9. Project# 1008581
12DRB-70011 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

FORSTBAUER SURVEYING CO LLC agent(s) for URBAN SOLUTIONS LLC request(s) the above action(s) for all or a portion of Lot(s) B-1-A, Block(s) 7, PERFECTO MARIANO & JESUS ARMIJO zoned SU-2 HDA, located on 8TH ST NW BETWEEN MARQUETTE NW AND ROMA NW containing approximately .0807 acre(s). (J-14) WITH AN APPROVED GRADING AND DRAINAGE PLAN STAMP DATED 12/29/11, AND SUBJECT TO VERFICATION OF COMPLIANCE WITH THE ZONING CODE, THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.

10. Project# 1008974
12DRB-70008 SUBDN DESIGN
VARIANCE FROM MIN DPM STDS
12DRB-70009 MINOR - PRELIMINARY/

FINAL PLAT APPROVAL

CLARK CONSULTING ENGINEERS agent(s) for CHUCK HALL request(s) the above action(s) for all or a portion of Lot(s) 8-10, Block(s) 64, UNIVERSITY HEIGHTS zoned R-3, located on GIRARD BLVD SE BETWEEN GARFIRLD AND BURTON containing approximately .49 acre(s). (K-16) A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED2/18/12 AND SUBJECT TO RIGHT-OF-WAY REQUIREMENT TO INTERSECTION, THE PRELIMINARY WAS APPROVED. /FINAL PLAT WAS DEFERRED FOR THE SIA.

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

11. Project# 1009094
12DRB-70012 SKETCH PLAT REVIEW
AND COMMENT

JACKS HIGH COUNTRY INC agent(s) for SERGIO AND AZVCENA VALLES request(s) the above action(s) for all or a portion of Lot(s) 3-13, Block(s) 2, LA MESA SUBDIVISION zoned C-2, located on CENTRAL AVE NE BETWEEN CHAMA NE AND ALCAZAR containing approximately 1.0313 acre(s). (K-19)THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

- 12. Approval of the Development Review Board Minutes for August 2011.
- 13. Other Matters:

ADJOURNED

DRB 1/18/12

CITY OF ALBUQUERQUE PLANNING DEPARTMENT November 16, 2011 DRB Comments

ITEM # 11

PROJECT # 1008581

APPLICATION # 11-70321

RE: Lot B1A, Block 7, Perfecto/ Armijo Subdivision

What is the status of Variance applications? Confirmation is needed from Zoning Enforcement that these would be buildable lots.

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

G + D

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4. Project# 1008595

SIA)

10DRB-70344 MAJOR – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

5. Project# 1002856 10DRB-70205 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR APPLIED ENGINEERING & SURVEYING agent(s) for NM EDUCATORS FEDERAL CREDIT UNION request(s) the referenced/ above action(s) for Tract 2A, Block F, BEVERLY WOOD ADDITION, zoned SU-3/MU-UPT (Mixed Use – Uptown Sector Plan), located on the southeast corner of INDIAN SCHOOL RD NE and AMERICA'S PARKWAY NE containing approximately 0.40 acre. (J-18)DEFERRED TO 1/12/11 AT THE AGENT'S REQUEST.

MARK GOODWIN AND ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the referenced/ above action(s) for all or a portion of MEADOWS AT ANDERSON HILLS Unit(s) 3 [aka Blossom Ridge, Phase 1], zoned R-LT, located on the west side of UNSER BLVD SW bewteen DENNIS CHAVEZ BLVD SW and ANDERSON HILLS AVE SW containing approximately 23.9505 acre(s). (N-9, P-9)[Deferred from 8/18/10, 9/1/10, 9/15/10, 9/29/10, 10/13/10, 10/27/10, 12/1/10] DEFERRED TO 1/12/11 AT THE AGENT'S REQUEST.

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

6. Project# 1001746
10DRB-70361 MINOR - PRELIMINARY/
FINAL PLAT APPR
OVAL

CARTESIAN SURVEYS INC agent(s) for CARO RODRIQUEZ request(s) the above action(s) for all or a portion of Lot(s), Block(s), Tract(s) 64-A AND 64-C, Unit(s), zoned RA-2, located on CANDELARIA RD NW BETWEEN SAN ISIDRO NW AND 12TH ST THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION TO VERIFY WALL MODIFICATION FOR FRONT YARD AND TO PLANNING FOR AGIS DXF.

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

7. Project# 1008581 10DRB-70362 SKETCH PLAT REVIEW AND COMMENT LEE GAMELSKY ARCHITECT PC agent(s) for URBAN SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) B-1-A, Block(s) 7, Tract(s), ARMIJO-PERFECTO MARIANO & JESUS ADDN. Unit(s), zoned SU-2, located on 8TH ST ST NW BETWEEN MARQUETTE AND ALLEY containing approximately .0808 acre(s). [REF:] (J-14)THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.

DRB 1/5/11

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DRB CASE ACTION LOG - BLUE SHEET

Presiminary/Final Plat [FP]

- 🗆 Site Plan Subdivision [SPS]
- 🗆 Site Plan Building Permit [SBP]

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

| Project #: 100258 | Application #: 12128- 700/ |
|--|---|
| Project Name: Don lecto Wariano | 2 ASUS Armino |
| Agent: Forstmill Sivilling | 'Phone #: |
| J. J | |
| **Your request was approved on by following departments - outstanding comments to | the DRB with delegation of signature(s) to the be addressed** |
| TRANSPORTATION: | |
| | |
| □ ABCWUA: | |
| | |
| | |
| | |
| CITY ENGINEER / AMAFCA: | ······································ |
| | |
| | ······································ |
| D_PARKS / CIP: | |
| | |
| | |
| PLANNING (Last to sign): Whites | verification Iran 20m |
| PLANNING (Last to sign): Writes | |
| -/LX / 675 | are Guildable |
| PLATS: | |
| Planning must record this plat. Please subm | it the following items: |
| -The original plat and a mylar copy for th | e County Clerk. |
| -Tax certificate from the County Treasure | er. |
| -Recording fee (checks payable to the Co- -Tax printout from the County Assessor. | |
| -County Treasurer's signature must be o | |
| with County Clerk. Deposite Management's signature must be obtained by the control of the contr | ained prior to Planning Department's signature. |
| AGIS DXF File approval required. | willow britis to 1 milling populations of ordinary. |
| Copy of recorded plat for Planning. | |
| ALL SITE PLANS: 3 copies of the approved site plan. Include all | pages. |

DRB CASE ACTION LOG - BLUE SHEET

Preliminary/Final Plat [FP]

Site Plan - Subdivision [SPS]

🗆 Site Plan - Building Permit [SBP]

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

| Pro | ject #: 1008581 \ Application #; 12DRB 70011 |
|---------------------------|--|
| Pro | ject Name: Porfecto Mariano 5 Jesus Amijo |
| $\overline{\mathcal{A}g}$ | ent: Forst-bauer Surveying Phone #: |
| | |
| **Y(| our request was approved on $\frac{1}{10-10}$ by the DRB with delegation of signature(s) to the |
| tolic | owing departments - outstanding comments to be addressed** |
| | TRANSPORTATION: |
| | |
| | |
| | ABCWUA: |
| | ADOTTOM. |
| | |
| | |
| | HTY ENGINEER / AMAFCA: |
| | |
| | |
| | |
| | PARKS / CIP: |
| | |
| | <u> </u> |
| | 31 |
| <u> </u> | PLANNING (Last to sign): UN MEL VETTICO in John Leng |
| | |
| | |
| PLA ₁ | TS: |
| | Planning must record this plat. Please submit the following items: |
| | -The original plat and a mylar copy for the County Clerk. |
| | -Tax certificate from the County Treasurer. |
| | -Recording fee (checks payable to the County Clerk). RECORDED DATE: |
| | -Tax printout from the County Assessor. -County Treasurer's signature must be obtained prior to the recording of the plat |
| | with County Clerk. |
| | Property Management's signature must be obtained prior to Planning Department's signature. |
| 70 | AGIS DXF File approval required. |
| μ Δi i | Copy of recorded plat for Planning. SITE PLANS: |
| | 33 copies of the approved site plan. Include all pages. |

CITY OF ALBUQUERQUE PLANNING DEPARTMENT January 18, 2012 DRB Comments

ITEM # 9

PROJECT # 1008581 APPLICATION # 11-70321

RE: Lot B1A, Block 7, Perfecto/ Armijo Subdivision

What is the status of Variance applications? Confirmation is needed from Zoning Enforcement that these would be buildable lots.

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

DXF Electronic Approval Form

| DRB Project Case #: | 1008581 | |
|-----------------------|---|-------------------------------|
| Subdivision Name: | LOTS B1A1, B1A2, & B1A3, E JESUS ARMIJO ADDITION | BLOCK 7, PERFECTO, MARIANO & |
| Surveyor: | RONALD FORSTBAUER | |
| Contact Person: | RONALD FROSTBAUER | |
| Contact Information: | 268-2112 | |
| DXF Received: | 1/10/2012 | Hard Copy Received: 1/10/2012 |
| Coordinate System: | NMSP Grid (NAD 83) | 1-10-2012 |
| | Approved | Date |
| * The DXF file cannot | be accepted (at this time) for t | the following reason(s): |
| | | |
| | | |
| | | |
| | | |

AGIS Use Only

Copied fc8581

to agiscov on 1/10/2012

Contact person notified on 1/10/2012

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910

01/10/2012 Issued By: E08375 133169

2012 070 011

Application Number:

12DRB-70011, Minor - Preliminary/ Final Plat Approval

Address:

Location Description:

8TH ST NW BETWEEN MARQUETTE NW AND ROMA NW

Project Number:

1008581

Applicant

URBAN SOLUTIONS LLC

2412 MILES RD SE

ALBUQUERQUE NM 87106

Agent / Contact

FORSTBAUER SURVEYING CO LLC

TERESE FORSTBAUER 4116 LOMAS BLVD NE

ALBUQUERQUE NM 87110

FORSTSURV@AOL.COM

Application Fees

| 441018/4943000 | APN Fee | |
|----------------|-------------------|----------|
| 441032/3416000 | Conflict Mgmt Fee | \$20.00 |
| 441006/4958000 | DRB Actions | \$355.00 |
| | TOTAL: | \$375.00 |

City Of Albuquerque Treasury Division

1/10/2012 9:02AM LOC: ANNX WS# 006 TRANS# 0002 RECEIPT# 00143176-00143176 PERMIT# 2012070011 TRSYLB Trans Amt \$375.00 Conflict Manag. Fee \$20.00 IRB Actions \$355.00 CK \$375.00 CHANGE \$0.00

Thank You

City of Albuquerque Planning Department

One Stop Shop - Development and Building Services

02/22/2011 Issued By: E08375 101182

Permit Number:

2011 020 006

Category Code 960

Application Number:

11BOA-20006, Board Of Appeals

Address:

Location Description:

8TH ST NW BETWEEN MARQUETTE NW AND ROMA NW

Project Number:

1008581

Applicant

LEE GAMELSKY ARCHITECTS

Agent / Contact Urban Solutions Llc

2412 MILES RD SE ALBUQUERQUE NM 87106

842-8865

2412 Miles Rd Se Albuquerque NM 87108

362-4113

Application Fees

441032/3416000

Conflict Mgmt Fee

\$50.00

441006/4958000

BOA Actions

\$55.00

TOTAL:

\$105.00

City Of Albuquerque Treasury Division

RECEIPT# 00001534-00001534

2:25PM

TRANS# 0018 TRSSVG

Trans Amt Conflict Manag. Fee BOA Actions

\$105.00

\$50.00 \$55.00 \$105.00

From: Gaulden, Tim H. <tgaulden@cabq.gov>
To: FORSTSURV <FORSTSURV@AOL.COM>

Subject: DXF #1008581

Date: Tue, Jan 10, 2012 1:10 pm

The DXF has been approved.

1-10-2012

Tim Gaulden GIS Coordinator (505) 924-3805



From: Mortus, Mike < Mike _ Mortus@cable.comcast.com>

To: Terese Forstbauer <forstsurv@aol.com>

Cc: Britain, Peter < Peter_Britain@cable.comcast.com>

Subject: RE: Replat of Lot B-1-A, Perfecto, Mariano & Jesus Armijo Addition (8th St)

Date: Wed, Nov 9, 2011 10:36 am

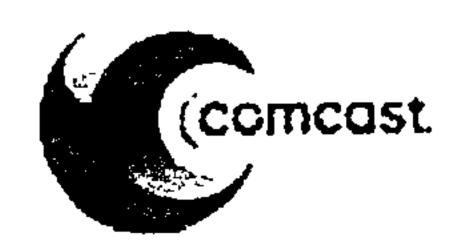
Please accept this email as confirmation that Comcast has no conflict with the above mentioned plat/project. For plat signature, please contact Peter Britain at:

P: 505-271-3640 M: 505-249-1269

Please include this email when you bring the plat for signatures.

Thank you.

ABQ/Mile High Region Construction Coordinator 505-271-3644 ofc 505-269-4006 cell



mile morith death conserve

Go Green! Print this email only when necessary. Thank you for helping Comcast be environmentally responsible.

From: Terese Forstbauer [mailto.forstsany a noi com]

Sent: Tuesday, November 08, 2011 9:43 AM

To: Fernando Vigil apnnicom; michele redman a Century Link com; brandon kauffman anmeco.com; Mortus, Mike

Subject: Replat of Lot B-1-A, Perfecto, Mariano & Jesus Armijo Addition (8th St)

Greetings,

I am attaching a pdf containing 4 sheets for review. Included is the 3 page proposed replat and a sketch showing existing improvements. The property owner, Lee Gamelsky of Urban Solutions has spoken with Brandon I believe and has also been working with Gene Hoskinson at PNM and Rosarito Kniffin at Century Link.

Please let me know if you have any comments regarding the proposed replat.

Regards,

Terese Forstbauer Forstbauer Surveying LLC 268-2112 From: Brandon Kauffman <brandon.kauffman@nmgco.com>

To: Terese Forstbauer <forstsurv@aol.com>

Subject: RE: Replat of Lot B-1-A, Perfecto, Mariano & Jesus Armijo Addition (8th St)

Date: Wed, Nov 16, 2011 9:12 am

Terese.

I have reviewed the subject plat and I have no comments or requests for revisions. Please feel free to contact me to schedule an appointment for my signature on behalf of NMGC.

Sincerely,

Brandon Kauffman

Right-of-Way Agent New Mexico Gas Company, Inc. (505) 798-3398

From: Terese Forstbauer [mailto:forstsurv@aol.com]

Sent: Tuesday, November 08, 2011 9:43 AM

To: Fernando. Vigil@pnm.com; michele.redman@CenturyLink.com; Brandon Kauffman;

Mike Mortus@cable.comcast.com

Subject: Replat of Lot B-1-A, Perfecto, Mariano & Jesus Armijo Addition (8th St)

Greetings,

I am attaching a pdf containing 4 sheets for review. Included is the 3 page proposed replat and a sketch showing existing improvements. The property owner, Lee Gamelsky of Urban Solutions has spoken with Brandon I believe and has also been working with Gene Hoskinson at PNM and Rosarito Kniffin at Century Link.

Please let me know if you have any comments regarding the proposed replat.

Regards,

Terese Forstbauer Forstbauer Surveying LLC 268-2112

41) 41)

From: Redman, Michele < Michele.Redman@CenturyLink.com>

To: 'ForstSurv@aol.com' <ForstSurv@aol.com>

Subject: Lots B1A1 - B1A3 Armijo Addition

Date: Thu, Nov 10, 2011 7:55 am

This plat has been reviewed; there are no concerns as it is with no changes. Any changes made to the plat need to be resubmitted for our review.

Thank you,

Michele Ramirez

505-245-6628

Michele.redman@CenturyLink.com

This communication is the property of CenturyLink and may contain confidential or privileged information. Unauthorized use of this communication is

strictly prohibited and may be unlawful. If you have received this communication in error, please immediately notify the sender by reply e-mail and destroy all copies of the communication and any attachments.

RE: Follow up
Page 1 of 2

From: Vigil, Fernando <Fernando.Vigil@pnm.com>

To: forstsurv@aol.com>

Subject: RE: Follow up

Date: Tue, Jan 17, 2012 3:53 pm

Therese:

■ , , h

The 8th Street plat is okay with PNM>

Fernando Vigil SR/WA
Senior Land Specialist
PNM Land Services Department
Office Phone: (505) 241-4434
FaX: (505) 241-2376

From: forstsing want com [mailto forst-mywaland com]

Sent: Tuesday, January 17, 2012 12:33 PM

To: Vigil, Fernando Subject: Re: Follow up

Fernando,

I had sent you pdf files via email. I just need to know if you are ok with the proposed replats. I have prior commitments for this afternoon so won't be able to come by. If you could send a reply to this message letting me know that you are ok with the proposed plats or providing comments.

Thanks, Terese

---- Reply message ----

From: "Vigil, Fernando" < Lumindo. vigila pum. com>

To: "Terese Forstbauer" < Torstsurvation.com>

Subject: Follow up

Date: Tue, Jan 17, 2012 10:09 am

Terese:

Please bring them all by this afternoon, if you have time. Say, 3:00 pm.

Fernando Vigil SR/WA

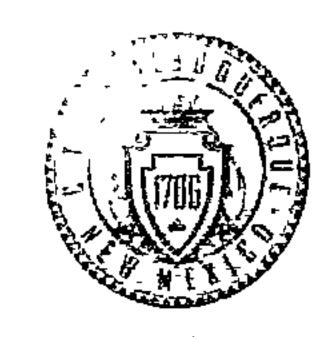
Senior Land Specialist

PNM Land Services Department

Office Phone:(505) 241-4434

FaX: (505) 241-2376

Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

| | | Supplem | ental Form (| SF) | |
|--------------|---|-------------------------------|--|---|--|
| • | SUBDIVISION | | s z | ZONING & PLANNING | |
| • | Major subdivision a | | | Annexation | |
| - | Minor subdivision a Vacation | Cuon | V | Zone Map Amendo | ment (Establish or Change |
| • | Variance (Non-Zon | ing) | _ | Zoning, includes Z | oning within Sector |
| | SITE DEVELOPMENT PI | AN | P | Development Plan Sector Plan (Phas | · |
| • | for Subdivision | | | <u> </u> | ctor, Area, Facility or |
| • | for Building Permit | | | Comprehensive Pl | an |
| • | | endment/Approval (AA) | _ | | Zoning Code/Sub Regs) |
| • | IP Master Developr Cert. of Appropriate | | D | Street Mame Char | ige (Local & Collector) |
| • | | | L A | APPEAL / PROTEST of. | |
| • | STORM DRAINAGE (For Storm Drainage Co | • | | · | EPC, LUCC, Planning HE, Board of Appeals |
| | | | | | |
| | | | | ust submit the completed IW, Albuquerque, NM 871 | application in person to the |
| | | | | forms for submittal require | |
| | TION INFORMATION: | | • | | |
| | ssional/Agent (if any):Fo | DETARILO SIZILI | eula)6 | 110 | PHONE: 268-2112 |
| Profe | essional/Agent (if any): | ICSTRACE SUICUI | 211.00 | | · · · · · · · · · · · · · · · · · · · |
| | RESS: 4116 LOMAS | | | · · · · · · · · · · · · · · · · · · · | FAX: 346-2017 |
| CITY | AUBS | STATE | NM ZIP_ | 871/0 E-MAIL: Tel | rese a forsthauer |
| | | | | S | resertorsthauer vivering. Lon |
| APPI | JCANT: URBAW | SOLUTION'S C | ·C | PHONE | |
| | • | riles Rd SE | | | |
| | 1.00 | | 1 00 | FAX:_ 87106 E-MAIL: | |
| CITY | | | J/V ZIP_ | 8 1100 E-MAIL: | |
| Propr | ietary interest in site: 인식 | Jner | List all own | ers: | |
| DESCRIP | TION OF REQUEST: DIVI | de LOT B-1- | - A INT | ers: | ant |
| 0 | Msements 7 | 15 Shown | | 7 | |
| · | | | | | |
| is the | applicant seeking incentives p | ursuant to the Family Housing | g Developmer | nt Program? Yes. <u>×</u> No |) . |
| SITE INFO | RMATION: ACCURACY OF | THE EXISTING LEGAL DES | CRIPTION IS | CRUCIAL! ATTACH A SEPAI | RATE SHEET IF NECESSARY. |
| Lot 9 | Tract No. B-FA | | <u> </u> | Block: | Unit: |
| Suhd | v/Addn/TBKA: Perdec | to Marian. | 0 & J | 25US Anni ca |) |
| | · | | | 7 | MDOOD Man No. |
| | ng Zoning: SU-XH | | d zoning: | 100017000 | MRGCD Map No |
| Zone | Atlas page(s): - | UPC Co | ide: <u> 0 9</u> | 1058063050 | 2120 |
| CASE HIS | TORY: | | | | |
| - | | r that may be relevant to you | r application (| Proj., App., DRB-, AX_,Z_, V_, | S_, etc.): |
| Pi | ni # 10085 | 81 11 DAR | 70321 | • | |
| | ORMATION: | | ······································ | _ | |
| Withi | n city limits? <u>×</u> Yes | Within 1000FT of a land | Hill? _ N | | |
| No. o | existing lots: | No. of proposed lots: _ | 3 | Total site area (acres): | 0.0807 |
| | TION OF PROPERTY BY STE | | 84h | STNW | |
| | en: MANQJett | | | 70MA | <u> </u> |
| Retwe | en:en: | | and | 16.0111/1 | <u> </u> |
| Chec | k if project was previously revie | wed by: Sketch Plat/Plan-Z | or Pre-applica | tion Review Team(PRT) □. F | Review Date: 11/16/2011 |
| | 11 11.00 | 200 | | | |
| SIGNATU | | 10121 | | DA | |
| (Print | Name) FOYSTBAUGR | Sulama Co | oy TEAL | ESE TO STBAVEVAD | plicant: Agent |
| • | | | | 7 | |
| OR OFFI | CIAL USE ONLY | | | | Revised: 6/2011 |
| INTER | NAL ROUTING | Application case n | umbers | Action | S.F. Fees |
| _ | cklists are complete | 12DRB -7 | 0011 | PBF | \$355.00 |
| _ | s have been collected | | · · · · · · · · · · · · · · · · · · · | CME | \$20.00 |
| <u></u> | e #s are assigned copy has been sent | <u> </u> | | | \$ |
| _ | copy has been sent history #s are listed | | | | \$ |
| _ | within 1000ft of a landfill | | | | \$ |
|] F.H.D. | P. density bonus | | | | Total |
|] F.H.D. | P. fee rebate | Hearing date 3' | MMAA | 75,2012 | \$375.00 |
| | } | | | | |
| <u> </u> | h- | 1-10=12 | Proj | ect#)00858 |) |

Staff signature & Date

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.

| | Scale drawing of the pro- Site sketch with measure improvements, if the Zone Atlas map with the Letter briefly describing | AND COMMENT (DRB22 posed subdivision plat (folder ements showing structures, pare is any existing land use (folder entire property(ies) clearly or explaining, and justifying the related file numbers on the co | d to fit into an 8.5" by 14" postarking, Bldg. setbacks, adjaced to fit into an 8.5" by 14 utlined request | cent rights-of-way and street |
|--------------|--|--|--|---|
| | Letter briefly describing Copy of DRB approved Copy of the LATEST Of List any original and/or | d to 8.5" x 11" e entire property(ies) clearly or explaining, and justifying the | request for Preliminary Plat Extension ver application | Your attendance is |
| | Proposed Final Plat (fold Signed & recorded Final Design elevations & crowded Signed Atlas map with the Bring original Mylar of proposed Signed Sig | tinal plat approval (ded to fit into an 8.5" by 14" per pre-Development Facilities for sections of perimeter walls are entire property (ies) clearly or lat to meeting, ensure property (ies) and the Mylarelated file numbers on the correct of final plat data for AGIS is respectively. | cee Agreement for Resident 3 copies utlined y owner's and City Surveyor ar if property is within a landiver application | 's signatures are on the plat |
| JAI | Signed & recorded Final Signed & recorded Final Design elevations and of Site sketch with measure improvements, if the Zone Atlas map with the Letter briefly describing Bring original Mylar of particular disclosure and Fee (see schedule) List any original and/or Infrastructure list if required. | RELIMINARY/FINAL PLATCATE of No Effect or Approval Final Plat (folded to fit into an I Pre-Development Facilities Forces sections of perimeter was rements showing structures, pere is any existing land use (force entire property(ies) clearly or explaining, and justifying the lat to meeting, ensure property EHD signature line on the Mylatelated file numbers on the colored (verify with DRB Engine of final plat data for AGIS is respectively.) | 8.5" by 14" pocket) 6 copiesee Agreement for Resident Ils (11" by 17" maximum) 3 carking, Bldg. setbacks, adjacolded to fit into an 8.5" by 14 atlined request y owner's and City Surveyorar if property is within a landforcer) | copies cent rights-of-way and street pocket) 6 copies 's signatures are on the plat |
| | PLEASE NOTE: There are amendments. Significant of Proposed Amended Propose | IMINARY PLAT (with min- no clear distinctions between hanges are those deemed by the eliminary Plat, Infrastructure Li t, Infrastructure List, and/or G e entire property(ies) clearly or explaining, and justifying the lat to meeting, ensure property related file numbers on the co- approval expires after one | significant and minor change the DRB to require public nor st, and/or Grading Plan (folderading Plan (folderading Plan (folded to fit into atlined request y owner's and City Surveyor ver application | tice and public hearing. led to fit into an 8.5" by 14" an 8.5" by 14" pocket) 6 copies |
| info with | he applicant, acknowledge rmation required but not so this application will likely erral of actions. | ubmitted | Sur Applicant | ant name (print) ALBUQUEBQUE NEW MEXICO Signature / date |
| | Checklists complete Fees collected Case #s assigned Related #s listed | Application case numbers 2020 | Form revised Project # 100 | October 2007 1-10-12 Planner signature / date 858/ |



Professional Surveyor
New Mexico • Arizona • Colorado
United States Mineral Surveyor

January 9, 2012

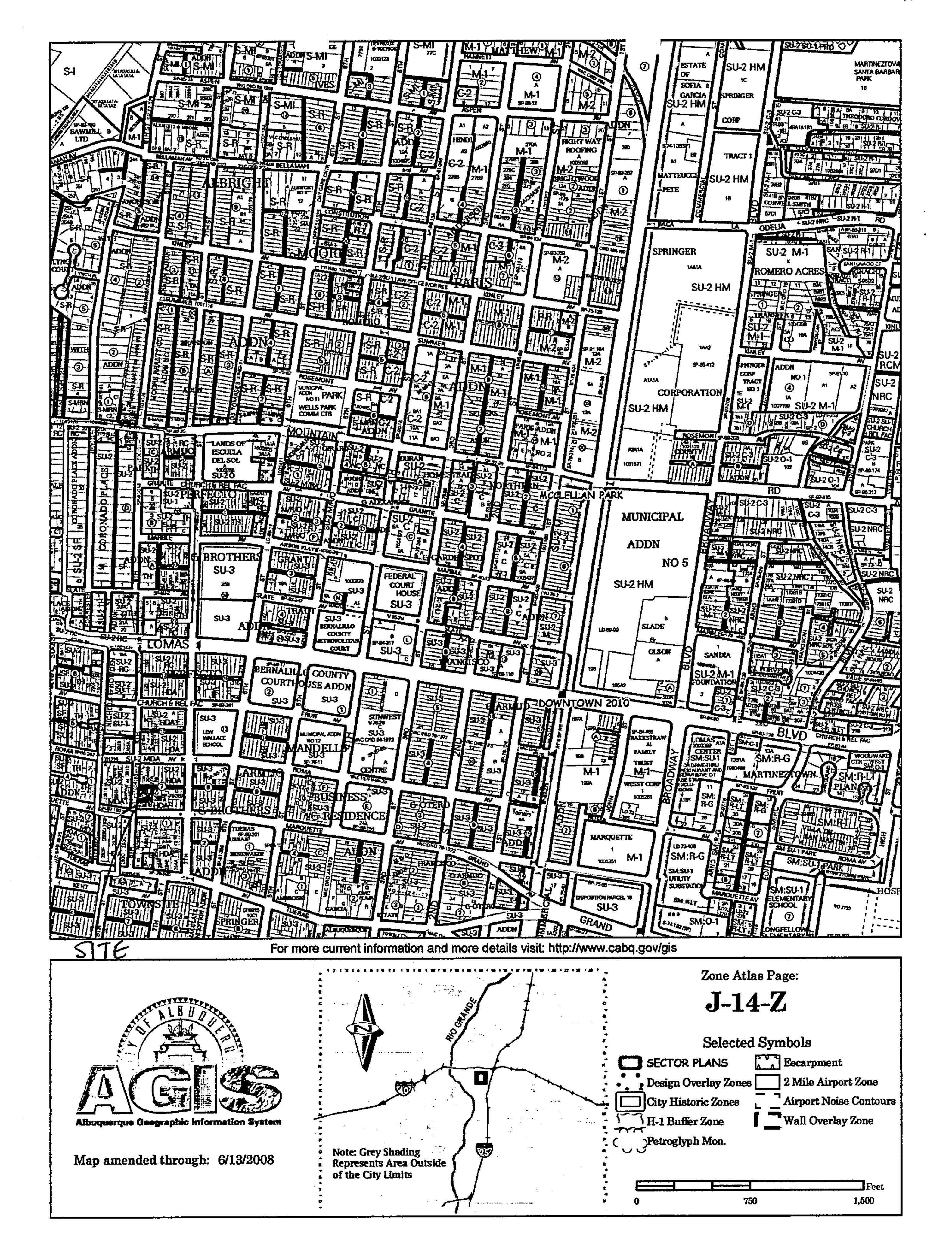
To: Development Review Board

From: Terese C. Forstbauer

Re: Replat of B-1-A Block 7, Perfecto, Mariano & Jesus Armijo

Addition, Albuquerque, NM

Forstbauer Surveying LLC, agent for Urban Solutions LLC, requests preliminary / final plat approval for replat of said Lot B-1-A, dividing the property into three lots as shown on the attached drawing. The plat will also grant easements necessary for the planned development.



APS Project #817 APS Cluster: Albuquerque

ALBUQUERQUE PUBLIC SCHOOLS PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WAIVER

Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), having reviewed the proposed plat of Lots B-1-A-1, B-1-A-2 and B-1-A-3, Block 7, Perefecto, Mariano and Jesus Armijo Addition which is zoned as R-D, on November 10, 2011 submitted by Lee Gamelsky, President, Urban Solutions LLC, owner(s) of above property, has determined that no Pre-Development Facilities: Fee Agreement is required with respect to that proposed plat because the property owner (s) propose to build 3 multi-family units as opposed to the 6 multi-family units the zoning code allows.

| ALBUQUERQUE PUBLIC SCHOOLS | |
|---|--|
| By: bajhlam. Signature | |
| RUJI RAJBHANDARI, PLANNER | |
| Name (printed or typed) and title | |
| STATE OF NEW MEXICO | |
| COUNTY OF BERNALILLO | |
| This instrument was acknowledged before | $a_{ma} = a_{ma} + a$ |
| Rui Raibhandau as ARS Plannou | |
| | |
| No. 12, Bernalillo and Sandoval Counties, a sch | ool district organized and existing under the laws |
| of the State of New Mexico. | |
| | Mond C. Unites |
| (Seal) | Notary Public |
| | My commission expires: May 31,0015 |
| | |
| OFFICIAL SEAL | |

April L. Winters

NOTARY PUBLIC STATE OF NEW MEXICO

My Commission Expires: 531-2015

Acity of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

| | laguS | emental Form | (SF) | | | |
|--|--|--|--|-------------------------------|------------------------|---------------------------------------|
| SUBDIVISION | | S Z | • | & PLANNIN | 4G | |
| Major subdivision action | on 1/ 4 a | | | Annexation | | |
| Minor subdivision action | on Skatch plat | • | • | 7 M A | / | -t-blick or Change |
| Vacation Variance (Non-Zoning) | <i>i</i> | V | | Zone wap Am Zoning, includ | • | stablish or Change ithin Sector |
| Valiance (14011-2011119) | , | | | Development I | • | |
| SITE DEVELOPMENT PLAI | N | P | | Sector Plan (F | • • | • |
| for Subdivision | | | | Amendment to Comprehensiv | • | ea, Facility or |
| for Building Permit Administrative Amendi | ment/Approval (AA) | | | • | | Code/Sub Regs) |
| IP Master Developmer | | D | | | • | al & Collector) |
| Cert. of Appropriatene | ss (LUCC) | I A | ΑΡΡΕΔΙ | . / PROTES1 | ۲ of | |
| STORM DRAINAGE (Form | D) | | | Decision by: D | RB, EPC, L | UCC, Planning |
| Storm Drainage Cost / | - | | 1 | Director or Sta | iff, ZHE, Boa | ard of Appeals |
| PRINT OR TYPE IN BLACK INK OF Planning Department Development S | NLY. The applicar Services Center, 60 | nt or agent n 00 2 nd Street | nust submi | it the comple juerque, NM | eted applica 87102. | ation in person to the |
| Fees must be paid at the time of app | lication. Refer to s | supplemental | forms for | submittal rec | uirements. | |
| APPLICATION INFORMATION: | | | | | | |
| Professional/Agent (if any): FORST | BAUER SUR | VEYING | Lcc | | PHONE: | 268-2112 |
| ADDRESS: 4116 LOMAS | - RI NIC | | | | FAY. 3 | 46-2017 |
| and Allera of the | OTA' | 1101 | 21 | 1/1 - 1411. | +2120 | 1 Conthair |
| CITY: ALBUBUELL GUE | | | <u> </u> | / C E-MAIL: | 161656 | Destbaves Surveying. |
| APPLICANT: URBAN SOL | STIONS CC | <u>ــر</u> | | P | IONE: | |
| ADDRESS: 2412 M/ | CES RD | SE | | F/ | 4X: | |
| CITY: ALBUQUEUQUE | ATS. | TF <i>A } A A</i> 719 | 57710 | 16 F-MAII. | - , , | |
| Proprietary interest in site: DUN | 1 1 | | | | | <u> </u> |
| Proprietary interest in site: | 1010 | List <u>ali</u> ow | mers: | | <u> </u> | 0.1-4 |
| DESCRIPTION OF REQUEST: | <u> al al 1</u> | 3-1-14 | 1070 | 5 001. | | 4-10 |
| easements ass | nown | | | | | · · · · · · · · · · · · · · · · · · · |
| Is the applicant seeking incentives pursu | uant to the Family Hou | sing Developme | ent Program | کے Yes. کے | ∠ No. | |
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| (Lot of Tract No. 19-1-14 | L ~~! | | Toc | Block: | | Unit |
| Subdiv Addn/TBKA: Perpec | | ANOZ | 4esc | 5 /1// | vi jo | |
| Existing Zoning: 51/-2/HD | Prop | osed zoning: | · · · · · · · · · · · · · · · · · · · | | MRGCI | D Map No |
| Zone Atlas page(s): | UPC | Code: _/0/ | 405 | 80630 | 75031 | 203 |
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| CASE HISTORY: List any current or prior case number th | et may be relevant to t | cour application | /Droi Ann | DRR AY 7 | V S etc.) | .4 |
| The harmon the second to the s | / | your application | (rioj., App., | D(\D-, _,\ | v_, o_,, etc., | • |
| CASE INFORMATION: | ' | | · · · · · · · · · · · · · · · · · · · | <u> </u> | | |
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| No. of existing lots: | No. of proposed lot | | Total eita | area (acres): | 0.0 | 807 |
| | • • | 24h C | T WW | _ | | <u>9</u> 0 |
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| | | • | | | | |
| SIGNATURE BULKE POIL | 41/ | | ······································ | | DATE | 11/8/11 |
| (Print Name) FORSTBAUCA S | JWEYING | uc By | TENE | 55 | Applicant: | Agent: 🔀 |
| | | | FORE | BAUCR | • • | |
| OR OFFICIAL USE ONLY | | | , 0, -0, | | | Revised: 6/2011 |
| INTERNAL ROUTING | Application cas | e numbers | | Action | S.F. | Fees |
| All checklists are complete | INDRB | <u>-703z</u> | 1 | <u>S</u> L | <u> </u> | \$ <u>\</u> |
| All fees have been collected All case #s are assigned | | | | - | | \$ |
| All case #s are assigned AGIS copy has been sent | | - | | | | \$ |
| Case history #s are listed | | | Miller d | | | \$ |
| Site is within 1000ft of a landfill | | <u>-</u> | | | <u> </u> | \$ |
| F.H.D.P. density bonus | | | | | | Total |
| F.H.D.P. fee rebate | Hearing date | Nou 16 | 2011 | | | <u>\$</u> |
| | 11-5-11 | D. | oject# | , ~ ~ ~ ~ | Q 1 | |
| | Staff signature & Da | | oject m | 1008S |) () [| |
| V | | | | | | |

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.

| | Scale drawing of the property of the sketch with measure improvements, if the Zone Atlas map with the Letter briefly describing, | AND COMMENT (DRB22) posed subdivision plat (folded ements showing structures, page is any existing land use (folded entire property(ies) clearly out explaining, and justifying the related file numbers on the covered explaining. | to fit into an 8.5" by 14" arking, Bldg. setbacks, action of the setbacks of t | ljacent rights-of-way and street |
|--------------|--|---|--|--|
| | Letter briefly describing, Copy of DRB approved Copy of the LATEST Of List any original and/or r | to 8.5" x 11" entire property(ies) clearly out explaining, and justifying the | request or Preliminary Plat Exten er application | Your attendance is sion request |
| | Proposed Final Plat (fold Signed & recorded Final Design elevations & crown Zone Atlas map with the Bring original Mylar of poly Copy of recorded SIA Landfill disclosure and Example List any original and/or recorded SIA List any original any original and/or re | INAL PLAT APPROVAL (Indeed to fit into an 8.5" by 14" point of the Pre-Development Facilities Flass sections of perimeter walls entire property(ies) clearly out at to meeting, ensure property. EHD signature line on the Mylamelated file numbers on the count of final plat data for AGIS is respectively. | ee Agreement for Residence Agreement for Residence 3 copies at the state of the sta | or's signatures are on the plat |
| | 5 Acres or more: Certific Proposed Preliminary / is ensure property own Signed & recorded Final Design elevations and compositions and compositions and compositions and compositions are simprovements, if the light improvements, if the light improvements is a light improvement of the ligh | ner's and City Surveyor's signal Pre-Development Facilities Forces sections of perimeter walkers showing structures, pare is any existing land use (for entire property(ies) clearly out explaining, and justifying the | 3.5" by 14" pocket) 6 copatures are on the plat prices are Agreement for Residents (11" by 17" maximum) arking, Bldg. setbacks, acolded to fit into an 8.5" by atlined request owner's and City Surveyor if property is within a lawer application er) | pies for unadvertised meetings or to submittal ential development only 3 copies ljacent rights-of-way and street 14" pocket) 6 copies |
| | PLEASE NOTE: There are amendments. Significant character proposed Amended Prespocket) 6 copies Original Preliminary Plantage Zone Atlas map with the Letter briefly describing, Bring original Mylar of plantage List any original and/or and/o | langes are those deemed by the liminary Plat, Infrastructure List, and/or Greentire property(ies) clearly out explaining, and justifying the | significant and minor chance DRB to require public st, and/or Grading Plan (folded to fit in the time of the standard standard folded to fit in the standard | Your attendance is required. Inges with regard to subdivision notice and public hearing. Folded to fit into an 8.5" by 14" Into an 8.5" by 14" pocket) 6 copies Yor's signatures are on the plat. |
| info with | he applicant, acknowledge ormation required but not so this application will likely terral of actions. | ubmitted | TENE - JOAN Applica | INVEYING CC FORSTBAJER licant name (print) ALBERGUE NEW MERGEO INTERIOR OF TOWNS ALBERTALE NEW MERGEO TOWNS ALBERTALE TOWNS ALBERTALE TOWNS ALBERTALE NEW MERGEO TOWNS ALBERTALE TOWNS ALBERTALE NEW MERGEO TOWNS ALBERTALE NEW MERGEO TOWNS ALBERTALE TOWNS |
| D | Checklists complete Fees collected Case #s assigned Related #s listed | Application case numbers 11DDB 7032 | | ed October 2007 11-8-11 Planner signature / date () () () () () () |



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United States Mineral Surveyor

November 8, 2011

To: Development Review Board

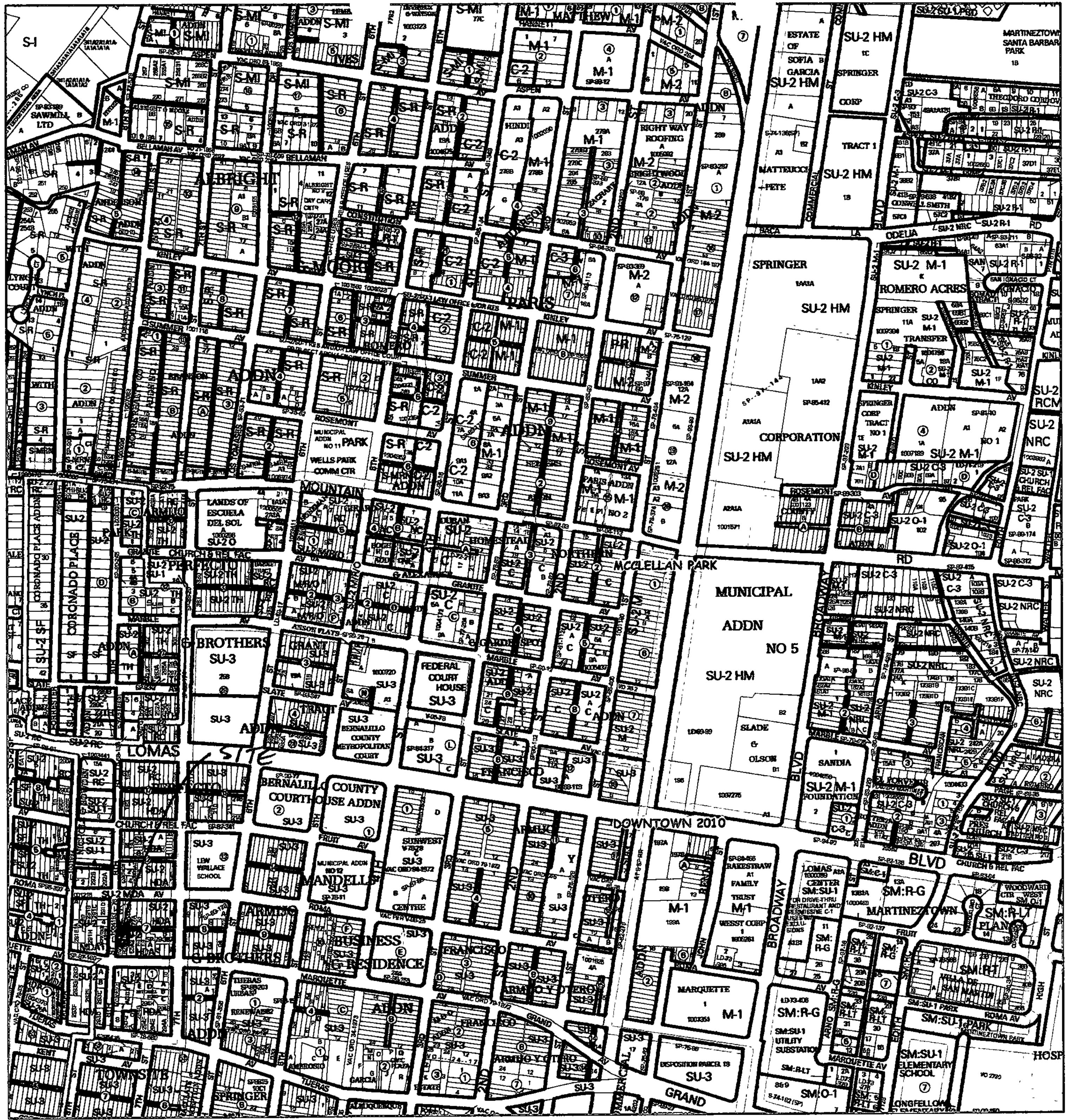
From: Terese C. Forstbauer

Re:

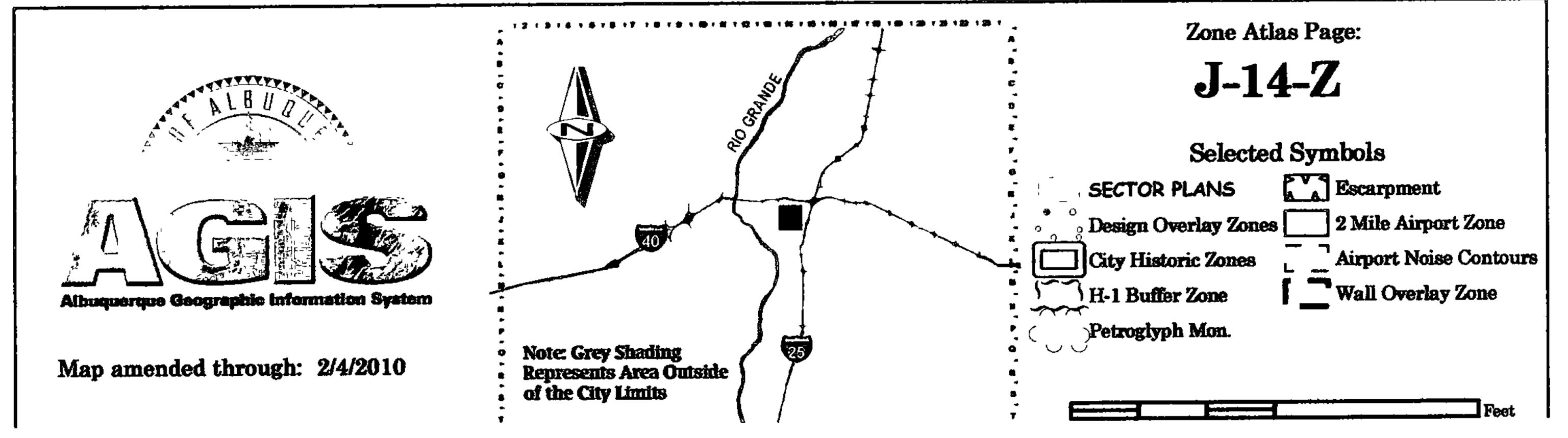
Replat of B-1-A, Perfecto, Mariano & Jesus Armijo Addition

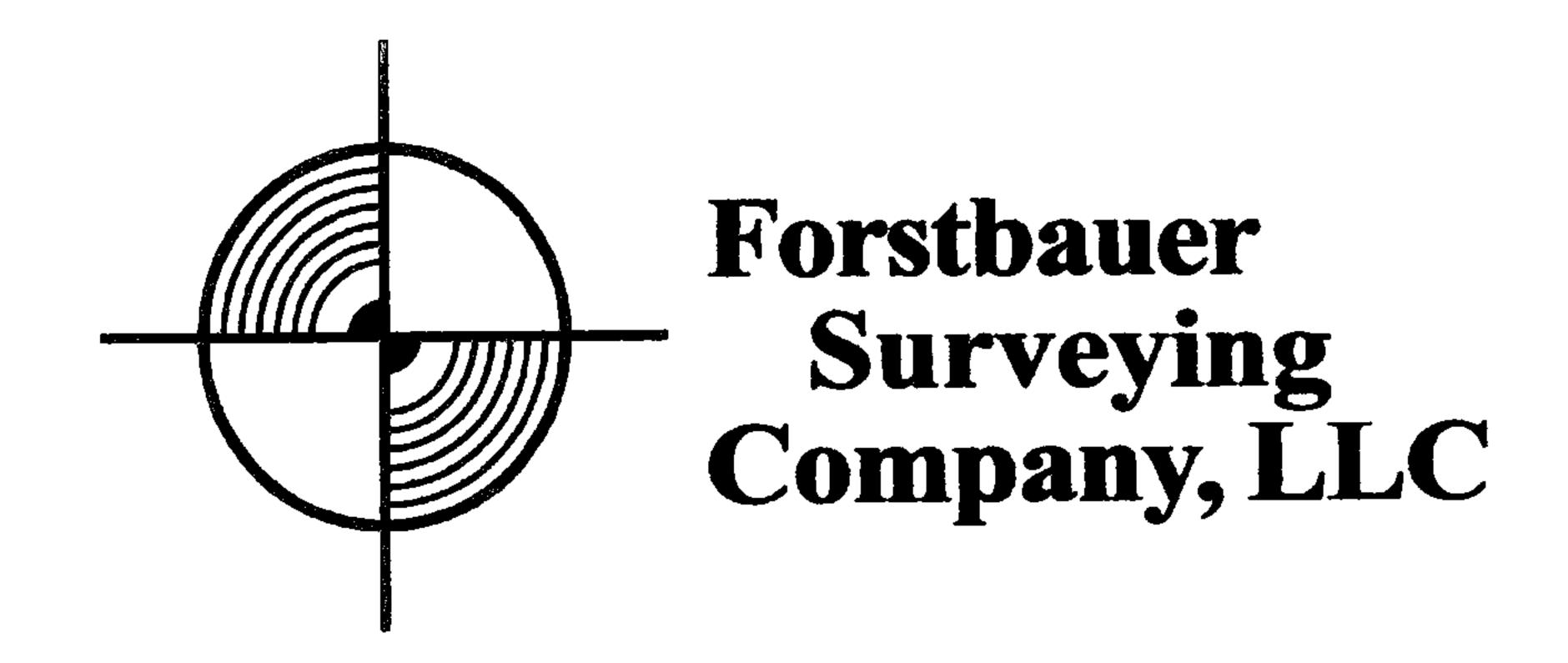
Albuquerque, NM

Forstbauer Surveying LLC, agent for Urban Solutions LLC, requests sketch plat review and comments for replat of said Lot B-1-A, dividing the property into 3 lots. The replat will also grant public utility easements and private pedestrian access and drainage easements necessary for the subdivision. The replat is necessary for future development plans.



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





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Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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| lw | LAT For | | Vacation | | V | | | _ EPC | Submittal | • | |
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Planner signature / date

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.

| | | , i, | | | |
|------|--|---|---|---|--|
| | SKETCH PLAT REVIEW AND COMMENT (DRB22) Scale drawing of the proposed subdivision plat (folded to Site sketch with measurements showing structures, part improvements, if there is any existing land use (folded to Zone Atlas map with the entire property(ies) clearly outling. Letter briefly describing, explaining, and justifying the related any original and/or related file numbers on the covered | king, Bldg. se led to fit into ned quest | 5" by 14" pocket) 6 o | nts-of-way an | • |
| • | Preliminary Plat reduced to 8.5" x 11" Zone Atlas map with the entire property(ies) clearly outling Letter briefly describing, explaining, and justifying the recopy of DRB approved infrastructure list. Copy of the LATEST Official DRB Notice of approval for List any original and/or related file numbers on the coverence. | ned quest Preliminary r application | Plat Extension reque | est | required. |
| | MAJOR SUBDIVISION FINAL PLAT APPROVAL (DF Proposed Final Plat (folded to fit into an 8.5" by 14" poor Signed & recorded Final Pre-Development Facilities Fe Design elevations & cross sections of perimeter walls Zone Atlas map with the entire property(ies) clearly outle Bring original Mylar of plat to meeting, ensure property Copy of recorded SIA Landfill disclosure and EHD signature line on the Mylar List any original and/or related file numbers on the covered DXF file and hard copy of final plat data for AGIS is required. | ket) 6 copies e Agreement 3 copies ined owner's and er application | for <u>Residential</u> devential deventia | tures are on | |
| | MINOR SUBDIVISION PRELIMINARY/FINAL PLAT 5 Acres or more: Certificate of No Effect or Approval Proposed Preliminary / Final Plat (folded to fit into an 8 ensure property owner's and City Surveyor's signal Signed & recorded Final Pre-Development Facilities Federal Design elevations and cross sections of perimeter wall Site sketch with measurements showing structures, para improvements, if there is any existing land use (fode Zone Atlas map with the entire property(ies) clearly out Letter briefly describing, explaining, and justifying the result of the Bring original Mylar of plat to meeting, ensure property Landfill disclosure and EHD signature line on the Mylar Fee (see schedule) List any original and/or related file numbers on the coverage of the property of the propert | sures are on the Agreements (11" by 17" rking, Bldg. standed equest owner's and if property is er application er) | cket) 6 copies for unhe plat prior to submit for Residential deviation maximum) 3 copies etbacks, adjacent right an 8.5" by 14" pocks within a landfill buffer within a lan | elopment only alternation of the set of the | neetings y nd street |
| | AMENDMENT TO PRELIMINARY PLAT (with minor PLEASE NOTE: There are no clear distinctions between a amendments. Significant changes are those deemed by the Proposed Amended Preliminary Plat, Infrastructure List pocket) 6 copies Original Preliminary Plat, Infrastructure List, and/or Grazone Atlas map with the entire property(ies) clearly our Letter briefly describing, explaining, and justifying the result of plat to meeting, ensure property List any original and/or related file numbers on the coverage of the preliminary plat approval expires after one years. | ignificant and the DRB to rectand or Grand/or Grand/or Grand/or Grand/or Grand/or Grand/or Grand/or application | d minor changes with quire public notice and ding Plan (folded to to olded to fit into an 8.5) City Surveyor's sign | id public hear fit into an 8.5' by 14" pock | bdivision ing. by 14" (et) 6 copies |
| in w | the applicant, acknowledge that any formation required but not submitted the this application will likely result in eferral of actions. Checklists complete Application case numbers to be a collected Application case numbers | L.G. | Applicant signal Form revised Octo | me (print) 2-2-/0 ture / date ber 2007 | ALEUQUERQUE NEW MEXICO |

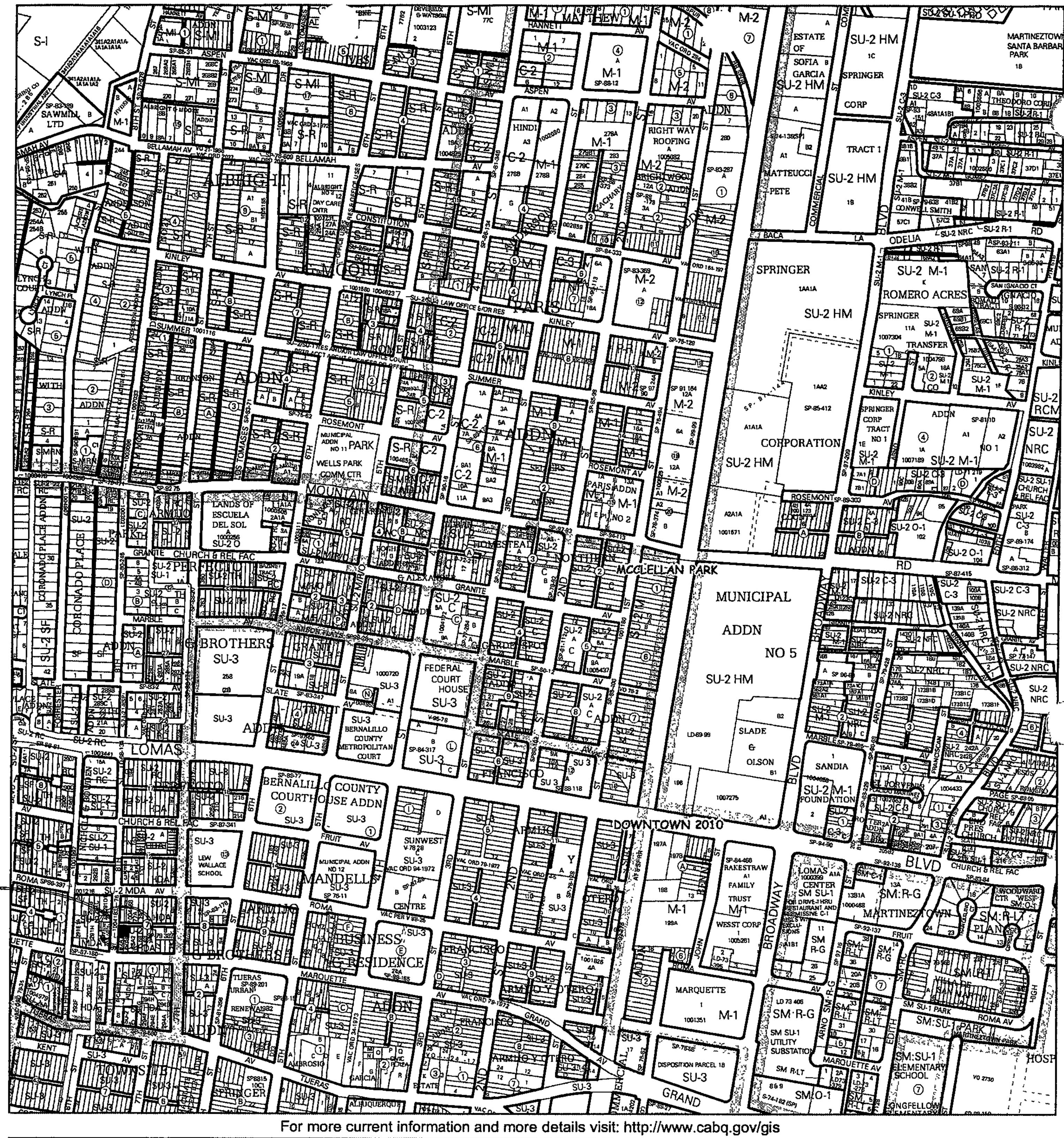
Planner signature / date 58)

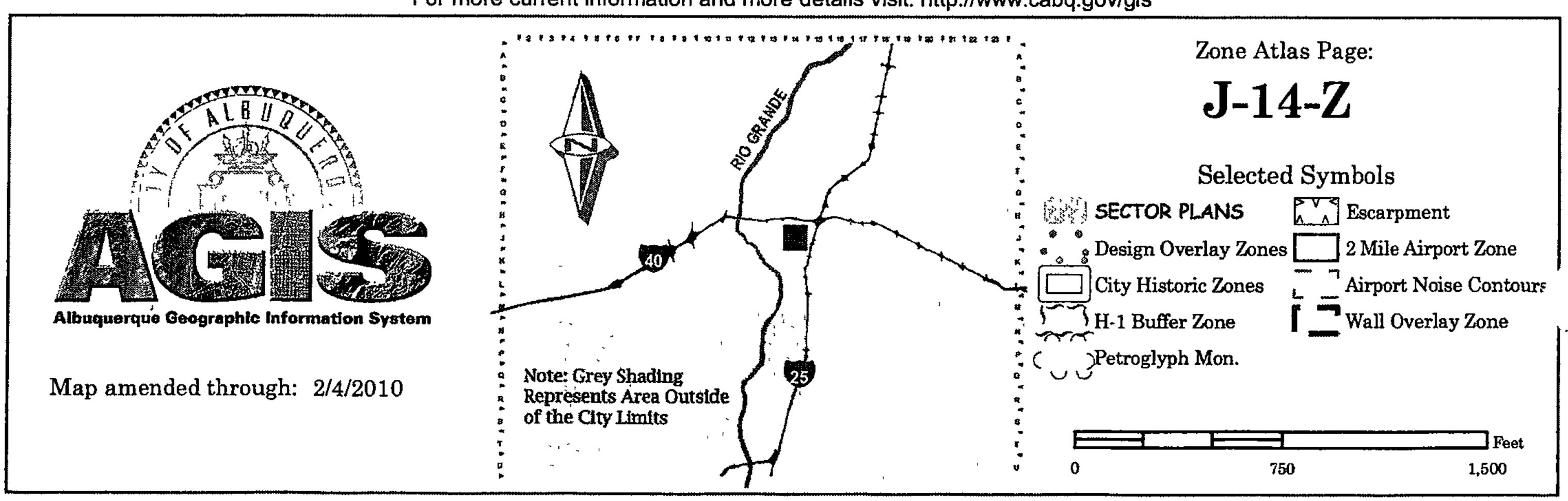
Project #

Fees collected

Case #s assigned

Related #s listed





| 1. AGENCY REPRESENT | ATIVES PRESENT. | |
|---|--|---|
| Planning | Carmen Marrone | Others Carrie Barkhurs7 |
| Transportation | ☐ Tony Loyd | □ Others |
| ONC | ☐ Stephani Winklepleck | Others |
| Code Enforcement Code Enforcement Code Enforcement Petra | Robert Pierson | Others |
| 2. TYPE OF APPLICATION | ANTICIPATED/APPROVAL A | UTHORITY: |
| ☐ Zone Map Amendment | ☐ EPC Approval | |
| Sector Dev. Plan Amend | ment EPC Approval | - |
| ☐ Site Dev. Plan for Subdiv | | |
| ☐ Site Dev. Plan for Bldg. F | | |
| Annexation Berry Other Modwisco 3. SUMMARY OF PRT DISC | n DRB 3 site p | EPC Approval . DRB Approval Plan D Building Permet |
| proposing one lown purposing seg: 2 | 2/HDA corresponds. house per lot for a palle space per d.u palle nce (ZHE) for less | total of 3 lats Expansion States Among a parking on Units 2 + 3 |
| usable reg. | so) RB - prelimi | nary + final plat 2004 per 2 bodrom - refer i |
| U, . | SSOC Dawntown | n.a. |
| 4. SIGN AND DATE TO VERI (PRT DISCUSSIONS ARE FO Mayone PRT CHAIR / DATE | FY ATTENDANCE & RECEIPT OF INFORMATIONAL PURPOSES OF INFORMATION ALPURPOSES OF INFORMATION ALPUR | OF THIS SUMMARY ONLY AND ARE NON-BINDING) |

PRE-APPLICATION REVIEW TEAM (FIXT) MEETING

LEE GAMELSKY ARCHITECTS P.C.

20 December 2010

City of Albuquerque 600 2nd Street NW, Suite 300 Albuquerque, NM 87102

Application for Sketch Plat Review for Subdivision (Lot Split). RE:

> J 14 Zone Atlas Page:

Legal Description: Lot B1A, Block 7, Subdivision: Armijo Perfecto Mariano & Jesus Addition.

Address:

510 8th Street NW

Zoning:

SU-2/HDA

Existing Lot Size: .08 acre

UPC Code No.: 101405806305031203

Previous Case History:

PRT: PA No. 110, 26 October 2010 (see attached).

Variances Application: Project No. 1008581, 10 ZHE 80372

Project Description

The Owner/Developer of this property desires to develop 3 townhouses on the existing lot. If the requested variances are approved, the existing lot will be subdivided into 3 separate lots. Thus, ownership will be per unit, and not condominium or cooperative. The property is vacant. It is located on the west edge of downtown Albuquerque.

The concept is to provide 3 affordable townhouses with amenities that are responsive to living in downtown Albuquerque. Each lot exceeds the required usable open space requirement. Each unit will have its own garage. Units are designed for energy efficiency, plentiful daylighting, and water harvesting of rainwater into cisterns.

In our efforts to be proactive towards creating good communication with the downtown neighbors and residents; we contacted the Downtown Neighborhood Association and discussed the project with Jennifer Degarmo, President. She was very positive in her response to the project. We also presented the project before the DNA Board and they were generally positive in their review. They made some requests as far as gate location and wall/fencing materials and those requests will be enacted.

We also attended a Pre-Application Review Team (PRT) meeting/PA#110, on 10.26.10 to review the project with City Staff. They encouraged us to submit an Application for Variance Requests for the project. The Variances are to be heard at the 18 January 2011 ZHE hearing.

The Project Area Summaries for Proposed Lot Sizes, Usable Open Space and Unit Sizes are as follows:

Proposed Lot Sizes

1,526 S.F. Lot A 813 S.F. Lot B 1,181 S.F. Lot C

Usable Open Space Requirements

200 S.F. (2 bedroom) Lot A: 150 S.F. (1 bedroom) Lot B: Lot C:

200 S.F. (2 bedroom)

Total Required

550 S.F.

2412 MILES ROAD SE ALBUQUERQUE, NM 87106 TEL 505.842.8865

Useable Open Space to be Provided:

| Lot A | |
|----------------------------|------------|
| At grade: | 250 S.F. |
| 2 nd level deck | 95 S.F. |
| Total Lot A | 345 S.F. |
| Lot B | |
| At grade | 128 S.F. |
| 2 nd level deck | 100 S.F. |
| Total Lot B | 228 S.F. |
| Lot C | |
| At grade | 380 S.F. |
| nit Sizes (Gross S.F.) | |
| Unit A | |
| 1 st floor | 518 S.F. |
| 2 nd Floor | 751 S.F. |
| Total heated | 1,269 S.F. |
| Garage | 341 S.F. |
| Unit B | |
| 1 st floor | 366 S.F. |
| 2 nd Floor | 487 S.F. |
| Total heated | 853 S.F. |
| Garage | 234 S.F. |
| ~~ · · . ~ | |

The Application for Special Exception/Variances is for Parking Variances (2), Setbacks (3), and wall height for a patio wall.

The attached Drawing (Sheet 1 of 2) illustrates the proposed Site Plan for the 3 townhouse units and the proposed property lines between the townhouse units (see Subdivision Layout Plan).

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

407 S.F.

668 S.F.

259 S.F.

1,075 S.F.

Sincerely,

Unit C

1st floor

2nd floor

Garage

Total heated

Lee Gamelsky AIA, LEED AP