

AA

APPLICATION NO. 07AA-10025	PROJECT NO. 1002457
PROJECT NAME Glenwood Lofts	
EPC APPLICATION NO.	
APPLICANT / AGENT David Abbott	PHONE NO. 247-1529
ZONE ATLAS PAGE G-23	
(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	DATE
PLANS APPROVED BAAB	DATE 7/10/07	DATE	DATE
COMMENTS:			

UTILITY DEV (505) 924-3989			
PLANS DISAPPROVED	DATE	DATE	DATE
PLANS APPROVED RKL	DATE 7/9/07	DATE	DATE
COMMENTS:			

TRANSPORTATION DEV (505) 924-3990			
PLANS DISAPPROVED	DATE	DATE	DATE
PLANS APPROVED NSF	DATE 7/10/07	DATE	DATE
NA	DATE 7-30-07	DATE	DATE
COMMENTS:			
<p><i>You'll need to amend Infrastructure List prior to AA approval to reflect new roadway width & sidewalk width (DRB 1002459; Glenwood Lofts, Unit 1)</i></p>			

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

PLANNING (505) 924-3858			
PLANS DISAPPROVED	DATE	DATE	DATE
PLANS APPROVED CM	DATE 8/28/07	DATE	DATE
COMMENTS:			
<p><i>narrow internal sidewalks from 5' to 4'</i></p>			

Revised 3/3/04

(Return form with plat / site plan)

Handwritten text, possibly a signature or a list of names, appearing as a dense, dark, and somewhat illegible scribble across the middle of the page.



SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

Supplemental form

S Z ZONING & PLANNING

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

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

APPLICANT INFORMATION:

Professional/Agent (if any): JAMES C LEWIS ARCHITECT PHONE: 247-1529
 ADDRESS: 1020 CENTRAL SE FAX: 243-6761
 CITY: ALBUQUERQUE STATE NM ZIP 87106 E-MAIL: GDI@MAC.COM

APPLICANT: GLENWOOD LOFTS, LLC PHONE: 798-1000
 ADDRESS: 9805 GREENBRIER ROAD NE FAX: 798-6969
 CITY: ALBUQUERQUE STATE NM ZIP 87111 E-MAIL: _____

Proprietary interest in site: OWNER/DEVELOPER List all owners: _____

DESCRIPTION OF REQUEST: REVISE THE WIDTHS OF THE SIDEWALKS FROM 5'-0" TO 4'-0" MINIMUM.

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

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

Lot or Tract No. TRACT KIA & K2A Block: _____ Unit: _____
 Subdiv/Addn/TBKA: GLENWOOD HILLS
 Existing Zoning: SU-1 PLANNED RESIDENTIAL DEVELOPMENT Proposed zoning: SAME
 Zone Atlas page(s): G-23 UPC Code: _____ MRGCD Map No _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1002457

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 25 No. of proposed lots: 25 Total area of site (acres): 2.0563
 LOCATION OF PROPERTY BY STREETS: On or Near: SPANISH BIT STREET NE
 Between: MONTGOMERY NE and TRAMWAY NE

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

SIGNATURE: [Signature] DATE: 7/6/07
 (Print) DAVID ABBOTT Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>07AA - 10025</u>	<u>AA</u>	<u>PC(4)</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 checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date			Total
	<u>7/6/07</u>			<u>\$ 45.00</u>

[Signature] 7/6/07
 Planner signature / date

Project # 1002457

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

SITE DEVELOPMENT PLAN - BUILDING PERMIT IN THE DOWNTOWN SU-3 ZONE (AA01)

- Copy of the pre-application meeting findings (A pre-application meeting is required for Downtown 2010 projects.)
- Site plan and related drawings (folded to fit into an 8.5" x 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Notifying letter and certified mail receipts to owners of adjacent properties if required by pre-application meeting
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist
- Solid Waste Management Department signature on Site Plan if relevant
- Blue-line copy of Site Plan with Fire Marshal's stamp
- Copy of the LUC C approval if the site is in an historic overlay zone
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (AA02)

AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION (AA03)

CONCEALED OR SITE DEVELOPMENT PLAN CONTROLLED WIRELESS TELECOM FACILITY (AA04)

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

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

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

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

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

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

DAVID ABBOTT
 [Signature] Applicant name (print)
 7/6/07 Applicant signature / date



Form revised June 04, October 2004

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

Application case numbers
 07 AA - 10025

[Signature] 7/6/07
 Planner signature / date

Project #

Glenwood Lofts LLC
107 Bryn Mawr SE
Albuquerque, NM 87106

July 2, 2007

The City of Albuquerque:

Ladies and Gentleman:

This letter is formal authorization naming James C. Lewis Architects as representatives for Glenwood Lofts LLC and the Glenwood Lofts Subdivision.

Signed this 2nd Day of July, 2007,

By



Kenny Hirkes
Managing Member,
Glenwood Lofts, L.L.C.



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

Date: March 18, 2005

OFFICIAL NOTIFICATION OF DECISION

FILE: Project # 1002457*
05EPC-00177 EPC Site Development Plan-
Building Permit
05EPC-00178 Zone Map Amendment

RE/MAX Elite
8300 Carmel Ave. NE, Suite 201
Albuq. NM 87122

LEGAL DESCRIPTION: for all of a portion of Tracts X1-A and X2-A, Block 2, **Glenwood Hills, Unit 1**, located at the southeast corner of TRAMWAY BOULEVARD, NE and MONTGOMERY BOULEVARD, NE, containing approximately 2.1 acres. (G-23)
David Stallworth, Planner

On March 17, 2005 the Environmental Planning Commission voted to approve Project 1002457/05EPC 00177, a zone map amendment from C-1 (Neighborhood Commercial) and P (Parking) to SU-1/PRD, for all or a portion of Tracts X1-A and X2-A, Block 2, Glenwood Hills, Unit 1 Subdivision, based on the following Findings:

FINDINGS:

1. This is a request for consideration and approval of a zone map amendment from C-1 (Neighborhood Commercial) and P (Parking) to SU-1/PRD for all or a portion of Tracts X1-A and X2-A, Block 2, Glenwood Hills, Unit 1 Subdivision.
2. The project site is situated within the Glenwood Hills Village Community Activity Center, which can suitably accommodate the proposed land use, a 24-unit townhouse development. The proposed land use will be consistent with other medium- and high-density land uses within proximity to the subject area and will be controlled under the auspices of site plan review. In light of these factors, the proposed zone change is sensitive to, and compatible with, surrounding development, in accordance with *Policy II.B.5.d* of the *City/County Comprehensive Plan*.
3. The proposed land use to be accommodated through the zone map amendment is an appropriate use of the property, and existing public infrastructure and transit facilities are in place to adequately support the proposed land use, in accordance with *Policies II.B.5.e and II.B.7.a* of the *City/County Comprehensive Plan*.

OFFICIAL NOTICE OF DECISION
MARCH 17, 2005
PROJECT #1002457
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4. As the subject area derives its access from an abutting local street, and as the subject area is within close proximity to an existing City transit facility, the proposed land use should have a negligible direct impact on adjacent arterials and collectors, as articulated in *Policy II.B.5.k* of the *City/County Comprehensive*.
5. With the introduction of new housing within an underutilized parcel, the proposed land use constitutes infill development that will stimulate and strengthen the surrounding area, as articulated in *Policy II.B.5.o* of the *City/County Comprehensive Plan*.
6. Townhouses and similar medium- to high-density housing is appropriate within a designated activity center, in accordance with *Policy II.B.7.i* of the *City/County Comprehensive Plan*.
7. All requests for residential zoning other than R-1 shall be considered under SU-1 zoning, in accordance with *Policy I* of the *Sandia Foothills Area Plan, 1983 ed.*
8. The proposed zone change request is not required to correct an error in zoning classification, in accordance with Resolution 270-1980, section 1-D-1.
9. As the proposed zone change promotes infill development within an blighted area that will utilize existing public infrastructure and transit facilities, the proposed zone change represents orderly development of the City and is therefore advantageous to the both the surrounding area and the City overall, as articulated in Resolution 270-1980, section 1-D-3.
10. The applicant is authorized to request a zone change on the subject property.
11. There is no known citizen opposition to this request.
12. Testimony at the EPC hearing by the Deputy City Attorney indicates that the existing building on the subject site is considered a public nuisance. Rezoning and redevelopment of this property will facilitate the abatement of the public nuisance building.

On March 17, 2005 the Environmental Planning Commission voted to approve Project 1002457/05EPC 00178, a site development plan for subdivision for all or a portion of Tracts X1-A and X2-A, Block 2, Glenwood Hills, Unit 1 Subdivision, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for consideration and approval of a site development plan for subdivision for all or a portion of Tracts X1-A and X2-A, Block 2, Glenwood Hills, Unit 1 Subdivision.
2. The project site is situated within the Glenwood Hills Village Community Activity Center, which can suitably accommodate the proposed land use, a 24-unit townhouse development. The proposed land use will be consistent with other medium- and high-density land uses within proximity to the subject area and will be controlled under the auspices of site plan review. In light of these factors, the proposed development is sensitive to, and compatible with, surrounding development, in accordance with *Policy II.B.5.d* of the *City/County Comprehensive Plan*.
3. The proposed development, as designed, is an appropriate use of the property that satisfactorily takes advantage of existing public infrastructure and transit facilities, in accordance with *Policies II.B.5.e and II.B.7.a* of the *City/County Comprehensive Plan*.
4. As the subject area derives its access from an abutting local street, and as the subject area is within close proximity to an existing City transit facility, the proposed development, as designed, should have a negligible direct impact on adjacent arterials and collectors, as articulated in *Policy II.B.5.k* of the *City/County Comprehensive*.
5. Through the utilization of thoughtful and ingenious site, building and wall design, the proposed development should enhance and complement the surrounding area, as articulated in *Policy II.B.5.l* of the *City/County Comprehensive Plan*.
6. The proposed land use constitutes infill development that will stimulate and strengthen the surrounding area, as articulated in *Policy II.B.5.o* of the *City/County Comprehensive Plan*.
7. Townhouses and similar medium- to high-density housing is appropriate within a designated activity center, in accordance with *Policy II.B.7.i* of the *City/County Comprehensive Plan*.
8. Through good design, internal circulation within the subject area should easily accommodate emergency response vehicles, as articulated in *Policy II.D.9.b* of the *City/County Comprehensive Plan*.
9. Planned unit or cluster-type plans are encouraged under *Policy K* of the *Sandia Foothills Area Plan, 1983 ed.*
10. The applicant is authorized to request a site development plan for building permit purposes on the subject property.
11. There is no known citizen opposition to this request.

12. Testimony at the EPC hearing by the Deputy City Attorney indicates that the existing building on the subject site is considered a public nuisance. Rezoning and redevelopment of this property will facilitate the abatement of the public nuisance building.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
3. Provide signing and striping that defines the parking lot and drive aisles as one-way operation.
4. Provide access information concerning the apartments adjacent to this proposal.
5. Provide more information concerning the type of vehicles, use of parking and which vehicles use which driveways on the east side of Spanish Bit.
6. Access as proposed, may need to be modified to meet DPM requirements for spacing of driveways.
7. Site plan shall comply and be designed per DPM Standards.
8. Platting must be a concurrent DRB action.
9. The length of the proposed wall along Tramway Boulevard shall be designed with elements to provide sufficient visual relief to the resident at a normal pedestrian level.
10. On-site lighting shall be shielded to provide downward light emission and prevent both light trespass and upward light pollution.

OFFICIAL NOTICE OF DECISION

MARCH 17, 2005

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11. Security lighting shall be provided along the portion of the pedestrian path interconnecting Spanish Bit Street with Tramway Boulevard that runs between building segments.
12. The developer shall redesign the building segments situated along Tramway to contain a massing of six (6), six (6) and eight (8) units per respective segment.
13. The developer shall overlay a reciprocal access and parking easement within the dimensions of the proposed drive aisle and parking areas to guarantee access and parking arrangements to the proposed townhouse lots.
14. The developer shall assign a lot number to the remaining portion of the project area that accommodates open space, access and parking.
15. The proposed building design shall conform to maximum heights as prescribed in Policy F of the Sandia Foothills Area Plan.
16. The project will comply with all SWMD ordinances and requirements.
17. At the DRB level the developer shall make a proposal to address the potential safety issues in relation to reverse traffic from garages.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY APRIL 1, 2005 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

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

OFFICIAL NOTICE OF DECISION
MARCH 17, 2005
PROJECT #1002457
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YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

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

Sincerely,


Richard Dineen
Planning Director

RD/DS/ac

cc: Consensus Planning, 924 Park Ave. SW, Albuquerque, NM 87102
Rick Jackson, Glenwood Hills NA, 13143 Blackstone Rd. NE, Albuquerque, NM 87111
Thurlow Caffey, Glenwood Hills NA, 4801 Glenwood Hills Dr. NE, Albuquerque, NM 87111
Sharon Busboom, Eldorado Heights NA, 12000 La Charles Ave. NE, Albuquerque, NM 87111
Mel Klawnsky, Eldorado Heights NA, 12105 Calle Zagal NE, Albuquerque, NM 87111
Kaliopé Maestas, SY Jackson NA, Inc., 4605 Oahu Dr. NE, Albuquerque, NM 87111
LeeAnn Stubbs, SY Jackson NA, 4609 Bali Ct. NE, Albuquerque, NM 87111
Terry Franks, 4316 Magnolia Ct. NE, Albuquerque, NM 87111

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

07/06/2007 Issued By: PLNABG

Permit Number: 2007 010 025

Category Code 0940

Application Number: 07AA-10025, Amndt Site Development Plan - Subdn

Address:

Location Description: SPANISH BIT ST NE BETWEEN MONTGOMERY NE AND TRAMWAY NE

Project Number: 1002457

Applicant
Glenwood Lofts, Llc

Agent / Contact
James C. Lewis Architect

9805 Greenbrier Rd Ne
Albuquerque, NM 87111
798-1000

1620 Central Se
Albuquerque, NM 87108
247-1529

Application Fees	
441018/4971000	Public Notification
441032/3424000	Conflict Mgmt Fee
441006/4971000	AA Actions
	\$45.00
TOTAL:	\$45.00

City Of Albuquerque
Treasury Division

7/6/2007 9:37AM LOC: ANNX
 RECEIPT# 00084515 WSH 007 TRANSH 0012
 Account 441006 Fund 0000
 Activity 4971000 TRENSF
 Trans Amt \$45.00
 J24 Misc \$45.00
 CK \$45.00
 CHANGE \$0.00

Thank You

James C Lewis Architect

July 5, 2007

City of Albuquerque Planning Department

re: Glenwood Lofts, Project# 1002457, 05EPC-00177, 05EPC-00178

To whom it may concern,

This request for an Administrative Amendment is to change the size of the sidewalks shown on the Site Development Plan from 5 feet wide to 4 feet wide minimum.

During the design process, after the Environmental Planning Commission hearing, the traffic department requested that Prairie Loft Loop NE (a private road) be made wider than what was originally shown on the SDP. Since the street width had already been platted, and in keeping with the Development Processes Manual, the walks were reduced to 4 foot wide.

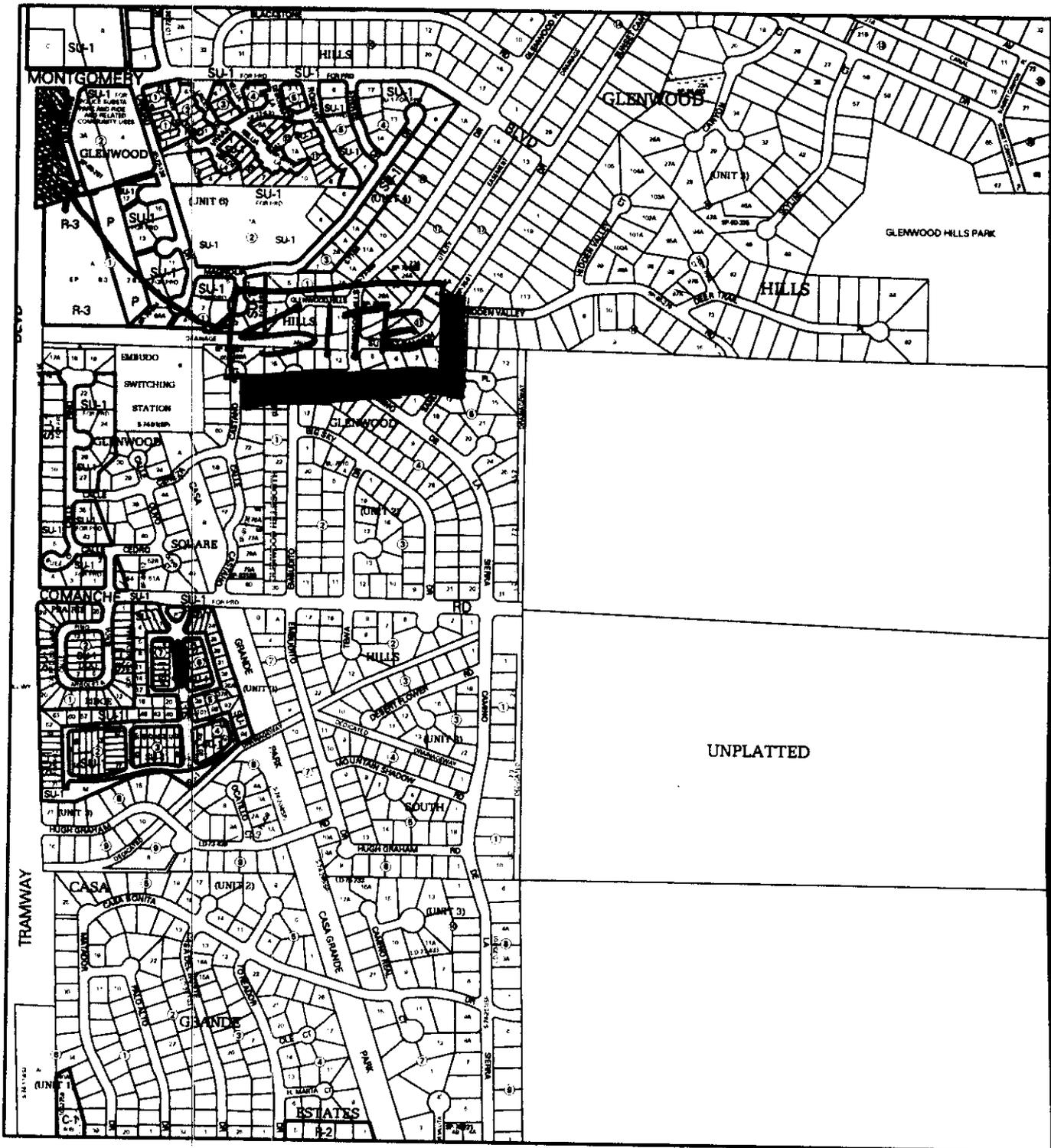
Now that the construction of the project is nearly complete, this issue has come up because the financial guarantee is coming due. We apologize for this lack of coordination, and ask that you please consider this matter as quickly as possible.

Sincerely

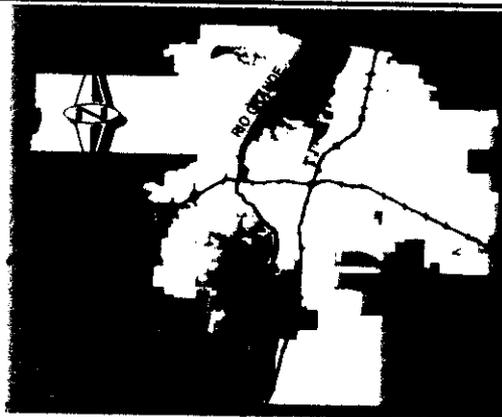


James C Lewis

jcl/aw



Map amended through:



Zone Atlas Page:

G-23-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

