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| APPLICATION NO. DSAA 10075 | PROJECT NO. 100084 |
| PROJECT NAME Banner Square Addition | |
| EPC APPLICATION NO. | |
| APPLICANT / AGENT The Design Group | PHONE NO. 242-6880 |
| ZONE ATLAS PAGE K-14 | |
| (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN), (IR), (AA) | |
| ONE STOP COMMENT FORM LOG | |

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|-------------------------------------|--------------|------|
| HYDROLOGY DEV (505) 924-3986 | | |
| PLANS DISAPPROVED | DATE | DATE |
| PLANS APPROVED CC | DATE 9-24-08 | DATE |
| COMMENTS: | | |
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| UTILITY DEV (505) 924-3989 | | |
| PLANS DISAPPROVED | DATE | DATE |
| PLANS APPROVED [Signature] | DATE 4/29/08 | DATE |
| COMMENTS: | | |
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| TRANSPORTATION DEV (505) 924-3990 | | |
| PLANS DISAPPROVED | DATE | DATE |
| PLANS APPROVED NSF | DATE 04/24/08 | DATE |
| COMMENTS: | | |
| APPROVE THE DELETION OF VAN HC SPACE & RAMP STRIPING | | |
| BUT YOU ARE STILL RESPONSIBLE FOR CONSTRUCTION | | |
| COLOR & PATTERNED CROSSWALK ACROSS THEAS | | |
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| PARKS AND REC (505) 768-5328 | | |
| PLANS DISAPPROVED | DATE | DATE |
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| PLANNING (505) 924-3858 | | |
| PLANS DISAPPROVED | DATE | DATE |
| PLANS APPROVED [Signature] | DATE 22 May 08 | DATE |
| COMMENTS: | | |
| Delete van HC space & associated ramp and striped unloading area. [Signature] | | |
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Revised 3/3/04

(Return form with plat / site plan)



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICANT INFORMATION:

Professional/Agent (if any): Applicant Belvedere LLC PHONE: 243-0132
 ADDRESS: 301 CENTRAL AVENUE NE Suite 313 FAX: 247-0437
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: _____
OWNER.

AGENT APPLICANT: THE DESIGN GROUP PHONE: 242-6880
 ADDRESS: 202 CENTRAL AVENUE NE 200 FAX: 242-6880
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: daube@designgroupnm.com

Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: AA to current SDP.

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. B1A Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Banner Square Addition
 Existing Zoning: SU-2 Proposed zoning: SU-2
 Zone Atlas page(s): K-14 UPC Code 10405740845214801 MRGCD Map No _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):
1000184, DRB-99-161 (MLK) LUCC-98-19 (Aeno) V-71-27 (Tijeras)

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 1.8
 LOCATION OF PROPERTY BY STREETS: On or Near: Broadway Ave NE
 Between: Tijeras and MLK

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

SIGNATURE David A Aube DATE 4/23/08
 (Print) David A Aube Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

| | Application case numbers | Action | S.F. | Fees |
|---|--------------------------|-----------|------|-----------------------|
| <input checked="" type="checkbox"/> INTERNAL ROUTING | <u>DYAA</u> | <u>AA</u> | | \$ <u>45.00</u> |
| <input checked="" type="checkbox"/> All checklists are complete | <u>10075</u> | | | \$ _____ |
| <input checked="" type="checkbox"/> All fees have been collected | | | | \$ _____ |
| <input checked="" type="checkbox"/> All case #s are assigned | | | | \$ _____ |
| <input checked="" type="checkbox"/> AGIS copy has been sent | | | | \$ _____ |
| <input checked="" type="checkbox"/> Case history #s are listed | | | | \$ _____ |
| <input checked="" type="checkbox"/> Site is within 1000ft of a landfill | | | | \$ _____ |
| <input checked="" type="checkbox"/> F.H.D.P. density bonus | | | | \$ _____ |
| <input checked="" type="checkbox"/> F.H.D.P. fee rebate | | | | \$ _____ |
| | Hearing date <u>N/A</u> | | | Total \$ <u>45.00</u> |

[Signature] 4-23-08 Project # 1000184
 Planner signature / date

1941-1942
1943-1944

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2001-2002



April 23, 2008

Jack Cloud
DRB Members

RE: **BelVedere**
Zone Atlas Pages K-14

Dear Jack and DRB Members:

BelVedere LLC is seeking approval of a Administrative Amendment to the approved Site Development Plan for Building Permit for Lot B-1A, Banner Square Addition, located on corner of Martin Luther King Jr. Avenue N.E. and Broadway Boulevard N.E. The site is located in Zone Atlas Pages K-14-Z. The project was approved unanimously by the DRB on March 1, 2006.

During the construction a request to delete the Van Accessible HC space located at the corner of Tijeras Avenue NE and Broadway was discussed and approved by Kristal Metro. This proposed space that was indicated on the Site Development plan would not meet current ADA requirement and actually put the person using the space at risk. The striped access isle was adjacent to traffic.

The attached plan shows the requested change. The construction is almost completed. We are preparing to request the Final Certificate of Occupancy for the site and would encourage your approval of this request for the Administrative Amendment.

If you have any questions or require additional information, please contact me at the office at 242-6880, or on my cell at 463-4503.

Thank you for you assistance on this project.

Respectfully submitted:

A handwritten signature in black ink, appearing to read 'David A. Aube'.

David A. Aube, P.E.

FORM P(4): SITE PLAN REVIEW – ADMINISTRATIVE APPROVAL OR AMENDMENT

- SITE DEVELOPMENT PLAN - BUILDING PERMIT IN THE DOWNTOWN SU-3 ZONE (AA01)**
 - Copy of the pre-application meeting findings (A pre-application meeting is required for Downtown 2010 projects.)
 - Site plan and related drawings (folded to fit into an 8.5" x 14" pocket) **6** copies
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Notifying letter and certified mail receipts to owners of adjacent properties if required by pre-application meeting
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist
 - Solid Waste Management Department signature on Site Plan if relevant
 - Blue-line copy of Site Plan with Fire Marshal's stamp
 - Copy of the LUCC approval if the site is in an historic overlay zone
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (AA02)**
- AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION (AA03)**
- CONCEALED OR SITE DEVELOPMENT PLAN CONTROLLED WIRELESS TELECOM FACILITY (AA04)**

NOTE: The requirements specified below apply to the previous 3 plan types, unless otherwise noted.

- Proposed Site Plan, with changes circled and noted if amended (folded to fit into an 8.5" x 14" pocket) **5** copies
- Copy of approved Site Plan being amended if applicable (folded to fit into an 8.5" x 14" pocket) **1** copy
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent (*submitted by owner.*)
- Copy of EPC or DRB Notice of Decision (not required for WTF)
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

NOTE: The next two items are also required if the square footage change is 2% or more of any building's gross floor area

- Notifying letter & certified mail receipts addressed to owners of adjacent properties
- Office of Neighborhood Coordination inquiry response, notifying letter, certified mail receipts

NOTE: Only for wireless telecommunications facilities that are concealed and/or subject to site development plan review, the following materials are required for application submittal in addition to all those listed above:

- Co-location evidence as described in *Zoning Code §14-16-3-17(A)(5)*
- Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
- Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
- Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
- Distance to nearest existing free standing tower, and its owner's name, if the proposed facility is also a tower
- Registered Engineer's stamp on the Site Development Plans
- Office of Community & Neighborhood Coordination inquiry response as above based on 1/4 mile radius

PLEASE NOTE: If you are applying for approval of a telecom site to be located on City of Albuquerque property, there are several additional requirements. Contact Debbie Stover at 924-3940 for details.

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

David A. Arbe
Applicant name (print)
[Signature] 4-23-08
Applicant signature / date



Form revised June 04, October 2004

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
09AA - 10075

[Signature] 4/25/08
Planner signature / date
Project # 1000184

Handwritten text, possibly a date or reference number.

Handwritten text, possibly a signature or name.



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

Date: February 9, 2006

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1000184**
06EPC-00014 EPC Site Development Plan-
Building Permit

Belvedere LLC
301 Central NE, Suite 313
Albuq. NM 87102

LEGAL DESCRIPTION: for all or a portion of Lot B1A, **Banner Square Addition**, zoned SU-2/SU-1 for PUD (PDA), located at the southeast corner of BROADWAY, NE, and MARTIN LUTHER KING BLVD., NE, containing approximately 2 acres. (K-14) David Stallworth, Staff Planner

On February 9, 2006 the Environmental Planning Commission voted to **APPROVE** Project Number 1000184, 06EPC.00014, a site development plan for building permit, for Tract B1-A, Banner Square Addition, zoned SU-2/SU-1 for PUD (Planned Urban Development), based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for consideration and approval of a site development plan for building permit on a +/-1.77-acre site identified as **Tract B1-A, Banner Square Addition**. The subject area is also referred to as the "North Tract" of a larger site development plan for subdivision.
2. The request is to construct a mixed-use development consisting of fourteen (14) buildings containing a total building area of +/-84,606 residential square feet and +/-4680 square feet of speculative commercial space. The construction will accommodate up to fifty-four (54) condominium residences of varying sizes and types throughout the site and up to thirteen (13) potential commercial storefronts along Broadway, a designated minor arterial.
3. The subject area is part of the overall *Old Albuquerque High School (OAHS) Metropolitan Redevelopment Plan II* planning area that was adopted by the City Council in 1998 and revised in 1999.

OFFICIAL NOTICE OF DECISION

FEBRUARY 9, 2006

PROJECT #1000184

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4. The subject area is part of the OAHS historic landmark area established by the Albuquerque City Council in 1990 (Council Bill O-26, Enactment 29-1990, dated 6.20.90).
5. The subject area is within the *Huning-Highlands Sector Development Plan* area, a Rank-III planning area that was adopted in 1977 and revised in 1988 and 2005. The site is, however, outside of both the SU-2/CRZ corridor revitalization zone for this planning area, as established under Council Bill R04-155, Enactment R2005-033, and the Huning-Highland Urban Conservation Overlay Zone, as established under Council Bill R04-146, Enactment R2005-032, in March of 2005.
6. The site's SU-1 designation requires site development plan approval by the Environmental Planning Commission (EPC). Because the site is part of a City-designated historic landmark site, a certificate of appropriateness from the Landmarks and Urban Conservation Commission (LUCC) is also required (LUCC Case number 06LUCC.00015). Similar submittal requirements for both Commissions make a joint session appropriate for the purpose of expediency.
7. There is some overlapping authority over the consideration and approval of this site plan application. Based on case precedent relative to the overall OAHS redevelopment project, the EPC focuses its attention to matters concerning site planning, while the LUCC reviews the proposed architecture and building design to gauge its compatibility to the principal OAHS development, as outlined in Council Bill O-26, Enactment 29-1990, adopted 20 June 1990.
8. Neither a traffic impact analysis nor an air quality impact assessment is required for this project.
9. Under the governing site development plan for subdivision (EPC Case number 00128.00143), the subject area was speculatively slated to contain a four-story, 325-vehicle parking facility with wraparound commercial and residential development. Because the proposed mixed-use development constitutes a downscale of the "conceptual" development of the subject area, an amendment to the governing site plan for subdivision is not necessary.
10. The governing site development plan for subdivision implies that parking requirements for the "North Tract" are not tied to the previous phases of the overall redevelopment project, but states that parking issues would be addressed at the submittal of a site plan for building permit. The basis for parking requirements relative to this development are tied to finding number 9 of the governing site development plan for subdivision, which states that "Redevelopment of OAHS is a complex urban infill project. It is notable for its pedestrian qualities and the provision of structured parking. On-street parking is a typical associated component of urban projects and should be retained in order to maintain the urban character of the development and to reduce traffic speeds and to accommodate parking needs."
11. With the implementation of recommended conditions, the request will satisfy the following policies of the *City/County Comprehensive Plan*:

OFFICIAL NOTICE OF DECISION
FEBRUARY 9, 2006
PROJECT #1000184
PAGE 3 OF 7

- a. *Policies II.B.5.d, II.B.5.i, II.B.5.l and II.B.5.o* – The proposed development constitutes infill development that will function as a catalyst for further area redevelopment of an older neighborhood. The site plan review process plays a crucial role in maintaining area values, ensuring a safe, visually amenable and integral development, promoting economic development, stimulating neighborhood redevelopment, and providing the opportunity for affected residents to participate and offer input relative to the proposed development of the property.
 - b. *Policy II.B.5.e* – The applicant shall be responsible for all necessary public improvements and utility extensions related to this project.
 - c. *Policy II.B.5.h* – The project site is located within the Downtown major activity center and along an arterial containing several Transit routes. The level and scale of the proposed development is appropriate for this tract and will function as a reasonable transition between existing single-family uses and intense development along Broadway.
 - d. *Policy II.B.5.j* – The project site is located along an existing bike lane and is within close proximity to several transit routes. The inclusion of live/work spaces will also help to reduce vehicular trip generation.
 - e. *Policy II.B.5.k* – The project site will employ one-way internal circulation with site ingress and egress located away from adjacent arterials.
12. The applicant has standing to request consideration and approval of a site development plan for building permit purposes on Tract B1-A, Banner Square Addition, per the Zoning Code.
 13. There is no known public opposition to the request. Seven (7) registered neighborhood associations and two (2) unregistered civic organizations were notified of this development request.
 14. A facilitated meeting was held on February 2, 2006. Traffic-related concerns were expressed by some of the attendees, but there was no expressed opposition at the meeting.
 15. The applicant clarified during a February 6, 2006 meeting with planning staff that carports and not garages were to be provided for the northernmost and the southernmost corner loft units along Broadway.
 16. Should a handicapped parking space be on the interior side and not on the street side that a hard surface be provided for that parking space.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to an application for final DRB sign-off, the applicant shall meet with the staff planner to ensure that all conditions of approval are satisfactorily met.
3. All observed format-related deficiencies brought to the attention of the applicant by the staff planner shall be satisfactorily addressed on the final site plan.
4. With respect to engineering considerations, the following conditions shall apply:
 - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
 - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - c. Per Fire Department, entrance gate should be 14' wide and delete end two parking spaces at southwest corner of parking lot adjacent to exit drive aisle to Tijeras Ave. (provides adequate turning radii for trucks).
 - d. Maintain a minimum 5-foot wide bicycle lane on Dr. Martin Luther King Jr. Avenue adjacent the proposed on street parking between Broadway Boulevard and Arno Street in accordance with the City's Development Process Manual (DPM).
 - e. Site plan shall comply and be designed per DPM Standards.
5. With respect to site plan layout and configuration, the following conditions shall apply:
 - a. The final site plan shall include land use restrictions for the commercial component along Broadway.
 - b. Complete details on proposed trash enclosures shall be provided on the final site plan, to include door design, plan/cardinal view elevations and dimensions, and specific details on site waste removal.
 - c. The applicant shall include tables and benches as additional residential amenities interior to the site. Benches and other appropriate amenities shall be required for the pedestrian plaza along Broadway, in accordance with §14.16.3.18 of the Zoning Code. Substantial illumination shall also be provided to discourage after-hours loitering, vagrancy and criminal trespass.

6. With respect to architecture, license arrangements between the City and the applicant shall be secured for any proposed encroachments into the public right-of-way prior to final DRB submittal. Such licensing arrangements shall accompany the final submittal.

7. With respect to site access, circulation and parking, the following conditions shall apply:
 - a. Principal and secondary/emergency access to the site shall be distinguished on the final site plan. Direction of internal traffic flows reflecting one-way traffic originating from Arno Street shall also be shown on the final site plan.
 - b. The proposed pedestrian access along Martin Luther King, Jr. Boulevard shall be widened to reasonably accommodate an EMS response team.
 - c. The applicant shall provide appropriate measures to minimize potential pedestrian and vehicular conflicts near all residential garages. Carports shall be shown for the northernmost and southernmost corner loft units on the final site plan. The applicant shall also explore possible alternatives, such as realignment of contiguous walkways or minor building adjustments or relocations, to the proposed 18-foot north-south drive aisle to provide sufficient navigable space.
 - d. Ten-foot-wide (10'), textured pedestrian crossings relative to the proposed development shall be provided, the details and specifications of which shall be demonstrated on the final site plan. Pedestrian connectivity between the proposed development and Tract A-1 to the south shall be required in accordance with the aforementioned design guideline.
 - e. References to the East Downtown (e-Do) Master Plan shall be removed from site parking requirement calculations, as the Albuquerque City Council has not adopted this plan.
 - f. The applicant shall utilize metered parking along Broadway, if necessary, for the benefit of potential business development along Broadway and to discourage extraordinarily long resident and guest parking or parking not associated with the site during normal business hours.
 - g. At least one on-street disability space should be provided near the corner of Broadway and Tijeras for the benefit of commercial patrons, in accordance with condition 3-N of the governing site development plan for subdivision.
 - h. Mechanisms for demarcating off-street parking spaces within the site shall be provided, the details and specifications of which shall be demonstrated on the final site plan and shall be subject to the discretion of the LUCC.
 - i. Circulation accommodations for disabled residents shall be provided on site in accordance with conditions 3-I and 3-K of the governing site development plan for subdivision, the details and specifications of which shall be demonstrated on the final site plan.

8. With respect to lighting, security, walls and fences, the following conditions shall apply:
 - a. Walkways and common open spaces shall be illuminated. Light standards, if necessary, shall not exceed twelve feet (12') in height, and are subject to the discretion of the LUCC.
 - b. The applicant shall ensure that any on-site lighting throughout the overall development is shielded in order to provide downward light emission and prevent both light trespass and upward light pollution. The details and specifications of any proposed site lighting shall be provided on the final site plan.

- c. Design and construction details on on-site walls shall be furnished on the final site plan. All walls shall conform to design standards outlined in §14.16.3.19.B.2 of the Zoning Code and are subject to the discretion of the LUCC.
9. With respect to landscaping, the following conditions shall apply:
 - a. The final landscape plan shall be formatted in accordance with §14.16.3.10.C of the Zoning Code. The applicant shall reconcile proposed vegetation in accordance with the City's water conservation plantings list, and clarifications on proposed vegetation shall be made; generalizations shall not be permitted. Correct landscape calculations shall be reflected on the final landscape plan.
 - b. Details on the protection of proposed tree plantings within the parking courts shall be provided on the final landscape plan. Details and specifications on proposed on-site water harvesting techniques shall also be provided on the final landscape or site plan.
 10. The project will comply with all SWMD ordinances and requirements.
 11. The site plan shall designate a motorcycle parking space.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **FEBRUARY 24, 2006** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

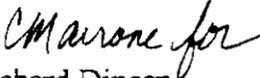
Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting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

OFFICIAL NOTICE OF DECISION
FEBRUARY 9, 2006
PROJECT #1000184
PAGE 7 OF 7

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

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

Sincerely,

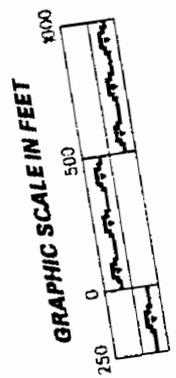
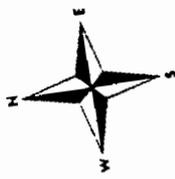

Richard Dineen
Planning Director

RD/DS/ac

cc: Design Group, 202 Central Ave. SE, Suite 200, Albuquerque, NM 87102
Cathy Garcia, Downtown NA, P.O. Box 275, Albuquerque, NM 87103
Robert Vigil, Downtown NA, 919 Santa Fe SW, Albuquerque, NM 87102
Jess Martinez, Citizens Information Committee of Martineztown, 501 Edith NE, Albuquerque, NM 87102
Frank Martinez, Citizens Information Committee of Martineztown, 501 Edith NE, Albuquerque, NM 87102
Richard Deutsch, Downtown NA, 410 Luna Blvd. NW, Albuquerque, NM 87102
Laura Ferrary, Downtown NA, 1211 Roma Ave. NW, Albuquerque, NM 87102
Barbara Grothus, Reynolds Addition NA, 905 Silver SW, Albuquerque, NM 87102
Debbie Foster, Reynolds, Addition NA, P.O. Box 7112, Albuquerque, NM 87194-7112
Steve Grant, Huning Highland Historic District Association, 209 High St. NE, Albuquerque, NM 87102
Jason Libersky, Huning Highland Historic District Association, 516 Coal Ave. SE, Albuquerque, NM 87102
Robert Sanchez, Santa Barbara-Martineztown Association, 508 Aspen NE, Albuquerque, NM 87102
Christina Chavez-Apodaca, Santa Barbara-Martineztown Association, 517 Marble Ne, Albuquerque, NM 87102
Susan Dixon, South Broadway NA, 1213 Edith SE, Albuquerque, NM 87102
Jessica Rodelas, South Broadway NA, 912 Edith SE, Albuquerque, NM 87102
Terrance Keene, Broadway Central Corridors Partnership, Inc., 424 Central Ave. SE, Albuquerque, NM 87102
Margaret T. Keener, Broadway Central Corridors Partnership, Inc., 312 Central Ave. SE, Albuquerque, NM 87102
Luisa Casso, Downtown Action Team, 309 Gold Ave. SW, Albuquerque, NM 87102



CITY OF
Albuquerque
General
PLANNING DEPARTMENT
Copyright 1994



Zone Atlas Page
K-14-Z

Map Amended through
February 28, 1998



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

147312008 Issued By: PLNSDH

Permit Number: 2008 010 075 **Category Code 940**

Application Number: 08AA-10075 - Amend Site Development Plan - Bid Permit

Address:

Location Description: BROADWAY AVE NE BETWEEN TIJERAS NE AND MARTIN LUTHER KING JR BLVD NE

Project Number: 1000181

Applicant
Berkeley Co

301 Central Ave Suite 310
Albuquerque NM 87102
242-6100

Agent / Contact
The Design Group

202 Central Ave Suite 200
Albuquerque NM 87102
242-6880

Application Fees

| | | |
|----------------|---------------------|----------------|
| 4410181075000 | Public Notification | |
| 44105273421000 | Conflict Mgmt Fee | |
| 44100810871000 | AA Actions | \$45.00 |
| TOTAL: | | \$45.00 |