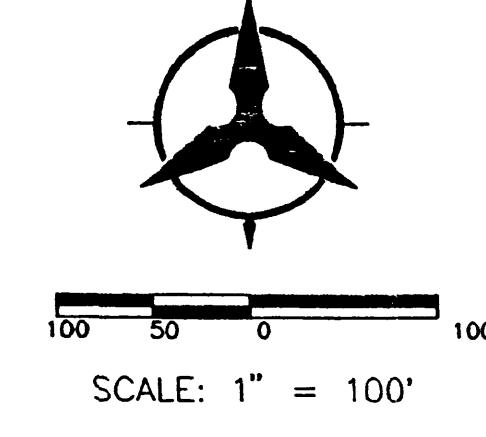


VICINITY MAP
ZONE ATLAS
D-17



PROJ 1000560

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00'	39.27'	25.00'	35.36'	N44°36'30"W	90°00'00"
C2	1126.05'	290.54'	146.08'	289.74'	S07°47'00"W	14°47'01"
C3	1126.05'	123.35'	61.73'	123.28'	S18°18'47"W	06°16'34"
C4	1126.05'	308.40'	155.17'	307.44'	S29°17'50"W	15°41'32"
C5	1125.94'	20.16'	10.08'	20.16'	N37°39'23"E	07°01'33"
C6	25.00'	39.96'	25.70'	35.84'	S83°57'40"W	91°35'03"
C7	140.00'	31.86'	16.00'	31.80'	N43°43'35"W	13°02'27"
C8	60.00'	23.07'	11.68'	22.93'	S48°13'17"E	22°01'41"
C9	955.00'	80.85'	40.45'	80.82'	N61°39'33"W	04°51'01"
C10	60.00'	23.07'	11.68'	22.93'	N75°05'54"W	22°01'41"
C11	140.00'	44.12'	22.24'	43.94'	N77°05'03"W	18°03'23"
C12	943.02'	30.65'	25.33'	30.64'	N69°55'41"W	03°04'36"
C13	757.00'	314.25'	159.42'	312.00'	N59°14'28"W	23°47'07"
C14	757.00'	125.09'	62.69'	124.95'	N42°36'50"W	09°28'05"
C15	757.00'	601.89'	280.56'	492.75'	N18°53'11"W	37°59'13"
C16	28.66'	43.79'	27.45'	39.65'	S44°00'05"W	87°32'03"
C17	30.00'	49.60'	32.59'	44.14'	S00°01'09"W	94°44'03"
C18	30.00'	49.60'	32.59'	44.14'	N85°14'49"W	94°44'03"
C19	410.00'	307.74'	161.53'	300.57'	N68°53'20"E	43°00'20"
C20	350.00'	262.71'	137.89'	256.58'	S68°53'20"W	43°00'20"
C21	880.00'	275.25'	138.78'	274.13'	S80°38'51"E	17°55'17"
C22	820.00'	256.49'	129.30'	255.44'	S80°38'51"E	17°55'17"
C23	30.00'	48.77'	31.69'	43.57'	S25°07'04"E	93°08'17"
C24	30.00'	48.77'	31.69'	43.57'	N61°44'39"E	93°08'17"

LINE	DIRECTION	DISTANCE
T1	N00°06'27"E	64.79'
T2	S69°36'42"E	9.46'
T3	N00°44'03"E	22.29'
T4	N71°41'13"W	34.20'
T5	S71°41'13"E	34.20'

CASE NUMBER 00440 - 00000 - 00733
PROJECT NUMBER 1000560
SITE DEVELOPMENT PLAN APPROVAL

THE PLAN IS CONSISTENT WITH THE CONCEPTS OF THE ORIGINAL JOURNAL CENTER SITE PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON AUGUST 16, 1980 (AX - 79 - 13, Z - 79 - 80 - 2) AND THE IP ZONE.

IT CONFORMS WITH THE COMMENTS RENDERED BY THE DEVELOPMENT REVIEW BOARD ON SEPTEMBER 06, 1994, AS REFLECTED IN DRB - 94 - 61.

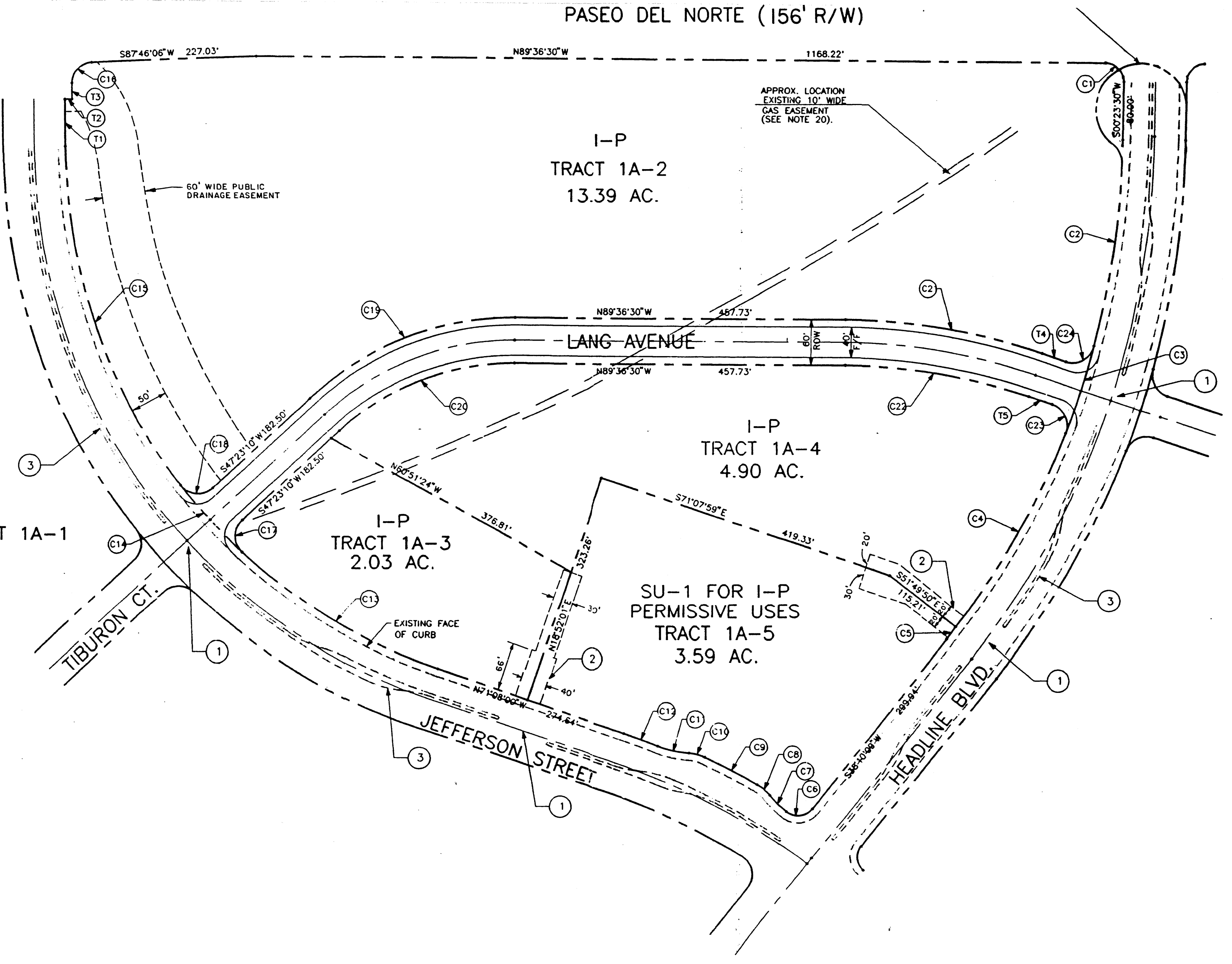
[Signatures]
CITY PLANNING DATE 6/27/00
TRANSPORTATION DEVELOPMENT DATE 6-21-00
CITY ENGINEER/AMAFCA DATE 6-21-00
DESIGN AND DEVELOPMENT, CIP DATE 6-21-00
WATER RESOURCES DEPARTMENT DATE 6/21/00
Parks & Recreation

CASE NUMBER DRB-94-61
SITE DEVELOPMENT PLAN APPROVAL

THE PLAN IS CONSISTENT WITH THE CONCEPTS OF THE ORIGINAL JOURNAL CENTER SITE PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON AUGUST 16, 1980 (AX-79-13, Z-79-80-2) AND THE IP ZONE.

IT CONFORMS WITH THE COMMENTS RENDERED BY THE DEVELOPMENT REVIEW BOARD ON SEPTEMBER 06, 1994, AS REFLECTED IN DRB-94-61.

[Signatures]
PLANNING DATE 12-22-94
TRANSPORTATION DEVELOPMENT DATE 11-22-94
CITY ENGINEER/AMAFCA DATE 11-22-94
PARKS & GENERAL SERVICES DATE 11-22-94
UTILITIES DEVELOPMENT DATE 11-22-94



AMENDMENT TO SITE PLAN FOR SUBDIVISION
TRACTS 1A-2-A, 1A-2-B, 1A-2-C, 1A-3, 1A-4-A, 1A-4-B AND 1A-5, JOURNAL CENTER
JUNE 2000
SEE SHEET 2 OF 2 FOR AMENDMENT SHOWING NEW LOTS

SITE PLAN FOR SUBDIVISION TRACTS 1A-2, 1A-3, 1A-4, AND 1A-5 JOURNAL CENTER ALBUQUERQUE N.M.

KEYED NOTES

- ① EXISTING MEDIAN OPENING. FULL INGRESS/EGRESS AVAILABLE TO TRACT AT THIS POINT.
- ② 30'-50' WIDE X 75' LONG, MIN., COMMON ACCESS EASEMENT TO BE DEFINED BY PLAT.
- ③ EXISTING MEDIANS.

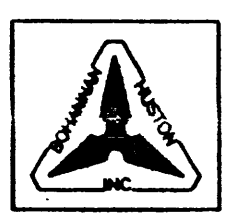
DRB - 94 - 61

SUBMITTED TO PLANNING: AUGUST 19, 1994

REVISED: DECEMBER 22, 1994

BOARD PURSUANT TO THE REQUIREMENTS OF THE COMPREHENSIVE CITY ZONING CODE, THE EPC APPROVED SITE DEVELOPMENT PLAN FOR THE JOURNAL CENTER, AND THE STANDARDS, COVENANTS AND RESTRICTIONS OF JOURNAL CENTER BUSINESS PARK, WHICHEVER IS MORE STRINGENT. TRACTS ZONED "SU-1 FOR I-P PERMISSIVE USES" SHALL BE REVIEWED BY THE ENVIRONMENTAL PLANNING COMMISSION.

2. SPECIFIC DESIGN PARAMETERS, SUCH AS BUILDING HEIGHT, SETBACKS, SPECIAL LANDSCAPE AREAS OF COLORS, PLANTINGS, AND MATERIALS SHALL BE DETERMINED BY THE APPROVED SITE-SPECIFIC SITE DEVELOPMENT PLANS PREPARED AT THE TIME EACH TRACT IS PROPOSED FOR DEVELOPMENT. HOWEVER, ALL DESIGNS SHALL ADHERE TO THE GUIDELINES SET FORTH IN THIS SITE PLAN FOR SUBDIVISION DOCUMENT.
3. BUILDING HEIGHT, STRUCTURE HEIGHT AND WIDTH SHALL FALL WITHIN A 45° ANGLE PLANE DRAWN FROM THE HORIZONTAL AT THE MEAN GRADE ALONG EACH BOUNDARY OF THE PREMISES.
4. MINIMUM BUILDING SETBACKS, UNLESS MODIFIED BY THE ENVIRONMENTAL PLANNING COMMISSION (FOR THE SU-1 SITE ONLY), SHALL BE AS PERMITTED WITHIN THE COMPREHENSIVE CITY ZONING CODE (ZONING CODE) FOR I-P ZONING, OR THE FOLLOWING (WHICHEVER IS MORE STRINGENT):
FRONT YARD SETBACK:
FROM ARTERIAL STREET (I.E., 86' R/W), 40' FROM CURB FACE (30' FROM R/W LINE)
FROM LOCAL/COMMERCIAL STREET, 30' FROM CURB FACE (20' FROM R/W)
FROM I-25 FRONTAGE ROAD, 60' FROM R/W
FROM PASEO DEL NORTE, 60' FROM R/W
SIDE YARD SETBACK:
10', EXCEPT THAT CANTILEVERED ROOFS AND SUNSCREENS MAY PROJECT 3' INTO THE SETBACK AREA. IN THE CASE OF A CORNER LOT, FRONT YARD SETBACKS APPLY, EXCEPT THAT CANTILEVERED ROOFS AND SUNSCREENS MAY PROJECT 6' INTO THE SETBACK AREA.
REAR YARD SETBACK:
10', EXCEPT THAT CANTILEVERED ROOFS AND SUNSCREENS MAY PROJECT 3' INTO THE SETBACK AREA.
5. MAXIMUM BUILDING COVERAGE OF A LOT SHALL BE FIFTY PERCENT (50%) FOR ALL TRACTS. LOT SIZE SHALL BE AS PROVIDED IN THE I-P ZONING CODE. PARKING STRUCTURES SHALL BE CONSIDERED AS BUILDINGS.
6. EXCEPT FOR COMMON ACCESS EASEMENTS (SEE KEYED NOTE 2), NO VEHICULAR CROSS LOT (RECIPROCAL) ACCESS EASEMENTS ARE PROVIDED BETWEEN TRACTS OF THIS PLAN.
7. FUTURE SITE DEVELOPMENT PLANS FOR TRACT 1A-2 MUST PROVIDE FOR PEDESTRIAN ACCESS TO AND ALONG THE FUTURE TRAIL ADJACENT TO PASEO DEL NORTE AS DESCRIBED IN THE TRAILS AND BIKEWAYS FACILITY PLAN. PEDESTRIAN ACCESS FOR TRACTS 1A-3, 1A-4 AND 1A-5 TO THE FUTURE TRAIL ALONG PASEO DEL NORTE IS AVAILABLE THROUGH LANG, JEFFERSON AND HEADLINE RIGHT-OF-WAYS.
8. PARKING SHALL BE CONSISTENT WITH THE ZONING CODE (SECTION 40.A), OR THE JOURNAL CENTER STANDARDS, COVENANTS AND RESTRICTIONS, WHICHEVER IS MORE STRINGENT.
9. CROSS-LOT EASEMENTS FOR DRAINAGE AND OTHER PRIVATE UTILITIES SHALL BE PROVIDED BY PLAT, OR OTHER APPROVED DOCUMENT, AS NECESSARY.
10. LANDSCAPE COVERAGE SHALL CONFORM TO LANDSCAPING REQUIREMENTS OF THE I-P ZONING CODE, THE JOURNAL CENTER MASTER PLAN AND/OR THE JOURNAL CENTER STANDARDS, COVENANTS AND RESTRICTIONS, WHICHEVER IS MORE STRINGENT.
11. RAIL SPURS ARE NOT PLANNED FOR, NOR DO THEY CURRENTLY EXIST ON OR IMMEDIATELY ADJACENT TO THIS PROPERTY.
12. A MASTER DRAINAGE PLAN FOR THE OVERALL SITE (ALL FOUR PROPOSED TRACTS, AND THE PROPOSED ROADWAY) WILL BE PREPARED AND PROCESSED FOR REVIEW THROUGH THE CITY OF ALBUQUERQUE'S PUBLIC WORKS/HYDROLOGY DIVISION. THIS PLAN WILL ADDRESS IN A DETAILED MANNER THE DRAINAGE MANAGEMENT PLAN FOR THIS PROPERTY. DETAILED SITE SPECIFIC GRADING AND DRAINAGE PLANS FOR FUTURE INDIVIDUAL TRACTS WILL BE SUBMITTED ON A CASE BY CASE BASIS IN ACCORDANCE WITH THE MASTER DRAINAGE PLAN.
13. CURB CUTS FROM EACH TRACT ONTO THE EXISTING JEFFERSON STREET AND HEADLINE BOULEVARD RIGHT-OF-WAYS WILL CONFORM TO DEVELOPMENT PROCESS MANUAL (DPM) SPACING REQUIREMENTS FOR DRIVEWAYS.
14. THE CURRENT LEGAL DESCRIPTIONS OF THIS SITE IS TRACT 1A, JOURNAL CENTER. TRACTS IDENTIFIED ON THIS PLAN, TRACTS 1A-2, 1A-3, 1A-4 and 1A-5 ARE DESIGNATIONS FOR TRACTS TO BE USED IN THE FORTHCOMING RE-PLAT OF THE PROPERTIES (FOLLOWING APPROVAL OF THIS SITE PLAN FOR SUBDIVISION).
15. THE 60' WIDE LANG AVENUE SHALL BE DEDICATED FOR VEHICULAR AND PEDESTRIAN USE AND THE BENEFIT OF TRACTS 1A-2, 1A-3, 1A-4 and 1A-5. WHILE THE PROPOSED ROAD MAY BE CONSTRUCTED IN ADVANCE, SIDEWALK CONSTRUCTION SHALL BE DEFERRED UNTIL SITE-SPECIFIC DEVELOPMENT OCCURS.
16. PRIOR TO DEVELOPMENT, CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO THESE LOTS, AS SHOWN ON THE SITE PLAN, MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE, VIA REQUEST FOR WATER AND SANITARY SEWER AVAILABILITY STATEMENT.
17. SIGNS SHALL CONFORM TO THE COMPREHENSIVE ZONING CODE, OR JOURNAL CENTER STANDARDS, COVENANTS AND RESTRICTIONS, WHICHEVER IS MORE STRINGENT.
18. VEHICULAR AND PEDESTRIAN CIRCULATION. GENERALLY, TRACTS 1A-2, 1A-3, 1A-4 AND 1A-5 SHALL HAVE ACCESS TO THE EXISTING PUBLIC RIGHTS-OF-WAY OF HEADLINE BOULEVARD AND JEFFERSON STREET. FULL INBOUND AND OUTBOUND TURNING MOVEMENTS WILL BE PROVIDED ALONG THE ENTIRETY OF PROPOSED ROADWAY (LANG AVE.) AND AT EXISTING MEDIAN OPENINGS IN HEADLINE BOULEVARD AND JEFFERSON STREET. OTHER DIRECT ACCESS/CURB CUTS CAN BE UTILIZED BY THESE TRACTS FOR ACCESS TO JEFFERSON STREET AND HEADLINE BOULEVARD ON A RIGHT TURN-IN AND RIGHT TURN-OUT BASIS ONLY AND ONLY IN ACCORDANCE WITH THE DPM. THE 40' FACE OF CURB TO FACE OF CURB WIDTH ROADWAY PROPOSED FOR THE 60' WIDE ROW (LANG AVE.) WILL BE A PUBLIC ROAD CONSTRUCTED TO CITY OF ALBUQUERQUE CONSTRUCTION DESIGN STANDARDS AND REVIEWED BY THE CITY OF ALBUQUERQUE'S DESIGN REVIEW COMMITTEE.
19. VARIANCES TO THE ABOVE STANDARDS MAY BE GRANTED BY THE JOURNAL CENTER ARCHITECTURAL REVIEW COMMITTEE IN ACCORDANCE WITH THE JOURNAL CENTER STANDARDS, COVENANTS AND RESTRICTIONS. VARIANCES SHALL NOT BE INCONSISTENT WITH THE CITY OF ALBUQUERQUE ZONING CODE AND THE JOURNAL CENTER MASTER PLAN. SITE-SPECIFIC SITE DEVELOPMENT PLANS SHALL IDENTIFY ALL GRANTED VARIANCES WHEN REVIEWED BY DRB.
20. THE EXISTING 10' WIDE GAS EASEMENT ON TRACT 1A-2 WAS REVIEWED BY DRB VACATION ACTION NO. V-94-93 ON SEPTEMBER 06, 1994, AND INDEFINITELY DEFERRED. IT IS ANTICIPATED THAT THE EXISTING GAS EASEMENT WILL BE RELOCATED WITH FUTURE SITE DEVELOPMENT PLANS ON TRACT 1A-2 OR TRACT 1A-4.
21. FUTURE SITE DEVELOPMENT PLANS FOR TRACTS 1A-2 WILL REQUIRE DEDICATION OF ALL OR PART OF A CUL-DE-SAC FOR HEADLINE BLVD. UNLESS ALTERNATIVES ARE APPROVED BY THE TRAFFIC ENGINEER.



Journal Center

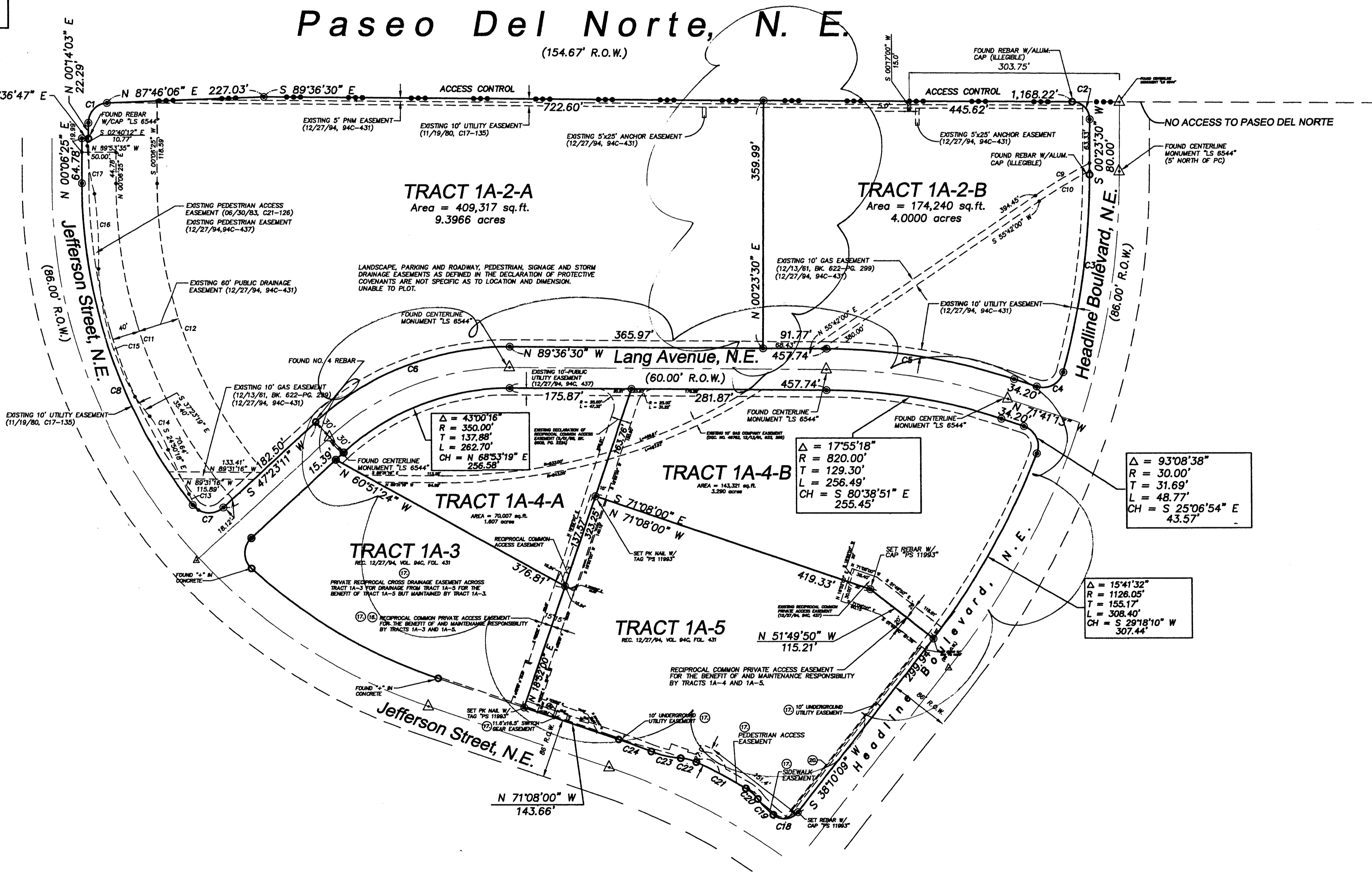
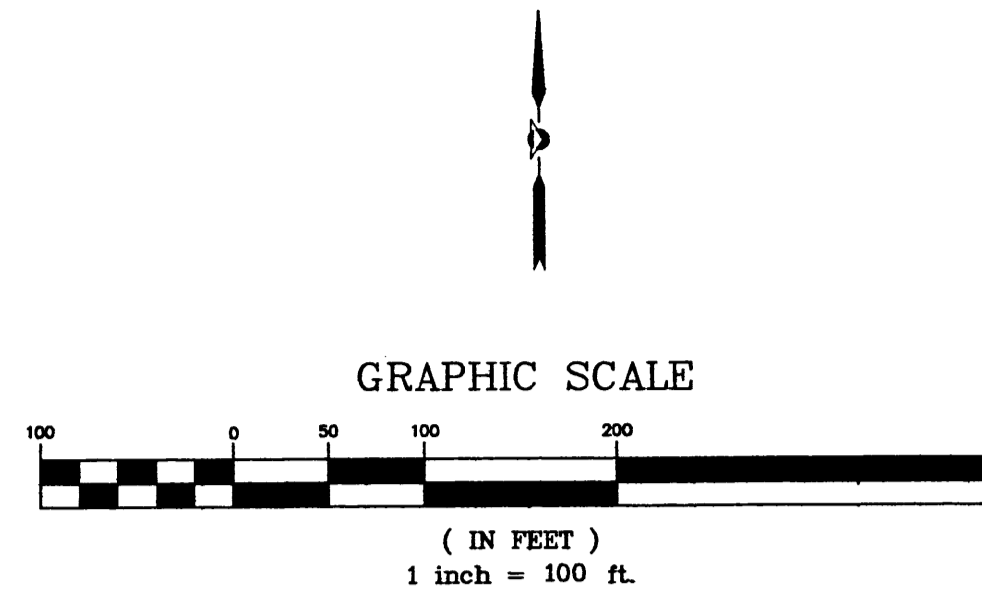
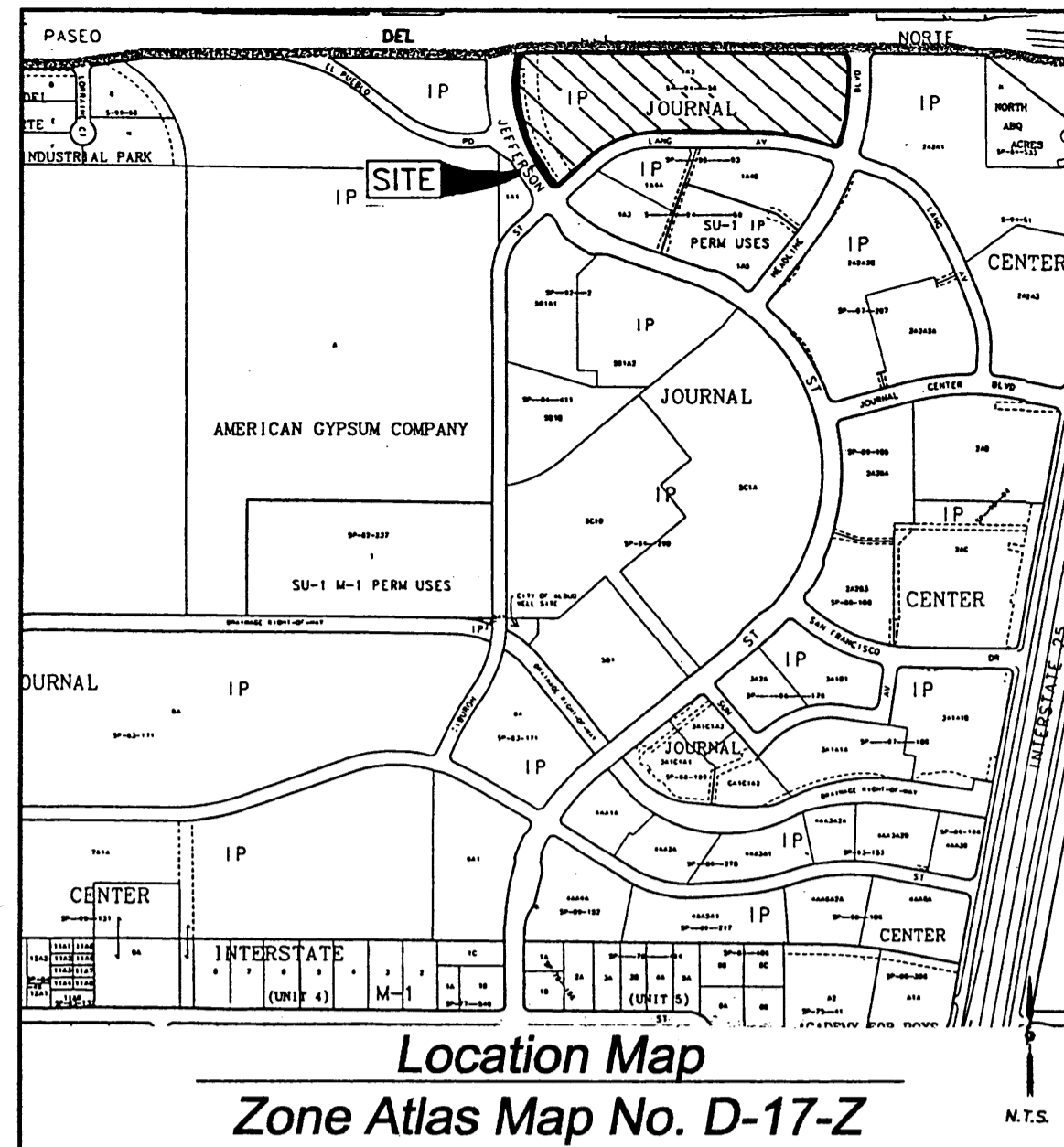
Albuquerque, Bernalillo County, New Mexico
June 2000

Notes

- THE PURPOSE OF THIS AMENDMENT IS TO SHOW TRACTS 1A-4-A AND 1A-4-B WHICH WERE APPROVED FOR SUBDIVISION BY DRB. THE PLAT FOR THESE TRACTS WAS RECORDED ON 05/11/98, IN VOLUME 98C, FOLIO 127. THIS SITE PLAN WAS NOT AMENDED AT THE TIME OF SUBDIVISION.
- TRACTS 1A-3, 1A-4-A, 1A-4-B AND 1A-5 HAVE ALL BEEN DEVELOPED
- TRACTS 1A-2-A AND 1A-2-B ARE DESIGNATED FOR TRACTS TO BE CREATED BY RE-PLAT AT TRACT 1A-2 PENDING APPROVAL OF THIS SITE PLAN FOR SUBDIVISION.
- FOR TRACTS ZONED I-P, LAND USES WILL BE THOSE GOVERNED BY SITE DEVELOPMENT PLANS APPROVED BY THE DEVELOPMENT REVIEW BOARD PURSUANT TO THE REQUIREMENTS OF THE COMPREHENSIVE CITY ZONING CODE. THE CITY APPROVED SITE DEVELOPMENT PLAN FOR THE JOURNAL CENTER, AND THE STANDARDS, COVENANTS AND RESTRICTIONS OF JOURNAL CENTER BUSINESS PARK, WHICHEVER IS MORE STRINGENT. TRACTS ZONED "SU-1" FOR I-P PERMISSIVE USES SHALL BE REVIEWED BY THE ENVIRONMENTAL PLANNING COMMISSION.
- SPECIFIC DESIGN PARAMETERS, SUCH AS BUILDING HEIGHT, SETBACKS, SPECIAL LANDSCAPE AREAS OF COLORS, PLANTINGS, AND MATERIALS SHALL BE DETERMINED BY THE APPROVED SITE-SPECIFIC SITE DEVELOPMENT PLANS PREPARED AT THE TIME EACH TRACT IS PROPOSED FOR DEVELOPMENT. HOWEVER, ALL DESIGNS SHALL ADHERE TO THE GUIDELINES SET FORTH IN THIS SITE PLAN FOR SUBDIVISION DOCUMENT.
- BUILDING HEIGHT, STRUCTURE HEIGHT AND WIDTH SHALL FALL WITHIN A 45° ANGLE PLANE DRAWN FROM THE HORIZONTAL AT THE MEAN GRADE ALONG EACH BOUNDARY OF THE PREMISES.
- MINIMUM BUILDING SETBACKS, UNLESS MODIFIED BY THE ENVIRONMENTAL PLANNING COMMISSION (FOR THE SU-1 SITE ONLY), SHALL BE AS PERMITTED WITHIN THE COMPREHENSIVE CITY ZONING CODE (ZONING CODE) FOR I-P ZONING, OR THE FOLLOWING (WHICHEVER IS MORE STRINGENT):
FRONT YARD SETBACK:
FROM ARTERIAL STREET (I.E., 86' R/W), 40' FROM CURB FACE (30' FROM R/W LINE)
FROM LOCAL/COMMERCIAL STREET, 30' FROM CURB FACE (20' FROM R/W)
FROM 1-25 FRONTAGE ROAD, 60' FROM R/W
FROM PASEO DEL NORTE, 60' FROM R/W
SIDE YARD SETBACK:
10', EXCEPT THAT CANTILEVERED ROOFS AND SUNSCREENS MAY PROJECT 3' INTO THE SETBACK AREA. IN THE CASE OF A CORNER LOT, FRONT YARD SETBACKS APPLY, EXCEPT THAT CANTILEVERED ROOFS AND SUNSCREENS MAY PROJECT 6' INTO THE SETBACK AREA.
REAR YARD SETBACK:
10' EXCEPT THAT CANTILEVERED ROOFS AND SUNSCREENS MAY PROJECT 3' INTO THE SETBACK AREA.
- MAXIMUM BUILDING COVERAGE OF A LOT SHALL BE FIFTY PERCENT (50%) FOR ALL TRACTS. LOT SIZE SHALL BE AS PROVIDED IN THE I-P ZONING CODE. PARKING STRUCTURES SHALL BE CONSIDERED AS BUILDINGS.
- EXCEPT FOR COMMON ACCESS EASEMENTS (SEE KEYED NOTE 2), NO VEHICULAR CROSS LOT (RECIPROCAL) ACCESS EASEMENTS ARE PROVIDED BETWEEN TRACTS OF THIS PLAN.
- FUTURE SITE DEVELOPMENT PLANS FOR TRACTS 1A-2-A AND 1A-2-B MUST PROVIDE FOR PEDESTRIAN ACCESS TO AND ALONG THE FUTURE TRAIL ADJACENT TO PASEO DEL NORTE AS DESCRIBED IN THE TRAILS AND BIWAYS FACILITY PLAN.
- PEDESTRIAN ACCESS FOR TRACTS 1A-3, 1A-4-A, 1A-4-B AND 1A-5 TO THE FUTURE TRAIL ALONG PASEO DEL NORTE IS AVAILABLE THROUGH LANG AVENUE AND HEADLINE RIGHT-OF-WAYS.
- PARKING SHALL BE CONSISTENT WITH THE ZONING CODE (SECTION 40.A) OF THE JOURNAL CENTER STANDARDS, COVENANTS AND RESTRICTIONS, WHICHEVER IS MORE STRINGENT.
- CROSS-LOT EASEMENTS FOR DRAINAGE AND OTHER PRIVATE UTILITIES SHALL BE PROVIDED BY PLAT, OR OTHER APPROVED DOCUMENT, AS NECESSARY.
- LANDSCAPE COVERAGE SHALL CONFORM TO LANDSCAPING REQUIREMENTS OF THE I-P ZONING CODE, THE JOURNAL CENTER MASTER PLAN AND/OR THE JOURNAL CENTER STANDARDS, COVENANTS AND RESTRICTIONS, WHICHEVER IS MORE STRINGENT.
- RAIL SPURS ARE NOT PLANNED FOR, NOR DO THEY CURRENTLY EXIST ON OR IMMEDIATELY ADJACENT TO THIS PROPERTY.
- A MASTER DRAINAGE PLAN FOR THE TWO PROPOSED TRACTS WILL BE PREPARED AND PROCESSED FOR REVIEW THROUGH THE CITY OF ALBUQUERQUE'S PUBLIC WORKS/HYDROLOGY DIVISION. THIS PLAN WILL ADDRESS IN A DETAILED MANNER THE DRAINAGE MANAGEMENT PLAN FOR THIS PROPERTY. DETAILED SITE SPECIFIC GRADING AND DRAINAGE PLANS FOR FUTURE INDIVIDUAL TRACTS WILL BE SUBMITTED ON A CASE BY CASE BASIS IN ACCORDANCE WITH THE MASTER DRAINAGE PLAN.
- CURB CUTS FROM EACH TRACT ONTO THE EXISTING JEFFERSON STREET AND HEADLINE BOULEVARD RIGHT-OF-WAYS WILL CONFORM TO DEVELOPMENT PROCESS MANUAL (DPM) SPACING REQUIREMENTS FOR DRIVEWAYS.
- THE CURRENT LEGAL DESCRIPTION OF THIS SITE IS TRACTS 1A-2, 1A-3, 1A-4-A, 1A-4-B AND 1A-5, JOURNAL CENTER TRACTS IDENTIFIED ON THIS PLAN. TRACTS 1A-2A AND 1A-2-B ARE DESIGNATIONS FOR TRACTS TO BE USED IN THE FORTHCOMING RE-PLAT OF TRACT 1A-2 (FOLLOWING APPROVAL OF THIS SITE PLAN FOR SUBDIVISION).
- PRIOR TO DEVELOPMENT, CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO THESE LOTS, AS SHOWN ON THE SITE PLAN, MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE, VIA REQUEST FOR WATER AND SANITARY SEWER AVAILABILITY STATEMENT.
- SIGNS SHALL CONFORM TO THE COMPREHENSIVE ZONING CODE, OR JOURNAL CENTER STANDARDS, COVENANTS AND RESTRICTIONS, WHICHEVER IS MORE STRINGENT.
- VEHICULAR AND PEDESTRIAN CIRCULATION. GENERALLY ALL TRACTS SHOWN HEREON SHALL HAVE ACCESS TO THE EXISTING PUBLIC RIGHT-OF-WAY OF HEADLINE BOULEVARD AND JEFFERSON STREET. FULL INBOUND AND OUTBOUND TURNING MOVEMENTS WILL BE PROVIDED ALONG THE ENTIRETY OF LANG AVE. AND JEFFERSON STREET. OTHER DIRECT ACCESS/CURB CUTS CAN BE UTILIZED BY THESE TRACTS FOR ACCESS TO JEFFERSON STREET AND HEADLINE BOULEVARD ON A RIGHT TURN-IN AND RIGHT TURN-OUT BASIS ONLY AND ONLY IN ACCORDANCE WITH DPM.
- VARIANCES TO THE ABOVE STANDARDS MAY BE GRANTED BY THE JOURNAL CENTER ARCHITECTURAL REVIEW COMMITTEE IN ACCORDANCE WITH THE JOURNAL CENTER STANDARDS, COVENANTS AND RESTRICTIONS. VARIANCES SHALL NOT BE INCONSISTENT WITH THE CITY OF ALBUQUERQUE ZONING CODE, AND THE JOURNAL CENTER MASTER PLAN. SITE-SPECIFIC SITE DEVELOPMENT PLANS SHALL IDENTIFY ALL GRANTED VARIANCES WHEN REVIEWED BY DRB.
- THE EXISTING 10' WIDE GAS EASEMENT ON TRACTS 1A-2-A AND 1A-2-B WAS REVIEWED BY DRB VACATION ACTION NO. V-94-93 ON SEPTEMBER 06, 1994, AND INDEFINITELY DEFERRED. THE EXISTING GAS EASEMENT MAY BE RELOCATED WITH FUTURE SITE DEVELOPMENT PLANS ON TRACT 1A-2-A AND 1A-2-B.
- FUTURE SITE DEVELOPMENT PLANS FOR TRACT 1A-2-B MAY REQUIRE DEDICATION OF ALL OR PART OF A CUL-DE-SAC FOR HEADLINE BLVD., UNLESS ALTERNATIVES ARE APPROVED BY THE TRAFFIC ENGINEER.

Curve Data

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	28.70'	43.85'	27.49'	39.70'	N 44°02'09" E	87°32'48"
C2	25.00'	39.27'	25.00'	35.36'	S 44°36'30" E	90°00'01"
C3	1126.05'	280.54'	146.08'	289.73'	N 07°47'00" E	14°47'00"
C4	30.00'	48.77'	31.69'	43.57'	N 61°44'49" E	93°08'38"
C5	880.00'	275.26'	138.76'	274.14'	N 80°38'52" W	17°55'19"
C6	410.00'	307.74'	161.53'	300.57'	S 68°33'20" W	43°00'19"
C7	30.00'	49.60'	32.85'	44.14'	N 85°53'37" W	16°54'44"
C8	757.00'	501.88'	260.55'	492.74'	N 18°53'29" W	37°58'11"
C9	767.00'	91.17'	45.64'	91.12'	S 59°06'19" W	06°48'39"
C10	757.00'	84.68'	42.39'	84.64'	S 58°54'17" W	06°24'35"
C11	707.00'	461.57'	239.35'	453.42'	S 18°35'46" E	37°24'23"
C12	647.00'	435.08'	226.13'	426.93'	S 19°09'27" E	38°31'45"
C13	141.00'	26.88'	13.48'	26.84'	S 30°18'01" E	10°55'26"
C14	187.11'	55.23'	27.85'	55.03'	N 28°55'37" W	16°54'44"
C15	420.08'	195.45'	99.53'	193.69'	S 15°54'32" E	26°39'28"
C16	668.73'	108.70'	54.47'	108.58'	N 02°49'24" W	09°18'48"
C17	290.60'	70.05'	35.20'	69.88'	S 08°14'31" E	13°48'40"
C18	25.00'	39.96'	25.70'	35.84'	S 83°57'40" W	91°34'55"
C19	140.00'	31.87'	16.00'	31.80'	N 43°43'35" W	13°02'33"
C20	60.00'	23.07'	11.68'	22.93'	N 48°31'12" W	22°01'55"
C21	955.00'	80.84'	40.45'	80.82'	N 61°39'33" W	04°51'01"
C22	60.00'	23.07'	11.68'	22.93'	S 75°05'54" W	22°01'55"
C23	140.00'	44.12'	22.25'	43.94'	N 77°05'03" W	18°03'26"
C24	943.00'	50.63'	25.32'	50.63'	N 69°35'21" W	03°04'35"



Legend

(N 90°00'00" E)
N 90°00'00" E
RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESES

○ FOUND AND USED MONUMENT AS DESIGNATED

⊙ REBAR WITH CAP "PS 11983" SET THIS SURVEY UNLESS OTHERWISE NOTED

△ CENTERLINE MONUMENT FOUND AND USED AS DESIGNATED

▲ ALBUQUERQUE CONTROL SURVEY MONUMENT USED AS DESIGNATED

PRECISION SURVEYS, INC.
8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
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