u>	<u>Amount</u>
<u>Engineering Fee</u>	<u>6.6%</u>
<u>Excavation And Sidewalk Ordinance, Street Restoration Fees</u>	<u>As required per City-approved estimate. (Figure 7)</u>

(Note: The Subdivider must pay the City all City fees which have been incurred during construction before the City will accept the public Improvements.

4. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by PRECISION SURVEYING, and construction surveying of the private Improvements shall be performed by PRECISION SURVEYING. If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Subdivider shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Subdivider shall pay the City a reasonable fee for any construction surveying performed by the City.

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by LILLY ROAD + ASSOCIATES, and inspection of the private Improvements shall be performed by N/A, both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider

shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the improvements, if deemed necessary or advisable by the City Engineer. The Subdivider shall pay the City a reasonable fee for the level of inspection performed by the City.

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by GEO-TEST, INC, and field testing of the private Improvements shall be performed by GEO-TEST, INC, both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field testing performed by the City.

D. Additional Testing. The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Subdivider shall pay the City a reasonable fee therefor.

5. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following "Financial Guaranty:"

Type of Financial Guaranty: LOAN RESERVE LETTER #2474
Amount: \$193,185.18 Name of Financial Institution or Surety
Date City first able to call Guaranty: FIRST COMMUNITY BANK
[Construction Completion Deadline]: JULY 27 2008
If Guaranty other than a Bond, last day City able to call Guaranty is:
SEPTEMBER 27 2008
Additional information: _____

6. Notice of Start of Construction. Before construction begins, the Subdivider shall deliver an acceptable Notice to Proceed to the City and shall arrange or a preconstruction conference and all required inspections.

7. Completion, Acceptance and Termination. When the City receives Subdivider's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Volume 1, Chapter 5, Work Order Process, Step 9.) If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the public Improvements and a Certificate of Completion for the private Improvements. Thereafter, the Subdivider's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Subdivider has provided to assure the materials and workmanship, as required by the Subdivision Ordinance. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.

8. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon or in which the public Improvements are constructed, the Subdivider will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat of the Subdivision.

9. Reduction of Financial Guaranty Upon Partial Completion. The Subdivider shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Subdivider must follow the procedures and meet the requirements detailed in the Development Process Manual, Volume 1, Chapter 5.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guarantee other than a loan reserve letter has been provided, the completed Improvements must be free-standing, functionally independent of any Improvements which have not yet been completed and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the subdivider must submit the following documents to the City for review and approval:

(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the Subdivision Ordinance.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Partial Certificate of Completion and Acceptance for the completed public Improvements and a Certificate of Partial Completion for the completed private Improvements.

10. Indemnification. Until the Improvements are accepted by the City, the Subdivider shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Subdivider agrees to defend, indemnify and hold harmless the City and its officials, agents and employees from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Subdivider, its agents, representatives, contractors or subcontractors or arising from the failure of the Subdivider, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Subdivider herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give directions or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

11. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

12. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has entered into a Subdivision Improvements Agreement with the City. Thereafter, if the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

13. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the City's Claim of Lien or any Financial Guaranty, the Subdivider shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to any Financial Guaranty.

14. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and the Owner and their heirs, successors and assigns.

15. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six days after the notice is mailed if there is no actual evidence of receipt.

16. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

17. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

18. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

19. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

20. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the subdivider and signed by the City's Legal Department on this form.

21. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.

Executed on the date stated in the first paragraph of this Agreement.

SUBDIVIDER: HARVARD MALL PARTNERS, LLC

CITY OF ALBUQUERQUE

By [Signature] [Signature]
Name: Allen L. Lewis
Title: MANAGING PARTNER
Dated: August 17, 2007

[Signature]
City Engineer
Dated: 8-28-07

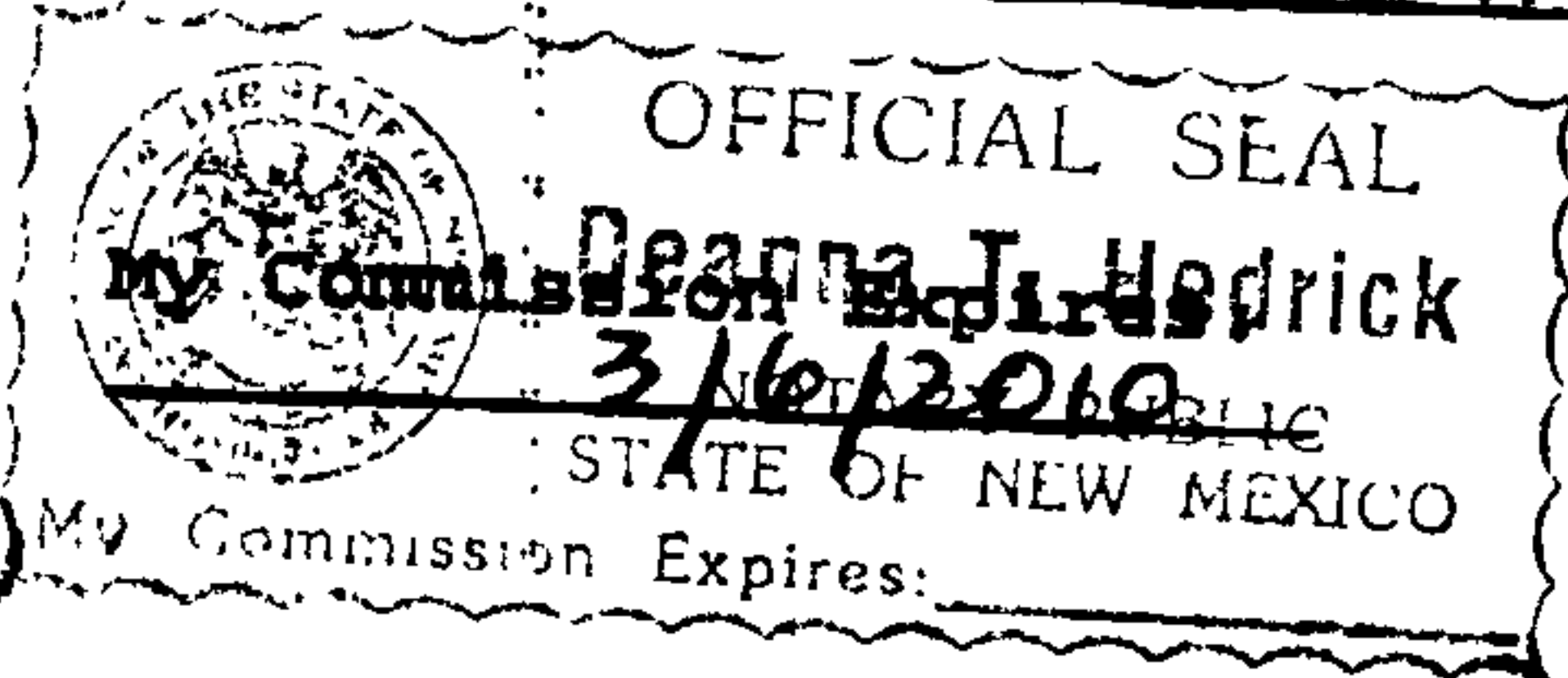
by 8/27/07

[Signature]
8-23-07

SUBDIVIDER'S NOTARY

STATE OF NM)
COUNTY OF Bernalillo) SS.

This instrument was acknowledged before me on 17th day of August, 2007 by [name of person:] Allen L. Lewis, [title or capacity, for instance, "President" or "Owner":] managing partner, of [Subdivider:] Harvard Mall Partners LLC



Deanna J. Hedrick
Notary Public

CITY'S NOTARY

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS.

This instrument was acknowledged before me on 28 day of August, 2007 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

My Commission Expires: 07-05-2010

Lisa Cornejo
Notary Public

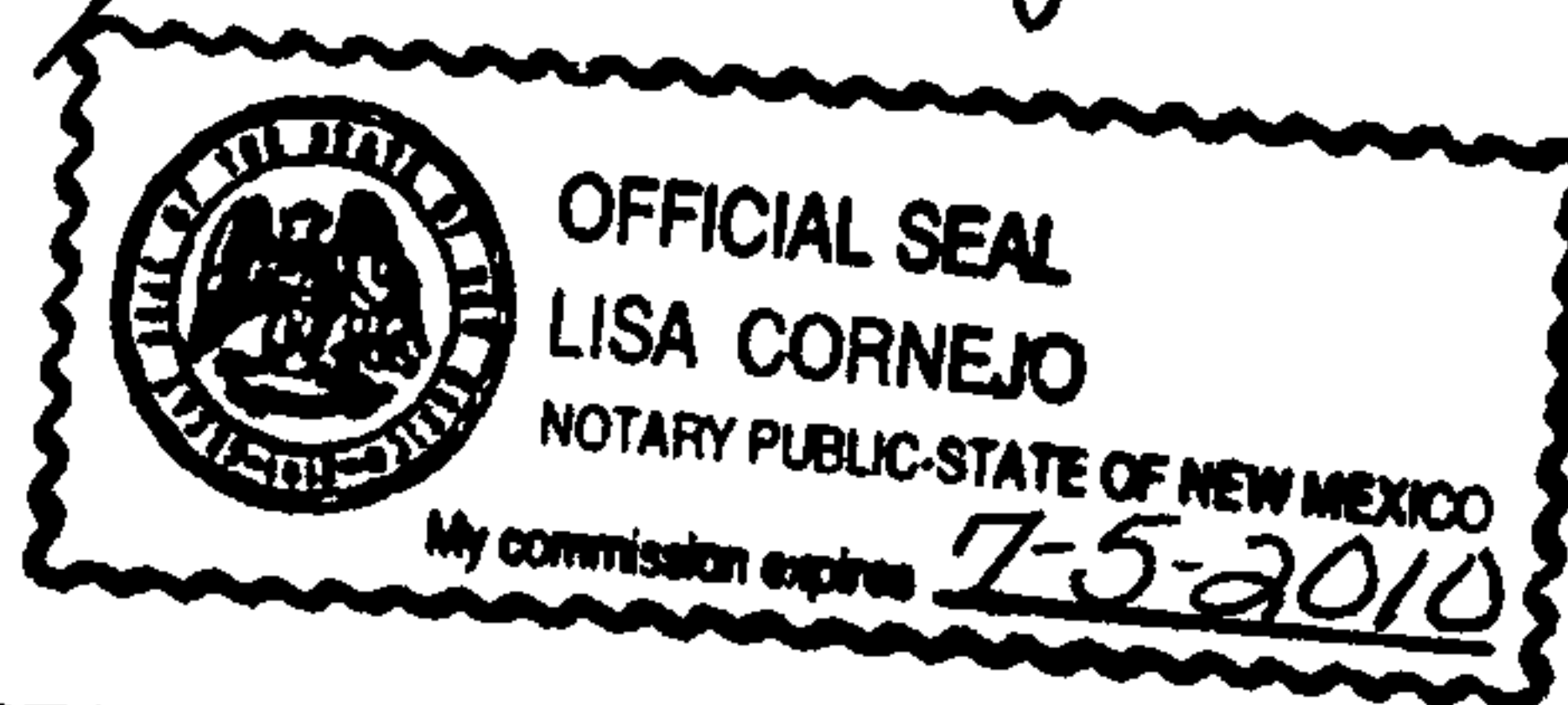


EXHIBIT A AND POWER OF ATTORNEY ATTACHED

FINANCIAL GUARANTY AMOUNT

08/17/2007

Type of Estimate: SIA Procedure - B - w/F.G.

Project Description:

Project ID #: 509182, Bricklight Courtyards, Phase/Unit #: 1

Requested By: Michael Salvador w/Mullen Heller Architecture

Approved estimate amount:		\$121,050.10
Contingency Amount:	10.00%	\$12,105.01
Subtotal:		\$133,155.11
NMGRT	6.875%	\$9,154.41
Subtotal:		\$142,309.52
Engineering Fee	6.60%	\$9,392.43
Testing Fee	2.00%	\$2,846.19
Subtotal:		\$154,548.14
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$0.00
TOTAL FINANCIAL GUARANTY REQUIRED		<u>\$193,185.18</u>

APPROVAL:

DATE:

Stephen Woodall

8-17-07

Notes: 10% contingency, plans remain to be signed, requires streetscape agreement.

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: 1/24/07 5/9/07
 Date Site Plan Approved: 5/9/07
 Date Preliminary Plat Approved: _____
 Date Preliminary Plat Expires: _____
 DRB Project No.: 1004927
 DRB Application No.: 06 DRB-01632

ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"
 TO SUBDIVISION IMPROVEMENTS AGREEMENT
 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

BRICK LIGHT COURTYARDS
 PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 6-10, 17-21, BLOCK 1, UNIVERSITY HEIGHTS
 EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<u>1B</u>	<u>509187</u>	6"	FIRE HYDRANT AND SERVICE LINE	LOT 19	ALLEY TO WEST	HARVARD DR.	/	/	/
			216 LF CURB AND GUTTER REMOVE AND REPLACE	HARVARD DR	LOT 20 18	LOT 21	/	/	/
		4"	BRICK SIDEWALK BETWEEN BACK OF CURB AND PROPERTY LINE	HARVARD DR	LOT 20 18	LOT 21	/	/	/
			REMOVE AND RELOCATE PARKING METERS	HARVARD DR	LOT 20 18	LOT 21	/	/	/
		² <u>2' X 455±</u>	CONC VALLEY GUTTER	ALLEY	LOT 17	LOT 21	/	/	/
		<u>16' X 455±</u>	3" RESIDENTIAL PAVEMENT INVERTED CROWN	ALLEY	SILVER AVE	N. END OF LOT 21	/	/	/
			¹ <u>RAISED CONC. SIDEWALK AS REQUIRED BY DRAINAGE AND TRANSPORTATION</u>	ALLEY	LOT 9	LOT 16	/	/	/
							/	/	/
							/	/	/
							/	/	/

NAME OF PLAT AND/OR SITE PLAN BRICK LIGHT COURTYARD

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/

1 ~~ENGINEER'S CERTIFICATION OF COMPLETION GRADING PER DPM REQUIREMENTS FOR RELEASE OF FINANCIAL GUARANTEE~~

2

3

NOTES

AGENT / OWNER

Billy O McEnty
NAME (print)

Larry Read and Associates
FIRM

Billy O McEnty 1-24-07
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT
THE IMPROVEMENTS WITHOUT A DRB
EXTENSION: _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 5/09/07
DRB CHAIR - date

Christina Sandoral 5/9/07
PARKS & GENERAL SERVICES - date

[Signature] 5-9-07
TRANSPORTATION DEVELOPMENT - date

Kogal Dean 8/7/07
UTILITY DEVELOPMENT - date

Bradley D. Bjorn 5/9/07
CITY ENGINEER - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
1	7-11-07	<u>[Signature]</u>	<u>[Signature]</u>	<u>Billy O McEnty</u>



August 9, 2007

Bruce J. Pearlman, PhD
Chief Administrative Officer
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

LOAN RESERVE LETTER No. 2474

RE: Loan Reserve for Harvard Mall Partners, L.L.C.
City of Albuquerque, Project ID# 509182
Project Name: Bricklight Courtyards
Loan Reserve Amount: One Hundred Ninety Three Thousand
One Hundred Eighty Five Dollars and 18/100,
(\$193,185.18)

Dear Dr. Pearlman:

This is to advise the City of Albuquerque ("City") that, at the request of Harvard Mall Partners, L.L.C. ("Borrower"), First Community Bank, ("Financial Institution") in Albuquerque, New Mexico, commits the sum of One Hundred Ninety Three Thousand One Hundred Eighty Five Dollars and 18/100, (\$193,185.18) ("Loan Reserve") for the exclusive purpose of providing the financial guarantee which the City requires Harvard Mall Partners, L.L.C., ("Subdivider") to provide for the installation of the improvements which must be constructed at Bricklight Courtyards, Project No.509182 (Project)". The Amount of the Loan Reserve is 125% of the City's estimated cost of the Project, as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on 8/28/07 in the records of the Clerk of Bernalillo County, New Mexico, in Book Misc. NA at pages NA to NA, ("Agreement"). Document # 2007124046

1. Reduction of Commitment. If the City Engineer, or that person's authorized designee, determines that it is appropriate to release a specified amount of the Loan Reserve as the result of the Subdivider's construction of

a portion of the required infrastructure, then the City Engineer, or that person's authorized designee, may execute an "Authorization to Reduce" which will authorize the Financial Institution to release a specified amount from the Loan Reserve.

The Authorization to Reduce will state the amount of the "Reduced Loan Reserve Balance" which must be maintained following the reduction. The Reduced Loan Reserve Balance shall not be reduced by more than 90% of the City's estimated cost of the Project until the Project is accepted by the City. When the Financial Institution receives the Authorization to Reduce, which has been signed by the City, the Financial Institution may reduce the Loan Reserve to the Reduced Loan Reserve Balance.

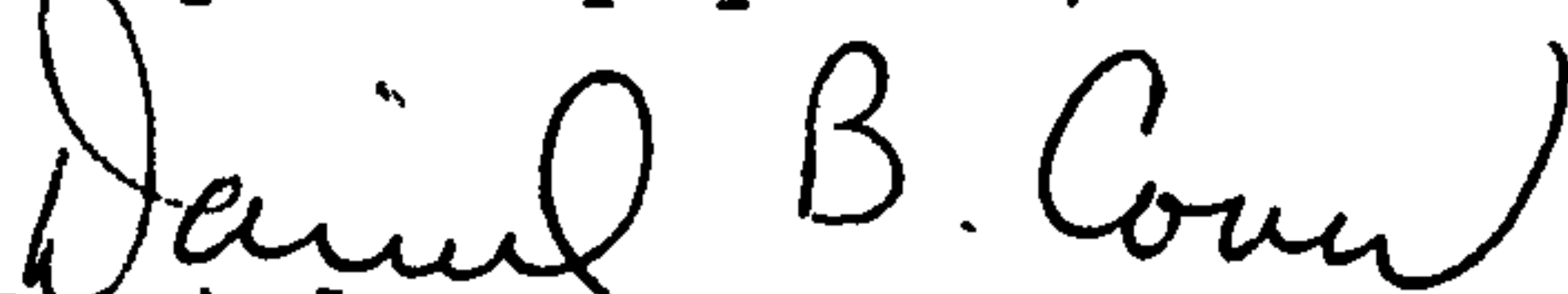
2. Liability of Financial Institution. Although the City may approve the Financial Institution's release of a part of the Loan Reserve, the approval will not constitute the City's final acceptance of part or all of the Project. However, no matter what agreement exists between the Subdivider and the City, the total liability of the Financial Institution to the City with respect to the Loan Reserve established pursuant to this Loan Reserve Letter shall at all times be limited to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City, and the Financial Institution's liability to the City under this Loan Reserve Letter shall cease upon termination of the Loan Reserve as provided in Section 4 herein.
3. Draw on Reserve. If by July 27, 2008, the improvements described in the Agreement have not been fully installed, inspected, approved and accepted by the City, then, upon presentation between July 27, 2008, and September 27, 2008, inclusive, the City may demand payment from the Financial Institution up to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The City may demand payment by delivering to the Financial Institution a certified "Demand for Payment"

executed by the CAO which shall state that the Subdivider has failed to comply with the terms of the Agreement and also shall state the estimated cost of completing the improvements specified in the Agreement ("Estimated Cost of Completion"). Upon receipt of the Demand for Payment, the Financial Institution promptly shall draw from the Loan Reserves cashier's check to the City of Albuquerque the amount of 125% of the estimated cost of completion, not to exceed the lesser of the total Loan Reserve amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The Financial Institution shall deliver the cashier's check promptly to the City.

4. Termination of Reserve. This Loan Reserve is for the benefit of the City and shall be irrevocable until the occurrence of one of the following:


- A. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or
- B. City delivery of the Demand for Payment and the Financial Institution's payment to the City of cashier's check as required in Section 3 herein; or
- C. Expiration of the date September 27, 2008; or
- D. Written termination of this Loan Reserve Letter, signed by the Chief Administrative Officer of the City.

Very truly yours,


Daniel B. Cover,
Sr. Vice President

ACCEPTED:

City of Albuquerque

By: 
Chief Administrative Officer
Or authorized designee

Title: City Engineer

Dated: 8-28-07

Handwritten note: 8/27/07

Handwritten note: 8-23-07

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

##

PAID RECEIPT

APPLICANT NAME

Harvard Mall Partners

AGENT

Mullen Keller Architects

ADDRESS

PROJECT & APP #

1004927 / 06 DRB 01632

PROJECT NAME

University Heights Addition

\$ _____ 441032/3424000 Conflict Management Fee

\$ 50.00 441006/4983000 DRB Actions Deferral fee

\$ _____ 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

\$ 50.00 TOTAL AMOUNT DUE

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

City Of Albuquerque
Treasury Division

5/1/2007 11:33AM LOC: ANNX
RECEIPT# 00075931 WSH 006 TRANSH 0026
Account 441006 Fund 0110
Activity: 4983000 TRSCXE
Trans Amt \$50.00
J24 Misc \$50.00
CK \$50.00
CHANGE \$0.00

Thank You

Project 1004927

Shumsky, Stephanie E.

From: Boles, Ed
Sent: Monday, April 16, 2007 11:28 AM
To: Shumsky, Stephanie E.
Subject: RE: Harvard Mall Historic Inventory

file

Steph,

~~From: Mullen-Heller Architects - we received sufficient documentation of the several buildings at the project's addresses on April 13.~~ Please let me know what you may need for the case file. I plan to the documentation -- inventory forms with photos, sketch site plans, and Sanborn Maps in the city's historic building inventory, which can be searched using property addresses.

Our hope is that some of these buildings will be moved and reused in the neighborhood, particularly at the two vacant lots just south of the house at 202 Cornell SE, the Werner-Gilchrist House. We have a site design for those lots showing this possibility, which would be a good conservation outcome in keeping with the University Neighborhoods Sector Development Plan.

Ed

From: Shumsky, Stephanie E.
Sent: Monday, April 16, 2007 11:20 AM
To: Boles, Ed
Subject: Harvard Mall Historic Inventory

Ed,

Could you please let me know if the Harvard Mall Historic Inventory is complete to your satisfaction? Just send me an email and/or a letter letting me know. Thank you.

Stephanie Shumsky, Planner
City of Albuquerque Planning Department
Development Review Division
600 2nd Street, 3rd Floor
Albuquerque, NM 87102
(505) 924-3933 ph
(505) 924-3339 fax
sshumsky@cabq.gov

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: 1/16/07

INFRASTRUCTURE LIST

Date Site Plan Approved: _____

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: 1004927

DRB Project No. _____

DRB Application No.: _____

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

BRICKLIGHT COURTYARDS

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 6-10, 17-21, BLOCK 1, UNIVERSITY HEIGHTS

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>	6"	FIRE HYDRANT AND SERVICE LINE	LOT 19	ALLEY TO WEST	HARVARD DR.	/	/	/
<input type="text"/>	<input type="text"/>		216LF CURB AND GUTTER REMOVE AND REPLACE	HARVARD DR	LOT 20	LOT 21	/	/	/
<input type="text"/>	<input type="text"/>	4"	SIDEWALK BETWEEN BACK OF CURB AND PROPERTY LINE	HARVARD DR	LOT 20	LOT 21	/	/	/
<input type="text"/>	<input type="text"/>		REMOVE AND RELOCATE PARKING METERS	HARVARD DR	LOT 20	LOT 21	/	/	/
<input type="text"/>	<input type="text"/>	3' X 250'	CONC VALLEY GUTTER	ALLEY	LOT 17	LOT 21	/	/	/
<input type="text"/>	<input type="text"/>	16' X 250'	3" RESIDENTIAL PAVEMENT INVERTED CROWN	ALLEY	LOT 17	LOT 21	/	/	/
<input type="text"/>	<input type="text"/>		RAISED CONC. SIDEWALK AS REQUIRED BY DRAINAGE AND TRANSPORTATION	ALLEY	LOT 9	LOT 16	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

NAME OF PLAT AND/OR SITE PLAN BRICKLIGHT COURTYARD

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

NOTES

- 1 ENGINEER'S CERTIFICATION OF COMPLETED GRADING PER DPM REQUIREMENTS FOR RELEASE OF FINANCIAL GUARANTEE
- 2 _____
- 3 _____

AGENT / OWNER **DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

Billy O. McCarty, PE
NAME (print)

Larry Reuland Associates
FIRM

Billy O. McCarty 1-16-07
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT
THE IMPROVEMENTS WITHOUT A DRB
EXTENSION: _____

DRB CHAIR - date

TRANSPORTATION DEVELOPMENT - date

UTILITY DEVELOPMENT - date

CITY ENGINEER - date

PARKS & GENERAL SERVICES - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

FAX

TRANSMITTAL

#6

TO:
Sheran Matson or Claire S.

FROM:
Michael Salvador

COMPANY:
COA Planning Department

DATE:
February 6, 2007

FAX NO:
505-924-3864

ITEMS:
2 pages (including cover)

PROJECT:
Project No. 1004927

PROJECT NUMBER:
06-01

RE:
Deferral Letter

CC:
File

- URGENT FOR REVIEW FOR REFERENCE PLEASE RESPOND PER REQUEST

Sheran or Claire,

Please see attached letter. Call with any questions.

Thank you,
Mike

Mullen Heller Architecture PC

1015 Tijeras Avenue NW Albuquerque NM 87108
505 268 4144 [p] 505 268 4244 [f]

February 6, 2007

Ms. Sheran Matson, DRB Chair
City of Albuquerque Planning Department
P.O. Box 1293
Albuquerque, NM 87103

Re: DRB Submittal for the property being Lots 6-10 and 16-21, Block 1,
University Heights Addition
Request for Indefinite Deferral of Project No. 1004927
App. No. 06EPC-00777, App. No. 06DRB-01632

Dear Ms. Matson:

As authorized agents for Harvard Mall Partners, Owner of Lots 6-10 and 16-21, Block 1, University Heights Addition, we would like to indefinitely defer the above referenced project to allow for us to address the previous DRB comments, coordinate with the office of Historic Preservation and allow for the re-plat to be submitted into the COA Development review process.

Thank you for your consideration of our request and please do not hesitate to call with any questions.

Sincerely,
Mullen Heller Architecture PC


Douglas Heller, AIA



November 14, 2006
Revised January 16, 2007

Ms. Sheran Matson, DRB Chair
City of Albuquerque Planning Department
P.O. Box 1293
Albuquerque, NM 87103

**Re: DRB Submittal for the property being Lots 6-10 & 16-21 University Heights Addition
Letter of Request**

Dear Ms. Matson:

The following responses address the DRB's written comments from the November 22, 1006 hearing:

Transportation Development

- 1) The plat has been submitted to the DRB for review.
- 2) The Infrastructure list includes the new brick sidewalk along Harvard and the alley improvements.
- 3) The site plan indicates the 4' additional right-of-way dedicated along the alley.
- 4) The parking calculations are included on sheet A101.
- 5) The language in keyed notes 3 and 4 references the City Work Order process.
- 6) Keyed note 30 refers to a raised pedestrian walkway across the alley that was required by the EPC. This will be included on the infrastructure list.
- 7) The angled parking in the exiting lot has been dimensioned to the DPM criteria.
- 8) The curb cut into the parking lot off of Yale is existing. The existing landscape buffer between the street curb and the existing sidewalk allows the sidewalk level to be flat across the curb cut.
- 9) Mike Torres, the City's Parking Facilities Manager, would like the relocation of the parking meters along Harvard to be the owner's responsibility, and as such have been added to the infrastructure list.

Hydrology Department

The grading and drainage plan indicates the extents of the alley improvements and the infrastructure list has been revised to include all the items noted by the Transportation Department.

Planning Department

We met with the staff planner regarding her comments.

Condition #5: Note 6(g)2 has been revised per the planners comments, but not deleted, and Note 6(d) has been revised.

Condition #5: The Historic Inventory has been completed and submitted to the staff planner.

Condition 7f: The landscaping calculations have been revised to meet the overall requirements for the entire site.

Additionally, the bicycle parking calculations have been revised on Sheet G101.



Original responses from November 14, 2006. With this letter we are submitting the project at Lots 6-10 and 16-21 of the University Heights Addition for DRB review and approval. The property is 1.76 acres along Harvard Drive SE between Central Avenue and Silver Avenue. This project was heard and approved by the Environmental Commission on August 17, 2006. The DRB submittal has incorporated the EPC Conditions of Approval as noted below:

Condition 1: This submittal reflects all the EPC's Conditions of Approval for review and approval by the DRB.

Condition 2: We met with the EPC staff planner for this project on November 6, 2006 to review the DRB submittal and ensure that all the conditions had been met.

Condition 3: The owner of the project is aware of the time limits tied to this project.

Condition 4: The replat for Lots 17-21 is in progress and will be a condition of DRB final sign-off. The staff planner is aware of this.

Condition 5: The Historic Inventory of the existing structures on Lots 17-21 is also in progress and will be a condition of DRB final sign-off. The staff planner is aware of this.

Condition 6: The improvements in the existing parking lot, Lots 6-10, include:

- a. Based on the Zoning Code O-1 Parking Lot Regulations, Landscape Regulations, Off-Street Parking Regulations and the University Heights Development Plan Regulations, nine trees have been added to the parking lot (1 tree per 10 parking spaces) and situated so each parking space is within 100' of a tree.
- b. A section detail of the screen wall that runs the length of the parking lot along Yale has been added to Sheet A402.
- c. Regarding this condition which requires a 5' landscape buffer between the existing sidewalk and the parking lot, we met with the City Forester at the site on November 13, 2006. He requested that this condition be deleted as there is currently a landscape buffer and street trees along Yale and that the purpose of the proposed landscape buffer is primarily to prevent cars from overhanging into the sidewalk. The City Forester is satisfied that the new screen wall will meet the intent of this condition.
- d. The pedestrian connection on the south side of the development has been extended through the existing parking lot and ties to the existing sidewalk along Yale Blvd.
- e. The parking spaces are 8'-6" wide x 20' deep.

Condition 7: The Landscape Plan includes the following conditions:

- a. Any plan changes will be required to be reviewed by EPC.
- b. Four additional trees in pots have been added in the center courtyard and two landscape islands have been added on the west side of the building. The trees in the courtyard must be placed in pots as there is a 20' Utility Easement that runs down the center of the courtyard.
- c. The Modesto Ash along Harvard Drive has been replaced with Zelkova, per a discussion with the City Forester.
- d. There are 82 parking spaces in the existing lot and 9 new trees in above-grade planters have been located throughout the lot.

- e. The landscape calculations have been revised to include all lots that are a part of this submittal.
- f. The required 15% of landscaping for Lots 16-21 has been met, however due to the "urban" nature of this project and the significant number of parking spaces that are located in an existing parking lot, the 15% landscaping requirement cannot be met. It is important to note that all the landscaping the existing parking lot will be new and provided are part of this development.
- g. The City Forester would prefer not to have additional street trees along Yale, per the note in Condition 6c.
- h. The landscaping that is provided for this project will be as mature as possible when installed.

Condition 8: The Draining Plan has been revised to include:

- a. All lots identified in the request are shown as part of this submittal.
- b. The two new easements (20' Water Utility Easement and 8' Pedestrian Access Easement) are shown on the plan.

Condition 9: The Utility Plan has been revised to include:

- a. All lots identified in the request are shown as part of this submittal.
- b. The proposed hydrant along Harvard Drive is the only fire hydrant in proximity of this development.
- c. Standard utility notes and a legend have been added.

Condition 10: General Note C on Sheet A001 indicates the maximum area and number of units approved for this development.

Condition 11: Recycling bins are shown in an expanded compactor enclosure on Sheet A001.

Condition 12: Notes regarding how this project will comply with the Comprehensive Plan's Water Management Goals have been added to Sheet A001.

Condition 13: Notes regarding how this project will comply with the Comprehensive Plan's Energy Management Goals have been added to Sheet A001.

Condition 14: The owner has agreed to the following conditions:

- a. All requirements by the EPC and/or DRB for the permanent DPM improvements will be completed as part of this project.
- b. As part of this development, the sidewalk along Harvard will be widened with new City Standard curb and gutter.
- c. The additional 4' of right-of-way will be dedicated during the replat process.
- d. All site improvements required by the EPC and/or DRB will comply with DPM Standards.

Condition 15: Four additional motorcycle spaces were added to the existing parking lot for a total of seven. The exact number of handicap parking spaces required by this development are provided on the west side of the residential building.

Condition 16: The sidewalks inside the courtyards have been increased from 5' to 6'.

Condition 17: The access aisles at the handicap spaces on the west side of the building have been changed to scored concrete in lieu of pavement striping.

Thank you and feel free to contact me if you need any further clarification.

Sincerely,
Mullen Heller Architecture PC

Douglas Heller, AIA

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

PAID RECEIPT

APPLICANT NAME HARVARD MALL PARTNERS
AGENT MULLEN HELLER ARCHITECTURE
ADDRESS 1015 TIJERAS AVE NW
PROJECT & APP # 1004927/
PROJECT NAME LT-6-10 & 16-21 UNIVERSITY HEIGHTS ADDITION

\$ 441032/3424000 Conflict Management Fee
\$ 50.00 441006/4983000 DRB Actions DEFERRAL FEE
\$ 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

\$ 50.00 TOTAL AMOUNT DUE

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

Security enhanced document. See back for details. 4638

MULLEN HELLER ARCHITECTURE, P.C.
1015 TIJERAS AVE NW
ALBUQUERQUE, NM 87102

DATE 16 JAN 09 \$ 50.00
DOLLARS

PAY TO THE ORDER OF City of Albuquerque
Bryon & Norma

Compass Bank
Albuquerque, New Mexico

FOR Brightlight LLP

004638 1070007831 0085522469

CHANCE \$50.00
\$50.00
\$0.00

Thank You

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: 11/14/06

ORIGINAL

INFRASTRUCTURE LIST

Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: 1004927
DRB Application No.: 06DRB01632

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

BRICKLIGHT COURTYARDS

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 6-10, 17-21, BLOCK 1, UNIVERSITY HEIGHTS

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>	6"	FIRE HYDRANT AND SERVICE LINE	LOT 19	ALLEY TO WEST	HARVARD DR.	/	/	/
<input type="text"/>	<input type="text"/>		216LF CURB AND GUTTER REMOVE AND REPLACE	HARVARD DR	LOT 20	LOT 21	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
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NAME OF PLAT AND/OR SITE PLAN BRICKLIGHT COURTYARD

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
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<input type="text"/>	<input type="text"/>						/	/	/
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NOTES

- 1 ENGINEER'S CERTIFICATION OF COMPLETED GRADING PER DPM REQUIREMENTS FOR RELEASE OF FINANCIAL GUARANTEE
- 2 _____
- 3 _____

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS
----------------------	--

Billy McCarty
NAME (print)

Larry Read and Assoc.
FIRM

Billy McCarty 11-14-06
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT
THE IMPROVEMENTS WITHOUT A DRB
EXTENSION: _____

_____ DRB CHAIR - date

_____ TRANSPORTATION DEVELOPMENT - date

_____ UTILITY DEVELOPMENT - date

_____ CITY ENGINEER - date

_____ PARKS & GENERAL SERVICES - date

_____ AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS
--

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

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...

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: Harvard Mail Partners PHONE: 505-842-9113
 ADDRESS: P.O. Box 1404 FAX: 505-842-0532
 CITY: Albuquerque STATE NM ZIP 87103 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: _____
 AGENT (if any): Mullen Heller Architecture PHONE: 505-268-4144
 ADDRESS: 1015 Tijeras Ave. NW FAX: 505-268-4244
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: _____

DESCRIPTION OF REQUEST: final EPC sign-off from DRB for a mixed use dev. development that includes 33400sf residential and 7,200sf retail

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 6, 7, 8, 9, 10, 16, 17, 18, 19, 20 + 21 Block: 1 Unit: _____
 Subdiv. / Addn. University Heights Addition
 Current Zoning: SU-2 ~~180~~ - UC-R-36 Proposed zoning: Same
 Zone Atlas page(s): K 25 No. of existing lots: 11 No. of proposed lots: 7
 Total area of site (acres): 1.76 Density if applicable: dwellings per gross acre: 35.60 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. see attached 101605701227332618 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: West side of Harvard Drive SE
 Between: Central Avenue SE and Silver Avenue SE

CASE HISTORY: Stephane Humsky Epc Case Planner
 List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.):
04ZHE - 01279, EPC 1004927

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

SIGNATURE [Signature] DATE 11/14/06
 (Print) taug heller 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 - 01632</u>	<u>SBP</u>	<u>P(3)</u>	<u>\$ 0.00</u>
<input type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$ 20.00</u>

Hearing date 11/22/06

Sandy Handley 11/14/06

Project # 1004927

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

SKETCH PLAN REVIEW AND COMMENT

- ___ Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies.
 - ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR SUBDIVISION

- ___ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
 - ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Letter of authorization from the property owner if application is submitted by an agent
 - ___ Copy of the document delegating approval authority to the DRB
 - ___ Completed Site Plan for Subdivision Checklist
 - ___ Infrastructure List, if relevant to the site plan
 - ___ Fee (see schedule)
 - ___ Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- ___ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
 - ___ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6** copies.
 - ___ 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
 - ___ Infrastructure List, if relevant to the site plan
 - ___ Completed Site Plan for Building Permit Checklist
 - ___ Copy of Site Plan with Fire Marshal's stamp
 - ___ Fee (see schedule)
 - ___ Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- ___ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
 - ___ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
 - ___ 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
 - ___ Infrastructure List, if relevant to the site plan
 - ___ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - ___ Fee (see schedule)
 - ___ Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT

- ___ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
 - ___ Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6** copies. *N/A SDP*
 - ___ Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
 - ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ___ Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
 - ___ Infrastructure List, if relevant to the site plan
 - ___ Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 - ___ Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. 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.

Boug Heller
Applicant name (print)

B. Heller 11/14/06
Applicant signature / date

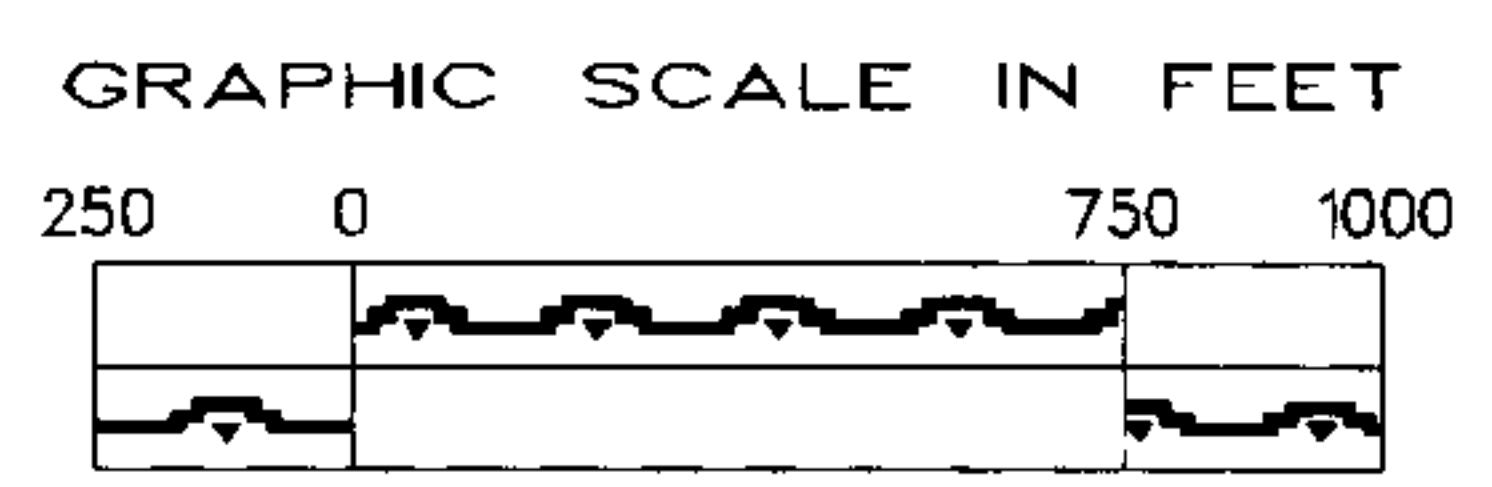
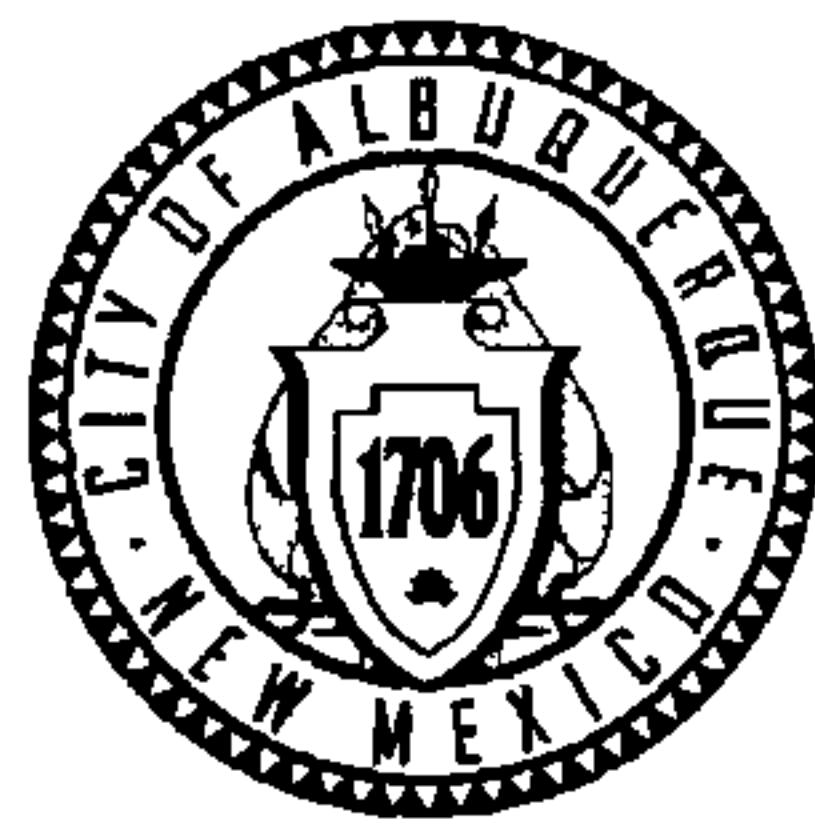
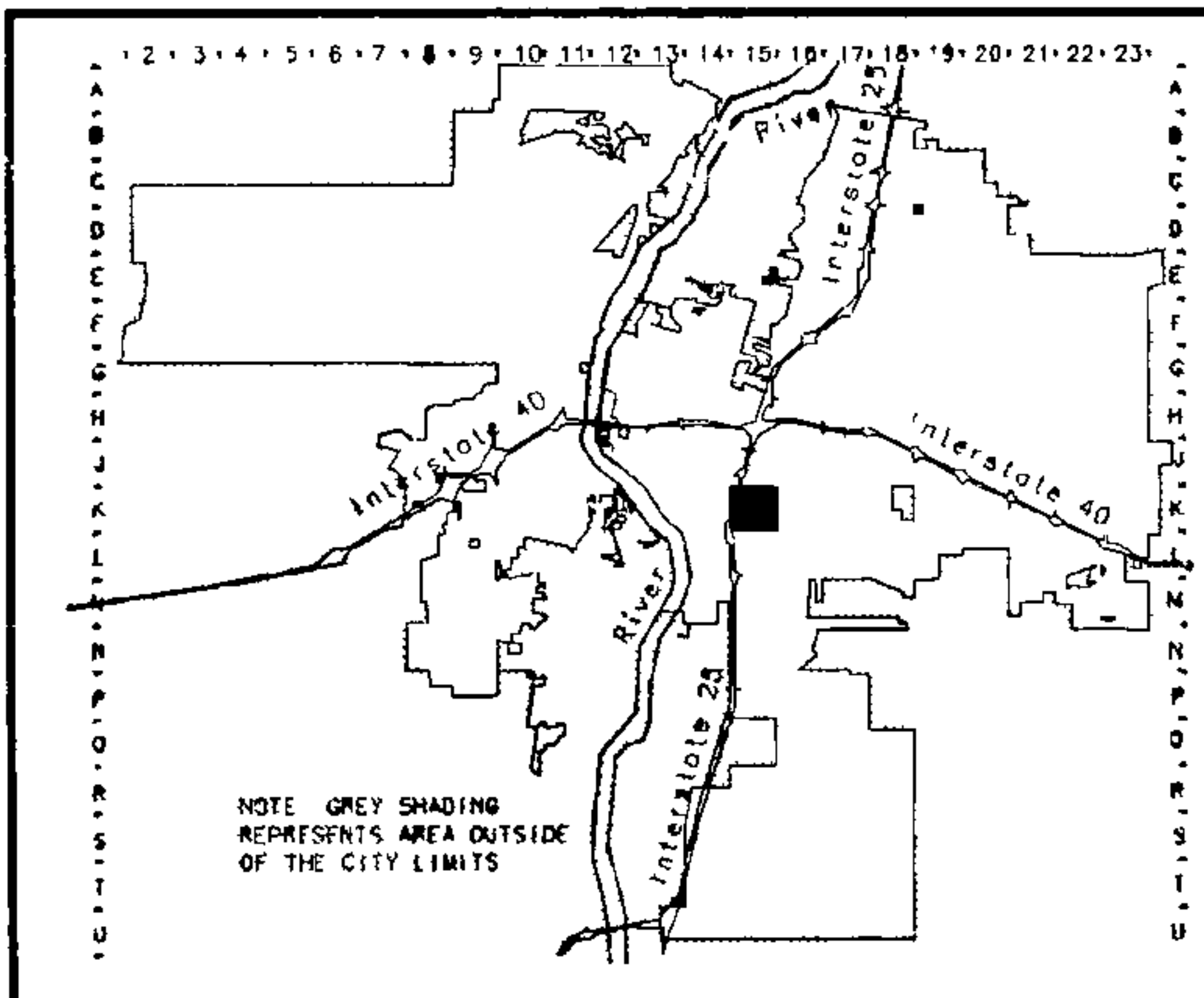
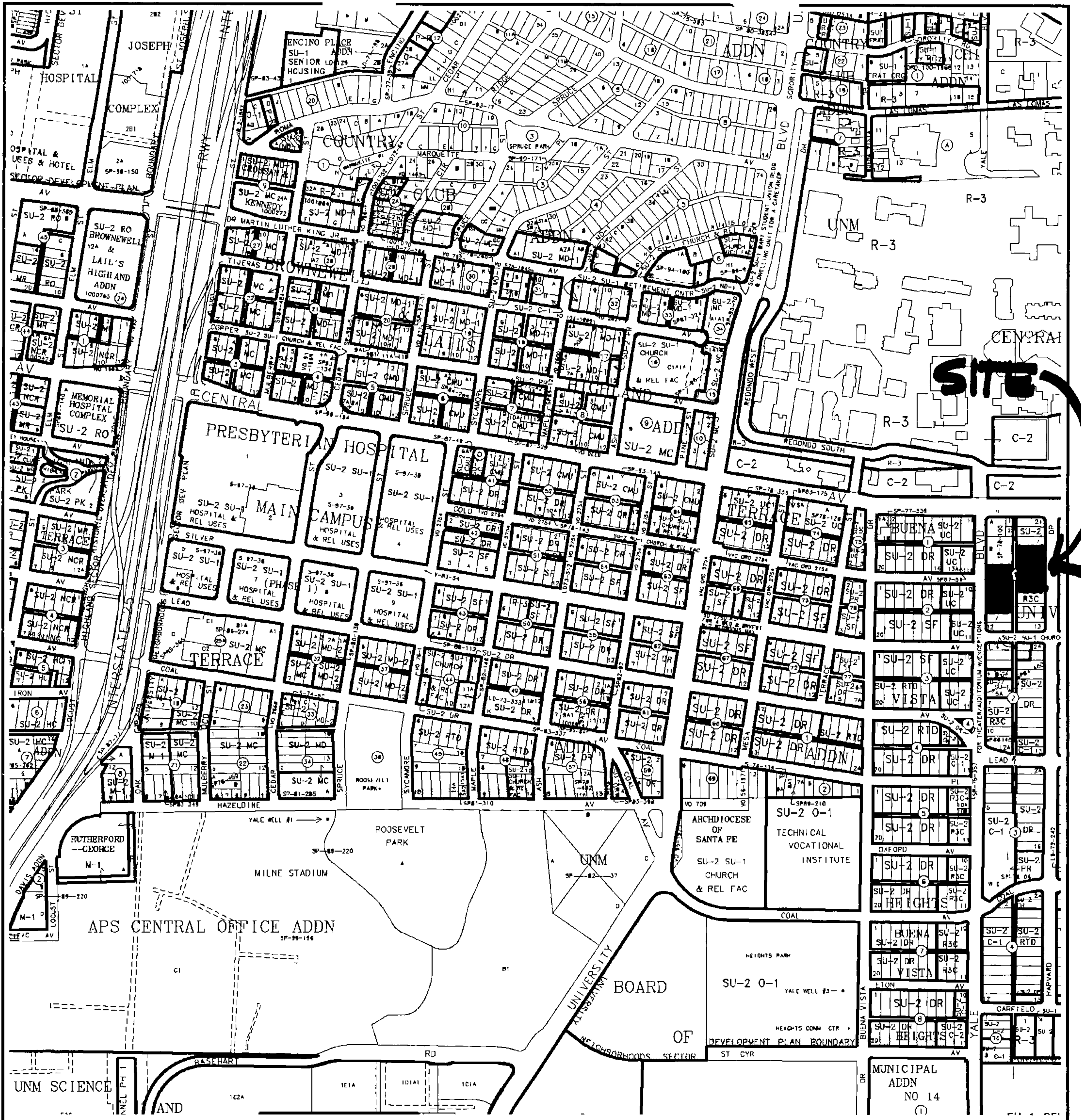


Form revised JUNE 2005

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
06 DRB - 01632

Sandy Handley 11/14/06
Planner signature / date

Project # 1004927



Abuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT
 © Copyright 2003

Zone Atlas Page
K-15-Z
 Map Amended through September 19, 2003

Bricklight Courtyards UPC Numbers

Lot 6	101605701227332618
Lot 7	101605701226832619
Lot 8	101605701226232620
Lot 9	101605701225732621
Lot 10	101605701225232622
Lot 16	101605702725732606
Lot 17	101605702726232607
Lot 18	101605702726832608
Lot 19	101605702727332609
Lot 20	101605702727832610
Lot 21	101605702728332611

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 9/28/2006

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.

 11/14/05
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**

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.**

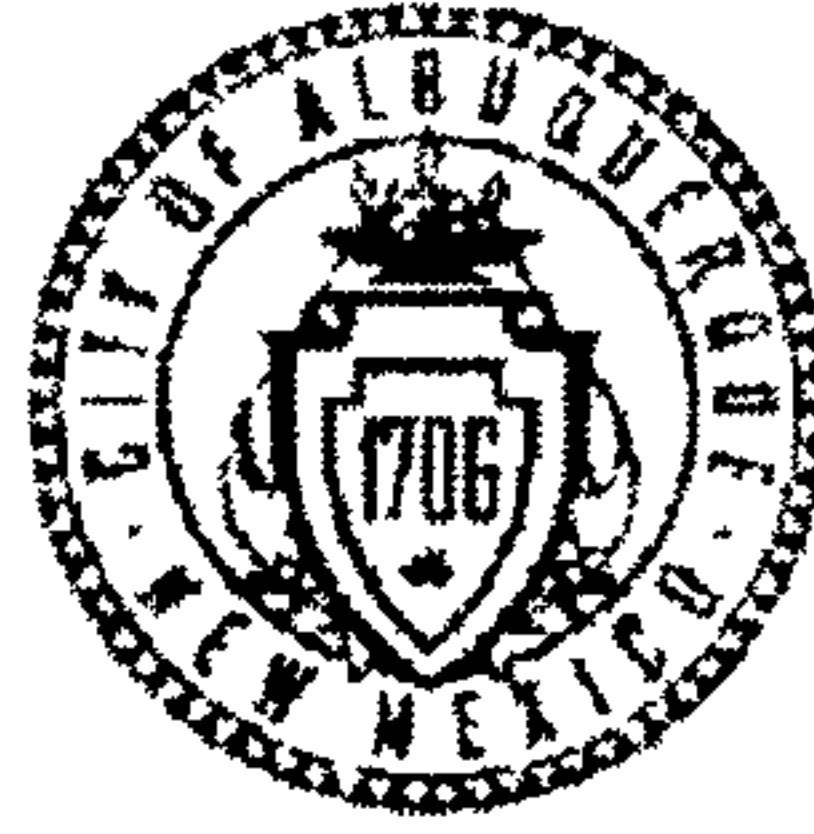
Accompanying Material

- 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



City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: August 18, 2006

OFFICIAL NOTIFICATION OF DECISION

FILE: Project # 1004927
06EPC-00765 Sector Development Plan Zone
Map Amendment
06EPC-00777 Site Development Plan for
Building Permit

Harvard Mall Partners
P.O. Box 1404
Albuq. NM 87103

LEGAL DESCRIPTION: for all or a portion of Block 1, Lots 6-10 and 16-21, **University Heights Addition**, a zone map amendment from SU-2/UC & SU-2/R3C to SU-2/SU-1 for a Mixed Use Development, located on HARVARD DR. SE, between CENTRAL AVE. SE and SILVER AVE. SE, containing approximately 2 acres. (K-16) Stephanie Shumsky, Staff Planner

On August 17, 2006 the Environmental Planning Commission voted to approve Project 1004927/06EPC-00765, an sector plan map amendment, for Block 1, Lot(s) 6, 7, 8, 9, 10, 16, 17, 18, 19, 20 and 21, University Heights Addition, from SU-2/RC3 and SU-2/UC to SU-2/SU-1 for a Mixed Use Development, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This request is for a University Heights Sector Development Plan map amendment to change the zoning for an approximately 1.8-acre site, located on Harvard Drive between Central Avenue and Silver Avenue SE, known as Block 1, Lots 6-10 and 16-21, University Heights Addition, from SU-2/UC and SU-2/R3C to SU-2/SU-1 for Mixed Use Development.
2. This request is accompanied by a request for approval of a site development plan for building permit (06EPC-00777) for the development of up to 46 dwelling units (31,000 square feet of residential space) and 7,200 square feet of commercial space.
3. The requested zoning and the existing zoning are similar with regard to allowed uses and both further the goals of the University Heights Sector Development Plan.
4. The request is found to be justified per R-270-1980:

- A. The proposed zone change is found to be consistent with the health, safety, morals, and general welfare of the city because it does not allow uses that are considered harmful and it furthers several applicable goals and policies.
- B. The applicant's justification hinges on the accompanying site development plan for building permit, which is not in itself basis of justification for the change. There is both neighborhood support and opposition for the proposed zoning, which is less intense than the existing zoning. The general land use will remain stable since the proposed and existing zoning allow similar uses.
- C. A proposed change is not in significant conflict with adopted elements of the Comprehensive Plan or other City master plans and furthers several policies of applicable plans (University Heights Sector Development Plan).
- D. The applicant demonstrated that the existing zoning is inappropriate for the development as proposed in an accompanying site development plan for building permit. The applicant did not unequivocally demonstrate that the existing zoning is no longer appropriate for development in general. However, evidence was provided in the form of a letter of support from the University Heights Neighborhood Association, which indicates that the proposed zoning may be more appropriate for the neighborhood because of the restriction of uses. In addition, the following City goals and policies were cited by the applicant as being furthered by this request:
 1. Central Urban Area policy b because the proposed development will replace older housing with modern buildings that have more efficient floor plans and will provide a transition between the higher-intensity uses along Central Avenue and the single-family residential uses to the south.
 2. Established Urban Area:
 - a. Policy d is furthered because the project has some neighborhood support.
 - b. Policy i is furthered because the proposed development will not adversely affect adjacent residents and the proposed mix of uses provides a transition from the commercial uses along Central Avenue to the residential uses south of the subject site.
 - c. Policy l is furthered because the proposed building layout, design and architecture are unique yet appropriate to the plan area.
 - d. Policy o is furthered because the subject site is located in an older neighborhood and the proposed redevelopment complies with many elements of the governing sector plan and goals and policies of the Comprehensive Plan and there is support from the surrounding University Heights Neighborhood Association.
 - e. Policy p is furthered because of the proposed improvements to the public infrastructure that will result from this project at no cost to the City.
 - f. Air Quality policy b is furthered because the subject site is located in close proximity to transit and a bike route. The proposed uses will not contribute to air pollution and will not create a land use/air quality conflict.
 - g. Transportation and Transit policy c is furthered because of the site's close proximity to the City's Rapid Ride bus route and other transit routes.

- h. Housing policy b is furthered because the proposed dwelling units will be innovative in their design and the construction materials are of a high quality (brick, metal, stucco, etc.).
 - i. The applicant did not cite the Economic Development goal and policies a, b, and g. This goal and these policies apply but are furthered more by the zoning than the proposed zoning because the existing zoning allows for a wider range of land uses and economic opportunities.
 - E. The uses proposed with this zoning are generally not considered harmful to adjacent property, the neighborhood, or the community.
 - F. The proposed zone change and subsequent development resulting from it will not require the expenditure of unprogrammed capital funds.
 - G. The cost of land and other economic considerations are a major factor driving this request.
 - H. The site's proximity to Central Avenue is one aspect of the justification but it is not the sole reason for the request.
 - I. This request will not create a spot zone.
 - J. This zone change will not create a strip zone.
5. The University Heights Neighborhood Association, Sycamore Neighborhood Association, Silver Hill and Spruce Park Neighborhood Associations as well as property owners within 100' of the subject site were notified of this request. A facilitated meeting was held on Friday July 7, 2006. The subject site is entirely within the University Heights Neighborhood Association Boundary and a letter of support was received from them. There is opposition to this request from some area residents.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. This sector plan amendment shall not set a precedent for future sector development plan map amendments in compliance with the neighborhood residents' request.
4. The subject site shall be replatted to ensure that lot lines correspond to the zone lines.

5. The retailing of alcoholic drinks shall be deleted as a use within the zoning designated for the subject site.

On August 17, 2006 the Environmental Planning Commission voted to approve Project 1004927/06EPC-0777, a site development plan for building permit, for Block 1, Lot(s) 6, 7, 8, 9, 10, 16, 17, 18, 19, 20 and 21, University Heights Addition, zoned SU-2/SU-1 for a Mixed Use Development, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This request is for a site development plan for building permit for an approximately 1.8-acre site, zoned SU-2/SU-1 for Mixed Use Development for Block 1, Lots 6-10 and 16-21, University Heights Addition, located on Harvard Drive between Central Avenue and Silver Avenue SE.
2. This request is accompanied by a sector development plan map amendment request (06EPC-00765).
3. The proposed development consists of up to 46 one-bedroom and two-bedroom apartment dwelling units (31,000 square feet) above 7,200 square feet of commercial space.
4. This request furthers the Central Urban Area policy b because the proposed development will replace older housing with modern buildings that have more efficient floor plans and will provide a transition between the higher-intensity uses along Central Avenue and the single-family residential uses to the south.
5. This request furthers or partially furthers the Established Urban Area goal and policies:
 - a. The goal is partially furthered because the proposed development is of a quality design and the structures are of high quality materials. The development will provide high-density housing adjacent to a major transit corridor and within an activity center.
 - b. Policy a is furthered because the site plan will both allow and provide for a full range of land uses that will complement existing uses in the area.
 - c. Policy d is partially furthered because the project has some neighborhood support.
 - d. Policy h is partially furthered because higher density housing is appropriate at the subject site. However, the existing zoning already allows for higher density housing up to 30 DUs/acre.
 - e. Policy i is furthered because the proposed development will not adversely affect residents and the proposed mix of uses provides a transition from the commercial uses along Central Avenue to the residential uses south of the subject site.
 - f. Policy j is furthered because the subject site is located in an existing commercially zoned area.
 - g. Policy l is furthered because the proposed building layout, design, and architecture are unique yet appropriate to the plan area.

OFFICIAL NOTICE OF DECISION

AUGUST 17, 2006

PROJECT #1004927

PAGE 5 OF 10

- h. Policy o is furthered because the subject site is located in an older neighborhood and the proposed redevelopment complies with many elements of the governing sector plan and goals and policies of the Comprehensive Plan and there is support from the surrounding University Heights Neighborhood Association.
 - i. Policy p is furthered because of the proposed improvements to the public infrastructure that will result from this project at no cost to the City.
2. The Air Quality goal and policies b, d, and i are furthered because the subject site is located in close proximity to transit and bike routes. The proposed mixed-use development will provide area residents with commercial, retail, and service uses while providing additional housing options. The mix of uses will not contribute to air pollution and will not create a land use/air quality conflict.
3. The Noise goal and policies a and b are partially furthered. The proposed courtyard design and the addition of landscaping in the public courtyards will enhance the environment and provide some noise mitigation. The applicant should include insulation and double or triple pane windows to further reduce any potential land use/noise conflicts.
4. The Historic Resources policy b will be furthered by this request if the applicant completes a historic resources inventory. The applicant should contact the City's Historic Preservation Planner for guidance.
5. The Developed Landscape goal is furthered because the proposed architecture contributes to the quality of the existing architecture. Policy d is not furthered because the landscaping plan is very deficient. This policy will be furthered by the provision of the required landscaping as recommended in the conditions of approval.
6. The Community Identity and Urban Design goal is not furthered by this request because the development does not preserve the built or historical features of the subject site. Policy d is partially furthered because the proposed development is designed to foster walking by area residents and encourages the use of bicycles and mass transit. The addition of landscaping in the public courtyard areas, as recommended as a condition of approval, will further enhance the street and contribute to the furtherance of this policy.
7. The Transportation and Transit goal and several policies are furthered or partially furthered by this request:
 - a. The goal is furthered because the proposed uses are placed in close proximity to Central Avenue and are accessible by various modes of transit.
 - b. Policy a (Table 11) is partially furthered because the development provides an appropriate design and land uses appropriate to a major transit corridor. The proposed density (approximately 50+ dwelling units/acre) does not further this policy. Policy a calls for densities between 10-35 DUs/acre. According to this policy, the proposed density is too high.

- c. Policies c and o are furthered because of the site's close proximity to the City's Rapid Ride bus route and other transit routes and peak hour transportation demands may be reduced.
 - d. Policy g is partially furthered because the proposed development is integrated into the existing pedestrian routes adjacent to and through the site. A recommended condition will require the proposed pedestrian walkway be extended through the parking area to Yale Boulevard in compliance with sector plan and zoning code requirements.
8. The Housing goal and policy a are partially furthered by these requests because additional housing options will be available for area residents. However, it is not clear from the application if the units will be considered affordable. Policy b is furthered by this request because the dwelling units will be innovative in their design and the construction materials are of a high quality (brick, metal, stucco, etc.).
9. The Economic Development goal and policies a, b, and g are furthered more by the existing development and zoning than the proposed development because the existing zoning allows for a wider range of land uses and economic opportunities.
10. The Water Management goal and policy a are not furthered because the site plan does not demonstrate that any water management techniques are utilized.
11. The Energy Management goal and policies a, b, and c are not furthered because the site plan does not demonstrate that any energy management techniques are utilized.
12. This request generally complies with the University Heights Sector Development Plan. The recommended conditions of approval will bring the plan into greater compliance.
13. This request generally complies with Zoning Code regulations. The recommended conditions of approval will bring the plan into greater compliance.
14. The University Heights Neighborhood Association, Sycamore Neighborhood Association, Silver Hill and Spruce Park Neighborhood Associations as well as property owners within 100' of the subject site were notified of this request. A facilitated meeting was held on Friday July 7, 2006. The subject site is entirely within the University Heights Neighborhood Association Boundary and a letter of support was received from them. There is opposition to this request from some area residents.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. As per the University Neighborhood Sector Development Plan (pg.77), this site development plan for building permit will be void two years after approval unless building permits for the structures have been issued. The Planning Director may give one-six month extension to each two-year approval. This extension may be given without public notice or hearing but the Planning Director shall record it in the file. Extension may be given when the Planning Director finds that a building permit for all or a major part of the approved development will probably be obtained within six months and that there is no public purpose in holding a hearing on the site development plan prior to such extension.
4. Replatting of the subject site shall be a concurrent DRB action.
5. The applicant shall conduct a Historic Inventory of the existing structures. The applicant shall contact the City's Historic Preservation Planner to determine the requirements and procedure for conducting the inventory. The inventory may include photographing and documenting the existing structures for community archival purposes.
6. In order to comply with minimum Zoning Code Regulations and University Heights Sector Development Plan requirements, the applicant shall address the following parking lot deficiencies prior to DRB submittal:
 - a. The parking lot shall comply with all Zoning Code Regulations (O-1 zone Parking Lot Regulations, Landscape Regulations and Off-Street Parking Regulations) and University Heights Sector Development Plan Regulations.
 - b. Provide a detail of the 3-foot screen wall adjacent to the parking area along Yale Boulevard (#45 on Sheet A001).
 - c. A minimum 5-foot wide landscape buffer is required to separate the parking lot from the public sidewalk and 1 tree every 20' is required to be planted (*Staff note: 25' is acceptable for healthy growth and so as to be consistent with other City requirements*). Barriers shall be placed in the parking lot to prevent destruction of the landscape area (SDP requirement).
 - d. The pedestrian walkway at the south end of the project (on lot 6) shall extend through the parking lot and shall connect to the public sidewalk adjacent to Yale Boulevard.

OFFICIAL NOTICE OF DECISION

AUGUST 17, 2006

PROJECT #1004927

PAGE 8 OF 10

- e. Parking spaces must be 8.5' x 20' minimum except those with a designated concrete planter may be 8.5' x 16'.
7. Landscape Plan deficiencies to be addressed by the applicant prior to DRB submittal:
 - a. The Landscaping Plan (Sheet L101) approved by the EPC is final. Changes to the Plan are through the administrative amendment process, or if the changes are significant, are through the EPC process.
 - b. 27 trees are required in order to comply with minimum Zoning Code requirements for multi-family development. The site plan shows that 17 trees are provided. 6 additional trees are required per EPC.
 - c. Replace Modesto Ash with low allergen species of similar size and spread.
 - d. Parking lot trees are required at a rate of 1 tree/10 parking spaces. Planters must be a minimum of 36 sq. ft. in a raised or buried. Planters are acceptable.
 - e. Revise the landscape calculations to include Lots 6-10.
 - f. The Landscape Calculations must be revised to reflect the total site area as 1.76 acres as identified in the site plan. Site landscaping is required to comply with Zoning Code requirements. The required amount of landscaping, street trees, groundcover, parking lot trees and other site trees and vegetation as required by the Zoning Code and University Heights Sector Development Plan is required.
 - g. Street trees are required along Yale Boulevard at a rate of one tree per 25 to 30 feet. Several street trees exist already. The applicant shall replace any diseased or dead street trees and ensure spacing of new trees every 25 to 30 feet on-center.
 - h. Street trees shall and landscaping shall be as mature at planting as possible.
 8. Drainage Plan deficiencies to be addressed by the applicant prior to DRB submittal:
 - a. Include and identify all lots involved in this request.
 - b. Identify all existing and proposed easements. The proposed 8' wide pedestrian easement is not identified on the plan.
 9. Utility Plan deficiencies to be addressed by the applicant prior to DRB submittal:
 - a. Include and identify all lots involved in this request.
 - b. Identify all existing and proposed fire hydrants.
 - c. Include standard Utility Plan notes/description and a legend.
 10. The residential square footage shall be limited to the proposed 33,4000 square feet and the number of dwelling units is limited to a total of 46.
 11. Recycling bins shall be provided for residents and/or other recycling options shall be available.
 12. The applicant shall demonstrate how the Water Management Goal, Section II.D.2 of the Comprehensive Plan, is furthered. A note on the site plan describing water management/water harvesting techniques or lack thereof shall suffice.

OFFICIAL NOTICE OF DECISION
AUGUST 17, 2006
PROJECT #1004927
PAGE 9 OF 10

13. The applicant shall demonstrate how the Energy Management Goal, Section II.D.3 of the Comprehensive Plan, is furthered. A note on the site plan describing energy management techniques or lack thereof shall suffice.
14. Conditions from the City Engineer, Municipal Development, Water Authority and NMDOT:
 - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
 - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - c. The Developer will need to provide additional right-of-way to accommodate a 20' wide alley (City Standard). The requirement can be up to 4'.
 - d. Site plan shall comply and be designed per DPM Standards.
15. Provide additional motorcycle parking and handicap parking spaces where appropriate.
16. 6 foot walkways shall be provided adjacent to buildings instead of the 5 feet.
17. Pavers shall be used instead of striping to indicate IIC parking areas.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY SEPTEMBER 1, 2006 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

OFFICIAL NOTICE OF DECISION
AUGUST 17, 2006
PROJECT #1004927
PAGE 10 OF 10

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,



Richard Dineen
Planning Director

RD/SS/ac

cc: Consensus Planning, 302 8th St. NW, Albuquerque, NM 87102
Danny Hernandez, University Heights, 402 Harvard SE, Albuquerque, NM 87106
Ben Roberts, University Heights, 315 Harvard SE, Albuquerque, NM 87106
John Gates, 219 1/2 Cornell SE, Albuquerque, NM 87106
Gordon Reischl, P.O. Box 40012, Albuquerque, NM 87106
Bill Cobb, 1701 Silver SE, Albuquerque, NM 87106
Mardon Gardella, 4114 Maple St. NE, Albuquerque, NM 87106
Don Hancock, 324 B Harvard SE, Albuquerque, NM 87106

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 9/28/2006

B. Proposed Development

1. Structural

- A. Location of existing and proposed structures (distinguish between existing & proposed)
- 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.

2. Parking and Internal Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. **Location and typical dimensions**, including handicapped spaces
 - 2. **Calculations:** spaces required: 26 provided: 26
Handicapped spaces required: 4 provided: 4

- B. Bicycle parking & facilities
 - ___ 1. Bicycle racks, spaces required: 28
provided: 42

~~NA~~ 2. Other bicycle facilities, if applicable

- C. 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
 - ~~NA~~ 3. End aisle locations, including width and curve radii dimensions
 - 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Curb cut locations and dimensions

- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths
 - 2. Location and dimension of drive aisle crossings, including paving treatment
 - 3. Location and description of amenities, including patios, benches, tables, etc.

3. Streets and Circulation

- A. Locate and identify adjacent public and private streets and alleys.
 - 1. Existing and proposed pavement widths, right-of-way widths and curve radii
 - 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - 3. Location of traffic signs and signals related to the functioning of the proposal
 - 4. Identify existing and proposed medians and median cuts
 - 5. Sidewalk widths and locations, existing and proposed

- B. Identify Alternate transportation facilities within site or adjacent to site
 - ~~NA~~ 1. Bikeways and bike-related facilities

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 9/28/2006

- 2. Pedestrian trails and linkages
- 3. Bus facilities, including routes, bays and shelters existing or required

4. Utilities

- 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)

5. Phasing

- 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.
- NA

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 be 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. Planting Beds, indicating square footage of each bed
- 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 11. Responsibility for Maintenance (statement)
- 12. Statement of compliance with Water Conservation...Ordinance, see article 6-1-1-1.
- 13. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 14. Landscaped area provided; square footage and percent (specify clearly on plan)
- 15. Planting or tree well detail
- 16. 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.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 9/28/2006

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
- 6. Building footprints
- NA 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, erosion and sediment control facilities.
- 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 - 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
 - 2. Dimensions of facade elements, including overall height and width
 - 3. Location, material and colors of windows, doors and framing
 - 4. Materials and colors of all building elements and structures
 - 5. For EPC and DRB submittals only – Color renderings or similar 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.

Applicants should make sure that the submitted site development plan drawings are accurate and complete, and that items specified in this checklist have been clearly indicated on the plan drawings as required.

THE
BRICK LIGHT
DISTRICT



A Property of Harvard Mall Partners, LLC

November 14, 2006

Ms. Sheran Matson
City of Albuquerque Planning Department
P.O. Box 1293
Albuquerque, NM 87103

Re: Authorization Letter for Bricklight Courtyards

Dear Ms. Matson:

I authorize Mullen Heller Architecture, PC to act on my behalf in filing the DRB application for Site Plan for Building Permit for Lots 6-10 and 16-21 of the University Heights Addition, located on the west side of Harvard Drive between Central Avenue and Silver Avenue.

Sincerely,



Allen L. Lewis, Managing Partner
Harvard Mall Partners, LLC

November 14, 2006

Ms. Sheran Matson, DRB Chair
City of Albuquerque Planning Department
P.O. Box 1293
Albuquerque, NM 87103

**Re: DRB Submittal for the property being Lots 6-10 & 16-21 University Heights Addition
Letter of Request**

Dear Ms. Matson:

With this letter we are submitting the project at Lots 6-10 and 16-21 of the University Heights Addition for DRB review and approval. The property is 1.76 acres along Harvard Drive SE between Central Avenue and Silver Avenue. This project was heard and approved by the Environmental Commission on August 17, 2006. The DRB submittal has incorporated the EPC Conditions of Approval as noted below:

Condition 1: This submittal reflects all the EPC's Conditions of Approval for review and approval by the DRB.

Condition 2: We met with the EPC staff planner for this project on November 6, 2006 to review the DRB submittal and ensure that all the conditions had been met.

Condition 3: The owner of the project is aware of the time limits tied to this project.

Condition 4: The replat for Lots 17-21 is in progress and will be a condition of DRB final sign-off. The staff planner is aware of this.

Condition 5: The Historic Inventory of the existing structures on Lots 17-21 is also in progress and will be a condition of DRB final sign-off. The staff planner is aware of this.

Condition 6: The improvements in the existing parking lot, Lots 6-10, include:

- a. Based on the Zoning Code O-1 Parking Lot Regulations, Landscape Regulations, Off-Street Parking Regulations and the University Heights Development Plan Regulations, nine trees have been added to the parking lot (1 tree per 10 parking spaces) and situated so each parking space is within 100' of a tree.
- b. A section detail of the screen wall that runs the length of the parking lot along Yale has been added to Sheet A402.
- c. Regarding this condition which requires a 5' landscape buffer between the existing sidewalk and the parking lot, we met with the City Forester at the site on November 13, 2006. He requested that this condition be deleted as there is currently a landscape buffer and street trees along Yale and that the purpose of the proposed landscape buffer is primarily to prevent cars from overhanging into the sidewalk. The City Forester is satisfied that the new screen wall will meet the intent of this condition.



- d. The pedestrian connection on the south side of the development has been extended through the existing parking lot and ties to the existing sidewalk along Yale Blvd.
- e. The parking spaces are 8'-6" wide x 20' deep.

Condition 7: The Landscape Plan includes the following conditions:

- a. Any plan changes will be required to be reviewed by EPC.
- b. Four additional trees in pots have been added in the center courtyard and two landscape islands have been added on the west side of the building. The trees in the courtyard must be placed in pots as there is a 20' Utility Easement that runs down the center of the courtyard.
- c. The Modesto Ash along Harvard Drive has been replaced with Zelkova, per a discussion with the City Forester.
- d. There are 82 parking spaces in the existing lot and 9 new trees in above-grade planters have been located throughout the lot.
- e. The landscape calculations have been revised to include all lots that are a part of this submittal.
- f. The required 15% of landscaping for Lots 16-21 has been met, however due to the "urban" nature of this project and the significant number of parking spaces that are located in an existing parking lot, the 15% landscaping requirement cannot be met. It is important to note that all the landscaping the existing parking lot will be new and provided are part of this development.
- g. The City Forester would prefer not to have additional street trees along Yale, per the note in Condition 6c.
- h. The landscaping that is provided for this project will be as mature as possible when installed.

Condition 8: The Draining Plan has been revised to include:

- a. All lots identified in the request are shown as part of this submittal.
- b. The two new easements (20' Water Utility Easement and 8' Pedestrian Access Easement) are shown on the plan.

Condition 9: The Utility Plan has been revised to include:

- a. All lots identified in the request are shown as part of this submittal.
- b. The proposed hydrant along Harvard Drive is the only fire hydrant in proximity of this development.
- c. Standard utility notes and a legend have been added.

Condition 10: General Note C on Sheet A001 indicates the maximum area and number of units approved for this development.

Condition 11: Recycling bins are shown in an expanded compactor enclosure on Sheet A001.

Condition 12: Notes regarding how this project will comply with the Comprehensive Plan's Water Management Goals have been added to Sheet A001.

Condition 13: Notes regarding how this project will comply with the Comprehensive Plan's Energy Management Goals have been added to Sheet A001.

Condition 14: The owner has agreed to the following conditions:

- a. All requirements by the EPC and/or DRB for the permanent DPM improvements will be completed as part of this project.
- b. As part of this development, the sidewalk align Harvard will be widened with new City Standard curb and gutter.
- c. The additional 4' of right-of-way will be dedicated during the replat process.
- d. All site improvements required by the EPC and/or DRB will comply with DPM Standards.

Condition 15: Four additional motorcycle spaces were added to the existing parking lot for a total of seven. The exact number of handicap parking spaces required by this development are provided on the west side of the residential building.

Condition 16: The sidewalks inside the courtyards have been increased from 5' to 6'.

Condition 17: The access aisles at the handicap spaces on the west side of the building have been changed to scored concrete in lieu of pavement striping.

Thank you and feel free to contact me if you need any further clarification.

Sincerely,

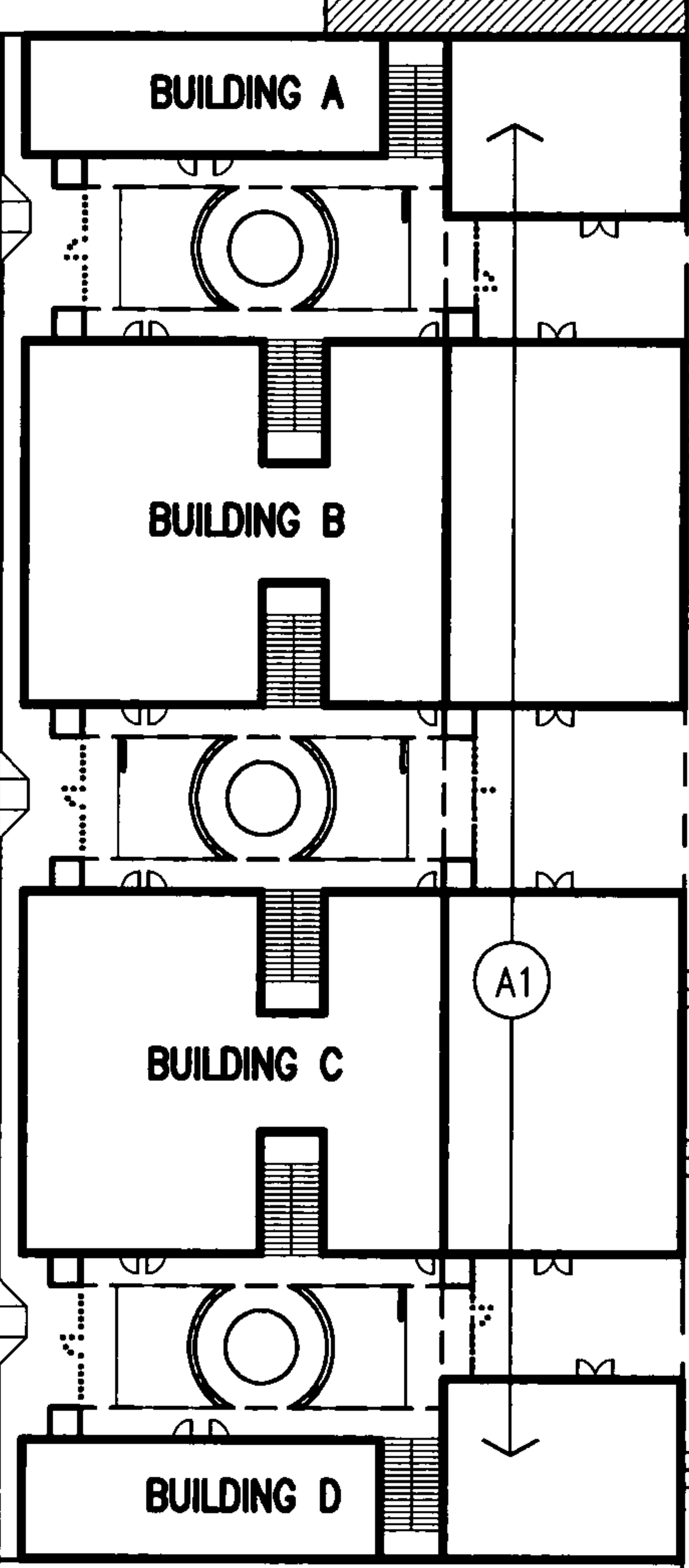
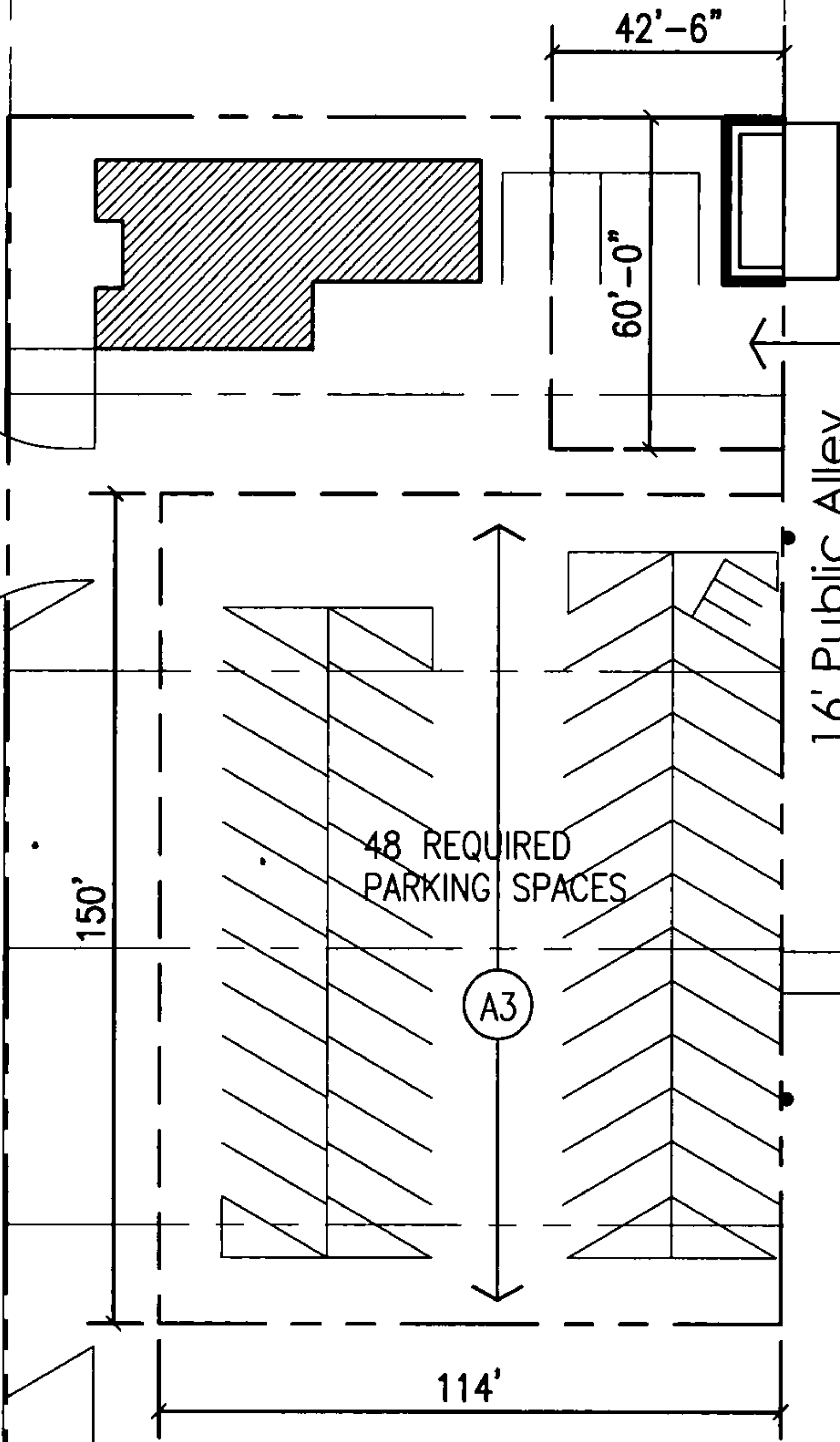
Mullen Heller Architecture PC

A handwritten signature in black ink, appearing to read 'D. Heller', written in a cursive style.

Douglas Heller, AIA

Yale Blvd. SE

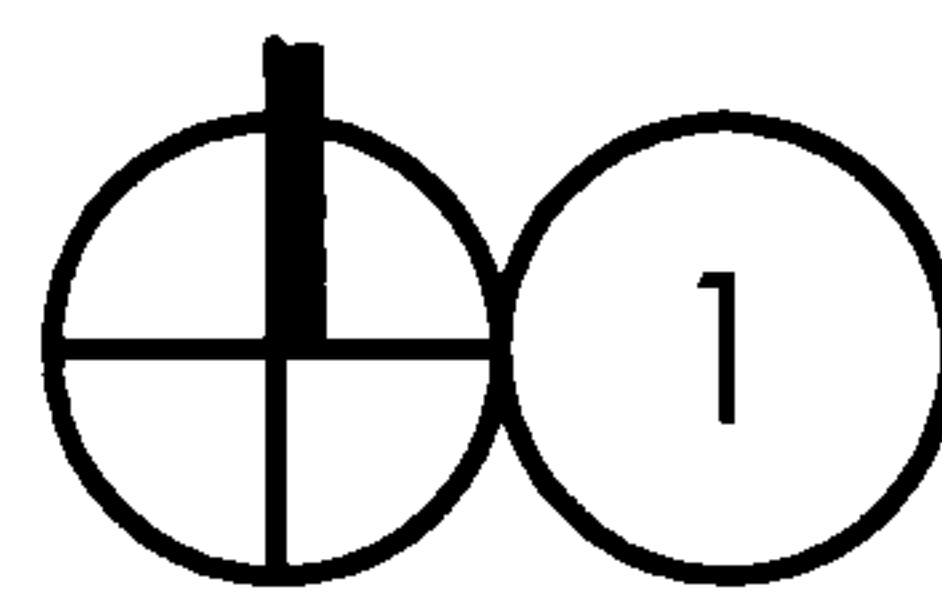
Harvard Dr. SE



AREA 1 (A1): PROJECT SITE (142'x250')=	35,500sf
AREA 2 (A2): PEDESTRIAN PATH ON ADJACENT LOT (8'x142')=	1,136sf
AREA 3 (A3): PORTION OF PARKING LOT REQUIRED FOR PROJECT (150'x114')=	17,100sf
AREA 4 (A4): TRASH ENCLOSURE, ADDITIONAL PARKING (42'-6"x60')=	2,550sf
TOTAL AREA OF PROJECT:	56,286sf (1.292 ACRES)
DENSITY:	46 DWELLING UNIT/1.292 ACRES = 35.60 DWELLING UNITS PER ACRE



Bricklight Courtyards
Density Diagram
8 AUGUST 2006



Site Plan
Scale: 1"= 50'-0"

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

PAID RECEIPT

APPLICANT NAME HARVARD MALL PARTNERS
AGENT MULLEN HELLER ARCHITECTURE
ADDRESS 1015 TIJERAS AVE. NW
PROJECT & APP # 10049.27/06DRB 01632
PROJECT NAME BRICKLIGHT COURTYARDS

\$ 20.00 441032/3424000 Conflict Management Fee
\$ _____ 441006/4983000 DRB Actions
\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ _____ 441018/4971000 Public Notification
\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
\$ 20.00 TOTAL AMOUNT DUE

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

Security enhanced document Seeback for details.

MULLEN HELLER ARCHITECTURE, P.C.
1015 TIJERAS AVE NW
ALBUQUERQUE, NM 87102

4488

DATE 11/14/2006 12:20PM
City of Albuquerque
Treasury Division

PAY TO THE ORDER OF City of Albuquerque
Twenty & No/100

\$ 20.00

RECEIPT# 00071826 WSH 007 TRANS# 0022
Account 441032 Fund 0110
Activity 3424000 TRSURS
Trans Amt \$20.00
Misc \$20.00
CK \$20.00
\$0.00

FOR Harvard DRB

004488 1070007831 008552

Think You

Historic Cultural Properties Inventory (HCPI) Base Form (FORM1)

Historic Preservation Division, New Mexico Office of Cultural Affairs

For HPD Office use only: HCPI No. _____ District No. _____ NRHP SRCP Criteria: A B C D

1 Name of Property (Historic and/or current name for property) 2 Location (Address or description of location) 3 Local Reference Number

R.C. BAILEY RES.
BODHITREE CAFE
(CLOSED - LAST USE)

127 HARVARD
DR. S.E.
ALBUQUERQUE NM

K-16-11

4 County
BERNALILLO

5 Property Type

Building Structure
 Site Object

6 Date of this Survey
12 / 4 / 06

7 UTM

Zone _____
Easting _____
Northing _____

8 Previous Survey Date
05 / ___ / 1981

No previous survey

9 Name of Project
BRICKLIGHT
LIVE-WORK



10 Photo Information

Roll #: _____ EAST ELEVATION
NEG 5-8

11 Brief Description of the Property (What is it?) RESIDENCE OF R.C. BAILEY (1918)
COMMERCIAL PROP (RESTAURANTS SINCE 1974)

12 Who Uses the Property? (Current and historic users and uses made of property. Indicate cultural affiliation of users.)
VACANT - ORIGINALLY 113 HARVARD - SHOWN AS A
BRICK DWELLING ON 1931 SANBORN INSURANCE MAPS. (see contin sheet)

13 Construction Date

Date: 1918 ? Known Estimated PER CITY DIRECTORIES

14 Setting

Suburban Rural Village Urban If Urban: Commercial Industrial Residential Public

15 Relationship to Surroundings Similar Dissimilar ORIGINAL RESIDENCES
Comments: CONVERTED TO COM'L USE IN MID-1970'S.

Continued on other

PROJECT # 1004927

Complete

Historic Preservation Division, New Mexico Office of Cultural Affairs

16 Additional Perspective (Photo, drawing, footprint, etc.; Indicate north arrow when possible.)



17 Surveyor

(Your name, address, telephone number, and any group affiliation.)

CHERYL HARRIS
MULLEN HEUER
ARCH., P.C.
268-4144

18 Owner (if known) & Other Knowledgeable People

(Provide contact information for persons known or believed to have information about property.)

HARVARD MALL
PARTNERS
P O BX 1404
ABQ NM
87103

WEST (REAR) ELEVATION SHOWING WOOD SHINGLED SIDING

19 Is Property Endangered? Unknown No Yes How? TO BE DEMOLISHED FEB. 2007

20 Significance to Current Community Unknown None Low Moderate High

Describe:

21 Other Significance or Information of Interest (Such as historical, legendary, structural, former ownership, etc.)

22 National or State Register (See instructions for eligibility criteria.)

Is this property individually listed on a historic register? Unknown No Yes

If yes: State National

If 'no' or unknown, do you think this property is eligible for listing? No Yes

Why? MAJOR BUILDING MODIFICATIONS

23 National or State Historic District

Is this property in a historic district? Unknown No Yes

If yes: Contributing Non-Contributing Unknown

If 'yes,' what is name of district? _____ State National

24 Supplemental Forms None HCPI Detail Form (FORM 2) Continuation Sheets, # pages: _____

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

<p>1. Name of property: BODHI TREE CAFE (CLOSED - LAST KNOWN USE)</p>	<p>2. Location: 127 HARVARD DR S.E. ABQ NM 87106</p>	<p>3. Local Reference Number: K-16-11</p> <p>4. County BERNALILLO</p> <p>5. Date of Survey: 12/4/2006</p>																												
<p>6. Visible Construction Material:</p> <table style="width: 100%; border: none;"> <tr> <td><input type="checkbox"/> Adobe</td> <td><input checked="" type="checkbox"/> Brick</td> <td><input type="checkbox"/> Composition</td> <td><input type="checkbox"/> Concrete: Block</td> </tr> <tr> <td><input type="checkbox"/> Concrete: Cast Stone</td> <td><input type="checkbox"/> Concrete: Poured</td> <td><input type="checkbox"/> Earth Plaster</td> <td><input type="checkbox"/> Masonry: Simulated</td> </tr> <tr> <td><input type="checkbox"/> Metal: Corrugated</td> <td><input type="checkbox"/> Metal: Structural Siding</td> <td><input type="checkbox"/> Metal: V-Crimp</td> <td><input type="checkbox"/> Stone: Random Ashlar</td> </tr> <tr> <td><input type="checkbox"/> Stone: Random Coursed</td> <td><input type="checkbox"/> Stone: River Rock</td> <td><input type="checkbox"/> Stone: Rusticated</td> <td><input type="checkbox"/> Stone: Tabular</td> </tr> <tr> <td><input checked="" type="checkbox"/> Stucco OVER BRICK</td> <td><input type="checkbox"/> Tile: Clay</td> <td><input type="checkbox"/> Vinyl Siding</td> <td><input type="checkbox"/> Wood: Board and Batten</td> </tr> <tr> <td><input type="checkbox"/> Wood: Horizontal Siding</td> <td><input type="checkbox"/> Wood: Jacal</td> <td><input type="checkbox"/> Wood: Log</td> <td><input type="checkbox"/> Wood: Shingle</td> </tr> <tr> <td><input type="checkbox"/> Wood: Tongue and Groove</td> <td colspan="3"><input type="checkbox"/> Other:</td> </tr> </table>		<input type="checkbox"/> Adobe	<input checked="" type="checkbox"/> Brick	<input type="checkbox"/> Composition	<input type="checkbox"/> Concrete: Block	<input type="checkbox"/> Concrete: Cast Stone	<input type="checkbox"/> Concrete: Poured	<input type="checkbox"/> Earth Plaster	<input type="checkbox"/> Masonry: Simulated	<input type="checkbox"/> Metal: Corrugated	<input type="checkbox"/> Metal: Structural Siding	<input type="checkbox"/> Metal: V-Crimp	<input type="checkbox"/> Stone: Random Ashlar	<input type="checkbox"/> Stone: Random Coursed	<input type="checkbox"/> Stone: River Rock	<input type="checkbox"/> Stone: Rusticated	<input type="checkbox"/> Stone: Tabular	<input checked="" type="checkbox"/> Stucco OVER BRICK	<input type="checkbox"/> Tile: Clay	<input type="checkbox"/> Vinyl Siding	<input type="checkbox"/> Wood: Board and Batten	<input type="checkbox"/> Wood: Horizontal Siding	<input type="checkbox"/> Wood: Jacal	<input type="checkbox"/> Wood: Log	<input type="checkbox"/> Wood: Shingle	<input type="checkbox"/> Wood: Tongue and Groove	<input type="checkbox"/> Other:			<p>7. Number of Stories: <input type="checkbox"/> N/A Number: <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 1 1/2 <input type="checkbox"/> 2 <input type="checkbox"/> 2 1/2 Other:</p> <p>8. Foundation: <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Not visible <input type="checkbox"/> None <input checked="" type="checkbox"/> At Grade <input type="checkbox"/> Raised Materials: <input type="checkbox"/> Concrete <input type="checkbox"/> Stone Other: Notes:</p> <p>9. Roof: <input type="checkbox"/> N/A Shape: <input type="checkbox"/> Flat <input checked="" type="checkbox"/> Gabled <input type="checkbox"/> Hipped <input type="checkbox"/> Pyramidal <input type="checkbox"/> Shed Other: Pitch: <input type="checkbox"/> None <input type="checkbox"/> Low <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Steep Features: <input checked="" type="checkbox"/> Eave <input type="checkbox"/> Parapet Materials: <input checked="" type="checkbox"/> Asphalt <input type="checkbox"/> Earth <input checked="" type="checkbox"/> Composition shingle <input type="checkbox"/> Metal: Pressed <input type="checkbox"/> Composition Roll <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Standing Seam <input type="checkbox"/> Metal: V-Crimp <input type="checkbox"/> Tile: Terra Cotta <input type="checkbox"/> Wood: Shingle Other:</p>
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COM'L	NONE	WOOD	2 ON HOUSE 2 ON ADJ. "GARAGE"																											
<p>12. Chimneys (describe whether interior or exterior and material) 2 - ONE ON N SIDE OF HOUSE HAS SWAMP COOLER ON IT. ONE ON GARAGE IS STUCCO/DAMAGED</p>	<p>13. Porches <input checked="" type="checkbox"/> N/A</p> <p>Type: <input type="checkbox"/> Entry <input type="checkbox"/> Partial-Width <input type="checkbox"/> Full-Width <input type="checkbox"/> Wrap</p>																													
<p>14. Other Significant Features WOOD SHINGLES ON WEST WALL & BACK PORTION OF S WALL OF RESIDENCE (AN ADDITION?) PILASTERS & BRACKETS @ FRONT OF BUILDING. EXPOSED RAFTER TAILS (2'-0")</p>																														
<p>15. Modifications: <input type="checkbox"/> No known modifications</p> <p>#1 STUCCO OVER BRICK Date: ? Known Estimated Source: HOLE IN STUCCO ON S. SIDE EXPOSES BRICK / PILASTERS & ARCHED WINDOWS ON S. SIDE ALSO</p> <p>#2 ADJOINING SHED Date: ? Known Estimated Source: OBSERVATION INDICATES GARAGE WAS ORIGINALLY DETACHED. WOOD ADJOINING SHED JOINED GARAGE & HOUSE. POOR CONSTRUCTION.</p>																														

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style Not Applicable

- | | | | | |
|--|---|--|---|---|
| <input type="checkbox"/> Art Deco/Streamline Moderne | <input type="checkbox"/> Gothic Revival | <input type="checkbox"/> Mission Revival | <input type="checkbox"/> Pueblo | <input type="checkbox"/> Spanish-Pueblo Revival |
| <input checked="" type="checkbox"/> Bungalow/Craftsman | <input type="checkbox"/> International | <input type="checkbox"/> Neo-Classical | <input type="checkbox"/> Queen Anne | <input type="checkbox"/> Territorial |
| <input type="checkbox"/> Colonial Revival | <input type="checkbox"/> Italianate | <input type="checkbox"/> Northern NM | <input type="checkbox"/> Ranch | <input type="checkbox"/> Territorial Revival |
| <input type="checkbox"/> Folk Victorian | <input type="checkbox"/> Mediterranean | <input type="checkbox"/> Prairie | <input type="checkbox"/> Spanish-Colonial | <input type="checkbox"/> Tudor Revival |

Notes:

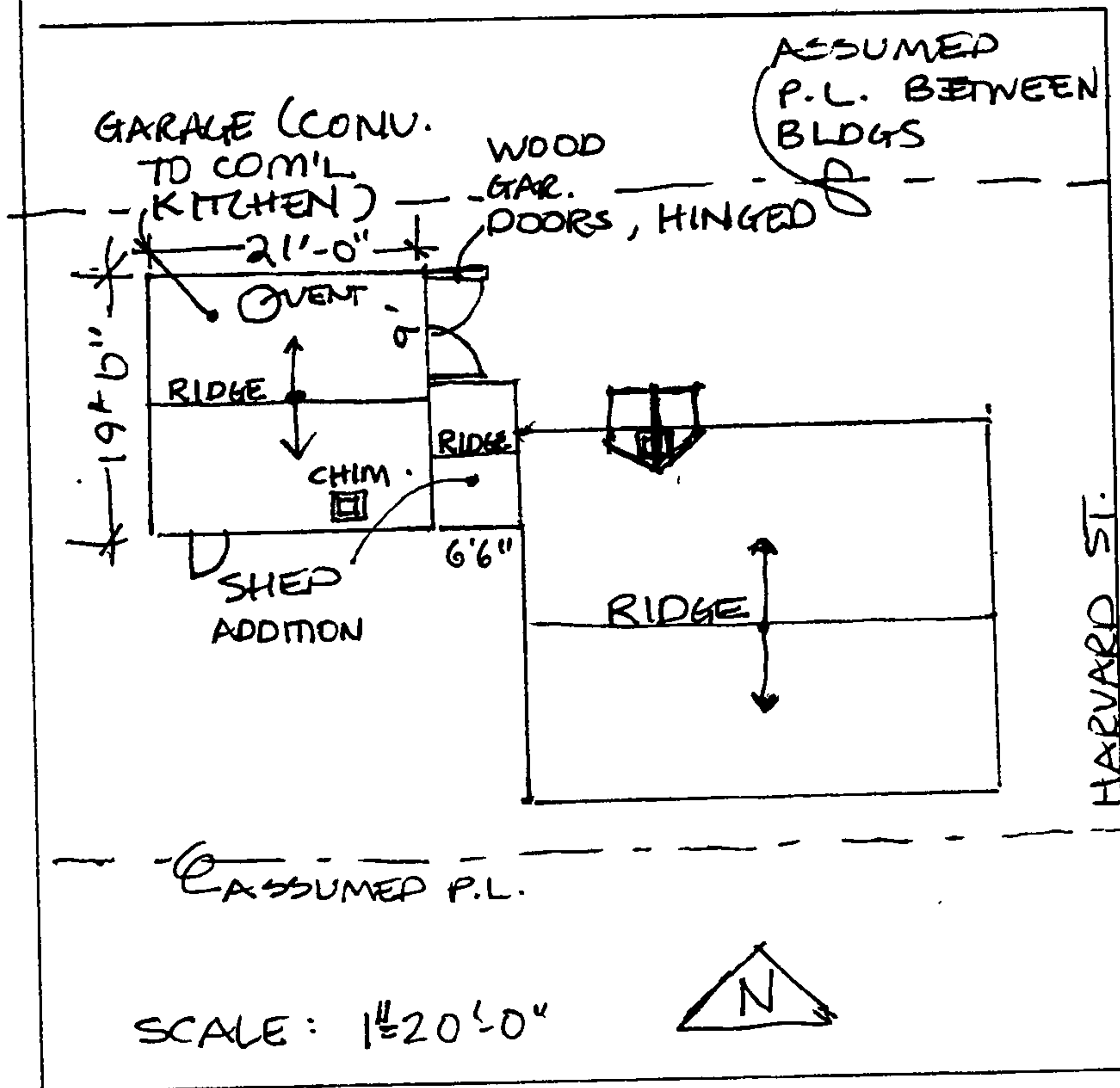
Other: _____

17. Documents Available and Their Locations

18. _____

Are associated properties eligible for listing?

19. Site Plan:



PLEASE INCLUDE:

- Footprint of building
- Porches and balconies
- Major landscape features
- North arrow
- Associated properties
- Walls, fences, gates
- Nearby roads
- Driveways

NOTES:

Historic Cultural Properties Inventory (HCPI) Continuation Sheet
 Historic Preservation Division, New Mexico Department of Cultural Affairs

1. Name of property: (historic and/or current name for property) R.C. BAILEY RES/ BODHI TREE CAFE	2. Location: 127 HARVARD DR. S.E. ALBUQUERQUE NM	3. Local Reference Number: K-16-11
		4. County BERNALILLO
		5. Date of Survey 12-4-2006

CITY DIRECTORIES FOR 1919 & 1920 SHOW 113 HARVARD DR SE AS A DWELLING FOR H.O. DUERR, AND IN 1922 FOR W.H. BAKER & CHARLES EVERS. IT MAY HAVE ALSO BEEN AN OFFICE FOR THESE 2 PEOPLE.

FOR THE NEXT 50 YRS IT CONTINUED AS A RESIDENCE, WITH STUDENT OCCUPANTS (PER CITY DIRECTORIES) IN THE 1960'S.

IN 1973 IT WAS VACANT, & IN 1974 IT BECAME THE "SUNDANCE CAFE", ITS FIRST COMMERCIAL USE.

ARCHED WINDOWS ON SOUTH SIDE ALSO INDICATE THIS BUILDING WAS ORIGINALLY BRICK, AS WELL AS SANBORN MAPS SHOW BRICK CONSTRUCTION.

HCPI Continuation Sheet (continued from other side)

Historic Preservation Office, New Mexico Department of Cultural Affairs



S & E SIDES OF
BLDG



PROFILE OF
ROOF
BRACKET ON
2' x 2'
PILASTER/
COLUMN
(SE & NE
CORNERS)

overhangy eave
exposed rafters
no wind

stucco
white

roof peak

corner
slab

grade

bracket
floor

S elev

2'1"

wood frame
single hung
window



4ft 3 panes wide

wall/no wind
solid stucco
white

2' overhangy eave w/
exposed wood
rafters

asph sh roof
huge nest
vent
on roof

2'1"
wall

9' wood
wall door

wood
shed ext

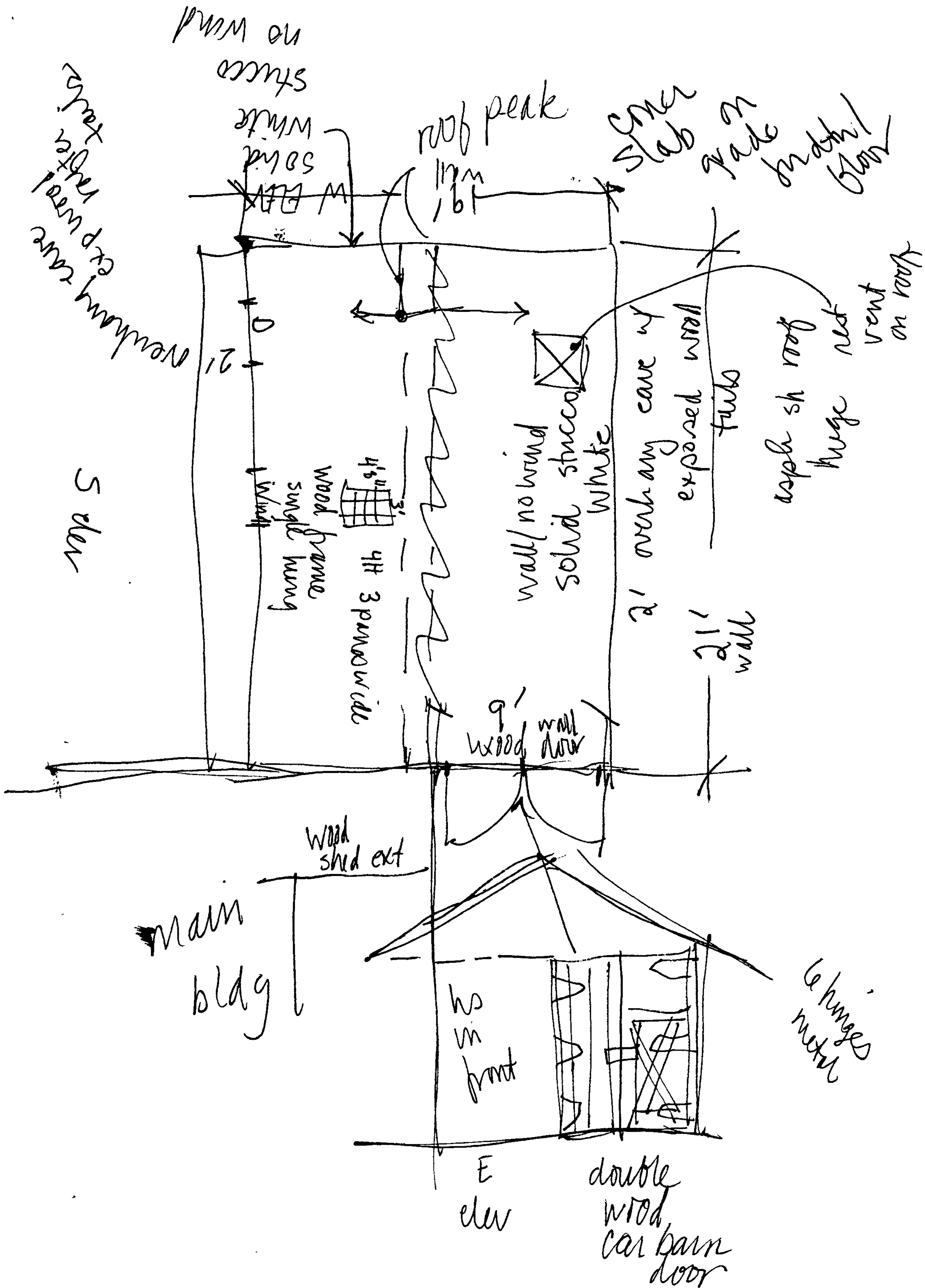
main
bldg

hs
in
brnt

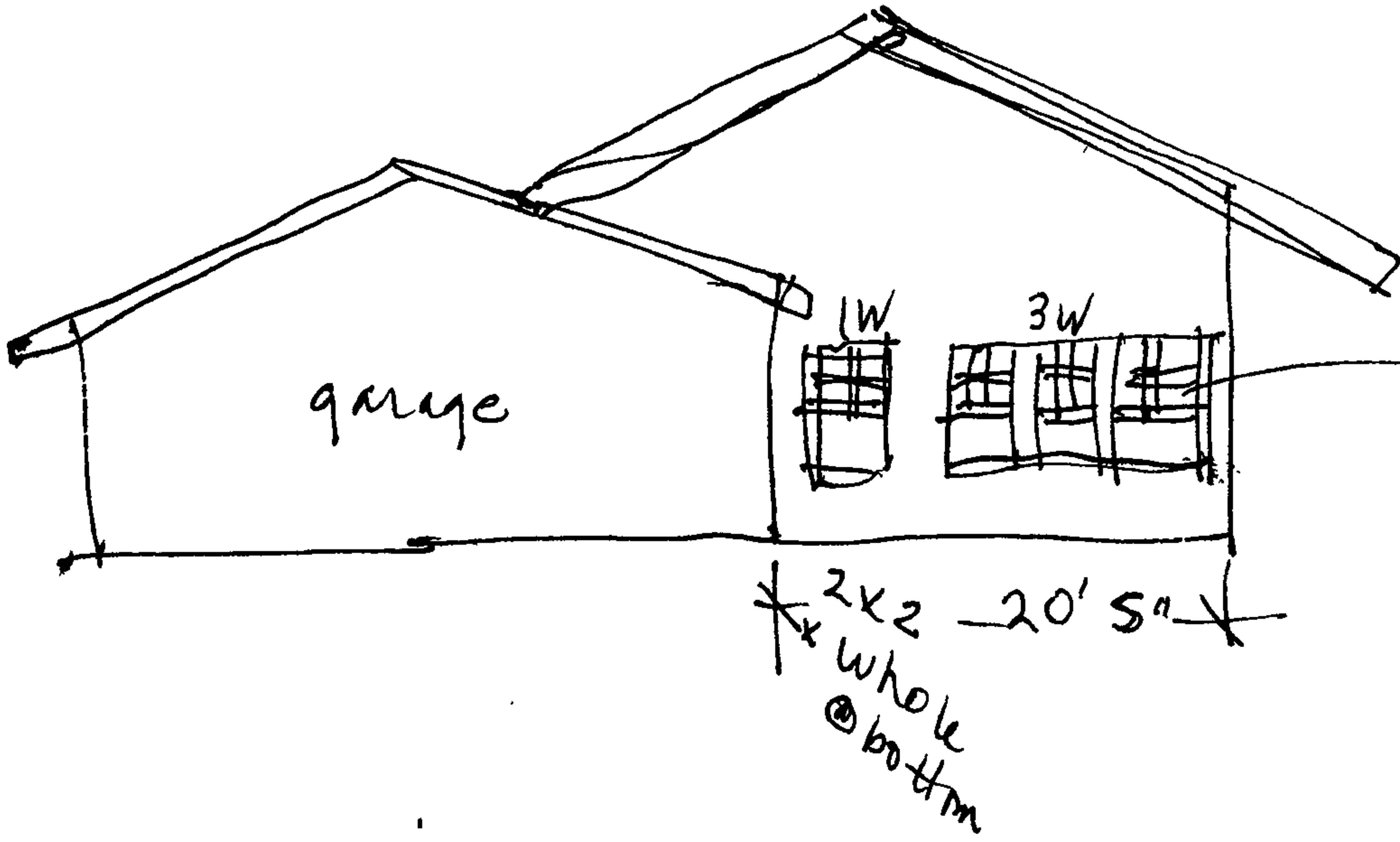
6 hinges
metal

E
elev

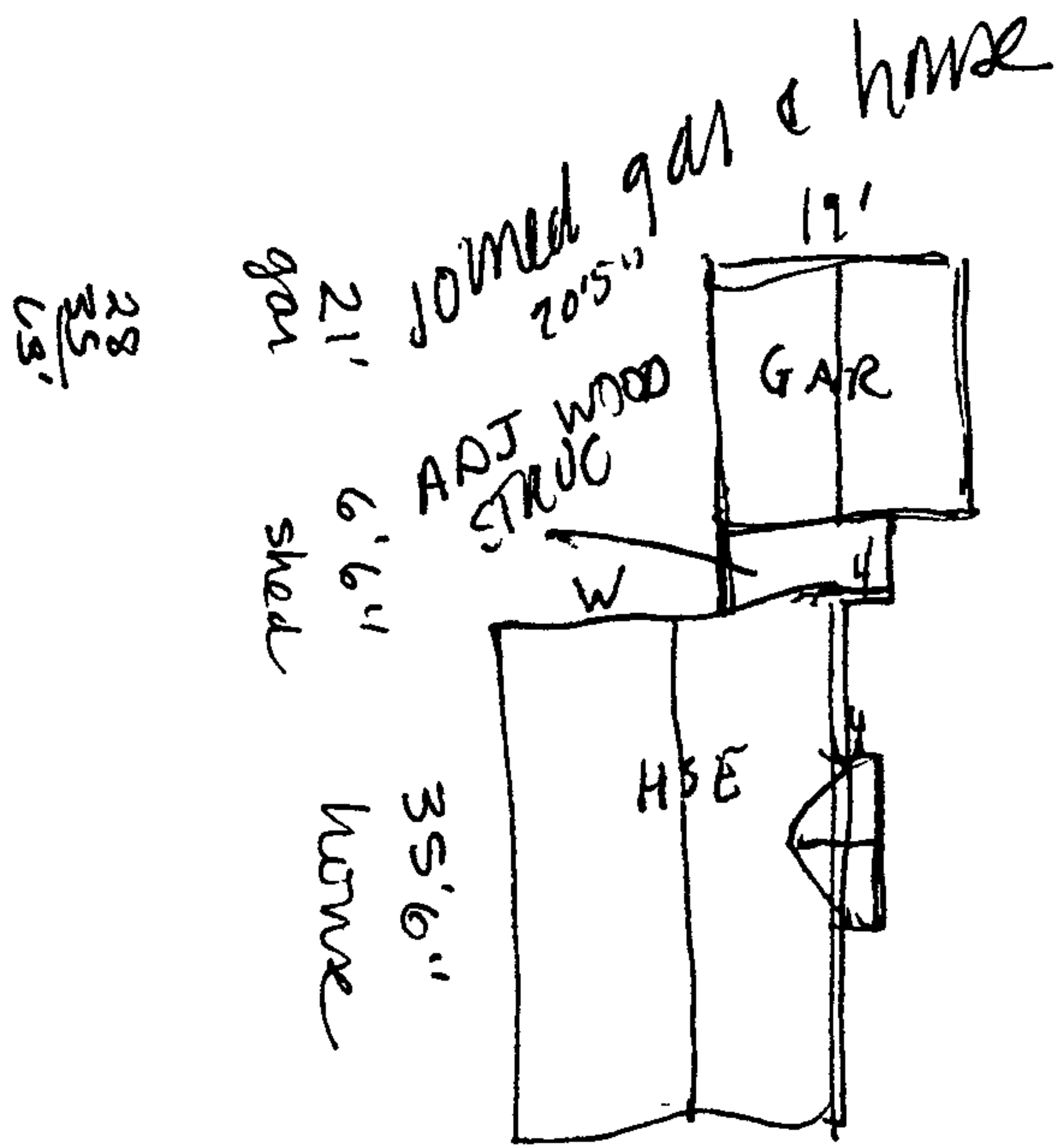
double
wood
car barn
door



W elev



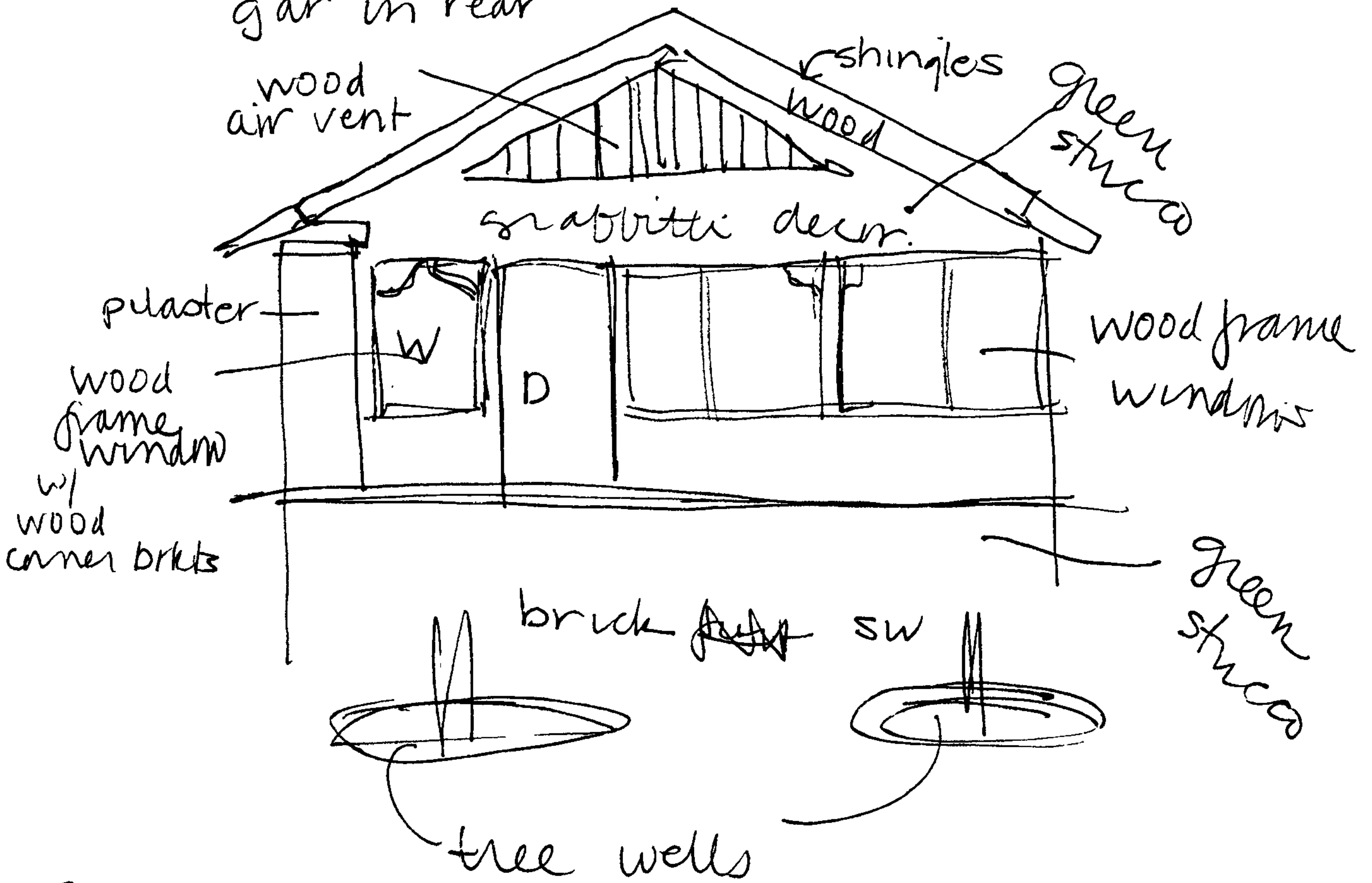
corner window
 3W ea 3x2
 bottom half
 whole
 wood frame



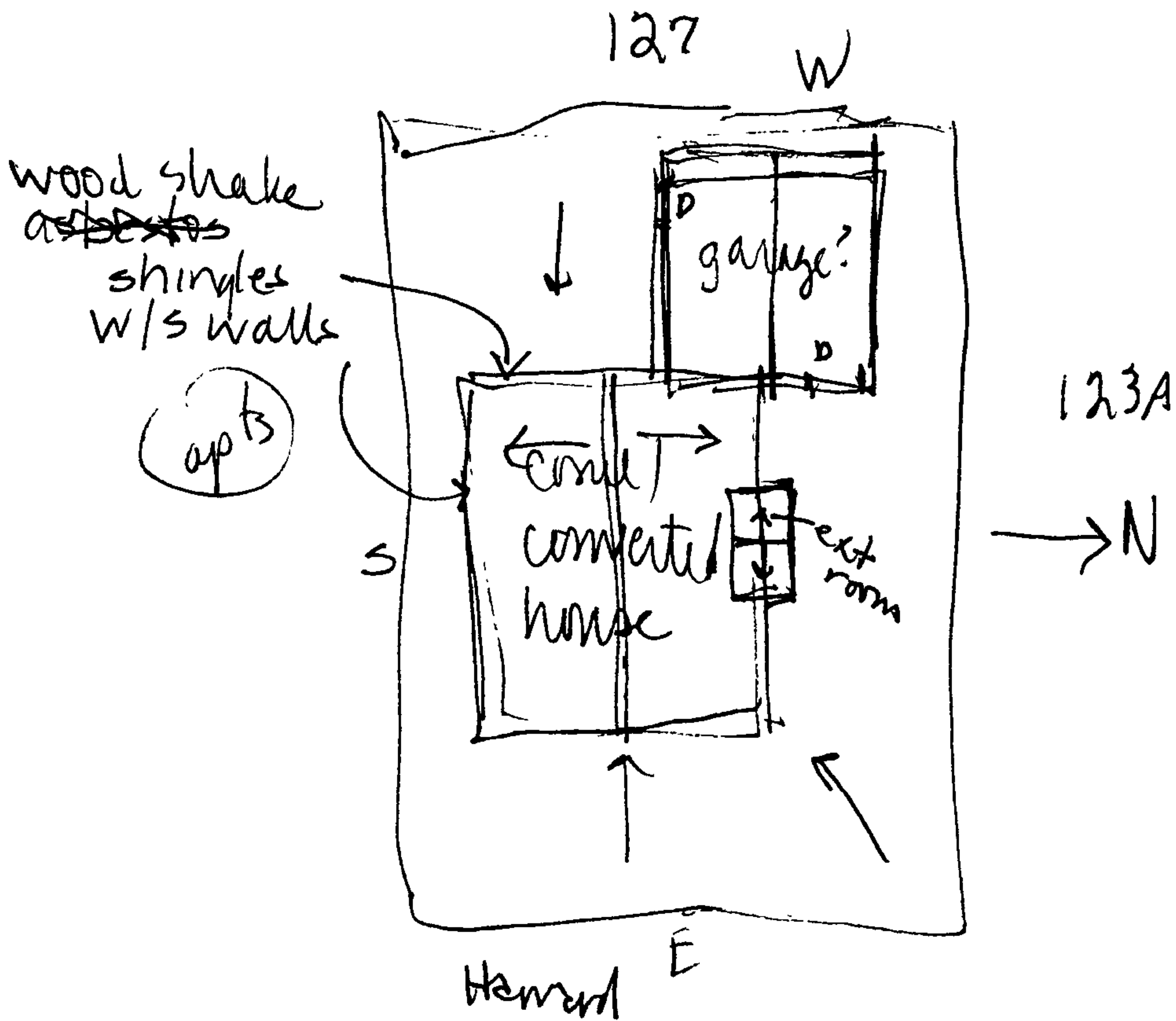
stucco over
 brick

127 corn pitch roof w/ eave

vacant gar in rear



S



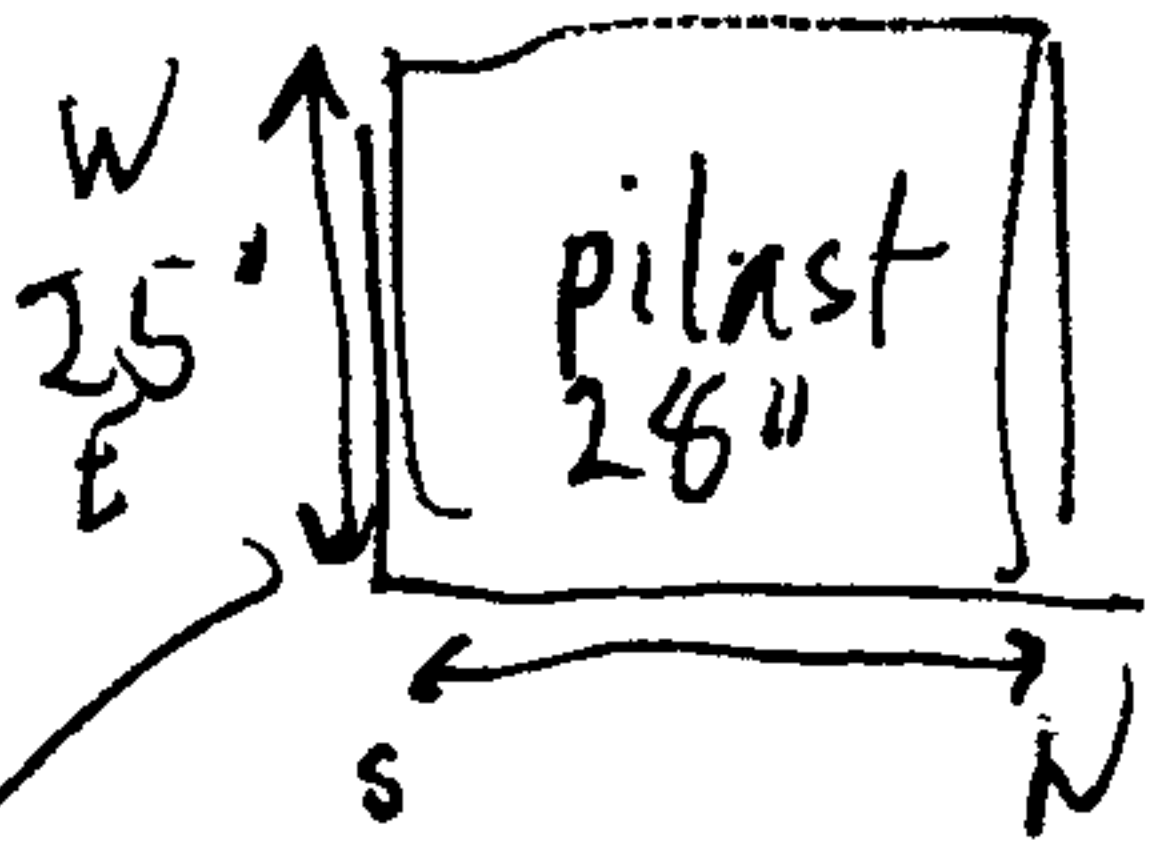
shake
w. shingle
2'6"

stucco
New
brick

3'5 1/2"
brick
partum

4 or 5
ply
asph
shingle
in
garage

main bldg



plaster
2'

28'6"

E

ADJ STRUCT

20'5 1/4"

11'7"

garage

wood siding
extended
pop out

(108)

(161)

wood frame
wood paneling
wood paneling

gabled
pop out
overhang
2'

(23)

wood door
not
old
barred

wood double

barred
wood
ply
ply

10"

plaster

2'

Historic Cultural Properties Inventory (HCPI) Base Form (FORM1)

Historic Preservation Division, New Mexico Office of Cultural Affairs

For HPD Office use only: HCPI No. _____ District No. _____ NRHP SRCP Criteria: A B C D

1 Name of Property (Historic and/or current name for property) **JESSIE MORGAN RESIDENCE (ORIG.) PETRA RESTAURANT (LAST USE)**

2 Location (Address or description of location) **115 HARVARD DR SE ALBUQUERQUE**

3 Local Reference Number **K-16-13**

4 County **BERNALILLO**

5 Property Type
 Building Structure
 Site Object

6 Date of this Survey **1/5/07**

7 UTM
 Zone **LL**
 Easting **|||||**
 Northing **|||||**

8 Previous Survey Date **5/ / 1981**
 No previous survey

9 Name of Project **BRICKLIGHT LIVE-WORK**



10 Photo Information
 Roll #: _____ **FRONT (EAST) ELEVATION**
NEG 18-24

11 Brief Description of the Property (What is it?) **CURRENTLY A RESTAURANT, THIS BUILDING WAS ORIGINALLY A RESIDENCE WITH 3 ATTACHED APARTMENTS. THE FRONT HOME WAS DESIGNATED APT C, AND A, B, & D WERE IN THE REAR. IT WAS (see contin sheet)**

12 Who Uses the Property? (Current and historic users and uses made of property. Indicate cultural affiliation of users.)
MOST OF THE RENTERS WERE WORKERS. FROM ABOUT THE 1960'S ON THEY HAVE BEEN STUDENTS. CURR. A RESTAURANT.

13 Construction Date
 Date: **C1920** Known Estimated **PER CITY DIRECTORY LISTINGS**

14 Setting
 Suburban Rural Village Urban If Urban: Commercial Industrial Residential Public

15 Relationship to Surroundings Similar Dissimilar

Comments: **HARVARD CHANGED FROM MOSTLY RESIDENTIAL TO MOSTLY COMMERCIAL FROM ABOUT 1976 - 1980.**

Continued on other

Historic Preservation Division, New Mexico Office of Cultural Affairs

16 Additional Perspective (Photo, drawing, footprint, etc.; Indicate north arrow when possible.)



7 Surveyor

(Your name, address, telephone number, and any group affiliation.)

CHERYL ANN HARRIS MULLEN HELLER ARCH, P.C. 268-4144

8 Owner (if known) & Other Knowledgeable People.

(Provide contact information for persons known or believed to have information about property.)

BRICKLIGHT DISTRICT / HARVARD MALL PARTNERS P.O. BOX 1404 ABQ NM 87103

COURTYARD, LOOKING N @ APTS D-A-B

19 Is Property Endangered?

Unknown No Yes

How? TO BE DEMOLISHED FEB 2007

20 Significance to Current Community

Unknown None Low Moderate High

Describe:

21 Other Significance or Information of Interest

(Such as historical, legendary, structural, former ownership, etc.)

SEE #11.

22 National or State Register

(See instructions for eligibility criteria.)

Is this property individually listed on a historic register? Unknown No Yes

If yes: State National

If 'no' or unknown, do you think this property is eligible for listing? No Yes

Why? HAS BEEN MODIFIED QUITE A BIT & POOR CONDITION

23 National or State Historic District

Is this property in a historic district? Unknown No Yes

If yes: Contributing Non-Contributing Unknown

If 'yes,' what is name of district?

State National

24 Supplemental Forms

None HCPI Detail Form (FORM 2)

Continuation Sheets, # pages: _____

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

<p>1. Name of property: JESSIE MORGAN RESIDENCE / PETRA RESTAURANT</p>	<p>2. Location: 115 HARVARD DR. S.E. ALBUQUERQUE</p>	<p>3. Local Reference Number: K-16-13</p> <p>4. County: BERNALILLO</p> <p>5. Date of Survey: 1-5-2007</p>																												
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<p>12. Chimneys 1 (describe whether interior or exterior and material) INTERIOR - ON HOME (APT C) ONLY</p>		<p>13. Porches <input type="checkbox"/> N/A</p> <p>Type: <input type="checkbox"/> Entry (HOME) <input type="checkbox"/> Partial-Width <input checked="" type="checkbox"/> Full-Width <input checked="" type="checkbox"/> PORTAL @ APTS</p>																												
<p>14. Other Significant Features HAND MADE CORBELS ON PORTAL POSTS</p>																														
<p>15. Modifications: <input type="checkbox"/> No known modifications</p> <p>#1 COV. PATIO Date: UNK Known <input type="checkbox"/> Estimated <input type="checkbox"/> Source: COVERED PATIO AT RESTAURANT (FRONT OF HOME)</p> <p>#2 RAMP Date: UNK Known <input type="checkbox"/> Estimated <input type="checkbox"/> Source: BRICK ENTRY RAMP TO RESTAURANT</p>																														

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style Not Applicable

- | | | | | |
|--|---|--|---|--|
| <input type="checkbox"/> Art Deco/Streamline Moderne | <input type="checkbox"/> Gothic Revival | <input type="checkbox"/> Mission Revival | <input type="checkbox"/> Pueblo | <input checked="" type="checkbox"/> Spanish-Pueblo Revival |
| <input type="checkbox"/> Bungalow/Craftsman | <input type="checkbox"/> International | <input type="checkbox"/> Neo-Classical | <input type="checkbox"/> Queen Anne | <input type="checkbox"/> Territorial |
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| <input type="checkbox"/> Folk Victorian | <input type="checkbox"/> Mediterranean | <input type="checkbox"/> Prairie | <input type="checkbox"/> Spanish-Colonial | <input type="checkbox"/> Tudor Revival |

Notes: TILES ON RECESSED COVERED PORCH, EAST (MAIN) ENTRY Other: _____

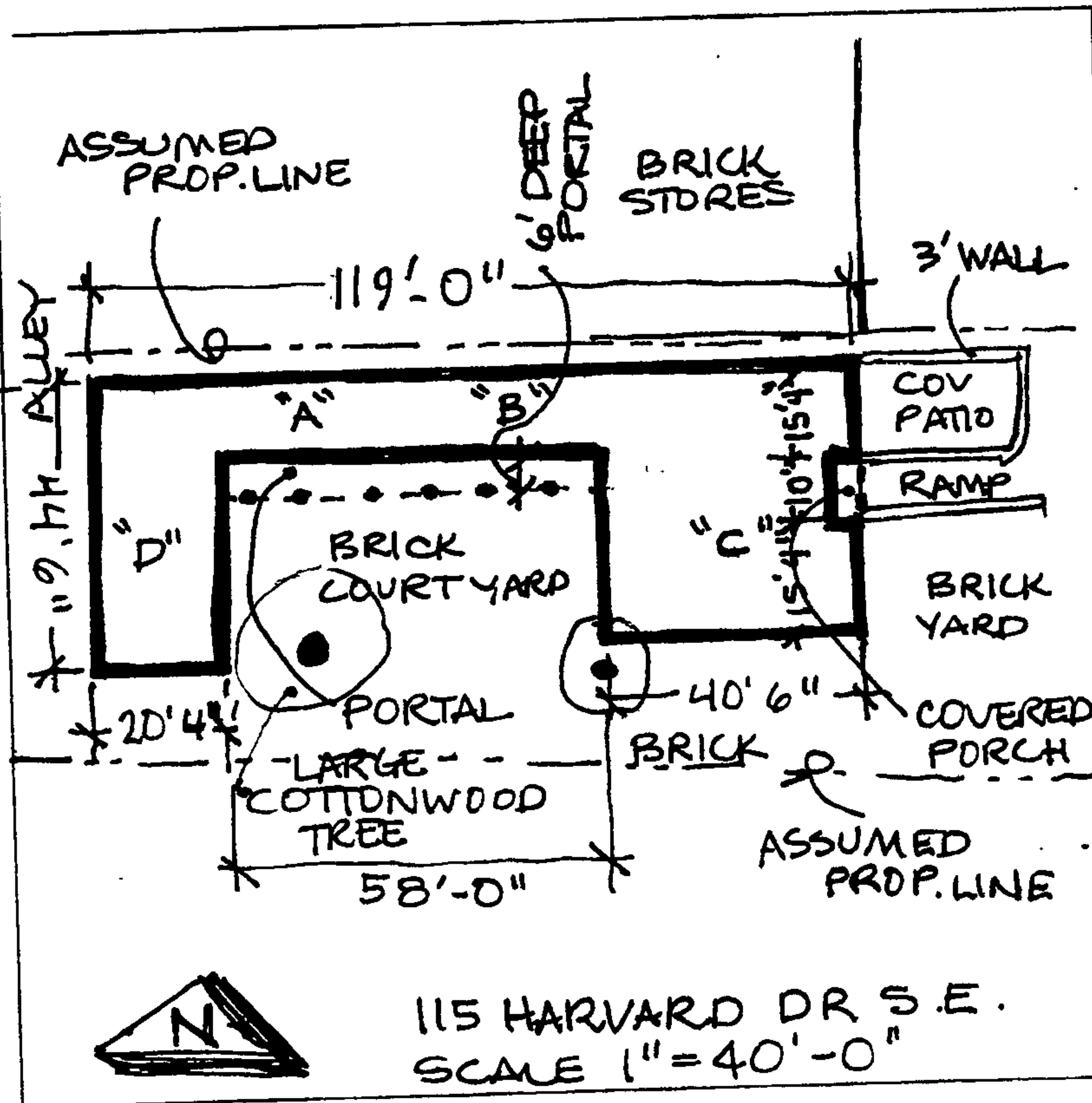
17. Documents Available and Their Locations

18. Attached or Associated Properties

NA

Are associated properties eligible for listing?

19. Site Plan:



PLEASE INCLUDE:

- Footprint of building
- Porches and balconies
- Major landscape features
- North arrow
- Associated properties
- Walls, fences, gates
- Nearby roads
- Driveways

NOTES: COVERED PATIO IS AN ADDITION SINCE 1981 SURVEY.

Historic Cultural Properties Inventory (HCPI) Continuation Sheet
 Historic Preservation Division, New Mexico Department of Cultural Affairs

1. Name of property: (historic and/or current name for property) JESSIE MORGAN RES. (ORIG.) PETRA RESTAURANT (CURRENT)	2. Location: 115 HARVARD DR. S.E. ALBUQUERQUE N.M.	3. Local Reference Number: K-16-13
		4. County BERNALILLO
		5. Date of Survey 1-5-2007

BUILT IN C. 1920 & LISTED IN THE CITY DIRECTORY AS THE RESIDENCE OF MRS JESSIE MORGAN. LISTINGS FOR THE APARTMENTS IN THE REAR DON'T APPEAR UNTIL ABOUT 1936, ALTHOUGH THE APARTMENTS ARE SHOWN ON THE 1931 SANBORN MAP.

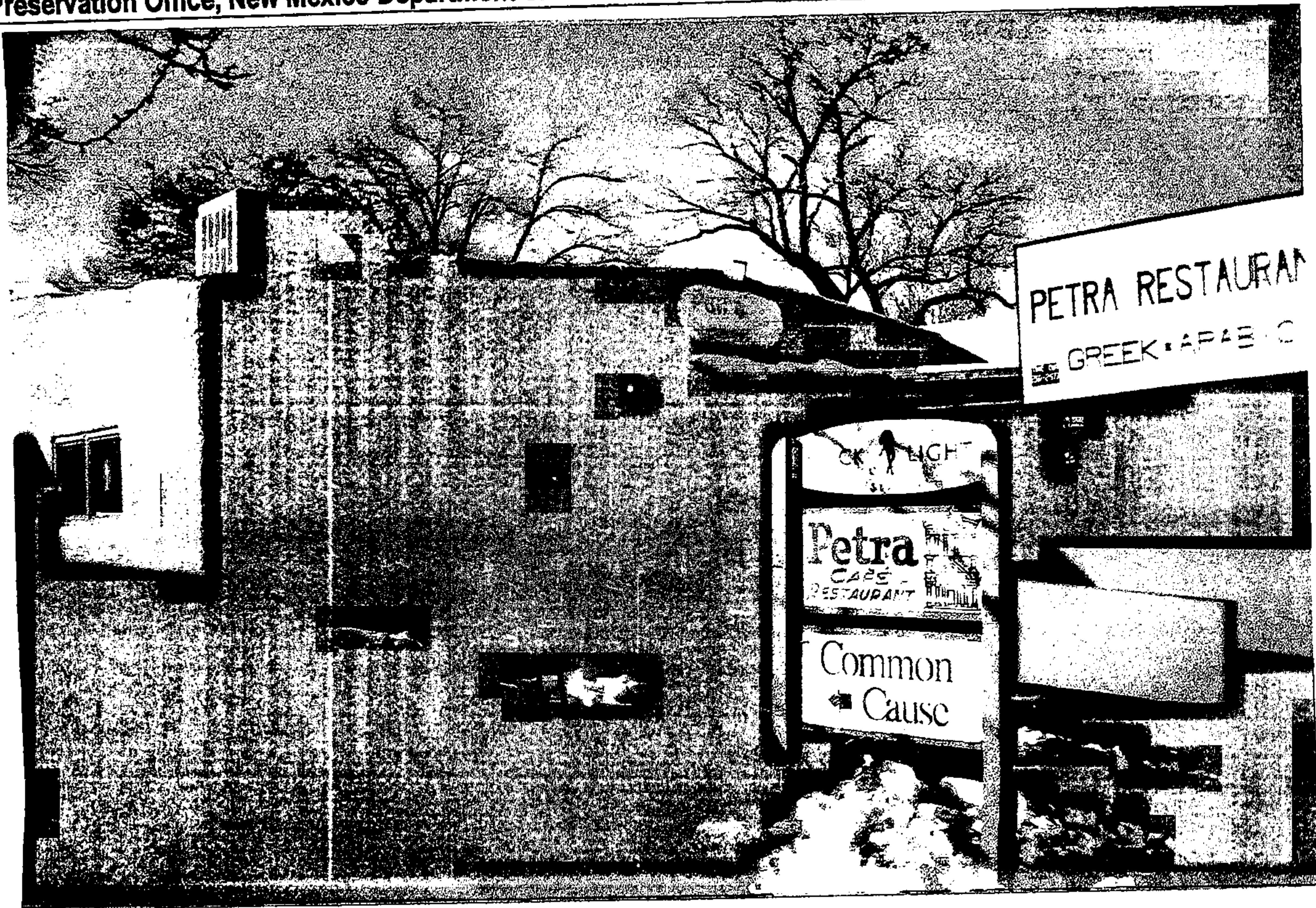
FROM ABOUT 1956 THROUGH 1974 THE HOME IN THE FRONT (APT C) WAS THE HOME OF DR FRANCE V SCHOLES & HIS WIFE LILLITH. DR SCHOLES WAS A UNM PROFESSOR & HIS WIFE AN APS TEACHER. IN 1974 THE SCHOLES MOVED TO THE PARK PLACE APTS, 1331 PARK AVE SW, FOLLOWING HIS UNM RETIREMENT.

IN 1975 THE HOME WAS VACANT, AND IN 1976 ITS LIFE AS A COMMERCIAL BUILDING BEGAN AS THE "HARMONICA CENTRE BOOK STORE". IT HAS BEEN USED AS VARIOUS RESTAURANTS & BOOKSTORES, WITH THE REAR APARTMENTS APPARENTLY USED AS STORAGE.

ABOUT 1955 HARVARD WAS RE-NUMBERED. THIS PROPERTY WAS 107 HARVARD BEFORE THAT, & 115 SINCE.

HGPI Continuation Sheet (continued from other side)

Historic Preservation Office, New Mexico Department of Cultural Affairs



EAST ELEVATION - VIGAS HAVE BEEN REMOVED SINCE 1981



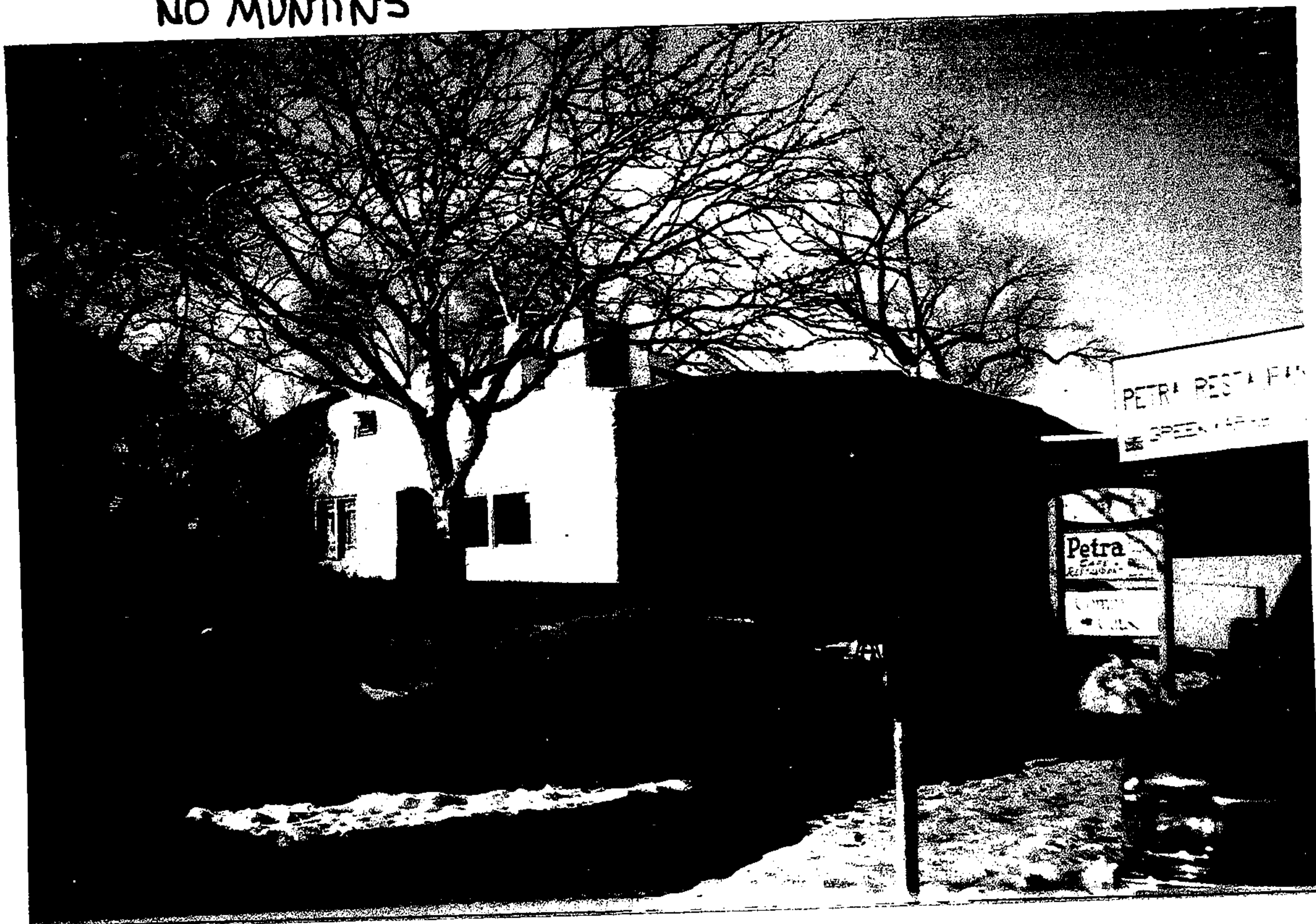
CLOSE-UP OF CORBELS & POSTS OF APT. PORTAL

HCPI Continuation Sheet (continued from other side)

Historic Preservation Office, New Mexico Department of Cultural Affairs



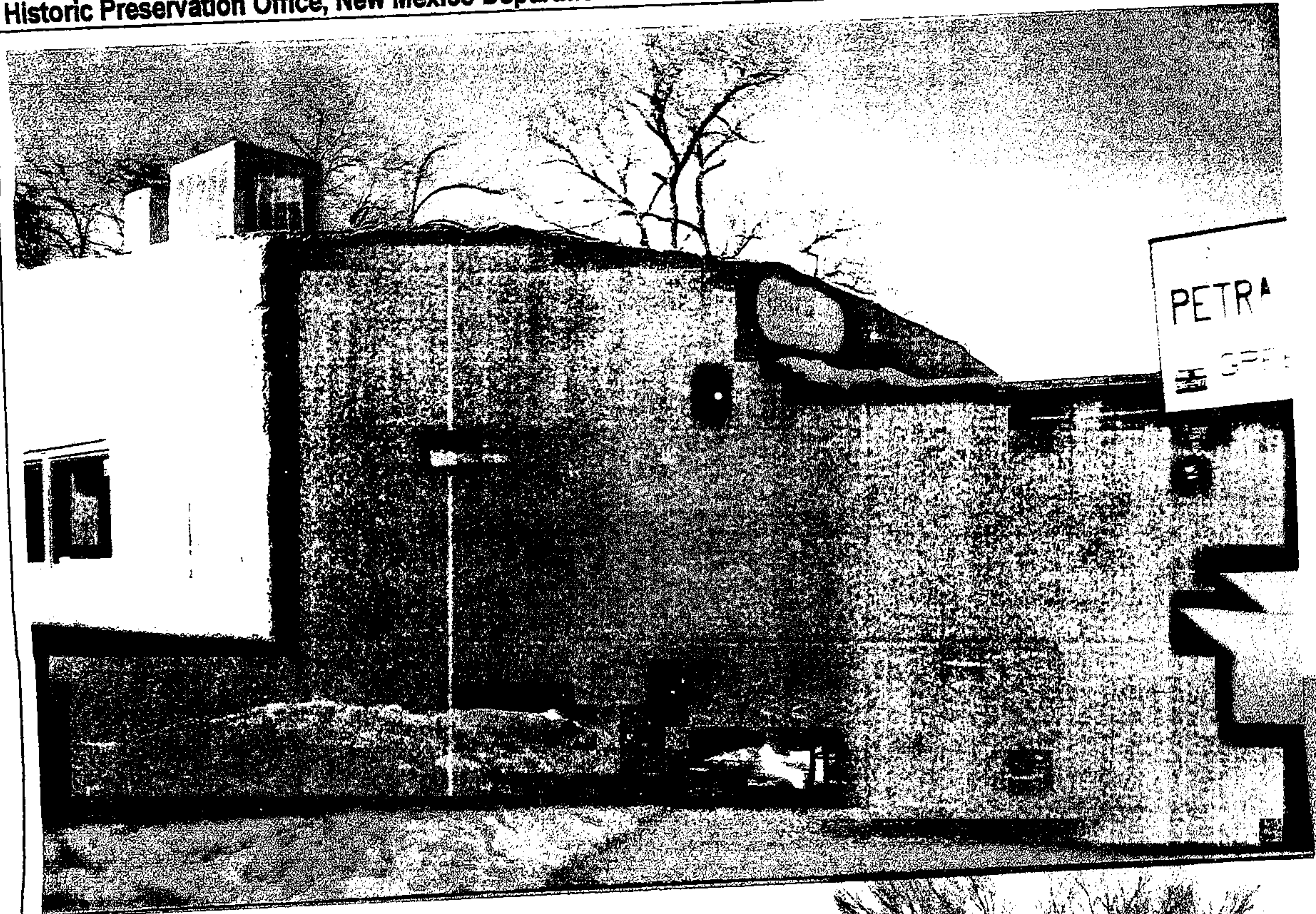
WINDOW, S ELEV., CENTER. OTHER WINDOWS HAVE NO MUNTINS



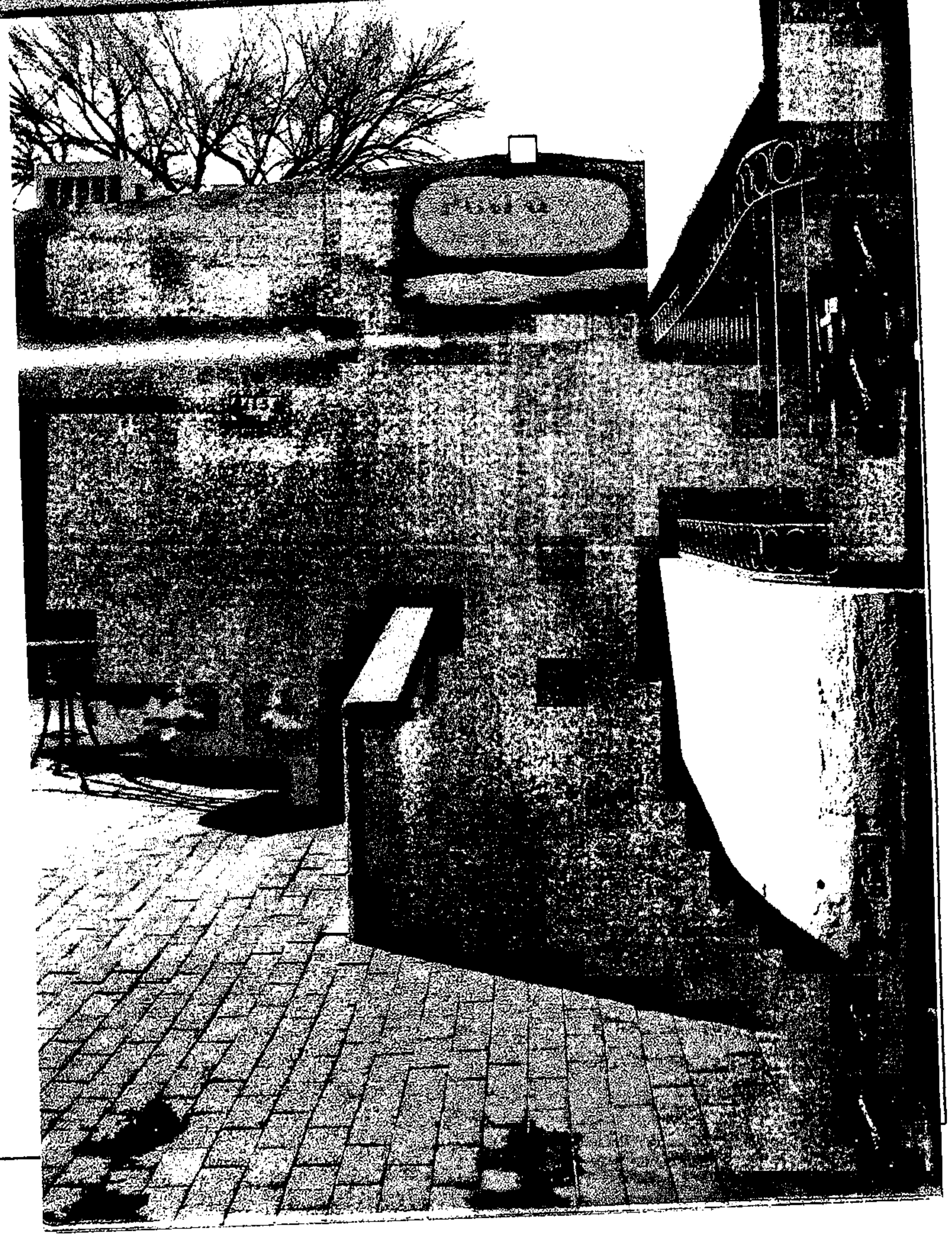
S & E SIDES

HCPI Continuation Sheet (continued from other side)

Historic Preservation Office, New Mexico Department of Cultural Affairs



CLOSE UP OF EAST
ELEV WITH ADDED
PATIO



MODIFICATION:
RAMP TO
FRONT DOOR
⊙ RECESSED
PORCH

YES NO

SURVEY
DATE 3. BY
1/81 SD

CHECK
4. DATE 5. BY

COMPUTER
6. DATE 7. BY

FILE
8. DATE 9. BY
6/81 AMB

REVISION
10. DATE 11. BY

12. COUNTY
1

13. FIELD MAP

14. NUMBER

15. UTM REFERENCE NUMBER

ZONE EASTING NORTHING



SPECIFIC LOCATION

115 Harvard SE

Siren Coffee House

17.

CITY/
TOWN

18. ZIP

19. LAND GRANT OR RESERVATION

20. I.D. # K16-13

22. ROLL #

23. NEG #

280

25

24. LOCATION OF NEG.

LEGAL DESCRIPTION

TOWNSHIP

NS

RANGE

EW SECTION

1/4

1/4

1/4

ARCHITECTURAL STYLE

26. NUMBER OF STORIES

26 Revival

1

FOUNDATION MATERIAL(S)

ON 131 Sures 107
Adobe

EXTERIOR WALL SURFACE(S)

rough stucco

FENESTRATION (TYPE/DIVISIONS/SURROUNDS/SILLS/ARRANGEMENTS)

fixed w/d - front front windows seem to be replacements -
w/d casement - rear new stucco around them

DOOR/ENTRANCE (TYPE/SURROUNDS)

original - w/d latches near windows

ROOF(S) (NUMBER/SHAPE/MATERIAL/DETAILS)

flat, slightly curved parapet, "vigas" protrude in front

CHIMNEY(S) (NUMBER/EXTERIOR-INTERIOR/MATERIALS)

EXTERIOR DETAILS

recent shingle roof over buttressed entry

COMMENTS

continues back at rear - bldg is L-shaped

DATE OF CONSTRUCTION

35. ESTIMATED 1925

36. ACTUAL

37. SOURCE OF DATE

38. ARCHITECT/ENGINEER/BUILDER

39. SOURCE OF INFORMATION

40. NAME

USE

41. PRESENT yne

42. HISTORIC No

43. CONDITION

EXCELLENT

GOOD

FAIR

DETERIORATED

44. DEGREE OF REMODELING

MODERATE

MAJOR

45. IMMEDIATE SURROUNDINGS

46. RELATION TO SURROUNDINGS

SIMILAR

NOT SIMILAR

47. ARCHITECTURAL CONTRIBUTION TO SURROUNDINGS

PLUS

NEUTRAL

MINUS

48. OVERALL SIGNIFICANCE

NATIONAL

STATE

LOCAL

NONE

49. ASSOCIATED BUILDINGS?

YES

NO

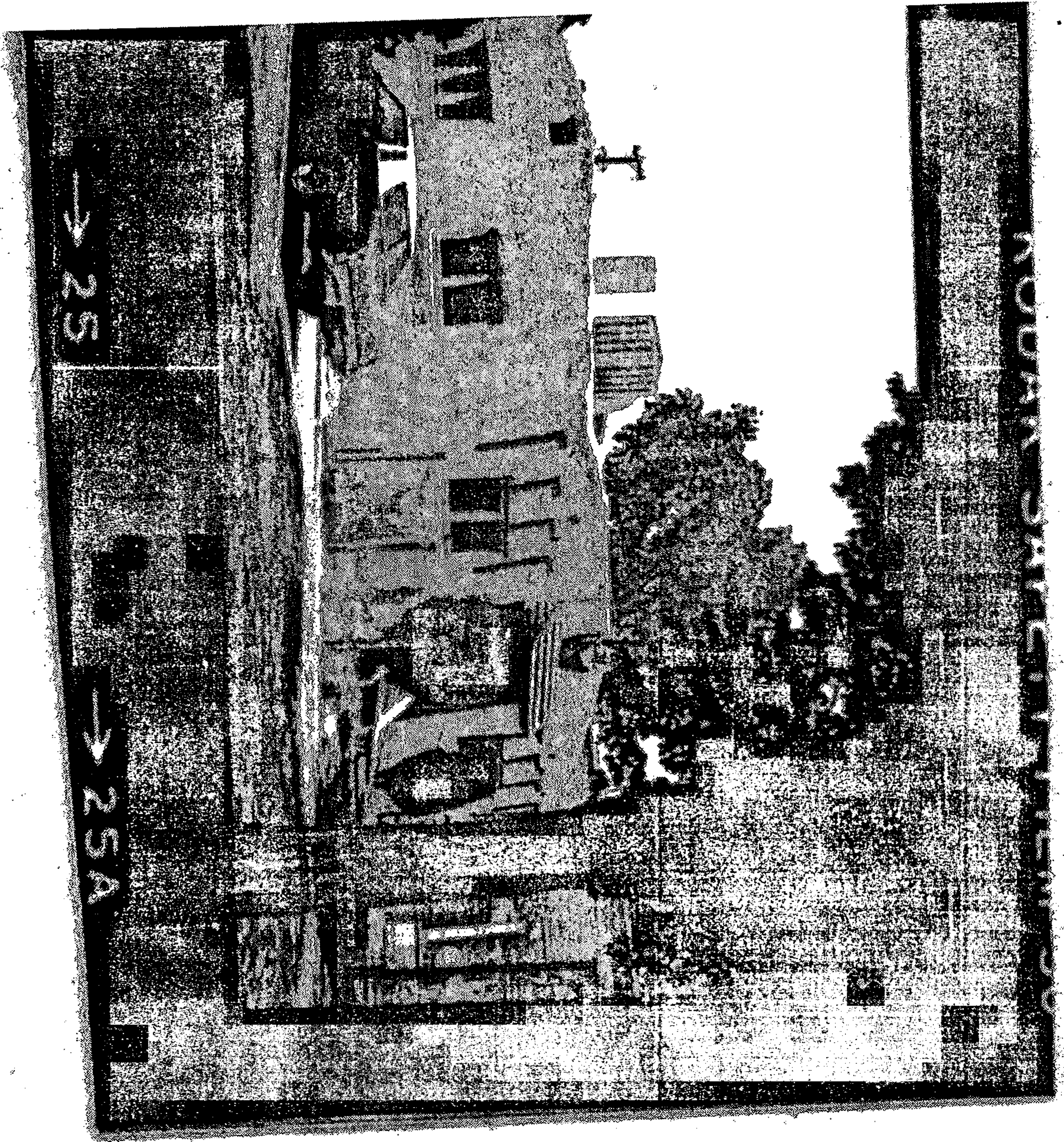
50. WHAT TYPE?

51. IF INVENTORIED, LIST I.D. #'S

52. SEE BACK?

YES

NO



→ 225

→ 25A

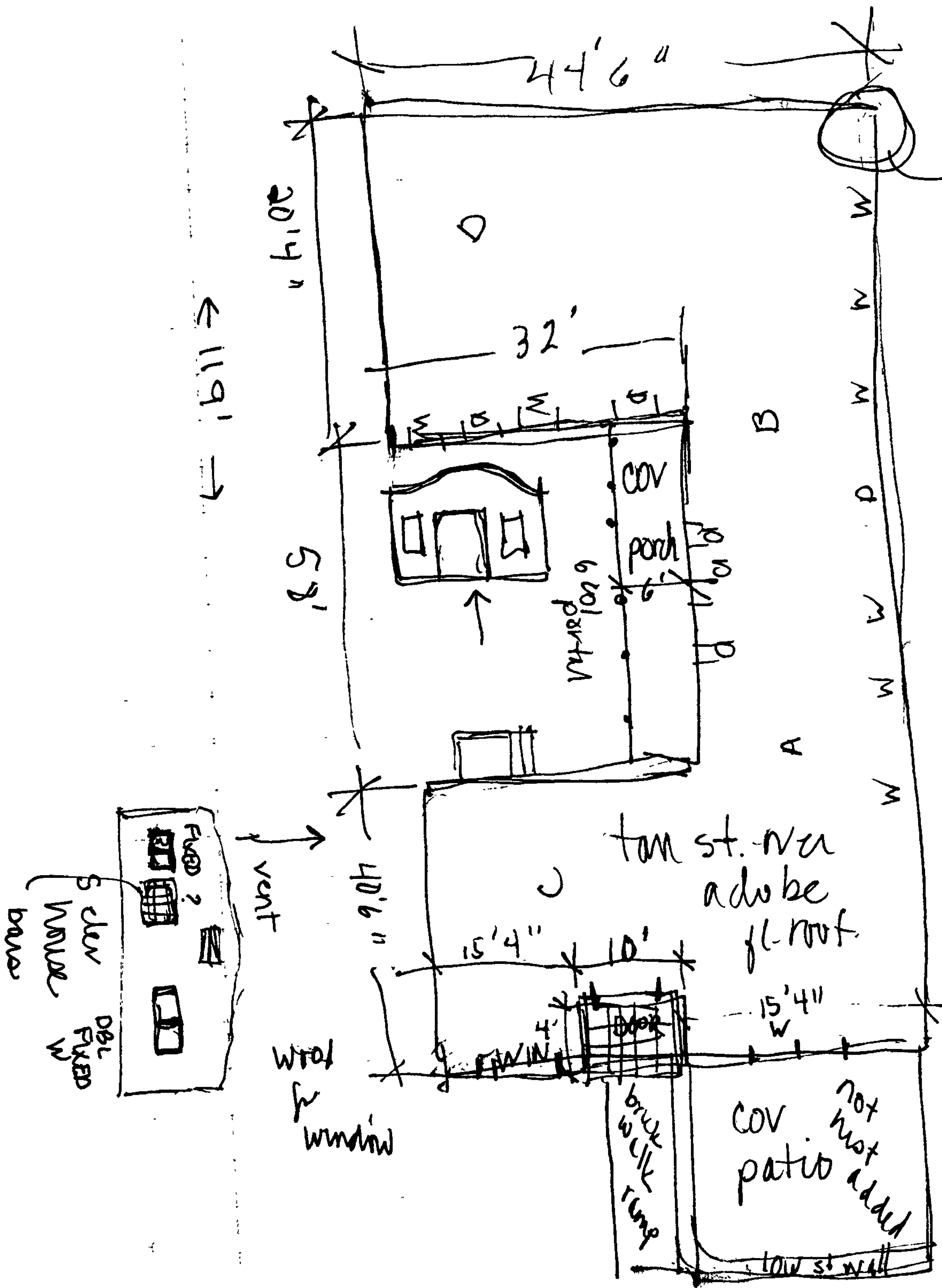
D. I.D. # K16-13

2. ROLL # 23. NEG #

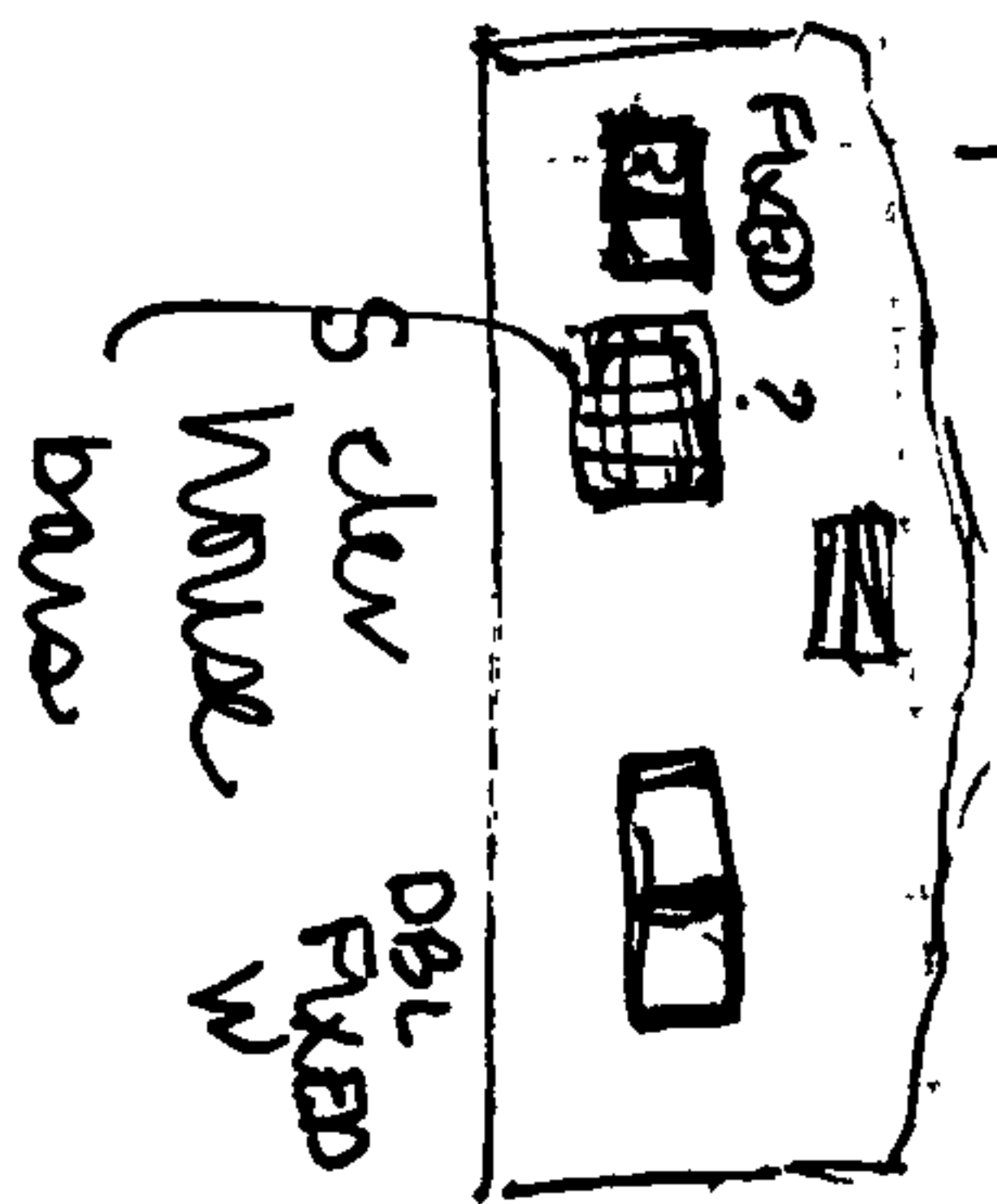
280 25

4. LOCATION OF NEG.

115 HARVARD
FIELD
MEASUREMENTS
& NOTES



stucco broken
off @ bottom
adobe revealed
doesn't look
like much of
a foundation
if any
can't tell.
bldg pretty
much
@ grade



115
Petra Rest
frames
scholes

Historic Cultural Properties Inventory (HCPI) Base Form (FORM1)

Historic Preservation Division, New Mexico Office of Cultural Affairs

For HPD Office use only: HCPI No. _____ District No. _____ NRHP SRCP Criteria: A B C D

1 Name of Property (Historic and/or current name for property) **TATTOO PARLOR & UNK USE.**

2 Location (Address or description of location) **123 HARVARD DR SE ALBUQUERQUE NM**

3 Local Reference Number _____

4 County **BERNALILLO**

5 Property Type

Building Structure

Site Object

6 Date of this Survey **1 / 4 / 2007**

7 UTM

Zone **11**

Easting **11111**

Northing **11111**

8 Previous Survey Date

____ / ____ / ____

No previous survey

9 Name of Project **BRICKLIGHT LIVE-WORK**



10 Photo Information

Roll #: _____

NEG 9-12 EAST (FRONT) FACADE

11 Brief Description of the Property (What is it?) **A RESIDENTIAL-TYPE BUILDING, IT NOW HOUSES 2 RETAIL ESTABLISHMENTS - A TATTOO PARLOR & ANOTHER HEAD-SHOP TYPE (CLOSED MOST OF THE TIME)**

12 Who Uses the Property? (Current and historic users and uses made of property. Indicate cultural affiliation of users.)

THIS PROPERTY, ORIGINALLY NUMBERED 111 HARVARD SE, WAS (see SHOWN VACANT ON BOTH THE 1931 & 1942 SANBORN (contn sheet)

13 Construction Date

Date: **1920** Known Estimated

14 Setting

Suburban Rural Village Urban

If Urban: Commercial Industrial Residential Public

15 Relationship to Surroundings Similar Dissimilar

Comments:

Continued on other

Historic Preservation Division, New Mexico Office of Cultural Affairs

16 Additional Perspective (Photo, drawing, footprint, etc.; indicate north arrow when possible.)



17 Surveyor

(Your name, address, telephone number, and any group affiliation.)

CHERYL HARRIS
MULLEN HELLER
ARCH. PC.
268-4144

18 Owner (if known) & Other Knowledgeable People

(Provide contact information for persons known or believed to have information about property.)

HARVARD
MALL
PARTNERS
P O BOX 1404
ABQ NM
87103

S ELEVATION & ENTRY PORCH 123A

19 Is Property Endangered? Unknown No Yes How? TO BE DEMOLISHED FEB 2007

20 Significance to Current Community Unknown None Low Moderate High

Describe:

21 Other Significance or Information of Interest (Such as historical, legendary, structural, former ownership, etc.)

NONE KNOWN

22 National or State Register (See instructions for eligibility criteria.)

Is this property individually listed on a historic register? Unknown No Yes

If yes: State National

If 'no' or unknown, do you think this property is eligible for listing? No Yes

Why? NOT ORIGINAL TO NEIGHBORHOOD/ORIGIN UNK.

23 National or State Historic District

Is this property in a historic district? Unknown No Yes

If yes: Contributing Non-Contributing Unknown

If 'yes,' what is name of district? State National

24 Supplemental Forms None HCPI Detail Form (FORM 2) Continuation Sheets, # pages: _____

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

<p>1. Name of property: TATTOD PARLOR</p>	<p>2. Location: 123 HARVARD DR SE ALBUQUERQUE NM</p>	<p>3. Local Reference Number:</p> <p>4. County BERNALILLO</p> <p>5. Date of Survey: 1-4-2007</p>																												
<p>6. Visible Construction Material:</p> <table style="width: 100%; border: none;"> <tr> <td><input type="checkbox"/> Adobe</td> <td><input type="checkbox"/> Brick</td> <td><input type="checkbox"/> Composition</td> <td><input type="checkbox"/> Concrete: Block</td> </tr> <tr> <td><input type="checkbox"/> Concrete: Cast Stone</td> <td><input type="checkbox"/> Concrete: Poured</td> <td><input type="checkbox"/> Earth Plaster</td> <td><input type="checkbox"/> Masonry: Simulated</td> </tr> <tr> <td><input type="checkbox"/> Metal: Corrugated</td> <td><input type="checkbox"/> Metal: Structural Siding</td> <td><input type="checkbox"/> Metal: V-Crimp</td> <td><input type="checkbox"/> Stone: Random Ashlar</td> </tr> <tr> <td><input type="checkbox"/> Stone: Random Coursed</td> <td><input type="checkbox"/> Stone: River Rock</td> <td><input type="checkbox"/> Stone: Rusticated</td> <td><input type="checkbox"/> Stone: Tabular</td> </tr> <tr> <td><input checked="" type="checkbox"/> Stucco OVER?</td> <td><input type="checkbox"/> Tile: Clay</td> <td><input type="checkbox"/> Vinyl Siding</td> <td><input type="checkbox"/> Wood: Board and Batten</td> </tr> <tr> <td><input type="checkbox"/> Wood: Horizontal Siding</td> <td><input type="checkbox"/> Wood: Jacal</td> <td><input type="checkbox"/> Wood: Log</td> <td><input type="checkbox"/> Wood: Shingle</td> </tr> <tr> <td><input type="checkbox"/> Wood: Tongue and Groove</td> <td colspan="3"><input type="checkbox"/> Other:</td> </tr> </table>		<input type="checkbox"/> Adobe	<input type="checkbox"/> Brick	<input type="checkbox"/> Composition	<input type="checkbox"/> Concrete: Block	<input type="checkbox"/> Concrete: Cast Stone	<input type="checkbox"/> Concrete: Poured	<input type="checkbox"/> Earth Plaster	<input type="checkbox"/> Masonry: Simulated	<input type="checkbox"/> Metal: Corrugated	<input type="checkbox"/> Metal: Structural Siding	<input type="checkbox"/> Metal: V-Crimp	<input type="checkbox"/> Stone: Random Ashlar	<input type="checkbox"/> Stone: Random Coursed	<input type="checkbox"/> Stone: River Rock	<input type="checkbox"/> Stone: Rusticated	<input type="checkbox"/> Stone: Tabular	<input checked="" type="checkbox"/> Stucco OVER?	<input type="checkbox"/> Tile: Clay	<input type="checkbox"/> Vinyl Siding	<input type="checkbox"/> Wood: Board and Batten	<input type="checkbox"/> Wood: Horizontal Siding	<input type="checkbox"/> Wood: Jacal	<input type="checkbox"/> Wood: Log	<input type="checkbox"/> Wood: Shingle	<input type="checkbox"/> Wood: Tongue and Groove	<input type="checkbox"/> Other:			<p>7. Number of Stories: <input type="checkbox"/> N/A Number: <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 1 1/2 <input type="checkbox"/> 2 <input type="checkbox"/> 2 1/2 Other:</p> <p>8. Foundation: <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Not visible <input type="checkbox"/> None <input type="checkbox"/> At Grade <input checked="" type="checkbox"/> Raised APRX 18" Materials: <input type="checkbox"/> Concrete <input type="checkbox"/> Stone Other:</p> <p>9. Roof: <input type="checkbox"/> N/A Shape: <input type="checkbox"/> Flat <input checked="" type="checkbox"/> Gabled <input type="checkbox"/> Hipped <input type="checkbox"/> Pyramidal <input type="checkbox"/> Shed Other: Pitch: <input type="checkbox"/> None <input type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> Steep Features: <input type="checkbox"/> Eave <input type="checkbox"/> Parapet Materials: <input type="checkbox"/> Asphalt <input type="checkbox"/> Earth <input type="checkbox"/> Composition shingle <input type="checkbox"/> Metal: Pressed <input type="checkbox"/> Composition Roll <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Standing Seam <input type="checkbox"/> Metal: V-Crimp <input type="checkbox"/> Tile: Terra Cotta <input type="checkbox"/> Wood: Shingle Other:</p>
<input type="checkbox"/> Adobe	<input type="checkbox"/> Brick	<input type="checkbox"/> Composition	<input type="checkbox"/> Concrete: Block																											
<input type="checkbox"/> Concrete: Cast Stone	<input type="checkbox"/> Concrete: Poured	<input type="checkbox"/> Earth Plaster	<input type="checkbox"/> Masonry: Simulated																											
<input type="checkbox"/> Metal: Corrugated	<input type="checkbox"/> Metal: Structural Siding	<input type="checkbox"/> Metal: V-Crimp	<input type="checkbox"/> Stone: Random Ashlar																											
<input type="checkbox"/> Stone: Random Coursed	<input type="checkbox"/> Stone: River Rock	<input type="checkbox"/> Stone: Rusticated	<input type="checkbox"/> Stone: Tabular																											
<input checked="" type="checkbox"/> Stucco OVER?	<input type="checkbox"/> Tile: Clay	<input type="checkbox"/> Vinyl Siding	<input type="checkbox"/> Wood: Board and Batten																											
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<input type="checkbox"/> Wood: Tongue and Groove	<input type="checkbox"/> Other:																													
<p>10. Windows <input type="checkbox"/> N/A</p> <table style="width: 100%; border: none;"> <tr> <td>Operation</td> <td>Material</td> <td>Glazing</td> <td>Number</td> </tr> <tr> <td>SH</td> <td>WOOD</td> <td></td> <td>≈ 10</td> </tr> </table> <p>Notes: FIXED-FRONT PICTURE - WOOD FRAME</p>	Operation	Material	Glazing	Number	SH	WOOD		≈ 10	<p>11. Doors <input type="checkbox"/> N/A</p> <table style="width: 100%; border: none;"> <tr> <td>Type</td> <td>Style</td> <td>Material</td> <td>Number</td> </tr> <tr> <td>WOOD</td> <td>? NA</td> <td>WOOD</td> <td>3 1 ea FRONT ENTRY 1 @ SIDE REAR APT</td> </tr> </table> <p>Notes:</p>		Type	Style	Material	Number	WOOD	? NA	WOOD	3 1 ea FRONT ENTRY 1 @ SIDE REAR APT												
Operation	Material	Glazing	Number																											
SH	WOOD		≈ 10																											
Type	Style	Material	Number																											
WOOD	? NA	WOOD	3 1 ea FRONT ENTRY 1 @ SIDE REAR APT																											
<p>12. Chimneys (describe whether interior or exterior and material)</p> <p style="text-align: center;">—</p>	<p>13. Porches <input type="checkbox"/> N/A</p> <p>Type: <input checked="" type="checkbox"/> Entry <input type="checkbox"/> Partial-Width <input type="checkbox"/> Full-Width <input type="checkbox"/> Wrap</p> <p style="text-align: right;">SMALL, APRX 6' x 6'</p>																													
<p>14. Other Significant Features NONE</p>																														
<p>15. Modifications: <input type="checkbox"/> No known modifications</p> <p>#1 ? Date: _____ Known _____ Estimated _____ Source: _____</p> <p>#2 Date: _____ Known _____ Estimated _____ Source: _____</p>																														

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style Not Applicable

- | | | | | |
|--|---|---|---|---|
| <input type="checkbox"/> Art Deco/Streamline Moderne | <input type="checkbox"/> Gothic Revival | <input checked="" type="checkbox"/> Mission Revival | <input type="checkbox"/> Pueblo | <input type="checkbox"/> Spanish-Pueblo Revival |
| <input type="checkbox"/> Bungalow/Craftsman | <input type="checkbox"/> International | <input type="checkbox"/> Neo-Classical | <input type="checkbox"/> Queen Anne | <input type="checkbox"/> Territorial |
| <input type="checkbox"/> Colonial Revival | <input type="checkbox"/> Italianate | <input type="checkbox"/> Northern NM | <input type="checkbox"/> Ranch | <input type="checkbox"/> Territorial Revival |
| <input type="checkbox"/> Folk Victorian | <input type="checkbox"/> Mediterranean | <input type="checkbox"/> Prairie | <input type="checkbox"/> Spanish-Colonial | <input type="checkbox"/> Tudor Revival |

Notes: ENTRIES ARE ARCHED, HOWEVER THERE ARE NO TILE ROOFS, ETC. Other: _____

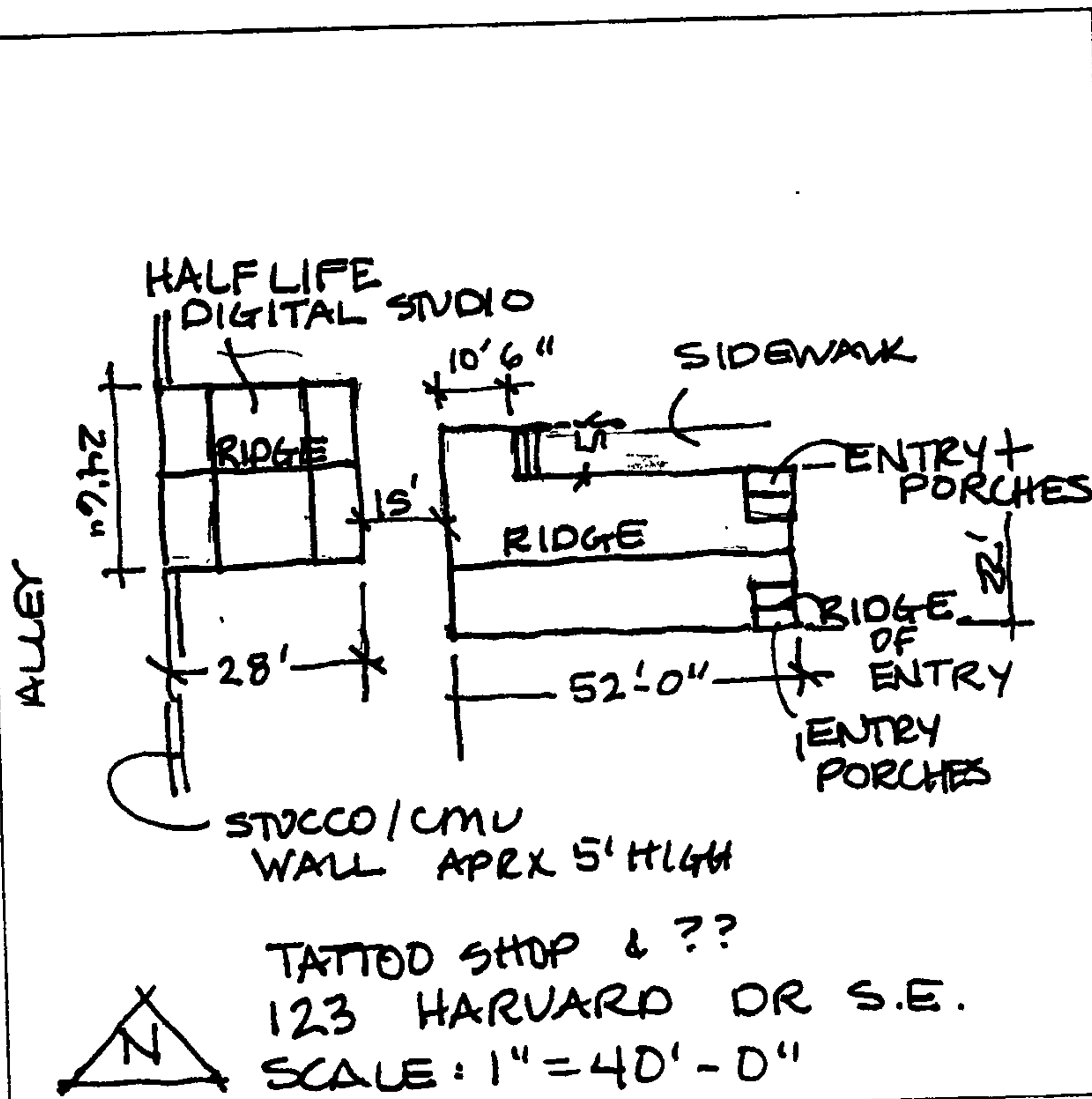
17. Documents Available and Their Locations

18. Attached or Associated Properties

15' BEHIND MAIN BUILDING IS A 2 STORY ACCESSORY BLDG - OCCUP. BY HALF-LIFE DIGITAL STUDIO, FORMERLY A DWELLING. NOT ORIGINAL TO SITE - MOVED IN @ UNK. DATE.

Are associated properties eligible for listing?

19. Site Plan:



PLEASE INCLUDE:

- Footprint of building
- Porches and balconies
- Major landscape features
- North arrow
- Associated properties
- Walls, fences, gates
- Nearby roads
- Driveways

NOTES:

HCPI Continuation Sheet (continued from other side)

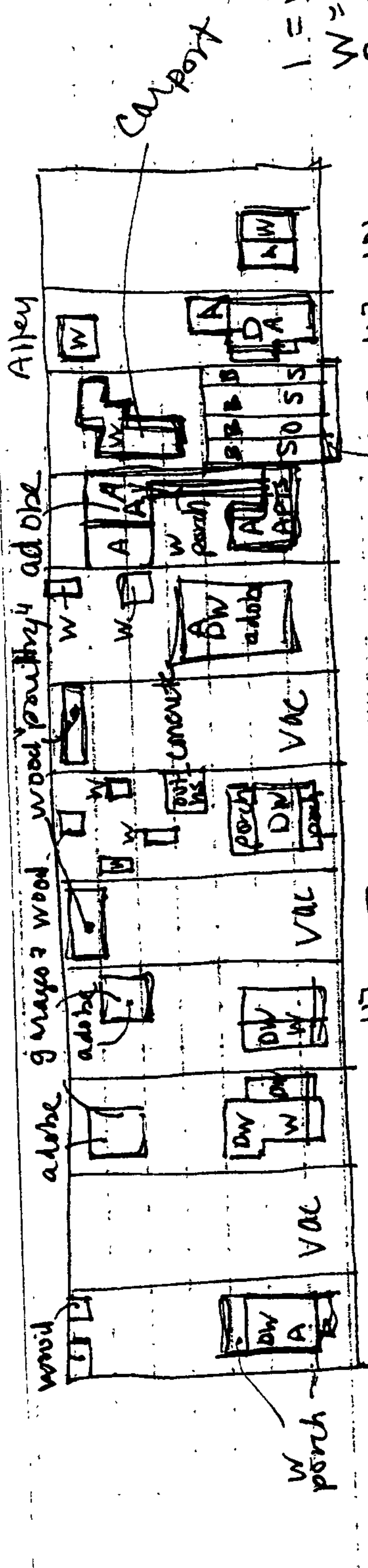
Historic Preservation Office, New Mexico Department of Cultural Affairs



REAR 2 STORY
BLDG
"DIGITAL HALF-LIFE"
STUDIO
ORIGIN UNK.

CLOSE UP OF
ENTRY GABLE &
DOUBLE ARCH
(camera strap in
foreground!)

SANBORN
1931



- I = iron bldg
- W = wood bldg
- B = brick/tile
- D = dwlls
- A = Adobe

ORIG #

123 — 119 — 117 — 113 — 109 — 107 — 105 — 103 — 101

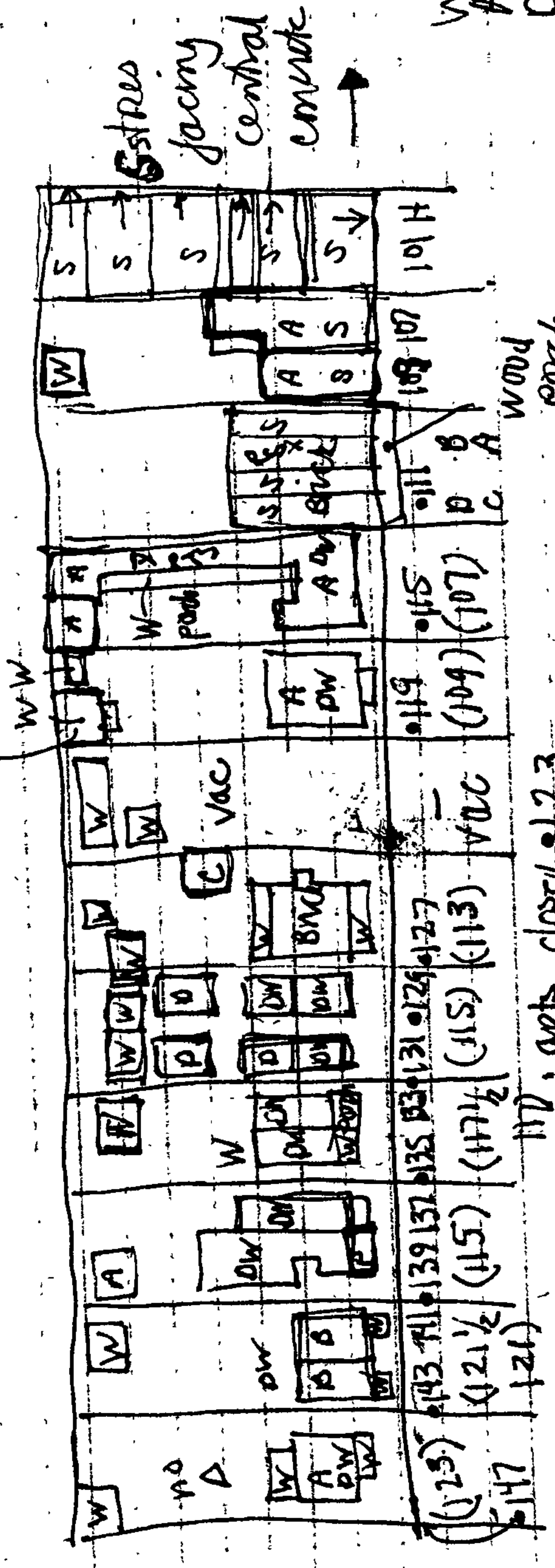
B A B A —

W porch

(would be III)

petra?

942 / 54



(ORIG #)

• 19154

#S

117, apts closed 1-23

rest. (head of

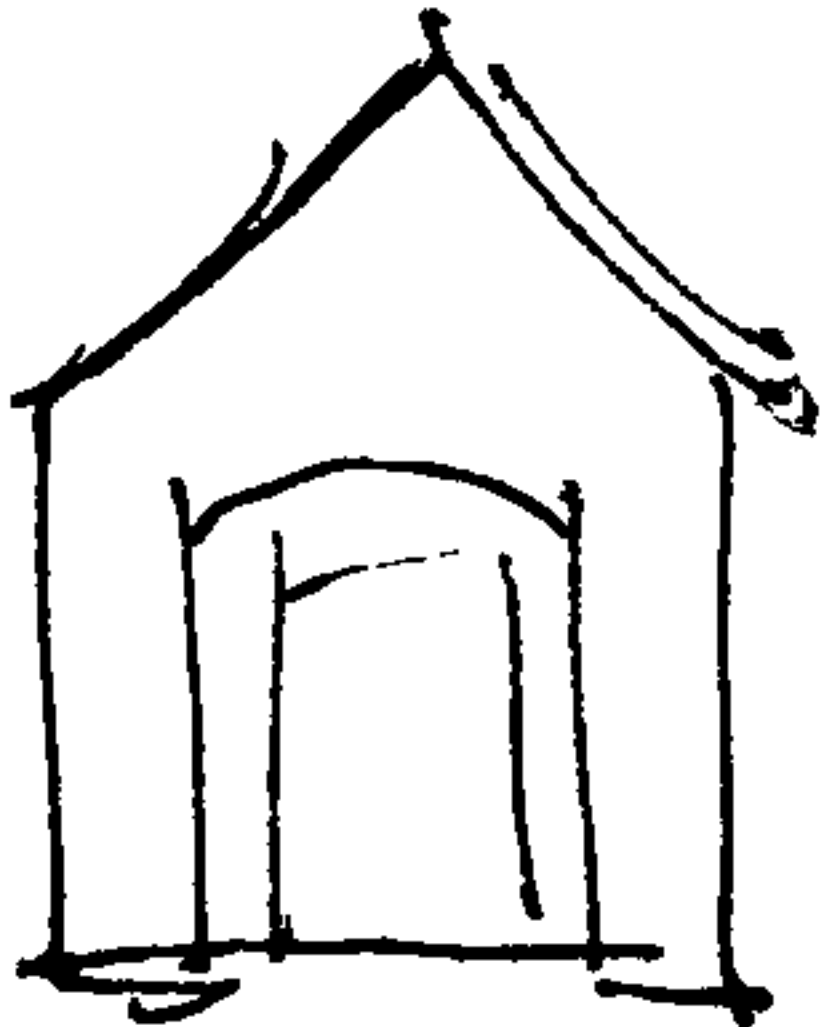
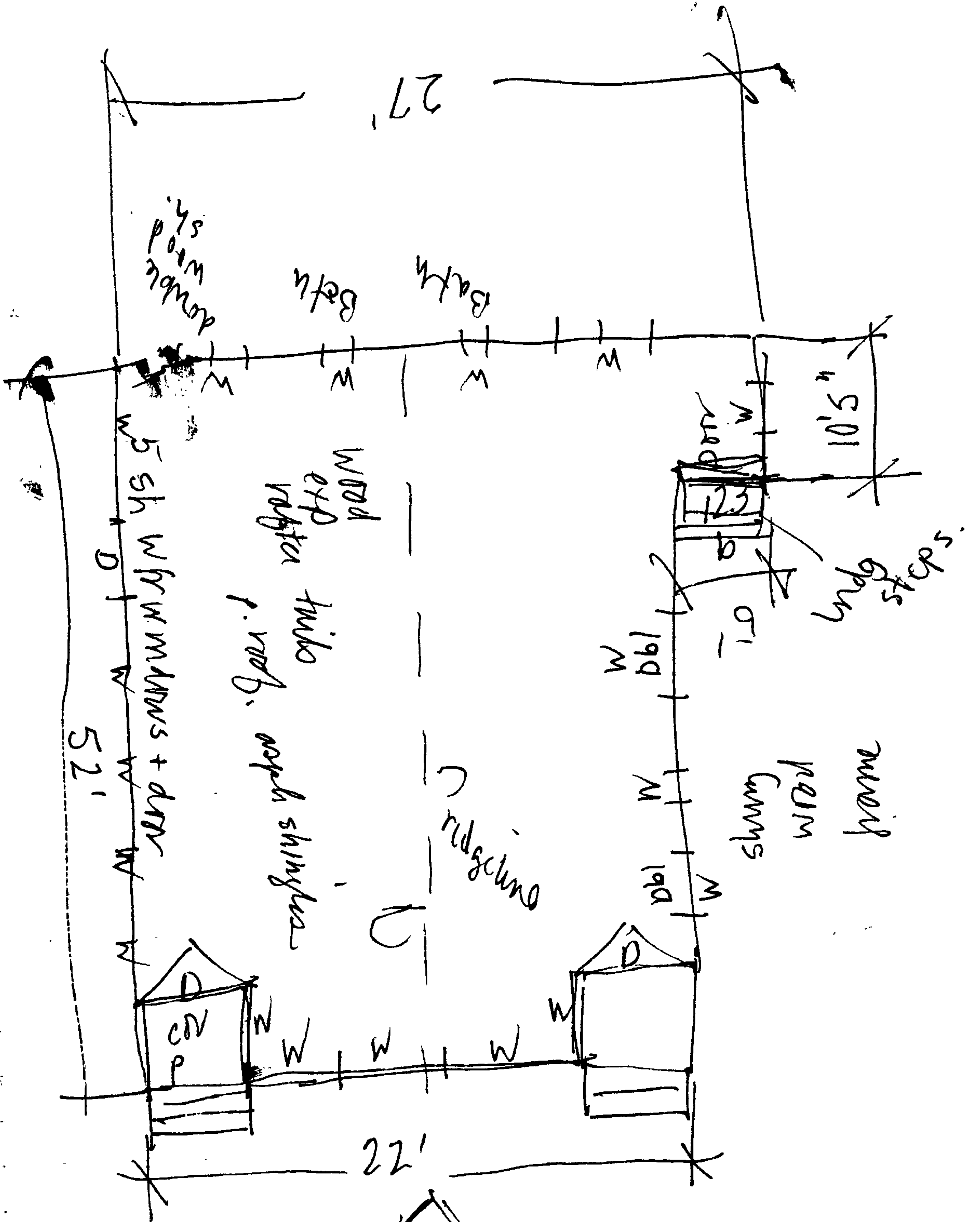
Tea Petra

shop) Trading Co.

- W - wood
- A - adobe
- DW - dwelling
- S - store

SANBORN
MAPS

123 Harvard Field Measurements



123

Historic Cultural Properties Inventory (HCPI) Base Form (FORM1)

Historic Preservation Division, New Mexico Office of Cultural Affairs

For HPD Office use only: HCPI No. _____ District No. _____ NRHP SRCP Criteria: A B C D

1 Name of Property <i>(Historic and/or current name for property)</i> WALTER SIMPSON RES / TEA & TRADING CO.	2 Location <i>(Address or description of location)</i> 119 HARVARD DR SE ALBUQUERQUE NM	3 Local Reference Number K-16-12 4 County BERNALILLO
---	--	---

5 Property Type

Building Structure
 Site Object

6 Date of this Survey
 12 / 4 / 06

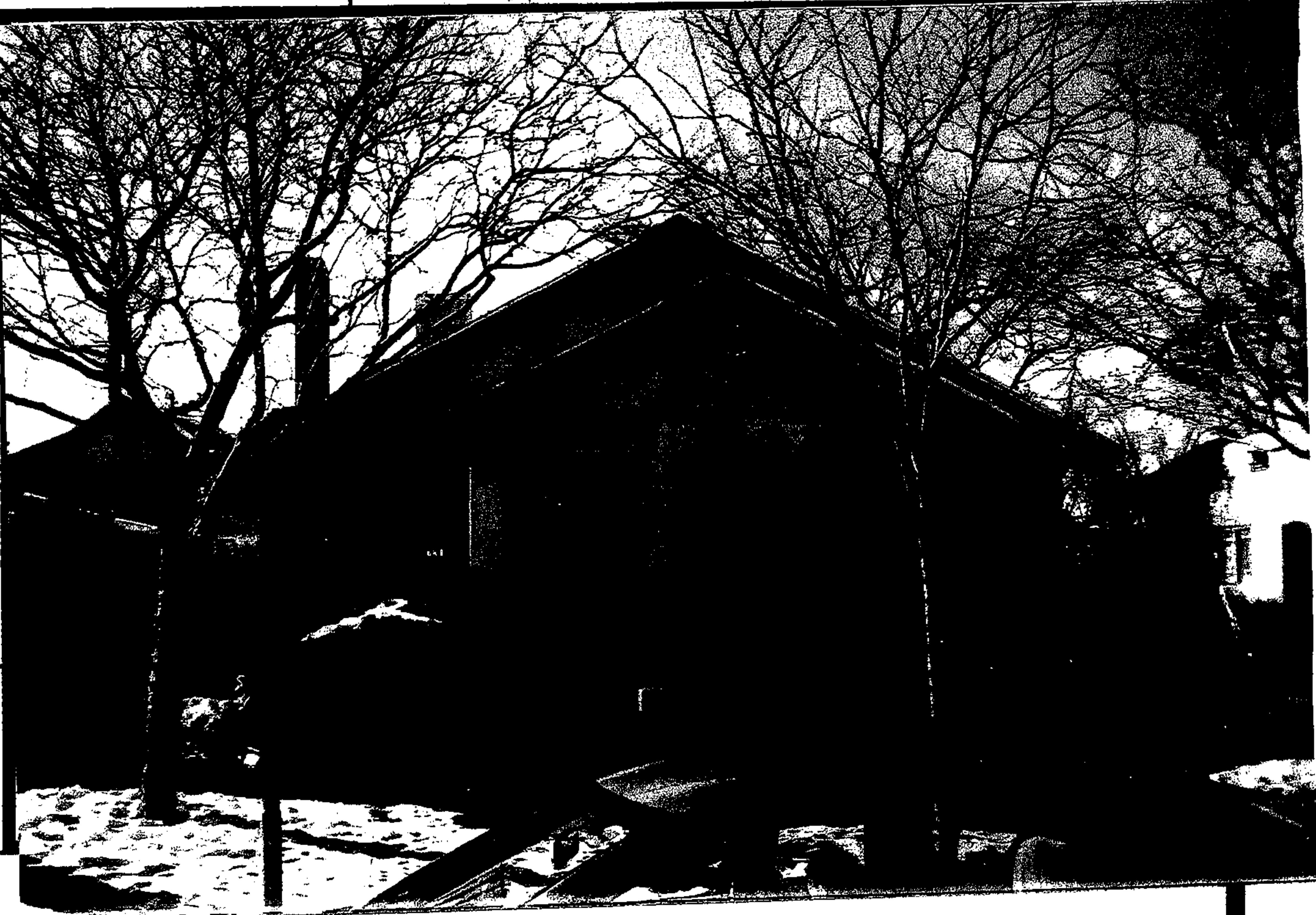
7 UTM

Zone:
 Easting:
 Northing:

8 Previous Survey Date
 05 / / 1981

No previous survey

9 Name of Project
 BRICKLIGHT
 LIVE WORK



10 Photo Information

Roll #: _____ FRONT ELEVATION (EAST)
 NEG 13-17

11 Brief Description of the Property *(What is it?)*
 ORIGINALLY 109 HARVARD. RE-NUMBERED ABOUT 1954
 CURRENTLY A RETAIL TEA & TEA ITEMS STORE

12 Who Uses the Property? *(Current and historic users and uses made of property. Indicate cultural affiliation of users.)*
 ORIGINALLY A RESIDENCE BUILT ABOUT 1922 FOR WALTER
 SIMPSON. IN 1924 IT WAS THE RESIDENCE OF W. M. HEBER,

13 Construction Date

Date: 1922 Known Estimated PER CITY DIRECTORIES

14 Setting

Suburban Rural Village Urban If Urban: Commercial Industrial Residential Public

15 Relationship to Surroundings Similar Dissimilar

Comments: COMMERCIAL SINCE 1973

Historic Preservation Division, New Mexico Office of Cultural Affairs

16 Additional Perspective (Photo, drawing, footprint, etc.; Indicate north arrow when possible.)



17 Surveyor

(Your name, address, telephone number, and any group affiliation.)

CHERYL HARZIS MULLEN HEUER ARCH, PC 268-4144

18 Owner (if known) & Other Knowledgeable People

(Provide contact information for persons known or believed to have information about property.)

BRICKLIGHT / HARVARD MALL PARTNERS PO BX 1404 ABQ NM 87103

19 Is Property Endangered? [] Unknown [] No [X] Yes How? TO BE DEMOLISHED FEB 2007

20 Significance to Current Community [] Unknown [] None [X] Low [] Moderate [] High

Describe:

21 Other Significance or Information of Interest (Such as historical, legendary, structural, former ownership, etc.)

SEE #12

22 National or State Register (See instructions for eligibility criteria.)

Is this property individually listed on a historic register? [] Unknown [X] No [] Yes

If yes: [] State [] National

If 'no' or unknown, do you think this property is eligible for listing? [X] No [] Yes

Why? NO SIGNIFICANT ARCH. OR CULTURAL HISTORY

23 National or State Historic District

Is this property in a historic district? [] Unknown [X] No [] Yes

If yes: [] Contributing [] Non-Contributing [] Unknown

If 'yes,' what is name of district? [] State [] National

24 Supplemental Forms [] None [X] HCPI Detail Form (FORM 2) [X] Continuation Sheets, # pages: _____

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

1. Name of property: WALTER SIMPSON RES/ TEA & TRADING CO.	2. Location: 119 HARVARD DR S.E. ALBUQUERQUE	3. Local Reference Number: K-16-12
		4. County BERNALILLO
		5. Date of Survey: 12-4-06

6. Visible Construction Material: <input checked="" type="checkbox"/> Adobe <input type="checkbox"/> Brick <input type="checkbox"/> Composition <input type="checkbox"/> Concrete: Block <input type="checkbox"/> Concrete: Cast Stone <input type="checkbox"/> Concrete: Poured <input type="checkbox"/> Earth Plaster <input type="checkbox"/> Masonry: Simulated <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Structural Siding <input type="checkbox"/> Metal: V-Crimp <input type="checkbox"/> Stone: Random Ashlar <input type="checkbox"/> Stone: Random Coursed <input type="checkbox"/> Stone: River Rock <input type="checkbox"/> Stone: Rusticated <input type="checkbox"/> Stone: Tabular <input checked="" type="checkbox"/> Stucco <input type="checkbox"/> Tile: Clay <input type="checkbox"/> Vinyl Siding <input type="checkbox"/> Wood: Board and Batten <input type="checkbox"/> Wood: Horizontal Siding <input type="checkbox"/> Wood: Jacal <input type="checkbox"/> Wood: Log <input type="checkbox"/> Wood: Shingle <input type="checkbox"/> Wood: Tongue and Groove <input type="checkbox"/> Other:	7. Number of Stories: <input type="checkbox"/> N/A Number: <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 1 1/2 <input type="checkbox"/> 2 <input type="checkbox"/> 2 1/2 <input type="checkbox"/> Other:
8. Foundation: <input type="checkbox"/> N/A <input type="checkbox"/> Not visible <input type="checkbox"/> None <input type="checkbox"/> At Grade <input checked="" type="checkbox"/> Raised (30") Materials: <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Stone ? Other: _____ Notes:	
9. Roof: <input type="checkbox"/> N/A Shape: <input type="checkbox"/> Flat <input checked="" type="checkbox"/> Gabled <input type="checkbox"/> Hipped <input type="checkbox"/> Pyramidal <input type="checkbox"/> Shed <input type="checkbox"/> Other: Pitch: <input type="checkbox"/> None <input type="checkbox"/> Low <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Steep Features: <input checked="" type="checkbox"/> Eave <input type="checkbox"/> Parapet Materials: <input checked="" type="checkbox"/> Asphalt <input type="checkbox"/> Earth <input checked="" type="checkbox"/> Composition shingle <input type="checkbox"/> Metal: Pressed <input type="checkbox"/> Composition Roll <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Standing Seam <input type="checkbox"/> Metal: V-Crimp <input type="checkbox"/> Tile: Terra-Cotta <input type="checkbox"/> Wood: Shingle Other:	

10. Windows <input type="checkbox"/> N/A <input checked="" type="checkbox"/> WOOD <table style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 15%;">Operation</th> <th style="width: 15%;">Material</th> <th style="width: 15%;">Glazing</th> <th style="width: 15%;">Number</th> </tr> <tr> <td>SH SASH</td> <td>WOOD</td> <td>4/1</td> <td>20</td> </tr> </table> ALL WINDOWS ARE 3' WIDE, SINGLES & SOME MULLED TOGETHER AS DOUBLES & TRIPLES. SEE SKETCH	Operation	Material	Glazing	Number	SH SASH	WOOD	4/1	20	11. Doors <input type="checkbox"/> N/A <table style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 15%;">Type</th> <th style="width: 15%;">Style</th> <th style="width: 15%;">Material</th> <th style="width: 15%;">Number</th> </tr> <tr> <td>NA / UNK</td> <td>?</td> <td>WOOD</td> <td>2 1 FR 1 REAR</td> </tr> </table> Notes:	Type	Style	Material	Number	NA / UNK	?	WOOD	2 1 FR 1 REAR
Operation	Material	Glazing	Number														
SH SASH	WOOD	4/1	20														
Type	Style	Material	Number														
NA / UNK	?	WOOD	2 1 FR 1 REAR														

12. Chimneys 2 (describe whether interior or exterior and material) 1 EXT SOUTH WALL / LR FIREPLACE 1 INT REAR WEST (FROM BSMT FURN.?)	13. Porches <input type="checkbox"/> N/A 1/2 WALL AROUND PORCH Type: <input checked="" type="checkbox"/> Entry <input type="checkbox"/> Partial-Width GABLED TO <input checked="" type="checkbox"/> Full-Width <input type="checkbox"/> Wrap MATCH MAIN RES.
--	--

14. Other Significant Features THIS HOME IS WELL MAINTAINED. THE PORCH IS GENEROUS. THE MULLED WINDOWS ARE IN GOOD SHAPE & ATTRACTIVE WITH 4 LIGHTS IN THE UPPER SECTION OF EACH.

15. Modifications: No known modifications (EXTERIOR)

#1	Date: _____	Known	Estimated	Source:
#2	Date: _____	Known	Estimated	Source:

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style

Not Applicable

- | | | | | |
|--|---|--|---|---|
| <input type="checkbox"/> Art Deco/Streamline Moderne | <input type="checkbox"/> Gothic Revival | <input type="checkbox"/> Mission Revival | <input type="checkbox"/> Pueblo | <input type="checkbox"/> Spanish-Pueblo Revival |
| <input checked="" type="checkbox"/> Bungalow/Craftsman | <input type="checkbox"/> International | <input type="checkbox"/> Neo-Classical | <input type="checkbox"/> Queen Anne | <input type="checkbox"/> Territorial |
| <input type="checkbox"/> Colonial Revival | <input type="checkbox"/> Italianate | <input type="checkbox"/> Northern NM | <input type="checkbox"/> Ranch | <input type="checkbox"/> Territorial Revival |
| <input type="checkbox"/> Folk Victorian | <input type="checkbox"/> Mediterranean | <input type="checkbox"/> Prairie | <input type="checkbox"/> Spanish-Colonial | <input type="checkbox"/> Tudor Revival |

Notes:

Other: _____

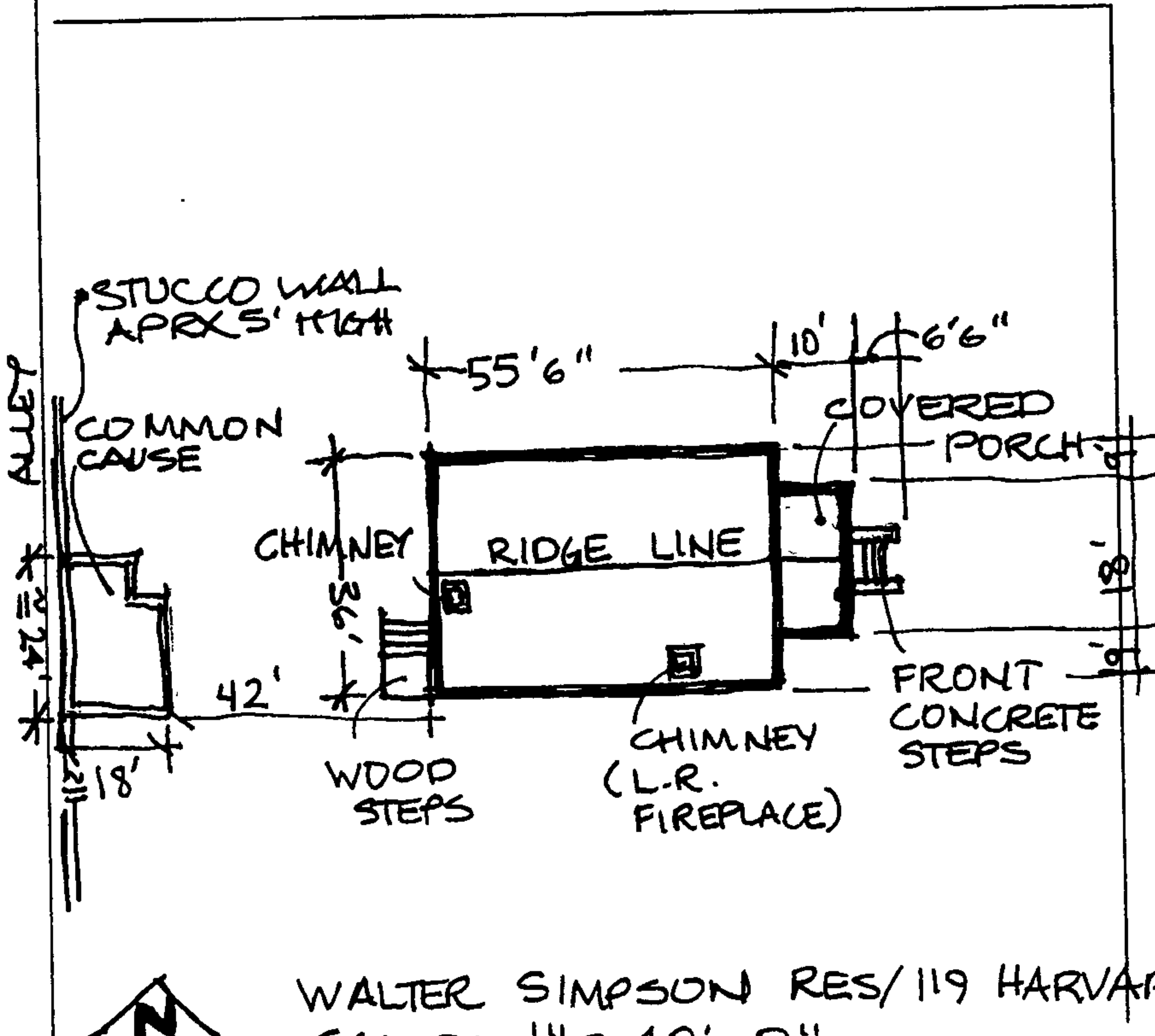
17. Documents Available and Their Locations

18. Attached or Associated Properties

42' BEHIND TEA & TRADING IS A SMALL TAN STUCCO BUILDING USED BY COMMON CAUSE. BLDG IS APRX 24' x 18'

Are associated properties eligible for listing? **NO.**

19. Site Plan:



PLEASE INCLUDE:

- Footprint of building
- Porches and balconies
- Major landscape features
- North arrow
- Associated properties
- Walls, fences, gates
- Nearby roads
- Driveways

NOTES:

Historic Cultural Properties Inventory (HCPI) Continuation Sheet
 Historic Preservation Division, New Mexico Department of Cultural Affairs

1. Name of property: (historic and/or current name for property) WALTER SIMPSON RES/ TEA & TRADING CO.	2. Location: 119 HARVARD DR. S.E. ALBUQUERQUE	3. Local Reference Number: K-16-12
		4. County BERNALILLO
		5. Date of Survey 12-04-06

WHO PROBABLY CONSTRUCTED & OWNED THE APARTMENTS AT 131 HARVARD SE, AS THEY ARE LISTED IN THE CITY DIRECTORY AS "HEBER APARTMENTS."

THE BUILDING WAS A RESIDENCE UNTIL 1973 WHEN IT BECAME THE "NATURAL SOUND MUSIC EQPT." STORE. IT HAS HAD COMMERCIAL USE SINCE THEN.

IT WAS THE FIRST RESIDENCE ON THE WEST SIDE OF THE STREET TO SWITCH TO COMMERCIAL USES.



SINGLE HUNG
4/1 LITES

WOOD FRAME

STUCCO
SILL

TYPICAL
DOUBLE WINDOW
ALSO SINGLES
& TRIPLES

HCPI Continuation Sheet (continued from other side)

Historic Preservation Office, New Mexico Department of Cultural Affairs



WEST (REAR) ELEVATION SHOWING EXPOSED & PROTRUDING PURLINS - ABOUT 6" X 6"



NORTH ELEVATION

NEW MEXICO HISTORIC BUILDING INVENTORY
FORM 1: BUILDINGS & STRUCTURES 6-6-79



YES NO

1. SURVEY DATE 3. BY: 1/81 SP

2. COUNTY: 1

4. CHECK DATE 5. BY

6. COMPUTER DATE 7. BY

8. FILE DATE 9. BY: 6/81 AMG

10. REVISION DATE 11. BY

13. FIELD MAP

14. NUMBER

15. UTM REFERENCE NUMBER

ZONE EASTING NORTHING

SPECIFIC LOCATION: 119 Harvard SE

17. CITY/TOWN

18. ZIP

19. LAND GRANT OR RESERVATION

20. I.D. #: K16-12

22. ROLL #: 280

23. NEG #: 23

24. LOCATION OF NEG.

LEGAL DESCRIPTION: TOWNSHIP NS RANGE EW SECTION 1/4 1/4 1/4

ARCHITECTURAL STYLE: Bungalow

26. NUMBER OF STORIES: 1

FOUNDATION MATERIAL(S): Cement

EXTERIOR WALL SURFACE(S): Stucco adobe

2. FENESTRATION (TYPE/DIVISIONS/SURROUNDS/SILLS/ARRANGEMENTS): 4 1/1 w/d sash

ON 131 Sov. as 109, Adobe

30. DOOR/ENTRANCE (TYPE/SURROUNDS)

31. ROOF(S) (NUMBER/SHAPE/MATERIAL/DETAILS): 1/1 gable, rafters exposed beyond eaves, exposed purlins

Hexagonal shingles in gable end

32. CHIMNEY(S) (NUMBER/EXTERIOR-INTERIOR/MATERIALS)

33. EXTERIOR DETAILS: masonry columns support screened porch roof

34. COMMENTS

DATE OF CONSTRUCTION

35. ESTIMATED ~~1922~~ 1919 36. ACTUAL 1922

37. SOURCE OF DATE

38. ARCHITECT/ENGINEER/BUILDER

39. SOURCE OF INFORMATION

40. NAME

USE

41. PRESENT g/mc

42. HISTORIC ns

43. CONDITION

EXCELLENT GOOD FAIR DETERIORATED

45. IMMEDIATE SURROUNDINGS

46. RELATION TO SURROUNDINGS

SIMILAR NOT SIMILAR

47. ARCHITECTURAL CONTRIBUTION TO SURROUNDINGS

PLUS NEUTRAL MINUS

48. OVERALL SIGNIFICANCE

NATIONAL STATE LOCAL NONE

49. ASSOCIATED BUILDINGS? YES NO

50. WHAT TYPE?

51. IF INVENTORIED, LIST I.D. #'S

44. DEGREE OF REMODELING

MODERATE MAJOR

52. SEE BACK? YES NO



Q. I.D. #

K16-12

2. ROLL #

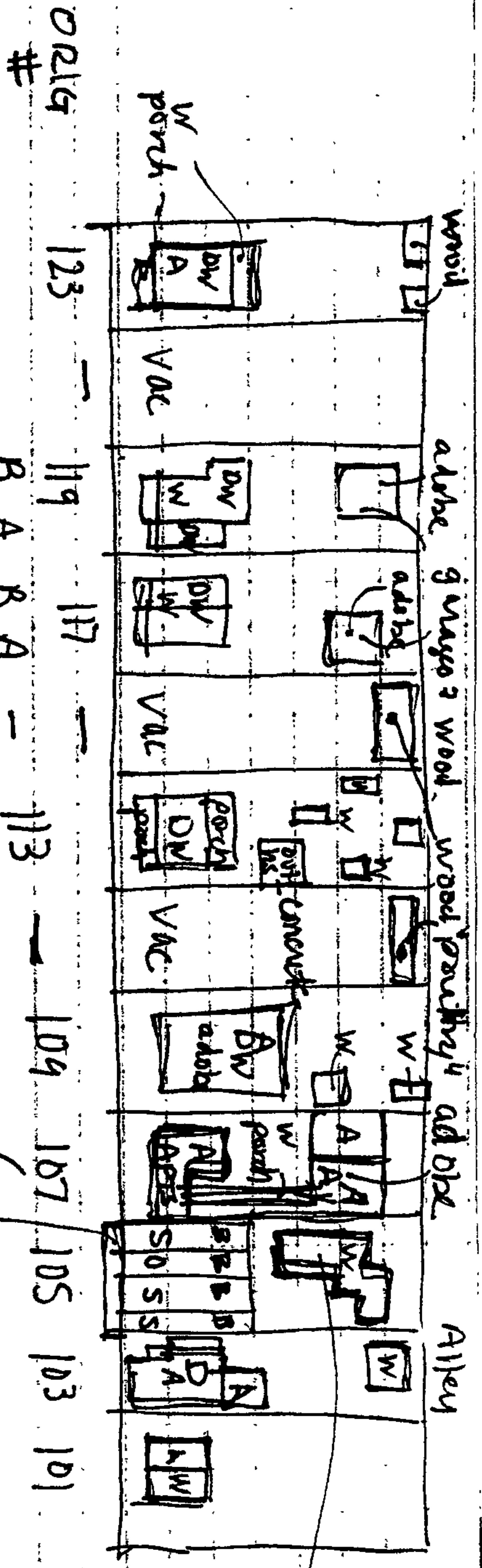
23. NEG #

280

23

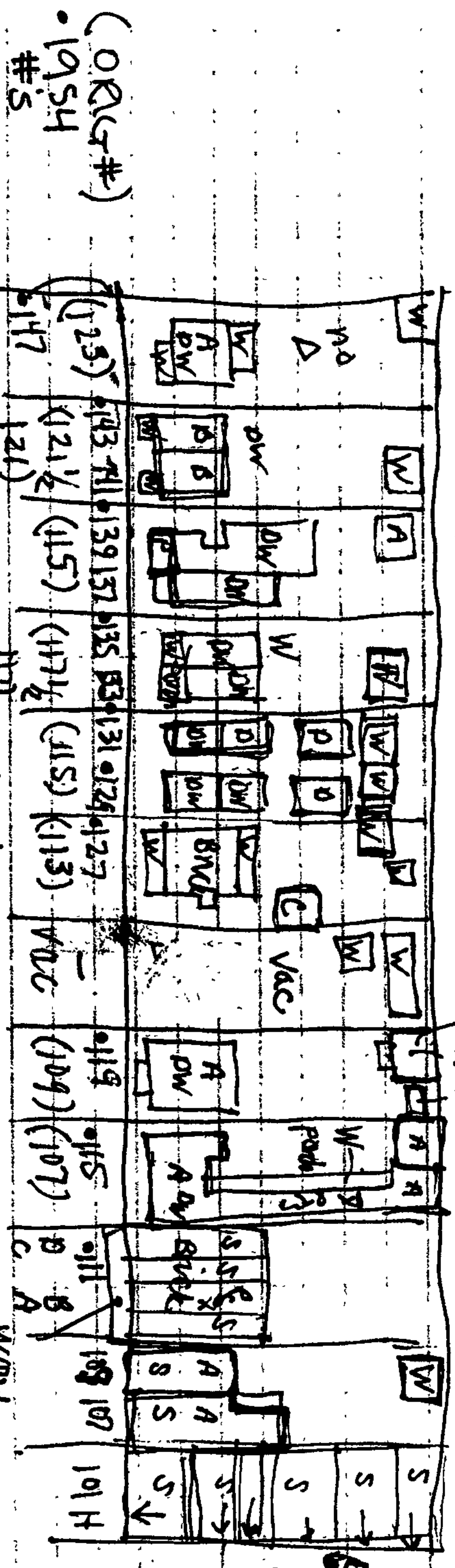
4. LOCATION OF NEG.

SAUBORN
1931



1 = iron blag
W = wood bldg
B = brck/hle
D = dwlls
A = addbe

942 / 54



W - WOOD
A - addbe
DW - dwelling
S - store

SAUBORN
MAPS

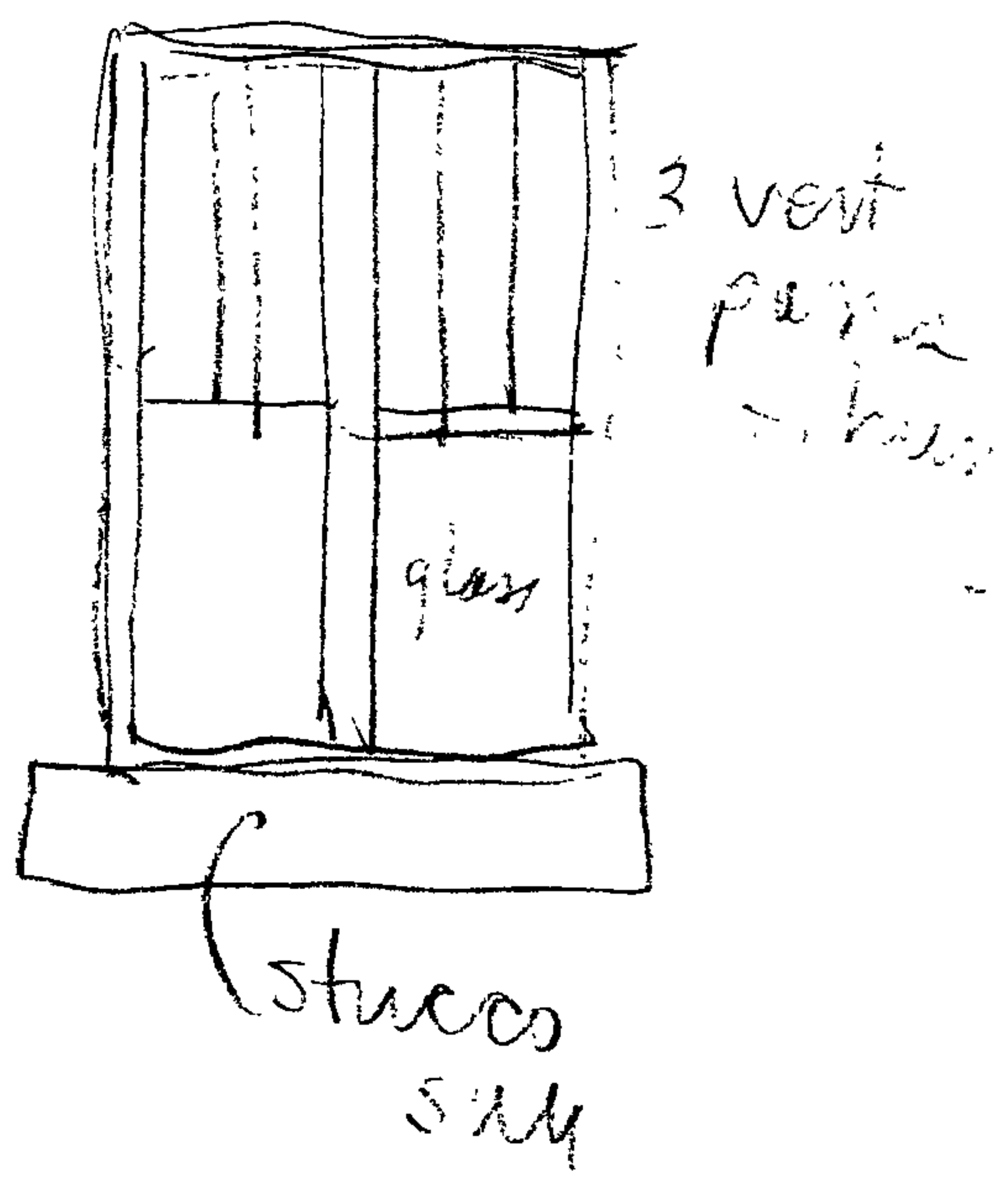
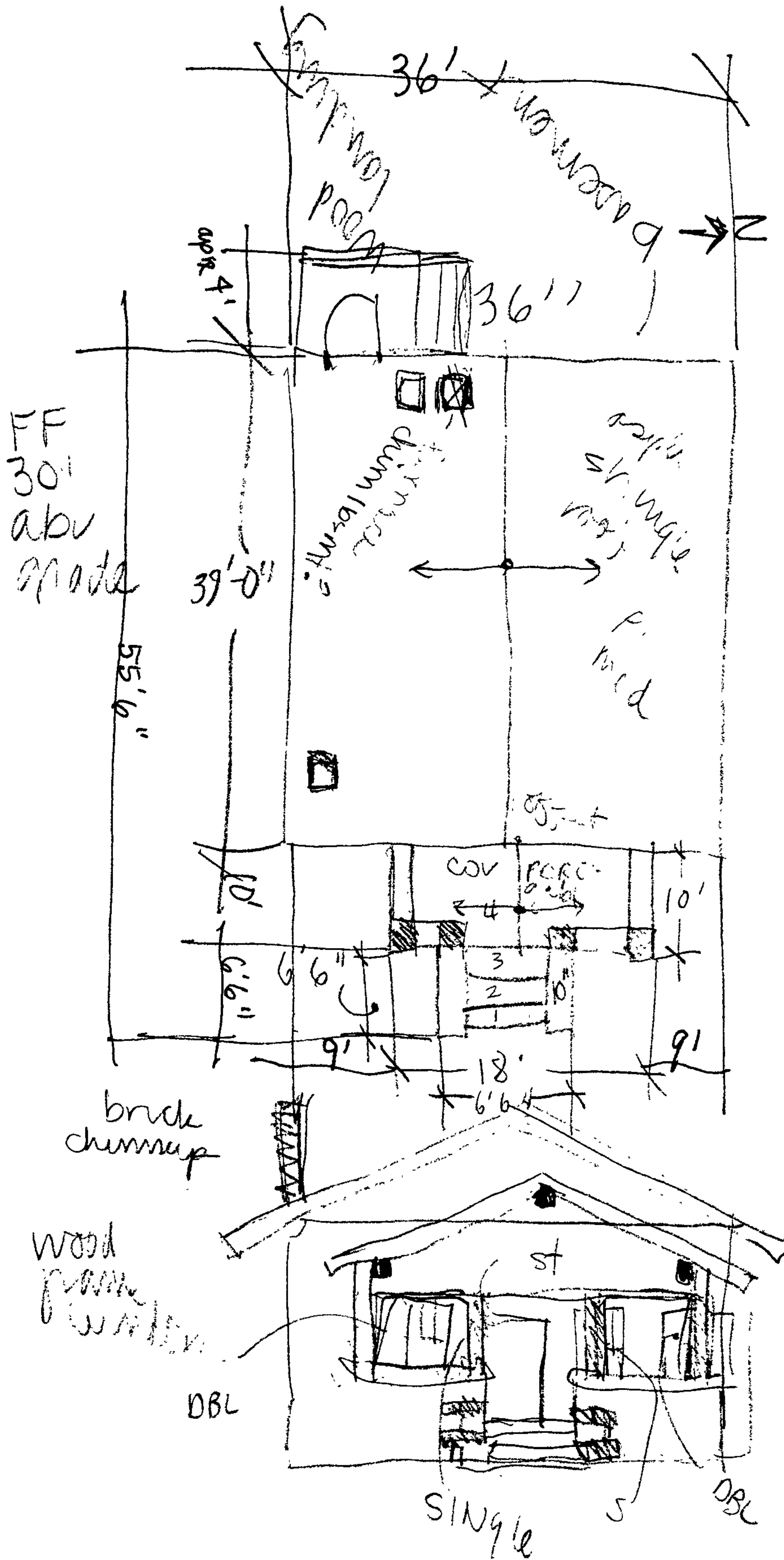
Shop Trading Co.

rest. (head & Tea Petra)

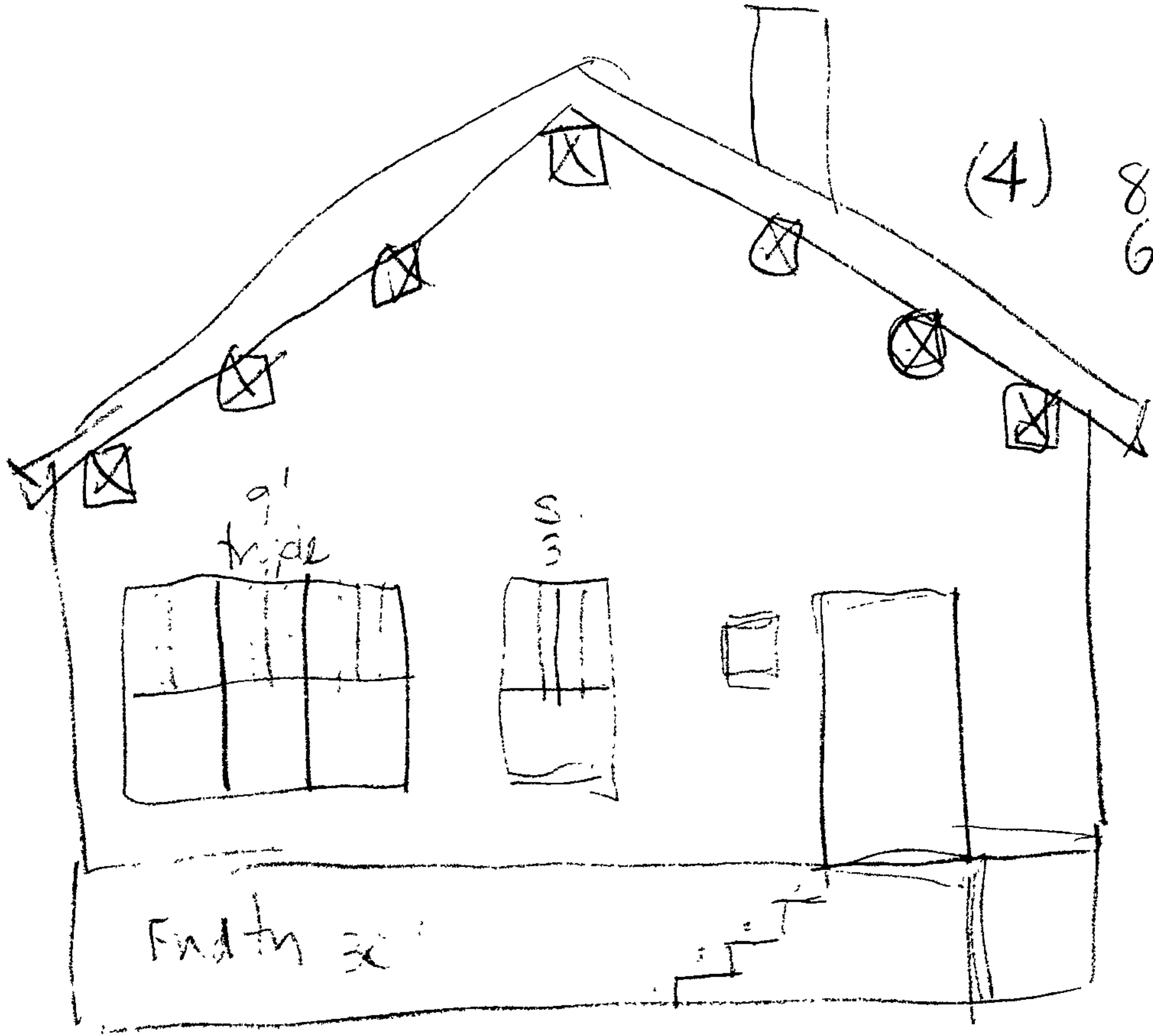
apts closed 123

Street facing central curv

FIELD MEASUREMENTS & SKETCHES
119 HARVARD DR SE



exp rtr tails
3 @ porch



(4) 8" x 8"
6" x 6" beams
~~rafters?~~
exp

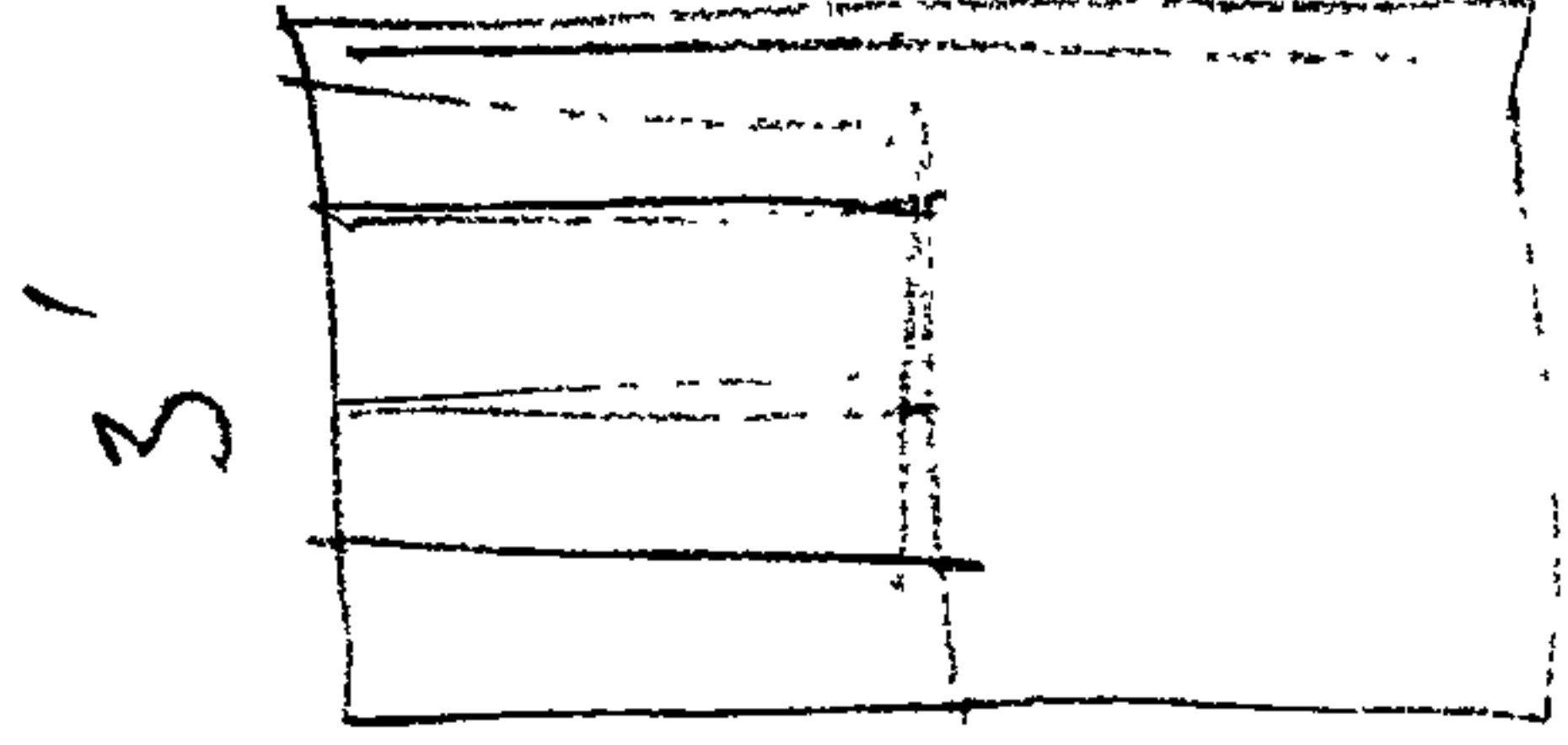
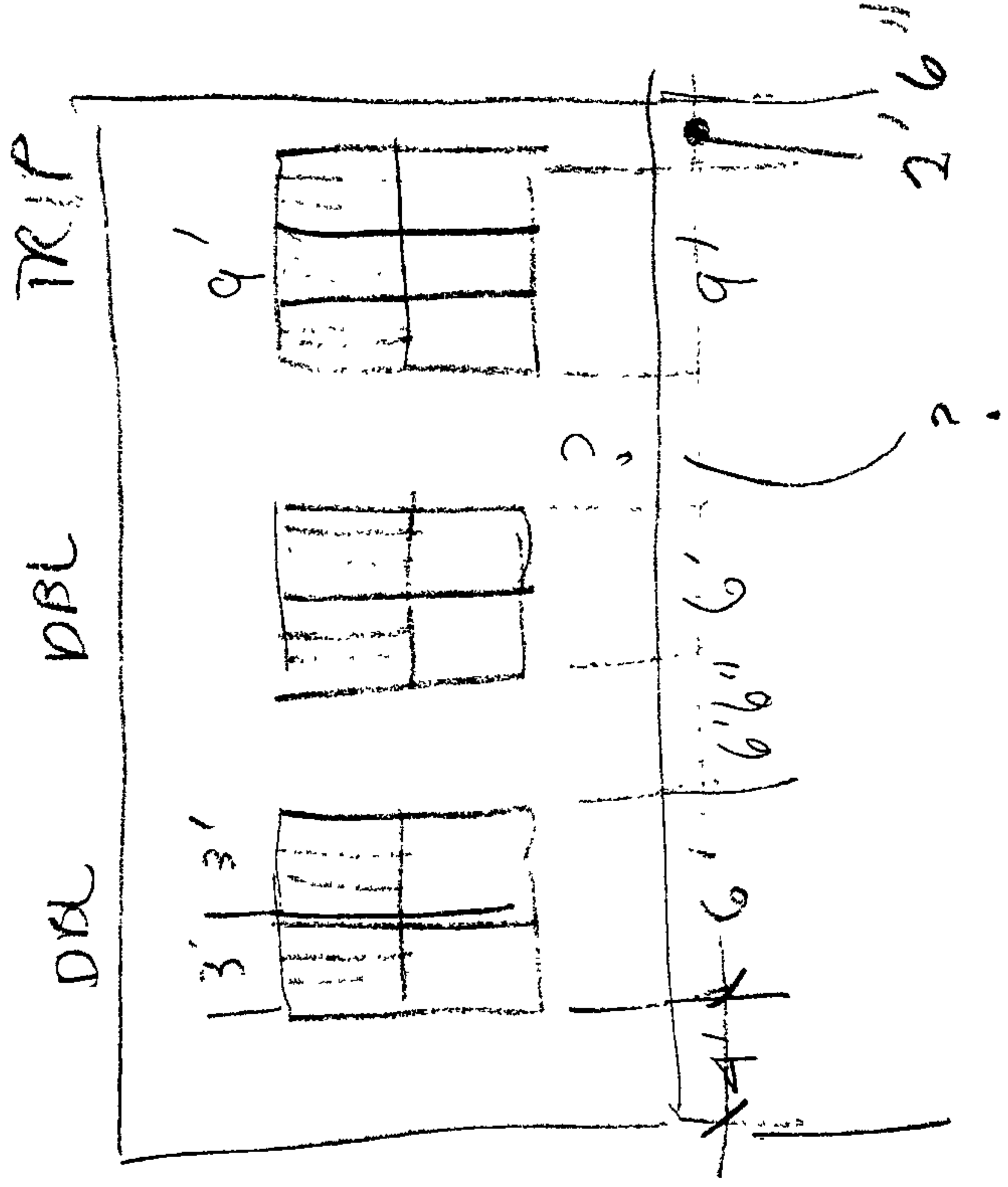
stucco over?
a-dor?

Fndn 30'

W.D.

W (REAR)
ELEV

N elev



Historic Cultural Properties Inventory (HCPI) Base Form (FORM 1)

Historic Preservation Division, New Mexico Office of Cultural Affairs

For HPD Office use only: HCPI No. _____

District No. _____

NRHP SRCP Criteria: A B C D

1 Name of Property (Historic and/or current name for property) **JESSIE MORGAN RESIDENCE (ORIG.) PETRA RESTAURANT (LAST USE)**

2 Location (Address or description of location) **115 HARVARD DR SE ALBUQUERQUE**

3 Local Reference Number **K-16-13**

4 County **BERNALILLO**

5 Property Type

Building Structure

Site Object

6 Date of this Survey **1/5/07**

7 UTM

Zone **LL**

Easting **|||||**

Northing **|||||**

8 Previous Survey Date **5/ / 1981**

No previous survey

9 Name of Project **BRICKLIGHT LIVE-WORK**



10 Photo Information

Roll #: _____

NET 18-24

FRONT (EAST) ELEVATION

11 Brief Description of the Property (What is it?) **CURRENTLY A RESTAURANT, THIS BUILDING WAS ORIGINALLY A RESIDENCE WITH 3 ATTACHED APARTMENTS. THE FRONT HOME WAS DESIGNATED APT C, AND A, B, & D WERE IN THE REAR. IT WAS (see contin sheet)**

12 Who Uses the Property? (Current and historic users and uses made of property. Indicate cultural affiliation of users.) **MOST OF THE RENTERS WERE WORKERS. FROM ABOUT THE 1960'S ON THEY HAVE BEEN STUDENTS. CURR. A RESTAURANT.**

13 Construction Date

Date: **C1920** Known Estimated **PER CITY DIRECTORY LISTINGS**

14 Setting

Suburban Rural Village Urban

If Urban: Commercial Industrial Residential Public

15 Relationship to Surroundings Similar Dissimilar

Comments: **HARVARD CHANGED FROM MOSTLY RESIDENTIAL TO MOSTLY COMMERCIAL FROM ABOUT 1976 - 1980.**

Continued on other

Historic Preservation Division, New Mexico Office of Cultural Affairs

16 Additional Perspective (Photo, drawing, footprint, etc.; Indicate north arrow when possible.)



7 Surveyor

(Your name, address, telephone number, and any group affiliation.)

CHERYL ANN HARRIS MULLEN HELLER ARCH, P.C. 268-4144

8 Owner (if known) & Other Knowledgeable People.

(Provide contact information for persons known or believed to have information about property.)

BRICKLIGHT DISTRICT / HARVARD MALL PARTNERS P.O. BOX 1404 ABQ NM 87103

COURTYARD, LOOKING N @ APTS D-A-B

19 Is Property Endangered? Unknown No Yes How? TO BE DEMOLISHED FEB 2007

20 Significance to Current Community Unknown None Low Moderate High

Describe:

21 Other Significance or Information of Interest (Such as historical, legendary, structural, former ownership, etc.)

SEE #11.

22 National or State Register (See instructions for eligibility criteria.)

Is this property individually listed on a historic register? Unknown No Yes

If yes: State National

If 'no' or unknown, do you think this property is eligible for listing? No Yes

Why? HAS BEEN MODIFIED QUITE A BIT & POOR CONDITION

23 National or State Historic District

Is this property in a historic district? Unknown No Yes

If yes: Contributing Non-Contributing Unknown

If 'yes,' what is name of district? State National

24 Supplemental Forms None HCPI Detail Form (FORM 2) Continuation Sheets, # pages: _____

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

1. Name of property: JESSIE MORGAN RESIDENCE / PETRA RESTAURANT	2. Location: 115 HARVARD DR. S.E. ALBUQUERQUE	3. Local Reference Number: K-16-13
		4. County: BERNALILLO
		5. Date of Survey: 1-5-2007

6. Visible Construction Material: <input checked="" type="checkbox"/> Adobe <input type="checkbox"/> Brick <input type="checkbox"/> Composition <input type="checkbox"/> Concrete: Block <input type="checkbox"/> Concrete: Cast Stone <input type="checkbox"/> Concrete: Poured <input type="checkbox"/> Earth Plaster <input type="checkbox"/> Masonry: Simulated <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Structural Siding <input type="checkbox"/> Metal: V-Crimp <input type="checkbox"/> Stone: Random Ashlar <input type="checkbox"/> Stone: Random Coursed <input type="checkbox"/> Stone: River Rock <input type="checkbox"/> Stone: Rusticated <input type="checkbox"/> Stone: Tabular <input checked="" type="checkbox"/> Stucco <input type="checkbox"/> Tile: Clay <input type="checkbox"/> Vinyl Siding <input type="checkbox"/> Wood: Board and Batten <input type="checkbox"/> Wood: Horizontal Siding <input type="checkbox"/> Wood: Jacal <input type="checkbox"/> Wood: Log <input type="checkbox"/> Wood: Shingle <input type="checkbox"/> Wood: Tongue and Groove <input type="checkbox"/> Other:	7. Number of Stories: <input type="checkbox"/> N/A Number: <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 1 1/2 <input type="checkbox"/> 2 <input type="checkbox"/> 2 1/2 <input type="checkbox"/> Other:
8. Foundation: <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Not visible <input type="checkbox"/> None <input type="checkbox"/> At Grade <input type="checkbox"/> Raised Materials: <input type="checkbox"/> Concrete <input type="checkbox"/> Stone Other:	
9. Roof: <input type="checkbox"/> N/A Shape: <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Gabled <input type="checkbox"/> Hipped <input type="checkbox"/> Pyramidal <input type="checkbox"/> Shed <input type="checkbox"/> Other: Pitch: <input type="checkbox"/> None <input type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> Steep Features: <input type="checkbox"/> Eave <input checked="" type="checkbox"/> Parapet Materials: <input type="checkbox"/> Asphalt <input type="checkbox"/> Earth <input checked="" type="checkbox"/> UNK. <input type="checkbox"/> Composition shingle <input type="checkbox"/> Metal: Pressed <input type="checkbox"/> Composition Roll <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Standing Seam <input type="checkbox"/> Metal: V-Crimp <input type="checkbox"/> Tile: Terra Cotta <input type="checkbox"/> Wood: Shingle Other:	

10. Windows <input type="checkbox"/> N/A <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Operation</th> <th>Material</th> <th>Glazing</th> <th>Number</th> </tr> </thead> <tbody> <tr> <td>FIXED</td> <td>WOOD</td> <td></td> <td>12+</td> </tr> <tr> <td>S-H</td> <td>WOOD</td> <td></td> <td>12+</td> </tr> </tbody> </table> Notes:	Operation	Material	Glazing	Number	FIXED	WOOD		12+	S-H	WOOD		12+	11. Doors <input type="checkbox"/> N/A <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Type</th> <th>Style</th> <th>Material</th> <th>Number</th> </tr> </thead> <tbody> <tr> <td>WOOD</td> <td>NA</td> <td>WOOD</td> <td>6</td> </tr> </tbody> </table> Notes:	Type	Style	Material	Number	WOOD	NA	WOOD	6
Operation	Material	Glazing	Number																		
FIXED	WOOD		12+																		
S-H	WOOD		12+																		
Type	Style	Material	Number																		
WOOD	NA	WOOD	6																		

12. Chimneys 1 (describe whether interior or exterior and material) INTERIOR - ON HOME (APT C) ONLY	13. Porches <input type="checkbox"/> N/A Type: 1 Entry (HOME) Partial-Width 1 Full-Width (N/A) PORTAL @ APTS
--	---

14. Other Significant Features HAND MADE CORBELS ON PORTAL POSTS

15. Modifications: No known modifications

#1 COV. PATIO	Date: UNK	Known	Estimated	Source: COVERED PATIO AT RESTAURANT (FRONT OF HOME)
#2 RAMP	Date: UNK	Known	Estimated	Source: BRICK ENTRY RAMP TO RESTAURANT

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style Not Applicable

- | | | | | |
|--|---|--|---|--|
| <input type="checkbox"/> Art Deco/Streamline Moderne | <input type="checkbox"/> Gothic Revival | <input type="checkbox"/> Mission Revival | <input type="checkbox"/> Pueblo | <input checked="" type="checkbox"/> Spanish-Pueblo Revival |
| <input type="checkbox"/> Bungalow/Craftsman | <input type="checkbox"/> International | <input type="checkbox"/> Neo-Classical | <input type="checkbox"/> Queen Anne | <input type="checkbox"/> Territorial |
| <input type="checkbox"/> Colonial Revival | <input type="checkbox"/> Italianate | <input type="checkbox"/> Northern NM | <input type="checkbox"/> Ranch | <input type="checkbox"/> Territorial Revival |
| <input type="checkbox"/> Folk Victorian | <input type="checkbox"/> Mediterranean | <input type="checkbox"/> Prairie | <input type="checkbox"/> Spanish-Colonial | <input type="checkbox"/> Tudor Revival |

Notes: **TILES ON RECESSED COVERED PORCH, EAST (MAIN) ENTRY** Other: _____

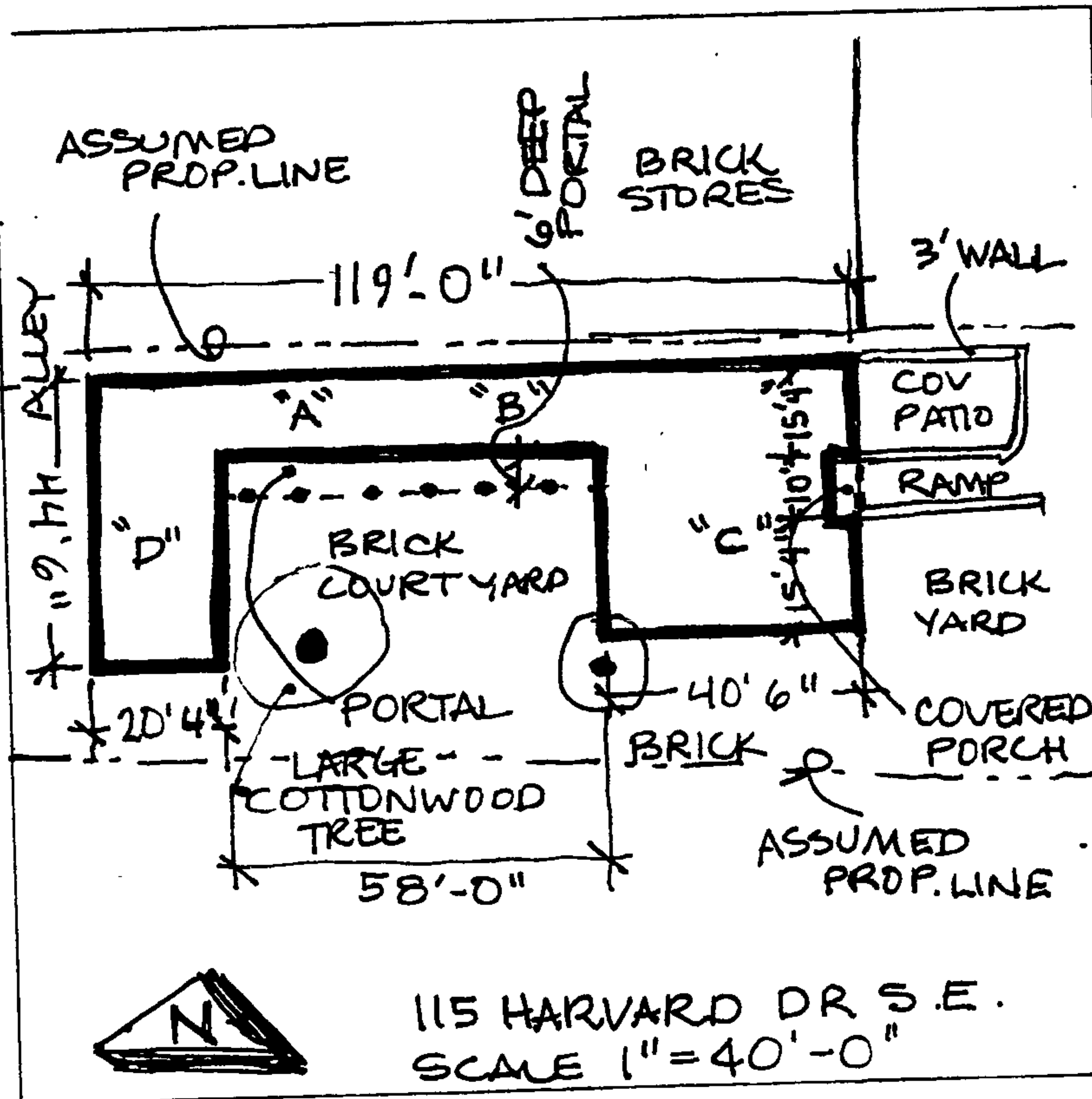
17. Documents Available and Their Locations

18. Attached or Associated Properties

NA

Are associated properties eligible for listing?

19. Site Plan:



PLEASE INCLUDE:

- Footprint of building
- Porches and balconies
- Major landscape features
- North arrow
- Associated properties
- Walls, fences, gates
- Nearby roads
- Driveways

NOTES: COVERED PATIO IS AN ADDITION SINCE 1981 SURVEY.

115 HARVARD DR S.E.
SCALE 1"=40'-0"

Historic Cultural Properties Inventory (HCPI) Continuation Sheet
 Historic Preservation Division, New Mexico Department of Cultural Affairs

1. Name of property: (historic and/or current name for property) JESSIE MORGAN RES. (ORIG.) PETRA RESTAURANT (CURRENT)	2. Location: 115 HARVARD DR. S.E. ALBUQUERQUE N.M.	3. Local Reference Number: K-16-13
		4. County BERNALILLO
		5. Date of Survey 1-5-2007

BUILT IN C. 1920 & LISTED IN THE CITY DIRECTORY AS THE RESIDENCE OF MRS JESSIE MORGAN. LISTINGS FOR THE APARTMENTS IN THE REAR DON'T APPEAR UNTIL ABOUT 1936, ALTHOUGH THE APARTMENTS ARE SHOWN ON THE 1931 SANBORN MAP.

FROM ABOUT 1956 THROUGH 1974 THE HOME IN THE FRONT (APT C) WAS THE HOME OF DR FRANCE V SCHOLLES & HIS WIFE LILLITH. DR SCHOLLES WAS A UNM PROFESSOR & HIS WIFE AN APS TEACHER. IN 1974 THE SCHOLLES MOVED TO THE PARK PLACE APTS, 1331 PARK AVE SW, FOLLOWING HIS UNM RETIREMENT.

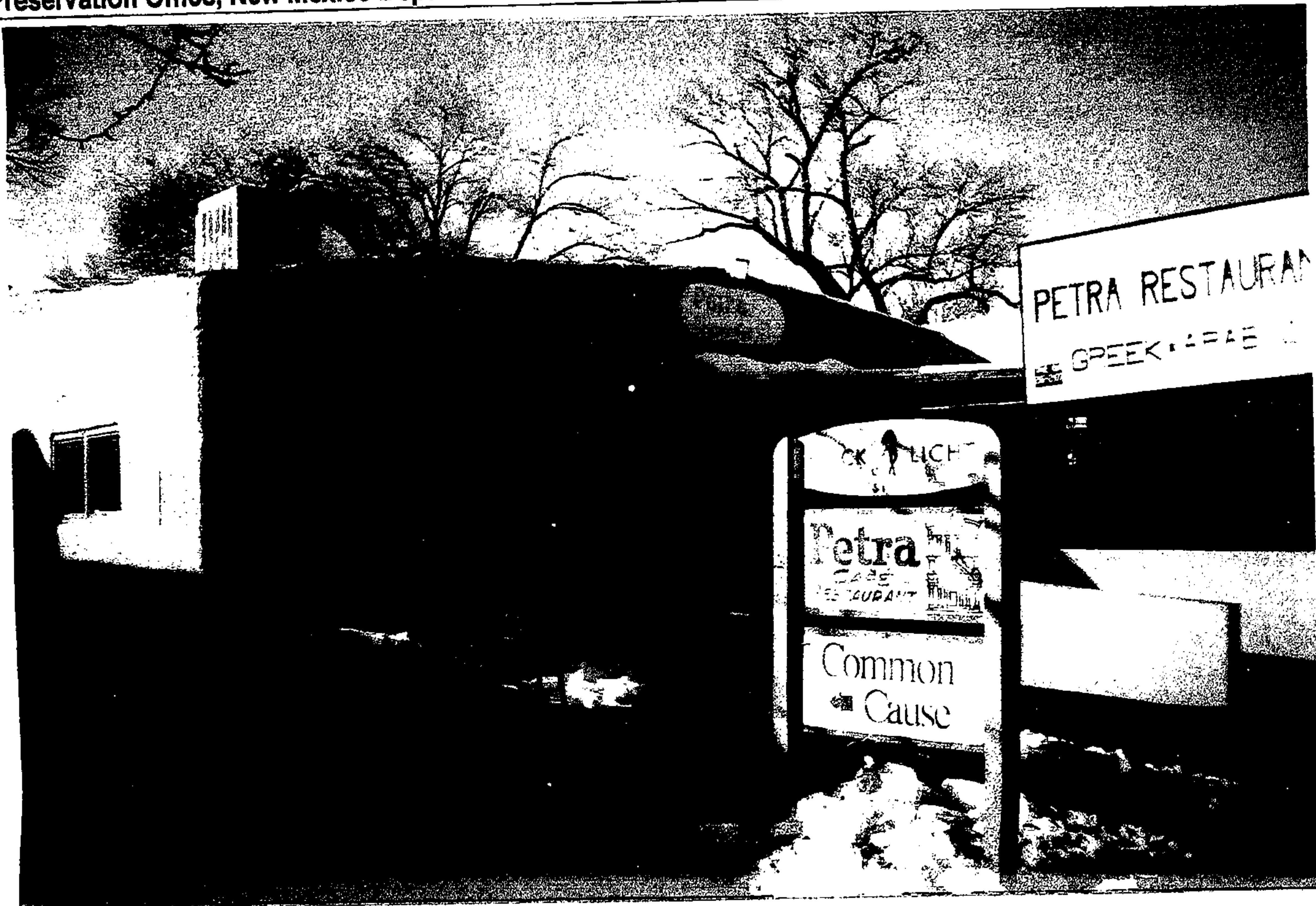
IN 1975 THE HOME WAS VACANT, AND IN 1976 ITS LIFE AS A COMMERCIAL BUILDING BEGAN AS THE "HARMONICA CENTRE BOOK STORE". IT HAS BEEN USED AS VARIOUS RESTAURANTS & BOOKSTORES, WITH THE REAR APARTMENTS APPARENTLY USED AS STORAGE.

ABOUT 1955 HARVARD WAS RE-NUMBERED. THIS PROPERTY WAS 107 HARVARD BEFORE THAT, & 115 SINCE.

HCPI Continuation Sheet (continued from other side)

46
46
46
46

Historic Preservation Office, New Mexico Department of Cultural Affairs



EAST ELEVATION - VIGAS HAVE BEEN REMOVED SINCE 1981



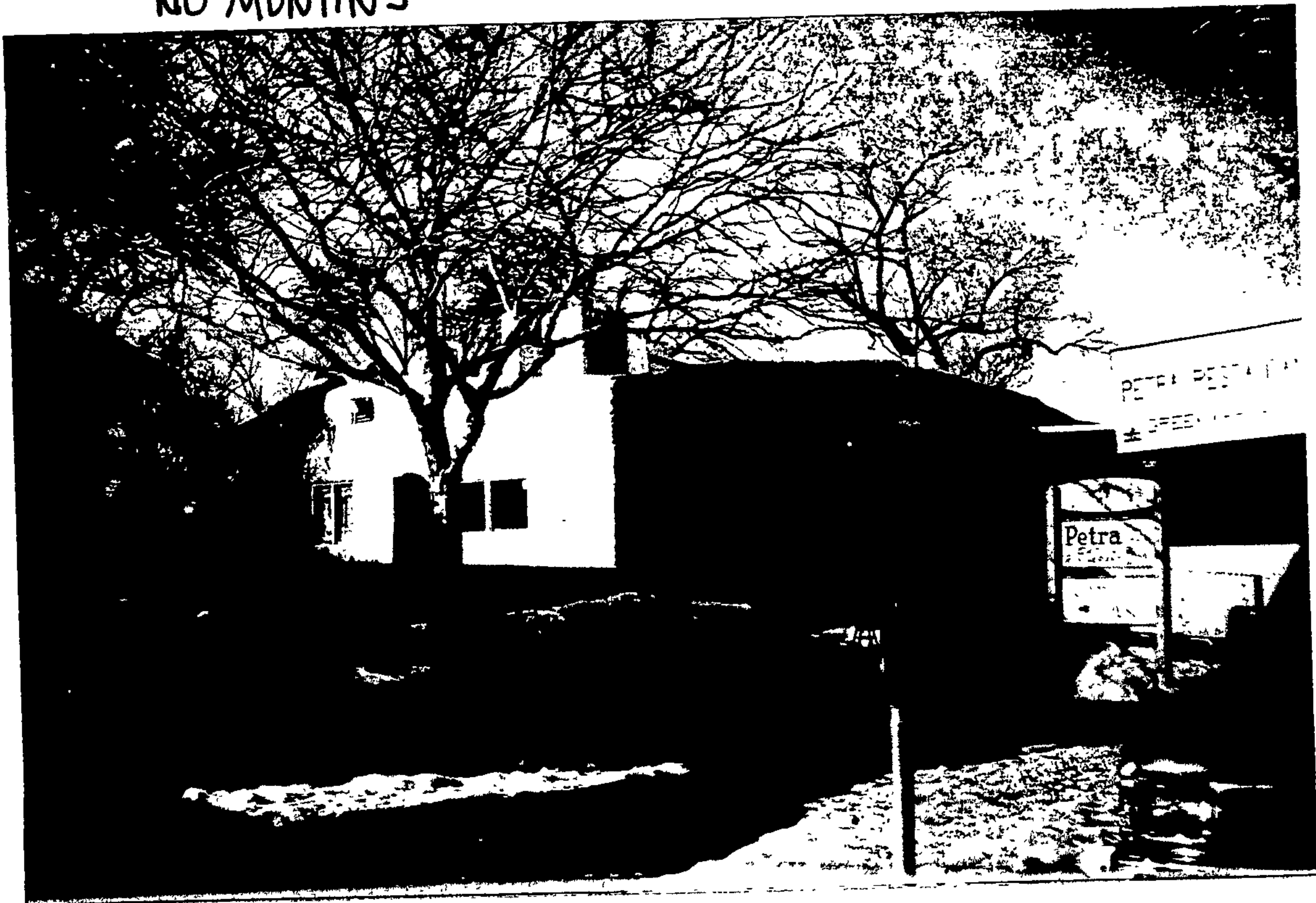
CLOSE-UP OF CORBELS & POSTS OF APT. PORTAL

HCPI Continuation Sheet (continued from other side)

Historic Preservation Office, New Mexico Department of Cultural Affairs



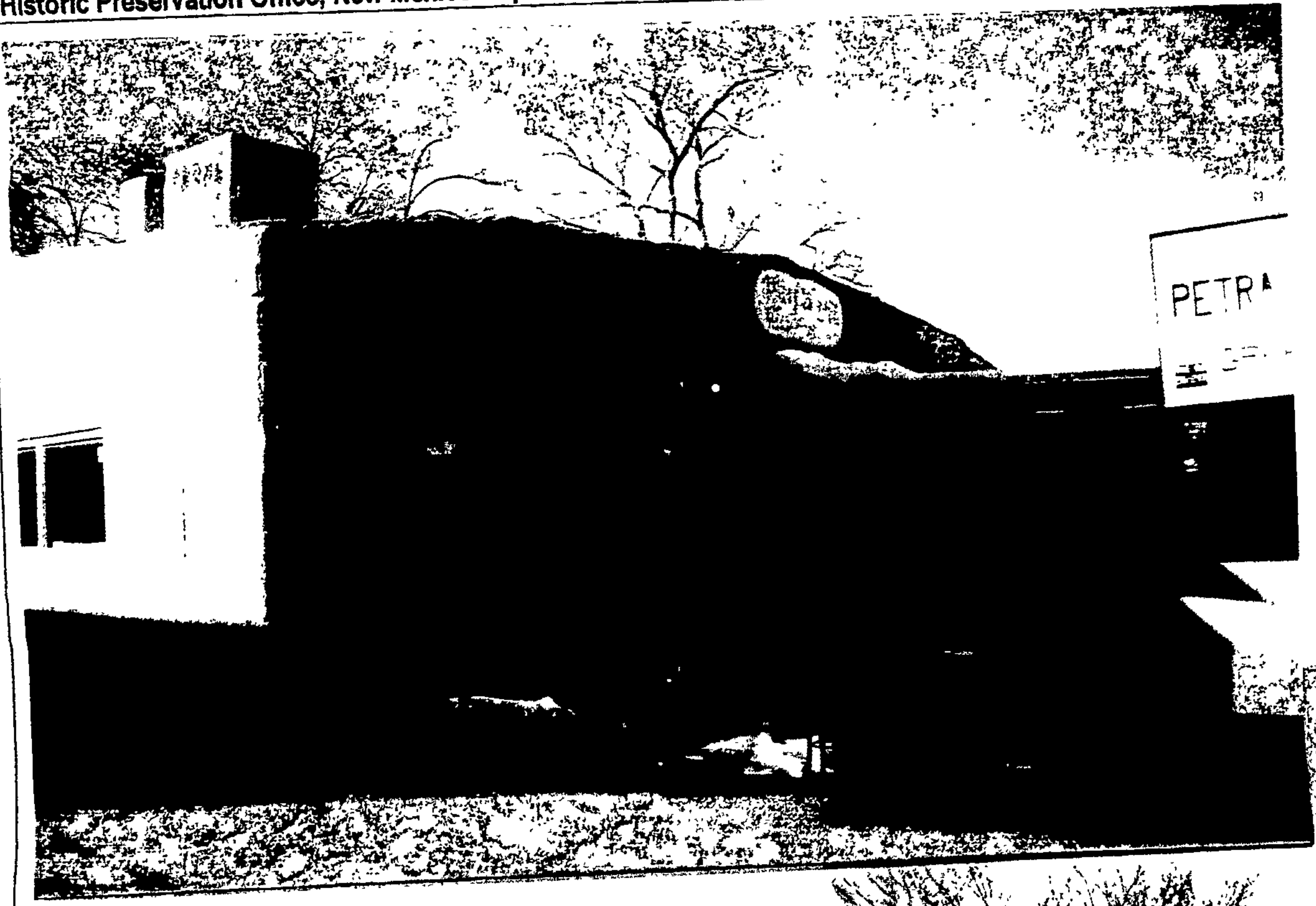
WINDOW, S ELEV., CENTER. OTHER WINDOWS HAVE NO MUNTINS



S & E SIDES

HCPI Continuation Sheet (continued from other side)

Historic Preservation Office, New Mexico Department of Cultural Affairs



CLOSE UP OF EAST
ELEV WITH ADDED
PATIO



MODIFICATION:
RAMP TO
FRONT DOOR
Ⓞ RECESSED
PORCH

YES NO

SURVEY DATE 3. BY 7/81 SD

CHECK 4. DATE 5. BY

COMPUTER 6. DATE 7. BY

FILE 8. DATE 9. BY 6/81 AMB

REVISION 10. DATE 11. BY

12. COUNTY 1

13. FIELD MAP

14. NUMBER

15. UTM REFERENCE NUMBER

ZONE EASTING NORTHING

SPECIFIC LOCATION

115 Howard SE

Siren Office House

17. CITY/TOWN

18. ZIP

19. LAND GRANT OR RESERVATION

20. I.D. # K16-13

22. ROLL # 280

23. NEG # 25

24. LOCATION OF NEG.

LEGAL DESCRIPTION TOWNSHIP NS RANGE EW SECTION 1/2 1/4 1/8

ARCHITECTURAL STYLE

66 Revival

26. NUMBER OF STORIES 1

FOUNDATION MATERIAL(S)

ON 131 Siren 107 Adobe

EXTERIOR WALL SURFACE(S)

rough stucco

FENESTRATION (TYPE/DIVISIONS/SURROUNDS/SILLS/ARRANGEMENTS)

fixed w/d - front w/d casement - rear front windows seem to be replacements - new stucco around them

DOOR/ENTRANCE (TYPE/SURROUNDS)

original - w/d notches near windows

ROOFS (NUMBER/SHAPE/MATERIAL/DETAILS)

flat, slightly curved parapet, "vigas" protrude in front

CHIMNEY(S) (NUMBER/EXTERIOR-INTERIOR/MATERIALS)

EXTERIOR DETAILS

recent shingled hood over buttressed entry

COMMENTS

continues back at rear - bldg is L-shaped

DATE OF CONSTRUCTION

35. ESTIMATED 1925 37. SOURCE OF DATE

36. ACTUAL

38. ARCHITECT/ENGINEER/BUILDER

39. SOURCE OF INFORMATION

40. NAME

USE

41. PRESENT *Yne*

42. HISTORIC *No*

43. CONDITION

EXCELLENT GOOD FAIR DETERIORATED

44. DEGREE OF REMODELING

MODERATE MAJOR

45. IMMEDIATE SURROUNDINGS

46. RELATION TO SURROUNDINGS

SIMILAR NOT SIMILAR

47. ARCHITECTURAL CONTRIBUTION TO SURROUNDINGS

PLUS NEUTRAL MINUS

48. OVERALL SIGNIFICANCE

NATIONAL STATE LOCAL NONE

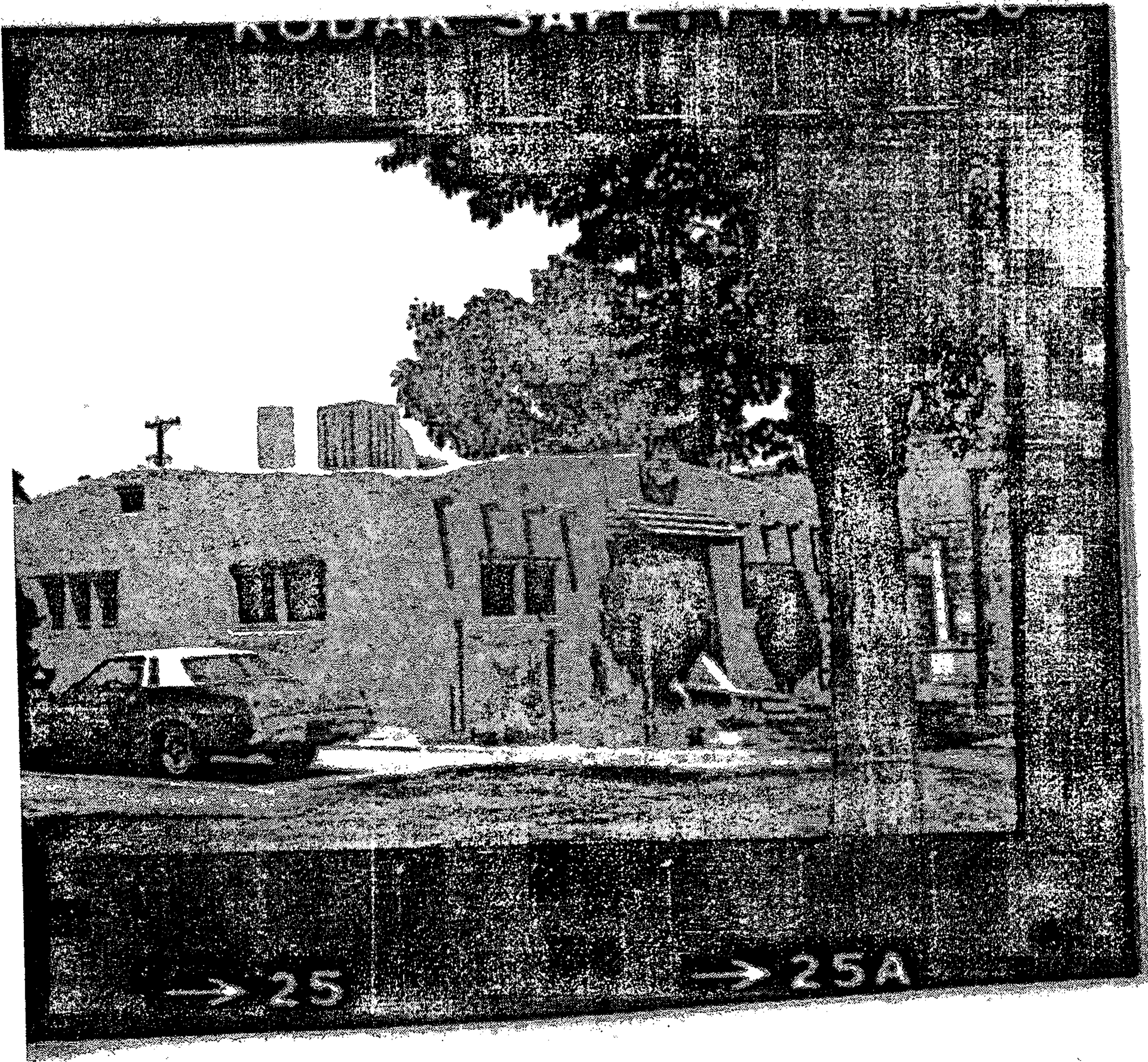
49. ASSOCIATED BUILDINGS? YES NO

50. WHAT TYPE?

51. IF INVENTORIED, LIST I.D. #'S

52. SEE BACK? YES NO





D. I.D. # K16 - 13

2. ROLL #

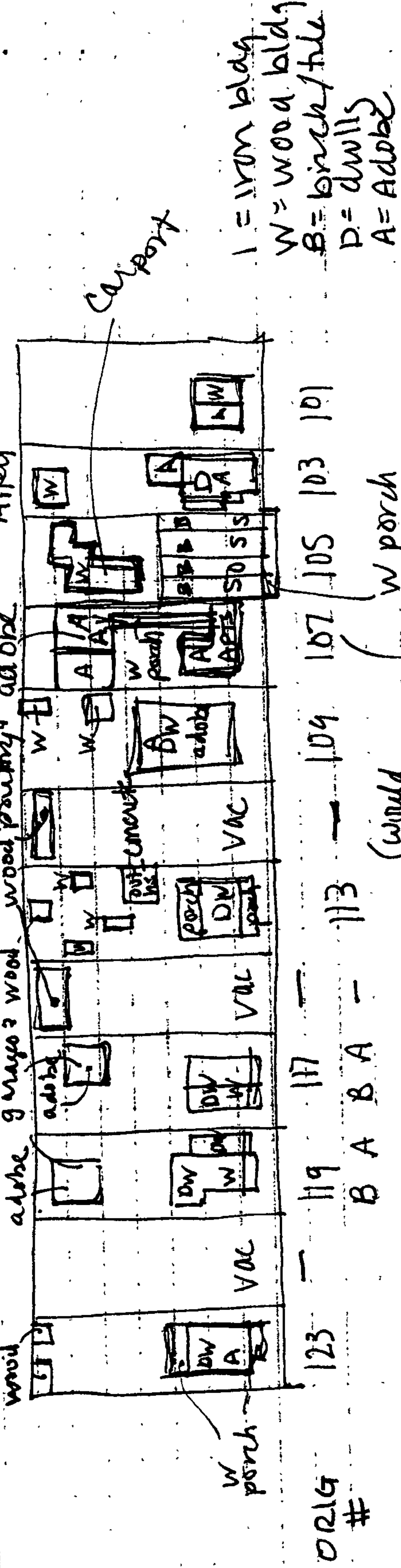
280

23. NEG #

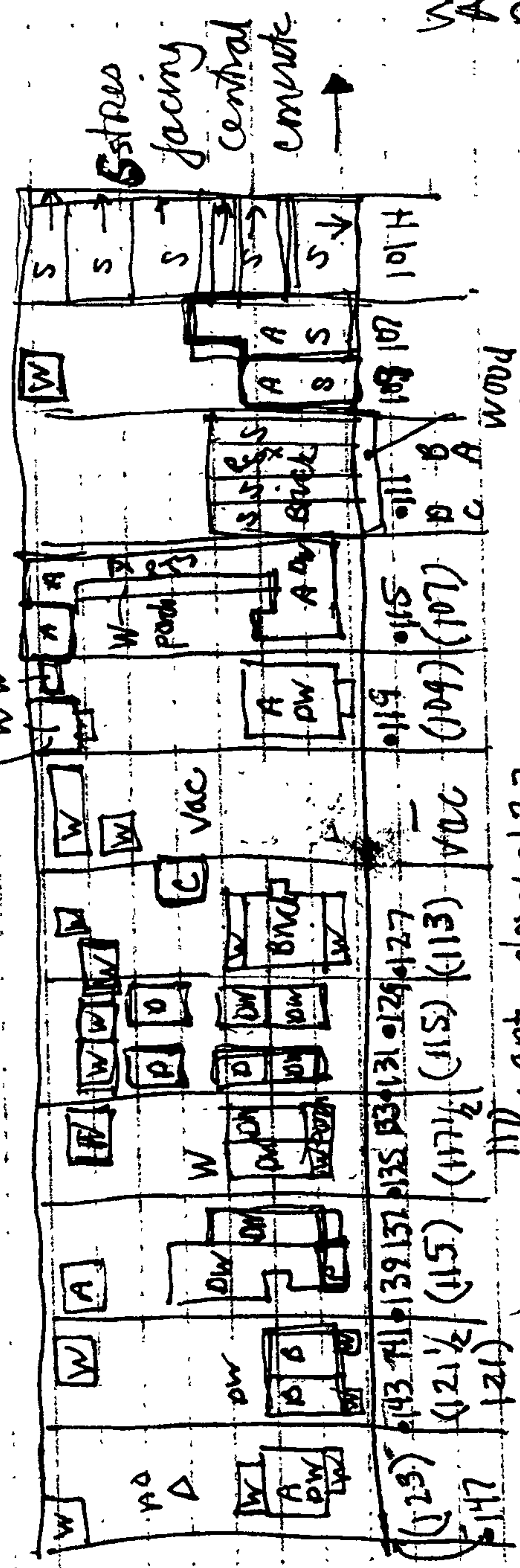
25

4. LOCATION OF NEG.

SANBORN
1931



942 / 56



(ORIG #)
1954
#S

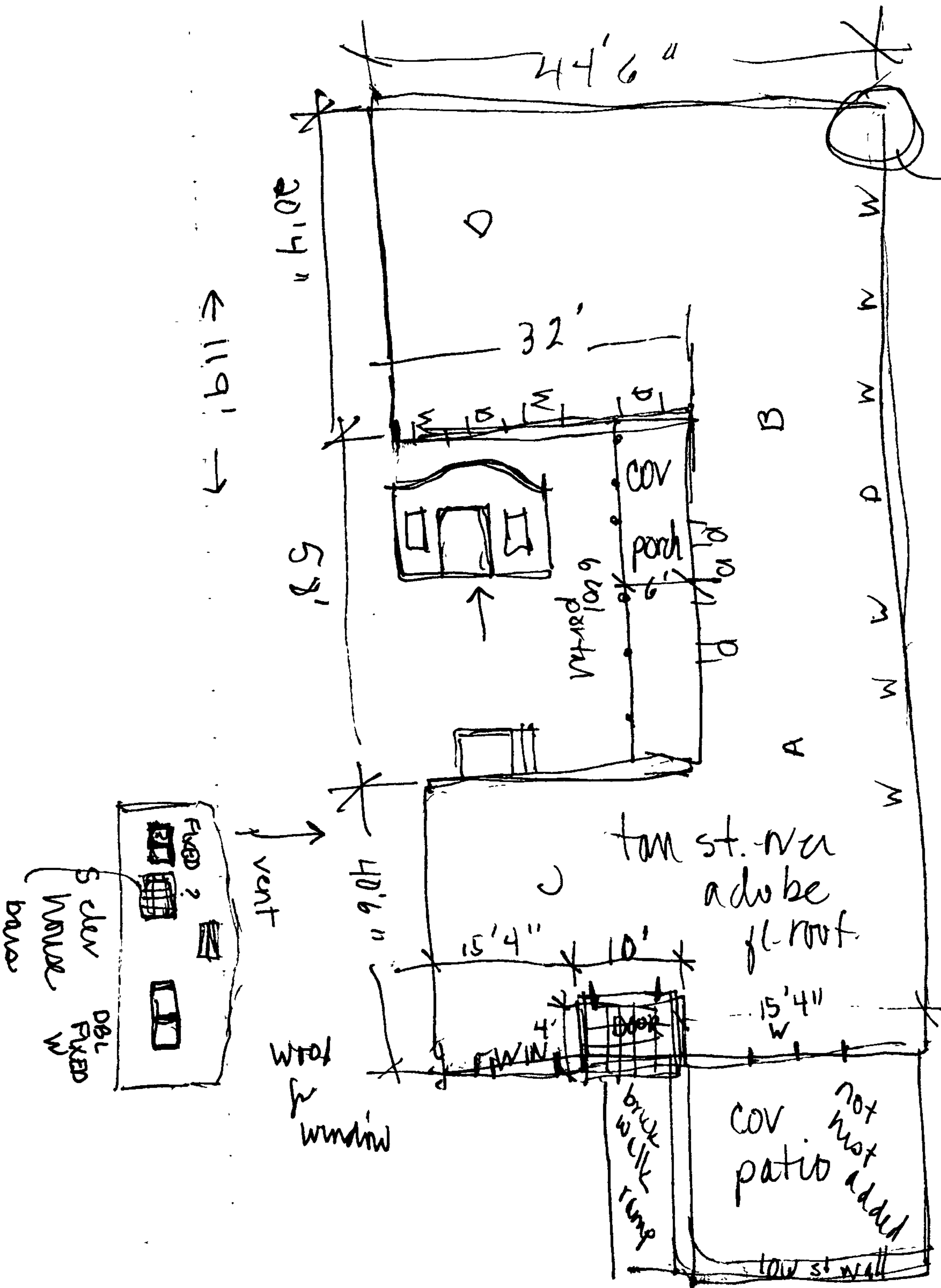
SANBORN
MAPS

I = Iron bldg
W = Wood bldg
B = brick/tile
P = dwlls
A = Adobe

W - Wood
A - Adobe
DW - dwelling
S - store

117. apts closed 123
rest. (head & shop) Trading Co.
Tea Petra

115 HARVARD
FIELD
MEASUREMENTS
& NOTES



stucco broken off @ bottom adobe revealed doesnt look like much of a foundation if any cant tell. bldg pretty much @ grade

115
Petra Rest
frames
scholes