



Completed

8-01-03

BA.

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.: 03-00996 (SBP)
Project Name: JOURNAL CENTER PHASE 2
Agent: Tate Fishburn Architect

Project # 1002746
EPC Application No.:
Phone No.: 899-9338

Project Number

1002746

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 6/25/03 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: Cross Access Easements, Site conforms w/ T15, Increase EAST DRIVEWAY to 30' in width.
 -
 -
 -
 -
- UTILITIES: _____
 -
 -
 -
 -
- CITY ENGINEER / AMAFCA: _____
 -
 -
 -
 -
- PARKS / CIP: _____
 -
 -
 -
 -

- PLANNING (Last to sign) Final City Approval Letter SDP for BP
 - 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.

Completed 8/01/03

APPLICATION NO. 03DRB - 00996	PROJECT NO. 1002746
PROJECT NAME Ind Park @ Journal Center - 2, Lots 16, 17, 18, 19	
EPC APPLICATION NO.	
APPLICANT / AGENT Tale Fishburn	PHONE NO. 899-9338
ZONE ATLAS PAGE D-17	

BP ONE STOP COMMENT FORM LOG

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>TD</i>	DATE 8-01-03	DATE
COMMENTS:		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

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

PLANNING (505) 924-3858		
PLANS DISAPPROVED <i>AM</i>	DATE	DATE
PLANS APPROVED	DATE 8/1/03	DATE
COMMENTS:		

(Return form with plat / site plan)



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.: 03-00996 (SBP)	Project # 1002746
Project Name: JOURNAL CENTER PHASE 2	EPC Application No.:
Agent: Tate Fishburn Architect	Phone No.: 899-9338

Your request for (SDP for SUB), (SDP for BP) (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 6/25/03 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: Cross Access Easements, Site conforms w/ T.L.S., Increase EAST DRIVEWAY to 30' in width.
 -
 -
 -
 -
- UTILITIES:
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 -
- CITY ENGINEER / AMAFCA:
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 -
 -
- PARKS / CIP:
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 -
 -
 -

- PLANNING (Last to sign) Final Cnty Approval Letter, SDP for BP
 - 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 1002746



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**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

June 25, 2003

9:00 a.m.

MEMBERS:

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

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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: 9:05 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

Adjourned: 12:45 P.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

- 1. **Project # 1000983**
03DRB-00882 Major-Two Year SIA
Procedure B

James Crabtree agent(s) request(s) the above action(s) for all or a portion of Lot(s) A-H, Block(s) 10, Unit(s) 3, **MOJAVE TOWNHOMES**, zoned R-T residential zone, located on UNSER BLVD NW, between MOHAVE NW and SAN ILDEFONSO NW containing approximately 2 acre(s). **(E-10) A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED. THE EXISTING CONSTRUCTION COMPLETION DEADLINE DATE OF 5/30/03 AS IDENTIFIED IN THE MOST RECENT SIA WAS APPROVED TO 5/30/05.**

2. **Project # 1001228**
03DRB-00875 Major-Two Year SIA

JANE DAVIDSON agent(s) request(s) the above action(s) for all or a portion of Tract(s) 2A & 2B, **KELLY TRACTS**, zoned RA-1, located on GABALDON DR NW, between I-40 NW and MOUNTAIN RD NW containing approximately 4 acre(s). [REF: 01DRB-00610, S-93-30, DRB-93-104] (H-12) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED. THE EXISTING CONSTRUCTION COMPLETION DEADLINE DATE OF 6/6/03 AS IDENTIFIED IN THE MOST RECENT SIA WAS APPROVED TO 6/6/05.**

3. **Project # 1002342**
03DRB-00883 Major-Preliminary Plat Approval
03DRB-00884 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for MEL FAMIE, LLC request(s) the above action(s) for all or a portion of Lot(s) 1-3, CLYDE LELAND SUBDIVISION, (to be known as **PETROGLYPH GARDENS SUBDIVISION**) zoned R-T residential zone, located on the EAST SIDE OF ATRISCO DR NW, between LEGENDS AVE NW and WESTERN TRAIL NW containing approximately 3 acre(s). [REF: Z-85-38-5C2, 02DRB-01720 SK] [Deferred from 6/25/03] (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 7/23/03.**

4. **Project # 1002702**
03DRB-00886 Major-Vacation of Pub Right-of-Way

ALAN J VINCIONI agent(s) request(s) the above action(s) for all or a portion of the alley, the first alley West of Broadway SE between Central SE and Hazeldine SE, **HUNING HIGHLANDS ADDITION**, located WEST OF BROADWAY SE, between COAL SE and HAZELDINE SE (K-14) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH CONDITIONS.**

5. **Project # 1002639**
03DRB-00719 Minor-Sidewalk Waiver
03DRB-00720 Minor-Temp Defer
SDWK
03DRB-00721 Minor-Subd Design
(DPM) Variance
03DRB-00722 Major-SiteDev Plan
Subd
03DRB-00717 Major-Preliminary Plat
Approval

ISAACSON & ARFMAN, PA agent(s) for BOYHAHN, LLC request(s) the above action(s) for all or a portion of Lot(s) 6-14, Block(s) 4, Tract(s) 2, North Albuquerque Acres, **TREMENTINA SUBDIVISION** zoned RD/SU-1, 7 DU/AC, located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD. NE containing approximately 9 acre(s). *[Deferred from 5/28/03, 6/11/03 and 6/18/03]* (C-19) **A SIDEWALK VARIANCE WAS APPROVED AS SHOWN ON EXHIBIT C FOR THE WAIVER OF SIDEWALKS. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FROM THE DESIGN STANDARDS WAS APPROVED AS INDICATED ON EXHIBIT C IN THE PLANNING FILE. THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR A STATEMENT ON VIEWS AND CORRECTION TO SITE DEVELOPMENT PLAN FOR SUBDIVISION. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/25/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/17/03 THE PRELIMINARY PLAT WAS APPROVED.**

6. **Project # 1002640**
03DRB-00728 Minor-Temp Defer
SDWK
03DRB-00723 Major-Preliminary Plat
Approval
03DRB-00726 Minor-Sidewalk
Variance
03DRB-00725 Minor-Sidewalk
Variance
03DRB-00724 Major-SiteDev Plan
BldPermit

ISAACSON & ARFMAN PA agent(s) for BOYHAHN LLC request(s) the above action(s) for all or a portion of Lot(s) 22-32, Block(s) 3, Tract(s) 2, NO. ALBUQUERQUE ACRES, **VISTA DEL AGUILA SUBDIVISION**, zoned RD SU-1, located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 12 acre(s). *[Deferred from 5/28/03, 6/11/03 AND 6/25/03]* (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 7/9/03.**

7. **Project # 1002511**
03DRB-00858 Major-Preliminary Plat
Approval
03DRB-00859 Major-Vacation of Public
Easements
03DRB-00860 Minor-Temp Defer SDWK
03DRB-00861 Minor-Sidewalk Waiver

ISAACSON & ARFMAN, PA agent(s) for GARRETT GROUP INC. request(s) the above action(s) for all or a portion of Lot(s) 2A, **UNSER DIVERSION CHANNEL CORRIDOR**, zoned IP industrial park zone, located on the SOUTH SIDE OF BLUEWATER RD NW, between UNSER BLVD NW and 90TH ST NW containing approximately 29 acre(s). [REF: 03EPC-00316][*Deferred from 6/18/03*] (K-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/25/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/24/03 THE PRELIMINARY PLAT WAS APPROVED. VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE WAS APPROVED AS SHOWN ON EXHIBIT C FOR THE WAIVER OF SIDEWALKS.**

8. **Project # 1002423**
03DRB-00843 Major-Preliminary Plat
Approval
03DRB-00844 Minor-Sidewalk Waiver
03DRB-00845 Minor-Temp Defer SDWK

BOHANNAN HUSTON, INC. agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) A-1, ROSNER TRACT, **EL RANCHO GRANDE, UNIT 11**, zoned R-LT residential zone, per Rio Bravo Sector Development Plan, located SOUTH OF CARTAGENA AVE SW, between MESSINA DR SW and containing approximately 19 acre(s). [REF: 03DRB-00059 SK] *[Deferred from 6/18/03]* (N-8) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/25/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/19/03 THE PRELIMINARY PLAT WAS APPROVED. A SIDEWALK VARIANCE WAS APPROVED AS SHOWN ON EXHIBIT C FOR THE WAIVER OF SIDEWALKS. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

- 03DRB-00749 Major-Preliminary Plat
Approval
03DRB-00751 Minor-Temp Defer SDWK
03DRB-00750 Minor-Sidewalk Waiver
03DRB-01021 Minor- Subd Design (DPM)
Variance

BOHANNAN HUSTON, INC. agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Lot(s) ALL, Tract(s) E-1, **EL RANCHO GRANDE SUBDIVISION, UNIT 10**, ALBUQUERQUE SOUTH, UNIT 3, zoned R-2, located on VALLEY VIEW DR SW, between CARTAGENA AVE SW and DE ANZA DR SW containing approximately 20 acre(s). [REF: 03DRB-00059] *Deferred from 6/4/03 & 6/18/03* (N-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/25/03 AND APPROVAL FO THE GRADING PLAN ENGINEER STAMP DATED 6/19/03 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION: UNIT 10 HAS TO BE RECORDED PRIOR TO UNIT 11. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE WAS APPROVED AS SHOWN ON EXHIBIT C FOR THE WAIVER OF SIDEWALKS. A SIDEWALK VARIANCE FROM DESIGN STANDARDS WAS APPROVED AS INDICATED ON EXHIBIT C IN THE PLANNING FILE.**

9. **Project # 1001939**
03DRB-00753 Major-Vacation of Public Easements
03DRB-00752 Major-Preliminary Plat Approval
03DRB-00788 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) A1B, **The Crossing - Unit 2A**, Tract A, **CIELO OESTE**, zoned R-D, located on GUNNISON PL NW, between UNSER BLVD NW and 98TH ST NW containing approximately 15 acre(s). [REF: 1000150, 1000207, 1000515, 1001939] [*Deferred from 6/4/03, 6/18/03 AND 6/25/03*] (H-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/10/03.**

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.

10. **Project # 1000610**
03DRB-00985 Minor-SiteDev Plan
BldPermit/EPC
03DRB-00984 Minor-Prelim&Final Plat Approval

CONSENSUS PLANNING, agent(s) for WEST MESA MINI STORAGE , request(s) the above action(s) for all or a portion of Tract(s) 334/SLY, **TOWN OF ATRISCO GRANT, UNIT 8**, zoned SU-1 special use zone, OFFICE, located on the NORTHWEST CORNER OF MIAMI ST NW AND 57TH ST NW containing approximately 6 acre(s). [REF: 03EPC-00312, 03EPC-00314, 03EPC-00315] [MAKITA HILL, EPC CASE PLANNER] [*Deferred from 6/25/03*] (H-11) **DEFERRED AT THE AGENT'S REQUEST TO 7/9/03.**

11. **Project # 1002746**
03DRB-00996 Minor-SiteDev Plan
BldPermit

TATE FISHBURN ARCHITECT agent(s) for BRUNACINI DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 16-19, **JOURNAL CENTER, PHASE 2**, zoned IP industrial park zone, located on the WEST SIDE OF WASHINGTON ST NE, between HAWKINS ST NE and MASTHEAD ST NE containing approximately 4 acre(s). [REF: DRB-95-268, (1002321), (1000633)] (D-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS EASEMENTS, SITE CONFORMS WITH TIS, INCREASE EAST DRIVEWAY TO 30 FEET IN WIDTH AND TO PLANNING FOR JOURNAL CENTER APPROVAL LETTER.**

12. **Project # 1002562**
03DRB-00995 Minor-SiteDev Plan
BldPermit/EPC

COMMUNITY SCIENCES CORPORATION agent(s) for DALE KNIGHTON request(s) the above action(s) for all or a portion of Tract(s) 146B, **MRGCD MAP 32**, zoned SU-1 for C-1, located on 2ND ST NW, between PLEASANT AVE NW and MONTANO NW containing approximately 3 acre(s). [REF: 03EPC-00487, 03EPC-00488, 03EPC-00489] **[JUANITA VIGIL, EPC CASE PLANNER]** (F-15) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RESOLVE OUTSTANDING ISSUES FROM EPC.**

13. **Project # 1000633**
03DRB-00987 Major-SiteDev Plan
BldPermit

DE LA TORRE ARCHITECTS agent(s) for NEW MEXICO CREDIT UNION LEAGUE request(s) the above action(s) for all or a portion of Lot(s) 7 & 8, **JOURNAL CENTER – UNIT 1 - PHASE 2**, zoned IP industrial park zone, located on HANCOCK CT NE, between WASHINGTON ST NE and JEFFERSON ST NE containing approximately 2 acre(s). [REF: 1000633, Z-79-80, DRB-95-268] (D-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

03DRB-00954 Minor-Prelim&Final Plat
Approval

ISAACSON & ARFMAN PA agent(s) for NEW MEXICO CREDIT UNION LEAGUE request(s) the above action(s) for all or a portion of Lot(s) 7 & 8, **JOURNAL CENTER - UNIT 1 - PHASE 2**, zoned IP, located on HANCOCK CT NE, between WOLCOTT AVE NE and JEFFERSON ST NE containing approximately 2 acre(s). *[Deferred from 6/18/03]*(D-17) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE DXF FILE.**

03DRB-00999 Minor-Vacation of
Private Easements

ISAACSON & ARFMAN PA agent(s) for NEW MEXICO CREDIT UNION LEAGUE request(s) the above action(s) for all or a portion of Lot(s) 7 & 8, **JOURNAL CENTER - UNIT 1 - PHASE 2**, zoned IP, located on HANCOCK CT NE, between WOLCOTT AVE NE and JEFFERSON ST NE containing approximately 2 acre(s). (D-17) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

14. **Project # 1000434**
03DRB-00948 Minor-SiteDev Plan
BldPermit/EPC

DEKKER PERICH SABATINI agent(s) for THOMAS F. KELEHER request(s) the above action(s) for all or a portion of Lot(s) 1A, Block(s) 1, **HUNING CASTLE ADDITION**, zoned SU-2 CLD, located on CENTRAL AVE. SW, between 15TH ST SW and LAGUNA BLVD SW containing approximately 3 acre(s). [REF: 03EPC 00498, Z-96-65] **[BOB PAULSEN, EPC CASE PLANNER]** *[Deferred from 6/18/03]* (J-13) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

15. **Project # 1000367**
03DRB-00977 Minor-Ext of SIA for
Temp Defer SDWK

CENTEX HOMES request(s) the above action(s) for all or a portion of Lot(s) ALL, **SOLTERRA SUBDIVISION, UNIT 2**, zoned SU-2 special neighborhood zone, HD/RT, located on the WEST SIDE OF IMPERATA ST NE, between SPAIN RD NE and GOLDEN ASTER RD NE containing approximately 9 acre(s). [REF: DRB-95-457, Z-95-64, DRB-94-150, 00DRB-00366, 00DRB-00367, 01DRB-00825] (E-23) **A ONE-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT WAS APPROVED FOR THE DEFERRAL OF SIDEWALKS. THE EXISTING CONSTRUCTION COMPLETION DEADLINE DATED OF 6/20/03 AS IDENTIFIED IN THE MOST RECENT SIA WAS APPROVED TO 6/20/04.**

16. **Project # 1000570**
03DRB-00992 Minor-Vacation of
Private Easements
03DRB-00993 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS INC. agent(s) for WESTLAND DEVELOPMENT, request(s) the above action(s) for all or a portion of Tract(s) J-2, **WESTLAND NORTH**, zoned SU-2, R-LT, located on 98TH ST NW AND LADERA DR NW BETWEEN LADERA DR NW AND I-40 containing approximately 38 acre(s). (J-8/J-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR IDENTIFICATION OF WATERLINE CORRIDOR AND PLANNING FOR THE DXF FILE.**

17. **Project # 1001291**
03DRB-00990 Minor-Ext of SIA for
Temp Defer SDWK

ISAACSON & ARFMAN agent(s) for TRILLIUM DEVELOPMENT LTD. CO. request(s) the above action(s) for all or a portion of Block(s) A, B & C, **THE TRILLIUM @ HIGH DESERT, UNIT 1**, zoned SU-2 special neighborhood zone, HD, R-LT, located on the WEST SIDE OF CORTADERIA ST NE, between SPAIN RD NE and ACADEMY RD NE [REF: 01DRB-00779, DRB-94-526] (E-23) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED. THE EXISTING CONSTRUCTION COMPLETION DEADLINE DATE OF 6/13/03 AS IDENTIFIED IN THE MOST RECENT SIA WAS APPROVED TO 6/13/05.**

18. **Project # 1001653**
03DRB-00961 Minor-Vacation of
Private Easements
03DRB-00962 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS, INC. agent(s) for BERNADETTE MARTINEZ request(s) the above action(s) for all or a portion of Tract(s) 69-A-A-1, **ALVARADO GARDENS, UNIT 3**, zoned RA-2 residential and agricultural zone, located on the SOUTH SIDE OF CANDELARIA RD NW, between TRELIS DR NW and CANDELARIA RD NW, containing approximately 1 acre(s). [REF: 01DRB-01838 (P&F)] (G-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

19. **Project # 1002737**
03DRB-00978 Minor-Sketch Plat or
Plan

HALL SURVEYING CO. agent(s) for CASSANDRA BETSWORTH request(s) the above action(s) for all or a portion of Tract(s) 55, **MRGCD MAP NO. 35**, zoned RA-2 residential and agricultural zone, and R-1, located on RIO GRANDE BLVD NW, between LOS ANAYAS RD NW and ZICKERT RD NW containing approximately 2 acre(s). (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. **Project # 1002738**
03DRB-00980 Minor-Sketch Plat or
Plan

SURVEYS SOUTHWEST LTD agent(s) for FRANCES MUNOZ request(s) the above action(s) for all or a portion of Lot(s) 1-3, Block(s) M, **EASTERN ADDITION**, zoned SU-2 special neighborhood zone, SO. BROADWAY, NCR, located on BROADWAY BLVD SE (AT DAN AVE), between JOHN ST SE and BROADWAY BLVD SE containing approximately 1 acre(s). [REF: Z-76-81] (L-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1002739**
03DRB-00983 Minor-Sketch Plat or
Plan

MARK GOODWIN & ASSOCIATES, PA agent(s) for WESTPAC INVESTMENTS INC. request(s) the above action(s) for all or a portion of Tract(s) 2-D, **RIO BRAVO PARTNERS, TOWN OF ATRISCO GRANT**, zoned RD residential zone, located on DENNIS CHAVEZ BLVD SW, between COORS BLVD SW and 118TH ST SW containing approximately 108 acre(s). (N-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1002743**
03DRB-00989 Minor-Sketch Plat or
Plan

BORDENAVE DESIGNS agent(s) for OVENWEST CORP., request(s) the above action(s) for all or a portion of, **LA LUZ DEL OESTE - UNIT 4**, zoned SU-1 PRD, located on DELLYNE NW, between COORS NW and VISTA DE LUZ NW containing approximately 16 acre(s). [REF: Z-77-28-1] (F-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1002744**
03DRB-00991 Minor-Sketch Plat or
Plan

MARIE RUDE request(s) the above action(s) for all or a portion of Lot(s) 13, Block(s) 6, Unit(s) 2, **COLLEGE VIEW ADDITION**, zoned RT, located on SOLANO DR NE, between MARQUETTE NE and GRAND NE containing approximately 1 acre(s). [REF: Z-90-103, Z-92-2, SD-87-31-1] (K-17) **INDEFINITELY DEFERRED ON A NO SHOW. APPLICANT/AGENT MUST COME BACK TO THE DRB.**

24. Approval of the Development Review Board Minutes for June 11, 2003. **THE MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 12:45 P.M.

June 18, 2003

Mr. Tate Fishburn
Tate Fishburn Architect for
Burnacini Development Ltd.
Box 2941
Corrales, New Mexico 87048



Dekker Perich Sabatini

architecture
interiors
planning
engineering

Re: Journal Center Phase 2: Architectural Review Committee Report
Revised drawings for Lots 16-19

Dear Tate:

We have reviewed your revised drawings for the referenced project relative to our comments outlined in our letter dated June 5, 2003. The majority of the comments have been incorporated, but there are a few items that were not.

1. The note referring to a trash rack has been removed from the Conceptual Grading and Drainage Plan, yet the typical trash rack detail from the JC2 Design Guidelines has been added. As stated in our previous letter, this device is not required and should not be used on this project.
2. The fire hydrant and water meter that are to be installed as part of the development infrastructure currently under construction are still shown in the two drive pads on the Conceptual Grading Plan. These devices will need to be located in the landscape area outside of the drive pads.
3. The pedestrian crossings at the two drive pads must have a maximum cross slope of 2%. This should be noted on the final grading plan.
4. The 3' screen wall for the parking area along Rutledge Road is not shown on the Conceptual Grading Plan, but is shown on the Site Plan and Landscaping Plan. The final grading plan should indicate this wall and incorporate it into the grading solution.

Your submittal is approved based on the submitted drawings and the conditions of approval listed above. These conditions shall be incorporated in to the final grading and drainage plan and in the project's construction. We will forward the plans to the Journal Center for their review and subsequent issuance of a letter of approval to the DRB.

If you have any questions, please give me a call.

Sincerely,

Dekker/Perich/Sabatini

Christopher R. Gunning, AIA
Principal

Cc: Mike Callahan, Journal Center
Dick Elkins, Albuquerque Academy
Doug Collister & Jack Eichorn, High Desert
George Radnovich, Sites Southwest
File

Rec'd
4/25/03

6801 Jefferson NE
Suite 100
Albuquerque NM
87109

505 761.9700
fax 761.4222
dps@dpsabq.com

CITY OF ALBUQUERQUE
Planning Department
Development Review Board
June 25, 2003 Comments

Item : 11

Project # 1002746

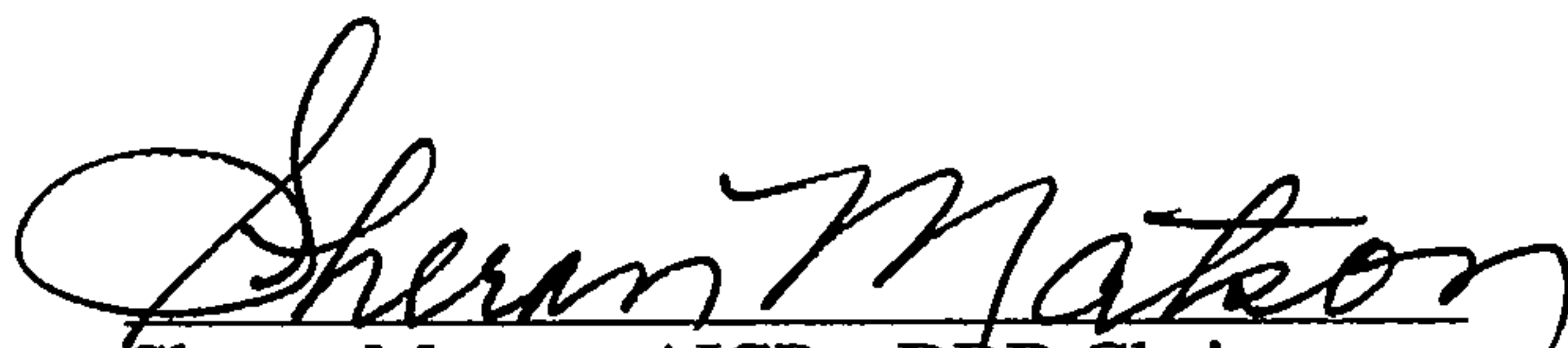
Application # 03DRB-00996

Project Name: Journal Center Phase³ Lots 16-19

The Site Plan for Building Permit sheet must have the Journal Center Master Plan signature block with the addition of the other DRB members signature lines. It must also be labeled "Site Development Plan for Building Permit".

- * Approval by Planning is contingent upon receipt of the approval letters from the Journal Center & Journal Center 2 review committees.

The trees selected for use are high water use. The City strongly encourages the use of trees or other vegetation which require less water.



Sheran Matson, AICP DRB Chairperson
924-3880 Fax 924-3864



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: 1002746

AGENDA ITEM NO: 11

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:() SIGN-OFF:(x) 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)

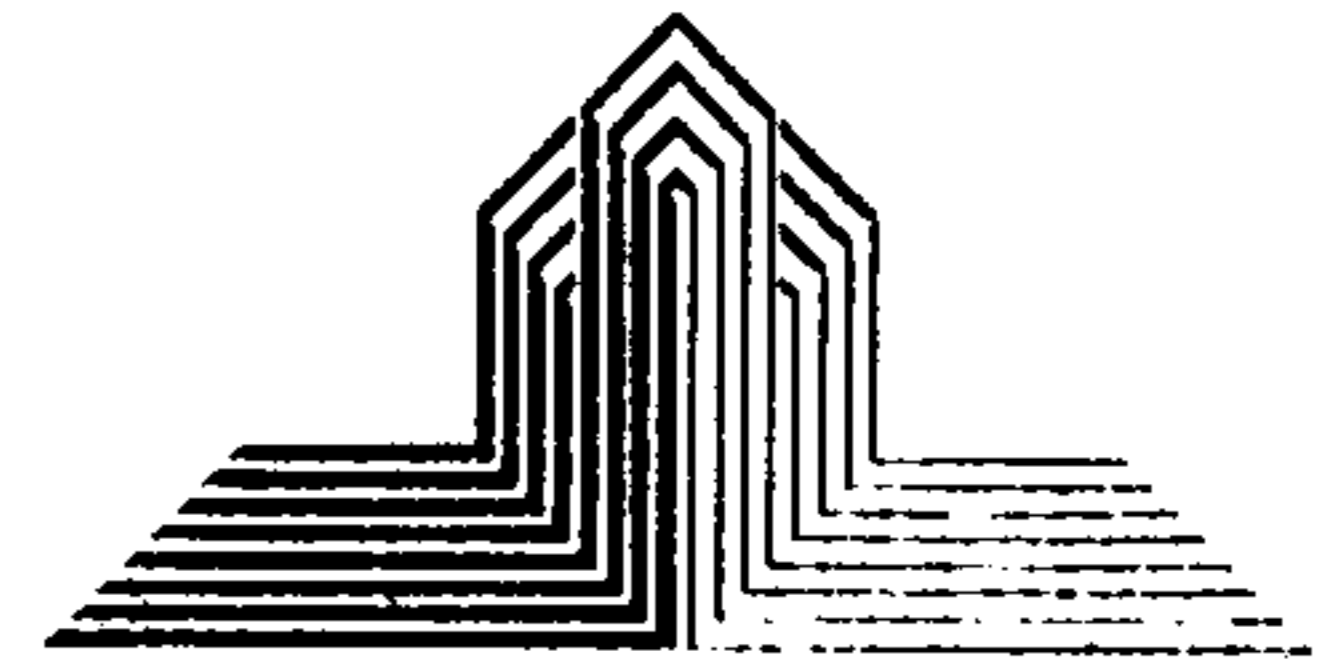
DELEGATED: (SEC-PLN) (SP-SUB) **(SP-BP)** (FP) TO: (UD) (CE) **(TRANS)** (PKS) **(PLNG)**

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 25, 2003

**JOURNAL
CENTER
CORPORATION**



July 1, 2003

Ms. Sheran Matson
Planning Department
City of Albuquerque
600 2nd Plaza del Sol NW
Albuquerque, NM 87102

Re: Brunacini Bldg., Lots 16, 17, 18 & 19. Journal Center Phase II

Dear Ms. Matson:

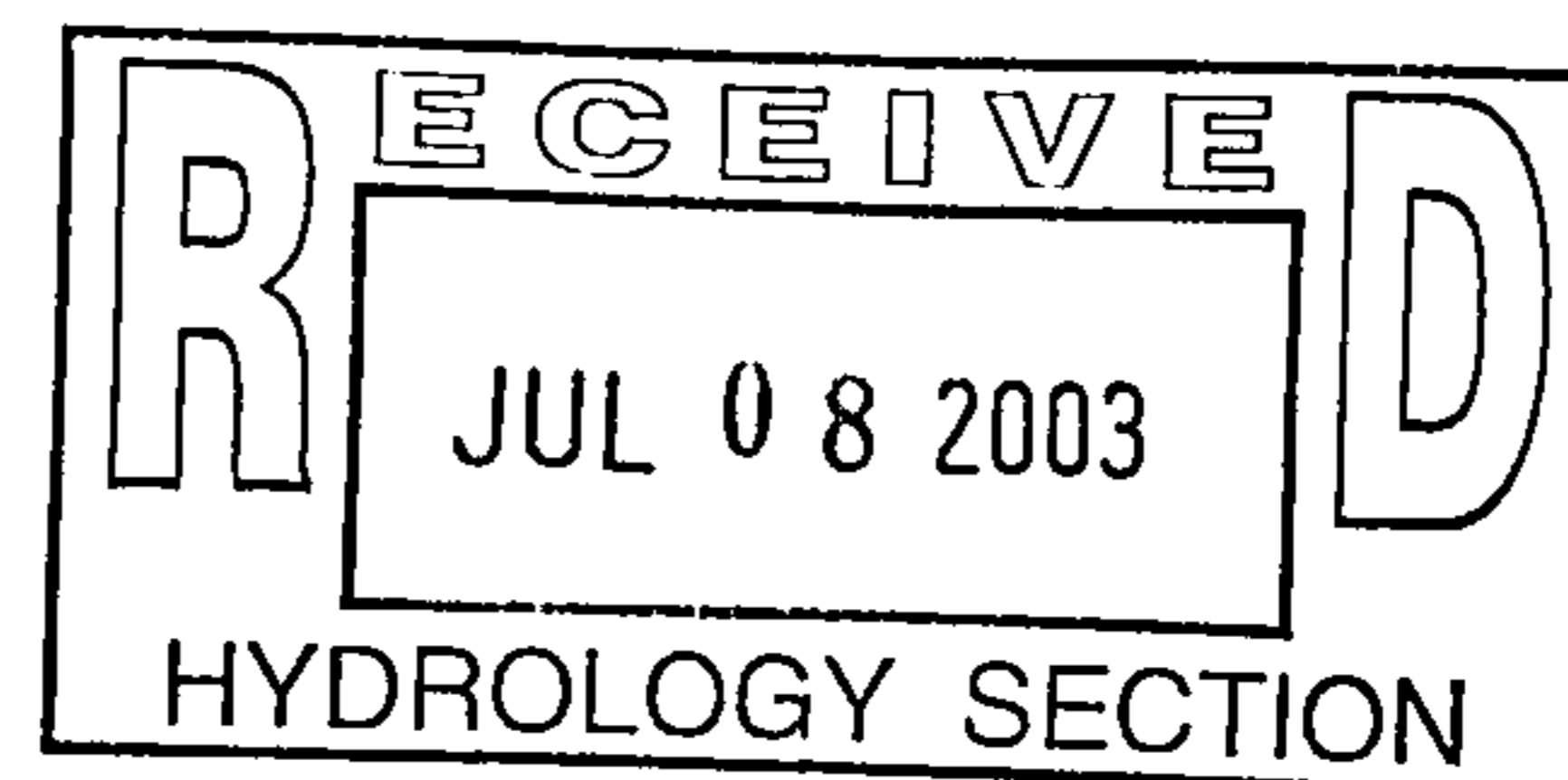
The Journal Center Architectural Review Committee has reviewed and approved the site plan; design/building/landscape plans for the referenced project.

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

Sincerely,

Michael N. Callahan
Vice President

Cc: Christopher Gunning, Dekker/Perich/Sabatini
Tate Fishburn Architect



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



Supplemental form

Supplemental form

SUBDIVISION

S

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

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)

SITE DEVELOPMENT PLAN

P

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

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: BRUNACINI DEVELOPMENT PHONE: 833-2928
 ADDRESS: P.O. BOX 6363 FAX: 833-2925
 CITY: ALBUQUERQUE STATE NM ZIP 87197 E-MAIL: abrunacini@brunacini.com
 Proprietary interest in site: BHNER / DEVELOPER
 AGENT (if any): TATE FISHBURN ARCHITECT. PHONE: 999-9338
 ADDRESS: BOX 2941 FAX: 999-9328
 CITY: CORRALES STATE NM ZIP 87048 E-MAIL: tatefishburn@msu.com

DESCRIPTION OF REQUEST: SITE DEVELOPMENT PLAN FOR PERMIT FOR (4) LOTS
IN JOURNAL CENTER 2 ZONED IP.

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 16, 17, 18, 19 Block: _____ Unit: _____
 Subdiv. / Addn. JOURNAL CENTER 2
 Current Zoning: IP Proposed zoning: IP
 Zone Atlas page(s): D-17 No. of existing lots: 4 No. of proposed lots: 4
 Total area of site (acres): 4 Density if applicable: dwellings per gross acre: 1 dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? _____
 UPC No. _____ MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: WASHINGTON & MASTHEAD
 Between: JEFFERSON and NORTH DIVERSION CHANNEL.

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-95-268
(1002321) (1000633)

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____
 DATE 6/17/03

SIGNATURE [Signature] DATE _____
 (Print) TATE FISHBURN 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
<u>03DRB - 00996</u>	<u>SRP</u>	<u>P(3)</u>	<u>\$ 385.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Total			<u>\$ 385.00</u>

Hearing date JUNE 25, '03

[Signature] 6/16/03
 Planner signature / date

Project # 1002746

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

SKETCH PLAN REVIEW AND COMMENT

- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (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
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR SUBDIVISION

- Scaled site plan and related drawings (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
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon 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) 6 copies.
 - NA Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
 - Solid Waste Management Department signature on Site Plan
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist
 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - Blue-line copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule) 305.00
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon 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) 6 copies.
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
 - 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
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
 - Infrastructure List, if relevant to the site plan
 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - Blue-line copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon 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.

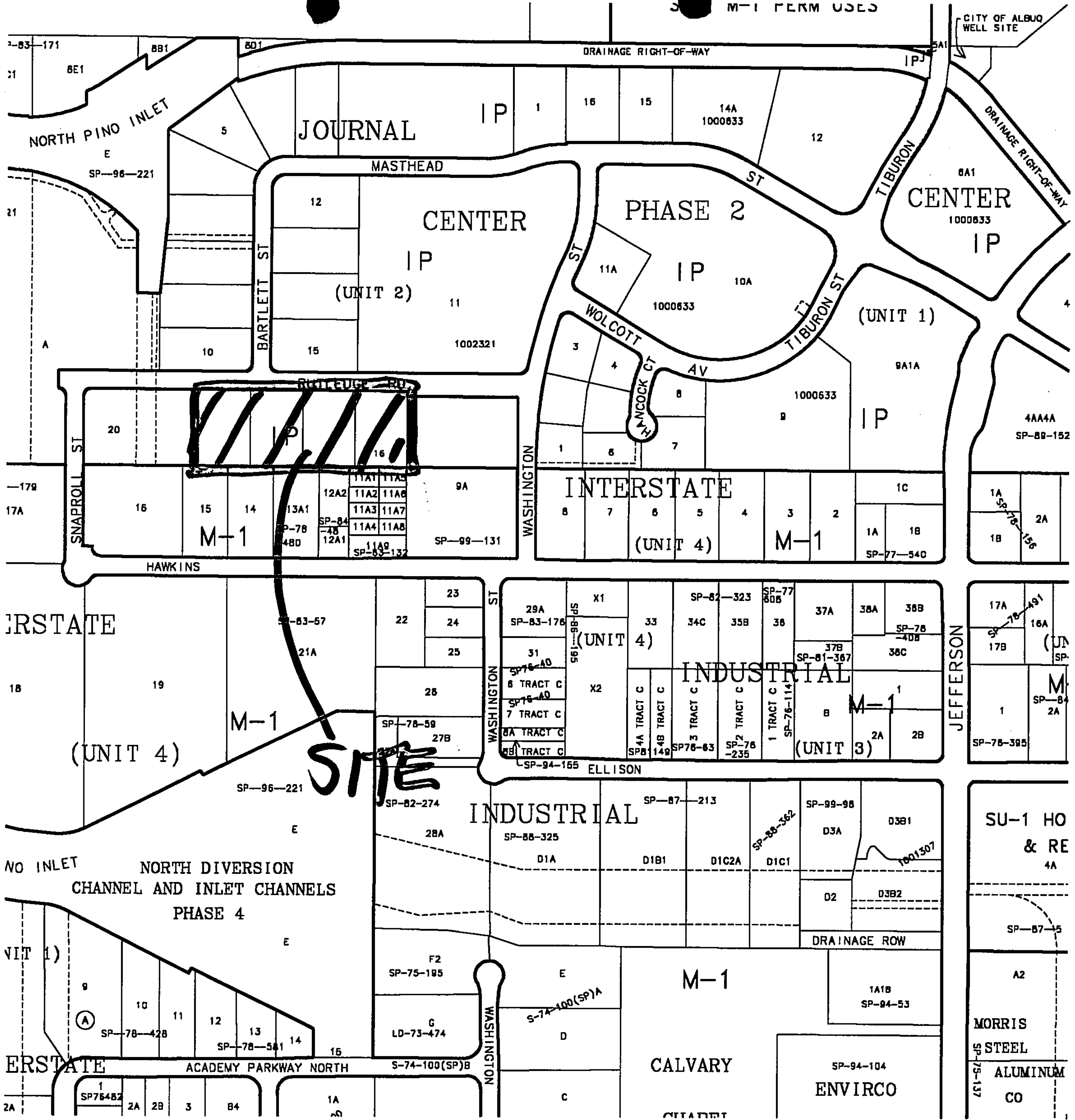
TATE FISHBURN
 Applicant name (print)
[Signature]
 Applicant signature/ date
6/17/03



Form revised September 2001

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
03 DRB - - 00996

[Signature] 6/17/03
 Planner signature / date
Project # 1002746



D-17

T A T E F I S H B U R N A R C H I T E C T

June 17, 2001

City of Albuquerque
Development Review Board
600 2nd Street, NW
Albuquerque, NM

Ref: Lots 16-19 Journal Center 2, NE

Dear Chairperson,

We are submitting the attached drawings for review and approval for site development plan for building permit. The development involves four one-acre lots zoned IP and located in the Journal Center 2 development with three new tilt-up concrete office/warehouse buildings of sizes 12,800 S.F., 27,800 S.F. and 15,534 S.F. The project falls under Journal Center 2 design guidelines and has been designed in accordance with such. The project has been submitted to and reviewed by both Journal Center 2 and Journal Center Architectural Review Committees and a letter of approval will be available at the DRB meeting.

Thank you for your consideration of this matter. If you have any questions, please call me at 899-9338.

Sincerely,



Tate Fishburn
Architect

0051855-2928
0051855-2925

June 17, 2003

Tate Fishburn
Tate Fishburn Architects

Dear Tate Fishburn,

SUBJECT: PROJECT -LOTS 16-19 OF JOURNAL CENTER 2

Let this letter authorize Tate Fishburn Architects (TFA) to serve as our agent for the above referenced project. TFA shall be the lead consultant for the following fields; architecture, civil engineering, and structural engineering.

Sincerely,



Angelo Brunacini

Hoger

Date Submitted November 6, 2003
 Date Site Plan for Bldg Permit Appr _____
 Date Site Plan for Sub Approved _____
 Date Preliminary Plat Approved 12/04/02
 Date Preliminary Plat Expires 12/04/03

Figure 12
INFRASTRUCTURE LIST

EXHIBIT "A"
 TO SUBDIVISION IMPROVEMENTS AGREEMENT
 DEVELOPMENT REVIEW BOARD (DRB) REQUIRED INFRASTRUCTURE LIST

DRB Project No 1002321
02DRB-01722

JOURNAL CENTER PHASE 2 - UNIT 2

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
UNIT II									
PUBLIC ROADWAY IMPROVEMENTS									
		36' F-F	NON-RESIDENTIAL PAVEMENT W/PCC C&G *6' SIDEWALK BOTH SIDES	MASTHEAD	BARTLETT ST	WASHINGTON	/	/	/
		36' F-F	NON-RESIDENTIAL PAVEMENT W/PCC C&G *6' SIDEWALK BOTH SIDES	BARTLETT ST	RUTLEDGE RD	MASTHEAD ST	/	/	/
		36' F-F	NON-RESIDENTIAL PAVEMENT W/PCC C&G *6' SIDEWALK BOTH SIDES - SIDEWALK ALONG THE NORTH SIDE OF TRACT 9A WAS WAIVED WITH UNDER DRB # 1000633	RUTLEDGE RD	SNAPROLL	WASHINGTON	/	/	/
		36' F-F	NON-RESIDENTIAL PAVEMENT W/PCC C&G	SNAPROLL	HAWKINS ST.	RUTLEDGE RD.	/	/	/
			PROPORTIONATE SHARE OF OFFSITE TRANSPORTATION RELATED INTERSECTION IMPROVEMENTS AS LISTED IN APPROVED TRAFFIC IMPACT ANALYSIS				/	/	/
			STREET LIGHTS PER DPM				/	/	/
			* SIDEWALKS TO BE DEFERRED				/	/	/
PUBLIC SANITARY SEWER IMPROVEMENTS									
		8" DIA	PIGGYBACK SEWER LINE INCL MH'S AND SERVICE LINES	MASTHEAD	BARTLETT ST	WASHINGTON	/	/	/
		18" DIA*	MASTERPLAN SEWER LINE BENEATH PROPOSED 8" SAS	MASTHEAD	BARTLETT ST.	WASHINGTON	/	/	/
		8" DIA	PIGGYBACK SEWER LINE INCL MH'S AND SERVICE LINES	BARTLETT ST.	RUTLEDGE RD.	MASTHEAD ST.	/	/	/
		18" DIA*	MASTERPLAN SEWER LINE BENEATH PROPOSED 8" SAS	BARTLETT ST	RUTLEDGE RD	MASTHEAD ST	/	/	/
		8" DIA	PIGGYBACK SEWER LINE INCL MH'S AND SERVICE LINES	RUTLEDGE RD	SNAPROLL	WASHINGTON ST.	/	/	/
		18" DIA*	MASTERPLAN SEWER LINE BENEATH PROPOSED 8" SAS	RUTLEDGE RD	SNAPROLL	BARTLETT	/	/	/
		18" DIA*	MASTERPLAN SEWER LINE	SAS EASEMENT	INTERSECTION OF SNAPROLL & RUTLEDGE	EXISTING STUB ON EAST SIDE OF NORTH DIVERSION CHANNEL	/	/	/
			REDIRECT SEWER FLOWS FROM 8" LINE TO 18" MASTERPLAN LINE				/	/	/

* IN ACCORDANCE W/ JOURNAL CENTER SANITARY SEWER STUDY DATED 9/23/98

PUBLIC WATERLINE IMPROVEMENTS

10" DIA	WATERLINE INCL FIRE HYDRANTS AND WATER VALVES	MASTHEAD	BARTLETT ST	WASHINGTON
10" DIA	WATERLINE INCL FIRE HYDRANTS AND WATER VALVES	BARTLETT ST	RUTLEDGE RD	MASTHEAD ST
12" DIA	WATERLINE INCL FIRE HYDRANTS AND WATER VALVES	RUTLEDGE RD	SNAPROLL	WASHINGTON
12" DIA	WATERLINE INCL FIRE HYDRANTS AND WATER VALVES	SNAPROLL	EXISTING STUB	RUTLEDGE RD

PUBLIC DRAINAGE IMPROVEMENTS

48" - 54" DIA	STORM DRAIN INCL MH'S AND DROP INLETS	PUBLIC SD EASEMENT	RUTLEDGE RD	AMAFCA DESILTING BASIN
42" DIA	STORM DRAIN INCL MH'S AND DROP INLETS	PUBLIC SD EASEMENT BETWEEN LOTS 7 & 8	BARTLETT	AMAFCA RW
18" DIA	STORM DRAIN INCL DROP INLETS	MASTHEAD	JUST WEST OF UNIT 1	TIE TO EXISTING INLETS
24" DIA	STORM DRAIN INCL MH'S AND DROP INLETS	RUTLEDGE RD.	EXISTING 24" SD. JUST WEST OF WASHINGTON	LOW POINT IN RUTLEDGE

Grading & drng cert. prior to release of financial guarantee & SIA

AGENT/OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

BRUCE STIDWORTHY
PREPARED BY: PRINT NAME
12/4/2002
DATE

Sheran M. Nelson
DRB CHAIR
Planning
12/04/02
DATE

Christina Sandoval
PARKS & GENERAL SERVICES Recreation
12/4/02
DATE

BOHANNAN HUSTON INC.
FIRM

[Signature]
TRANSPORTATION DEVELOPMENT
12-04-02
DATE

N/A
AMAFCA
DATE

Bruce Stidworthy
SIGNATURE

Daniel Musy
UTILITY DEVELOPMENT
12/04/02
DATE

Brad L. Bigham
CITY ENGINEER
12/4/02
DATE

MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION
12-04-04

DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

SITE DEVELOPMENT PLAN CHECKLIST FOR BUILDING PERMITS

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

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

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

SHEET #1 - SITE PLAN

A. General Information

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

B. Proposed Development

1. Structural
 - A. Existing and proposed structures on the property and in the adjacent properties including privacy and retaining walls
 - B. Square footage of each structure
 - C. Proposed of each structure
 - D. Temporary structures, sign and other improvements
 - E. Wall(s), fence(s), and screening: height, length, color, and materials. Show cross-sections for retaining walls.
 - F. Dimensions of all principal site elements
 - G. Loading facilities
 - H. Site lighting (height, type, and intensity)

2. Non-Structural and Parking

- A. Parking design with spaces numbered per aisle and totaled.
- 1. Location
 - 2. Arrangements
 - 3. Dimensions
 - 4. Turning spaces
 - 5. Drives
 - 6. Aisles
 - 7. Ingress
 - 8. Egress
 - 9. Number of spaces required: 79
Provided: 143
 - 10. Handicapped parking, spaces required: 4
Provided: 8
- B. Bicycle racks, spaces required: 4
Provided: 8
- C. Refuse container and enclosure, if applicable.

C. Street and Circulation

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

D. Utilities

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

E. Phasing

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

SHEET #2 - LANDSCAPING PLAN

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

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

SHEET #3 - GRADING PLAN

A. General Information

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

B. Proposal

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

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

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

SHEET #4 - BUILDING AND STRUCTURES OF ELEVATIONS TO SCALE

A. General Information

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

B. Signage

- 1. Elevations
- 2. Location
- 3. Height and width
- 4. Sign face area
- 5. Lighting
- 6. Materials and Colors
- 7. Additional information including, renderings, perspective drawings may be submitted.

- A. Samples
 - 1 Presentation Models
 - 2. Photos

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

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)
LAND DEVELOPMENT COORDINATION 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

BRUNACINI DEV.

AGENT

TATE FISHBURN ARCH.

ADDRESS

P.O. BOX 2941 CORRALES 87048

PROJECT NO.

1002746

APPLICATION NO.

03DRB-00996

\$ 385⁰⁰ 441006 / 4983000 (DRB Cases)

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

\$ _____ 441018 / 4971000 (Notification)

\$ 385⁰⁰ Total amount due

DUPLICATE
City Of Albuquerque
Treasury Division

06/17/2003 1:15PM LOC: ANNX
RECEIPT# 00008225 WSH 007 TRANS# 0023
Account 441006 Fund 0110
Activity 4983000 TRSCCS
Trans Amt \$385.00
J24 Misc \$385.00
CK \$385.00
CHANGE 10/28/02 \$0.00