OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 14, 2005

3. Project # 1002321
05DRB-01333 Major-SiteDev Plan BldPermit

BOHANNAN HUSTON agent(s) for MASTHEAD ROAD DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 11, **JOURNAL CENTER PHASE 2, UNIT 2,** zoned IP, located on RUTLEDGE RD NE, between MASTHEAD NE and BARTLETT NE containing approximately 10 acre(s). (D-17)

At the September 14, 2005, Development Review Board meeting, the site plan for building permit was approved wth final sign off delegated to Planning for addressing of comments from Planning and 3 copies of the site plan.

The Development Review Board voided the prior site plan for building permit for this site that was approved on 10/29/03.

If you wish to appeal this decision, you must do so by September 29, 2005, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, 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).

Sheran Matson, AICP, DRB Chair

Cc: Masthead Road Development LLC, 6300 Riverside Plaza Lane NW, Suite 200, 87120
Bohannan Huston Inc., 7500 Jefferson NE, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

10170631642093070 6 – taxes paid

#17

DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

Comp 11/7/05 KS.

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.: **05DRB-1549 (P&F)** Project # **1002321**

Project Name: **JOURNAL CENTER PH 2 UN 2**

Agent: Bohannan Huston Inc. Phone No.: 823-1000

Your request for (**SDP for SUB**), (**SDP for BP**), (**FINAL PLATS**), (**MASTER DEVELOP. PLAN**), was approved on 10/19/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐
- ☐
- ☐
- ☐

- ☒ UTILITIES: add private SAS service Easement
- ☐
- ☐
- ☐

- ☐ CITY ENGINEER / AMAFCA:
- ☐
- ☐
- ☐

- ☐ PARKS / CIP:
- ☐
- ☐
- ☐

- ☐ PLANNING (Last to sign):
- ☐
- ☐
- ☐

☒ **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.

- ☐ **3 copies of the approved site plan. Include all pages.**
- ☐ **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.**
- ☒ **AGIS DXF File approval required.** OK
- ☒ **Copy of recorded plat for Planning.**

Project Number 1002321

#17

DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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

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Project Name: **JOURNAL CENTER PH 2 UN 2**

Agent: Bohannan Huston Inc. Phone No.: 823-1000

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- ☐ TRANSPORTATION:
- ☒ UTILITIES: add private SAS service Easement
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- ☐ PARKS / CIP:
- ☐ PLANNING (Last to sign):

Planning must record this plat. Please submit the following items:

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- ☒ **AGIS DXF File approval required.** — OK
- ☐ **Copy of recorded plat for Planning.**

Project Number 1002321

DEVELOPMENT REVIEW BOARD
ACTION SHEET

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

October 19, 2005 9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

A. Call to Order: 9:00 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

Adjourned: 11:36 A.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1003238**
05DRB-01489 Major-Preliminary Plat Approval

TIERRA WEST LLC agent(s) for EVERGREEN DURANES LTD CO LLC, request(s) the above action(s) for , Lot(s) 42-P1 and 44-P1 through 57-P1, **FLORAL MEADOWS,** zoned R-LT residential zone, located on MONTOYA ST NW, between FLORAL NW and INTERSTATE 40, containing approximately 2 acre(s). [REF: Z-71-118, 04EPC-00156,04EPC-00157, 04DRB-00661, 04DRB-01227] (H-12/13) **PRELIMINARY PLAT WAS APPROVED.**

2. **Project # 1000788**
05DRB-01491 Major-Vacation of Pub Right-of-Way

RICHARD EVANS & KELLY CONABOY, request(s) the above action(s) for all or a portion of Block(s) P & R, **PARADISE SKIES, UNIT 9,** zoned R-T, located on SKY WATCHER ST NW, between CELESTIAL AVE NW and MCMAHON BLVD NW. [REF: 05DRB-00508] (A-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH AN ADDITIONAL CONDITION.**

3. **Project # 1004454**
05DRB-01499 Major-Vacation of Pub Right-of-Way

PRECISION SURVEYS agent(s) for TIMOTHY & LORIE DROPPS request(s) the above action(s) for all or a portion of Lot(s) 7, Block(s) B **SOUTH BROADWAY ACRES, UNIT 1,** zoned SU-2 MR, located on JOHN ST SE, between BETHEL SE AND WOODWARD ST SE and containing approximately 1 acre(s). (M-14) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

4. **Project # 1004478**
05DRB-01581 Minor-SiteDev Plan BldPermit

SANDERS & ASSOCIATES ARCHITECTS agent(s) for JON MITOVICH request(s) the above action(s) for all or a portion of Tract(s) 59, **ALAMEDA BUSINESS PARK,** zoned SU-2, IP-EP, located on CALLE ALAMEDA NE, between PASSEO ALAMEDA NE and VISTA ALAMEDA NE containing approximately 1 acre(s). [REF: DRB-98-223] (C-16) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

5. **Project # 1001831**
05DRB-01588 Minor-SiteDev Plan BldPermit

CLAUDIO VIGIL ARCHITECTS agent(s) for WRANGLER PROPERTIES request(s) the above action(s) for all or a portion of Block(s) OOO, Tract(s) G-1A-2C, **SEVEN BAR RANCH,** zoned SU-1 FOR C-2 USES, located on COTTONWOOD PARK NW, between ELLISON DR NW and SEVEN BAR LOOP NW containing approximately 2 acre(s). [REF: 02DRB-00879] (A-14) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RADII, SMALL CAR STALLS AND CROSS ACCESS AND TO PLANNING FOR REPLACEMENT OF TAM JUNIPER WITH ALTERNATE GROUND COVER & 3 COPIES OF THE SITE PLAN.**

6. **Project # 1004364**
05DRB-01585 Minor-SiteDev Plan Subd/EPC
05DRB-01586 Minor-SiteDev Plan BldPermit/EPC
05DRB-01587 Minor-Prelim&Final Plat Approval

BRASHER & LORENZ INC agent(s) for VALUE PLACE LLC request(s) the above action(s) for all or a portion of Tract(s) E-1 & E-2, CANYON ACRES SUBDIVISION, (to be known as **VALUE PLACE HOTEL**) zoned C-2 (SC), located on CENTRAL NE, between DORADO NE and TRAMWAY NE containing approximately 4 acre(s). [REF: 05EPC-01252, 05EPC-01253] **[David Stallworth, EPC Case Planner]** (L-22) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DAVID STALLWORTH'S INITIALS. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/19/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR DAVID STALLWORTH'S INITIALS AND 3 COPIES OF THE SITE PLAN. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND A COPY OF THE RECORDED PLAT.**

7. **Project # 1004097**
05DRB-01590 Minor-SiteDev Plan Subd/EPC

MYERS, OLIVER & PRICE PC agent(s) for FOREST CITY COVINGTON NM, LLC and THE REGENTS OF UNM request(s) the above action(s) for Section(s) 15, 16, 21 and 22, **MESA DEL SOL,** zoned SU-1 FOR IP, located on UNIVERSITY BLVD SE, between LA SEMILLA WAY SE and LOS PICAROS RD SE containing approximately 208 acre(s). [REF: 05EPC-00576, 05EPC-00579] **[Russell Brito, EPC Case Planner]** (R-16/Q-16) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNNG FOR EPC STAFF COMMENTS, FOR A PLAT TO COME BEFORE DRB AND 3 COPIES OF THE SITE PLAN.**

8. **Project # 1001685**
05DRB01349 Minor-SiteDev Plan Subd/EPC
05DRB01350 Minor-SiteDev Plan BldPermit/EPC

GREAT BASIN ENGINEERING agent(s) for SMITH'S FOOD & DRUG CENTERS request(s) the above action(s) for all or a portion of Tract(s) 1B, PARADISE NORTH (to be known as **GOLF COURSE MARKET PLACE**) zoned SU-1 for IP, located on GOLF COURSE RD NW and MCMAHON RD NW containing approximately 23.4 acre(s). [REF: Z-85-19, 04EPC-01348, 04EPC-01349, 04EPC-01590] **[Carmen Marrone, EPC Case Planner]** *[Was Indef deferred 8/31/05 for platting action]* (A-12) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/19/95 THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

05DRB-01582 Minor-Prelim&Final Plat Approval

WILSON & COMPANY agent(s) for CITY OF ALBUQUERQUE, ANNETTE MONTOYA and GOLF COURSE & MCMAHON LLC request(s) the above action(s) for all or a portion of Tract(s) 1B, PARADISE NORTH (to be known as **GOLF COURSE MARKETPLACE**) zoned SU-1 FOR IP, located on GOLF COURSE RD NW, between MCMAHON BLVD NW and IRVING BLVD NW containing approximately 23.4acre(s).[REF:04DRB-01566,04DRB-01741](A-12) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR CROSS LOT DRAINAGE EASEMENT 1B-2 THRU 1B-5, AMAFCA'S SIGNATURE, STORM**

DRAIN EASEMENT (1B-1) AND RECORDING INFORMATION FOR CROSS ACCESS AGREEMENT AND TO PLANNING TO RECORD.

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

9. Project # 1003828
05DRB-01583 Minor-Final Plat Approval

JEFF MORTENSEN & ASSOCIATES INC agent(s) for WILLIAM T CANIGLIA request(s) the above action(s) for Tract(s) 70A, 71A,113 & 114A (to be known as **CANDELARIA VILLAGE**) zoned R-1 residential zone, located on CANDELARIA RD NW, between 12TH ST NW and RIO GRANDE BLVD NW containing approximately 7 acre(s). [REF: 05DRB-00687, 00688, 00689, 00690] (G-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF AND TO RECORD.**

10. Project # 1004162
05DRB-01584 Minor-Final Plat Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Tract(s) L-2, VISTA DEL NORTE and Lot(s) 1-P1 THRU Lot 31-P1, (to be known as **AGAVE SUBDIVISION**) zoned SU-1 special use zone PRD, located on VISTA DEL NORTE DR NE, between OSUNA RD NE and CALLE DEL CAMPO NE containing approximately 6 acre(s). [REF: 05EPC-00742, 05DRB-01139, 05DRB-01140, 05DRB-01193, 05DRB-01195, 05DRB-01197, 05DRB-01198, 05DRB-01275] (E-16) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF AND TO RECORD.**

11. **Project # 1003610**
05DRB-01570 Minor-Extension of Preliminary Plat

WILSON & COMPANY, INC agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) 29A, LANDS OF SALAZAR, QUATRO, JS HANNETT (to be known as **ARROWWOOD HILLS, UNIT 1**) zoned R-LT, located on 98TH ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 29 acre(s). [REF: 02DRB-01621, 02DRB-01622, 04DRB-00261, 04DRB-00262, 04DRB-00263] (N-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

12. **Project # 1000469**
05DRB-01556 Minor-Prelim&Final Plat Approval

ABQ ENGINEERING INC agent(s) for UNSER WEST TENANCY request(s) the above action(s) for all or a portion of Tract(s) L-1-C, **ATRISCO BUSINESS PARK,** zoned IP, located on UNSER BLVD NW, between BLUEWATER RD NW and LOS VOLCANES NW containing approximately 2 acre(s). [REF: 02DRB-01443, 01DRB-01787, 01DRB-01786, 01DRB-01325, 01DRB-00338, 01DRB-00336, 00DRB-01399, 00DRB-00532, 00DRB-01480] (K-10) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

13. **Project # 1002819**
05DRB-01506 Minor-Prelim&Final Plat Approval

TIM ALDRICH agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) E-6-A, **ALBUQUERQUE SOUTH UNIT 3,** zoned SU-1, R-2, R-T, located on 98TH STREET SW, between GIBSON BLVD SW and BLAKE RD SW containing approximately 31 acre(s). [REF: 03DRB-01183, 03DRB-01180] *[Deferred from 10/5/05 & 10/12/05 & 10/19/05]* (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/26/05.**

14. **Project # 1002567**
05DRB-01575 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST agent(s) for STEVE KIRK request(s) the above action(s) for all or a portion of Lot(s) 5-A &5-B, **COLEMAN ADDITION,** zoned R-2, located on 12TH ST NW, between the MENAUL EXTENSION and LA POBLANA NW containing approximately 1 acre(s). [REF: 1002279, 02DRB-01535, DRB-98-264] (H-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project # 1003759**
05DRB-00294 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for KEN BALIZER request(s) the above action(s) for all or a portion of Tract(s) 173A and 174, M.R.G.C.D. MAP 31, (to be known as **LANDS OF KEN BALIZER,** zoned RA-2, located on ARCADIAN TR NW, between CALLE LOS VECINOS NW and SAN ISIDRO ST NW containing approximately 1 acre(s). [REF: 04DRB-01702] *[Was Indef Deferred on 2/23/05]* (G-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/19/05 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA AND THE LICENSE AGREEMENT.**

16. **Project # 1004468**
05DRB-01553 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST agent(s) for SEAN GILLIGAN request(s) the above action(s) for all or a portion of Lot(s) 77 & 78, Block(s) 7, TOGETHER WITH EAST 0.5 OF Lot(s) 76, **PERFECTO ARMIJO & BROTHERS ADDITION,** zoned SU-2, located on ROMA AVE NW, between 8TH ST NW and MARQUETTE AVE NW containing approximately 1 acre(s). [REF: ZA-92-175, Z-1601] *[Deferred from 10/12/05]* (J-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/19/05 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

17. **Project # 1002321**
05DRB-01549 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for MASTHEAD ROAD LAND PARTNERS LLC request(s) the above action(s) for all or a portion of Lot(s) 11A & 11B, **JOURNAL CENTER, PHASE 2, UNIT 2,** zoned IP industrial park zone, located on RUTLEDGE RD NE, between MASTHEAD ST NE and WASHINGTON ST NE containing approximately 11 acre(s). [*Deferred from 10/12/05]* (D-17) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR A PRIVATE SANITARY SEWER SERVICE EASEMENT.**

18. **Project # 1002584**
05DRB-01554 Minor-Prelim&Final Plat Approval

WILSON & CO agent(s) for LOVELACE SANDIA DBA WEST MESA MEDICAL CENTER request(s) the above action(s) for all or a portion of Tract(s) 1A1 & 1A3 PARADISE HEIGHTS, UNIT 1, **ST JOSEPH WEST MESA HOSPITAL,** zoned SU-1 special use zone, located on GOLF COURSE RD NW between GOLF COURSE RD NW AND MCMAHON BLVD NW containing approximately 6 acre(s). [REF: 05DRB-00168] [*Deferred from 10/12/05]* (A-12) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

19. **Project # 1004479**
05DRB-01591 Minor-Prelim&Final Plat Approval

LAND DEVELOPMENT CONSULTANTS, LLC agent(s) for REGINA AVILA & MARY LUCERO request(s) the above action(s) for Tract(s) 133B1A1A & 133A2A1A, **M.R.G.C.D. MAP #39**, zoned R-1, located on 47TH ST NW, between BLUEWATER NW and RINCON RD NW containing approximately 1 acre(s). (J-12) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CONSTRUCTION OF A SIDEWALK AND A GAS LINE EASEMENT.**

NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

20. Project # 1004480
05DRB-01592 Minor-Sketch Plat or Plan

PHIL MIRABAL request(s) the above action(s) for all or a portion of Lot(s) 125A,126A-1, **M.R.G.C.D. MAP #39,** zoned R-1 residential zone, located on 47TH ST NW, between RINCON RD NW and GLENDALE PL NW containing approximately 2 acre(s). (K-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. Project # 1004475
05DRB-01576 Minor-Sketch Plat or Plan

SHIRLEY SALVI request(s) the above action(s) for all or a portion of Lot(s) 8, **INDIAN FARMS ESTATES,** zoned RA-2 residential and agricultural zone, located on INDIAN FARMS LN NW, between CANDELARIA RD NW and GRIEGOS DRAIN containing approximately 1 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. Approval of the Development Review Board Minutes for October 5, 2005. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR OCTOBER 5, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:36 A.M.

#17

2321

DXF Electronic Approval Form

DRB Project Case #: 1002321

Subdivision Name: JOURNAL CENTER PHASE 2 UNIT 2 LOTS 11A & 11B

Surveyor: ROBERT GROMATZKY

Contact Person: STEPHANIE STRATTON

Contact Information: 798-7965

DXF Received: 10/18/2005 Hard Copy Received: 10/18/2005

Coordinate System: NMSP Grid (NAD 27)

Approved

10-18-2005
Date

* The DXF file cannot be accepted (at this time) for the following reason(s):

AGIS Use Only

Copied fc **2321** to agiscov on **10/18/2005** Contact person notified on **10/18/2005**

DEVELOPMENT REVIEW BOARD
ACTION SHEET

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

October 12, 2005 9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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A. Call to Order: 9:00 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

Adjourned: 11:57 A.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1002201**
05DRB-01471 Major-Two Year SIA

TIERRA WEST LLC agent(s) for OMEGA AUTOMOTIVE REAL ESTATE LTD request(s) the above action(s) for all or a portion of Lot(s) 14-A & 21-A Block(s) 10, **NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B,** zoned SU-2 IP WITH CONDITIONAL USES, located on PAN AMERICAN FREEWAY NE, between EAGLE ROCK NE and OAKLAND NE containing approximately 6 acre(s). [REF: 02DRB-01367, 03DRB-01382] (C-18) **A 6-MONTH EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1003573**
05DRB-01379 Major-Amended Grading Plan Approval

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 28, 29 and 30, Block(s) 2, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **OAKLAND NORTH**) zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s).[REF:04DRB01138, 04DRB01417,05DRB00481]*[Deferredfrom9/28/05 & 10/5/05]* (C-20) **WITHDRAWN AT THE AGENT'S REQUEST.**

3. **Project # 1004428**
05DRB-01460 Major-Bulk Land Variance
05DRB-01461 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3, **WESTLAND SOUTH,** zoned SF RLT, located on DENNIS CHAVEZ BLVD SW, between COORS BLVD SW and 118TH ST SW containing approximately 99 acre(s). [REF: 1003530, 04EPC01029, 04EPC01030, 04EPC01274] (P-9) **THE BULK LAND VARIANCE WAS APPROVED. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR NOTICE OF SUBDIVISION PLAT CONDITIONS, THE 15-DAY APPEAL PERIOD AND AGIS DXF FILE.**

4. **Project # 1004272**
05DRB-01447 Major-Vacation of Public Easements

ISAACSON & ARFMAN agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 16D, A PORTION OF TRACT 16D OF BULK LAND TRACT FOR EL RANCHO GRANDE and Tract(s) 16-A, 16-B, 16-C, 16-D, 16-E & 16-F, (to be known as **EL RANCHO GRANDE UNIT 17**) zoned R-D, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 3 acre(s). [REF: 05DRB-01033, 05DRB-01038, 05DRB-01039, 05DRB-01084](N-8) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1001788**
05DRB-01455 Major-Vacation of Public Easements
05DRB-01456 Minor-Prelim&Final Plat Approval

DAVID OR EVELYN MARTINEZ agent(s) for DR LAURA NATHANSON request(s) the above action(s) for Lot(s) 6-A & 6-B, **QUARTER HORSE ACRES SUBDIVISION,** zoned R-1, located on SPUR CT NW, between GABALDON NW and MONTOYA NW containing approximately 1 acre(s). [REF: 02DRB00384, 02DRB00875] (H-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS EASEMENT WITH MAINTENANCE AND BENEFICIARIES BETWEEN LOTS 5A & 6A1 AND PLANNING FOR THE 15-DAY APPEAL PERIOD, AGIS DXF FILE AND TO RECORD THE PLAT.**

6. **Project # 1001081**
05DRB-01173 Major-Vacation of Pub Right-of-Way

TIERRA WEST agent(s) for HOME DEPOT U.S.A. INC request(s) the above action(s) for all or a portion of Lot(s) 23, **SNOW HEIGHTS ADDITION,** zoned C-2 (SC) community commercial zone, located on SNOW HEIGHTS CIRCLE NE, between MENAUL BLVD NE and SNOW HEIGHTS BLVD NE. *[Deferred from 8/10/05 & 8/24/05 & 9/14/05 & 10/5/05]* (H-20) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH ADDITIONAL CONDITIONS: THE EXISTING 14-INCH WATER LINE BE RELOCATED OR A PUBLIC WATERLINE EASEMENT MUST BE RETAINED. TURN BAYS SHALL BE PROVIDED PER THE TIS AND ALL ADJACENT OWNERS AGREE ON ACCESS.**

7. **Project #1002535**
05DRB-01269 Major-Vacation of Public Easements
05DRB-01270 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for CHRONIS DEVELOPMENT LIMITED request(s) the above action(s) for Lot(s) 32, 33, 34, 35 and 38, West 35-feet OF Lot(s) 37; together with Lot(s) 36-A, HUBBELL HEIGHTS ADDITION & TRACT 64, UNIT 6, TOWN OF ATRISCO GRANT, (to be known as **HUBBELL HEIGHTS ADDITION**) zoned C-2 & O-1 & R-1, located on 65TH ST SW, between CENTRAL SW and CHURCHILL SW containing approximately 6 acre(s). [REF:1003709, Z-1211] *[Deferred from 8/31/05 &*

9/21/05] (K-10) **THE VACATION ACTION WAS WITHDRAWN ON 9/29/05. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/12/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: DEDICATION ON THE EXTERIOR STREETS MATCH THE SITE PLAN AND CROSS ACCESS SHALL BE PER THE EPC CONDITIONS. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

8. Project # 1000551
05DRB-01544 Minor-SiteDev Plan BldPermit/EPC

DAC ENTERPRISE INC agent(s) for MOHAMED KASSAM request(s) the above action(s) for all or a portion of Tract(s) A2A & A2B, PARK SQUARE ADDITION, (to be known as **UPTOWN HOTEL**) zoned SU-3, located on AMERICAS PARKWAY NE, between I-40 and INDIAN SCHOOL RD NE containing approximately 4 acre(s). [REF: Z-95-70, DRB-98-176, 04EPC-00690] **[Carmen Marrone, EPC Case Planner]** *[Deferred from 10/12/05]* (J-18) **DEFERRED AT THE AGENT'S REQUEST TO 10/26/05.**

9. Project # 1003709
05DRB-01546 Minor-SiteDev Plan Subd/EPC
05DRB-01547 Minor-SiteDev Plan BldPermit/EPC

GEORGE RAINHART ARCHITECT & ASSOCIATES. agent(s) for TASSO, ANNA & CHRISTOPHER CHRONIS request(s) the above action(s) for all or a portion of Tract(s) 64, **TOWN OF ATRISCO GRANT, UNIT 6,** zoned O-1, located on COORS BLVD SW, between 65TH ST SW and BATAAN DR SW containing approximately 5 acre(s). [REF: 04EPC-01545, 04EPC-01546, 04EPC-01547, 04EPC01785] **[Makita Hill, EPC Case Planner]** (K-11) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING**

WITH CONDITION: A COPY OF THE CITY COUNCIL APPROVAL AMENDING THE WESTSIDE STRATEGIC PLAN BE PROVIDED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING WITH CONDITION: A COPY OF THE CITY COUNCIL APPROVAL AMENDING THE WESTSIDE STRATEGIC PLAN BE PROVIDED.

10. Project # 1003530
05DRB-01552 Minor-SiteDev Plan Subd/EPC

MARK GOODWIN & ASSOCIATES PA agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3, CEJA VISTA COMMERCIAL CENTER (also known as **ANDERSON HILLS SOUTH**) TOWN OF ATRISCO GRANT SEC9T9NR2E, zoned SU-2 FOR C-1, located on DENNIS CHAVIS BLVD SW, between 98TH ST SW and UNSER BLVD SW containing approximately 7 acre(s). [REF:04EPC01029, 04EPC01030, 04EPC01274] **[Russell Brito for Elvira Lopez, EPC Case Planner]** (P-9) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR RUSSELL BRITO'S INITIALS AND EPC LANGUAGE.**

11. Project # 1003747
05DRB-01550 Minor-SiteDev Plan Subd/EPC
05DRB-01551 Minor-SiteDev Plan BldPermit/EPC

TIERRA WEST LLC agent(s) for WAL-MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) 1, 4 & 5, WYOMING MALL (to be known as **WALMART**) zoned C-2 (SC), located on WYOMING BLVD NE, between MENAUL BLVD NE and NORTHEASTERN ST NE containing approximately 31 acre(s). [REF: ZA-99-017, ZA-79-214, ZA-78-225, ZA-84-226, ZA-78-143, ZA-14-95,, DRB-97-319, 05EPC-00024, 05EPC-00025] **[Carmen Marrone, EPC Case Planner]** *[Deferred from 10/12/05]* (H-20) **DEFERRED AT THE AGENT'S REQUEST TO 10/26/05.**

12. Project # 1003983
05DRB-01482 Minor-SiteDev Plan BldPermit

MULLEN HELLER ARCHITECTURE agent(s) for TIMOTHY WEAKS request(s) the above action(s) for all or a portion of Lot(s) 1, RICHFIELD PARK SUBDIVISION (to be known as **DWIGHT'S GLASS AND GLAZING)** zoned IP, located on ALAMEDA BLVD NE, between WASHINGTON ST NE and JEFFERSON ST NE containing approximately 2 acre(s). [REF: 05DRB-00344] *[Deferref from 9/28/05 & 10/5/05]* (C-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR NMDOT APPROVAL FOR ALAMEDA ACCESS AND CROSS LOT ACCESS WITH NORTH PARCEL FOR ENTRANCE ON WASHINGTON AND PLANNING FOR ENVIRONMENTAL HEALTH'S SIGNATURE AND 3 COPIES OF THE SITE PLAN.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

13. Project # 1000195
05DRB-01545 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for DAWN MATSON, ASSOCIATE BUILDERS & CONTRACTORS request(s) the above action(s) for all or a portion of Tract(s) L & M, **GATEWAY INDUSTRIAL PARK,** zoned SU-1 special use zone, located on BROADWAY BLVD NE, between CLAREMONT AVE NE and MENAUL BLVD NE containing approximately 3 acre(s). [05DRB01356, 013A57, 01358 & 01359] (H-15) **PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR AN AA TO THE SITE PLAN FOR SUBDIVISION.**

14. **Project # 1004461**
05DRB-01519 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for PAUL LUCERO request(s) the above action(s) for all or a portion of Tract(s) 21-A-2 & 22-A-2, M.R.G.C.D. MAP 35 (to be known as **LANDS OF PAUL LUCERO,** zoned RA-2 residential and agricultural zone, located on LOS ANAYAS RD NW, between BEACH RD NW and LOS LUCEROS RD NW containing approximately 0.6703 acres. [REF: ZA-88-75] (H-12) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ESTATE CURBS AND WIDTH OF PAVEMENT.**

15. **Project # 1004468**
05DRB-01553 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST agent(s) for SEAN GILLIGAN request(s) the above action(s) for all or a portion of Lot(s) 77 & 78, Block(s) 7, TOGETHER WITH EAST 0.5 OF Lot(s) 76, **PERFECTO ARMIJO & BROTHERS ADDITION,** zoned SU-2, located on ROMA AVE NW, between 8TH ST NW and MARQUETTE AVE NW containing approximately 1 acre(s). [REF: ZA-92-175, Z-1601] *[Deferred from 10/12/05]* (J-14) **DEFERRED AT THE AGENT'S REQUEST TO 10/19/05.**

16. **Project # 1003591**
05DRB-01548 Minor-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for D.R. HORTON HOMES request(s) the above action(s) for **SUN GATE ESTATES, UNIT 2,** zoned R-2 FOR R-T & RLT, located on MESA ARENOSO DR SW, between 98TH ST SW and OPEN RANGE AVE SW containing approximately 17 acre(s). [REF: 04DRB01185] (N-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR PARK DEDICATION FEE AND PLANNING TO RECORD.**

17. **Project # 1002321**
05DRB-01549 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for MASTHEAD ROAD LAND PARTNERS LLC request(s) the above action(s) for all or a portion of Lot(s) 11A & 11B, **JOURNAL CENTER, PHASE 2, UNIT 2,** zoned IP industrial park zone, located on RUTLEDGE RD NE, between MASTHEAD ST NE and WASHINGTON ST NE containing approximately 11 acre(s). [*Deferred from 10/12/05]* (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 10/19/05.**

18. **Project # 1002584**
05DRB-01554 Minor-Prelim&Final Plat Approval

WILSON & CO agent(s) for LOVELACE SANDIA DBA WEST MESA MEDICAL CENTER request(s) the above action(s) for all or a portion of Tract(s) 1A1 & 1A3 PARADISE HEIGHTS, UNIT 1, **ST JOSEPH WEST MESA HOSPITAL,** zoned SU-1 special use zone, located on GOLF COURSE RD NW between GOLF COURSE RD NW AND MCMAHON BLVD NW containing approximately 6 acre(s). [REF: 05DRB00168] [*Deferred from 10/12/05]* (A-12) **DEFERRED AT THE AGENT'S REQUEST TO 10/19/05.**

19. **Project # 1002885**
05DRB-01522 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for LA SIERRA CONSTRUCTION CO & AMAFCA request(s) the above action(s) for all or a portion of Tract(s) 35A, 35B & Parcel D, **OCOTILLO SUBDIVISION,** zoned R-D, located on SAND VERBENA TRAIL NE, between EUBANK BLVD NE and HOLBROOK ST NE containing approximately 1 acre(s). [REF: 05-DRB-00631, 05DRB-00633] (C-21) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR DEDICATION OF PARCEL TO AMAFCA AND PLANNING FOR AGIS DXF APPROVAL AND PROPERTY MANAGEMENT'S SIGNATURE.**

20. Project # 1002819
05DRB-01506 Minor-Prelim&Final Plat Approval

TIM ALDRICH agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) E-6-A, **ALBUQUERQUE SOUTH UNIT 3,** zoned SU-1, R-2, R-T, located on 98TH STREET SW, between GIBSON BLVD SW and BLAKE RD SW containing approximately 31 acre(s). [REF: 03DRB-01183, 06DRB-01180] *[Deferred from 10/5/05 & 10/12/05]* (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/19/05.**

21. Project # 1003713
05DRB-00148 Minor- Final Plat Approval

FAMILY HOUSING DEVELOPMENT CORPORATION agent(s) for CITY OF ALBUQUERQUE METROPOLITAN REDEVELOPMENT AGENCY request(s) the above action(s) for all or a portion of Lot(s) 1-7, Block(s) 19, PEREA ADDITION, AND LOTS 3A, 4 & 5, WEST END ADDITION (to be known as **BELL TRADING POST LOFTS, TRACT A**), zoned SU-2, SU-1, located on CENTRAL AVE NW, between LAGUNA RD NW and 15TH ST NW containing approximately 1 acre(s). [REF: Z-85-9, Z-68-134] *[Final Plat Indef Deferred from 2/23/05 for SIA]* (J-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**

22. Project # 1000965
05DRB-01382 Minor-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO., INC., request(s) the above action(s) for all or a portion of Tract(s) B & 2 LANDS OF RAY GRAHAM III, **VALLE PARAISO SUBDIVISION AT ANDALUCIA AT LA LUZ,** zoned SU-1 special use zone, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 33 acre(s). [REF: 04EPC00857] *[Deferred from 9/7/05 & 9/14/05 & 9/21/05 & 9/28/05]* (F-11) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT WITH CONDITIONS: FOR REVIEW OF 60-FOOT EASEMENTS AND CONDITIONS OF KEVIN CURRAN AND TO PLANNING TO RECORD THE PLAT.**

23. Project # 1003859
05DRB-01010 Minor-Final Plat Approval

PRECISION SURVEYS INC agent(s) for SILVERLEAF VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) A & 6B, LANDS OF RAY A GRAHAM, (to be known as **NORTH ANDALUCIA @ LA LUZ**) zoned SU-1, O-1, C-2 and PRD, located on COORS BLVD NW, between MONTANO RD NW and LEARNING RD NW containing approximately 64 acre(s).[REF: [REF: 04EPC00855,02EPC01770 & 01771, 04EPC01845] [*Indef deferred on 6/22/05 for SIA]* (E-12/F-12) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR FINALIZING OF WATER LINE EASEMENT AND PLANNING FOR AGIS DXF FILE AND ADJOINING DRAINAGE EASEMENT.**

24. Project # 1003128
05DRB-01424 Minor-Prelim&Final Plat Approval

CONSENSUS PLANNING agent(s) for BANDALIER EQUITIES LTD CO request(s) the above action(s) for all or a portion of Lot(s) 1-5, Block(s) 11, Tract(s) 5, **NORTH ALBUQUERQUE ACRES, UNIT A,** zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 4 acre(s). *[Deferred from 9/21/05 & 9/28/05 & 10/5/O5]* (D-18) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO TIE STORM DRAIN EASEMENT TO PROPERTY, ULTIMATE CROSS SECTION OF SAN PEDRO TO VERIFY RIGHT-OF-WAY DEDICATION AND TO PLANNING FOR AGIS DXF FILE.**

NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

25. Project # 1001235
05DRB-01539 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST LTD agent(s) for TURNER BRANCH & MARGARET MOSES request(s) the above action(s) for all or a portion of Lot(s) 13 & 14, Block(s) 6, Tract(s) 11, EDWARD KROGH ADDITION (to be known as **LANDS OF BRANCH**) zoned R-1 residential zone, located on RIO GRANDE BLVD NW, between KROGH CT NW and containing approximately 2 acre(s). [REF: 01EPC00639, 01EPC00640] (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. Project # 1004465
05DRB-01541 Minor-Sketch Plat or Plan

GARCIA/KRAEMER & ASSOCIATES agent(s) for AMY HENKEL request(s) the above action(s) for all or a portion of Lot(s) 9, **MAJOR ACRES,** zoned R-1, located on MAJOR AVE NW, between 12TH ST NW and 10TH ST NW containing approximately 1 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

27. Approval of the Development Review Board Minutes for September 28, 2005. **THE DRB MINUTES FOR SEPTEMBER 28, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:57 A.M.

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 • 2006
ALBUQUERQUE
Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002321 **AGENDA ITEM NO: 17**

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED X; COMMENTS PROVIDED ___; WITHDRAWN 10-19-05

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: October 12, 2005

City Of Albuquerque
PLANNING DEPARTMENT
October 12, 2005
DRB Comments

Item # 17

Project # 1002321 **Application # 05-01549**

RE: Journal Center, Phase 2, unit 2/ pp & fp

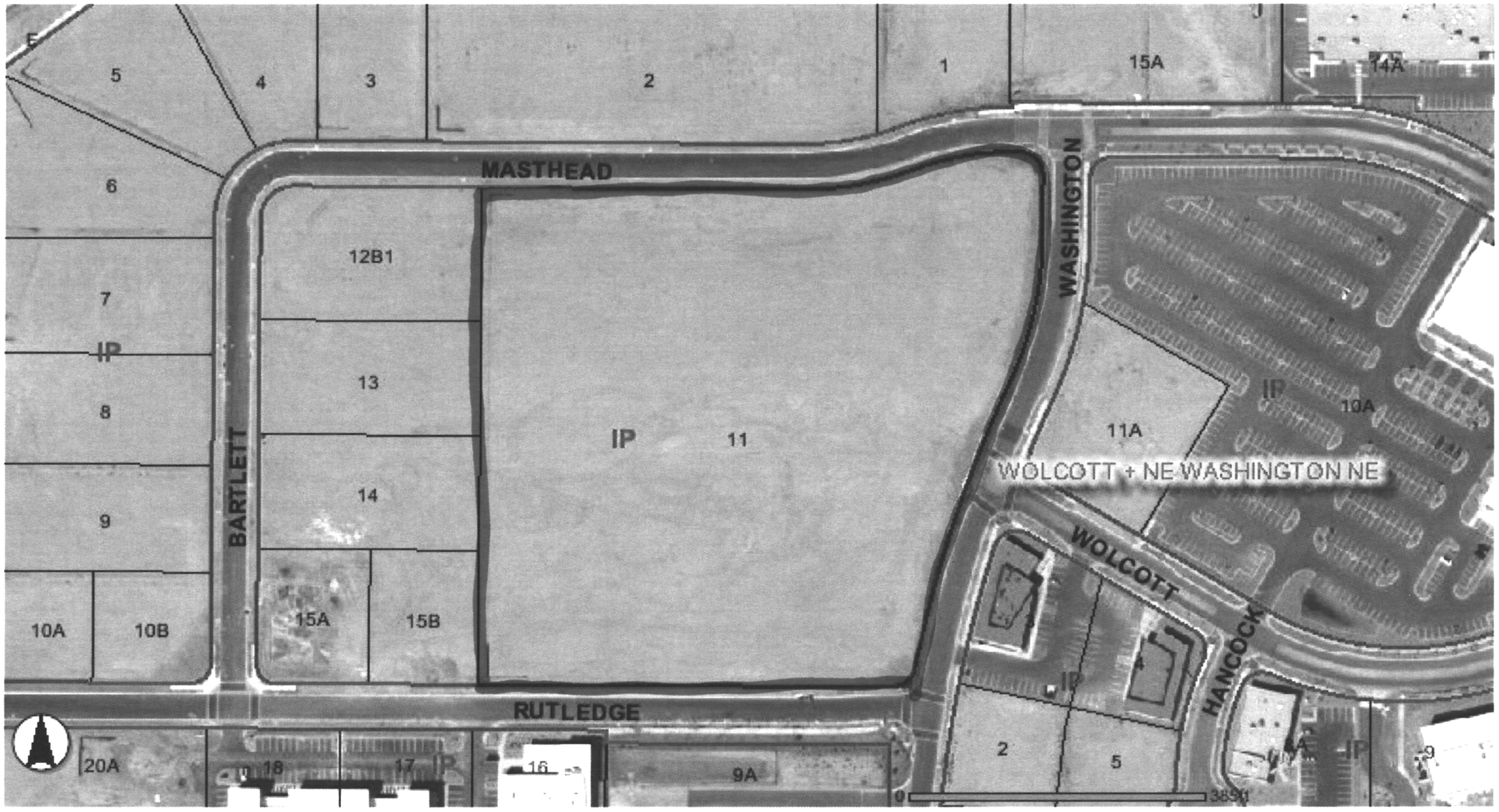
There is no objection to this request.

Journal Center lot splits are okay even though the Site Development Plan for Building Permit is not done because the Journal Center Architectural Review Committee will make sure that site plans are done. SPBP is required – DRB is to be approved at a Public Hearing (advertised case).

Applicant may file plat provided that Planning receives a recorded copy to close the file.

AGIS dxf on file dated 10/18/05

Andrew Garcia, DRB Planning Alternate
924-3858 Fax 924-3864 agarcia@cabq.gov


MASTHEAD
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WASHINGTON
RUTLEDGE
WOLCOTT
HANCOCK
WOLCOTT + NE WASHINGTON NE
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City Of Albuquerque
Treasury Division
10/13/2005 3:55PM LOC: ANNX
RECEIPT# 00051061 WSH 007 TRANSH 0061
ACCOUNT 441002 FUND 0110
TRSKAL $50.00
CK $50.00
CHANGE $0.00

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

PAID RECEIPT

FOR DEPOSIT TO
CITY OF ALBUQUERQUE
COMMON FUND ACCT 109677682
Loc: ANNX WS 007 Trans: 0061
Tra Date 10/13/2005 00051061 00051061
Journal 24 (Misc) TRSKAL
Trans Amt $50.00
CK $50.00

APPLICANT NAME ***DUP

AGENT Bohannan Houston

ADDRESS

PROJECT & APP # 1002321

PROJECT NAME

$ _____ 441032/3424000 Conflict Management Fee

$ 50.00 441006/4983000 DRB Actions DEFERRAL

$ _____ 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

$ 50.00 TOTAL AMOUNT DUE

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

MASTHEAD ROAD LAND PARTNERS, LLC
P.O. BOX 66180
ALBUQUERQUE, NM 87193-6180
(505) 889-3061

NEW MEXICO BANK & TRUST
ALBUQUERQUE, NEW MEXICO
95-654/1070

1015

10/11/2005

PAY TO THE ORDER OF City of Albuquerque $ **50.00

Fifty and 00/100********** DOLLARS

City of Albuquerque

MEMO A/R-Masthead Development

MP

⑈001015⑈ ⑆107006541⑆ 614 175 8⑈

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Bohannan Huston INC.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877 5332

#17

SENT VIA FAX

October 11, 2005

Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Request for Deferral
Lot 11-A & 11-B Journal Center Phase 2 Unit 2

Dear Sheran:

We request a one week deferral of the following items associated with Project number DRB 1002321 (Item 17) on the October 12, 2005 agenda: Preliminary/Final plat approval on this request, we anticipate a hearing date of October 19, 2005.

If you have any questions or require further information, please call me at 823-1000.

Sincerely,

for Stephanie Stratton

Bruce Stidworthy, P.E.
Vice President
Community Development and Planning Group

SS
Enclosure

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

	Supplemental form		Supplemental form
SUBDIVISION	**S**	**ZONING & PLANNING**	**Z**
☒ Major Subdivision action		☐ Annexation	
☐ Minor Subdivision action		☐ County Submittal	
☐ Vacation	**V**	☐ EPC Submittal	
☐ Variance (Non-Zoning)		☐ Zone Map Amendment (Establish or Change Zoning	
SITE DEVELOPMENT PLAN	**P**	☐ Sector Plan (Phase I, II, III)	
☐ ...for Subdivision Purposes		☐ Amendment to Sector, Area, Facility or Comprehensive Plan	
☐ ...for Building Permit		☐ Text Amendment	
☐ 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: MASTHEAD ROAD LAND PARTNERS, LLC. PHONE: 889-3061
ADDRESS: 6300 RIVERSIDE PLAZA LANE NW SUITE 200 FAX: 837-1061
CITY: ALBUQUERQUE STATE NM ZIP 87120 E-MAIL: ____
Proprietary interest in site: OWNER
AGENT (if any): BOHANNAN HUSTON INC. PHONE: 823-1000
ADDRESS: 7500 JEFFERSON NE FAX: 798-7988
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: ____

DESCRIPTION OF REQUEST: PRELIMINARY/FINAL PLAT APPROVAL
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 11-A & 11-B Block: ____ Unit: ____

Subdiv. / Addn. JOURNAL CENTER PHASE 2 UNIT 2

Current Zoning: IP Proposed zoning: ____

Zone Atlas page(s): D-17 No. of **existing** lots: 1 No. of **proposed** lots: 2

Total area of site (acres): 10.0496 Density if applicable: dwellings per gross acre: ____ dwellings per net acre: ____

Within city limits? ☒ Yes. No ☐, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO

UPC No. 101706316420930706 MRGCD Map No. ____

LOCATION OF PROPERTY BY STREETS: On or Near: RUTLEDGE RD NE
Between: MASTHEAD ST. NE and WASHINGTON ST. NE

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): DRB# 1002321

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

SIGNATURE Stephanie Stratton DATE 10/4/2005

(Print) STEPHANIE STRATTON ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY Form revised 10/03

☐ **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
05 DRB - ____ - 01549	P&F	5(3)	$ 285.00
____ - ____ - ____	CFM	____	$ 20.00
____ - ____ - ____	____	____	$ ____
____ - ____ - ____	____	____	$ ____
____ - ____ - ____	____	____	$ ____
			Total
Hearing date 10/12/05			$ 305.00

Sandy Vandley 10/04/05
Planner signature / date

Project # 1002321

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

☐ **SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDANCE IS REQUIRED.**

__ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. Sketches are not reviewed through internal routing.
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Any original and/or related file numbers are listed on the cover application

☐ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**

__ Preliminary Plat reduced to 8.5" x 11"
__ 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
__ Copy of previous D.R.B. approved infrastructure list
__ Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
__ Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Design elevations & cross sections of perimeter walls **3 copies**
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ SIA financial guaranty verification
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Any original and/or related file numbers are listed on the cover application
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

☒ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**

✓ __ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
NA __ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
✓ __ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ __ Letter briefly describing, explaining, and justifying the request
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
✓ __ Property owner's and City Surveyor's signatures on the Mylar drawing
NA __ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
NA __ **Signed** Pre-Annexation Agreement if Annexation required.
✓ __ Fee (see schedule)
✓ __ Any original and/or related file numbers are listed on the cover application
NA __ Infrastructure list if required **(verify with DRB Engineer)** **NO INTERNAL ROUTING**
✓ __ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
☐ **AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
☐ **AMENDMENT TO GRADING PLAN (with minor changes)**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

__ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings.
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings
__ 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
__ Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
__ Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year

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

Stephanie Stratton
Applicant name (print)

Stephanie Stratton 10-4-05
Applicant signature / date

Form revised **11/04**

☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☐ Related #s listed

Application case numbers
05DRB - _____ - 01549
_____ - _____ - _____
_____ - _____ - _____

Sandy Handley 10/04/05
Planner signature / date

Project # 1002321

Bohannan ▲ Huston INC.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

October 3, 2005

Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Preliminary/Final Plat Approval
Lot 11-A & 11-B Journal Center Phase 2 Unit 2
DRB#1002321

Dear Sheran:

Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Applications
- Fee on the amount of $ 305.00
- Six (6) copies of the Preliminary/Final Plat, and
- Zone Atlas Map showing the location of the property

The purpose of this plat is to subdivide Lot 11 of Journal Center into 2 lots and to grant easements.

Please place this item on the DRB Agenda to be heard on October 12, 2005. If you have any questions or require additional information, please contact me.

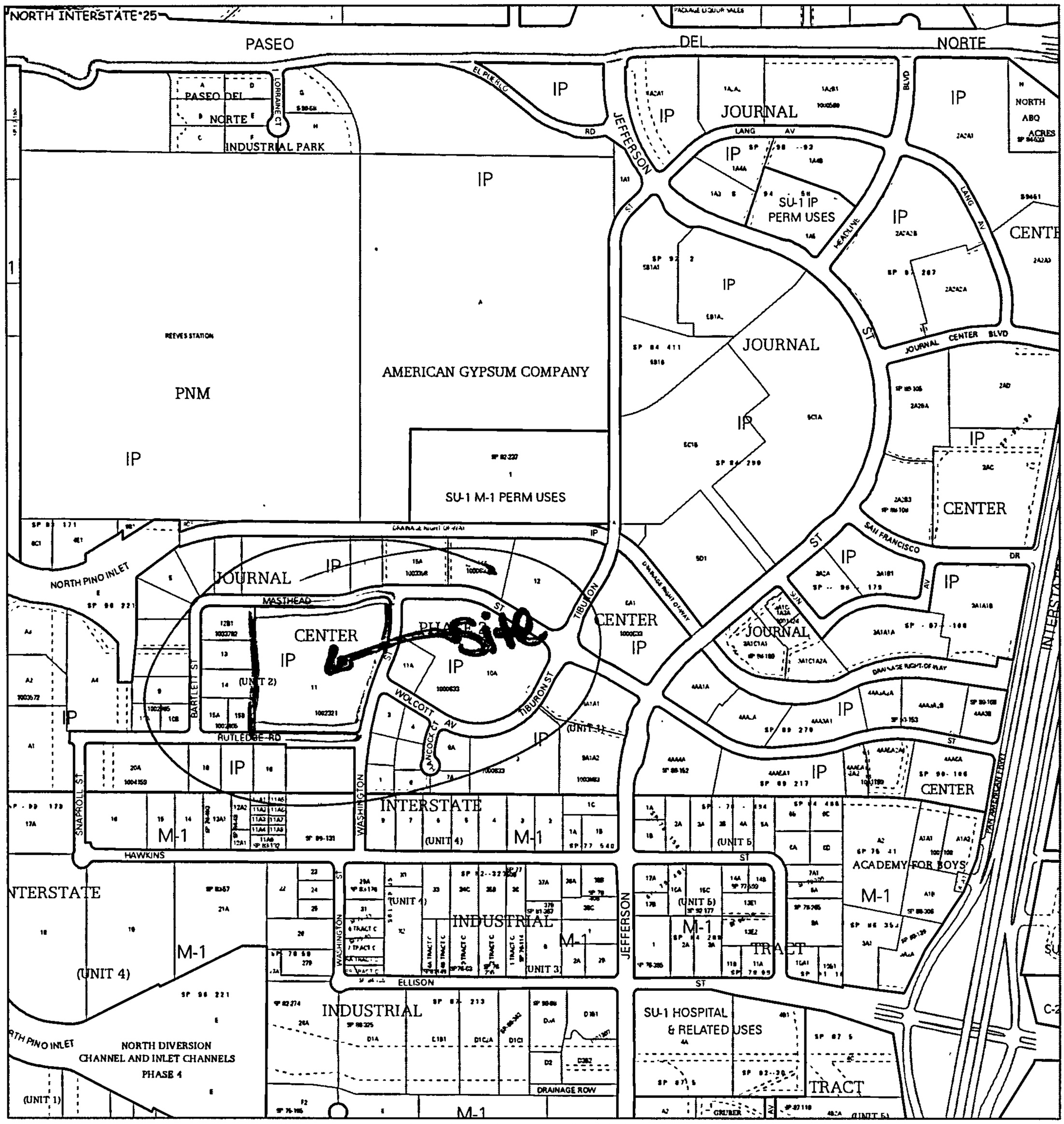
Sincerely,

for Stephanie Stutton

Bruce Stidworthy, P.E.
Vice President
Community Development and Planning Group

ss
Enclosure

P:\060167\cdp\corres\Prefinal plat.doc



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

Albuquerque Geographic Information System

Map amended through: 9/2/2005

Note: Grey Shading Represents Area Outside of the City Limits

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

0 750 1,500 Feet

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

PAID RECEIPT

APPLICANT NAME MASTHEAD ROAD LAND PARTNERS LLC

AGENT BOHANNAN HUSTON INC

ADDRESS 7500 JEFFERSON NE

PROJECT & APP # 1002321/05DRB01549

PROJECT NAME LTS 11A & 11B JOURNAL CENTER PHASE 2 UNIT 2

$ 20.00 441032/3424000 Conflict Management Fee

$ 285.00 441006/4983000 DRB Actions

$ _____ 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

$ 305.00 TOTAL AMOUNT DUE

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

8482

BEN F. SPENCER INTERESTS, INC.
P.O. BOX 66180
ALBUQUERQUE, NM 87193
(505) 889-3061

NEW MEXICO BANK & TRUST
ALBUQUERQUE, NM 87102
95-654/1070

9/30/2005

$ **305.00

PAY TO THE ORDER OF City of Albuquerque

Three Hundred Five and 00/100********** DOLLARS

City of Albuquerque
PO Box 17
Albuquerque, NM 87103-0017

MEMO A/R-Masthead Road - Fee for Submittal of Plat

© 2003 INTUIT INC. # 872 1-800-433-8810

Bohannan ▲ Huston INC.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335
www.bhinc.com
voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CLIENT/COURIER TRANSMITTAL

To: ~~Brad Bingham~~
Plaza Del Sol

Requested by: Stephanie Stratton

Date: 10/17/2005

Time Due:
- ☒ **This A.M.**
- ☐ **This P.M.**
- ☐ **Rush** _____
- ☐ **By Tomorrow**

Phone: 924-3986

Job No.: DRB# 1002321

Job Name: Lots 11-A & 11-B Journal Center
Phase 2 Unit 2

DELIVERY VIA

- ☒ Courier
- ☐ Federal Express
- ☐ Mail
- ☐ UPS
- ☒ Other

PICK UP

Item: _____

ITEM NO.	QUANTITY	DESCRIPTION
1	1	Revised plat

COMMENTS / INSTRUCTIONS

This plat will be heard on the October 19th agenda. We have made a minor adjustment to the internal lot line. Please call Bruce Stidworthy with any questions. Thanks!

REC'D BY: _____ *DATE:* _____ *TIME:* _____

ENGINEERING ▲
SPATIAL DATA ▲
ADVANCED TECHNOLOGIES ▲

#3

COMPLETED 09/22/05 SH

DRB CASE ACTION LOG (SITE PLAN B.P.)

REVISED 2/5/04

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.: **05DRB-01333 (SBP)** Project # **1002321**

Project Name: **JOURNAL CENTER PH 2 UNIT 2**

Agent: Bohannan Huston Inc. Phone No.: 823-1000

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 9/14/05 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION: _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ UTILITIES: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ CITY ENGINEER / AMAFCA: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ PARKS / CIP: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ PLANNING (Last to sign): 3 copies
- ☐ comments - see file
- ☐ 9/22/05
- ☐ _____

- ☐ **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.**
  - ☐ **AGIS DXF File approval required.**
  - ☐ **Copy of recorded plat for Planning.**

Project Number 1002321

#6

completed 11/10/05 RJ Please SAM

DRB CASE ACTION LOG

REVISED 3/20/2003

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.: **03-01662 (SBP)** Project # **1002321**

Project Name: **JOURNAL CENTER, PHASE2, UNIT 2** EPC Application No.:

Agent: Bohannan Huston Inc. Phone No.: 823-1000 Glen

Your request for (~~**SDP for SUB**~~), (**SDP for BP**), (**FINAL PLATS**), (**MASTER DEVELOP. PLAN**), was approved on 10/24/03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION: RED ACCESS @ WASHINGTON & WOLCOTT
  - ☐
  - ☐ OK. WF. 11-10-05
  - ☐
  - ☐
- ☐ UTILITIES:
  - ☐
  - ☐
  - ☐
  - ☐
- ☐ CITY ENGINEER / AMAFCA:
  - ☐
  - ☐
  - ☐
  - ☐
- ☐ PARKS / CIP:
  - ☐
  - ☐
  - ☐
  - ☐
- ☐ PLANNING (Last to sign): done
  - ☐ **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.**
  - ☐ **Copy of final plat AND a DXF File for AGIS is required.**
  - ☐ **Copy of recorded plat for Planning.**

Project Number 1002321

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, September 14, 2005,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000621 05DRB-01334 Major-Two Year SIA	BOHANNAN HUSTON INC agent(s) for JOHN Q HAMMONS HOTELS request(s) the above action(s) for all or a portion of Tract(s) B-1, **GATEWAY SUBDIVISION,** zoned SU-2 C-3, located on LOMAS BLVD NE, between WOODWARD PL NE and MOUNTAIN RD NE containing approximately 9 acre(s). [REF: 03DRB01353, 03DRB01649] (J-15)
Project # 1002645 05DRB-01335 Major-Two Year SIA	TIERRA WEST LLC agent(s) for CLEARBROOK INVESTMENTS LLC request(s) the above action(s) for **SEVILLE, UNIT 8,** zoned RLT, located on IRVING BLVD NW, between UNIVERSE BLVD NW and KAYENTA ST NW containing approximately 27 acre(s). [REF: 03DRB-01441, 03DRB-01441] (A-10)
Project # 1002321 05DRB-01333 Major-SiteDev Plan BldPermit	BOHANNAN HUSTON agent(s) for MASTHEAD ROAD DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 11, **JOURNAL CENTER PHASE 2, UNIT 2,** zoned IP, located on RUTLEDGE RD NE, between MASTHEAD NE and BARTLETT NE containing approximately 10 acre(s). (D-17)
Project # 1004387 05DRB-01332 Major-Vacation of Pub Right-of-Way	MARK HARENBERG agent(s) for SPRUCE PARK LLC request(s) the above action(s) for tract northeast of Lot(s) 35, Block(s) 12, **COUNTRY CLUB ADDITION,** located on the northeast corner of ENCINO PLACE NE and LOS LOMAS RD NE and containing approximately 1 acre(s). (J-15)
Project # 1004388 05DRB-01336 Major-Preliminary Plat Approval 05DRB-01337 Minor-Sidewalk Waiver 05DRB-01338 Minor-Temp Defer SDWK	BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 14, VENTANA RANCH WEST (to be known as **WESTERN SHADOWS, UNIT 2**) zoned R-LT residential zone, located on VENTANA RIDGE RD NW, east of DEL OESTE DR NW and containing approximately 20 acre(s). [REF:1002778] (B-8)

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.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 29, 2005.

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS
1706 * 2006
ALBUQUERQUE
Making History

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

RETURNED TO SENDER

REASON CHECKED

- Attempted not known
- No such number
- No mail receptacle
- Temporarily away
- Vacant
- Refused

Vacant Lot

UNITED STATES POSTAGE
PITNEY BOWES
02 1A $ 00.37⁰
0004329277 AUG 29 2005
MAILED FROM ZIP CODE 87102

1017063220266304 14

MASTHEAD CENTER LLC
4109 MASTHEAD NE
ALBUQUERQUE, NM 87109

87109+4332-03

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CITY OF ALBUQUERQUE

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Project # 1004388 05DRB-01336 Major-Preliminary Plat Approval 05DRB-01337 Minor-Sidewalk Waiver 05DRB-01338 Minor-Temp Defer SDWK	BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 14, VENTANA RANCH WEST (to be known as **WESTERN SHADOWS, UNIT 2**) zoned R-LT residential zone, located on VENTANA RIDGE RD NW, east of DEL OESTE DR NW and containing approximately 20 acre(s). [REF:1002778] (B-8)

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TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 29, 2005.

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS
1706 * 2006
ALBUQUERQUE
Making History

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

DRB

UNITED STATES POSTAGE
PITNEY BOWES
02 1A $ 00.37⁰
MAILED FROM ZIP CODE 87102

<--RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED

PHOENIX, AZ [OCR F81 09/03 06:33

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD

[redacted]

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

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Sheran Matson, AICP, DRB Chair
Development Review Board

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CITY OF ALBUQUERQUE

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RETURN
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AS ADDRESSED
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UNITED STATES POSTAGE
PITNEY BOWES
02 1A $ 00.37⁰
0004329277 AUG 29 2005
MAILED FROM ZIP CODE 87102

P RB

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

101706313612930126

MILLER AUDREY SCHENCK
3827 HAWKINS NE
ALBUQUERQUE NM 87109

87103+4338 87103/1873

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, September 14, 2005,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000621 05DRB-01334 Major-Two Year SIA	BOHANNAN HUSTON INC agent(s) for JOHN Q HAMMONS HOTELS request(s) the above action(s) for all or a portion of Tract(s) B-1, **GATEWAY SUBDIVISION,** zoned SU-2 C-3, located on LOMAS BLVD NE, between WOODWARD PL NE and MOUNTAIN RD NE containing approximately 9 acre(s). [REF: 03DRB01353, 03DRB01649] (J-15)
Project # 1002645 05DRB-01335 Major-Two Year SIA	TIERRA WEST LLC agent(s) for CLEARBROOK INVESTMENTS LLC request(s) the above action(s) for **SEVILLE, UNIT 8,** zoned RLT, located on IRVING BLVD NW, between UNIVERSE BLVD NW and KAYENTA ST NW containing approximately 27 acre(s). [REF: 03DRB-01441, 03DRB-01441] (A-10)
Project # 1002321 05DRB-01333 Major-SiteDev Plan BldPermit	BOHANNAN HUSTON agent(s) for MASTHEAD ROAD DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 11, **JOURNAL CENTER PHASE 2, UNIT 2,** zoned IP, located on RUTLEDGE RD NE, between MASTHEAD NE and BARTLETT NE containing approximately 10 acre(s). (D-17)
Project # 1004387 05DRB-01332 Major-Vacation of Pub Right-of-Way	MARK HARENBERG agent(s) for SPRUCE PARK LLC request(s) the above action(s) for tract northeast of Lot(s) 35, Block(s) 12, **COUNTRY CLUB ADDITION,** located on the northeast corner of ENCINO PLACE NE and LOS LOMAS RD NE and containing approximately 1 acre(s). (J-15)
Project # 1004388 05DRB-01336 Major-Preliminary Plat Approval 05DRB-01337 Minor-Sidewalk Waiver 05DRB-01338 Minor-Temp Defer SDWK	BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 14, VENTANA RANCH WEST (to be known as **WESTERN SHADOWS, UNIT 2**) zoned R-LT residential zone, located on VENTANA RIDGE RD NW, east of DEL OESTE DR NW and containing approximately 20 acre(s). [REF:1002778] (B-8)

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.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 29, 2005.

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS
1706 • 2006
ALBUQUERQUE
Making History

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Planning Department

P.O. Box 1293

Albuquerque, NM 87103

101706312612530122

ROCKWELL JOHN III & BARARA A
3819 HAWKINS NE
ALBUQUERQUE NM 87109

87103+4533 87103-1293

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, September 14, 2005,** beginning at **9:00 a.m.** for the purpose of considering the following:

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Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 29, 2005.

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS
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Planning Department

P.O. Box 1293

Albuquerque, NM 87103

101706323225330411

4301 MASTHEAD LLC
2340 MENAUL NE
ALBUQUERQUE NM 87107

87107+1842-33-C003

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

10-30-2003

6. Project # 1002321
03DRB-01662 Major-SiteDev Plan BldPermit

BOHANNAN HUSTON, INC. agent(s) for OPUS WEST CORPORATION, request(s) the above action(s) for all or a portion of Lot(s) 11, **JOURNAL CENTER PHASE 2, UNIT 2,** zoned IP, located on WASHINGTON ST NE, between MASTHEAD ST NE and RUTLEDGE RD NE containing approximately 10 acre(s). [REF: 02DRB-01663 SK, 02DRB-01722 PP, 02DRB-01726, 03DRB-00478] (D-17)

At the October 29, 2003, Development Review Board meeting, the site plan for building permit was approved with final sign off delegated to Transportation Development for pedestrian access on Washington and Wolcott.

If you wish to appeal this decision, you must do so by November 13, 2003, 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).

Sheran Matson, AICP, DRB Chair

cc: Opus West Corporation, 2555 Camelback, Suite 800, Phoenix, AZ 85016
Bohannan Huston Inc., 7500 Jefferson NE, 87109
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002321 AGENDA#: 6 DATE: 10/29/03

1. Name: Glenn Broughton Address: 7500 Jefferson NE Zip: 87109
2. Name: DAVID SNELL Address: 2555 E. CAMELBACK RD. #800 PHOENIX AZ 8 Zip: 85016
3. Name: MIKE WIRTANEN Address: 2555 E. CAMELBACK PHX AZ Zip: 85016
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:

#6

DRB CASE ACTION LOG

REVISED 3/20/2003

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.: **03-01662 (SBP)**
Project # **1002321**
Project Name: **JOURNAL CENTER, PHASE2, UNIT 2**
EPC Application No.:
Agent: Bohannan Huston Inc.
Phone No.: 823-1000 Glen

Your request for (**SDP for SUB**), (**SDP for BP**), **(FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 10/29/03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

☐ TRANSPORTATION: RED ACCESS @ WASHINGTON & WOLCOTT
☐
☐
☐
☐

☐ UTILITIES:
☐
☐
☐
☐
☐

☐ CITY ENGINEER / AMAFCA:
☐
☐
☐
☐

☐ PARKS / CIP:
☐
☐
☐
☐

☐ PLANNING (Last to sign):
☐ **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.**
☐ **Copy of final plat AND a DXF File for AGIS is required.**
☐ **Copy of recorded plat for Planning.**

Project Number 1002321

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: 1002321 **AGENDA ITEM NO: 6**

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:

No adverse comments.

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: October 29, 2003

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 29, 2003

Project # 1002321
03DRB-01662 Major-SiteDev Plan BldPermit

BOHANNAN HUSTON, INC. agent(s) for OPUS WEST CORPORATION, request(s) the above action(s) for all or a portion of Lot(s) 11, **JOURNAL CENTER PHASE 2, UNIT 2,** zoned IP, located on WASHINGTON ST NE, between MASTHEAD ST NE and RUTLEDGE RD NE containing approximately 10 acre(s). [REF: 02DRB-01663 SK, 02DRB-01722 PP, 02DRB-01726, 03DRB-00478] (D-17)

AMAFCA — No adverse comments.

COG — No adverse comments.

Transit — No adverse comments.

Zoning Enforcement — Reviewed, no comment.

Neighborhood Coor.

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

APS — No comments received.

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. Traffic volume, traffic control devices, speeding violations, lighting issues, maintenance of landscaping, accidents in the parking lot.

Fire Department

Exact Fire Department requirements will be addressed when building plans are submitted for approval.

PNM Gas — Approves.

PNM Electric — Approves.

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	No adverse comment.

Transportation Development

Is there sidewalk around entire building pedestrian path for parked vehicles? Pedestrian circulation issues from Washington and Rutledge? Vehicle overhang into landscaped areas? Does building conform to TIS requirements? Dock area for delivery vehicles?

Parks & Recreation	No objection.
Utilities Development	No objection to Site Plan approval.

Planning Department

The Landscape Plan just needs size and water usage (H,M,L) of vegetation listed. Also indicate the depth of the landscaping buffers.

The change in refuse dumpster location should also be on the mylar.

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

cc: Opus West Corporation, 2555 Camelback, Ste. #800, Phoenix, AZ 85016
Bohannan Huston Inc., 7500 Jefferson NE, 87109

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, October 29, 2003,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000875
03DRB-01682 Major-SiteDev Plan Subd
03DRB-01683 Major-Bulk Land Variance
03DRB-01684 Minor-Prelim&Final Plat Approval
03DRB-01686 Major-Vacation of Public Easements
03DRB-01687 Major-Vacation of Public Easements
03DRB-01688 Major-Vacation of Public Easements
03DRB-01689 Minor-Vac of Private Easements

COMMUNITY SCIENCES CORP agent(s) for FINELAND LLC request(s) the above action(s) for all or a portion of Tract(s) A, B, D, E & F, FINELAND DEVELOPMENT, **CRESTVIEW SUBDIVISION,** zoned SU-1 FOR C-1, SU-1 FOR R-2, located on MCMAHON BLVD NW, between UNSER BLVD NW and STONEBRIDGE DR NW containing approximately 41 acre(s). [REF: 1000875, 01EPC-00503, 01EPC-00504] **[Makita Hill, EPC Case Planner]** (A-11/A-12)

03DRB-01691 Major-SiteDev Plan Subd

COMMUNITY SCIENCES CORP agent(s) for FINELAND LLC AND KB HOME NM request(s) the above action(s) for all or a portion of Tract(s) E and F, FINELAND DEVELOPMENT, **CRESTVIEW SUBDIVISION,** zoned SU-1 FOR R-2, located on MCMAHON BLVD NW, between UNSER BLVD NW and STONEBRIDGE DR NW containing approximately 11 acre(s). [REF: 1000875, 03EPC-01095 & 1002793] **[Makita Hill, EPC Case Planner]** (A-11/A-12)

Project # 1001279
03DRB-01693 Major-SiteDev Plan Subd

COMMUNITY SCIENCES CORP agent(s) for MARK GONZALES request(s) the above action(s) for all or a portion of Tract(s) 16-A-1, **PARADISE NORTH SUBDIVISION,** zoned SU-1 FOR C-1, located on UNSER BLVD NW, between BANDELIER DR NW and MCMAHON BLVD NW, containing approximately 10 acre(s). [REF: 1001279, 03EPC-01155, 03EPC-01093] **[Makita Hill, EPC Case Planner]** (A-11)

SEE PAGE 2 . . . .

Project # 1003014
03DRB-01679 Major-Bulk Land Variance
03DRB-01680 Minor-Prelim&Final Plat Approval

COMMUNITY SCIENCES CORP. agent(s) for CURB INC., SALAZAR FAMILY TRUST, SALAZAR QUATTRO TRUST, JSJ INVESTMENT CO AND FALBA HANNETT, request(s) the above action(s) for all or a portion of Tract(s) 4A; E2&3 Tr. 31A-1, 32H-1, 33C-1 & 34D-1 of the Vacation & Bulk Land Plat for **THE SALAZAR FAMILY TRUST, SALAZAR QUATRO TRUST, JSJ INVESTMENT CO. & FALBA HANNETT, SALAZAR- DAVIS TRACTS; ALBUQUERQUE SOUTH, UNIT 3,** zoned R-LT residential zone, RIO BRAVO SECTOR PLAN, located on GIBSON BLVD SW, between 98TH ST SW and 118TH ST SW containing approximately 129 acre(s). [REF: 1001896, 02 –00607 & 608, 1001594 / 02DRB-01621 BLV, 02DRB-01623 & 01622, Z-99-58, SPR-95-2-2] (N-8/N-9)

Project # 1001626
03DRB-01659 Major-Bulk Land Variance
03DRB-01660 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD. agent(s) for JOHN BLOOMFIELD request(s) the above action(s) for East portion of Tract 111, Unit(s) 6, **TOWN OF ATRISCO GRANT,** zoned SU-1, PRD (20 DU/AC), located on DELIA RD SW, between BATAAN DR SW and 69TH ST SW containing approximately 4 acre(s). [REF:Z-79-20, 03DRB 00053, 02DRB 00498 & 1002421] (K-10)

Project # 1003016
03DRB-01690 Major-Vacation of Pub Right-of-Way

SURVEYS SOUTHWEST, LTD. agent(s) for ROBERT DAVIS request(s) the above action(s) for all or a portion of Block(s) A, Tract(s) A, **DEL MAR TERRACE ,** zoned C-1 neighborhood commercial zone, located on COMANCHE RD NE, between WYOMING BLVD NE and GENERAL BRADLEY ST NE containing approximately 3 acre(s). [REF: ZA-96-98] (G-20)

Project # 1002321
03DRB-01662 Major-SiteDev Plan BldPermit

BOHANNAN HUSTON, INC. agent(s) for OPUS WEST CORPORATION, request(s) the above action(s) for all or a portion of Lot(s) 11, **JOURNAL CENTER PHASE 2, UNIT 2,** zoned IP, located on WASHINGTON ST NE, between MASTHEAD ST NE and RUTLEDGE RD NE containing approximately 10 acre(s). [REF: 02DRB-01663 SK, 02DRB-01722 PP, 02DRB-01726, 03DRB-00478] (D-17)

SEE PAGE 3 . . . .

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE
PAGE 3

Project # 1002851 03DRB-01637 Major-Preliminary Plat Approval	ABQ ENGINEERING INC. agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of East ½ Tract(s) 4, ALVARADO GARDENS, (TO BE KNOWN AS **LA PLAZA ACEQUIA SUBDIVISION**) zoned R-2, located on CANDELARIA NW, between GLENWOOD RD NW and the DURANES LATERAL containing approximately 2 acre(s). (G-12)

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 meeting should contact Claire Senova, Planning Department, at 924-3946. Hearing Impaired users may contact her via the New Mexico Relay Network by calling toll-free: 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 13, 2003.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: OCT. 29, 2003
Zone Atlas Page: D-17-Z
Notification Radius: 100 Ft.

Project# 1002321
App# 03DRB-01662

Cross Reference and Location: N/A

Applicant: OPUS WEST CORPORATION
Address: 2555 CAMELBACK, STE# 800
PHOENIX AZ 85016

Agent: BOHANNAN HUSTON, INC.
Address: 7500 JEFFERSON ST NE
ALBUQUERQUE NM 87109

Special Instructions:

Notice must be mailed from the City's 15 day prior to the meeting.

Date Mailed: Oct. 10, 2003

Signature: Kyle Tsethlikai

PROPERTY OWNERSHIP / LEGAL LIST

App#_____

Proj#_____

Date:_____

Page 1 Of 1

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address			
D-17	1017063	102-208	301-20	✓			
		198-255	304-14	✓ DNP			
		214-255	13	✓ DNP			
		246-209	305-01	✓			
		201-204	02	✓			
		203-172	306-04	✓			
		204-190	05	✓			
		195-198	06	✓			
		192-175	07	✓			
		190-165	08	✓			
		147-160	301-08	✓			

<mainframe@coa1mp3.cabq.gov>
10/08/03 11:29 AM

To:
cc:
Subject:

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1          R E C O R D S   W I T H   L A B E L S                    PAGE
1
01017063                  ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
01017063102208301 20   LEGAL: TRAC T 8A -1 PLAT OF JOURNAL CENTER PHASE 2 UNIT
1    LAND USE:
                          PROPERTY ADDR: 00000   WASHINGTON
                             OWNER NAME: TIBURON INVESTMENT CORP
                             OWNER ADDR: 13000   ACADEMY                  RD NE
ALBUQUERQUE NM         87111
01017063198255304 14   LEGAL: LOT  16 P LAT OF JOURNAL CENTER PHASE 2 UNIT 1
LAND USE:
                          PROPERTY ADDR: 00000   MASTHEAD
                             OWNER NAME: CRAWFORD-SLAGLE BUSINESS PARK
                             OWNER ADDR: 00821   CHAMISAL                 LN NW
ALBUQUERQUE NM         87184
01017063214255304 13   LEGAL: LOT  15 P LAT OF JOURNAL CENTER PHASE 2 UNIT 1
LAND USE:
                          PROPERTY ADDR: 00000   MASTHEAD
                             OWNER NAME: CRAWFORD-SLAGLE BUSINESS PARK
                             OWNER ADDR: 00821   CHAMISAL                 LN NW
ALBUQUERQUE NM         87184
01017063246209305 01   LEGAL: LOT  10A  PLAT OF LOTS 10A & 11A JOURNAL CENTER
PHAS  LAND USE:
                          PROPERTY ADDR: 00000   MASTHEAD
                             OWNER NAME: SOUTHWEST TIBURON LLC
                             OWNER ADDR: 02555   EAST CAMELBACK            RD
PHOENIX     AZ         85016
01017063201204305 02   LEGAL: LOT  11A  PLAT OF LOTS 10A & 11A JOURNAL CENTER
PHAS  LAND USE:
                          PROPERTY ADDR: 00000   WOLCOTT
                             OWNER NAME: WALTON CHAPMAN BUILDERS
                             OWNER ADDR: 00044   BRUNN SCHOOL             RD
SANTA FE    NM         87505
01017063203172306 04   LEGAL: LOT  5 PL AT OF JOURNAL CENTER PHASE 2 UNIT 1
LAND USE:
                          PROPERTY ADDR: 00000   HANCOCK
                             OWNER NAME: PEARSON JOHN DAVID
                             OWNER ADDR: 11600   ACADEMY                  RD NE
ALBUQUERQUE NM         87111
01017063204190306 05   LEGAL: LOT  4 PL AT OF JOURNAL CENTER PHASE 2 UNIT1
LAND USE:
                          PROPERTY ADDR: 00000   HANCOCK
                             OWNER NAME: WALTON CHAPMAN BUILDERS
                             OWNER ADDR: 00404   BRUNN SCHOOL             RD
SANTA FE    NM         87505
01017063195198306 06   LEGAL: LOT  3 PL AT OF JOURNAL CENTER PHASE 2 UNIT1
LAND USE:
                          PROPERTY ADDR: 00000   WOLCOTT
                             OWNER NAME: CHAPMAN GEORGE WALTON & JOAN E
                             OWNER ADDR: 00404   BRUNN SCHOOL             RD
SANTA FE    NM         87505
01017063192175306 07   LEGAL: LOT  2 PL AT OF JOURNAL CENTER PHASE 2 UNIT 1
```

LAND USE:
PROPERTY ADDR: 00000 WASHINGTON
OWNER NAME: THREE AM LLC
OWNER ADDR: 00049 SANTA MARIA RD
CORRALES NM 87048
01017063190165306 08 LEGAL: LOT 1 PL AT OF JOURNAL CENTER PHASE 2 UNIT 1
LAND USE:
PROPERTY ADDR: 00000 WASHINGTON
OWNER NAME: BLUE HOLE LTD CO
OWNER ADDR: 00000
ALBUQUERQUE NM 87199
01017063147160301 08 LEGAL: TRAC T 9A AMENDED PLAT OF LOT 9A & 7A-1A
LAND USE:
PROPERTY ADDR: 00000 HAWKINS
OWNER NAME: GPI PROPERTIES 1997 LLC % GENE
OWNER ADDR: 00000
HOUSTON TX 77251
1 R E C O R D S W I T H L A B E L S PAGE
2
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QUIT

City of Albuquerque

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.

Date: September 29, 2003

TO CONTACT NAME: Stephanie Stratton
COMPANY/AGENCY: Bohannan Huston
ADDRESS/ZIP: 7500 Jefferson NE 87109
PHONE/FAX #: 823-1000 / 798-7988

Thank you for your inquiry of 9-29-03 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Journal Center, Phase 2, Lot 11

zone map page(s) D-17.

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

Alameda North Valley

[redacted] Association

Contacts: Steve Wentworth
8919 Boe Ln. NE / 87113-2328
897-3052 (h) 897-0333 (w)
Leroy Gurule
713 Alameda Blvd. NW, Alameda
890-1845 (h) 87114

Neighborhood Association

Contacts:

See reverse side for additional Neighborhood Association Information: YES { } NO {X}

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 our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalaina L Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

Attention: Both contacts per neighborhood association need to be notified.

planning.recognized.na.form(05/08/01)

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

September 29, 2003

Steve Wentworth
8919 Boe Lane NE
Albuquerque, New Mexico 87113-2328

RE: Site Development Plan for Building Permit
Journal Center Phase 2 Lot 11

Dear Mr. Wentworth.:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Alameda North Valley Neighborhood Association.

This letter is to advise you that Bohannan Huston, Inc., agent for Opus West Corporation, is requesting approval of Site Development Plan for Building Permit for Journal Center Phase 2 Lot 11 from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the application package that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

Glenn Broughton
Project Manager
Community Development and Planning Group

SS
Enclosure

P:\040200\cdp\corres\Neighborhood approval letter.1 doc

Project # 1002321

OPUS WEST CORPORATION
2555 CAMELBACK RD, STE# 800
PHOENIX AZ 85016

LEROY GURULE
Alameda North Valley Assoc.
713 ALAMEDA BLVD NW
ALAMEDA NM 87114

101706324620930501

SOUTHWEST TIBURON LLC
2555 EAST CAMELBACK RD
PHOENIX AZ 85016

101706320419030605

WALTON CHAPMAN BUILDERS
404 BRUNN SCHOOL RD
SANTA FE NM 87505

101706319016530608

BLUE HOLE LTD CO
GENERAL DELIVERY
ALBUQUERQUE NM 87199

BOHANNAN HUSTON, INC
7500 JEFFERSON ST NE
ALBUQUERQUE NM 87109

101706310220830120

TIBURON INVESTMENT CORP
13000 ACADEMY RD NE
ALBUQUERQUE NM 87111

101706320120430502

WALTON CHAPMAN BUILDERS
44 BRUNN SCHOOL RD
SANTA FE NM 87505

101706319519830606

CHAPMAN GEORGE W & JOAN
404 BRUNN SCHOOL RD
SANTA FE NM 87505

101706314716030108

GPI PROPERTIES 1997 LLC
C/O GENERAL PARTS
2635 MILLBROOK RD
HOUSTON TX 77251

STEVE WENTWORTH
Alameda North Valley Assoc.
8919 BOE LN. NE
ALBUQUERQUE NM 87113-2328

101706319825530414

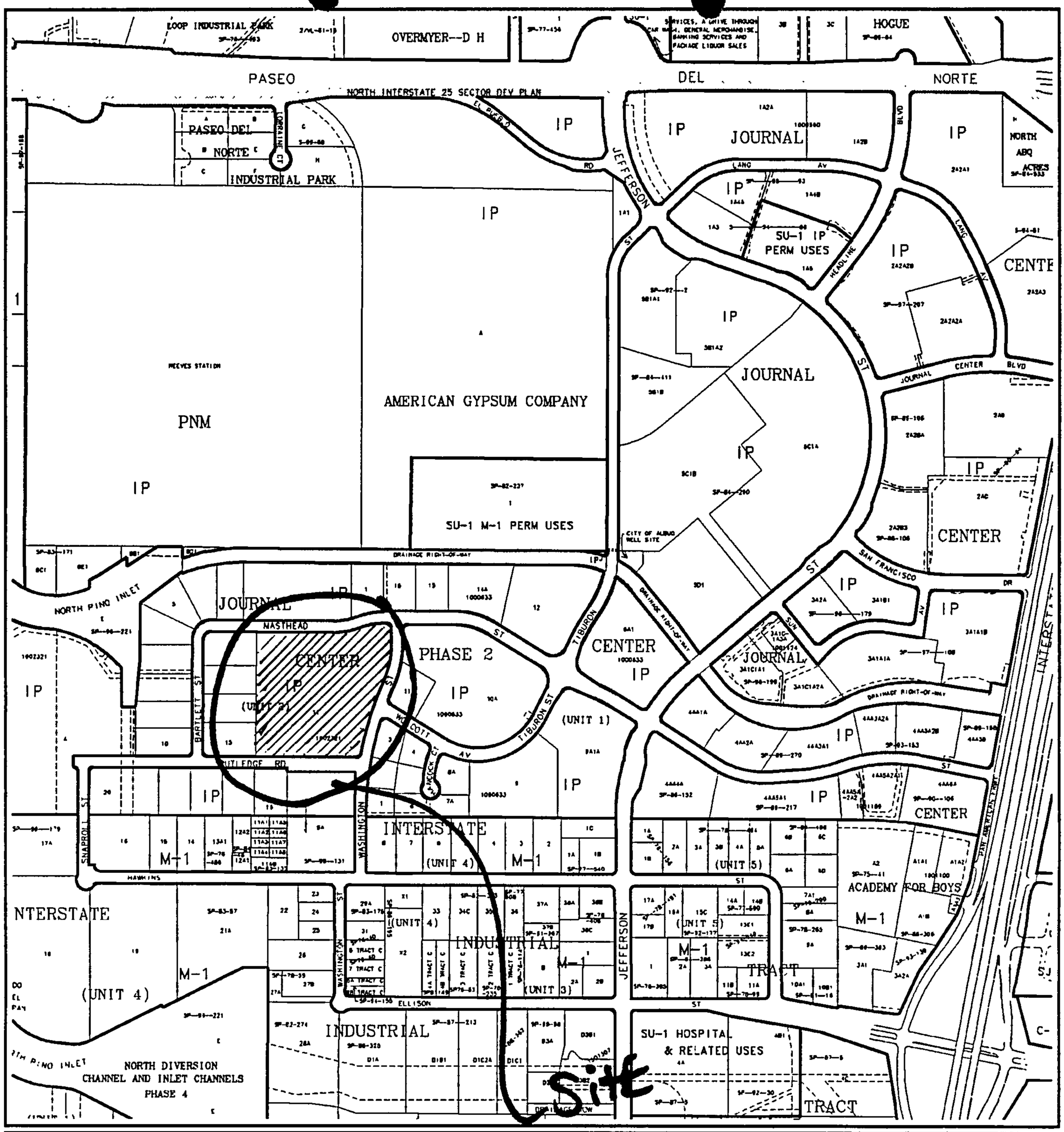
CRAWFORD-SLAGLE BUS. PARK
821 CHAMISAL LN NW
ALBUQUERQUE NM 87184

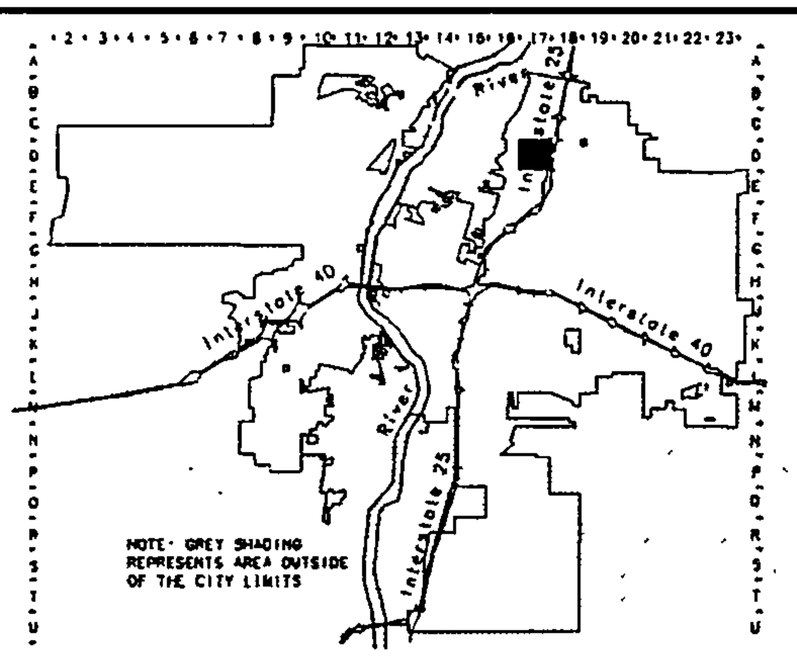
101706320317230604

PEARSON JOHN DAVID
11600 ACADEMY RD NE
ALBUQUERQUE NM 87111

101706319217530607

THREE AM LLC
49 SANTA MARIA RD
CORRALES NM 87048





Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

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Zone Atlas Page

D-17-Z

Map Amended through September 02, 2003

OPUS®

Opus Architects & Engineers, Inc.

Suite 800
2555 East Camelback Road
Phoenix, Arizona 85016-4201

(602) 468-7000 Fax (602) 468-7010

September 19, 2003

Design Review Board
City of Albuquerque
Planning Department Development Services Center
600 2nd Street NW
Albuquerque, NM 87102

RE: Site Development Review
Journal Center 2
Southwest Corner of Masthead Street & Washington Street

Dear Board Members:

We are pleased to submit our plans for a single story office building located in Journal Center on the Southwest corner of Masthead Street and Washington Street. The Journal Center Park Development Standards provide regulations for the growth and development of the Journal Center in accordance with the City of Albuquerque/Bernalillo county Comprehensive Palm and Zoning Code. This project has been designed in accordance with these with those standards. The following is a brief description of the major aspects of this project.

1. **Building Setbacks:** The setbacks of 59'-7" at Washington, 83'-7" at Rutledge and 94'-11" at Masthead exceed the required 20'-0" setback.
2. **Building Height:** The building height of 22'-0" falls below the 45-degree angle plane drawn from the adjacent public right-of-way centerlines of the adjacent streets.
3. **Parking Layout:** Standard parking stalls are 8'-6" x 20'-0" (8'-6" x 18'-0" with a 2'-0" curb overhang) with a 26'-0" drive aisle. Compact stalls are 8'-6" x 13'-6" with a 2'-0" curb overhang and a 24'-0" and 26'-0" drive aisle and are less than 14% of the total number of parking stalls provided. It has been our experience that these dimensions work well for an office project, and the stall size and aisle dimensions meet or exceed the most common dimensions of stalls and aisles used in the Western Region of the United States.
4. **Pedestrian Circulation:** We have provided a continuous sidewalk along the entry side of the building that also connects to the public walk along Masthead Street. This will provide handicap accessibility to the building from the public walk sidewalk on Masthead Street. This walk will also allow access to the front entrance of the building for those who park in the main parking area. Secondary entrances along the West and South elevations maybe developed when the tenant plans are complete which would allow additional access points for those parking stalls west and south of the building.

Please do not hesitate to call me if you have any questions or would like to discuss any of the design aspects of this project. I can be reached at 602 468-7001. We look forward to working with you to insure that this project is successful and we are committed to achieving highest quality project possible.

Sincerely,

Robert Carr, Jr., AIA
Director of Architecture

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, October 29, 2003,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000875 03DRB-01682 Major-SiteDev Plan Subd 03DRB-01683 Major-Bulk Land Variance 03DRB-01684 Minor-Prelim&Final Plat Approval 03DRB-01686 Major-Vacation of Public Easements 03DRB-01687 Major-Vacation of Public Easements 03DRB-01688 Major-Vacation of Public Easements 03DRB-01689 Minor-Vac of Private Easements	COMMUNITY SCIENCES CORP agent(s) for FINELAND LLC request(s) the above action(s) for all or a portion of Tract(s) A, B, D, E & F, FINELAND DEVELOPMENT, **CRESTVIEW SUBDIVISION,** zoned SU-1 FOR C-1, SU-1 FOR R-2, located on MCMAHON BLVD NW, between UNSER BLVD NW and STONEBRIDGE DR NW containing approximately 41 acre(s). [REF: 1000875, 01EPC-00503, 01EPC-00504] **[Makita Hill, EPC Case Planner]** (A-11/A-12)
03DRB-01691 Major-SiteDev Plan Subd	COMMUNITY SCIENCES CORP agent(s) for FINELAND LLC AND KB HOME NM request(s) the above action(s) for all or a portion of Tract(s) E and F, FINELAND DEVELOPMENT, **CRESTVIEW SUBDIVISION,** zoned SU-1 FOR R-2, located on MCMAHON BLVD NW, between UNSER BLVD NW and STONEBRIDGE DR NW containing approximately 11 acre(s). [REF: 1000875, 03EPC-01095 & 1002793] **[Makita Hill, EPC Case Planner]** (A-11/A-12)
Project # 1001279 03DRB-01693 Major-SiteDev Plan Subd	COMMUNITY SCIENCES CORP agent(s) for MARK GONZALES request(s) the above action(s) for all or a portion of Tract(s) 16-A-1, **PARADISE NORTH SUBDIVISION,** zoned SU-1 FOR C-1, located on UNSER BLVD NW, between BANDELIER DR NW and MCMAHON BLVD NW, containing approximately 10 acre(s). [REF: 1001279, 03EPC-01155, 03EPC-01093] **[Makita Hill, EPC Case Planner]** (A-11)

SEE PAGE 2 . . . .

10/29

Project # 1003014
03DRB-01679 Major-Bulk Land Variance
03DRB-01680 Minor-Prelim&Final Plat Approval

COMMUNITY SCIENCES CORP. agent(s) for CURB INC., SALAZAR FAMILY TRUST, SALAZAR QUATTRO TRUST, JSJ INVESTMENT CO AND FALBA HANNETT, request(s) the above action(s) for all or a portion of Tract(s) 4A; E2&3 Tr. 31A-1, 32H-1, 33C-1 & 34D-1 of the Vacation & Bulk Land Plat for **THE SALAZAR FAMILY TRUST, SALAZAR QUATRO TRUST, JSJ INVESTMENT CO. & FALBA HANNETT, SALAZAR- DAVIS TRACTS; ALBUQUERQUE SOUTH, UNIT 3,** zoned R-LT residential zone, RIO BRAVO SECTOR PLAN, located on GIBSON BLVD SW, between 98TH ST SW and 118TH ST SW containing approximately 129 acre(s). [REF: 1001896, 02 –00607 & 608, 1001594 / 02DRB-01621 BLV, 02DRB-01623 & 01622, Z-99-58, SPR-95-2-2] (N-8/N-9)

Project # 1001626
03DRB-01659 Major-Bulk Land Variance
03DRB-01660 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD. agent(s) for JOHN BLOOMFIELD request(s) the above action(s) for East portion of Tract 111, Unit(s) 6, **TOWN OF ATRISCO GRANT,** zoned SU-1, PRD (20 DU/AC), located on DELIA RD SW, between BATAAN DR SW and 69TH ST SW containing approximately 4 acre(s). [REF:Z-79-20, 03DRB 00053, 02DRB 00498 & 1002421] (K-10)

Project # 1003016
03DRB-01690 Major-Vacation of Pub Right-of-Way

SURVEYS SOUTHWEST, LTD. agent(s) for ROBERT DAVIS request(s) the above action(s) for all or a portion of Block(s) A, Tract(s) A, **DEL MAR TERRACE ,** zoned C-1 neighborhood commercial zone, located on COMANCHE RD NE, between WYOMING BLVD NE and GENERAL BRADLEY ST NE containing approximately 3 acre(s). [REF: ZA-96-98] (G-20)

Project # 1002321
03DRB-01662 Major-SiteDev Plan BldPermit

BOHANNAN HUSTON, INC. agent(s) for OPUS WEST CORPORATION, request(s) the above action(s) for all or a portion of Lot(s) 11, **JOURNAL CENTER PHASE 2, UNIT 2,** zoned IP, located on WASHINGTON ST NE, between MASTHEAD ST NE and RUTLEDGE RD NE containing approximately 10 acre(s). [REF: 02DRB-01663 SK, 02DRB-01722 PP, 02DRB-01726, 03DRB-00478] (D-17)

SEE PAGE 3 . . . .

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE
PAGE 3

Project # 1002851 03DRB-01637 Major-Preliminary Plat Approval	ABQ ENGINEERING INC. agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of East ½ Tract(s) 4, ALVARADO GARDENS, (TO BE KNOWN AS **LA PLAZA ACEQUIA SUBDIVISION**) zoned R-2, located on CANDELARIA NW, between GLENWOOD RD NW and the DURANES LATERAL containing approximately 2 acre(s). (G-12)

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 meeting should contact Claire Senova, Planning Department, at 924-3946. Hearing Impaired users may contact her via the New Mexico Relay Network by calling toll-free: 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 13, 2003.

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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SOUTHWEST TIBURON LLC
2555 EAST CAMELBACK RD
PHOENIX AZ 85016

Suite 7

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03DRB-01687 Major-Vacation of Public Easements
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03DRB-01689 Minor-Vac of Private Easements

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03DRB-01691 Major-SiteDev Plan Subd

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Project # 1001279
03DRB-01693 Major-SiteDev Plan Subd

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SEE PAGE 2 . . . .

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03DRB-01679 Major-Bulk Land Variance
03DRB-01680 Minor-Prelim&Final Plat Approval

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Project # 1001626
03DRB-01659 Major-Bulk Land Variance
03DRB-01660 Minor-Prelim&Final Plat Approval

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Project # 1002321
03DRB-01662 Major-SiteDev Plan BldPermit

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SEE PAGE 3 . . . .

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE
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P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
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HOUSTON TX ~~77251~~

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Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 13, 2003.

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT

OCT 23 2003

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ALBUQUERQUE NM 87199

DRB

Sheran A. Matson/PLN/CABQ
09/01/2005 11:57 AM

To Claire A. Senova/PLN/CABQ@COA
cc
bcc
Subject Fw: Forest Service Bldg in Journal Center

Claire

Please print these letters & put them in the file. #1002321

Thanks

Sheran
----- Forwarded by Sheran A. Matson/PLN/CABQ on 09/01/2005 11:55 AM -----

"Bruce Stidworthy" <bstidworthy@bhinc.com >
09/01/2005 11:50 AM

To <smatson@cabq.gov>
cc "Stephanie Stratton" <sstratton@bhinc.com>, "Jeffrey Wooten" <jwooten@bhinc.com>, <mcase@reidandassociates.com>
Subject Forest Service Bldg in Journal Center

Sheran: Attached are letters from the ARC's for both Journal Center and Journal Center II. As you can see, one of the letters contains several comments. We are in the process of making the minor revisions required by the comments.

Please let me or Stephanie know if you have any questions. Thanks, Bruce.

Bruce Stidworthy, P.E.
Vice President & Senior Project Manager
Bohannan Huston Inc.
Voice 505 823 1000, Fax 505 798 7988

USFSlot11Approv.pdf Journal approval letter.pdf

August 23, 2005

VIA EMAIL – scott@argusinvestmentrealty.com

Ben F. Spencer
C/o Scott Throckmorton
Masthead Road Development, LLC
630 Riverside Plaza Lane NW, Suite 200
Albuquerque, NM 87120

Re: Lot 11, Unit 2 Journal Center 2 (US Forest Service Building) Design Review Approval by Journal Center 2 Architectural Review Committee

Dear Ben:

We reviewed your submittal for the above referenced lot and approve plans, colors, materials and specifications, with the following conditions:

1. All roof mounted mechanical equipment must be screed from view.
2. The exposed side of the west retaining wall must be split faced block. This retaining wall may need a guardrail.
3. A note should be added to the Landscape Plan: "At the time common area irrigation is connected to Journal Center 2 common area irrigation system you must contact the developer, Tiburon Investment LLC."
4. Plant density at intersection of Masthead Street and Washington Street must meet the 75% density requirement.
5. Water harvesting ponds on south side of building should be planted.
6. Design temporary drainage facilities on unimproved portion of lot to remove silt before draining on to public streets.
7. Monument sign proposed is not approved. Monument sign must meet Journal Center 2 standards as described in guidelines.
8. You must prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) and file a Notice of Intent (NOI) for Storm Water Discharges Associated with Construction Activity Under an National Pollutant Discharge Elimination System (NPDES) General Permit.
    - Under the provisions of the Clean Water Act federal law prohibits storm water discharges from certain construction activities to waters of the U.S. unless that discharge is covered under a NPDES Permit.
    - You may obtain additional information regarding NPDES and submit your NOI electronically at: www.epa.gov/npdes/stormwater/cgp, or telephone Storm Water Notice Processing Center at 866-352-7755.

This approval constitutes approval of the above referenced plans, colors, materials and specifications for reliance by the City of Albuquerque Development Review Board.

By copy of this letter we are transmitting the plans, colors/material board and specifications to the Journal Center Architectural Review Committee for their review. We will advise you of their action as soon as they review the plans.

Thank you for the submittal.

Very truly yours,

Douglas H. Collister
Administrative Manager

Copy Journal Center Architectural Review Committee – Attention: Mike Callahan
Journal Center 2 Architectural Review Committee

JOURNAL
CENTER
CORPORATION

August 31, 2005

Douglas H. Collister
Administrative Manager
Tiburon Investment, LLC
3791 Southern Blvd. SE, Suite 202
Rio Rancho, NM 87124

Re: Lot 11, Unit 2 Journal Center 2 (US Forest Service)

Dear Mr. Collister:

The Journal Center Architectural Review Committee has reviewed and approved the site plan; design/building/landscape plans for the referenced project subject to the conditions mentioned in your letter of August 23, 2005 (enclosed).

Should you have any questions, please do not hesitate to call me.

Sincerely,

Michael N. Callahan
Vice President

MNC/jk

Enclosure

P.O. Drawer J 7777 Jefferson Street, N.E. Albuquerque, NM 87103
(505) 823-7000 FAX (505) 823-3413

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION S

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

SITE DEVELOPMENT PLAN P

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

Supplemental form

ZONING & PLANNING Z

____ Annexation
____ 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/Subdivision Regulations)

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: OPUS WEST CORPORATION PHONE: 602-468-7000
ADDRESS: 2555 CAMELBACK SUITE 800 FAX:
CITY: PHOENIX STATE AZ ZIP 85016 E-MAIL:
Proprietary interest in site: OWNER
AGENT (if any): BOHANNAN HUSTON, INC. PHONE: 823-1000
ADDRESS: 7500 JEFFERSON NE FAX: 798-7988
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL:

DESCRIPTION OF REQUEST: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (ADVERTIZED) DRB SUBM.

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. LOT 11 Block: Unit: 2
Subdiv. / Addn. JOURNAL CENTER PHASE 2
Current Zoning: IP Proposed zoning: N/A
Zone Atlas page(s): D-17 No. of **existing** lots: 1 No. of **proposed** lots: 1
Total area of site (acres): 10.05 Density if applicable: dwellings per gross acre: dwellings per net acre:
Within city limits? ✔ Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
UPC No. 101706310220830120 MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: WASHINGTON STREET NE
Between: MASTHEAD STREET NE and RUTLEDGE RD 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.): 02DRB-01663 (SK) 02DRB-01726 (TDSPW) 03DRB-00478 (FP) (02DRB-01722) PP

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

SIGNATURE Glenn Broughton DATE 9/29/03
(Print) GLENN BROUGHTON ___ Applicant ✔ Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03

~~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
03DRB - - 01662	SBP	PR	$ 385
- -			$
- -	NOTIFIC.	FEE	$ 75
- -			$
- -			$
			Total $ 460.00

Hearing date October 29th 03

B Delbert 10/2/03
Planner signature / date

Project # 1002321

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
NA 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
NA 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
✓ Completed Site Plan for Building Permit Checklist
N/A 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.

GLENN BROUGHTON / Agent
Applicant name (print)

Glen Broughton
Applicant signature / date

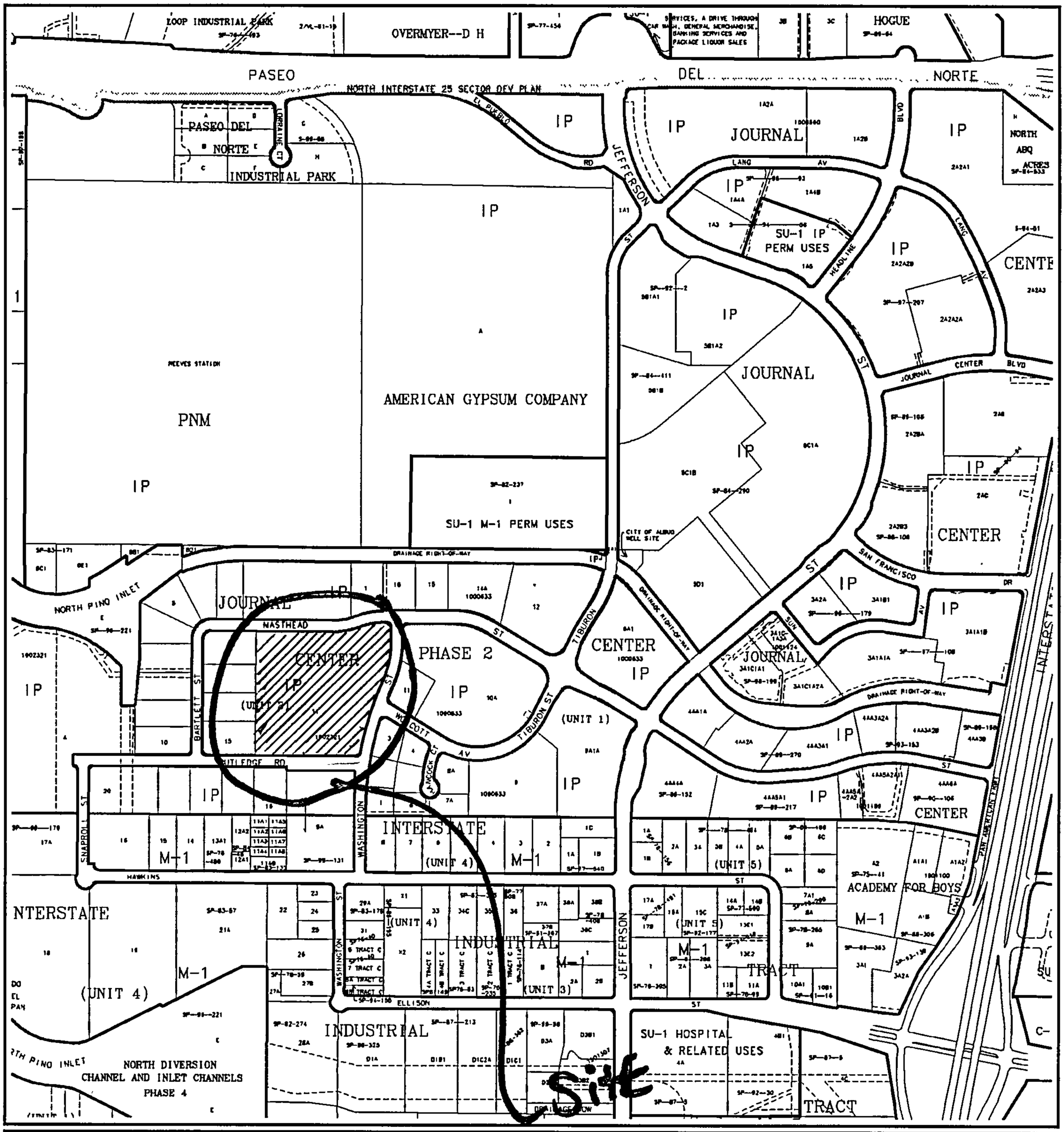
Form revised September 2001

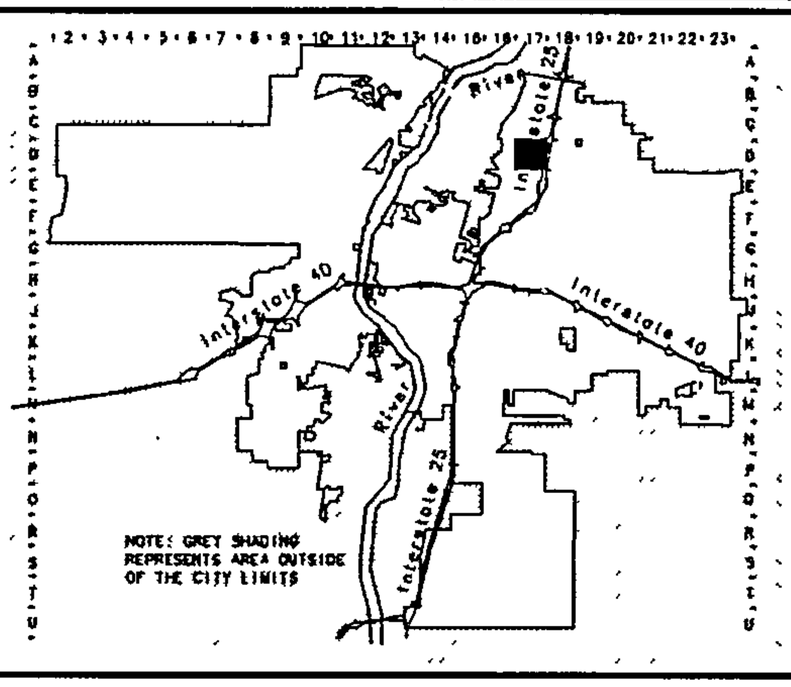
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
03DRB-_____-01662
_____-_____-_____
_____-_____-_____

Planner signature / date 10/2/03

Project # 1002321





CITY OF ALBUQUERQUE · NEW MEXICO · 1706

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

D-17-Z

Map Amended through September 02, 2003

Opus Architects & Engineers, Inc.

OPUS®

Suite 800
2555 East Camelback Road
Phoenix, Arizona 85016-4201

(602) 468-7000 Fax (602) 468-7010

September 19, 2003

Design Review Board
City of Albuquerque
Planning Department Development Services Center
600 2nd Street NW
Albuquerque, NM 87102

RE: Site Development Review
Journal Center 2
Southwest Corner of Masthead Street & Washington Street

Dear Board Members:

We are pleased to submit our plans for a single story office building located in Journal Center on the Southwest corner of Masthead Street and Washington Street. The Journal Center Park Development Standards provide regulations for the growth and development of the Journal Center in accordance with the City of Albuquerque/Bernalillo county Comprehensive Palm and Zoning Code. This project has been designed in accordance with these with those standards. The following is a brief description of the major aspects of this project.

1. **Building Setbacks:** The setbacks of 59'-7" at Washington, 83'-7" at Rutledge and 94'-11" at Masthead exceed the required 20'-0" setback.
2. **Building Height:** The building height of 22'-0" falls below the 45-degree angle plane drawn from the adjacent public right-of-way centerlines of the adjacent streets.
3. **Parking Layout:** Standard parking stalls are 8'-6" x 20'-0" (8'-6" x 18'-0" with a 2'-0" curb overhang) with a 26'-0" drive aisle. Compact stalls are 8'-6" x 13'-6" with a 2'-0" curb overhang and a 24'-0" and 26'-0" drive aisle and are less than 14% of the total number of parking stalls provided. It has been our experience that these dimensions work well for an office project, and the stall size and aisle dimensions meet or exceed the most common dimensions of stalls and aisles used in the Western Region of the United States.
4. **Pedestrian Circulation:** We have provided a continuous sidewalk along the entry side of the building that also connects to the public walk along Masthead Street. This will provide handicap accessibility to the building from the public walk sidewalk on Masthead Street. This walk will also allow access to the front entrance of the building for those who park in the main parking area. Secondary entrances along the West and South elevations maybe developed when the tenant plans are complete which would allow additional access points for those parking stalls west and south of the building.

Please do not hesitate to call me if you have any questions or would like to discuss any of the design aspects of this project. I can be reached at 602 468-7001. We look forward to working with you to insure that this project is successful and we are committed to achieving highest quality project possible.

Sincerely,

Robert Carr, Jr., AIA
Director of Architecture

September 26, 2003

VIA FACSIMILE - 602-468-7045
AND REGULAR MAIL

Mr. Adrian Evarkiou
Manager
Real Estate Development
OPUS WEST CORPORATION
2415 East Camelback Road, Suite 800
Phoenix, AZ 8501-4201

Dear Mr. Evarkiou:

Tiburon Investment, LLC, as the landowner of Lot 11, Journal Center Phase 2, Unit 2 hereby authorizes Opus West Construction Corporation and Bohannan Huston, Inc. to make submittals to the City of Albuquerque Development Review Board for plat and site plan approvals.

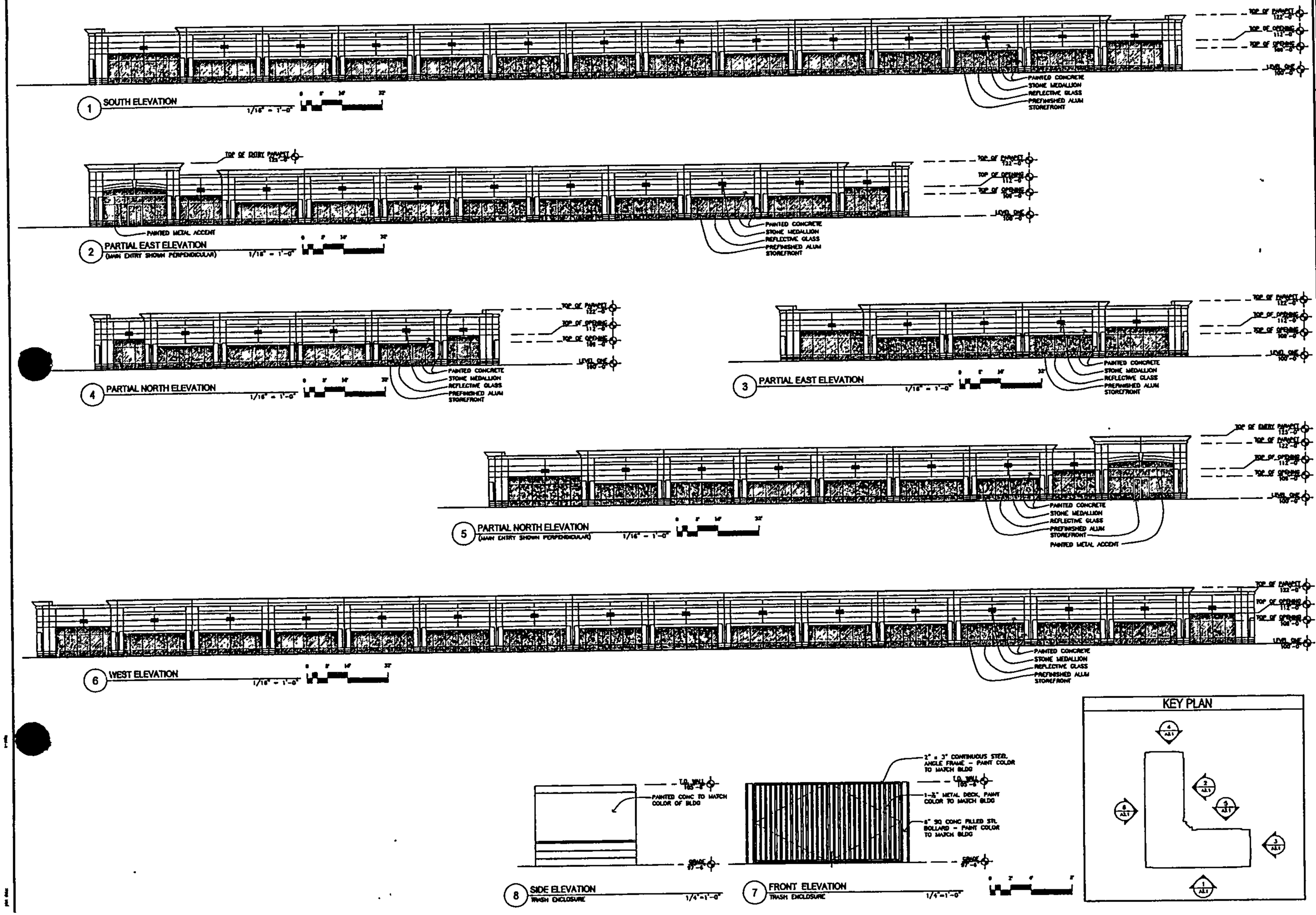
The Journal Center 2 Architectural Review Committee is concurrently reviewing your plan submittals.

Sincerely,

Douglas H. Collister
Administrative Manager

Copy Dick Elkins

TIBURON INVESTMENT, LLC
13000 ACADEMY ROAD NE ALBUQUERQUE, NEW MEXICO 87111 505-823-9360



OPUS.

Opus Architects & Engineers, Inc.

09/19/03 DRB SUBMITTAL

09/19/03

D SHELL

F.LINK

C. O'CONNELL

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Prepared For

OPUS.

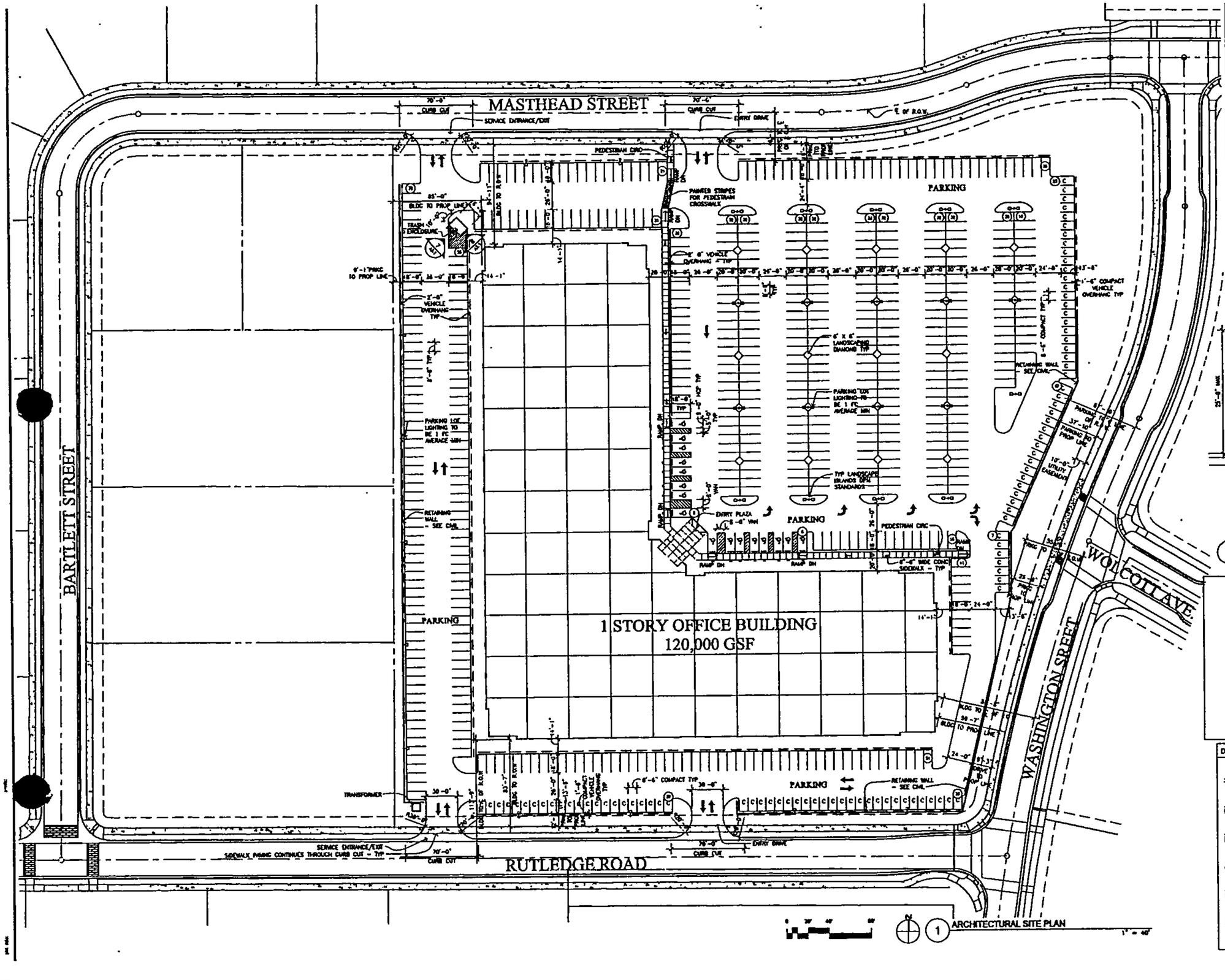
Opus West Corporation

OPUS
JOURNAL CENTER
PHASE II

ALBUQUERQUE, NEW MEXICO

ELEVATIONS

A3.1



DRAWING INDEX

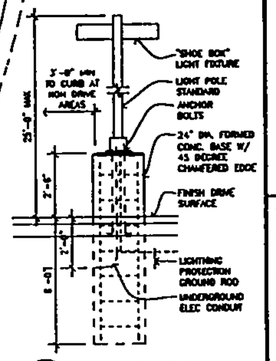
A1.1 - Site Plan and Details
A2.1 - Floor Plan
A3.1 - Exterior Elevations
L1 - Schematic Landscape Plan
C1 - Conceptual Grading and Utility Plan

PROJECT DATA

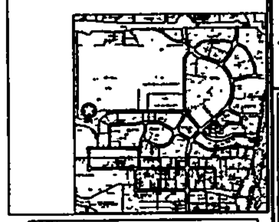
Zoning	= IP (Industrial Park)
Site Area	= 16.86 Acres +/-
Building Area	= 119,727+/- RSF = 120,000 GSF
Building Coverage	=17%
FAR	= .27
Parking Required	= 360 (3.3 / 1000 RSF)
Parking Provided	= 396 (3.3 / 1000 RSF)
Compact	= 94
Standard	= 296
Handicap	= 16
Total	= 396

GENERAL NOTES

1. SEE CIVIL DRAWINGS FOR BUILDING LAYOUT, CURB DIMENSIONS, HORIZONTAL CONTROL AND PROPERTY DIMENSIONS.
2. SEE CIVIL DRAWINGS FOR SITE GRADING AND DRAINAGE.
3. SEE LANDSCAPING DRAWINGS FOR SITE HARDSCAPE PLANS, DIMENSIONS, FIGURES, PATTERNS AND SITE DETAILS.



2 LIGHT STANDARD BASE
NO SCALE



Development Review Board Member Approval	
Traffic	Date
Utilities	Date
Parks and Recreation	Date
City Engineer/AMAFCA	Date
DRB Chair	Date
Solid Waste Dept.	Date

OPUS.
Opus Architects & Engineers, Inc.

ISSUE RECORD
09/19/03 DRB SUBMITTAL

DATE 09/19/03
PROJECT MANAGER D. SNELL
DRAWN BY F. UNK
CHECKED BY C. O'CONNELL

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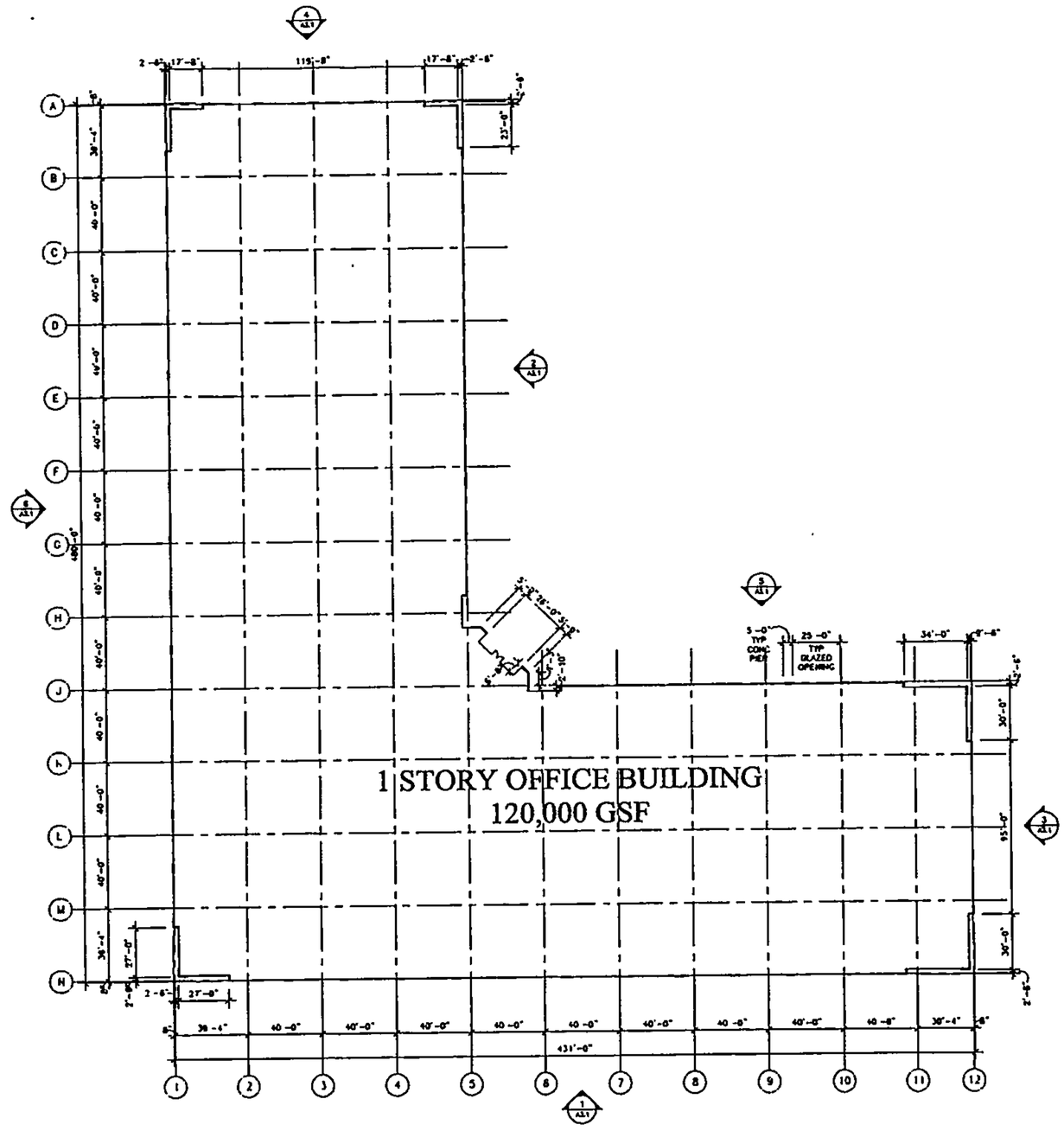
[illegible]

PROJECT
OPUS
JOURNAL CENTER
PHASE II
LOCATION
ALBUQUERQUE, NEW MEXICO

SHEET TITLE
ARCHITECTURAL
SITE PLAN
AND DETAILS

SHEET NUMBER
A1.1



1 FLOOR PLAN 1/32" = 1'-0"

OPUS.
Opus Architects & Engineers, Inc.

DATE
09/19/03 DRB SUBMITTAL

DATE
09/19/03
PROJECT MANAGER
D. SNELL
DRAWN BY
F LINK
CHECKED BY
C. O'CONNELL

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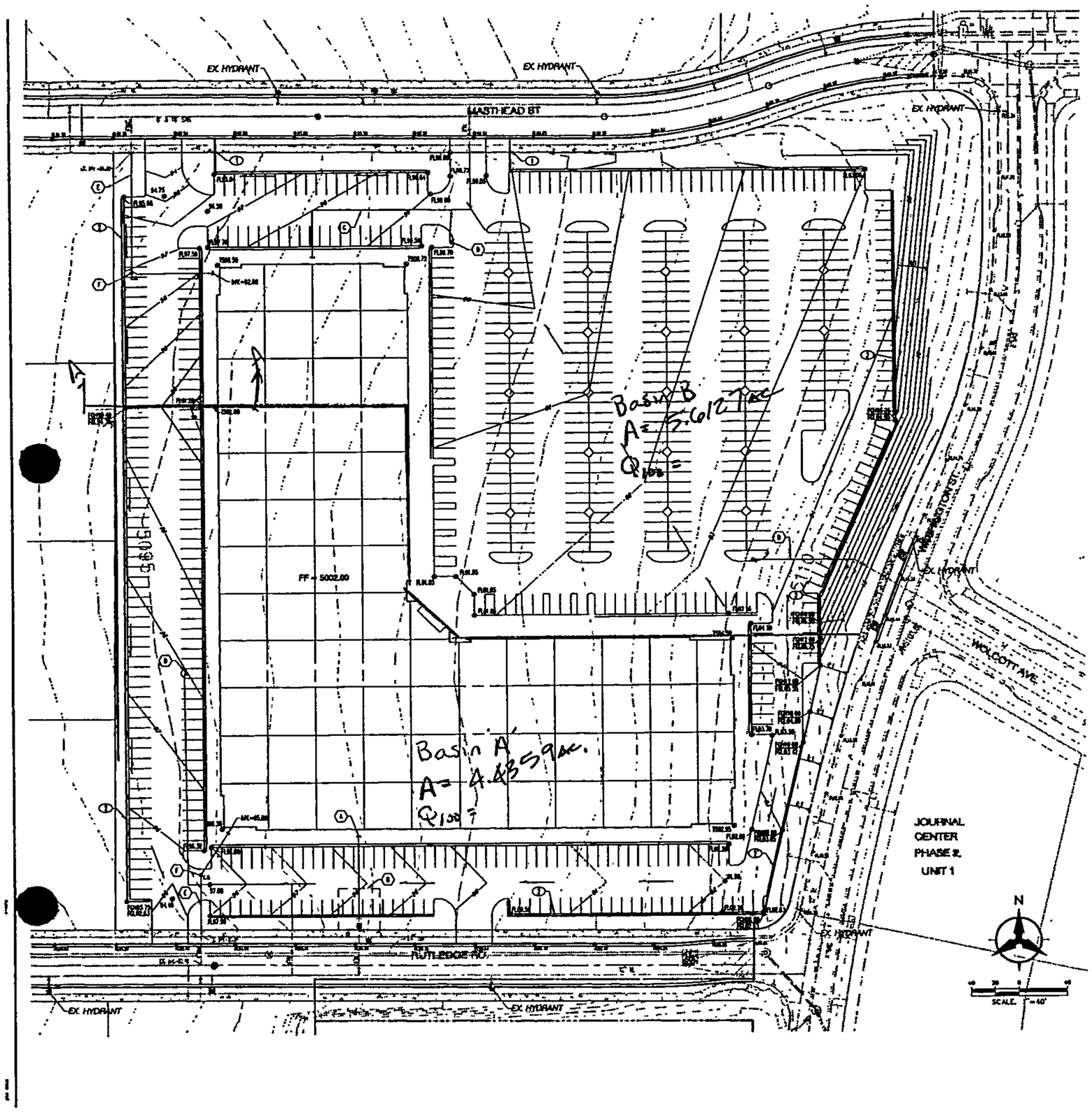
Prepared for
OPUS.
Opus West Corporation
2555 East Camelback Road
Suite 300
Phoenix, AZ 85016-4309
602-468-2000
602-468-2070 fax

PROJECT
OPUS
JOURNAL CENTER
PHASE II
LOCATION
ALBUQUERQUE, NEW MEXICO

SHEET TITLE
FLOOR
PLAN

SHEET NUMBER
A2.1

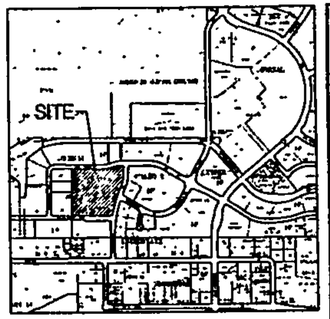


① GRADING KEYED NOTES

1. 12' WIDE SIDEWALK CULVERT AND CONCRETE RIBBON CHANNEL PER COA STD. DWG. 2236
2. RETAINING WALL

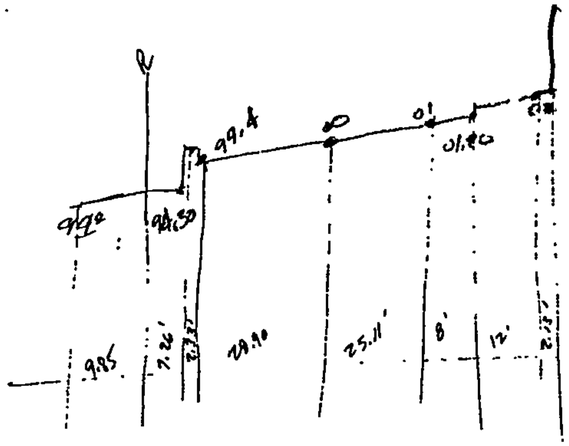
Ⓐ UTILITY KEYED NOTES

A. 3" WATER SERVICE AND METER
B. 30'x30' WATER METER EASEMENT
C. 6" FIRE LINE
D. FIRE HYDRANT & 6" FIRE LINE
E. 6" SANITARY SEWER



VICINITY MAP
ZONE MAP NO. D-13-Z

LEGAL DESCRIPTION:
LOT 11 JOURNAL CENTER PHASE 2



● SPOT ELEVATION ABBREVIATION LEGEND

FGH = FINISHED GRADE HIGH SIDE OF RETAINING WALL)
FGL = FINISHED GRADE ON LOW SIDE OF RETAINING WALL)
TS = TOP OF SIDEWALK
FL = FLOWLINE
TC = TOP OF CURB
TP = TOP OF PAVEMENT

CONCEPTUAL DRAINAGE MANAGEMENT PLAN

I. INTRODUCTION AND PURPOSE

The purpose of this submittal is to present a final drainage and grading plan for the proposed development of the Intuitive office building. The site consists of approximately 5.5 acres. The project has been reviewed and approved by DRB. The purpose of this drainage management plan is to support building permit approval.

II. SITE LOCATION

The site is located within the Journal Center Phase 2, near the northwest corner of Jefferson and Masthead. The site is bounded on the north by Masten Street, on the south by Masthead Avenue on the west by Washington Street, and on the south by Masthead. The legal description is Journal Center Phase 2 Lot 11A. Please see the vicinity map on this sheet.

III. EXISTING DRAINAGE CONDITIONS

The site is vacant land. Since some grading of the entire subdivision was recently finished, no significant vegetation exists. Currently Lot 11A drains to the west, to Washington St. and Masthead Ave. and the majority of the lot drains to Masthead.

IV. PROPOSED DRAINAGE CONDITIONS

This project proposes to construct a new 2-story office building. The existing approved drainage report for Journal Center Phase 2 fully drainage the DA[illegible] shown for this drainage of developed flows to the surface of the adjacent streets. The allowable drainage rate for the site is 5.6cfs/acre, which corresponds to 32cfs Q, 7.23cfs and 2.3cfs. Other than the 24" stubs shown in Masthead, there are no drain inlets in the adjacent streets and no underground media drains. Drainage is proposed, except for a drain drain inlet in the northwest corner of the site. This inlet will connect to an existing inlet in washington with a 24" pipe. Under proposed developed conditions, the site all drains to drain inlets on existing. The developed condition for the site will conform to the allowable drainage rates. Runoff from Basin A (5.6cfs) will be directed to Masthead and Washington, runoff from Basin B (5.6cfs) will be directed to Masten Avenue and runoff from Basin C (5.6cfs) will be directed to Masthead.

V. CONCLUSION

The drainage management plan proposes acceptable rates to be compliance with the approved drainage report for Journal Center Phase 2, and which meets city drainage requirements. With this submittal, we are seeking building permit approval.

SITE PROPOSED DRAINAGE CALCULATIONS

Basin A:
Land Treatments Percentages – "A" & "B" = 2.5%, "C" = 10%
Q100 = 0.95*Q1 MD(1.26+1.14) + 0.05(1.14)(9.28 = 10.6 cfs
NOTE: Basin A drains to Washington and Masthead.

Basin B:
Land Treatments Percentages – "A" & "C" = 2.5%, "B" = 10%
Q100 = 0.95*Q1 MD(1.26+1.14) + 0.05(1.14)(9.28 = 10.6 cfs
NOTE: Basin B drains to Masten.

Basin C:
Land Treatments Percentages – "A" & "C" = 2.5%, "B" = 10%
Q100 = 0.95*Q1 MD(1.26+1.14) + 0.05(1.14)(9.28 = 10.6 cfs

OPUS.
Opus Architects & Engineers, Inc.

REVISIONS

Bohannan ▲ Huston

ISSUE RECORD
09/19/03 DRB

DESIGN MANAGER
PROJECT MANAGER
DATE
09/19/03
PROJECT MANAGER
DRAWN BY
F LINK
CHECKED BY
C O'CONNELL

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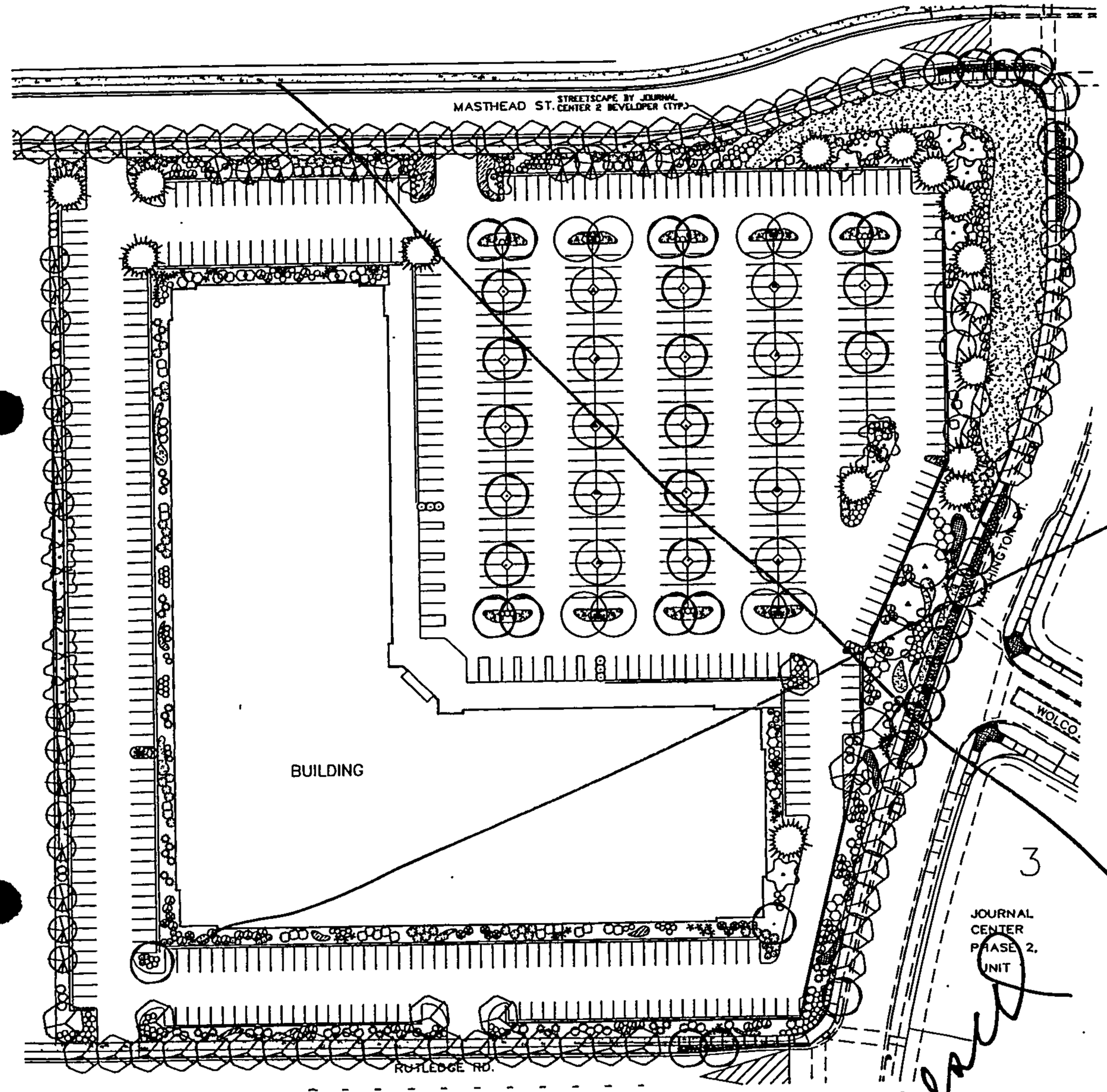
Prepared For
OPUS.
Opus West Corporation
[illegible]
Phoenix, AZ 85016-[illegible]
602-[illegible]
602-[illegible] fax

PROJECT
OPUS
JOURNAL CENTER
PHASE II
LOCATION
ALBUQUERQUE, NEW MEXICO

SHEET TITLE
CONCEPTUAL
GRADING &
UTILITY PLAN

SHEET NUMBER
C1.0



Plant Legend

Symbol	Botanical Name	Common Name
TREES		
	Crataegus crus-galli "Inermis"	THORNLESS HAWTHORN
	Cercis canadensis	OKLAHOMA REDBUD
	Celtis occidentalis	COMMON HACKBERRY
	Crataegus ambigua	RUSSIAN HAWTHORN
	Pinus flexilis	LIMBER PINE
	Fraxinus modesta	MODESTO ASH
	Pistacia chinensis	CHINESE PISTACHE
SHRUBS		
	Rosmarinus officinalis "Arp"	ARP ROSEMARY
	Pinus mugo mugo	DWARF MUGO PINE
	Vauquelinia californica	ARIZONA ROSEWOOD
	Fallugia paradoxa	APACHE PLUME
	Artemisia x Powis Castle	POWIS CASTLE
	Cowania mexicana	CLIFFROSE
	Cercocarpus ledifolius	MOUNTAIN MAHOGANY
	Teucrium chamaedrys	GERMANDER
	Nolina microcarpa	BEARGRASS
	Rhus aromatica "Gro Low"	PROSTRATE SUMAC
	Rhus trilobata	THREE LEAF SUMAC
PERENNIALS/GROUND COVERS		
	Zauschneria californica	HUMMINGBIRD PLANT
ORNAMENTAL GRASSES		
	Muhlenbergia capillaris "Regal Mist"	REGAL MIST
	Stipa tenuissima	MEXICAN THREADGRASS
	Pennisetum villosum	DWARF FOUNTAINGRASS
TURFGRASS		
	Buchloe dactyloides, 'Legacy'	LEGACY BUFFALO GRASS

PLANT MINIMUM SPECIFICATIONS BY SIZES FOR CONTAINER, BALL PLANTS SHOWN IN BOLD LANDSCAPE APPLY FOR FINISH OF THIS PROJECT.

Landscaping Notes

ALL PLANTING BEDS SHALL BE MULCHED WITH A 3" LAYER OF SHREDDED BARK TAN OR MOUNTAIN ROSE GRANITE FINES.

TREE LOCATIONS AS SHOWN ARE SCHEMATIC AND MAY VARY BASED ON SIGNAGE LOCATIONS, AND OTHER SITE CONSTRAINTS. TREE LOCATIONS SHALL COMPLY WITH ALL JURISDICTIONAL ORDINANCES WHICH APPLY.

RESPONSIBILITY FOR LANDSCAPE MAINTENANCE ON THE SITE SHALL LIE WITH THE OWNER.

AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM IS TO BE DESIGNED AND CONSTRUCTED FOR ALL INSTALLED PLANT MATERIALS. GRASS AREAS WILL BE SPRAY IRRIGATED, TREES WILL BE IRRIGATED WITH A LOW FLOW BUBBLER SYSTEM, AND SHRUBS AND GROUND COVERS WILL BE PROVIDED WITH A DRIP SYSTEM SYSTEM.

AT MATURITY, PLANTS WILL PROVIDE MINIMUM COVERAGE OF 75% OF THE LANDSCAPE AREA. LANDSCAPE PLAN WILL MEET THE REQUIREMENTS OF THE 1991 CONSERVATION LANDSCAPING AND WATER WISE ORDINANCE C GRD 16-1990.

THE LANDSCAPE DESIGN WILL EMPHASIZE WATER-CONSERVING PLANTING, PRIMARILY NATIVE, AND IS INTENDED TO COMPLEMENT THE ADJACENT NEIGHBORHOOD PLANTING.

PLANS ARE DIAGRAMMATIC AND APPROXIMATE DUE TO THE SCALE OF THE DRAWINGS, AND NOT ALL INDIVIDUAL SHRUBS OR GROUND COVERS ARE SHOWN. ACTUAL TREE LOCATIONS MAY VARY TO ACCOMODATE SIGNAGE, LIGHTING LOCATIONS OR OTHER SITE CONSTRAINTS.

Area Calculations

TOTAL SITE (8.35 Ac.) =	363,660 S.F.
BUILDING TOTAL (FIRST FLOOR) =	109,112 S.F.
NET SITE AREA =	254,548 S.F.
LANDSCAPE AREA REQUIRED =	38,215 S.F.
LANDSCAPE AREA PROVIDED =	65,340 S.F.
LANDSCAPE AREA AS PERCENT OF NET SITE AREA =	26%

40 20 0 40
SCALE: 1" = 40'

sites southwest
6100 A SAN FRANCISCO NE
ALBUQUERQUE, NM 87109
PHONE: 505-822-8300
FAX: 505-822-8303
E-MAIL: mail@sites-sw.com
WEB: www.sites-sw.com
PLANNING
L. ANDSCAPE ARCHITECTURE
M ARKET ANALYSIS

Sheet 1of 1

OPUS.
Opus Architects & Engineers, Inc.
10500 Bren Road West
Minnetonka, MN 55343-9110
952-936-4444
952-936-4520 fax

ISSUANCE

ISSUE RECORD

DESIGN NUMBER
PROJECT NUMBER
DATE
PROJECT MANAGER
DRAWN BY MIL
CHECKED BY TC

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Prepared For
OPUS.
Opus West Corporation
2555 East Camelback Road
Suite 300
Phoenix, AZ 85016-4324
602-468-2000
602-468-2040 fax

PROJECT
OPUS
JOURNAL CENTER
PHASE II

LOCATION
ALBUQUERQUE, NEW MEXICO

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER

Reserved

City of Albuquerque

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.

Date: September 29, 2003

TO CONTACT NAME: Stephanie Stratton
COMPANY/AGENCY: Bohannan Huston
ADDRESS/ZIP: 7500 Jefferson NE 87109
PHONE/FAX #: 823-1000 / 798-7988

Thank you for your inquiry of 9-29-03 (Date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Journal Center, Phase 2, Lot 11

zone map page(s) D-17

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

Alameda North Valley
[redacted] Association

Contacts: Steve Wentworth
8919 Boe Ln. NE / 87113-2328
897-3052 (h) 897-0333 (w)
Leroy Gurule
713 Alameda Blvd. NW, Alameda
890-1845 (h) 87114

Neighborhood Association

Contacts:

See reverse side for additional Neighborhood Association Information: YES { } NO {X}

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 our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalaina L Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

Attention: Both contacts per neighborhood association need to be notified.

planning.recognized.na.form(05/08/01)

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

September 29, 2003

Steve Wentworth
8919 Boe Lane NE
Albuquerque, New Mexico 87113-2328

RE: Site Development Plan for Building Permit
Journal Center Phase 2 Lot 11

Dear Mr. Wentworth.:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Alameda North Valley Neighborhood Association.

This letter is to advise you that Bohannan Huston, Inc., agent for Opus West Corporation, is requesting approval of Site Development Plan for Building Permit for Journal Center Phase 2 Lot 11 from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the application package that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

Glenn Broughton
Project Manager
Community Development and Planning Group

SS
Enclosure

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

September 29, 2003

Leroy Gurule
713 Alameda Blvd. NW
Albuquerque, New Mexico 87114

RE: Site Development Plan for Building Permit
Journal Center Phase 2 Lot 11

Dear Mr. Gurule:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Alameda North Valley Neighborhood Association.

This letter is to advise you that Bohannan Huston, Inc., agent for Opus West Corporation, is requesting approval of Site Development Plan for Building Permit for Journal Center Phase 2 Lot 11 from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the application package that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

Glenn Broughton
Project Manager
Community Development and Planning Group

SS
Enclosure

7000 0520 0025 3144 1893

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

Postage	$ .60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.65

Postmark Here

Recipient's Name (Please Print Clearly) (To be completed by mailer)
Leroy Burrill
Street, Apt. No.; or PO Box No.
413 Alameda Blvd. NW
City, State, ZIP+4
Albuquerque, NM 87114

PS Form 3800, February 2000 See Reverse for Instructions

7000 0520 0025 3144 1909

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

Postage	$ .60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.65

Postmark Here

Recipient's Name (Please Print Clearly) (To be completed by mailer)
Steve Wentworth
Street, Apt. No.; or PO Box No.
8919 Bellane NE
City, State, ZIP+4
Albuquerque, NM 87113-2328

PS Form 3800, February 2000 See Reverse for Instructions

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

TO BE COMPLETED BY APPLICANT

APPLICANT: Plus West Corporation **Date of request:** 9/30/03 **Zone atlas page(s):** D-17

CURRENT:

Zoning IP

Parcel Size (acres / sq.ft.) 10.05

Legal Description - Journal Center Phase 2

Lot or Tract # 11 Block #

Subdivision Name

REQUESTED CITY ACTION(S):

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

PROPOSED DEVELOPMENT:

No construction / development [ ]

New Construction [X]

Expansion of existing development [ ]

GENERAL DESCRIPTION OF ACTION: [1]

# of units -

Building Size - 12,000 (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 Stephanie Stratton Date 10-2-03

(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRANSPORTATION DEVELOPMENT

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

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

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

Notes: MASTHEAD 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.**

Tony Sylvester 10-2-03

TRAFFIC ENGINEER DATE

ENVIRONMENTAL HEALTH

Per letter dated August 7, 2003 from the Director of the Environmental Health Department to the Director of the Planning Department, "all 5 CO monitors within Bernalillo County are yielding 8-hour average CO levels at less than 50% of the Federal CO standard ..." and "based on our review of the available scientific data, we do not foresee a circumstance where preparation of a detailed air quality study for a land use development will be warranted - regardless of the project size, location or traffic generated".

Required **TIS** **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 deferred if the arrangements are not complied with.

TIS - **SUBMITTED** 5/ /98 Tony Sylvester 10-2-03

- **FINALIZED** / / TRAFFIC ENGINEER DATE

PLUS CURRENT UPDATES

TO STEPH 798- 7988

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 4/7/2003

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

Stephanie Stratton 10-2-03

Applicant or Agent Signature / Date

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

✓ 1. **Site Plan** (including utilities and easements)
✓ 2. **Landscaping Plan**
✓ 3. **Preliminary Grading Plan** (A separate Grading Plan sheet is required for a sites 1 acre or more.)
✓ 4. **Building and Structure Elevations**

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.**

Accompanying Material

→ ___ A. 82" x 11" reduction for each plan sheet.

✓ B. **Written project summary**. Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 - SITE PLAN

A. General Information

✓ 1. Date of drawing and/or last revision
✓ 2. Scale: 1.0 acre or less 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]*

✓ 3. Bar scale
✓ 4. North arrow
✓ 5. Scaled vicinity map
✓ 6. Existing structures on the site and within 20 feet of the site boundaries
✓ 7. Property lines (clearly identify)
✓ 8. Existing and proposed easements (identify each)

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 4/7/2003

✓ 2. Pedestrian trails and linkages
N/A 3. Bus facilities, including routes, bays and shelters existing or required

4. Utilities

✓ 1. Fire hydrant locations, existing and proposed.
✓ 2. Distribution lines
✓ 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)

5. Phasing

N/A A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SHEET #2 - LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff.

✓ 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 (pavement, sidewalks, slope pavings, curb and gutters, etc.)
  ✓ B. Pervious areas (planting beds, grass, ground cover vegetation, etc.)
  N/A C. Ponding areas either for drainage or landscaping/recreational use
✓ 7. Identify type, location and size of plantings (common and/or botanical names).
  N/A 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. Describe irrigation system
✓ 9. Planting Beds, indicating square footage of each bed
✓ 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
✓ 11. Responsibility for Maintenance (statement)
✓ 12. Statement of compliance with Water Conservation...Ordinance, see article 6-1-1-1.
✓ 13. Landscaped area requirement; square footage and percent (specify clearly on plan)
✓ 14. Landscaped area provided; square footage and percent (specify clearly on plan)

SHEET #3 –PRELIMINARY GRADING PLAN –

The Preliminary Grading Plan provides the Planning Commission and staff with an understanding of site topography and how it relates to adjacent property. Planning staff may waive or allow adjustments to the Preliminary Grading Plan requirements for sites that are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

Grading information for sites that are under 1 acre can be included on Sheet #1.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 4/7/2003

A. General Information

✓ 1. Scale - must be same as Sheet #1 - Site Plan
✓ 2. Bar Scale
✓ 3. North Arrow
✓ 4. Property Lines
✓ 5. Existing and proposed easements
✓ 6. Building footprints
✓ 7. Location of Retaining walls

B. Grading Information

✓ 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
✓ 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
N/A 3. Identify ponding areas, erosion and sediment control facilities.
✓ 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

✓ A. Scale (minimum of 1/8" or as approved by Planning Staff).
✓ B. Bar Scale
✓ C. Detailed Building Elevations for each facade
✓ 1. Identify facade orientation
✓ 2. Dimensions of facade elements, including overall height and width
✓ 3. Location, material and colors of windows, doors and framing
✓ 4. Materials and colors of all building elements and structures

N/A E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff.

B. Signage

___ 1. Site location(s)
___ 2. Sign elevations to scale
___ 3. Dimensions, including height and width
___ 4. Sign face area - dimensions and square footage clearly indicated
___ 5. Lighting
___ 6. Materials and colors for sign face and structural elements.

Applicants should make sure that the submitted site development plan drawings are accurate and complete, and that items specified in this checklist have been clearly indicated on the plan drawings as required.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised. 4/7/2003

B. Proposed Development

1. Structural

✓ A. Location of existing and proposed structures (distinguish between existing & proposed)
✓ B. Square footage of each structure
✓ C. Proposed use of each structure
___ D. Temporary structures, signs and other improvements
___ E. Walls, fences, and screening: indicate height, length, color and materials
✓ F. Dimensions of all principal site elements or typical dimensions thereof
___ G. Loading facilities
✓ H. Site lighting (indicate height & fixture type)
✓ I. Indicate structures within 20 feet of site
✓ J. Elevation drawing of refuse container and enclosure, if applicable.

2. Parking and Internal Circulation

___ A. Parking layout with spaces numbered per aisle and totaled.
✓ 1. **Location and typical dimensions**, including handicapped spaces
✓ 2. **Calculations:** spaces required: 392 provided: 706

Handicapped spaces required: _____ provided: _____

___ B. Bicycle parking & facilities
___ 1. Bicycle racks, spaces required: _____
provided: _____

___ 2. Other bicycle facilities, if applicable

✓ C. Vehicular Circulation (Refer to Chapter 23 of DPM)
✓ 1. Ingress and egress locations, including width and curve radii dimensions
✓ 2. Drive aisle locations, including width and curve radii dimensions
✓ 3. End aisle locations, including width and curve radii dimensions
✓ 4. Location & orientation of refuse enclosure, with dimensions
✓ 5. Curb cut locations and dimensions

✓ D. Pedestrian Circulation
✓ 1. Location and dimensions of all sidewalks and pedestrian paths
✓ 2. Location and dimension of drive aisle crossings, including paving treatment
___ 3. Location and description of amenities, including patios, benches, tables, etc.

3. Streets and Circulation

___ A. Locate and identify adjacent public and private streets and alleys.
___ 1. Existing and proposed pavement widths, right-of-way widths and curve radii
___ 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
___ 3. Location of traffic signs and signals related to the functioning of the proposal
___ 4. Identify existing and proposed medians and median cuts
___ 5. Sidewalk widths and locations, existing and proposed

___ B. Identify Alternate transportation facilities within site or adjacent to site
___ 1. Bikeways and bike-related facilities

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

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)
LAND DEVELOPMENT COORDINATION SECTION (LDC)
Plaza Del Sol -2nd & 4TH Floor West - 600 2nd St NW 87102
Front Counter Main Number (505) 924-3858 or 924-3895
Main Fax (505) 924-3864

PAID RECEIPT

APPLICANT NAME OPUS WEST CORP.

AGENT BOHANNAN HUSTON INC

ADDRESS 7500 JEFFERSON ST. NE 87109

PROJECT NO. 1002321

APPLICATION NO. 03DRB-01662

$ 385.00 441006 / 4983000 (DRB Cases)

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

$ 75.00 441018 / 4971000 (Notification)

$ 460.00 **Total amount due**

THE FACE OF THIS DOCUMENT HAS A SCREENED BACKGROUND AND COLORED INK.

OPUS WEST CONSTRUCTION CORPORATION
ARCHITECTS • CONTRACTORS • DEVELOPERS
2555 E. Camelback Rd , Suite 800
Phoenix, Arizona 85016

WELLS FARGO
Wells Fargo Bank
Phoenix, AZ
11-24/1210(8)

073374

DATE	NUMBER
09/23/03	73374

AMOUNT
**********$460.00**

PAY ***** Four Hundred Sixty Dollars & no/100 *****

TO THE ORDER OF CITY OF ALBUQUERQUE*

DUPLICATE
City Of Albuquerque
Treasury Division

10/02/2003 9:59AM LOC: ANNX
RECEIPT# 00015157 WS# 008 TRANS# 0006
Account 441006 Fund 0110
Activity 4983000 TRSDMM
Trans Amt $460.00
J24 Misc $385.00

⑈073374⑈ ⑆121000248⑆4038 14⑈0234⑈

Thank You

DUPLICATE
City Of Albuquerque
Treasury Division
VOID IF NOT CASHED WITHIN 60 DAYS

10/02/2003 10:00AM LOC: ANN
X
RECEIPT# 00015158 WS# [illegible]
Account 441018 Fund 0110
Activity 4971000 TRSDMM
Trans Amt $460.00
J24 Misc 10/28/02 $75.00
CK $460.00
CHANGE $0.00

SIGN POSTING AGREEMENT

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. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter 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 Development Services Front Counter at a charge of $3.50 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 at least two feet from the ground.
   C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

   A. One sign shall be posted on each paved street frontage. Signs may be 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 staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from October 14th '03 To October 24th '03

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 Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Stephanie Stratton — (Applicant or Agent) 10-2-03 — (Date)

I issued 3 signs for this application, 10/2/03 (Date), [illegible] (Staff Member)

DRB PROJECT NUMBER: 1002321

Rev. 5/9/03

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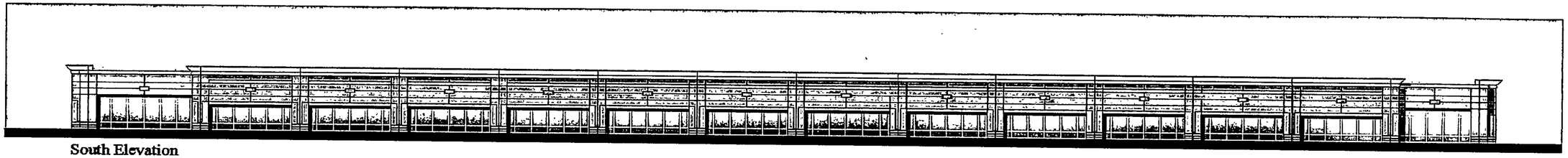
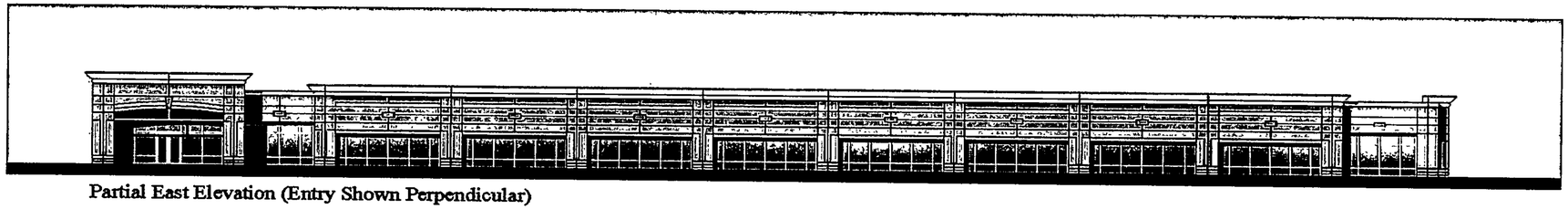
ALBUQUERQUE, NEW MEXICO

OPUS

Perspective Rendering



South Elevation



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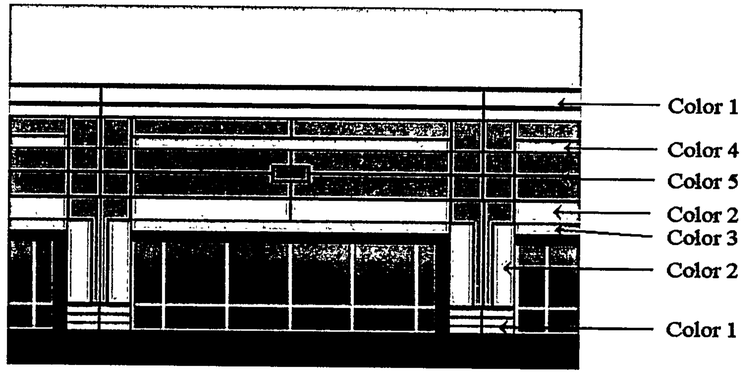
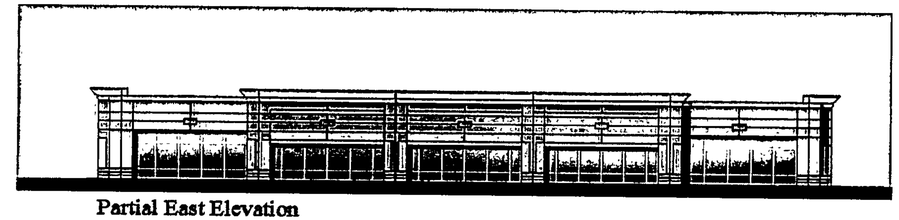
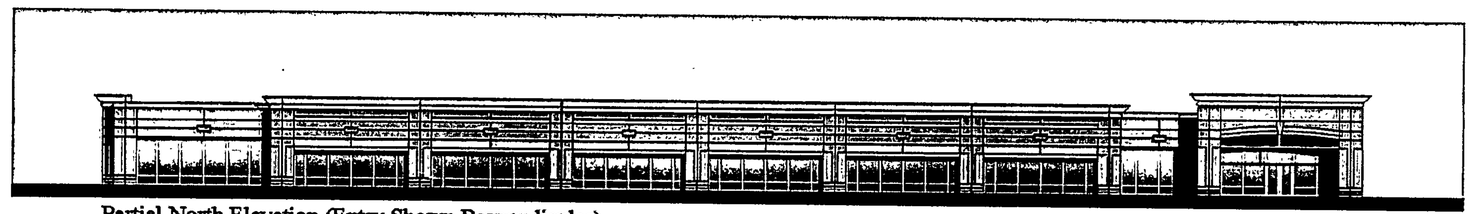


Typical Bay



Partial East Elevation



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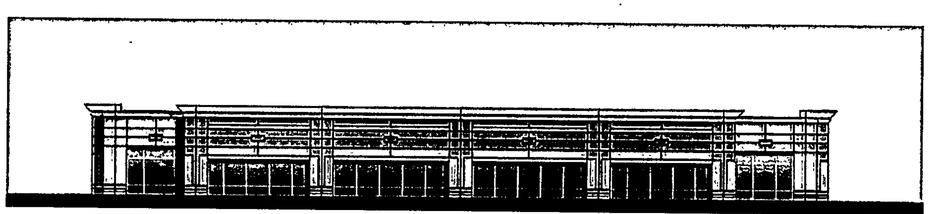
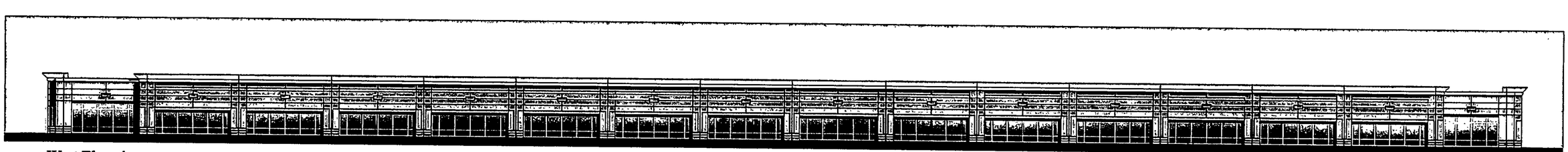


Partial North Elevation



West Elevation

9.19.03

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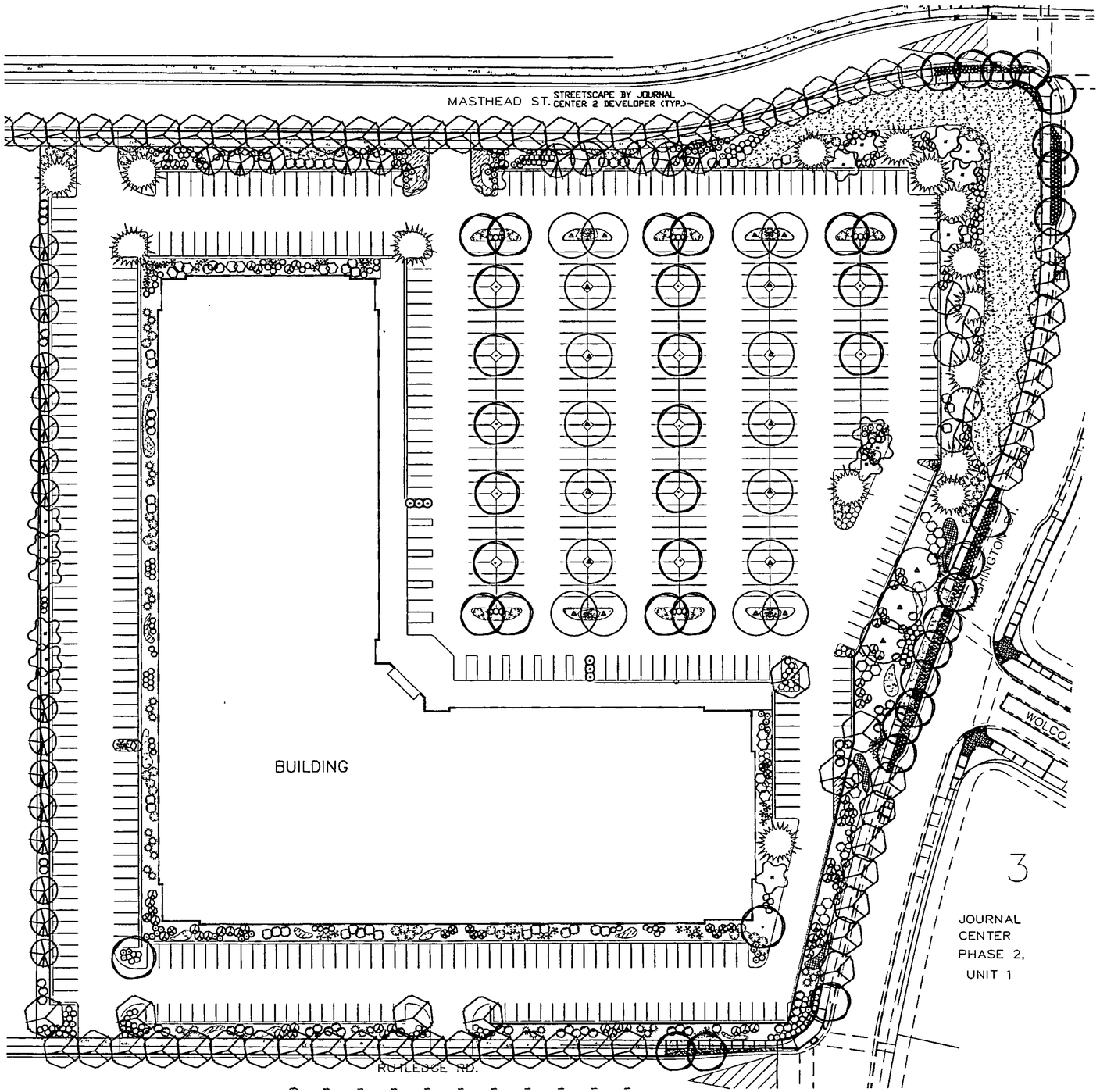
Albuquerque, New Mexico

Exterior Elevations

OPUS



Plant Legend

Symbol	Botanical Name	Common Name
TREES		
	Crataegus crus-galli "Inermis"	THORNLESS HAWTHORN
	Cercis canadensis	OKLAHOMA REDBUD
	Celtis occidentalis	COMMON HACKBERRY
	Crataegus ambigua	RUSSIAN HAWTHORN
	Pinus flexilis	LIMBER PINE
	Fraxinus modesta	MODESTO ASH
	Pistacia chinensis	CHINESE PISTACHE

Symbol	Botanical Name	Common Name
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	Pinus mugo mugo	DWARF MUGO PINE
	Vauquelinia californica	ARIZONA ROSEWOOD
	Fallugia paradoxa	APACHE PLUME
	Artemisia x Powis Castle	POWIS CASTLE
	Cowania mexicana	CLIFFROSE
	Cercocarpus ledifolius	MOUNTAIN MAHOGANY
	Teucrium chamaedrys	GERMANDER
	Nolina microcarpa	BEARGRASS
	Rhus aromatica "Gro Low"	PROSTRATE SUMAC
	Rhus trilobata	THREE LEAF SUMAC

Symbol	Botanical Name	Common Name
PERENNIALS/GROUND COVERS		
	Zauschneria californica	HUMMINGBIRD PLANT
ORNAMENTAL GRASSES		
	Muhlenbergia capillaris "Regal Mist"	REGAL MIST
	Stipa tenuissima	MEXICAN THREADGRASS
	Pennisetum villosum	DWARF FOUNTAINGRASS
TURFGRASS		
	Buchloe dactyloides, 'Legacy'	LEGACY BUFFALO GRASS

PLANS INDICATE STREETSCAPING BY OTHERS FOR CONTEXT. ONLY PLANTS SHOWN IN BOLD LINEWEIGHT APPLY FOR REVIEW OF THIS PROJECT.

Landscaping Notes

ALL PLANTING BEDS SHALL BE MULCHED WITH A 3" LAYER OF SANTA ANA TAN OR MOUNTAIN ROSE CRUSHER FINES.

TREE LOCATIONS AS SHOWN ARE SCHEMATIC AND MAY VARY BASED ON SIGNAGE LOCATIONS, AND OTHER SITE CONSTRAINTS. TREE LOCATIONS SHALL COMPLY WITH ALL JURISDICTIONAL ORDINANCES WHICH APPLY

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AT MATURITY, PLANTS WILL PROVIDE MINIMUM COVERAGE OF 75% OF THE LANDSCAPE AREA.

LANDSCAPE PLAN WILL MEET THE REQUIREMENTS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE C ORD 18-1995.

THE LANDSCAPE DESIGN WILL EMPHASIZE WATER-CONSERVATIVE PLANTING, PRIMARILY NATIVES, AND IS INTENDED TO COMPLIMENT THE ADJACENT NEIGHBORHOOD PLANTINGS.

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Area Calculations

TOTAL SITE (8.35 Ac.) =	361,548 S.F.
BUILDING TOTAL (FIRST FLOOR) =	120,117 S.F.
NET SITE AREA=	241,431 S.F.
LANDSCAPE AREA REQUIRED =	38,215 S.F.
LANDSCAPE AREA PROVIDED =	88,810 S.F
LANDSCAPE AREA AS PERCENT OF NET SITE AREA =	37%

40 20 0 40

SCALE: 1" = 40'

sites southwest
5130 A SAN FRANCISCO NE
ALBUQUERQUE, NM 87109
PHONE: 505-822-8200
FAX: 505-822-8282
E-MAIL: mail@sites-sw.com
WEB: www.sites-sw.com
PLANNING
LANDSCAPE ARCHITECTURE
MARKET ANALYSIS

Sheet 1of 1

OPUS.
Opus Architects & Engineers, Inc.
10350 Bren Road West
Minnetonka, MN 55343-9110
952-656-4444
952-656-4529 fax

REGISTRATION

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DESIGN NUMBER

PROJECT NUMBER

DATE

PROJECT MANAGER

DRAWN BY MKL

CHECKED BY TC

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602-468-7010 fax

PROJECT
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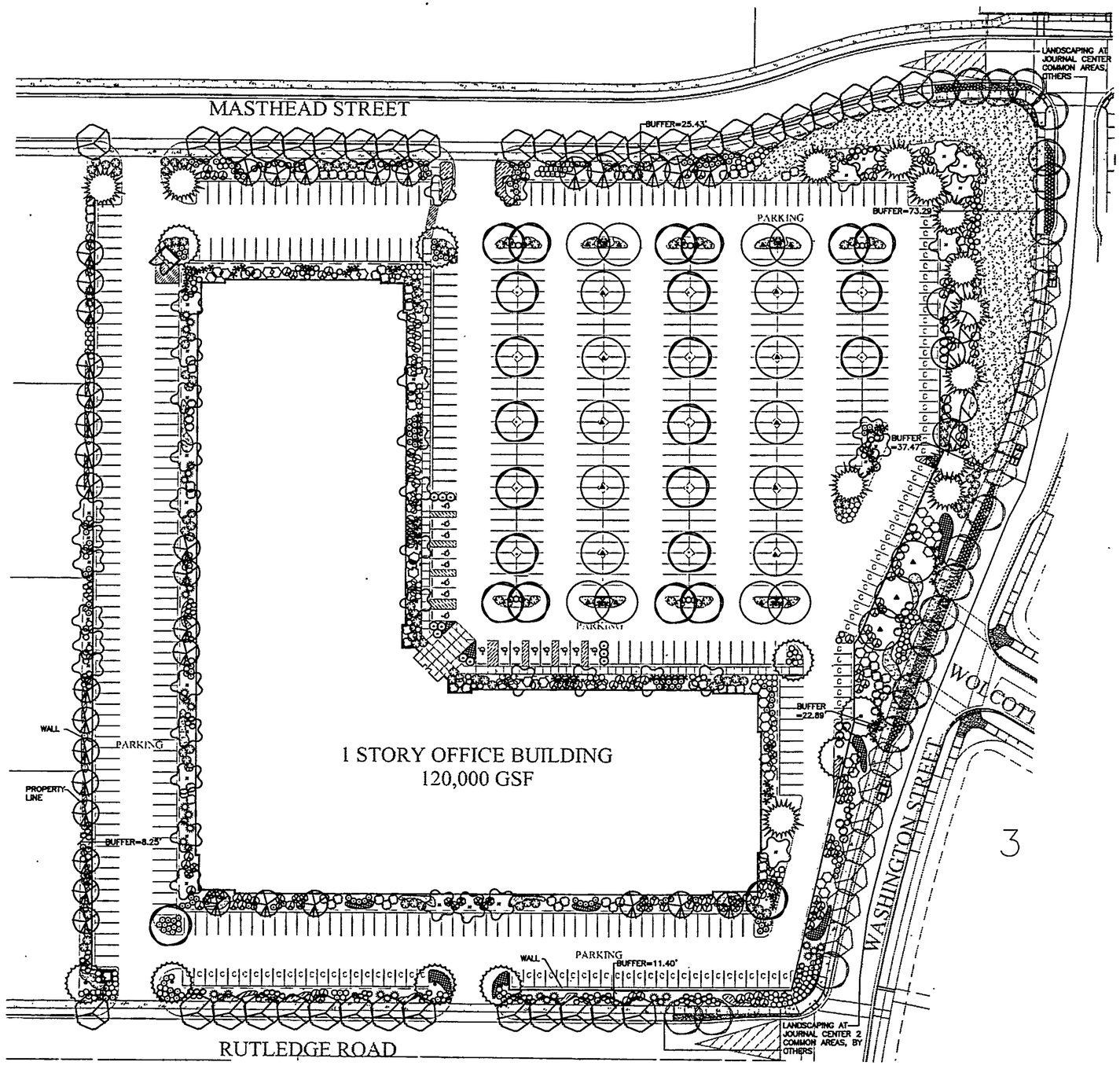
PHASE II

LOCATION
ALBUQUERQUE, NEW MEXICO

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER



Plant Legend

Symbol	Botanical Name	Common Name	Mature Size (HT. X W.)	Water Use
TREES				
	Crataegus crus-galli "Inermis"	THORNLESS HAWTHORN	18' X 20'	MODERATE
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	Pinus flexilis	LIMBER PINE	20' X 25'	MODERATE
	Fraxinus modesto	MODESTO ASH	25' X 25'	MODERATE
	Fraxinus velutina var. Berlinda	BERLINDA ASH	25' X 25'	MODERATE
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	Pinus mugo mugo	DWARF MUGO PINE	3' X 3'	MODERATE
	Vauquelinia californica	ARIZONA ROSEWOOD	10' X 8'	LOW
	Fallugia paradoxa	APACHE PLUME	5' X 5'	LOW
	Artemisia x Powis Castle	POWIS CASTLE	18" X 3'	MODERATE
	Cowania mexicana	CLIFFROSE	5' X 6'	LOW
	Cercocarpus ledifolius	MOUNTAIN MAHOGANY	10' X 8'	LOW
	Teucrium chamaedrys	GERMANDER	18" X 2'	MODERATE
	Nolina microcarpa	BEARGRASS	3' X 3'	LOW
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	Pennisetum villosum	DWARF FOUNTAINGRASS	3' X 3'	MODERATE
TURFGRASS				
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LANDSCAPE AREA AS PERCENT OF NET SITE AREA =	34%

40 20 0 40
SCALE: 1" = 40'

sites southwest
5120 A SAN FRANCISCO NE
ALBUQUERQUE, NM 87109
PHONE:505-822-8200
FAX:505-822-8282
E-MAIL:info@sites-sw.com
WEB:www.sites-sw.com
PLANNING
LANDSCAPE ARCHITECTURE
MARKET ANALYSIS

Sheet 1of 1

OPUS.
Opus Architects & Engineers, Inc.
16300 Iron Bend West
Minnetonka, MN 55343-9110
952-656-4444
952-656-4529 fax

REGISTRATION

ISSUE RECORD
10/29/2003 DRB SUBMITAL

DESIGN NUMBER

PROJECT NUMBER

DATE
10/29/2003
PROJECT MANAGER
T. Day
DRAWN BY MKL
CHECKED BY TG

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PROJECT
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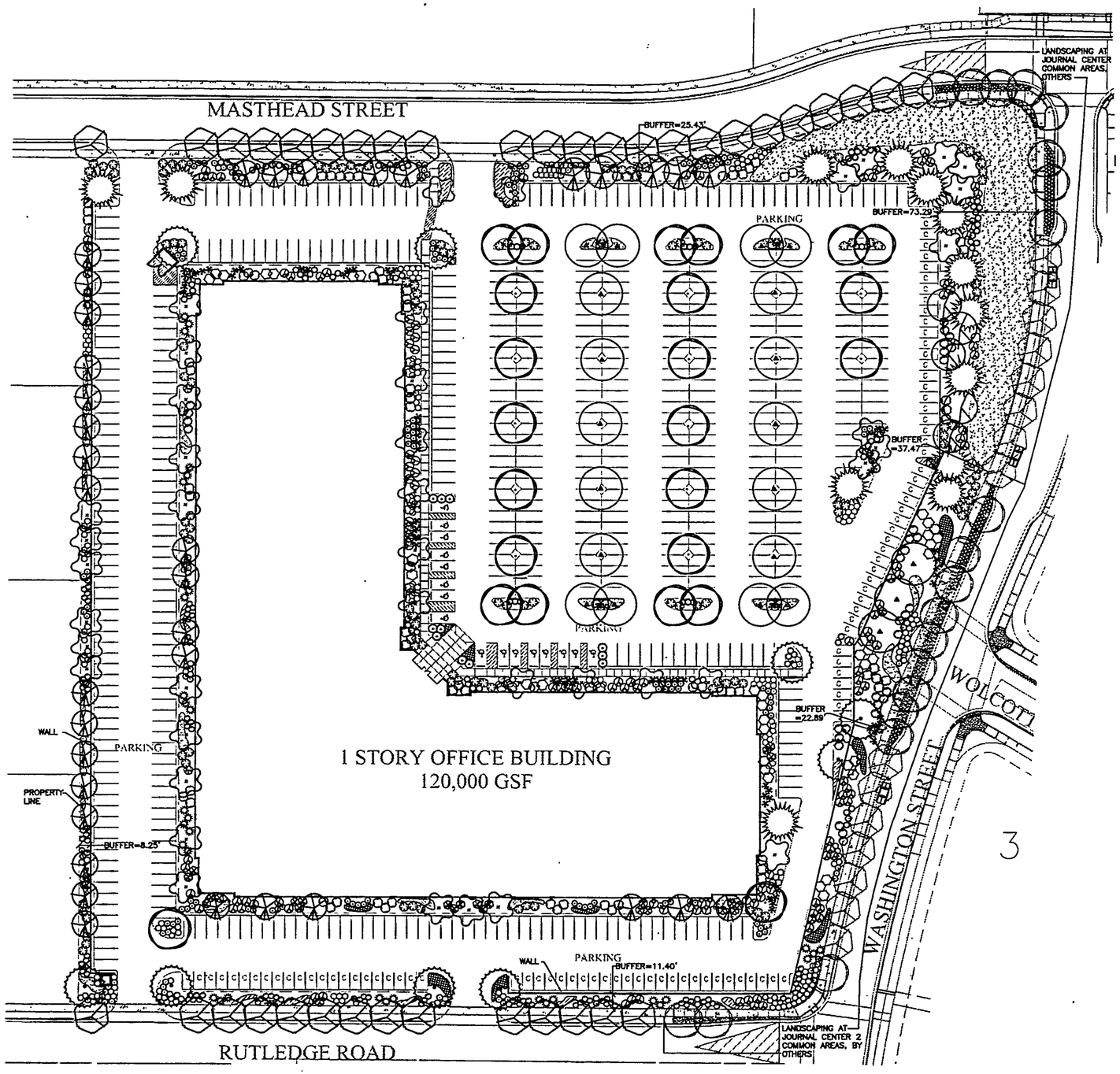
PHASE II

LOCATION
ALBUQUERQUE, NEW MEXICO

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L1.1



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40 20 0 40

SCALE: 1" = 40'

sites southwest
8180 A SAN FRANCISCO NE
ALBUQUERQUE, NM 87109
PHONE:505-822-8300
FAX:505-822-8282
E-MAIL:info@sites-sw.com
WEB:www.sites-sw.com
P LANNING
L ANDSCAPE ARCHITECTURE
M ARKET ANALYSIS

Sheet 1of 1

10/29/03

OPUS.
Opus Architects & Engineers, Inc.
16305 Swingley Ridge Road
Chesterfield, MO 63017-9110
952-656-4444
952-656-4525 fax

REGISTRATION

ISSUE RECORD
10/29/2003 DRB SUBMITTAL

DESIGN NUMBER

PROJECT NUMBER

DATE
10/29/2003
PROJECT MANAGER
T. Coy
DRAWN BY MAL
CHECKED BY TC

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Phoenix, AZ 85016-4281
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PROJECT
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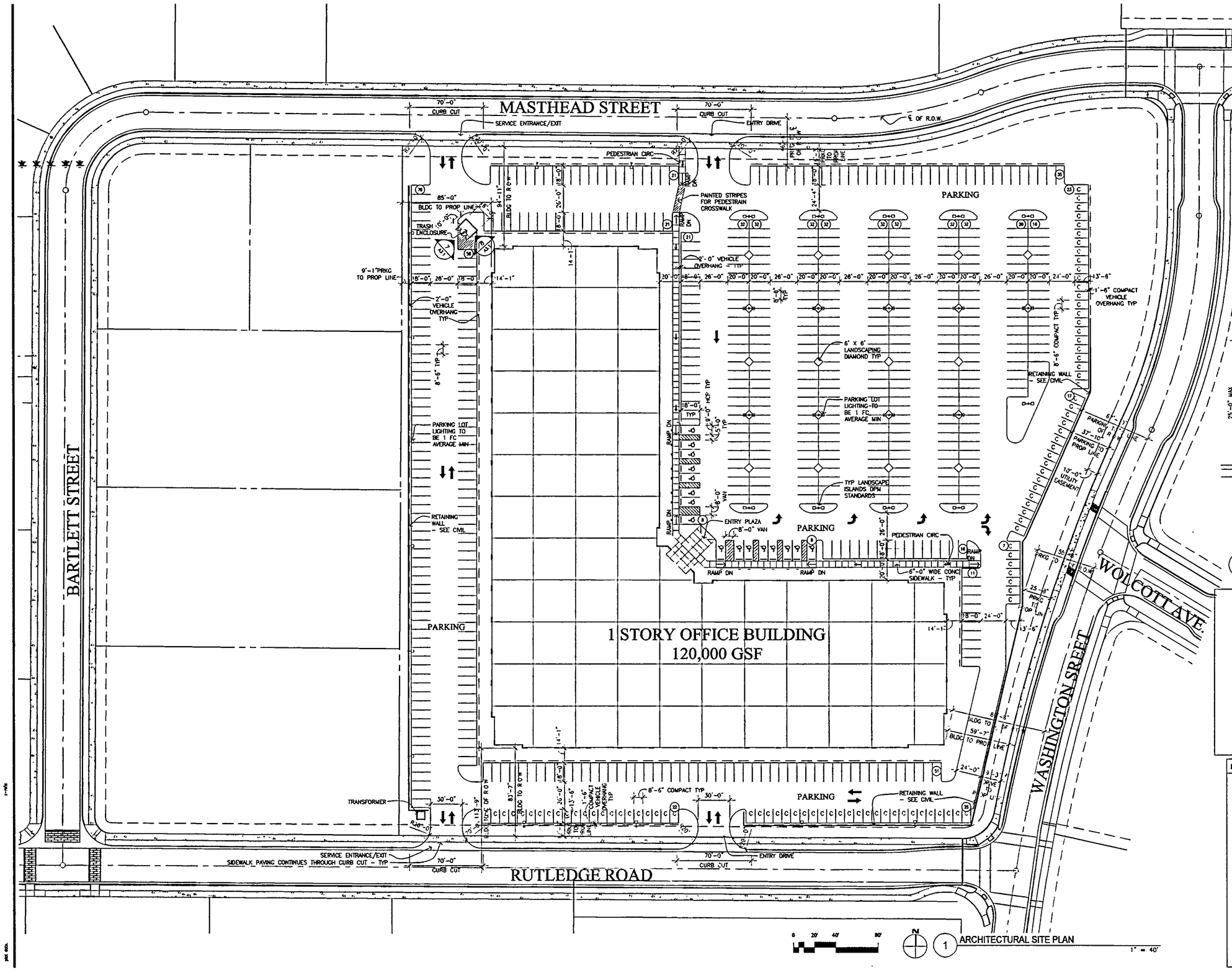
PHASE II

LOCATION
ALBUQUERQUE, NEW MEXICO

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L1.1



DRAWING INDEX

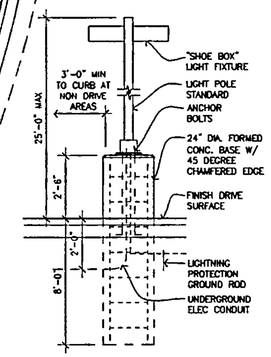
A1.1 - Site Plan and Details
A2.1- Floor Plan
A3.1- Exterior Elevations
L1 - Schematic Landscape Plan
C1 - Conceptual Grading and Utility Plan

PROJECT DATA

Zoning	= IP (Industrial Park)
Site Area	= 10.05 Acres +/-
Building Area	= 118,727+/- RSF = 120,000 GSF
Building Coverage	=27%
FAR	= .27
Parking Required	= 392 (3.3 / 1000 RSF)
Parking Provided	= 706 (5.8 / 1000 RSF)
Compact	= 94
Standard	= 598
Handicap	= 16
Total	= 706

GENERAL NOTES

1. SEE CIVIL DRAWINGS FOR BUILDING LAYOUT, CURB DIMENSIONS, HORIZONTAL CONTROL AND PROPERTY DIMENSIONS.
2. SEE CIVIL DRAWINGS FOR SITE GRADING AND DRAINAGE.
3. SEE LANDSCAPING DRAWINGS FOR SITE HARDSCAPE PLANS, DIMENSIONS, TEXTURES, PATTERNS AND SITE DETAILS



2 LIGHT STANDARD BASE
NO SCALE

Development Review Board Member Approval	
Traffic	Date
Utilities	Date
Parks and Recreation	Date
City Engineer/AMAFCA	Date
DRB Chair	Date
Solid Waste Dept.	Date

OPUS.
Opus Architects & Engineers, Inc.
16350 Bren Road West
Minnetonka, MN 55343-0110
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09/19/03 DRB SUBMITTAL

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09/19/03
PROJECT MANAGER
D. SNELL
DRAWN BY
F. LINK
CHECKED BY
C. O'CONNELL

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LOCATION
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SHEET TITLE
ARCHITECTURAL SITE PLAN AND DETAILS

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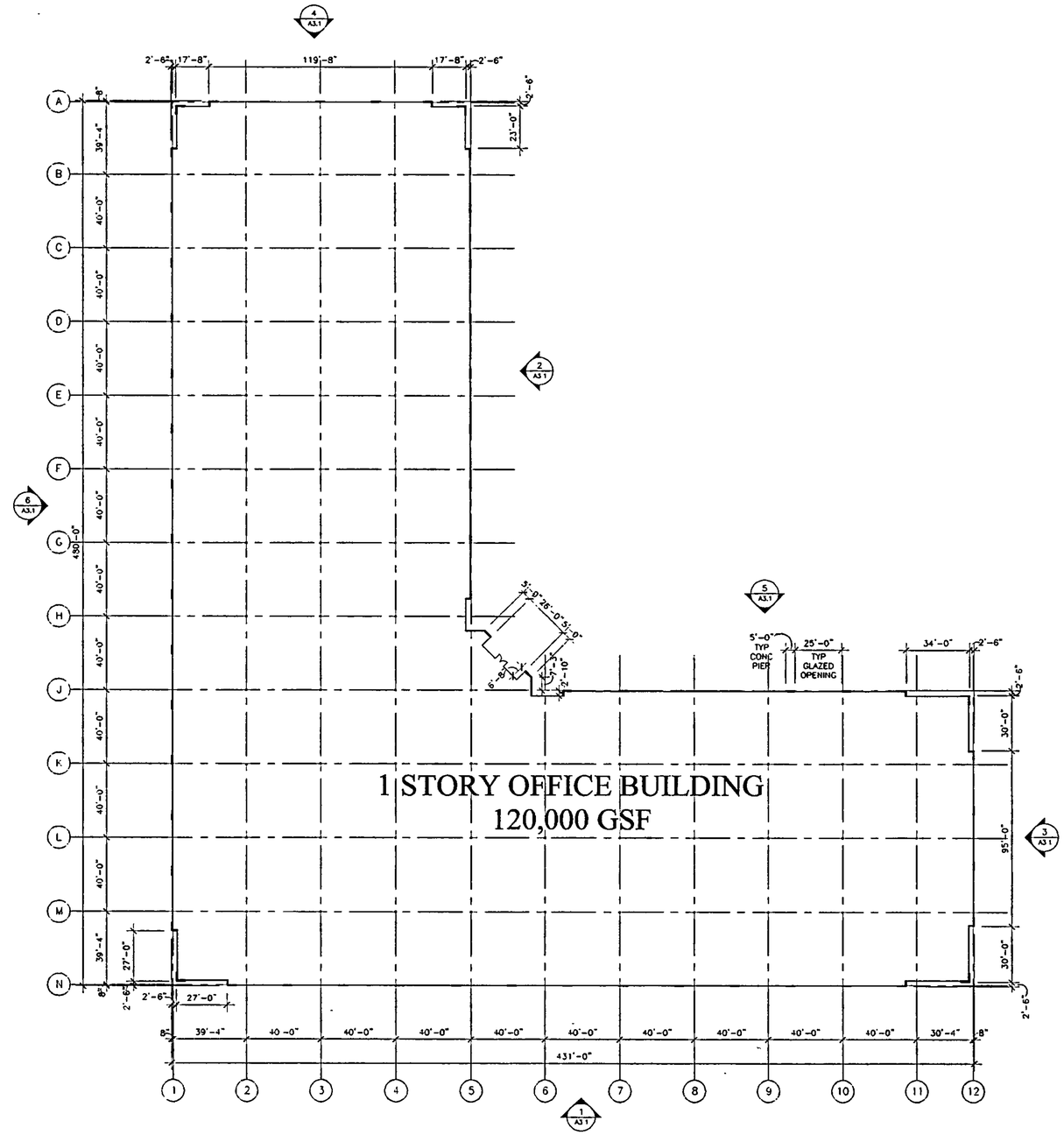

0 16' 32' 64'

N

1 FLOOR PLAN

1/32" = 1'-0"

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16350 Bren Road West
Minnetonka, MN 55343-0110
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952-856-6529 fax

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PROJECT NUMBER

DATE
09/19/03

PROJECT MANAGER
D. SNELL

DRAWN BY
F.LINK

CHECKED BY
C. O'CONNELL

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Prepared For

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602-468-7000
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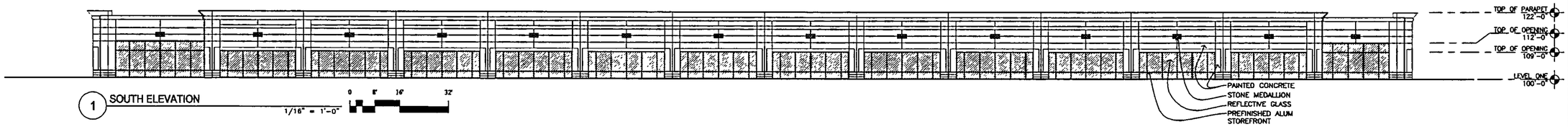
PROJECT
OPUS
JOURNAL CENTER
PHASE II

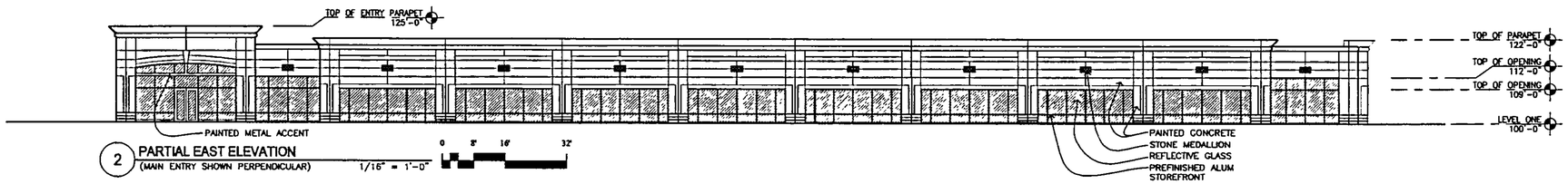
LOCATION
ALBUQUERQUE, NEW MEXICO

SHEET TITLE
FLOOR
PLAN

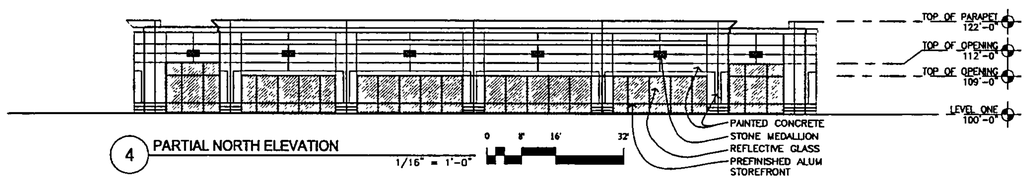
SHEET NUMBER
A2.1



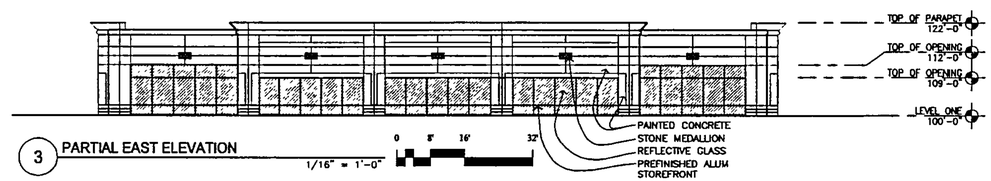
1 SOUTH ELEVATION
1/16" = 1'-0"
0 8' 16' 32'



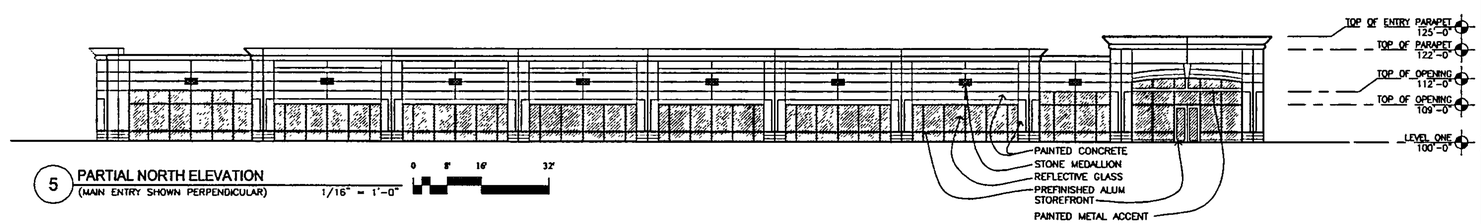
2 PARTIAL EAST ELEVATION
(MAIN ENTRY SHOWN PERPENDICULAR)
1/16" = 1'-0"
0 8' 16' 32'



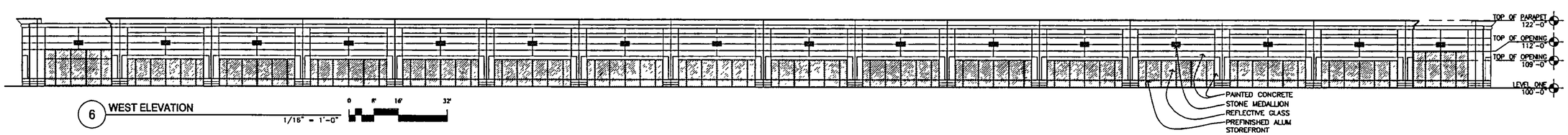
4 PARTIAL NORTH ELEVATION
1/16" = 1'-0"
0 8' 16' 32'



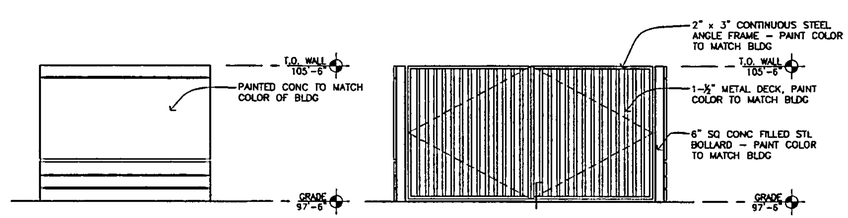
3 PARTIAL EAST ELEVATION
1/16" = 1'-0"
0 8' 16' 32'



5 PARTIAL NORTH ELEVATION
(MAIN ENTRY SHOWN PERPENDICULAR)
1/16" = 1'-0"
0 8' 16' 32'



6 WEST ELEVATION
1/16" = 1'-0"
0 8' 16' 32'

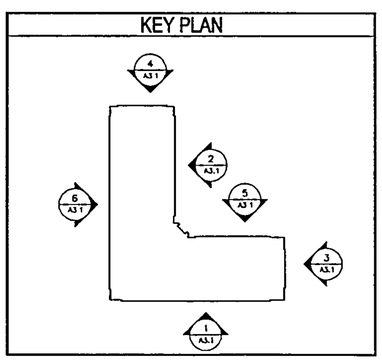


8 SIDE ELEVATION
TRASH ENCLOSURE
1/4"=1'-0"

7 FRONT ELEVATION
TRASH ENCLOSURE
1/4"=1'-0"

0 2' 4' 8'

KEY PLAN



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REGISTRATION

ISSUE RECORD
09/19/03 DRB SUBMITTAL

DESIGN NUMBER
PROJECT NUMBER
DATE
09/19/03
PROJECT MANAGER
D. SNELL
DRAWN BY
F.LINK
CHECKED BY
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PROJECT
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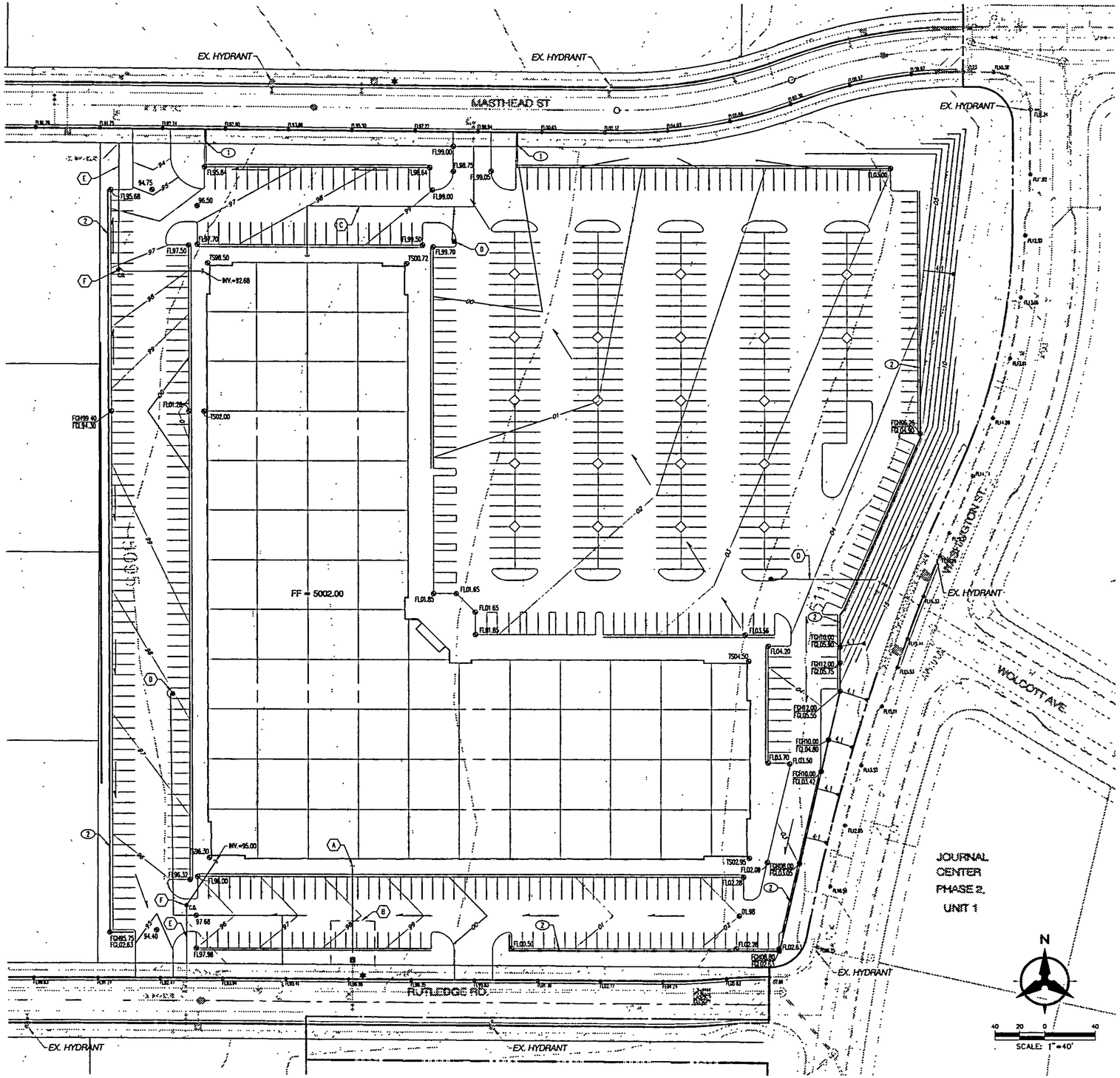
PHASE II

LOCATION
ALBUQUERQUE, NEW MEXICO

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A3.1



① GRADING KEYED NOTES

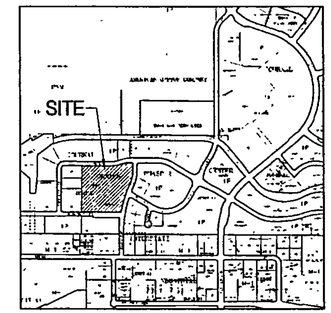
1. 12" WIDE SIDEWALK CULVERT AND CONCRETE RIBBON CHANNEL PER COA STD. DWG. 2236
2. RETAINING WALL

Ⓐ UTILITY KEYED NOTES

A. 3" WATER SERVICE AND METER
B. 35'x35' WATER METER EASEMENT
C. 8" FIRE LINE
D. FIRE HYDRANT & 6" FIRE LINE
E. 6" SANITARY SEWER

⊙ SPOT ELEVATION ABBREVIATION LEGEND

FGH = FINISHED GRADE HIGH SIDE OF RETAINING WALL)
FGL = FINISHED GRADE ON LOW SIDE OF RETAINING WALL)
TS = TOP OF SIDEWALK
FL = FLOWLINE
TG = TOP OF GRATE
TP = TOP OF PAVEMENT



VICINITY MAP
ZONE MAP NO. D-17-Z

LEGAL DESCRIPTION:
LOT 11 JOURNAL CENTER PHASE 2

CONCEPTUAL DRAINAGE MANAGEMENT PLAN

I. INTRODUCTION AND PURPOSE
The purpose of this submittal is to present a final drainage and grading plan for the proposed Department of the Interior office building. The site consists of approximately 8.3 acres. The project has been reviewed and approved by DRB. The purpose of this drainage management plan is to support building permit approval.

II. SITE LOCATION
The site is located within the Journal Center Phase 2, near the southwest corner of Jefferson and Masthead. The site is bounded on the east by Thorton Street, on the south by Wolcott Avenue on the west by Washington Street, and on the north by Masthead. The legal description is Journal Center Phase 2 LOT 10A. Please see the vicinity map on this sheet.

III. EXISTING HYDROLOGIC CONDITIONS
The site is vacant land. Since mass grading of the entire subdivision was recently finished, no significant vegetation exists. Currently Lot 10A drains to the west, to Washington St. and Wolcott Ave. and the majority of the lot drains to Masthead.

IV. PROPOSED HYDROLOGIC CONDITIONS
This project proposes to construct a new 3-story office building. The existing approved Drainage Report for Journal Center Phase 2 (city drainage file D17/D36A) allows for free discharge of developed flows to the surface of the adjacent streets. The allowable discharge rate for the site is 4.4cfs/acre, which corresponds to 8DX 8, 7.5DC and 7.3DB. Other than the 24" storm drain in Masthead, there are no storm drains in the adjacent streets and no underground onsite storm drainage is proposed, except for a storm drain inlet in the northwest corner of the site. This inlet will connect to an existing inlet in washington with a 24" pipe. Under proposed developed conditions, the site will drain in similar manner as existing. The developed condition for the site will conform to the allowable discharge rates. Runoff from Basin A (15.8cfs) will be directed to Masthead and Washington, runoff from Basin B (15.8cfs) will be directed to Wolcott Avenue and runoff from Basin C (5.1cfs) will be directed to Masthead.

V. CONCLUSION
This drainage management plan proposes concepts which are in compliance with the approved drainage report for Journal Center Phase 2, and which honor city drainage requirements. With this submittal, we are seeking building permit approval.

ONSITE PROPOSED CONDITIONS CALCULATIONS
Basin A:
Land Treatments Percentages - "B" & "C" = 7.5%, "D" = 85%
Q100 = 0.0[7.5(0)(2.28+3.14) + 0.85(3.58)]4.70 = 15.8 cfs
NOTE: Basin A drains to Washington and Masthead.

Basin B:
Land Treatments Percentages - "B" & "C" = 7.5%, "D" = 85%
Q100 = 0.0[7.5(1.80)(2.28+3.14) + 0.85(1.80)]4.70 = 15.8 cfs
NOTE: Basin B drains to Wolcott.

Basin C:
Land Treatments Percentages - "B" & "C" = 7.5%, "D" = 85%
Q100 = 0.0[7.5(1.17)(2.28+3.14)+0.85(1.17)]4.70 = 5.1 cfs

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Bohannan ▲ Huston

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GRADING &
UTILITY PLAN

SHEET NUMBER
C1.0