APPLICATION NO. 05AA- 01814	PROJECT NO. 1002330
PROJECT NAME MONTGOMERY COMPLEX	
EPC APPLICATION NO.	
APPLICANT / AGENT JOHN VALDEZ 30	PHONE NO. 764- 9801
ZONE ATLAS PAGE F-16	
(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN), (IR), (AA)	

ONE STOP COMMENT FORM LOG

HYDROLOGY DEV (505) 924-3986

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED BJB	DATE 12/2/05	DATE

COMMENTS:

UTILITY DEV (505) 924-3989

PLANS DISAPPROVED RAA	DATE 12/2/05	DATE
PLANS APPROVED RAA	DATE 12/21/05	DATE

COMMENTS:

Need request for Reserve Availability and Deferral. Infrastructure may need to be revised or constructed.

TRANSPORTATION DEV (505) 924-3990

PLANS DISAPPROVED WG	DATE 12/9/05	DATE
PLANS APPROVED WG	DATE 12/19/05	DATE

COMMENTS:

[illegible] ACCESS IS INSUFFICIENT

PARKS AND REC (505) 768-5328

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE

COMMENTS:

PLANNING (505) 924-3858 received 12/22/05

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED RB	DATE 9 Jan '06	DATE

COMMENTS:

Creation of new tract.
RB

Revised 3/3/04

(Return form with plat / site plan)

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

SITE DEVELOPMENT PLAN
- ✓ for Subdivision Purposes
- ___ for Building Permit
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE
- ___ Storm Drainage Cost Allocation Plan

S Z V P L A D

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)

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:

NAME: Jim Hakeem PHONE: (505) 250-8542
ADDRESS: 12415 Walker Way NE FAX:
CITY: Albuquerque STATE NM ZIP 87111 E-MAIL:
Proprietary interest in site: Owner List all owners:
AGENT (if any): Consensus Planning, Inc. PHONE: (505) 764-9801
ADDRESS: 302 8TH Street NW FAX: (505) 842-5495
CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com

DESCRIPTION OF REQUEST: Administrative Amendment to EPC Approved Site Development Plan For Subdivision

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. Tracts G-1 & G-2 (Replated to G2A1 & G2A2) Block: Unit:
Subdiv. / Addn. Montgomery Complex
Current Zoning: SU-1 For C-2 Proposed zoning: NA
Zone Atlas page(s): F-16 No. of **existing** lots: 2 No. of **proposed** lots: 2
Total area of site (acres): 2.3 Density if applicable: dwellings per gross acre: NA dwellings per net acre: NA
Within city limits? ✓ Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NA
UPC No. 101606148503040305 MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: Montgomery Blvd. NE
Between: Interstate 25 and Carlisle BLVD NE

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
Project # 1002330, 02EPC-01687/02EPC-01688, 03DRB-00347
Check-off if project was previously reviewed by Sketch Plat/Plan ?, or Pre-application Review Team ?. Date of review:

SIGNATURE DATE
(Print) John Valdez ___ Applicant ✓ Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
☑ All checklists are complete	05AA-01814	SPS	P(4)	$ 45.00
☑ All fees have been collected				$
☑ All case #s are assigned				$
☑ AGIS copy has been sent				$
☑ Case history #s are listed				$
NA ☑ Site is within 1000ft of a landfill				$
NA ☐ F.H.D.P. density bonus				Total
NA ☐ F.H.D.P. fee rebate	Hearing date —			$ 45.00

12/2/05

Project # 1002330

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 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 SUBDIVISION**
☐ **AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**
☐ **CONCEALED OR SITE DEVELOPMENT PLAN CONTROLLED WIRELESS TELECOM FACILITY**

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
- ✓ Copy of EPC or DRB Notice of Decision (not required for WTF)
- ✓ Fee (see schedule) 45
- ✓ Any original and/or related file numbers are listed on the cover application

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

- __ 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 <u>wireless telecommunications facilities</u> that are <u>concealed</u> and/or <u>subject to site development plan review</u>, 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 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 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.

John Valdez
Applicant name (print)

Applicant signature / date

Form revised June 04, **October 2004**

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

Application case numbers
05AA - SPS - 01814
___ - ___ - ___
___ - ___ - ___

12/2/05
Planner signature / date

Project # 1002330

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME: Jim Hakeem

AGENT: Consensus Planning

ADDRESS: 302 8th

PROJECT & APP #: 1002335 / 01814

PROJECT NAME: Montgomery Complex.

$ _____ 441032/3424000 Conflict Management Fee

$ _____ 441006/4983000 DRB Actions

$ 45.00 441006/4971000 EPC/AA/LUCC Actions & All Appeals

$ _____ 441018/4971000 Public Notification

$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

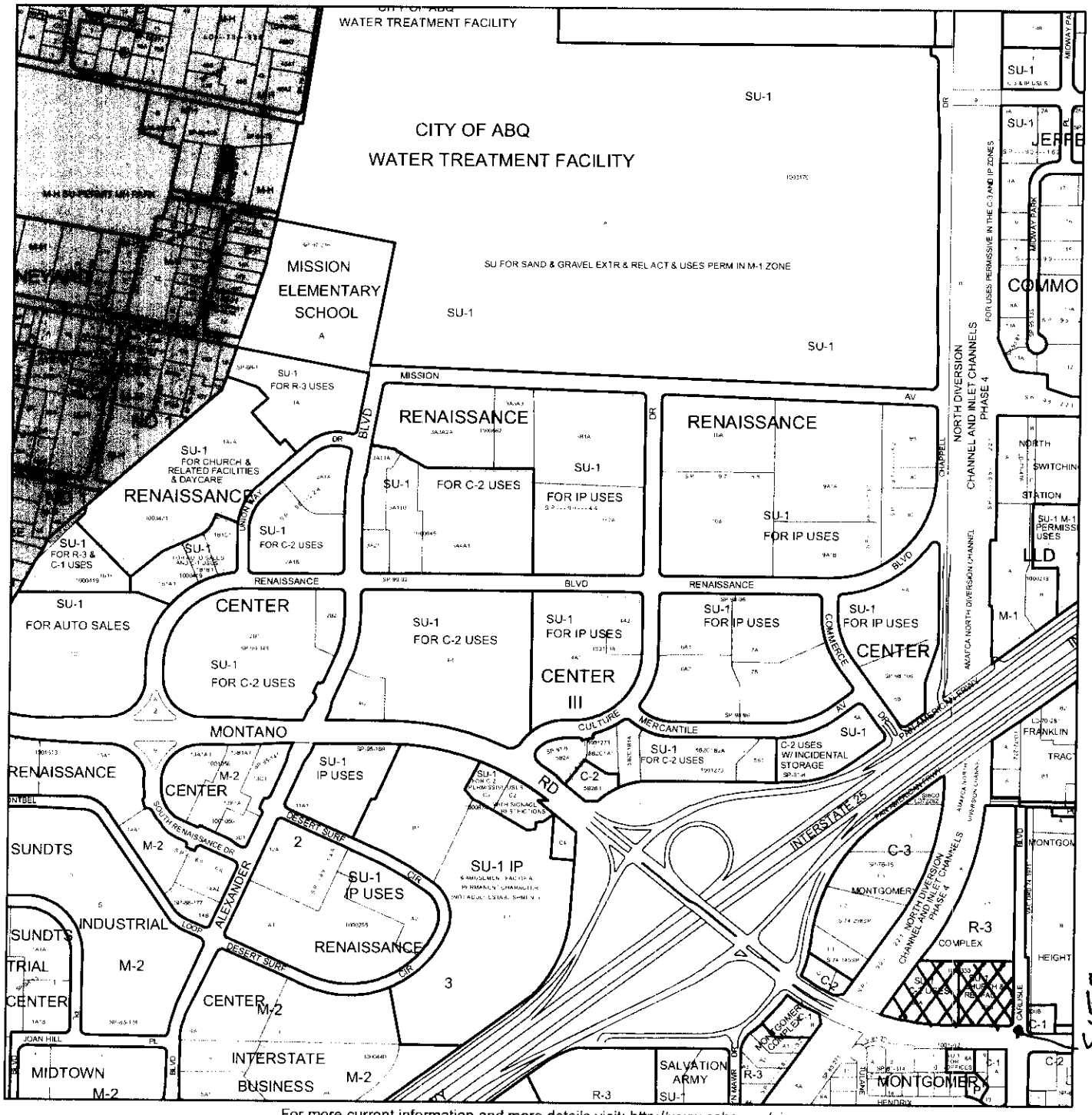
$ 45.00 TOTAL AMOUNT DUE

***NOTE: *If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an* additional charge.**

Counterreceipt.doc 6/21/04

DUPLICATE
City Of Albuquerque
Treasury Division

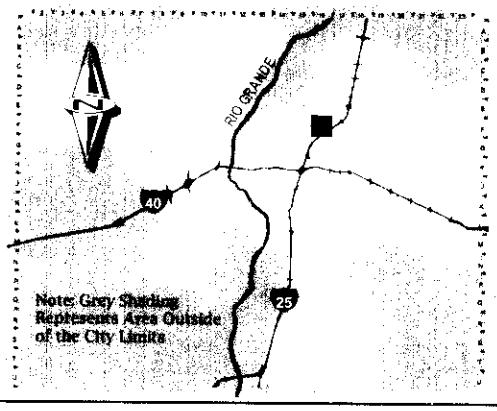
12/2/2005 9:32AM LOC: ANNX
RECEIPT# 00049083 WS# 008 TRANS# 0007
Account 441006 Fund 0110
Activity 4971000 TRSASR
Trans Amt $45.00
J24 Misc
$45.00
VI $45.00
CHANGE $0.00
Thank You



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

Albuquerque Geographic Information System

Map amended through: 11/2/2005



Zone Atlas Page:

F-16-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

0 750 1,500 Feet

November 30, 2005

Mr. Richard Dineen, Director
City of Albuquerque Planning Department
600 Second Street NW
Albuquerque, NM 87102

RE: Tracts G-1 and G-2, Montgomery Complex

Dear Mr. Dineen:

The purpose of this letter is to authorize Consensus Planning, Inc. to act as our agent on this submittal for administrative amendment to approved site plan for the above referenced site. The property is located on the northwest corner of Carlisle and Montgomery. Please feel free to call Consensus Planning at 764-9801 with any questions or concerns.

Sincerely,

Jim Hakeem

CONSENSUS PLANNING

Landscape Architecture
Urban Design
Planning Services

[illegible] Pacheco St. NW
Albuquerque, NM 87[illegible]

[illegible]
Fax [illegible]
[illegible]consensusplanning.com
www.consensusplanning.com

December 1, 2005

Russell Brito
City of Albuquerque Planning Department
600 2nd Street NW
Albuquerque, NM 87102

RE: Project #1002330 – Montgomery Complex

Dear Mr. Brito:

The purpose of this letter is to explain our request for administrative amendment to the approved site development plan for subdivision for the above reference project. You may recall that I discussed this project with you previously. This administrative amendment would allow for the creation of one new tract, out of Tract G2A. The newly created Tract G-2-A-2 will consist of .8432 acres and the remainder of the tract will consist of 1.5585 acres. Also, the access point off Montgomery has shifted over to the newly created tract as a result of several infrastructure improvements made by the City of Albuquerque.

The creation of a second lot will facilitate the sale and development of the lot for a car wash business. The site has remained vacant for quite some time but recent improvements to the area's infrastructure has made this site ready for development.

This request is consistent with policies of the Albuquerque/Bernalillo Comprehensive Plan. Development on the site represents infill development and is already served by existing infrastructure. The site is zoned for commercial uses and is located along an Enhanced Transit Route. The site is zoned for commercial uses consistent with the other development that is found along the Montgomery Boulevard Corridor.

This application contains the previously approved site plan along with our proposed amendment. We respectfully request that you approve of this administrative amendment. Please feel free to call me if you have any questions or desire additional information. I can be reached at 764-9801.

Sincerely,

James K. Strozier, AICP
Principal

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

Date: December 20, 2002

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1002330**
02EPC-01687 Zone Map Amendment
02EPC-01688 EPC Site Development Plan-Amendment to Subdivision

Jim Hakeem
12415 Walker Way NE
Albuq. NM 87111

LEGAL DESCRIPTION: for all or a portion of Lot(s) G-1 &G-2, **Montgomery Complex**, a zone map amendment from SU-1 for Church and Related Activities to SU-1 for C-2, located on MONTGOMERY BLVD. NE, between CARLISLE NE and INTERSTATE 25 FRONTAGE RD., containing approximately 3 acre(s). (F-16) Len Malry, Staff Planner

On December 19, 2002 the Environmental Planning Commission voted to approve Project 1002330/ 02EPC-01687, a Zone Map Amendment from SU-1 Church and Related Facilities to SU-1 for C-2 Uses, for a 2.3 acre portion of Lots G-1 and G-2, Montgomery Complex, based on the following Findings and subject to the following Condition:

FINDINGS:

1. This is a request for a zone map amendment from SU-1 for Church and Related Facilities to SU-1 for C-2, for Lots G-1 and G-2, Montgomery Complex, containing approximately 2.3 acres and located on Montgomery Boulevard NE between Carlisle Boulevard and the North Diversion Channel.

2. The request is consistent with the policies of the *Comprehensive Plan*. The request represents a desirable infill project that would add to the existing mix of commercial and residential uses in the area and will be governed by a site plan that will ensure the project will respect the surrounding neighborhood, namely to the north and east, and lead to a quality and innovative development (*policies d, e, i, j, k and l*).

4. The submittal is in compliance with the *Zoning Code* definition for a site development plan for subdivision.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. 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. Public Works Conditions of Approval:
   a. Traffic Impact Study (TIS) required prior to Site Development Plan for Building Permit.
   b. Access to Montgomery via existing median cut and driveway will be restricted to right turn in/right turn out until such time as the Traffic Engineer and TIS determines what the appropriate access configuration should be.
   c. Provide entire Site Plan for review.
   d. Access to Carlisle through Tracts G-1 and G-2 is required. Provide cross access agreement.
   e. Re-plat required.
   f. Platting off the west half would be contingent on financial guarantees for public infrastructure including sanitary sewer and / or water lines along the north side of Montgomery. Relocation of existing on-site private facilities could also be required. A water and sanitary sewer availability statement must be requested and completed prior to Development Review Board Action.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **JANUARY 3, 2003** 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.

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 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 45 days of its filing.

3. The request is consistent with *Resolution 91-1998 (R-70)*. The request represents an infill project tha meets the needs of residents closer to their homes or employment to decrease Vehicle Miles Traveled and automobile dependence.

4. The request meets the criteria for a zone map amendment per *Resolution 270-1980*. The subject site and area to the south do represent examples of changed conditions. The subject site was not developed as per the original site plan, and the area to the south has been the subject of a zoning intensification (Section 1.D). In addition, the request represents a desirable infill project which will be governed by a site plan that will ensure the health, safety, morals and general welfare of the City.

CONDITION:

1. The subject site shall be replatted to create lot lines that reflect the zoning boundary lines.

On December 19, 2002 the Environmental Planning Commission voted to approve Project 1002330/approve 02EPC-01688, a Site Plan for Subdivision, for a 2.3 acre portion of Lots G-1 and G-2, Montgomery Complex, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a Site Development Plan for Subdivision, for Lots G-1 and G-2, Montgomery Complex, containing approximately 2.3 acres and located on Montgomery Boulevard NE between Carlisle Boulevard and the North Diversion Channel.

2. The submittal furthers the applicable Goal and policies of the *Comprehensive Plan* by creating the framework for a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and choice in transportation, work areas, and life styles, while creating a visually pleasing built environment (*Established Urban Area Goal*).

3. The request is consistent with the *Comprehensive Plan* in that by being sited in an existing commercially zoned area, the proposed layout of uses will respect the existing neighborhood and be accommodated in an area where vacant land is contiguous to existing urban facilities where the integrity of the existing neighborhood can be assured and while minimizing potential adverse environmental effects. (*Established Urban policies d, e, i, and j*).

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER 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,

For Russell Brito
Victor J. Chavez
Planning Director

VJC/LM/ac

cc: Consensus Planning Inc., 924 Park Ave. SW, Albuq. NM 87102
Carl R. Soderberg, Hodgin NA, 4408 Ponderosa NE, Albuq. NM 87110
Mary Lou Spells, Hodgin NA, 4109 San Andres NE, Albuq. NM 87110
Bob Swartwood, Montgomery Heights NA, 3517 Hendrix Rd. NE, Albuq. NM 87107
Karen Schueler, Montgomery Heights NA, 3504 Delamar NE, Albuq. NM 87107
Paul Miller, 7700 Ouray Rd. NW, Albuquerque, NM 87120

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 26, 2005

1. **Project # 1002330**
04DRB-01985 Major-Two Year SIA

JAMES & JACKLYN HAKEEM request(s) the above action(s) for all or a portion of Tract(s) G-1 & G-2, **MONTGOMERY COMPLEX,** zoned SU-1 FOR C-2, located on MONTGOMERY BLVD NE, between CARLISLE NE and MONTGOMERY NE containing approximately 3 acre(s). [REF: 03DRB00401, 03DRB00402, 03DRB00347] (F-16)

At the January 26, 2005, Development Review Board meeting, a two-year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by February 10, 2005, in the manner described below.

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. 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. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Sheran Matson, AICP, DRB Chair

Cc:James & Jacklyn Hakeem, 12415 Walker Way NE, 87111
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

3-20-2003

10. Project # 1002330
03DRB-00347 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING INC agent(s) for JIM HAKEEM request(s) the above action(s) for all or a portion of Tract(s) G-1 & G-2, **MONTGOMERY COMPLEX,** zoned SU-1 special use zone, for Church & Rel. Facilities, located on MONTGOMERY BLVD NE, between CARLISLE BLVD NE and NORTH I-25 FRONTAGE RD NE containing approximately 3 acre(s). [REF: 02EPC-01687, 02EPC-01688] **[Russell Brito (for Len Malry) EPC Case Planner]** [Deferred from 3/12/03] (F-16)

At the March 19, 2003, Development Review Board meeting, the Site Plan for Subdivision was approved and signed off by the Board.

03DRB-00401 Minor-Prelim&Final Plat Approval
03DRB-00402 Minor-Vacation of Private Easements

SURVEYS SOUTHWEST LTD. agent(s) for MONTGOMERY PLACE CHURCH OF GOD request(s) the above action(s) for all or a portion of Tract(s) G-1 & G-2, **MONTGOMERY COMPLEX,** zoned SU-1, located on MONTGOMERY BLVD NE, between AMAFCA NORTH DIVERSION CHANNEL and CARLISLE BLVD NE containing approximately 5 acre(s). [REF: 03DRB-00347] (F-16)

At the March 19, 2003, Development Review Board meeting, with the signing of the infrastructure list dated 3/19/03 the preliminary plat was approved. Final plat was indefinitely deferred.

The Vacation of private easements was approved as shown on Exhibit B in the Planning file, subject to the Findings and Conditions of the Subdivision Ordinance as follows:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.

2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.

OFFICIAL NOTICE
PAGE TWO

2. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

If you wish to appeal this decision, you must do so by April 3, 2003, in the manner described below.

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. 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. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat Extension prior to the expiration of the approval or the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

Sheran Matson, AICP, DRB Chair

cc: Jim Hakeem, 12415 Walker Way NE, 87111
Consensus Planning Inc., 924 Park Ave SW, 87102
Evy Kimmell, 105 Bryn Mawr Dr SE, 87106
Montgomery Place Church of God, 3601 Montgomery Blvd NE, 87109
Surveys Southwest Ltd., 333 Lomas Blvd NE, 87102
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

2. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

If you wish to appeal this decision, you must do so by April 3, 2003, in the manner described below.

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. 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. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat Extension prior to the expiration of the approval or the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

Sheran Matson

Sheran Matson, AICP, DRB Chair

cc: Jim Hakeem, 12415 Walker Way NE, 87111
Consensus Planning Inc., 924 Park Ave SW, 87102
Evy Kimmell, 105 Bryn Mawr Dr SE, 87106
Montgomery Place Church of God, 3601 Montgomery Blvd NE, 87109
Surveys Southwest Ltd., 333 Lomas Blvd NE, 87102
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File