

DRBA

Comp K3
1/4/06

| | |
|---|----------------------|
| APPLICATION NO. 06AA-00008 | PROJECT NO. 100 2277 |
| PROJECT NAME JOURNAL CENTER 2 | LOTS 354 |
| EPC APPLICATION NO. | |
| APPLICANT / AGENT MARK BRACZEK | PHONE NO. 792-8160 |
| ZONE ATLAS PAGE D-17 | |
| (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN), (IR) (AA) | |
| ONE STOP COMMENT FORM LOG | |

| | | |
|--|--------------------|------|
| HYDROLOGY DEV (505) 924-3986 | | |
| PLANS DISAPPROVED | DATE | DATE |
| PLANS APPROVED <i>BBB</i> | DATE <i>1/5/06</i> | DATE |
| COMMENTS: | | |
| <i>Canopy roof must drain to paved surface</i> | | |
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|----------------------------|--------------------|------|
| UTILITY DEV (505) 924-3989 | | |
| PLANS DISAPPROVED | DATE | DATE |
| PLANS APPROVED <i>mjb</i> | DATE <i>1/5/06</i> | DATE |
| COMMENTS: | | |
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|---|--------------------|------|
| TRANSPORTATION DEV (505) 924-3990 | | |
| PLANS DISAPPROVED | DATE | DATE |
| PLANS APPROVED <i>NSF</i> | DATE <i>1/4/06</i> | DATE |
| COMMENTS: | | |
| <i>No objection on the condition that the canopy's that don't block Refuse enclosed entrance & obstruct</i> | | |
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|------------------------------|------|------|
| PARKS AND REC (505) 768-5328 | | |
| PLANS DISAPPROVED | DATE | DATE |
| PLANS APPROVED | DATE | DATE |
| COMMENTS: | | |
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|---------------------------|---------------------|------|
| PLANNING (505) 924-3858 | | |
| PLANS DISAPPROVED | DATE | DATE |
| PLANS APPROVED <i>ABG</i> | DATE <i>1/06/06</i> | DATE |
| COMMENTS: | | |
| | | |
| | | |

Revised 3/3/04

(Return form with plat / site plan)

AA DRB

| | |
|--|-----------------------|
| APPLICATION NO. 06AA-00008 | PROJECT NO. 100 22 77 |
| PROJECT NAME JOURNAL CENTER 2 LOTS 394 | |
| APPLICANT / AGENT MARK BRACZEK | PHONE NO. 792-8160 |
| ZONE ATLAS PAGE D-17 | DATE SUBMITTED 1/4/06 |

ONE STOP CASE TRACKING LOG

(This tracking log is for DRB Delegation Actions / Over the Counter Routing)
(rev. 7/03)

| TYPE OF APPROVAL | TRANSP DEV | UTILITY DEV | PARKS & REC | HYD DEV (City Engr) | PLANNING | |
|---|--|--|--|--|--|--|
| | | | | | CASE PLANNER | DRB CHAIR |
| SDP-Building Permit / SDP-Subdivision | F: _____ D: _____ F: _____ D: _____ A: _____ | F: _____ D: _____ F: _____ D: _____ A: _____ | F: _____ D: _____ F: _____ D: _____ A: _____ | F: _____ D: _____ F: _____ D: _____ A: _____ | F: _____ D: _____ F: _____ D: _____ A: _____ | F: _____ D: _____ F: _____ D: _____ A: _____ |
| Administrative Amendments (AA's) DRB | F: 1/4/06 D: _____ F: _____ D: _____ A: 1/4/06 | F: 1/5/06 D: _____ F: _____ D: _____ A: 1/5/06 | | F: 1/5/06 D: _____ F: _____ D: _____ A: 1/5/06 | F: 1/6/06 D: _____ F: _____ D: _____ A: 1/6/06 | |
| Minor Plat / Major Final Plat | F: _____ D: _____ F: _____ D: _____ A: _____ | F: _____ D: _____ F: _____ D: _____ A: _____ | F: _____ D: _____ F: _____ D: _____ A: _____ | F: _____ D: _____ F: _____ D: _____ A: _____ | | F: _____ D: _____ F: _____ D: _____ A: _____ |
| Vacation-Private Easement | F: _____ D: _____ F: _____ D: _____ A: _____ | F: _____ D: _____ F: _____ D: _____ A: _____ | F: _____ D: _____ F: _____ D: _____ A: _____ | F: _____ D: _____ F: _____ D: _____ A: _____ | | F: _____ D: _____ F: _____ D: _____ A: _____ |

Project Number 100 22 77

Hydrology: —

| | |
|--|--|
| First Review- Total City Days | |
| Second Review- Total City Days | |
| Third Review- Total City Days | |
| Subtotal | |
| Total Number of Developer Days (from back of form) | |
| Total Days | |

*Business Days
**Pulled by Agent (P)

F = forwarded
D = disapproved
A = approved

PLANS RELEASED TO APPLICANT OR AGENT TO CORRECT REJECTS

| | | |
|--------------------------------|-----------------------------|------------------------------|
| Called Applicant: _____ | First Review | Developer Days: _____ |
| Date Released: _____ | Date Returned: _____ | |
| Print Name: _____ | | |
| Signed: _____ | | |

| | | |
|--------------------------------|-----------------------------|------------------------------|
| Called Applicant: _____ | Second Review | Developer Days: _____ |
| Date Released: _____ | Date Returned: _____ | |
| Print Name: _____ | | |
| Signed: _____ | | |

| | | |
|--------------------------------|-----------------------------|------------------------------|
| Called Applicant: _____ | Third Review | Developer Days: _____ |
| Date Released: _____ | Date Returned: _____ | |
| Print Name: _____ | | |
| Signed: _____ | | |

| | | |
|--------------------------------|-----------------------------|------------------------------|
| Called Applicant: _____ | Fourth Review | Developer Days: _____ |
| Date Released: _____ | Date Returned: _____ | |
| Print Name: _____ | | |
| Signed: _____ | | |



OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION

11-14-02

7. Project # 1002277
02DRB-01571 Major-SiteDev Plan BldPermit

DORMAN/BREEN ARCHITECTS agent(s) for CHAPMAN COMPANIES request(s) the above action(s) for all or a portion of Lot(s) 3 & 4, **JOURNAL CENTER 2**, zoned IP, located on WOLCOTT AVE NE, between WASHINGTON ST NE and HANCOCK CT NE containing approximately 2 acre(s). [REF: 1000633, DRB-95-268, Z-79-80] [Deferred from 11/6/02] (D-17)

At the November 13, 2002, Development Review Board meeting, the Site Development Plan was approved with final sign off delegated to City Engineer, Utilities Development and Transportation Development.

If you wish to appeal this decision, you must do so by November 28, 2002 in the manner described below.

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal; If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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

Roger Green
Acting, DRB Chair

Cc: Chapman Companies, 404 Brunn School Rd, Building A, Santa Fe, NM 87505
Dorman Breen Architects, 10305 Timan PI NW, 87114
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg.
Arlene Portillo, Public Works Department, 2nd Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002277 AGENDA#: 7 DATE: 11.13.02

1. Name: Mark Breyer Address: Orman Breen Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



City of Albuquerque
CITY OF ALBUQUERQUE
P.O. BOX 1299 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002277

AGENDA ITEM NO: 7

SUBJECT:

- | | | |
|-------------------------|------------------------------|------------------------------|
| (01) Sketch Plat/Plan | (05) Site Plan for Subd | (10) Sector Dev Plan |
| (02) Bulk Land Variance | (06) Site Plan for BP | (11) Grading Plan |
| (03) Sidewalk Variance | (07) Vacation | (12) SIA Extension |
| (03a) Sidewalk Deferral | (08) Final Plat | (13) Master Development Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Other |

ACTION REQUESTED:

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

Provide crosslot drainage document.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) **(SP-BP)** (FP) TO: **(UD)** **(CE)** **(TRANS)** (PKS) (PLNG)

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: November 13, 2002



DRB CASE ACTION LOG

REVISED 8/20/2002

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: 02-001571 (SBP)
Project Name: **JOURNAL CENTER 2**
Agent: Dorman Breen Architects

Project # **1002277**
EPC Application No.:
Phone No.:

Your request for (SDP for SUB), **(SDP for BP)**, (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on _____ by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: Sight distance (Verify that landscaping is not obstructing sight distance. (draw sight triangle (clean site))

UTILITIES: Revise Utility Plan to show existing Meter boxes and Sewer stubs.

CITY ENGINEER / AMAFCA: Cross drainage esmt

PARKS / CIP: _____

PLANNING (Last to sign):
 See comments dated _____
 EPC comments (name) _____
 Planning must record this plat. Please submit the following items:

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
- Tax printout from the County Assessor.

Include 3 copies of the approved site plan along with the originals.
 County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
 Property Management's signature must be obtained prior to Planning Department's signature.

Project Number 1002277

Completed
11/14/02
12/1

| | |
|-------------------------------|--------------------------|
| PROJECT NO. 100 2277 | APPLICATION NO. 02-01571 |
| PROJECT NAME JOURNAL CNTR. #2 | |
| EPC APPLICATION NO. | |
| APPLICANT / AGENT | PHONE NO. 792-8160 |
| ZONE ATLAS PAGE D-17 | MARK B |

ONE STOP COMMENT FORM LOG

| | | |
|--|---------------|------|
| TRANSPORTATION DEV (505) 924-3990 | | |
| PLANS DISAPPROVED | DATE | DATE |
| PLANS APPROVED NSF | DATE 11/14/02 | DATE |
| COMMENTS: | | |
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|-----------------------------------|---------------|------|
| UTILITY DEV (505) 924-3989 | | |
| PLANS DISAPPROVED | DATE | DATE |
| PLANS APPROVED MSF | DATE 11/14/02 | DATE |
| COMMENTS: | | |
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|-------------------------------------|---------------|------|
| HYDROLOGY DEV (505) 924-3986 | | |
| PLANS DISAPPROVED | DATE | DATE |
| PLANS APPROVED BLB | DATE 11/14/02 | DATE |
| COMMENTS: | | |
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|-------------------------------------|------|------|
| PARKS AND REC (505) 768-5328 | | |
| PLANS DISAPPROVED | DATE | DATE |
| PLANS APPROVED | DATE | DATE |
| COMMENTS: | | |
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|--------------------------------|------|------|
| PLANNING (505) 924-3858 | | |
| PLANS DISAPPROVED | DATE | DATE |
| PLANS APPROVED | DATE | DATE |
| COMMENTS: | | |
| | | |
| | | |
| | | |
| | | |
| | | |

(Return form with plat / site plan)



DRB CASE ACTION LOG

REVISED 8/20/2002

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: 02-001571 (SBP)
Project Name: JOURNAL CENTER 2
Agent: Dorman Breen Architects

Project # 1002277
EPC Application No.:
Phone No.: 792-8160
MARK BACZEK

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on _____ by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: Sight distance (Verify that landscaping is not obstructing sight distance. (View sight triangle from site) NSF 11/14/02 approved

UTILITIES: Revise Utility Plan to show existing meter boxes and sewer stubs.

CITY ENGINEER / AMAFCA: Cross drainage esmt / BUS k/m/a

PARKS / CIP:

PLANNING (Last to sign):
 See comments dated _____
 EPC comments (name) _____
 Planning must record this plat. Please submit the following items:
-The original plat and a mylar copy for the County Clerk.
-Tax certificate from the County Treasurer.
-Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
-Tax printout from the County Assessor.
 Include 3 copies of the approved site plan along with the originals.
 County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
 Property Management's signature must be obtained prior to Planning Department's signature.

Project Number 1002277

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002277 AGENDA#: 7 DATE: 11.6.02

1. Name: Mark B. Wood Address: Norman Breen Agent Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



City of Albuquerque
CITY OF ALBUQUERQUE
 P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002277

AGENDA ITEM NO: 7

SUBJECT:

- | | | |
|-------------------------|--------------------------|------------------------------|
| (01) Sketch Plat/Plan | (05) Site Plan for Subd | (10) Sector Dev Plan |
| (02) Bulk Land Variance | (06) Site Plan for BP | (11) Grading Plan |
| (03) Sidewalk Variance | (07) Vacation | (12) SIA Extension |
| (03a) Sidewalk Deferral | (08) Final Plat | (13) Master Development Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Other |

ACTION REQUESTED:

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

Minor comment on Site Plan.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED X; COMMENTS PROVIDED ____; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: November 6, 2002



*Deferred
request
11/13/2002*

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORD. DIV.

DEVELOPMENT REVIEW BOARD

November 6, 2002

Project # 1002277

Project # 1002277

02DRB-01571 Major-SiteDev Plan BldPermit

DORMAN/BREEN ARCHITECTS agent(s) for CHAPMAN COMPANIES request(s) the above action(s) for all or a portion of Lot(s) 3 & 4, **JOURNAL CENTER 2**, zoned IP, located on WOLCOTT AVE NE, between WASHINGTON ST NE and HANCOCK CT NE containing approximately 2 acre(s). [REF: 1000633, D 95-268, Z-79-80] (D-17)

AMAFCA No comment.

COG Consistent with established transportation plans and policies.

Transit No comments received.

Zoning Enforcement Reviewed, no comment.

Neighborhood Coor.

Letter sent to Alameda North Valley (R) Neighborhood Assn.

APS No adverse comments.

Police Department

A review of following case(s) indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur. No comments.

Fire Department All required fire hydrants shall be installed and made serviceable prior to and during construction of subdivision.

PNM Gas Approves.

PNM Electric No objection to site plan.

Comcast No comments received.

QWEST

No comments received.

Environmental Health

Site is not within 1000 feet of a landfill. No comment.

M.R.G.C.D.

No comments received.

Open Space Division

No adverse comments.

City Engineer

A cross-lot drainage easement will be required prior to sign-off by City Engineer.

Transportation Development

Please place a vicinity map on the site plan.

Parks & Recreation

No objection.

Utilities Development

1. Utility Plan should show and connect to existing water and sewer service stubs.
2. Need fire flow protection calculations from the Fire Marshall.

Planning Department

1. As a point of information, this property lies within the boundaries of the North Valley Area Plan.
2. No objection to the site development plan for building permit.

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

cc:Chapman Companies, 404 Brunn School Rd, Bldg. #A, Santa Fe, NM 87505
Dorman/Breen Architects, 10305 Timan PI NW, 87114



PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE
PAGE 2

Project # 1001825

02DRB-01557 Major-Vacation of Pub
Right-of-Way

PRECISION SURVEYS INC. agent(s) for YOUTH DEVELOPMENT INC., request(s) the above action(s) for all or a portion of Block(s) 15, Tract(s) NA, **FRANCISCO ARMIJO Y OTERO ADDITION**, zoned SU-3, and located on ROMA AVE NW, between LOMAS BLVD NW and MARQUETTE AVE NW. [REF: 02400-00448, V-86-121] (J-14)

Project # 1002221

02DRB-01563 Major-Preliminary Plat
Approval
02DRB-01564 Major-Vacation of Public
Easements
02DRB-01565 Minor-Sidewalk Waiver
02DRB-01566 Minor-Temp Defer of SW

BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) J, **VITTORIA SUBDIVISION @ VENTANA RANCH**, zoned R-2, located north of PASEO DEL NORTE NW, east of UNIVERSE BLVD NW and south of PARADISE BLVD NW containing approximately 21 acre(s). (B-10)

Project # 1002276

02DRB-01568 Major-Vacation of Pub
Right-of-Way

SURVEYS SOUTHWEST, LTD agent(s) for EDWIN & MONA LESTER request(s) the above action(s) for all or a portion of Lot(s) 15 & 16, Block 1, **SUNRISE TERRACE WEST, UNIT 1**, zoned R-D residential and related uses zone, developing area, located on 114TH ST SW, between SHIRE ST. SW and ANDALUSIAN AVE SW containing approximately 1 acre(s). [REF: Z-95-65] (L-8)

Project # 1002277

02DRB-01571 Major-Site Dev Plan
BldPermit

DORMAN/BREEN ARCHITECTS agent(s) for CHAPMAN COMPANIES request(s) the above action(s) for all or a portion of Lot(s) 3 & 4, **JOURNAL CENTER 2**, zoned IP, located on WOLCOTT AVE NE, between WASHINGTON ST NE and HANCOCK CT NE containing approximately 2 acre(s). [REF: 1000633, D 95-268, Z-79-80] (D-17)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 - TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.


Janet Stephens, Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 21, 2002.



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, November 6, 2002,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000990

02DRB-01541 Major-Two Year SIA

ISAACSON & ARFMAN PA agent(s) for CHAPIN P & SANDRA L CARNES request(s) the above action(s) for all or a portion of Tract(s) C, **LANDS OF LEO CHAVEZ, BLAKE ROAD MOBILE HOME SUBDIVISION**, zoned MH residential zone, located on or near the NE QUADRANT OF WENDELL RD SW and BLAKE RD SW, containing approximately 10 acre(s). [REF: DRB-97-199, S-99-57, Z-87-21, AX-87-4, DRB-98-70, 01411-01212] (N-10)

Project # 1000570

02DRB-01567 Major-SiteDev Plan Subd

MARK GOODWIN & ASSOCIATES PA, agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion OF **PARCEL A OF PARKWAY, UNIT 7 AND TRACT A OF PAINTED SKY, UNIT 1 AND TRACT 94 OF TOWN OF ATRISCO GRANT**, (to be known as **PARKWAY UNIT 10**), zoned R-D residential and related uses zone, developing area, located west of UNSER BLVD NW, between GAVIN RD NW and VINEMONT PL NW. [REF: DRB-95-94, S-98-5, Z-99-8, AX-99-2, 00410-0162, 00410-00931, 00410-00933] (J-9)

Project # 1002183

02DRB-01569 Major-SiteDev Plan Subd
02DRB-01570 Major-Preliminary Plat Approval
02DRB-01572 Minor-Temp Defer SDWK
02DRB-01573 Major-Vacation of Public Easements

MARK GOODWIN & ASSOCIATES PA, agent(s) for D. R. HORTON request(s) the above action(s) for all or a portion of Tract S, **EAGLE SPRINGS SUBDIVISION, UNIT 2**, and Tract 2, Lot(s) 18 & 19, Block(s) 4, Unit 3, **NORTH ALBUQUERQUE ACRES**, zoned R-D residential and related uses zone, developing area, 7 DU/AC, located on the north side of SIGNAL AVE NE, between ALAMEDA BLVD NE and WILSHIRE AVE NE containing approximately 4 acre(s). [REF: 02DRB-01317 Sketch] (C-19)

SEE PAGE 2.....

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CITY OF ALBUQUERQUE
PLANNING DEPARTMENT - DEVELOPMENT SERVICES DIVISION
PROPERTY OWNERSHIP LIST

Meeting Date: Nov. 4, 2002

Zone Atlas Page: D-17-2

Notification Radius: 100 Ft.

| |
|-------------------------|
| App# <u>02DRB-01571</u> |
| Proj# <u>1002277</u> |
| Other# |
| |

Cross Reference and Location: _____

Applicant: Chapman Companies ✓

Address: 404 Brunsch. Rd, Bldg # A, Santa Fe NM 87505 ~~87501~~

Agent: Dorman / Breen Architects ✓

Address: 10305 Tuam Pl. NW, 87114

SPECIAL INSTRUCTIONS

Notices Must be mailed from the
City 15 days prior to the meeting.

Date Mailed: 10/18/02

Signature: K. Tsethlikai

| | | | |
|--------------------|--|-------------------|----------|
| 101706310220830120 | LEGAL: TRAC T 8A -1 PLAT OF JOURNAL CENTER PHASE 2 UNIT 1 C LAND USE: PROPERTY ADDR: 00000 OWNER NAME: TIBURON INVESTMENT CORP PARTNE OWNER ADDR: 06400 WYOMING | BL NE ALBUQUERQUE | NM 87109 |
| 101706324620930501 | LEGAL: LOT 10A PLAT OF LOTS 10A & 11A JOURNAL CENTER PHAS LAND USE: PROPERTY ADDR: 00000 OWNER NAME: TIBURON INVESTMENT CORP PARTNE OWNER ADDR: 06400 WYOMING | BL NE ALBUQUERQUE | NM 87109 |
| 101706320120430502 | LEGAL: LOT 11A PLAT OF LOTS 10A & 11A JOURNAL CENTER PHAS LAND USE: PROPERTY ADDR: 00000 OWNER NAME: TIBURON INVESTMENT CORP PARTNE OWNER ADDR: 06400 WYOMING | BL NE ALBUQUERQUE | NM 87109 |
| 101706319519830606 | LEGAL: LOT 3 PL AT OF JOURNAL CENTER PHASE 2 UNIT1 CONT .6 LAND USE: PROPERTY ADDR: 00000 OWNER NAME: TIBURON INVESTMENT CORP PARTNE OWNER ADDR: 06400 WYOMING | BL NE ALBUQUERQUE | NM 87109 |
| 101706320419030605 | LEGAL: LOT 4 PL AT OF JOURNAL CENTER PHASE 2 UNIT1 CONT .5 LAND USE: PROPERTY ADDR: 00000 OWNER NAME: TIBURON INVESTMENT CORP PARTNE OWNER ADDR: 06400 WYOMING | BL NE ALBUQUERQUE | NM 87109 |
| 101706322718030601 | LEGAL: LOT 8 PL AT OF JOURNAL CENTER PHASE 2 UNIT 1 CONT . LAND USE: PROPERTY ADDR: 00000 OWNER NAME: NEW MEXICO CREDIT UNION LEAGUE OWNER ADDR: 09426 INDIAN SCHOOL | RD NE ALBUQUERQUE | NM 87112 |
| 101706319217530607 | LEGAL: LOT 2 PL AT OF JOURNAL CENTER PHASE 2 UNIT 1 CONT . LAND USE: PROPERTY ADDR: 00000 OWNER NAME: THREE AM LLC OWNER ADDR: 00049 SANTA MARIA | RD CORRALES | NM 87048 |
| 101706320317230604 | LEGAL: LOT 5 PL AT OF JOURNAL CENTER PHASE 2 UNIT 1 CONT . LAND USE: PROPERTY ADDR: 00000 OWNER NAME: PEARSON JOHN DAVID & CHRISTINE OWNER ADDR: 11908 PERSIMMON | NE ALBUQUERQUE | NM 87111 |
| 101706314716030108 | LEGAL: TRAC T 9A AMENDED PLAT OF LOT 9A & 7A-1A JOURNAL CE LAND USE: PROPERTY ADDR: 00000 4001 HAWKINS ST NE OWNER NAME: GPI PROPERTIES 1997 LLC C/O GE OWNER ADDR: 02635 MILLBROOK | RD RALEIGH | NC 27604 |
| 101706322516730602 | LEGAL: LOT 7 PL AT OF JOURNAL CENTER PHASE 2 UNIT 1 CONT . LAND USE: PROPERTY ADDR: 00000 OWNER NAME: NEW MEXICO CREDIT UNION LEAGUE OWNER ADDR: 09426 INDIAN SCHOOL | RD NE ALBUQUERQUE | NM 87112 |

"Attachment A"

**Mark Baczek, AIA, Dorman/Breen Architects
Zone Map: D-17**

ALAMEDA NORTH VALLEY N.A. (R)

***Debby Potter**

1019 Guadalupe Ct. NW, Alameda, NM 87114 897-8621 (h)

Steve Hale

9339 Guadalupe Trail NW, Alameda, NM 87114-1719 890-5335 (h) 897-9568 (w)

**LETTERS MUST BE SENT TO BOTH
CONTACTS OF EACH
NEIGHBORHOOD ASSOCIATION.**

SITE DEVELOPMENT PLAN CHECKLIST FOR BUILDING PERMITS

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission. Since development proposals vary in type and scale, there may be application requirements that are not included here. Site development plan submitted will ordinarily be composed of the following plan sheets:

1. Site Plan (including utilities and easements)
2. Landscaping Plan
3. Grading Plan
4. Building Elevations

Submitted shall be organized in the above manner. In addition, 8 1/2" by 11" reductions must be included with plan submitted. The following checklist describes the minimum information necessary for element. Applicant shall check off all items shown on the site plan or label as NA, if not applicable.

SHEET #1 - SITE PLAN

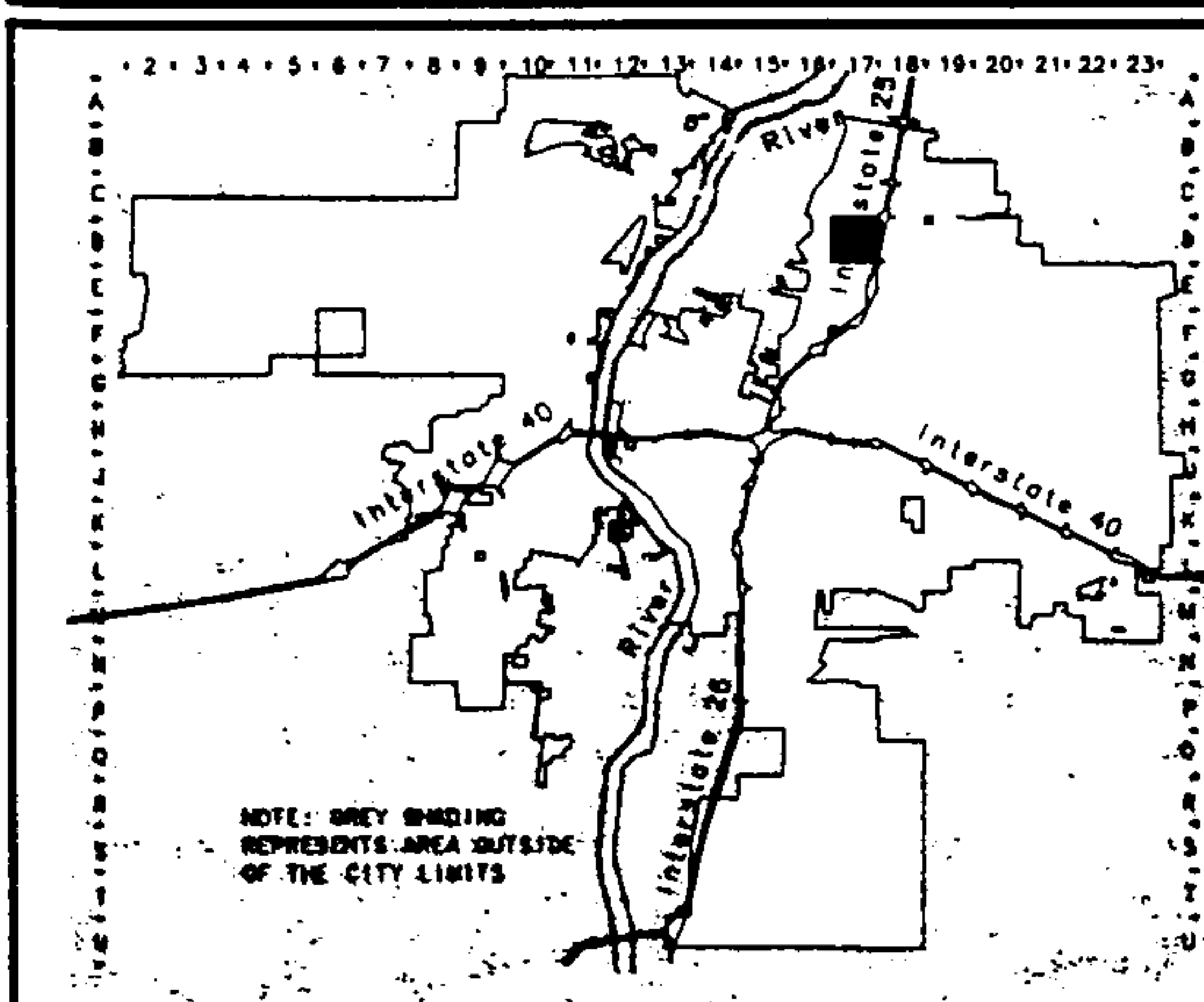
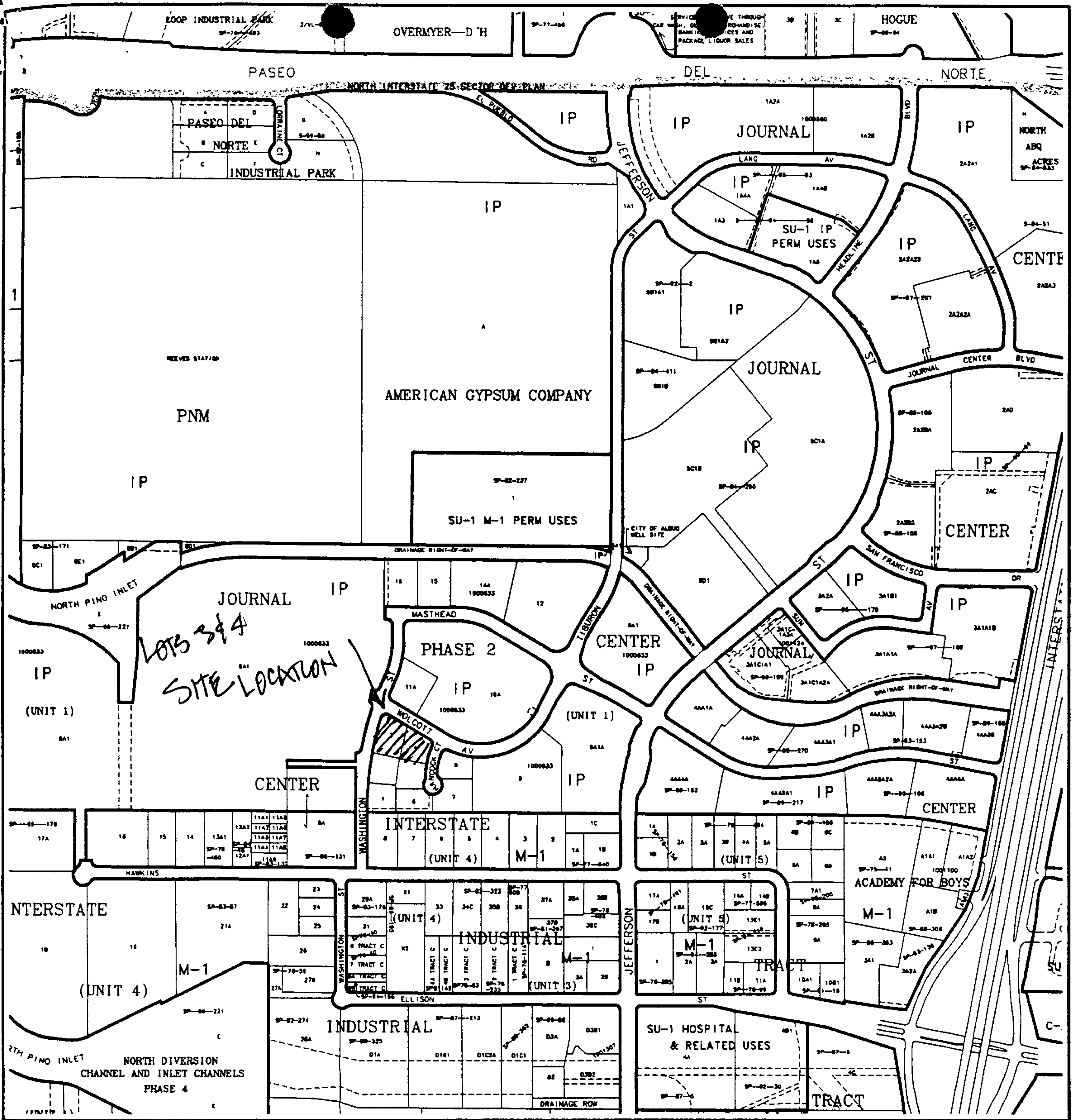
A. General Information

- ✓ 1. Scale

| | |
|-----------------------------------|-----------|
| Under 1.0 acre | 1" = 10' |
| ✓ 1.0 - 5.0 acres | 1" = 20' |
| Over 5 acres | 1" = 50' |
| Over 20 acres | 1" = 100' |
| Other scales as approved by staff | |
- ✓ 2. Bar Scale
- ✓ 3. North Arrow
- ✓ 4. Scaled Vicinity Map **SEE GRADING PLAN**
- ✓ 5. Existing structures on site and site adjacent to the proposal that impact, or are impacted by the project. **ADJACENT PROPERTIES VACANT**
- ✓ 6. Property lines
- ✓ 7. Existing and proposed easement (identify each) **10' PUBLIC UTILITY EASEMENT**

B. Proposed Development

1. Structural
 - ✓ A. Existing and proposed structures on the property and in the adjacent properties including privacy and retaining walls **2 BUILDINGS**
 - ✓ B. Square footage of each structure **#3 = 7,112 sq.ft #4 = 5,957 sq.ft.**
 - ✓ C. Proposed of each structure - **OFFICES**
 - ✓ D. Temporary structures, sign and other improvements **NO TEMPS!**
 - ✓ E. Wall(s), fence(s), and screening: height, length, color, and materials.
~~Show cross sections for retaining walls.~~ **STUCCO OR CMU**
 - ✓ F. Dimensions of all principal site elements
 - ✓ G. Loading facilities **VAN ACCESS PARKING @ EA. BUILDING**
 - ✓ H. Site lighting (height, type, and intensity) **NO PARKING LOT LIGHTS**



CITY OF Albuquerque
Abuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT

© Copyright 2002



Zone Atlas Page

D-17-Z

Map Amended through April 03, 2002

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY ASSESSMENT (AQIA) FORM

APPLICANT: Dorman Breen Architects Date of request: 10/11/02 Zone atlas page(s): D-17.2

CURRENT: Zoning IP
Parcel Size (acres / sq.ft.) #3 = 1.68A #4 = .52A

Legal Description -
Lot or Tract # Lots 394 Block #
Subdivision Name JOURNAL CENTER 2

REQUESTED CITY ACTION(S):

| | | | | | | |
|------------|-----|-----------------|-----|------------------------|-----------------|-----|
| Annexation | [] | Sector Plan | [] | Site Development Plan: | Building Permit | [] |
| Comp. Plan | | Zone Change | [] | a) Subdivision | Access Permit | [] |
| Amendment | [] | Conditional Use | [] | b) Build'g Purposes | Other | [] |
| | | | | c) Amendment | | [] |

PROPOSED DEVELOPMENT:

No construction / development []
 New Construction
 Expansion of existing development []

GENERAL DESCRIPTION OF ACTION:

of units - _____
 Building Size - _____ (sq. ft.)

Notes: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

Applicant or Representative [Signature] Date 10/11/02
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO BORDERLINE []

PWD, Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg. 924-3991 or 3994

THRESHOLDS MET? YES NO [] Mitigating reasons for not requiring TIS: Previously studied:

Notes: MASTHEAD DEV. TIS

IF A TIS IS REQUIRED: A scoping meeting (as outlined in the Development Process Manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

[Signature]
TRAFFIC ENGINEER

10-11-02
DATE

AIR QUALITY IMPACT ASSESSMENT (AQIA) REQUIRED: YES [] NO BORDERLINE []

ENVIRONMENTAL HEALTH DEPT. Air Quality Div. 3rd Floor / Rm. 3023 City/County Bldg. 768-2600

THRESHOLDS MET? YES [] NO Mitigating reasons for not requiring AQIA: Previously studied: []

Notes: PER 14-16-3-14 OF ZONE CODE. TL
10-11-02

IF AN AQIA IS REQUIRED: a scoping meeting must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new AQIA.

ENVIRONMENTAL HEALTH

DATE

Required TIS and / or AQIA must be completed prior to applying to the EPC. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or referred if the arrangements are not complied with.

TIS - SUBMITTED 1/1
 - FINALIZED 5/196

[Signature]
TRAFFIC ENGINEER

10-11-02
DATE

AQIA - SUBMITTED 1/1
 - FINALIZED 1/1

ENVIRONMENTAL HEALTH

DATE

TO BE COMPLETED BY APPLICANT
TRANSPORTATION DEVELOPMENT
ENVIRONMENTAL HEALTH

DRB AA

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

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...
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: The Chapman Companies PHONE: 983-8100
 ADDRESS: 404 Bruhn School Rd. Bldg A FAX: 983-9660
 CITY: Santa Fe STATE NM ZIP 87504 E-MAIL: _____
 Proprietary interest in site: owner List all owners: _____
 AGENT (if any): Dorman Breen Architects PHONE: 792-8160
 ADDRESS: 10305 Timon Pl NW FAX: same
 CITY: ALB STATE NM ZIP 87114 E-MAIL: _____

DESCRIPTION OF REQUEST: Need site plan amendment to construct 2 parking canopies

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

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

Lot or Tract No. 3 & 4 Block: _____ Unit: 2
 Subdiv. / Addn. Journal Center 2
 Current Zoning: SV-1 / IP Proposed zoning: same
 Zone Atlas page(s): D-17-3 No. of existing lots: 2 No. of proposed lots: same
 Total area of site (acres): _____ Density if applicable: dwellings per gross acre: NA dwellings per net acre: NA
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? no
 UPC No. _____ MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: on 4100 & 4110 Wolcott Ave NE.
 Between: _____ and _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): _____

DRB 100 2277 app. 02-01571

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

SIGNATURE [Signature] DATE _____
 (Print) Mark Buczek, AIA _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

| Application case numbers | Action | S.F. | Fees |
|----------------------------|-------------|-------------|-----------------------|
| <u>060AA - 0000 8</u> | <u>ASBP</u> | <u>7(4)</u> | <u>\$ 45.00</u> |
| _____ | _____ | _____ | \$ _____ |
| _____ | _____ | _____ | \$ _____ |
| _____ | _____ | _____ | \$ _____ |
| _____ | _____ | _____ | \$ _____ |
| Hearing date DRB AA | | | Total <u>\$ 45.00</u> |

Project # 100 2277

[Signature]

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT IN THE DOWNTOWN SU-3 ZONE

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

AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

CONCEALED OR SITE DEVELOPMENT PLAN CONTROLLED WIRELESS TELECOM FACILITY

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

- Proposed Site Plan, with changes circled and noted if amended (folded to fit into an 8.5" x 14" pocket) 5 copies
- Copy of approved Site Plan being amended if applicable (folded to fit into an 8.5" x 14" pocket) 1 copy
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of EPC or DRB Notice of Decision (not required for WTF)
- Fee (see schedule) 45.00
- 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 — **PARKING CANOPY ONLY - NO HEATED AREA CHANGE**

- 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.

Mark Baczek
 Applicant name (print)
1/2/06
 Applicant signature / date



Form revised June 04, October 2004

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 06AA - - 00008

Kevin Sims 1/4/06
 Planner signature / date

Project # 1002277



OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION

11-14-02

7. Project # 1002277
02DRB-01571 Major-SiteDev Plan BldPermit

DORMAN/BREEN ARCHITECTS agent(s) for CHAPMAN COMPANIES request(s) the above action(s) for all or a portion of Lot(s) 3 & 4, JOURNAL CENTER 2, zoned IP, located on WOLCOTT AVE NE, between WASHINGTON ST NE and HANCOCK CT NE containing approximately 2 acre(s). [REF: 1000633, DRB-95-268, Z-79-80] [Deferred from 11/6/02] (D-17)

At the November 13, 2002, Development Review Board meeting, the Site Development Plan was approved with final sign off delegated to City Engineer, Utilities Development and Transportation Development.

If you wish to appeal this decision, you must do so by November 28, 2002 in the manner described below.

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal; If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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

Roger Green
Acting, DRB Chair

Cc: Chapman Companies, 404 Brunn School Rd, Building A, Santa Fe, NM 87505
Dorman Breen Architects, 10305 Timan Pl NW, 87114
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg.
Arlene Portillo, Public Works Department, 2nd Floor, Plaza del Sol Bldg.
File

| | | | | | |
|-------------------|--------------|---------|------------|------------|---|
| Post-it® Fax Note | 7671 | Date | 11/15/02 | # of pages | 1 |
| To | Mike Chapman | From | Mark Knauk | | |
| Co./Dept | Chapman Co's | Co. | D + B | | |
| Phone # | | Phone # | 792-8160 | | |
| Fax # | 983-9660 | Fax # | | | |

- completed
11/14/02
[Signature]

| | |
|-------------------------------|-------------------------|
| PROJECT NO. 100-17 | APPLICATION NO. 2-01571 |
| PROJECT NAME JOURNAL CNTR. #2 | |
| EPC APPLICATION NO. | |
| APPLICANT / AGENT | PHONE NO. 792-8160 |
| ZONE ATLAS PAGE D-17 | MARK B |

ONE STOP COMMENT FORM LOG

| TRANSPORTATION DEV (505) 924-3990 | | |
|-----------------------------------|---------------|------|
| PLANS DISAPPROVED | DATE | DATE |
| PLANS APPROVED [Signature] | DATE 11/14/02 | DATE |
| COMMENTS: | | |
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| | | |

| UTILITY DEV (505) 924-3989 | | |
|----------------------------|---------------|------|
| PLANS DISAPPROVED | DATE | DATE |
| PLANS APPROVED [Signature] | DATE 11/14/02 | DATE |
| COMMENTS: | | |
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| HYDROLOGY DEV (505) 924-3986 | | |
|------------------------------|---------------|------|
| PLANS DISAPPROVED | DATE | DATE |
| PLANS APPROVED [Signature] | DATE 11/14/02 | DATE |
| COMMENTS: | | |
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| PARKS AND REC (505) 768-5328 | | |
|------------------------------|------|------|
| PLANS DISAPPROVED | DATE | DATE |
| PLANS APPROVED | DATE | DATE |
| COMMENTS: | | |
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| PLANNING (505) 924-3858 | | |
|-------------------------|------|------|
| PLANS DISAPPROVED | DATE | DATE |
| PLANS APPROVED | DATE | DATE |
| COMMENTS: | | |
| | | |
| | | |
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| | | |

(Return form with plat / site plan)

INBOX: dormanbreen-west

Help Sign Out



GET EMAIL

COMPOSE
EMAILVIDEO
MAIL

REPLY



REPLY ALL



FORWARD



PRINT

REPORT
AS SPAM

DELETE

MESSAGE CENTER

INBOX

Draft

Screened Mail
[EMPTY]

SentMail

Trash [EMPTY]

+ My Folders[EDIT]

Address Book

Mailbox Manager

Preferences

? Help

X Sign Out

INBOX: Email 1 of 26 Move to Folder

Next »

From: "Doug Collister" <dcollister@high-desert.com>
[ADD TO ADDRESS BOOK]**To:** <dormanbreen-west@comcast.net>**Cc:** "Jack Eichorn" <jackson@high-desert.com>, "Dick Elkins"
<elkins@aa.edu>, "Chris Gunning" <chrisg@dpsabq.com>,
"George Radnovich" <gradnovich@sites-sw.com>, "Tom
Franchini" <tfranchini@high-desert.com>**Subject:** RE: Parking Canopy @ 4100 Wolcott. Ave.**Date:** Wednesday, December 21, 2005 1:51:06 PM

[VIEW SOURCE]

Mark -

Please consider this approval from the Journal Center 2 Architectural Review Committee for the proposed parking structure on Lots 3 and 4 in Journal Center 2, Unit 1, as depicted on the Dorman and Breen plans for Job Number 0549, dated December 8, 2005.

If you have any questions please contact us.

Doug Collister
Journal Center 2 Architectural Review Committee

-----Original Message-----

From: Jack Eichorn [mailto:jackson@high-desert.com]**Sent:** Friday, December 16, 2005 12:18 PM**To:** dormanbreen-west@comcast.net**Cc:** Doug Collister**Subject:** RE: Parking Canopy @ 4100 Wolcott. Ave.

Mark,

The committee did approve the 2nd version of the parking canopy at a meeting yesterday. We will follow-up with a letter to you next week.

Jack

-----Original Message-----

From: dormanbreen-west@comcast.net [mailto:dormanbreen-west@comcast.net]**Sent:** Friday, December 16, 2005 8:05 AM**To:** Jack Eichorn**Subject:** RE: Parking Canopy @ 4100 Wolcott. Ave.

Hi Jack,

Any progress on the approval of the 2nd version of the parking canopy site plan for 4100 & 4110 Wolcott Ave?

Merry Christmas to you & yours.

--

Mark Baczek,AIA
Dorman Breen Architects
ofc & fax: 792-8160

dormanbreen-west@comcast.net

----- Original message -----

From: "Jack Eichorn" <jackson@high-desert.com>
Mark,

We received the drawing and are distributing them to all committee members. We won't be able to get you our decision until next week sometime due to the Holiday. Have a great Thanksgiving.

Jack

-----Original Message-----

From: dormanbreen-west@comcast.net
[mailto:dormanbreen-west@comcast.net]
Sent: Monday, November 21, 2005 2:47 PM
To: jackson@high-desert.com
Subject: Parking Canopy @ 4100 Wolcott. Ave.

Jack, Attached is a photo of a parking canopy by Rader Awning Co. like the one that we are requested approval of. The new one will be colors closely matched to the existing building.
You will receive the construction drawing & a metal sample today to complete this submittal.

--
Mark Baczek, AIA
Dorman Breen Architects
ofc & fax: 792-8160
dormanbreen-west@comcast.net

INBOX: Email 1 of 26

Move to Folder

Next »



CHAPMAN COMPANIES

"Two generations of dependable value"


Chapman Homes
Chapman Land
Chapman Realty
Chapman Remodeling

Mark Baczek
Dorman & Breen Architects
Via Facsimile: 792-8160

Dear Mark,

Please accept this letter as our authorization to represent Walton Chapman Builders Co. in necessary dealings with the Development Review Board of the City of Albuquerque concerning lots 3 and 4 of the Journal Center Phase II.

Sincerely,


Michael Chapman
President



**REQUEST FOR AN "ADMINISTRATIVE AMENDMENT" TO A
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT –
DRB Project No. 1002277, App. No. 02-01571**

Regarding:

Lot 3 @ 4100 Wolcott Avenue NE &

Lot 4 @ 4110 Wolcott Avenue NE

Albuquerque, New Mexico 87106

Legal Description: Lots 3 & 4, Journal Center 2

Location: Located on the south side of Wolcott Ave.
between Washington St. & Hancock Ct.

ACTION REQUESTED OF THE PLANNING DEPARTMENT:

Administrative Amendment to: Site Development Plan for building permit.

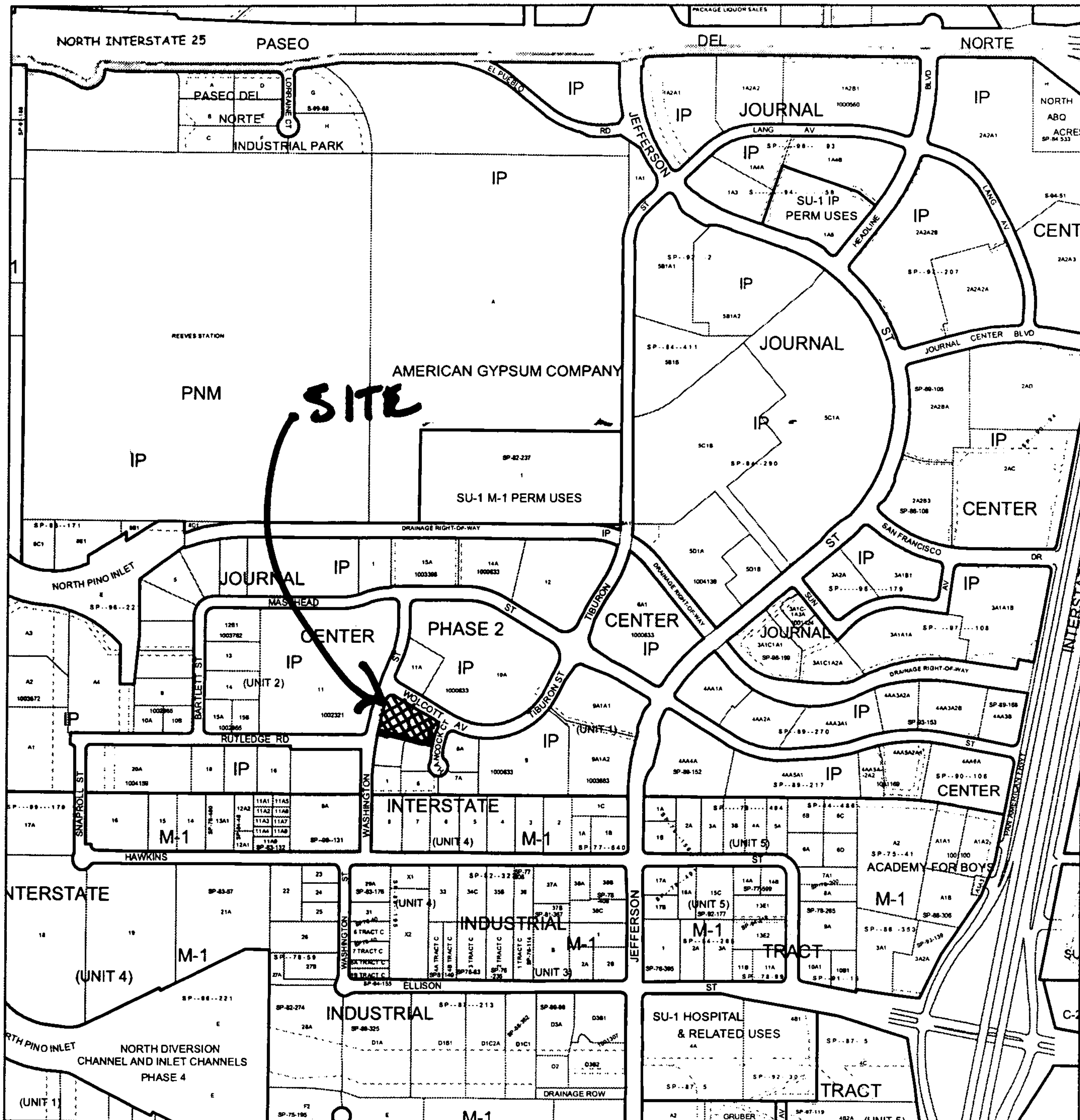
The property association wishes to construct 2 steel parking canopies, one on each lot. These canopies will be reserved for their personal use & the use of their tenants.

See Site Plan for details.

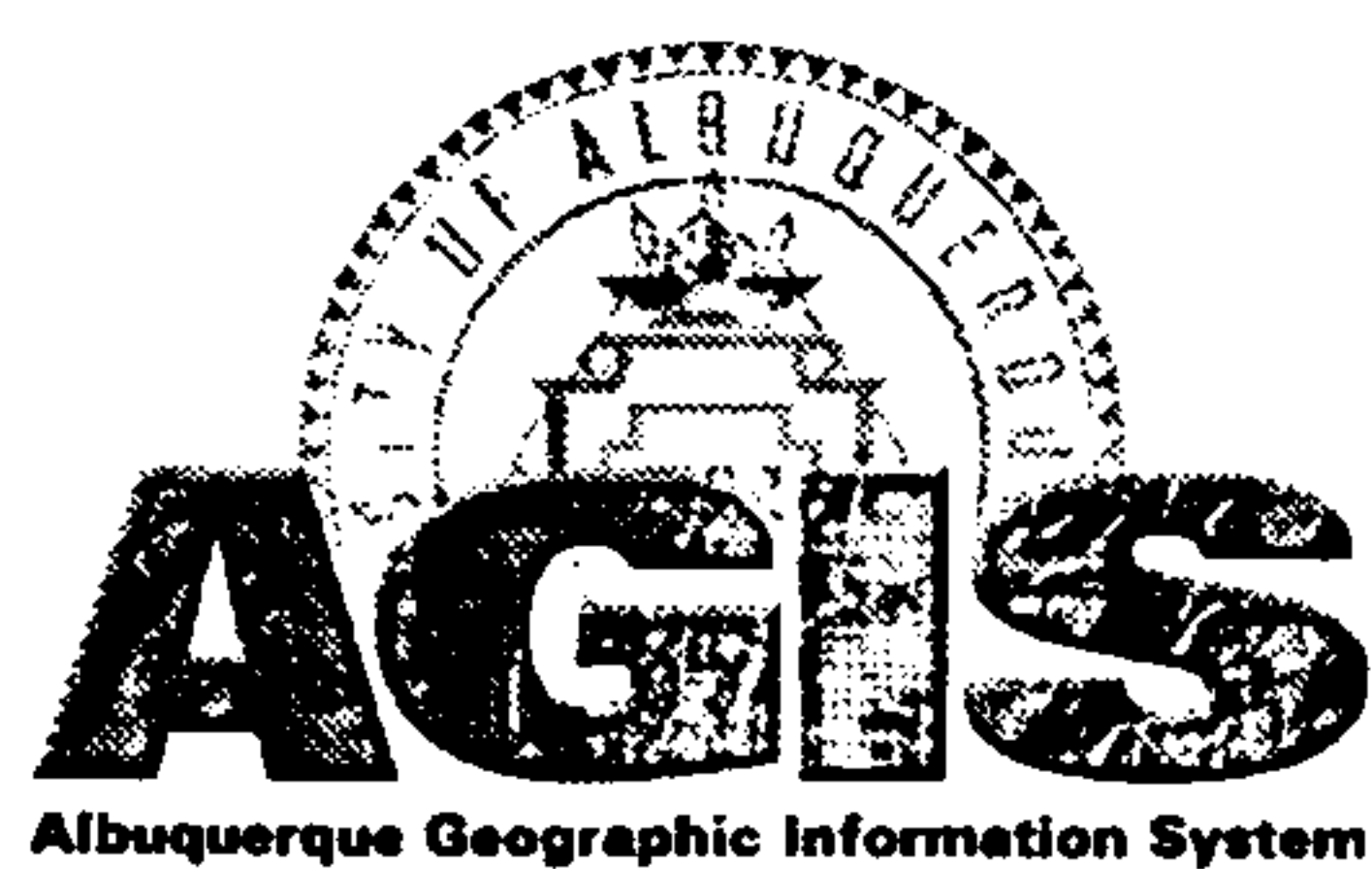
Agent for the owner:

Dorman/Breen Architects

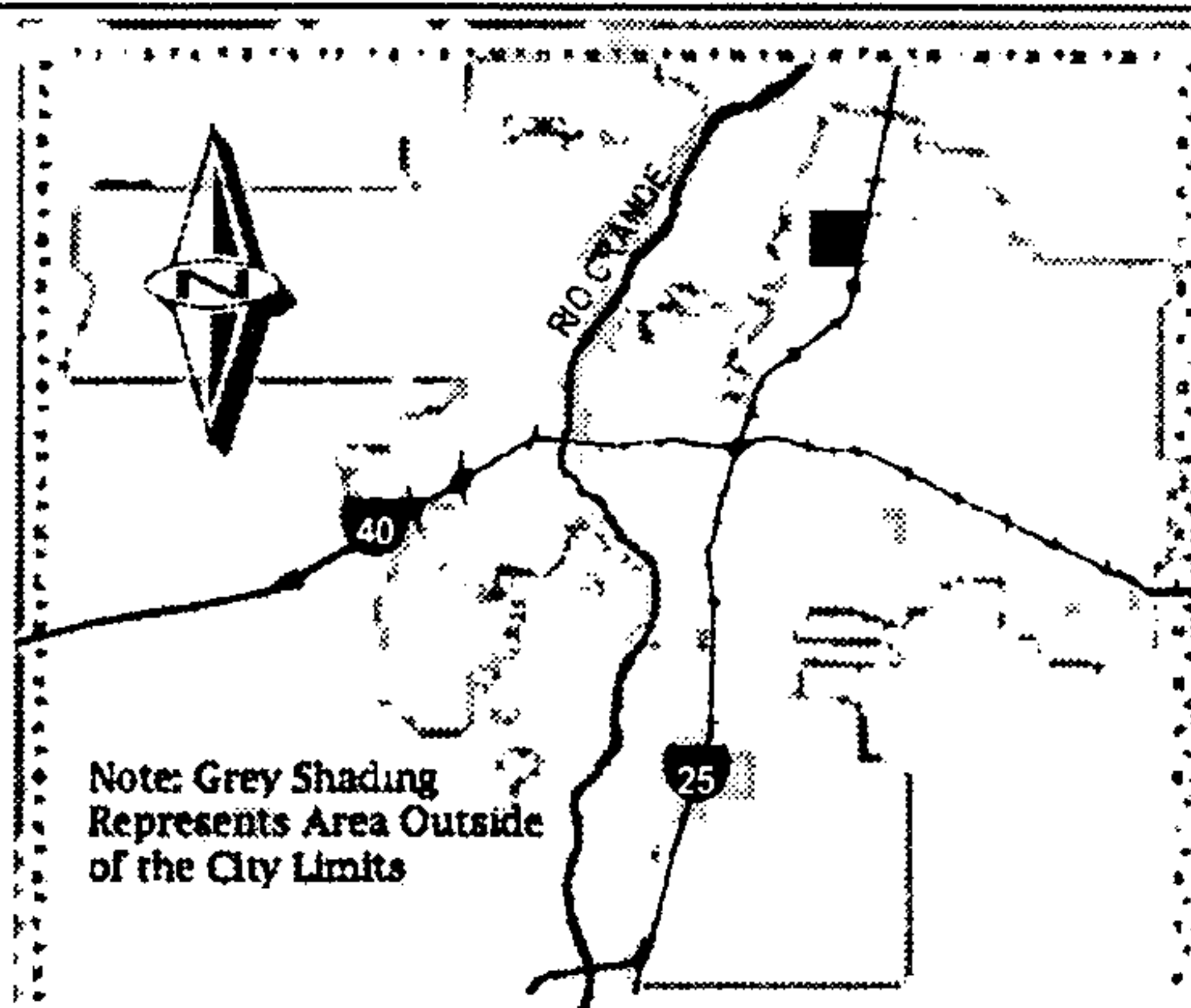
Contact person: Mark Baczek, AIA @ 792-8160 voice & fax



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



Map amended through: 11/2/2005



Zone Atlas Page:

D-17-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



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

PAID RECEIPT

APPLICANT NAME _____
AGENT THE Chapman Companies
ADDRESS 404 Brunner School Rd. Bld. STE A
PROJECT & APP # 1002277 / 00008
PROJECT NAME JOURNAL CENTER Ph. 2 lots 3 & 4

\$ _____ 441032/3424000 Conflict Management Fee

\$ _____ 441006/4983000 DRB Actions

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

\$ _____ 441018/4971000 Public Notification

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

\$ 45.⁰⁰ TOTAL AMOUNT DUE

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

DUPLICATE
City Of Albuquerque
Treasury Division

1/4/2006 9:43AM LCC: ANNY
RECEIPT# 00055788 WS# 007 TRANS# 0006
Account 441006 Fund 0110
Activity 4971000 TRSKAL
Trans Amt \$90.00
J24 Misc \$45.00
MC \$90.00
CHANGE \$0.00

Thank You

City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

SUBDIVISION Supplemental form **S**

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

ZONING Supplemental form **Z**

Annexation & Zone Establishment
 Sector Plan
 Zone Change
 Text Amendment

SITE DEVELOPMENT PLAN **P**

...for Subdivision Purposes
 ...for Building Permit
 IP Master Development Plan
 Cert. of Appropriateness (LUCC) **L**

APPEAL / PROTEST of... **A**

Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: Chapman Companies PHONE: 983-8100
 ADDRESS: 404 Brunn School Rd - Bldg A FAX: 983-9660
 CITY: Santa Fe STATE NM ZIP 87505 E-MAIL: www.chapmanhomes.com
 Proprietary interest in site: OWNER
 AGENT (if any): Dorman/Breen Architects PHONE: 792-8160
 ADDRESS: 10305 Timan Pl. NW FAX: 792-8160
 CITY: ALB, NM STATE NM ZIP 87114 E-MAIL: mbaccek@aol.com

DESCRIPTION OF REQUEST: SITE DEVELOPMENT PLAN APPROVAL - 2 LOTS FOR BUILDING PERMITS

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

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

Lot or Tract No. Lots 3 & 4, JOURNAL CENTER 2 Block: _____ Unit: _____
 Subdiv. / Addn _____
 Current Zoning IP Proposed zoning: Same
 Zone Atlas page(s): D-17.2 No. of existing lots: 2 No. of proposed lots: Same
 Total area of site (acres): #3 = .68A Density if applicable: dwellings per gross acre: NA dwellings per net acre: NA
#4 = .52A
 Within city limits? Yes No, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO
 UPC No 101706319519830606 / 101706320419030605 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or near WOLCOTT AVE. NE
 Between WASHINGTON ST. NE and HANCOCK CT. NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): 1000633

DRB 95-268 Z-7980

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

SIGNATURE Mark Baccek DATE 10/11/02
 (Print) Mark Baccek, AIA Applicant Agent

FOR OFFICIAL USE ONLY

Form revised September 2001

| INTERNAL ROUTING | Application case numbers | Action | S.F. | Fees |
|---|----------------------------------|-------------|-----------|------------------------|
| <input checked="" type="checkbox"/> All checklists are complete | <u>02 DRB - 01571</u> | <u>SPBP</u> | <u>12</u> | <u>\$ 385.00</u> |
| <input 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 | | | | \$ <u>7500</u> |
| <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 <u>Nov. 6, 2002</u> | | | Total <u>\$ 460.00</u> |

Paul Casper
 Planner signature / date

Project # 1002277

FORM P(2): SITE PLAN REVIEW - D.R.B. PUBLIC HEARING

SITE DEVELOPMENT PLAN FOR SUBDIVISION

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- D. R. B. hearings are approximately ONE MONTH after the filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **24** copies for DRB public hearings
 - Solid Waste Management Department signature on Site Plan
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB *per Janet*
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
 - Blue-line copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- D. R. B. hearings are approximately ONE MONTH after the filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
 - DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **24** copies for DRB public hearings
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- D. R. B. hearings are approximately ONE MONTH after the filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Mark Brucik, AIA

Applicant name (print)

[Signature]

Applicant signature / date

10/11/07

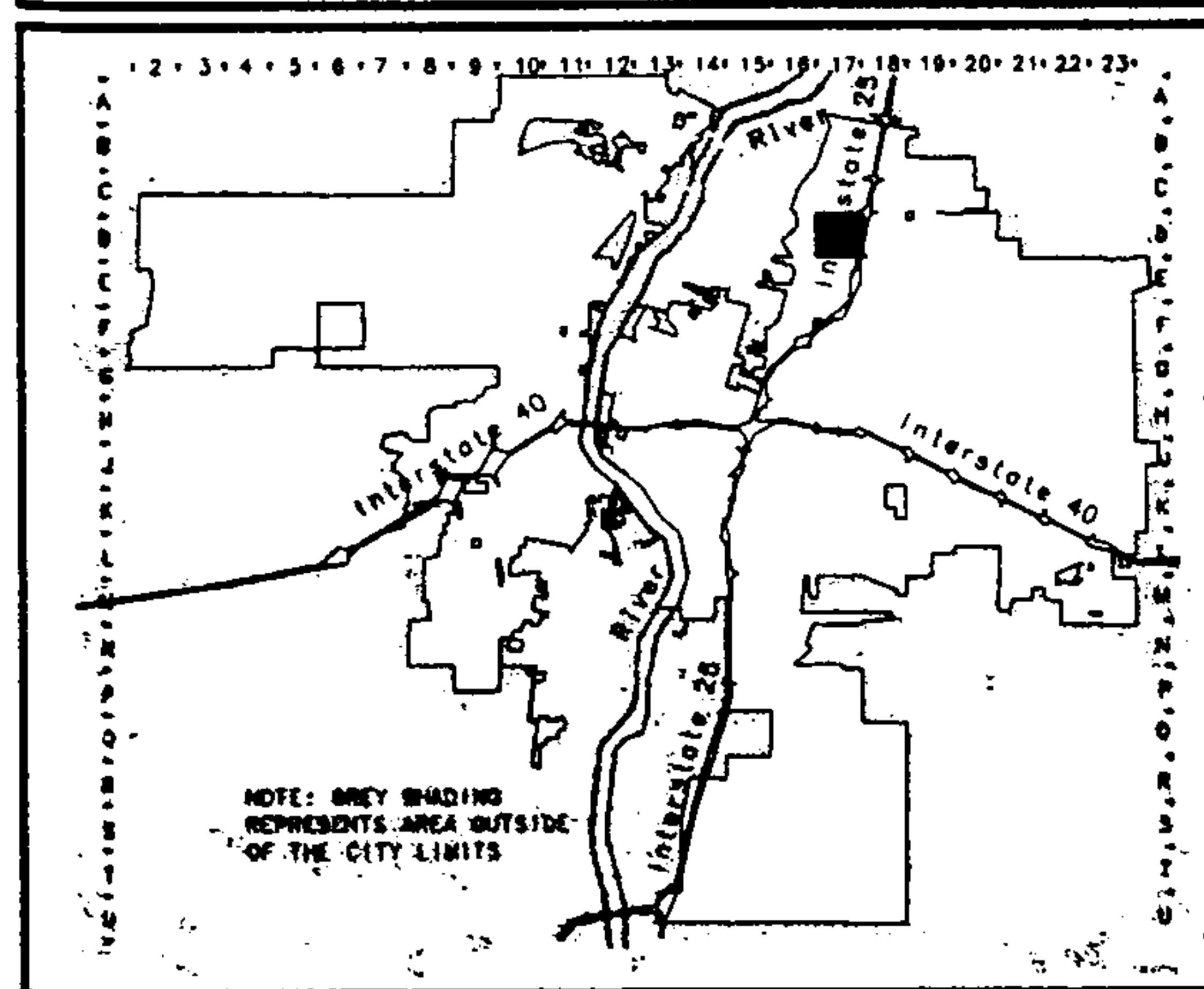
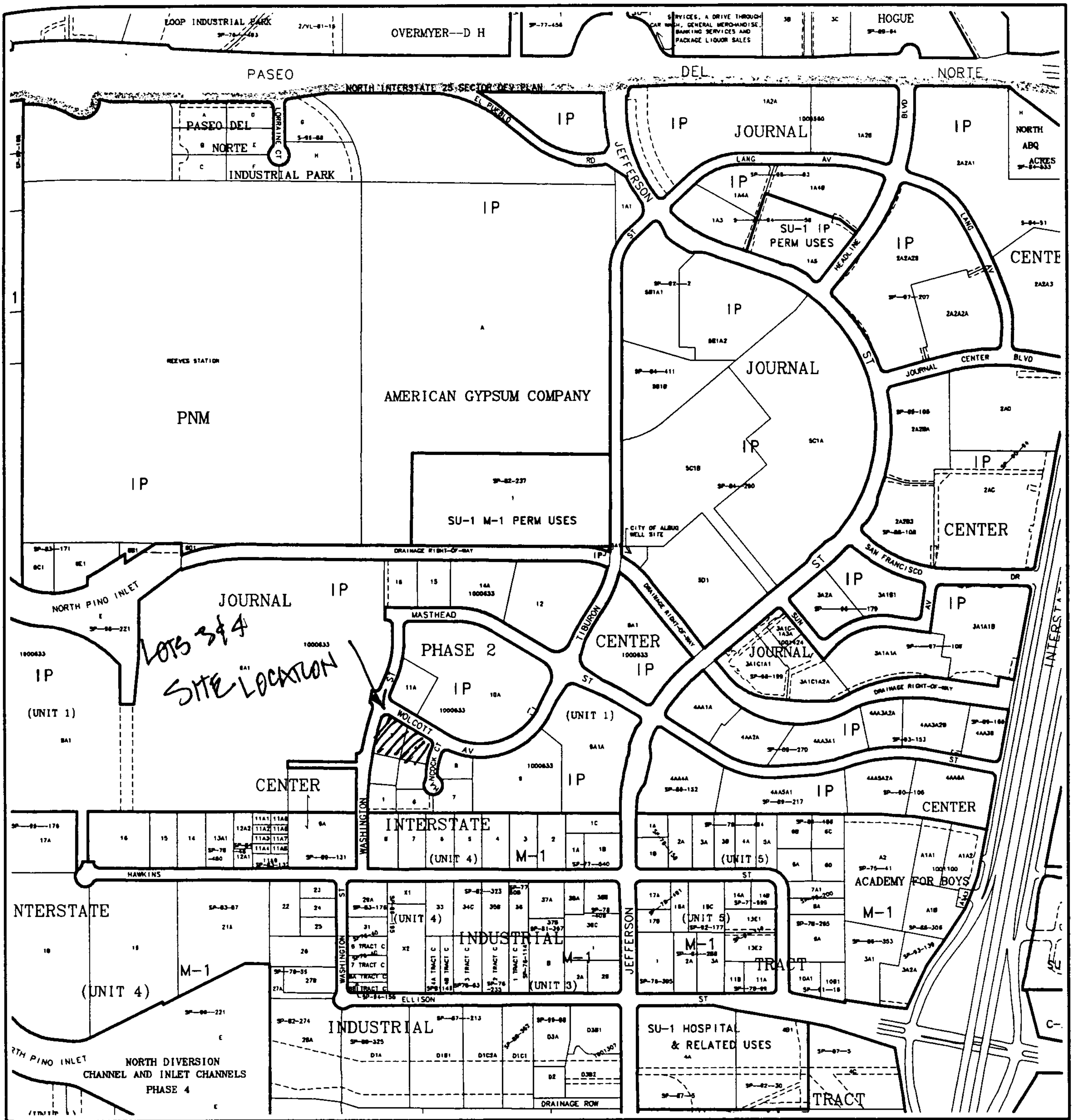


Form revised September 2001

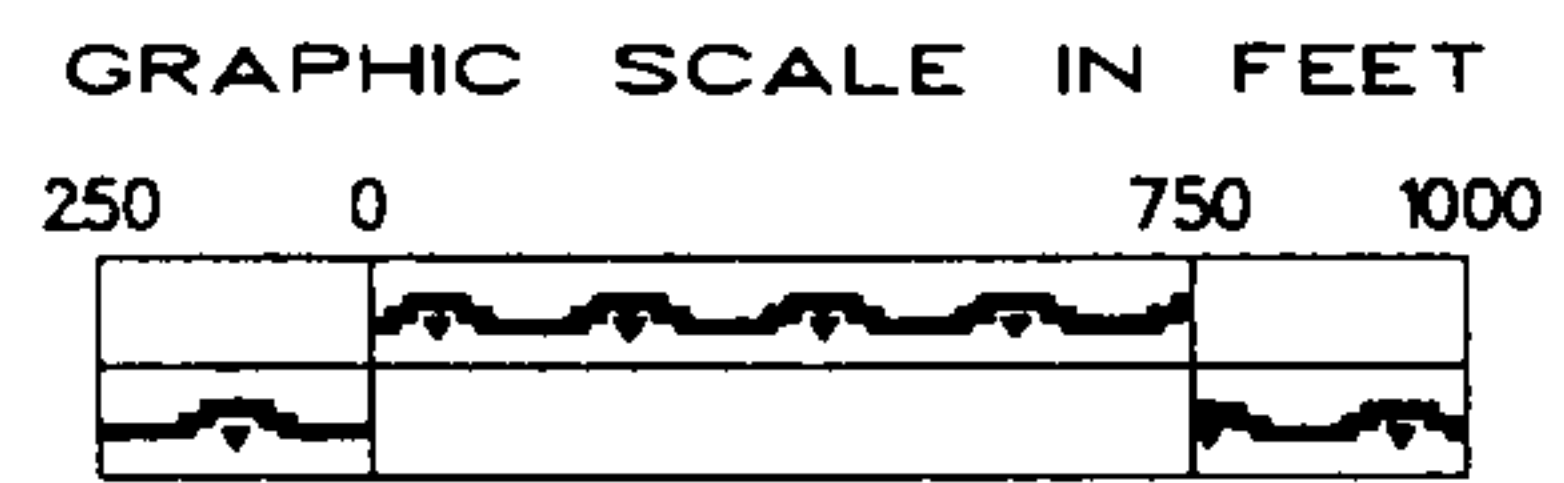
- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
- 02DRB - - 01571*

Planner signature / date

Project # *1002271*



CITY OF
Albuquerque
Geographic Information System
PLANNING DEPARTMENT
© Copyright 2002



Zone Atlas Page

D-17-Z

Map Amended through April 03, 2002

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY ASSESSMENT (AQIA) FORM

APPLICANT: Dorman Breen Architects Date of request: 10/11/02 Zone atlas page(s): D-17.2

CURRENT:

Zoning IP

Parcel Size (acres / sq.ft.) #3 = 1.68A #4 = .52A

Legal Description -

Lot or Tract # Lots 394 Block #

Subdivision Name JOURNAL CENTER 2

REQUESTED CITY ACTION(S):

| | | | |
|----------------|---------------------|---|---------------------|
| Annexation [] | Sector Plan [] | Site Development Plan: | Building Permit [] |
| Comp. Plan [] | Zone Change [] | a) Subdivision [] | Access Permit [] |
| Amendment [] | Conditional Use [] | - b) Build'g Purposes <input checked="" type="checkbox"/> | Other [] |
| | | c) Amendment [] | |

PROPOSED DEVELOPMENT:

No construction / development []
 New Construction
 Expansion of existing development []

GENERAL DESCRIPTION OF ACTION: 1

of units -
 Building Size - (sq. ft.)

Notes: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

Applicant or Representative [Signature] Date 10/11/02
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO BORDERLINE []

PWD, Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg. 924-3991 or 3994

THRESHOLDS MET? YES NO [] Mitigating reasons for not requiring TIS: Previously studied:

Notes: MASTHEAD DEV. TIS

IF A TIS IS REQUIRED: A scoping meeting (as outlined in the Development Process Manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

[Signature]
TRAFFIC ENGINEER

10-11-02
DATE

AIR QUALITY IMPACT ASSESSMENT (AQIA) REQUIRED: YES [] NO BORDERLINE []

ENVIRONMENTAL HEALTH DEPT. Air Quality Div. 3rd Floor / Rm. 3023 City/County Bldg. 768-2600

THRESHOLDS MET? YES [] NO Mitigating reasons for not requiring AQIA: Previously studied: []

Notes: PER 14-16-3-14 OF ZONE CODE. TL
10-11-02

IF AN AQIA IS REQUIRED: a scoping meeting must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new AQIA.

ENVIRONMENTAL HEALTH

DATE

Required TIS and / or AQIA must be completed prior to applying to the EPC. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or referred if the arrangements are not complied with.

TIS - SUBMITTED 1/1
 - FINALIZED 5/196

[Signature]
TRAFFIC ENGINEER

10-11-02
DATE

AQIA - SUBMITTED 1/1
 - FINALIZED 1/1

ENVIRONMENTAL HEALTH

DATE

TO BE COMPLETED BY APPLICANT

TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH



REQUEST FOR D.R.B. APPROVAL:
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Regarding:

Lot 3 @ 4100 Wolcott Avenue NE &
Lot 4 @ 4110 Wolcott Avenue NE
Albuquerque, New Mexico 87106
Legal Description: Lots 3 & 4, Journal Center 2
Location: Located on the south side of Wolcott Ave.
between Washington St. & Hancock Ct.

ACTION REQUESTED OF THE Design Review Board:
Approval of Site Development Plan for 2 building permits.

DRB Public Hearing Date: November 6, 2002

Agent for the owner:

Dorman/Breen Architects

Contact person: Mark Baczek, AIA @ 792-8160 voice & fax

A handwritten signature in black ink, appearing to read 'Mark Baczek', followed by the date '10/11/02' written in a similar cursive style.

CHAPMAN COMPANIES

"Two generations of dependable value"

Chapman Homes
Chapman Land
Chapman Realty
Chapman Remodeling

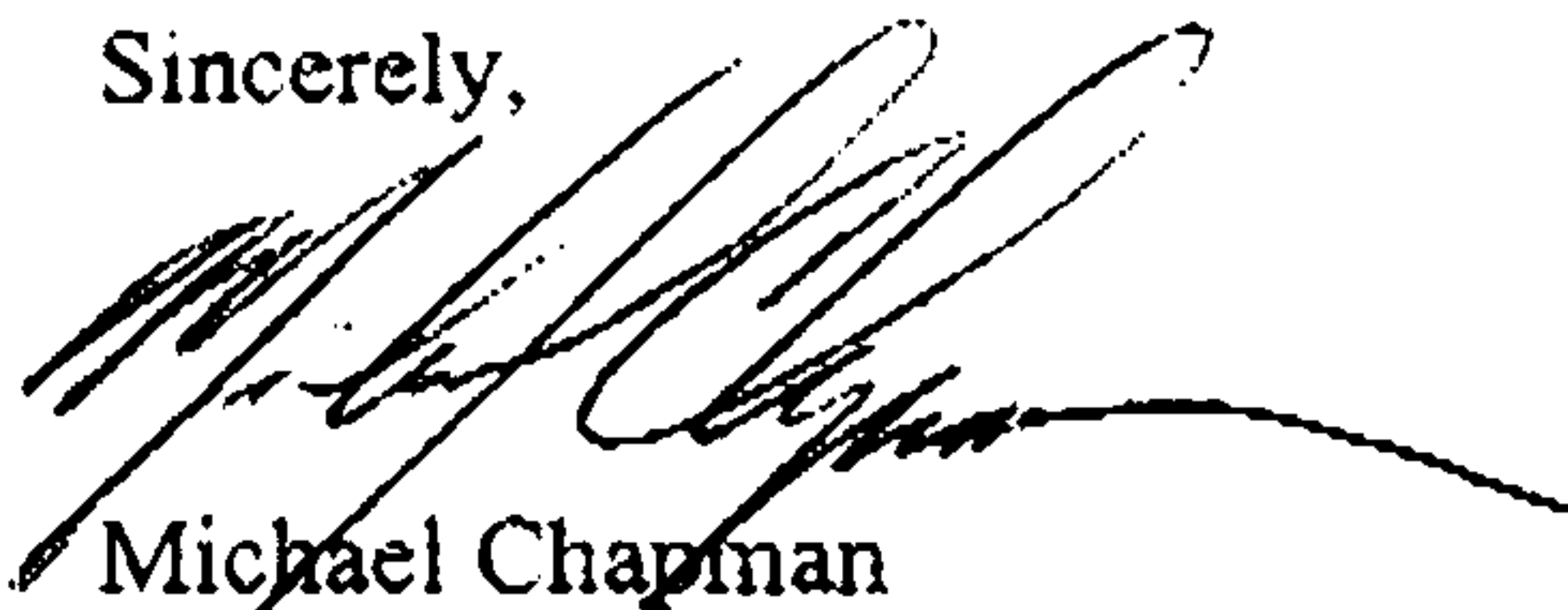
Mark Baczek
Dorman & Breen Architects
Via Facsimile: 792-8160

10/10/02

Dear Mark,

Please accept this letter as our authorization to represent Walton Chapman Builders Co. in necessary dealings with the Development Review Board of the City of Albuquerque concerning lots 3 and 4 of the Journal Center Phase II.

Sincerely,



Michael Chapman
President



NOTICE TO NEIGHBORHOOD ASSOCIATION

Attention: Alameda North Valley Neighborhood Association

Contact Persons: Debby Potter

1019 Guadalupe Ct. N.W.
Alameda, New Mexico 871114
897-8621

Steve Hale

9339 Guadalupe Trail N.W.
Alameda, New Mexico 871114-1719
890-5335

Lot 3 @ 4100 Wolcott Avenue NE &

Lot 4 @ 4110 Wolcott Avenue NE

Albuquerque, New Mexico 87106

Legal Description: Lots 3 & 4, Journal Center 2

Location: Located on the south side of Wolcott Ave.
between Washington St. & Hancock Ct.

ACTION REQUESTED OF THE Design Review Board:
Approval of Site Development Plan for 2 building permits.

Building occupancy to be offices or other IP zone uses.

DRB Public Hearing Date: November 6, 2002

Agent for the owner:

Dorman/Breen Architects

Contact person: Mark Baczek, AIA @ 792-8160 voice & fax

Attachments:

[1] 11 x 17 copy Site Development Plan

[2] 11 x 17 copy of the Building Elevations

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

TELEPHONE 988 8000 0152 1002

OFFICIAL USE

| | | |
|---|---------|---------------|
| Postage | \$ 0.60 | UNIT ID: 0118 |
| Certified Fee | 2.30 | |
| Return Receipt Fee (Endorsement Required) | 1.75 | |
| Restricted Delivery Fee (Endorsement Required) | | |
| USPS Total Postage & Fees | \$ 4.65 | 10/11/02 |

Sent To Debbie Potter
 Street, Apt. No., or PO Box No. 1019 Guadalupe Ct. NW
 City, State, ZIP+4 Alameda NM 87114

PS Form 3800, January 2001 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

PHONE 988 8000 0152 1002

OFFICIAL USE

| | | |
|---|---------|---------------|
| Postage | \$ 0.60 | UNIT ID: 0118 |
| Certified Fee | 2.30 | |
| Return Receipt Fee (Endorsement Required) | 1.75 | |
| Restricted Delivery Fee (Endorsement Required) | | |
| USPS Total Postage & Fees | \$ 4.65 | 10/11/02 |

Sent To Steve Hale
 Street, Apt. No., or PO Box No. 9339 Guadalupe Tr NW
 City, State, ZIP+4 Alameda, NM 87114

PS Form 3800, January 2001 See Reverse for Instructions

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

- 1 The street address of the subject property
- 2 The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
- 3 A physical description of the location, referenced to streets and existing land uses.
- 4 A complete description of the actions requested of the EPC.
 - NA a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone")
 - ✓ b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
 - NA c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
- OK 5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments

(Print this line for OCNC use only)

Date of Inquiry 10/10/02 Time Entered 3:55 pm OCNC Rep. Initials SW



City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

October 10, 2002

Mark Baczek, AIA
Dorman/Breen Architects
10305 Timan Pl NW/87114
Phone/Fax: 792-8160

Dear Mark:

Thank you for your inquiry of **October 10, 2002** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOTS 3 AND 4, JOURNAL CENTER 2, LOCATED ON WOLCOTT AVENUE BETWEEN WASHINGTON STREET AND HANCOCK COURT NE** zone map #D-17.

Our records indicate that the Recognized Neighborhood Association(s) affected by this proposal and the contact names are as follows:

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact me at (505) 924-3902 or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepfeck

Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningnatorm(01/30/02)

"Attachment A"

Mark Baczek, AIA, Dorman/Breen Architects
Zone Map: D-17

ALAMEDA NORTH VALLEY N.A. (R)

***Debby Potter**

1019 Guadalupe Ct. NW, Alameda, NM 87114 897-8621 (h)

Steve Hale

9339 Guadalupe Trail NW, Alameda, NM 87114 1719 890-5335 (h) 897-9568 (w)

**LETTERS MUST BE SENT TO BOTH
CONTACTS OF EACH
NEIGHBORHOOD ASSOCIATION.**

SITE DEVELOPMENT PLAN CHECKLIST FOR BUILDING PERMITS

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission. Since development proposals vary in type and scale, there may be application requirements that are not included here. Site development plan submitted will ordinarily be composed of the following plan sheets:

1. Site Plan (including utilities and easements)
2. Landscaping Plan
3. Grading Plan
4. Building Elevations

Submitted shall be organized in the above manner. In addition, 8 1/2" by 11" reductions must be included with plan submitted. The following checklist describes the minimum information necessary for element. Applicant shall check off all items shown on the site plan or label as NA, if not applicable.

SHEET #1 - SITE PLAN

A. General Information

1. Scale

| | |
|-----------------------------------|-----------|
| Under 1.0 acre | 1" = 10' |
| 1.0 - 5.0 acres | 1" = 20' |
| Over 5 acres | 1" = 50' |
| Over 20 acres | 1" = 100' |
| Other scales as approved by staff | |

2. Bar Scale

3. North Arrow

4. Scaled Vicinity Map **SEE GRADING PLAN**

5. Existing structures on site and site adjacent to the proposal that impact, or are impacted by the project. **ADJACENT PROPERTIES VACANT**

6. Property lines

7. Existing and proposed easement (identify each) **10' PUBLIC UTILITY EASEMENT**

B. Proposed Development

1. Structural

A. Existing and proposed structures on the property and in the adjacent properties including privacy and retaining walls **2 BUILDINGS**

B. Square footage of each structure **#3 = 7,112 sq.ft #4 = 5,957 sq.ft**

C. Proposed of each structure **OFFICES**

D. Temporary structures, sign and other improvements **NO TEMPS!**

E. Wall(s), fence(s), and screening: height, length, color, and materials.

F. Dimensions of all principal site elements **STUCCO OR CMU**

G. Loading facilities **VAN ACCESS PARKING @ EA. BUILDING**

H. Site lighting (height, type, and intensity) **NO PARKING LOT LIGHTS**

SHEET #2 - LANDSCAPING PLAN

If appropriate maybe shown on sheet #1, site plan with the approval of planning staff.
See article 6-1-1-1 at all water conservation/water waste and maintenance statement.

1. Scale - must be same as scale on sheet #1 - Site plan
2. Bar Scale
3. North Arrow
4. Property Lines
5. Existing and proposed easements
6. Identify nature of ground cover materials
 - A. Impervious areas (pavements, sidewalks, slope pavings, curb, and gutters, etc.).
 - B. Pervious areas (planting beds, grass, ground cover vegetation, etc.).
 - C. Ponding areas either for drainage or landscaping/recreational use.
7. Identify nature, location and size of shrubbery and trees (common and/or botanical names).
 - A. Existing, indicating whether it is to preserved or removed.
 - B. Proposed, to be established for general landscaping.
 - C. Proposed, to be established for screening/buffering.
8. Irrigation System
9. Planting Beds
10. Turf Area - only 20% of landscaped area can be high water turf, in square feet and percentage.
11. Responsibility for maintenance
12. Statement of Water Waste, etc. #3 = 3,286
13. Landscaped area requirement, in square feet and percent: #4 = 2,431
14. Landscaped area provided, in square and percent: #3 = 4,417
#4 = 4,374

SHEET #3 - GRADING PLAN

A. General Information

1. Scale - must be same as Sheet #1 - Site Plan
2. Bar Scale
3. North Arrow
4. Existing topography and structural improvements within at least 25 feet beyond property boundaries (more may be required).
5. Property Lines
6. Existing and proposed easements
7. Proposed contours and/or spot elevations
8. Retaining walls

B. Proposal

1. Grading submittals, ponding areas, erosion and sediment control facilities:
 - A. Conceptual grading and drainage plan
 - B. Drainage plan (maybe required for other submittals)
 - C. Drainage Report (maybe required for other submittals)
- A. Cross Sections
Provide cross section for all perimeter property lines at the point of the greatest grade change: Where the grade change is greater than 4 feet, provide one additional cross section in each direction within no more than 100 feet of the reference point

2. Non-Structural and Parking

- A. Parking design with spaces numbered per aisle and totaled.
1. Location
 2. Arrangements
 3. Dimensions
 4. Turning spaces
 5. Drives
 6. Aisles
 7. Ingress
 8. Egress
 9. Number of spaces required: 65
Provided: 600 - SHARED PARKING.
 10. Handicapped parking, spaces required: 4
Provided: 4
- B. Bicycle racks, spaces required: 3
Provided: 3
- C. Refuse container and enclosure, if applicable.

C. Street and Circulation

1. Identification and location of public or private streets and alleys with proper name, existing and proposed width dimensions.
2. Curve radii
3. Right-of-Way width
4. Pavement width, flow line to flow line including medians and median cuts.
5. Sidewalk widths and locations, existing and proposed.
6. Rail spurs, if applicable
7. Location of traffic signs and signals related to the functioning of the proposal.
8. Bikeways
9. Bus facilities, including bays and shelters where required.
10. Curb cut size and type.
11. Provisions for non-auto transportation, including transit and bicycle related improvements and pedestrian linkage.

D. Utilities

1. Fire hydrant locations, existing and proposed.
2. Distribution lines SEE UTILITY SCHEME
3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
4. Existing water, sewer, storm drainage facilities (public and/or private).
5. Proposed water, sewer, storm drainage facilities (public and/or private)

E. Phasing

- NA 1. Proposed phasing of improvements and provision for interim facilities. Information on future phasing should be included, if applicable.

B. Spot Elevation
Provide spot elevations existing and proposed within 20 feet of both sides of the property line, not to exceed intervals of 100 feet.

C. Grade Changes
Identify grade change on the site greater than 2 feet with shading or a single cross-hatch. Identify grade changes greater than 4 feet with darker shading or a double cross-hatch.

SHEET #4 - BUILDING AND STRUCTURES OF ELEVATIONS TO SCALE

A. General Information

- 1. Scale (minimum of 1/8" or as approved by Planning Staff).
- 2. Bar Scale
- 3. Facade orientation (elevation of all sides of the buildings)
- 4. Dimension, to scale if not shown in plan including overall height and width, and dimensions of major facade elements.
- 5. Location materials and colors of windows and building entrances
- 6. Materials and colors of buildings and structures

B. Signage

- 1. Elevations
- 2. Location MONUMENT, TYPE @ FRONT SETBACK
- 3. Height and width 6' H x 2'-6" W.
- 4. Sign face area 7-13 sq. ft.
- 5. Lighting GROUND LIGHTS
- 6. Materials and Colors
- 7. Additional information including, renderings, perspective drawings may be submitted.

A. Samples

- 1. Presentation Models
- 2. Photos

ONE STOP SHOP ••• FRONT COUNTER
City of Albuquerque • Planning Department

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)
LAND DEVELOPMENT COORDINATION DIVISION (LDC)
Plaza Del Sol -2nd Floor West - 600 2nd St NW
Land Development / Planning - Main Fax (505) 924-3685
Development Services / Public Works - Main Fax (505) 924-3864

PAID RECEIPT

APPLICANT NAME

Chapman Co.

AGENT

Dorman / Breen Arch.

ADDRESS

10305 Timon. Pl. NW

PROJECT NO.

1002277

APPLICATION NO.

02DRB 01571

\$ 385⁰⁰ 441006 / 4983000 (DRB Cases)

\$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)

\$ 75⁰⁰ 441018 / 4971000 (Notification)

\$ 460⁰⁰ Total amount due

10/11/2002 11:40AM LOC: ANE
X
RECEIPT# 00022846 WSH 007 TRANS# 0029
Account 441018 Fund 0110
Activity 4971000
Trans Amt TRSCDS
J24 Misc 5460.00
VI 475.00
CHANGE \$460.00
\$0.00

City of Albuquerque
Treasury Division

City of Albuquerque
Treasury Division

10/11/2002 11:40AM LOC: ANE
X
RECEIPT# 00022845 WSH 007 TRANS# 0029
Account 441006 Fund 0110
Activity 4983000 TRSCDS
Trans Amt \$460.00
J24 Misc \$385.00
7/1/02

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproofed signs will be provided at the time of application. If the application is mailed, you must still stop at the Planning Division to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Planning Division at a charge of \$3.00 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be two to seven feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs maybe required on unpaved street frontages.
- B. If the land does not abut a public street, then in addition to a sign placed on the property a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staple are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from Oct. 22 To Nov 6, 2002.

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Planning Division staff. I understand (A) my obligation to keep the sign(s) posted for fifteen (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

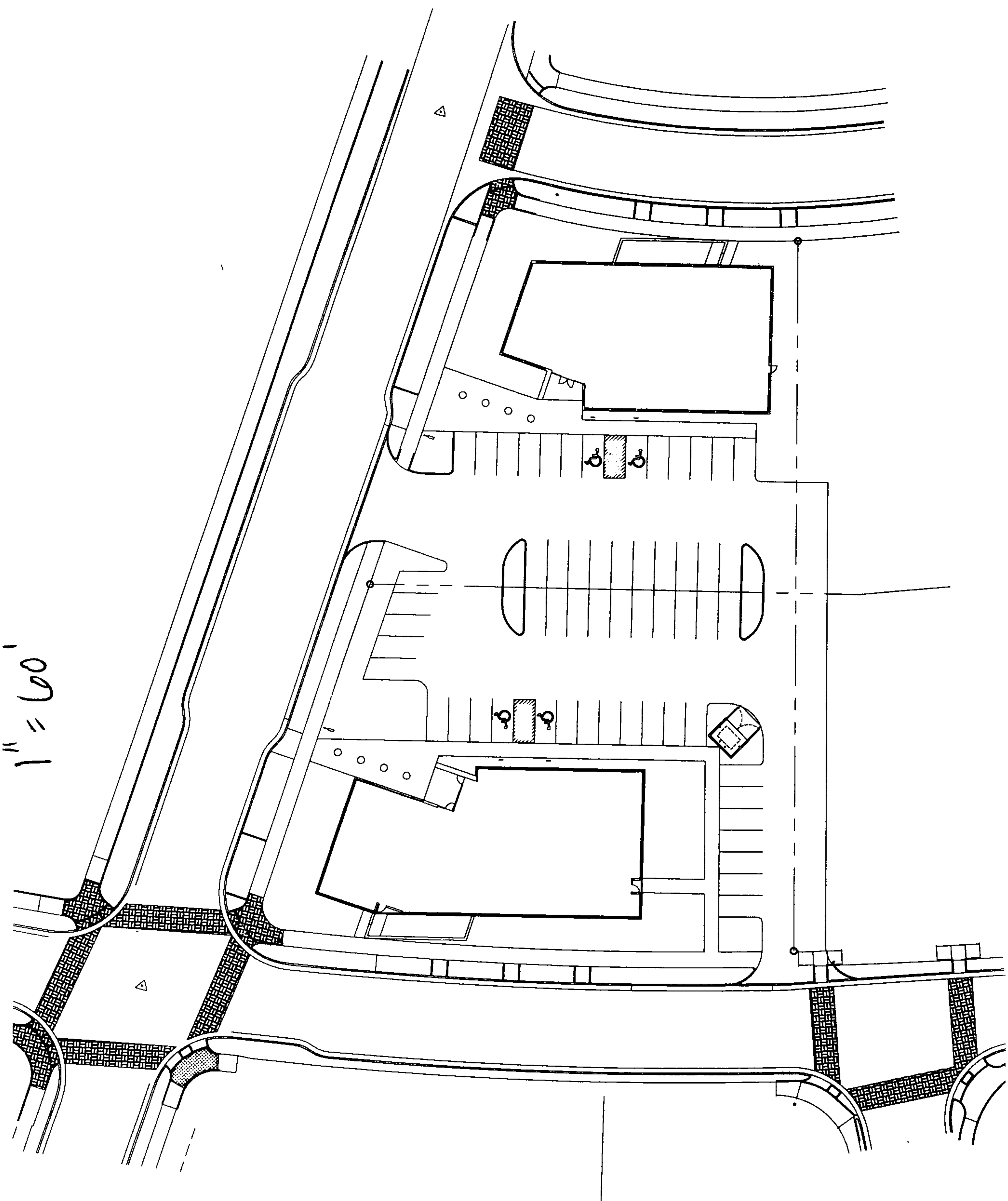
[Signature] 10/11/02
(Applicant or Agent) (Date)

I issued 3 signs for this application, 10/11/02 [Signature]
(Date) (Staff Member)

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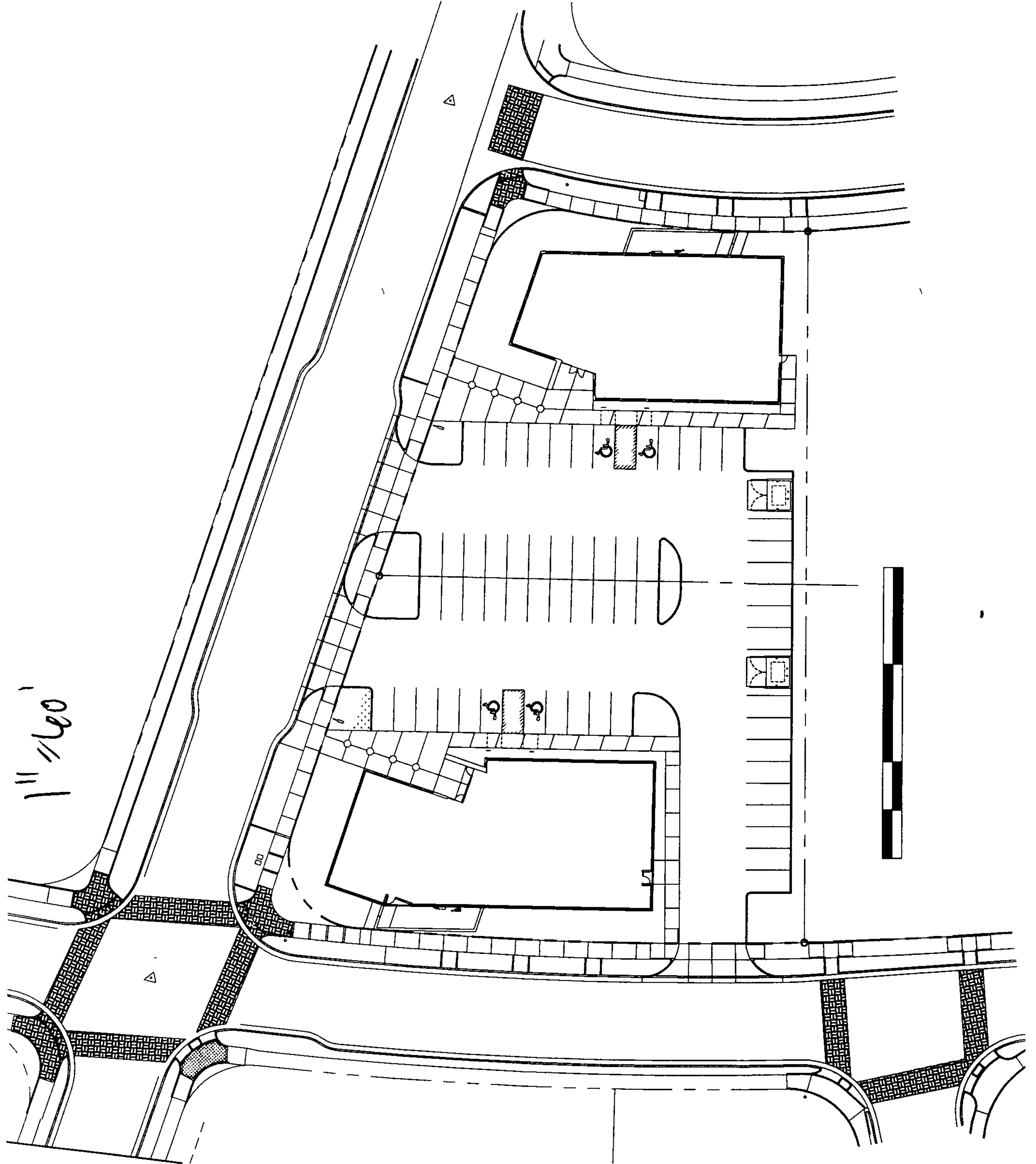
PENDING PLAN

1" = 60'



CURRENT PLAN

1" = 60'



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Drainage Easement

11/7/02

As owners of lots 3&4 as shown on the "Plat of Journal Center Phase 2, Unit 1" we hereby grant the following easement:

In order to allow for drainage from lot 4 across lot 3 as shown on the "Grading and Drainage" plan as proposed by McDowell Engineering dated October 2002, we hereby grant an easement across lot 3 for drainage for the sole use of lot 4. Said easement to be 26' feet wide and extend the width east to west of lot 3 and as further shown on the "Site Plan" Dated 11/8/02, for development of lots 3&4.

Owner of lots 3 & 4
Journal Center Phase 2, Unit 1


Michael Chapman
President, Walton Chapman Builders Company