





5. **Project# 1010222**
14DRB-70309– SITE DEVELOPMENT
PLAN FOR SUBDIVISION
14DRB-70311 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 

DEKKER PERICH SABATINI and SURV-TEK INC agents for CARR REAL ESTATE LTD request the referenced/ above actions for Lot 15, **LOOP INDUSTRIAL DISTRICT Unit V**, zoned SU-2/M-1 or C, located on the southeast corner of JEFFERSON ST NE and WILSHIRE AVE NE containing approximately 3.3594 acres. (C-17) **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION AND THE THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR EXPIRATION OF APPEAL PERIOD AND FOR CONSTRUCTION OF PROPOSED '15A'**


6. **Project# 1009046**
14DRB-70273 VACATION OF PUBLIC
WATERLINE & SEWER EASEMENTS
14DRB-70274 SIDEWALK WAIVER
14DRB-70275 - TEMP DEFR SWDK
14DRB-70276 - PRELIMINARY PLAT
 

MARK GOODWIN AND ASSOCIATES, P.A. agents for SAWMILL CROSSING, LLC request the referenced/ above actions for all or a portion of Tract B, **SAWMILL CROSSING Unit 1**, zoned SU-2/ SU-1 for PRD, located on the south side of ASPEN AVE NW west of 12TH ST NW containing approximately 4.247 acres. (H-13) [*Deferred from 8/27/14, 9/17/14, 9/24/14*] **DEFERRED TO 10/8/14.**

7. **Project# 1002739**
14DRB-70240 – SITE DEVELOPMENT
PLAN FOR SUBDIVISION
14DRB-70241 - TEMPORARY
DEFERRAL OF SIDEWALK
CONSTRUCTION
14DRB-70242 - PRELIMINARY PLAT


MARK GOODWIN AND ASSOCIATES, P.A. agents for KB HOME INC request the referenced/ above actions for all or a portion of Parcel 4 Unit 1, plus Parcel 6A and Blocks 1-6 Unit 9, **ANDERSON HEIGHTS SUBDIVISON** zoned R-D & R-LT, located on the north side of COLOBEL AVE SW between 118th St SW and MORRISSEY ST SW containing approximately 89.0114 acres. (N-8)[*Deferred from 8/6/14, 9/10/14*] **DEFERRED TP 10/22/14.**

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

8. **Project# 1005210**
14DRB-70331 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 

SCOTT MCGEE agent(s) for CORNELL SILVER LLC request(s) the above action(s) for all or a portion of Block(s) 10, Tract(s) 1 & 2, **UNIVERSITY HEIGHTS** zoned su2 dr, located on ON CORNELL BETWEEN SILVER AND COAL containing approximately .3255 acre(s). [REF: 14-70040] (k16) **INDEFINITELY DEFERRED.**

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

October 1, 2014

DRB Comments

ITEM # 8

PROJECT # 1005210

APPLICATION # 14-70331

RE: Tracts 1 & 2, University Heights

The front setbacks on the Grading and Drainage Plan do not conform to the approved Variance(s). This is key to providing adequate maneuvering space for the rear garages.

The rear easement needs to be inclusive of "Private Water Service."
An Infrastructure List is needed for the private easement.



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

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
February 26, 2014
DRB Comments**

ITEM # 13

PROJECT # 1005210

APPLICATION # 14-70040

RE: Lots 1 &2, Block 10, University Heights

It appears the site is zoned SU-2/ SU-1 from 2008, thus a site plan approved by EPC would be required.

Per the Zoning Code, minimum Lot Area is exclusive of access easements; with that exclusion the proposed lots would be substantially less than the minimum 3,000 sq ft required by the sector plan.

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



**Development Review Board (DRB)
Review Comments
Utility Development Section
Reviewer: Allan Porter, P.E.
Phone: 505.924.3989**

D.R.B. Case No: 1005210	Date: 02/26/2014	Item No: #13
Zone Atlas Page: K-16	LOCATION: Lot(s) 1 & 2, Block(s) 10, University Heights Silver Ave. between Cornell and Stanford, SE	
Request For: Sketch		

ABCWUA Comment: Water service to the property is only available by taking service off the existing six-inch line in the alley. As such, water service line easements must be granted across the properties.

Separate water and sewer service will be required for each lot.

Sanitary sewer service is available in Silver Ave.



COMPLETED 05/06/08 *Stt*
DRB CASE ACTION LOG (EPC SDP - BP)

REVISED 10/08/07

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.: 08DRB-70174 Project # 1005210
Project Name: UNIVERSITY HEIGHTS ADDITION
Agent: CONSENSUS PLANNING Phone No.: 764-9801

Your request was approved on 4.23.08 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: - see comments

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): _____

- Planning must record this plat. Please submit the following items:**
 - The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
 - Tax printout from the County Assessor.
 - 3 copies of the approved site plan. Include all pages.**
 - County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
 - Property Management's signature must be obtained prior to Planning Department's signature.
 - AGIS DXF File approval required.
 - Copy of recorded plat for Planning.

then →



DRB CASE ACTION LOG (EPC SDP – BP)

REVISED 10/08/07

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.: 08DRB-70174 Project # 1005210
 Project Name: UNIVERSITY HEIGHTS ADDITION
 Agent: CONSENSUS PLANNING Phone No.: 764-9801

Your request was approved on 4.23.08 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: - see comments

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): _____

- Planning must record this plat. Please submit the following items:**
- The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). **RECORDED DATE:** _____
 - Tax printout from the County Assessor.
 - 3 copies of the approved site plan. Include all pages.**
 - County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
 - Property Management's signature must be obtained prior to Planning Department's signature.**
 - AGIS DXF File approval required.**
 - Copy of recorded plat for Planning.**

then →

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1005210

AGENDA ITEM NO: 5

SUBJECT:

Site Plan for BP

ENGINEERING COMMENTS:

Approved Grading Plan 9-10-07
No adverse comments

RESOLUTION:

APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP)

BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP)

TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

SIGNED:

City Engineer
924-3695

DATE:
4-23-08

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

April 23, 2008 9:00AM

MEMBERS:

Jack Cloud, AICP, DRB Chairman, Planning Department

Angela Gomez, Administrative Assistant

**Kristal Metro, P.E. , Transportation Development
Brad Bingham, P.E., Hydrology/Alt. City Engineer**

**Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA
Christina Sandoval, Parks/Municipal Development**

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1000364**
08DRB-70156 MAJOR - 2YR SUBD IMP
AGMT EXT (2YR SIA)
BRET OR DEBRA A TABOR request(s) the above action(s) for all or a portion of Lot(s) 1-B-1, Block(s) 1, **CHANSLOR'S REPLAT OF GALLAGHER ADDITION**, zoned C-2, located on CENTRAL AVE BETWEEN GLENRIDGE PARK L NE AND BURMA DR NE (L-22) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**
2. **Project# 1003353**
08DRB-70154 MAJOR - 2YR SUBD IMP
AGMT EXT (2YR SIA)
BOHANNAN HUSTON INC agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of **HERITAGE AT THE TRAILS UNIT 2** zoned RD, located on RAINBOW BLVD NW BETWEEN PASEO DEL NORTE NW AND HEARTHSTONE NW containing approximately 14 acre(s). (C-9) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**
3. **Project# 1003354**
08DRB-70155 MAJOR - 2YR SUBD IMP
AGMT EXT (2YR SIA)
BOHANNAN HUSTON, INC. agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of **HERITAGE AT THE TRAILS Unit(s) 1**, located on RAINBOW BLVD NW BETWEEN PASEO DEL NORTE NW AND HEARTHSTONE NW containing approximately 9 acre(s). (C-9) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

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

4. **Project# 1006760**
08DRB-70180 AMENDED SDP FOR BP
YOLANDA MONTOYA agent(s) for MICHAEL RAJOLA request(s) the above action(s) for all or a portion of Lot(s) 28, Block(s) 27, Tract(s) 1, **NAA Unit(s) B**, zoned SU-2/IP, located on OAKLAND NE BETWEEN SAN PEDRO NE AND LOUISIANA NE containing approximately 0.89 acre(s). (C-18) **DEFERRED TO 5/7/08 AT THE AGENT'S REQUEST.**
5. **Project# 1005210**
08DRB-70174 EPC APPROVED SDP
FOR BUILD PERMIT
CONSENSUS PLANNING agent(s) for WERNER GILCHRIST LLC request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 10, **UNIVERSITY HEIGHTS ADDITION** zoned SU-2/SU-1 FOR DR OFFICE, LIBRARY AND/OR MUSEUM, located on CORNELL DR SE BETWEEN SILVER AVE SE AND LEAD AVE SE containing approximately 0.3 acre(s). (K-16) *Planner – Maryellen Hennessy* **WITH AN APPROVED GRADING AND DRAINAGE PLAN DATED 9/10/08, THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR COMMENTS. 3 COPIES OF SITE PLAN MUST BE PROVIDED TO PLANNING.**
6. **Project# 1000163**
08DRB-70167 EPC APPROVED SDP
FOR BUILD PERMIT
JAMES B CLARK MASTERWORKS ARCHITECTS INC agent(s) for MIKE WINKELJOHN request(s) the above action(s) for all or a portion of Lot(s) D, **LA CUEVA VILLAGE Unit(s) 1**, zoned C-2 (SC), located on CARMEL AVE NE BETWEEN WYOMING NE AND BARSTOW NE containing approximately 0.8864 acre(s). (C-19) *[Deferred from 4/16/08]*. **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR COMMENTS. 3 COPIES OF SITE PLAN MUST BE PROVIDED TO PLANNING.**

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

7. **Project# 1000983**
08DRB-70175 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL
JAMES F CRABTREE request(s) the above action(s) for all or a portion of Lot(s) 9-A & 9-H, **MOJAVE TOWNHOMES**, zoned R-T, located on ATRISCO BETWEEN MOJAVE NW AND SANTO DOMINGO NW containing approximately 0.38 acre(s). (E-10) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 30 FT RADIUS ON MOHAVE AND UNSER, FOR CURRENT TAX RECEIPTS, AND TO RECORD.**

8. **Project# 1007054**
08DRB-70178 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL

WAYJOHN SURVEYING INC agent(s) for RED ROCK CAPITAL LLC request(s) the above action(s) for all or a portion of Lot(s) 15-19, Block(s) 31, **HEIGHTS RESERVOIR ADDITION** zoned R-3, located on ADAMS ST NE BETWEEN LOMAS BLVD NE AND ROMA AVE NE containing approximately .7717 acre(s). (K-17) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR A COPY OF SPECIAL EXCEPTION, AND FOR BUILDING CODE CERTIFICATION.**

9. **Project# 1007056**
08DRB-70179 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL

WAYJOHN SURVEYING INC agent(s) for RED ROCK CAPITAL LLC request(s) the above action(s) for all or a portion of Lot(s) 24-28, Block(s) 32, **HEIGHTS RESERVOIR ADDITION** zoned R-3, located on ADAMS ST NE BETWEEN LOMAS BLVD NE AND ROMA AVE NE containing approximately .7717 acre(s). (K-17) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR A COPY OF SPECIAL EXCEPTION, AND FOR BUILDING CODE CERTIFICATION.**

10. **Project# 1006989**
08DRB-70150 MINOR -
PRELIMINARY/ FINAL PLAT
APPROVAL

CARTESIAN SURVEYS INC agent(s) for TIMOTHY AND CHRISTINE HELMICK request(s) the above action(s) for all or a portion of Lot(s) 16-A, Block(s) 16, **NORTH ALBUQUERQUE ACRES TRACT A, UNIT B** zoned SU-2 FOR I-P, located on SAN PEDRO DR AND ANAHEIM AVE containing approximately 0.9994 acre(s). (C-18) *[Deferred from 4/2/08]*. **DEFERRED TO 4/30/08 AT THE AGENT'S REQUEST.**

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

11. **Project# 1003188**
08DRB-70176 SKETCH PLAT REVIEW
AND COMMENT

TOM PATRICK/COMMUNITY SCIENCES agent(s) for ANGELA & MARIO GARCIA request(s) the above action(s) for all or a portion of Tract(s) 145-A, 145-A2, 144-B,, **LOT 26, LUKE ADDITION** zoned RA-2, located on GRIEGOS NW BETWEEN RIO GRANDE NW AND SAN ISIDRO NW containing approximately 1.2415 acre(s). (F-13) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

12. **Project# 1007246**
08DRB-70177 SKETCH PLAT REVIEW
AND COMMENT

TOM PATRICK/ COMMUNITY SCIENCES agent(s) for THE DANIELS COMPANY LLC request(s) the above action(s) for all or a portion of Tract(s) B-1, **LESTER TRACT B-1** zoned SU-1 FOR MORTURARY, located on SCOTTS PL NE BETWEEN WYOMING NE AND LOUISIANA NE containing approximately 2.4155 acre(s). (D-19) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**


13. Approval of the Development Review Board Minutes for February 20, 2008.

Other Matters: None

Adjourned: 9:45

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

To: Jack Cloud, DRB Chair

From: Maryellen Hennessy, Planner, Development Review Division 

Date: April 14, 2008

Subject: Project # 1007095 / 08EPC-40011 - SITE DEVELOPMENT - BUILDG
PRMT

On March 20, 2008, the Environmental Planning Commission approved Project # 1005210 / 08EPC-40014, a Site Development Plan for Building Permit, subject to 8 findings and 14 conditions, for 202 Cornell Se, described as Lots 1 & 2, Block 10, University Heights Addition, zoned SU-1/SU-2 for DR, Office Library and/or Museum.

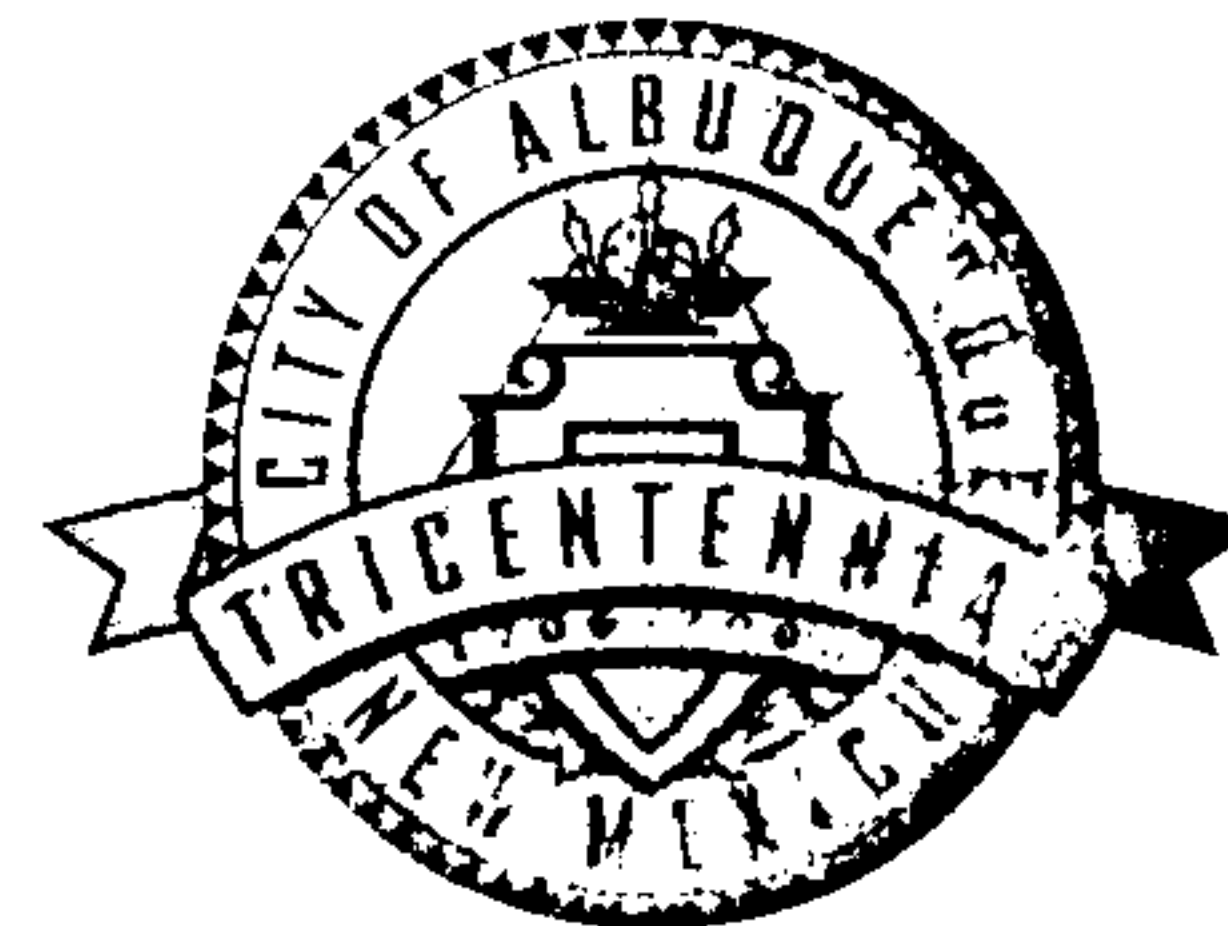
The revised site development plan meets EPC conditions of approval and can be delegated to DRB for final sign-off.

If you have any questions regarding this case, please do not hesitate to call me at 924-3891.

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
10/18/06	University Heights Proj 1005210	Sketch	Comments given

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005210

AGENDA ITEM NO: 12

SUBJECT:

Sketch Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved grading and drainage plan must be on file prior to Preliminary Plat approval.
This project will need an infrastructure list.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

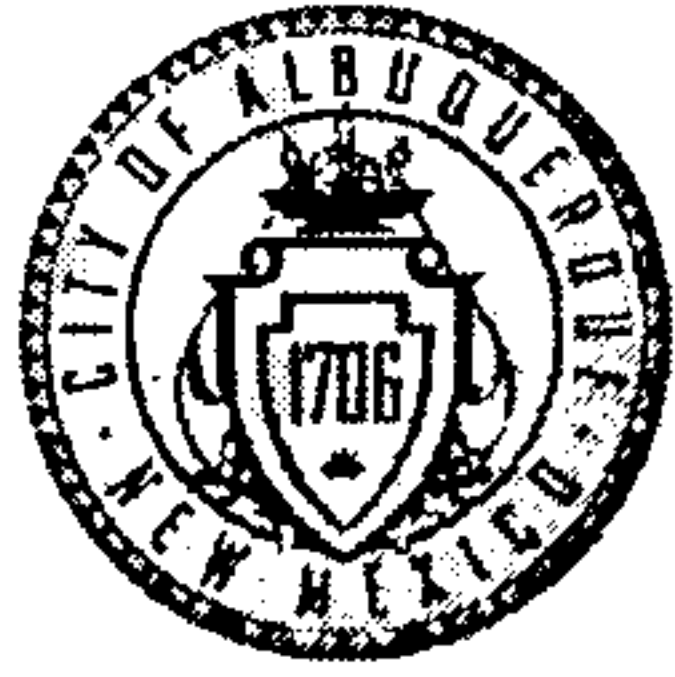
APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED X; WITHDRAWN ___

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: OCTOBER 18, 2006

discussed



IMPACT FEES

Development Review Board 10/18/06

Project Number 1005210

Agenda Item Number: 12

Site: University Heights Addition

Lot/s: 1-4 & 6ft of 5 Block 10, Zoned SU-2

Impact Fees will be required at the time a permit is issued for each townhome in this area.

The impact fees for each townhome with 1472sf are approximately:

1. Public Safety Facilities for the Eastside: \$406.20
2. Parks, Recs., Trails, for Central/University: \$574.00

The impact fees for each townhome with 1375sf are approximately:

1. Public Safety Facilities for the Eastside: \$379.50
2. Parks, Recs., Trails, for Central/University: \$536.25

Impact Fees are to be paid at the time of issuance of building permits; however, the total Impact Fees may be paid at a rate of 67% if permits are obtained by December 29, 2006

JACK CLOUD
IMPACT FEE ADMINISTRATOR

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
October 18, 2006
DRB Comments**

ITEM # 12

PROJECT #1005210

APPLICATION # 06-01493

RE: Lot 5, Block 10, University Heights Addition/sketch

Follow the guidelines of the University Heights Sector Development Plan.



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

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet

DRB-1005210 Item No. 12 Zone Atlas K-16

DATE ON AGENDA 10-18-06

INFRASTRUCTURE REQUIRED (X)YES ()NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

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

 No. Comment

- 1) What are the distances from face of curb to the property lines?
- 2) A radius dedication may be required at the corner of Cornell and Silver.
- 3) The alley will require a 2' dedication. Is the alley paved? Improvements may be required.
- 4) Access for the townhouses will require a 24' aisle width.
- 5) Are there any drive pads that need to be closed?
- 6) What is the condition of the sidewalk along Silver?
- 7) How will the townhomes have pedestrian access?

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

INFRASTRUCTURE LIST

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: _____
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: _____
DRB Application No.: _____

INFRASTRUCTURE LIST

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

Plat of Lots 1-A, 1-B, 1-C and 1-D, Block 10 University Heights Addition
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lots 1 and 2 Block 10 University Heights Addition
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"/>	18'	Driveway Cut	Cornell Drive SE	SW corner Lot 2	18' north	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
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<input type="text"/>	<input type="text"/>						/	/	/

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"/>						/	/	/

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA
Street Lights per City Requirements

- 1 _____
- 2 _____
- 3 _____

AGENT

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Bo K. Johnson, PE

NAME (print)

Bokay Construction Inc.

FIRM

[Handwritten Signature] 12-1-15
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT
THE IMPROVEMENTS WITHOUT A DRB

EXTENSION: one year

DRB CHAIR - date

PARKS & GENERAL SERVICES - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

_____ - date

CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Bo K. Johnson PHONE: 450-4616
 ADDRESS: 5160 San Francisco NE FAX: 875-1723
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: rick@bokayconst.com
 APPLICANT: Aggies, LLC PHONE: 440-2080
 ADDRESS: 4420 Tower Road SW FAX: 875-1723
 CITY: Albuquerque STATE NM ZIP 87121 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: Aggies, LLC

DESCRIPTION OF REQUEST: plat approval for replatting 2 lots into 4 lots.
This request is for Preliminary and Final plat approval.

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

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

Lot or Tract No. Lots 1 & 2 Block: 10 Unit: _____
 Subdiv/Addn/TBKA: University Heights Addition
 Existing Zoning: SU-2 DR Proposed zoning: N/A MRGCD Map No _____
 Zone Atlas page(s): K-16 UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): _____
Project # 1005210; Application # 14-70331, 1004562, 1010039, 1010564

CASE INFORMATION:

1010565, 1010566, 1010568, 1010040
 Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 2 No. of proposed lots: 4 Total site area (acres): 0.3255

LOCATION OF PROPERTY BY STREETS: On or Near: Cornell SE
 Between: Silver Ave. and Lead Ave SE

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

SIGNATURE [Signature] DATE 11-30-2015
 (Print Name) Bo K. Johnson Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>15 DRB - 70444</u>	<u>P&F</u>	_____	<u>\$425.00</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 type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>Dec. 9, 2015</u>			Total <u>\$445.00</u>

[Signature] 12-1-15 Staff signature & Date Project # 1005210

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

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

SKETCH PLAT REVIEW AND COMMENT (DRB22) **Your attendance is required.**

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08) **Your attendance is required.**

- Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Copy of DRB approved infrastructure list
 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.**

MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12) **Your attendance is required.**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- 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) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) **Your attendance is required.**

- 5-Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
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- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03) **Your attendance is required.**

- 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**
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers 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.

Bo B. Johnson

Applicant name (print)

11-30-2015

Applicant signature / date



Form revised October 2007

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

Application case numbers
15-DRB-70444

Planner signature / date
12-1-15

Project # 1005210



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

Map amended through: 3/10/2009

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

BOKAY CONSTRUCTION, INC.

**5160 San Francisco Dr. NE
Albuquerque, New Mexico 87109**

**Telephone (505) 899-9656
Fax (505) 875-1723**

11-30-2016

RE: Lots 1 & 2, University Heights Addition

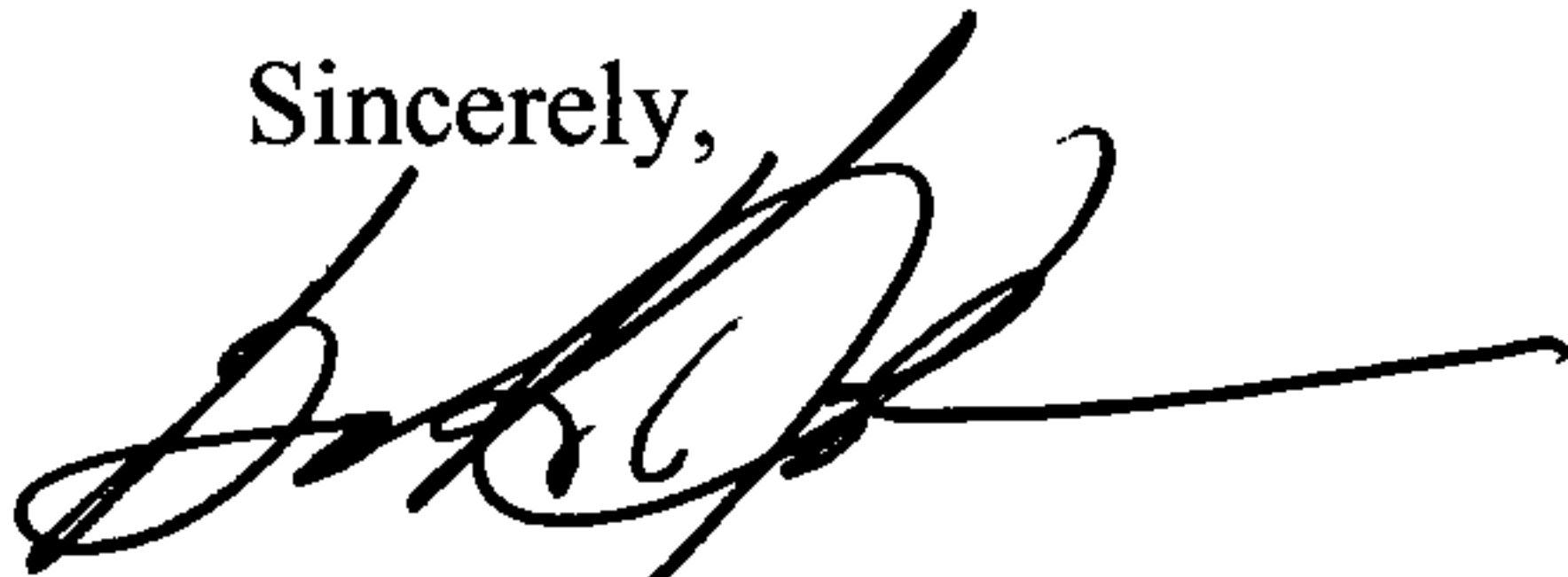
DRB Board:

Please consider this letter as a request for Preliminary and Final plat approval for the above referenced lots in the University Heights Addition. This replat will subdivide the existing 2 lots into 4 new lots to accommodate the construction of 4 new townhouses.

This proposed townhouse development meets with the requirements of the existing Diverse Residential zoning of the site as well as the requirements of the University Neighborhood Sector Development Plan. Additionally, we have met with the neighborhood association as well as the City planning staff regarding this request.

Thank you for your consideration of this request.

Sincerely,



Bo K. Johnson, PE
President
Bokay Construction Inc.
Agent for Aggies, LLC.

PROJECT #

1005210

DECEMBER 9. 2015

Pif



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): SCOTT M MCGEE PE PHONE: 263-2905
 ADDRESS: 9700 TANOAN NE FAX: _____
 CITY: ABQ STATE NM ZIP 87111 E-MAIL: scottm.mcgee@gmail.com
 APPLICANT: CORNELL SILVER, LLC PHONE: 855-7650
 ADDRESS: 4700 MONTGOMERY, STE. 200 FAX: 837-0634
 CITY: ABQ STATE NM ZIP 87109 E-MAIL: LisaK@sedberryNM.com
 Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: MINOR PLAT ACTION TO DIVIDE 2 LOTS INTO 4

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

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

Lot or Tract No. 1 & 2 Block: 10 Unit: _____
 Subdiv/Addn/TBKA: UNIVERSITY HEIGHTS
 Existing Zoning: SUZ DR Proposed zoning: SUZ DR MRGCD Map No _____
 Zone Atlas page(s): K-16 UPC Code: 101 605 708 422 232 114

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 100 5210, App. # 14-70040

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 2 No. of proposed lots: 4 Total site area (acres): 0.3255
 LOCATION OF PROPERTY BY STREETS: On or Near: SILVER AVENUE
 Between: CORNELL AVENUE and STANFORD AVENUE

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: 2/26/14

SIGNATURE Scott M McGee DATE 9/23/14
 (Print Name) SCOTT M MCGEE Applicant: Agent:

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	S.F.	Fees
<u>14 DRB - 070331</u>	<u>P+P</u>	_____	<u>\$420.00</u>
_____	<u>CFM</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	<u>\$ _____</u>
_____	_____	_____	<u>\$ _____</u>

Hearing date 10-1-14

Revised: 4/2012

Total \$445.00

Project # 1005210

Staff signature & Date _____

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- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**
- ~~NA~~ 5 Acres or more: Certificate of No Effect or Approval
 - Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
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 - ~~NA~~ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
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I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

SCOTT M MCGEE 9/23/14
 Applicant name (print)
 Scott M McGee
 Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 DRB14 - _____ - 070331

 Planner signature / date
 Project # 1005210

235-6803

Jim Strozier

924-3860

COA Planning

848-8830

April Winters / APS



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

AGIS
Albuquerque Geographic Information System

Map amended through: 9/2/2014

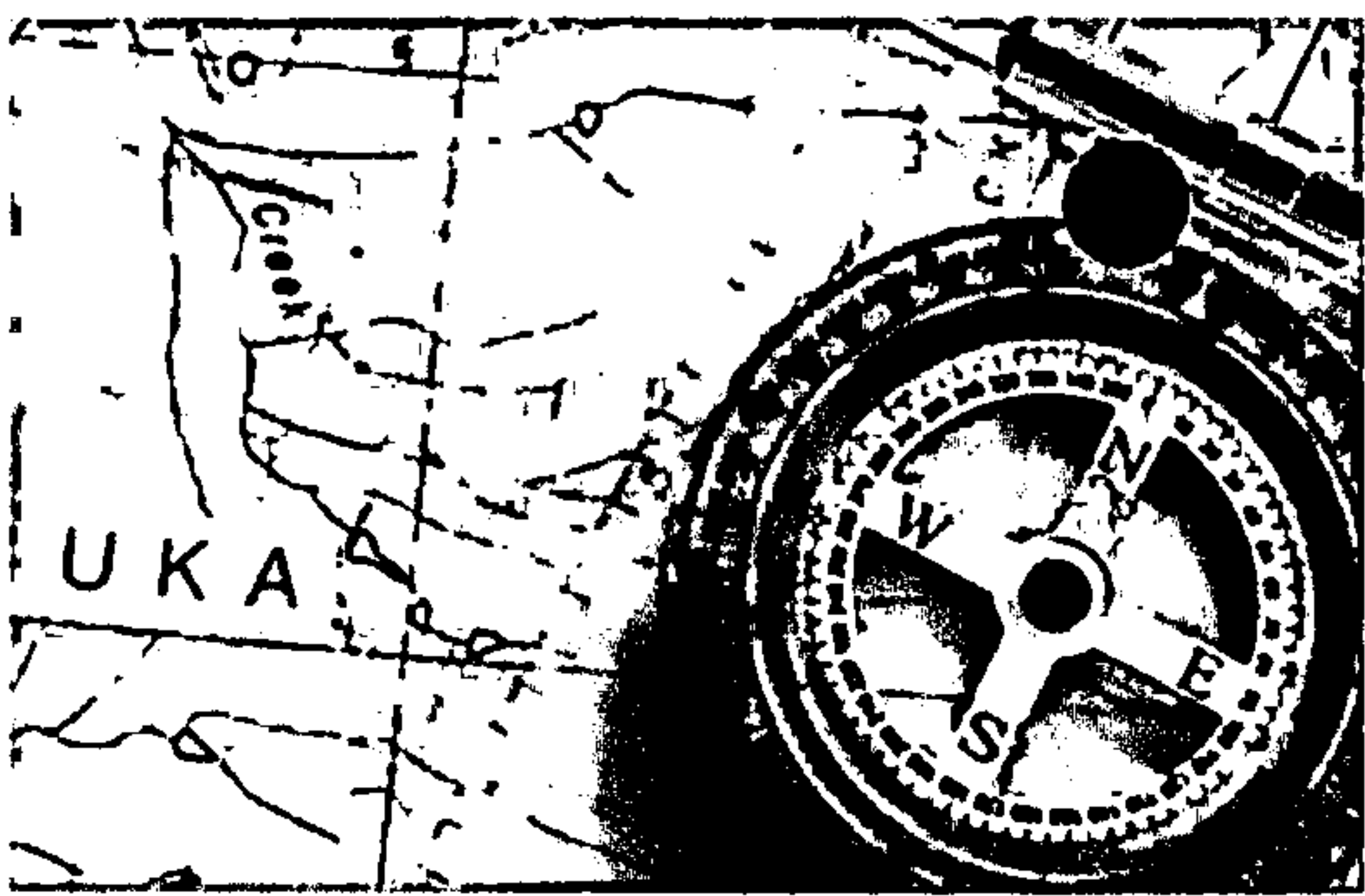
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
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



SCOTT M MCGEE PE, LLC
CIVIL ENGINEER

September 23, 2014

Mr. Jack Cloud, Chairman
Development Review Board
Development & Building Services Div.
600 2nd Street NW, Ste. 201
Albuquerque, NM 87102

RE: Cornell Silver Townhomes (Project #1005210)

Dear Mr. Cloud,

This request for Preliminary/Final Plat approval is for 4 proposed townhome lots. The original 2 residential lots, which are zoned SU-2 DR, are presently vacant. The Zoning Hearing Examiner approved variances for both setbacks and lot sizes for all proposed lots.

Please contact either me or Jim Strozier (764-9801), with any questions.

Scott M McGee



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

Cornell Silver LLC ("Developer") effective as of this 16 day of Sept, 2014 and pertains to the subdivision commonly known as University Heights, and more particularly described as Lots 1-A, 1-B, 1-C, 1-D Block Tenorio University Heights
(use new legal description of subdivision) (the "Subdivision")

WHEREAS, In order to provide for APS becoming more knowledgeable of development plans within the City so that APS may better plan for future growth, 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 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;

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

1. Developer agrees that a facilities fee will be paid to APS for each dwelling unit to be constructed in the Subdivision.
2. The amount of the fee shall be:
 - If the permit is issued on or after January 1, 2010, the fee shall be \$2975 per dwelling unit.
 - If the permit is issued on or after August 1, 2011 the fee shall be \$1075 per dwelling
 -

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 may be recorded in the office 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 Acknowledgement 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.

DRB Project # 1005210

APS Cluster Albuquerque

Lisa Allen-Urrea

Signature

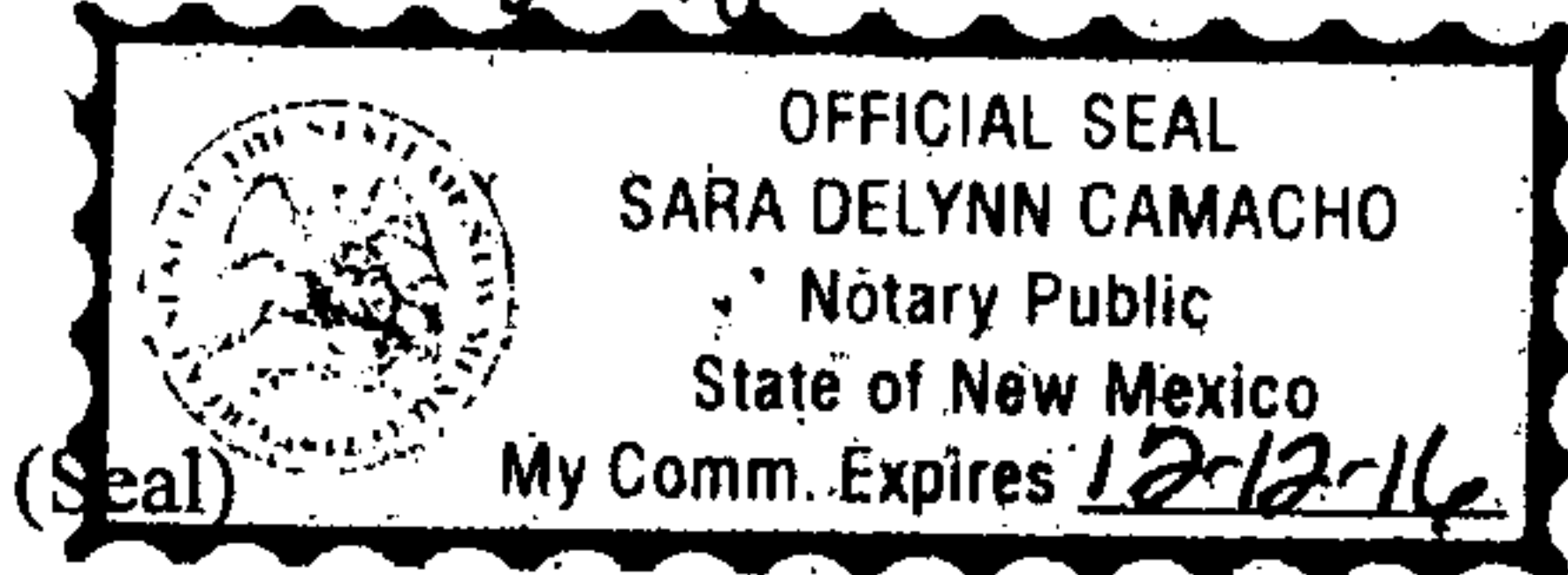
Lisa Allen-Urrea Managing Member

Name (typed or printed) and title

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on 9-16-14, by Lisa Allen-Urrea as Managing Member of Cornell-Silver, LLC a corporation.



Sara Delynn Camacho

Notary Public

My commission expires: 12-12-16

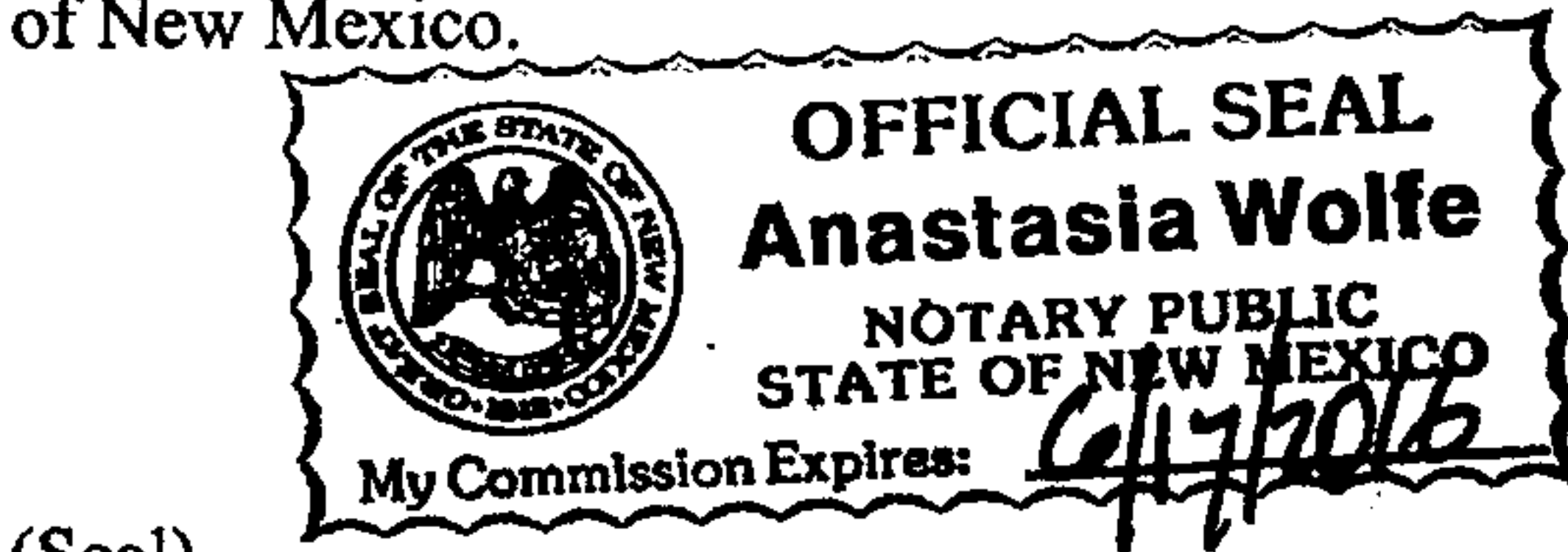
ALBUQUERQUE PUBLIC SCHOOLS

By: April L. Winters
Signature

April L. Winters, Facility Fee Planner
Name (typed or printed) and title

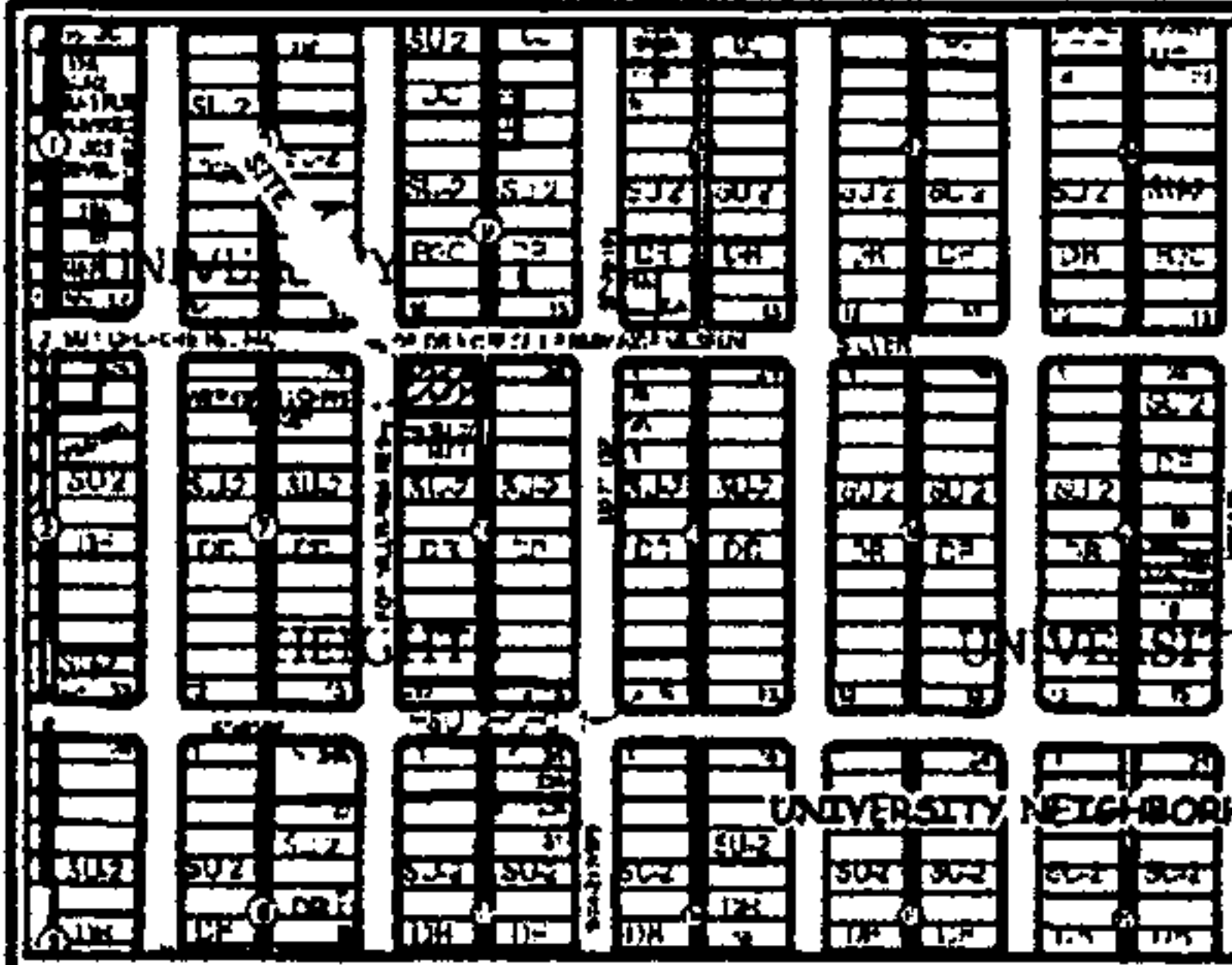
STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 9-17-2014, by April L. Winters as Facility Fee Planner of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, and school district organized and existing under the laws of the State of New Mexico.



Anastasia Wolfe
Notary Public

My commission expires: 6/17/2015



VICINITY MAP No. K-16

LEGAL DESCRIPTION
 LOTS NUMBERED ONE (1) AND TWO (2) IN BLOCK NUMBERED TEN (10) OF UNIVERSITY HEIGHTS ADDITION, CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 7, 1916 IN VOLUME D, FOLIO 27

**PLAT OF
 LOTS 1-A, 1-B, 1-C AND 1-D, BLOCK 10
 UNIVERSITY HEIGHTS ADDITION**

WITHIN
 SECTION 22, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 AUGUST, 2014

PROJECT NUMBER: _____

APPLICATION NUMBER: _____

UTILITY APPROVALS:

PUBLIC SERVICE COMPANY OF NEW MEXICO _____ DATE _____

NEW MEXICO GAS COMPANY _____ DATE _____

QUEST CORPORATION D/B/A CENTURYLINK QC _____ DATE _____

COMCAST _____ DATE _____

CITY APPROVALS:

CITY SURVEYOR _____ DATE _____

*REAL PROPERTY DIVISION (CONDITIONAL) _____ DATE _____

**ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) _____ DATE _____

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____

ABCWUA _____ DATE _____

PARKS AND RECREATION DEPARTMENT _____ DATE _____

AMAFCA _____ DATE _____

CITY ENGINEER _____ DATE _____

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO DIVIDE LOTS 1 AND 2, BLOCK 10 UNIVERSITY HEIGHTS ADDITION INTO 4 LOTS AND GRANT ALL EASEMENTS AS SHOWN.

GENERAL NOTES:

- 1: UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11483 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: TOTAL AREA OF PROPERTY: 0.3255 ACRES.
- 4: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- 5: DISTANCES ARE GROUND. BEARINGS ARE GRID.
- 6: BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- 7: DATE OF FIELD WORK: AUGUST 2014
- 8: NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT
- 9: PLATS USED TO ESTABLISH BOUNDARY.
 - A: PLAT OF UNIVERSITY HEIGHTS
 - FILED: FEBRUARY 7, 1916 IN VOLUME D, FOLIO 27

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

A. Public Service Company of New Mexico ("PSNM"), a New Mexico corporation, (PSNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.

B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

C. QUEST D/B/A CENTURYLINK for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.

D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subterranean), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structure adjacent to or near easements shown on this plat. Easements for electric transformer/switchgear, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer:

In approving this plat, Public Service Company of New Mexico (PSNM), QUEST D/B/A CENTURYLINK and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PSNM, QUEST D/B/A CENTURYLINK and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

 DATE

ACKNOWLEDGMENT

STATE OF NEW MEXICO) S.S.
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC

THIS _____ DAY OF _____, 20____

BY: _____
 OWNERS NAME

MY COMMISSION EXPIRES: _____ BY: _____
 NOTARY PUBLIC

SURVEYORS CERTIFICATE:

STATE OF NEW MEXICO) S.S.
 COUNTY OF BERNALILLO)

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,
 THIS _____ DAY OF _____, 2014

ANTHONY L. HARRIS, P.S. # 11483

ALBUQUERQUE SURVEYING, INC.
 4025 UNIVERSITY BLVD. N.E. SUITE 100
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE: (505) 882-8888
 FAX: (505) 882-8888

14-0378.DWG (AUGUST, 2014)

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UPC# _____

PROPERTY OWNER OF RECORD: _____

BERNALILLO CO. TREASURER'S OFFICE: _____

PLAT OF
 LOTS 1-A, 1-B, 1-C AND 1-D, BLOCK 10
 UNIVERSITY HEIGHTS ADDITION

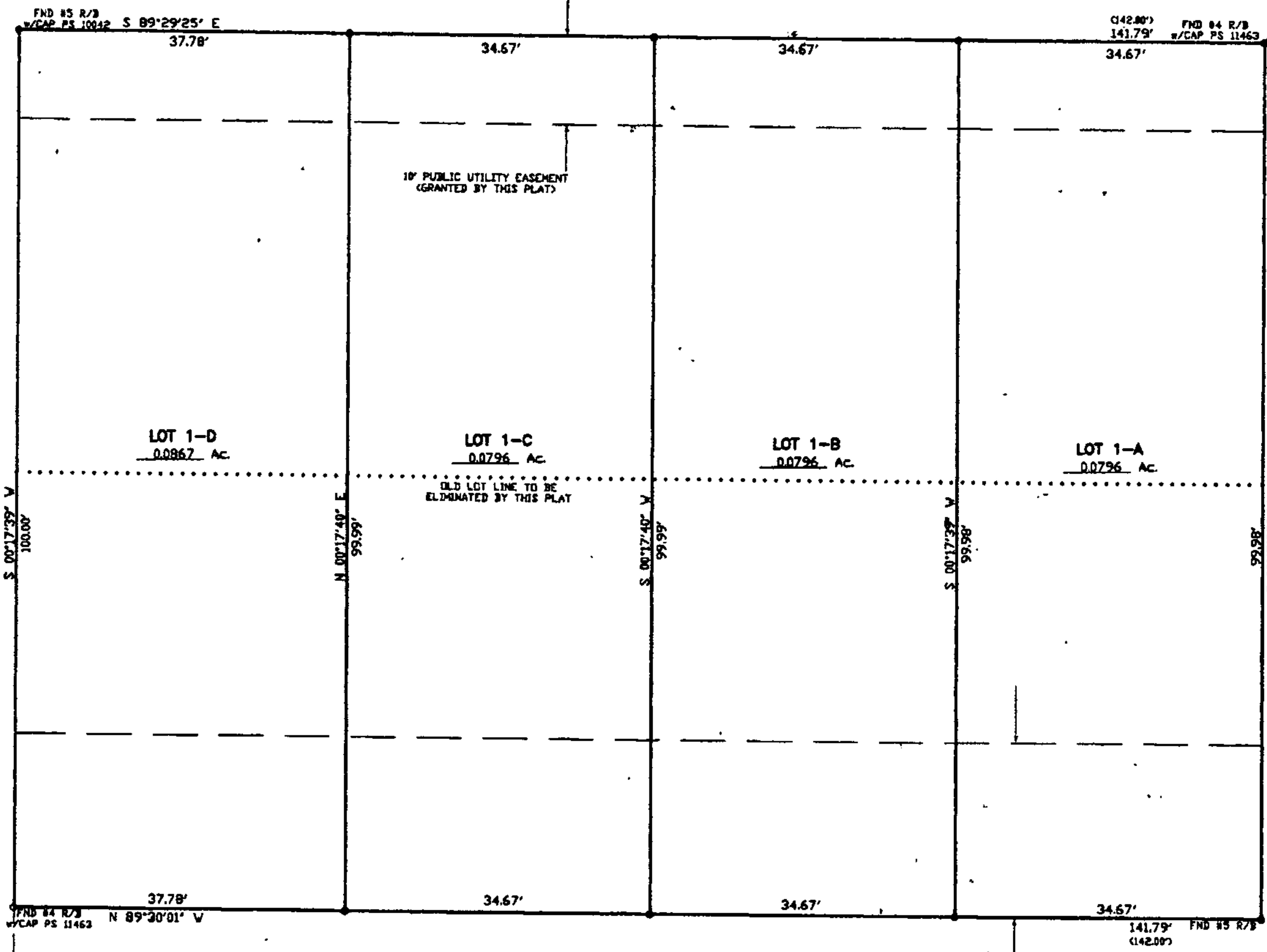
WITHIN
 SECTION 22, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 AUGUST, 2014

ACS STATION "5-K16A"
 N=1485016.971
 E=1530495.993
 GRD TO GRID=0.999870253
 Δκ = -00° 12' 40.20"
 CENTRAL ZONE, NAD 1983

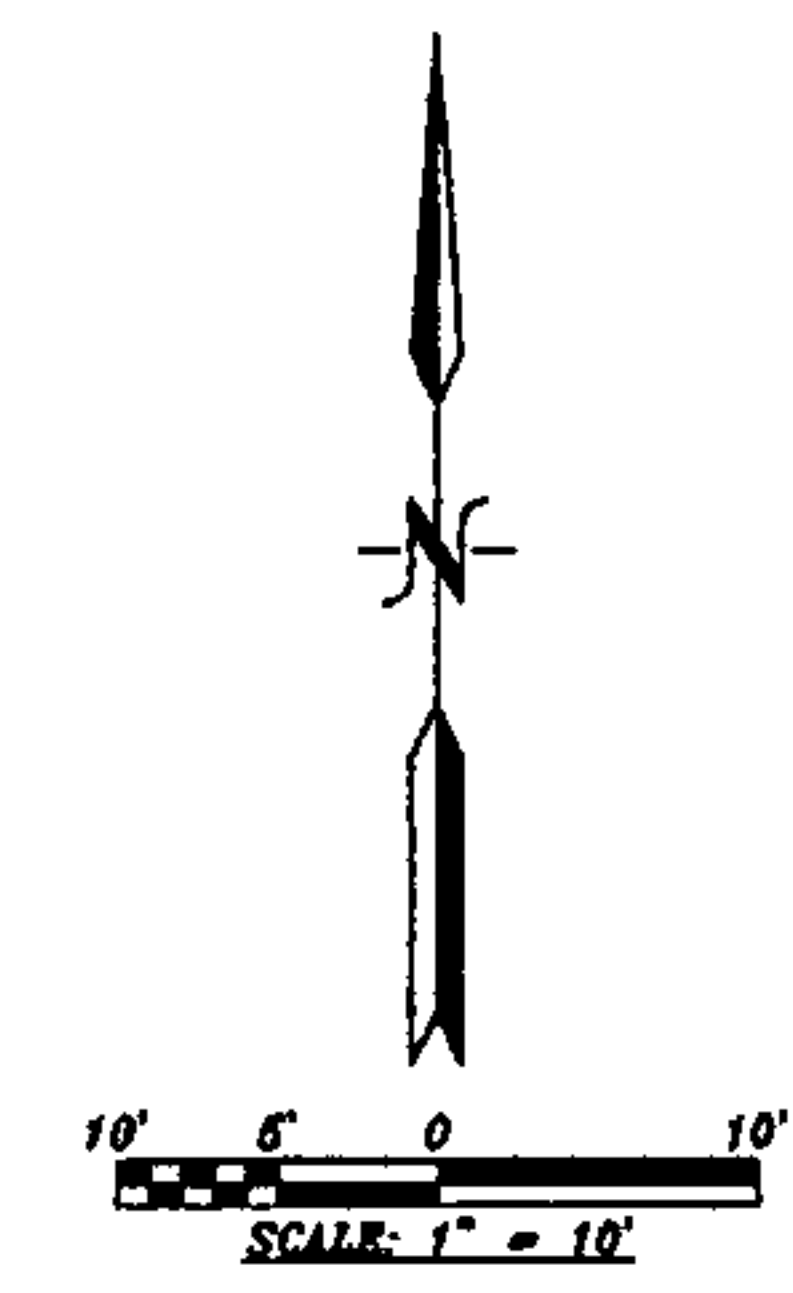
SILVER AVENUE S.E.

60' R/V
 (D-27)

CORNELL AVENUE S.E.
 75' R/V
 (D-27)



ALLEY
 PUBLIC
 (D-27)



FND 84 R/3 W/CAP PS 11463 N 89°30'01" V 37.78' 34.67' 34.67' 34.67' 141.79' FND 85 R/3 (142.00')

20' PRIVATE ACCESS, CROSS LOT DRAINAGE AND PUBLIC UTILITY EASEMENT TO BENEFIT LOTS 1-A THRU 1-D AND EACH LOT WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE EASEMENT WITHIN THE LOT

LOT 3, BLOCK 10
 UNIVERSITY HEIGHTS
 FILED FEBRUARY 7, 1916
 VOLUME D, FOLIO 27

14-0378.DWG (AUGUST, 2014)

ALBUQUERQUE SURVEYING, INC. ALBUQUERQUE, NEW MEXICO 87110
 PREPARED: (206) 888-8888
 FILED: (206) 888-8888

PROJECT #
1005210

OCTOBER 1. 2014

Pif



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): consensus planning inc. PHONE: 764.9801
 ADDRESS: 302 8th St. NW FAX: 842.5495
 CITY: Albuquerque STATE NM ZIP 87108 E-MAIL: cp@consensusplanning.com

APPLICANT: Werner Gilchrist House, LLC PHONE: 505.268.1200
 ADDRESS: 122 Tulane SE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87106 E-MAIL: Jim@buildnewmexico.org
 Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: Sketch plat

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

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

Lot or Tract No. 1 and 2 Block: 10 Unit: _____
 Subdiv/Addn/TBKA: University Heights
 Existing Zoning: SU-2 DR Proposed zoning: SU-2 DR MRGCD Map No. _____
 Zone Atlas page(s): K-16 UPC Code: 101605708422232114

CASE HISTORY:

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

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: _____ No. of proposed lots: _____ Total site area (acres): _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Silver Avenue
 Between: Cornell Drive and Stanford Drive
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: N/A

SIGNATURE Jill Reisz Westlund for James K. Strozier DATE 2.18.14
 (Print Name) Jill Reisz Westlund for James K. Strozier Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>14 DIB 70040</u>	<u>Sk</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>February 26, 2013</u>			Total \$ <u>0</u>

[Signature] 2-18-14
 Staff signature & Date

Project # 1005210

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

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**
 - 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) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**
 - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Completed Site Plan for Subdivision Checklist
 - Infrastructure List, if relevant to the site plan
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** **Maximum Size: 24" x 36"**
 - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - 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) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - 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)
 - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
 - AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** **Maximum Size: 24" x 36"**
 - 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) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
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 - 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)
 - List any original and/or related file numbers on the cover application
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- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
 - FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**
 - 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**
 - Solid Waste Management Department signature on Site Plan for Building Permit
 - Zone Atlas map with the entire property(ies) clearly outlined
 - 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)
 - List any original and/or related file numbers on the cover application
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I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

James K. Strozier
Applicant name (print)

Preis Westlund for James K. Strozier
Applicant signature / date 2-18-14



- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
14 DRB - 70040

Form revised October 2007

Ycjo 2-18-14
Planner signature / date

Project # 1005210



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
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 - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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 CITY: Albuquerque STATE NM ZIP 87108 E-MAIL: cp@consensusplanning.com

APPLICANT: Werner Gilchrist House, LLC PHONE: 505.268.1200
 ADDRESS: 122 Tulane SE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87106 E-MAIL: Jim@buildnewmexico.org
 Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: Sketch plat

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

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

Lot or Tract No. 1 and 2 Block: 10 Unit: _____
 Subdiv/Addn/TBKA: University Heights
 Existing Zoning: SU-2 DR Proposed zoning: SU-2 DR MRGCD Map No _____
 Zone Atlas page(s): K-16 UPC Code: 101605708422232114

CASE HISTORY:

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

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: _____ No. of proposed lots: _____ Total site area (acres): _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Silver Avenue
 Between: Cornell Drive and Stanford Drive

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

SIGNATURE Jill Reisz Westlund for James K. Strozier DATE 2.18.14
 (Print Name) Jill Reisz Westlund for James K. Strozier Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>14 DRB .70040</u>	<u>SK</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ <u>0</u>

Hearing date February 26, 2013

Vmj 2-18-14
 Staff signature & Date

Project # 1005210

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

SKETCH PLAT REVIEW AND COMMENT (DRB22)

Maximum Size: 24" x 36"

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) clearly outlined

Letter briefly describing, explaining, and justifying the request

List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)

Maximum Size: 24" x 36"

5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval

Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**

Zone Atlas map with the entire property(ies) clearly outlined

Letter briefly describing, explaining, and justifying the request

Letter of authorization from the property owner if application is submitted by an agent

Copy of the document delegating approval authority to the DRB

Completed Site Plan for Subdivision Checklist

Infrastructure List, if relevant to the site plan

Fee (see schedule)

List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting.**

Your attendance is required.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)

Maximum Size: 24" x 36"

5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval

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) clearly outlined

Letter briefly describing, explaining, and justifying the request

Letter of authorization from the property owner if application is submitted by an agent

Copy of the document delegating approval authority to the DRB

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)

List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting.**

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AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01) **Maximum Size: 24" x 36"**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02) **Maximum Size: 24" x 36"**

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) **6 copies**

Zone Atlas map with the entire property(ies) clearly outlined

Letter briefly describing, explaining, and justifying the request

Letter of authorization from the property owner if application is submitted by an agent

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)

List any original and/or related file numbers on the cover application

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Your attendance is required.

FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)

FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)

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**

Solid Waste Management Department signature on Site Plan for Building Permit

Zone Atlas map with the entire property(ies) clearly outlined

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)

List any original and/or related file numbers on the cover application

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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.

James K. Strozier
Applicant name (print)
Preis Westlund for James K. Strozier
Applicant signature / date
2.18.14



Form revised October 2007

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

Application case numbers
4 DRB - 70040

Preis 2-18-14
Planner signature / date
Project # 1005210



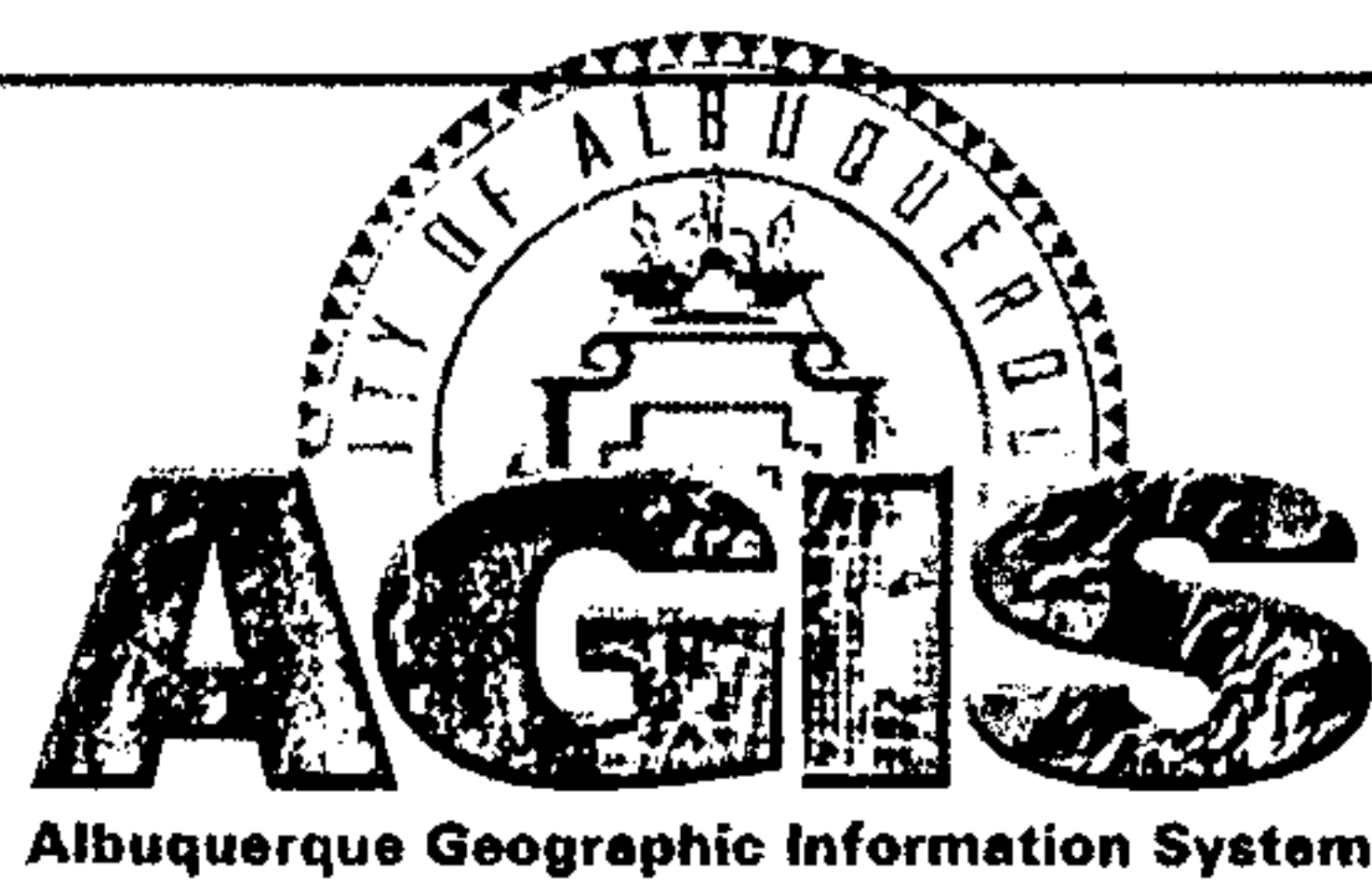
For more current information and more details visit: <http://www.cabq.gov/gis>

Zone Atlas Page:

K-16-Z

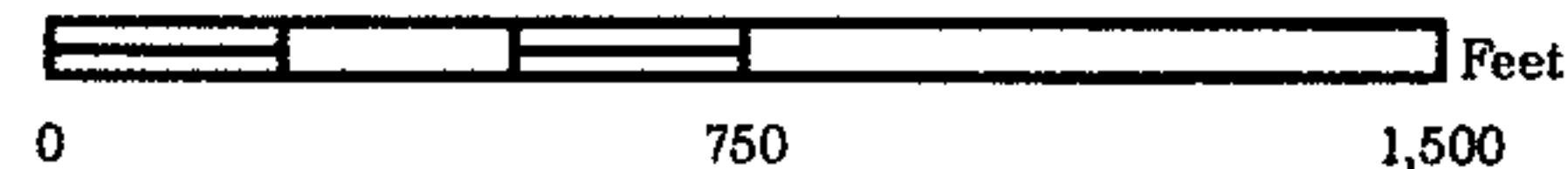
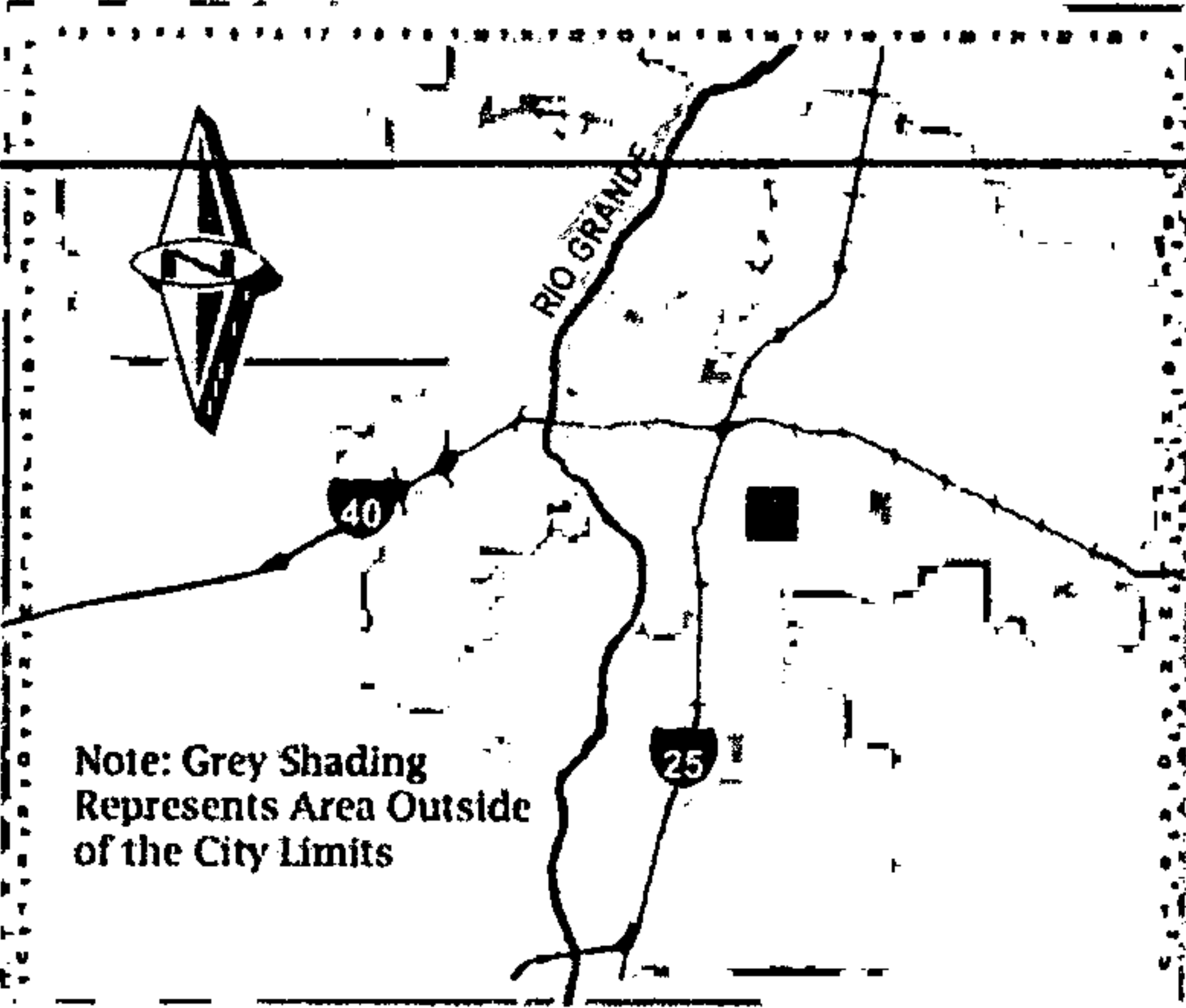
Selected Symbols

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



Map amended through: 1/24/2011

Note: Grey Shading Represents Area Outside of the City Limits





February 18, 2014

Jack Cloud, Chair
Development Review Board
600 Second Street NW
Albuquerque, NM 87102

Landscape Architecture
Urban Design
Planning Services

Re: Sketch Plat Application for Silver Avenue Townhouses

302 Eighth St. NW
Albuquerque, NM 87102

Dear Chairman Cloud:

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

This application is for Sketch Plat review and comment by the Development Review Board. The property is approximately .33 acres, located on Silver Avenue SE and Cornell Avenue SE, and is the location of the former Werner Gilchrist house which was demolished. The site is currently vacant. The legal description is Lots 1 & 2, Block 10, University Heights.

SITE



The Plan is for four townhouses (two duplexes), approximately 1,680 square feet each. The site is zoned SU-2 DR, Diverse Residential per the University Heights Sector Development Plan. The proposal meets the lot size and setback requirements of the DR Zone.

PRINCIPALS

Karen R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA

Specific Questions:

1. Vehicular access is proposed to be taken from Cornell Avenue to garages located on a proposed 20 foot private access easement. Are the proposed curb cuts locations acceptable?
2. Are there any other issues that would affect the proposed building footprint?

ASSOCIATES

Jacqueline Fishman, AICP



PLANNING

CONSENSUS

3. Are there any issues that would affect site drainage?
4. Are there any issues regarding the provision of utilities to the site?

Please do not hesitate to contact me with any questions.

Sincerely,

Haise Westwood for James K. Strozier

James K. Strozier, AICP
Principal

February 26. 2011

(SK)



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- 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.

APPLICATION INFORMATION:

Professional/Agent (if any): Consensus Planning, Inc. PHONE: 505-764-9801
 ADDRESS: 302 Eighth Street NW FAX: 505-842-5495
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com

APPLICANT: Werner Gilchrist LLC. PHONE: 505-268-1200
 ADDRESS: 122 Tulane FAX: 505-268-0449
 CITY: Albuquerque STATE NM ZIP 87106 E-MAIL: Toni@buildnewmexico.org

Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: DRB Final Sign-off of EPC approved Site Development Plan for Building Permit

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

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

Lot or Tract No. 1 and 2 Block: 10 Unit: _____
 Subdiv/Addn/TBKA: University Heights Addition
 Existing Zoning: SU-2/SU-1 FOR DR, OFFICE, LIBRARY AND/OR MUSEUM Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): K16 UPC Code: 101605708422232114

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): _____
Werner-Gilchrist House project 1005210/08EPC-40014, 40017; Cornell Houses project 1006925/07EPC-40080, 40081, 40082

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? no
 No. of existing lots: 2 No. of proposed lots: 2 Total area of site (acres): 0.3
 LOCATION OF PROPERTY BY STREETS: On or Near: Cornell Drive SE
 Between: Silver Ave. SE and Lead Ave. SE

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

SIGNATURE [Signature] DATE 4/8/2008
 (Print) James K. Stroziet, AICP Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>08DRB - 70174</u>	<u>SPBP</u>	_____	\$ _____
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____

Hearing date April 23, 2008

[Signature] 4/15/08
 Planner signature / date

Project # 1005210

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

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**
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 - ___ 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)
 - ___ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** **Maximum Size: 24" x 36"**
 - ___ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - ___ 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) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Letter of authorization from the property owner if application is submitted by an agent
 - ___ Copy of the document delegating approval authority to the DRB
 - ___ 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)
 - ___ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** **Maximum Size: 24" x 36"**
 - ___ 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) **6 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Letter of authorization from the property owner if application is submitted by an agent
 - ___ 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)
 - ___ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**
 - 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**
 - Solid Waste Management Department signature on Site Plan for Building Permit
 - Zone Atlas map with the entire property(ies) clearly outlined
 - 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)
 - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

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

James K. Strozier, ACP
 Applicant name (print)
[Signature] 4/15/04
 Applicant signature / date
 Form revised October 2007
[Signature] 4/15/04
 Planner signature / date
 Project # 1005210

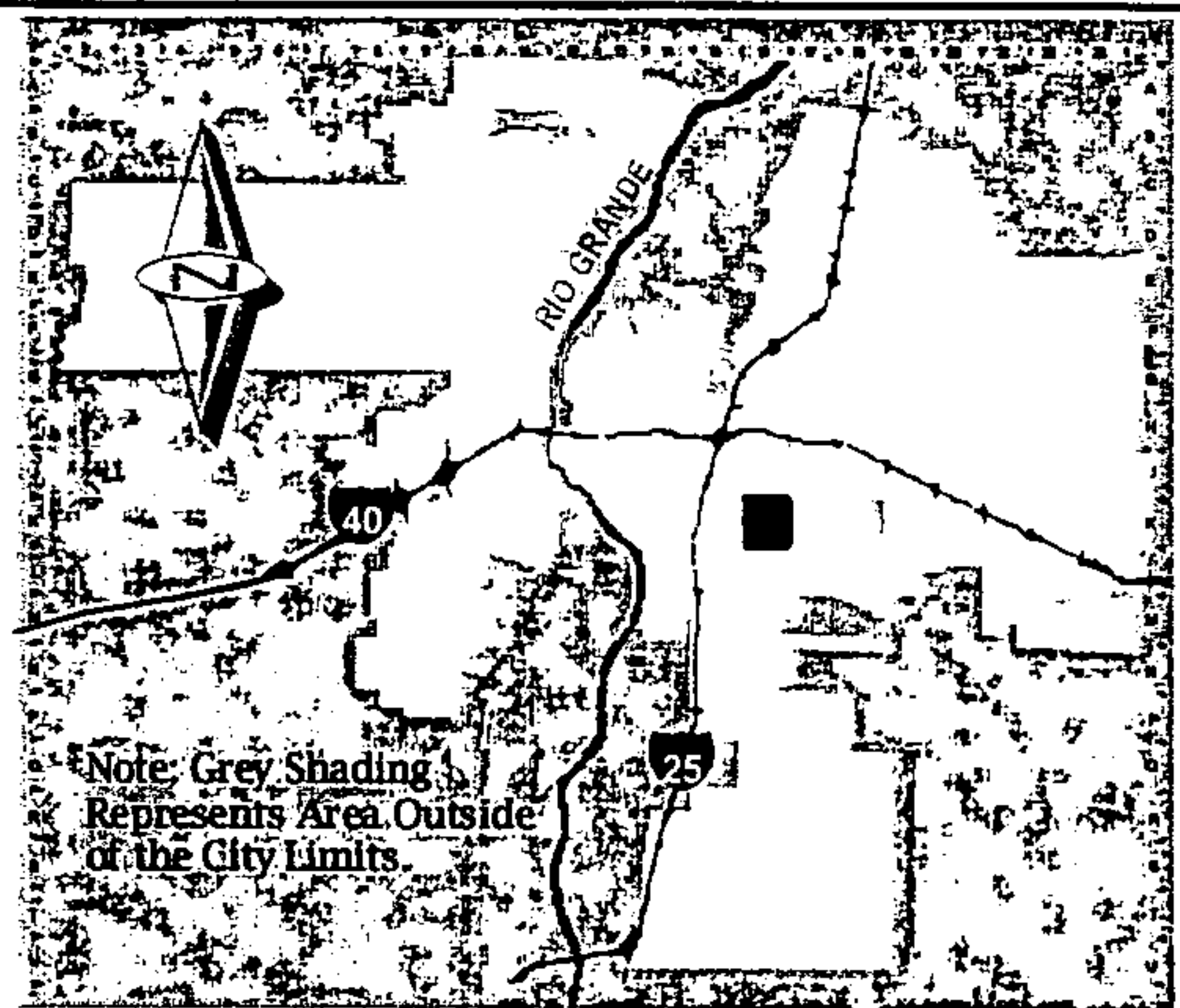
- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
98DRB - 70174



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

AGIS
Albuquerque Geographic Information System

Map amended through: 3/22/2007



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



April 8, 2008

Mr. Jack Cloud, DRB Chair
City of Albuquerque
Plaza Del Sol
600 2nd Street NW
Albuquerque, NM 87102

Landscape Architecture
Urban Design
Planning Services

RE: Project#1005210/ 08EPC-40014 Site Development Building Permit and
08EPC40017 Amend Sector Development Plan Map.

Dear Mr. Chairman:

The purpose of this letter is to explain how the Site Plans for Building Permit and Amendment to the Sector Development Plan Map have been changed in response to the Environmental Planning Commission's conditions of approval dated March 21, 2008.

The Site Plan for Building Permit was approved with the following conditions:

1. Approval of the location, design, height and size of the proposed new building is delegated to the LUCC and subject to approval of a Certificate of Appropriateness. Site plan shall be revised to include a note indicating same.
A note reflecting this condition has been added to sheet one of the site plan.
2. 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. Un authorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
This letter is intended to meet this condition.
3. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
A meeting with Planner Maryellen Hennessey was held on Monday, April 7, 2008.
4. Sheet I to be revised to provide a complete description of zoning and land uses.
Sheet 1 has been updated, please see Site Description section.

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

PRINCIPALS

Karen R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA

ASSOCIATES

Jacqueline Fishman, AICP

5. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
We agree.
6. 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).
We agree.
7. Utility poles within alley to be relocated to avoid conflicts with parking spaces and applicant will work with the utility company to relocate the utility poles.
A note has been added to the site plan indicating the need to relocate the anchor and utility pole. The developer will coordinate with PNM in this matter.
8. Provide wheel stops for alley parking spaces adjacent to sidewalk to prevent overhang and blocking of sidewalk. The spaces shall be 25 feet minimum in length from the property line.
We agree, and this has been reflected on the site plan.
9. Site plan shall comply and be designed per DPM Standards.
We agree.
10. Refuse containers will comply with all SWMD ordinances and requirements and have enclosure location and recycle area, if required.
As referenced in condition #14, cart storage has been added to the site plan, as well as a note pertaining to residential style automated carts.
11. Replace the ice plant on the north side of the building with a xeric plant that is more tolerant of freezing temperatures.
We agree and the Landscape Plan now reflects the following new plant: The Hardy Yellow Ice plant (*Delosperma nubigenum*) has been chosen to replace the Hardy Purple Ice plant (*Delosperma cooperi*) in the Werner Gilchrist Landscape Plan. It is a hardy winter xeric plant for Albuquerque's high desert seasonal temperatures. The Hardy Yellow Ice plant requires full sun and low water usage and provides late spring yellow blooms that carpet the ground.
- 12.1 handicap parking space, 1 motorcycle space and 1 bike rack are to

be provided. Such handicap space will result in total of 8 parking spaces.

We agree, and this has been reflected on the site plan. Also, two bike racks have been provided; one in the front and one in the back.

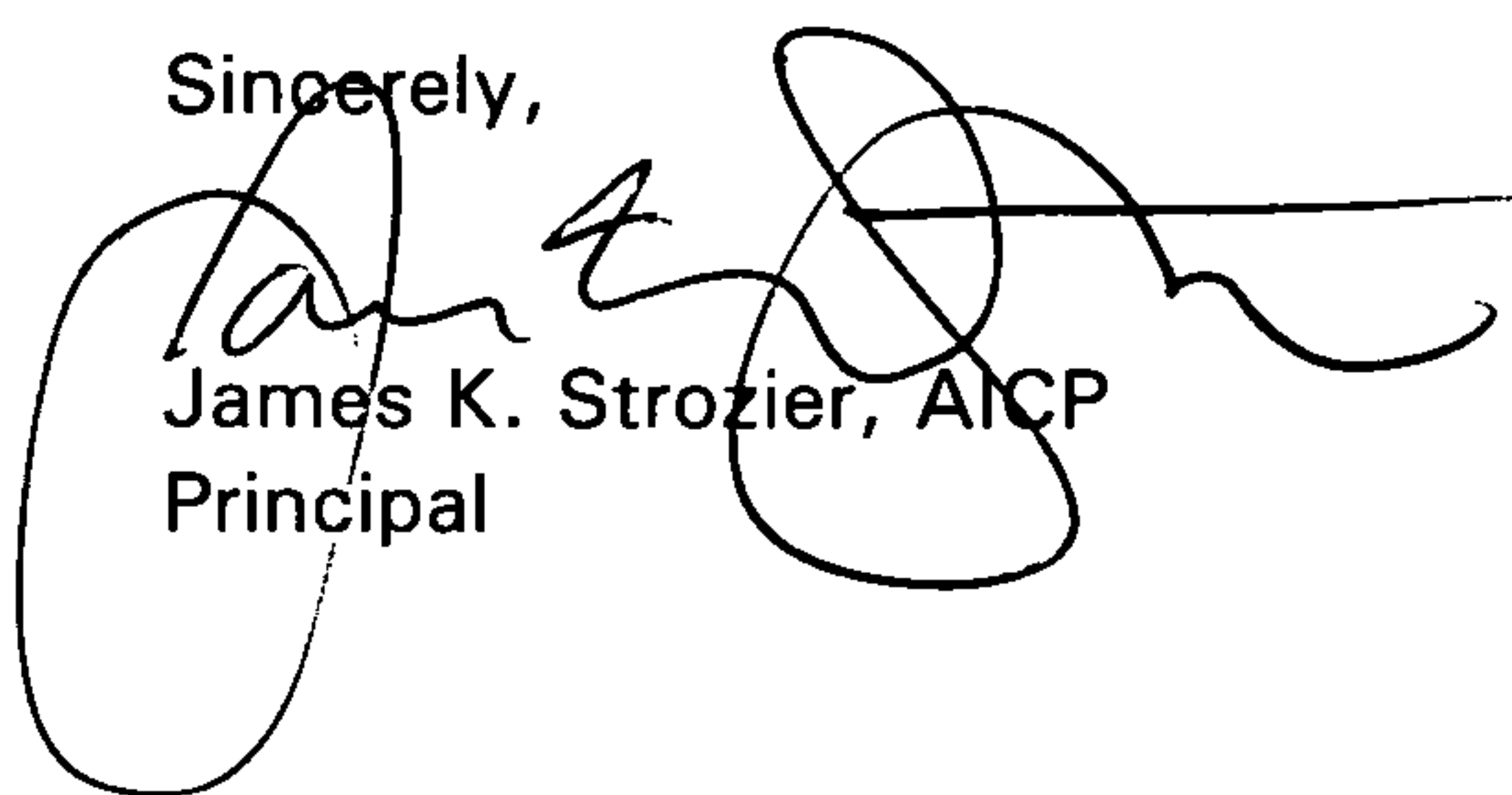
13. Pedestrian paths shall be fully shown on the sheet one as well as on the landscape plan.

We agree, and this has been reflected on the site plan and landscape plan.

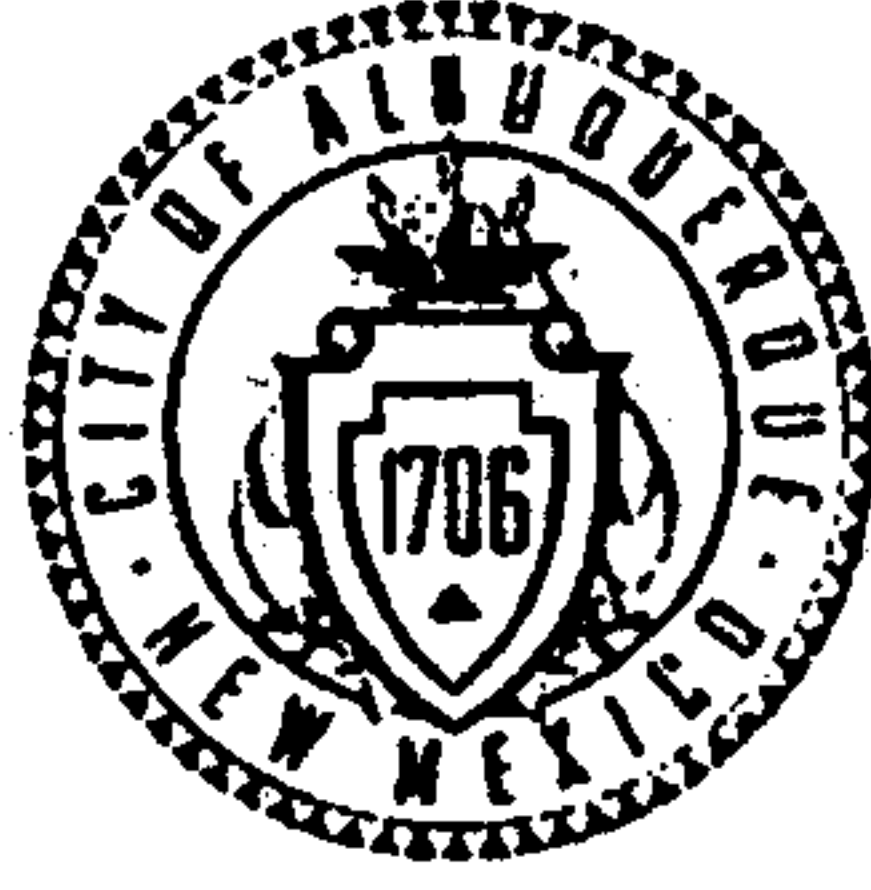
14. In order to maintain the residential scale of this development, residential style automated carts shall be used and no dumpster's are permitted, if possible, after coordination with Solid Waste Management Department.

A note has been added to ensure residential style automated carts; see also condition #10.

Sincerely,

A handwritten signature in black ink, appearing to read 'James K. Strozier', is written over the typed name. The signature is fluid and cursive, with a large loop at the end.

James K. Strozier, AICP
Principal



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

Date: March 21, 2008

OFFICIAL NOTIFICATION OF DECISION

FILE: Project# 1005210*
08EPC-40014 SITE DEVELOPMENT -
BUILDG PRMT
08EPC-40017 AMEND SECTOR
DEVELOPMENT PLAN MAP

Werner Gilchrist LLC
122 Tulane
Albuq. NM 87106

LEGAL DESCRIPTION: for all or a portion of lots 1 & 2, block 10, UNIVERSITY HEIGHTS ADDITION zoned SU-2/DR to SU-2/SU-1 FOR DR, OFFICE, LIBRARY, AND/OR MUSEUM located on CORNELL DR SE BETWEEN SILVER AVE SE AND LEAD AVE SE containing approximately .3 acre. (K-16)
Maryellen Hennessy, Staff Planner

On March 20, 2008 the Environmental Planning Commission voted to approve Project 1005210/ 08EPC 40017, Sector Development Plan Map Amendment from SU2/DR to SU2/DR and office, library and/or museum uses for Lots 1 and 2, Block 10, University Heights Addition based in the following Findings.

FINDINGS:

1. This is a request for approval of a *University Neighborhoods Sector Development Plan* map amendment from SU2/Diverse Residential to SU2/SU1 for Diverse Residential and office, museum and/or library use for an approximately .3 acres site identified as Lots 1 and 2, Block 10, University Heights Addition.
2. The subject site contains one existing 2,346 sq. ft. house. The historic Werner-Gilchrist house is listed on the State Register of Cultural Properties, the National Register of Historic Properties and is a designated City Landmark. The existing historic house is in substandard condition and has been vacant since January of 2006. The purpose of the request is to facilitate the re-use and rehabilitation of the historic property.

3. The new zoning category is not in conflict with adopted Goals and policies of the *City/County Comprehensive Plan* and the *University Neighborhoods Sector Development Plan*.
-
4. The request satisfies the following policies of the *City/County Comprehensive Plan* as follows:
 - a. The proposal furthers the Historic Resources Goal. The alternate uses proposed facilitate the rehabilitation of the historic house on the subject site.
 - b. Established Urban Area Policy II.B.5d: The location and intensity of the proposed zone respects the neighborhood values. The use is consistent with the surrounding neighborhood.
 - c. Established Urban Area Policy II.B.5i: is furthered. The proposed uses may generate moderate employment that would be complementary to the residential neighborhood and have minimal adverse effect.
 - d. Established Urban Area Policy II.B.5o: is satisfied because the proposed zoning will facilitate redevelopment in an older neighborhood and rehabilitate unique older buildings.
 - f. Established Urban Area Policy II.B.5p: is satisfied because no City funds are required. The proposal reflects cost-effective redevelopment technique by reusing existing buildings and is sustainable for the environment.
 - g. Central Urban Area Policy II.B.6b: is satisfied because the proposed expanded uses are located proximate to the University of New Mexico and Central Ave. provides major transit line to city-wide facilities.
 5. This development request does not conflict with the goals of the *University Neighborhoods Sector Development Plan*. The proposed zoning will help conserve and renew the unique qualities of a historic structure in the University neighborhood, while fostering positive social and physical interrelations between businesses, institutions and residents (Goals 2 & 6).
 6. The request meets the test of R270-1980 as follows:
 - A) The proposed zoning and uses contribute to the general welfare of the City.
 - B) The proposed zoning and uses will help stabilize the surrounding neighborhoods by allowing for the generation of revenue to facilitate rehabilitation of a long-neglected historic resource.
 - C) The request is in accordance with applicable goals and policies of the *Comprehensive Plan* and the *University Neighborhoods Sector Development Plan* as demonstrated in Findings 4 and 5 above.
 - D) 3. The applicant has demonstrated that the request is more advantageous to the community as articulated in the *Comprehensive Plan* and the *University Neighborhoods Sector Development Plan*.
 - E) The proposed zoning and uses will not be harmful to adjacent property, the neighborhood or the community. The University Heights Neighborhood Association supports this request.
 - F) The request will not require capital expenditures by the city.
 - G) The request furthers a preponderance of applicable goals and policies. Economic consideration is not the sole factor related to this request.
 - H) Is not applicable to this request.

OFFICIAL NOTICE OF DECISION
MARCH 20, 2008
PROJECT #1005210
PAGE 3 OF 6

- I) SU1 zone can be considered a "spot zone", however, it is justified as it is shown to further the goals and policies of the Comprehensive Plan and the University Neighborhoods Sector Development Plan and demonstrated by public review of the site development plan.
- J) The request will not create a strip zone.

7. The University Heights Neighborhood Association was notified of this request. Several un-facilitated meetings were held. There is no known public opposition to this request.

On March 20, 2008 the Environmental Planning Commission voted to approve Project 1005210/ 08EPC 08EPC40014, a request for Site Development Plan for Building Permit, for Lots 1 and 2, Block 10, University Heights Addition, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for consideration and approval of a site development plan for building permit for an approximately .3 acre site identified as Lots 1 and 2, Block 10, University Heights Addition.
2. The site is already developed; therefore the site plan reflects existing and proposed conditions. The subject site contains an approximately 2,346 sq. ft. house built in 1908 that is listed on the New Mexico State Register of Cultural Properties, the National Register of Historic Places and is a City Landmark property.
3. An additional building not to exceed 950 sq. ft. is also proposed for the site. No design criteria of elevations are provided for this proposed building.
4. The Landmarks and Urban Conservation Commission (LUCC) has design review authority over development and alterations of City Landmark properties. Design of the proposed new construction is subject to future LUCC review and a Certificate of Appropriateness.
5. A Certificate of Appropriateness was approved by the LUCC on April 11, 2007 for exterior rehabilitation of the Werner-Gilchrist house. The new front porch is subject to future LUCC review
6. This development request accompanies case number 08EPC40080, a request for a Sector Development Plan Map Amendment from SU2/DR to SU2/SU1 for DR and office, library and/or museum use.

7. This request furthers applicable goals and policies in the *Albuquerque/Bernalillo County Comprehensive Plan* and with the goals of the *University Neighborhoods Sector Development Plan*.
8. The University Heights Neighborhood Association was notified of this request. There is no known neighborhood or other opposition to this request.

CONDITIONS:

1. Approval of the location, design, height and size of the proposed new building is delegated to the LUCC and subject to approval of a Certificate of Appropriateness. Site plan shall be revised to include a note indicating same.
2. 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.
3. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
4. Sheet 1 to be revised to provide a complete description of zoning and land uses.
5. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
6. 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).
7. Utility poles within alley to be relocated to avoid conflicts with parking spaces and applicant will work with the utility company to relocate the utility poles.
8. Provide wheel stops for alley parking spaces adjacent to sidewalk to prevent overhang and blocking of sidewalk. The spaces shall be 25 feet minimum in length from the property line.

9. Site plan shall comply and be designed per DPM Standards.
10. Refuse containers will comply with all SWMD ordinances and requirements and have enclosure location and recycle area, if required.
11. Replace the ice plant on the north side of the building with a xeric plant that is more tolerant of freezing temperatures.
12. 1 handicap parking space, 1 motorcycle space and 1 bike rack are to be provided. Such handicap space will result in a total of 8 parking spaces.
13. Pedestrian paths shall be fully shown on sheet one as well as on the landscape plan.
14. In order to maintain the residential scale of this development, residential style automated carts shall be used and no dumpster's are permitted, if possible, after coordination with Solid Waste Management Department.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY APRIL 4, 2008 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
MARCH 20, 2008
PROJECT #1005210
PAGE 6 OF 6

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,

CMauro


for Richard Dineen
Planning Director

RD/ME/ac

cc: Consensus Planning, Inc., 302 Eighth St. NW, Albuquerque, NM 87102
Danny Hernandez, University Heights NA, P.O. Box 4297, Albuquerque, NM 87196
Ben Roberts, University Heights NA, 315 Harvard Dr. SE, Albuquerque, NM 87106
Don Hancock, 324 B Harvard SE, Albuquerque, NM 87106

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

To: Jack Cloud, DRB Chair

From: Maryellen Hennessy, Planner, Development Review Division 

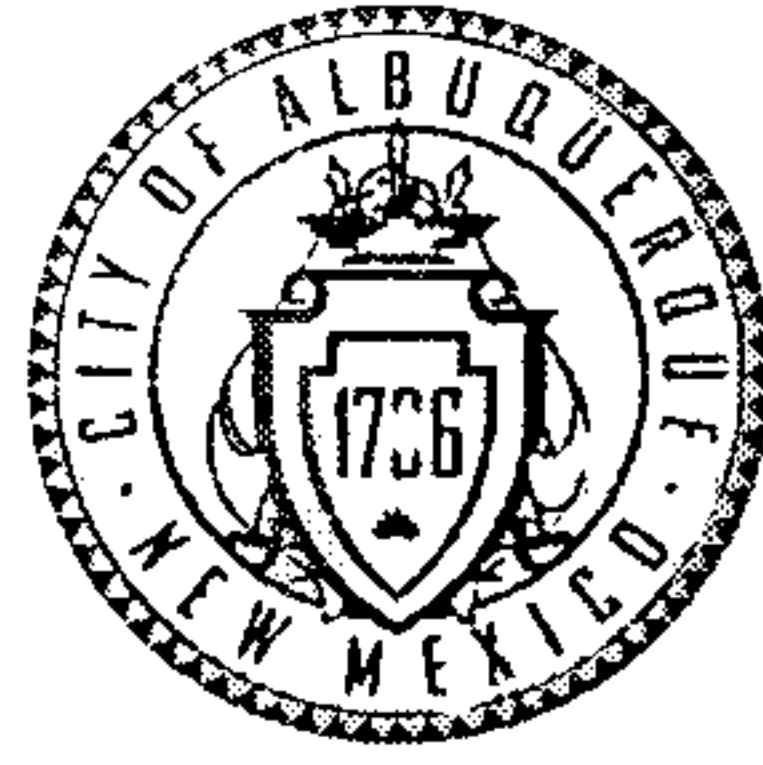
Date: April 14, 2008

Subject: Project # 1007095 / 08EPC-40011 - SITE DEVELOPMENT - BUILDG
PRMT

On March 20, 2008, the Environmental Planning Commission approved Project # 1005210 / 08EPC-40014, a Site Development Plan for Building Permit, subject to 8 findings and 14 conditions, for 202 Cornell Se, described as Lots 1 & 2, Block 10, University Heights Addition, zoned SU-1/SU-2 for DR, Office Library and/or Museum.

The revised site development plan meets EPC conditions of approval and can be delegated to DRB for final sign-off.

If you have any questions regarding this case, please do not hesitate to call me at 924-3891.



PLANNING DEPARTMENT

MEMO

DATE: 4/14/08

TO: Michael Holton and Lee Romero

FROM: Maryellen Hennessy *MH*

RE: Site Plan 202 Cornell SE/ **Project# 1005210**
08EPC-40014 SITE DEVELOPMENT - BUILDG PRMT

The subject property is a City Historic Landmark. On March 20, 2008, the EPC approved a change in zoning for this historic house of approximately 2,300 sq. ft. from SU2 Diverse Residential to SU2/SU1 for Diverse Residential, Office, Library or Museum.

The property is in need of rehabilitation and the new zoning was intended to provide some flexibility of use to support the rehabilitation.

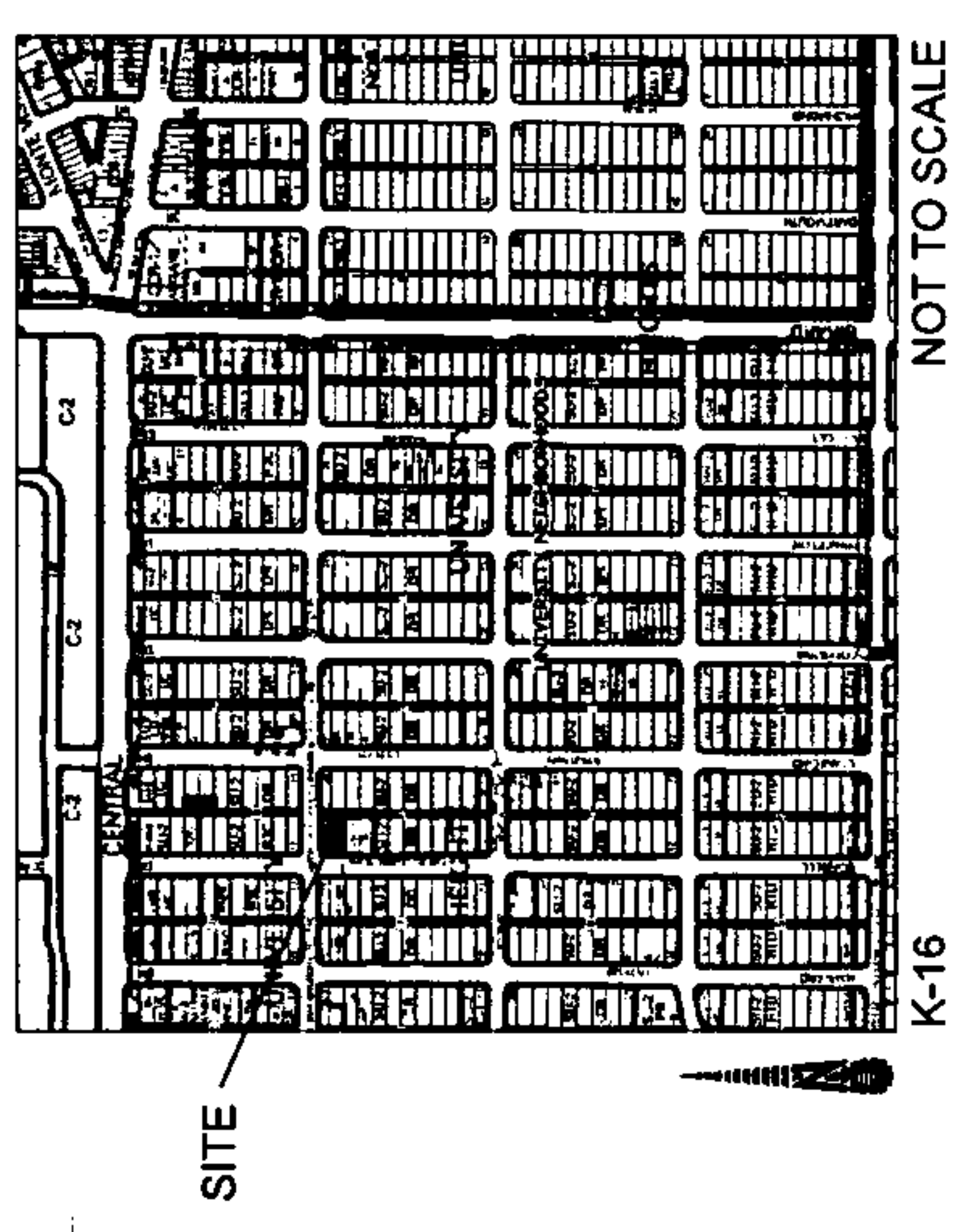
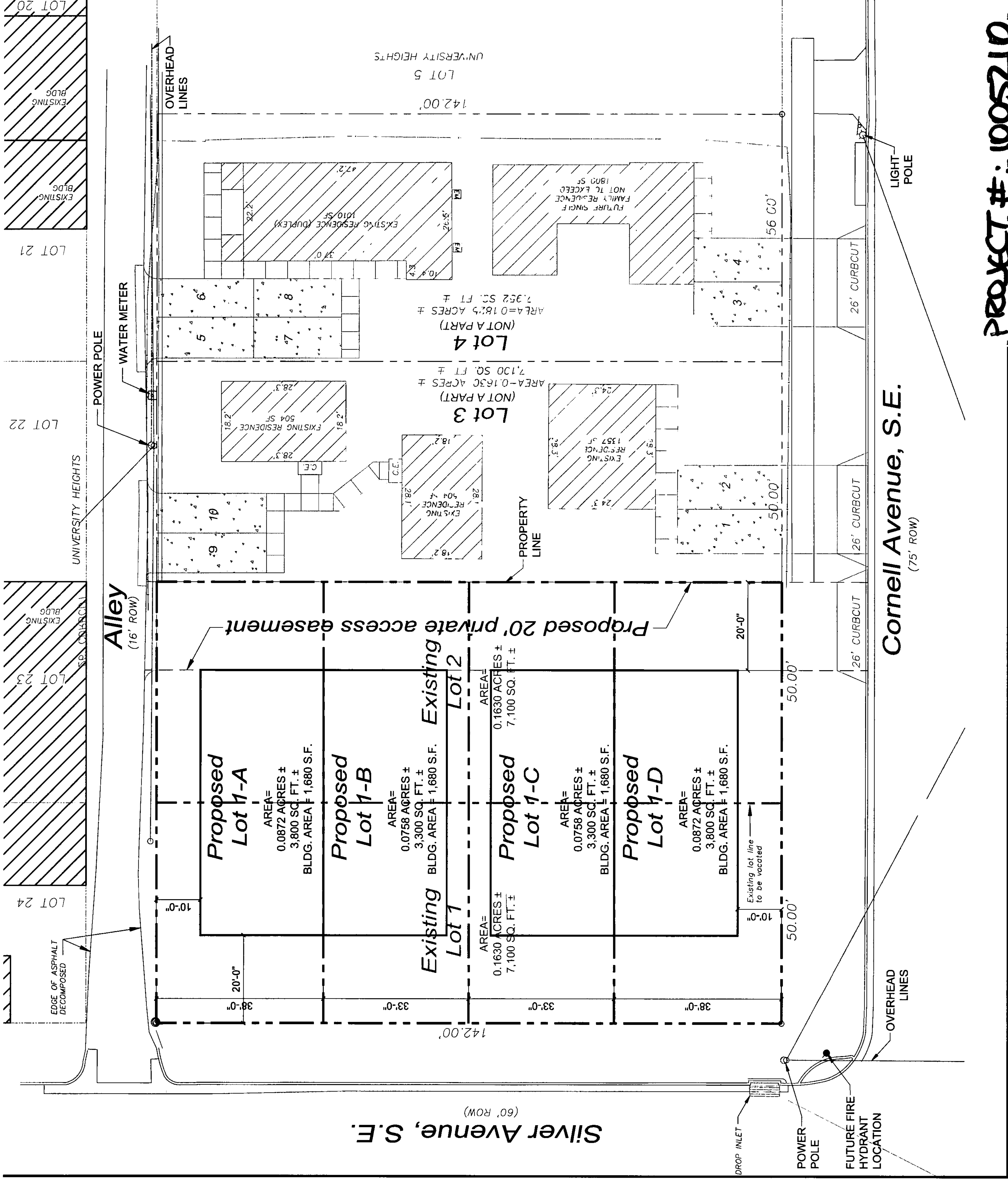
In order to protect the residential character of the site, the EPC stipulated, as a Condition of their approval, that automated residential carts be used.

There are currently no plans to establish a museum or library at the site. It will most likely be used residentially and/or offices.

If the future use of the house should convert to a use that generated more waste than can be accommodated by the residential carts, we can address the issue at that time.

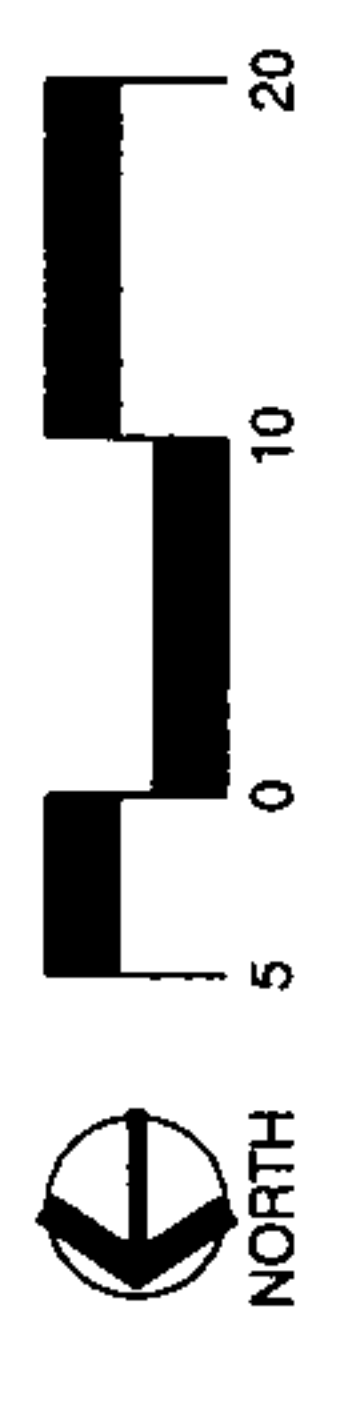
We appreciate your cooperation in approving the site plan based on the EPC's stipulation.

Silver Avenue, S.E. (60' ROW)



SITE INFORMATION:
 ZONING: SU-2 DR
 TOTAL SITE AREA: 14,200 SF
 PROPOSED USE: (4) TOWNHOME LOTS
 BUILDING AREA: 1,680 SF X 4 = 6,720 SF

SKETCH PLAT
 Scale: 1" = 10'
 NORTH



CONSENSUS PLANNING, INC.
 Planning / Landscape Architecture
 302 Eighth Street NW
 Albuquerque, NM 87102
 (505) 764-9801 Fax 842-5495
 e-mail: cp@consensusplanning.com

PROJECT #: 1005210
DATE: 2-26-14 (SK)



PROJECT#: 1005210
 DATE: 2-26-14 (SK)



Legend

Primary Streets

- + BN and SF Railroad
- Freeway
- Urban Principal Arterial
- Urban Minor Arterial

Other Streets

- Zone Grid

Municipal Limits

- CORRALES
- EDGEWOOD
- LOS RANCHOS
- RIO RANCHO
- TIJERAS
- UNINCORPORATED AREAS

World Street Map

Notes

0.0 0 0.01 0.0 Miles



WGS_1984_Web_Mercator_Auxiliary_Sphere
 2/14/2014 © City of Albuquerque

1:1,147

This map is a user generated static output from www.cabq.gov/gis and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
 THIS MAP IS NOT TO BE USED FOR LEGAL PURPOSES

February 26, 2014

(SK)

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

04/15/2008 Issued By: PLNABG

Permit Number: 2008 070 174 **Category Code 910**

Application Number: 08DRB-70174, Epc Approved Sdp For Build Permit

Address:

Location Description: CORNELL DR SE BETWEEN SILVER AVE SE AND LEAD AVE SE

Project Number: 1005210

Applicant
Werner Gilchrist Lic

122 Tulane
Albuquerque NM 87106
268-1200

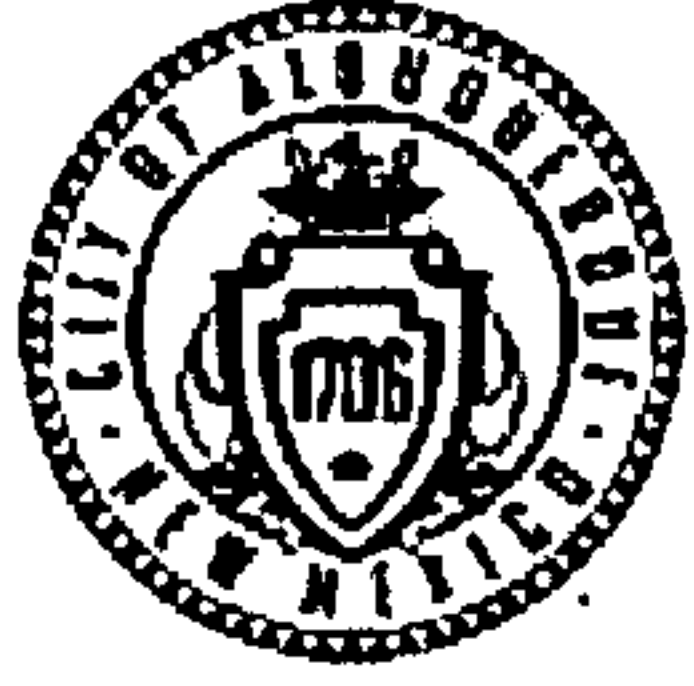
Agent / Contact
Consensus Planning
James Strozier
302 8th St Nw
Albuquerque NM 87102
cp@consensusplanning

Application Fees


441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	
TOTAL:		\$20.00

City Of Albuquerque
Treasury Division

4/15/2008 9:15AM LDC# ANNX
WS# 007 TRANSH 0001
RECEIPT# 00097057-00097057
PERMIT# 2008070174 TRSMSP
Trans Amt \$20.00
Conflict Manag. Fee \$20.00
CK \$20.00
CHANGE \$0.00



Tom C.
Rojas/PLN/CABQ
10/27/2006 02:50 PM

To Sheran A. Matson/PLN/CABQ@COA
cc
bcc
Subject Re: Werner Gilchrist Historic Project 

Sheran: thank you i pass it on to roberto. tom
Sheran A. Matson/PLN/CABQ



Sheran A.
Matson/PLN/CABQ
10/27/2006 01:56 PM

To Tom C. Rojas/PLN/CABQ@COA
cc Richard H. Dourte/PWD/CABQ@COA, Andrew B.
Garcia/PLN/CABQ@COA
Subject Werner Gilchrist Historic Project

Tom

I heard Roberto is out for hip replacement surgery & recovery.

Bill Bailey submitted a site plan sketch to DRB for our comments last week. He told us that they are restoring the historic home at 202 Cornell, SE and want to build townhomes behind it. They will have to replat the property to do so.

The problem is, all of the proposed townhouse lots would be substantially substandard with regard to lot width and lot area as well. For this reason, DRB does not wish to approve the plat creating the lots until Bill has received variance/special exception approval from the ZHE. Bill said he would apply for a variance.

Just wanted to give you a "heads up".

Sheran

DR zone:

Uses permissive in RTD land use area which corresponds to the RT in zone code w/ exceptions:

p. 69

Permissive:

2 units in 1 building

p. 70

Height:

• as provided in R-2

• ZCO cannot waive this section

Setbacks:

→ F.Y. - 15 ft, 20 ft w/ garage occupant

S.Y. - 5 ft, 10 ft on street side

of corner lots, 0 ft for THs

R.Y. - 15'

Zone Code:

RT zone - Townhouse 2200 sq ft & 22' w

Notes →

→ F.Y. setback - 10' if access to rear yard from alley

Height - okay

Lot width & area

To: Sheran Matson
Planning Manager & DRB Chair
City of Albuquerque

From: Wm. J. Bailey, Agent
Werner Gilchrist House, LLC (Owner)

Subject: Werner Gilchrist Historic Project (WGHP)
Application for Sketch Plat Review

Date: October 9, 2006

Pursuant to our conversation at the City offices late Friday, I am filing this Application for a Sketch Plat Review of this project. Attached you will find:

1. Six (6) copies of a scaled Site Plan showing: (a) the proposed subdivision replat, (b) the existing historic house and the proposed new town homes, (c) parking, (d) set backs, and (e) adjacent streets and alleys.
2. Zone Atlas Map.
3. Elevations of the proposed new town homes.
4. Survey of the property.

Additional information which will be helpful to you in reviewing the plan is:

- A. The property is located at the southeast corner of Cornell and Silver with address of 202 Cornell.
- B. Legal Description: Lots 1-4, Block 10, University Heights Addition.
- C. The property is within the University Neighborhoods Sector Development Plan (UNSDP).
- D. The property is currently zoned SU-2 for Diverse Residential.
- E. The six (6) proposed new units are designed as town homes and we intend to request that the DRB approve a subdivision change to accommodate this new use.
- F. The units are sized (2 @ 1,472 sq. ft. and 4 @ 1,375 sq. ft.) to provide a residential opportunity for purchasers – rather than as rentals.
- G. The new units are designed to have some architectural harmony with the adjacent historic residence.
- H. The exterior of the historic residence will be restored, as close as reasonably possible, to its original appearance and in accordance with the requirements and guidelines of the City's Landmark Commission.

This is a two phased project that will restore the Werner Gilchrist house located on Lots 1 & 2 during Phase I. Phase II will construct six (6) new town home units on Lots 3 & 4 which are the vacate lots immediately south of the historic house. This project is undertaken as a result of a request by the City to Build New Mexico, one of the principals of the Owner, to restore the historical residence which was the first residence constructed

in the University Heights Addition. University Heights Addition was approved by the City in 1906, at a time when New Mexico was still a territory. The residence was built two years later in 1908.

The central purpose of preserving the historic residence is the fact that it was the first residence built in this subdivision. However, its hipped roof construction with dormers also has an architectural value to the City as a Landmark property. The foundation is rock trench with adobe walls. Many finish features of the house demonstrate the construction of homes of the era.

Being within one block of Central Avenue, the location will be a desirable one for new residents. It is within an easy walk of the shops and restaurants along this section of Central and only one block from the University of New Mexico and Popejoy Hall. Once the proposed Electric Streetcar system is constructed by the City (proposed for 2009) the location will also enable any resident to walk to the streetcar and take public transportation to any point served by the system, including Nob Hill, Downtown Albuquerque and Old Town.

It is the intent of this project and this design to address the items listed as Current Issues and Basic Goals as set out in Section 1.A. of the UNSDP.

As soon as the property was put under contract the Owner began meetings with the University Heights Neighborhood Association (UHNA). Four meetings with representatives of this association have been held. The Owner believes that this latest plan addresses most, if not all, of the comments and issues voiced by the representatives and members of the UHNA in the several meetings. The Owner has also worked closely and regularly with Ed Boles and Maryellen Hennessy of the Landmark Commission and with staff members of the City Planning Staff.

The proposed plan will require the re-subdivision of Lots 3 & 4 of the property and some variances. Questions and concerns the Owner has regarding this review are:

- a. FAR requirements.
- b. Height requirements.
- c. Usable Open Space Requirements.
- d. Setback requirements
- e. Parking requirements.
- f. Any other issues that might be disclosed by a review of the Plan.

The Owner will also need guidance on matters such as solid waster removal and utility lines.

I appreciate the information and help you gave me in our meeting on Friday. I hope that the Sketch Plan Review, now scheduled for Wednesday, October 18, 2006 will enable us to go forward with a project that is viable, that benefits the current and future of residents

of the area, that restores and utilizes the historic residence, and that is another progressive step for the City of Albuquerque,

Please let me know if this application is sufficient in order for your department and staff to evaluate the proposed project and to further guide the Owner to a quick determination of an approved new use. Thank you.

Sincerely,

Werner Gilchrist House LLC

By 
Wm. J. Bailey, Agent
228-8968

**JUNDARY SURVEY OF
LOTS 1,2,3 & 4, BLOCK 10
UNIVERSITY HEIGHTS**

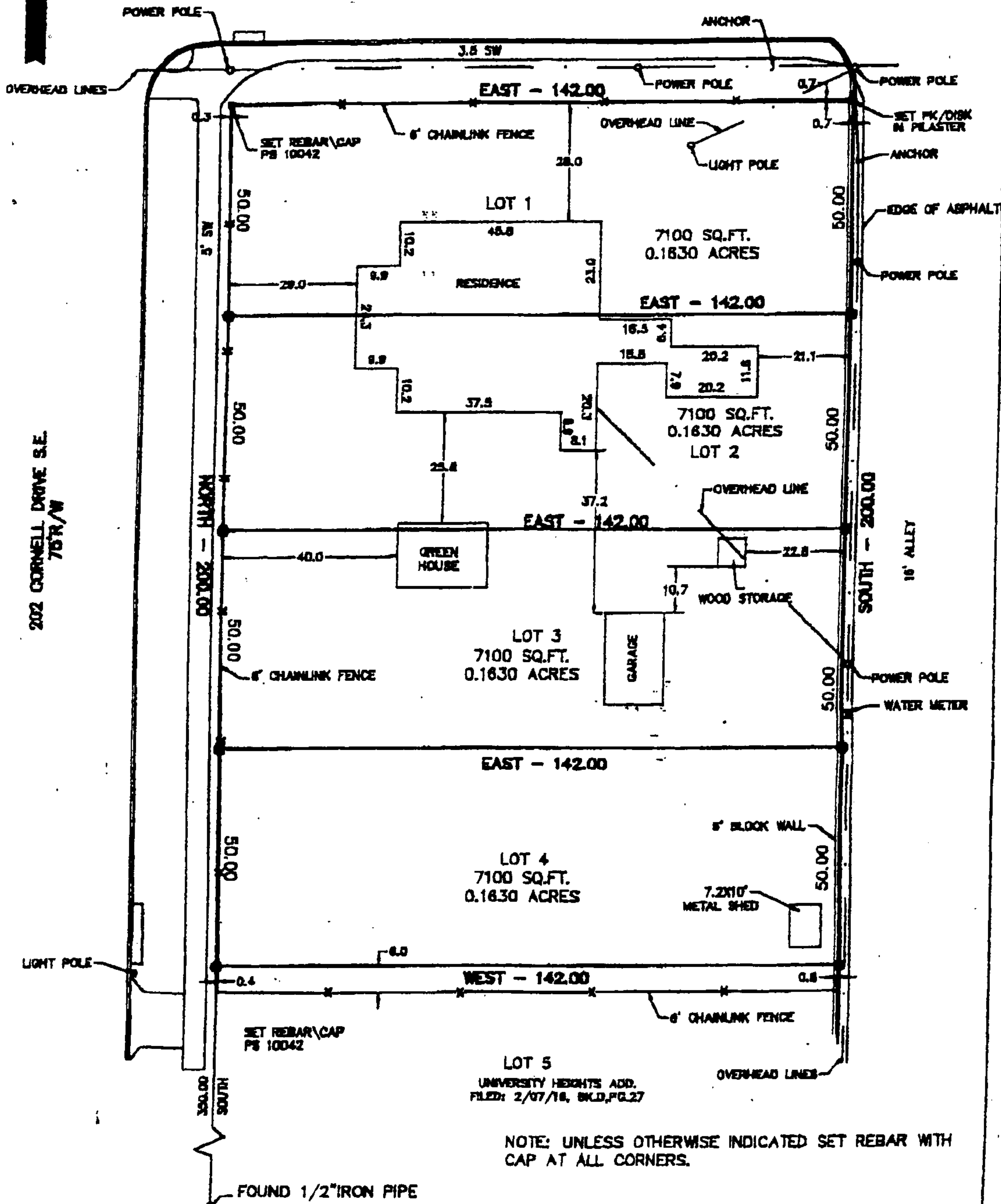
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2003

30 0 30 60 90 Feet

SCALE: 1"=30'

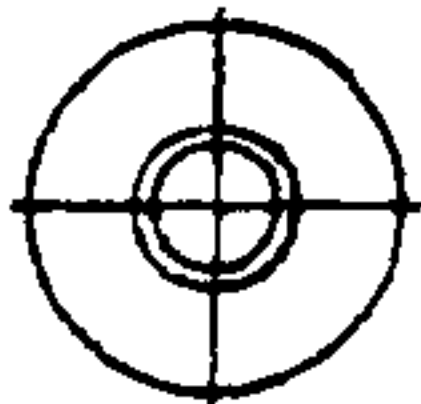
NOTE: UNLESS OTHERWISE INDICATED
● - SET REBAR\CAP LS10042

SILVER AVENUE S.E.
80' R/W



PAGE 2 OF 2

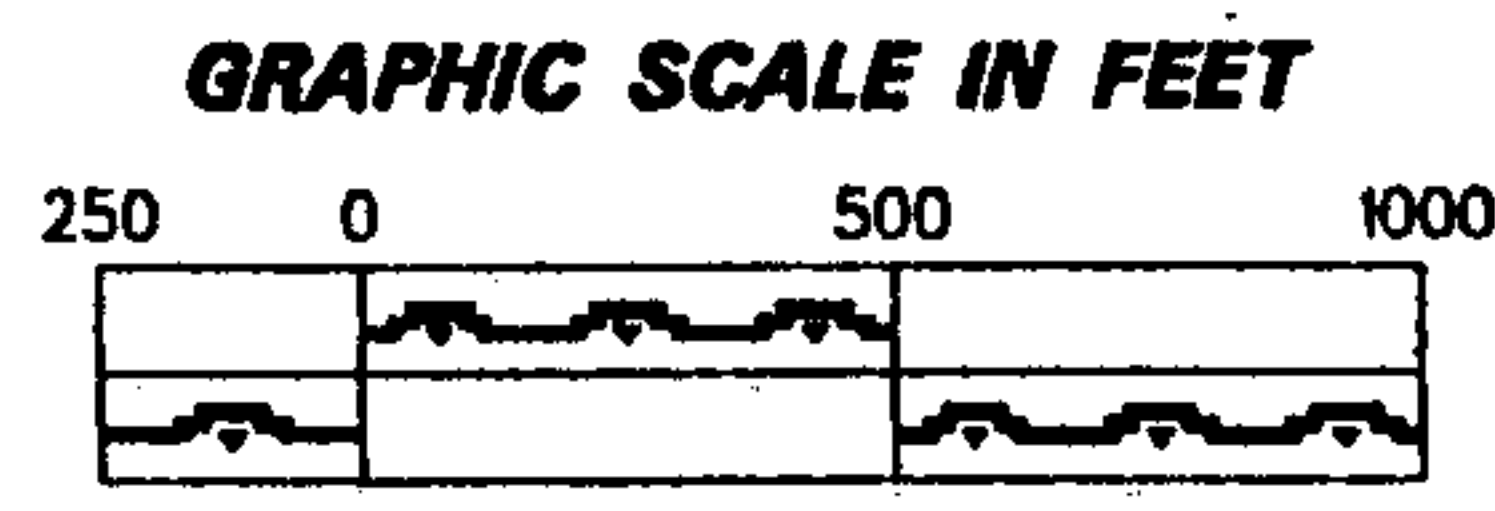
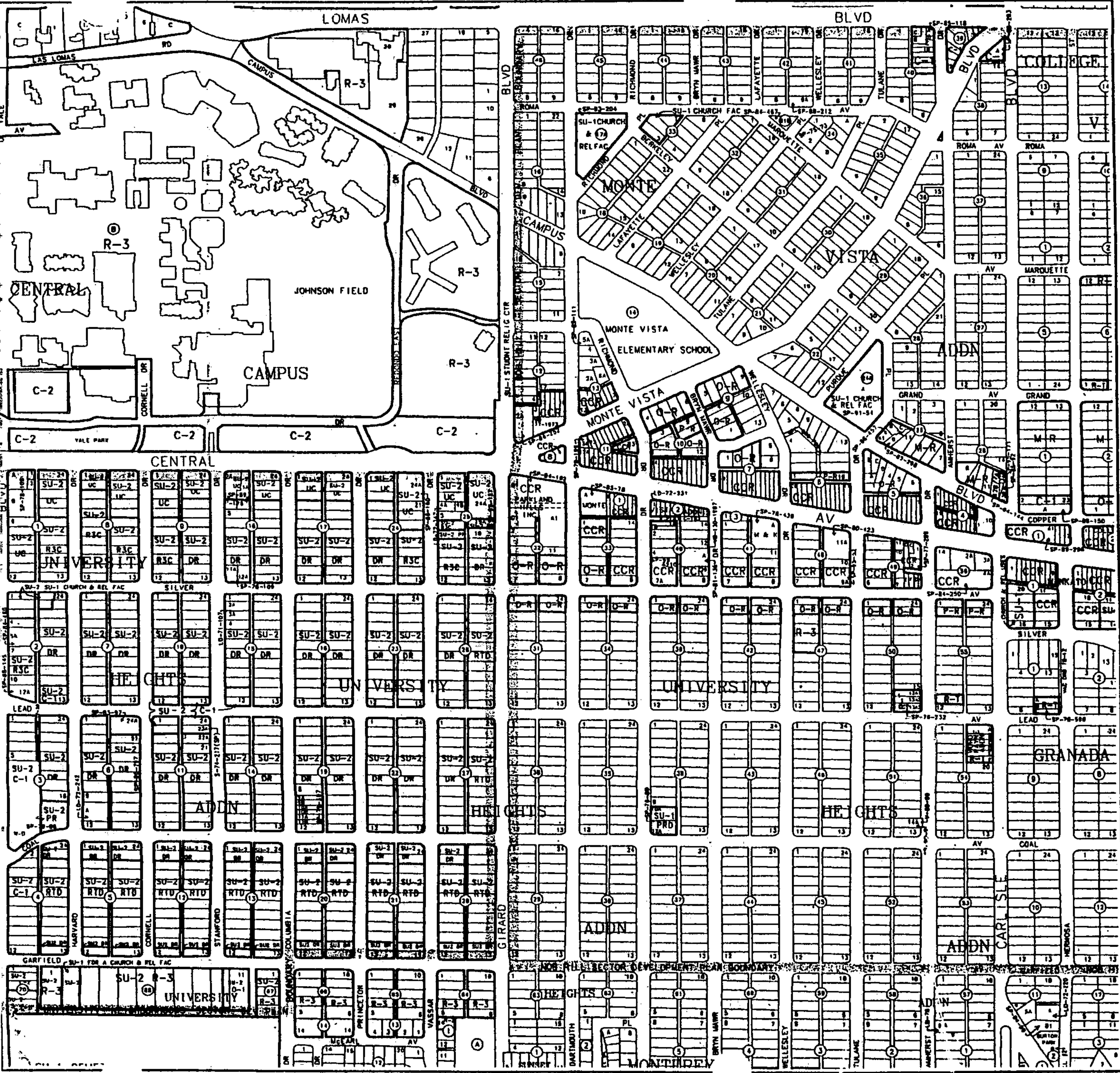
HALL SURVEYING CO.



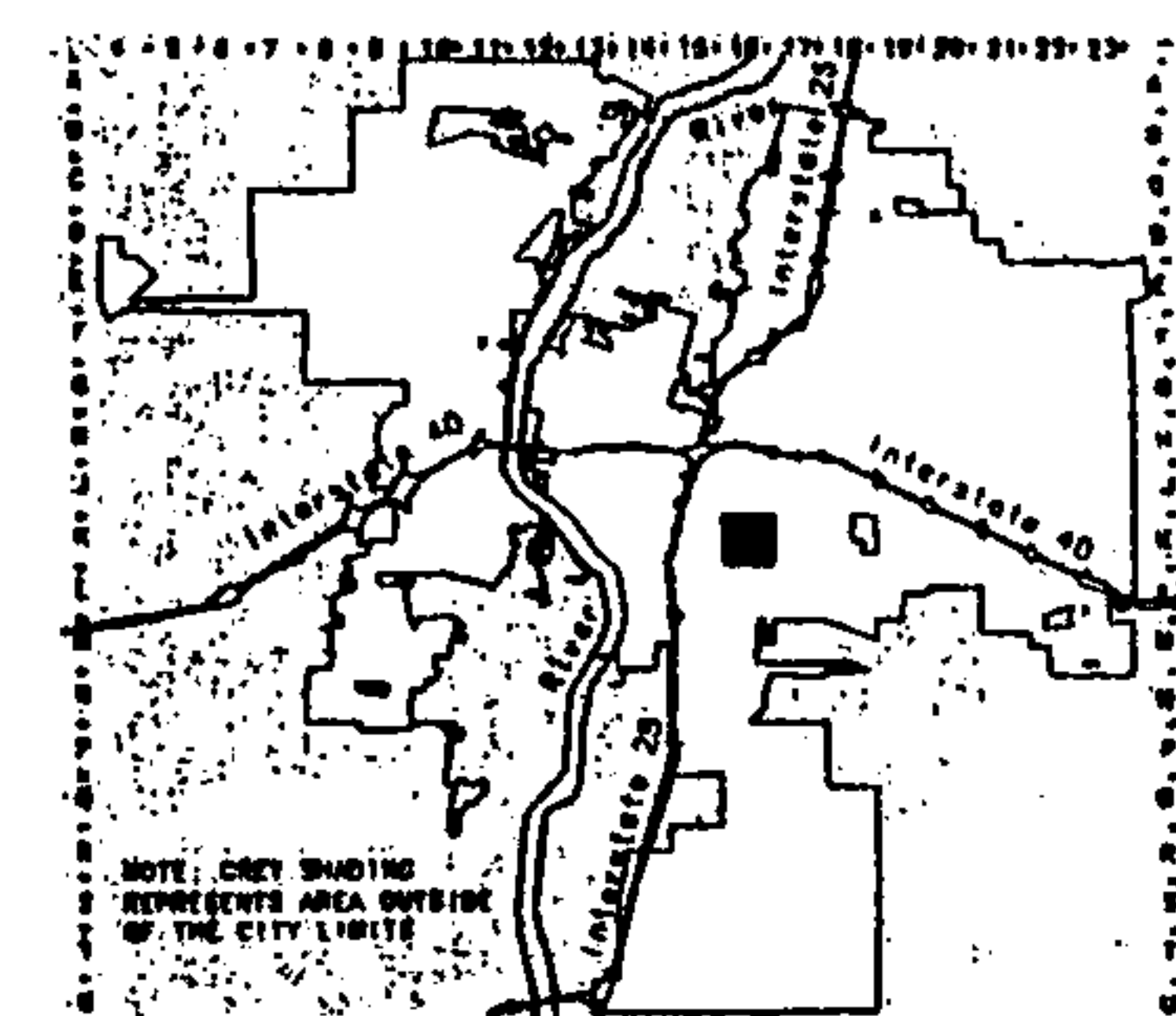
12805 MENAUL BLVD. N.E.
ALBUQUERQUE, NEW MEXICO 87112
PHONE: (505) 292-6727

CLIENT LANDAMERICA ALBUQUERQUE TITLE CO.

C:\DRAWINGS\LS-1158\LS-1158.DWG

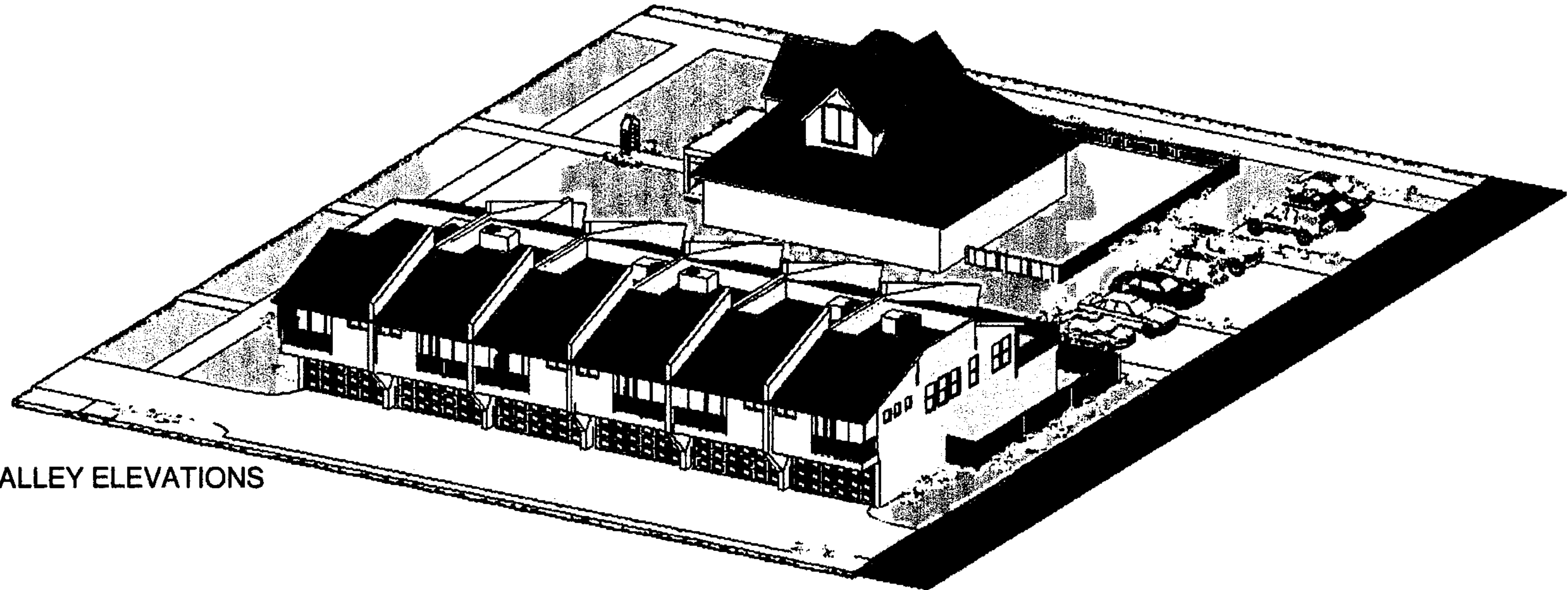


Map Amended through November 06, 1995

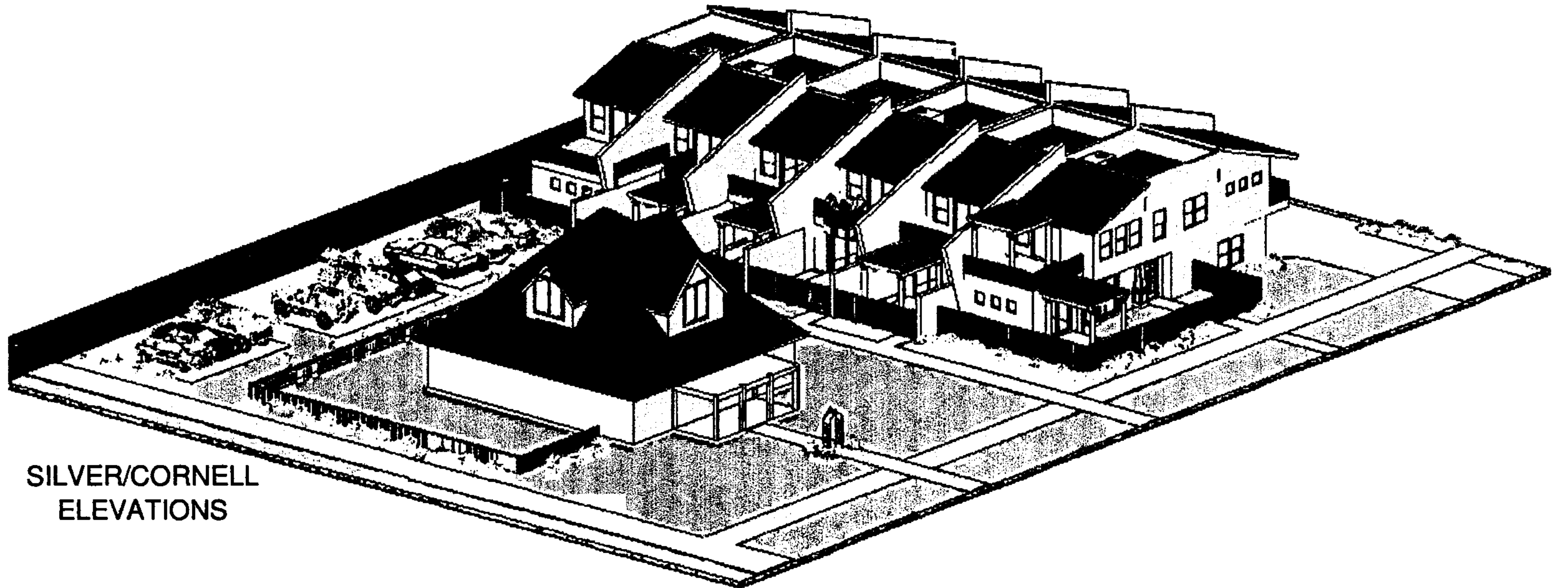


LEGAL DESCRIPTION
 TION
 RSE
 SEC 22
 UNIFORM PROPERTY CODE
 1-010-057

K-16-Z



ALLEY ELEVATIONS



SILVER/CORNELL
ELEVATIONS

DESIGNS BY:



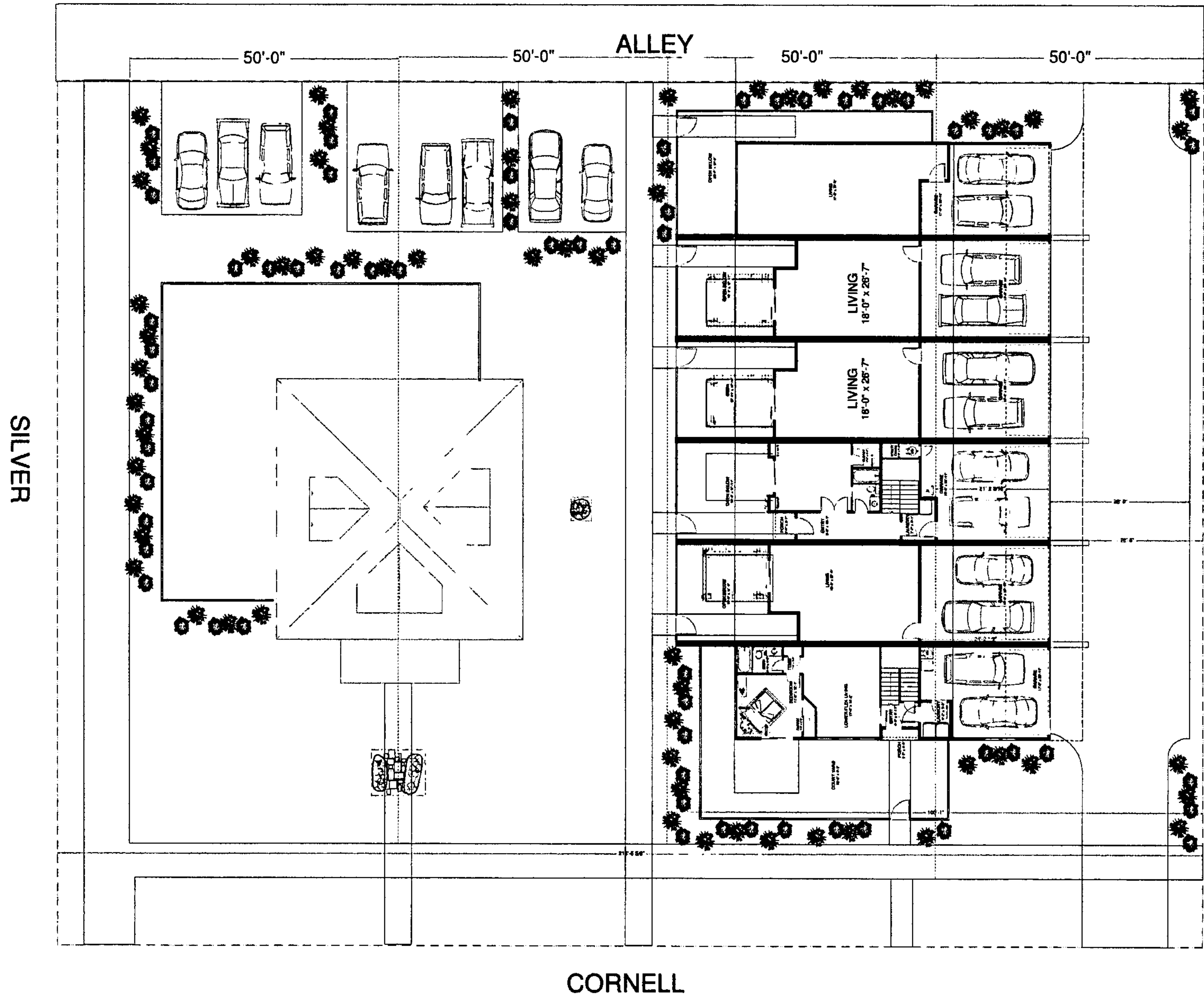
DESIGNER: jaf
DRAWN: jaf
FILE: Build NM Prelim
Layout
DATE: 09/25/06
REVS: 00/00/06

PLOT PLAN
SCALE: NONE

Designs, Concepts, Floor Plans & Blueprints
are Copyrighted 2006 and are the property of
James Andrew Fenton, Jr. and/or JAF Homes.

PROPOSED
DUPLEX-TOWNHOMES
202 CORNELL DRIVE SE
ALBUQUERQUE, NEW MEXICO





DESIGNS BY:



DESIGNER: jaf
 DRAWN: jaf
 FILE: Build NM Prelim
 Layout
 DATE: 09/25/06
 REVS: 00/00/06

PLOT PLAN
 SCALE: NONE

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PRELIM - 5
 DUPLEX-TOWNHOMES
 202 CORNELL DRIVE SE
 ALBUQUERQUE, NEW MEXICO





SILVER

CORNELL

STANFORD

12
1005210
10.18.2006

K16

SU-2

157ft

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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

Supplemental form

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...
- D Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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: WERNER GILCHRIST HOUSE, LLC PHONE: 268-1200
 ADDRESS: 122 TULANE FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP _____ E-MAIL: _____

Proprietary interest in site: CWNER List all owners: _____

AGENT (if any): BILL BAILEY & MARK HARENBERG PHONE: 228-8968 / 263-7506
 ADDRESS: 122 TULANE FAX: _____

CITY: ALBUQUERQUE STATE NM ZIP _____ E-MAIL: billbailey@cableone.net

DESCRIPTION OF REQUEST: SKETCH PLAT REVIEW .net

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. 1-4 & LEFT OF LT.# 5 Block: 10 Unit: _____

Subdiv. / Addn. " " UNIVERSITY HEIGHTS

Current Zoning: SU-2 / DR Proposed zoning: SAME

Zone Atlas page(s): K-16-Z No. of existing lots: 4 No. of proposed lots: 7

Total area of site (acres): 31,808 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO

UPC No. 101605708422232114 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: 202 CORNELL DR SE

Between: SILVER AVE. SE and LEAD 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.): _____

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

SIGNATURE WM. J. BAILEY DATE 10-9-06

(Print) WM. J. BAILEY _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

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

Application case numbers	Action	S.F.	Fees
<u>06DRB-01493</u>	<u>SK</u>	<u>5(3)</u>	<u>\$0.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
			Total <u>0.00</u>

Sandy Handley 10/10/06

HEARING 10/18/06
PROJECT # 1005210

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
- ___ 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.
- ___ 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.

Wm. J. BAILEY FOR WGH LLC
Applicant name (print)
William J. Bailey 10.9.06
Applicant signature / date



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

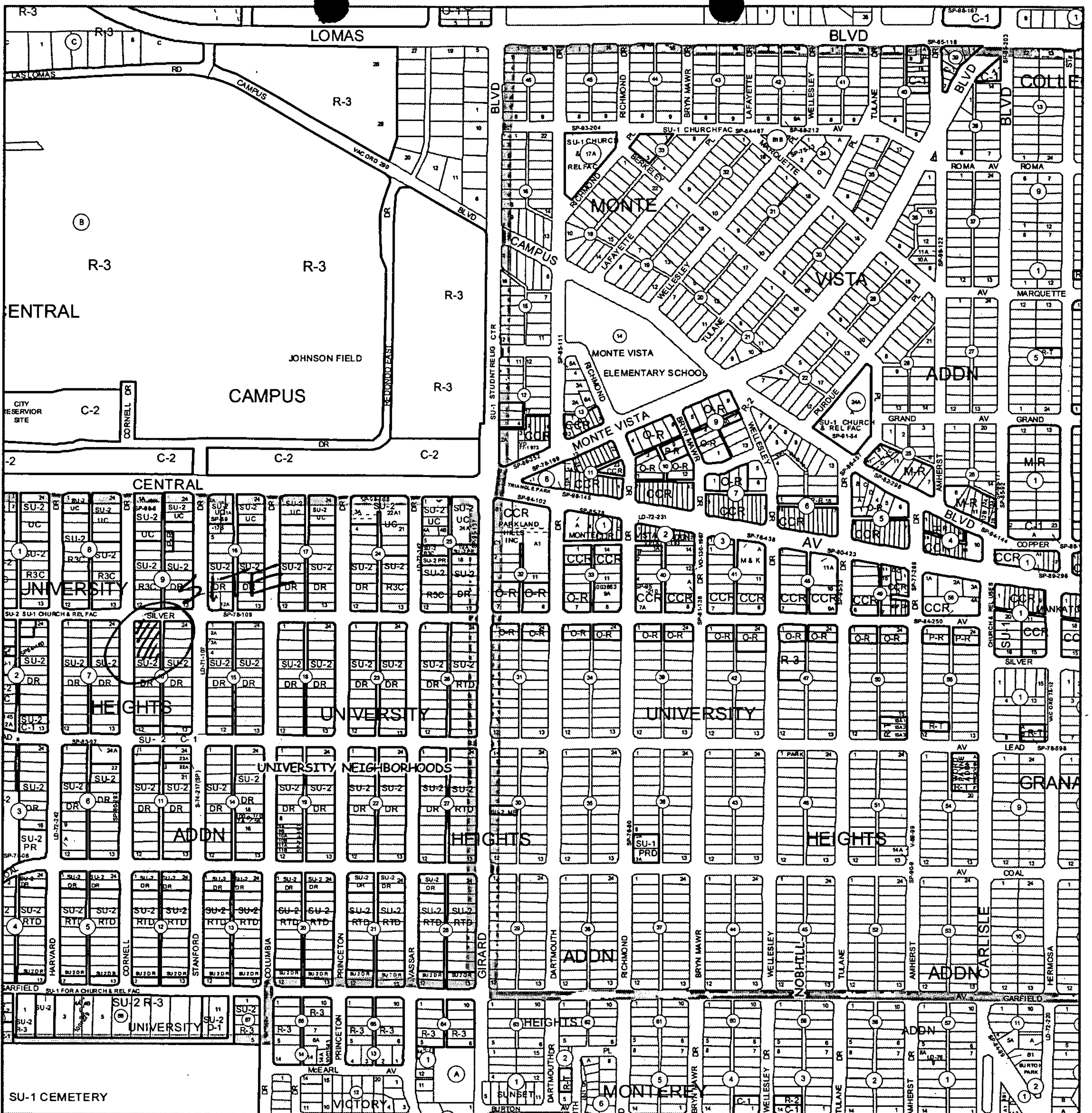
- Checklists complete
- Fees collected

Application case numbers

06DRB - - 01493

Sandy Handley 10/10/06
Planner signature / date

PROJECT # 1005210



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

Albuquerque Geographic Information System

Map amended through: 5/1/2006

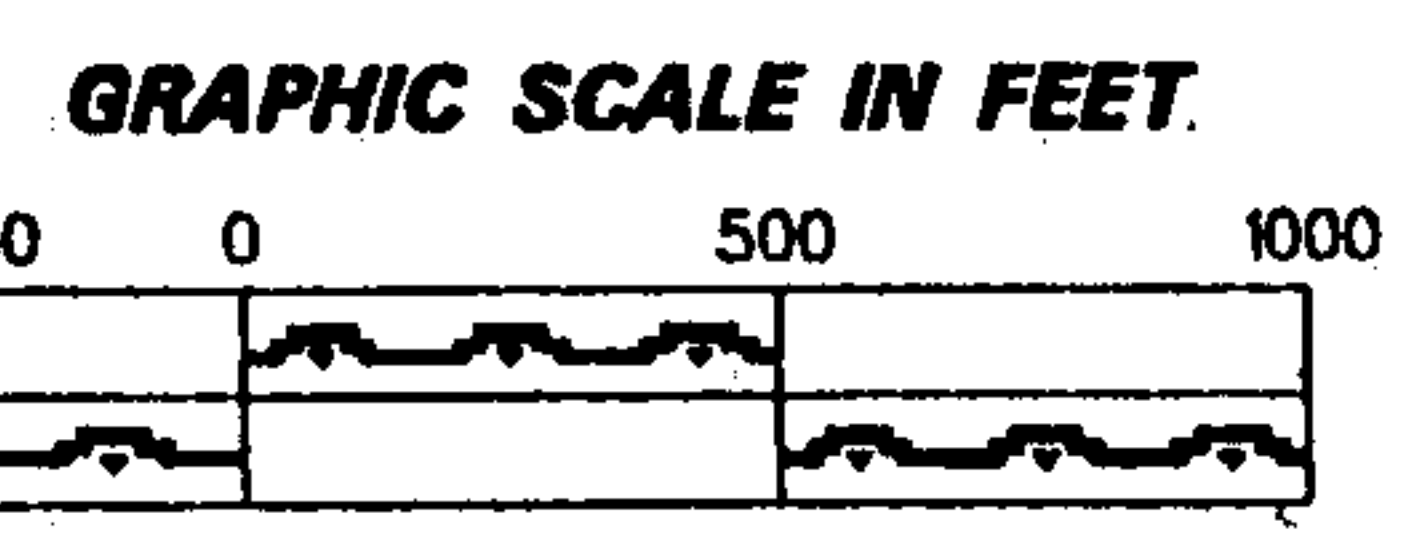
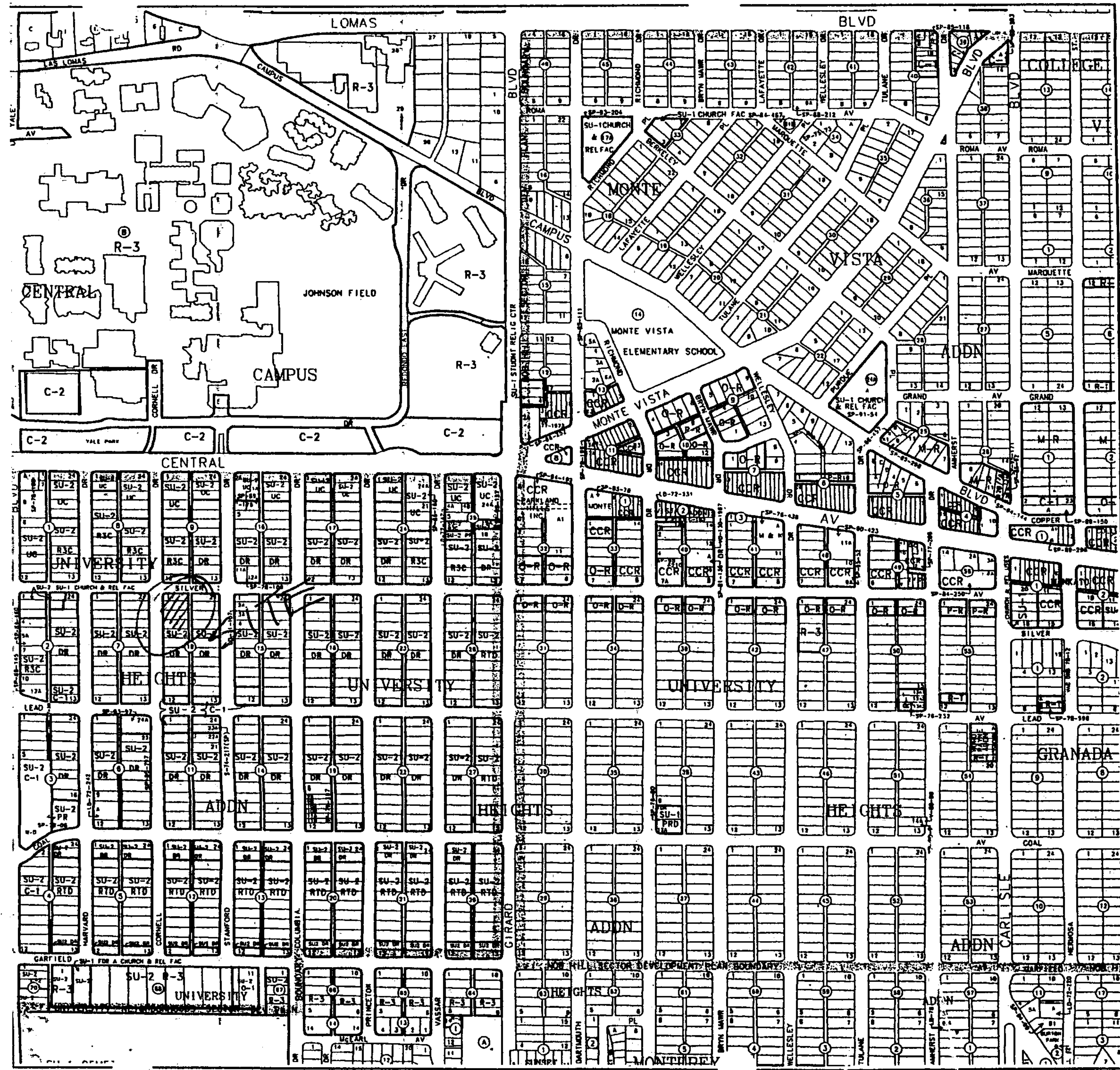
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
K-16-Z

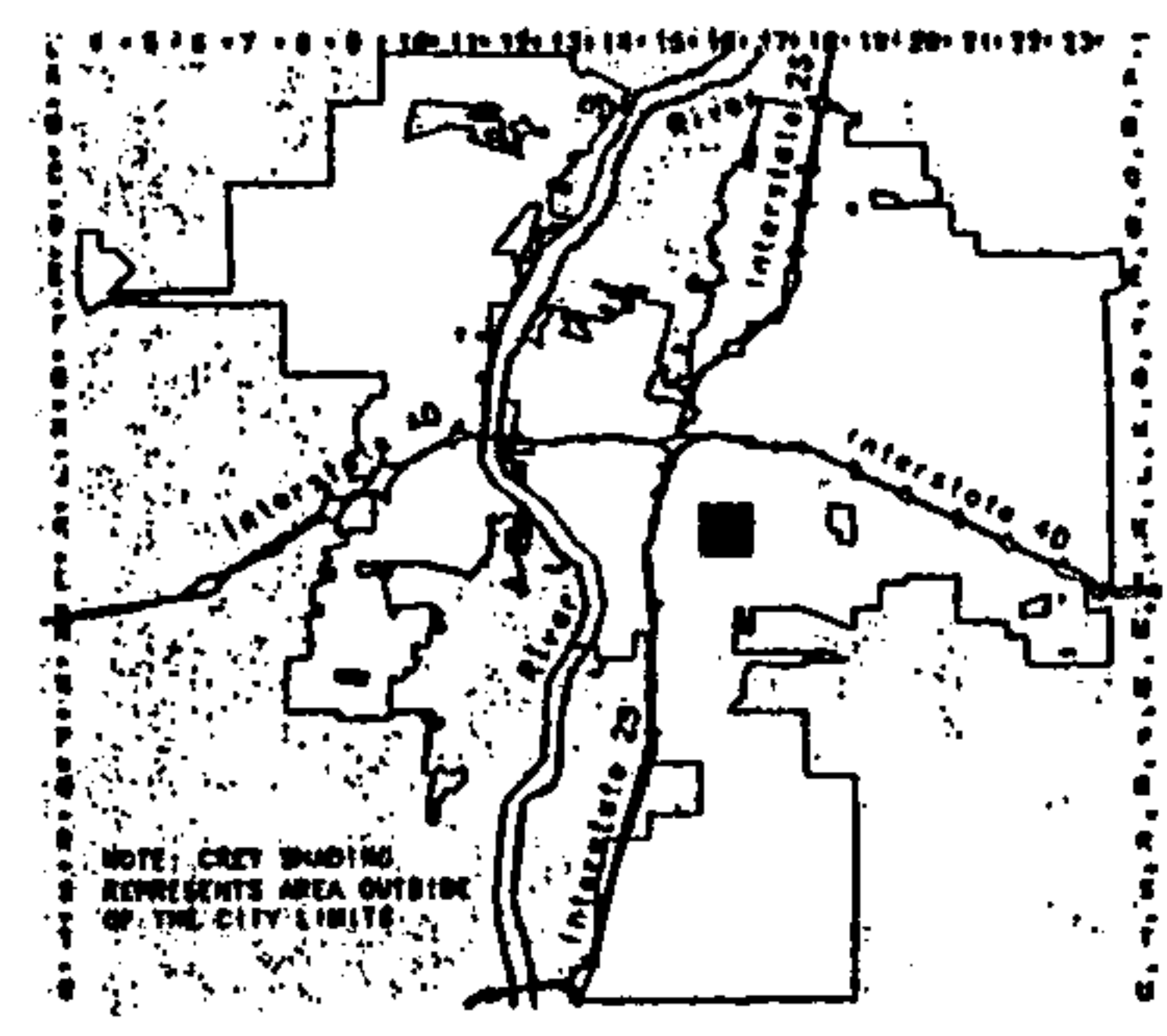
Selected Symbols

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



Map Amended through November 06, 1995



LEGAL DESCRIPTION
 TION
 R3E
 SEC 22

UNIFORM PROPERTY CODE
 1-018-067

K-16-Z