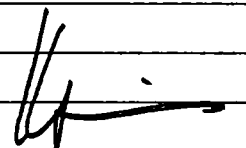


**CITY OF ALBUQUERQUE
ADMINISTRATIVE APPROVAL (AA)-
SITE DEVELOPMENT PLAN AMENDMENT TRACKING SHEET**

APPLICATION #: 17AA-10131	PROJECT #: 1011456
PROJECT NAME: CRUNCH GYM @ MANZANO SHOPPING CTR	
ADDRESS: LOMAS + JUAN TABO	
APPLICANT or AGENT: DAC · ROBERT ROMERO	
PHONE #: 247-4530	EMAIL: r.romero505@gmail.com
ZONE ATLAS PAGE:	
ADMINISTRATIVE APPROVAL (AA) for:	<input type="checkbox"/> EPC CASE <input type="checkbox"/> DRB CASE

CURRENT PLANNING	DATE RECEIVED: 12-1-2017
APPLICATION COMPLETE:	DATE:
APPLICATION INCOMPLETE:	DATE:
ROUTING NEEDED TO: <input type="checkbox"/> NONE <input checked="" type="checkbox"/> TRANSPORTATION <input type="checkbox"/> HYDROLOGY <input type="checkbox"/> ABCWUA	
DATE COMMENTS ARE DUE FROM AGENCIES:	
COMMENTS:	
NEED CROSS ACCESS + PARKING AGREEMENT	
address transportation comments	

PLANNING DIRECTOR RECEIVED APPROVALS FROM ALL AGENCIES ON:	
COMMENTS:	
UPDATED PARKING CALCS FOR NEW USE	
ADDED SPACES	
PLANS APPROVED BY: 	DATE: 12.19.17



Supplemental Form (SF)

SUBDIVISION	S	Z	ZONING & PLANNING
<input 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)			<input type="checkbox"/> 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
SITE DEVELOPMENT PLAN	P		
<input type="checkbox"/> for Subdivision			
<input type="checkbox"/> for Building Permit			
<input checked="" 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)			
STORM DRAINAGE (Form D)	L	A	APPEAL / PROTEST of...
<input type="checkbox"/> Storm Drainage Cost Allocation Plan			<input type="checkbox"/> 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): DAC ENTERPRISES, INC PHONE: 505-842-0484
ADDRESS: 1521 EDITH BLVD NE FAX: 505-247-4530
CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: r.romero525@gmail.com
APPLICANT: CRAIG F. EISENBERG d/b/a EISENBERG COMPANY PHONE: 602-468-6100
ADDRESS: 2710 E. CAMELBACK ROAD, SUITE 210 FAX: 602-468-6103
CITY: PHOENIX STATE AZ ZIP 85016 E-MAIL: WWW.EISENBERGCOMPANY.COM
Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: ADMINISTRATIVE AMENDMENT TO INCREASE PARKING ON SITE TO ACCOMMODATE TENANT REMODEL FOR CRUNCH GYM

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. TR. A-1, REPLAT OF TRS A & B Block: 125 Unit: _____
Subdiv/Addn/TBKA: PRINCESS JEANNE PARK ADDN
Existing Zoning: C-2 (SC) Proposed zoning: NA MRGCD Map No NA
Zone Atlas page(s): K-22 UPC Code: 102205703749320412

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.):
2-1114-1

CASE INFORMATION:

Within city limits? ☒ Yes Within 1000FT of a landfill? NO
No. of existing lots: 1 No. of proposed lots: NA Total site area (acres): 5.17 AC
LOCATION OF PROPERTY BY STREETS: On or Near: 800 JUAN TABO, NE
Between: LOMAS BLVD NE and COPPER AVE NE
Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team (PRT) ☐ Review Date: _____

SIGNATURE Robert E. Romero, DAC ENTERPRISES, INC. DATE 11/30/17
(Print Name) ROBERT E. ROMERO Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>17A-A-10131</u>	<u>AA</u>		<u>\$45.00</u>
<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				
<input type="checkbox"/> F.H.D.P. fee rebate				
	Hearing date <u>11-30-17</u>			Total <u>\$45.00</u>
	Staff signature & Date <u>[Signature]</u>	Project # <u>1011456</u>		

Revised: 11/2014

FORM P(4): SITE DEVELOPMENT PLAN REVIEW – ADMINISTRATIVE APPROVAL (AA)

☒ **AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (AA02)**

- ___ Letters: four (4) copies describing and justifying the request
- ___ Four (4) copies of all applicable sheets of the approved Site Development Plan being amended, folded to fit into an 8.5" x 14" pocket. Approved site development plans should contain signatures of the Development Review Board (DRB).
- ___ 4 Copies of EPC or DRB *Official Notice of Decision* associated with the approved site development plan
- ___ Four (4) copies of the proposed Site Development Plan, with changes circled and noted, folded to fit into an 8.5" x 14" pocket. Refer to the Site Development Plan for Building Permit or Site Development Plan for Subdivision *Checklist* for information needed on the proposed Site Development Plan.
- ___ Maps: four (4) copies from the most recent Zone Atlas, with the entire property(ies) precisely and clearly outlined
- ___ Letter of authorization from the property owner, if the application is submitted by an agent
- ___ Fee (see fee schedule)
- ___ Any original and/or related file numbers must be listed on the cover application
- ___ Electronic copy (PDF) of approved and proposed Site Development Plans

NOTE: The next two items are also required if the square footage change is 2% or more of the approved square footage and/or if any person may be substantially aggrieved by the altered plan.

- ___ Notification letter addressed to owners of adjacent properties and certified mail receipts
- ___ Office of Neighborhood Coordination (ONC) inquiry response, notification letter to affected Neighborhood Associations and certified mail receipts

☐ **AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION (AA03)**

- ___ Letters: four (4) copies describing and justifying the request
- ___ Four (4) copies of all applicable sheets of the approved Site Development Plan being amended, folded to fit into an 8.5" x 14" pocket. Approved site development plans should contain signatures of the Development Review Board (DRB).
- ___ 4 Copies of EPC or DRB *Official Notice of Decision* associated with the approved site development plan
- ___ Four (4) copies of the proposed Site Development Plan, with changes circled and noted, folded to fit into an 8.5" x 14" pocket. Refer to the Site Development Plan for Building Permit or Site Development Plan for Subdivision *Checklist* for information needed on the proposed Site Development Plan.
- ___ Maps: four (4) copies from the most recent Zone Atlas, with the entire property(ies) precisely and clearly outlined
- ___ Letter of authorization from the property owner, if the application is submitted by an agent
- ___ Fee (see fee schedule)
- ___ Any original and/or related file numbers must be listed on the cover application
- ___ Electronic copy (PDF) of approved and proposed Site Development Plans

NOTE: The next two items are also required if the square footage change is 2% or more of the approved square footage and/or if any person may be substantially aggrieved by the altered plan.

- ___ Notification letter addressed to owners of adjacent properties and certified mail receipts
- ___ Office of Neighborhood Coordination (ONC) inquiry response, notification letter to affected Neighborhood Associations and certified mail receipts

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

ROBERT E. ROMERO, DACE ENTERPRISES
Applicant's Name (please print!)

Robert Romero 11/30/17
Applicant's Signature Date



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

Application case numbers:

17AM - 10131

[Signature] 11-30-17
Planner's Signature / D
Project #: 10114510

Crunch gym @ Manzano Shopping Ctr.

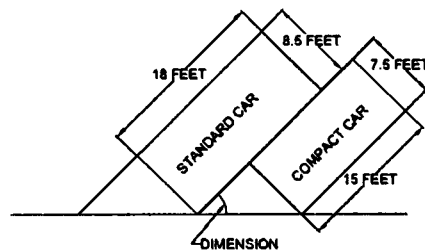
Administrative Amendment Request

Project #1011456 17-AA-10131

Please address comments and feel free to call if you have any questions.

Transportation Development Comments:

1. Angled parking must contain the full length and width of a parking space. Please provide the angle of the angled parking.



2. Label the compact parking spaces by placing the words **"COMPACT"** on the pavement of each space.
3. One-way vehicular paths require pavement directional signage and a posted **"Do Not Enter"** sign at the point of egress. Please show detail and location of posted signs.
4. Dimension the widths of the alley and the paved driveway in the back.
5. Parking ADA signs and striping should be refreshed and updated to current standards.
6. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."** Please call out detail and location of HC signs.
7. The ADA access aisles shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)

Contact: Logan Patz, 924-3630, lpatz@cabq.gov or
Racquel Michel, 924-3991, rmichel@cabq.gov

November 29, 2017

Ms. Kym Dicome
Planning Manager
Planning Department
City of Albuquerque
Albuquerque, New Mexico

**Re: Site Plan Amendment - Manzano Shopping Center - Lomas & Juan Tabo
NE (Z-1114-1)**

Dear Ms. Dicome,

This is a request for an Administrative Amendment to increase the parking on the site referenced above in order to accommodate a tenant remodel for Crunch, a health fitness facility.

There are two shopping centers across from each other on Juan Tabo at Lomas. Neither center is thriving. This shopping center was upgraded several years ago and remains respectively landscaped and maintained. The fitness gymnasium reflects an infill tenant remodel in a declining area of Juan Tabo Boulevard.

Crunch will occupy the tenant space that last housed Hastings Music & Books. The parking requirement for a health fitness facility is based upon occupancy, Hastings parking was based upon net leasable area for retail use.

The purpose of this request, as noted on the plan submitted with this letter, is to add 44 parking spaces to the existing 315 spaces provided on site. Based upon discussions with the Zoning Enforcement Office, a total of 349 spaces are needed to accommodate the additional parking requirement for the gym and 359 are provided on site.

Background

This site was originally approved for development in 1965. The *Zoning Code* in effect at that time did not provide for any mandated parking. A Safeway grocery store was the original tenant of the portion of the building that will be replaced by Crunch gym.

Two satellite buildings, both currently occupied by restaurants, were erected subsequent to parking regulations. The restaurants are located on separate lots

from the main shopping center. Parking for the shopping center is utilized by all of the tenants, and are governed by the site development plan.

In 1985 a site development plan was approved by the Environmental Planning Commission. Two conditions; landscaping and a turn bay were imposed and applicant complied with both.

Employee parking was originally shown on the southeast corner of the site. That parking was never provided due to power lines, and drainage issues. It was subsequently landscaped.

Crunch will replace Hastings/Safeway as the anchor store of the shopping center site. As a fitness gym, prime hours will be early in the morning and after work. Even in the unlikely event that the gym is at full occupancy, the total parking requirement for the new use is 142 spaces, leaving 217 additional spaces for the remaining tenants.

Summary of Request

Manzano Shopping Center was first developed in 1965, prior to the establishment of parking requirements in the Zoning Code.

The site is governed by a site development plan, Z-1114.

This is a request to add 44 parking spaces to an existing shopping center site in order to accommodate the additional parking required when converting from a retail use to a health fitness facility.

As shown on the accompanying site plan, 349 parking spaces are required to accommodate the new use and 359 spaces are provided.

Parking is added throughout the site and each new parking area is clouded on the attached site plan.

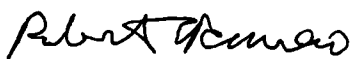
Applicant has worked with zoning enforcement staff to determine the amount of additional parking that will be required in order to allow the health fitness gym to replace a standard retail use.

No additional building square footage is added, and a drive up service window on the north side of the property has been removed.

Tractor trailer entrance and exiting are identified on the site development plan.

Thank you for your consideration of this request.

Sincerely,



Robert E. Romero,

OFFICIAL NOTIFICATION OF DECISION

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
PLANNING DIVISION
PO BOX 1293, ALBUQUERQUE, NEW MEXICO

Steve Johnson
333 Lomas N.E.
Albuquerque, N.M. 87110

DATE: June 21, 1985

OFFICIAL NOTIFICATION OF DECISION

FILE: Z-1114-1

Location: Tracts A and B, Block 125,
Princess Jeanne Park Addition located at
the southeast corner of Juan Tabo and
Lomas Boulevards N.E., containing
approximately 7.8 acres. (K-22)

On June 20, 1985, the Environmental Planning Commission voted to approve your request for Site Development Plan approval for the above referenced property.

Conditions:

1. A revised landscaping plan satisfactory to the Planning Division must be submitted prior to final sign-off by the Development Review Board.
2. The applicant must provide a turn bay to the Site Development Plan.


THEREFORE, BE IT RESOLVED THAT Z-1114-1 be approved subject to the preceding Conditions.

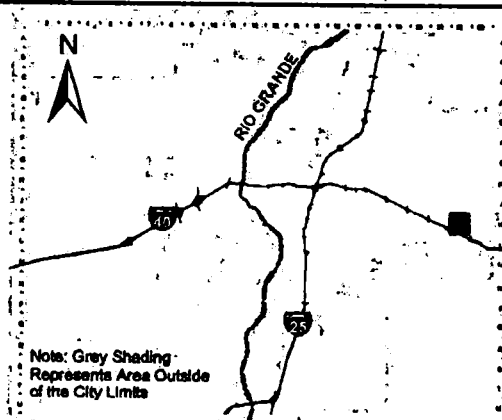
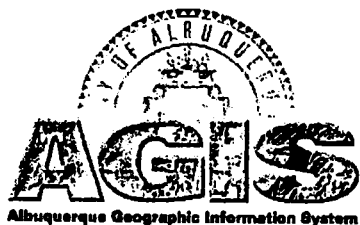
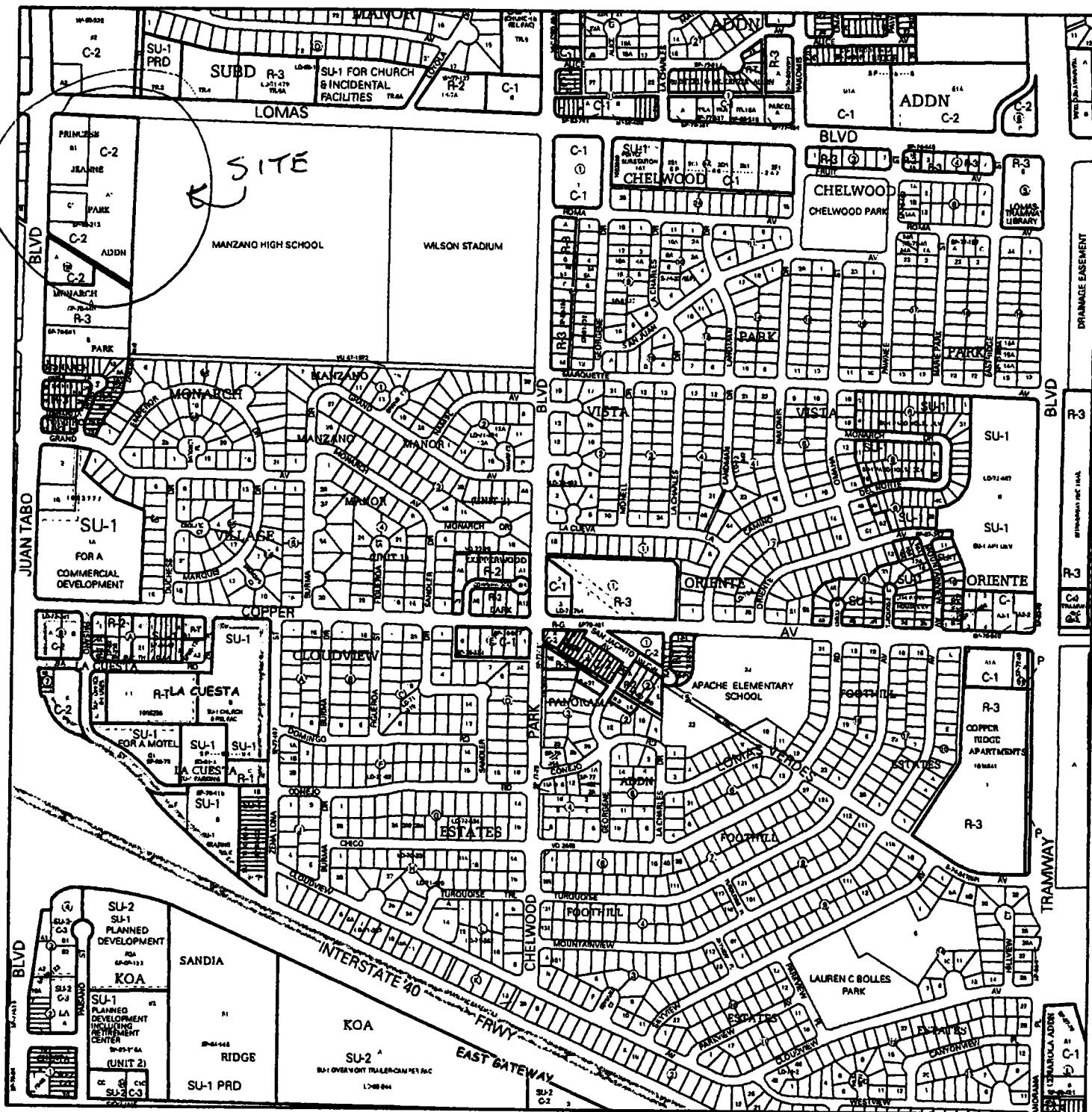
IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY 7/5/85 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$40 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Any person aggrieved with any determination of the Environmental Planning Commission acting under this ordinance may file an appeal to the City Council by submitting written application on the Planning Division form to the Planning Division within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 60 days of its filing.

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

Sincerely,


Phil Garcia
Assistant City Planner

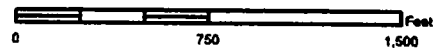


Zone Atlas Page:

K-22-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



Eisenberg Company

Full service commercial real estate

November 28, 2017

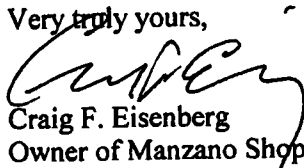
City of Albuquerque
Planning Department

**RE: MANZANO SHOPPING CENTER
800 JUAN TABO, ALBUQUERQUE- NEW MEXICO
EISENBERG MANZANO GROUP ("OWNER")
UPC # 102205703749320412**

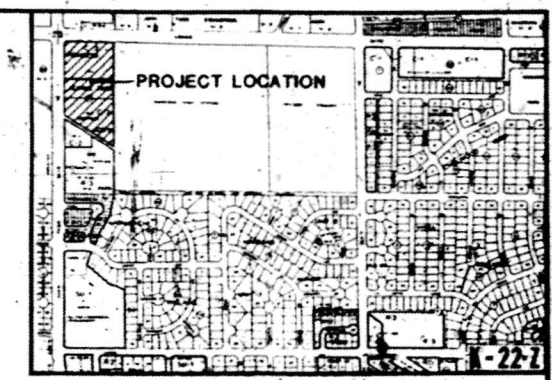
To whom it may concern:

By this letter, Eisenberg Manzano Group authorizes D.A.C. Enterprises INC., to act as our agent, in seeking an Administrative Amendment to the site plan for the Manzano Shopping Center. If you have any questions, you can reach me at 602-468-6100.

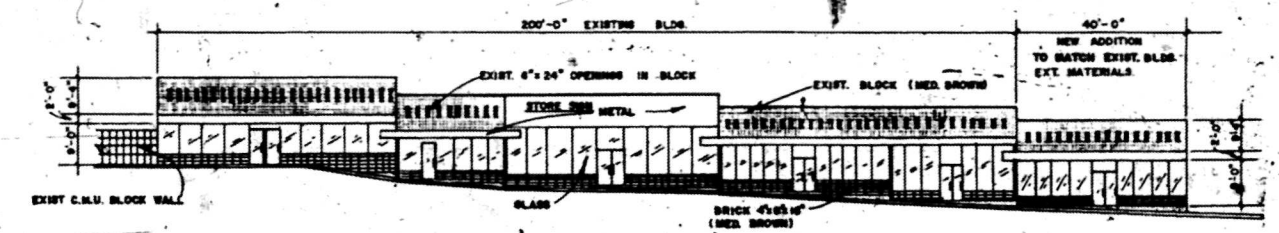
Very truly yours,



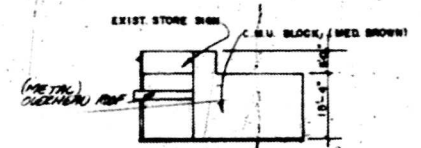
Craig F. Eisenberg
Owner of Manzano Shopping Center
Managing Member of Eisenberg Manzano Group Limited Partnership



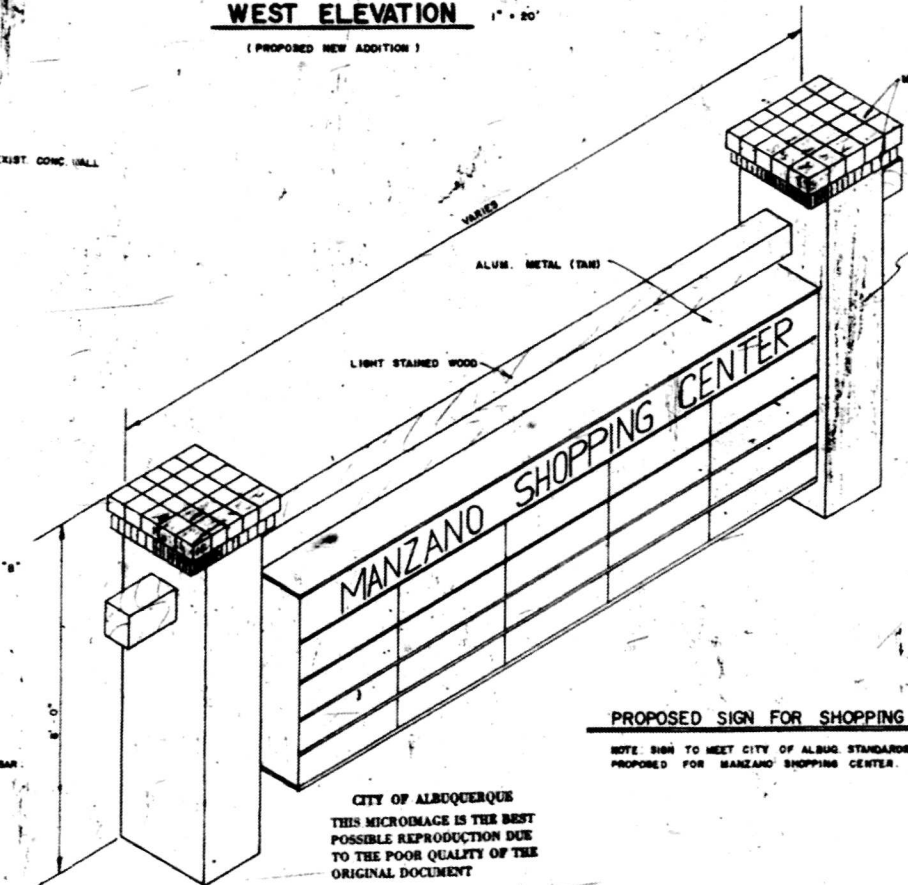
SITE PLAN
MANZANO SHOPPING CENTER
 TRACTS "A" & "B", BLOCK 125
 PRINCESS JEANNE PARK ADDITION
 ALBUQUERQUE, NEW MEXICO
 FEBRUARY, 1985



NORTH ELEVATION 1" = 20'



WEST ELEVATION 1" = 20'
 (PROPOSED NEW ADDITION)



PROPOSED SIGN FOR SHOPPING CENTER

NOTE: SIGN TO MEET CITY OF ALBUQ. STANDARDS. 2 SIGNS PROPOSED FOR MANZANO SHOPPING CENTER.

CITY OF ALBUQUERQUE
 THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT

VILLAGE INN - REPAIR COMPACTOR CAPACITY 8 CU YDS.
 LUBY'S RESTAURANT - REPAIR COMPACTOR CAPACITY 10 YDS.
 Site area 100,000 sq. ft.
 Building area 75,000 sq. ft.
 Landscaping or natural soil 15,000 sq. ft.
 Landscaping in 75% of asphalt area 17,500 sq. ft.
 10,000 sq. ft.

PARKING REQUIREMENTS

LUBY'S RESTAURANT SEATING CAPACITY 312
 312 ÷ 4 = 78 PARKING SPACES REQ'D
 VILLAGE INN SEATING CAPACITY 188
 188 ÷ 4 = 47 PARKING SPACES REQ'D
 EXIST. SHOPPING CENTER 55,879 SQ. FT.
 55,879 ÷ 200 = 279 PARKING SPACES REQ'D
 NEW SHOP 1,500 SQ. FT.
 1500 ÷ 200 = 8 PARKING SPACES REQ'D
 TOTAL PARKING SPACES 408
 10% TRAVEL REDUCTION - 41 = 366 REQ'D
 ACTUAL PARKING SPACES 408

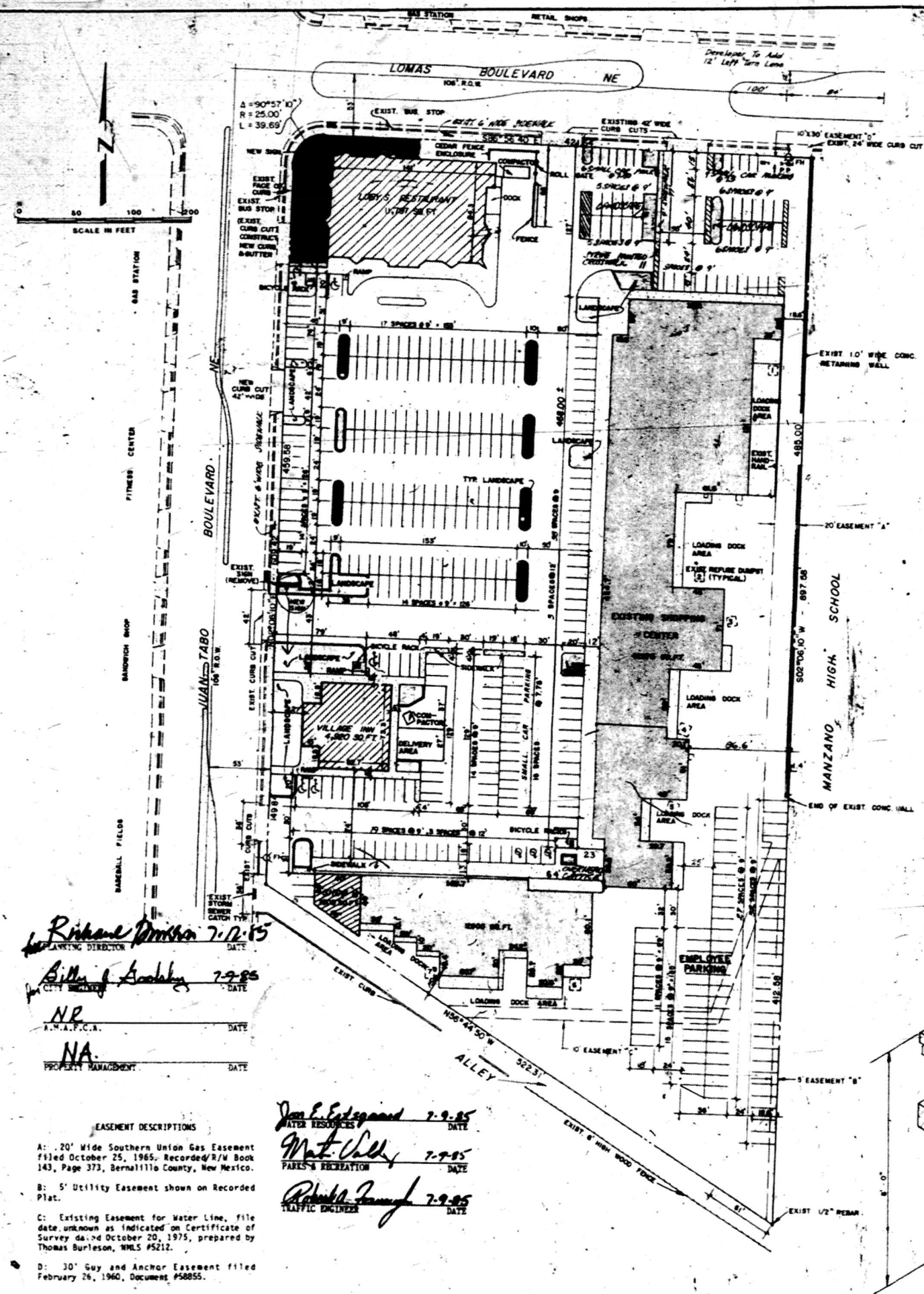
FILE: Z-1114-1
 SITE PLAN IS IN ACCORDANCE WITH EPC DECISION OF JUNE 20, 1985

MANZANO SHOPPING CENTER

SITE PLAN

326 Z-1114-1

DATE FEB 85	JOB NO.	SCALE 1" = 50'	DRAWN CHECKED	SHEET 3
HALL ENGINEERING COMPANY INC. 337 EUBANK N.E., SUITE 103 ALBUQUERQUE, NEW MEXICO 87123 Phone: (505) 292-1115 & 292-1116				

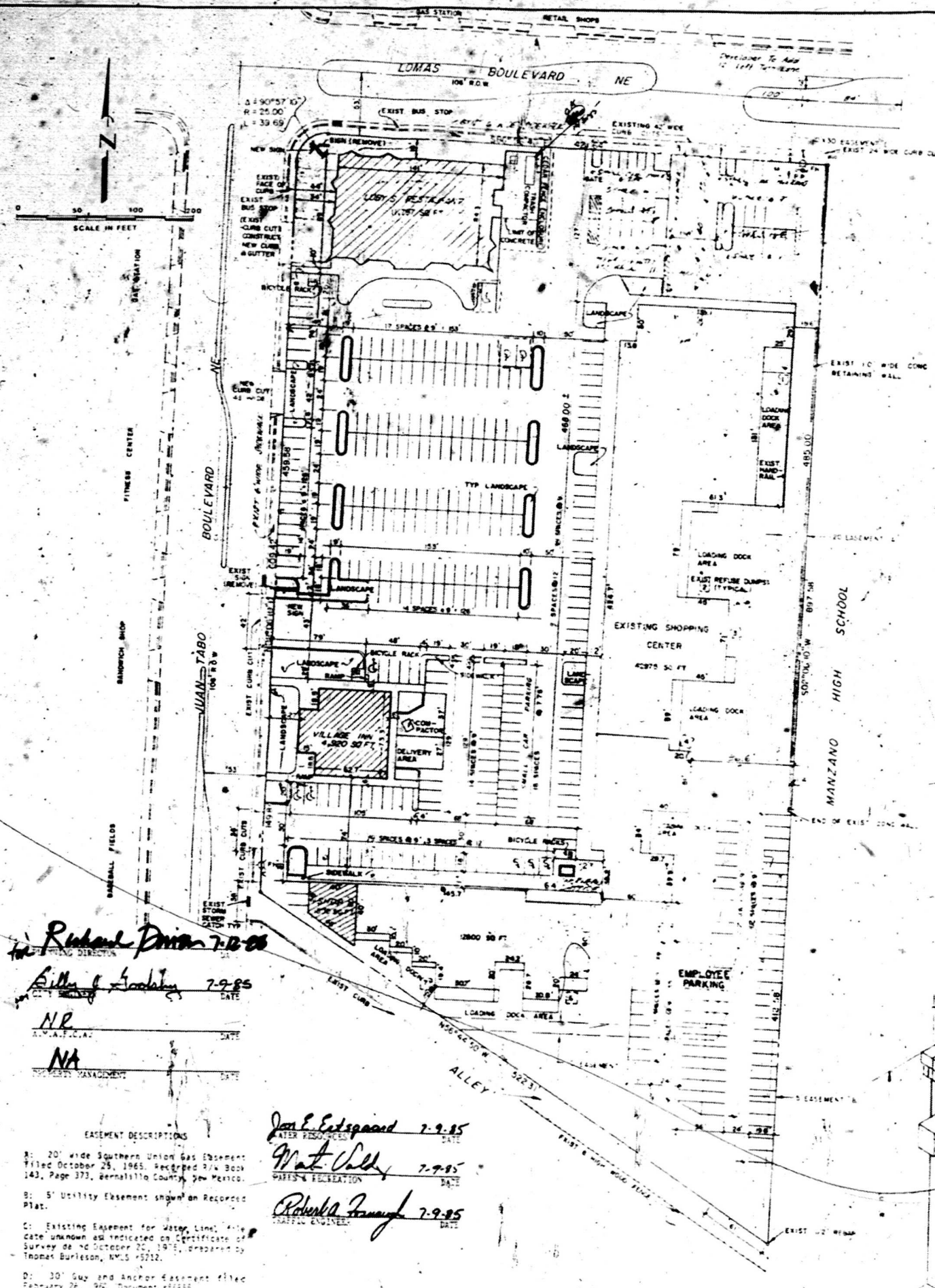


Rickard D. Smith 7-2-85
 PLANNING DIRECTOR
Billy J. Anderson 7-9-85
 CITY ENGINEER
 N.P.
 A.N.A.P.C.A.
 N.A.
 PROPERTY MANAGEMENT

EASEMENT DESCRIPTIONS

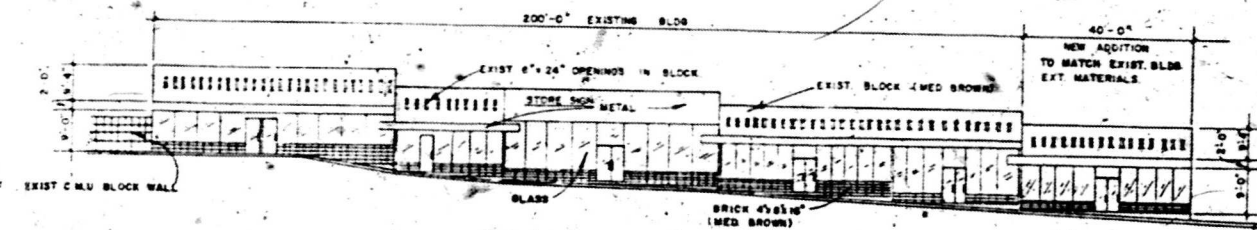
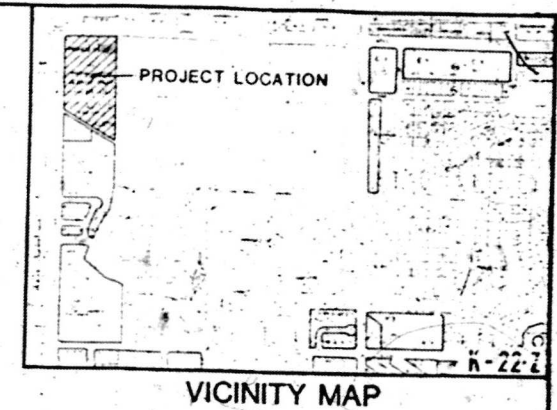
A: .20' Wide Southern Union Gas Easement filed October 25, 1965. Recorded/R/W Book 143, Page 373, Bernalillo County, New Mexico.
 B: 5' Utility Easement shown on Recorded Plat.
 C: Existing Easement for Water Line, file date unknown as indicated on Certificate of Survey dated October 20, 1975, prepared by Thomas Burleson, WMLS #5212.
 D: 30' Guy and Anchor Easement filed February 26, 1960, Document #58855.

Don E. Espinoza 7-9-85
 WATER RESOURCES
Mat. Chelly 7-9-85
 PARKS & RECREATION
Rickard D. Smith 7-9-85
 TRAFFIC ENGINEER



AMENDED SITE PLAN MANZANO SHOPPING CENTER

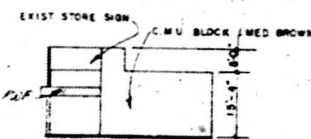
TRACTS "A" & "B", BLOCK 125
PRINCESS JEANNE PARK ADDITION
ALBUQUERQUE, NEW MEXICO
FEBRUARY, 1985



NORTH ELEVATION

- 1- TRASH COMPACTOR DIRECTION HAS BEEN CHANGED FROM EAST-WEST TO NORTH-SOUTH DIRECTION
- 2- CONCRETE PAVING CONTINUES ALL THE WAY ALONG WEST LINE OF LANDSCAPE
- 3- 65 FEET LONG LANDSCAPE IS RECORDED ON THE EAST SIDE OF TRASH COMPACTOR
- 4- HANDICAP PARKING ADDED FROM SOUTHWEST TO THE SOUTH EAST CORNER
- 5- 2 HANDICAP SPACES ARE ADDED ALSO

[Signature]



WEST ELEVATION

ADMINISTRATIVE
DEVELOPMENT PLAN AMENDMENT
FILE NO. Z-1114-1
APPROVED BY: *[Signature]*
PLANNING DIRECTOR DATE: 10/23/85

VILLAGE INN - REFUSE COMPACTOR CAPACITY 8 CU YD.
LUBY'S RESTAURANT - REFUSE COMPACTOR CAPACITY 6 CU YD.

75,412

PARKING REQUIREMENTS

LUBY'S RESTAURANT SEATING CAPACITY = 312
312 - 3 = 78 PARKING SPACES REQ'D
VILLAGE INN SEATING CAPACITY = 168
168 - 4 = 41 PARKING SPACES REQ'D
EXIST SHOPPING CENTER = 55,875 SQ. FT.
55,875 - 200 = 278 PARKING SPACES REQ'D
NEW SHOP = 1,800 SQ. FT.
1800 - 200 = 8 SPACES REQ'D
TOTAL PARKING SPACES = 408
10% TRANSIT REDUCTION = 41 = 365 REQ'D
ACTUAL PARKING SPACES = 408

FILE Z-1114-1
SITE PLAN IS IN ACCORDANCE
WITH EPC DECISION OF JUNE 20, 1985

MANZANO SHOPPING CENTER

SITE PLAN

Z-1114-1

DATE	JOB NO.	SCALE	DRAWN	CHECKED
FEB 85		1"=50'		

HALL ENGINEERING COMPANY INC.

307 SUBBANK BLVD. SUITE 103
ALBUQUERQUE, NEW MEXICO 87103
Phone: (505) 262-1115 & 262-1116

Richard D. [Signature] 7-9-85
Bill [Signature] 7-9-85
NR
NA

- EASEMENT DESCRIPTIONS
- 1: 20' wide Southern Union Gas Easement filed October 25, 1965. Recorded P/W Book 143, Page 373, Bernalillo County, New Mexico.
 - 2: 5' Utility Easement shown on Recorded Plat.
 - 3: Existing Easement for Water, Line, Title date unknown as indicated on Certificate of Survey dated October 20, 1975, prepared by Thomas Burleson, NMLS #5212.
 - 4: 30' Guy and Anchor Easement filed February 26, 1966. Document #15555.

Jose E. Espinoza 7-9-85
Walt Kelly 7-9-85
Robert [Signature] 7-9-85

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POSSIBLE REPRODUCTION DUE
TO THE POOR QUALITY OF THE
ORIGINAL DOCUMENT

