

APPLICATION NO. 03AA-01346	PROJECT NO. 1000901
PROJECT NAME <i>Bosque Prep School</i>	
EPC APPLICATION NO.	<i>Jackie Fishman</i>
APPLICANT / AGENT <i>Consensus Planning</i>	PHONE NO. 764-9801
ZONE ATLAS PAGE <i>F-12</i>	
(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN), (IR), (AA)	
AA ONE STOP COMMENT FORM LOG	

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>RP</i>	DATE <i>8-13-03</i>	DATE
COMMENTS:		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>MB</i>	DATE <i>8/14/03</i>	DATE
COMMENTS:		

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>BLB</i>	DATE <i>8/14/03</i>	DATE
COMMENTS:		

PARKS AND REC (505) 768-5328		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

PLANNING (505) 924-3858		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>CB</i>	DATE <i>8/22/03</i>	DATE
COMMENTS:		
<i>Mtg. w/ Consensus Plng. Thurs. 8/21/03 + Reschedule</i>		

(Return form with plat / site plan)

ONE STOP SHOP ••• FRONT COUNTER
City of Albuquerque • Planning Department

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)
LAND DEVELOPMENT COORDINATION SECTION (LDC)
Plaza Del Sol -2nd & 4th Floor West - 600 2nd St NW 87102
Front Counter Main Number (505) 924-3858 or 924-3895
Main Fax (505) 924-3864

PAID RECEIPT

APPLICANT NAME

Bosque School

AGENT

Consensus Planning

ADDRESS

PROJECT NO.

1000901

APPLICATION NO.

\$ _____ 441006 / 4983000 (DRB Cases)

\$ 45.- 441006 / 4971000 (EPC & AA / LUCG / Appeals)

\$ _____ 441018 / 4971000 (Notification)

\$ 45.- **Total amount due**

CONSENSUS PLANNING INC

924 PARK AVE SW
ALBUQUERQUE, NM 87102

8727

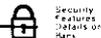
WCMA® Working Capital
Management™ Account

DATE 8-12-03 25-80/440

PAY TO THE ORDER OF City of Albuquerque

\$ 45.00

Forty-Five and 00/100 DOLLARS



Merrill Lynch

BANK ONE BANK ONE, COLUMBUS, NA
Columbus, Ohio 43271

Chris Green

MEMO

⑈008727⑈ ⑆044000804⑆ 040801771984⑈



SUBDIVISION	Supplemental form S	ZONING	Z
<input type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation & Zone Establishment	
<input type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> Sector Plan (Phase I, II, III)	
<input type="checkbox"/> Vacation	V	<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Zone Change	
SITE DEVELOPMENT PLAN	P	<input type="checkbox"/> Text Amendment	
<input type="checkbox"/> ...for Subdivision Purposes		APPEAL / PROTEST of...	A
<input checked="" type="checkbox"/> ...for Building Permit <i>Administrative Amendment</i>		<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal	
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L		

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

APPLICANT INFORMATION:

NAME: <u>Bosque School</u>	PHONE: <u>898-6388</u>
ADDRESS: <u>4000 Learning Road NW</u>	FAX: <u>922-0392</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87120</u>	E-MAIL: _____
Proprietary interest in site: <u>Owner</u>	
AGENT (if any): <u>Consensus Planning, Inc.</u>	PHONE: <u>764-9801</u>
ADDRESS: <u>924 Park Avenue SW</u>	FAX: <u>842-5495</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87102</u>	E-MAIL: <u>cp@consensusplanning.com</u>

DESCRIPTION OF REQUEST: Administrative Amendment to Site Plan for Building Permit

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

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

Lot or Tract No. Lot 4A Block: _____ Unit: _____

Subdiv. / Addn. Bosque Preparatory School

Current Zoning: SU-1 for School & Related Facilities Proposed zoning: N/A

Zone Atlas page(s): F-12 No. of **existing** lots: 1 No. of **proposed** lots: 1

Total area of site (acres): 23 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: _____

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

UPC No. 1-012-061-154-507-20143 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: 4000 Learning Road NW
Between: Coors Blvd. NW and Rio Grande Bosque

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): Z-98-71/AX-98-9; Z-98-140; 100901; 01128-00000-01748

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

SIGNATURE Jacqueline Fishman DATE 8/5/03

(Print) Jacqueline Fishman, AICP Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>03 AA - 01346</u>	<u>AA</u>	<u>P4</u>	\$ <u>45.-</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ <u>45.-</u>

JM 8/12/03
Planner signature / date

Project # 1000901

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT IN THE DOWNTOWN SU-3 ZONE

- 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, explaining, 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
- 2 copies of the Conceptual Utility Layout Plan if relevant (mark one for Planning, one for Utility Development)
- 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 SUBDIVISION

AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

CONCEALED OR SITE DEVELOPMENT PLAN CONTROLLED WIRELESS TELECOM FACILITY

- 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) **5** copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

NOTE: The next three items are also required only if the original approval required a public hearing.

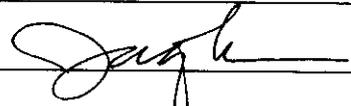
- Notifying letter and certified mail receipts addressed to owners of any adjacent residential properties
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts (Not required if amendment changes less than 2% of square footage.)
- Sign Posting Agreement (Not required if amendment changes less than 2% of square footage.)

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:

- Collocation 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 ¼ 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 Cynthia Borrego-Archuleta at 924-3335 for details.

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

JACQUELINE RISHMAN
 Applicant name (print)

 Applicant signature / date
 8/8/03



Form revised September 2001

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 03A A - - 01346

JAM 8/12/03
 Planner signature / date
Project # 1000901

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 4/7/2003

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

Josephine Furlan 8/7/03
Applicant or Agent Signature / Date

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. **Site Plan** (including utilities and easements)
2. **Landscaping Plan**
3. **Preliminary Grading Plan** (A separate Grading Plan sheet is required for a sites 1 acre or more.)
4. **Building and Structure Elevations**

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.**

Accompanying Material

- A. 8 1/2" x 11" reduction for each plan sheet.
- B. **Written project summary.** Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 - SITE PLAN

A. General Information

1. Date of drawing and/or last revision
2. Scale: 1.0 acre or less 1" = 10'
1.0 - 5.0 acres 1" = 20'
Over 5 acres 1" = 50'
Over 20 acres 1" = 100' *[Other scales as approved by staff]*
3. Bar scale
4. North arrow
5. Scaled vicinity map
6. Existing structures on the site and within 20 feet of the site boundaries
7. Property lines
8. Existing and proposed easements (identify each)

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 4/7/2003

B. Proposed Development

1. Structural

- A. Location of existing and proposed structures (distinguish between existing & proposed)
- B. Square footage of each structure
- C. Proposed use of each structure
- D. Temporary structures, signs and other improvements
- E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions thereof
- G. Loading facilities
- H. Site lighting (indicate height & fixture type)
- I. Indicate structures within 20 feet of site
- J. Elevation drawing of refuse container and enclosure, if applicable.

2. Parking and Internal Circulation

ALL FROM PREVIOUSLY

- A. Parking layout with spaces numbered per aisle and totaled. APPROVED SITE PLAN FOR BLDG.
 - 1. Location and typical dimensions, including handicapped spaces
 - 2. Calculations: spaces required: _____ provided: _____
Handicapped spaces required: _____ provided: _____
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: _____ provided: _____
 - 2. Other bicycle facilities, if applicable
- C. Vehicular Circulation
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
 - 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Curb cut locations and dimensions
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths
 - 2. Location and dimension of drive aisle crossings, including paving treatment
 - 3. Location and description of amenities, including patios, benches, tables, etc.

3. Streets and Circulation

SEE ABOVE

- A. Locate and identify adjacent public and private streets and alleys.
 - 1. Existing and proposed pavement widths, right-of-way widths and curve radii
 - 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - 3. Location of traffic signs and signals related to the functioning of the proposal
 - 4. Identify existing and proposed medians and median cuts
 - 5. Sidewalk widths and locations, existing and proposed
- B. Identify Alternate transportation facilities within site or adjacent to site
 - 1. Bikeways and bike-related facilities

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 4/7/2003

- 2. Pedestrian trails and linkages
- 3. Bus facilities, including routes, bays and shelters existing or required

4. Utilities

- ALL FROM PREVIOUSLY APPROVED SAP FOR BLDG.*
- 1. Fire hydrant locations, existing and proposed.
 - 2. Distribution lines
 - 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
 - 4. Existing water, sewer, storm drainage facilities (public and/or private).
 - 5. Proposed water, sewer, storm drainage facilities (public and/or private)

5. Phasing

- N/A* A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SHEET #2 - LANDSCAPING PLAN

SEE ABOVE ↗

Landscaping may be shown on sheet #1 with written approval from Planning Department staff.

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Identify nature of ground cover materials
 - A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
 - B. Pervious areas (planting beds, grass, ground cover vegetation, etc.)
 - C. Ponding areas either for drainage or landscaping/recreational use
- 7. Identify type, location and size of plantings (common and/or botanical names).
 - A. Existing, indicating whether it is to preserved or removed.
 - B. Proposed, to be established for general landscaping.
 - C. Proposed, to be established for screening/buffering.
- 8. Describe irrigation system
- 9. Planting Beds, indicating square footage of each bed
- 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 11. Responsibility for Maintenance (statement)
- 12. Statement of compliance with Water Conservation...Ordinance, see article 6-1-1-1.
- 13. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 14. Landscaped area provided; square footage and percent (specify clearly on plan)

SHEET #3 - PRELIMINARY GRADING PLAN -

The Preliminary Grading Plan provides the Planning Commission and staff with an understanding of site topography and how it relates to adjacent property. Planning staff may waive or allow adjustments to the Preliminary Grading Plan requirements for sites that are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

Grading information for sites that are under 1 acre can be included on Sheet #1.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 4/7/2003

A. General Information

FROM PREVIOUS SITE PLAN

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Building footprints
- 7. Location of Retaining walls

B. Grading Information

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- 3. Identify ponding areas, erosion and sediment control facilities.
- 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

SEE ABOVE

A. General Information

- A. Scale (minimum of 1/8" or as approved by Planning Staff).
- B. Bar Scale
- C. Detailed Building Elevations for each facade
 - 1. Identify facade orientation
 - 2. Dimensions of facade elements, including overall height and width
 - 3. Location, material and colors of windows, doors and framing
 - 4. Materials and colors of all building elements and structures
- E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff.

B. Signage

N/A

- 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 6. Materials and colors for sign face and structural elements.

Applicants should make sure that the submitted site development plan drawings are accurate and complete, and that items specified in this checklist have been clearly indicated on the plan drawings as required.



PLANNING

CONSENSUS

August 5, 2003

Cynthia Borrego-Archuleta
Development Services
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Landscape Architecture
Urban Design
Planning Services

Dear Cynthia:

924 Park Avenue SW
Albuquerque, NM 87107

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

The purpose of this letter is to request an administrative amendment for a portable temporary classroom at Bosque School, located at 4000 Learning Road NW. A 24' x 60' (1,440 s.f.) building is proposed at the far northeast corner of the school's property, out of sight from nearby residential development to the south and in an area that does not require any tree removal. The building has a pitched roof and wood siding and will receive new paint after being installed.

The school is currently in need of extra classroom space until a permanent classroom structure can be designed and constructed. The school is requesting a 5-year time limit for the temporary classroom. If permanent classroom space has not been built by this time, the school will come back to the City of Albuquerque to request an extension. As you may recall, the School recently replaced its temporary gymnasium with a permanent gymnasium before the time limit was expired for that structure.

The proposed administrative amendment represents less than 10% of the total square footage for existing buildings. The total square footage and proposed temporary building's square footage is summarized in the table below.

Existing Buildings	Square Footage
Arts Center	11,850
Middle School	8,339
Upper School	7,725
Administration	2,759
Library	10,448
Gymnasium	15,300
Total Square Footage:	56,421
Proposed Building	
Temporary Classroom	1,440
Percentage of Total Square Footage	2.6%

PRINCIPALS

Karen R. Marcotte, AICP
James K. Storzler, AICP
Christopher J. Given, ASLA



This request is consistent with the use and other requirements approved by the Environmental Planning Commission (EPC) in the Site Development Plan for Building Permit for the permanent gymnasium (Case # 100901, File # 01128 01748; see attached approved Site Development Plan for Building Permit) and the structure makes up less than 10% of the total building square footage in the approved plan. The School is committed to developing permanent classroom space in the future and has provided permanent facilities to replace temporary buildings in the past.

The administrative amendment does not require a revision to the infrastructure list prepared for the gym's development. Utilities to this building will include electricity only.

Bosque School and its agents continue to enjoy a positive working relationship with La Luz. Ben King, President of the La Luz Landowners' Association, has indicated La Luz' support for allowing the temporary classroom at the school (see attached letter from Ben King, dated August 08, 2003).

Please do not hesitate to contact me at 764-9801 if you have any questions or desire any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jacqueline Fishman', written in a cursive style.

Jacqueline Fishman, AICP
Senior Planner II

C: Andrew Wooden, Bosque School



BOSQUE SCHOOL

August 5, 2003

BOARD OF TRUSTEES

- Rachel Bolash, *Chair*
- Armando Alba
- Dale Alverson
- Dana Asbury
- Susan Ford Bales
- Jon Barcla
- Chris Barr
- Betsy Bloch
- Mike Hauger
- Barbara J. "BJ" Jones
- Bruce Leising
- Alice Lloyd
- Floyd Lopez
- Steve Patrick
- Rod Pera
- Jay Rembe
- Bill Sabatini
- Duncan Scott
- Jerrold Tim
- Joan Woodard
- Peggie Ann Findlay,
Founder
- Andrew Wooden,
Head of School

Cynthia Borrego-Archuleta
 Development Services
 City of Albuquerque
 PO Box 1293
 Albuquerque, NM 87103

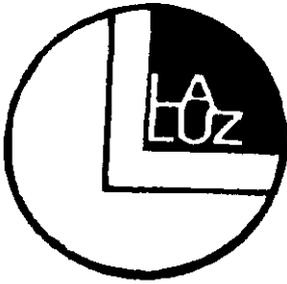
RE: Lot 4A, Bosque Preparatory School

Dear Cynthia:

The purpose of this letter is to authorize Consensus Planning, Inc. to act as our agent on this submittal for an Administrative Amendment to Site Plan for Building Permit. The property is located at 4000 Learning Road NW, between Coors Boulevard NW and the Rio Grande Bosque. The administrative amendment is to allow a 1,440 square foot temporary portable classroom. Please feel free to call me at 898-6388 with any questions.

Sincerely,

Andrew Wooden
 Head of School
 4000 Learning Road NW
 Albuquerque, NM 87114



LA LUZ LANDOWNERS ASSOCIATION

1A Loop One N.W.
Albuquerque, New Mexico 87120

August 8, 2003

Andrew Wooden, Head of School,
Bosque School,
4000 Learning Road N.W.,
Albuquerque, NM 87120

Dear Andrew:

This letter is written in full support of your proposed 24x60 ft. temporary classroom building on the north end of the school's property.

Bosque School has been a wonderful neighbor to La Luz, making facilities available to us for Board meetings, community meetings, concerts and other events. It also is beneficial to La Luz to have a school of such high caliber next to us.

Our best wishes for your continued success and future growth.

Sincerely,

A handwritten signature in cursive script that reads 'Bennett King'.

Bennett King, President
For the Board of Directors
La Luz Landowners Association



CONSENSUS

Landscape Architecture
Urban Design
Planning Services

924 Park Avenue SW
Albuquerque, NM 87102

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

August 12, 2003

Bennett King
La Luz Landowners Association
1A Loop One NW
Albuquerque, NM 87120

Dear Ben

As we have previously discussed, Consensus Planning, Inc. has submitted an application for an administrative amendment to the Site Development Plan for Building Permit (Gymnasium) to the City of Albuquerque. The requested administrative amendment is for a portable temporary classroom at Bosque School, located at 4000 Learning Road NW. A 24' x 60' (1,440 s.f.) building is proposed at the far northeast corner of the school's property.

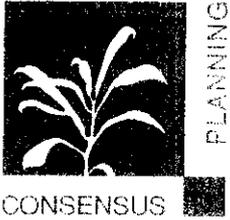
Thank you for your letter of support regarding this request, sent to Andrew Wooden, Head of School, dated August 8, 2003. Please do not hesitate to contact me at 764-9801 if you have any questions or desire any additional information.

Sincerely,

Jacqueline Fishman, AICP
Senior Planner II

PRINCIPALS

Karen R. Marcone, AICP
James K. Stozier, AICP
Christopher J. Green, ASLA



August 11, 2003

Mr. Eddie Costello
Taylor Ranch Neighborhood Association
1111 Alameda NW Ste J
Albuquerque, NM 87114

Ms. Jolene Wolfley
Taylor Ranch Neighborhood Association
6804 Staghorn Dr. NW
Albuquerque, NM 87120-4860

Dear Mr. Costello and Ms. Wolfley:

The purpose of this letter is to inform you and the members of the Taylor Ranch Neighborhood Association that Consensus Planning, Inc. has submitted an application for an administrative amendment to the Site Development Plan for Building Permit (Gymnasium) to the City of Albuquerque. The requested administrative amendment is for a portable temporary classroom at Bosque School, located at 4000 Learning Road NW. A 24' x 60' (1,440 s.f.) building is proposed at the far northeast corner of the school's property, out of sight from nearby residential development to the south and in an area that does not require any tree removal.

The school is currently in need of extra classroom space until a permanent classroom structure can be designed and constructed. As you may recall, the School recently replaced its temporary gymnasium with a permanent gymnasium prior to the anticipated time for the building to be replaced.

Please do not hesitate to contact me at 764-9801 if you have any questions or desire any additional information.

Sincerely,

Jacqueline Fishman, AICP
Senior Planner II

PRINCIPALS

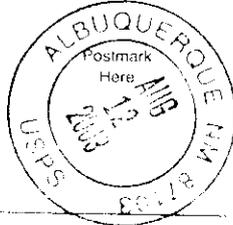
Karen R. Marcoux, AICP
James K. Strozies, AICP
Christopher J. Green, ASLA

7002 2410 0001 2776 2906

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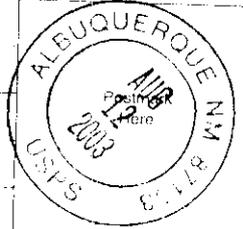
Sent To *Jolene Wolfley*
 Street, Apt. No., or PO Box No. *6804 Staghorn Dr NW*
 City, State, ZIP+4 *Albuquerque, NM 87120-4860*
 PS Form 3800, June 2002 See Reverse for Instructions

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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42



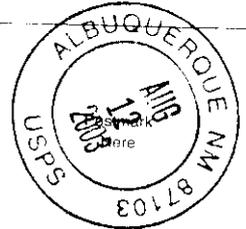
Sent To *Eddie Costello*
 Street, Apt. No., or PO Box No. *1111 Alameda NW Ste 5*
 City, State, ZIP+4 *Albuquerque, NM 87114*
 PS Form 3800, June 2002 See Reverse for Instructions

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Total Postage & Fees	\$ 4.42



Sent To *Bennett King*
 Street, Apt. No., or PO Box No. *1A Loop One NW*
 City, State, ZIP+4 *Albuquerque, NM 87120*
 PS Form 3800, June 2002 See Reverse for Instructions



City of Albuquerque

PLEASE NOTE: The Neighborhood 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. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

Date: August 11, 2003

TO CONTACT NAME: Rob Zuccaro
COMPANY/AGENCY: Consensus Planning
ADDRESS/ZIP: 924 Park Ave SW 87102
PHONE/FAX #: 764-9801 / 842-5495

Thank you for your inquiry of 8-11-03 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at lot 4A, Bosque Preparatory School

zone map page(s) F-12

Our records indicate that the **Recognized Neighborhood Association(s)** affected by this proposal and the contact names are as follows:

Taylor Ranch

Neighborhood Association
Contacts: Eddie Costello
1111 Alameda NW, Ste J
792-1066 (w) 87114
Jolene Wolfley
6804 Stachorn Dr NW
890-9414 (w) 87120-4806

Neighborhood Association
Contacts: _____

See reverse side for additional Neighborhood Association Information: YES { } NO

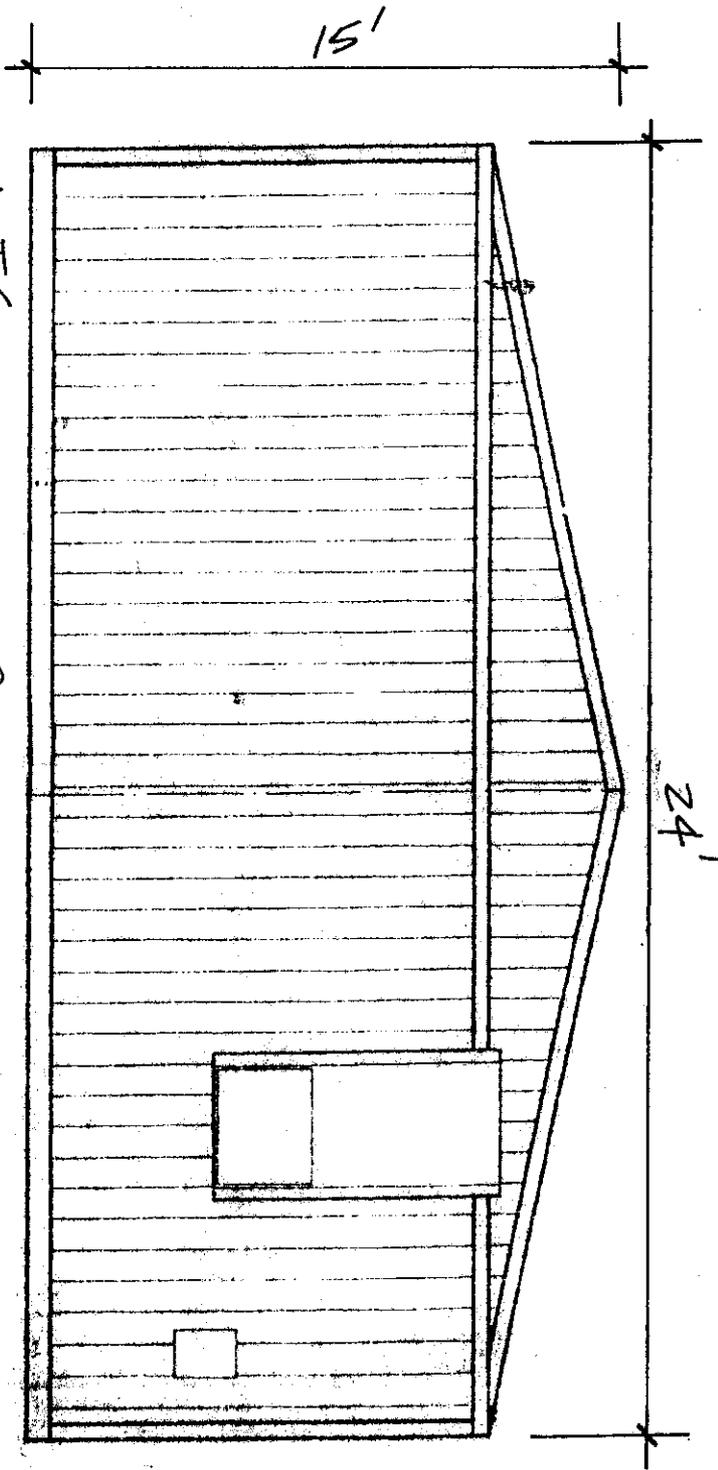
Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalaina A. Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

planning.recognized.na.form(05/08/01)

Attention: Both contacts per neighborhood association need to be notified.



N.T.S.

Gregory L. Sullivan 8/22/03

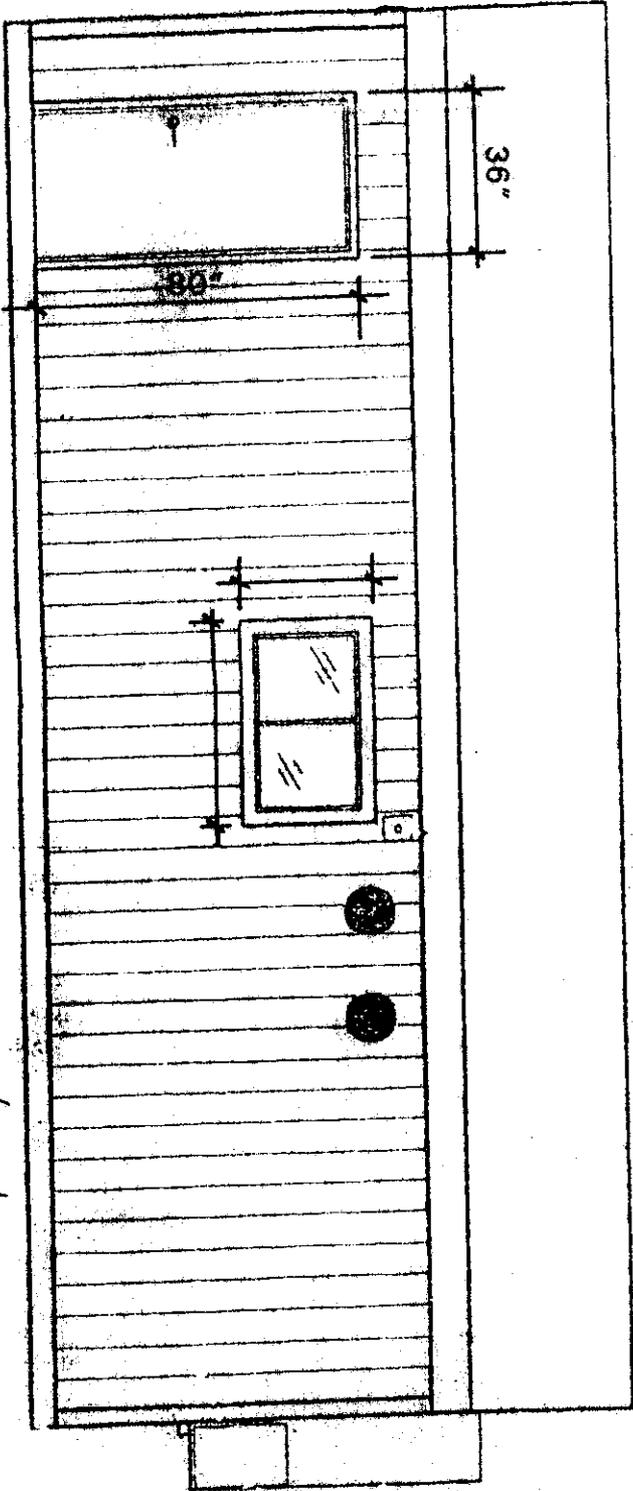
OWNER CORRECTION

UNIT 1

N.T.S.

Magueline Fishman

8/22/03



60"