

PROJECT #

101000412

June 3. 2015

JK



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): Dekker / Perich / Sabatini PHONE: (505) 761-9700
 ADDRESS: 7601 Jefferson NE Suite 100 FAX: (505) 761-4222
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: Timt@dpsdesign.org
Annmariea@dpsdesign.org
Danm@dpsdesign.org
 APPLICANT: PARS Assets LLC PHONE: (505) 888-2663
 ADDRESS: 2400 Louisiana Blvd NE # 700 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: Demetri@parsassets.com
 Proprietary interest in site: Owner List all owners: AFC-5, LLC, a New Mexico limited liability company
c/o PARS Assets
 DESCRIPTION OF REQUEST: Sketch Plat 7630 Carroll Road, Suite 202
San Diego, CA 92121

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. See Attached Block: _____ Unit: _____
 Subdiv/Addn/TBKA: _____
 Existing Zoning: SU-3 FOR MU-UPT Proposed zoning: SU-3 FOR MU-UPT MRGCD Map No _____
 Zone Atlas page(s): H-19-Z UPC Code: 101905903119330904 & 101905906316730907

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1010042,
1008660, 1001636

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 5 Total site area (acres): 5.8589

LOCATION OF PROPERTY BY STREETS: On or Near: Louisiana Blvd NE
 Between: Cutler Ave NE and Prospect Place NE

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) . Review Date: 8/19/2014

SIGNATURE Daniel F. Monk DATE 5-21-15
 (Print Name) DAN MONK Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>15DRB - 70206</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 June 3 2015

[Signature]
 Staff signature & Date 5-21-15

Project # 1010042

SITE ADDRESS: 2440 LOUISIANA BLVD, ALBUQUERQUE, NM 87110

LEGAL DESCRIPTION: LOT 5-A BLK C LOUISIANA SUBD (A REPL OF LTS 2-7 BLK C)
CONT3.2997 AC AND LOT 6-A-1-C-1 BLK C PLAT OF LOTS 6-A-1-C-1 & 7-A-1-A-1-A BLOCK C
LOUISIANA SUBDIVISION COMPRISED O F LOTS 6-A-A-C & 7-A-1-A-A BLOCK C LOUISIANA
SUBDIVISION CONT 2.5592 AC

10/10/11

10/10/11

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**
- 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
- 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.

DAN MONK
Daniel Monk 5-21-15
 Applicant name (print)
 Applicant signature / date

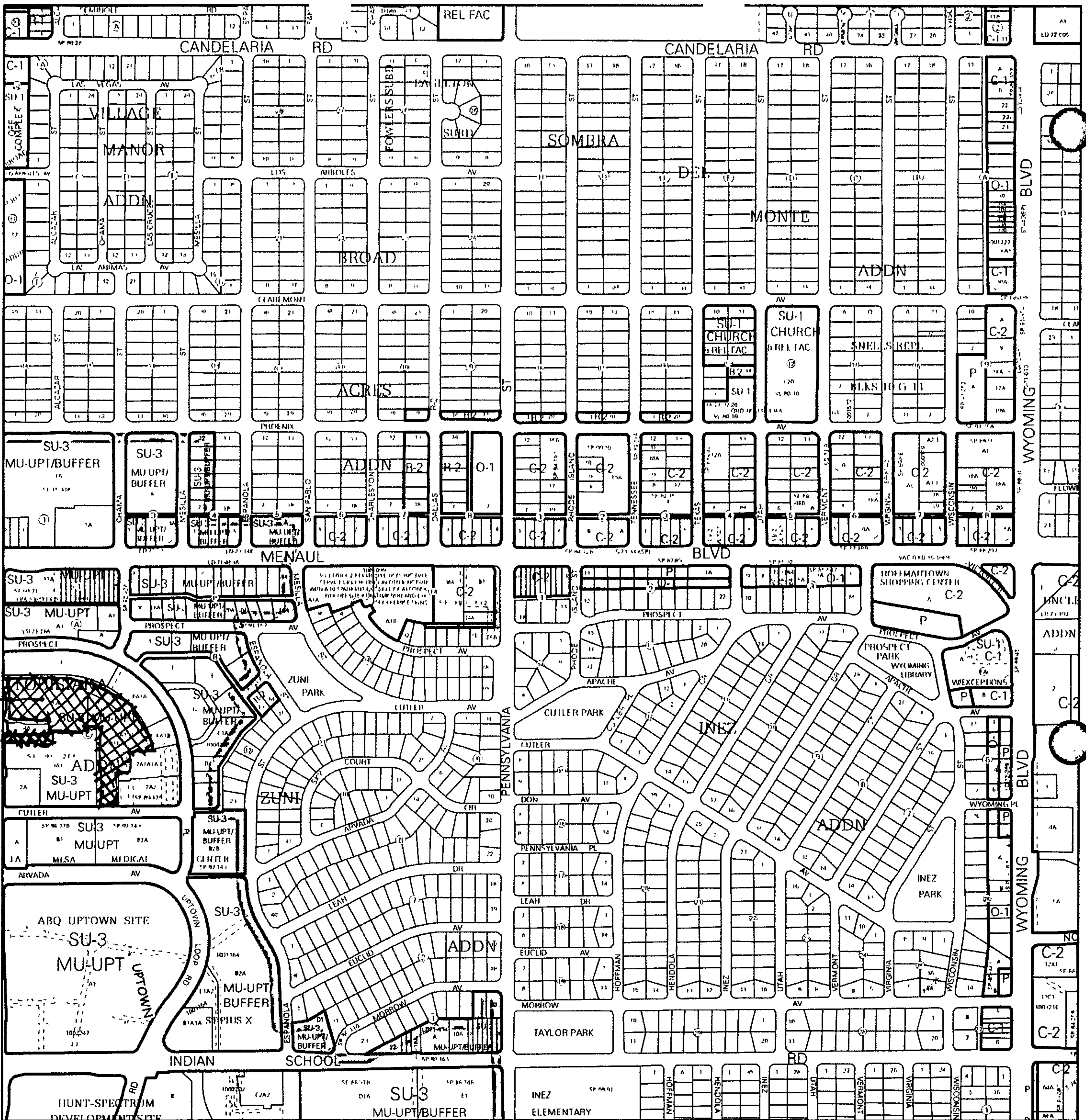


Form revised October 2007

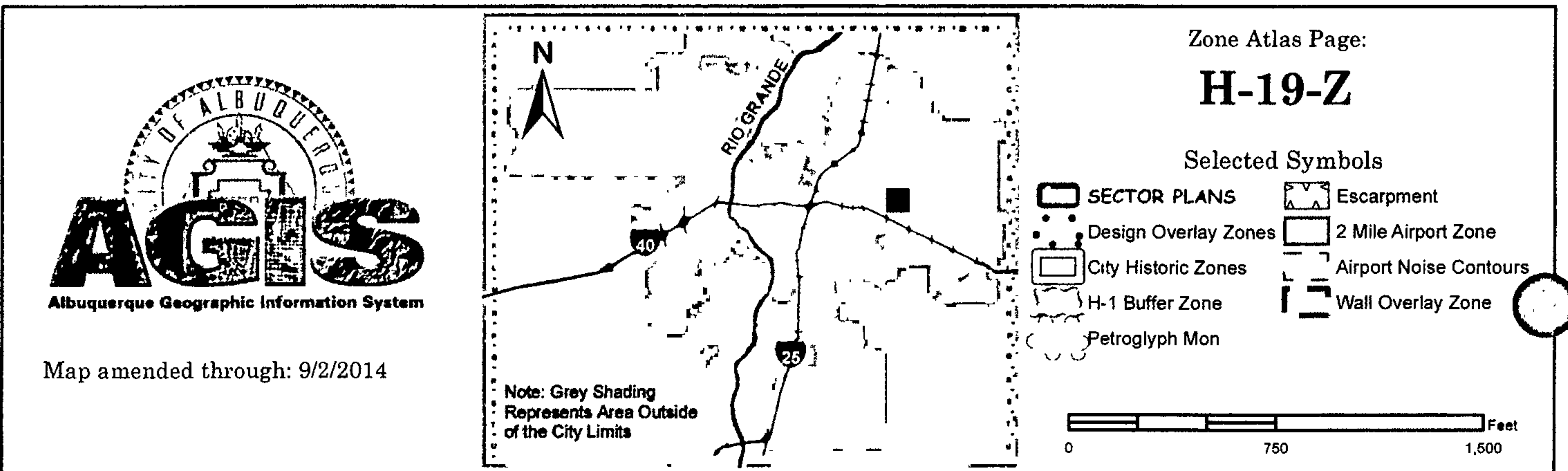
- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
15DRB-70206

VW 5-21-15
 Planner signature / date

Project # 1010042



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



May 20, 2015



Mr. Jack Cloud
Chairman
Development Review Board, City of Albuquerque
600 Second St NW
Albuquerque, NM 87102

Dear Mr. Cloud:

We respectfully request sketch plat approval for the proposed project at 2440 Louisiana. The existing parcels measure 3.2997 acres and 2.5592 acres. The former contains an existing office tower while the other contains surface parking with a few covered parking structures. The owner proposes to replat the site in order to create four separate parcels. The plan is to develop four separate but complementary projects that include vertical mixed-use, the existing office structure, new multifamily residential, and a new commercial space.

- The mixed use parcel is proposed to have 14,067 sf of retail on the ground floor with 9,704 sf of multifamily residential above.
- The existing parking area parcel is to remain with reconfigured layout to provide additional parking for the mixed use parcel.
- The existing office tower parcel is to remain (in its current configuration with some modifications to the site in order to provide sufficient parking and access.
- The multifamily residential site proposes to contain 54,000 sf of apartments and a mix of underground and at-grade parking.
- Finally, the commercial site proposes 5,015 sf of office space along with necessary parking.

The property currently consists of two parcels totaling 5.86 acres. The owner desires to create a unique parcel for each of the four projects. The result would be parcels of 1.24 ac, 0.37ac, 2.31 ac, 1.51 ac, and 0.43 ac.

We strongly believe that these four projects will be positive additions to the Uptown area. Please let me know if you have any questions or comments about this project.

Very truly yours,

Dekker/Perich/Sabatini Ltd.

Tim Trujillo
Urban Planner, Designer

15-DRB-70382

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION
Updated 4/16/15

Supplemental Form (SF)

SUBDIVISION	S	Z	ZONING & PLANNING
<input checked="" type="checkbox"/> Major subdivision action			<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor subdivision action			
<input type="checkbox"/> Vacation	V		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
<input type="checkbox"/> Variance (Non-Zoning)			
SITE DEVELOPMENT PLAN	P		<input type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar
<input checked="" type="checkbox"/> for Subdivision			<input type="checkbox"/> Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
<input type="checkbox"/> for Building Permit			
<input type="checkbox"/> Administrative Amendment (AA)			
<input type="checkbox"/> Administrative Approval (DRT, URT, etc)			
<input type="checkbox"/> IP Master Development Plan	D		<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> Cert of Appropriateness (LUCC)	L A		APPEAL / PROTEST of...
STORM DRAINAGE (Form D)			<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
<input type="checkbox"/> Storm Drainage Cost Allocation Plan			

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): Dekker / Perich / Sabatini PHONE: (505) 761-9700
 ADDRESS: 7601 Jefferson NE Suite 100 FAX: (505) 761-4222
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: Timt@dpsdesign.org
Annmariea@dpsdesign.org
Danm@dpsdesign.org
 APPLICANT: PARS Assets LLC PHONE: (505) 888-2663
 ADDRESS: 2400 Louisiana Blvd NE # 700 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: Demetri@parsassets.com
 Proprietary interest in site: Owner List all owners AFC-5, LLC, a New Mexico limited liability company
c/o PARS Assets
 DESCRIPTION OF REQUEST: Site Plan for Subdivision
Preliminary Plat 7630 Carroll Road, Suite 202
San Diego, CA 92121

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. See Attached Block: _____ Unit: _____
 Subdiv/Addn/TBKA: _____
 Existing Zoning: SU-3 FOR MU-UPT Proposed zoning: SU-3 FOR MU-UPT MRGCD Map No _____
 Zone Atlas page(s): H-19-Z UPC Code: 101905903119330904 & 101905906316730907

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 10-10042 Case# 15.DRB 70382

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 5 Total site area (acres): 5.8589
 LOCATION OF PROPERTY BY STREETS: On or Near: Louisiana Blvd NE
 Between: Cutler Ave NE and Prospect Place NE
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: 8/19/2014

SIGNATURE Ann Marie Allen DATE 5.17.16
(Print Name) Ann Marie Allen 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	_____	_____	_____	\$ _____
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<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				Total
<input type="checkbox"/> F.H D P fee rebate				\$ _____
	Hearing date _____			

Staff signature & Date _____ Project # _____

SITE ADDRESS: 2440 LOUISIANA BLVD, ALBUQUERQUE, NM 87110

LEGAL DESCRIPTION: LOT 5-A BLK C LOUISIANA SUBD (A REPL OF LTS 2-7 BLK C)
CONT3.2997 AC AND LOT 6-A-1-C-1 BLK C PLAT OF LOTS 6-A-1-C-1 & 7-A-1-A-1-A BLOCK C
LOUISIANA SUBDIVISION COMPRISED O F LOTS 6-A-A-C & 7-A-1-A-A BLOCK C LOUISIANA
SUBDIVISION CONT 2.5592 AC

SITE DEVELOPMENT PLAN FOR SUBDIVISION CHECKLIST

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission (EPC) and Development Review Board (DRB). Since development proposals vary in type and scale, there may be application requirements that are not included here and others that may not be necessary. Nonetheless, it is the applicant's responsibility to provide a complete submittal. The EPC and DRB will not consider incomplete submittals. Incomplete submittals run the risk of not being scheduled for hearing until they are made complete. Site development plans should ordinarily be composed of the following plan sheets:

1. **Site Plan** (required)
2. **Conceptual Utility Plan** (required)
3. **Design requirements for future site development plans for building permit** (optional, but STRONGLY recommended)

The following checklist describes the minimum information necessary for each sheet. Most of the site plan requirements for *Sheet #1* are taken from the definition for "SITE DEVELOPMENT PLAN For Subdivision" as outlined in the Zoning Code (§ 14-16-1-5). **The Applicant shall include and check off all items shown on the site plan or write in "n/a" if not applicable.**

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36".

SHEET # 1 – SITE PLAN (Required)

1. Scale: at least 1" = 100'
2. Bar Scale
3. North Arrow
4. Scaled Vicinity Map
5. The Site (property lines)
6. Proposed Use(s) and List of Applicable Plans
7. Pedestrian Ingress and Egress (Access)
8. Vehicular Ingress and Egress (Access)
9. Any Internal Circulation Requirements
10. For each lot:
 - a. Maximum Building Height
 - b. Minimum Building Setback
 - c. Maximum Total Dwelling Units and / or
 - d. Maximum Floor Area Ratio (F.A.R.) for Nonresidential Uses

Accompanying Material

- A. Fee payment
- B. Complete application
- C. Written Summary of Request including a narrative describing compliance with applicable plans and/or zoning requirements per §14-16-3-11(B) of the Comprehensive Zoning Code.
- D. 8-1/2" x 11" reductions

SITE DEVELOPMENT PLAN FOR SUBDIVISION CHECKLIST

DESIGN STANDARDS FOR FUTURE SITE DEVELOPMENT PLANS FOR BUILDING PERMIT (Optional but STRONGLY recommended)

Note: If applicant is requesting delegation of future phases of development or future site development plans for building permit to the DRB or other approval body, design standards should be provided to guide future development. The design standards should address the following elements of design at a minimum. The Design Standards should be written so that they can be enforced by the DRB and/or Code Enforcement plan check.

Site Design

- Overall layout of site and buildings, relationship to adjacent sites
- Building placement, orientation, setbacks, and heights
- Pedestrian and vehicular connectivity (internal and external)
- Parking location and design (shared parking/cross parking is strongly encouraged)
- Public outdoor spaces including pedestrian amenities, shading, etc.
- Dumpster and service area locations and screening techniques
- Location, height, design and purpose of all walls and wall openings
- Location, height, design and purpose of all lighting
- Topographic challenges/opportunities
- Screening/buffering techniques
- Sustainable techniques such as permeable paving and other "green" features

Street Realm

- Transit, bicycle, pedestrian amenities
- Landscape buffers, sidewalks and other amenities in the public r-o-w
- Street trees – location and type of trees

Landscaping

- Overall landscape theme including plant palette and general location, height, and purpose of plants and trees
- Water conservation techniques

Building Design

- Context
- Architectural theme or style
- Building height, scale, massing, materials, colors, and articulation

Signage

- Standards for wall-mounted and monument signs: location of signs; max. number of signs for entire site; max. height and face area of signs; and signage materials and lighting.

(SK)

April 16, 2011



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)
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- APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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APPLICATION INFORMATION:

Professional/Agent (if any): Souder, Miller & Associates PHONE: 505-256-7364
 ADDRESS: 3451 Candelaria Rd. NE, Ste. A FAX: 505-256-7600
 CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: bill.brewster@soudermiller.com

APPLICANT: AFC-5 LLC PHONE: 505-256-7364
 ADDRESS: 7310 Miramar Road, Floor 5 FAX: 505-256-7600
 CITY: San Diego STATE CA ZIP 92126 E-MAIL: demitri@parassets.com

Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Relocate lot line between Lot 5-A and Lot-6-A-1-C-1, Block C, Louisiana Subdivision to create a new lot (Lot 5-A-2) for future development

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 5-A and 6-A-1-C-1 Block: C Unit: --
 Subdiv/Addn/TBKA: Louisiana Subdivision
 Existing Zoning: SU-3 for MU-UPT Proposed zoning: same MRGCD Map No _____
 Zone Atlas page(s): H-19 UPC Code: 10190590311933904 / 316730907

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): _____
None Found

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? _____
 No. of existing lots: 2 No. of proposed lots: 2 Total site area (acres): 5.86

LOCATION OF PROPERTY BY STREETS: On or Near: East Side of Louisiana
 Between: Menaul and Cutler

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

SIGNATURE William F. Brewster DATE 4-7-14
 (Print Name) William F. Brewster Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>14 DRB - 70098</u>	<u>SP</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
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<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>April 16, 2014</u>			Total \$ <u>0</u>

4-8-14
 Staff signature & Date

Project # 1010042

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.**
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required.
 - Preliminary Plat reduced to 8.5" x 11"
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 - 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.

William F. Brewster
Applicant name (print)
Will F. Brewster 4/8/14
Applicant signature / date



Form revised **October 2007**

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

Application case numbers
14 - DRB - 70098

[Signature] 4-8-14
Planner signature / date
Project # 1010042



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)
- 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): Souder, Miller & Associates PHONE: 505-256-7364
 ADDRESS: 3451 Candelaria Rd NE, Ste A FAX: 505-256-7600
 CITY Albuquerque STATE NM ZIP 87107 E-MAIL: bill.brewster@soudermiller.com

APPLICANT AFC-5 LLC PHONE 505-256-7364
 ADDRESS: 7310 Miramar Road, Floor 5 FAX: 505-256-7600
 CITY San Diego STATE CA ZIP 92126 E-MAIL: demitri@parassets.com

Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Relocate lot line between Lot 5-A and Lot-6-A-1-C-1, Block C, Louisiana Subdivision to create a new lot (Lot 5-A-2) for future development

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 5-A and 6-A-1-C-1 Block: C Unit --
 Subdiv/Addn/TBKA Louisiana Subdivision
 Existing Zoning: SU-3 for MU-UPT Proposed zoning: same MRGCD Map No _____
 Zone Atlas page(s) H-19 UPC Code: 10190590311933904 / 316730907

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj, App., DRB-, AX, Z, V, S, etc) _____
 None Found

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? _____
 No. of existing lots 2 No. of proposed lots: 2 Total site area (acres): 5.86
 LOCATION OF PROPERTY BY STREETS. On or Near East Side of Louisiana
 Between Menaul and Cutler

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

SIGNATURE William F. Brewster DATE 4-7-14
 (Print Name) William F. Brewster Applicant. Agent

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>14 DRB - 70098</u>	<u>SP</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	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>April 16, 2014</u>			Total \$ <u>0</u>

4-8-14
 Staff signature & Date

Project # 1010042

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.

- 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**
- 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
- 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.

William F. Brewster
Applicant name (print)
Will J. Smith 4/8/14
Applicant signature / date

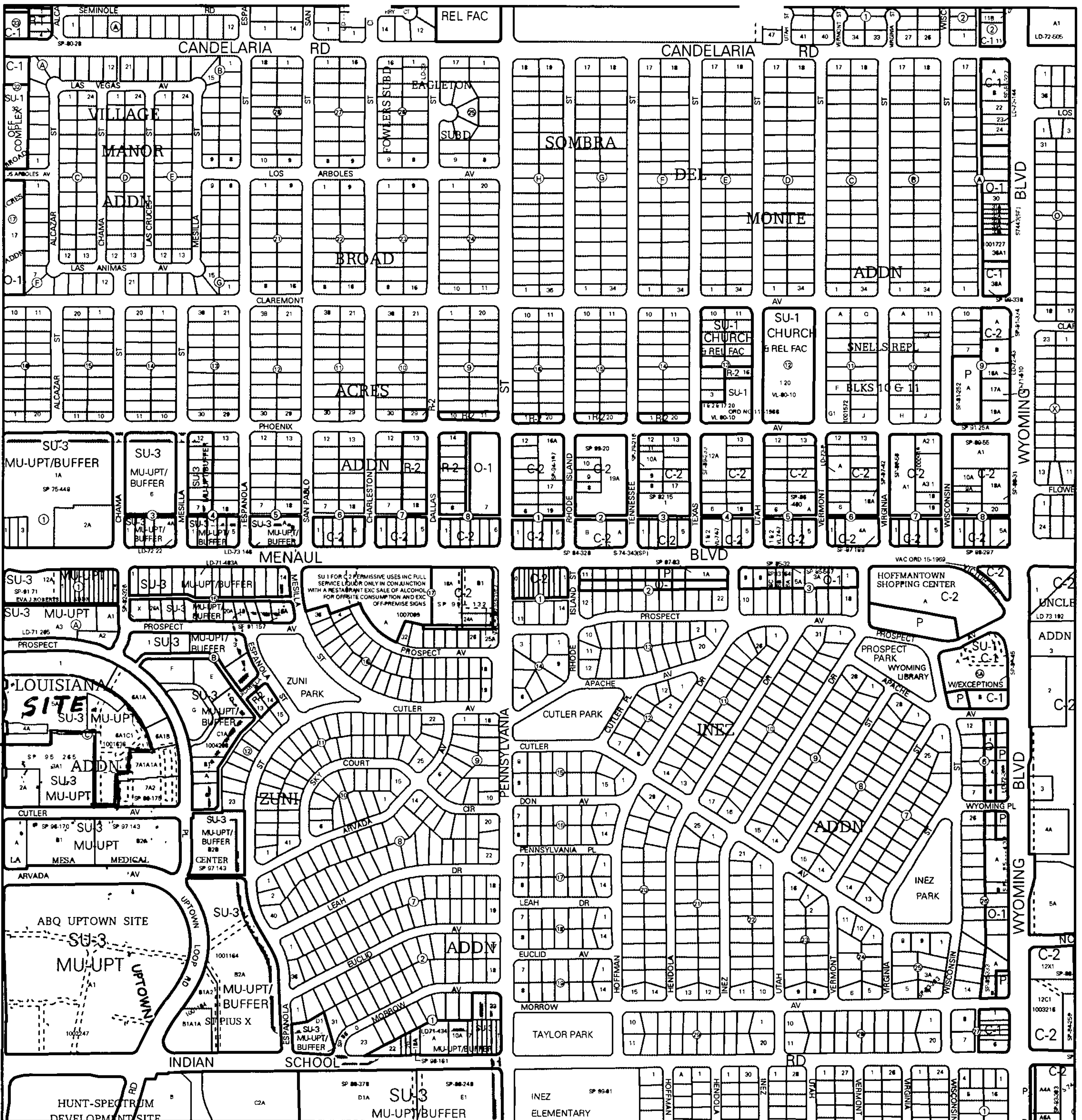


Form revised October 2007

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

Application case numbers
14 - DRB - 70098

[Signature] 4-8-14
Planner signature / date
Project # 1010042



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

AGIS
Albuquerque Geographic Information System

Map amended through: 6/7/2013

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
H-19-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, 2014

Development Review Board
Attn: Jack Cloud
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

Re: Sketch Plat Review
Lot Line Adjustment - Lots 5-A and 6-A-1-C-1, Block C, Louisiana Subdivision

Dear Mr. Cloud,

AFC-5 LLC is the owner of Lots 5-A and 6-A-1-C-1, Block C, Louisiana Subdivision, Albuquerque, NM and has retained Souder, Miller & Associates as their agent in this matter. The lots are within the Uptown Sector Development Plan. We were unable to find any previous planning actions affecting these parcels in our research at the Planning Department.

Attached is a sketch plat for your review in which we propose to adjust the lot line between the two described lots to accommodate future development of a lot (designated as Lot 5-A-2 on the Plat) along Louisiana Boulevard. The Sketch Plat shows that parking at a ratio of 3 spaces / 1000 SF will remain for the 7-story building on proposed Lot 5-A-1. The Sector Development Plan requires a minimum of 2 spaces / 1000 SF. Also attached are existing ALTA surveys which show existing easements and improvements on the two lots.

We submit this sketch plat for review by the DRB in hopes of gathering all comments prior to applying for a minor subdivision to adjust the lot line. Please feel free to contact me if you need any further information.

Sincerely,

SOUDER MILLER & ASSOCIATES

William F. Brewster, P.S.
Business Line Manager

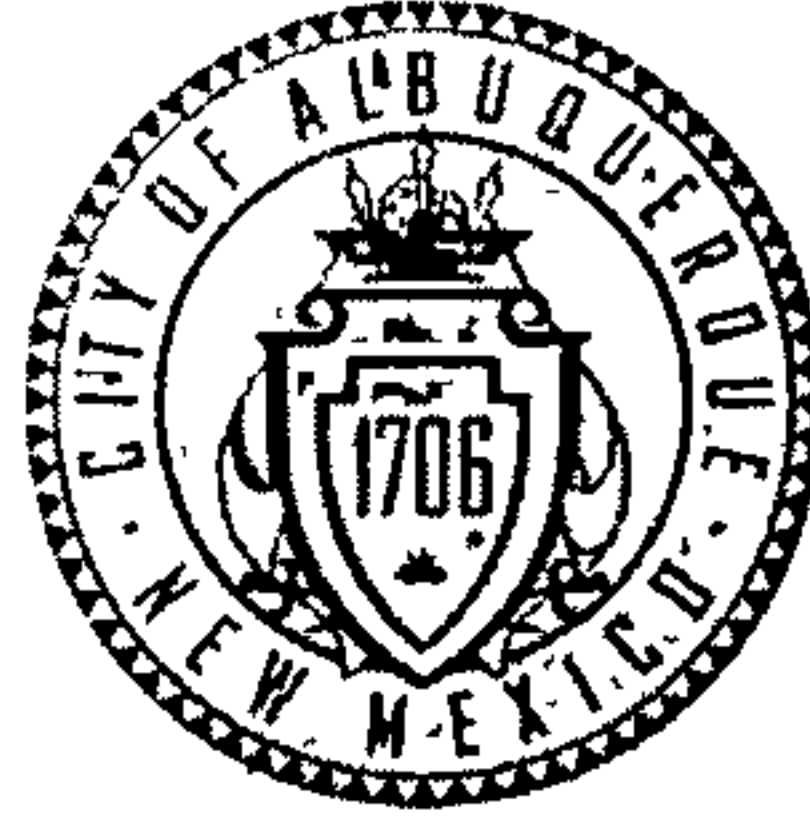
Cc: George Mihalik, PE
Demetri Lahanas

PROJECT #

1010012

NOVEMBER 10, 2015

SFS



INTER-OFFICE MEMORANDUM
COMMENTING AGENCIES

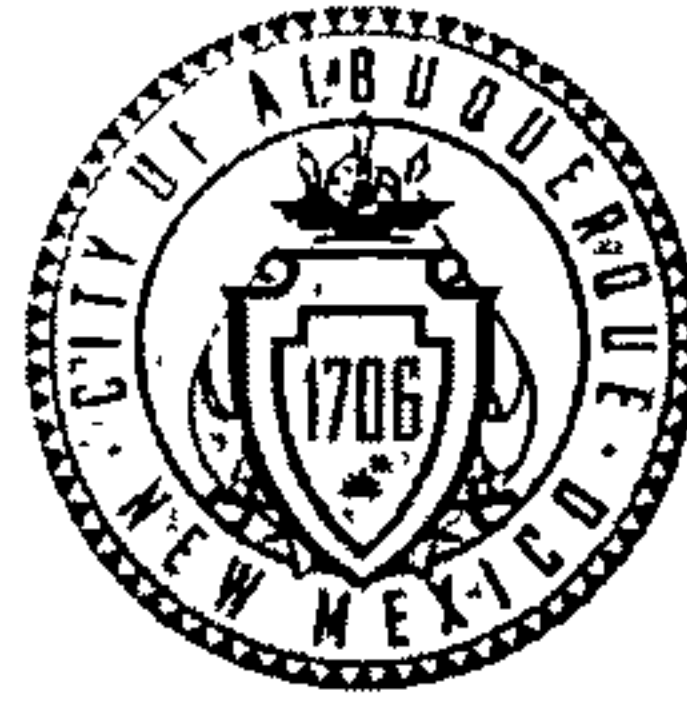
TRANSPORTATION DEVELOPMENT*John MacKenzie*
TRANSIT & PARKING DEPARTMENT*Shabih Rizvi*
COUNCIL OF GOVERNMENTS.....*Kendra Watkins/Andrew Gingerich*
AMAFCA.....*Lynn Mazur*
APD CRIME PREVENTION.....*Steve Sink*
OPEN SPACE DIVISION.....*Kent Reed Swanson/Sarah Brown*
FIRE DEPARTMENT.....*Antonio Chinchilla*
ZONING ENFORCEMENT INSPECTOR.....*Vince Montano*
NEIGHBORHOOD COORDINATION.....*Stephani Winklepleck*
PNM.....*Daniel Aragon*
NEW MEXICO GAS COMPANY.....*Patrick Sanchez*
ALBUQUERQUE PUBLIC SCHOOLS.....*April Winters*
COMCAST CABLE.....*Mike Mortus*
Mid.Rio Grande Conserv. Dist. (MRGCD).....*Ray Gomez*
ENVIRONMENTAL HEALTH.....*Paul Olson*

Your comments on the following case(s) are requested.

PROJECT # 1010042

Board hearing date:

WEDNESDAY, November 10, 2015



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Tuesday, November 10, 2015** [the City Planning Office is closed for Veteran's Day on Wednesday, November 11] beginning at **9:00 a.m.** and proceeding according to that day's agenda for the purpose of considering the following items. The Development Review Board will hold a Pre-Hearing Discussion in the Conference Room of Suite 201, Lobby Level, Plaza del Sol Building, 600 2nd St NW, Albuquerque, NM on Monday **November 9, 2015**, beginning at 3:00 p.m. for the purpose of reviewing these items prior to the public hearing; no action or public comments will be taken at this Discussion.

Project# 1003366
15DRB-70381 – 2 YEAR SUBDIVISION
IMPROVEMENT AGREEMENT EXTENSION
(2YR SIA)

FELIX RABADI requests the referenced/ above action for Tracts T-1-A-2-A & T-1-A-2-B, **TOWN OF ALAMEDA GRANT** (tbka RABADI COMPLEX), zoned SU-1/ PRD, located on the west side of GOLF COORSE RD NW between IRVING BLVD NW and the CALBACILLAS ARROYO containing approximately 8.730 acres. (A-12, B-12)

Project# 1010042
15DRB-70382 – SITE DEVELOPMENT PLAN
FOR SUBDIVISION

DEKKER/ PERICH/ SABATINI agents for PARS ASSETS LLC request the referenced/ above action for Lots 5A and 6A-1-C-1, Block C, **LOUISIANA SUBDIVISION** zoned SU-3/ MU-UPT, located on the east side of LOUISIANA BLVD NE between CUTLER AVE NE and PROSPECT PL NE containing approximately 5.859 acres. (H-18, H-19)

Project# 1010643
15DRB-70383 VACATION OF PUBLIC
WATERLINE EASEMENT

WILSON AND COMPANY INC agents for ALBUQUERQUE PUBLIC SCHOOLS request the referenced/ above action for a portion of a Public Waterline Easement on Tract C-1, **APS CENTRAL OFFICE ADDITION** located on the east side of LOCUST ST SE between HAZELDINE AVE SE and BASEHART RD SE containing approximately 51.576 acres. (K-14, K-15)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays **INDIVIDUALS WITH DISABILITIES** who need special assistance to participate at this hearing should contact Angela Gomez, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Jack Cloud, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL SUNDAY, October 25, 2015.



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

D 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): Dekker / Perich / Sabatini PHONE: (505) 761-9700
 ADDRESS: 7601 Jefferson NE Suite 100 FAX: (505) 761-4222
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: Timt@dpsdesign.org
Annmariea@dpsdesign.org
Danm@dpsdesign.org
 APPLICANT: PARS Assets LLC PHONE: (505) 888-2663
 ADDRESS: 2400 Louisiana Blvd NE # 700 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: Demetri@parsassets.com
 Proprietary interest in site: Owner List all owners: AFC-5, LLC, a New Mexico limited liability company
c/o PARS Assets
 DESCRIPTION OF REQUEST: Site Plan for Subdivision
7630 Carroll Road, Suite 202
San Diego, CA 92121

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 See Attached Block: _____ Unit: _____
 Subdiv/Addn/TBKA: _____
 Existing Zoning: SU-3 FOR MU-UPT Proposed zoning: SU-3 FOR MU-UPT MRGCD Map No _____
 Zone Atlas page(s): H-19-Z UPC Code: 101905903119330904 & 101905906316730907

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App, DRB-, AX_Z_, V_, S_, etc.): 1008660,
1010042, 1001636,

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 5 Total site area (acres): 5.8589

LOCATION OF PROPERTY BY STREETS: On or Near: Louisiana Blvd NE
 Between Cutler Ave NE and Prospect Place NE
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: 8/19/2014

SIGNATURE David K. Monk DATE 10.15.15
 (Print Name) DAN MONK 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 - 70382</u>	<u>SG</u>	_____	\$ <u>385.00</u>
<input type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
<input type="checkbox"/> All case #s are assigned	_____	<u>ADV</u>	_____	\$ <u>75.00</u>
<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>Nov. 10, 2015</u>			Total \$ <u>490.00</u>

[Handwritten Signature]

10-16-15
Staff signature & Date

Project # 1010042

FORM P(2): SITE PLAN REVIEW - D.R.B. PUBLIC HEARING

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB15)** **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) **24 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
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Subdivision Checklist
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study form with required signature
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- DRB hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB14)** **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) **24 copies**
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **24 copies** for DRB public hearings
 - Solid Waste Management Department signature on Site Plan
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study form with required signature
 - Copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- D. R. B. hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION or BUILDING PERMIT (DRB10)** **Maximum Size: 24" x 36"**
- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **24 copies**
 - DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **24 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
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study form with required signature
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- D. R. B. hearings are approximately 30DAYS after the 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.

DAN MONK
 Applicant name (print)
David F. Monk
 Applicant signature / date



Form revised October 2007

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

Application case numbers
15 - DRB - 70382

[Signature]
 Planner signature / date 10-16-15
 Project # 1010042

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from Oct. 26, 2015 To Nov 10, 2015

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

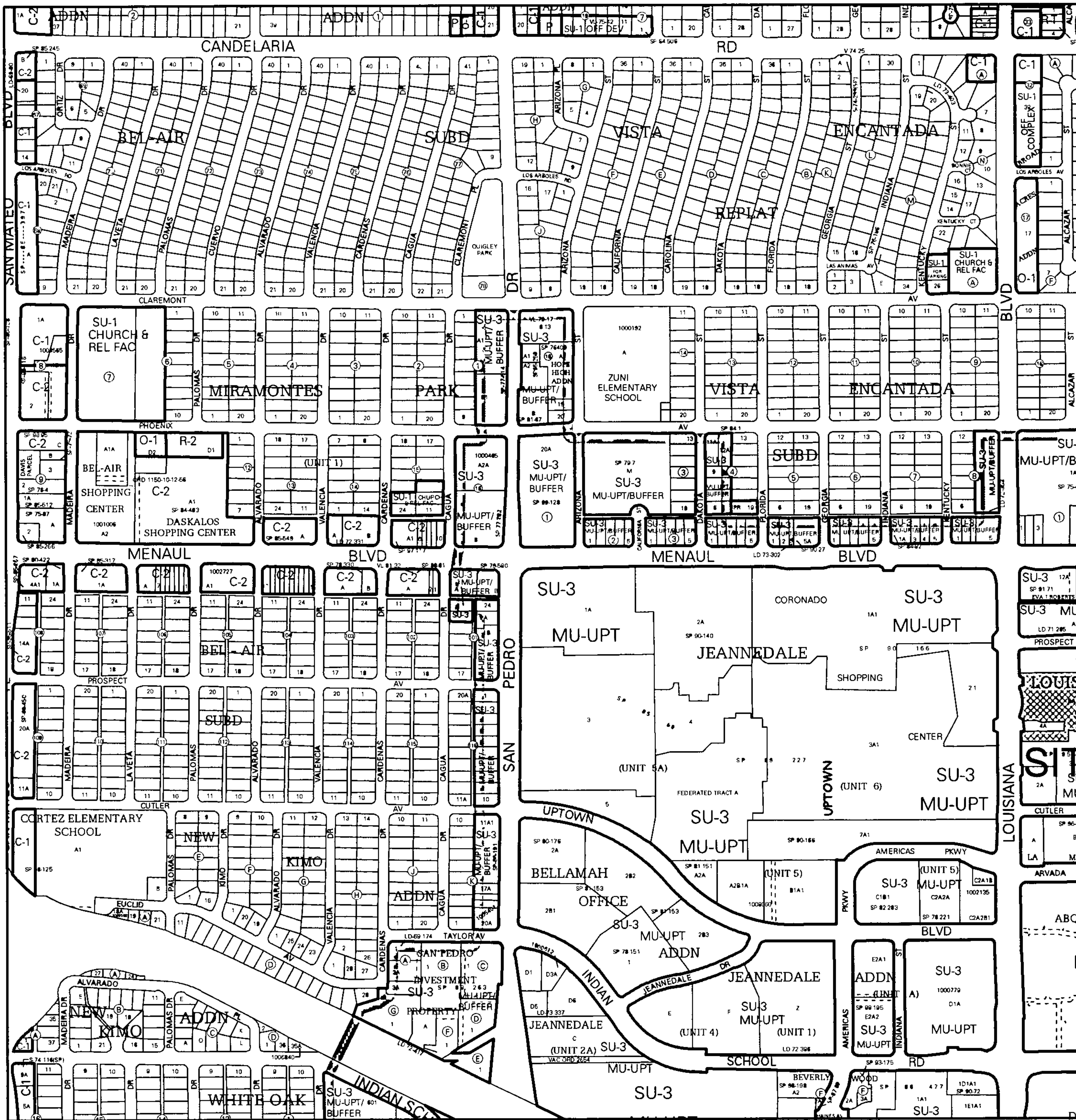
Daniel K. Munk 10.16.15
(Applicant or Agent) (Date)

I issued 2 signs for this application, 10-16-15 [Signature]
(Date) (Staff Member)

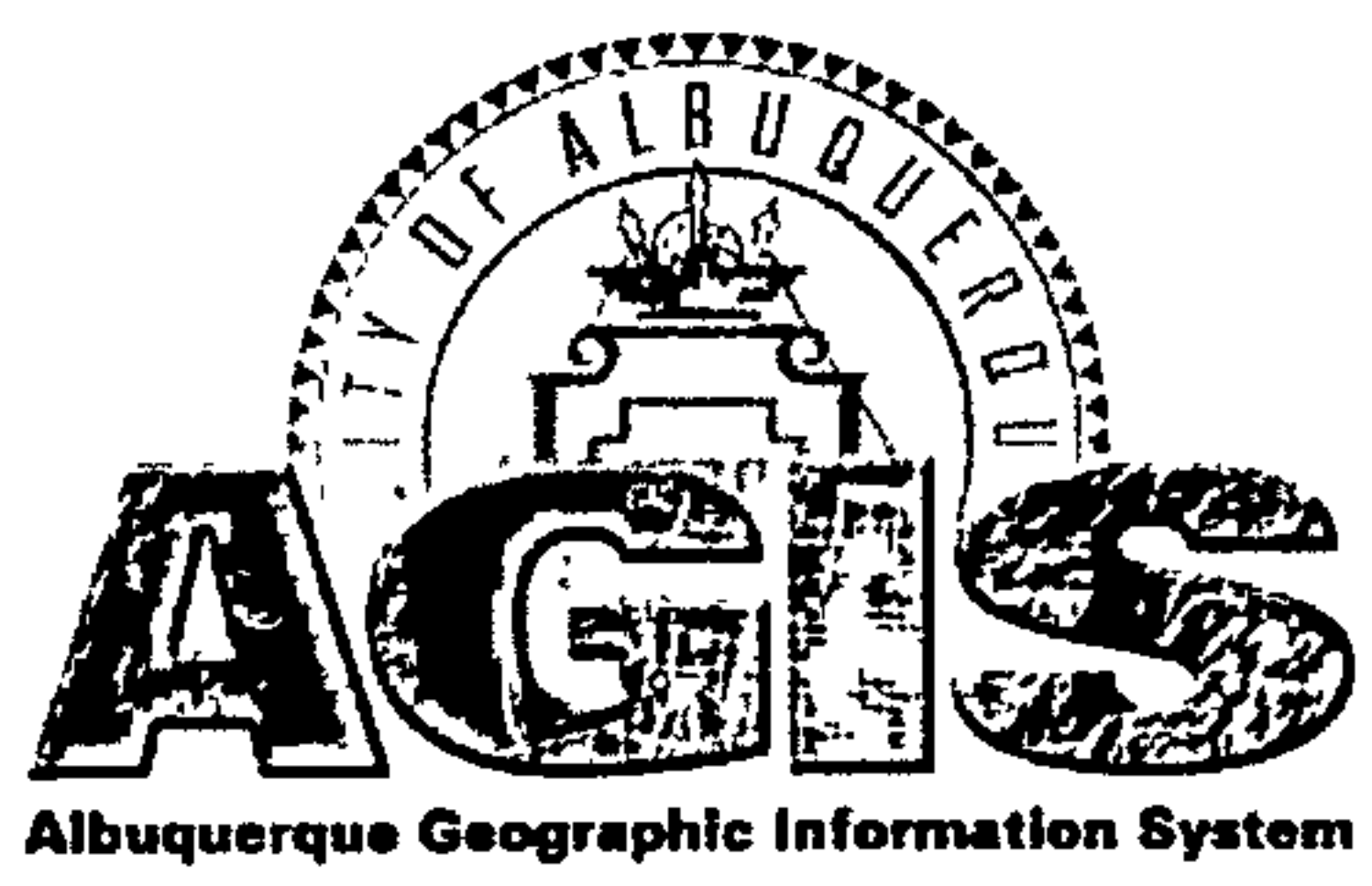
PROJECT NUMBER: 1010042

SITE ADDRESS: 2440 LOUISIANA BLVD, ALBUQUERQUE, NM 87110

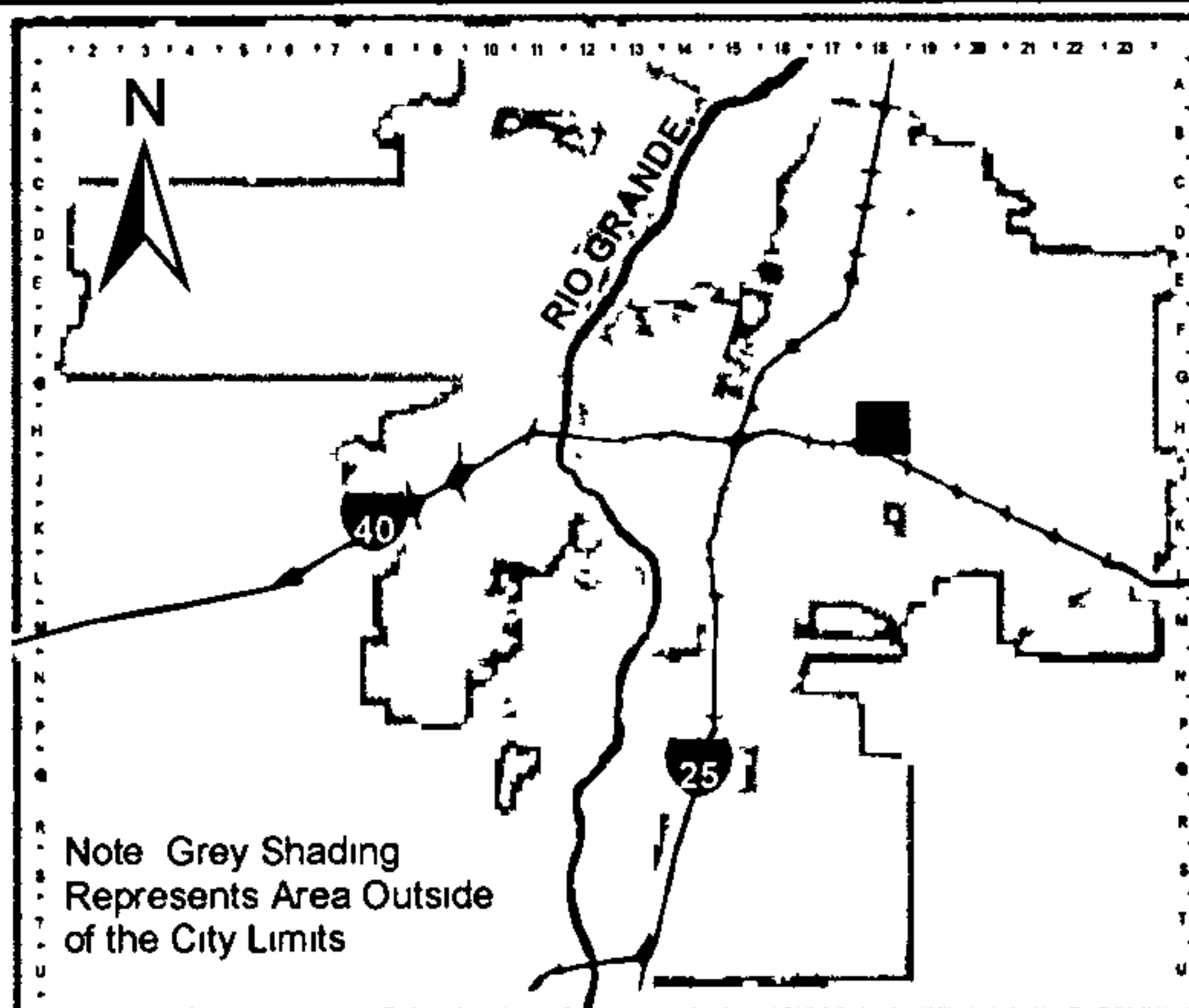
LEGAL DESCRIPTION: LOT 5-A BLK C LOUISIANA SUBD (A REPL OF LTS 2-7 BLK C)
CONT3.2997 AC AND LOT 6-A-1-C-1 BLK C PLAT OF LOTS 6-A-1-C-1 & 7-A-1-A-1-A BLOCK C
LOUISIANA SUBDIVISION COMPRISED O F LOTS 6-A-A-C & 7-A-1-A-A BLOCK C LOUISIANA
SUBDIVISION CONT 2.5592 AC



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



Map amended through: 9/2/2014

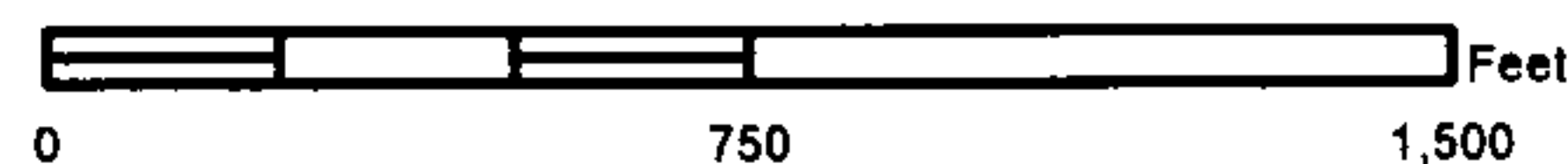


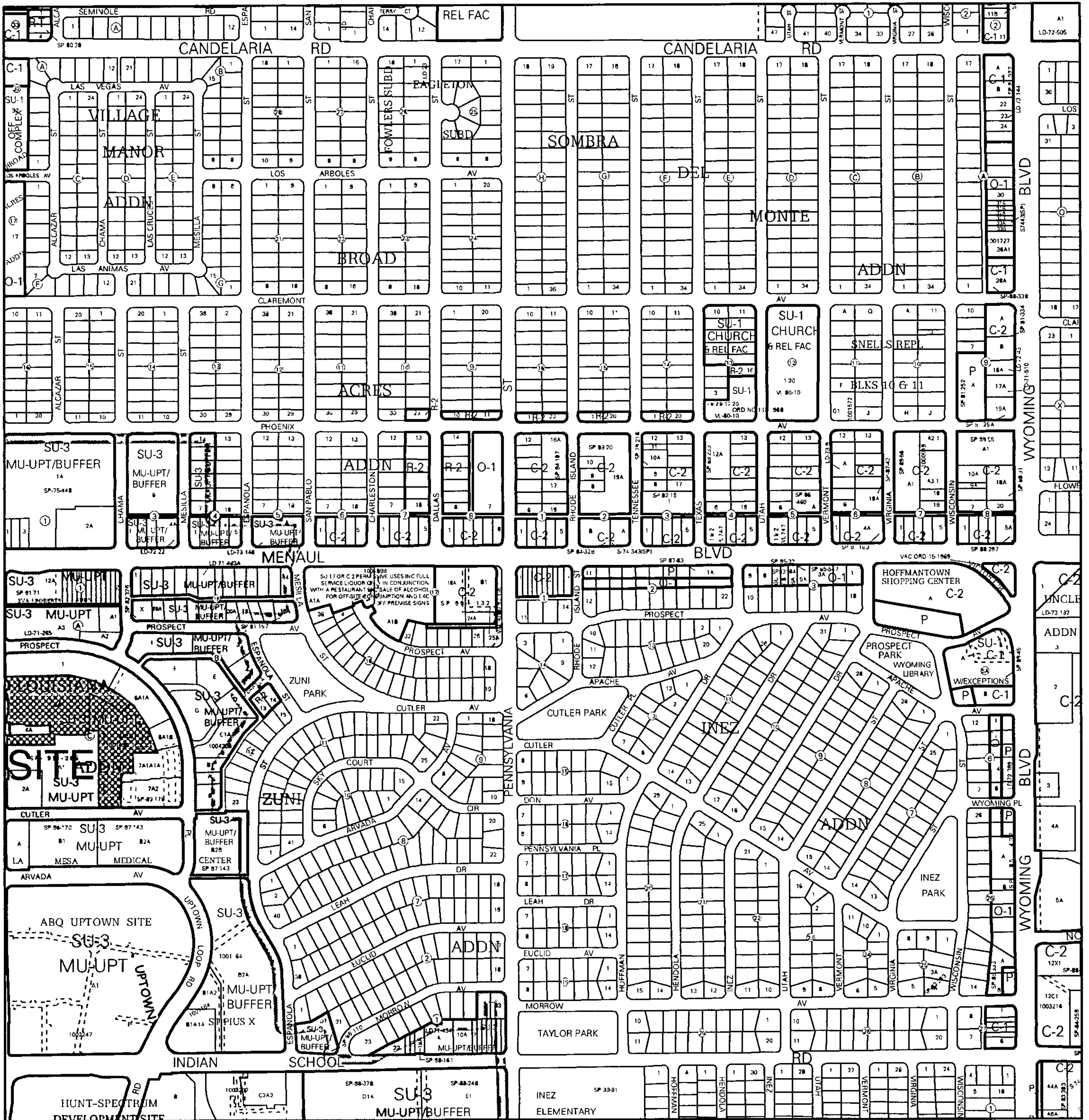
Note Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
H-18-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





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:
H-19-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

October 9, 2015

Mr. Jack Cloud
Chairman, Development Review Board
City of Albuquerque Planning Department
600 2nd St. NW
Albuquerque, NM 87103

**Re: Letter of Authorization
Site Plan for Subdivision - DRB
Louisiana Lots
2440 Louisiana Blvd NE
Albuquerque, NM**

Dear Ms. Dicome,

I, Demetri Lahanas , Asset Manager of PARS Assets Authorize Ann Marie Allen of Dekker/Perich/Sabatini to act as an agent in matters relating to the submission of an Site Plan for Subdivision for Louisiana Lots at 2440 Louisiana Blvd NE.

Should you have any questions, I can be reached at (858) 547-1800 Ext. 105

Sincerely,

A handwritten signature in black ink, appearing to read 'Demetri Lahanas', with a long horizontal flourish extending to the right.

Demetri Lahanas
PARS Assets

October 9, 2015

Mr. Jack Cloud
Chairman, Development Review Board
City of Albuquerque Planning Department
600 2nd St. NW
Albuquerque, NM 87103

Re: **2440 Louisiana**
Request for Site Development Plan for Subdivision
Legal description: LOT 5-A, BLOCK C, LOUISIANA SUBDIVISION (A REPLAT OF LOTS 2-7, BLOCK C) CONT. 3.7997AL, LOT 6-A-1-C-1, BLOCK C, PLAT OF LOTS 6-A-1-C-1 AND 7-A-1-A-1-A, BLOCK C, LOUISIANA SUBDIVISION COMPRISED OF LOTS 6-A-1-C AND 7-A-1-A-1, BLOCK C, LOUISIANA SUBDIVISION, CONT. 2.5592 AL,
Located on 2440 Louisiana Boulevard NE between Cutler Avenue and Prospect Place NE

Dear Mr. Cloud:

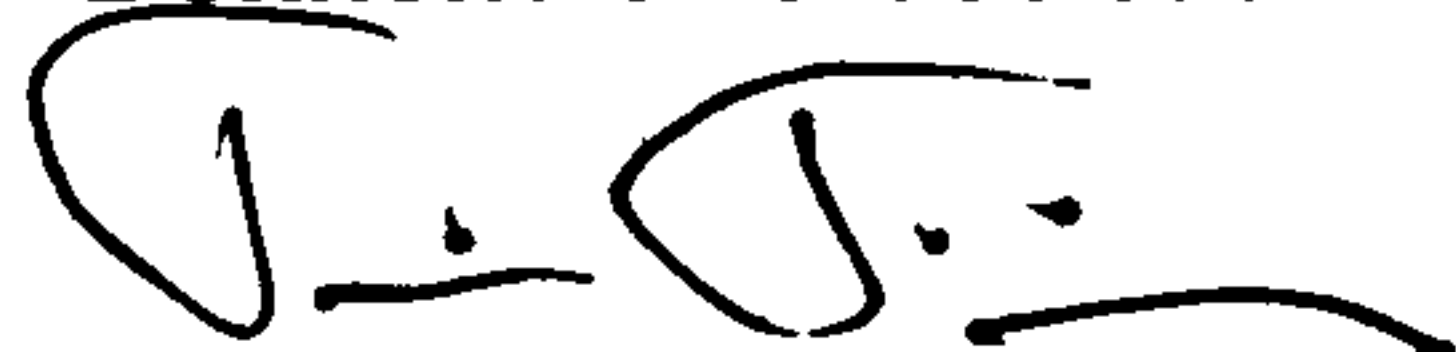
We kindly request approval of Site Development Plan for Subdivision for the project located at 2440 Louisiana. Dekker/Perich/Sabatini is acting as agent on behalf of PARS Assets, LLC. It is our opinion that this project will be beneficial to the Uptown area by reinvesting in the area on land that has existed primarily as parking for decades. The proposed mixed-use project will contribute vitality in a way that furthers the plans and policies of both the Comprehensive Plan as well as the Uptown Sector Development Plan.

The project is a phased mixed use development to include four separate projects on individual property parcels. The initial phase is a vertical mixed-use development to include retail and residential apartments. Future phases include a residential project and a small commercial space. The project site design respects the requirements of the Uptown Sector Development Plan by adhering to strict design guidelines along with design standards that are part of this request. The site is designed to facilitate walking and biking by including comfortable pedestrian sidewalks and public spaces that will be complemented with appropriate landscaping.

If you have any questions please contact me at 505-761-9700 with any questions you may have regarding this request.

Sincerely,

Dekker/Perich/Sabatini Ltd.



Tim Trujillo,
Urban Planner, Designer

Att: Copy of the Zone Atlas Page H-18-19

**DEKKER
PERICH
SABATINI**

7601 JEFFERSON NE, SUITE 1
ALBUQUERQUE, NM 87111
505.761.9700 / DPSDESIGN 01

SEAL
PROJECT

LOUISIANA LOTS
Albuquerque, New Mexico
SITE PLAN FOR SUBDIVISION
DRB SUBMITTAL

REVISIONS
▲
▲
▲
▲
▲

DRAWN BY DK
REVIEWED BY
DATE 10/15/20
PROJECT NO 14-00

DRAWING NAME
SITE DEVELOPMENT
PLAN FOR
SUBDIVISION

SHEET NO
1 of 2

GENERAL SHEET NOTES

- A. APPLICABLE PLANS UPTOWN SECTOR DEVELOPMENT PLAN (2013)
- B. PROPOSED USES MIXED USE INCLUDING RETAIL, RESTAURANT, OFFICE AND HOUSING
- C. REFER TO CIVIL DRAWING SHEET 2 FOR CONCEPTUAL UTILITY PLAN

SHEET KEYED NOTES

- 1 EXISTING PROPERTY LINE
- 2 PROPOSED PROPERTY LINE

SITE DATA

UPC 101905903119330904 & 10190590316730907
 SITE ADDRESS 2440 LOUISIANA BLVD ALBUQUERQUE, NM 87110
 LEGAL DESCRIPTION LOT 5-A BLK C LOUISIANA SUBD (A REPL OF LTS 2 7 BLK C)
 CONTG 2987 AC AND LOT 6-A 1-C-1 BLK C PLAT OF LOTS 6-A-1-C-1 & 7-A 1-A 1 A
 BLOCK C LOUISIANA SUBDIVISION COMPRISED OF LOTS 6-A-1-C-1 & 7-A 1-A-A BLOCK
 C LOUISIANA SUBDIVISION CONT 2 5592 AC
 ACRES EXISTING 3.2987 & 2.5592
 SECTOR DEVELOPMENT PLANS UPTOWN SDP
 COMPREHENSIVE PLAN DESIGNATION ESTABLISHED URBAN
 ZONE SU-3 FOR MU-UPT

BUILDING AREA		
LOT 5-A-1	RETAIL	14,067 SF
	RESIDENTIAL	9,709 SF (1 STORY ABOVE RETAIL)
	FAR	0.45
LOT 5-A-2	EXISTING OFFICE	93,799 SF (7 STORY)
LOT 5-A-3	NONE	
LOT 6-A-1-C-1-A	RESIDENTIAL	54,000 SF (5 STORY)
	FAR	0.82
LOT 6-A-1-C-1-B	OFFICE	5,015 SF (1 STORY)
	FAR	0.27

DESIGN STANDARDS

FUTURE SITE DEVELOPMENT PLANS FOR BUILDING PERMIT SHALL ADHERE TO DESIGN STANDARDS AS DESCRIBED WITHIN THE UPTOWN SECTOR DEVELOPMENT PLAN

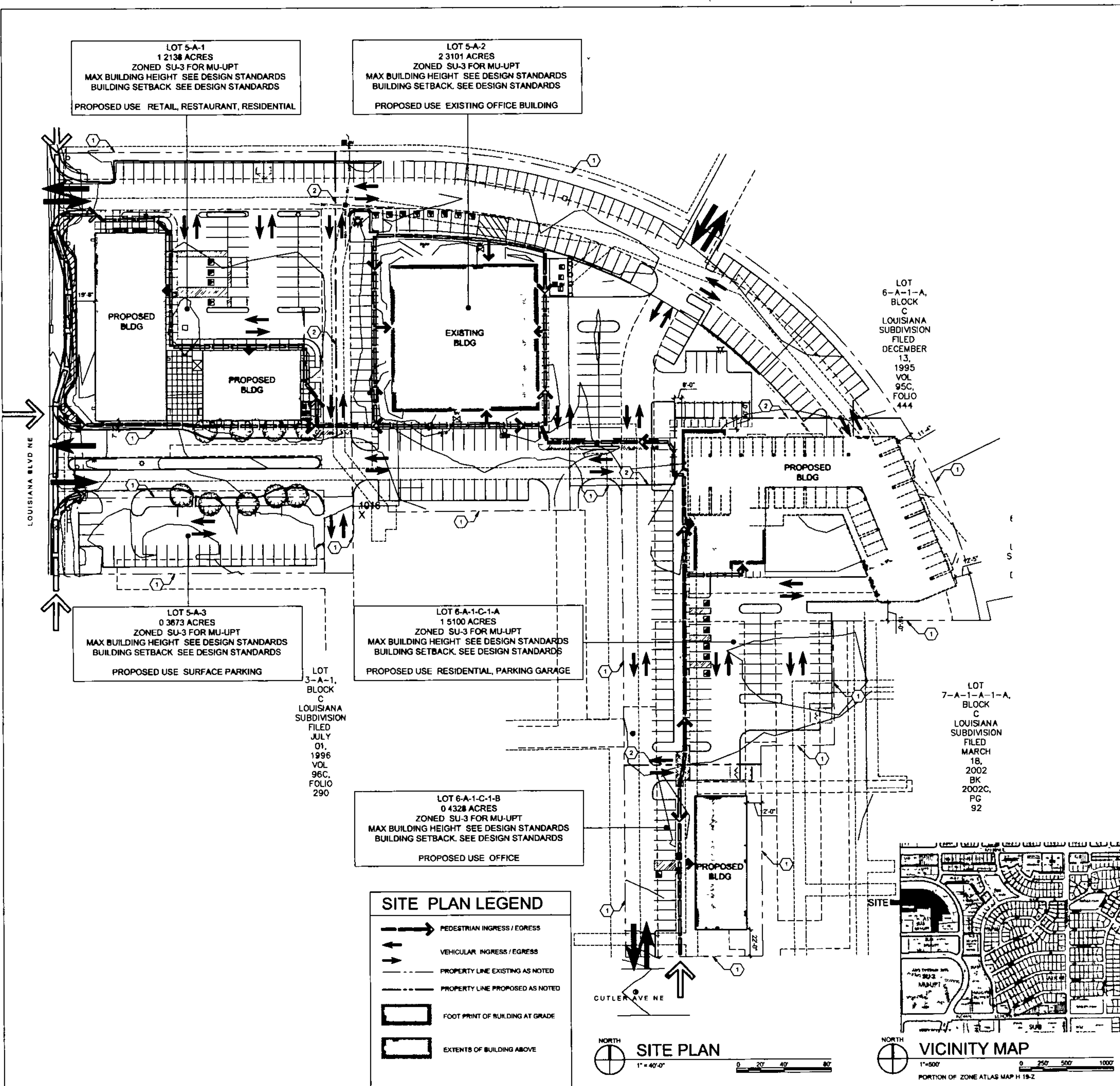
ZONING AND DESIGN REGULATIONS	
STREET REALM / LANDSCAPING	
OPEN SPACE	Chapter V Section D (pgs 51 - 53)
PLAZAS	Chapter V Section E (pgs 54 - 55)
LANDSCAPE	Chapter V Section F (pgs 56 - 57)
TREES	Chapter V Section G (pgs 57 - 60)
WALKWAYS	Chapter V Section F (pgs 56 - 61)
LANDSCAPE BUFFERS	Chapter V Section I (pgs 61 - 62)
LANDSCAPE PLAN	Chapter V Section K (pgs 65 - 66)
BUILDING DESIGN	
HEIGHT / SETBACK REGULATIONS	Chapter IV Sections G & H (pgs 48 - 47) Chapter V Section A (pgs 49 - 50)
SIGNAGE REGULATIONS	
REGULATIONS	Chapter V Section L (pgs 66 - 73)
SITE DESIGN	
PARKING REGULATIONS	Chapter V Section J (pgs 62 - 65) Chapter V Section B (pg 50) Screening Chapter V Section C (pg 51) Fencing and Walls Chapter VI Section A - F (pgs 75 - 77) Connectivity

PROJECT NUMBER _____
APPLICATION NUMBER _____

Is an Infrastructure Land Required? () Yes () No If yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements

SITE DEVELOPMENT PLAN APPROVAL

TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
ABC/WUA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE



LOT 5-A-1
1.2138 ACRES
ZONED SU-3 FOR MU-UPT
MAX BUILDING HEIGHT SEE DESIGN STANDARDS
BUILDING SETBACK SEE DESIGN STANDARDS
PROPOSED USE RETAIL, RESTAURANT, RESIDENTIAL

LOT 5-A-2
2.3101 ACRES
ZONED SU-3 FOR MU-UPT
MAX BUILDING HEIGHT SEE DESIGN STANDARDS
BUILDING SETBACK SEE DESIGN STANDARDS
PROPOSED USE EXISTING OFFICE BUILDING

LOT 5-A-3
0.3673 ACRES
ZONED SU-3 FOR MU-UPT
MAX BUILDING HEIGHT SEE DESIGN STANDARDS
BUILDING SETBACK SEE DESIGN STANDARDS
PROPOSED USE SURFACE PARKING

LOT 6-A-1-C-1-A
1.5100 ACRES
ZONED SU-3 FOR MU-UPT
MAX BUILDING HEIGHT SEE DESIGN STANDARDS
BUILDING SETBACK SEE DESIGN STANDARDS
PROPOSED USE RESIDENTIAL, PARKING GARAGE

LOT 6-A-1-C-1-B
0.4328 ACRES
ZONED SU-3 FOR MU-UPT
MAX BUILDING HEIGHT SEE DESIGN STANDARDS
BUILDING SETBACK SEE DESIGN STANDARDS
PROPOSED USE OFFICE

SITE PLAN LEGEND

- ➡ PEDESTRIAN INGRESS / EGRESS
- ➡ VEHICULAR INGRESS / EGRESS
- PROPERTY LINE EXISTING AS NOTED
- - - PROPERTY LINE PROPOSED AS NOTED
- ▭ FOOT PRINT OF BUILDING AT GRADE
- ▭ EXTENTS OF BUILDING ABOVE

NORTH
SITE PLAN
1" = 40'-0"
0 20' 40' 80'

NORTH
VICINITY MAP
1" = 500'
0 250' 500' 1000'
PORTION OF ZONE ATLAS MAP H 19-Z

SITE DEVELOPMENT PLAN FOR SUBDIVISION CHECKLIST

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission (EPC) and Development Review Board (DRB). Since development proposals vary in type and scale, there may be application requirements that are not included here and others that may not be necessary. Nonetheless, it is the applicant's responsibility to provide a complete submittal. The EPC and DRB will not consider incomplete submittals. Incomplete submittals run the risk of not being scheduled for hearing until they are made complete. Site development plans should ordinarily be composed of the following plan sheets:

1. **Site Plan** (required)
2. **Conceptual Utility Plan** (required)
3. **Design requirements for future site development plans for building permit** (optional, but STRONGLY recommended)

The following checklist describes the minimum information necessary for each sheet. Most of the site plan requirements for *Sheet #1* are taken from the definition for "SITE DEVELOPMENT PLAN For Subdivision" as outlined in the Zoning Code (§ 14-16-1-5). **The Applicant shall include and check off all items shown on the site plan or write in "n/a" if not applicable.**

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36".

SHEET # 1 – SITE PLAN (Required)

1. Scale: at least 1" = 100'
2. Bar Scale
3. North Arrow
4. Scaled Vicinity Map
5. The Site (property lines)
6. Proposed Use(s) and List of Applicable Plans
7. Pedestrian Ingress and Egress (Access)
8. Vehicular Ingress and Egress (Access)
9. Any Internal Circulation Requirements
10. For each lot:
 - a. Maximum Building Height
 - b. Minimum Building Setback
 - c. Maximum Total Dwelling Units and / or
 - d. Maximum Floor Area Ratio (F.A.R.) for Nonresidential Uses

Accompanying Material

- A. Fee payment
- B. Complete application
- C. Written Summary of Request including a narrative describing compliance with applicable plans and/or zoning requirements per §14-16-3-11(B) of the Comprehensive Zoning Code.
- D. 8-1/2" x 11" reductions

SITE DEVELOPMENT PLAN FOR SUBDIVISION CHECKLIST

DESIGN STANDARDS FOR FUTURE SITE DEVELOPMENT PLANS FOR BUILDING PERMIT (Optional but STRONGLY recommended)

Note: If applicant is requesting delegation of future phases of development or future site development plans for building permit to the DRB or other approval body, design standards should be provided to guide future development. The design standards should address the following elements of design at a minimum. The Design Standards should be written so that they can be enforced by the DRB and/or Code Enforcement plan check.

Site Design

- Overall layout of site and buildings, relationship to adjacent sites
- Building placement, orientation, setbacks, and heights
- Pedestrian and vehicular connectivity (internal and external)
- Parking location and design (shared parking/cross parking is strongly encouraged)
- Public outdoor spaces including pedestrian amenities, shading, etc.
- Dumpster and service area locations and screening techniques
- Location, height, design and purpose of all walls and wall openings
- Location, height, design and purpose of all lighting
- Topographic challenges/opportunities
- Screening/buffering techniques
- Sustainable techniques such as permeable paving and other “green” features

Street Realm

- Transit, bicycle, pedestrian amenities
- Landscape buffers, sidewalks and other amenities in the public r-o-w
- Street trees – location and type of trees

Landscaping

- Overall landscape theme including plant palette and general location, height, and purpose of plants and trees
- Water conservation techniques

Building Design

- Context
- Architectural theme or style
- Building height, scale, massing, materials, colors, and articulation

Signage

- Standards for wall-mounted and monument signs: location of signs; max. number of signs for entire site; max. height and face area of signs; and signage materials and lighting.



City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103
Planning Department
Suzanne Lubar, Director

Richard J. Berry, Mayor
Administrative Officer
October 13, 2015

Robert J. Perry, Chief

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation

Project Number(s): 1010042, 1010042, 1008660

Case Number(s):

Agent: Dekker/Perich/Sabatini

Applicant: PARS Assets LLC

Legal Description: LOT 5-A, BLOCK C, LOUISIANA SUBDIVISION (A REPLAT OF LOTS 2-7, BLOCK C) CONT. 3.7997AC; LOT 6-A-1-C-1, BLOCK C, PLAT OF LOTS 6-A-1-C-1 AND 7-A-1-A-1-A, BLOCK C, LOUISIANA SUBDIVISION COMPRISED OF LOTS 6-A-1-C AND 7-A-1-A-1, BLOCK C, LOUISIANA SUBDIVISION, CONT. 2.5592 AC

Zoning: SU-3

Acreage: 6.36 acres

Zone Atlas Page: K-18/K-19

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

**TREATMENT PLAN REVIEW:
DISCOVERY:**

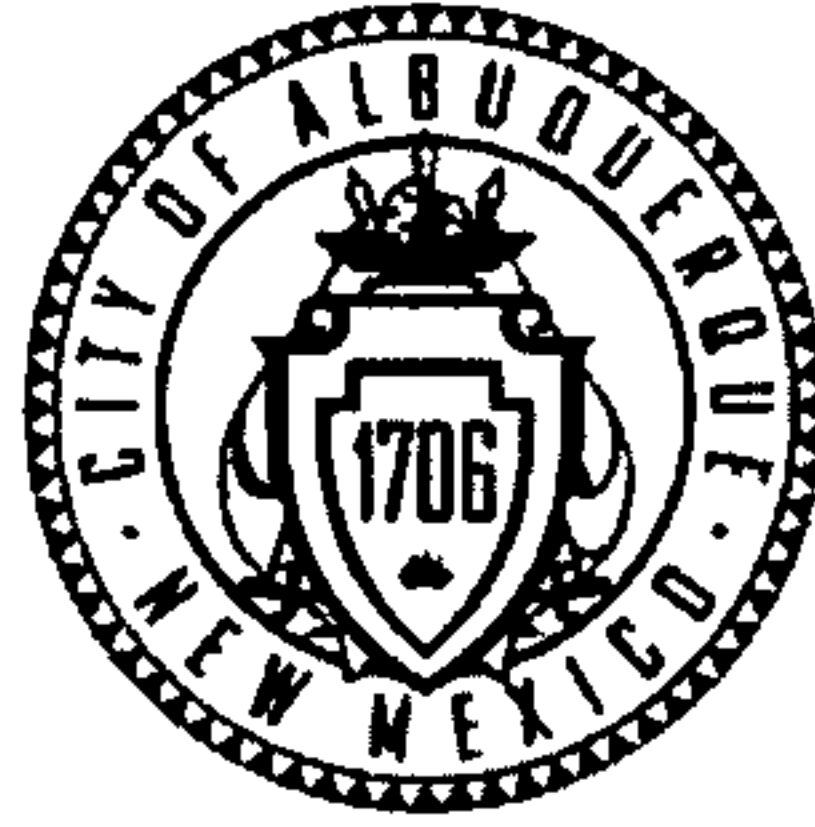
**SUPPORTING DOCUMENTATION:
SITE VISIT: n/a**

RECOMMENDATION(S):

- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(2)—extensive previous land disturbance) .***

M7Schmader

Matthew Schmader, PhD
Superintendent, Open Space Division
City Archaeologist



City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The Neighborhood and/or Homeowner Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office

October 6, 2015

Tim Trujill
Dekker Perich Sabatini
7601 Jefferson NE, Suite 100/87109
Phone: 505-761-9700/Fax: 505-761-4222
E-mail: timt@dpsdesign.org

Dear Tim:

Thank you for your inquiry of **October 6, 2015** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* by your proposed project at **(DRB SUBMITTAL) – LOT 5-A, BLOCK C, LOUISIANA SUBDIVISION (A REPLAT OF LOTS 2-7, BLOCK C) CONT. 3.7997AL, LOT 6-A-1-C-1, BLOCK C, PLAT OF LOTS 6-A-1-C-1 AND 7-A-1-A-1-A, BLOCK C, LOUISIANA SUBDIVISION COMPRISED OF LOTS 6-A-1-C AND 7-A-1-A-1, BLOCK C, LOUISIANA SUBDIVISION, CONT. 2.5592 AL, LOCATED ON 2440 LOUISIANA BOULEVARD NE BETWEEN CUTLER AVENUE NE AND PROSPECT PLACE NE** Zone Map: **H-18-19**.

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this submittal and the contact names are as follows:

SEE "ATTACHMENT A" FOR THE NAMES OF THE NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATIONS THAT NEED TO BE CONTACTED IN REGARDS TO THIS PLANNING SUBMITTAL – please attach this letter and Attachment A to your application packet – siw.

Please note that according to §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* you are required to notify each of these contact persons by **certified mail, return receipt requested, before the Planning Department will accept your application filing. IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,
Stephani Winklepleck
Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

**LETTERS MUST BE SENT TO BOTH
CONTACTS OF EACH NA/HOA.**

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.>").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
 - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-**
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- Copies of Letters to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**
- Copies of the certified receipts to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**

Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: **10/06/15** Time Entered: **9:20 a.m.** ONC Rep. Initials: **siw**

“ATTACHMENT A”

(DRB SUBMITTAL) – LOT 5-A, BLOCK C, LOUISIANA SUBDIVISION (A REPLAT OF LOTS 2-7, BLOCK C) CONT. 3.7997AL, LOT 6-A-1-C-1, BLOCK C, PLAT OF LOTS 6-A-1-C-1 AND 7-A-1-A-1-A, BLOCK C, LOUISIANA SUBDIVISION COMPRISED OF LOTS 6-A-1-C AND 7-A-1-A-1, BLOCK C, LOUISIANA SUBDIVISION, CONT. 2.5592 AL, LOCATED ON 2440 LOUISIANA BOULEVARD NE BETWEEN CUTLER AVENUE NE AND PROSPECT PLACE NE Zone Map: H-18-19 for Tim Trujillo, Dekker/Perich/Sabatini.

ABQ-Park Neighborhood Association “R”

✓ Alex W. Morgan
7414 Leah Dr. NE/87110 385-2888 (c)

James C. Sundsmo
7501 Prospect Ave. NE/87110 363-9380 (c)

Alvarado Park Neighborhood Association “R”

✓ Darcy Bushnell
2017 Alvarado NE/87110 379-5335 (h)

Elissa M. Dente
2100 Alvarado NE/87110 268-8337 (h)

Classic Uptown Neighborhood Association “R”

✓ David Haughawout
2824 Chama St. NE/87110

Robert Lah
2901 Mesilla St. NE/87110 883-8829 (h)

Inez Neighborhood Association “R”

✓ Evelyn B. Feltner
2014 Utah St. NE/87110 271-9027 (h)

Donna Yetter
2111 Hoffman Dr. NE/87110 292-8102 (h)

Jerry Cline Park Neighborhood Association “R”

✓ Mollie Papen
1016 Espanola NE/87110 268-5728 (h)

Cindy Griesmeyer
909 San Pablo St. NE/87110 255-6120 (h)

Mark Twain Neighborhood Association “R”

✓ Barbara Lohbeck
1402 California NE/87110 254-0285 (h) 259-1932 (c)

Noreen Bladergroen
1201 California St. NE/87110 255-7052 (h)

Quigley Park Neighborhood Association “R”

✓ Danielle Shipley
2813 La Veta Dr. NE/87110 350-1898 (c)

Eric Olivas
2708 Valencia Dr. NE/87110 934-4540 (c)

Snow Heights Neighborhood Association “R”

✓ Laura Garcia
1404 Katie NE/87110 235-5858 (h)

Julie Nielsen
8020 Bellamah NE/87110 292-3989 (h)

Uptown Progress Team, Inc. “R”

✓ Ed Anlian
2424 Louisiana Blvd. NE, Ste. 300/87110
880-7069 (w)

Kim Corcoran
P.O. Box 93488/87199 342-2797 (w)

Winrock South Neighborhood Association “R”

✓ Virginia Kinney
7110 Constitution Ave. NE/87110-7122
321-5432 (message #)

John Kinney
7110 Constitution Ave. NE/87110-7122
321-5432 (message)

Winrock Villas Condo. Association

David Ely
P.O. Box 30741/87190 881-4212 (h)

Heather Pithan
1601 Pennsylvania St. NE/87110 884-8280 (o)

7015 0640 0003 6629 0544

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OFFICIAL USE

Certified Mail Fee	\$ 3.45
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.80
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	\$ 0.49
Total Postage and Fees	\$ 6.74

Sent To JAMES C SUNDSMO
 Street and Apt. ABQ-PARK NA
 City, State, ZIP 7501 PROSPEDCT AVE NE
 ALBUQ NM 87110

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

7015 0640 0003 6629 0537

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Certified Mail Fee	\$ 3.45
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.80
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	\$ 0.49
Total Postage and Fees	\$ 6.74

Sent To ALEX W MORGAN
 Street and Apt. ABQ-PARK NA
 City, State, ZIP 7414 LEAH DR NE
 ALBUQ NM 87110

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

7015 0640 0003 6629 0551

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$ 3.45
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.80
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	\$ 0.49
Total Postage and Fees	\$ 6.74

Sent To DARCY BUSHNELL
 Street and Apt. No., ALVARADO PARK NA
 City, State, ZIP+4® 2017 ALVARADO NE
 ALBUQ NM 87110

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

7015 0640 0003 6629 0548

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$ 3.45
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.80
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	\$ 0.49
Total Postage and Fees	\$ 6.74

Sent To ELISSA M DENTE
 Street and Apt. No., or PC ALVARADO PARK NA
 City, State, ZIP+4® 2100 ALVARADO NE
 ALBUQ NM 87110

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

7015 0640 0003 6629 0571

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

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Postage	\$ 0.49
Total Postage and Fees	\$ 6.74

Sent To ROBERT LAH
 Street and Apt. No., or CLASSIC UPTOWN NA
 City, State, ZIP+4® 2901 MESILLA ST NE
 ALBUQ NM 87110

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

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

Postmark
Here

Postage	\$ 0.49
Total Postage and Fees	\$ 6.74

Sent To DAVID HAUGHAWOUT
 Street and Apt. No., or CLASSIC UPTOWN NA
 City, State, ZIP+4® 2824 CHAMA ST NE
 ALBUQ NM 87110

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

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Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ 0.49

Total Postage and Fees \$ 6.74

Postmark Here

Sent To **DONNA YETTER**

Street and Apt. No., or P.O. Box **INEZ NA**

City, State, ZIP+4® **2111 HOFFMAN DR NE
ALBUQ NM 87110**

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

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Return Receipt (hardcopy) \$ 2.80

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ 0.49

Total Postage and Fees \$ 6.74

Postmark Here

Sent To **HEATHER PITHAN**

Street and Apt. No., or P.O. Box **WINROCK VILLAS CONDO ASSOC**

City, State, ZIP+4® **1601 PENNSYLVANIA ST NE
ALBUQ NM 87110**

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

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Return Receipt (hardcopy) \$ 2.80

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ 0.49

Total Postage and Fees \$ 6.74

Postmark Here

Sent To **DAVID ELY**

Street and Apt. No., or P.O. Box **WINROCK VILLAS CONDO**

City, State, ZIP+4® **P O BOX 30741
ALBUQ NM 87190**

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

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Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ 0.49

Total Postage and Fees \$ 6.74

Postmark Here

Sent To **EVELYN B FELTNER**

Street and Apt. No., or P.O. Box **INEZ NA**

City, State, ZIP+4® **2014 UTAH ST NE
ALBUQ NM 87110**

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

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Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ 0.49

Total Postage and Fees \$ 6.74

Postmark Here

Sent To **CINDY GRIESMEYER**

Street and Apt. No., or P.O. Box **JERRY CLINE NA**

City, State, ZIP+4® **909 SAN PABLO ST NE
ALBUQ NM 87110**

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

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Return Receipt (hardcopy) \$ 2.80

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ 0.49

Total Postage and Fees \$ 6.74

Postmark Here

Sent To **MOLLIE PAPEN**

Street and Apt. No., or P.O. Box **JERRY CLINE NA**

City, State, ZIP+4® **1016 ESPANOLA NE
ALBUQ NM 87110**

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

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

Postmark
Here

Postage	\$ 0.49
Total Postage and Fees	\$ 6.74

Sent To
 Street and Apt. No.,
 City, State, ZIP+4®
**NOREEN BLADERGROEN
 MARK TWAIN NA
 1201 CALIFORNIA ST NE
 ALBUQ NM 87110**

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

6490 6299 E000 0490 5T02

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

Postmark
Here

Postage	\$ 0.49
Total Postage and Fees	\$ 6.74

Sent To
 Street and Apt. No., or PO Box
 City, State, ZIP+4®
**BARBARA LOHBECK
 MARK TWAIN NA
 1402 CALIFORNIA NE
 ALBUQ NM 87110**

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9390 6299 E000 0490 5T02

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

Postmark
Here

Postage	\$ 0.49
Total Postage and Fees	\$ 6.74

Sent To
 Street and Apt. No., or PO Box
 City, State, ZIP+4®
**ERIC OLIVAS
 QUIGLEY PARK NA
 2708 VALENCIA DR NE
 ALBUQ NM 87110**

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

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

Postmark
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Postage	\$ 0.49
Total Postage and Fees	\$ 6.74

Sent To
 Street and Apt. No., or PO Box
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**DANIELLE SHIPLEY
 QUIGLEY PARK NA
 2813 LA VETA DR NE
 ALBUQ NM 87110**

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	\$ 0.49
Total Postage and Fees	\$ 6.74

Sent To
 Street and Apt. No., or PO Box No.
 City, State, ZIP+4®
**LAURA GARCIA
 SNOW HEIGHTS NA
 1303 KATIE NE
 ALBUQ NM 87110**

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
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Postage	\$ 0.49
Total Postage and Fees	\$ 6.74

Sent To
 Street and
 City, State,
**KIM CORCORAN
 UPTOWN PROGRESS TEAM
 P O BOX 93488
 ALBUQ NM 87199**

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

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Return Receipt (electronic) \$ 0.00

Certified Mail Restricted Delivery \$ 0.00

Adult Signature Required \$ 0.00

Adult Signature Restricted Delivery \$ 0.00

Postage \$ 0.49

Total Postage and Fees \$ 6.74

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City, State, ZIP+4®

**VIRGINIA KINNEY
WINROCK SOUTH NA
7110 CONSTITUTION AVE NE
ALBUQ NM 87110**

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Certified Mail Restricted Delivery \$ 0.00

Adult Signature Required \$ 0.00

Adult Signature Restricted Delivery \$ 0.00

Postage \$ 0.49

Total Postage and Fees \$ 6.74

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Sent To
Street and Apt. #
City, State, ZIP+4®

**ED ANLIAN
UPTOWN PROGRESS TEAM
2424 LOUISIANA BLVD SE STE 300
ALBUQ NM 87110**

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ 2.80

Return Receipt (electronic) \$ 0.00

Certified Mail Restricted Delivery \$ 0.00

Adult Signature Required \$ 0.00

Adult Signature Restricted Delivery \$ 0.00

Postage \$ 0.49

Total Postage and Fees \$ 6.74

Postmark
Here

Sent To
Street and Apt. No., or PO Box
City, State, ZIP+4®

**JULIE NIELSEN
SNOW HEIGHTS NA
8020 BELLAMAH NE
ALBUQ NM 87110**

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

1990 6299 E000 0490 5102

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ 2.80

Return Receipt (electronic) \$ 0.00

Certified Mail Restricted Delivery \$ 0.00

Adult Signature Required \$ 0.00

Adult Signature Restricted Delivery \$ 0.00

Postage \$ 0.49

Total Postage and Fees \$ 6.74

Postmark
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Sent To
Street and Apt. No., or PO Box
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**JOHN KINNEY
7110 CONSTITUTION AVE. NE
ALBUQUERQUE, NM 87110-7122**

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

9690 6299 E000 0490 5102

October 16, 2015

Mr. David Ely
P.O. Box 30741
Albuquerque, NM 87190

Ms. Heather Pithan
1601 Pennsylvania Street NE
Albuquerque, NM 87110

Re: **2440 Louisiana**

Request for Site Development Plan for Subdivision

Legal description: LOT 5-A, BLOCK C, LOUISIANA SUBDIVISION (A REPLAT OF LOTS 2-7, BLOCK C) CONT. 3.7997AL, LOT 6-A-1-C-1, BLOCK C, PLAT OF LOTS 6-A-1-C-1 AND 7-A-1-A-1-A, BLOCK C, LOUISIANA SUBDIVISION COMPRISED OF LOTS 6-A-1-C AND 7-A-1-A-1, BLOCK C, LOUISIANA SUBDIVISION, CONT. 2.5592 AL,

Located on 2440 Louisiana Boulevard NE between Cutler Avenue and Prospect Place NE

Dear Mr. Ely and Ms. Pithan:

The purpose of this letter is to inform you that Dekker/Perich/Sabatini has submitted a request for a Site Development Plan for Subdivision on behalf of PARS Assets. This request will be heard by the Development Review Board (DRB) on Tuesday, November 10th, 2015 at Plaza del Sol located at 600 Second Street NW. The hearing begins at 8:30 a.m.

The project is a phased mixed use development to include four separate projects on individual property parcels. The initial phase is a vertical mixed-use development to include retail and residential apartments. Future phases include a residential project and a small commercial space. The project site design respects the requirements of the Uptown Sector Development Plan by adhering to strict design guidelines along with design standards that are part of this request. The site is designed to facilitate walking and biking by including comfortable pedestrian sidewalks and public spaces that will be complemented with appropriate landscaping.

We look forward to working with you. Please do not hesitate to contact me at 761-9700 with any questions you may have regarding this request.

Sincerely,

Dekker/Perich/Sabatini Ltd.

Tim Trujillo,
Urban Planner, Designer

Att: Copy of the Zone Atlas Page H-18-19



October 16, 2015

Mr. David Ely
P.O. Box 30741
Albuquerque, NM 87190

Ms. Heather Pithan
1601 Pennsylvania Street NE
Albuquerque, NM 87110

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Sincerely,

Dekker/Perich/Sabatini Ltd.

Tim Trujillo,
Urban Planner, Designer

Att: Copy of the Zone Atlas Page H-18-19



October 16, 2015

Mr. Ed Anlian
2424 Louisiana Boulevard NE
Suite 300
Albuquerque, NM 87110

Ms. Kim Corcoran
P.O. Box 93488
Albuquerque, NM 87199

Re: **2440 Louisiana**

Request for Site Development Plan for Subdivision

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Tim Trujillo,
Urban Planner, Designer

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October 16, 2015

Mr. Ed Anlian
2424 Louisiana Boulevard NE
Suite 300
Albuquerque, NM 87110

Ms. Kim Corcoran
P.O. Box 93488
Albuquerque, NM 87199

Re: **2440 Louisiana**
Request for Site Development Plan for Subdivision

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Located on 2440 Louisiana Boulevard NE between Cutler Avenue and Prospect Place NE

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Sincerely,

Dekker/Perich/Sabatini Ltd.

Tim Trujillo,
Urban Planner, Designer

Att: Copy of the Zone Atlas Page H-18-19

October 16, 2015

Ms. Virginia Kinney
7110 Constitution Avenue NE
Albuquerque, NM 87110-7122

Mr. John Kinney
7110 Constitution Avenue NE
Albuquerque, NM 87110-7122

Re: **2440 Louisiana**

Request for Site Development Plan for Subdivision

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Located on 2440 Louisiana Boulevard NE between Cutler Avenue and Prospect Place NE

Dear Mr. and Ms. Kinney:

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Sincerely,

Dekker/Perich/Sabatini Ltd.

Tim Trujillo,
Urban Planner, Designer

Att: Copy of the Zone Atlas Page H-18-19

October 16, 2015

Ms. Virginia Kinney
7110 Constitution Avenue NE
Albuquerque, NM 87110-7122

Mr. John Kinney
7110 Constitution Avenue NE
Albuquerque, NM 87110-7122

Re: **2440 Louisiana**

Request for Site Development Plan for Subdivision

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Located on 2440 Louisiana Boulevard NE between Cutler Avenue and Prospect Place NE

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Sincerely,

Dekker/Perich/Sabatini Ltd.

Tim Trujillo,
Urban Planner, Designer

Att: Copy of the Zone Atlas Page H-18-19



October 16, 2015

Ms. Laura Garcia
1404 Katie NE
Albuquerque, NM 87110

Ms. Julie Nielsen
8020 Bellamah NE
Albuquerque, NM 87110

**Re: 2440 Louisiana
Request for Site Development Plan for Subdivision**

Legal description: LOT 5-A, BLOCK C, LOUISIANA SUBDIVISION (A REPLAT OF LOTS 2-7, BLOCK C)
CONT. 3.7997AL, LOT 6-A-1-C-1, BLOCK C, PLAT OF LOTS 6-A-1-C-1 AND 7-A-1-A-1-A, BLOCK C,
LOUISIANA SUBDIVISION COMPRISED OF LOTS 6-A-1-C AND 7-A-1-A-1, BLOCK C, LOUISIANA
SUBDIVISION, CONT. 2.5592 AL,

Located on 2440 Louisiana Boulevard NE between Cutler Avenue and Prospect Place NE

Dear Ms. Garcia and Ms. Nielsen:

The purpose of this letter is to inform you that Dekker/Perich/Sabatini has submitted a request for a Site Development Plan for Subdivision on behalf of PARS Assets. This request will be heard by the Development Review Board (DRB) on Tuesday, November 10th, 2015 at Plaza del Sol located at 600 Second Street NW. The hearing begins at 8:30 a.m.

The project is a phased mixed use development to include four separate projects on individual property parcels. The initial phase is a vertical mixed-use development to include retail and residential apartments. Future phases include a residential project and a small commercial space. The project site design respects the requirements of the Uptown Sector Development Plan by adhering to strict design guidelines along with design standards that are part of this request. The site is designed to facilitate walking and biking by including comfortable pedestrian sidewalks and public spaces that will be complemented with appropriate landscaping.

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Dekker/Perich/Sabatini Ltd.

Tim Trujillo,
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October 16, 2015

Ms. Danielle Shipley
2813 La Veta Drive
Albuquerque, NM 87110

Mr. Eric Olivas
2708 Valencia Drive
Albuquerque, NM 87110

Re: **2440 Louisiana**

Request for Site Development Plan for Subdivision

Legal description: LOT 5-A, BLOCK C, LOUISIANA SUBDIVISION (A REPLAT OF LOTS 2-7, BLOCK C) CONT. 3.7997AL, LOT 6-A-1-C-1, BLOCK C, PLAT OF LOTS 6-A-1-C-1 AND 7-A-1-A-1-A, BLOCK C, LOUISIANA SUBDIVISION COMPRISED OF LOTS 6-A-1-C AND 7-A-1-A-1, BLOCK C, LOUISIANA SUBDIVISION, CONT. 2.5592 AL,

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Dear Ms. Shipley and Mr. Olivas

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Urban Planner, Designer

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October 16, 2015

Ms. Barbara Lohbeck
1402 California NE
Albuquerque, NM 87110

Ms. Noreen Bladergroen
1201 California NE
Albuquerque, NM 87110

Re: **2440 Louisiana**

Request for Site Development Plan for Subdivision

Legal description: LOT 5-A, BLOCK C, LOUISIANA SUBDIVISION (A REPLAT OF LOTS 2-7, BLOCK C) CONT. 3.7997AL, LOT 6-A-1-C-1, BLOCK C, PLAT OF LOTS 6-A-1-C-1 AND 7-A-1-A-1-A, BLOCK C, LOUISIANA SUBDIVISION COMPRISED OF LOTS 6-A-1-C AND 7-A-1-A-1, BLOCK C, LOUISIANA SUBDIVISION, CONT. 2.5592 AL,

Located on 2440 Louisiana Boulevard NE between Cutler Avenue and Prospect Place NE

Dear Ms. Lohbeck and Ms. Bladergroen:

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Albuquerque, NM 87110

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October 16, 2015

Ms. Mollie Papen
1016 Espanola NE
Albuquerque, NM 87110

Ms. Cindy Griesmeyer
909 San Pablo Street
Albuquerque, NM 87110

Re: **2440 Louisiana**

Request for Site Development Plan for Subdivision

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Located on 2440 Louisiana Boulevard NE between Cutler Avenue and Prospect Place NE

Dear Ms. Papen and Ms. Griesmeyer:

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October 16, 2015

Ms. Evelyn B. Feltner
2014 Utah Street
Albuquerque, NM 87110

Ms. Donna Yetter
2111 Hoffman Drive
Albuquerque, NM 87110

Re: **2440 Louisiana**

Request for Site Development Plan for Subdivision

Legal description: LOT 5-A, BLOCK C, LOUISIANA SUBDIVISION (A REPLAT OF LOTS 2-7, BLOCK C) CONT. 3.7997AL, LOT 6-A-1-C-1, BLOCK C, PLAT OF LOTS 6-A-1-C-1 AND 7-A-1-A-1-A, BLOCK C, LOUISIANA SUBDIVISION COMPRISED OF LOTS 6-A-1-C AND 7-A-1-A-1, BLOCK C, LOUISIANA SUBDIVISION, CONT. 2.5592 AL,

Located on 2440 Louisiana Boulevard NE between Cutler Avenue and Prospect Place NE

Dear Ms. Feltner and Ms. Yetter

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October 16, 2015

Mr. David Haughwout
2824 Chama Street NE
Albuquerque, NM 87110

Mr. Robert Lah
2901 Mesilla Street NE
Albuquerque, NM 87110

Re: **2440 Louisiana**
Request for Site Development Plan for Subdivision

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SUBDIVISION, CONT. 2.5592 AL,

Located on 2440 Louisiana Boulevard NE between Cutler Avenue and Prospect Place NE

Dear Mr. Haughwout and Mr. Lah:

The purpose of this letter is to inform you that Dekker/Perich/Sabatini has submitted a request for a Site Development Plan for Subdivision on behalf of Classic PARS Assets. This request will be heard by the Development Review Board (DRB) on Tuesday, November 10th, 2015 at Plaza del Sol located at 600 Second Street NW. The hearing begins at 8:30 a.m.

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October 16, 2015

Ms. Darcy Bushnell
2017 Alvarado NE
Albuquerque, NM 87110

Ms. Elissa M. Dente
2100 Alvarado NE
Albuquerque, NM 87110

Re: **2440 Louisiana**

Request for Site Development Plan for Subdivision

Legal description: LOT 5-A, BLOCK C, LOUISIANA SUBDIVISION (A REPLAT OF LOTS 2-7, BLOCK C)
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Albuquerque, NM 87110

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2100 Alvarado NE
Albuquerque, NM 87110

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October 16, 2015

Mr. Alex W. Morgan
7414 Leah Drive NE
Albuquerque, NM 87110

Mr. James C. Sundsmo
7501 Prospect Avenue NE
Albuquerque, NM 87110

Re: **2440 Louisiana**

Request for Site Development Plan for Subdivision

Legal description: LOT 5-A, BLOCK C, LOUISIANA SUBDIVISION (A REPLAT OF LOTS 2-7, BLOCK C) CONT. 3.7997AL, LOT 6-A-1-C-1, BLOCK C, PLAT OF LOTS 6-A-1-C-1 AND 7-A-1-A-1-A, BLOCK C, LOUISIANA SUBDIVISION COMPRISED OF LOTS 6-A-1-C AND 7-A-1-A-1, BLOCK C, LOUISIANA SUBDIVISION, CONT. 2.5592 AL,

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Dear Mr. Morgan and Mr. Sundsmo:

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Albuquerque, NM 87110

Re: **2440 Louisiana**

Request for Site Development Plan for Subdivision

Legal description: LOT 5-A, BLOCK C, LOUISIANA SUBDIVISION (A REPLAT OF LOTS 2-7, BLOCK C) CONT. 3.7997AL, LOT 6-A-1-C-1, BLOCK C, PLAT OF LOTS 6-A-1-C-1 AND 7-A-1-A-1-A, BLOCK C, LOUISIANA SUBDIVISION COMPRISED OF LOTS 6-A-1-C AND 7-A-1-A-1, BLOCK C, LOUISIANA SUBDIVISION, CONT. 2.5592 AL,

Located on 2440 Louisiana Boulevard NE between Cutler Avenue and Prospect Place NE

Dear Mr. Morgan and Mr. Sundsmo:

The purpose of this letter is to inform you that Dekker/Perich/Sabatini has submitted a request for a Site Development Plan for Subdivision on behalf of PARS Assets. This request will be heard by the Development Review Board (DRB) on Tuesday, November 10th, 2015 at Plaza del Sol located at 600 Second Street NW. The hearing begins at 8:30 a.m.

The project is a phased mixed use development to include four separate projects on individual property parcels. The initial phase is a vertical mixed-use development to include retail and residential apartments. Future phases include a residential project and a small commercial space. The project site design respects the requirements of the Uptown Sector Development Plan by adhering to strict design guidelines along with design standards that are part of this request. The site is designed to facilitate walking and biking by including comfortable pedestrian sidewalks and public spaces that will be complemented with appropriate landscaping.

We look forward to working with you. Please do not hesitate to contact me at 761-9700 with any questions you may have regarding this request.

Sincerely,

Dekker/Perich/Sabatini Ltd.

Tim Trujillo,
Urban Planner, Designer

Att: Copy of the Zone Atlas Page H-18-19

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
July 27, 2016
DRB Comments**

ITEM # 6

PROJECT # 1010042

APPLICATION # 15-70382


RE: Lots 5A and 6A-1-C-1, Block C, Louisiana Subdivision

Refer to comments from affected agencies plus any public hearing comments regarding proposed site plan.

The labeling of Sheets needs a consistent format (1 of 2, or 3? or 4?). Use of different line types (not just keyed notes) is needed for existing and proposed lot lines – there is an existing lot line not identified. Since buildings are not being approved at this time (site plans for building permit will be required), it needs to be noted on the site plan that proposed buildings and associated site development are “Illustrative Only.” Of concern will be placing 90 degree parking on major ingress/ egress drives to Louisiana and to Cutler.

Per the site plan checklist, existing easements with recording information needs to be noted. As a minimum, Easement Sheet 3 of 5 of the proposed plat should be modified to be a part of the Site Plan, with the inclusion of Easement Notes 19 and 20 from Sheet 4 of 5.

The site plan Sheet 1 still shows a proposed Lot 5-A-3.



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

DRB CASE ACTION LOG - BLUE SHEET

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

Site Plans: It is the responsibility of the applicant/agent/developer/owner to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the applicant/agent/developer/owner to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of the building permit plansets.

Project# 1010042
15DRB-70382 – SITE DEVELOPMENT
PLAN FOR SUBDIVISION
16DRB-70211 - PRELIMINARY/ FINAL
PLAT APPROVAL

DEKKER/ PERICH/ SABATINI and CARTESIAN SURVEYS
INC agents for PARS ASSETS LLC / AFC-5 LLC request the
referenced/ above action for Lots 5A and 6A-1-C-1, Block C,
LOUISIANA SUBDIVISION zoned SU-3/ MU-UPT, located
on the east side of LOUISIANA BLVD NE between CUTLER
AVE NE and PROSPECT PL NE containing approximately 5.9
acres. (H-19) [Deferred from 11/10/15, 12/2/15, 1/6/16, 2/24/16, 3/2/16,
4/6/16, 5/18/16, 5/25/16, 6/15/16, 6/22/16]

Your request was approved on 8-3-16 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed as follows:

Transportation:

ABCWUA:

City Engineer:

Parks and Recreation :

Planning:

*address comments for site plan,
15 day appeal period*

PLATS:

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.

AGIS DXF File approval required.

Copy of recorded plat for Planning.

ALL SITE PLANS:

3 copies of the approved site plan. Include all pages.