

AA

APPLICATION NO. 04AA - 00530	PROJECT NO. 1002333
PROJECT NAME Bellamah's Princess Jeanne Park Addition	
EPC APPLICATION NO.	
APPLICANT / AGENT Daniel K. Monk	PHONE NO. 761-9700
ZONE ATLAS PAGE J-21	
(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN), (IR, (AA))	
<b>ONE STOP COMMENT FORM LOG</b>	

**HYDROLOGY DEV (505) 924-3986**

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>BLS</i>	DATE <i>4/6/04</i>	DATE

COMMENTS:

**UTILITY DEV (505) 924-3989**

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>RA</i>	DATE <i>4/12/04</i>	DATE

COMMENTS:

**TRANSPORTATION DEV (505) 924-3990**

PLANS DISAPPROVED <i>W/G</i>	DATE <i>4-7-04</i>	DATE
PLANS APPROVED <i>W/A</i>	DATE <i>4-23-04</i>	DATE

COMMENTS:

*EXISTING IMPROVEMENTS THAT ALLEY WILL BE USED FOR TRUCKS TO UNLOADED STORAGE AREA. IF SO, ALLEY WILL NEED TO BE PAVED.*

*WILFRED GALLEGOS, PC. 924-3941*

*- DELIVERY VEHICLES ARE EXPECTED TO OCCUR DURING (1 PM MON-FRI) FOR USING ALLEY ACCESS per tel w/ D. Monk 4-23-04*

**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>[Signature]</i>	DATE <i>5/6/04</i>	DATE

COMMENTS:

*Rec. 4/23/04*

*APPROVED*

Revised 3/3/04

(Return form with plat / site plan)

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form		Supplemental form	
<b>SUBDIVISION</b>	<b>S</b>	<b>ZONING &amp; PLANNING</b>	<b>Z</b>
<input type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation	
<input type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> County Submittal	
<input type="checkbox"/> Vacation	<b>V</b>	<input type="checkbox"/> EPC Submittal	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)	
<b>SITE DEVELOPMENT PLAN</b>		<input type="checkbox"/> Sector Plan (Phase I, II, III)	
<input type="checkbox"/> ...for Subdivision Purposes	<b>P</b>	<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan	
<input type="checkbox"/> ...for Building Permit	<b>AA</b>	<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)	
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<b>L</b>		
		<b>APPEAL / PROTEST of...</b>	<b>A</b>
		<input type="checkbox"/> 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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: THE BARRETT FOUNDATION PHONE: 246-9244  
 ADDRESS: P.O. BOX 25823 FAX: 246-9273  
 CITY: ALBUQUERQUE STATE NM ZIP 87125 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER List all owners: \_\_\_\_\_  
 AGENT (if any): DANIEL K. MONK - DEPPER/PERONI/SABATINI PHONE: 761-9700  
 ADDRESS: 6801 JEFFERSON NE, SUITE 100 FAX: 761-44222  
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: Danmk@dpsabq

DESCRIPTION OF REQUEST: AMENDMENT TO SITE DEVELOPMENT 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. TRACT C-1-A-2 Block: 10A Unit: \_\_\_\_\_  
 Subdiv. / Addn. BELAMIAH'S PRINCESS JEANNE PARK ADDITION  
 Current Zoning: C-1 Proposed zoning: SU1-FOR C-1 USES AND SHORT TERM SHELTER FOR WOMEN, CHILDREN  
 Zone Atlas page(s): J-21-Z No. of existing lots: 1 No. of proposed lots: 1  
 Total area of site (acres): 1.09 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.) Within 1000FT of a landfill? NO  
 UPC No. 102105803525031913 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: CONSTITUTION AVE NE  
 Between: EU BANK and MARY EWEN ST. 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.): 04DRB-00209  
PROJECT # 1002333 DRB 94-619, 04 DRB-00209, 02 EPC-01691, 02 EPC-01693, 2-870  
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: \_\_\_\_\_

SIGNATURE Daniel K. Monk DATE \_\_\_\_\_  
 (Print) DANIEL K. MONK \_\_\_\_\_ Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 9/01, 3/03, 7/03, 10/03, 3/04

<input checked="" type="checkbox"/> INTERNAL ROUTING	<b>AA</b>	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete		<u>04AA</u>	<u>AA</u>	<u>24</u>	\$ <u>45.00</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		Hearing date <u>NA</u>			\$ <u>45.00</u>

B. B. B. B. 4/6/04  
 Planner signature / date

Project # 1002333

**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) 1 copy
- 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
- Copy of EPC or DRB Notice of Decision (not required for WTF)
- Fee (see schedule) 4500
- Any original and/or related file numbers are listed on the cover application

**NOTE:** The next two items are also required only if the square footage change is 2% or more.

- Notifying letter & certified mail receipts addressed to owners of adjacent properties
- Office of Community & 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 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 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.

**DANIEL F. MONK**

*Daniel F. Monk*

Applicant name (print)

4.6.04

Applicant signature / date



Form revised 5/03 and October 2003

- |   |                          |
|---|--------------------------|
| <input checked="" type="checkbox"/> Checklists complete | Application case numbers |
| <input checked="" type="checkbox"/> Fees collected      | 04AA - -00530            |
| <input type="checkbox"/> Case #s assigned               | - - -                    |
| <input checked="" type="checkbox"/> Related #s listed   | - - -                    |

*[Signature]* 4/06/04

Planner signature / date

Project # 1002333



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

PAID RECEIPT

APPLICANT NAME BARRETT FOUND.  
AGENT DEKKER PERICH SABATINI  
ADDRESS 6801 JEFFERSON ST, NE ST.100 87109  
PROJECT & APP # 1002333 / 04AA - 00530  
PROJECT NAME BARRETT HOUSE

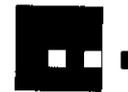
\$            469099/4916000 Conflict Management Fee  
\$            441006/4983000 DRB Actions  
\$ 4500 441006/4971000 EPC/~~KA~~LUCC Actions & All Appeals  
\$            441018/4971000 Public Notification  
\$            441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
    ( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
    ( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
    ( ) Traffic Impact Study  
\$ 4500 TOTAL AMOUNT DUE

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

\*\*\*DUPLICATE\*\*\*  
City of Albuquerque  
Treasury Division

04/06/2004 11:15AM LDC: ANH  
X  
RECEIPT# 00021994 WS# 005 TRANS# 0003  
Account 441006 Fund 0110  
Activity 4971000 TRSDMM  
Trans Amt \$45.00  
J24 Misc \$45.00  
CK \$45.00  
CHANGE \$0.00

April 5, 2004



**Dekker/Perich/Sabatini**

architecture  
interiors  
planning  
engineering

**Administrative Change Request**

The Barrett House, Short Term Shelter for Women and Children  
10300 Constitution Blvd. NE  
Albuquerque, New Mexico 87112  
DRB Project # 100233

The following is a list of the proposed changes for consideration. Please find pertinent drawings attached that help describe the changes graphically.

**1. Relocate building Entry:**

The new entry structure has been relocated from the northwest corner of the building (as shown on the EPC drawings) to the northeast corner, and is highlighted on the new Site Plan. This change occurred during the design of the interior spaces, to locate the Entry close to the Administrative area and to provide a single controlled Entry area for both staff and residential occupants to use. The general appearance of the new structure remains as originally proposed, but the height has been reduced by approximately five feet and the entry is now enclosed with doors and windows. The proposed height for this structure is now 20'-1" (to the ridge line of the new roof). The addition to the floor area is approximately 148 sq. ft.

**2. Add enclosed Storage area to building:**

The proposed addition to the building occurs in the area of the existing fenced storage yard located adjacent to the alley on the southeast side of the building and is highlighted on the new Site Plan. This change occurred during the design of the interior spaces because the additional enclosed area is required by the Barrett House for the storage of dry goods, and refrigeration equipment, and the outboard location along the alley is better suited for accessing this area than at the front of the building. As a consequence of this change, the entire East side of the existing building will be remodeled to provide a new and consistent appearance facing the alley. The addition to the floor area is approximately 774 sq. ft.

**3. Summary of EPC approved building areas:**

a. Existing Building –	10,000 square feet
b. Addition approved by EPC to South side of building	1,500 square feet
c. Total area approved by EPC. (a+b)	11,500 square feet

**4. Summary of actual and changed building areas (shown on plans submitted)**

a. Existing Building – (Verified by field measurement)	9,630 square feet
b. Addition to South side of building	1,515 square feet
c. Proposed addition to building per items 1 and 2 listed above	922 square feet
d. Total proposed building area (a+b+d)	12,067 square feet
e. Increase to building -	11,500 sq. ft / 12,067 sq. ft. = 9.5% increase in floor area.

**5. Omit Monument sign along Constitution:**

The free standing signage along Constitution that is approved by the EPC has been omitted. In lieu of a monument sign near Constitution, there will be smaller signs located on the new Entry addition to the building.

We believe that the changes listed above are within the original intent of the Environmental Planning Commission approved plan and will not negatively impact the neighborhood.

**Dekker/Perich/Sabatini Ltd.**

Daniel K. Monk  
Project Architect

7301-02



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 # 1002333**  
 02EPC-01691 Zone Map Amendment  
 02EPC-01693 EPC Site Development Plan-  
 Building Permit

The Barrett Foundation, Inc.  
 P.O. box 25823  
 Albuquerque, NM 87125

LEGAL DESCRIPTION: for all or a portion of Tract(s) C-1A-2, **Bellamah's Princess Jeanne Addition**, a zone map amendment from C-1 to SU-1/C-1 Uses and short term shelter for women and children, located on CONSTITUTION NE, between EUBANK BLVD. NE and MARY ELLEN STREET NE, containing approximately 1 acre(s). (J-21) Cynthia Borrego, Staff Planner

On December 19, 2002 the Environmental Planning Commission voted to approve Project 1002331/ 02EPC 01691, a Zone Map Amendment from C-1 to SU-1 for C-1 Uses and a Short Term Shelter for Women and Children, for Tract C-1A-2 Block 10A of Bellamah's Princess Jeanne Park Addition, based on the following Findings:

#### FINDINGS:

1. The request is for a rezoning for Tract C-1A-2, Block 10, Dale J. Bellamah's Princess Jeanne Addition, from C-1 to SU-1 for C-1 Uses and for a Short Term Shelter for Women and Children.
2. The EPC has the jurisdiction and authority to approve a zone map amendment as per the Zoning Code (814-16-4-3) (C.) (3).
3. The applicant's justification conforms to policies listed in the Comprehensive Plan, specifically Policy 5.d., e., i. and 8.b. The subject property is reusing an existing building located in a commercial district, the use will require not new services to the area, and the applicant has made an effort to minimize any negative impact on the adjacent neighborhood. The use will also facilitate that realization of providing a needed community-based residential care facility.

OFFICIAL NOTICE OF DECISION  
DECEMBER 19, 2002  
PROJECT #1002331  
PAGE 2

4. The applicant has justified Resolution 270-1980 (Section I.D.), in that the use will not be harmful to the adjacent property, the neighborhood and the community. The applicant has justified the use being advantageous to serving a community need. The applicant has provided supporting material to justify a changed condition.
  5. The Indian Mood Neighborhood Association supports this request as stated in the Peace Builders Facilitator's Report received by the City, dated December 7, 2002.
- 

On December 19, 2002 the Environmental Planning Commission voted to approve Project 1002331/02EPC 01693, a Site Development Plan of Building Permit, for Tract C-1A-2 Block 10A of Bellamah's Princess Jeanne Park Addition, based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. The request is for approval of a site development plan for building permit for Tract C-1A-2, Block 10, Dale J. Bellamah's Princess Jeanne Addition.
2. The site as submitted meets the requirements of the City Zoning Code with some minor modifications that can be finalized prior to sign-off at the Development Review Board.
3. The applicant has complied with policies listed in the Comprehensive Plan, specifically Policy 5.d., e., i. and 8.b. The subject property is reusing an existing building located in a commercial district, the use will require not new services to the area, and the applicant has made an effort to minimize any negative impact on the adjacent neighborhood.
4. The Indian Mood Neighborhood Association supports this request as stated in the Peace Builders Facilitator's Report received by the City, dated December 7, 2002

**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. City Transportation Development states the following conditions of approval:

OFFICIAL NOTICE OF DECISION  
DECEMBER 19, 2002  
PROJECT #1002331  
PAGE 3

The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.; Site Plan shall comply and be designed per DPM Standards.; All sidewalks adjacent to parking spaces shall be 6' minimum.; Provide 24' drive aisles for two-way traffic.

2. Pedestrian areas and walkways have not been well detailed on the plan, and the applicant should provide additional information. The applicant should show a landscape plan for the entire site, particularly on the front portion of the site. The applicant must meet the Street Tree Ordinance along Constitution.
3. The applicant should provide a more detailed lighting plan for the entire site. The lights provided should meet current City requirements. Security issues should also be detailed, including details of the privacy fencing. The playground is an area of great concern in which no security detail has been provided, and it appears that little privacy fencing or lighting is shown on the site. The applicant should detail all the existing and proposed fencing on the property.
4. Dimensioned elevations for the entire project should be submitted prior to final sign-off.
5. Dimensions of the sign should be clarified by the applicant, prior to final approval.
6. A site plan showing fire hydrant locations as approved by the Fire Marshal must be provided prior to Development Review Board action on the site plan. New construction and additions will require a "Fire Flow Statement" prior to DRB. Utility Development states: "The changed use may require new, upsized utility services and or fire protection upgrades.
7. The applicant must show clearance through the alley, if the refuse container is to be located at the current location, otherwise a new refuse location should be approved by the Refuse Division, Solid Waste Department.

**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.**

OFFICIAL NOTICE OF DECISION  
DECEMBER 19, 2002  
PROJECT #1002331  
PAGE 4

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.

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 Victor J. Chavez  
Planning Director

VJC/CB/ac

cc: John Myers, 1401 Central Ave. NW, Albuquerque, NM 87104  
Brooke Marshall Garcia, Jackson Area NA, 10421 Eden Dr. NE, Albuquerque, NM 87112  
Andrew Key, Jackson Area NA, 10509 Aspen Ave. NE, Albuquerque, NM 87112  
Judith Moss, Princess Jeanne, 1111 Morris NE, Albuquerque, NM 87112  
Carla Longfellow, Princess Jeanne NA, 10608 Marble Pl. NE, Albuquerque, NM 87112

April 5, 2004



**Dekker/Perich/Sabatini**

architecture  
interiors  
planning  
engineering

**Neighborhood Notification for Administrative Change**  
The Barrett House, Short Term Shelter for Women and Children  
Location- 10300 Constitution Blvd. NE  
Albuquerque, New Mexico 87112

Dear Neighbor,

The Barrett Foundation is proceeding with plans to gain building permit approval and to begin construction on the new Barrett House Project. There are several changes incorporated into the building design that were not reflected on the drawings approved by the City of Albuquerque's Environmental Planning Commission, but are consistent with the intent of the approved plan. This letter is being distributed to residential neighbors and commercial businesses that are adjacent to the site.

The following is a list of the proposed changes. Please find sketches attached that help describe the changes graphically.

**1. Relocate building Entry:**

The new entry structure has been relocated from the northwest corner of the building (as shown on the EPC drawings) to the northeast corner. The general appearance of the new structure remains as originally proposed, but the height has been reduced by approximately five feet and the entry is now enclosed with doors and windows. The proposed height for this structure is now 20'-1" (to the ridge line of the new roof). Refer to item no.1 on the Site Plan sheet 1 of 3, and the North Elevation drawing on sheet 2 of 3 for a description of this change.

**2. Add enclosed Storage area to building:**

The proposed addition to the building occurs in the area of the existing fenced storage yard located adjacent to the alley on the east side of the building. This addition will be used to house dry goods used by the Barrett House. As part of this addition, the existing façade that faces the alley will be remodeled to provide a new and consistent appearance facing the alley. Refer to item no.2 on the Site Plan sheet 1 of 3, the South Elevation on sheet 2 of 3 and the East Elevation on sheet 3 of 3 for a description of this change.

**3. Summary of building areas:**

- |   |                    |
|---|--------------------|
| a. Existing Building -  | 10,000 square feet |
| b. Addition approved by EPC.                                    | 1,500 square feet  |
| c. Total area approved by EPC. (a+b)                            | 11,500 sq. ft.     |
| d. Proposed addition to building per items 1 and 2 listed above | 940 square feet    |
| e. Total proposed building area (a+b+d)                         | 12,440 square feet |

This constitutes an approximate nine percent increase in the area of the building.

**4. Omit Monument sign along Constitution:**

The free standing signage along Constitution that is approved by the EPC has been omitted. In lieu of a monument sign near Constitution, there will be smaller signs located on the new Entry addition to the building.

We believe that the changes listed above are within the original intent of the Environmental Planning Commission approved plan and will not negatively impact the neighborhood. Please feel free to contact me directly at 761-9700, if you have any concerns or comments.

Very truly yours,

*Daniel K. Monk*

**Dekker/Perich/Sabatini Ltd.**

Daniel K. Monk  
Project Architect

Attachments: Drawing Sheets 1, 2 and 3.

**Neighborhood Notification for Administrative Change – Mailing List**  
The Barrett House, Short Term Shelter for Women and Children  
Location- 10300 Constitution Blvd. NE  
Albuquerque, New Mexico 87112



**Dekker/Perich/Sabatini**

architecture  
interiors  
planning  
engineering

**Residential Neighbors**

Sharon Brossier	1205 Mary Ellen NE, 87112
Robert Benton	1207 Mary Ellen NE, 87112
Donald and Mela Anderson	1209 Mary Ellen NE, 87112
Mary Johnson	1213 Mary Ellen NE, 87112
Pia Herring	1219 Mary Ellen NE, 87112
Vikki Kestell	1225 Mary Ellen NE, 87112
Janet Lowe	1301 Mary Ellen NE, 87112
Joseph Milligan	1307 Mary Ellen NE, 87112
Alfred Gilbert	10322 Constitution NE, 87112

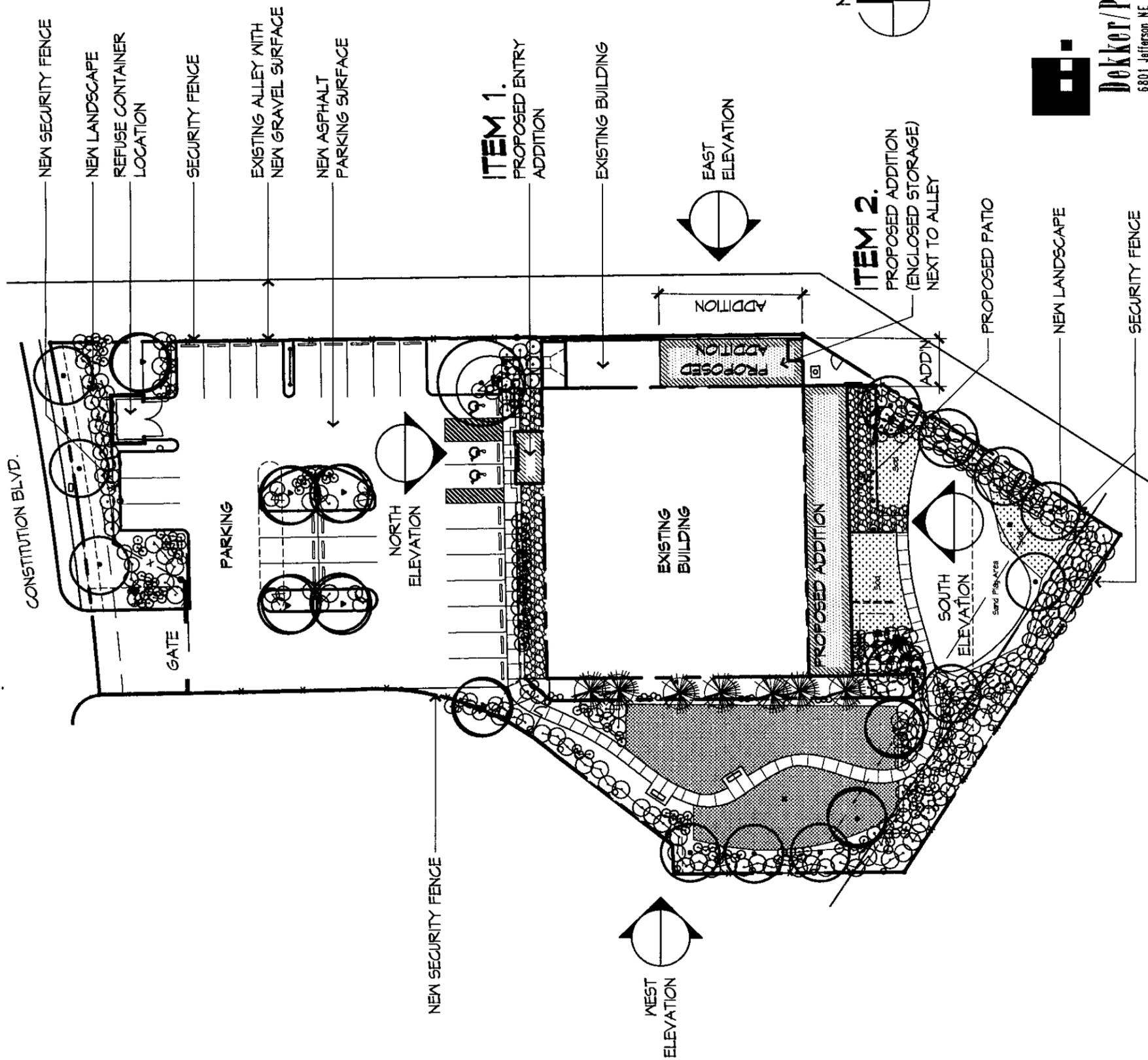
**Princess Jeanne Neighborhood Association**

Drew Baughman – President 11112 Constitution NE, 87112- 2 copies

**Commercial Businesses**

Carl's Junior	1312 Eubank NE, 87112
TDM Discount Cigarettes or	
Sharif and Samia Rabadi	1220 Eubank NE, 87112
Vito and Josie Garcia	1216 Eubank NE, 87112
Heights Hair Styling or Tim Chavez	1218 Eubank NE, 87112
Tommy's Princess Jeanne Barber Shop	1033 Constitution NE, 87112
Shipley's Donuts or Jeffrey Timan	1450 Eubank NE, 87112

■■■  
6801 Jefferson NE  
Suite 100  
Albuquerque NM  
87109  
505 761.9700  
fax 761.4222  
dps@dpsobq.com



## BUILDING AREAS

EXISTING BUILDING -	10,000 S.F.
PROPOSED ADDITION - APPROVED BY CITY OF ALBUQUERQUE E.P.C.	1,500 S.F.
PROPOSED ADDITION - TO BUILDING AT ENTRY VESTIBULE AND ENCLOSED STORAGE	940 S.F.
<b>TOTAL BUILDING AREA -</b>	<b>12,440 S.F.</b>

## SITE PLAN

1" = 40'-0"

architecture  
interiors  
planning  
engineering

**Deker/Perich/Sabatini**  
6801 Jefferson NE  
Suite 100  
Albuquerque, NM 87109

Barrett House  
Renovation to Existing Building  
10300 Constitution NE  
Albuquerque, New Mexico

DRAWN BY	SCALE	1" = 40'-0"
REVIEWED BY	DATE ISSUED	03/22/04
PROJECT NO.		1 of 3

