

City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

Supplemental form **S** Supplemental form **Z**

SUBDIVISION

___ Major Subdivision Plat

___ Minor Subdivision Plat

___ Vacation **V**

___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

___ ...for Subdivision Purposes

...for Building Permit*

___ IP Master Development Plan

___ Cert. of Appropriateness (LUCC) **L**

ZONING

___ Annexation & Zone Establishment

___ Sector Plan

___ Zone Change

___ Text Amendment

___ Special Exception **E**

APPEAL / PROTEST of... **A**

___ Decision by: Planning Director or Staff, DRB, EPC, Zoning Board of Appeals, LUCC

*** Administrative Amendment**

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: Patty G. Anderson PHONE: 247-2700

ADDRESS: 901 Rio Grande Blvd. NW Ste. H260 FAX: 244-0883

CITY: Albuquerque STATE NM ZIP 87104 E-MAIL: -

Proprietary interest in site: Owner

AGENT (if any): Eric Miller - Architect - AIA PHONE: 764-8550

ADDRESS: 901 Rio Grande Blvd. NW Ste. D220A FAX: 764-8557

CITY: Albuquerque STATE NM ZIP 87104 E-MAIL: emaabq@earthlink.net

DESCRIPTION OF REQUEST: Amendment to approved Site Development net Plan providing for additional exterior seating/dining areas

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

Lot or Tract No. Lots A, B, and C Block: _____ Unit: _____

Subdiv. / Addn. Rio Grande Plaza

Current Zoning: SU-1 for C-1 and D-1 Proposed zoning: no change

Zone Atlas page(s): H-13 No. of existing lots: 3 No. of proposed lots: 3

Total area of site (acres): 4.29 Density if applicable: dwellings per gross acre: - 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. 101305910304830602 / 101305910103030603 MRGCD Map No. 35

LOCATION OF PROPERTY BY STREETS: On or Near: Rio Grande Blvd. NW

Between: Aspen Ave. NW and Zearing Ave. NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): DRB-91-306 ; Case Z-89-68-1

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

SIGNATURE Patty G. Anderson DATE 1-11-01

(Print) PATTY G ANDERSON/OWNER Applicant Agent

FOR OFFICIAL USE ONLY

	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> INTERNAL ROUTING	<u>01236 00000-00067</u>	<u>AA</u>	<u>74</u>	\$ <u>30.00</u>
<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	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>N/A</u>				Total <u>\$ 30.00</u>

Form revised September 2000

J. Chang 1-16-01
Planner signature / date

Project # 100014

M. Dineen indicated property owner's signature sufficient

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
- ___ Letters of non-objection from owners of any adjacent residential properties within 100 feet.
- ___ Infrastructure List, if relevant to the site plan
- ___ Completed Site Plan for Building Permit Checklist
- ___ Solid Waste Management Department signature on Site Plan
- ___ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility development)
- ___ Blue-line copy of Site Plan with Fire Marshal's stamp
- ___ 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

- ___ Proposed amended Site Plan with changes circled and noted (folded to fit into an 8.5" x 14" pocket) 5 copies
- ___ DRB signed Site Plan being amended (folded to fit into an 8.5" x 14" pocket) 1 copy *Pg 1.*
- ___ 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
- Letters of non-objection from owners of any adjacent residential properties
- ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts (Not required if change is less than 2% of square footage.)
- ___ Sign Posting Agreement (Not required if change is less than 2% of square footage.)
- ___ 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

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

Chris Searles, EMA
Agent for Owner

Applicant name (print)

[Handwritten Signature]

Applicant signature / date

Form revised September 2000



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

Application case numbers

01234 - 00000 - 00067

_____-_____-_____
_____-_____-_____

J. Chavez 1-16-01

Planner signature / date

Project #

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION
PAID RECEIPT

APPLICANT NAME: Patty G. Anderson

AGENT: Eric Smiller

ADDRESS:
(w/zip code) _____

CASE NUMBER: 1001014 / 01236 00000 00067

AMOUNT DUE: \$ 30.00 Credit Card

- 441006/4981000 (City Cases)
- 441018/4921000 (County)
- 441011/7000110 (LUCC)

Revised 8/1/2000
x:/share/receipt.doc

DUPLICATE
City of Albuquerque
Treasury Division

01/16/2001 3:39PM LOC: ANEX
RECEIPT# 00000056 WSH# 008 TRANS# 0035

Account 441006 Fund 0000
Activity 4981000

TRSTAG	
J24 Misc	\$30.00
VI	\$30.00
CHANGE	\$0.00



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 18, 2001

Ms. Susan Slates
Executive Assistant
Carson Grande Homeowners Association
2461 Northwest Circle NW
Albuquerque, New Mexico 87104

Re: Rio Grande Plaza Site Plan Amendment

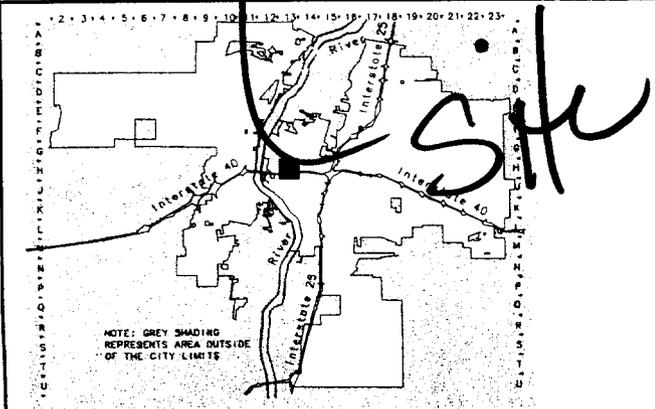
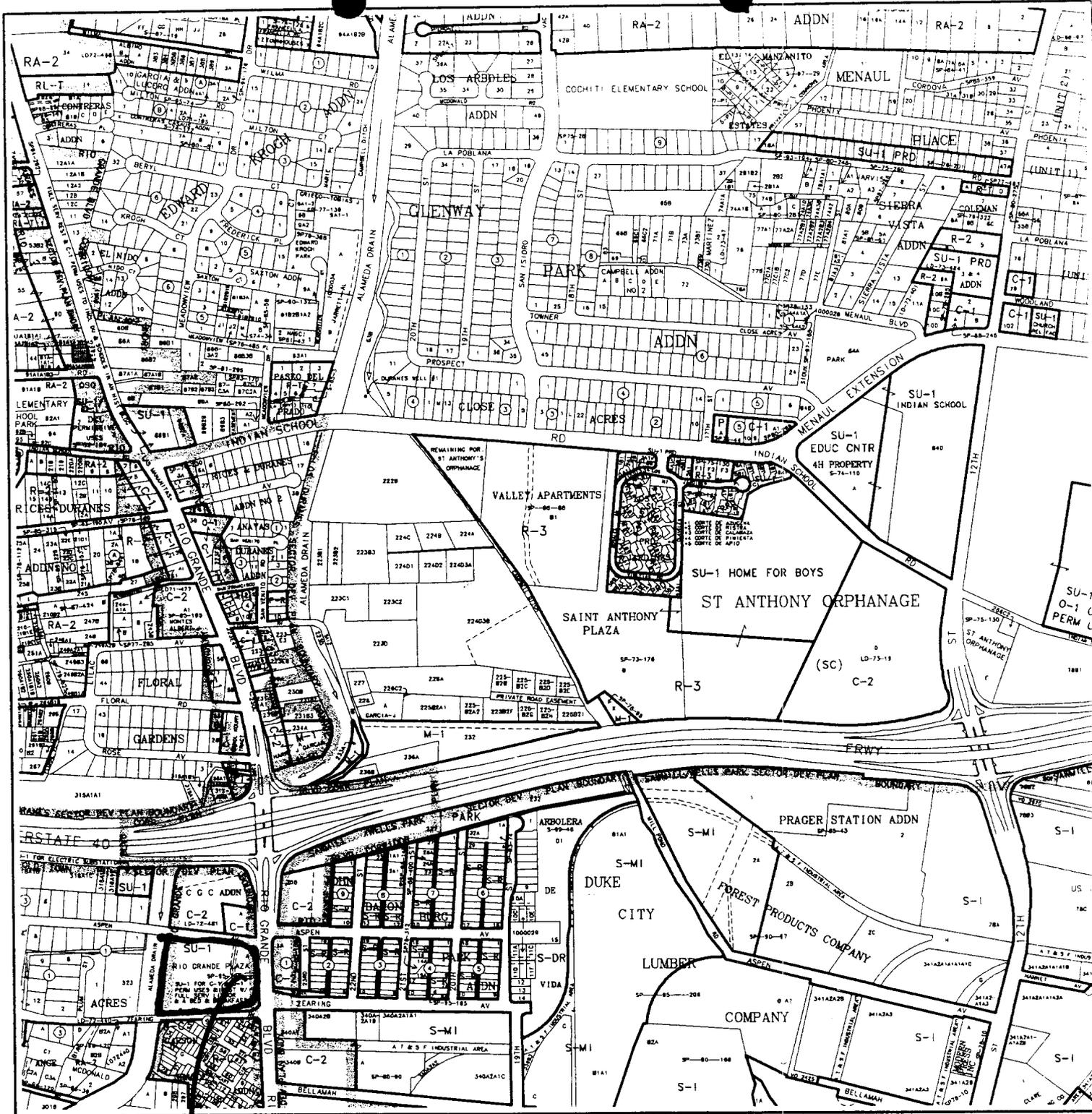
Dear Ms. Slates:

The above referenced site has been approved for courtyard seating per Administrative Amendment 01236 00000 00067, Project No. 1001014, dated January 17, 2001. In addition, the site plan specifically states: "NO AMPLIFIED MUSIC IS PERMITTED ON THE SITE AT ANY TIME."

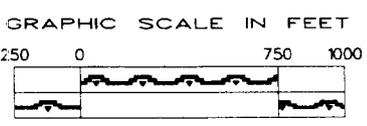
Thank you for bringing this issue to the attention of Richard Dineen, Manager, Development Services. If you should have any questions or concerns in the future, please do not hesitate to contact either Richard Dineen at 924-3860 or me at 924-3858.

Sincerely,

Lenora Chavez
Research Specialist
Land Development Coordination Division
Planning Department



CITY OF
Albuquerque
A buquerque G eographic I nformation S ystem
PLANNING DEPARTMENT
© Copyright 2000



Zone Atlas Page
H-13-Z
Map Amended through August 15, 2000

Richard Dineen, Division Manager of Development Services
Planning Department, City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103



Dear Richard,

January 16, 2001

RE: Site Development Plan Administrative Amendment
Rio Grande Plaza; DRB 91-306, Case No. Z-89-68-1

Please find attached an application form and drawings for your consideration and review. These documents constitute an application for administrative approval of a proposed amendment to the above referenced Site Development Plan.

In brief, the amendment is intended to provide additional areas where exterior dining/seating is permissible on the site. The current Site Development Plan (copy attached) indicates exterior dining/seating only in the courtyard area on the west side of Building B (Rio Grande Cantina). However, other food/beverage service tenants in the Plaza would also like to have the option of providing exterior dining/seating.

The attached revised Site Development Plan indicates four new proposed locations where exterior dining/seating would be permitted. These are as follows:

1. South and adjacent to Building F, including the Gazebo, to be used by the current tenant, St. James Tea Room.
2. South and Adjacent to Building C to be used by a future restaurant tenant (the adjacent suite is currently vacant and was last occupied by Manhattan Deli).
3. South and adjacent to Building A, within the low walls indicated' to be used by the current tenant, Starbucks Coffee Shop.
4. East and adjacent to Building B, within the 6ft. walls indicated, to be used by the current tenant, Rio Grande Cantina.

Of these four locations, 1. and 3. are the highest priorities and should be the least problematic in terms of community impacts and potential opposition. St. James Tea Room and Starbucks are benign uses that do not generate noise or disruptive behavior. They are also in locations that are insulated by buildings and/or distance from surrounding residential areas. These tenants depend significantly on the capacity to provide exterior service in order to be viable business operations. While this application is for all four locations; if only a partial approval is possible then the Applicant requests priority consideration of Locations 1. and 3.

E R I C M I L L E R • A R C H I T E C T • A I

901 RIO GRANDE BLVD. NW
SUITE D-220A
ALBUQUERQUE, NEW MEXICO 87104
OFFICE 505-764-8550 FAX 505-764-8557
~~E-MAIL eric_orch@earthlink.net~~

2900 SOUTH RANCHO DRIVE
SUITE 205
LAS VEGAS, NEVADA 89102
OFFICE 702-889-3130 FAX 702-871-4557
~~E-MAIL eric_orch@earthlink.net~~

This is not an application for a zoning variance to allow additional parking on the site as a whole or for any individual tenant. It is understood that the parking on the site is fixed and that this parking is allocated proportionally to each building and each suite within each building. This parking allocation limits the amount of seating that a food/beverage service tenant can provide and this will not change. Rather, this is an application for the right to place a portion of that seating outside, not an increase in the amount of seating allowed. The Tenants would prefer to have the option of placing all of their allowed seating outside if the need arises but understand that the Department of Planning may want to place a limit on this as a condition of approval.

In response to your request during our meeting on November 21, 2000 and on behalf of the Applicant, I have met informally with the officers of adjacent Neighborhood or Homeowner Associations. On December 14th, I attended the Board Meeting of the Carson Grande Homeowners Association and explained our application. Their response is contained in the documents attached. In general, they support the application and feel that exterior dining/seating enhances the character of the Plaza to the benefit of all.

On December 19th, I met with the Officers of the West Old Town Neighborhood Association. These individuals indicated that they would communicate their position on our application in writing to your office. In general, they were skeptical of our request although they seemed to soften their position in the course of our discussion. Their skepticism seemed to be based on their claim that the Plaza in general and individual Tenants have not adhered to past agreements and conditions.

It is understood by the applicant that the Planning Department can impose conditions and restrictions on any areas approved for exterior seating. These could include limits on the percentage or number of seats to be placed outside, limits on the hours of day when exterior seating is allowed, and prohibitions with respect to noise, entertainment, amplified music, etc. In our telephone conversation on January 16, 2001, it was agreed that all amplified music shall be prohibited on the Site and a note to this effect has been added to the revised Site Development Plan attached.

Thank you for your assistance and your consideration of this application.

Sincerely,



Chris Searles, Architect
Eric Miller Architect AIA
Agent for the Applicant

CARSON GRANDE HOMEOWNERS ASSOCIATION
2461 NORTHWEST CR., N.W.
ALBUQUERQUE, NM 87104
505-242-3273

December 17, 2000

Richard Dineen
Division Manager of Development Services
City of Albuquerque Planning Dept.
P.O. Box 1293
Albuquerque, NM 87103

Re: Rio Grande Plaza Site Plan Amendment

Dear Mr. Dineen,

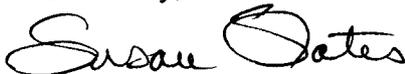
Last Thursday, December 14, Chris Searles, architect for Rio Grande Plaza, and Mary Alice Higbee, owner of the St. James TeaRoom came to our board meeting to explain their request for an amendment to the original site development plan for the Plaza.

It has always been the policy of our board to avoid endorsing any specific viewpoint as it might apply to the whole organization. Each owner in our complex is encouraged to act individually so, in that light, a notice of the amendment request was sent to all owners. A copy of that notice is enclosed herewith

I am writing this letter to reflect the opinions of the four of us in attendance at the board meeting Thursday. The consensus was solidly in favor of outdoor seating at three of the four designated locations, the exception being the east patio of the Cantina, but even that did not generate strong opposition. We all did agree that the amendment should disallow any disruptive noise, specifically amplified music.

Thank you for your prompt attention to this matter.

Sincerely,



Susan Slates
Executive Assistant

On behalf of: Rebecca Sandoval - 808 Southeast Cir. NW
Suellyn Hampton - 858 Southeast Cir. NW
Tom Field - 842 Southeast Cir NW

cc: Chris Searles
Mary Alice Higbee

CARSON GRANDE HOMEOWNERS ASSOCIATION
2461 NORTHWEST CR., N.W.
ALBUQUERQUE, NM 87104
505-242-3273

COPY

December 15, 2000

To All Residents

When the Rio Grande Plaza (north of our complex) was originally developed, the site plan limited outdoor seating to the west courtyard of the Cantina. Subsequently, the Gold Coast Coffee House (now Starbucks), the Manhattan Deli and St. James TeaRoom all opened outdoor seating areas. The Manhattan Deli abused the concept by including amplified music. Complaints were made to the City and the Manhattan Deli was effectively closed down. They have since vacated the Plaza but the remaining businesses have been denied the use of outdoor seating unless an amendment to the site development plan is approved. The issue is before the City Planning Dept. and the owners of Rio Grande Plaza are requesting the amendment to include four additional areas of outdoor seating: Starbuck's south patio, the east side of St. James TeaRoom (including the gazebo), the porch area south of what was the Deli (no new restaurant has yet leased the space), and the east patio of the Cantina. The outdoor seating will **not** increase the seating capacity of any of the restaurants.

The city planner can issue an administrative approval without requiring a full zoning hearing. However, he wants feedback from the neighborhood. The Carson Grande Board has a policy to not take any political stand so if you have any opinions, pro or con, concerning the proposed changes, please direct them in letter form to:

Richard Dineen
Division Manager of Development Services
City of Albuquerque Planning Dept.
P.O. Box 1293
Albuquerque, NM 87103

The amendment approval can be conditional - including some or all of the four proposed areas and/or excluding amplified music in those areas, etc. - so be specific with your opinion.

If you have questions regarding this issue, call our message line at 242-3273 or call Chris Searles at 764-8550 (architect for Rio Grande Plaza).

CARSON GRANDE HOMEOWNERS ASSOCIATION
2461 NORTHWEST CR., N.W.
ALBUQUERQUE, NM 87104
505-242-3273

December 17, 2000

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Division Manager of Development Services
City of Albuquerque Planning Dept.
P.O. Box 1293
Albuquerque, NM 87103

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Mary Alice Higbee

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COPY

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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: November 28, 2000

TO CONTACT NAME: Chris Searles

764-8550

COMPANY/AGENCY: Eric Miller - Architect - AIA

ADDRESS/ZIP/PHONE: 901 Rio Grande Blvd, Ste. D220A / 87104

Thank you for inquiry of 11-28-00 (date) requesting the names of the Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at lots A, B + C, Rio Grande Plaza

zone map page(s): H-13

Our records indicate that the Recognized Neighborhood Associations affected by this proposal and their contact names, addresses and phone numbers are as follows:

West Old Town NA
Neighborhood Association

Contacts: Ben Lovato
2820 Azar Pl NW / 87104
247-8327 (h) 280-6438 (mobile)
R. Bruce Grose
2500 Thompson Rd NW / 87104
247-4195 (h)

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 the 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 THIRTY (30) DAYS.**

If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at (505) 924-3913.

Dalaina S. Carmona
OFFICE OF COMMUNITY/NEIGHBORHOOD COORDINATION

Additional Neighborhood Association Information

Carson Glade HOA

Neighborhood Association

Contacts:

Randy Lunsford

804 Southeast Cir NW) 87104

242-3273 (message #)

Susan Slater

2461 Northwest Cir NW) 87104

242-3273 (message #)

Neighborhood Association

Contacts:

Project # 1001014 / 012360000000067

WEST OLD TOWN NEIGHBORHOOD ASSOCIATION
W O T N A

February 10, 2001

CHRIS SEARLES
ERIC MILLER ARCH. AIA
901 RIO GRANDE BLVD. N.W.
SUITE D220A
ALBUQUERQUE, NEW MEXICO 87104

MR. SEARLES,

THANK YOU SO MUCH FOR THE CONSIDERATION SHOWN TO OUR ASSOCIATION SO AS TO COME TO AN AGREEMENT TO AMEND THE RIO GRANDE PLAZA SITE PLAN TO HAVE OUTDOOR SEATING AT FOUR LOCATIONS WITHIN THE PLAZA (RIO GRANDE CANTINA, THE TEA HOUSE, STARBUCKS COFFEE HOUSE, THE MAHATTIN DELI SITE). THE ASSOCIATION HAS SPOKEN TO MR. RICHARD DINEEN DIVISION MANAGER FOR CITY PLANNING AS TO OUR ASSOCIATIONS AGREEMENT THAT OUTDOOR SEATING ARRANGEMENTS BE ALLOWED PROVIDED NO AMPLIFIED MUSIC IS PLAYED AND ALL OUTDOOR SEATING NOT BE ADDITIONAL BUT ARE PART OF THE PRESENT AVAILABLE SEATS IN ACCORDANCE WITH PARKING SPACES NOW ALLOTTED.

AS TO ANY DISRUPTIONS THAT MAY OCCURR DUE TO THIS OUTSIDE SEATING AN IMMEDIATE MEETING OF ALL THREE PARTIES (ASSOCIATION, ERIC MILLER ARCH.CITY OF ALBUQUERQUE) SO AS TO RESOLVE CONFLICT.

THANK YOU AGAIN MR. SEARLES AND IF I CAN BE OF ANY HELP IN THE FUTURE PLEASE CONTACT ME.

SINCERELY



BEN LOVATO
PRESIDENT OF WOTNA

COPY: RICHARD DINEEN
DIVISION MANAGER OF DEVELOPMENT SERVICES
CITY OF ALBUQUERQUE
P.O. BOX 1293
ALBUQUERQUE, NEW MEXICO 87103

Additional Neighborhood Association Information

Carson Glade HOA

Neighborhood Association

Contacts: Randy Lunsford
804 Southeast Cir NW 87104
242-3273 (message #)

Susan Slater
24161 Northwest Cir NW 87104
242-3273 (message #)

Neighborhood Association

Contacts: _____

CARSON GRANDE HOMEOWNERS ASSOCIATION
2461 NORTHWEST CR, NW
BUQUERQUE, NM 87104



Richard Dineen
Division Manager of Development Services
City of Albuquerque Planning Dept.
P.O. Box 1293
Albuquerque, NM 87103



87103-1293



WOTWA
2800 Bism N.W.
Albuquerque, N.M. 87104

Richard D. NEW
Dussummery
City of Albuquerque
P.O. Box 1293
Albuquerque, N.M. 87103.



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