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Completed 6-8-04  
BA

# DRB CASE ACTION LOG

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.: 04DRB-00656 (SBP)

Project # 1003184

Project Name JOURNAL CENTER

Agent: Dekker Perich Sabatini Architects

Phone No.: 761-9700

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 5/5/04 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

- UTILITIES: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

- CITY ENGINEER / AMAFCA: \_\_\_\_\_
- SIA
- Make sure that transformer is outside SD esmt
- sw esmt

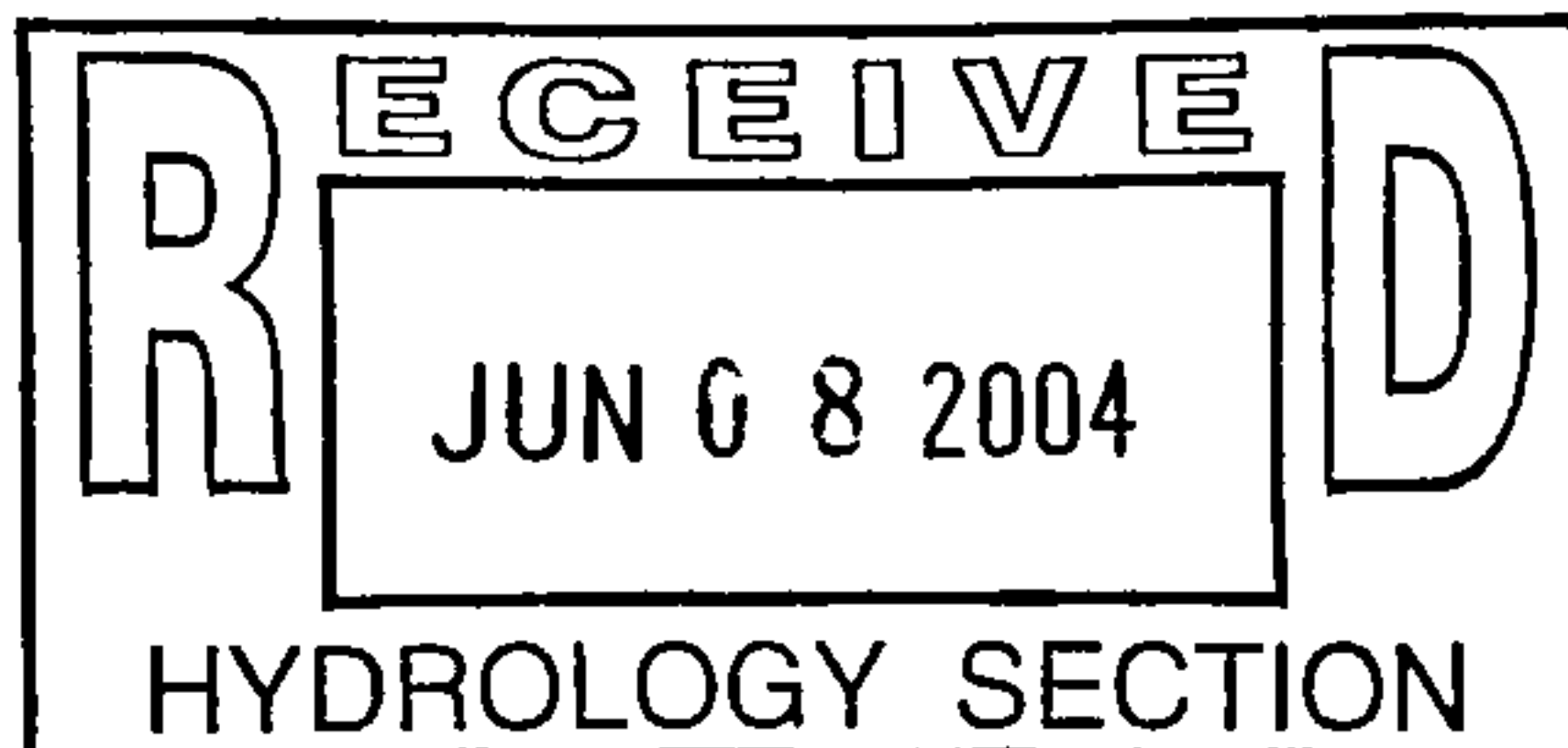
*BU  
6/8/04*

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

Project Number 1003184



5



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REVISED 2/5/04

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Project Name <b>JOURNAL CENTER</b>	
Agent: Dekker Perich Sabatini Architects	Phone No.: 761-9700

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UTILITIES: \_\_\_\_\_  
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CITY ENGINEER / AMAFCA: \_\_\_\_\_  
 SIA  
 Make sure that transformer is outside SD esmt  
 SW esmt

PARKS / CIP: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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- Copy of recorded plat for Planning.**

Project Number

1003184



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

May 5, 2004 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

\*\*\*\*\*

**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. Adjourned: 10:40 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

1. **Project # 1003087**  
 04DRB-00553 Major-Bulk Land Variance  
 04DRB-00554 Major-Vacation of Public Easements  
 04DRB-00555 Major-Vacation of Public Easements  
 04DRB-00556 Major-Preliminary Plat Approval  
 04DRB-00557 Minor-Sidewalk Waiver  
 04DRB-00558 Minor-Temp Defer SDWK  
 BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO., INC request(s) these action(s) for all or a portion of Tract(s) A, WESTLAND NORTH, **WATERSHED SUBDIVISION**, zoned SU-2 FOR PDA RESIDENTIAL RESORT, located on TIERRA PINTADA ST NW AND 98<sup>TH</sup> ST NW and containing approximately 531 acre(s). [Deferred from 5/5/04] [REF: 03DRB-01869] (H-7, 8 & 9 & J-7 & 8] **DEFERRED AT THE AGENT'S REQUEST TO 5/12/04.**

2. **Project # 1003187**  
04DRB-00520 Major-Vacation of Public Easements  
04DRB-00521 Major-Preliminary Plat Approval  
**WITHDRAWN AT AGENT'S REQUEST**

ABQ ENGINEERING, INC agent(s) for AMERI-CONTRACTORS, LLC request(s) these action(s) for all or a portion of Tract(s) 5-E, **LANDS OF UNIVERSITY OF NEW MEXICO**, zoned R-1, located on GOLF COURSE RD NW, between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). (C-12) **WITHDRAWN AT THE AGENT'S REQUEST.**

3. **Project # 1003127**  
04DRB-00509 Major-SiteDev Plan Bld Permit

WALLACE L BINGHAM agent(s) for GILBERT ENTERPRISES request(s) this action(s) for all or a portion of Lot(s) 3A4, **EAGLE RANCH SUBDIVISION**, zoned SU-1, located on GOLF COURSE RD NW, between IRVING BLVD NW and the CALABACILLAS ARROYO containing approximately 2 acre(s). [REF: DRB-94-480] *[Deferred from 4/28/04]* (B-12) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

**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 # 1003008**  
04DRB-00655 Minor-SiteDev Plan BldPermit/EPC

MULLEN - HELLER ARCHITECTURE P.C. agent(s) for WRANGLER PROPERTIES, LLC request(s) this action for all or a portion of Tract(s) C-1A1, **SEVEN BAR RANCH**, zoned SU-1 FOR IP USES, located on THE AMERICAN RD NW between COORS BYPASS NW and COTTONWOOD DR NW containing approximately 2 acre(s). [REF: 03EPC-01664] **[Debbie Stover, EPC Case Planner]** (A-13) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK EASEMENT, CHANGES TO RADII AND UNI-DIRECTIONAL RAMPS.**

5. **Project # 1003184**  
04DRB-00656 Minor-SiteDev Plan  
BldPermit

DEKKER/PERICH/SABATINI ARCHITECTS agent(s) for RSF LAND & CATTLE CO., LLC request(s) this action for all or a portion of Tract(s) 1A-2-A-2, **JOURNAL CENTER**, zoned IP industrial park zone, located on LANG AVE NE, between JEFFERSON BLVD NE and HEADLINE BLVD. NE containing approximately 3 acre(s). [REF: 1000560, 04DRB-00089, 04DRB-00028] (D-17) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/5/04 THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND TO MAKE SURE TRANSFORMER IS OUTSIDE STORM DRAIN EASEMENT SIDEWALK EASEMENT.**

6. **Project # 1003378**  
04DRB-00559 Minor-SiteDev Plan  
BldPermit

GORDON HALL ARCHITECT agent(s) for JOE GONZALES request(s) this action for all or a portion of Lot(s) 4, **VOLCANO BUSINESS PARK, PHASE 1**, zoned SU-1 special use zone, for C-1 & IP, located on TODOS SANTOS ST NW, between OURAY RD NW and LADERA DR NW containing approximately 1 acre(s). [REF:Z-80-87-6] [*Deferred from 4/21/04*] (G-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

7. **Project # 1003012**  
04DRB-00523 Minor-SiteDev Plan  
BldPermit/EPC

WILLIAM MCCONNELL ARCHITECT agent(s) for TOWER ROAD BAPTIST CHURCH, BEN PADILLA request(s) this action for all or a portion of Lot(s) 430, TOWER ROAD BAPTIST CHURCH, TOWN OF ATRISCO GRANT, UNIT 3, zoned SU-1 special use zone Church Facility, located on 86<sup>th</sup> STREET SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 2 acre(s). [REF: 03EPC-01675, 03EPC-01796] [Mary Piscitelli, EPC Case Planner] [Deferred from 4/14/04](L-9) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK AT PROPERTY LINE, ADA SPACE DIMENSIONING AND TO PLANNING FOR MARY PISCITELLI'S INITIALS AND INFRASTRUCTURE LIST LANGUAGE.**

04DRB-00653 Minor-Prelim&Final Plat  
Approval

WAYJOHN SURVEYING INC. agent(s) for PERFORMANCE TOOL & EQUIPMENT, BEN PADILLA, request(s) this action for all or a portion of Tract(s) 430, TOWN OF ATRISCO GRANT, UNIT 3, zoned SU-1 special use zone Church Facility, located on TOWER RD SW, between 86<sup>TH</sup> ST SW and 90<sup>TH</sup> ST SW containing approximately 2 acre(s). [REF: 03DRB-01720, 04DRB-00523, 03EPC-01675, 04EPC-00145] (L-9) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SAD ROLL ADJUSTMENT AND TRANSPORTATION DEVELOPMENT FOR 4-FOOT DEDICATION ON 86<sup>TH</sup> STREET.**

8. **Project # 1000184**  
04DRB-00603 Minor-SiteDev Plan  
BldPermit/EPC

BRISCOE ARCHITECTS, P.C. agent(s) for RICHARD CHAVES request(s) this action(s) for all or a portion of Tract(s) A2, **BANNER SQUARE ADDITION**, zoned SU-2/SU-1/P.U.D, located on ARNO ST NE, between CENTRAL NE and TIJERAS NE containing approximately 1 acre(s). **[Mary Piscitelli, EPC Case Planner] [Deferred from 4/28/04] (K-14) SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR A COPY OR EVIDENCE OF SANITARY SEWER MAINTENANCE AGREEMENT FOR SHARED SEWER OUTFALL AND PLANNING FOR MARY PISCITELLI'S INITIALS.**

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

9. **Project # 1000325**  
04DRB-00640 Minor-Ext of SIA for Temp  
Defer SDWK

TIERRA WEST LLC agent(s) for STILLBROOKE HOMES INC request(s) this action for all or a portion of Lot(s) 33-52 and 59-64, **SPANISH SUN**, zoned SU-1 PRD 15 DU/AC, located on SAN MATEO AVE NE, between MONTGOMERY BLVD NE and DOUGLAS MACARTHUR RD NE. [REF: Z-84-82, Z-84-82-1, Z-84-82-2, Z-84-82-3, Z-78-1651, DRB-99-219] *[Deferred from 5/5/04]* (G-17) **DEFERRED AT THE AGENT'S REQUEST TO 5/19/04.**

10. **Project # 1003123**  
04DRB-00347 Minor-Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for EILEEN DEVEREUX & STEFAN WATSON request(s) this action for all or a portion of Tract(s) 77B1, **MRGCD MAP 36**, zoned S-M1, located on 5<sup>TH</sup> ST NW, between HAINES AVE NW and 6<sup>TH</sup> ST NW containing approximately 2 acre(s). [REF: 03DRB-02044] *[Final Plat was indefinitely deferred for SIA, deferred from 5/5/04]* (H-14) **DEFERRED AT THE AGENT'S REQUEST TO 5/12/04.**

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

11. **Project # 1003393**  
04DRB-00651 Minor-Sketch Plat or Plan  
CRAIG L. KEMPER request(s) this action for all or a portion of Lot(s) 12-16, Block(s) 8, **ENCHANTED MESA ADDITION**, zoned C-1 neighborhood commercial zone, located on CHELWOOD ST NE, between MENAUL NE and CANDELARIA NE containing approximately 1 acre(s). [Was issued Project #1003409 in error] (H-22) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
  
12. **Project # 1003411**  
04DRB-00654 Minor-Sketch Plat or Plan  
MARILYN KELLER agent(s) for SEAN GILLIGAN / SG PROPERTIES, LLC request(s) this action for all or a portion of Block(s) 1, Tract(s) 12-15, **GRANT TRACK**, zoned SU-2, MRO, located on GRANITE ST NW, between 5<sup>TH</sup> ST NW and 6<sup>TH</sup> ST NW containing approximately 1 acre(s). (J-14). **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
  
13. **Approval of the Development Review Board Minutes for April 21, 2004. DRB MINUTES FOR APRIL 21, 2004 WERE APPROVED.**

ADJOURNED: 10:40 A.M.





**City of Albuquerque**  
CITY OF ALBUQUERQUE, NEW MEXICO 87103  
P.O. BOX 4299 ALBUQUERQUE, NEW MEXICO 87103  
**PUBLIC WORKS DEPARTMENT**  
**DEVELOPMENT SERVICE**  
**HYDROLOGY DEVELOPMENT SECTION**

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1003184**

**AGENDA ITEM NO: 5**

**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:**

An approved infrastructure list is required.  
An executed SIA is required for Site Plan signoff by City Engineer.  
Minor comments on site plan.

**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:** May 5, 2004

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
FAX FORM

TO: Curtis FAX # 761-4222

# PAGES (INCLUDING COVER SHEET) ~~2~~ 3 4/29/04

FROM: Sheran Matson, DRB Chair FAX # 924-3864 PHONE # 924-3880

#1003184

COMMENTS:

Planning's comments.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
Development Review Board  
May 5, 2004  
Comments**

**ITEM # 5**

**PROJECT #1003184**

**APPLICATION # 04-00656**

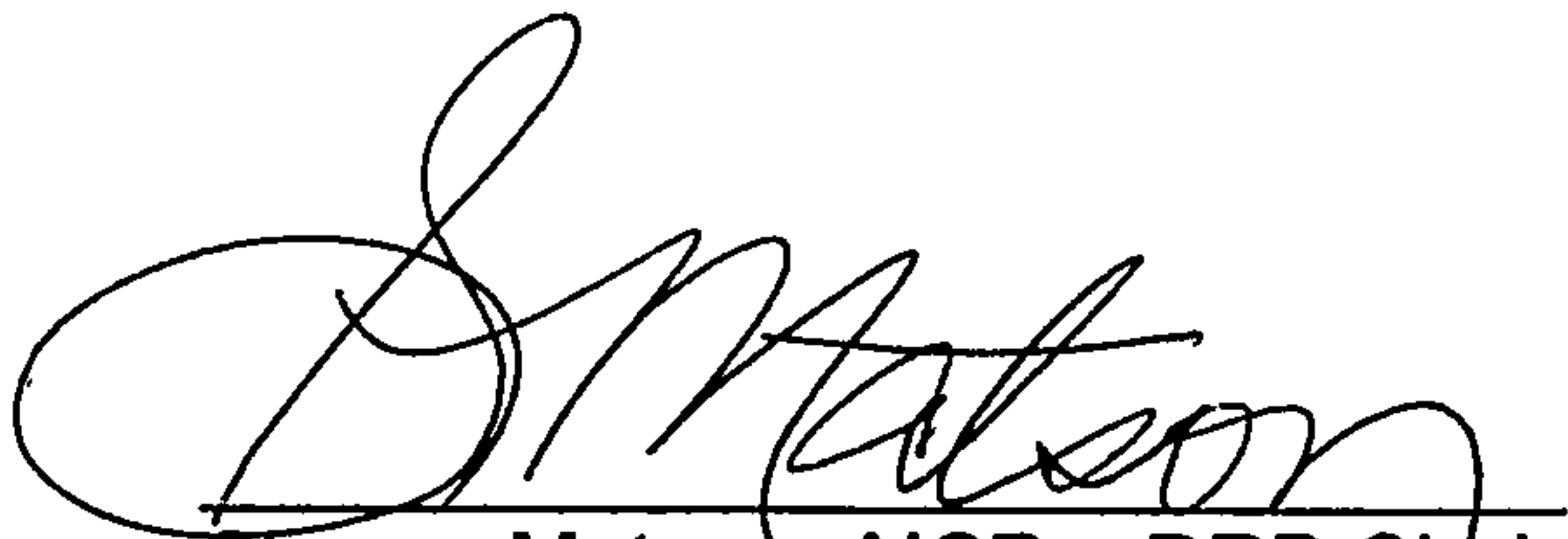
**RE: Tract 1A-2-A-2, Journal Center**

Please re-title the site plan sheet to read "Site Development Plan for Building Permit". Also, the new signature block should be used. It is available at the Front Counter of the One Stop Shop.

Landscaping Plan. Please provide a substitute for the junipers as they are a high allergen plant.

Overall, a well put together site plan.

*Buffalo Junipers - female, low allergen*



Sheran Matson, AICP DRB Chair  
924-3880 fax 924-3864 smatson@cabq.gov

**PROJECT NUMBER:** \_\_\_\_\_

**Application Number:** \_\_\_\_\_

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated \_\_\_\_\_ and the Findings and Conditions in the Official Notification of Decision are satisfied.

**Is an Infrastructure List required?** ( ) Yes ( ) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

**DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:**

_____ Traffic Engineering, Transportation Division	_____ Date
_____ Utilities Development	_____ Date
_____ Parks and Recreation Department	_____ Date
_____ City Engineer	_____ Date
_____ * Environmental Health Department (conditional)	_____ Date
_____ Solid Waste Management	_____ Date
_____ DRB Chairperson, Planning Department	_____ Date

\*Environmental Health, if necessary

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
Development Review Board  
May 5, 2004  
Comments

ITEM # 5

PROJECT #1003184

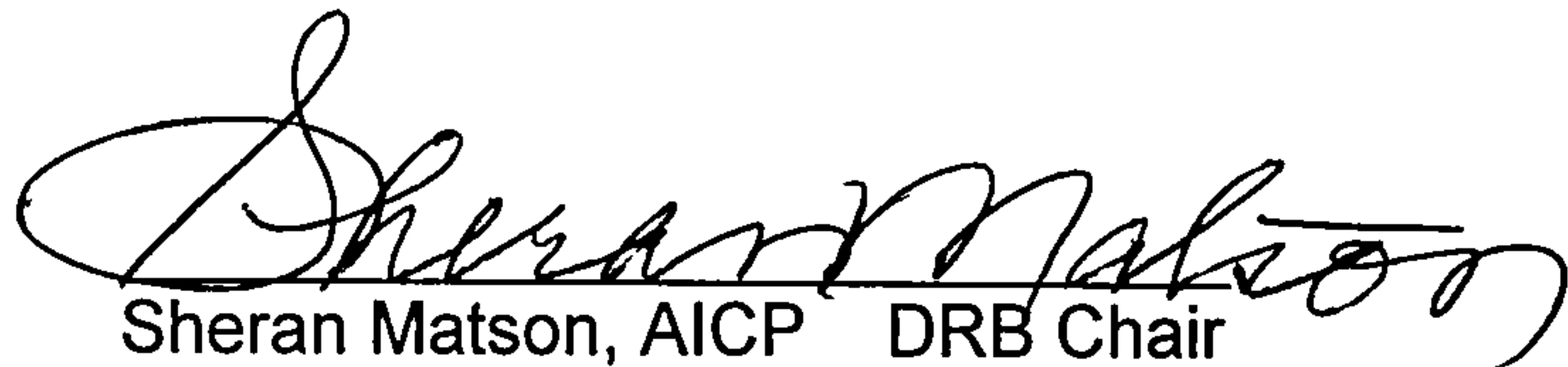
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Sheran Matson, AICP DRB Chair  
924-3880 fax 924-3864 smatson@cabq.gov

*Claire*

Date Submitted: 5/5/04

Date Site Plan Approved: 5/5/04

Date Preliminary Plat Approved: N/A

Date Preliminary Plat Expires: N/A

DRB Project No.: 1003184

DRB Application No.: 04-00656

**#5 ORIGINAL**

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Tract 1A-2-A-2, Journal Center

PROPOSED NAME OF SUBDIVISION SITE DEVELOPMENT PLAN

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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 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 Crst Engineer
		48"	RCP SD	20' SD ESMT (North side)	E PL	W PL	/	/	/
							/	/	/
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**Private Inspector, City Inspector, City Cnst Engineer:** Presently as part of the close out package submitted to Construction, the Engineer must supply a letter that confirms that all items on the Infrastructure List have been installed to City Standards as part of the project. Creating and revising the letter has proven to be time consuming process which can delay the issuance of a Letter of Completion and Acceptance. A separate column provided on the revised Infrastructure List allows the inspecting engineer of record to initial off and date each line item on the Infrastructure List as being installed under his supervision with a given project. The engineers Certification of Substantial Compliance (Figure 27) can be modified to include a reference to the revised Infrastructure List eliminating the need for a detailed description of the work performed under the project (see attached revised Figure 27). The City Construction Engineer can then use the certification from the inspecting engineer on the Infrastructure List as an attachment to the Letter of Completion. Once forwarded to the City Engineer, a check of the items built with the project against the items contained within an SIA can then readily be made, expediting the issuance of the Letter of Completion and Acceptance and the release of the SIA.

ORIGINAL

SIA Sequence #	COA DRC Project #
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Size

Type of Improvement

Location

From

To

Private  
Inspector

City  
Inspector

City Cnst  
Engineer

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NOTES

1

2

3

AGENT / OWNER

CURTIS PROCTOR

NAME (print)

DPS ARCHITECTS

FIRM

*Curtis Proctor* 5/5/04

SIGNATURE date

MAXIMUM TIME ALLOWED TO CONSTRUCT  
THE IMPROVEMENTS WITHOUT A DRB

EXTENSION:

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

*Sherah Nakson* 5/5/04  
DRB CHAIR - date

*[Signature]* 5/5/04  
PARKS & GENERAL SERVICES - date

*[Signature]* 5-5-04  
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

*Royce Dean* 5/5/04  
UTILITY DEVELOPMENT - date

- date

*Bradd L. Blum* 5/5/04  
CITY ENGINEER - date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

PAGE \_\_\_ OF \_\_\_



ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
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*Handwritten scribbles in the 'Type of Improvement' column.*

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 3/1/2004

- 2. Pedestrian trails and linkages
- 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

- 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.)
  - C. Ponding areas either for drainage or landscaping/recreational use
- 7. Identify type, location and size of plantings (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. 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: 3/1/2004

## 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.
- 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 - A091

- 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.*

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

PAID RECEIPT

APPLICANT NAME RSF LAND & CATTLE CO, LLC  
AGENT DEKKER / PERICH / SABATINI  
ADDRESS 6801 JEFFERSON ST, NE # 100 87109  
PROJECT & APP # 1003184 / 04DRD-00656  
PROJECT NAME \_\_\_\_\_

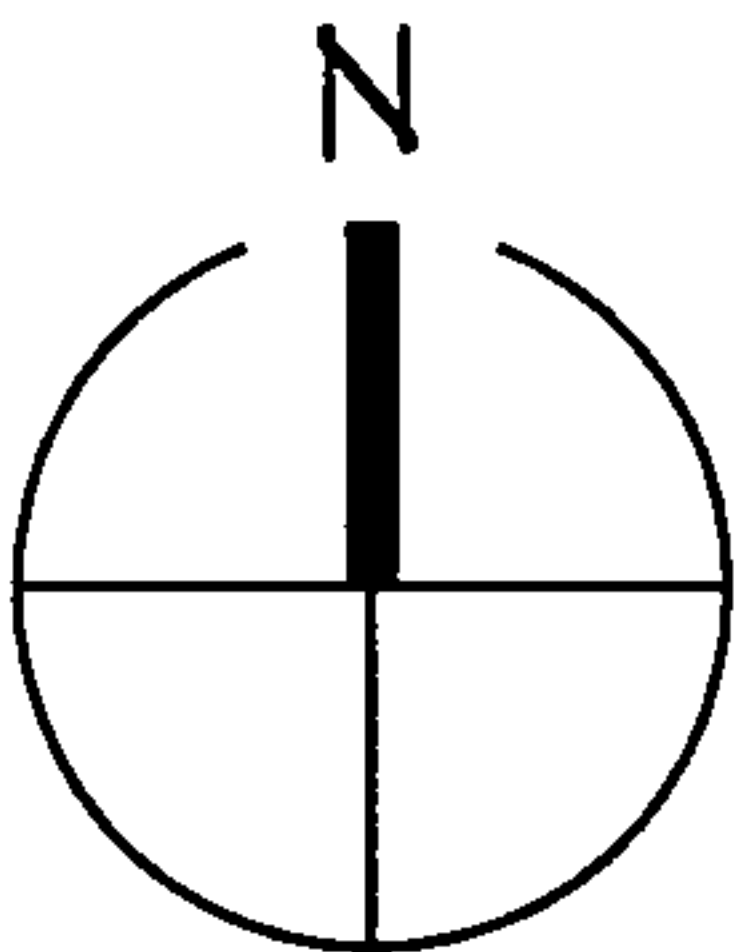
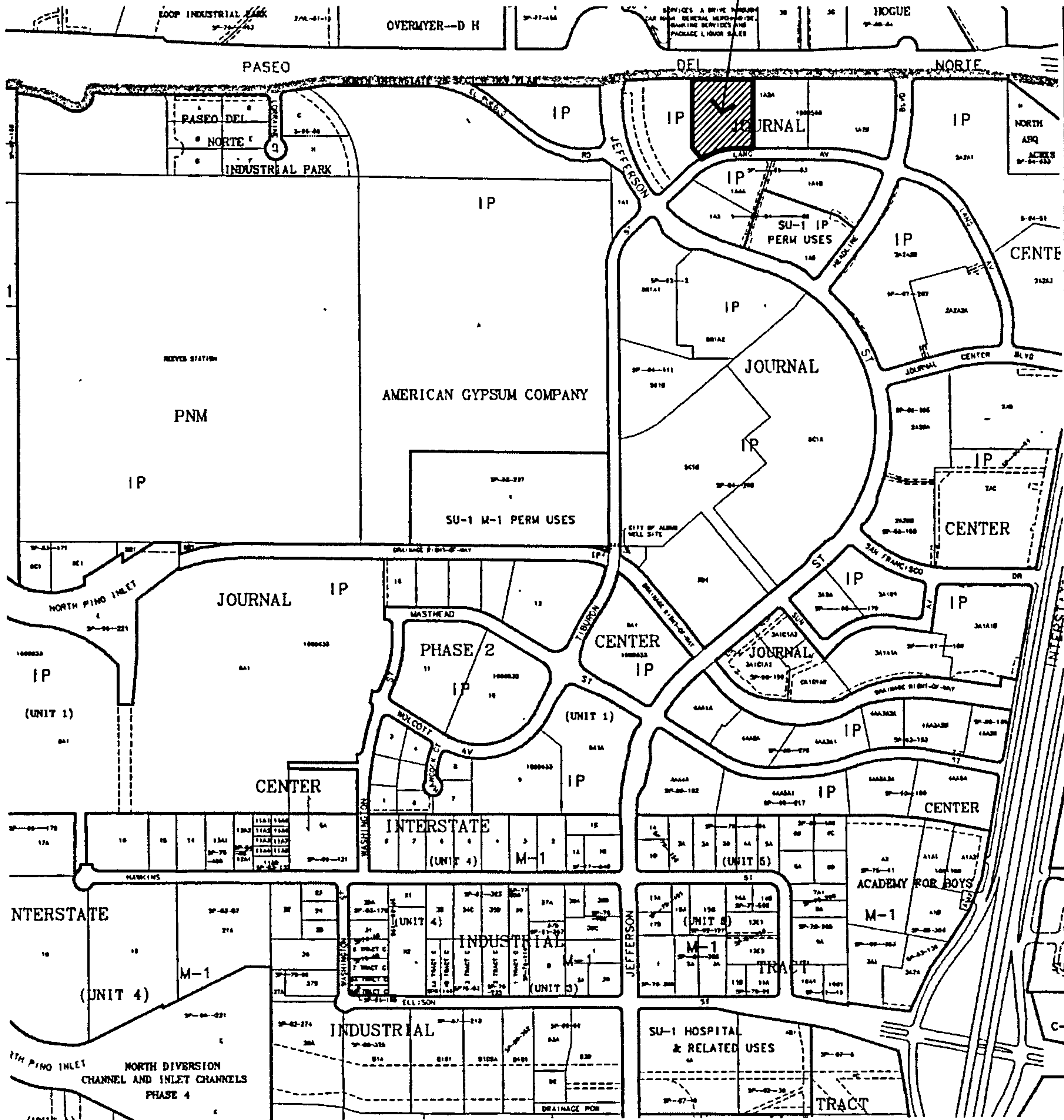
\$ 20<sup>00</sup> 469099/4916000 Conflict Management Fee  
\$ 385<sup>00</sup> 441006/4983000 DRB Actions  
\$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
\$ \_\_\_\_\_ 441018/4971000 Public Notification  
\$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
( ) Traffic Impact Study  
\$ 405<sup>00</sup> TOTAL AMOUNT DUE

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

<b>DEKKER/PERICH/SABATINI, LTD</b> 6801 JEFFERSON NE SUITE 100 ALBUQUERQUE, NM 87109 (505) 761-9700 FED #85-0367023	12-92	<b>WELLS FARGO NEW MEXICO, N.A.</b> 0204 Albuquerque, NM 87103-1081 95-219-1070	031187
DUPLICATE		DATE	CHECK NO.
CITY OF ALBUQUERQUE		04/26/04	031187
TREASURY DIVISION		AMOUNT	\$ 405 <sup>00</sup> /100
VOID AFTER 90 DAYS		<i>Steven Sabatini</i>	

Activity 491000  
Activity 4983000  
031187  
107002192  
1047519568

PROJECT LOCATION



# ZONE ATLAS MAP

## D-17



April 27, 2003



**Dekker/Perich/Sabatini**

architecture  
interiors  
planning  
engineering

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

Ms. Sheran:

Dekker / Perich / Sabatini, acting as agents for the Coldwell Banker Commercial Division, would like to respectfully submit a proposal for Tract 1A-2-A-2 at Journal Center, on Lang Ave. between Jefferson St. NE and Headline Blvd.

This proposal for Tract 1A-2-A-2 includes a two-story, 41,478 square foot office building, on the 3.0 acre site. The building will house a variety of office and business functions for multiple tenants and be owned by Coldwell Banker Commercial Division.

The building has been designed in a manner that will enhance the Journal Center's contemporary corporate image, as well as draw on the unique qualities of the southwest desert. The public entry is well defined and easily approachable by foot or automobile. The building materials include: a 29' curtain wall at the entrance lobby, cultured stone veneer and tan 1-1/2" E.I.F.S. These materials are composed in a way that reflects contemporary southwest architecture and planning. The extensive staff parking is segmented and delineated by pedestrian paths, & landscaping that will make way finding and pedestrian egress as convenient and safe as possible.

Please do not hesitate to call or write should you have any questions about this submittal, or require additional information.

Very truly yours,

**Dekker/Perich/Sabatini Ltd.**

Curtis Proctor, AIA

Cc: Chris Gunning  
Anne Marie Christian  
Greg L. Foltz, 897-1646  
file

■■■  
6801 Jefferson NE  
Suite 100  
Albuquerque NM  
87109  
505 761.9700  
fax 761.4222  
dps@dpsabq.com

# RSF Land & Cattle Company, LLC

April 23, 2004

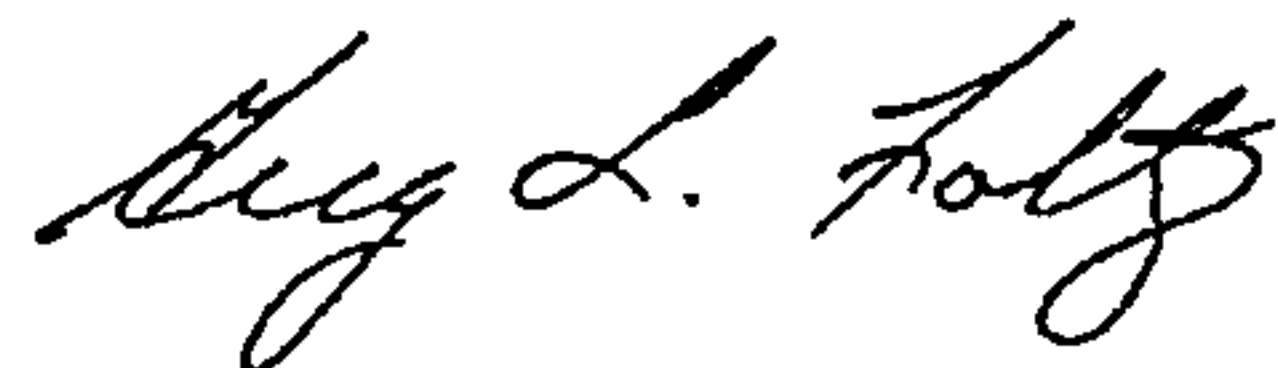
Mr. Curtis Proctor  
Dekker / Perich / Sabatini and Associates  
6801 Jefferson NE  
Albuquerque, NM 87109

RE: Appointment as Agent

Dear Mr. Proctor:

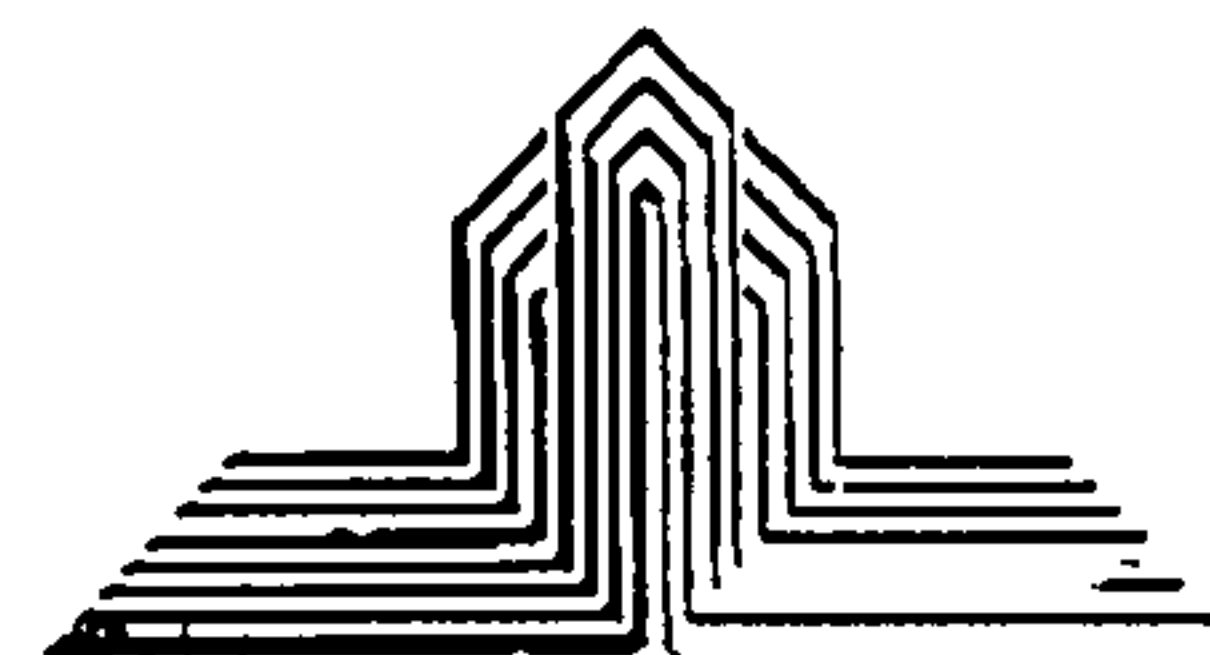
The purpose of this letter is to designate Dekker / Perich / Sabatini as agent for RSF Land & Cattle Company, LLC. This designation relates to matters before the Journal Center Architectural Review Committee and the City of Albuquerque Design Review Board.

Sincerely,



Greg L. Foltz  
Chief Financial Officer

**JOURNAL  
CENTER  
CORPORATION**



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**CONFIDENTIAL  
FACSIMILE COVER LETTER**

**PLEASE DELIVER THE FOLLOWING PAGES TO:**

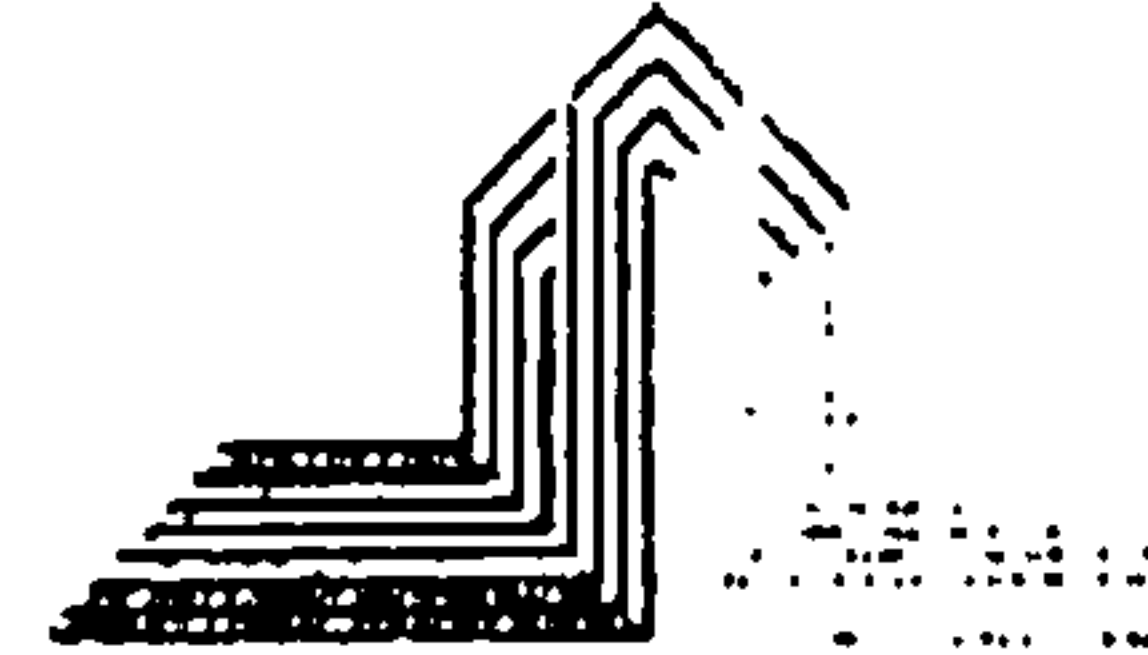
NAME: *Curtis Proctor*  
COMPANY: *Dekker / Parish / Sabatini*  
FAX#: *761-4222*  
RE: *DRB letter on Caldwell Banker Bldg*  
FROM: *Joanne Karlson / Mike Callahan*  
TOTAL NUMBER  
OF PAGES: *4*  
DATE: *4-23-04*  
MESSAGE:

THE INFORMATION CONTAINED IN THIS FACSIMILE MESSAGE IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL AND EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivery to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is in error. Please notify us immediately by telephone at (505) 823-7000 and return the original message to us at the above address via U.S. Postal service.

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



JOURNAL  
CENTER  
CORPORATION



---

April 23, 2004

Ms. Sheran Matson  
Planning Department  
City of Albuquerque  
600 2<sup>nd</sup> Plaza del Sol N.W.  
Albuquerque, NM 87102

Re: Tract 1A-2-A-2

Dear Ms. Matson:

The Journal Center Architectural Review Committee has reviewed and approved the site plan; design/building/landscape plans for the referenced project subject to changes mentioned in the attached exhibits.

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

Sincerely,

Michael N. Callahan  
Vice President

Cc: Curtis Proctor, Dekker/Perich/Sabatini

MNC/jk

Enclosures

April 22, 2003



**Dekker/Perich/Sabatini**

architecture  
interiors  
planning  
engineering

Mike Callahan  
Journal Center  
7777 Jefferson NE  
Albuquerque, NM 87109  
(505) 823-7702

Mr. Callahan:

Thank you for your quick response to our submittal for the new Coldwell Office Building on Tract 1A-2-A-2 at Journal Center. I will be looking forward to receiving your letter this week allowing us to proceed to DRB. However you did have some comments on our submittal that we will address, which include the following:

- Deletion of one (1) monument sign
- Redesign sidewalk adjacent to Lang Ave. to "meander" as per the Lang Ave. Landscape Plan
- Indicate column spacing of covered parking
- Increase size of trees to 2-1/2" caliper

As per your request we will also submit to you as soon as possible for your records physical samples of the major building materials, as well as our DRB submittal, which will show the corrections mentioned above

Please do not hesitate to call or write should you have any questions about this submittal, or require additional information.

Very truly yours,

Dekker/Perich/Sabatini Ltd.

Curtis Proctor, AIA

Cc: Chris Gunning  
Anne Marie Christian  
Greg L. Foltz. 897-1646  
file

6801 Jefferson NE  
Suite 100  
Albuquerque NM  
87109  
505 761 9700  
fax 761 4777  
ALBUQUERQUE, NM  
TOTAL P.02

April 09, 2003



Dekker/Perich/Sabatini

architecture  
interiors  
planning  
engineering

Mike Callahan  
Journal Center  
7777 Jefferson NE  
Albuquerque, NM 87109

Mr. Callahan:

Dekker / Perich / Sabatini, acting as agents for the Coldwell Banker Commercial Division, would like to respectfully submit a proposal for Tract 1A-2-A-2 at Journal Center, on Lang Ave. between Jefferson St. NE and Headline Blvd.

This proposal for Tract 1A-2-A-2 includes a two-story, 41,478 square foot office building, on the 3.0 acre site. The building will house a variety of office and business functions for multiple tenants and be owned by Coldwell Banker Commercial Division.

The building has been designed in a manner that will enhance the Journal Center's contemporary corporate image, as well as draw on the unique qualities of the southwest desert. The public entry is well defined and easily approachable by foot or automobile. The building materials include: a 29' curtain wall at the entrance lobby, cultured stone veneer, and tan 1-1/2" E.I.F.S. These materials are composed in a way that reflects contemporary southwest architecture and planning. The extensive staff parking is segmented and delineated by pedestrian paths, & landscaping that will make way finding and pedestrian egress as convenient and safe as possible.

At this time we are submitting the following documents:

- Site Plan
- Site Details
- Landscaping Plan
- Conceptual Grading
- Elevations
- & Rendered Perspectives

Please do not hesitate to call or write should you have any questions about this submittal, or require additional information.

Very truly yours,

Dekker/Perich/Sabatini Ltd.

*Curtis Proctor*  
Curtis Proctor, AIA

Encl: Journal Center Submittal -- 3 copies

Cc: Chris Gunning  
Greg L. Foltz  
file

8801 Jefferson NE  
Suite 100  
Albuquerque, NM  
87109  
505 761 9700  
fax 761 4227  
www.dpsinc.com

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST Revised: 3/1/2004

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.**

*[Handwritten Signature]* 4/27/04

**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. 8-1/2" 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
- N/A 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)

## 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: 165 provided: 178  
 Handicapped spaces required: 8 provided: 8
- B. Bicycle parking & facilities
  - 1. Bicycle racks, spaces required: 9  
 provided: 10
  - 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

# 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

County Submittal

EPC Submittal

Zone Map Amendment (Establish or Change Zoning)

Sector Plan (Phase I, II, III)

Amendment to Sector, Area, Facility or Comprehensive Plan

Text Amendment (Zoning Code/Sub Regs)

**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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: RSE LAND & CATTLE CO, LLC PHONE: 897-7277

ADDRESS: 10200 CORRALES RD NW STE B-3 FAX: 897-1046

CITY: ALBUQ. STATE NM ZIP 87114 E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNER List all owners: \_\_\_\_\_

AGENT (if any): DEKKER/PERICH/SABATINI PHONE: 761-9700

ADDRESS: 10801 JEFFERSON BLVD #100 FAX: 761-4222

CITY: ALBUQ. STATE NM ZIP 87109 E-MAIL: CURTIS@DPSALBUQ.COM

DESCRIPTION OF REQUEST: ONE, TWO STORY OFFICE BUILDING OF 41,478 GROSS SF ON 3 ACRE LOT, SITE DEVELOPMENT PLAN FOR BUILDING PERMIT.

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

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

Lot or Tract No. Tract 1A-2-A-2 Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv. / Addn. JOURNAL CENTER

Current Zoning: IP Proposed zoning: N/A

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

Total area of site (acres): 3.0 Density if applicable: dwellings per gross acre: 1 dwellings per net acre: 1

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: LANG AVENUE NE

Between: JEFFERSON BLVD NE and HEADLINE BLVD 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.): 1003184

Proj # 1000560 / 04 DRB - 00689 / 04 DRB - 00028

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

SIGNATURE Curtis Proctor DATE 4/27/04

(Print) CURTIS PROCTOR D/P/S ARCHITECTS Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 9/01, 3/03, 7/03, 10/03, 3/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>04DRB - 00656</u>	<u>SBP</u>	<u>R3</u>	<u>\$ 385.00</u>
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	<u>CONFL MGMT. FEES</u>	_____	<u>\$ 20</u>
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>MAY 5<sup>th</sup> '04</u>			Total <u>\$ 405.00</u>

Robert 4/27/04  
Planner signature / date

Project # 1003184

**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
  - ~~NA~~ 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) \$385 + 20
  - 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.

AMIT REDE  
 Applicant name (print)  
 [Signature] 04/27/04  
 Applicant signature / date



Form revised September 2001

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

Application case numbers  
 040RB - 00456

[Signature] 4/27/04  
 Planner signature// date  
 Project # 1003184

PASEO DEL NORTE

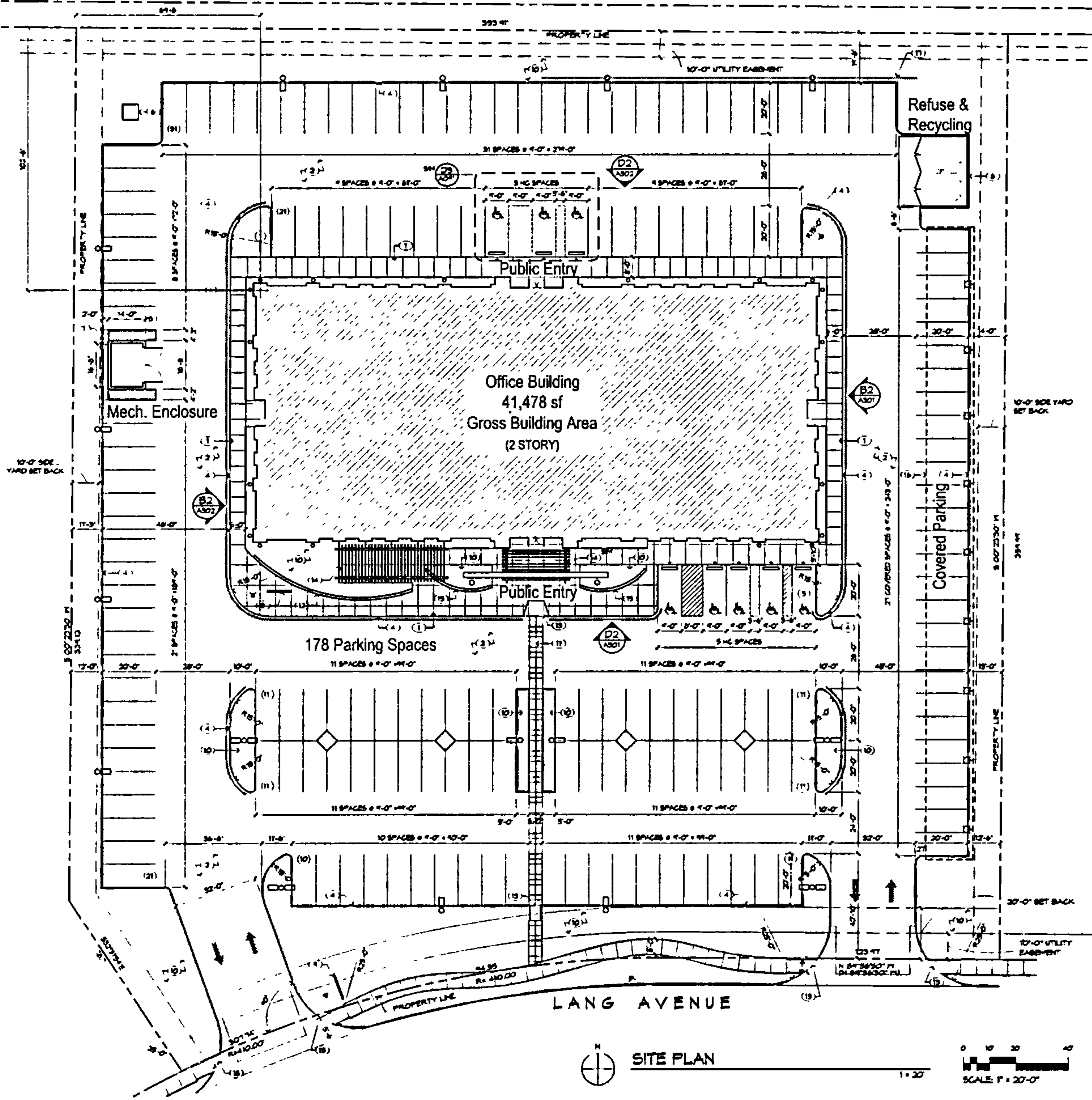
GENERAL NOTES

- A. PARKING AREA SHALL BE DESIGNED & BUILT TO CURRENT DMV STANDARDS
- B. REFER TO SHEET L001 FOR LANDSCAPE DESIGN AND INFORMATION
- C. REFER TO SHEETS C101 FOR GRADING AND DRAINAGE DESIGN AND INFORMATION
- D. REFER TO SHEETS A801 & A802 FOR ADDITIONAL BUILDING LIGHTING INFORMATION

KEYED NOTES

- 1. SIDEWALK CONCRETE
- 2. PAVING ASPHALT
- 3. BICYCLE RACK PAINT (S) BICYCLES, RE DIVISION
- 4. CURB & HIGH CONCRETE
- 5. CURB IV BUTTER & HIGH CONCRETE (NOT JWB01)
- 6. TRANSFORMER
- 7. SCREEN WALL 15'-4" HIGH 2-COAT STUCCO SYSTEM OVER 1/2" CMU COLOR TO MATCH BUILDING
- 8. SCREEN WALL 8'-0" HIGH 2-COAT STUCCO SYSTEM OVER 1/2" CMU COLOR TO MATCH BUILDING RE AVA001
- 9. MONUMENT SIGN RE AVA001
- 10. LANDSCAPE AREA RE L001
- 11. INTEGRALLY COLORED CONCRETE PEDESTALIAN PATH
- 12. SCREEN WALL 4'-0" HIGH IV 8" CAP BLOCK STONE VENEER OVER 6" CMU RADIUS = 50'-10"
- 13. HC RAMP RE AVA001
- 14. STEEL TRUSS COLOR TO MATCH GALVALUM FINISH
- 15. SCREEN WALL 7'-4" HIGH IV 8" CAP BLOCK STONE VENEER OVER 8" CMU RADIUS = 21'-0"
- 16. STEEL PARKING CANOPY IV ALUMINUM PANEL GALVALUM FINISH/DECK RE B2/A01
- 17. RETAINING WALL RE DIVISION C101 FOR ELEVATION

**Dekker Perich Sabatini**  
 ARCHITECTS  
 6801 Jefferson NE  
 Suite 300  
 Albuquerque, NM 87109  
 505.243.8700  
 10.24.14  
 2014.01.14



SITE INFORMATION

LEGAL DESCRIPTION:  
 TRACT 3-A-2 IN JOURNAL CENTER ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO

ZONE: P INDUSTRIAL PARK

SQUARE BUILDING SQUARE FOOTAGE: 41,478 SF

TOTAL SITE AREA: 150,880 SF / 3.0 ACRES

P.A.R.: 0.871

PARKING INFORMATION

OFFICES NET LEASABLE SF / TOTAL PLAND 300 (200 PL)

FIRST FLOOR: 30,070 SF / 300 + 101

SECOND FLOOR: 10,708 SF / 300 + 64

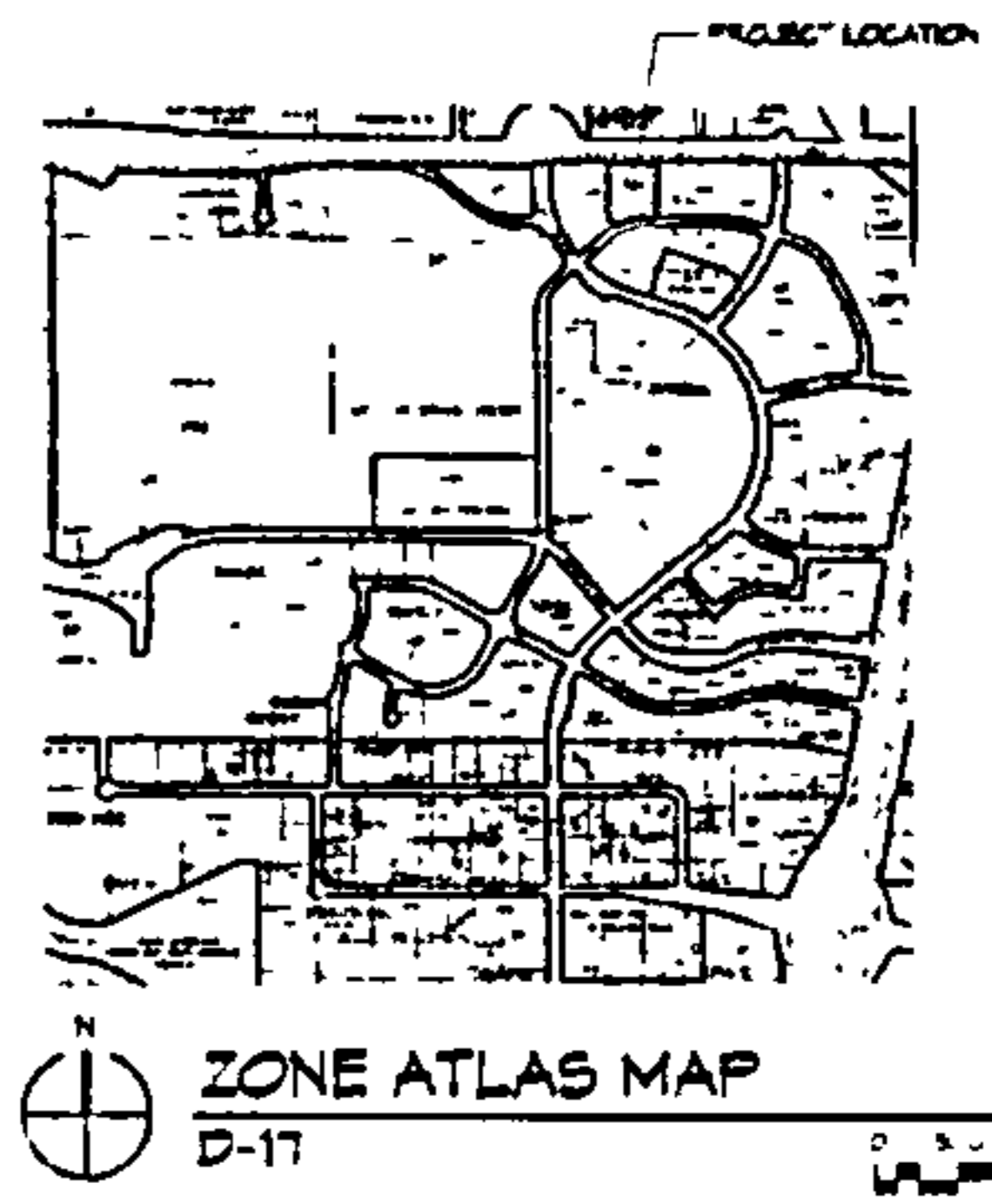
TOTAL SPACES REQUIRED: 169  
 INCLUDING 8 ACCESSIBLE SPACES  
 WITH 4 VAN ACCESSIBLE

TOTAL SPACES PROVIDED: 178  
 INCLUDING 8 ACCESSIBLE SPACES  
 WITH 4 VAN ACCESSIBLE

COMPACT SPACES NONE PROVIDED  
 BICYCLE REQUIREMENTS: 65/20 + 4  
 BICYCLE SPACES PROVIDED: 10

LEGEND

- ⊙ DISTING FIRE HYDRANT
- ⊙ NON FIRE HYDRANT RE C101
- ⊙ PARKING SPACE COUNT
- ⊞ LIGHT POLE - DOUBLE HEAD RE DIVISION
- ⊞ LIGHT POLE - SINGLE HEAD RE DIVISION
- ⊞ SURFACE MOUNTED LIGHT FUTURE RE DIVISION
- ▽ FLOOD LIGHT RE DIVISION
- V.F. LIGHT RE DIVISION
- ↑ TRAFFIC ARROW PAINT WHITE
- PAINT CURB RED 1 PART  
 TEXT FIRE LINE  
 NO PARKING



SITE PLAN



CASE NUMBER	DATE
PROJECT NUMBER	DATE
DRB APPLICATION NUMBER	DATE
THIS SITE DEVELOPMENT PLAN IS CONSISTENT WITH THE PLAN APPROVED AT THE DEVELOPMENT REVIEW BOARD HEARING.	
TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
CITY ENGINEER, MAPS	DATE
PUBLIC WORKS, UTILITY DIVISION	DATE
PARKS & RECREATION	DATE
CITY PLANNER, PLANNING DIVISION	DATE
SOLID WASTE DEPARTMENT	DATE

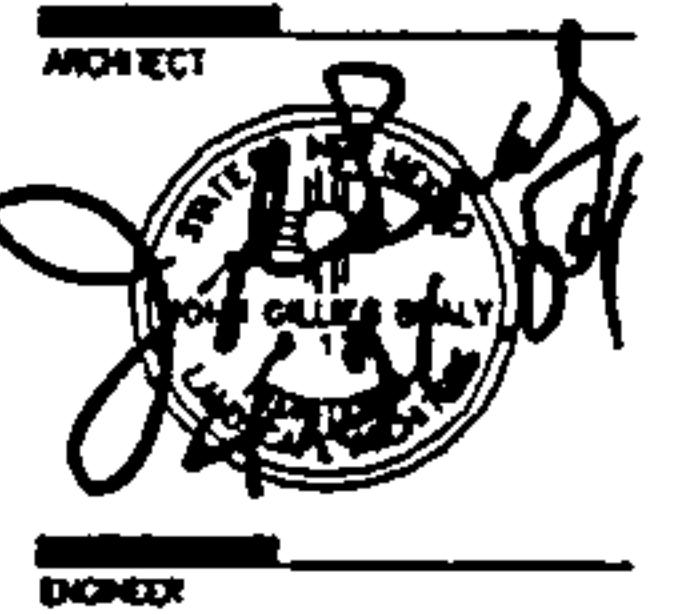
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 DRB Submittal Set

REVISIONS

DATE	BY	DESCRIPTION

DRAWN BY: CP  
 REVIEWED BY: AMG  
 DATE: DIVISION  
 PROJECT NO: CACAC  
 DRAWING NAME: Site Plan  
 SHEET NO: A001





PASEO DEL NORTE

**PLANT LEGEND**

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
FR	16	FRAXINUS	FRAXINUS	2 1/2" CAL. U	U
FR	12	FRAXINUS	FRAXINUS	8'-8" H. U	U
CH	12	CHRYSLA	CHRYSLA	2 1/2" CAL. U	U
FC	6	FRAXINUS	PURPLELEAF PLUM	2 1/2" CAL. U	U
FR	17	FRAXINUS	NEW MEXICO OLIVE	8 CAL. U	U
FR	28	FRAXINUS	ARIZONA ROSEWOOD	U	U
FR	82	JUNIPERUS	BUFFALO JUMPER	L	L
FR	46	PEROVSKIA	RUBBER SAGE	L	L
FR	89	LAURELIA	LAURELIA	U	U
FR	86	HESPERALOE	RED YUCCA	L	L
FR	80	CALANDRINE DIVIDIA	WIR. FEATHER REED GRASS	U	U
FR	18	MICROBIUS	WINDHORNS	U	U
FR	82	IMPATIENS	INDIA HORN	U	U
FR	13	CONTRARIUS ALBA	WHITE JUPITER'S BARD	U	U
FR	71	ZALUSONIA	MURAMBRO PLANT	U	U
FR	20	CERASTIUM	SNOW IN SUMMER	1 CAL. U	U
FR	114	HYDRONYS	MOLLA CORONCI	U	U

**SITE DATA**

REQUIRED LANDSCAPE	16,464 SF
10% OF NET LOT AREA	
PROPOSED LANDSCAPE	23,510 SF
PERCENT OF NET LOT AREA	30%
HIGH WATER USE TURF	0 SF
MAX. ZONE OF LANDSCAPE AREA	
PROPOSED HIGH WATER USE TURF	0 SF
PERCENT OF LANDSCAPE AREA	0%

**PLANTING RESTRICTIONS APPROACH**

A MINIMUM OF 80% OF THE PLANTINGS TO BE LOW OR MEDIUM WATER USE PLANTS  
A MINIMUM OF 20% OF THE LANDSCAPE AREA TO BE HIGH WATER USE TURF

**NOTE**

MAINTENANCE OF LANDSCAPE PROVIDED BY OWNER  
PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM  
WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER  
THIS PLAN IS TO COMPLY WITH C.D.A. LANDSCAPE AND WATER WASTE ORDINANCE PLANTING RESTRICTIONS APPROACH  
IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 70% LIVE COVERAGE OF LANDSCAPE AREAS AT MATURITY

LANDSCAPE AREAS TO BE MULCHED WITH 3/4" BROWN CRUSHED TREES AT 2"-3" DEPTH OVER FILTER FABRIC

APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH OR EXEMPTION FROM THE C.D.A. LANDSCAPE AND WATER WASTE ORDINANCE

TREES ARE NOT TO BE PLACED IN PUBLIC UTILITY EASEMENTS

NO PLANTED SPACE SHALL BE MORE THAN 100' FROM A TREE.

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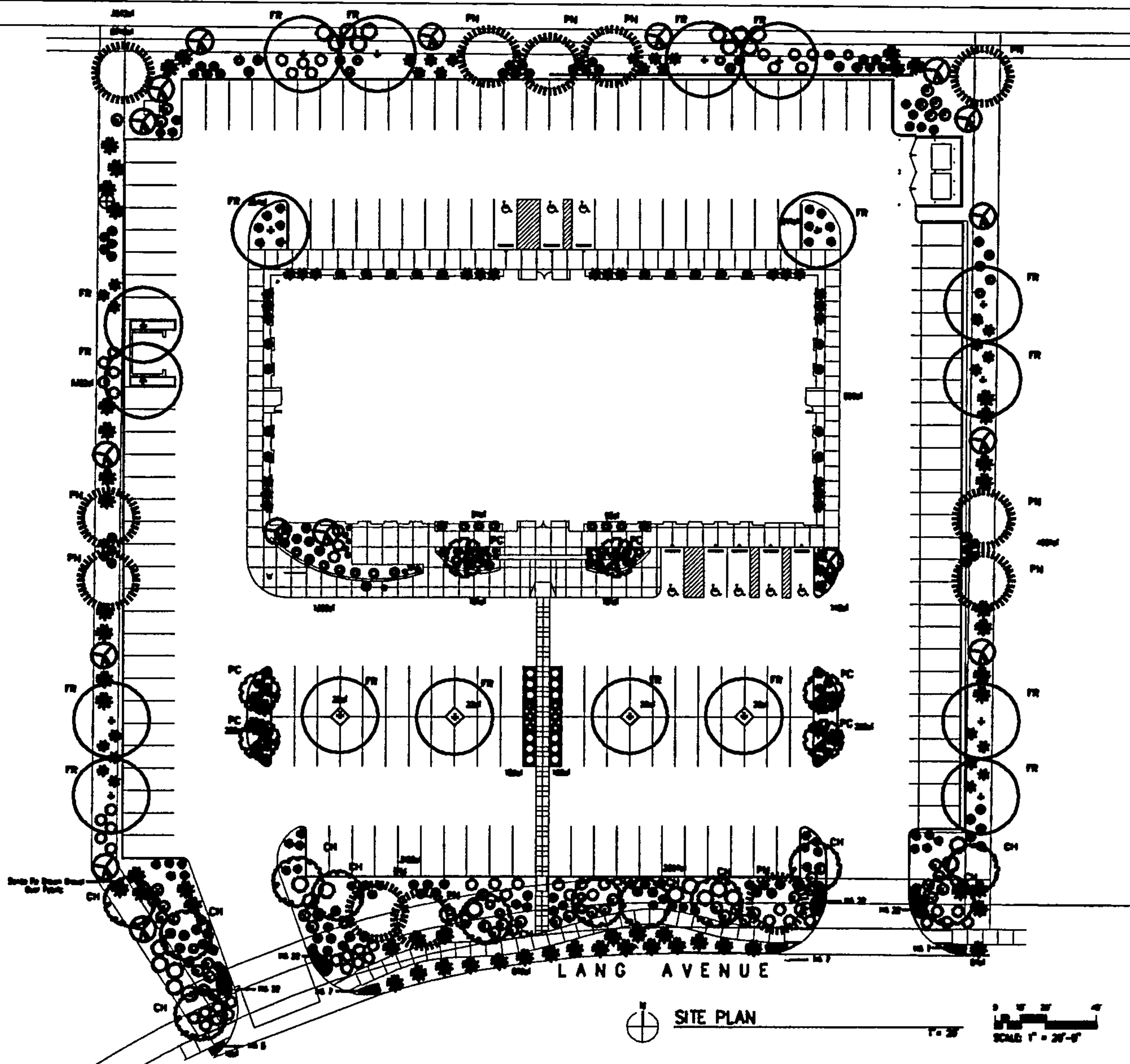
REVISIONS

1	△	
2	△	
3	△	
4	△	

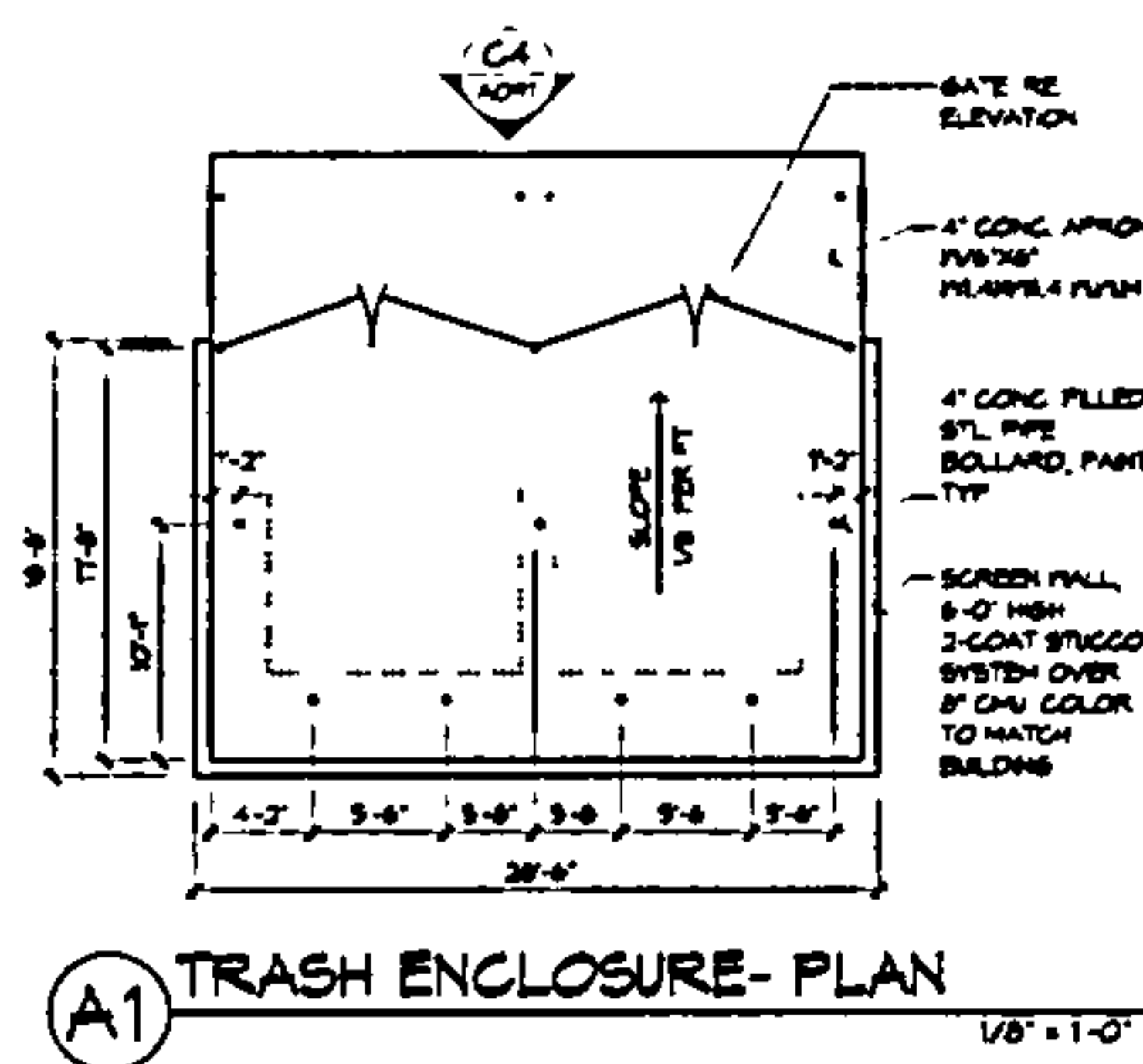
DRAWN BY	RL
REVIEWED BY	JS
DATE	4-27-04
PROJECT NO.	00091
DRAWING NAME	Landscape Plan

SHEET NO. **L001**

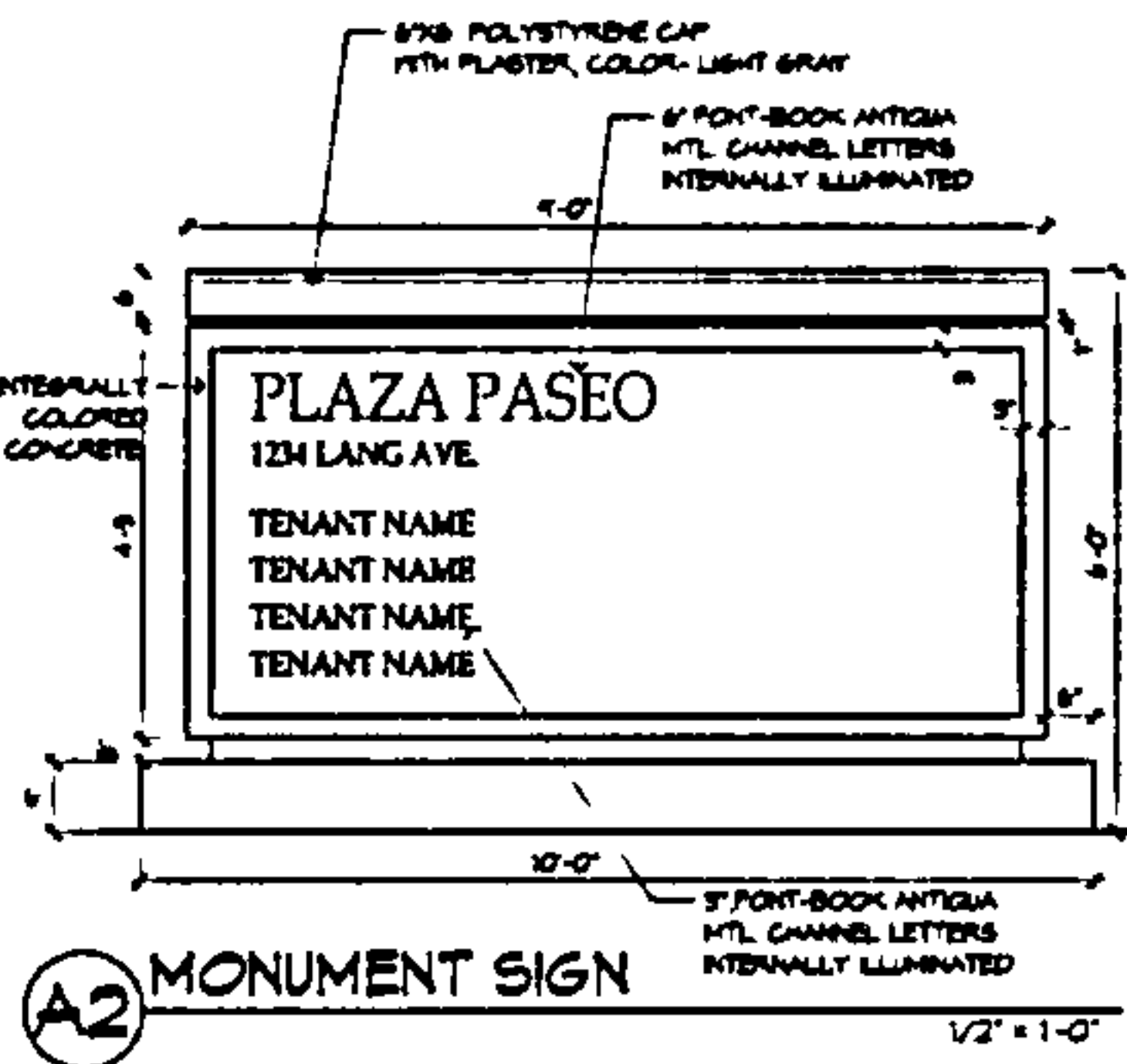
**HeadsUp**  
LANDSCAPE CONTRACTORS  
1625 SECOND ST. NW  
ALBUQUERQUE, NM  
(505) 262-9518  
LIC# 18889  
www.headsuplandscape.com



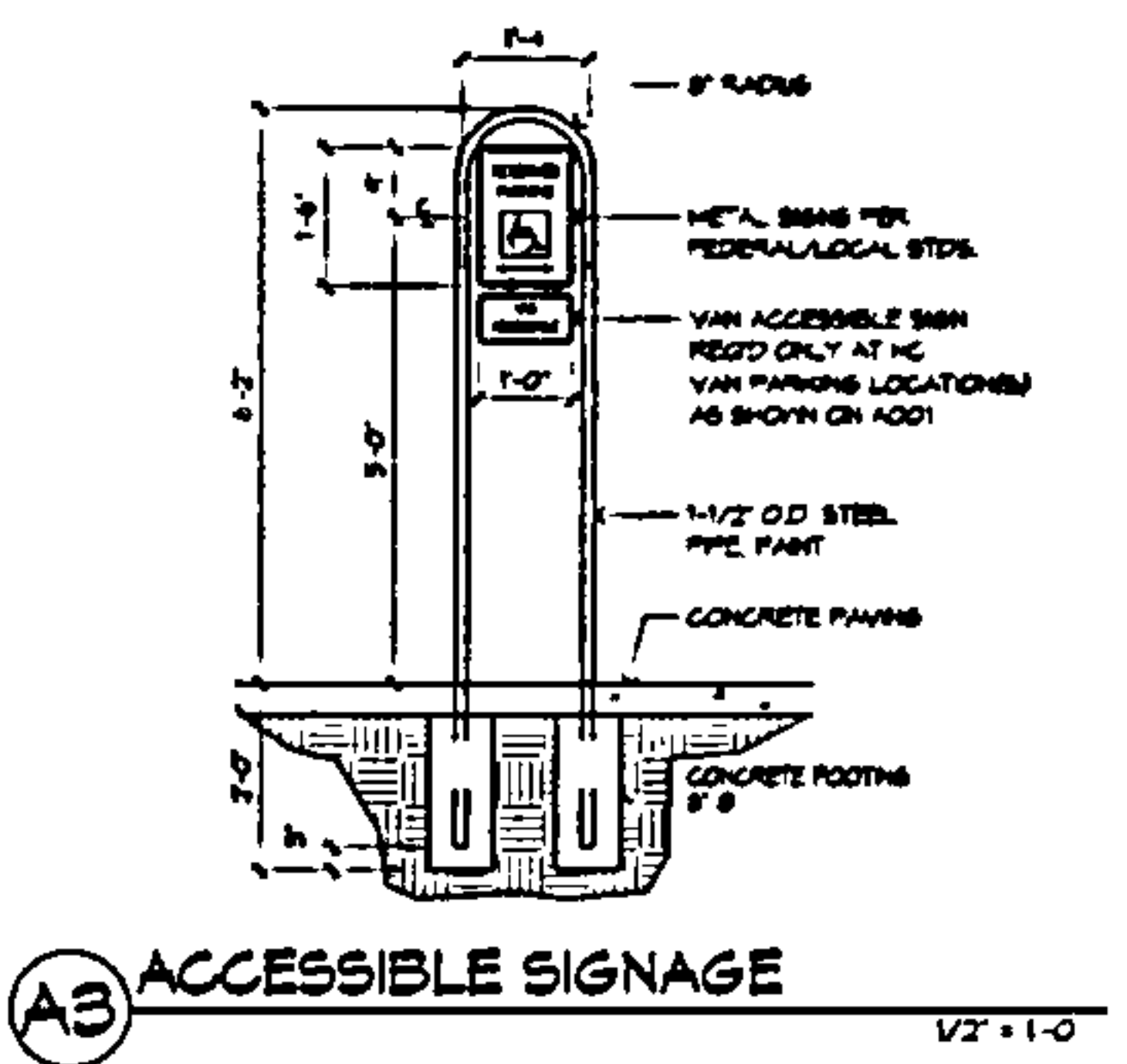
**SITE PLAN**  
SCALE 1" = 20'-0"



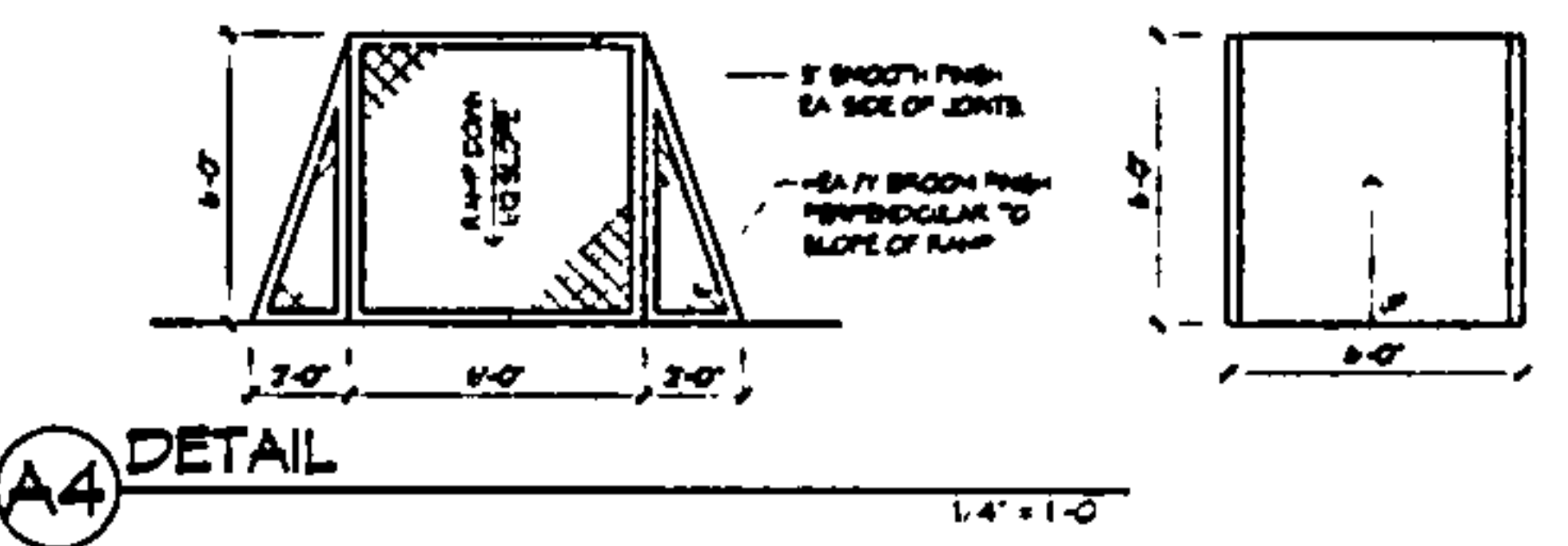
**A1 TRASH ENCLOSURE- PLAN**  
1/8" = 1'-0"



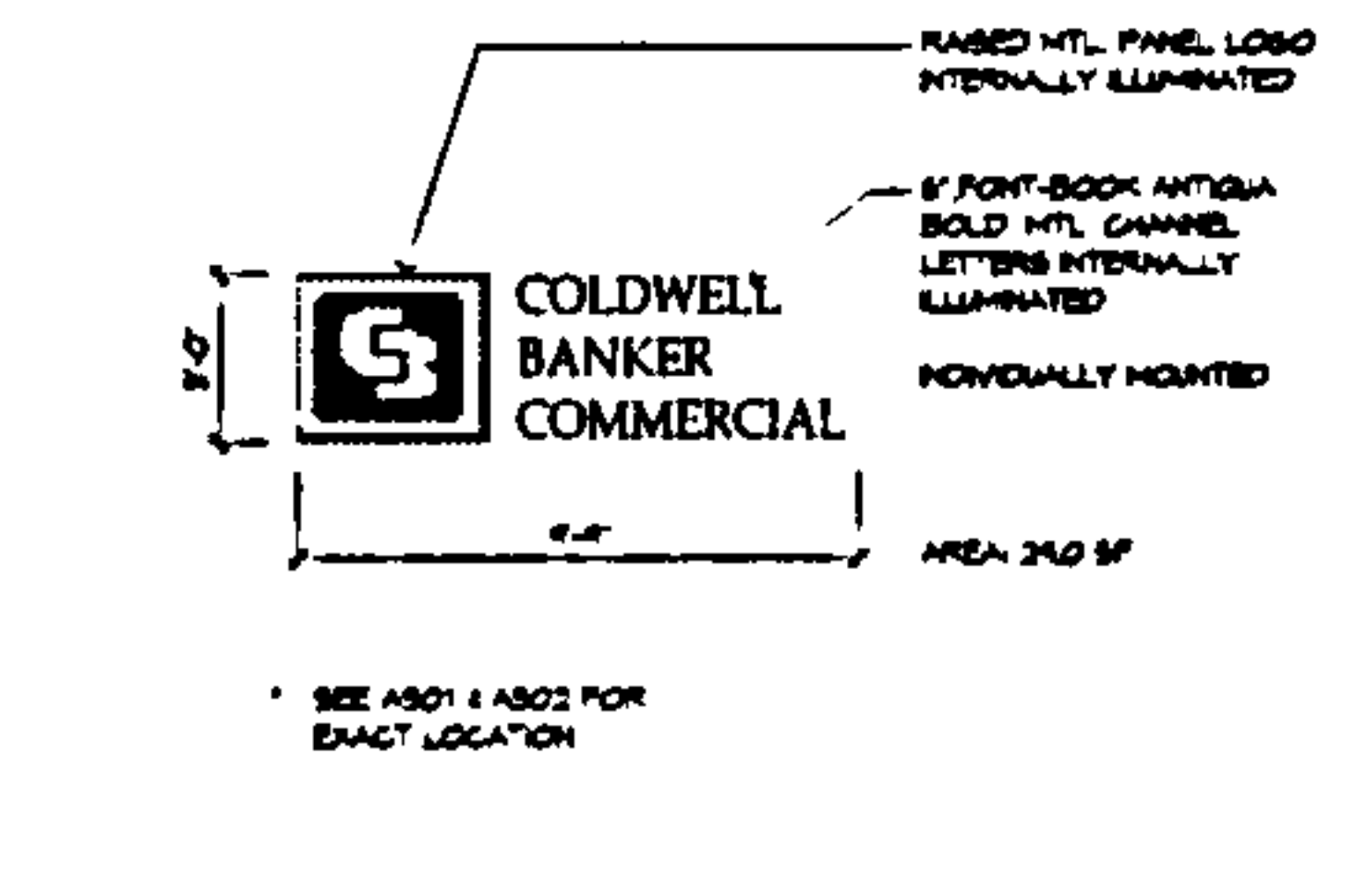
**A2 MONUMENT SIGN**  
1/2" = 1'-0"



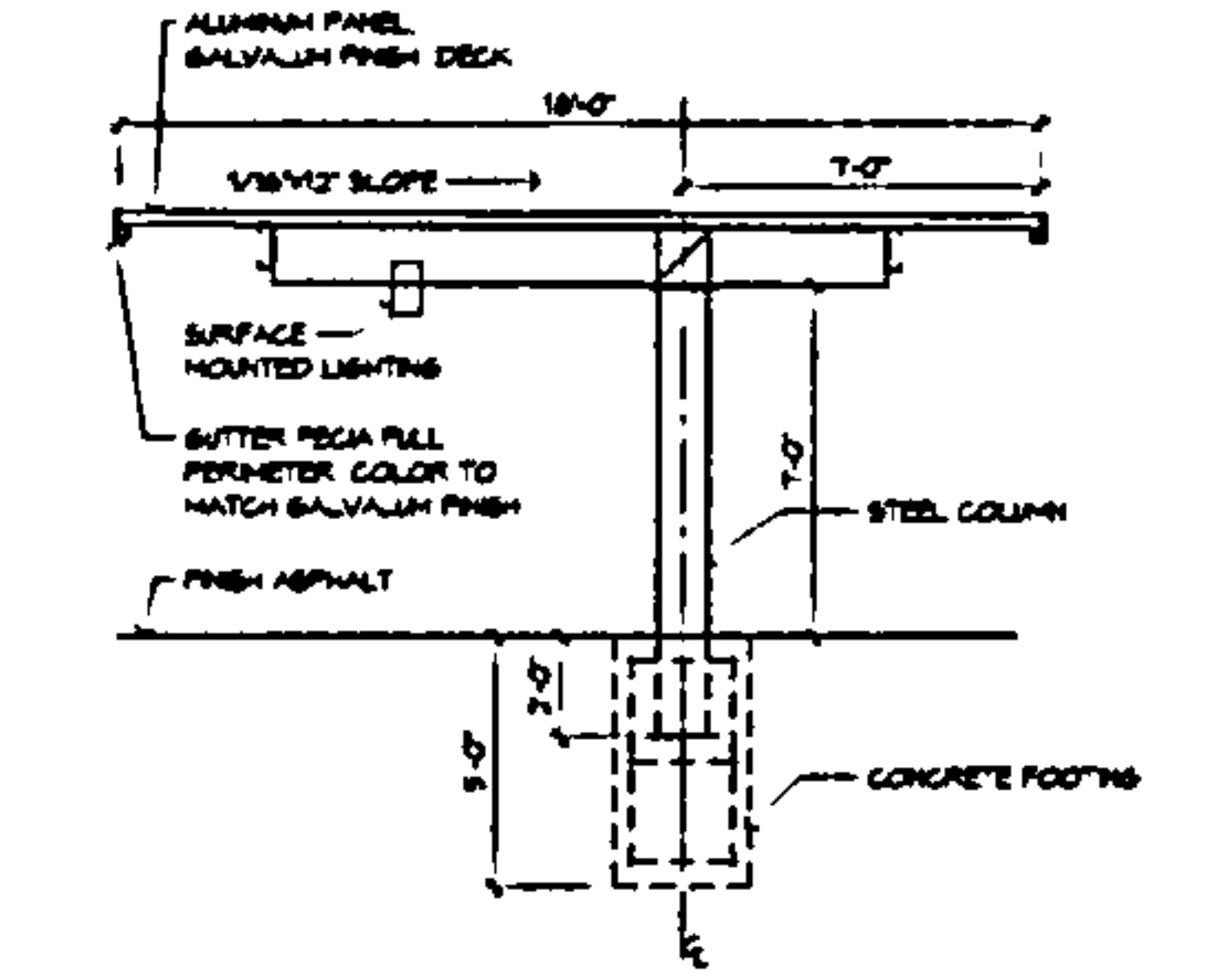
**A3 ACCESSIBLE SIGNAGE**  
1/2" = 1'-0"



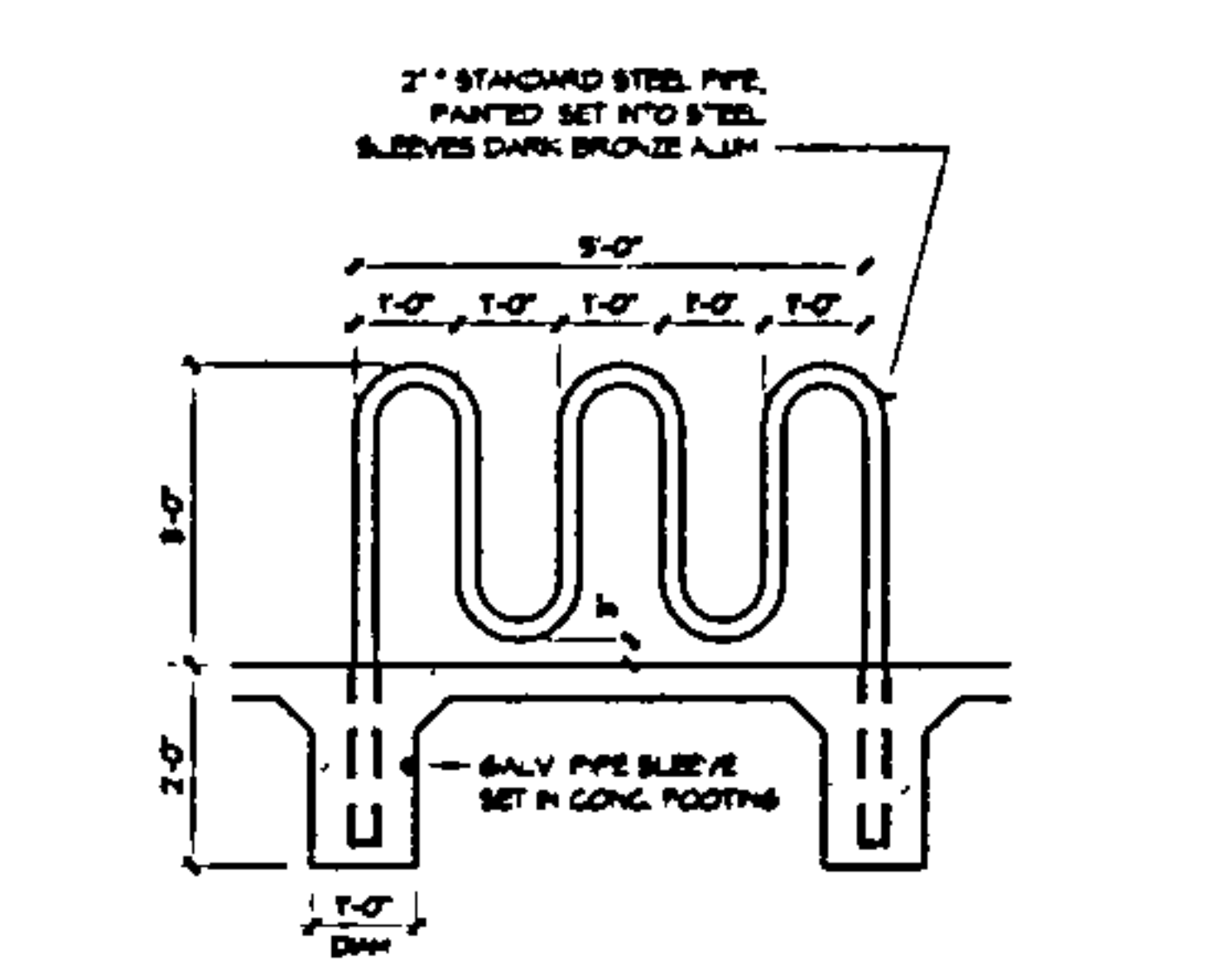
**A4 DETAIL**  
1/4" = 1'-0"



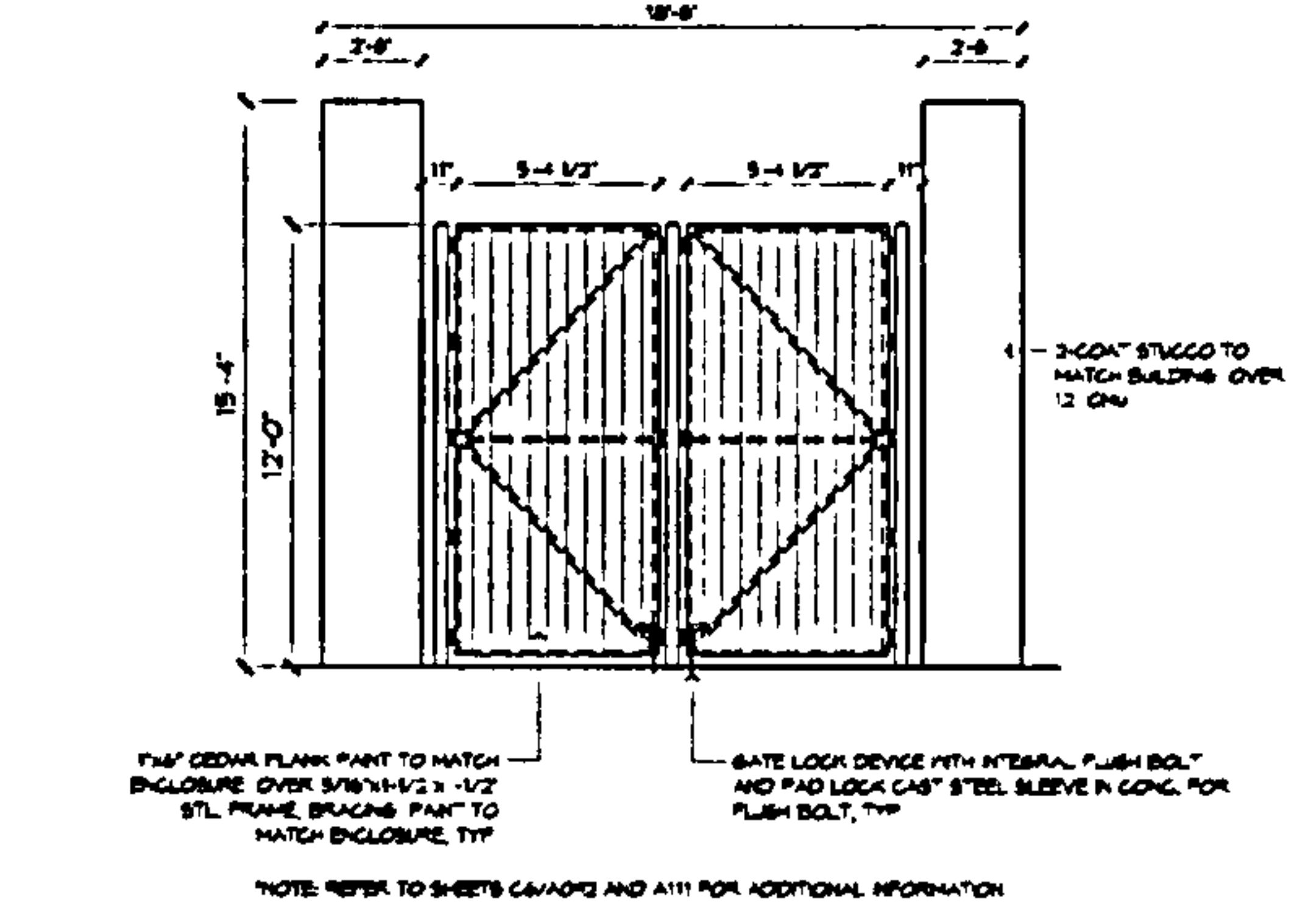
**B1 BUILDING SIGNAGE**  
1/4" = 1'-0"



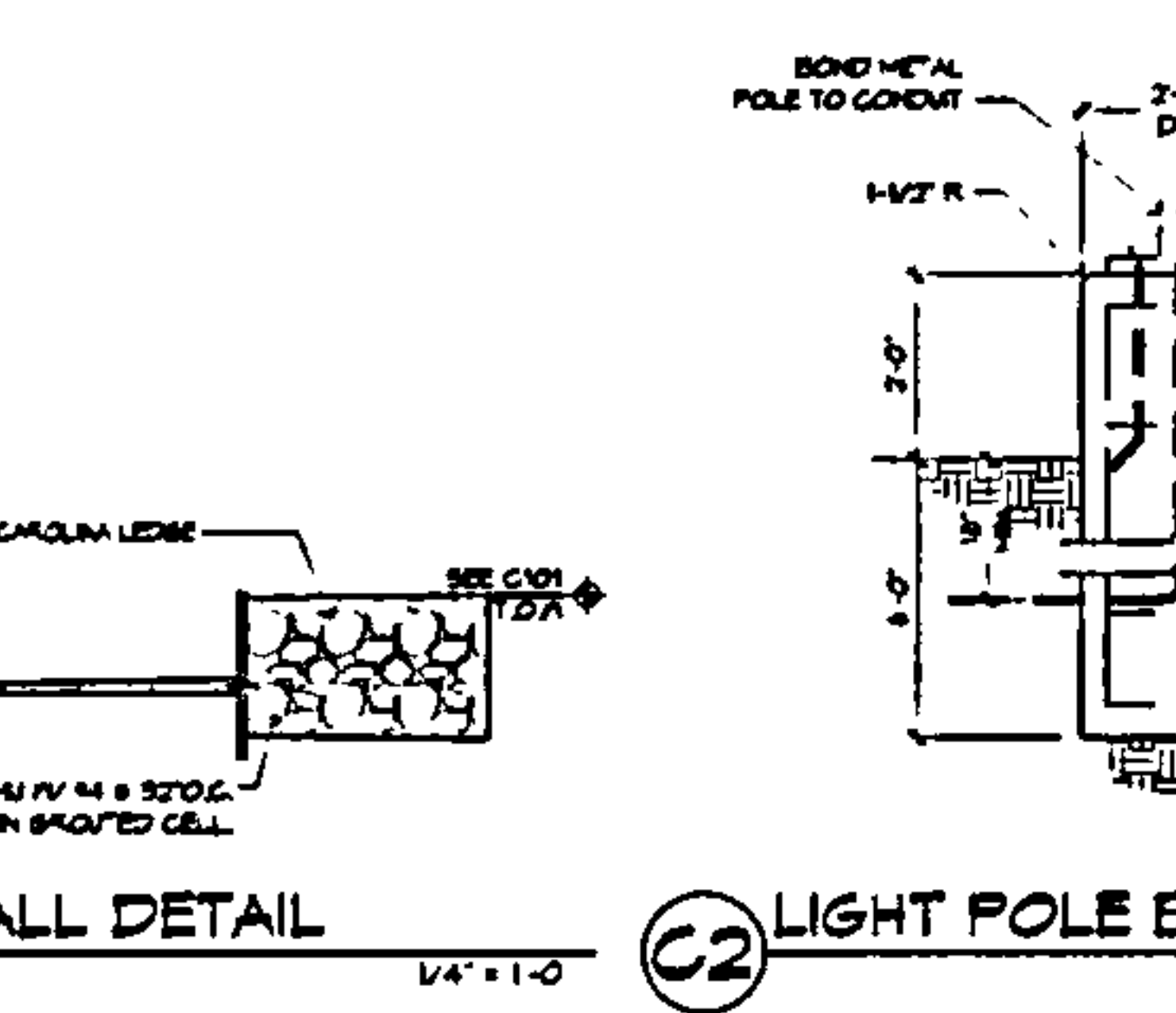
**B2 PARKING CANOPY**  
1/4" = 1'-0"



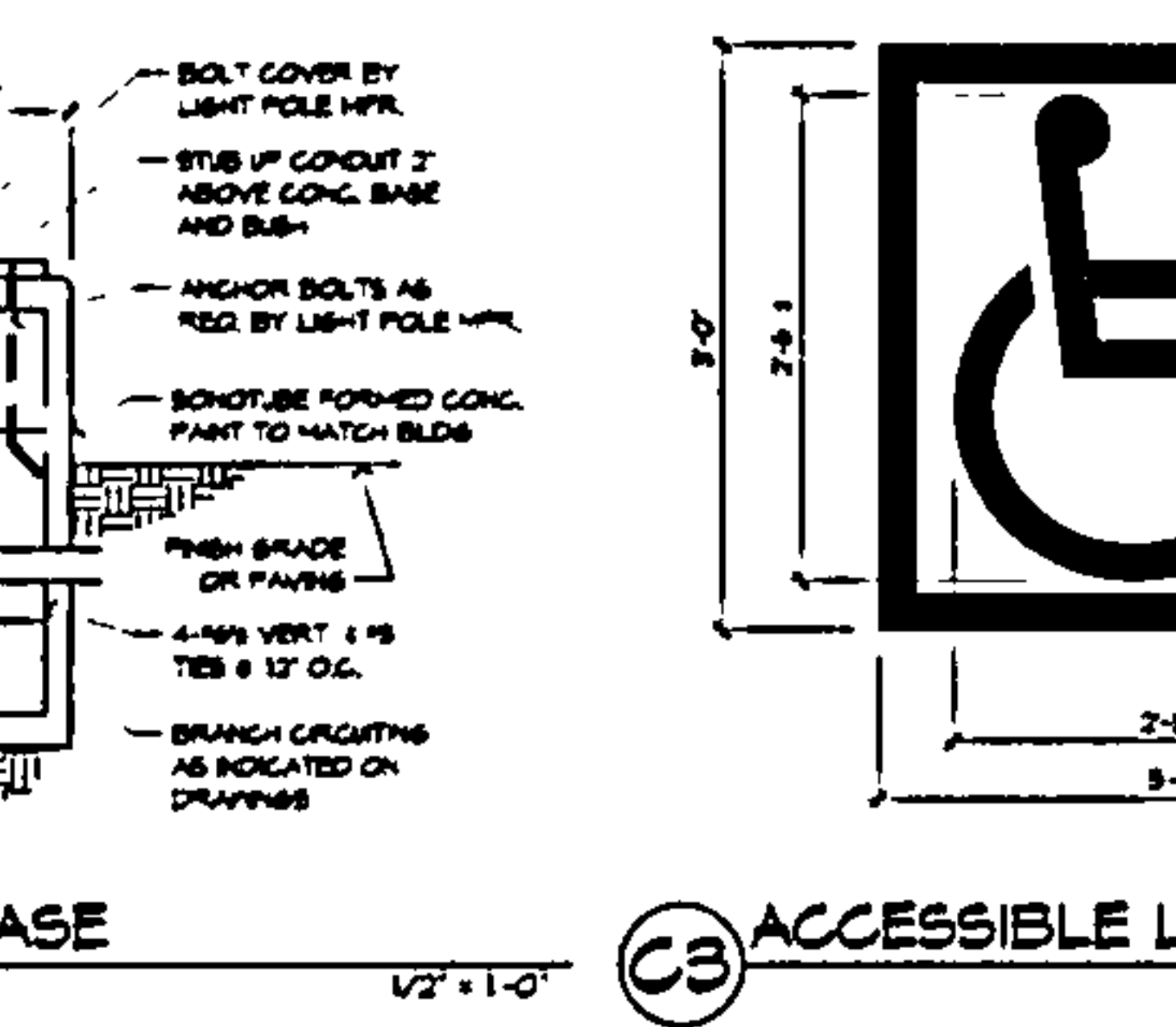
**B3 BICYCLE RACK**  
1/2" = 1'-0"



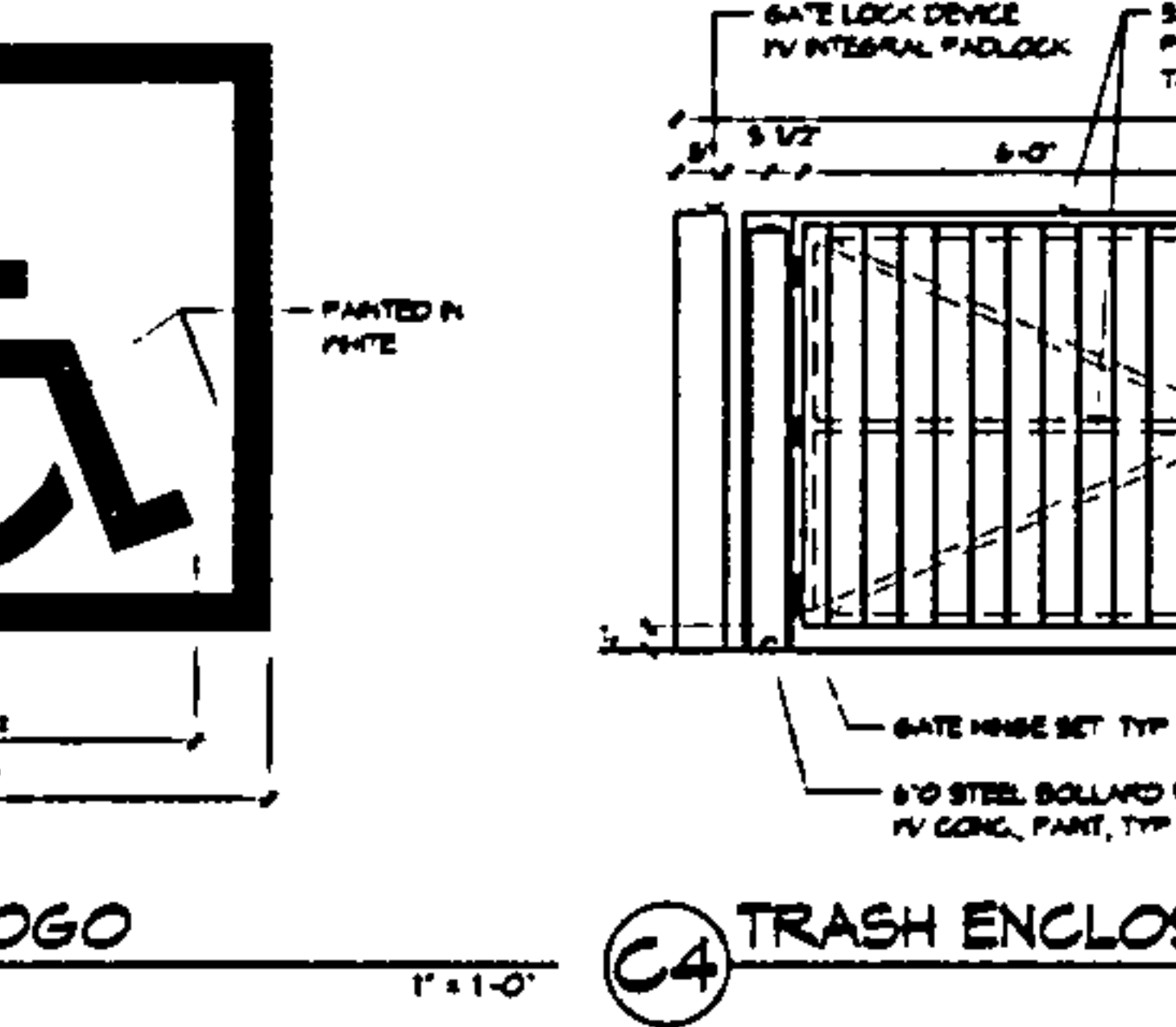
**B4 EQUIPMENT ENCLOSURE - ELEV.**  
1/4" = 1'-0"



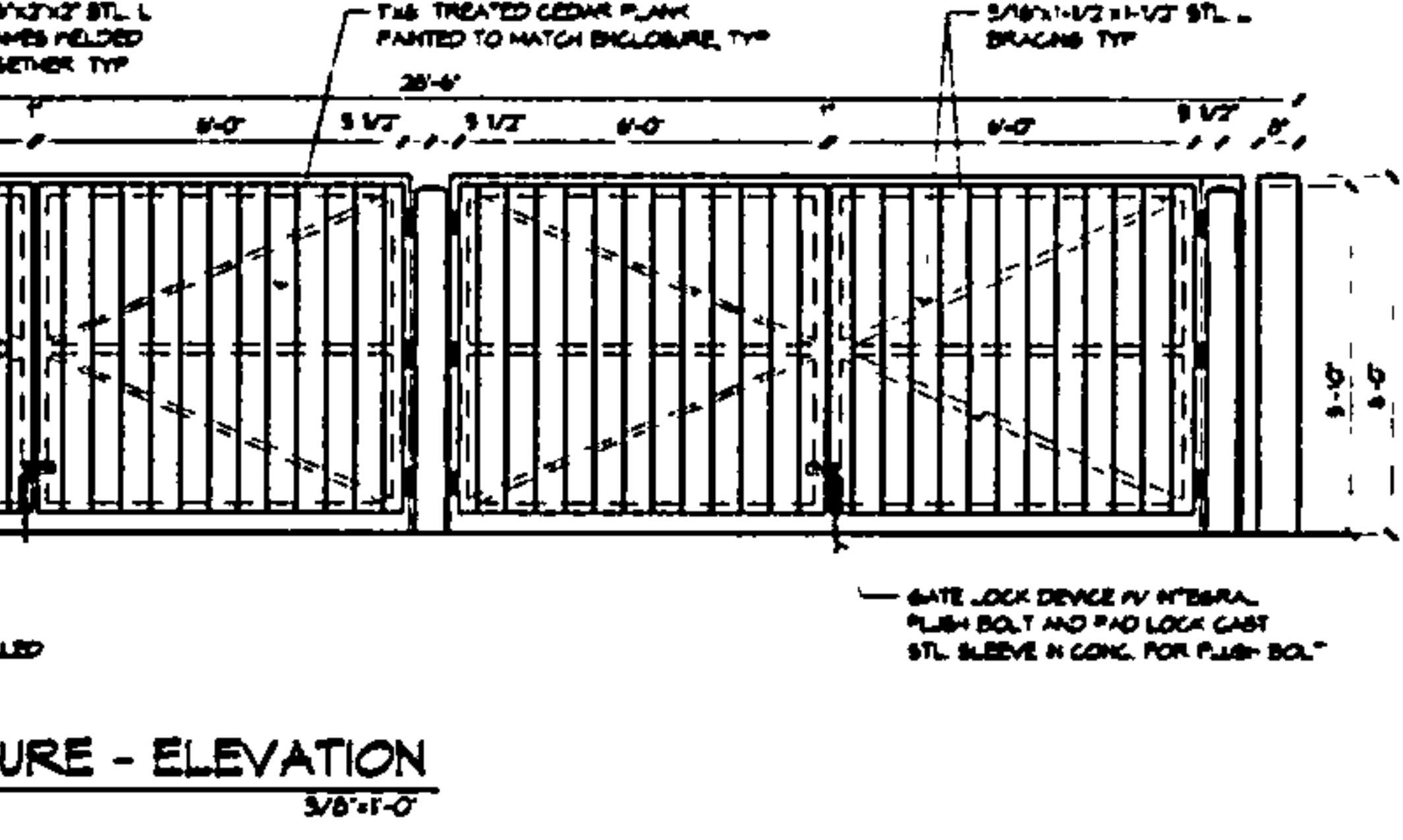
**C1 RETAINING WALL DETAIL**  
1/4" = 1'-0"



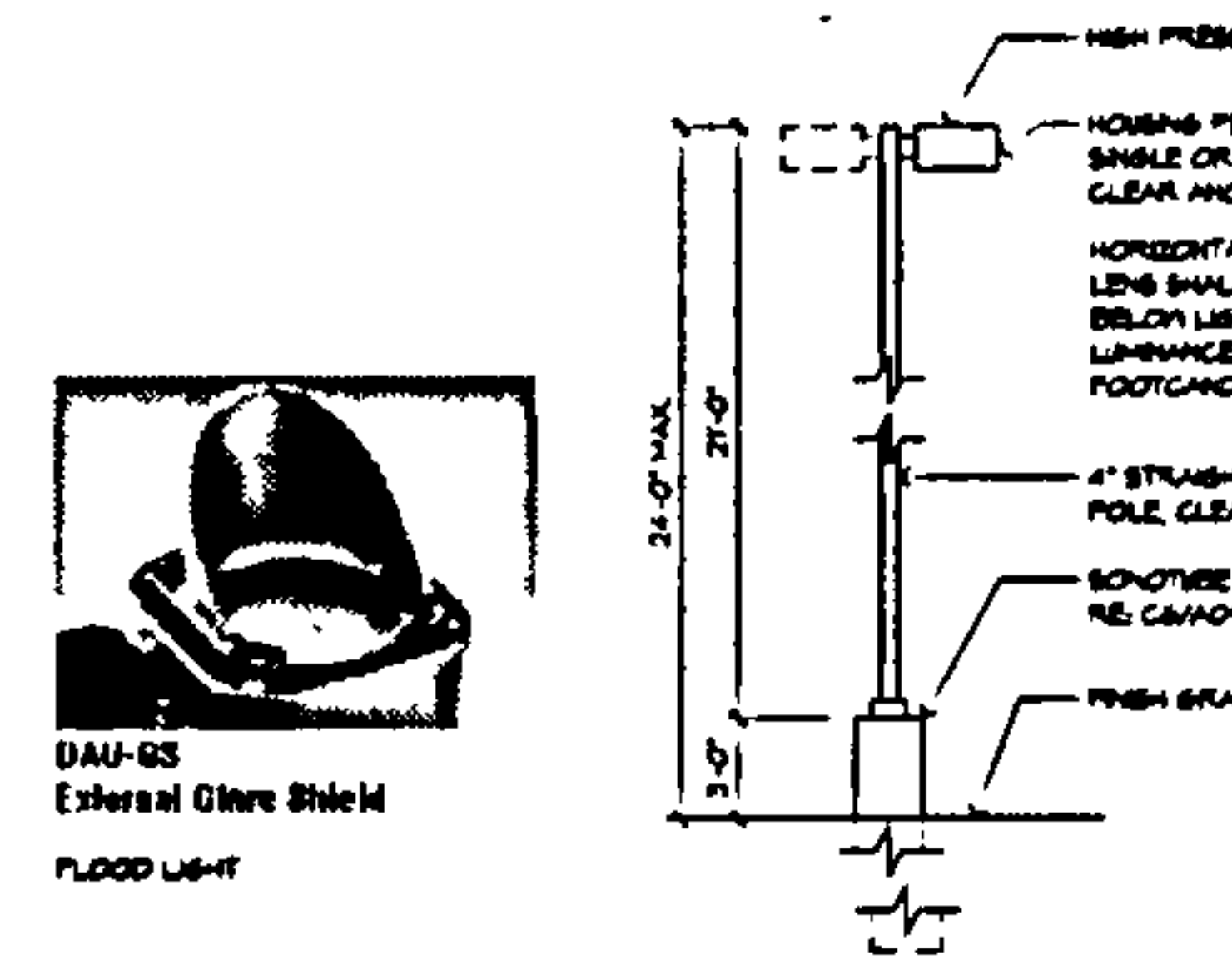
**C2 LIGHT POLE BASE**  
1/2" = 1'-0"



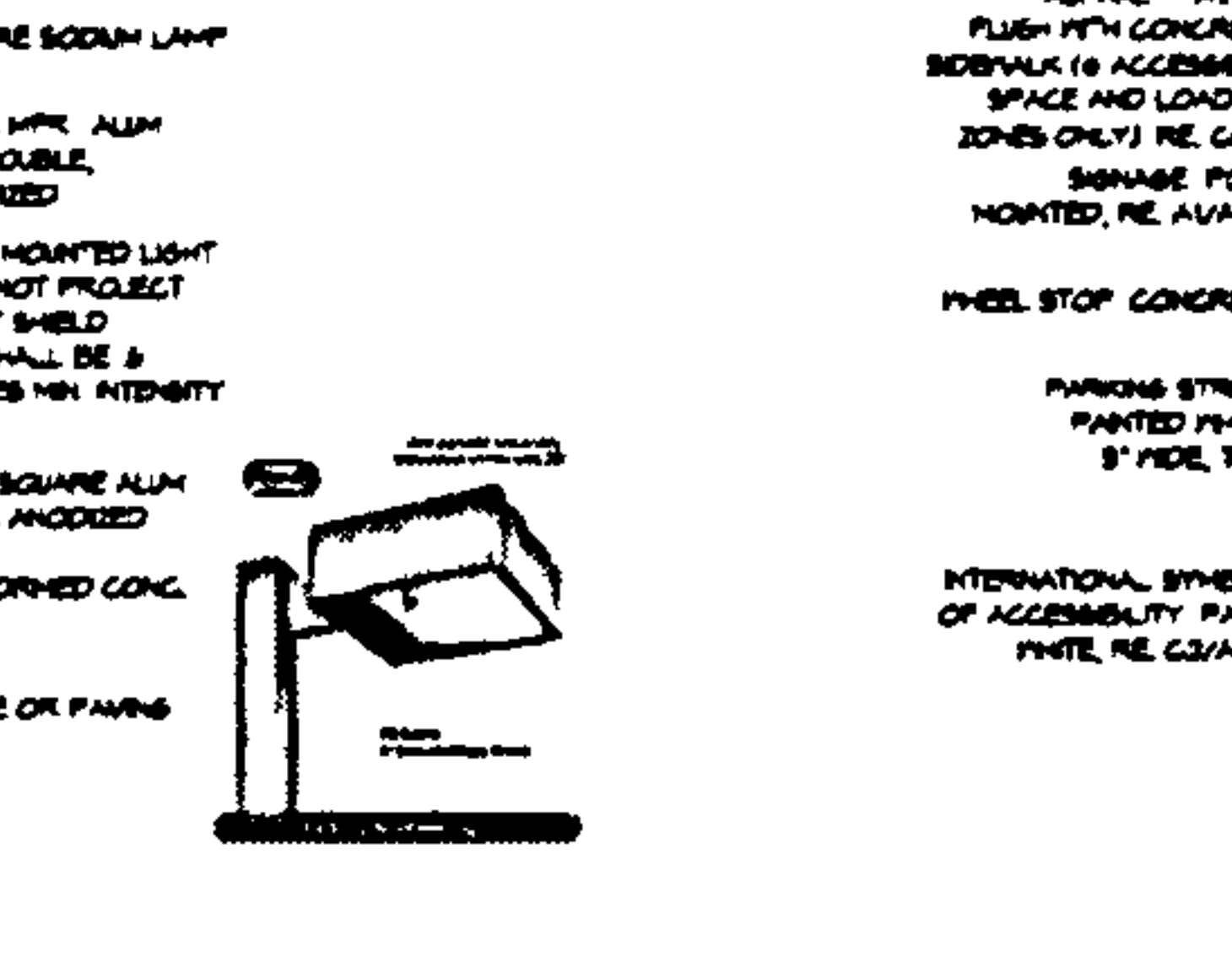
**C3 ACCESSIBLE LOGO**  
1" = 1'-0"



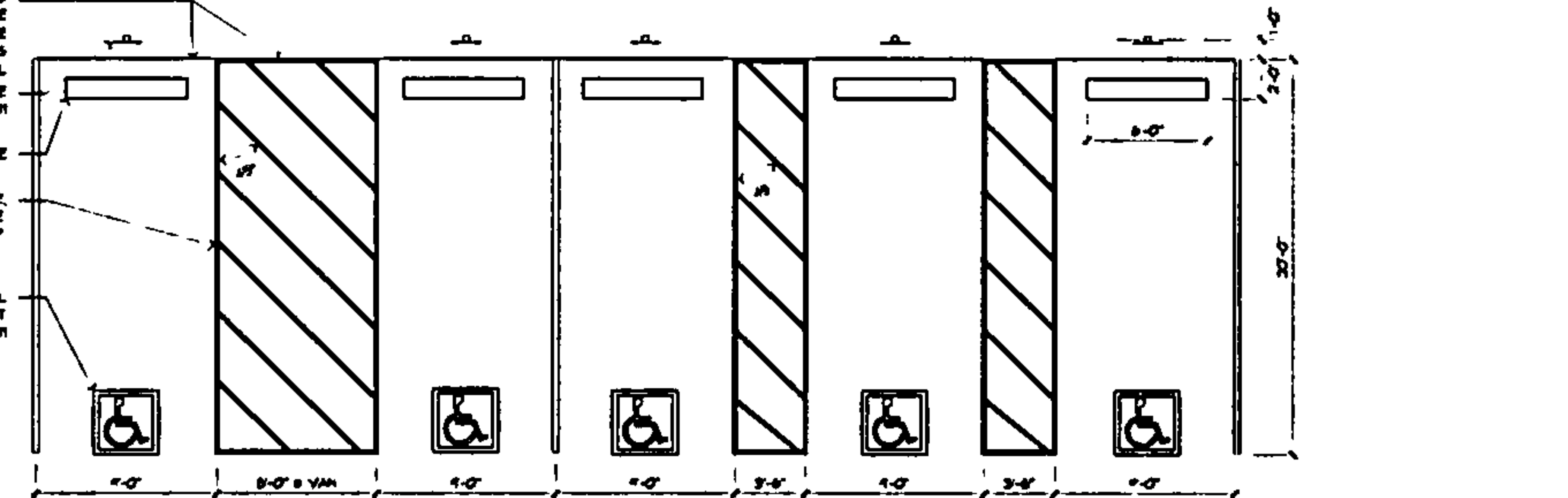
**C4 TRASH ENCLOSURE - ELEVATION**  
3/8" = 1'-0"



**D1 UP LIGHT AND FLOOD LIGHT**  
1/4" = 1'-0"



**D2 LIGHT POLE**  
1/4" = 1'-0"



**D3 ACCESSIBLE PARKING, TYP.**  
3/16" = 1'-0"

ARCHITECT  
 ENGINEER  
 PROJECT

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 DRB Submittal Set

REVISIONS  
 DRAWN BY: CP  
 REVIEWED BY: ANG  
 DATE: 04/27/04  
 PROJECT NO: C-040  
 DRAWING NAME: SITE DETAILS  
 SHEET NO: A091


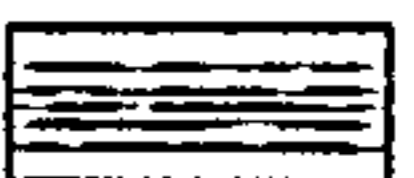

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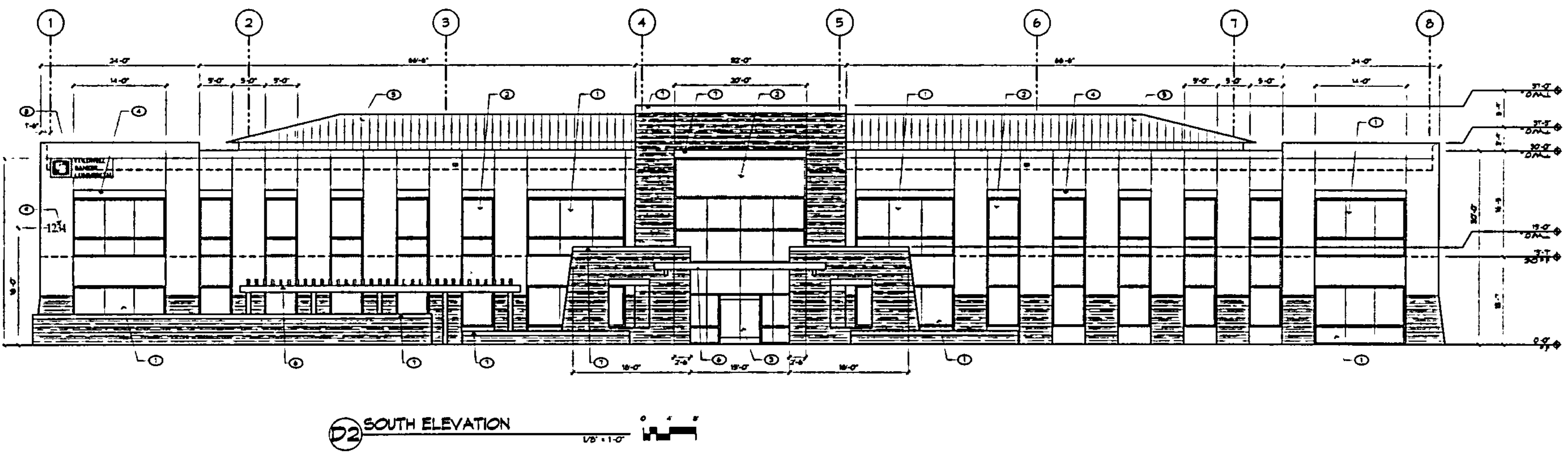
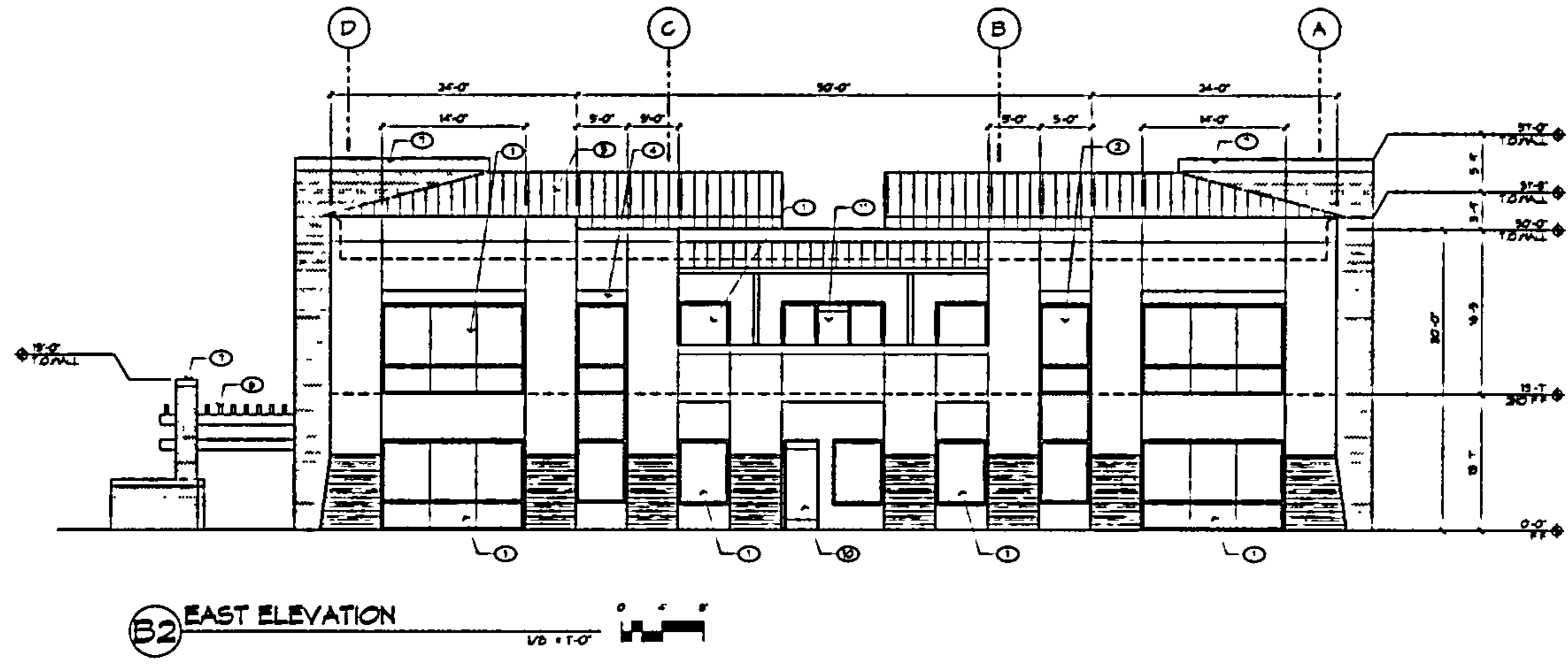
A. ALL HIGH ROOF SHALL BE SCAINED PER JOURNAL CENTER GUIDELINES

**Keyed Notes ©:**

1. GLAZING LIGHT GREY TINT IN CLEAR ANODIZED ALUMINUM STOREFRONT FRAME
2. GLAZING LIGHT GREY TINT IN CLEAR ANODIZED ALUMINUM CURTAINWALL FRAME
3. ENTRY DOOR GLAZING LIGHT GREY TINT IN CLEAR ANODIZED ALUMINUM CURTAINWALL FRAME
4. METAL SHADE CANOPY COLOR TO MATCH GALVALUM FINISH
5. ALUMINUM PANEL DECKING WITH GALVALUM FINISH
6. STEEL TRELLIS COLOR TO MATCH GALVALUM FINISH
7. POLYSTYRENE CAP WITH PLASTER FINISH COLOR LIGHT GRAY
8. BUILDING SIGNAGE, RE. DETAIL 5/10/01
9. BUILDING ADDRESS "9" HIGH ACRYLIC LETTERS FONT BOOK ANTIQA COLOR BLUE, HEIGHT CENTERLINE OF LETTER @ 118-0" AFF
10. EMERGENCY EXIT DOOR GLAZING LIGHT GREY TINT IN CLEAR ANODIZED ALUMINUM STOREFRONT FRAME
11. DOOR GLAZING LIGHT GREY TINT IN CLEAR ANODIZED ALUMINUM STOREFRONT FRAME

**Material / Color Legend:**

-  1/2" EPS COLOR-TAN
-  DARK BROWN CAROLINA LEDGE STONE VENEER BY CULTURED STONE
-  LIGHT GRAY TINTED GLAZING SPANDREL PANEL




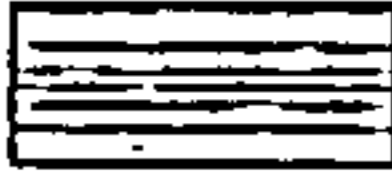

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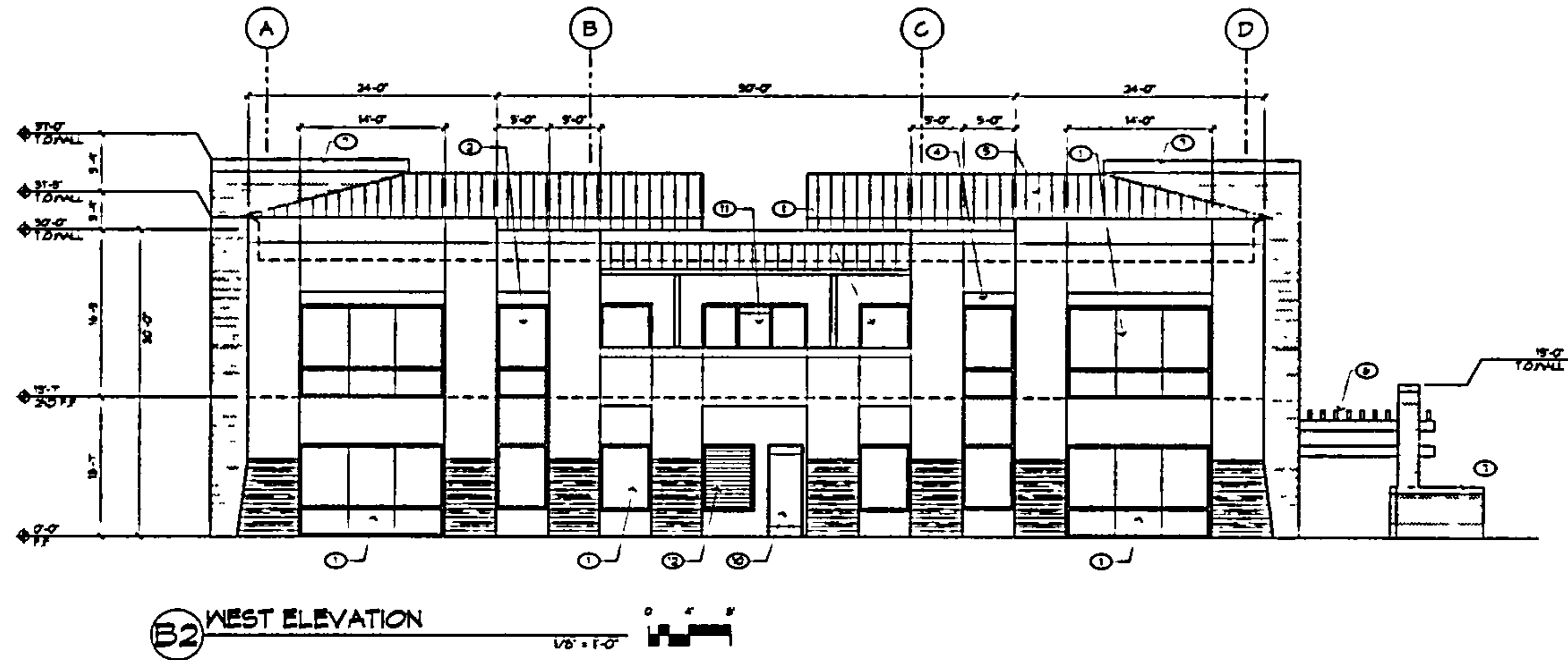
A. ALL MECH ROOM SHALL BE SCREENED PER JOURNAL CENTER GUIDELINES

Keyed Notes (1):

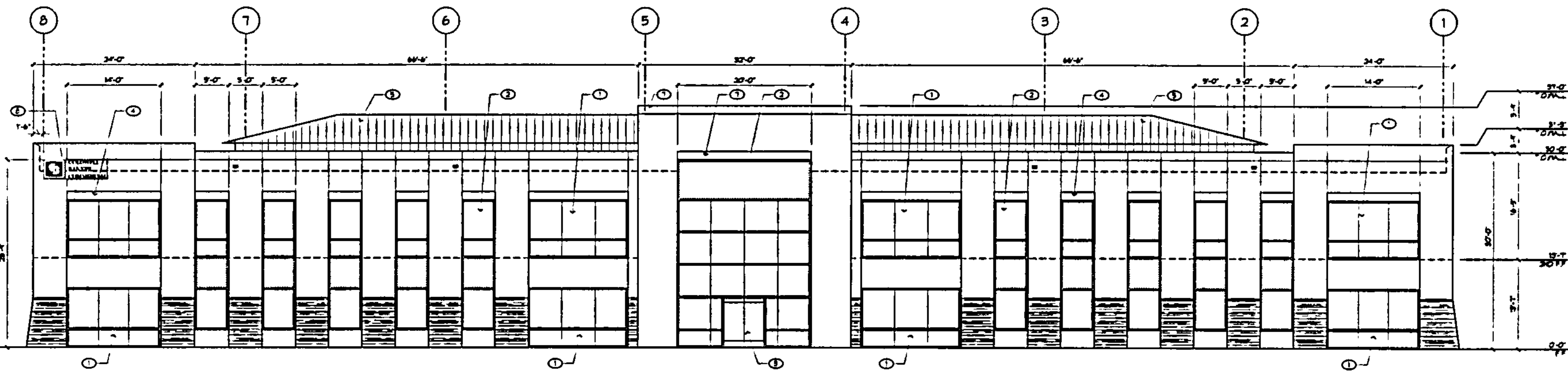
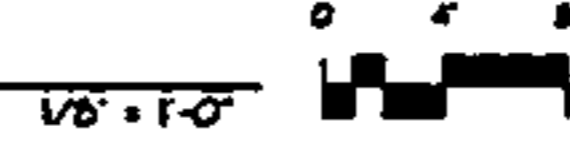
1. GLAZING LIGHT GREY TINT IN CLEAR ANODIZED ALUMINUM STOREFRONT FRAME
2. GLAZING LIGHT GREY TINT IN CLEAR ANODIZED ALUMINUM CURTAIN WALL FRAME
3. ENTRY DOOR GLAZING LIGHT GREY TINT IN CLEAR ANODIZED ALUMINUM CURTAIN WALL FRAME
4. METAL SHADE CANOPY COLOR TO MATCH GALVALUM FINISH
5. ALUMINUM PANEL DECKING WITH GALVALUM FINISH
6. STEEL TRELLIS COLOR TO MATCH GALVALUM FINISH
7. POLYSTYRENE CAP WITH PLASTER FINISH COLOR LIGHT GREY
8. BUILDING SIGNAGE PER DETAIL SH-107
9. BUILDING ADDRESS 12" HIGH ACRYLIC LETTERS FONT BOOK ANTIQA COLOR BLUE HEIGHT CENTERLINE OF LETTER 9 1/8" AFF
10. EMERGENCY EXIT DOOR GLAZING LIGHT GREY TINT IN CLEAR ANODIZED ALUMINUM STOREFRONT FRAME
11. DOOR GLAZING LIGHT GREY TINT IN CLEAR ANODIZED ALUMINUM STOREFRONT FRAME
12. STL MECHANICAL LOWER FLOOR PAINTED LIGHT GREY

Material / Color Legend:

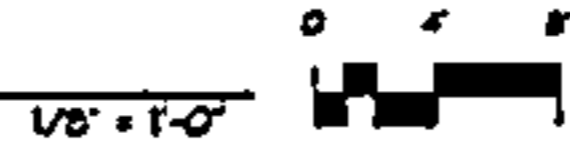
-  1/2" ELF S COLOR-TAN
-  ONYX BROWN CAROLAN LEISE STONE VENEER BY CULTURED STONE
-  LIGHT GRAY TINTED GLAZING SPANDREL PANEL



B2 WEST ELEVATION



D2 NORTH ELEVATION



**Dekker  
Perich  
Sabatini**

8801 Jefferson NE  
Suite 300  
Albuquerque, NM 87109  
505 761-9740  
fx. 761-4111  
dps@desigbq.com

ARCHITECT  
ENGINEER  
PLUMBER  
MECHANICAL

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Lang Ave. NE, Albuquerque, NM  
Journal Center A.R.C. Submittal

REVISIONS  
DRAWN BY: CP  
REVIEWED BY: HNC  
DATE: 04/01/04  
PROJECT NO: CJC-C  
DRAWING NAME: Building Elevations