



Landmarks Commission



Agenda Number: 5  
Case No.: SI-2020-00762  
Project 2020-004269  
September 9, 2020

*Staff Report*

<b>Agent</b>	Clint Wiley, 66Architect	<b>Staff Recommendation</b> <i>APPROVAL of Case SI-2020-00762, Project 2020-004269, a request for a Certificate of Appropriateness for new construction based on the Findings beginning on page 9 and subject to the Conditions of Approval on page 10.</i>
<b>Applicant</b>	De Anza Turquoise LLC	
<b>Request</b>	Certificate of Appropriateness for New Construction	<b>Leslie Naji, Senior Planner</b> <b>Staff Planner</b>
<b>Legal Description</b>	Legal Description: Lt 3 Plat of Lots 1 Thru 4 De Anza	
<b>Address/Location</b>	4303 Central Ave Ne Albuquerque Nm 87108	
<b>Size</b>	0.55 acres	
<b>Zoning</b>	MX-M	
<b>Historic Location</b>	City Landmark – De Anza Motor Lodge	

**Summary of Analysis**

*This application is a request for the installation and construction of a semi-temporary outdoor, family, neighborhood game venue serving beer/wine and food on the site of the De Anza Motor Lodge, a City Landmark. The applicant has submitted plans and renderings of the proposed project.*

*The subject site is a .55acre vacant lot in the Historic De Anza Motor Lodge site, fronting Central Ave that was slated to become a future restaurant. The economic climate makes a restaurant infeasible for the next few years and the owner wishes to activate the site with a temporary venue, focused on the local community and neighborhood.*

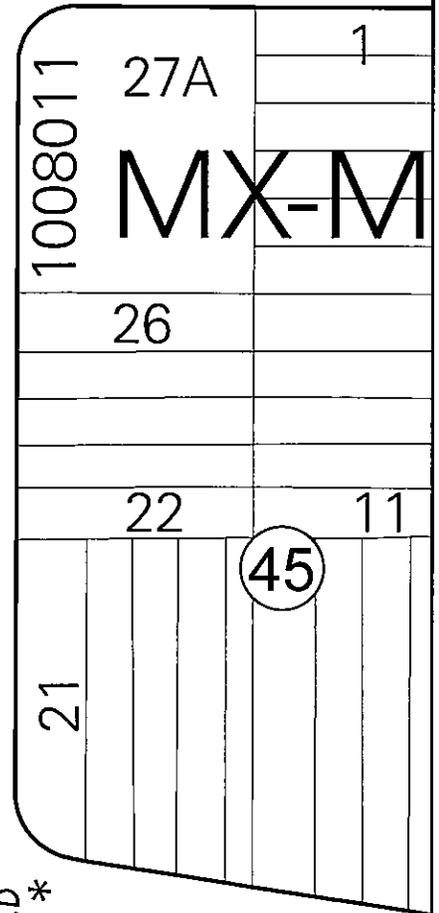
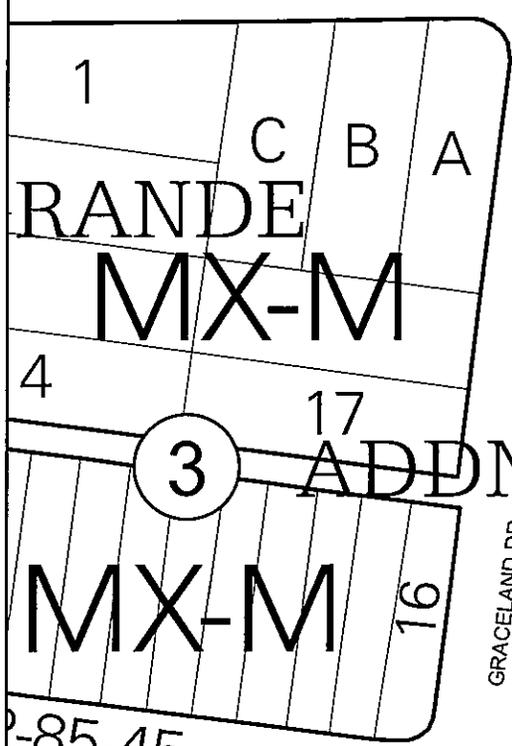
*The applicant has developed the site with renovations of the Turquoise Café and the first set of motel rooms at the southeast corner of the site, as well as preserving the Zuni murals elsewhere on the site.*

*This project has been reviewed for consistency with the intent of the Development Guidelines for the De Anza Motor Lodge adopted by the LUCC in 2012. The applicant’s proposal complies with the intent of these guidelines and is eligible for a Certificate of Appropriateness with conditions.*

**PRIMARY REFERENCES:**

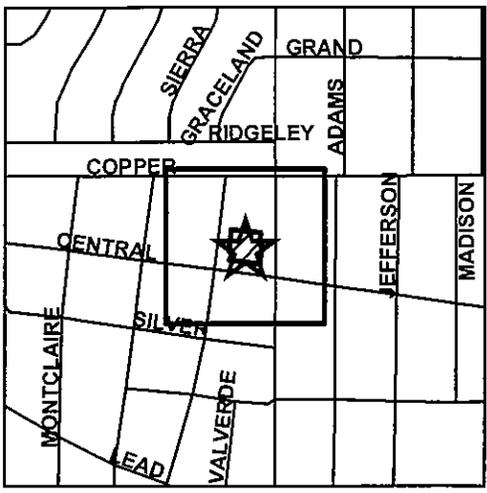
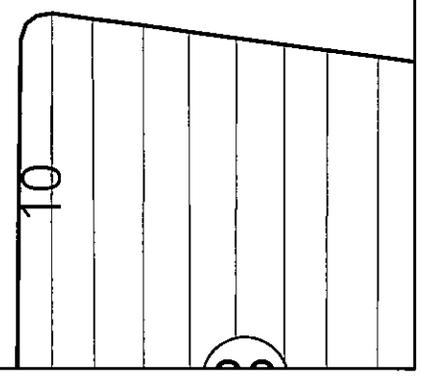
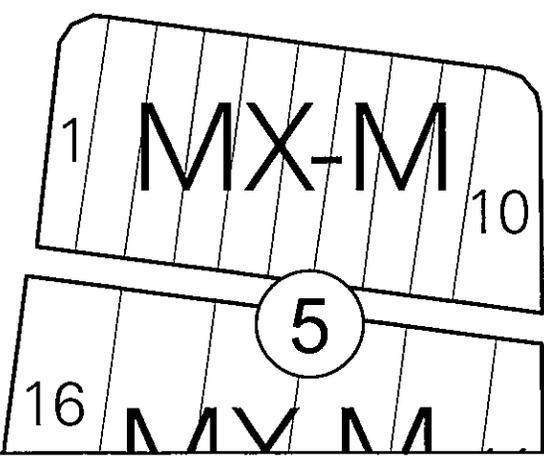
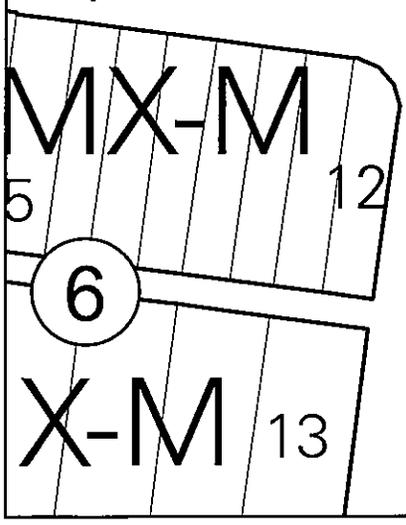
*Integrated Development Ordinance; Design Guidelines for City Landmark – De Anza Motor Lodge.*

COPPER AV



WASHINGTON ST

De Anza Motor Lodge\*  
CENTRAL AV



### IDO ZONING MAP

Note: Gray shading indicates County.

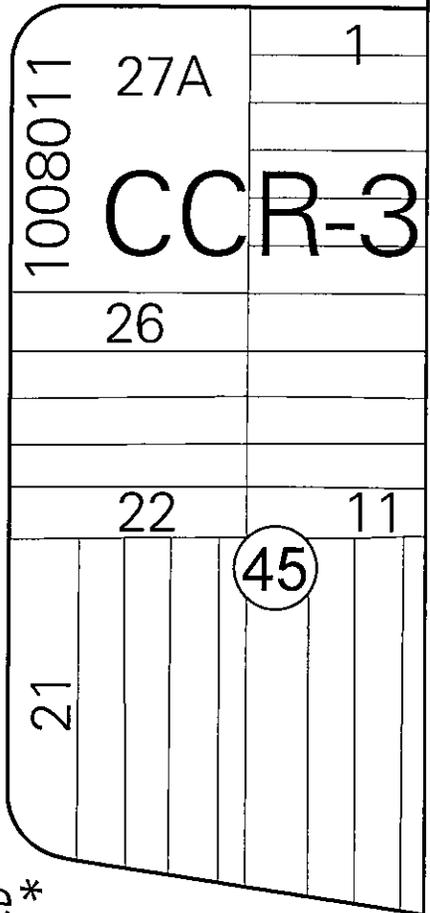
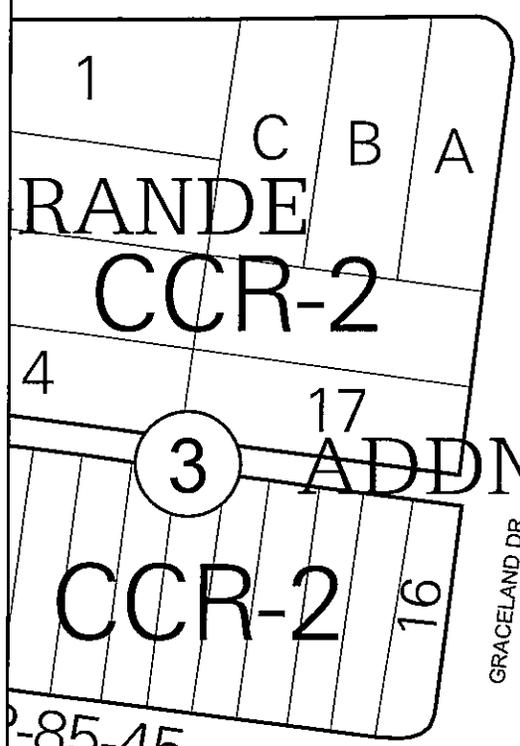


1 inch = 100 feet

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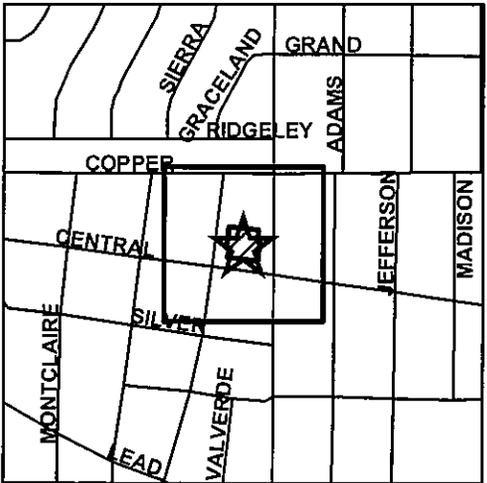
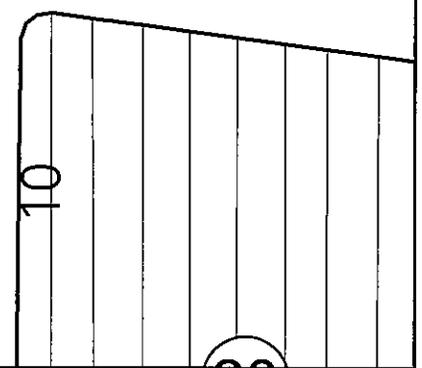
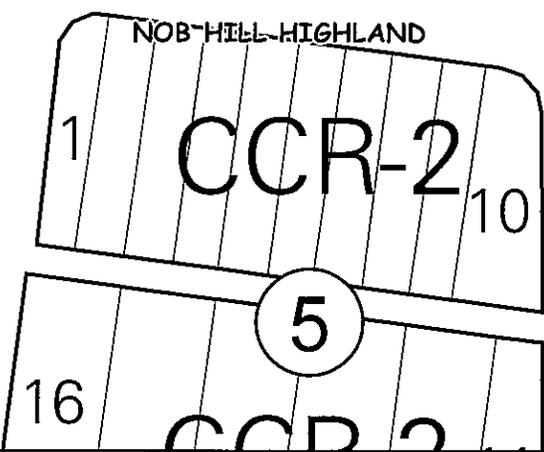
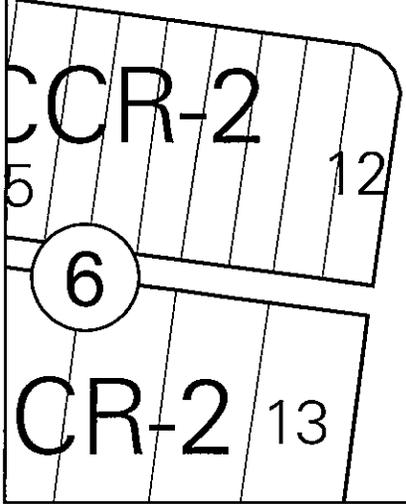
COPPER AV



WASHINGTON ST

85-45  
581

De Anza Motor Lodge\*  
CENTRAL AV



### OLD ZONING MAP

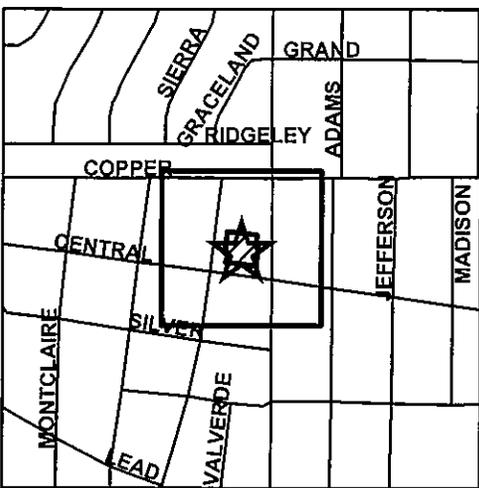
Note: Gray shading indicates County.



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# LAND USE MAP

Note: Gray shading indicates County.

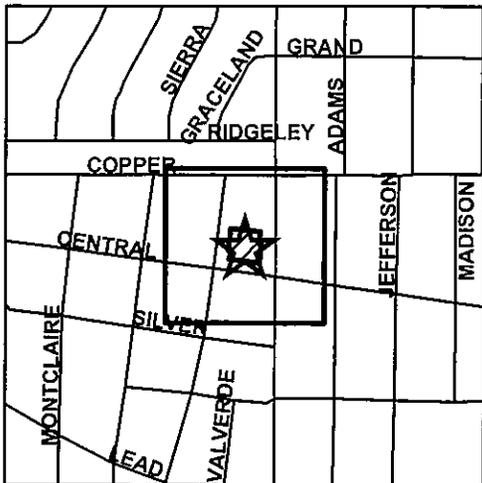
- Key to Land Use Abbreviations**
- LDRES | Low-density Residential
  - MULT | Multi-family
  - COMM | Commercial Retail
  - CMSV | Commercial Services
  - OFC | Office
  - IND | Industrial
  - INSMED | Institutional / Medical
  - ED | Educational
  - APRT | Airport
  - TRANS | Transportation
  - AGRI | Agriculture
  - PARK | Parks and Open Space
  - DRNG | Drainage
  - VAC | Vacant
  - UTIL | Utilities
  - CMTY | Community
  - KAFB | Kirtland Air Force Base



1 inch = 100 feet

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### HISTORY MAP

Note: Gray shading indicates County.



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STAFF REPORT

***Development Review Division Report:***

**SUMMARY OF REQUEST**

<i>Requests</i>	<i>Certificate of Appropriateness for New construction</i>
<i>Historic Location</i>	<i>De Anza Motor Lodge, City Landmark</i>

**AREA HISTORY AND CHARACTER**

*Surrounding architectural styles, historic character and recent (re)development*

	<b># of Stories</b>	<b>Roof Configuration, Architectural Style and Approximate Age of Construction</b>	<b>Historic Classification &amp; Land Use</b>
<i>General Area</i>	1-2	Decorative brick, Flat roofed commercial and mixed-use buildings. Automobile oriented strip development commercial with zero setbacks from property line. 1949-1960	Contributing & Non-contributing Commercial
<i>Site to the North</i>	1	Flat Roof. Adobe styled. 1940s and 50s	Non-Contributing, residential
<i>Sites to the South</i>	2	Contemporary new construction	Non-Contributing, Commercial
<i>Sites to the East</i>	1	Flat roof, Modernist. 1959	Contributing Commercial
<i>Site to the West</i>	1	Flat Roof 1950s	Non-Contributing commercial

**II. INTRODUCTION**

***Proposal***

The applicant seeks a Certificate of Appropriateness for an outdoor, family and pet-friendly, neighborhood game venue serving beer/wine and food. The subject site is a .55acre vacant lot in the Historic De Anza Motor Lodge site, fronting Central Ave. With the development of the De Anza site made into luxury residential units, the vacant lot was slated to become a future restaurant. With the unfortunate onset of Covid-19, the economic risk and feasibility of a restaurant has put previous plans on hold for the coming few years. Rather than leave the vacant (restaurant) lot empty indefinitely, the owner/developer wishes to activate the site, engage the community and surrounding neighborhoods, and enhance the streetscape and pedestrian experience along Central Ave. This project is a temporary opportunity, focused on the local community and neighborhood. It will provide entertainment, games, food & drink and ultimately security to the surrounding

businesses and residences. The site is located directly across from an Albuquerque ART transit station and has ample vehicle, pedestrian and bicycle access from Central Ave. and Washington St. Parking will be provided along Graceland Dr., as well as new parking spaces directly on the subject lot and shared parking on the De Anza site.

The design of the 'beer garden' proposes using (4) 8'x20' mobile container units (shipping containers) for food service, beer and wine service, public restrooms and storage. These units will be painted to match the accent colors of the residential units as well southwest colors (turquoise, coral, etc.) to match the historic buildings and details.

Raised wood decking will surround the containers and provide outdoor seating and games. Food and drink service will be at pick-up windows only (no indoor seating) and men's and women's restrooms will be adjacent the patio. Sunshade sails, fastened to the containers and poles around the patio, will provide shade and protection from the weather. Food and drink service containers will be situated on the north end of the lot, near existing utility stubs, and creating an open space buffer between the patio and street. This will provide security and limit noise from Central Ave. It will also help setback and visually blend the containers with the new residential units at the back of the site.

### ***Context***

The DeAnza Motor Lodge is an example of a pre-world war II tourist court that was then expanded in the decades following the war to meet the increased demand for tourist facilities along Route 66. Constructed in early 1939, less than two years after Route 66 had been realigned along Central Avenue in Albuquerque, the lodge was built by S.D. Hambaugh, a tourist court operator in Tuscon, and C.G. Wallace, a prominent trader at Zuni. Representing one of several ventures that Wallace undertook along Route 66, the lodge became linked to Wallace's name and his reputation as an Indian trader. Thus, it assumed a special role among tourist courts along the highway, offering not only lodging and later, food but Indian jewelry and crafts and repair services as well. Larger than most tourist courts of its time, the DeAnza was altered and expanded during the golden age of tourism along Route 66 to conform to changing norms for tourist facilities. While some details of the buildings' original Spanish Pueblo Revival style were lost, it remains one of the best examples of how some pre-war motels were altered to remain economically viable. In 1990, the LUCC adopted development guidelines for the City Landmark.

The De Anza Motor Lodge was designated a City Landmark by the City Council at the recommendation of the LUCC in April 2012 (R-2012-83) effective April 16, 2012.

### ***History***

The DeAnza Motor Lodge was constructed in 1939, less than two years after Route 66 had been realigned along Central Avenue in Albuquerque. Larger than most tourist courts of its time, the DeAnza was altered and expanded during the golden age of tourism along Route 66 to conform to changing norms for tourist facilities. The lodge is associated with C.G. Wallace, a prominent trader with the Zuni and Navajo communities. Wallace owned and operated the motel from 1939 until

1982. Subsequent owners continued to operate the motel until 2002, when owners entered into negotiations with Albertson's corporation for sale and redevelopment. The offer was withdrawn when community concerns about the loss of the historic motor lodge were expressed. The city was asked by interested community groups to cooperate in efforts to preserve the historic property.

The City designated the Central/Highland/Upper Nob Hill Metropolitan Redevelopment Area in 2002 (R-02-72) and adopted a Metropolitan Redevelopment Plan in 2003, revised in 2005. A key recommendation of the Plan is to preserve existing historic buildings and encourage economically viable redevelopment for new uses. The De Anza Motor Lodge was identified as a "catalytic project" with a high potential to contribute to the revitalization of the Plan area.

After adoption of the initial MRA plan in 2003, the De Anza Motor Lodge property was purchased by the City of Albuquerque for approximately \$891,000 using Metropolitan Redevelopment funds. A re-use study including market analyses was completed and an RFP for a redevelopment partnership was issued. A Development Agreement was reached in 2006, extended several times and ultimately, due to a lack of progress, the agreement was terminated by mutual agreement of the parties in 2010. Another RFP for a redevelopment partner was issued in late 2010 and a development agreement was accepted for a mixed-use project that includes converting the motel rooms to apartments.

The De Anza Motor Lodge was recommended for landmark designation in December of 2011 and the City Council enacted Ordinance 12-5 designating the site a City Landmark in April 2012. General preservation guidelines, recommended by the Landmarks Commission were included in the ordinance (attachment). Upon designation as a City Landmark the property is mapped as a Historic Overlay.

## ***APPLICABLE PLANS, ORDINANCES, DESIGN GUIDELINES & POLICIES***

### ***III. ANALYSIS***

Policies are written in regular text and staff analysis and comment in bold italic print.

#### **Albuquerque-Bernalillo County Comprehensive Plan of 2017**

##### **GOAL 11.2 HISTORIC ASSETS**

Preserve and enhance significant historic districts and buildings to reflect our past as we move into the future and to strengthen our sense of identity.

**POLICY 11.2.2 Historic Registration:** Promote the preservation of historic buildings and districts determined to be of significant local, State, and/or National historical interest. [ABC]

- a) Preserve and maintain historically significant buildings and spaces.
- b) Recognize historic buildings and districts as vital elements of the community.

c) Encourage the adaptive reuse of historic structures as a strategy to preserve character and encourage reinvestment.

*The De Anza Motor Lodge has experienced hard times which resulted in serious deterioration of the property. It still holds historic significance as a motor lodge that was open to all ethnicities and served to market Zuni jewelry. It also houses Zuni wall murals that have now been preserved.*

*While much of the site has been demolished and rebuilt with one- and two-story apartments, the vacant site of this proposal needs to draw the site together.*

**POLICY 11.2.3 Distinct Built Environments:** Preserve and enhance the social, cultural, and historical features that contribute to the identities of distinct communities, neighborhoods, and districts. [ABC]

a) Consider local history and the visual environment, particularly features unique to Albuquerque, as significant determinants in development and redevelopment decisions in light of their relationship to and effect upon the following:

- i. Architectural styles and traditions;
- ii. Current and historic significance to Albuquerque;
- iii. Historic plazas and Centers;
- iv. Culture, traditions, celebrations, and events

b) Encourage development that strengthens the identity and cohesiveness of the surrounding community and enhances distinct historic and cultural features.

c) Design streets and streetscapes that match the distinctive character of historic areas.

*The proposed beer garden will help in strengthening the identity of the site as one of activity and community. Although the use is not recommended for permanent development, as an interim plan it has the potential to activate not only the De Anza site but the eastern Nob Hill area.*

### **Integrated Development Ordinance (IDO)**

In May 2018, the Integrated Development Ordinance (IDO) replaced the City's Zoning Code and the property was changed from CCR-2 zoning to MX-M.

The De Anza Motor Lodge is located within the Nob Hill neighborhood. The Integrated Development Ordinance Part 14-16-6-6 establishes procedures and review criteria for a Certificate of Appropriateness – Major in Historic Protection Overlay Zones (HPO) and for City Landmarks.

6-6(D)(3) Review and Decision Criteria

An application for a Historic Certificate of Appropriateness – Major shall be approved if it complies with all of the following criteria:

6-6(D)(3)(a) The change is consistent with Section 14-16-3-5 (Historic Protection Overlay Zones), the ordinance designating the specific HPO zone where the property is located, and any specific development guidelines for the landmark or the specific HPO zone where the property is located.

*The Design Guidelines for the De Anza Motor Lodge state that New construction and additions may be approved on the premises if compatible in scale, style and exterior finish materials with historic buildings and subject to approval of a Certificate of Appropriateness.*

*While the general scale of the proposed addition to the site meets this requirement, the metal containers do not. The use of a prefabricated structure for this project is not necessarily a problem; however, the exterior finish needs to be compatible with the simple stucco of the historic buildings.*

6-6(D)(3)(b) The architectural character, historical value, or archaeological value of the structure or site itself or of any HPO zone in which it is located will not be significantly impaired or diminished.

*The proposal will cause no harm to site. Being an activity hub will bring back some of the original traveling visitor nature of the site. Having a temporary site until a permanent structure can be built in the future, will cause no harm to the existing buildings.*

6-6(D)(3)(c) The change qualifies as a "certified rehabilitation" pursuant to the Tax Reform Act of 1976, if applicable.

*Not applicable*

6-6(D)(3)(d) The structure or site's distinguished original qualities or character will not be altered. For the purposes of Section 14-16-3-5 (Historic Protection Overlay Zones) and this Subsection 14-16-6-6(D), "original" shall mean as it was at the time of initial construction or as it has developed over the course of the history of the structure.

*The proposal will cause no harm to the original, distinguishing qualities of the contributing building or its site.*

6-6(D)(3)(e) Deteriorated architectural features shall be repaired rather than replaced, if possible. If replacement is necessary, the new material shall match the original as closely as possible in material and design.

*Not applicable.*

6-6(D)(3)(f) Additions to existing structures and new construction may be of contemporary design if such design is compatible with its landmark status (if any) or the HPO zone.

*Contemporary design can be utilized as any portable structure will be. The metal containers, unless covered in some way, are not compatible with the nature of the site.*

**Resolution No. R-2012-83 Designating De Anza Motor Lodge a City Landmark**

This resolution designated the City Landmark. The ordinance was designated by the City Council in March 2912, effective on April 16, 2012. The ordinance included the significance of the structure

both culturally and historically and refers to features worthy of preservation and general preservation guidelines for the landmark as issued by the LUCC.

*The proposal does not conflict with the designation ordinance, except concerning exterior finish materials which are to be compatible with the historic buildings.*

**Development Guidelines for the De Anza Motor Lodge City Landmark**

Adopted by the Landmarks and Urban Conservation Commission on December 14, 2011:

The following features of the De Anza Motor Lodge help convey its significance and should be preserved in any rehabilitation:

1. The De Anza Motor Lodge sign at the Central Avenue frontage
2. A mix of one-and multi-story massing that evokes Pueblo architecture;
3. The court space between buildings fronting on Central Avenue;
4. The pattern and proportions of openings in exterior walls;
5. The Zuni “Sha’la’ko” ceremonial procession murals. For the purpose of these guidelines, preservation treatments may include leaving the murals in place or relocating as determined appropriate in consultation with Zuni Pueblo.

The following features should be preserved if possible:

1. Preservation of all buildings in the complex is most desirable, however; rehabilitation and reuse of the property is critical. If rehabilitation and reuse of all existing buildings is demonstrated to be

infeasible, buildings that do not front on Central Ave. may be removed in conjunction with approval of a Certificate of Appropriateness for new construction or demolition.

2. The terrazzo floor of the café dining room, which contains turquoise chips and silver inlaid figures, most if not all of which have been removed; replacement of the silver figures is not required;
4. Characteristic interior fixtures and finishes.
5. New construction and additions may be approved on the premises if compatible in scale, style and exterior finish materials with historic buildings and subject to approval of a Certificate of Appropriateness.

*As this proposal is for a temporary structure on a vacant portion of the De Anza site, only criterion 5 applies, that concerning new construction. It is recommended that the current design in its essence is appropriate but with changes to the exterior treatment of the containers.*

### ***V. Neighborhood/Public Concerns***

The application was legally advertised in the newspaper. Signs were posted around the property with notice of the application and hearing date. The applicant notified the required Neighborhood Associations of, Nob Hill, Highland Business and Neighborhood Association Incorporated and the District 6 Coalition of Neighborhood Associations of the request as well as property owners within 100 feet minus right of way. As of this writing, staff has received a letter from the Nob Hill Neighborhood Association stated the board voted unanimously in favor of the project.

### ***Conclusions***

This request for a Certificate of Appropriateness for new construction has been reviewed against the *Development Guidelines for the De Anza Motor Lodge* and the criteria for approval of a Certificate of Appropriateness contained in the *Integrated Development Ordinance*. The application is in compliance with a number of the guidelines.

***FINDINGS for APPROVAL of a request for a Certificate of Appropriateness for alterations - Case SI-2020-00762 / Project # 2020-004269 (September 9, 2020)***

1. This application is a request for a Certificate of Appropriateness for the property described as Lot 3, de Anza Subdivision, located at 4303 Central Avenue NE and zone MX-M.
2. The subject property is approximately 0.55 acres and contains the historic De Anza Motor Lodge. It is listed on the National Register of Historic Properties, the New Mexico State Register of Cultural Properties and is a City of Albuquerque Landmark.
3. The proposal is for construction of a temporary (5 years) neighborhood ‘beer garden’ utilizing portable containers for food and beverage sale, restrooms and storage, wood decking for outside dining, large sunshade sails for protection from sun and rain, a children’s play area and landscaping
4. The proposed project is consistent with the landmark designation ordinance. The proposed work complies with a number of the relevant development guidelines for the historic landmarks and ABC Comp Plan goals and policies as described in the staff.
5. Section 14-16-3-5(D) of the Integrated Development Ordinance states that on a City landmark, the appearance of any structure, including but not limited to interior and exterior elements, landscaping, and signs, shall not be altered; new structures shall not be constructed; and existing structures shall not be demolished until a Certificate of Appropriateness is approved pursuant to Subsection 14-16-6-5(D) (Historic Certificate of Appropriateness – Minor) or Subsection 14-16-6-6(D) (Historic Certificate of Appropriateness – Major).
6. Section 14-16-6-6(D) of the Integrated Development Ordinance specifies that an application for a Certificate of Appropriateness shall be approved if it complies with several specified criteria. The IDO Section 14-16-6-6(D)(3)(a) states that a Certificate of Appropriateness shall be approved if *“The change is consistent with the designation ordinance and specific development guidelines for the landmark or the specific HPO zone where the property is located”*

The proposed project will not damage any of the defining architectural details of the De Anza. It is consistent with the designating ordinance as it will create activity on the site similar to some of the site’s original purpose of dining and gathering.

- 
7. The IDO Section 14-16-6-6(D)(3)(b) states that a Certificate of Appropriateness shall be approved if *“The architectural character, historical value, or archaeological value of the structure or site itself or of any historic zone or urban conservation overlay zone in which it is located will not be significantly impaired or diminished”*.

The proposal will cause no harm to the significance of the De Anza. Eventually a two-story restaurant will be built to represent the original two-story office and registration building. Until then this will help activate the site making the permanent building more likely,

8. The IDO Section 14-16-6-6(D)(3)(d) states that a Certificate of Appropriateness shall be approved if *“The structure or site’s distinguished original qualities or character will not be altered. Original shall mean at the time of initial construction or developed over the course of history of the structure.”*

The proposal will cause no harm to the original, distinguishing qualities of the contributing building or its site.

***RECOMMENDATION - Case No. SI-2020-00762/ Project # 2020-004269***

**APPROVAL** of an application for a Certificate of Appropriateness for alterations for the property described as Lot 3 of the De Anza Subdivision, located at 4303 Central Avenue NE and zone MX-M, based on the above 8 findings and subject to the following conditions.

**Conditions of Approval Recommended for Case No. SI-2020-00762/ Project # 2020-004269**

1. Applicant is responsible to acquire, and approval is contingent upon, approval of all applicable permits and related approvals.
2. Applicant shall submit an alternative exterior to the metal containers and submit to planning staff for approval.

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**Leslie Naji, Senior Planner,  
Historic Preservation**

## APPLICATION



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

<b>Administrative Decisions</b>	<input checked="" type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<b>Policy Decisions</b>
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
<b>Decisions Requiring a Public Meeting or Hearing</b>	<input type="checkbox"/> Subdivision of Land – Major (Form S1)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Variance – DRB (Form V)	<b>Appeals</b>
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

<b>APPLICATION INFORMATION</b>		
Applicant: Jim Trump	Phone: 505-321-6493	
Address: 4303 Central Ave. NE	Email: jim@samgt.us	
City: Albuquerque	State: NM	Zip: 87108
Professional/Agent (if any): Clint Wilsey - 66Architect, LLC	Phone: 505-280-0043	
Address: 901 Adams St. NE	Email: clint@66architect.com	
City: Albuquerque	State: NM	Zip: 87110
Proprietary Interest in Site:	List all owners: Jim Trump	

**BRIEF DESCRIPTION OF REQUEST**

Requesting a Certificate of Appropriateness (major) from the CABQ LUCC. The proposed project is a 'beer garden' on the De Anza Motor Lodge site to include beer/wine & food serving units, restrooms unit, and storage unit, outdoor seating & games

**SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)**

Lot or Tract No.: lot 3	Block:	Unit:
Subdivision/Addition: De Anza Subdivision	MRGCD Map No.:	UPC Code: 101705726022434904
Zone Atlas Page(s): K17	Existing Zoning: MX-M	Proposed Zoning: MX-M
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (acres): .55acres

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: 4303 Central Ave. NE Between: Washington St. and: Graceland Dr.

**CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)**

Signature:	Date: 8/10/20
Printed Name: Clint Wilsey - 66Architect	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

**FOR OFFICIAL USE ONLY**

Case Numbers	Action	Fees
SI-2020-00762	COA	\$195
-	-	-
-	-	-

Meeting/Hearing Date: September 9, 2020 Fee Total: \$195

Staff Signature: *Vanessa A Segura* Date: 8/13/2020 Project # PR-2020-004269

**Form L: Historic Preservation and Landmarks Commission (LC)**

**Please refer to the LC hearing schedule for public hearing dates and deadlines. Your attendance is required.**

**A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@caba.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.**

Type of Request		Historic Zone or Designation	
<input type="checkbox"/> Alteration	<input type="checkbox"/> Sign (see note below)	<input type="checkbox"/> East Downtown – HPO-1	<input type="checkbox"/> Downtown Area
<input type="checkbox"/> Demolition	<input type="checkbox"/> City Landmark Designation	<input type="checkbox"/> Eighth & Forrester – HPO-2	<input type="checkbox"/> Downtown Neighborhood Area – CPO-3
<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> City Overlay Designation	<input type="checkbox"/> Fourth Ward – HPO-3	<input type="checkbox"/> East Downtown – CPO-4
<b>Number and Classification of Structures on Property</b>		<input type="checkbox"/> Huning Highland – HPO-4	<input type="checkbox"/> Nob Hill/Highland – CPO-8
Contributing Structures:		<input type="checkbox"/> Old Town – HPO-5	<input checked="" type="checkbox"/> City Landmark
Noncontributing Structures:		<input type="checkbox"/> Silver Hill – HPO-6	
Unclassified Structures:		<b>Residential Property?</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**\*PLEASE NOTE: Approval of signs in the overlay zones may also require a sign permit from Zoning in addition to LC approval.**

**HISTORIC CERTIFICATE OF APPROPRIATENESS – MINOR Administrative Decision**

- All materials indicated on the project drawing checklist and required by the Historic Preservation Planner
- Letter detailing the scope of the proposal and justifying the request per the criteria in IDO Section 14-16-6-5(D)(3)
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- Required notices with content per IDO Section 14-16-6-4(K)(6)
- Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
- Sign Posting Agreement

**INFORMATION REQUIRED FOR ALL LANDMARKS COMMISSION PUBLIC HEARING APPLICATIONS**

- Interpreter Needed for Hearing?  if yes, indicate language: \_\_\_\_\_
- Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- Required notices with content per IDO Section 14-16-6-4(K)(6)
- Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
- Proof of emailed notice to affected Neighborhood Association representatives
- Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
- Sign Posting Agreement

**DEMOLITION OUTSIDE OF HPO Requires Public Hearing**

- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(B)(3)

**HISTORIC CERTIFICATE OF APPROPRIATENESS – MAJOR Requires Public Hearing**

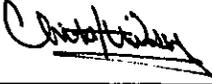
- All materials indicated on the project drawing checklist (8 packets for residential projects or 9 for non-residential or mixed-use)
- Letter detailing the scope of the proposal and justifying the request per the criteria in IDO Section 14-16-6-(D)(3)

**HISTORIC DESIGN STANDARDS AND GUIDELINES Requires Public Hearing**

- Proposed Design Standards and Guidelines
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(E)(3)

**ADOPTION OR AMENDMENT OF HISTORIC DESIGNATION Requires Public Hearing**

- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(C)(3)

<b>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</b>	
Signature: 	Date: 8-10-20
Printed Name: Clint Wilsey - 66Architect,LLC	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
<b>FOR OFFICIAL USE ONLY</b>	
Project Number:	Case Numbers
	-
	-
	-
Staff Signature:	
Date:	



August 11, 2020

To Whom It May Concern:

Re: De Anza Retail Pad  
4303 Central Ave, NE  
Albuquerque, NM 87108

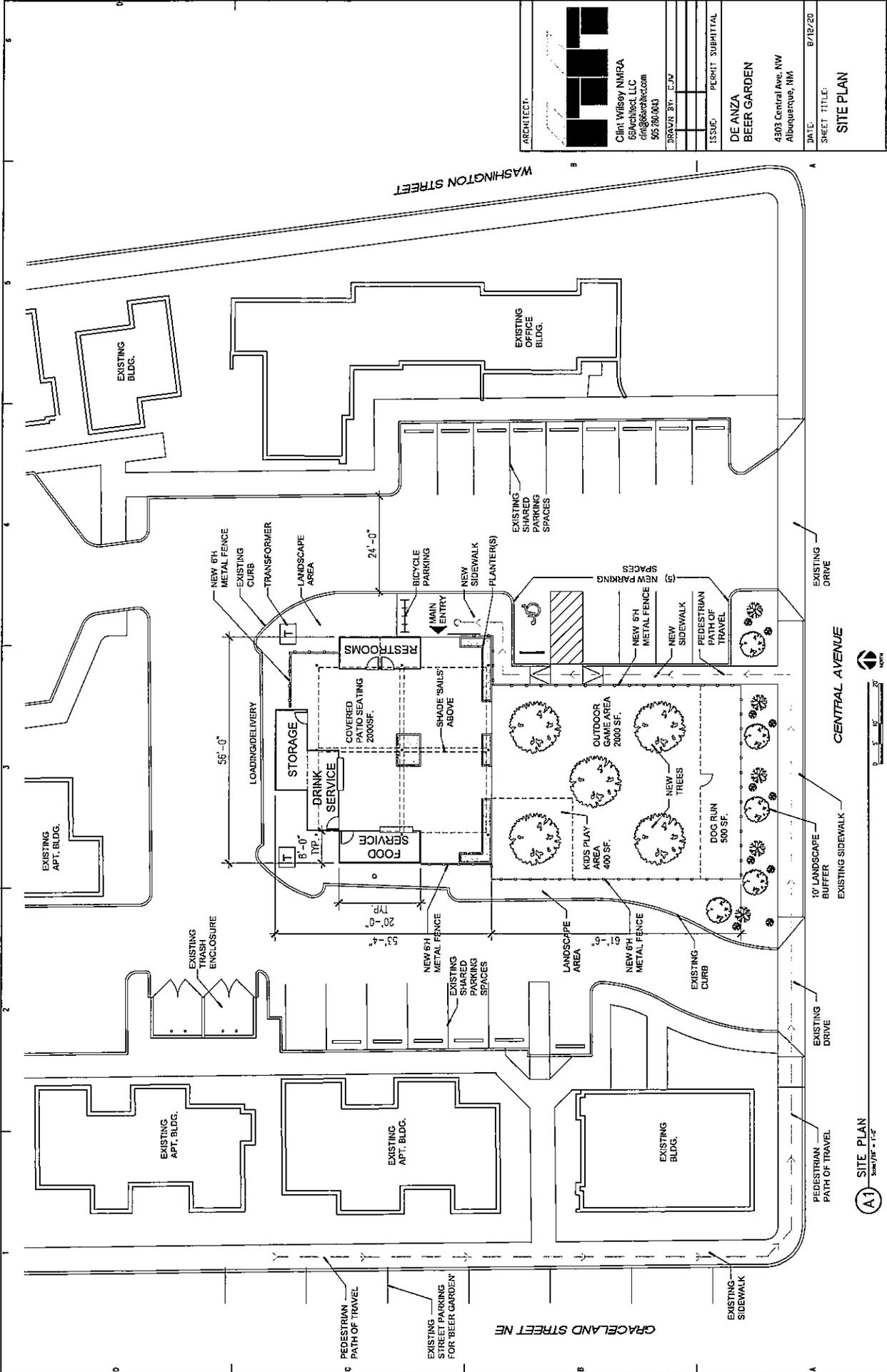
On behalf of Anthea at Nob Hill, LLC and their investors, please accept this letter as written approval to authorize Clint Wilsey our agent to submit to the LLUC (or any other City of Albuquerque Planning Agency) the conceptual drawings for a temporary use on the retail pad. This use will be an outside entertainment venue for the period of time until the restaurant market recovers from the 2020 COVID 19 Pandemic. The proposed use is and will not be intended for a long term use, however it will activate the site and benefit East Nob Hill.

The Nob Hill Neighborhood has approved the concept and all residents of the De Anza are in favor.

Respectfully,

James K Trump, Jr.  
President  
Strategic Asset Management, LLC  
Developer and Owners Representative  
Anthea at Nob Hill, LLC

REDUCED DRAWINGS & RENDERINGS

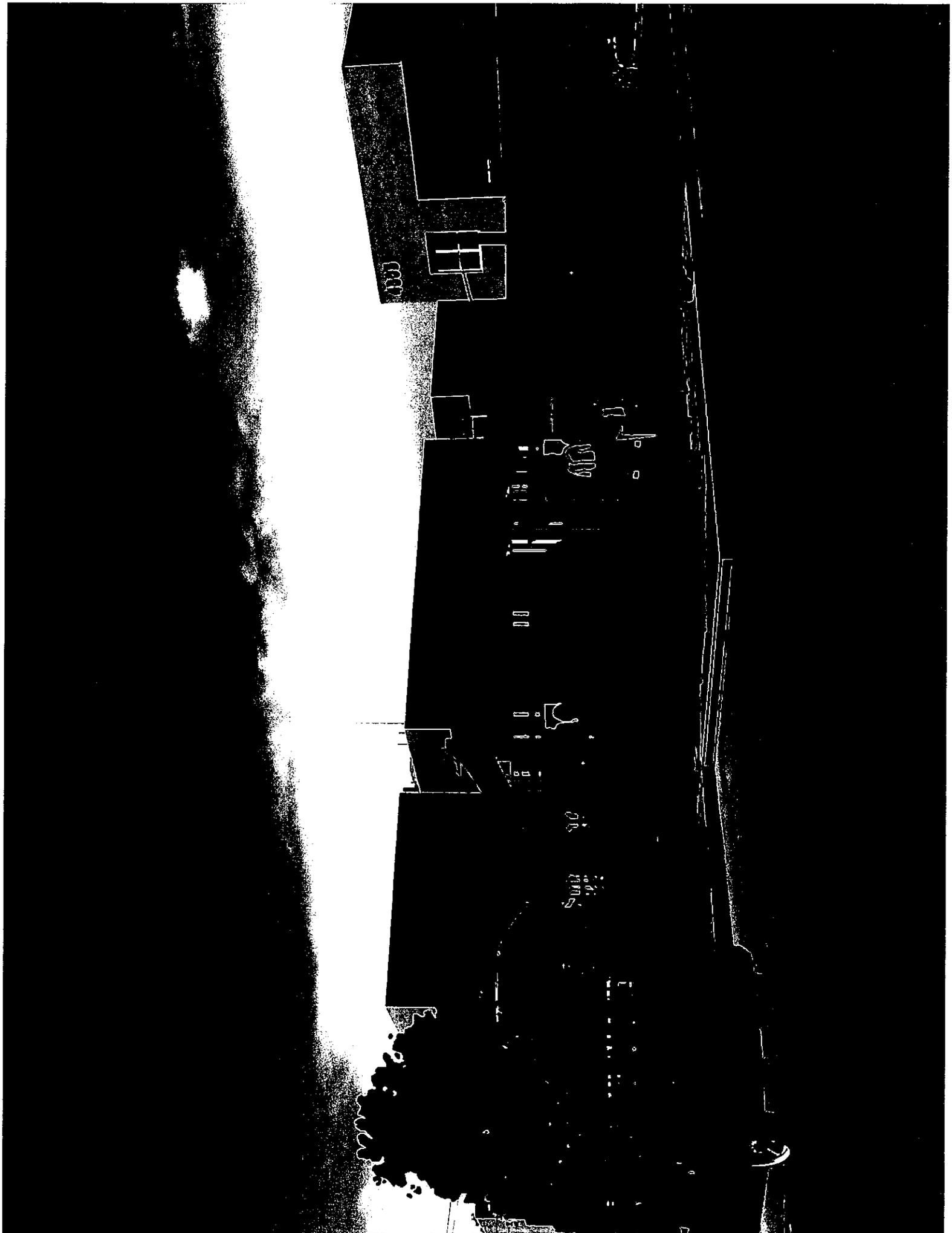


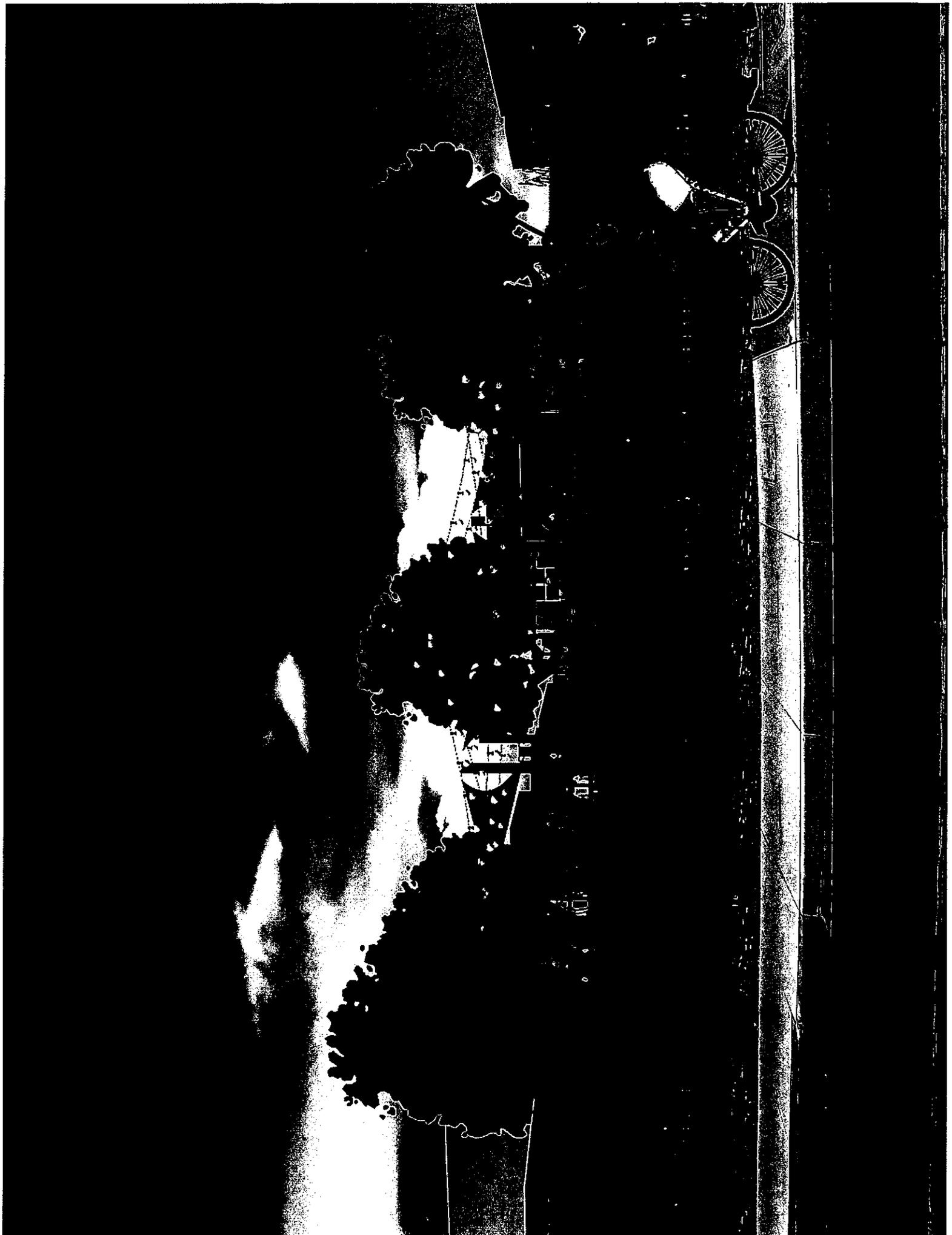
**(A) SITE PLAN**  
Scale: 1/4" = 1'-0"

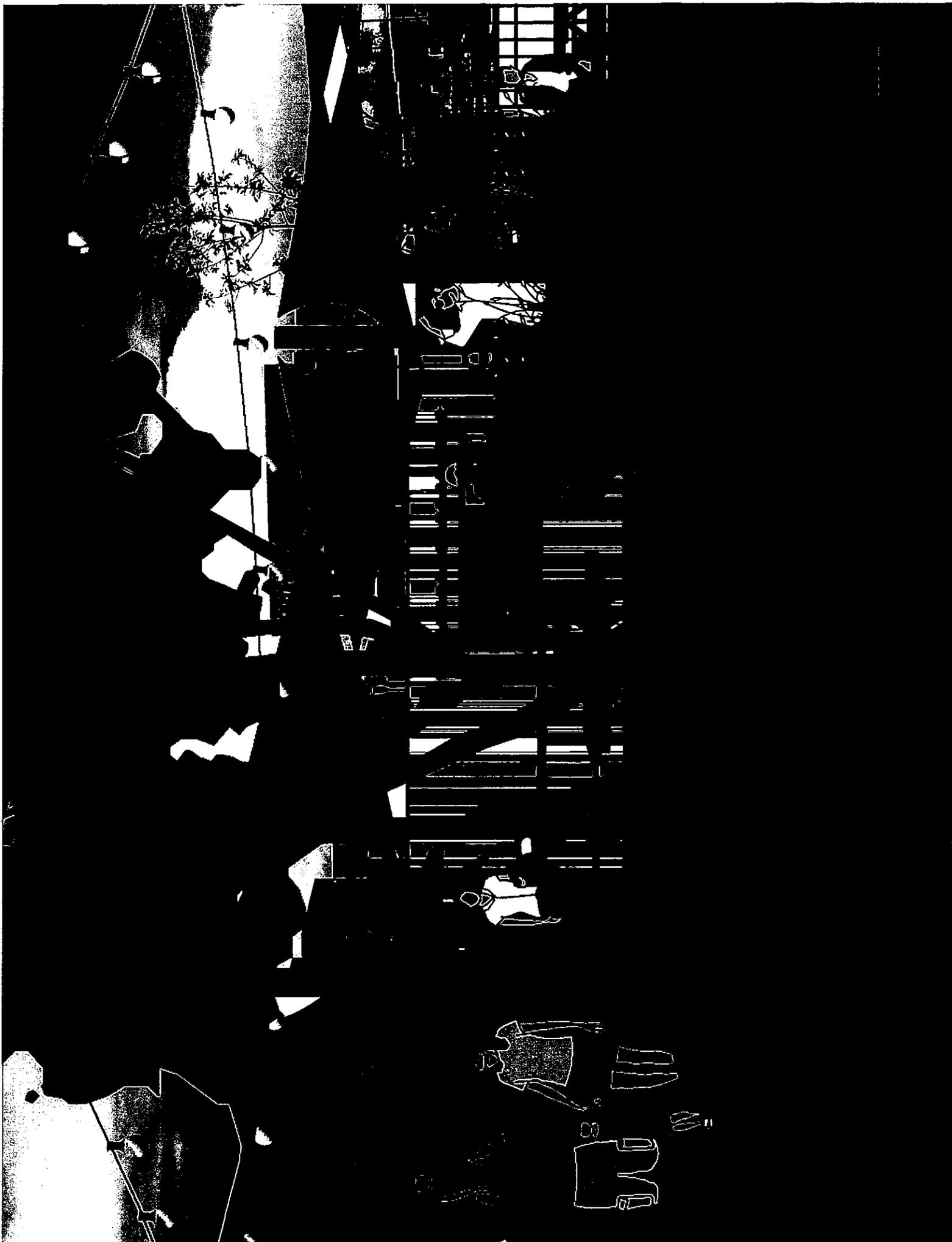
ARCHITECT:	
CLINT WILSEY NMRA SEARCHLIGHT, LLC	4303 Central Ave. NW Albuquerque, NM
DRIVER BY: CJW	DATE: 8/12/20
ISSUE:	SHEET TITLE: <b>SITE PLAN</b>
PERMIT SUBMITTAL	
DE ANZA BEER GARDEN	

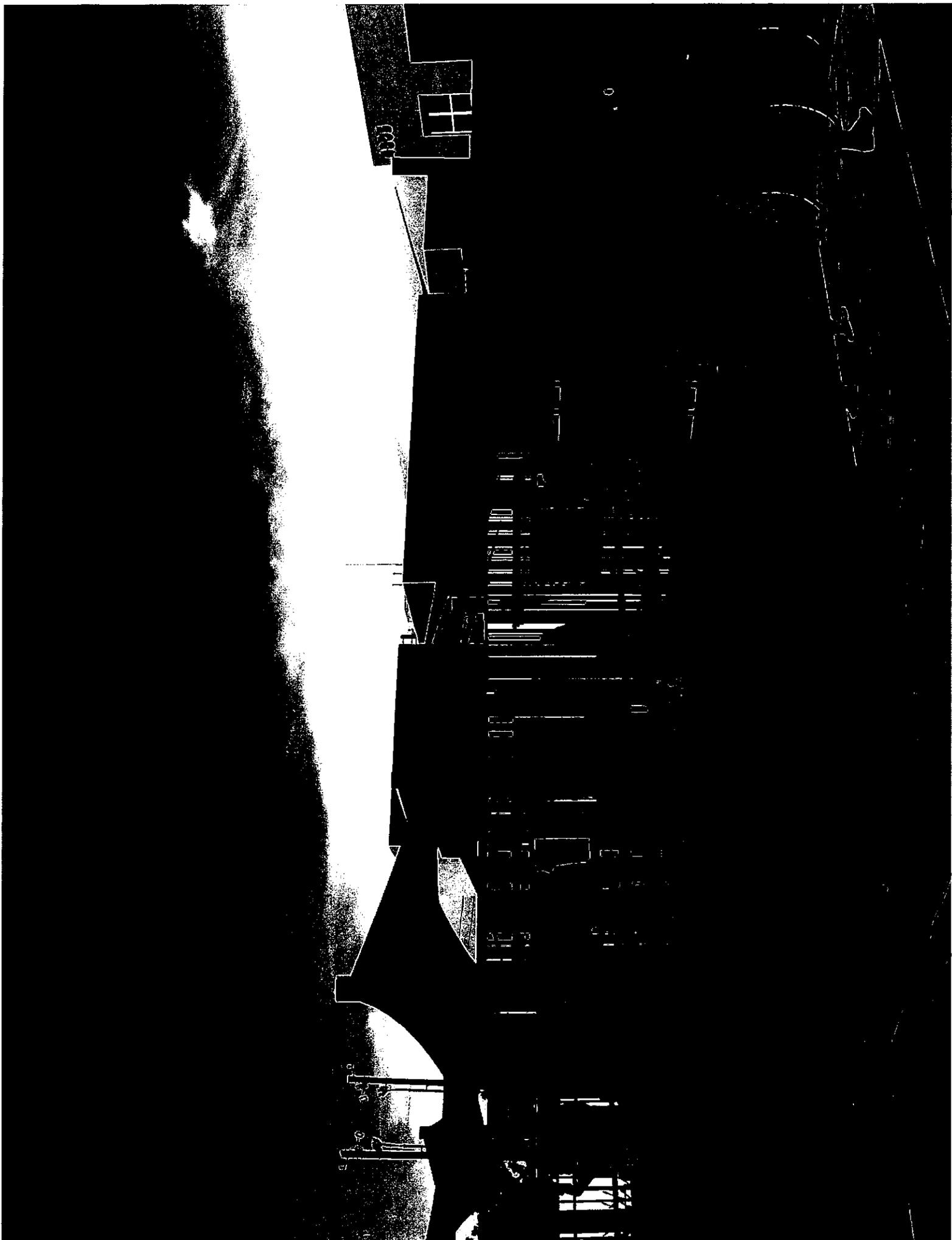
**AS-101**

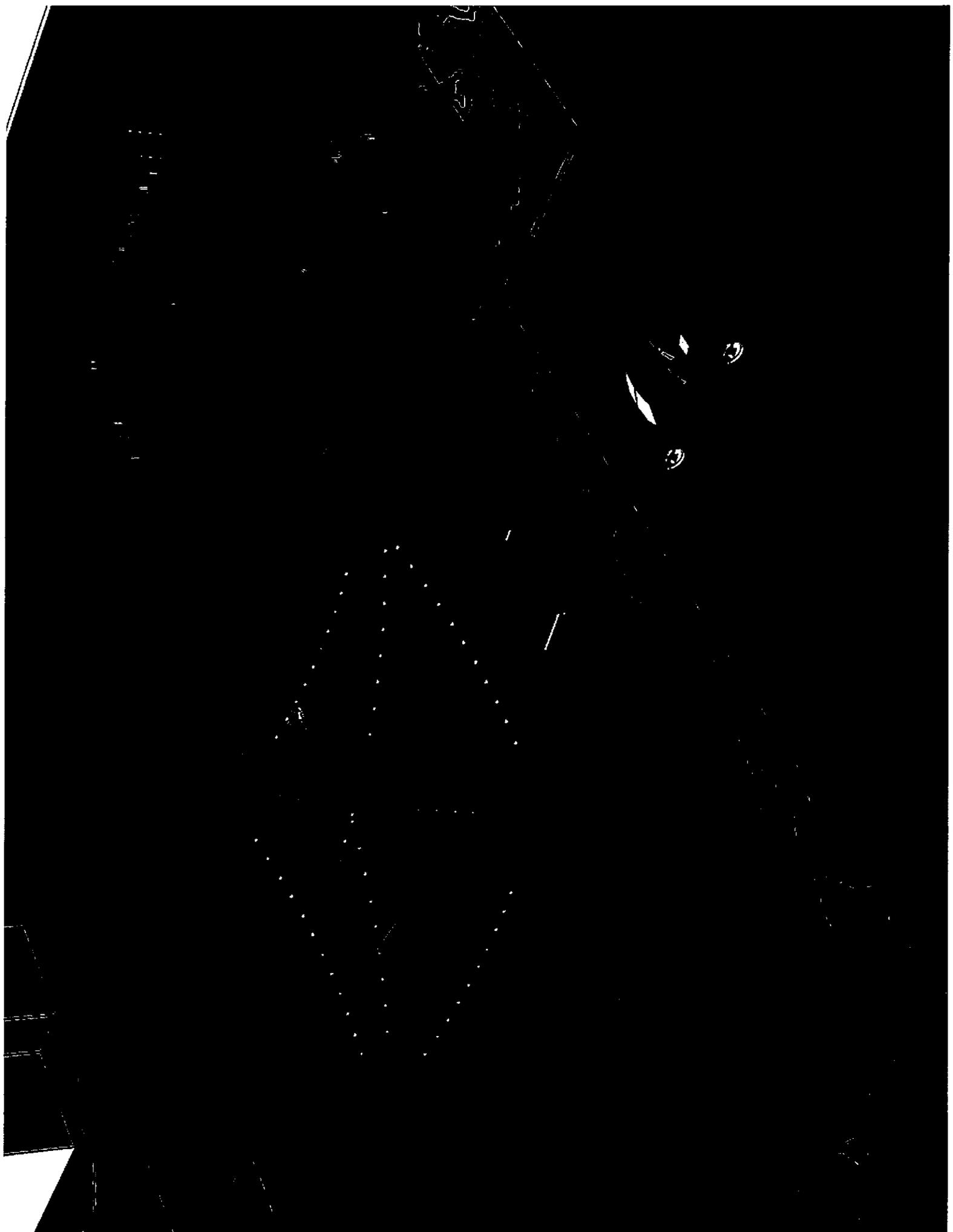














Clint Wilsey &lt;clint@66architect.com&gt;

---

**FW: Beer garden but really not about the beer**

1 message

---

**Jim Trump** <jim@samgt.us>  
To: Clint Wilsey <Clint@66architect.com>

Mon, Aug 10, 2020 at 2:47 PM

My discussion with MRA, Leslie I spoke on the phone

**From:** Jim Trump [mailto:jim@samgt.us]  
**Sent:** Tuesday, June 9, 2020 8:46 AM  
**To:** Naji, Leslie <lnaji@cabq.gov>  
**Subject:** Beer garden but really not about the beer

Good talking with you this morning, thank you for considering this.

I am in discussions with Karen at MR and I will need to gain their approval. However I am trying to move everything at the same time. I do not see this as a 2020 project, but opening in 2021.

Again this is a temporary use, 5 to 8 years. The buildings or containers will be built to be removable to another location at a later date. I want what was originally approved and just do not feel the market will be there for while due to the closings of so many restaurants.

Thanks again, Jim

James K. Trump, Jr

505-321-6493

---

**2 attachments**

**IMG\_8171.jpg**  
91K

**De Anza Beer Garden, 2020-06-04.pdf**



Clint Wilsey &lt;clint@66architect.com&gt;

## 4303 Central Ave. NE Neighborhood Meeting Inquiry

Carmona, Dalaina L. <dlcarmona@cabq.gov>  
 To: "clint@66architect.com" <clint@66architect.com>

Mon, Aug 10, 2020 at 1:31 PM

Dear Applicant,

Please find the neighborhood contact information listed below.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Nob Hill NA	Shani	Madden	shanikm@me.com	203 Richmond Drive SE	Albuquerque	NM	87106	5052352727	
Nob Hill NA	Gary	Eyster	meyster1@me.com	316 Amherst Drive NE	Albuquerque	NM	87106	5059911388	
Highland Business and NA Incorporated	Omar	Durant	omardurant@yahoo.com	305 Quincy Street NE	Albuquerque	NM	87108		5052654949
Highland Business and NA Incorporated	Melissa	Pacheco	melissa.ann.pacheco@gmail.com	213 Madison Street NE	Albuquerque	NM	87108		5059999799
District 6 Coalition of Neighborhood Associations	Dominic	Peralta	4district6@gmail.com	3800 Lead Avenue SE	Albuquerque	NM	87108		5053794388
District 6 Coalition of Neighborhood Associations	Patricia	Willson	info@willsonstudio.com	505 Dartmouth Drive SE	Albuquerque	NM	87106	5059808007	5052668944

You will need to e-mail each of the listed contacts and let them know that you are applying for a permit for your project. You can use this online link to find template language if you're not sure what information you need to include in your e-mail. <https://www.cabq.gov/planning/urban-design-development/public-notice>

If your permit application or project requires a neighborhood meeting, you can click on this link to find template language to use in your e-mail notification: <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If you have questions about what type of notification is required for your particular project, please click on the link below to see a table of different types of projects and what notification is required for each:

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Once you have e-mailed the contact individuals in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your permit application and submit it to the Planning Department for approval. **PLEASE NOTE:** The ONC does not have any jurisdiction over any other aspect of your permit application beyond the neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, or project plans, so we encourage you to contact the Planning Department at: 505-924-3860 or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

8/10/2020

66architect Mail - 4303 Central Ave. NE Neighborhood Meeting Inquiry

If your permit or project requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

Thanks,



*Dalaina L. Carmona*

Senior Administrative Assistant

Office of Neighborhood Coordination

Council Services Department

1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor

Albuquerque, NM 87102

505-768-3334

dcarmona@cabq.gov or ONC@cabq.gov

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



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**From:** webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] On Behalf Of webmaster@cabq.gov  
**Sent:** Monday, August 10, 2020 11:43 AM  
**To:** Office of Neighborhood Coordination <clint@66architect.com>  
**Cc:** Office of Neighborhood Coordination <onc@cabq.gov>  
**Subject:** Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:

Landmarks Commission

If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:

Contact Name

Clint Wilsey - 66Architect

Telephone Number

505-280-0043

Email Address

clint@66architect.com

Company Name

66Architect

Company Address

8/10/2020

66architect Mail - 4303 Central Ave. NE Neighborhood Meeting Inquiry

901 Adams St. NE

City

albuquerque

State

nm

ZIP

87110

Legal description of the subject site for this project:

4303 Central Ave. NE, Block 3, De Anza Subdivision

Physical address of subject site:

4303 Central Ave. NE

Subject site cross streets:

Washington St.

Other subject site identifiers:

This site is located on the following zone atlas page:

K17

=====

This message has been analyzed by Deep Discovery Email Inspector.

---

 IDQZoneAtlasPage\_K-17-Z.PDF  
607K

# 4307 Central NE

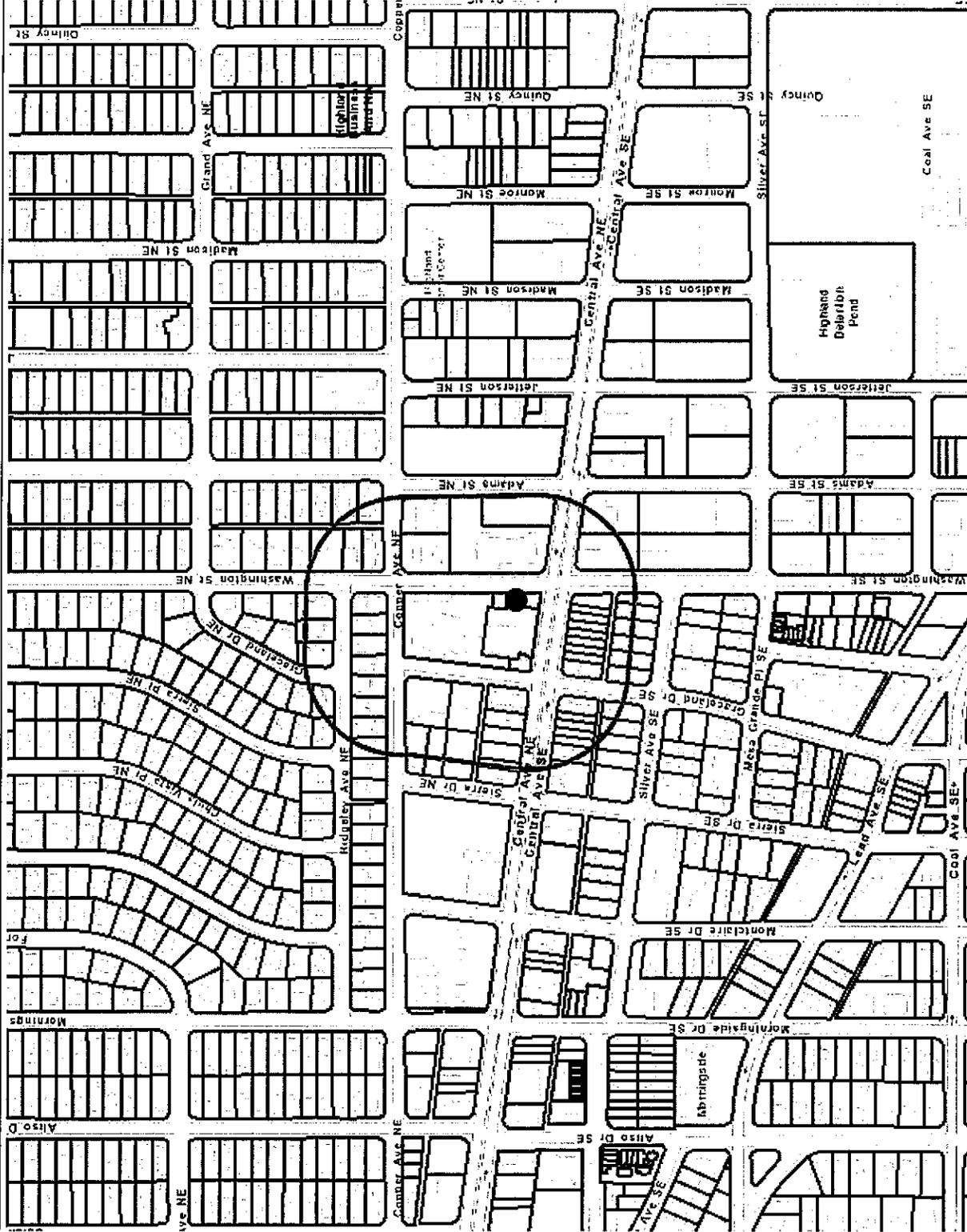


## Legend

- Bernalillo County Parcels

## Notes

Buffer: 300 Ft.  
 FLOW Central: 100 Ft.



1:5,448

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

**THIS MAP IS NOT TO BE USED FOR NAVIGATION**



WHALEY KARL R  
4309 RIDGELEY AVE NE  
ALBUQUERQUE NM 87108-1146

RSO 1 LLC  
4310 CENTRAL AVE SE  
ALBUQUERQUE NM 87108

WEST CENT LLC  
6927 SCHIST AVE NE  
ALBUQUERQUE NM 87113-1940

MADRID SAMUEL D & PALENZUELA  
ABIGAIL S  
202 SIERRA PL NE  
ALBUQUERQUE NM 87108-1137

CAZALA FADWA  
4404 RIDGELEY AVE NE  
ALBUQUERQUE NM 87108-1149

BARON MARIE  
212 WASHINGTON ST NE  
ALBUQUERQUE NM 87110

MHC PROPERTIES LLC  
9905 DATURA TRL NE  
ALBUQUERQUE NM 87122

NEW URBAN INVESTMENT COMPANY  
NO 2 LLC  
PO BOX 7897  
ALBUQUERQUE NM 87194-7897

WEST HIGHLAND LLC  
3712 CENTRAL AVE SE SUITE F  
ALBUQUERQUE NM 87108-1920

MARTINEZ RAQUEL I TRUSTEE  
MARTINEZ LVT  
4304 RIDGELEY AVE NE  
ALBUQUERQUE NM 87108-1147

US WEST COMMUNICATIONS INC  
6300 S SYRACUSE WAY  
ENGLEWOOD CO 80111-6720

BUTTERBAUGH SCOTT A  
4405 RIDGELEY AVE NE  
ALBUQUERQUE NM 87108

GATEWAY NOB HILL LLC  
2632 PENNSYLVANIA ST NE SUITE C  
ALBUQUERQUE NM 87110-3613

MICHAEL GRACIELA E  
4308 RIDGELY AVE NE  
ALBUQUERQUE NM 87108

FORBES ETHAN R & TAMSEN S WEST  
4400 RIDGELEY AVE NE  
ALBUQUERQUE NM 87108-1149

STARNES DAVID & CAREY JANET  
4401 RIDGELEY AVE NE  
ALBUQUERQUE NM 87108-1148

4223 CENTRAL LLC  
PO BOX 92283  
ALBUQUERQUE NM 87199-2283

220 WASHINGTON LLC  
PO BOX 31033  
ALBUQUERQUE NM 87190-1033

GRUBEN-PETERSON REAL ESTATE  
4418 CENTRAL AVE SE  
ALBUQUERQUE NM 87108

BRISTER BRAD A & ELAINE  
4408 RIDGELEY AVE NE  
ALBUQUERQUE NM 87108-1149

TWO GUNS LLC  
430 WASHINGTON ST NE  
ALBUQUERQUE NM 87108

FREEDMAN MARK H  
901 DARTMOUTH DR NE  
ALBUQUERQUE NM 87106

KATHLEEN SUMMERS R TRUSTEE  
TRUST A-1 SUMMERS FAMILY TRUST  
3713 MOON ST NE  
ALBUQUERQUE NM 87111-3236

MEDIA ARTS COLLABORATIVE  
CHARTER SCHOOL  
4401 CENTRAL AVE NE BLDG 2  
ALBUQUERQUE NM 87108

TOLEDO PAT & ANNA-LENA  
1506 VISTA LARGA CT NE  
ALBUQUERQUE NM 87106-2646

MANSI GROUP LLC  
8400 HELEN HARDIN ST NE  
ALBUQUERQUE NM 87122-2833

LIMARY BOUNNOME & SENG DEUANE  
431 DALLAS ST NE  
ALBUQUERQUE NM 87108

SANCHEZ SIDNEY A & ELLA E  
12321 CONSTITUTION AVE NE  
ALBUQUERQUE NM 87112-5747

201 ADAMS NE LP  
530B HARKLE RD SUITE 100  
SANTA FE NM 87505-4793

CHAVEZ KENNETH MANUEL  
4312 RIDGELEY AVE NE  
ALBUQUERQUE NM 87108-1147

EL POLLO GRANDE 1 LLC  
322 WELLESLEY DR SE  
ALBUQUERQUE NM 87106-1422

IRVIN RICHARD C & THERESA M  
4300 RIDGELEY AVE NE  
ALBUQUERQUE NM 87108-1147

DARATHAI PROPERTIES LLC  
6324 PIMA PL NW  
ALBUQUERQUE NM 87120

ANTHEA AT NOB HILL LLC C/O REA  
MANAGEMENT  
PO BOX 4397  
ALBUQUERQUE NM 87196-4397

HERRIN-OPHIR LLC  
1720 LOUISIANA BLVD NE SUITE 100  
ALBUQUERQUE NM 87110-7069

DEANZA TURQUOISE LLC  
11001 SAN ANTONIO DR NE  
ALBUQUERQUE NM 87122-3549

[Note: Items with an asterisk (\*) are required.]

8/10/2020

[Date\*]

BARON MARIE

[Name\* of Property Owner or Neighborhood Association (NA) Representative, Name of NA]

212 WASHINGTON ST NE ALBUQUERQUE NM 87110

[Address\* of Property Owner or NA Representative]

RE: Public Notice of Proposed Project

Dear property owner [Name\* of Property Owner or NA Representative],

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance

(IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, we are notifying you as a

Neighborhood Association Representative [Property Owner or NA Representative] that

Clint Wilsey of 66Architect, agent to Jim Trump [Name of Agent/Property Owner/Developer]

will be submitting the following application(s): [Application(s) per Table 6-1-1 in the IDO]

Historic Certificate of Appropriateness - Major

Historic Certificate of Appropriateness - Major

to be reviewed and decided by [Decision-making body per Table 6-1-1]

Landmarks Commission

The application(s) is/are for [description of project/request]

De Anza Motor Lodge - Beer Garden: a family and pet friendly, outdoor seating and game venue serving beer, wine and food.

1. Property Owner\* Jim Trump
2. Agent\* [if applicable] Clint Wilsey
3. Subject Property Address\* 4303 Central Ave. NW, Albuquerque NM 87108
4. Location Description between Washington St. and Graceland Dr.
5. Zone Atlas Page K-17 [Available here: <http://data.cabq.gov/business/zoneatlas/>]
6. Legal Description lot 3, De Anza Subdivision
7. Area of Property [typically in acres] .55 acres
8. IDO Zone District MX-M

[Note: Items with an asterisk (\*) are required.]

- 9. Overlay Zone(s) [if applicable] Nob Hill / Highlands CP0-8
- 10. Center or Corridor Area [if applicable] \_\_\_\_\_
- 11. Current Land Use [vacant, if none] commercial services, hotel/motel
- 12. Deviations Requested [if applicable] \_\_\_\_\_
- 13. Variances Requested [if applicable] \_\_\_\_\_

The anticipated public hearing [meeting or hearing] for this request will be on 9/9/2020 [date] at 3:00 pm [time] in the Hearing Room (Basement Level) of Plaza Del Sol, 600 2<sup>nd</sup> St NW, Albuquerque, NM 87102.\*

You can check the agenda for the relevant decision-making body online here: <https://www.cabq.gov/planning/boards-commissions> or call the Planning Department at 505-924-3860.

NOTE: Anyone may request and the City may require an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project [IDO Section 14-16-6-4(D)]. To request a Facilitated Meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955. To view and download the Facilitated Meetings Criteria, visit <http://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development>.

Please contact me with any questions or concerns at (505) 280-0043 [phone number\*] or via clint@66architect.com [email\*].

More information about the project can be found here: [project webpage\*, if applicable]

**Useful Links**

**Integrated Development Ordinance (IDO):**  
<http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

**IDO Interactive Map**  
<https://tinyurl.com/IDOzoningmap>

Sincerely,  
 Digitally signed by clinton wilsey  
 Date: 2020.08.10 16:21:11 -06'00'

Clinton Wilsey [Agent/Property Owner/Developer]

Cc: \_\_\_\_\_ [Other Neighborhood Associations, if any]

NEIGHBORHOOD MEETING & LETTERS

# Nob Hill Neighborhood Association, Inc.

PO Box 4875, Albuquerque, NM 87196

TheBoard@NobHill-NM.com

---

June 4, 2020

Jim Trump  
de Anza Motor Lodge

## Nob Hill Neighborhood Association Statement on Possible Beer Garden

Thank you, Jim, for reaching out to our association for input and an expression of support for a temporary (5+/- year) use of the restaurant pad at the motor lodge. We sent your plan out to our list serve and to our board on June 1, 2020 asking our neighbors for to comment and/or to participate in the discussion at our NHNA board meeting June 3. We also forwarded a preliminary design sketch and your contact information.

In your materials you stated that the Restaurant Pad is eventually targeted for a two story building that will complement the residential units. With the economic impact to existing restaurants (expected 60% to close), the marketing and demand time has probably been extended five years from 2020.

Leaving the site vacant has concerns that impact the residential units and East Nob Hill activity. Therefore a temporary use you are considering is an open beer garden with family entertainment. The design is to have containers for the Bar and freezer area, restrooms, and restaurant. All tables will be outside, allowing safer surroundings.

The De Anza Beer Garden will be a brewery, creating some of their own recipes. The balance of the beer will be guest kegs from other Albuquerque breweries. It will only be open Friday, Saturday, and Sunday. Special events may take place during the week. Hours of operation will be from 10 AM to 10 PM, always making sure events end prior to midnight so that residents and neighborhoods are not disturbed.

Large trees, colorful canopies, exterior lights will be throughout, a theme that supports Route 66 and the De Anza. Ping-Pong tables, Corn hole, and other activities will be included on site. Occupancy is expected not to exceed 50 people at any one time.

This is a temporary use, not disregarding the original concept. It will need to gain neighborhood support and City approvals. The goal would be to have it operational March/April 2021.

We received 8 email responses from the community. To quote a few: love beer garden, love space activated, sounds cool, great idea for use of the space, I am OK with this, sounds like a great idea.

Reservations were attached to three: (1) need fence and plantings on Central; (2) grateful murals are protected. Not sure another beer resource is beneficial but with time limits for service and 5 year life it could be acceptable (3) if it does not impact mural restoration it sounds like a great idea.

You have pointed out that the murals are safe under the amenity building to the north and not associated with the beer garden.

On June 3, 2020 our board voted unanimously in support of the beer garden with family games concept outlined in your materials quoted above and expressed eagerness to participate in the planning work leading to its eventual completion.

Respectfully yours,

(signed)

Gary Eyster, President

237-10631

423 CENTRAL LLC  
PO BOX 6218  
ALBUQUERQUE NM 87108-2188

Architect  
3055 NW  
111 305700

MARCO ANTONIO PATENTZUELA  
ALCALALS  
222 SIERRA BLVD  
ALBUQUERQUE NM 87105-1107

Architect  
3055 NW  
111 305700

237-10631

237-10631

237-10631

Architect  
3055 NW  
111 305700

237-10631

Architect  
3055 NW  
111 305700

237-10631

SSArchitect  
601/280-8111  
ALBUQUERQUE, NM 87102

WEST HIGH RAILING  
340 CENTRAL AVENUE SUITE F  
ALBUQUERQUE, NM 87102

SSArchitect  
601/280-8111  
ALBUQUERQUE, NM 87102

US WEST COMMUNICATIONS INC  
600 S W RAGUSE WAY  
ENGLEWOOD CO 80111-7720

US WEST COMMUNICATIONS INC  
600 S W RAGUSE WAY  
ENGLEWOOD CO 80111-7720

US WEST COMMUNICATIONS INC  
600 S W RAGUSE WAY  
ENGLEWOOD CO 80111-7720

SSArchitect  
601/280-8111  
ALBUQUERQUE, NM 87102

US WEST COMMUNICATIONS INC  
600 S W RAGUSE WAY  
ENGLEWOOD CO 80111-7720

GS Architect  
607 N. 10th St  
Albuquerque, NM 87102

RSO LLC  
4310 CENTRAL AVE SE  
ALBUQUERQUE NM 87105

GS Architect  
607 N. 10th St  
Albuquerque, NM 87102

NEW RAIN INVESTMENT  
COMPANY II, LLC  
PO BOX 7837  
ALBUQUERQUE NM 87147-7837

GS Architect  
607 N. 10th St  
Albuquerque, NM 87102

COLLEEN PETERSON REAL ESTATE  
2410 CENTRAL AVE SE  
ALBUQUERQUE NM 87105

1130 S. 10th St  
Albuquerque, NM 87102

TERRE SAVIDE CARRY LAMET  
4411 S. GALEY AVENUE  
ALBUQUERQUE NM 87105-1143

63 Architect  
100 ALBERT ST  
ALBUQUERQUE NM 87102

BRISTER BRADY AGENE  
2401 BRIDGLEY AVENUE  
ALBUQUERQUE NM 87103

63 Architect  
100 ALBERT ST  
ALBUQUERQUE NM 87102

FREEMAN MARK H  
601 CARTER AVENUE  
ALBUQUERQUE NM 87103

63 Architect  
100 ALBERT ST  
ALBUQUERQUE NM 87102

MCPHARIS COLLABORATIVE  
611 CENTER SCHOOL  
2401 CENTRAL AVENUE BUC62  
ALBUQUERQUE NM 87103

ALBUQUERQUE NM 87103  
2401 BRIDGLEY AVENUE  
ALBUQUERQUE NM 87103

ALBUQUERQUE NM 87103  
601 CARTER AVENUE  
ALBUQUERQUE NM 87103

ALBUQUERQUE NM 87103  
611 CENTER SCHOOL  
ALBUQUERQUE NM 87103

66Architect  
601 Kingsway  
Albuquerque, NM 87102

MANSI GROUP LLC  
COOPER HARDING STINE  
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