



DRB CASE ACTION LOG

REVISED 9/28/05

Completed 2/15/07
(PREL & FINAL)

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.: **07DRB-00035 (P&F)**

Project # **1003572**

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

Agent: **Surveys Southwest**

Phone No.: **998-0303**

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN)**, was approved on 02/07/07 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

- UTILITIES: _____
- _____
- _____
- _____

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

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

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

- Planning must record this plat. Please submit the following items:**
 - The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
 - Tax printout from the County Assessor.
 - 3 copies of the approved site plan. Include all pages.**
 - County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
 - Property Management's signature must be obtained prior to Planning Department's signature.**
 - AGIS DXF File approval required. -OK**
 - Copy of recorded plat for Planning.**

Project Number 1003572

~~10~~



DRB CASE ACTION LOG

(PREL & FINAL)

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- _____
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- UTILITIES: _____
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 - AGIS DXF File approval required.** *OK*
 - Copy of recorded plat for Planning.**

Project Number 1003572

Handwritten marks: a large black scribble and the number '10' with a slash through it.



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 7, 2007

10. Project # 1003572
07DRB-00090 Minor-Vacation of Private Easements

SURVEYS SOUTHWEST LTD agent(s) for ANGELO BRUNACINI request(s) the above action(s) for all or a portion of Tract(s) A1-A-4, **PHASE 2, UNIT 2 JOURNAL CENTER**, zoned IP industrial park zone, located on NORTH DIVERSION CHANNEL NE, between SNAPROLL ST NE and RUTLEDGE RD NE containing approximately 14 acre(s). [REF: 07DRB00035] (D-16, D-17)

At the February 7, 2007, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

07DRB-00035 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for ANGELO BRUNACINI request(s) the above action(s) for Tract(s) A-1, A-2, A-3 & A-4, **JOURNAL CENTER PHASE 2, UNIT 2**, zoned IP, located on NORTH DIVERSION CHANNEL NE, between SNAPROLL ST NE and RUTLEDGE ROAD NE containing approximately 14 acre(s). [*Indef deferred from 1/24/07*] (D-16)

The preliminary and final plat was approved and signed off by the Board.

Sheran Matson, AICP, DRB Chair

Cc: Surveys Southwest Ltd., 333 Lomas Blvd NE, 87102
Angelo Brunacini, 7400 Meridan NW, 87121
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

February 7, 2007

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: 10:45 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 # 1001396**
07DRB-00026 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Block(s) 13, Tract(s) 1A-3A, **ALTA TIERRA DEL NORTE UNIT 1**, zoned R1, located on CALLE MONTANA NE, between VISTA DEL NORTE NE and CALLE FUERTE NE containing approximately 1 acre(s). [REF: 03DRB-02116] (D-16) **TWO-YEAR SIA WAS APPROVED.**

2. **Project # 1004075**
06DRB-01537 Major-Vacation of Pub
Right-of-Way
06DRB-01539 Minor-Vacation of Private
Easements

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, 4B, 4C and 1 through 15, **MESA DEL SOL**, zoned SU-2 PLANNED COMMUNITY, located on INTERSTATE 25 SW, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 2,294 acre(s). [REF: 06DRB-00744] [Deferred from 11/15/06,12/13/06, 1/3/07,1/17/07 & 2/7/07]. (R-16, Q-16, R-15, R-17, S-14, S-16, S-17, T-16) **DEFERRED AT THE AGENT'S REQUEST TO 2/28/07.**

3. **Project # 1002739**
06DRB-01621 Major-Vacation of Public
Easements
06DRB-01622 Major-Vacation of Pub
Right-of-Way
06DRB-01623 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for **ANDERSON HEIGHTS, UNIT 5A**, zoned RD/RLT, located on 118TH ST SW, between DENNIS CHAVES BLVD SW and COLOBEL AVE SW containing approximately 41 acre(s). [REF: 06DRB-01431] [Deferred from 12/6/06,12/13/06 & 12/20/06] [Deferred from 1/3/07,1/10/07,1/17/07,1/24/07, 1/31/07 & 2/7/07] (P-8) **DEFERRED AT THE BOARD'S REQUEST TO 2/21/07.**

- Project #1002739**
07DRB-00088 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for PARCEL 3, **ANDERSON HEIGHTS, UNIT 3** zoned R-LT residential zone, located on COLOBEL SW, between 118TH ST SW and MESSINA SW containing approximately 18 acre(s). [REF: 06DRB00513] (N-8) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD AND TO EXPLORE THE POSSIBILITY OF A PEDESTRIAN ACCESS BETWEEN LOTS 95 & 96.**

4. **Project # 1004526**
07DRB-00013 Major-Preliminary Plat
Approval
07DRB-00014 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for STILLBROOKE HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 401, TOWN OF ATRISCO GRANT, UNIT 3 (to be known as **SAGE PARK SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on SAGE RD SW, between 75TH ST SW and COORS RD SW containing approximately 10 acre(s). [REF: 05DRB-01129] [Deferred from 1/31/07] (L-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/7/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/6/07 THE PRELIMINARY PLAT WAS APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

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

5. **Project # 1005189**
07DRB-00089 Minor-SiteDev Plan
BldPermit/EPC

GARRETT SMITH LTD. agent(s) for LITTLE BROTHERS OF THE GOOD SHEPHERD request(s) the above action(s) for all or a portion of Lot(s) 1-A, Block(s) 45, **PEREA ADDITION**, zoned SU-2/SU-1 for found. house & rel. act., located on MOUNTAIN RD NW, between 14TH ST NW and BROTHER MATHIAS PLACE NW containing approximately 1 acre(s). [REF: Z-89-100] [**Maggie Gould, EPC Case Planner**] [Deferred from 2/7/07] (J-13) **DEFERRED AT THE AGENT'S REQUEST TO 2/14/07.**

6. **Project # 1004927**
06DRB-01632 Minor-SiteDev Plan
BldPermit/EPC

MULLEN HELLER ARCHITECTURE agent(s) for HARVARD MALL PARTNERS request(s) the above action(s) for all or a portion of Lot(s) 6-10 & 16-21, Block(s) 1 **UNIVERSITY HEIGHTS ADDITION**, zoned SU-1,UC, located on HARVARD DR SE, between CENTRAL AVE SE and SILVER AVE SE containing approximately 2 acre(s). [REF: 06EPC-00777][**Stephanie Shumsky, EPC Planner**][Def.11/22/06,1/24/07,2/7/07](K15)**INDEFINITELY DEFERRED AT AGENT'S REQUEST.**

7. **Project # 1004874**
07DRB-00070 Minor-SiteDev Plan
BldPermit/EPC

MASTERWORKS ARCHITECTS INC agent(s) for ANDERSON PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 17-A, Block(s) 2, **MONKBRIDGE ADDITION**, zoned SU-1 FOR SALES OF BUILDING MATERIAL AND OUTSIDE STORAGE, located on CANDELARIA BLVD NW, between 2ND ST NW and 3RD ST NW containing approximately 1 acre(s). [REF: 06EPC00623, 06EPC00702, 06DRB01571] [**Maggie Gould, EPC Case Planner**] [Deferred from 1/31/07] (G-14) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF SITE PLAN.**

8. **Project # 1004354**
07DRB-00033 Minor-SiteDev Plan
Subd/EPC
07DRB-00034 Minor-SiteDev Plan
BldPermit/EPC
07DRB-00032 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for KRANIA LLC request(s) the above action(s) for all or a portion of Lot(s) 27, Block(s) 9, Tract(s) O, ORIGINAL TOWNSITE OF WESTLAND (to be known as **KRANIA**) zoned SU-2 FOR IP, located on 98TH ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 8 acre(s). [**Carmen Marrone for Petra Morris, EPC Case Planner**]. [*Deferred from 1/24/07 & 1/31/07*] (K-9) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF SITE PLAN. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR 3 COPIES OF SITE PLAN. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/7/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/1/06 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

9. **Project # 1004354**
06DRB-01426 Minor- Final Plat Approval

TIERRA WEST LLC agent(s) for MONAHITI LLC request(s) the above action(s) for all or a portion of Lot(s) 22-26, Block(s) 9, **MONAHITI SUBDIVISION**, ORIGINAL TOWNSITE OF WESTLAND, zoned SU-2 for C-2, IP uses, located on 98TH ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 2 acre(s). [REF: 05DRB-01229, 05EPC-01234] *[Final Plat Indef Deferred on 10/11/06 for SIA & deferred on 1/3/07 for agreement]* (K-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR A SIGNED NEIGHBORHOOD AGREEMENT ON STREET PAVING AND UTILITIES WITH THE OWNERS TO THE EAST AND TO PLANNING TO RECORD.**

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

10. **Project # 1003572**
07DRB-00090 Minor-Vacation of Private Easements

SURVEYS SOUTHWEST LTD agent(s) for ANGELO BRUNACINI request(s) the above action(s) for all or a portion of Tract(s) A1-A-4, **PHASE 2, UNIT 2 JOURNAL CENTER**, zoned IP industrial park zone, located on NORTH DIVERSION CHANNEL NE, between SNAPROLL ST NE and RUTLEDGE RD NE containing approximately 14 acre(s). [REF: 07DRB00035] (D-16, D-17) **THE VACATION OF THE PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

- 07DRB-00035 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for ANGELO BRUNACINI request(s) the above action(s) for Tract(s) A-1, A-2, A-3 & A-4, **JOURNAL CENTER PHASE 2, UNIT 2**, zoned IP, located on NORTH DIVERSION CHANNEL NE, between SNAPROLL ST NE and RUTLEDGE ROAD NE containing approximately 14 acre(s). *[Indef deferred from 1/24/07]* (D-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

11. **Project # 1003469**
07DRB-00087 Minor-Prelim&Final Plat
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for JEFFREY & LORRI M. ZUMWALT request(s) the above action(s) for all or a portion of Lot(s) 7-A-1, P 1, **OAKLAND HEIGHTS**, zoned RD, located on OAKRIDGE COURT NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). [REF: 06DRB00882, 06DRB01668] (C-20) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR CERTIFICATION OF THE PAD ELEVATION AND MAINTENANCE AND BENEFICIARIES OF 10-FOOT PEDESTRIAN EASEMENT AND PLANNING TO RECORD.**

12. **Project # 1004039**
07DRB-00091 Minor-Prelim&Final Plat
Approval
07DRB-00092 Minor-Vacation of Private
Easements

ISAACSON & ARFMAN agent(s) for RUTLEDGE INVESTMENT COMPANY INC. request(s) the above action(s) for all or a portion of Lot(s) 39 & 48, Tract(s) 5, **THE LEGENDS OF HIGH DESERT**, zoned SU-2/HD/C-1, located on ACADEMY RD NE, between CORTADERIA ST NE and IMPERATA ST NE containing approximately 1 acre(s). [REF: 06DRB-00606] (E-23) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SET BACK EXHIBIT AND PLANNING TO RECORD. THE VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

13. **Project # 1004679**
07DRB-00071 Minor-Prelim&Final Plat
Approval

SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 15B, ALVARADO GARDENS UNIT 2 (to be known as **CAMPBELL ESTATES**) zoned RA-2, W7 residential and agricultural zone, located on CAMPBELL RD NW, between RIO GRANDE BLVD NW and the RIO GRANDE RIVER containing approximately 2 acre(s). [REF: 06DRB00149] [*Deferred from 1/31/07 & 2/7/07*] (G-12) **DEFERRED AT THE AGENT'S REQUEST TO 2/14/07.**

14. **Project # 1004878**
07DRB-00041 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for GEORGE METZGAR request(s) the above action(s) for all or a portion of Lot(s) 8-13, Block(s) A, **SOUTH BROADWAY ACRES, UNIT 1**, zoned SU-2 FOR MR, located on BETHEL DR SE, between TOPEKA ST SE and the railroad tracks, containing approximately 1 acre(s). [REF: 06DRB-00638] *[Deferred from 1/24/07 & 1/31/07]* (M-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR PLACEMENT OF SIDEWALK.**

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

15. **Project # 1005348**
07DRB-00093 Minor-Sketch Plat or Plan

CLAUDIO VIGIL ARCHITECTS request(s) the above action(s) for all or a portion of Tract(s) 9, UNIT 1, **LADERA BUSINESS PARK**, zoned SU-1 FOR LIGHT INDUSTRIAL, located on LA MORADA PL NW, between LADERA DR NW and UNSER BLVD NW containing approximately 7acre(s). (H-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. Approval of the Development Review Board Minutes for January 31, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JANUARY 31, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:45 A.M.

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003572

AGENDA ITEM NO: 10

SUBJECT:

Vacation of Private Easements
F.P

ACTION REQUESTED:

REV/CMT: () APPROVAL: (X) SIGN-OFF: () EXTN: () AMEND: ()

ENGINEERING COMMENTS:

No objection to Vacation request.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

Vac
APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: FEBRUARY 7, 2007

**CITY OF ALBUQUERQUE
Planning Department
February 7, 2007
DRB Comments**

ITEM # 10

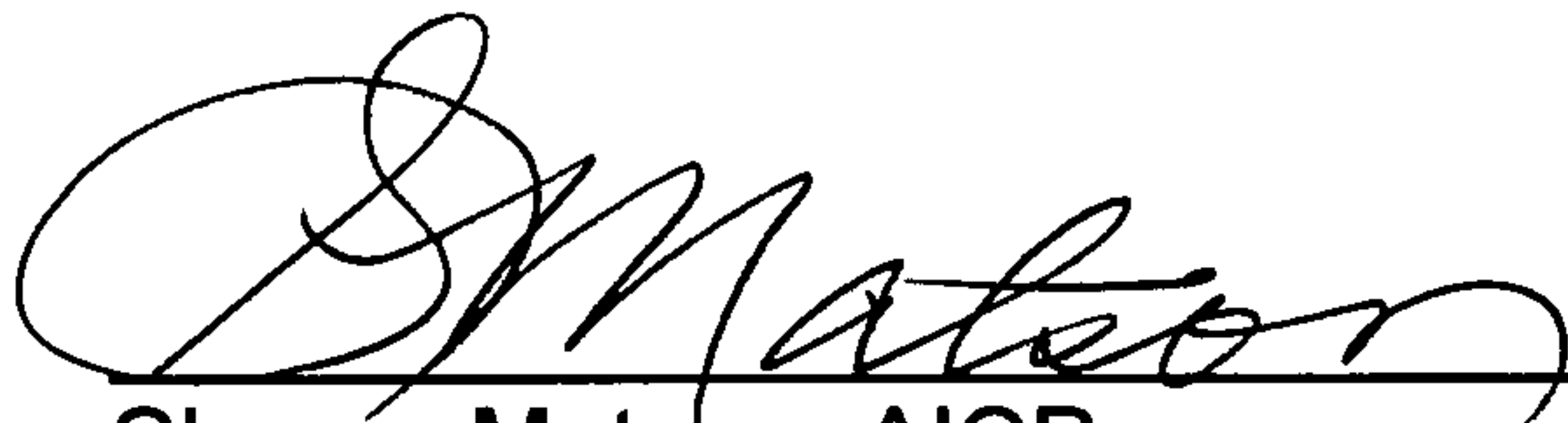
Project # 1003572

Application # 07DRB-00090

RE: Tract A1-A-4, Phase 2, Journal Center Unit 2/vpre

Planning has no objection to the vacation request.

Please remember to submit the plat for approval and recording before one year passes or the vacation is void & the process must start over. The plat was indefinitely deferred for the vacation action.



Sheran Matson, AICP

DRB Chair

924-3880 Fax 924 3864 smatson@cabq.gov



10
1003572
02/07/2007

D16

R-2
99999

NORTH DIVERSION CHANNEL

99999
A3

99999
A2

A4
3721

7
7441

8
7431

9
7421

3731
10A

10B
3741

12B1
7440

13
7430

14
7420

D17

35A
3801
15B

740
A1

3700
20A

3800 18 IP 17

370

10A

12A



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

January 24, 2007

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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- A. Call to Order: 9:00 A.M. Adjourned: 11:00 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 # 1005070**
06DRB-01154 Major-Preliminary Plat Approval
06DRB-01156 Minor-Sidewalk Waiver
06DRB-01155 Minor-Temp Defer SDWK
SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, THE TRAILS, UNIT 2 (to be known as **TAOS @ THE TRAILS, UNIT 2**) zoned SU-2-SRLL, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). [Deferred from 9/6/06 & 9/13/06 & 9/27/06 & 10/11/06 & 10/25/06 & 11/29/06 & 12/20/06 & 1/24/07](C-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/21/07.**

2. **Project # 1005031**
06DRB-01077 Major-Vacation of Public Easements

SURV-TEK agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS, UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018] *[Deferred from 8/23/06 & 9/13/06 & 9/27/06 & 10/4/06 & 10/25/06 & 11/29/06 & 12/20/06 & 1/24/07]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/21/07.**

- 06DRB-01017 Major-Preliminary Plat Approval
06DRB-01018 Minor-Temp Defer SDWK

SURV TEK & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL , located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). (Listed as Project 1004644 in error) *[Deferred from 8/9/06 & 8/23/06 & 9/13/06 & 9/27/06 & 10/4/06 & 10/25/06 & 11/29/06 & 12/20/06 & 1/24/07]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/21/07.**

- 06DRB-01282 Minor-Subd Design (DPM) Variance

WILSON AND COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018, DRB-01077] *Deferred from 9/13/06 & 9/27/06 & 10/4/06 & 10/25/06 & 11/29/06 & 12/20/06 & 1/24/07]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/21/07.**

3. **Project # 1005182**
06DRB-01784 Major-Preliminary Plat Approval

WILSON AND CO. agent(s) for LA CUENTISTA II, LLC request(s) the above action(s) for all or a portion of Tract(s) C, correction plat of the bulk land plat of La Cuentista Subdivision (to be known as **LA CUENTISTA SUBDIVISION, UNIT 2**) zoned SU-2/SRSL, located on ROSA PARKS RD NW, between ALOE RD NW and KIMMICK DR NW containing approximately 36 acre(s). [REF: 06DRB-01428] *[Deferred from 1/17/07 & 1/24/07]* (C-10/C-11) **DEFERRED AT THE AGENT'S REQUEST TO 1/31/07.**

07DRB-00049 Minor-Temp Defer SDWK

WILSON & COMPANY agent(s) for LA CUENTISTA II LLC MICHAEL KNIGHT request(s) the above action(s) for all or a portion of Tract(s) C, **LA CUENTISTA SUBDIVISION UNIT 2**, zoned SU-2 SRSL, located on ROSA PARKS RD NW, between ALOE RD NW and KIMMICK DR NW containing approximately 36 acre(s). [REF: 06DRB01426, 06DRB01784] (C-1011) **DEFERRED AT THE AGENT'S REQUEST TO 1/31/07.**

4. Project # 1002739

06DRB-01621 Major-Vacation of Public Easements

06DRB-01622 Major-Vacation of Pub Right-of-Way

06DRB-01623 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for **ANDERSON HEIGHTS, UNIT 5A**, zoned RD/RLT, located on 118TH ST SW, between DENNIS CHAVES BLVD SW and COLOBEL AVE SW containing approximately 41 acre(s). [REF: 06DRB-01431] [*Deferred from 12/6/06 & 12/13/06 & 12/20/06*] [*Deferred from 1/3/07, 1/10/07, 1/17/07 & 1/24/07*] (P-8) **DEFERRED AT THE BOARD'S REQUEST TO 1/31/07.**

5. Project # 1004428

06DRB-01121 Major-Vacation of Public Easements

06DRB-01119 Major-Preliminary Plat Approval

06DRB-01122 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3A, RR-3B, RR-3C, RR-3D and RR-3E, TOWN OF ATRISCO GRANT (to be known as **CEJA VISTA**) zoned SU-1, C-1, R-LT, located on DENNIS CHAVEZ BLVD SW, between MEADE AVE SE and 118TH ST SW containing approximately 99 acre(s). [REF: 05DRB-01460, 05DRB-01461] [*Deferred from 8/30/06 & 9/27/06 & 10/4/06 & 10/18/06 & 11/1/06 & 11/29/06 & 12/13/06 & 1/10/07 & 1/17/07*] (P-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/24/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/22/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: APPLICATION FOR A SUBDIVISION DESIGN VARIANCE AND A SIDEWALK WAIVER FOR THE STUB STREETS NEEDS TO BE APPLIED FOR WITH THE FINAL PLAT ACTION. A TEMPORARY**

DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

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

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

- 6. Project # 1004354**
07DRB-00033 Minor-SiteDev Plan Subd/EPC
07DRB-00034 Minor-SiteDev Plan BldPermit/EPC
07DRB-00032 Minor-Prelim&Final Plat Approval
- TIERRA WEST LLC agent(s) for KRANIA LLC request(s) the above action(s) for all or a portion of Lot(s) 27, Block(s) 9, Tract(s) O, ORIGINAL TOWNSITE OF WESTLAND (to be known as **KRANIA**) zoned SU-2 FOR IP, located on 98TH ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 8 acre(s). [**Carmen Marrone for Petra Morris, EPC Case Planner**]. [*Deferred from 1/24/07*] (K-9) **DEFERRED AT THE AGENT'S REQUEST TO 1/31/07.**
- 7. Project # 1004927**
06DRB-01632 Minor-SiteDev Plan BldPermit/EPC
- MULLEN HELLER ARCHITECTURE agent(s) for HARVARD MALL PARTNERS request(s) the above action(s) for all or a portion of Lot(s) 6-10 & 16-21, Block(s) 1 **UNIVERSITY HEIGHTS ADDITION**, zoned SU-1,UC, located on HARVARD DR SE, between CENTRAL AVE SE and SILVER AVE SE containing approximately 2 acre(s). [REF: 06EPC-00777] [**Stephanie Shumsky, EPC Case Planner**] [*Indef deferred from 11/22/06*] [*Deferred from 1/24/07*] (K-15) **DEFERRED AT THE AGENT'S REQUEST TO 2/7/07.**
- 8. Project # 1005247**
07DRB-00042 Minor- SiteDev Plan Subd
- SURVEYS SOUTHWEST LTD agent(s) for GILBERT LOVATO, K-RAM INC request(s) the above action(s) for all or a portion of Lot(s) 30, Block(s) 10, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2, M-1,

located on OAKLAND AVE NE, between SAN MATEO BLVD NE and EAGLE AVE NE containing approximately 1 acre(s). [REF: 06DRB-01686, 06DRB-01605] (C-18) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DIMENSIONING OF PARKING STALLS AND BUILDING NOTES ON THE SITE PLAN AND PLANNING FOR CHANGE OF TITLE TO READ 'SITE PLAN FOR SUBDIVISION' AND 3 COPIES OF THE PLAN.**

06DRB-01605 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for GILBERT LOVATO, K-RAM INC request(s) the above action(s) for all or a portion of Lot(s) 30, Block(s) 10, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-1 & M-1, located on OAKLAND AVE NE, between SAN MATEO BLVD NE and EAGLE AVE NE containing approximately 1 acre(s). [*Indef deferred from 11/15/06 & Indef deferred 1/3/07*] (C-18) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS PARKING EASEMENT.**

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

9. ~~Project # 1003572~~
07DRB-00035 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for ANGELO BRUNACINI request(s) the above action(s) for Tract(s) A-1, A-2, A-3 & A-4, **JOURNAL CENTER PHASE 2, UNIT 2**, zoned IP, located on NORTH DIVERSION CHANNEL NE, between SNAPROLL ST NE and RUTLEDGE ROAD NE containing approximately 14 acre(s). (D-16) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

10. **Project # 1004878**
07DRB-00041 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for GEORGE METZGAR request(s) the above action(s) for all or a portion of Lot(s) 8-13, Block(s) A, **SOUTH BROADWAY ACRES, UNIT 1**, zoned SU-2 FOR MR, located on BETHEL DR SE, between TOPEKA ST SE and the

railroad tracks, containing approximately 1 acre(s). [REF: 06DRB-00638] *[Deferred from 1/24/07]* (M-14) **DEFERRED AT THE AGENT'S REQUEST TO 1/31/07.**

11. **Project # 1005330**
07DRB-00040 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for GARY DORAN request(s) the above action(s) for all or a portion of Lot(s) 1A & 2A1, **LANDS OF ALBUQUERQUE BOARD OF REALTORS**, zoned C-3 heavy commercial zone, located on UNIVERSITY BLVD NE and the I-25 frontage road, containing approximately 3 acre(s). [REF: 04DRB-00213] (H-15) **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

12. **Project # 1003790**
07DRB-00028 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES PA agent(s) for MCT INDUSTRIES INC request(s) the above action(s) for all or a portion of Tract(s) B, C-1 & C-2, **NORTH GATEWAY**, zoned IP industrial park zone, located on BALLOON FIESTA PARKWAY NE, between SAN MATEO BLVD NE and I 25 containing approximately 23 acre(s). [REF: 06DRB-00158] [Listed under Project 1000961 in error] (B-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. **Project # 1004414**
07DRB-00047 Minor-Sketch Plat or Plan

QUICK DRAW ENGINEERING agent(s) for JOSE RODRIGUEZ request(s) the above action(s) for all or a portion of Lot(s) 1-8, Tract(s) A, **SAN CLEMENTE SUBDIVISION**, zoned R-2 residential zone, located on SAN CLEMENTE AVE NW, between NORTH 4TH ST NW and ALAMEDA DRAIN NW containing approximately 3 acre(s). [REF: 05DRB-01417] (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. **Project # 1005332**
07DRB-00046 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 13, **MESA DEL SOL**, zoned PC, located on UNIVERSITY BLVD SE, between SOLAR MESA AVE SE and BOBBY FOSTER SE containing approximately 101 acre(s). (R-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project # 1005334**
07DRB-00052 Minor-Sketch Plat or Plan

TOM SCHROEDER request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 13, **MESA GRANDE ADDITION**, zoned O/R, located on MESA GRANDE SE, between GRACELAND SE and VALVERDE SE containing approximately 1 acre(s). (K-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. **Project # 1005335**
07DRB-00053 Minor-Sketch Plat or Plan

HARRIS SURVEYING INC. agent(s) for CAVALIER CAPITAL LLC request(s) the above action(s) for all or a portion of Tract(s) E-1, **LEONARD INDUSTRIAL AREA**, zoned M-1, located on MENAUL BLVD NE, between PRINCETON ST NE and VASSAR ST NE containing approximately 6 acre(s). (H-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Approval of the Development Review Board Minutes for January 17, 2007. THE DRB MINUTES FOR JANUARY 17, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:00 A.M.

CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003572

AGENDA ITEM NO: 9

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

REV/CMT: () APPROVAL: (X) SIGN-OFF: () EXTN: () AMEND: ()

ENGINEERING COMMENTS:

P.O. Box 1293

No adverse comments.

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: JANUARY 24, 2007



9
1003572
01/24/2007

D16

D17

3880
18 IP 17
3810

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
January 24, 2006
DRB Comments**

ITEM # 9

PROJECT # 1003572

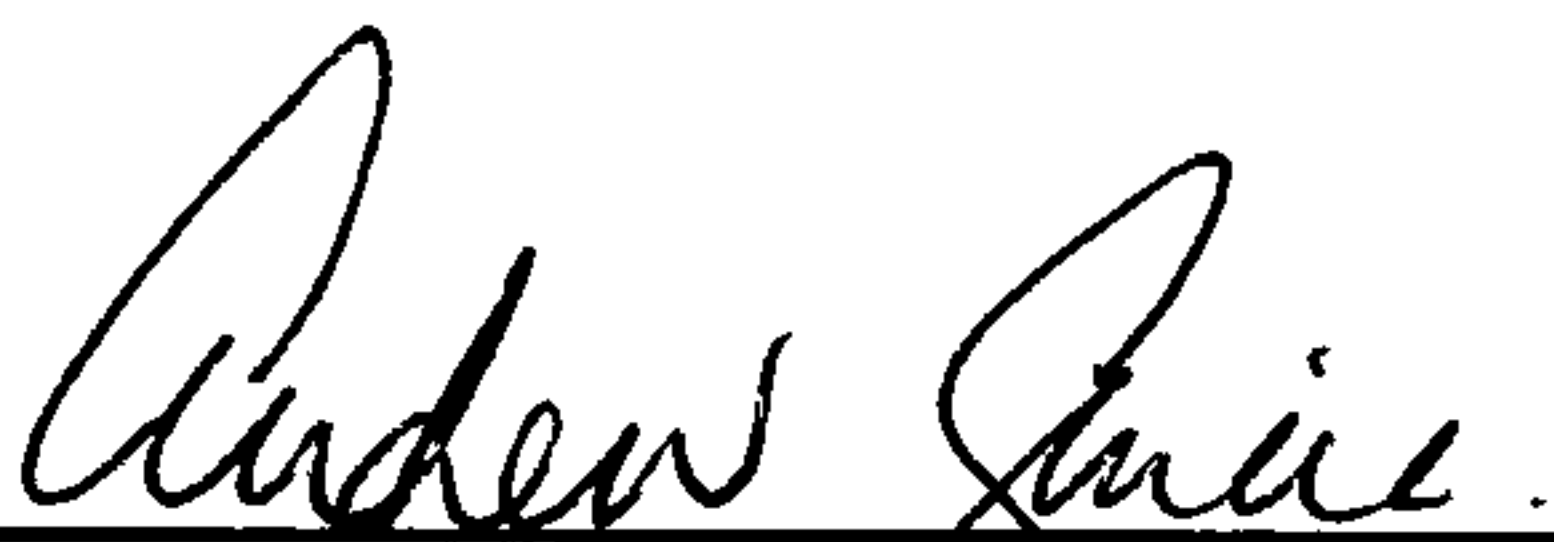
APPLICATION # 07-00035

RE: Tracts A-1, A-2, A-3 & A-4, Journal Center Ph 2, Unit 2/p&f

The plat matches the Site Plan

AGIS dxf is approved.

~~Landscape calculations are missing from the landscape plan.~~



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

#4

3572

DXF Electronic Approval Form

DRB Project Case #: 1003572

Subdivision Name: JOURNAL CENTER PHASE 2 UNIT 2 TRACTS A1A A2A A3A & A4A

Surveyor: MITCH REYNOLDS

Contact Person: SARAH AMATO

Contact Information: 998-0303

DXF Received: 1/16/2007

Hard Copy Received: 1/16/2007

Coordinate System: Ground rotated to NMSP Grid


Approved

01.16.07
Date

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

AGIS Use Only
Copied fc 3572 to agiscov on 1/16/2007 Contact person notified on 1/16/2007

#4



COMPLETED 02/13/07 SH DRB CASE ACTION LOG (SITE PLAN B.P.)

REVISED 9/28/05

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

DRB Application No.: 06DRB-01626 (SBP)
Project Name: JOURNAL CENTER PHASE 2
Agent: Claudio Vigil

Project # 1003572
Phone No: 842-1113

Project Number 1003572

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 1/17/06 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

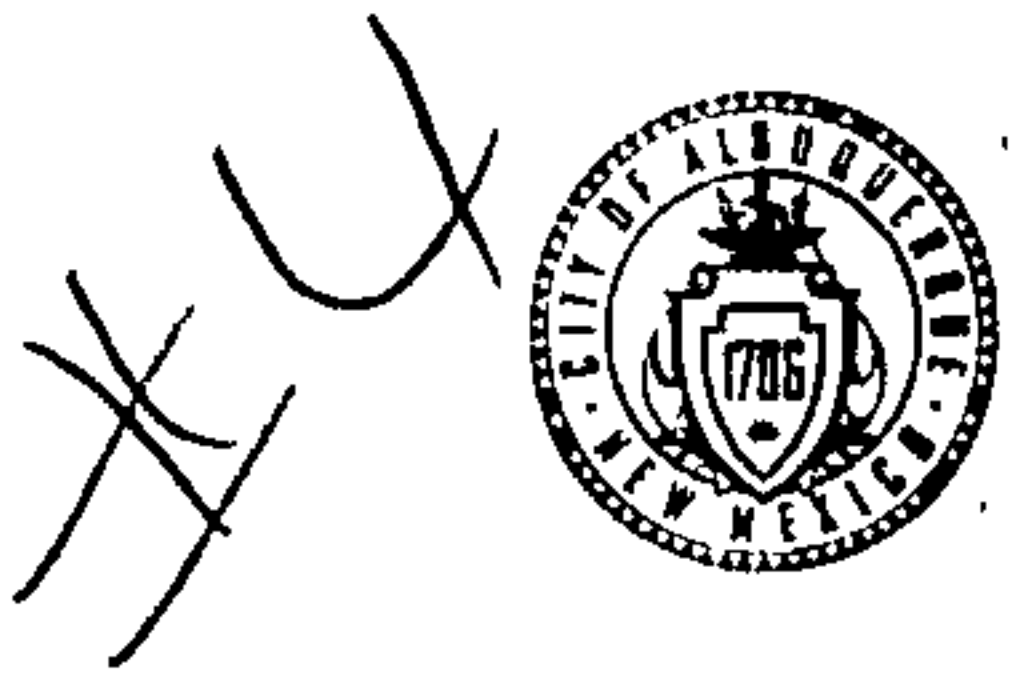
UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): Approval of Re-plat ✓ easements
3 Copies
OK Claudio 2/13/07

- Planning must record this plat. Please submit the following items:**
 - The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
 - Tax printout from the County Assessor.
- 3 copies of the approved site plan. Include all pages.**
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- Property Management's signature must be obtained prior to Planning Department's signature.**
- AGIS DXF File approval required.**
- Copy of recorded plat for Planning.** OK



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

REVISED 9/28/05

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

DRB Application No.: **06DRB-01626 (SBP)**
Project Name: **JOURNAL CENTER PHASE 2**
Agent: **Claudio Vigil**

Project # **1003572**
Phone No: **842-1113**

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS); (MASTER DEVELOP. PLAN), was approved on 1/17/06 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): Approval of Re-plat: easements
3 copies.

- Planning must record this plat. Please submit the following items:**
 - The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk); RECORDED DATE: _____
 - Tax printout from the County Assessor.
- 3 copies of the approved site plan. Include all pages.**
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- Property Management's signature must be obtained prior to Planning Department's signature.**
- AGIS DXF File approval required.**
- Copy of recorded plat for Planning.** *OK*

Project Number 1003572



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 17, 2007

4. Project # 1003572
06DRB-01626 Minor-SiteDev Plan BldPermit

CLAUDIO VIGIL ARCHITECTS agent(s) for BRUNACINI DEVELOPMENT LTD CO., request(s) the above action(s) for Tract(s) A-4, Block(s) 0000, Unit 2, **JOURNAL CENTER, PHASE 2**, zoned IP, located between RUTLEDGE RD NE and SNAPROLL NE containing approximately 3 acre(s). *[Deferred from 12/13/06] (D-17)*

At the January 17, 2007, Development Review Board meeting, the site plan for building permit was approved with final sign off delegated to Planning for 3 copies of the site plan and for approval of the replat.

If you wish to appeal this decision, you must do so by February 1, 2007, in the manner described below.

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

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

A handwritten signature in cursive script, appearing to read "S. Matson".

Sheran Matson, AICP, DRB Chair

Cc: Brunacini Development Ltd., P.O. Box 6363, 87197
Claudio Vigil Architects, Hugo Castaneda, 1801 Rio Grande Blvd NE, 87104
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

4

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

PAID RECEIPT

APPLICANT NAME

Brunacini Develop

AGENT

Claudio Vigil

ADDRESS

PROJECT & APP #

1003572 / 06DRB01626

PROJECT NAME

Jainrat Center Phase 2

\$ _____ 441032/3424000 Conflict Management Fee

\$ 110.00 441006/4983000 DRB Actions deferral fees

\$ _____ 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

\$ 110.00 TOTAL AMOUNT DUE

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

G BRUNACINI & SON DEVELOPMENT, LLC 7400 MERIDIAN PL NW STE D ALBUQUERQUE, NM 87121 (505) 833-2928 X0001		BANK OF ALBUQUERQUE N.A. RIO RANCHO, NEW MEXICO 95-660-1070	
January 16, 2007		\$*****110.00	
Pay to the order of: City of Albuquerque		CHECK NO: 0074539 AMOUNT: One hundred and no cents	
City of Albuquerque PO Box 1313 Albuquerque, NM 87103		1/17/2007 1:45PM LOC: ANNX RECEIPT# 00074539 WSH 007 TRANS# 0026 Account 441006 Fund 0110 Activity 4983000 TRSARG Trans-Amt \$110.00 J24 Misc \$110.00 TX \$110.00 \$0.00	
00010101 1070066061 282728549		Thank You	

Details on back. Security Features Included.

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003572 AGENDA#: 4 DATE: 1-17-07

1. Name: Claudio Vogel Architects Address: _____ Zip: _____
2. Name: _____ Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003572

AGENDA ITEM NO: 4

SUBJECT:

Site Plan for Building Permit

ACTION REQUESTED:

REV/CMT: () APPROVAL: (X) SIGN-OFF: () EXTN: () AMEND: ()

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: JANUARY 17, 2007



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

December 13, 2006, 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: 11:15 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 # 1005255**
06DRB-01629 Major-Vacation of Pub
Right-of-Way

DAC ENTERPRISES INC agent(s) for J C PETERSON & JAMES A PETERSON request(s) the above action(s) for Lot(s) A-1 of Block(s) 15 & Lot(s) C-1 of Block(s) 10, **VISTA LARGA ADDITION**, located on HARVARD DR NE, between HANNETT AVE NE and STANFORD NE. (J-16) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH A CONDITION OF FINAL PLAT: UNM MUST CONCUR WITH THE VACATION REQUEST PRIOR TO FINAL PLAT APPROVAL.**

2. **Project # 1005257**
06DRB-01638 Major-SiteDev Plan
BldPermit

DESIGN 2 FUNCTION LLC agent(s) for EEEEC, LLC request(s) the above action(s) for all or a portion of Lot(s) 3A1C, Block(s) A, **INTERSTATE INDUSTRIAL TRACT, UNIT 2**, zoned IP industrial park zone, located on GULTON CT NE, between OSUNA RD NE and NORTH DIVERSION CHANNEL containing approximately 1 acre(s). (E-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES.**

3. **Project # 1003572**
06DRB-01626 Minor-SiteDev Plan
BldPermit

CLAUDIO VIGIL ARCHITECTS agent(s) for BRUNACINI DEVELOPMENT LTD CO., request(s) the above action(s) for Tract(s) A-4, Block(s) 0000, Unit 2, **JOURNAL CENTER, PHASE 2**, zoned IP, located between RUTLEDGE RD NE and SNAPROLL NE containing approximately 3 acre(s). [Deferred from 12/13/06] (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 1/17/06.**

07

4. **Project # 1003364**
06DRB-01639 Major-Vacation of Public
Easements

GARCIA/KRAEMER & ASSOCIATES agent(s) for PR INVESTMENTS LLC request(s) the above action(s) for all or a portion of Lot(s) 1-A-1-A-1, Block(s) 10, Tract(s) 2, **NORTH ALBUQUERQUE ACRES UNIT 3**, zoned SU-2 FOR MIXED USE, located on LOUISIANA BLVD NE, between PASEO DEL NORTE NE and HOLLY AVE NE containing approximately 1 acre(s). [REF: 05DRB-01210] (C-19) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE CONDITION OF FINAL PLAT: THE EXISTING WATER LINE SHALL BE RELOCATED AND IN SERVICE PRIOR TO FINAL PLAT APPROVAL.**

5. **Project # 1004075**
06DRB-01537 Major-Vacation of Pub
Right-of-Way
06DRB-01539 Major-Vacation of Public
Easements

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, 4B, 4C and 1 through 15, **MESA DEL SOL**, zoned SU-2 PLANNED COMMUNITY, located on INTERSTATE 25 SW, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 2,294 acre(s). [REF: 06DRB-00744] *[Deferred from 11/15/06 & 12/13/06]* (R-16, Q-16, R-15, R-17, S-14, S-16, S-17, T-16) **DEFERRED AT THE AGENT'S REQUEST TO 1/3/07.**

6. **Project # 1002739**
06DRB-01621 Major-Vacation of Public
Easements
06DRB-01622 Major-Vacation of Pub
Right-of-Way
06DRB-01623 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for **ANDERSON HEIGHTS, UNIT 5A**, zoned RD/RLT, located on 118TH ST SW, between DENNIS CHAVES BLVD SW and COLOBEL AVE SW containing approximately 41 acre(s). [REF: 06DRB-01431] *[Deferred from 12/6/06 & 12/13/06]* (P-8) **DEFERRED AT THE BOARD'S REQUEST TO 12/20/06.**

- 06DRB-01635 Minor-Amnd Prelim Plat
Approval
06DRB-01636 Minor-Sidewalk Waiver
06DRB-01637 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for PARCELS 7 & 8A, **ANDERSON HEIGHTS, UNIT 5**, zoned RD, R-LT, located on 118TH ST SW, between DENNIS CHAVEZ BLVD SW and COLOBEL AVE SW containing approximately 69 acre(s). [REF: 05DRB-01832, 05DRB-01834, 05DRB-01835] *[Deferred from 11/29/06 & 12/6/06 & 12/13/06]* (P-8) **DEFERRED AT THE BOARD'S REQUEST TO 12/20/06.**

7. **Project # 1004428**
06DRB-01121 Major-Vacation of Public
Easements
06DRB-01119 Major-Preliminary Plat
Approval
06DRB-01122 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3A, RR-3B, RR-3C, RR-3D and RR-3E, TOWN OF ATRISCO GRANT (to be known as **CEJA VISTA**) zoned SU-1, C-1, R-LT, located on DENNIS CHAVEZ BLVD SW, between MEADE AVE SE and 118TH ST SW containing approximately 99 acre(s). [REF: 05DRB-01460, 05DRB-01461] *[Deferred from 8/30/06 & 9/27/06 & 10/4/06 &*

10/18/06 & 11/1/06 & 11/29/06 & 12/13/06] (P-9)
DEFERRED AT THE AGENT'S REQUEST TO 1/10/07.

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

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

8. **Project # 1003272**
06DRB-01682 Minor-SiteDev Plan
BldPermit
- CLAUDIO VIGIL ARCHITECTS agent(s) for AMERI CONTRACTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 2-A-1-B-2-B-2, **ALBUQUERQUE WEST, UNIT 2**, zoned SU-1 FOR PDA, C-3, R-2, located on HIGH ASSETS WAY NW, between ALL SAINTS RD NW and PASEO DEL NORTE NW containing approximately 1 acre(s). [REF: 06DRB-00941] *[Deferred from 12/13/06]* (C-13) **DEFERRED AT THE AGENT'S REQUEST TO 12/20/06.**
9. **Project # 1005247**
06DRB-01686 Minor-SiteDev Plan Subd
- SURVEYS SOUTHWEST LTD agent(s) for GILBERT LOVATO, K KAM INC request(s) the above action(s) for all or a portion of Lot(s) 30, Block(s) 10, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 FOR M-1, located on OAKLAND AVE NE, between SAN MATEO BLVD NE and EAGLE AVE NE containing approximately 1 acre(s). [REF: 06DDRB-01605] (C-18) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PARKING SPACES PER LOT AND PLANNING FOR SITE PLAN FOR SUBDIVISION CHECK LIST, MAXIMUM BUILDING HEIGHT AND SETBACKS AND FAR, PLAT APPROVAL AND 3 COPIES OF THE SITE PLAN.**

10. **Project # 1005130**
06DRB-01687 Minor-SiteDev Plan
BldPermit/EPC

JLS ARCHITECTS agent(s) for NEW COVENANT CHURCH OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) 7A & 25, Block(s) 10, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned SU-2 MIXED USE, located on HOLLY AVE NE between WYOMING BLVD NE and LOUISIANA NE containing approximately 3 acre(s). [REF: Z-99-29, DRB-96-19] [**Petra Morris, EPC Case Planner**] [*Deferred from 12/13/06*] (C-19) **DEFERRED AT THE BOARD'S REQUEST TO 12/20/06.**

11. **Project # 1004976**
06DRB-01548 Minor-SiteDev Plan
Subd/EPC
06DRB-01549 Minor-SiteDev Plan
BldPermit/EPC

H BARKER ARCHITECTS agent(s) for CALABACILLAS GROUP request(s) the above action(s) for all or a portion of Lot(s) A-1, B-1, C-1 & C-2, **BLACK ARROYO DAM**, zoned C-2, located on GOLF COURSE RD NW, between BENTON AVE NW and WESTSIDE BLVD NW containing approximately 12 acre(s). [REF: 06EPC-00424, 06EPC-00425] [**Catalina Lehner, EPC Case Planner**] [*Deferred from 11/1/06 & Indef deferred 11/8/06 & Indef deferred 12/13/06*] (A-12) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

12. **Project # 1001999**
06DRB-01689 Minor-Prelim&Final Plat
Approval

ADVANCED ENGINEERING AND CONSULTING, LLC agent(s) for MIGUEL MELENDEZ request(s) the above action(s) for LOTS 13-A-1, 13-A-2 & 13-A-3, **RAYNOLD'S ADDITION**, zoned SU-2 FOR MFR, located on 11TH ST SW, between SILVER AVE SW and GOLD AVE SW containing approximately 1 acre(s). [REF: 06DRB-01871] (K-13) **PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

13. **Project # 1003441**
06DRB-01684 Minor-Prelim&Final Plat
Approval

JACK'S HIGH COUNTRY INC agent(s) for KEITH LEE LLC request(s) the above action(s) for all or a portion of Lot(s) 15 - 18, **NICHOLS AND BOWDEN ADDITION**, zoned SU-2/RC, located on LOMAS BLVD NW, between KELEHER AVE NW and 8TH ST NW containing approximately 1 acre(s). (J-14) **PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

14. **Project # 1005267**
06DRB-01673 Minor-Prelim&Final Plat
Approval

LLOYD GOLDRICK AIA agent(s) for WILLIAM A SEGO request(s) the above action(s) for all or a portion of Block(s) G, Tract(s) 3-A CASHWAY BUILDING MATERIALS INC. (to be known as **ALLWOODS SUBDIVISION**) zoned C-3 heavy commercial zone, located on HARDWARE DR NE, between MCLEOD RD NE and LUMBER NE containing approximately 3 acre(s). (C-3) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR 16-INCH WELL COLLECTOR LOCATION AND PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

15. **Project # 1003757**
06DRB-01522 Minor- Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for CREAMLAND LLC request(s) the above action(s) for Lot(s) 1-12, Block(s) 4, FRANCISCAN ADDITION and Lot(s) 1-7, Block(s) 2, ALVARADO ADDITION and Lot(s) 1-7, Block(s) 7, ALVARADO ADDITION and VACATED HAINES AVE RIGHT-OF-WAY (to be known as **TRACT A, LANDS OF CREAMLAND LLC**) zoned M-1 light manufacturing zone, located on MCKNIGHT AVE NW, between 2ND ST NW and 3RD ST NW containing approximately 3 acre(s). [REF: 04DRB-01688] *[Final Plat Indef deferred for SIA 10/25/06]* (H-14) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

16. **Project # 1003551**
06DRB-01665 Minor-Prelim&Final Plat
Approval

HARRIS SURVEYING INC., agent(s) for NAYLOR REALTY, request(s) the above action(s) for all or a portion of Lot(s) 1-13, **LA CUEVA ESTATES**, zoned RD, located on Glendale Ave NE between Barstow Ave NE and Wyoming Blvd NE, containing approximately 4 acre(s). [REF: 05DRB-01183] [Deferred from 12/6/06] (B-19) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO CHECK FOR REMOVAL OF BOX WITH PURPOSE OF PLAT FROM THE TOP OF MYLAR AND TO RECORD THE PLAT.**

17. **Project # 1005250**
06DRB-01613 Minor-Prelim&Final Plat
Approval

JOSE RODRIGUEZ request(s) the above action(s) for all or a portion of Lot(s) A, B & C, Block T-1, **CARLOS REY SUBDIVISION**, zoned R-2 residential zone, located on CHURCHILL RD SW, between COORS BLVD SW and BATAAN DR SW containing approximately 1 acre(s). [Deferred from 11/15/06 & 11/22/06 & 11/29/06 & 12/6/06] (K-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/13/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/4/06 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

18. **Project # 1005270**
06DRB-01679 Minor-Sketch Plat or Plan

CLAUDIO VIGIL ARCHITECTS request(s) the above action(s) for all or a portion of Lot(s) 9,10,23 & 24, **NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B**, zoned IP, located on BALLOON FIESTA PARKWAY NE, between PAN AMERICAN FREEWAY NE and SAN MATEO BLVD NE containing approximately 5 acre(s). (B-18) **INDEFINITELY DEFERRED ON A NO SHOW.**

19. **Project # 1005257**
06DRB-01688 Minor-Sketch Plat or Plan

ARIF AMERIHI request(s) the above action(s) for all or a portion of Block(s) 5, Tract(s) 242C, **MAYO ROSS ADDITION**, zoned SU-2/NCR, located on EDITH BLVD NE, between LOMAS BLVD NE and MOUNTAIN RD NE containing approximately 1 acre(s). (J-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. Approval of the Development Review Board Minutes for December 6, 2006. **THE DRB MINUTES FOR DECEMBER 6, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:15 A.M.



**PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003572

AGENDA ITEM NO: 3

SUBJECT:

Site Plan for BP

ACTION REQUESTED:

REV/CMT: () APPROVAL: (X) SIGN-OFF: () EXTN: () AMEND: ()

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED ¹⁻¹⁷⁻⁰⁷ X; COMMENTS PROVIDED ___; WITHDRAWN ___

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: DECEMBER 13, 2006

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003572 AGENDA#: 3 DATE: 12/13/06

1. Name: Agent Claudio Vigil Arch Address: _____ Zip: _____

2. Name: Phil Robertson CVA Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 6, 2006

Project # 1003572

06DRB-01626 Minor-SiteDev Plan BldPermit

CLAUDIO VIGIL ARCHITECTS agent(s) for BRUNACINI DEVELOPMENT LTD CO., request(s) the above action(s) for Tract(s) A-4, Block(s) 0000, Unit 2, **JOURNAL CENTER, PHASE 2**, zoned IP, located between RUTLEDGE RD NE and SNAPROLL NE containing approximately 3 acre(s). (D-17)

AMAFCA No objection to requested action. This tract was approved to drain to the North Diversion Channel with the master plan for the site

COG City of Albuquerque is presently examining a north-south road in the vicinity of the North Diversion Channel. Confirmation with DMD is recommended to confirm that City's plans do not involve an extension of Snaproll northward.

Transit No comments received.

Zoning Enforcement

The façade of the building is 400 feet in length. There should be bench seating ledges on raised planters to seat 16 people.

Neighborhood Coordination

Letters sent to Alameda North Valley Assoc. (R) and Vista Del Norte Alliance (R).

APS

The request to construct a shell building for future office spaces on Tract A-4, Unit 2, **Journal Center, Phase 2**, will have no adverse impacts to the APS district

Police Department

A review of the following DRB case(s) indicates the following problems or crime may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur. Should illuminate all parking areas, walkways, common areas and vehicle and pedestrian entrance. Lighting should be placed away from proposed canopy trees.

Police Department

Landscaping (ground level) should be low level whom mature, not block visibility of walkways and building entrances. All building windows should provide visibility to parking areas and walkways. Building entrances should not be visually obstructed by pillars, planters, bushes, etc.

Fire Department

All required fire hydrants shall be installed and made serviceable prior to and during construction of subdivision. Specific building requirements will be addressed when permitted plans are submitted for review.

PNM Electric & Gas

No adverse comments.

Comcast

No comments received.

QWEST

No comments received.

Environmental Health

No comments received.

M.R.G.C.D.

No comments received.

Open Space Division

No adverse comments.

City Engineer

No adverse comments.

Transportation Development

Have the PNM easements been vacated? Are the sidewalks and ADA ramps in place along Rutledge? Are there easements for the ADA ramps?

Parks & Recreation

No objection.

Utilities Development

No objection to Site Plan approval.

Planning Department

Journal Center site plans require Journal Center ARC approval. Please provide their approval letters to Planning. We cannot approve the site plan until we have copies of those letters. We can't take delegation either until the letters are in our hands.

The signature block should be placed on the right side of the site plan sheet. Switching the 2 boxes on the left with the info on the right should work. Also, the EPC approval paragraph should be removed as EPC did not approve this SPBP first.

The site plan sheet title should read "Site Plan for Building Permit".

Planning Department

The Landscape Plan. Santa Ana Tan gravel...3' minimum depth is required. Please note on the L.P. The L.P. must also show all existing & proposed easements.

The % of total landscape provided is required as well as the number of square feet.

The total width of the building is also required on each elevation.

Common color names are required in addition to the brand name title. The titles are not indicative of what the color is many times.

The trash & recycling enclosure gates are also required on the elevations with materials & colors.

All revisions should be made & a revised copy of the site plan for building permit submitted to Planning by Monday, December 11, 2006, at noon to assure review before the hearing.

Impact Fee Administrator

Impact Fees are not applicable at this time of site plan approval. However, Impact Fees will be required at the time a building permit is issued for the office building. Using the 48,188sf of heated building area given and 3.24 acres for impervious acreage the estimated impact fees are as follows.

1. Public Safety Facilities for the Eastside: \$4,818.00
2. Drainage Facilities for the Far NE: \$33,073.92
3. Roadway Facilities for the I-25 Corridor: \$212,605.45

Impact Fees are to be paid at the time of issuance of building permits.

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

Cc: Brunacini Development Ltd., P.O. Box 6363, 87197

Claudio Vigil Architects, Hugo Castaneda, 1801 Rio Grande Blvd NE, 87104



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, December 13, 2006, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1005255

06DRB-01629 Major-Vacation of Pub
Right-of-Way

DAC ENTERPRISES INC agent(s) for J C PETERSON & JAMES A PETERSON request(s) the above action(s) for Lot(s) A-1 of Block(s) 15 & Lot(s) C-1 of Block(s) 10, **VISTA LARGA ADDITION**, located on HARVARD DR NE, between HANNETT AVE NE and STANFORD NE. (J-16)

Project # 1005257

06DRB-01638 Major-SiteDev Plan
BldPermit

DESIGN 2 FUNCTION LLC agent(s) for EEEEC, LLC request(s) the above action(s) for all or a portion of Lot(s) 3A1C, Block(s) A, **INTERSTATE INDUSTRIAL TRACT, UNIT 2**, zoned IP industrial park zone, located on GULTON CT NE, between OSUNA RD NE and NORTH DIVERSION CHANNEL containing approximately 1 acre(s). (E-17)

Project # 1003572

06DRB-01626 Minor-SiteDev Plan
BldPermit

CLAUDIO VIGIL ARCHITECTS agent(s) for BRUNACINI DEVELOPMENT LTD CO., request(s) the above action(s) for Tract(s) A-4, Block(s) 0000, Unit 2, **JOURNAL CENTER, PHASE 2**, zoned IP, located between RUTLEDGE RD NE and SNAPROLL NE containing approximately 3 acre(s). (D-17)

Project # 1003364

06DRB-01639 Major-Vacation of Public
Easements

GARCIA/KRAEMER & ASSOCIATES agent(s) for PR INVESTMENTS LLC request(s) the above action(s) for all or a portion of Lot(s) 1-A-1-A-1, Block(s) 10, Tract(s) 2, **NORTH ALBUQUERQUE ACRES UNIT 3**, zoned SU-2 FOR MIXED USE, located on LOUISIANA BLVD NE, between PASEO DEL NORTE NE and HOLLY AVE NE containing approximately 1 acre(s). [REF: 05DRB-01210] (C-19)

Details of the application(s) may be examined at the Planning Department Development Services Center One Stop Shop, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 8:00 a.m. and 4:30 p.m., Monday through Friday except holidays. INDIVIDUALS WITH DISABILITIES needing special assistance to participate in this hearing should contact Claire Senova, Planning Department, at 924-3946. TTY users may call the New Mexico Relay Network by calling toll-free 1-800-659-8331.


for Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, NOVEMBER 27, 2006.

**CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST**

Meeting Date: December 13, 2006
Zone Atlas Page: D-17
Notification Radius: 100 Ft.

**Project# 1003572
App#06DRB-01626**

**Cross Reference and Location: OFF OF RUTLEDGE ROAD NE BETWEEN
RUTLEDGE ROAD NE AND SNAPROLL STREET NE**

Applicant: BRUNACINI DEVELOPMENT LTD
CO. MANAGING
P.O. BOX 6363
ALBUQUERQUE, NM 87197

Agent: HUGO CASTANEDA
CLAUDIO VIGIL ARCHITEXTS
1801 RIO GRANDE BLVD NE
ALBUQUERQUE, NM 87104

Special Instructions:

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

Date Mailed: NOVEMBER 22, 2006
Signature: ERIN TREMLIN



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A **APPEAL / PROTEST of...**
- D 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 Ltd. Co. Managing PHONE: 505.833.2928
 ADDRESS: P.O. Box 6363 FAX: 505.833.2925
 CITY: Albuquerque STATE NM ZIP 87197 E-MAIL: abrunacini@brunacini.com
 Proprietary interest in site: owner List all owners: _____
 AGENT (if any): Claudio Vigil Architects PHONE: 505.842.1113
 ADDRESS: 1801 Rio Grande Blvd. NW FAX: 505.842.1330
 CITY: Albuquerque STATE NM ZIP 87104 E-MAIL: CVARCH@aol.com

DESCRIPTION OF REQUEST: PRB approval of site development plan for building permit.

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. A4 Block: 0000 Unit Unit 2
 Subdiv. / Addn. Townal Center phase 2
 Current Zoning: IP Proposed zoning: IP
 Zone Atlas page(s): D17 No. of existing lots: 1 No. of proposed lots: 1
 Total area of site (acres): 2.518 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
 UPC No. 101706310220830120 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS. On or Near: off of Rutledge Rd. NE
 Between: Rutledge Rd. NE and Snapproll St. NE

CASE HISTORY:

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

Check-off if project was previously reviewed by Sketch Plat/Plan?, or Pre-application Review Team?. Date of review _____
 SIGNATURE [Signature] DATE 11/13/06
 (Print) Hop Castaneda Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	06 DRB - .01626	SBP	P(3)	\$ 385. ⁰⁰
<input checked="" type="checkbox"/> All fees have been collected		CMF		\$ 20. ⁰⁰
<input checked="" type="checkbox"/> All case #s are assigned		Adv		\$ 75. ⁰⁰
<input checked="" type="checkbox"/> AGIS copy has been sent				\$
<input checked="" type="checkbox"/> Case history #s are listed				\$
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>12/13/06</u>			Total \$ 480. ⁰⁰

Andrew Garcia 11/14/06 Project # 1003572

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

SITE DEVELOPMENT PLAN FOR SUBDIVISION

Maximum Size: 24" x 36"

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Subdivision Checklist
- 6 copies of the Infrastructure List, if relevant to the site plan
- TIS/AQIA Traffic Impact Study form with required signature
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

D. R. B. hearings are approximately ONE MONTH after the filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Maximum Size: 24" x 36"

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings *18 sets*
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **24** copies for DRB public hearings
- Solid Waste Management Department signature on Site Plan
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Building Permit Checklist
- 6 copies of the Infrastructure List, if relevant to the site plan
- TIS/AQIA Traffic Impact Study form with required signature
- Copy of Site Plan with Fire Marshal's stamp
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

D. R. B. hearings are approximately ONE MONTH after the filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

Maximum Size: 24" x 36"

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Maximum Size: 24" x 36"

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

D. R. B. hearings are approximately ONE MONTH after the filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

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

Hugo Castaneda
Applicant name (print)
[Signature] 4/17/06
Applicant signature / date



Form revised APRIL 2006

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
06 DRB - 01624

[Signature]
Planner signature / date
Project # 1003572

R e c	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OW NE R STA TE	OWN ER ZIP CODE	PROP ERTY CLAS S	TAX DIST RICT	LEGAL
1	101706307 218430425	TIBURON INVESTME NT CORP	13000 ACAD EMY RD NE	ALBUQ UERQU E	NM	8711 1	VAC	A1A	LT 10-A PLAT OF LOTS 10- A, 10- B, 15-A & 15- B PHASE 2 UNIT 2 A RE
2	101706308 019830423	2551 COORS LLC	5400 EAKES RD NW	ALBUQ UERQU E	NM	8710 7	VAC	A1A	LT 9 PLAT OF JOURNAL CENTE R PH ASE 2 UNIT 2, CT 8A- 1 JOURNAL CENT
3	101706308 121330422	2551 COORS LLC	5400 EAKES RD NW	ALBUQ UERQU E	NM	8710 7	VAC	A1A	LT 8 PLAT OF JOURNAL CENTE R PH ASE 2 UNIT 2, CT 8A- 1 JOURNAL CENT
4	101706300 316930429	BERNALILLO COUNT Y/BRUNACINI DE	1 CIVIC PLA ZA NW 10 FL	ALBUQ UERQU E	NM	8710 2	VAC	A1A	TR A-1 PLAT OF TRACTS A- 1, A-2, A-3 & A- 4 JO ASE 2 UNIT 2 CONT 4
5	101706310 818630704	L & L HOLDING CO L LC	4415 HAWKI NS RD NE B	ALBUQ UERQU E	NM	8710 9	COM M	A1A	LT 15-A PLAT OF LOTS 10- A, 10- B, 15-A & 15- B PHASE 2 UNIT 2 A RE
6	101706308 718430424	TIBURON INVESTME NT CORP	13000 ACAD EMY RD NE	ALBUQ UERQU E	NM	8711 1	VAC	A1A	LT 10-B PLAT OF LOTS 10- A, 10- B, 15-A & 15- B PHASE 2 UNIT 2 A RE
7	101706308 122830421	TIBURON INVESTME NT CORP	13000 ACAD EMY RD NE	ALBUQ UERQU E	NM	8711 1	VAC	A1A	LT 7 PLAT OF JOURNAL CENTE R PH ASE 2 UNIT 2, CT 8A- 1 JOURNAL CENT
8	101706308 615730112	BRUNACINI DEVELO PMENT LTD CO	PO BOX 6363	ALBUQ UERQU E	NM	8719 7 636 3	VAC	A1A	LT 19 PLAT OF JOURNAL CENT ER P HASE 2 UNIT 2, ACT 8A- 1 JOURNAL CEN
9	101706303 619330426	BRUNACINI DEVELO PMENT LTD CO	PO BOX 6363	ALBUQ UERQU E	NM	8719 7	VAC	A1A	TR A-4 PLAT OF TRACTS A- 1, A-2, A-3 & A- 4 JO ASE 2 UNIT 2 CONT 4
1 0	101706311 520230703	WALTON CHAPMAN BUILDERS COMPAN	404 BRUNN SCHOOL RD	SANTA FE	NM	8750 5	VAC	A1A	LT 14 PLAT OF JOURNAL CENT ER P HASE 2 UNIT 2, ACT 8A- 1 JOURNAL CEN
1 1	101706311 521730702	WALTON CHAPMAN BUILDERS COMPAN	404 BRUNN SCHOOL RD	SANTA FE	NM	8750 5	VAC	A1A	LT 13 PLAT OF JOURNAL CENT ER P HASE 2 UNIT 2, ACT 8A- 1 JOURNAL CEN
1 2	101706305 815730113	BRUNACINI DEVELO PMENT LTD CO	PO BOX 6363	ALBUQ UERQU E	NM	8719 7	VAC	A1A	LT 20 PLAT OF JOURNAL CENT ER P HASE 2 UNIT 2 CT 8A- 1 JOURNAL CENT
1 3	101706300 323630427	BRUNACINI DEVELO PMENT LTD CO	PO BOX 6363	ALBUQ UERQU E	NM	8719 7	VAC	A1A	TR A-3 PLAT OF TRACTS A- 1, A-2, A-3 & A- 4 JO ASE 2 UNIT 2 CONT 2
1 4	101706300 320730428	BRUNACINI DEVELO PMENT LTD CO	PO BOX 6363	ALBUQ UERQU E	NM	8719 7	VAC	A1A	TR A-2 PLAT OF TRACTS A- 1, A-2, A-3 & A- 4 JO ASE 2 UNIT 2 CONT 2

Or Current Resident
2551 COORS LLC
5400 EAKES RD NW
ALBUQUERQUE, NM 87107

Or Current Resident
BERNALILLO COUNTY/BRUNACINI
DE
1 CIVIC PLAZA NW 10 FL
ALBUQUERQUE, NM 87102

Or Current Resident
BRUNACINI DEVELOPMENT LTD CO
PO BOX 6363
ALBUQUERQUE, NM 87197 6363

Or Current Resident
L & L HOLDING CO LLC
4415 HAWKINS RD NE B
ALBUQUERQUE, NM 87109

Or Current Resident
TIBURON INVESTMENT CORP
13000 ACADEMY RD NE
ALBUQUERQUE, NM 87111

Or Current Resident
WALTON CHAPMAN BUILDERS
COMPAN
404 BRUNN SCHOOL RD
SANTA FE, NM 87505

Project# 1003572
BRUNACINI DEVE. LTD CO
MANAGING
P.O. BOX 6363
ALBUQUERQUE, NM 87197

Project# 1003572
HUGO CASTANEDA
Claudio Vigil Architects
1801 RIO GRANDE BLVD NW
ALBUQUERQUE, NM 87104


Project# 1003572
STEVE WENTWORTH
Alameda North Valley Assoc.
8919 BOE LANE NE
ALBUQUERQUE, NM 87113

Project# 1003572
LEROY COURULE
Alameda North Valley Assoc.
713 ALAMEDA BLVD NW
ALBUQUERQUE, NM 87114

Project# 1003572
LEROY COURULE
Alameda North Valley Assoc.
713 ALAMEDA BLVD NW
ALBQUERQUE, NM 87114

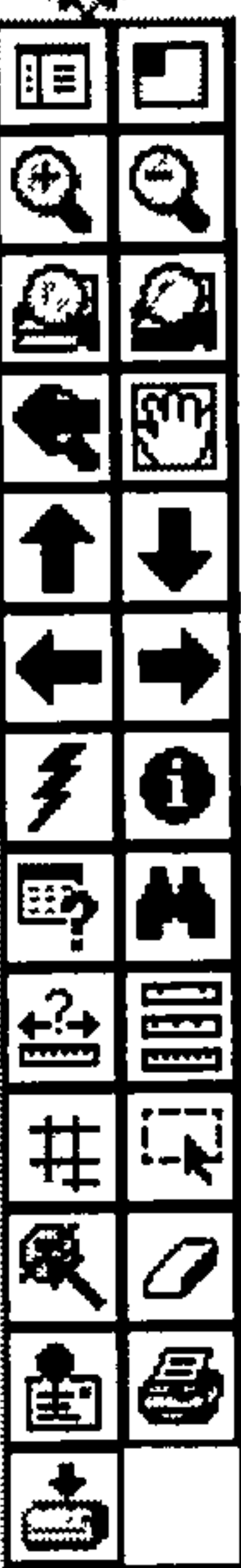
Project# 1003572
ROD CRAWLEY
Vista Del Norte Alliance
7331 SIDEWINDER DR NE
ALBUQUERQUE, NM 87113

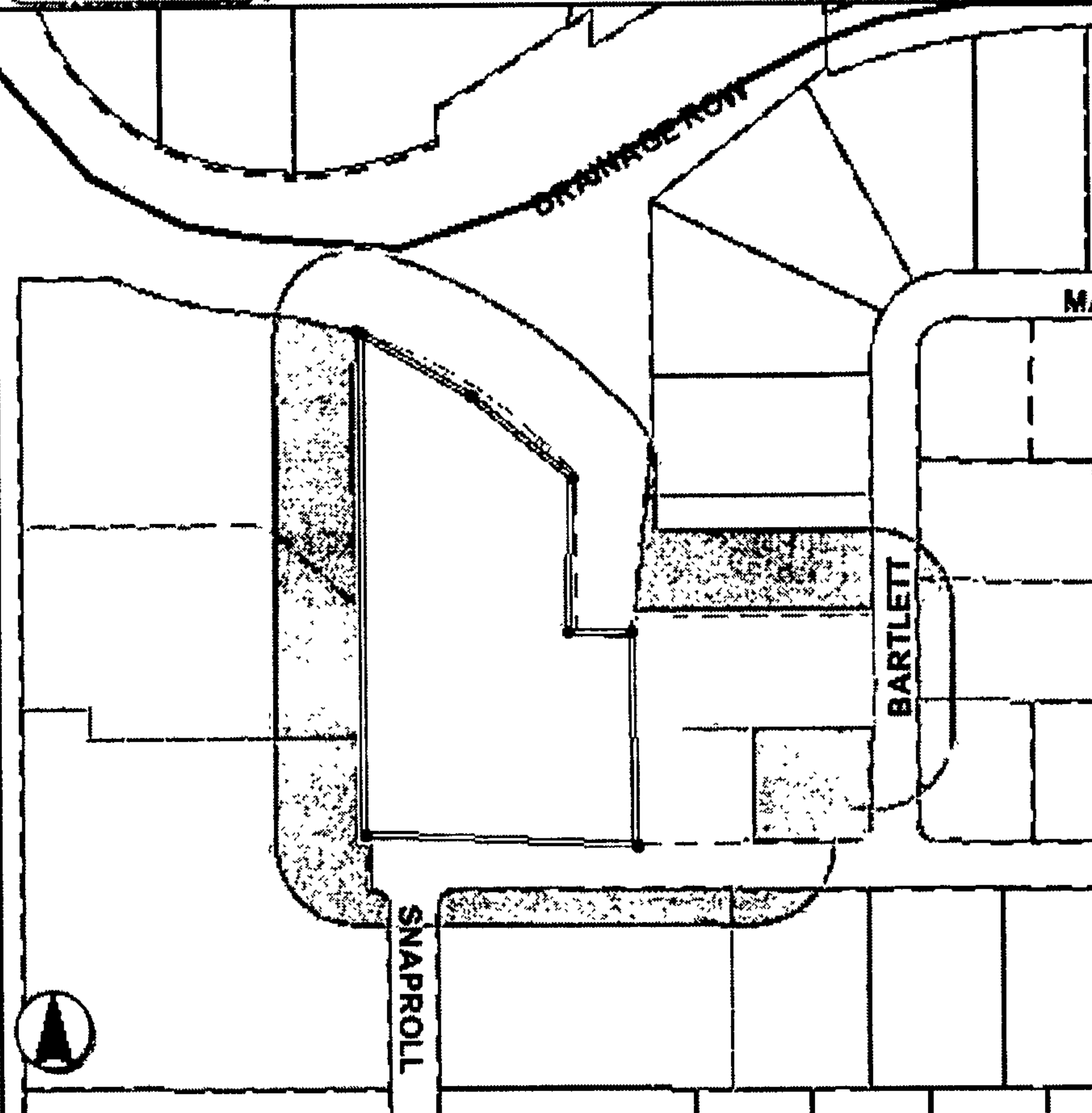
Project# 1003572
RICHARD HIX
Vista Del Norte Alliance
905 BOSQUE NE
ALBQUERQUE, NM 87113



CITY OF ALBUQUERQUE
www.cabq.gov

ALBUQUERQUE GIS DATA WEBSITE





LAYERS

- STREETS
- BASEMAP
- PARCELS
- LOT NUMBERS
- METRO ADDRESS
- ZONING
- OWNERSHIP
- 2FT CONTOUR
- ADDRESS POINTS
- LANDUSE
- INFRASTRUCTURE
- TRANSIT/SUNTRAN
- BOUNDARIES
- MUNICIPAL LIMITS
- ZONE GRID
- NEIGHBORHOODS
- METRO DEV AREA
- DASZ
- POLICE BEATS
- COUNCIL
- PARKS
- PETROGLYPH MNT
- BOSQUE SECTORS
- OPENSOURCE
- COMP PLAN
- AREA PLANS
- SECTOR PLANS
- SENATE DISTRICT
- REP. DISTRICTS
- PLANNING AREAS
- HISTORIC ZONES
- CORRIDORS
- ZIPCODES
- POVERTY POCKET
- SITES
- ENVIRONMENT
- APS
- TRAFFIC ENG.
- AIR PHOTO
 - 2004 AIR PHOTO
 - 2002 AIR PHOTO
 - 1999 AIR PHOTO

Refresh Map

Auto Refresh

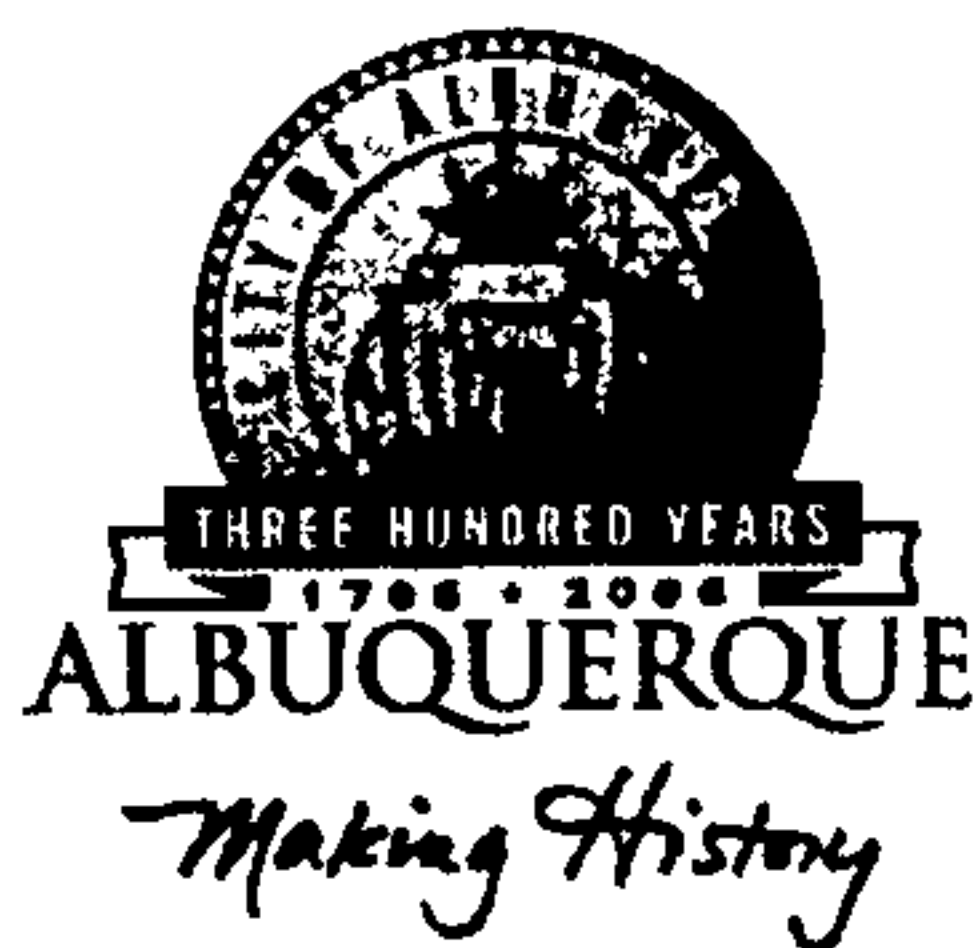
Help:

Closed group, click to open

OWNERSHIP			
Rec	UPC CODE	OWNER	OWNER ADDR
1	101706307218430425	TIBURON INVESTMENT CORP	13000 ACADEMY
2	101706308010830423	2551 COOPS, LLC	5400 EAKES RD

Pan
[SEARCH](#)
[REFRESH](#)
[HELP](#)
[INDEX PAGE](#)

[CONTACT](#)



City of Albuquerque

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

Date: November 15, 06

TO CONTACT NAME: Hugo Castaneda
COMPANY/AGENCY: Claudio Vigil Architects
ADDRESS/ZIP: 1801 Rio Grande Blvd. NW -
PHONE/FAX #: 842-1113 - (FAX-842-1330)

Thank you for your inquiry of 11-15-06 (date) requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at TR-A4 Plat of Tracts A-1, A-2, A-3 & A-4, SOASE 2 unit 2 Cont 4 located on 3724 Rutledge St. NE Between Rutledge zone map page(s) B-17 St. and Snayrou Rd.

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

Alameda North Valley Assn.

Neighborhood Association

Contacts: Steve Wentworth
8919 Boe Ln NE / 87113-2328
897-3052 (h)

Leroy Courule
713 Alameda Blvd NW
Alameda / 87114 - 890-1845 (h)

Vista Del Norte Alliance

Neighborhood Association

Contacts: Rod Crawley
7331 Sidewinder Dr NE / 87113
299-0145 (h)

Richard Hix
905 Bosque NE / 87113
821-5086(h) 250-1655 (c)

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

Please note that according to O-92 you are required to notify each of these contact persons by CERTIFIED MAIL. RETURN RECEIPT REQUESTED. BEFORE the Planning Department will accept your application filing. IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS. If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Stephanie Dunkel-Schetter
OFFICE OF NEIGHBORHOOD COORDINATION

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

NOTICE TO APPLICANTS

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

We recommend that the Notification Letter include the following information:

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


Information from the Office of Neighborhood Coordination (ONC)

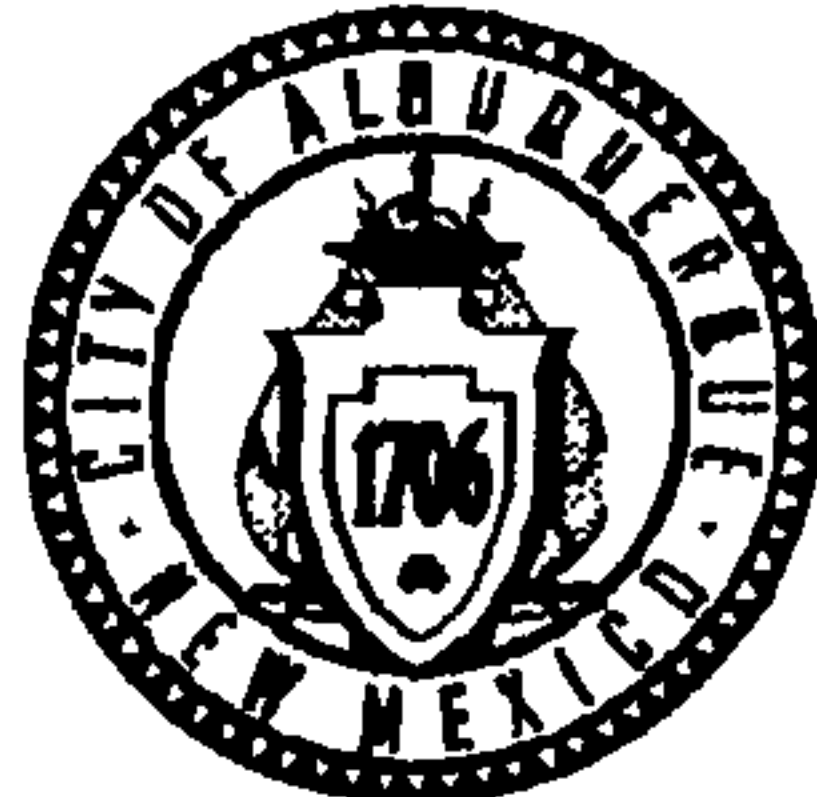
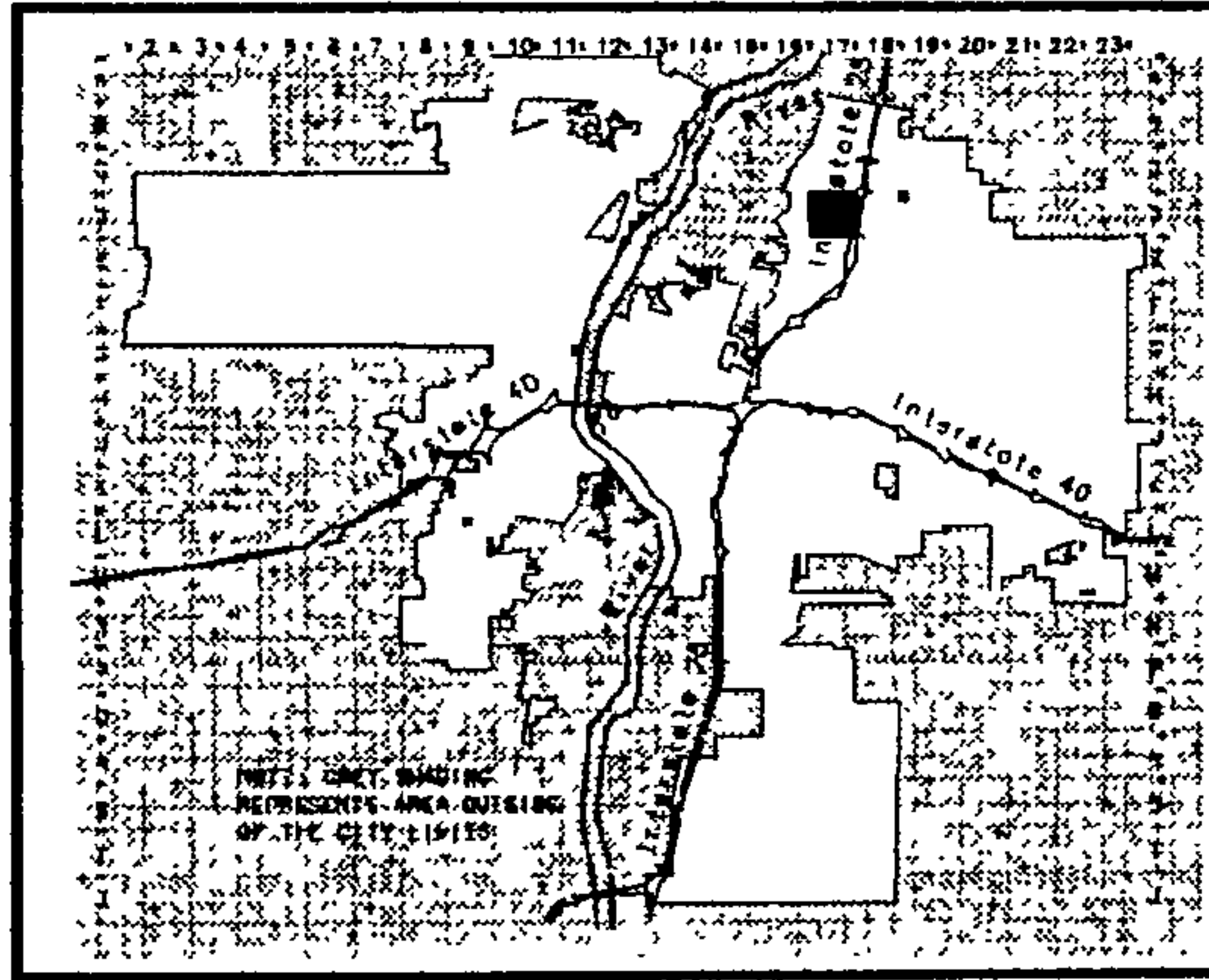
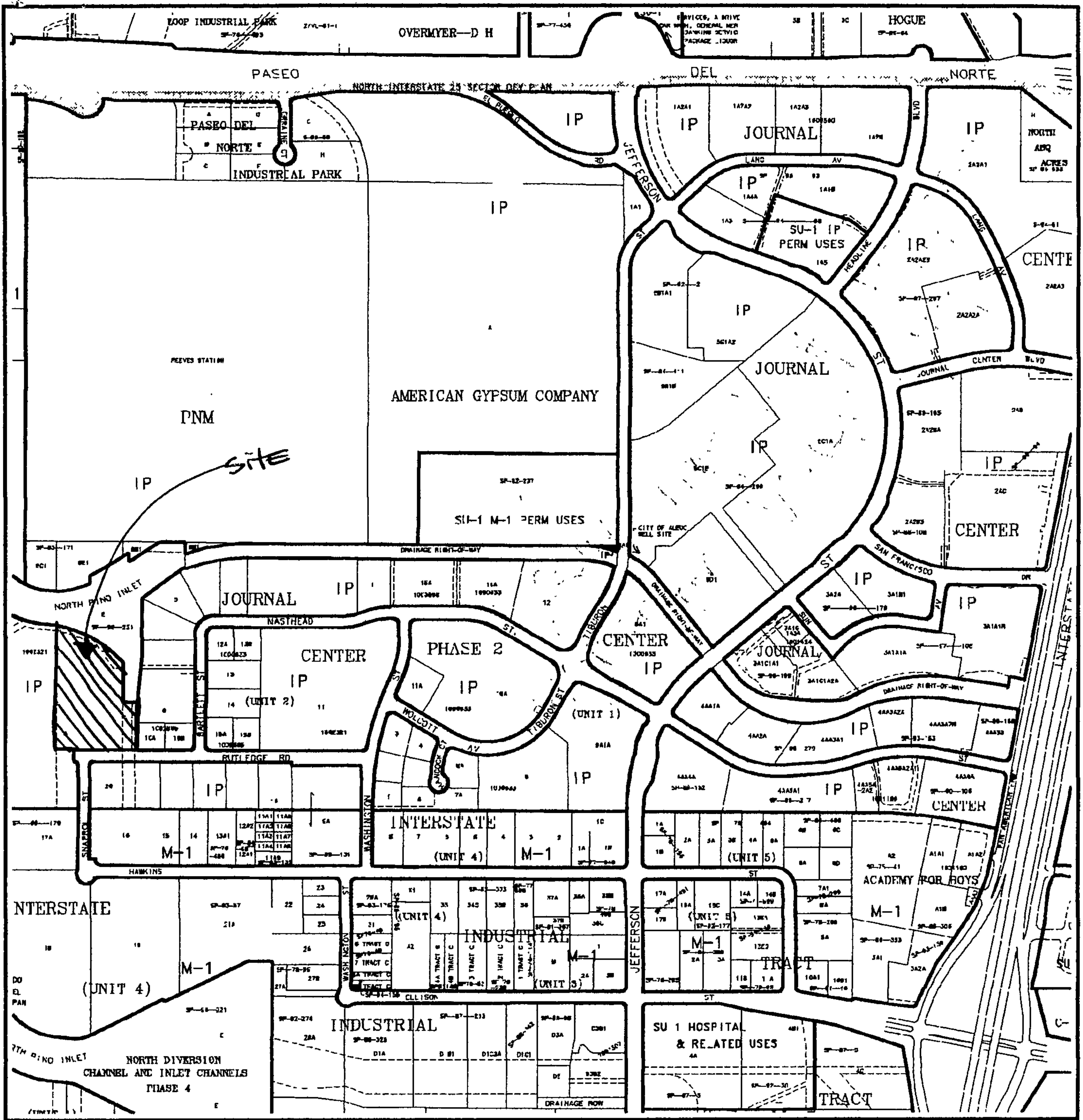
The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- [] ONC's "Official" Letter to the applicant **and** "Attachment A" (if there are associations). A copy must be submitted with application packet **-OR-**
- [] The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- [] Copies of Letters to Neighborhood Associations (if there are associations). A copy must be submitted with application packet.
- [] Copies of the certified receipts to Neighborhood Associations (if there are associations). A copy must be submitted with application packet.

Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

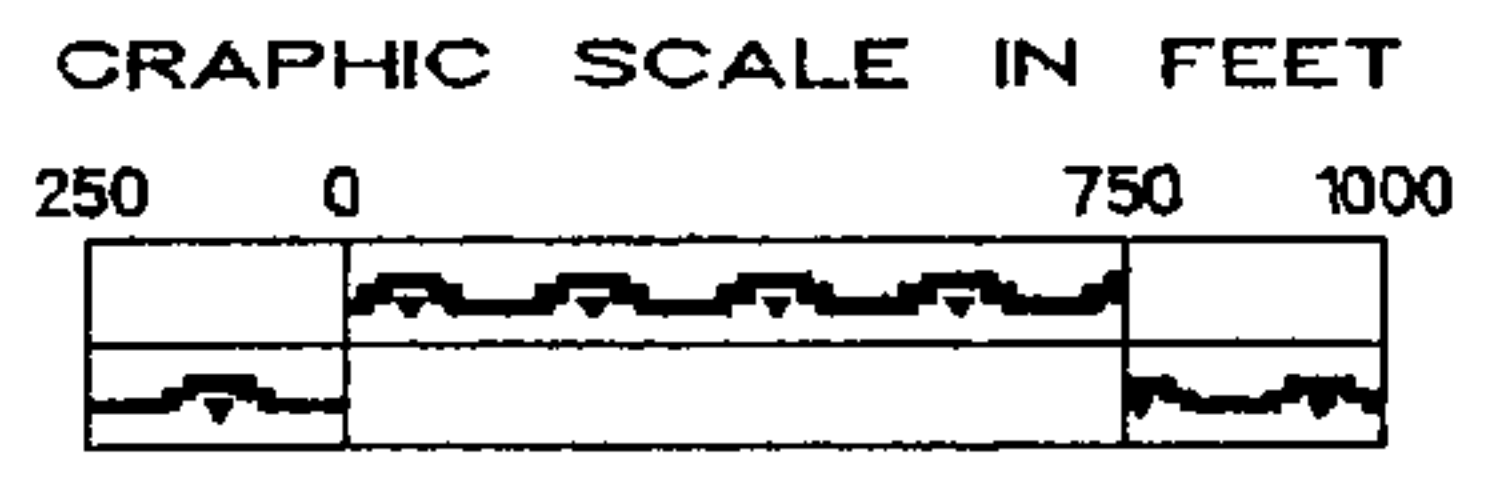
(Below this line for ONC use only)

Date of Inquiry: 11-15-06 Time Entered: 4:04 pm ONC Rep. Initials: 



A Geographic Information System
P LANNING DEPARTMENT

© Copyright 2004



Zone Atlas Page

D-17-Z

Map Amended through July 06, 2004

Assistant City Planner

NOTE: PUBLIC ADVERTISING WILL BE REQUIRED FOR THE C.M.D. MEETING AT WHICH SPECIFIC PLANS ARE TO BE REVIEWED AND APPROVED. MAJOR DEVIATIONS FROM THIS PLAN WILL REQUIRE APPROVAL BY THE E.P.C. AT AN ADVERTISED PUBLIC MEETING.

3/15/01

Recreation

Date

10/17/00

Planning Director Date

It conforms with the comments rendered by the Development Review Board on 1/18/80, as reflected in DRB

This plan is consistent with the concepts of the original Journal Center Site Plan approved by the Environmental Planning Commission on August 16, 1980 (AX-79-13, 2-79-80-2) and the IP zone.

Site Development Plan Approval

The following note shall appear on each approved site development plan, along with the signatures of the DRB members:

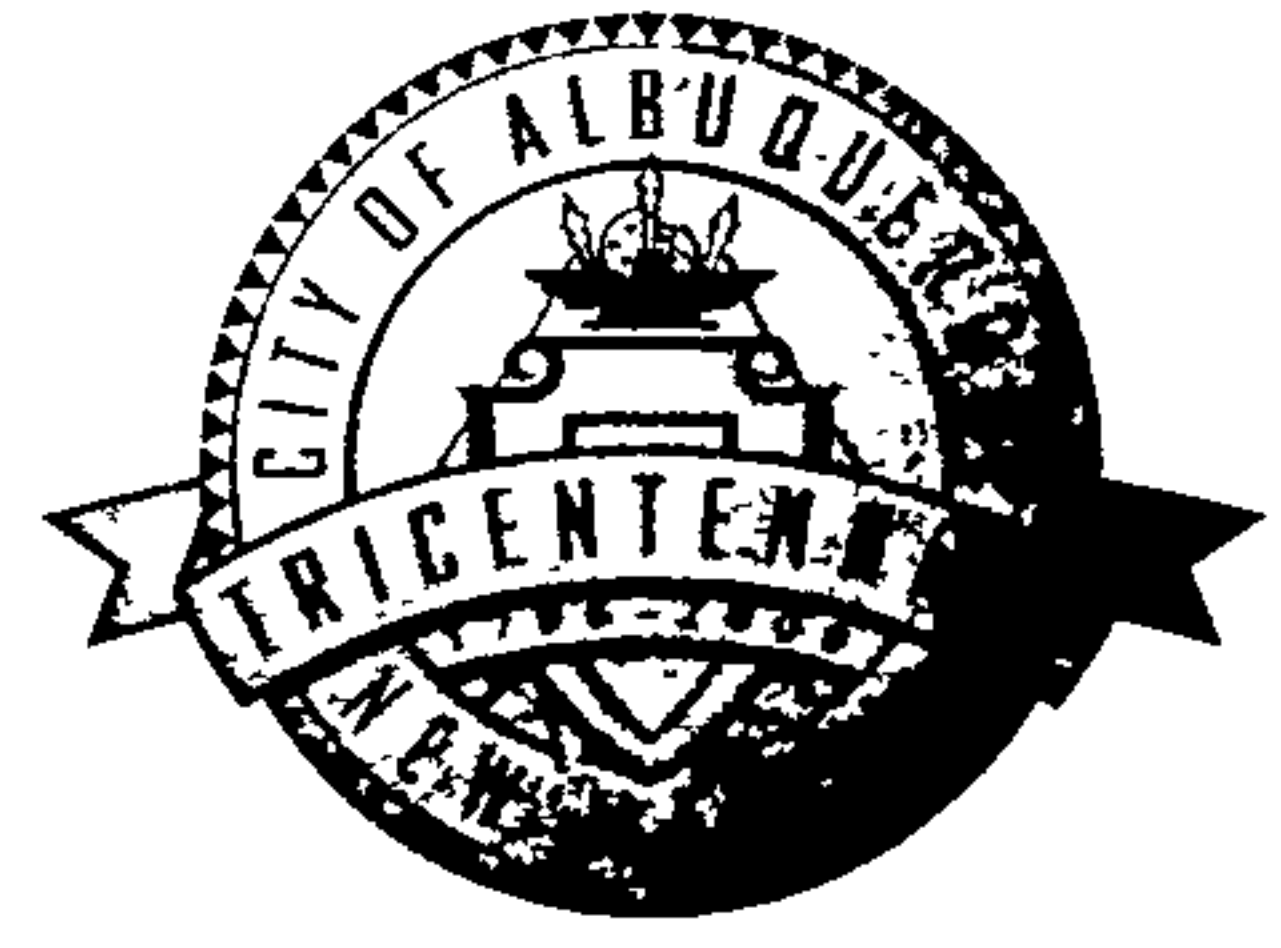
Subsequent site development plans within the boundaries of this site plan shall conform with the major public infrastructure elements of this plan and with the requirements of the IP zone.

The subject site plan is intended to define the major public infrastructure elements of the plan as required by the IP zone. The building placement on this plan is shown for illustration purposes only and shall not dictate the pattern of future development plans.

This IP site plan was approved by the Environmental Planning Commission (EPC) on August 16, 1980. The associated parcels were zoned and annexed to the City of Albuquerque based upon recommendations by the EPC rendered at the same meeting (AX-79-13, 2-79-80-2).

IP Site Plan Approval

ER



F Y I

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

December 5, 2006

TO: Steve Wentworth and Leroy Gurule, Alameda North Valley Assoc.
Rod Crawley and Richard Hix, Vista Del Norte Alliance

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: **Requests the following for approximately three (3) acre(s) -Major Site Development Plan for Building Permit for a proposed 48,187 square feet of shell building for future office spaces/suites.**

Proposed by: Claudio Vigil Architects at (505) 842-1113

Agent for: Brunacini Development LTD., Co.

For property located: On or near Rutledge Road NE and Snaproll NE.

The case number(s) assigned is: 06DRB-01626, Project # 1003572.

City Planning accepted application for this request on **November 14, 2006.**

The owner, applicant, and/or agent certified at the time of application acceptance that they notified you of the proposed action by *certified mail, return receipt requested.*

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at **9 a.m. on Wednesday, December 13, 2006** in the **Planning Hearing Room, Room 160, Plaza Del Sol Building, 600 Second St. NW. (Back in business - in the Planning Hearing Room!!!)**

You should contact **Claire Senova at 924-3946** to confirm this date, time, and to seek further information.

If you have any questions **-OR-** have not been contacted by the applicant, please call **Stephani Winklepleck at 924-3902** or by e-mail at swinklepleck@cabq.gov.

Sincerely,

Stephani J. Winklepleck

Stephani I. Winklepleck

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

PLANNING DEPARTMENT

**cc: Claire Senova, DRB
Administrative Assistant**

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

#9



CG selected
JAM

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

REVISED 2/5/04

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

DRB Application No.: 05DRB-00795 (SBP)

Project # 1003572

Project Name: JOURNAL CENTER PH 2 UN 2

Agent: Claudio Vigil Architects

Phone No.: 842-1113

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 5/18/05 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): 3 copies of SPBP JAM
Planning comments
Journal Center ARC approval 5/26/07

- 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 1003572

#9



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

REVISED 2/5/04

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

DRB Application No.: 05DRB-00795 (SBP)
Project Name: JOURNAL CENTER PH 2 UN 2
Agent: Claudio Vigil Architects

Project # 1003572
Phone No.: 842-1113

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 5/18/05 by the DRB with delegation of signature(s) to the following departments
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): 3 copies of SPBP
Planning's comments
Journal Center ARC approval

- 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 1003572



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

May 18, 2005

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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: 12:50 P.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

- | | |
|---|--|
| <p>1. Project # 1000560
05DRB-00680 Major-Vacation of Public Easements</p> | <p>TIERRA WEST LLC agent(s) for KIMLEY-HORN & ASSOCIATES. request(s) the above action(s) for all or a portion of Tract(s) 1A2A, JOURNAL CENTER, zoned IP industrial park zone, located on LANG AVE NE, between JEFFERSON ST NE and HEADLINE BLVD NE. [REF: Z-72-33, 04DRB00089, 04DRB00028] (D-17) VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.</p> |
|---|--|

2. **Project # 1002739**
05DRB-00681 Major-Preliminary Plat
Approval
05DRB-00683 Minor-Subd Design
(DPM) Variance
05DRB-00684 Minor-Sidewalk
Variance
05DRB-00685 Minor-Sidewalk Waiver
05DRB-00686 Minor-Temp Defer
SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) 2D, LANDS OF RIO BRAVO PARTNERS and Tract(s) B-1, ROSNER TRACTS, (to be known as **ANDERSON HEIGHTS, UNITS 1A THRU 9**) zoned R-D residential and related uses zone, developing area, located on 118TH ST SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 248 acre(s). [REF: 05DRB00681, 05DRB00683, 05DRB00684, 05DRB00685, 05DRB00686] (N-8/P-8) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/18/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/27/05 THE PRELIMINARY PLAT WAS APPROVED. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN CHANGES WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT C 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.**

- 05DRB-00693 Minor-Amnd SiteDev
Plan Subd

MARK GOODWIN & ASSOCIATES PA agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) 2D, LANDS OF RIO BRAVO PARTNERS, (to be known as **ANDERSON HEIGHTS, UNITS 1A THRU 9**) zoned RD, located on 118TH ST SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 119 acre(s). [REF: 05DRB00681, 05DRB00683, 05DRB00684, 05DRB00685, 05DRB00686] (N-8/P-8) **THE AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

3. **Project # 1003749**
05DRB-00675 Major-Preliminary Plat Approval
05DRB-00677 Minor-Vacation of Private Easements
05DRB-00676 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for ALPHA EQUITIES LLC request(s) the above action(s) for all or a portion of Tract(s) B, ACADEMY SQUARE, UNIT 2, ELENA GALLEGOS GRANT (to be known as **ANCALA VILLAGE**) zoned O-1, located on JUAN TABO BLVD NE, between SPAIN RD NE and OSUNA RD NE containing approximately 3 acre(s). [REF: 04ZHE01594, 05DRB00059] (F-21) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/18/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/5/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION, THE APPROVAL OF THE PERIMETER WALL DESIGN IS REQUIRED PRIOR TO FINAL PLAT SUBMITTAL TO DRB. THE 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.**

4. **Project # 1003828**
05DRB-00687 Major-Preliminary Plat Approval
05DRB-00688 Minor-Subd Design (DPM) Variance
05DRB-00689 Minor-Sidewalk Waiver
05DRB-00690 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCIATES agent(s) for WILLIAM T CANIGLIA request(s) the above action(s) for all or a portion of Tract(s) 70A, 71A, 113 & 114A, MRGCD MAP 34 (to be known as **CANDELARIA VILLAGE**) zoned R-1, located on CANDELARIA RD NW, between 12TH STREET NW and RIO GRANDE BLVD NW containing approximately 7 acre(s). [REF: 04DRB01907, 05DRB00520] (G-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/18/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/12/05 THE PRELIMINARY PLAT WAS APPROVED. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN CHANGES WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C 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.**

5. **Project # 1002855**
05DRB-00692 Major-Vacation of Pub
Right-of-Way

PRECISION SURVEYS INC agent(s) for ETG PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 4-8 and 13-16, Block(s) 24 & 25, **EAST END ADDITION**, zoned SU-1, located on VERMONT ST NE, between LOMAS BLVD NE and MARBLE AVE NE. [REF: 04DRB01326, 03DRB01511] (J-19) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

05DRB-00790 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS INC agent(s) for ETG PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 5A, 7A, 18-A-1-A, 13-A, 15-A AND 18-A-1, Block(s) 24 & 25 **EAST END ADDITION**, zoned SU-1 special use zone, located on VERMONT AVE NE, between LOMAS BLVD NE and MARBLE AVE NE containing approximately 4 acre(s). [REF: 04DRB01326, 03DRB01511] (J-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/18/05 THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 15-DAY APPEAL PERIOD, AGIS DXF FILE, MODIFICATION OF EASEMENT LANGUAGE, APPLICATION NUMBER FOR VACATION ON PLAT AND REMOVE PUE.**

6. **Project # 1004073**
05DRB-00514 Major-Preliminary Plat
Approval
05DRB-00515 Major-Vacation of Public
Easements
05DRB-00516 Minor-Subd Design (DPM)
Variance
05DRB-00517 Minor-Sidewalk Waiver
05DRB-00518 Minor-Temp Defer SDWK

05DRB-00781 Minor-SiteDev Plan Subd

MARK GOODWIN & ASSOCIATES, PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Lot(s) 5, **JUAN TABO HILLS, UNIT 1**, zoned R-D, located on JUAN TABO BLVD NE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 102 acre(s). [Deferred from 4/20/05 & 5/18/05] (M-21/M-22) **DEFERRED AT AGENT'S REQUEST TO 5/25/05.**

MARK GOODWIN & ASSOCIATES PA agent(s) for JTH LLC request(s) the above action(s) for all or a portion of Tract(s) 5, **JUAN TABO HILLS**, zoned RD, located on JUAN TABO BLVD NE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 102 acre(s). [REF: 05DRB00514, 05DRB00515, 05DRB00516, 05DRB00517, 05DRB00518] [Deferred from 5/18/05](M-21) **DEFERRED AT AGENT'S REQUEST TO 5/25/05.**

7. **Project # 1003655**
05DRB-00661 Major-Vacation of Public Easements
05DRB-00660 Major-Vacation of Pub Right-of-Way
05DRB-00659 Major-Preliminary Plat Approval
05DRB-00663 Minor-Temp Defer SDWK
05DRB-00662 Minor-Sidewalk Waiver
- DAVID A AUBE agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 15, 16, 17 and a portion of 18, Block(s) 1, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **LA VISTA @ DESERT RIDGE TRAILS**) zoned R-D, located on WYOMING NE, between EAGLE ROCK NE and MODESTO NE containing approximately 3 acre(s). [REF: 04DRB01373] [Deferred from 5/11/05 & 5/18/05] (C-19) **DEFERRED AT AGENT'S REQUEST TO 5/25/05.**

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

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

8. **Project # 1003715**
05DRB-00780 Minor-SiteDev Plan
BldPermit/EPC
- DESIGN PLUS LLC agent(s) for TULSI INC request(s) the above action(s) for all or a portion of Lot(s) 10, Block(s) 22, BROWN AND LAILS HIGHLAND ADDITION (to be known as **OAK STREET CONDOMINIUMS**) zoned SU-2 MC, located on COPPER AVE SE, between OAK ST SE and MULBERRY ST SE containing approximately 1 acre(s). [REF: 04EPC01562] [**Carmen Marrone, EPC Case Planner**] (K-15) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND ROADWAY EASEMENT AND TO PLANNING FOR CARMEN MARRONE'S INITIALS AND 3 COPIES OF THE SITE PLAN.**
9. **Project # 1003572**
05DRB-00795 Minor-SiteDev Plan
BldPermit
- CLAUDIO VIGIL ARCHITECTS agent(s) for BRUNACINI DEVELOPMENT LTD., CO., request(s) the above action(s) for all or a portion of Lot(s) A, **JOURNAL CENTER, PHASE 2, UNIT 2**, zoned IP, located on RUTLEDGE RD NE between SNAPROLL ST NE and WASHINGTON NE containing approximately 3 acre(s). [REF: DRB-95-268, 04DRB01142, 04DRB01143] (D-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING**

FOR JOURNAL CENTER ARCHITECTURAL REVIEW COMMITTEE'S LETTER, 3 COPIES OF THE SITE PLAN AND OTHER PLANNING COMMENTS.

10. **Project # 1003212**
05DRB-00729 Minor-SiteDev Plan
BldPermit/EPC

JOHN A MENICUCCI agent(s) for GRAND AVENUE PARTNERS, A NM LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Block(s) 34, Tract(s) A-1-A-1, **BROWNEWELL & LAILS HIGHLAND ADDITION**, zoned SU-2 MC, located on DR MARTIN LUTHER KING JR AVE NE, between UNIVERSITY BLVD NE and PINE STREET NE containing approximately 1 acre(s). [REF: V-94-43, 04ZHE-00086, 04EPC000699] [Russell Brito, EPC Case Planner ~~for~~Debbie Stover] [Deferred from 5/11/05] (K-15) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PREVIOUS COMMENTS, CITY STANDARD NOTES, PUBLIC RIGHT-OF-WAY EASEMENT ALONG UNIVERSITY, CROSS ACCESS EASEMENTS AND TO PLANNING FOR RUPERT HOLLAND'S LETTER.**

11. **Project # 1004138**
05DRB-00667 Minor-SiteDev Plan
BldPermit

DEKKER/PERICH/SABATINI agent(s) for JCC-ONE LLC request(s) the above action(s) for all or a portion of Tract(s) 5D-1 AND ALBUQUERQUE WELL SITE, **JOURNAL CENTER, TRACT 5**, zoned IP industrial park zone, located on JEFFERSON ST NE, between MASTHEAD NE and SUN NE containing approximately 6 acre(s). [REF: Z-79-80-2, S-80-26] [Deferred from 4/27/05 & 5/11/05] (D-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND UTILITIES DEVELOPMENT FOR SHARED SERVICE AGREEMENT FOR SANITARY SEWER OR REVISED UTILITY PLAN AND 3 COPIES OF SITE DEVELOPMENT PLAN.**

05DRB-00791 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS INC agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 5D1, **JOURNAL CENTER**, zoned IP industrial park zone, located on JEFFERSON ST NE, between TIBURON AVE NE and SUN AVE NE containing approximately 7 acre(s). (D-17) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 15-DAY APPEAL PERIOD (5/26/05), ADA RAMP EASEMENT, CROSS ACCESS AGREEMENT AND UTILITIES DEVELOPMENT FOR PRIVATE SAS SERVICE AGREEMENT AND AGIS DXF FILE.**

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

12. **Project # 1003761**
05DRB-00787 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for DOUGLAS VAUGHN request(s) the above action(s) for all or a portion of Lot(s) 14, 15 & portion of 16, Block(s) 20, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned SU-2 special neighborhood zone, located on PASEO DEL NORTE NE, between HOLLY AVE NE and HOLBROOK ST NE containing approximately 3 acre(s). [REF: 05DRB00210] (C-20) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

13. **Project # 1003467**
04DRB-01706 Minor- Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for CHARLIE MOSS request(s) the above action(s) for all or a portion of Lot(s) 11, **RICE'S DURANES ADDITION, UNIT 1**, zoned R-2, located on RICE AVE NW, between I-40 and INDIAN SCHOOL NW containing approximately 1 acre(s). [REF: DRB-95-337, DRB-95-438, 04DRB00814] [*Was Indef deferred for SIA*] (H-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR PARK DEDICATION FEE.**

14. **Project # 1001990**
05DRB-00792 Minor-Prelim&Final Plat
Approval
- WAYJOHN SURVEYING INC agent(s) for HARDEN ENTERPRISE LLC request(s) the above action(s) for all or a portion of Tract(s) A, **TANNEHILL-TAYLOR ADDITION**, zoned C-2 community commercial zone, located on MONTGOMERY BLVD NE, between EUBANK BLVD NE and MORRIS ST NE containing approximately 4 acre(s). [REF: 02DRB00844] (G-21) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**
15. **Project # 1003989**
05DRB-00507 Minor-Prelim&Final Plat
Approval
- WAYJOHN SURVEYING INC agent(s) for EMILY GORDEN request(s) the above action(s) for all or a portion of Lot(s) 22 THRU 27, Block(s) 3, Tract(s) A, B & R **ADDITION**, zoned C-2, located on LOMAS BLVD NE, between DALLAS ST NE and TENNESSEE ST NE containing approximately 1 acre(s). [Listed under Project #1004070 in error] (K-19) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**
16. **Project # 1003975**
05DRB-00698 Minor-Prelim&Final Plat
Approval
- WAYJOHN SURVEYING INC agent(s) for COE PROPERTIES INC request(s) the above action(s) for all or a portion of Lot(s) 6, 7, 12 and 13, Block(s) 15, MESA GRANDE ADDITION, (to be known as **ZUNI TOWNHOMES**) zoned O-R, located on WASHINGTON ST SE, between CENTRAL AVE SE and ZUNI RD SE containing approximately 1 acre(s). [REF: ZA-78-377, 05DRB00301] ferred from 5/4/05) (K-17) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/218/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/26/05 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

17. **Project # 1000296**
05DRB-00789 Minor-Prelim&Final Plat
Approval
- BOHANNAN HUSTON INC agent(s) for GARY AND JUNE MARTIN request(s) the above action(s) for all or a portion of Lot(s) 16-A-1-P1, **OXBOW VILLAGE**, zoned SU-3 special center zone, located on OXBOW VILLAGE LN NW, between OXBOW DR NW and ST JOSEPHS DR NW containing approximately 1 acre(s). (G-11) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
18. **Project # 1003087**
05DRB-00788 Minor-Extension of
Preliminary Plat
- BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) A, **WESTLAND NORTH, (to be known as WATERSHED SUBDIVISION)** zoned SU-2 FOR PDA RESORT, located on TIERRA PINTADA ST NW and 98TH ST NW containing approximately 531 acre(s). [REF: 04DRB00556] (H-7, H-8, H-9, J-7 & J-8) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**
19. **Project # 1003573**
04DRB-01417 Minor- Final Plat
Approval
- RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 28, 29 & 30, Block(s) 2, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3, OAKLAND NORTH SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB-01138] *[Deferred from 9/22/04, 10/6/04 & Indef. Deferred on 11/3/04 & 3/9/05 for SIA]* (C-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA AND PROPERTY MANAGEMENT'S SIGNATURES.**

20. **Project # 1003672**
05DRB-00704 Minor-Prelim&Final Plat
Approval
05DRB-00705 Minor-Temp Defer
SDWK

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 3, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **ESTRADA COURT**) zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB01423] (*Deferred from 5/4/05 & 5/18/05*) (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 5/25/05.**

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

21. **Project # 1004172**
05DRB-00776 Minor-Sketch Plat or
Plan

WALLACE BINGHAM agent(s) for GERALDINE SNOW request(s) the above action(s) for all or a portion of Lot(s) 5-19, Block(s) C, **DURAN & ALEXANDER ADDITION**, zoned SU-2, located on 4TH STREET NW, between MARBLE NW and GRANITE NW containing approximately 2 acre(s). [REF: ZA-80-245] (J-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1004178**
05DRB-00794 Minor-Sketch Plat or
Plan

WAYJOHN SURVEYING INC agent(s) for GREVEY INVESTMENTS, HELEN GREVEY request(s) the above action(s) for all or a portion of Lot(s) 27, **MESA VILLAGE**, zoned C-1, C-2 & O-1, located on EUBANK BLVD NE, between LOMAS BLVD NE and WALKER DR NE containing approximately 5 acre(s). (J-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1003666**
05DRB-00793 Minor-Sketch Plat or
Plan

WAYJOHN SURVEYING INC agent(s) for AVALON INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) B-2-A, **LANDS OF FREEWAY OLD TOWN LIMITED**, zoned S-MI, located on 10TH ST NW, between MOUNTAIN RD NW and BELLAMAH AVE NW containing approximately 4 acre(s). [REF: 04DRB01405] (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. **Project # 1004163**
05DRB-00743 Minor-Sketch Plat or
Plan

JON E BOLTZ request(s) the above action(s) for all or a portion of Lot(s) 10, **SIERRA BONITA ADDITION**, zoned R-1, located on BELLROSE AVE NW, between GRIEGOS NW and FREEMAN NW. (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

25. **Project # 1004168**
05DRB-00761 Minor-Sketch Plat or
Plan

CATHERINE GORE request(s) the above action(s) for all or a portion of Lot(s) 5 & 6, Block(s) 7, **MONTEREY HILLS ADDITION**, zoned R-1, located on BURTON AVE SE, between RICHMOND SE and MONTEREY DR SE. (L-16) **INDEFINITELY DEFERRED ON A NO SHOW.**

26. **Project # 1004176**
05DRB-00782 Minor-Sketch Plat or
Plan

BENJAMIN R LOVATO request(s) the above action(s) for all or a portion of Tract(s) 2, **LANDS OF MANUEL G JARAMILLO**, zoned RA-2, located on LOS LUCEROS NW, between DURANES NW and ZICKERT NW containing approximately 1 acre(s). (H-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

27. **Project # 1004173**
05DRB-00777 Minor-Sketch Plat or Plan
- BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NM INC request(s) the above action(s) for all or a portion of Tract(s) 4 & 5, **VENTANA RANCH WEST**, zoned RLT, located on VENTANA RIDGE RD NW, between PASEO DEL NORTE NW and VENTANA WEST PARKWAY NW containing approximately 31 acre(s). [REF: 1002778] (B-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
28. **Project # 1004177**
05DRB-00783 Minor-Sketch Plat or Plan
- BOHANNAN HUSTON INC agent(s) for D R HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 10 & 13, **VENTANA RANCH WEST**, zoned RLT, located on VENTANA RIDGE RD NW, between PASEO DEL NORTE NW and VENTANA WEST PARKWAY NW containing approximately 73 acre(s). [REF: 1002778] (B-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
29. **Project # 1004179**
05DRB-00796 Minor-Sketch Plat or Plan
- TIERRA WEST LLC agent(s) for JOHN PRICE request(s) the above action(s) for all or a portion of Tract(s) 82, **ALVARADO GARDENS, UNIT 3**, zoned RA-2 residential and agricultural zone, located on CANDELARIA RD NW, between TRELIS DR NW and GLENWOOD DR NW. (G-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
30. **Approval of the Development Review Board Minutes for May 4, 2005. DEVELOPMENT REVIEW BOARD MINUTES FOR MAY 4, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:50 P.M.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
May 18, 2005
DRB Comments

ITEM # 9

PROJECT # 1003572 APPLICATION # 05-00795

RE: Lot A, Journal Center Phase 2, Unit2/spbp

No The Journal Center ARC approval letter is needed prior to Planning's signoff on this site plan. Otherwise, a more comprehensive analysis of the SPBP is necessary by Planning.

No There is language in the Journal Center Master Plan which should be added to the signature block.

✓ A SPS sheet for SBAS Technologies was included in the SPBP packet. It does not appear to belong in this SPBP and should be removed. No application was made for a SPS.

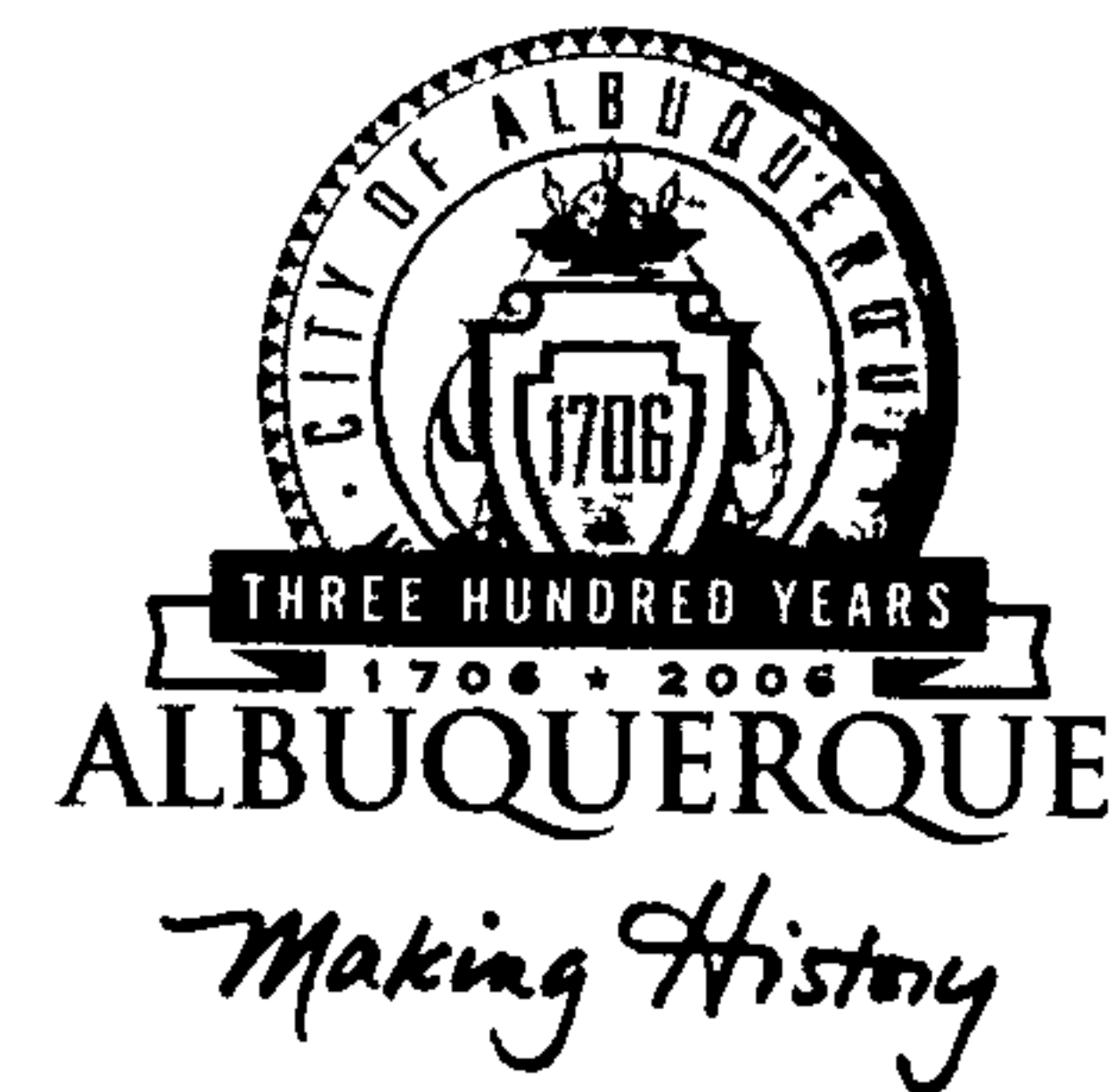
✓ Are there any walls, fences or other screening?

No The required statements on the Landscaping Plan as indicated by #8, 10-12 on the SPBP Checklist are missing.



Sheran A Matson, AICP
924-3880 Fax 924-3864
smatson@cabq.gov

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003572

AGENDA ITEM NO: 9

SUBJECT:

Site Plan for BP

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: May 18, 2005

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

7



Complete 10-1-04

DRB CASE ACTION LOG ~~(P&F)~~ FINAL

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-01135 (P&F)
Project Name: JOURNAL CENTER PHASE
2, UNIT 2
Agent: Surveys Southwest

Project # 1003572
Phone No.: 998-0303

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10/22/04 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: AMAFCA's sig

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: 10-29-04
 - 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.** OK
- Copy of recorded plat for Planning.**

spoke to Sarah
10/26/04 pst

Project Number 1003572



DRB CASE ACTION LOG ~~(P&F)~~ FINAL

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-01135 (P&F)	Project # 1003572
Project Name: JOURNAL CENTER PHASE 2, UNIT 2	
Agent: Surveys Southwest	Phone No.: 998-0303

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10/22/04 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: AMAFCA'S sig

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. OK
- Copy of recorded plat for Planning.

Project Number

1003572



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

October 20, 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: 10:33 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 # 1001875**
04DRB-01455 Major-Two Year SIA
04DRB-01454 Minor-Amnd Prelim Plat
Approval
04DRB-01456 Minor-Final Plat Approval

TIERRA WEST LLC agent(s) for ARGUS DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 2, KINSCHERFF & UNPLATTED LAND IN PRESLEY CO OF NM (to be known as **WESTERN TRAILS ESTATES**), zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and the SAN ANTONIO ARROYO containing approximately 22 acre(s). [REF: Z-71-124, 02DRB00570, 02EPC00838, 02DRB01793, 04AA00996] (F-11) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED. THE AMENDED PRELIMINARY PLAT AND GRADING PLAN ENGINEER STAMP DATED 7/7/04 WERE APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND CITY ENGINEER FOR AMAFCA SIGNATURE, SD EASEMENTS AND WATER LINE EASEMENT METES AND BOUNDS.**

2. **Project # 1001934**
04DRB-01471 Major-Vacation of Public
Easements

WILKS COMPANY agent(s) for MICHAEL EAVES request(s) the above action(s) for all or a portion of Lot(s) 4-E, 4-F and 4-G, **ALVARADO GARDENS, UNIT 1**, zoned RA-2 residential and agricultural zone, located on RIO GRANDE BLVD NW, between CAMPBELL RD NW and MATTHEW AVE NW containing approximately 1 acre(s). [REF: DRB-94-465] (G-12/G-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

3. **Project # 1002022**
04DRB-01477 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for T S MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 8 & 9, **VISTA WEST SUBDIVISION**, zoned R-D, located on UNSER BLVD SW, between EUCARIZ SW and TOWER SW containing approximately 10 acre(s). [REF: 03DRB01295, 04DRB01239, 04DRB01238, 04DRB01307, 04DRB01308] (L-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

04DRB-01308 Minor-Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for T. S. MC NANEY & ASSOCIATES, request(s) the above action(s) for all or a portion of Tract(s) 8 & 9, **VISTA WEST SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on TOWER RD SW, between UNSER BLVD NW and EUCARIZ AVE. SE containing approximately 10 acre(s). [REF: 02DRB-01237, 03DRB-00424] [*Final Plat deferred from 9/1/04 & 9/8/04 & 9/15/04 & 10/6/04*] (L-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 15-DAY APPEAL PERIOD.**

4. **Project # 1002334**
04DRB-01482 Major-Vacation of Public Easements
04DRB-01479 Minor-Prelim&Final Plat Approval
04DRB-01480 Minor-Sidewalk Waiver
04DRB-01481 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for HARVEST HOMES, LLC request(s) the above action(s) for all or a portion of Block(s) 19-A FOOTHILLS ESTATES, (to be known as **COPPER PARK SUBDIVISION**, zoned R-T residential zone, located on COPPER AVE NE, between CHELWOOD PARK BLVD NE and CHICO RD NE containing approximately 1 acre(s). [REF: Z-91-1, ZA-83-17, 02EPC01695, 03DRB00333] (K-22) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/20/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/24/04 THE PRELIMINARY PLAT WAS APPROVED WITH A CONDITION OF FINAL PLAT. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED A SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THE REQUEST MAY BE INDEFINITELY DEFERRED.

5. **Project # 1002397**
04DRB-01587 Minor-SiteDev Plan Subd/EPC
04DRB-01588 Minor-SiteDev Plan BldPermit/EPC

RIO GRANDE ENGINEERING agent(s) for LA ORILLA GROUP LLC request(s) the above action(s) for all or a portion of Lot(s) 10, **BOSQUE PLAZA**, zoned C-1 (SC), located on COORS BLVD NW, between LA ORILLA NW and MONTANO BLVD NW containing approximately 3 acre(s). [REF: Z-87-56, Z-87-69, CSU-74-16, PROJECT 1001888 ZHE] [Chris Hyer, EPC Case Planner] (E-12) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PARKING STALL DIMENSIONS AND WHEEL STOP NOTE.**

6. **Project # 1000874**
04DRB-01516 Minor-SiteDev Plan
BldPermit/EPC
04DRB-01514 Minor-Prelim&Final Plat
Approval
04DRB-01515 Minor-Vacation of Private
Easements

PRECISION SURVEYS INC agent(s) for THE BEACH LAND ACQUISITION LLC request(s) the above action(s) for all or a portion of Tract(s) B-1-A, **RENAISSANCE CENTER III**, zoned SU-1 FOR C-2, located on DESERT SURF CIRCLE NE, between ALEXANDER BLVD NE and MONTANO RD NE containing approximately 7 acre(s). [REF: 04EPC01213, AA-97-42, DRB-97-8, Z-99-116] [Elvira Lopez, EPC Case Planner] [Deferred from 10/13/04] (F-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR ELVIRA'S INITIALS. WITH THE SIGNING OF THE INFRASTRUCTURE LISTED DATED 10/20/04 THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO CITY ENGINEER FOR SIA , ADDITIONAL PRIVATE STORM DRAIN EASEMENTS AND TO PLANNING FOR THE AGIS DXF FILE. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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

7. **Project # 1003572**
04DRB-01135 Minor-Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for BRUNACINI DEVELOPMENT, ANGELO BRUNACINI request(s) the above action(s) for all or a portion of Tract(s) A, **JOURNAL CENTER PHASE 2, UNIT 2**, zoned IP industrial park zone, located on RUTLEDGE ST NE, between NORTH DIVERSION CHANNEL and SNAPROLL ST NE containing approximately 15 acre(s). (*Indefinitely Deferred from 7/28/04*) (D-17) **FINAL PLAT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO CITY ENGINEER FOR AMAFCA'S SIGNATURE.**

8. **Project # 1003187**
04DRB-01586 Minor-Amnd Prelim Plat
Approval
- ABQ ENGINEERING agent(s) for AMERI-CONTRACTORS LLC request(s) the above action(s) for all or a portion of Tract(s) 5E, LANDS OF UNM & Tract(s) 5, PARADISE VALLEY SUBDIVISION (FORMERLY KNOWN AS MARNA LYNN SUBDIVISION (to be known as **VISTA DEL RINCON SUBDIVISION**) zoned R-1, located on MARNA LYNN NW, between GOLF COURSE NW and EDUCATION NW containing approximately 2 acre(s). [REF: 04DRB00037,04DRB01365,04DRB01366,04DRB00910] (C-12) **WITH THE SIGNING OF THE AMENDED INFRASTRUCTURE LIST DATED 10/20/04 THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**
9. **Project # 1000420**
04DRB-01542 Minor-Prelim&Final Plat
Approval
- SURV-TEK INC agent(s) for JOHN J HAMILTON request(s) the above action(s) for all or a portion of Tract(s) H1-A-1, **THE 25**, zoned IP, located on THE 25 WAY NE, west of I-25 NE and south of JEFFERSON NE containing approximately 5 acre(s). [REF: 04DRB00935, 03DRB01005, 03DRB01766] (F-17) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ACCESS EASEMENT.**
10. **Project # 1001785**
04DRB-01584 Minor-Prelim&Final Plat
Approval
- DOUG SMITH agent(s) for GORDON STALGREN request(s) the above action(s) for all or a portion of Block(s) 6, Tract(s) A, **OXSHEER HEIGHTS**, zoned C-1, located on NE, between MCKNIGHT NE and INDIAN SCHOOL NE containing approximately 1 acre(s). [REF: 02DRB00379] (J-20) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR BLANKET WATER SEWER EASEMENT OVER BOTH LOTS FOR SERVICE LINE AND AGIS DXF FILE AND TO TRANSPORTATION DEVELOPMENT FOR 3-FOOT DEDICATION OF RIGHT-OF-WAY ALONG EUBANK.**

11. **Project # 1003721**
04DRB-01585 Minor-Prelim&Final Plat
Approval

DOUG SMITH agent(s) for WENDELL JONES request(s) the above action(s) for all or a portion of Lot(s) B, C & D, **CAMPBELL'S ADDITION #1**, zoned M-1 light manufacturing zone, located on MESCALERO RD NW, between 2ND ST NW and the AT & SF RAILROAD containing approximately 2 acre(s). (G-15) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

12. **Project # 1002864**
04DRB-01583 Minor-Prelim&Final Plat
Approval

COMMUNITY SCIENCES CORPORATION agent(s) for D R HORTON INC request(s) the above action(s) for all or a portion of Lot(s) 56 & 57, **CANTACIELO SUBDIVISION**, zoned R-LT, located on VENTACELLO DR NW, between IRVING NW and UNIVERSE NW containing approximately 1 acre(s). [REF: 04DRB00242, 04DRB01499] (A-9) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

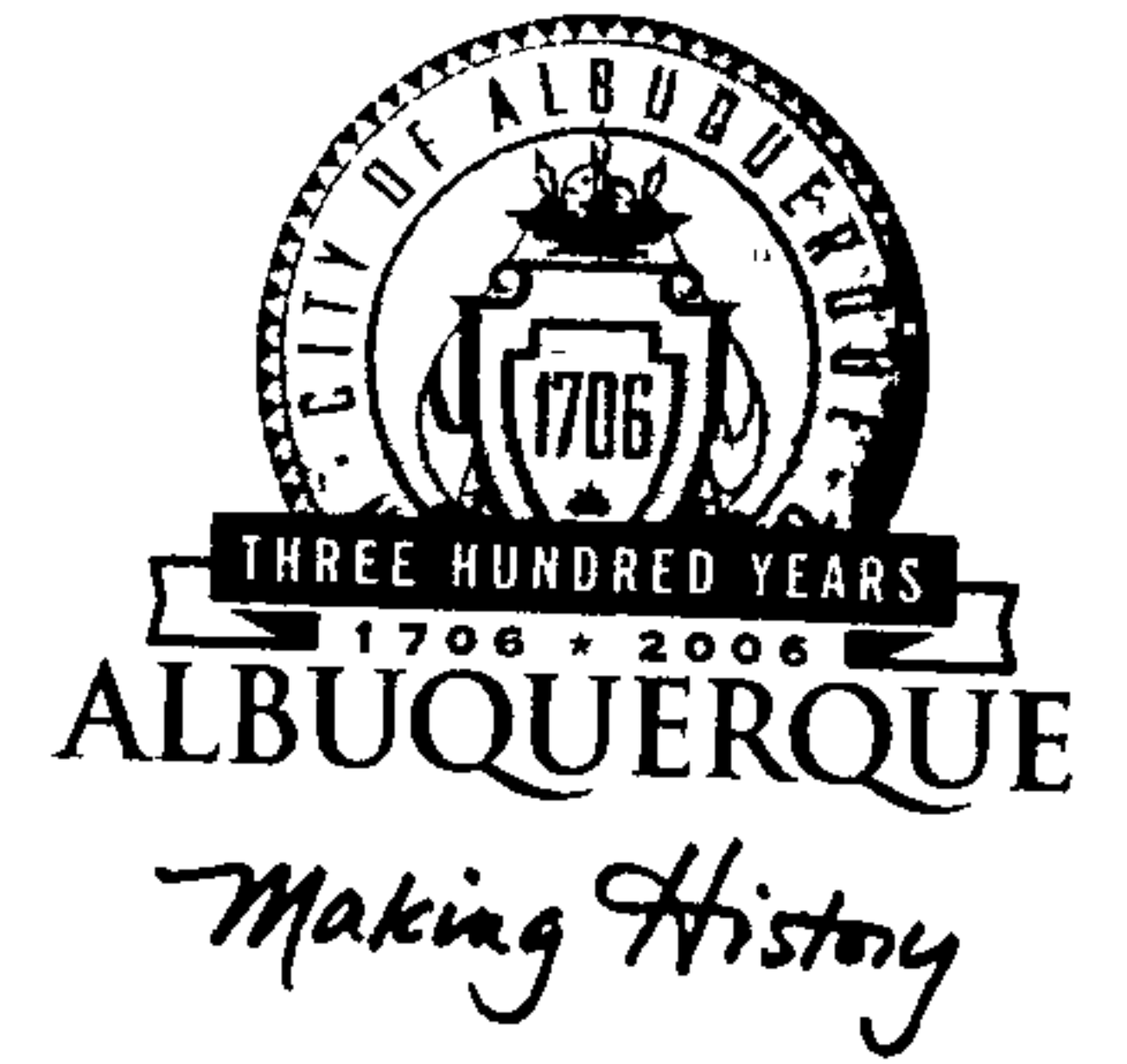
NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

THERE ARE NO SKETCH PLATS THIS WEEK...

13. Approval of the Development Review Board Minutes for September 29 and October 6, 2004. **DRB MINUTES FOR SEPTEMBER 29 AND OCTOBER 6, 2004 WERE APPROVED.**

ADJOURNED: 10:33 A.M.

CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003572

AGENDA ITEM NO: 7

SUBJECT:

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

ACTION REQUESTED:

P.O. Box 1293

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

Albuquerque

ENGINEERING COMMENTS:

An executed Subdivision Improvements Agreement with financial guarantees is on file for Final Plat sign-off.

New Mexico 87103

www.cabq.gov

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:

AMAFCA

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: October 20, 2004



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

August 25, 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

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

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

Adjourned: 11:35 A.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000352**
04DRB-01175 Major-Two Year SIA

ARLAN COLLATZ agent(s) for COLLATZ INC, ANTHONY PADILLA request(s) the above action(s) for all or a portion of Lot(s) 1-111, Tract(s) A, **RINCONADA MESA SUBDIVISION**, LAVA SHADOWS, zoned SU-1, located on UNSER BLVD NW, between 71ST ST NW and WESTERN TRAIL NW containing approximately 18 acre(s). [REF: 02DRB01158, DRB-99-124, 00128-00430, 00431] (F-10) **TWO-YEAR SIA WAS APPROVED.**

2. **Project # 1001946**
04DRB-01177 Major-Vacation of Pub
Right-of-Way
04DRB-01178 Major-Preliminary Plat
Approval
04DRB-01176 Minor-Vacation of
Private Easements
- BOHANNAN HUSTON agent(s) for LOWE'S (NEAL HAMILTON) request(s) the above action(s) for all or a portion of Tract(s) A, **LOS ANGELES CENTER**, zoned M-1 light manufacturing zone, located on PASEO DEL NORTE RD NE, between I-25 FRONTAGE RD. NE and SAN FRANCISCO DR: NE containing approximately 32 acre(s). [REF: 03DRB-01271] [Deferred from 8/25/04] (D-18) **DEFERRED AT THE AGENT'S REQUEST TO 9/8/04.**
3. **Project # 1002047**
04DRB-01174 Major-Vacation of
Public Easements
- TIERRA WEST, LLC agent(s) for MOUNTAIN RUN PARTNERS LTD. request(s) the above action(s) for all or a portion of Tract(s) 2, **MOUNTAIN RUN SUBDIVISION**, zoned C-2 community commercial zone, located on EUBANK BLVD NE, between JUAN TABO BLVD NE and MALAGUENA LANE NE containing approximately 8 acre(s). [REF:Z-77-106-1, ZA-83-145, 02DRB-00955] (E-21) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH ADDITIONAL CONDITION OF FINAL PLAT APPROVAL.**
4. **Project # 1003572**
04DRB-01143 Major-SiteDev Plan
BldPermit
04DRB-01142 Major-SiteDev Plan Subd
- CLAUDIO VIGIL ARCHITECTS agent(s) for BRUNACINI DEVELOPMENT LTD CO request(s) the above action(s) for all or a portion of Lot(s) A, **JOURNAL CENTER, PHASE 2, UNIT 2**, (to be known as **BRUNACINI @ JOURNAL CENTER**), zoned IP industrial park zone, located on RUTLEDGE RD NE, between NORTH DIVERSION CHANNEL and BARTLETT ST NE containing approximately 15 acre(s). [REF: DRB-95-268] [Listed as Project #1000633 in error] [Deferred from 8/18/04] (D-16) **SITE PLAN FOR BUILDING PERMIT WS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA. SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

5. **Project # 1003369**
04DRB-00514 Major-Drainage Plan to
Determine the Cost Allocation for Storm
Drainage Improvements

BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) these action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH ALBUQUERQUE ACRES, **VINTNER COURT SUBDIVISION**, zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [Deferred from 5/12/04, 5/26/04, 6/9/04, 6/23/04, 7/14/04, 7/21/04, 8/11/04 & 8/25/04] (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 9/8/04.**

6. **Project # 1002715**
04DRB-00964 Major-Bulk Land Variance
04DRB-00965 Major-Vacation of Pub Right-of-
Way
04DRB-00966 Major-Vacation of Public
Easements
04DRB-00967 Minor-Prelim&Final Plat
Approval

ISAACSON & ARFMAN PA agent(s) for BOULEVARD LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1 THRU 4, Tract(s) H, **LANDS OF HORIZON CORPORATION**, zoned SU-1 FOR C-1, located on UNSER BLVD NW, between PARADISE BLVD NW and LYONS BLVD NW containing approximately 30 acre(s). [REF: 03EPC-00918, 03EPC-00919] [Deferred from 7/14/04 & 7/28/04] (B-11) **BULK LAND VARIANCE WAS APPROVED. VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO TRANSPORTATION DEVELOPMENT, NEED EASEMENT FROM BUGLO NORTH RECORDED AND REVIEW DEDICATION OF UNSER AND PLANNING FOR NMU INC. SIGNATURE, TRACT ACREAGES MATCH SITE PLAN AND 15-DAY APPEAL PERIOD.**

04DRB-01061 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING INC agent(s) for BOULEVARD LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3, & 4, **HORIZON CORPORATION REPLAT OF TRACT H**, zoned SU-1, located on PARADISE BLVD NW, between LYON BLVD NW and UNIVERSE BLVD NW containing approximately 30 acre(s). [REF: 03EPC-00918, 03EPC-00919, 04DRB00964, 00965, 00966, 00967] [**Juanita Vigil, EPC Case Planner**] [Deferred from 7/14/04 & 7/21/04] (B-11) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT, NEED TO REMOVE ACCESS TO UNSER AND PLANNING FOR TRACT ACREAGES MATCH PLAT, 15-DAY APPEAL PERIOD, SIGNATURE BLOCK INFRASTRUCTURE LIST LANGUAGE.**

7. **Project # 1003483**
04DRB-00881 Major-SiteDev Plan
BldPermit

SAM PATEL agent(s) for SANTOSH B. MODY request(s) the above action for all or a portion of Lots 17,18 & 19, Tract 4, Block 12, **NORTH ALBUQUERQUE ACRES UNIT B**, zoned SU-2 special neighborhood zone, IP, located on SIGNAL AVE NE, between I-25 NE and SAN PEDRO BLVD NE containing approximately 3 acre(s). [REF: ZA-95-414, DRB-98-273] *[Deferred from 6/30/04 & 7/28/04]*(C-18) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA.**

04DRB-01167 Minor-Prelim&Final Plat
Approval

CARTESIAN SURVEYS agent(s) for SANTOSH BHARAT & CHAMPA MODY request(s) the above action(s) for all or a portion of Lot(s) 17, 18 & 19, Block(s) 12, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2/IP, located on SAN PEDRO NE, between SIGNAL AVE NE and ALAMEDA NE containing approximately 3 acre(s). [REF: 04DRB-00881] *[Deferred from 8/4/04]* (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/25/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/17/04 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

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

8. **Project # 1003421**
04DRB-01266 Minor-SiteDev Plan
BldPermit/EPC

CONSENSUS PLANNING INC agent(s) for FIRST FAMILY CHURCH, request(s) the above action(s) for all or a portion of Tract(s) 1B1E, 1B1D & 1A2, **RENAISSANCE CENTER**, zoned SU-1 FOR CHURCH AND RELATED FACILITIES, located on UNION WAY DR NE, between MONTANO RD NE and MISSION AVE NE containing approximately 13 acre(s). [REF: 04EPC00685, 04EPC00684] **[Elvira Lopez, EPC Case Planner]** *[Deferred from 8/25/04]* (F-16) **DEFERRED AT THE AGENT'S REQUEST TO 9/1/04.**

9. **Project # 1000560**
04DRB-01273 Minor-Amnd SiteDev
Plan BldPermit

DEKKER, PERICH & SABATINI agent(s) for NEW MEXICO ONCOLOGY HEMATOLOGY CONSULTANTS, request(s) the above action(s) for all or a portion of Tract(s) 1A-2-B, **JOURNAL CENTER**, zoned IP, located on LANG AVE NE, between JEFFERSON NE and HEADLINE BLVD NE containing approximately 4 acre(s). [REF: 00450-01713] *[Deferred from 8/25/04]* (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 9/1/04.**

10. **Project # 1003371**
04DRB-01184 Minor-SiteDev Plan
BldPermit

STEPHEN C DAY, ARCHITECT agent(s) for DRIVETIME AUTOMOTIVE, DAN PACKOWSKI request(s) the above action(s) for all or a portion of Lot(s) 31 & 32, Block(s) 11, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, (to be known as **DRIVE TIME @ ALAMEDA**) zoned SU-2 FOR M-1, located on ALAMEDA BLVD NE, between SAN MATEO NE and I-25 containing approximately 2 acre(s). [REF: 04DRB-00531] *[Deferred from 8/11/04 & 8/25/04]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 9/8/04.**

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

11. **Project # 1000908**
04DRB-01264 Minor-Final Plat Approval

WILSON & COMPANY INC agent(s) for LONGFORD GROUP INC., N. JEFF RAINEY, request(s) the above action(s) for all or a portion of Tract(s) 439 (to be known as **CASITA DEL LA MESA, UNIT 4**, TOWN OF ATRISCO GRANT UNIT 3, zoned R-D residential and related uses zone, developing area, located east of 94th ST SW between TOWER RD SW AND SAN YGNACIO RD SW containing approximately 6 acre(s). [REF: 02DRB00721,02DRB00722, 02DRB00723, 02DRB00724] (L-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

12. **Project # 1001543**
04DRB-01269 Minor- Prelim&Final Plat Approval
- JEFF MORTENSEN & ASSOCIATES, INC., agent(s) for TIARA HOMES, INC. request(s) the above action(s) for all or a portion of Tract(s) 2, **DESERT RIDGE PLACE, UNIT 1**, zoned R-D residential and related uses zone, developing area, located on DESERT FOX WAY NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 2 acre(s). [REF: 02DRB-01128, 02EPC-00131, 02DRB-01126] (C-20) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**
13. **Project # 1001984**
03DRB-01379 Minor- Final Plat Approval
- JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for RICH FORD request(s) the above action(s) for all or a portion of Tract(s) A & B, **HYDER-MAISEL SUBDIVISION**, and **Tract(s) A, LANDS OF ROBERT L. JOHNSON** and **NMSHTD AIRSPACE PARCEL B-13-5**, zoned C-2 and P, located on LOMAS BLVD NE, between WYOMING BLVD NE and INTERSTATE HIGHWAY 40 containing approximately 18 acre(s). [REF: 02DRB-01963, 01964, 02EPC-00826, 00827, 00828] (*Was Indefinitely Deferred on 8/27/03*) (Final Plat was indefinitely deferred for SIA on 7/14/04) (J-20) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
14. **Project # 1003509**
04DRB-01270 Minor-Prelim&Final Plat Approval
- SURVEYING CONTROL, INC. agent(s) for CITY OF ALBUQUERQUE LEGAL DEPARTMENT, REAL PROPERTY, request(s) the above action(s) for all or a portion of Lot(s) 6, Block(s) 6 & remaining portion of Block(s) 11, **DUKE CITY INDUSTRIAL AREA**, zoned C-3, located on CLAREMONT AVE NE, between WELLESLEY DR NE and RICHMOND DR NE containing approximately 5 acre(s). [REF: 04DRB-00983] (H-16) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR REAL PROPERTY SIGNATURE.**

15. **Project # 1002858**
04DRB-01155 Major-Final Plat
Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) G, H & I ARROWOOD RANCH DEVELOPMENT, **THE MESA @ ANDERSON HILLS UNIT 1**, zoned R-2, SU-1, C-1, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 43 acre(s). [REF: SD-87-4-1, Z-99-58, 04DRB-00234, 03DRB-01208, 03DRB-01207, 01206, 01209] *[Deferred from 8/4/04]*(N-9/P-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO PLANNING FOR TRACT G REINSTATEMENT, 5 LOTS INTO PARCEL A AND REMNANT ON WEST TURNED INTO A TRACT.**

- 04DRB-01272 Minor-Extension of
Preliminary Plat

MARK GOODWIN & ASSOC., PA agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) G THRU I, ARROWOOD RANCH DEVELOPMENT, **THE MESA @ ANDERSON HILLS UNIT 1**, zoned R-2 residential zone, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 43 acre(s). [REF: SD-87-4-1, Z-99-58, SPR-95-2-2] (N-9/P-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

16. **Project # 1003153**
04DRB-01271 Minor-Prelim&Final Plat
Approval
04DRB-01313 Minor-Vacation of Private
Easement(s)

GEORGE J. MARQUEZ agent(s) for LEO KORTE request(s) the above action(s) for all or a portion of Tract(s) 8-A-B, **ALBUQUERQUE BUSINESS ADDITION**, zoned C-2, located on CENTRAL AVE NW, between 50TH ST NW and ARENAL CANAL containing approximately 1 acre(s). [REF:DRB 95-408, DRB 95-495, 03DRB02140, Z- 84-87, ZA 95-199] (K-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/25/04 THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA. THE VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

17. **Project # 1003617**
04DRB-01265 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST, LTD. agent(s) for BILL WADE request(s) the above action(s) for all or a portion of Lot(s) 1-A, 2-A, 3-A AND 4-A, **BREEZE @ MOUNTAIN GATE**, zoned SU-1 special use zone, PRD, located on FOUR HILLS RD SE, between WENONAH AVE. SE and LANIER DR SE containing approximately 1 acre(s). [REF: 1000849, 03DRB-02074] (L-23) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

18. **Project # 1003572**
04DRB-01135 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for BRUNACINI DEVELOPMENT, ANGELO BRUNACINI request(s) the above action(s) for all or a portion of Tract(s) A, **JOURNAL CENTER PHASE 2, UNIT 2**, zoned IP industrial park zone, located on RUTLEDGE ST NE, between NORTH DIVERSION CHANNEL and SNAPROLL ST NE containing approximately 15 acre(s). (*Deferred from 7/28/04*) (D-17) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/25/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/24/04 THE PRELIMINARY PLAT WAS APPROVED THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

19. **Project # 1003216**
04DRB-00093 Minor- Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for STERLING CAPITAL DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 12-C and remainder of Lot 12, Block(s) 141, **SNOW HEIGHTS ADDITION**, zoned C-2, located on WYOMING BLVD NE, between NORTHEASTERN BLVD NE and INDIAN SCHOOL RD NE containing approximately 2 acre(s). [*Final Plat was indefinitely deferred on 2/18/04*] (H-20) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

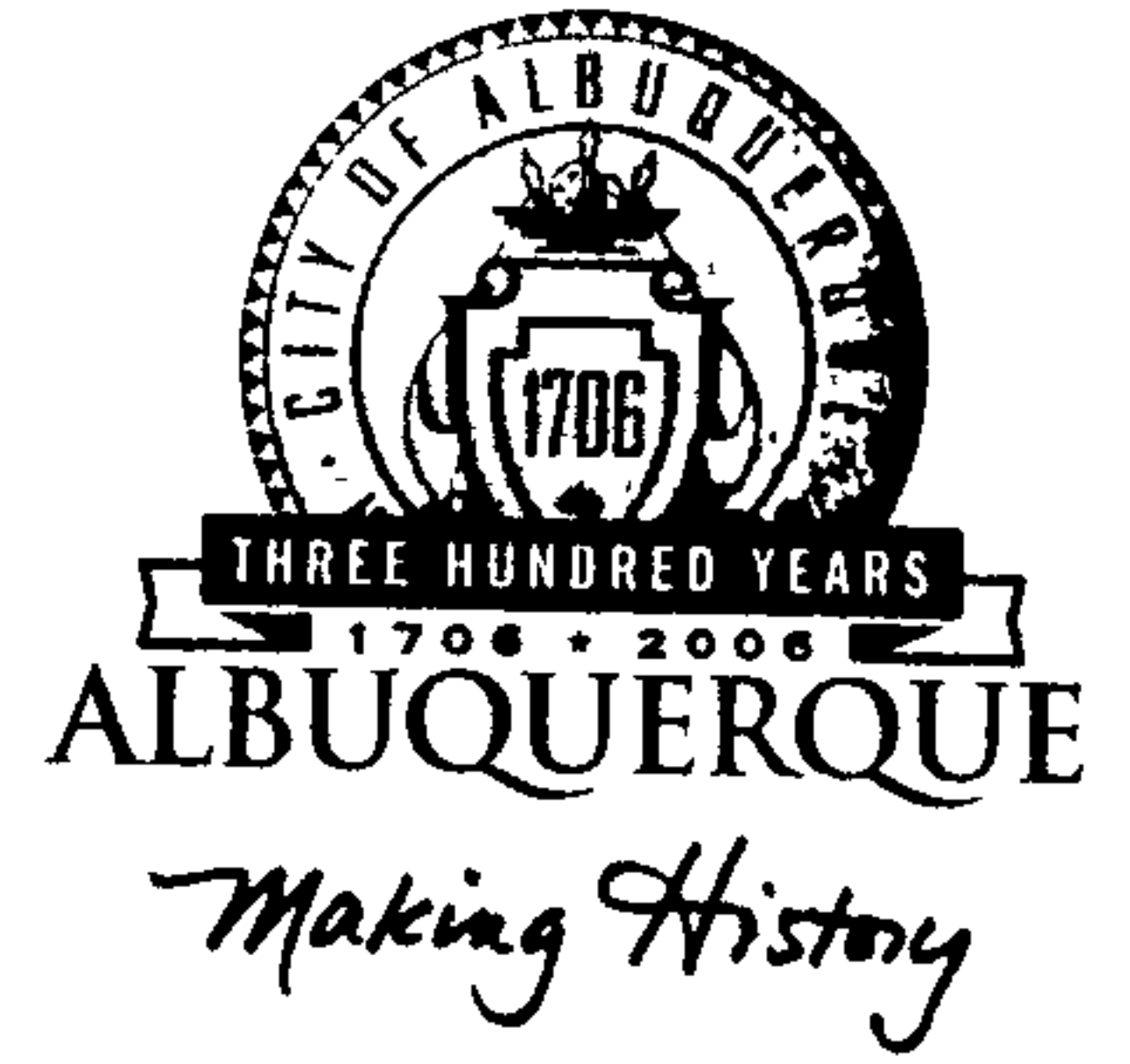
NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

THERE ARE NO SKETCH PLATS THIS WEEK. . .

20. Approval of the Development Review Board Minutes for August 11, 2004. **THE DEVELOPMENT REVIEW BOARD MINUTES DATED AUGUST 11, 2004 WERE APPROVED.**

ADJOURNED: 11:35 A.M.

CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003572

AGENDA ITEM NO: 18

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 Dev. Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Cost Allocation Plan |

ACTION REQUESTED:

P.O. Box 1293

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

Albuquerque

ENGINEERING COMMENTS:

An approved infrastructure list is required for Preliminary Plat approval.

gtd 8-24-04

New Mexico 87103

RESOLUTION: *signed I.L.*

www.cabq.gov

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: August 25, 2004



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

July 28, 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: 12:35 P.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 # 1000583**
04DRB-01016 Major-Two Year SIA
MARK GOODWIN & ASSOCIATES PA agent(s) for PEGGY DASKALOS request(s) the above action(s) for all or a portion of Block(s) 1, Tract(s) B-1-A AND B-1-B, **FOOTHILLS NORTH**, zoned C-2 community commercial zone, located on LOMAS BLVD NE, between TRAMWAY BLVD NE and CUMBRES ST NE containing approximately 4 acre(s). [REF: 02DRB-01022, 04DRB-01707, 04DRB-01652, 04DRB-01618, 04DRB-00772] (K-23) A **TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1003531**
04DRB-01034 Major-Street Name Change
- AFRICAN AMERICAN ALLIANCE OF ALBUQUERQUE request(s) the above action(s) for a Street Name Change from **BASEHART AVENUE SE TO OWEN SMAULDING ROAD SE**, zoned SU-1, PDA, located on UNIVERSITY BLVD SE, between AVENIDA CESAR CHAVEZ SE and COAL AVE SE. (L-15) **DENIED.**
3. **Project # 1002529**
04DRB-01059 Major-Preliminary Plat Approval
04DRB-01060 Minor-SiteDev Plan Subd/EPC
- CONSENSUS PLANNING INC agent(s) for RANDY EASTBURG, CAS, LLC request(s) the above action(s) for all or a portion of Tract(s) 6-B, Lot(s) 1 thru 5, **PARTITION OF BLACK RANCH**, zoned SU-1 special use zone for C-1, located on COORS BLVD NW, between WESTSIDE DR NW and CALABACILLAS ARROYO containing approximately 6 acre(s). [REF: 03EPC02058,03EPC 02059,03EPC 02060, Z- 93-115] **[Makita Hill, EPC Case Planner]** [Deferred from 7/28/04] (B-13) **DEFERRED AT THE AGENT'S REQUEST TO 8/4/04.**
4. **Project # 1003417**
04DRB-01056 Major-Preliminary Plat Approval
04DRB-01057 Minor-Subd Design (DPM) Variance
04DRB-01058 Minor-Temp Defer SDWK
- MARK GOODWIN & ASSOCIATES, PA agent(s) for ALPHA EQUITIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 22-30, Block(s) 11, Tract(s) 1, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **MOUNTAIN RIDGE SUBDIVISION**), zoned R-D residential and related uses zone, developing area, (3DU/A) located on GLENDALE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 10 acre(s). [REF: 04DRB00671] [Deferred from 7/28/04] (B-19) **DEFERRED AT THE AGENT'S REQUEST TO 8/4/04.**

5. **Project # 1001182**
04DRB-01047 Major-Vacation of Pub
Right-of-Way
04DRB-01048 Major-Vacation of
Public Easements
04DRB-01049 Major-Preliminary Plat
Approval
04DRB-01050 Minor-Sidewalk Waiver
04DRB-01051 Minor-Temp Defer
SDWK

THOMPSON ENGINEERING & CONSULTING INC., agent(s) for VISION DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) B, WESTRIDGE MOBILE HOME PARK, PHASE 2, (to be known as **BLUEWATER POINTE SUBDIVISION**, zoned R-LT residential zone, located on 94TH ST NW, between BLUEWATER RD NW and AVALON RD NW containing approximately 8 acre(s). [REF: Z-97-58, AX-97-7, Z-99-60, 01EPC-01088, 01089, 01DRB-00505, 00506, 02DRB-00337] (*Deferred from 7/28/04*) (K-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/4/04.**

6. **Project # 1002715**
04DRB-00964 Major-Bulk Land Variance
04DRB-00965 Major-Vacation of Pub
Right-of-Way
04DRB-00966 Major-Vacation of Public
Easements
04DRB-00967 Minor-Prelim&Final Plat
Approval

ISAACSON & ARFMAN PA agent(s) for BOULEVARD LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1 THRU 4, Tract(s) H, **LANDS OF HORIZON CORPORATION**, zoned SU-1 FOR C-1, located on UNSER BLVD NW, between PARADISE BLVD NW and LYONS BLVD NW containing approximately 30 acre(s). [REF: 03EPC-00918, 03EPC-00919] [*Deferred from 7/14/04 & 7/28/04*] (B-11) **DEFERRED AT THE AGENT'S REQUEST TO 8/25/04.**

- 04DRB-01061 Minor-SiteDev Plan
Subd/EPC

CONSENSUS PLANNING INC agent(s) for BOULEVARD LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3, & 4, **HORIZON CORPORATION REPLAT OF TRACT H**, zoned SU-1, located on PARADISE BLVD NW, between LYON BLVD NW and UNIVERSE BLVD NW containing approximately 30 acre(s). [REF: 03EPC-00918, 03EPC-00919, 04DRB00964, 00965, 00966, 00967] [**Juanita Vigil, EPC Case Planner**] [*Deferred from 7/14/04 & 7/21/04*] (B-11) **DEFERRED AT THE AGENT'S REQUEST TO 8/25/04.**

7. **Project # 1003369**
 04DRB-00514 Major-Drainage Plan to Determine the Cost Allocation for Storm Drainage Improvements
- BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) these action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH ALBUQUERQUE ACRES, VINTNER COURT SUBDIVISION, zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [Deferred from 5/12/04 & 5/26/04 & 6/9/04 & 6/23/04 & 7/14/04 & 7/21/04] (C-20) DEFERRED AT THE AGENT'S REQUEST TO 8/11/04.
8. **Project # 1002176**
 04DRB-00960 Major-Preliminary Plat Approval
 04DRB-00962 Major-Vacation of Public Easements
 04DRB-00969 Minor-Vacation of Private Easements
 04DRB-00961 Minor-Temp Defer SDWK
- SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT, request(s) the above action(s) for all or a portion of Tract(s) E-1, NORTH FOUR HILLS, COVERED WAGON SUBDIVISION, zoned SU-1, located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7 acre(s). [REF:Z-98-113/Z98-54, 02DRB-01306, 04DRB-00526] [Deferred from 7/14/04 & 7/21/04] (L-23) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/28/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/30/04 THE PRELIMINARY PLAT WAS APPROVED. THE 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.
- 04DRB-01071 Minor-SiteDev Plan BldPermit/EPC
 04DRB-01072 Minor-SiteDev Plan Subd/EPC
- BILL WADE, request(s) the above action(s) for all or a portion of Tract(s) E-1 and C, Block(s) 90C, Unit(s) 78, NORTH FOUR HILLS, COVERED WAGON SUBDIVISION, zoned SU-1, located on CENTRAL AVE SE between FOUR HILLS RD SE AND WATERFALL DR SE containing approximately 7 acre(s). [REF:04EPC-00162, 04DRB-000960, 00961, 00962, 00969, 02DRB-01306, 02DRB-00526] [Debbie Stover, EPC Case Planner] [Deferred from 7/14/04 & 7/21/04] (L-23) THE SITE PLAN FOR SUBDIVISION AND SITE PLAN FOR BUILDING PERMIT WERE 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.

9. **Project # 1003524**
04DRB-01012 Minor-SiteDev Plan
BldPermit
- RICK BENNETT ARCHITECTS agent(s) for WASHINGTON STREET INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 17, Tract(s) B-1-A-1, ALAMEDA BUSINESS PARK, **LANDS OF SPRINGER BUILDING MATERIALS CORP.**, zoned SU-2, IP - EP, located on VISTA ALAMEDA NW, between PASEO ALAMEDA NW and ALAMEDA PARK DR NW containing approximately 1 acre(s). *[Deferred from 7/14/04]* (C-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ONE- WAY SIGN, CITY STANDARD DRAWING NUMBER FOR CURB CUTS AND PARALLEL INTERIOR PARKING STALLS 22 FEET AND PLANNING FOR SIGNAGE ON BUILDING.**
10. **Project # 1003548**
04DRB-01090 Minor-SiteDev Plan
BldPermit
- JIM MEDLEY, ARCHITECT, AIA agent(s) for TERRI ULIBARRI request(s) the above action(s) for all or a portion of Tract(s) A-1, **MARIPOSA SQUARE**, zoned R-D, located on LADERA DR NW, between 72nd ST NW and MIAMI NW containing approximately 2 acre(s). [REF: DRB-95-353, V-88-95] *[Deferred from 7/21/04]* (H-10) **INDEFINITELY DEFERRED ON A NO SHOW.**

11. **Project # 1003550**
04DRB-01094 Minor-SiteDev Plan BldPermit

DORMAN / BREEN ARCHITECTS agent(s) for ALBUQUERQUE SIGN PRINT CO. request(s) the above action(s) for all or a portion of Lot(s) 2, Block(s) 30, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 special neighborhood zone, IP, located on SIGNAL AVE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 1 acre(s). *[Indef deferred 7/21/04]* (C-18) **AN INFRASTRUCTURE LIST DATED 7/28/04 WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR LANDSCAPE LANGUAGE ON PLAN.**

12. **Project # 1000635**
04DRB-01092 Minor-SiteDev Plan
Subd/EPC
04DRB-01093 Minor-SiteDev Plan
BldPermit

GEORGE RAINHART ARCHITECTS & ASSOCIATES agent(s) for DEBARTALO DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 33-1A, 38-2-A, 38-3-A, & 27B-B-1-1, **TAYLOR RANCH**, zoned SU-1 FOR C-1 PERMISSIVE & CON USE & FULL SVC LIQUOR, located on COORS BLVD NW, between COORS BLVD NW and MONTANO NW containing approximately 5 acre(s). [REF: Z-80-2, Z-80-5, Z-85-138-48, Z-96-124, DRB-98-106] **[Debbie Stover, EPC Case Planner]** *[Indef deferred 7/21/04]* (E-12) **THE SITE PLAN FOR SUBDIVISION AND SITE PLAN FOR BUILDING PERMIT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR TRAFFIC IMPACT STUDY UPDATE**

04DRB-01121 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS, INC. agent(s) for COORS & MONTANO, LLC request(s) the above action(s) for all or a portion of Tract(s) 38-1-A, 38-2-A and 38-3-A, **TAYLOR RANCH**, zoned SU-1 special use zone, FOR C-1 USES, located on MONTANO RD NW, between COORS BLVD. NW and MONTANO PLAZA DR NW containing approximately 4 acre(s). [REF: 04DRB-01092, 01093, 03DRB-00613, 03DRB-00454, 00455] (E-12) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS LOT PARKING, ACCESS, DRAINAGE AND UTILITIES DEVELOPMENT FOR AGIS DXF FILE, ADD ADDITIONAL PUBLIC WATERLINE EASEMENT ON TRACT 38-2A2 FOR METER**

13. **Project # 1002584**
04DRB-01068 Minor-SiteDev Plan
BldPermit/EPC

THE DESIGN GROUP, ERIK HAGEN, agent(s) for ARDENT HEALTH SERVICES dba SANDIA HEALTH SYSTEMS, request(s) the above action(s) for all or a portion of Tract(s) 1-A, **ST JOSEPH WEST MESA HOSPITAL, PARADISE HEIGHTS**, zoned SU-1 special use zone, located on GOLF COURSE RD NW, between MCMAHON BLVD NW and GOLF COURSE RD NW containing approximately 20 acre(s). [REF: Z-88-90, 03AA00579, 04EPC00696] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 7/14/04 & Indef deferred 7/21/04*] (A-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/28/04 THE SITE PLAN FOR BUILDING PERMIT WS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA.**

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

14. **Project # 1001096**
04DRB-01127 Minor-Extension of
Preliminary Plat

SURV-TEK, INC agent(s) for STUART HARROUN request(s) the above action(s) for all or a portion of Tract(s) A-1, **LANDS OF LLOYD LUZES GOFF**, zoned RO-1 rural and open zone, located on EDITH BLVD NE, between TYLER RD NE and LAS COLINAS DR NE containing approximately 15 acre(s). [REF: 01410-0000-00294, DRB 96-40, 02DRB01421/03DRB01273] (E-16) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED TO SEPTEMBER 12, 2005.**

15. **Project # 1003175**
04DRB-01126 Minor-Sidewalk Waiver
- BOHANNAN HUSTON, INC. agent(s) for CURB. INC. request(s) the above action(s) for all or a portion of Tract(s) 33C-1-A, **SUNGATE SUBDIVISION**, zoned R-2 residential zone, located on GIBSON BLVD SW, between BLAKE RD SW and MESA ARENOSA DR SW containing approximately 21 acre(s). [REF: 04DRB-00010, 04DRB-00011, 00012] (N-9) **A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**
16. **Project # 1000184**
04DRB-01111 Minor-Prelim&Final Plat Approval
04DRB-01112 Minor-Vacation of Private Easements
- SURVEYS SOUTHWEST LTD agent(s) for ROB DICKSON request(s) the above action(s) for all or a portion of Tract(s) A-1-A & A-7-A, **BANNER SQUARE ADDITION**, zoned SU-2/SU-1, located on BROADWAY BLVD NE, between CENTRAL AVE NE and ARNO ST NE containing approximately 3 acre(s). [REF: 03DRB00442] (K-14) **THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
17. **Project # 1001763**
04DRB-01136 Minor-Prelim&Final Plat Approval
- SURVEYS SOUTHWEST LTD agent(s) for J. HOWARD MOCK, LAVA PARTNERS request(s) the above action(s) for all or a portion of Tract(s) C-1, **ALBUQUERQUE WEST**, zoned SU-1 FOR C-1 PERMISSIVE USES, located on 57TH ST NW, between QUAIL RD NW and OURAY RD NW containing approximately 2 acre(s). [REF:DRB96-279, 02DRB00308, 309, 02DRB00856] (*Deferred from 7/28/04*) (H-11) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

18. **Project # 1003572**
04DRB-01135 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for BRUNACINI DEVELOPMENT, ANGELO BRUNACINI request(s) the above action(s) for all or a portion of Tract(s) A, **JOURNAL CENTER PHASE 2, UNIT 2**, zoned IP industrial park zone, located on RUTLEDGE ST NE, between NORTH DIVERSION CHANNEL and SNAPROLL ST NE containing approximately 15 acre(s). *(Deferred from 7/28/04)* (D-17) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

19. **Project # 1000570**
04DRB-01139 Major-Final Plat
Approval

PRECISION SURVEYS INC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for, **PARKWAY SUBDIVISION, UNIT 10**, zoned SU-2/R-LT, located on FORTUNA RD NW, between SANDY DR NW and SHEFFIELD PL NW containing approximately 8 acre(s). [REF: 02DRB01020, 02DRB00755, 02DRB01019, 0201567, 04DRB00270] (J-9) **FINAL PLAT WAS APPROVED AND DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR AGIS DXF FILE.**

20. **Project # 1002861**
04DRB-01137 Major-Final Plat
Approval

ABQ ENGINEERING INC agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 13-16, Block(s) 46, NEW MEXICO TOWN COMPANY TOWNSITE, (to be known as **SOUTHERN UNION GAS LOFTS**) zoned SU-3 special center zone, located on 8TH ST SW, between 8TH ST SW and SILVER AVE SW containing approximately 1 acre(s). [REF: 03DRB01299] (K-13) **FINAL PLAT WAS APPROVED AND DELEGATED TO PLANNING FOR AGIS DXF FILE.**

21. **Project # 1003495**
04DRB-01123 Minor-Prelim&Final Plat
Approval
- PAUL BENNETT request(s) the above action(s) for all or a portion of Lot(s) 18 P1, **PASEO DE ESTRELLA SUBDIVISION**, zoned R-1 residential zone, located on VISTA DEL NORTE NE, between JEFFERSON NE and EDITH NE [REF: 04DRB00932] (E-16) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**
22. **Project # 1003505**
04DRB-01124 Minor-Prelim&Final Plat
Approval
- ELLIOTT SURVEYING agent(s) for ALBUQUERQUE CHRISTIAN CHILDREN'S HOME request(s) the above action(s) for all or a portion of Tract(s) A & B, **ALBUQUERQUE CHRISTIAN CHILDREN'S HOME**, zoned SU-1, located on WINTER HAVEN RD NW, between MONTANO PLAZA DR NW and MONTANO RD NW containing approximately 6 acre(s). [REF: 04DRB-00956] (E-12) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**
23. **Project # 1003567**
04DRB-01130 Minor-Prelim&Final Plat
Approval
- RHOMBUS, P. A. INC agent(s) for JOANNE NEALEY request(s) the above action(s) for all or a portion of Lot(s) 29 & 30, **MC DONALD ACRES, UNIT 3**, zoned R-1 residential zone, located on PHOENIX AVE NW, between 11TH ST NW and 10TH ST NW containing approximately 1 acre(s). (*Deferred from 7/28/04*)(H-14) **DEFERRED TO 8/4/04.**

24. **Project # 1003570**
04DRB-01133 Minor-Prelim&Final Plat
Approval

SURVEYING CONTROL, INC agent(s) for CITY OF ALBUQUERQUE LEGAL DEPARTMENT, REAL PROPERTY, request(s) the above action(s) for all or a portion of Tract(s) B-9E, **SEVEN BAR RANCH**, zoned SU-1 special use zone, located on ELLISON DR NW, between COORS BLVD BYPASS NW and CIBOLA LOOP NW containing approximately 17 acre(s). [REF: V-89-58] (A-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR NMU INC AND DRY UTILITIES SIGNATURES.**

25. **Project # 1002731**
04DRB-01004 Minor-Final Plat Approval

JEFF MORTENSEN & ASSOCIATES INC agent(s) for KAY LAMB request(s) the above action(s) for all or a portion of Lot(s) 24-27, Block(s) 12, **ALBRIGHT-MOORE ADDITION**, zoned S-R, located on 6TH ST NW, between BELLAMAH AVE NW and KINLEY AVE NW containing approximately 1 acre(s). [REF: 03DRB-00966, 00967] [Final Plat was Indef. Deferred for SIA] (J-14) **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

26. **Project # 1003571**
04DRB-01134 Minor-Sketch Plat or
Plan

MARK GOODWIN & ASSOCIATES. agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) 9-B-1, 9-B-2 & 12-A-2, **ATRISCO GRANT, EL RANCHO GRANDE, UNIT 9B**, zoned R-LT residential zone, located on BLAKE RD SW, between AMOLE CHANNEL SW and 98TH ST SW containing approximately 36 acre(s). (N-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

27. **Project # 1003565**
04DRB-01128 Minor-Sketch Plat or
Plan

WILKS CO. agent(s) for ART GARDENSWARTZ REALTY request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 8, Unit(s) 1, **MIRAMONTES PARK**, zoned C-1 neighborhood commercial zone & C-2, located on SAN MATEO BLVD NE, between PHOENIX AVE. NE and CLAREMONT AVE. NE containing approximately 4 acre(s). [REF: ZA-88-53, (1002072)] (H-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

28. **Project # 1003573**
04DRB-01138 Minor-Sketch Plat or
Plan

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES, LTD request(s) the above action(s) for all or a portion of Lot(s) 28, 29 and 30, Block(s) 2, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). (C-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

29. **Project # 1003039**
04DRB-01077 Minor-Sketch Plat or Plan

RIO GRANDE ENGINEERING agent(s) for SCACCIA, LLC, request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 3, Block(s) 16, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, (to be known as **WILSHIRE ESTATES**) zoned R-D residential and related uses zone, developing area, 5 DU/AC, located on VENTURA ST NE, between CORONA AVE NE and WILSHIRE AVE NE containing approximately 3 acre(s). [REF: 03DRB-01771, DRB-93-337] [Was Indef Deferred on 7/21/04] (C-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

30. **Project # 1003551**
04DRB-01095 Minor-Sketch Plat or
Plan

BRASHER & LORENZ agent(s) for NAYLOR REALTY request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 19, 20 & 21, Block(s) 11, Tract(s) 1, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned RD, located on GLENDALE AVE NE, between BARSTOW AVE NE and WYOMING NE containing approximately 5 acre(s). [Was Indef Deferred on 7/21/04] (B-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

31. Approval of the Development Review Board Minutes for July 14, 2004. **THE DRB MINUTES FOR JULY 14, 2004 WERE APPROVED.**

ADJOURNED: 12:35 P.M.

18

3572

AGIS ELECTRONIC PLAT APPROVAL FORM

DRB Project Case # 1003572

Subdivision Name Journal Center Phase 2 Unit 2 - trs A1 - A4

Surveyor Gary Gritsko

Company/Agent Surveys Southwest

Contact Person Sarah Amato Phone # _____ email _____

DXF Received Date: 7/21/04

Hard-Copy Date: 7/21/04

Coordinate system: NMSP Grid (NAD 83) NMSP Grid (NAD 27) Ground rotated to NMSP Grid Other

Thomas J. Hill

7/22/04

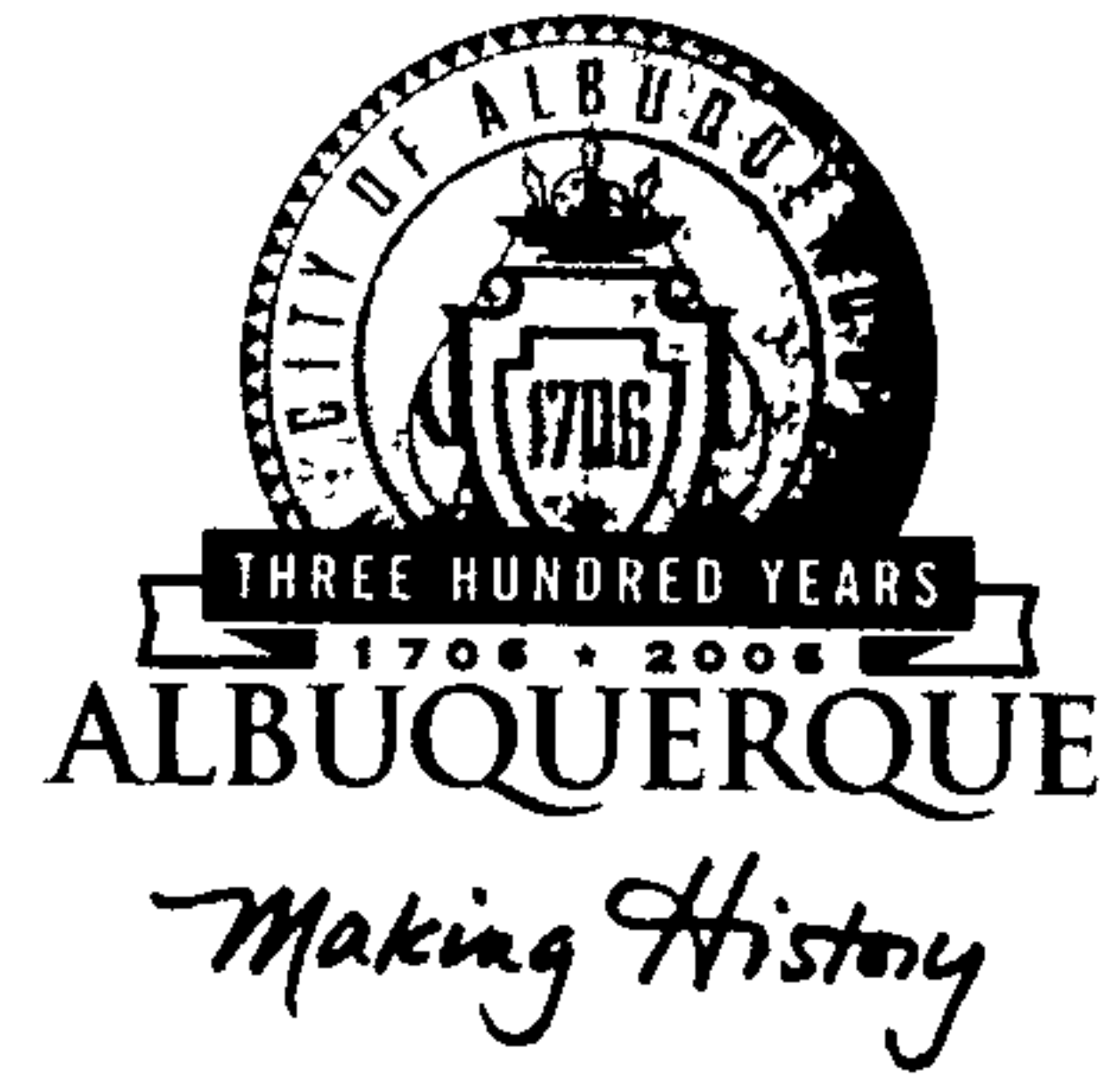
Approved

Date

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

AGIS Use Only		
Copied cov <u>3572</u> to agiscov.	Date: <u>7/22/04</u>	Contact person Notified on: <u>7/22/04</u>

CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003572

AGENDA ITEM NO: 18

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 Dev. Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Cost Allocation Plan |

ACTION REQUESTED:

P.O. Box 1293

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

Albuquerque

ENGINEERING COMMENTS:

AMAFCA approval of conceptual and infrastructure list required.

New Mexico 87103

RESOLUTION:

www.cabq.gov

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

Indof

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: July 28, 2004

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
7/22/04
Development Review Board
Comments

ITEM # 18

PROJECT # 1003572

APPLICATION # 04-01135

RE: Journal Center Phase II/minor plat

The language in the plat disclosure says one lot is proposed for subdivision into two lots. The plat shows 4 lots the application says four in one place & two in the other????

The property requires site plan approval prior to development. DRB has the authority to approve the site plans in the Journal Center Master Plan area.

*Ind. deferred
was availability*



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



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, December 13, 2006, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1005255

06DRB-01629 Major-Vacation of Pub
Right-of-Way

DAC ENTERPRISES INC agent(s) for J C PETERSON & JAMES A PETERSON request(s) the above action(s) for Lot(s) A-1 of Block(s) 15 & Lot(s) C-1 of Block(s) 10, **VISTA LARGA ADDITION**, located on HARVARD DR NE, between HANNETT AVE NE and STANFORD NE. (J-16)

Project # 1005257

06DRB-01638 Major-SiteDev Plan
BldPermit

DESIGN 2 FUNCTION LLC agent(s) for EEEEC, LLC request(s) the above action(s) for all or a portion of Lot(s) 3A1C, Block(s) A, **INTERSTATE INDUSTRIAL TRACT, UNIT 2**, zoned IP industrial park zone, located on GULTON CT NE, between OSUNA RD NE and NORTH DIVERSION CHANNEL containing approximately 1 acre(s). (E-17)

Project # 1003572

06DRB-01626 Minor-SiteDev Plan
BldPermit


CLAUDIO VIGIL ARCHITECTS agent(s) for BRUNACINI DEVELOPMENT LTD CO., request(s) the above action(s) for Tract(s) A-4, Block(s) 0000, Unit 2, **JOURNAL CENTER, PHASE 2**, zoned IP, located between RUTLEDGE RD NE and SNAPROLL NE containing approximately 3 acre(s). (D-17)

Project # 1003364

06DRB-01639 Major-Vacation of Public
Easements

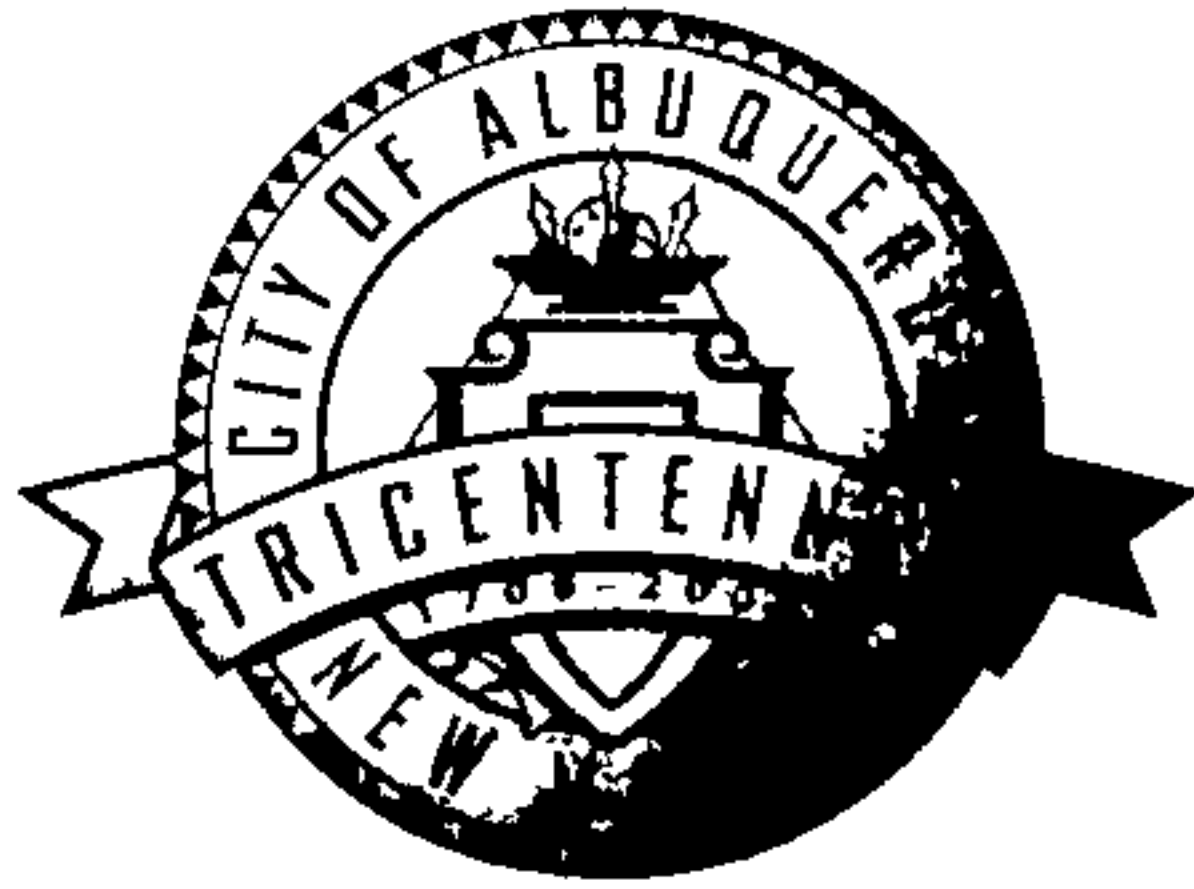
GARCIA/KRAEMER & ASSOCIATES agent(s) for PR INVESTMENTS LLC request(s) the above action(s) for all or a portion of Lot(s) 1-A-1-A-1, Block(s) 10, Tract(s) 2, **NORTH ALBUQUERQUE ACRES UNIT 3**, zoned SU-2 FOR MIXED USE, located on LOUISIANA BLVD NE, between PASEO DEL NORTE NE and HOLLY AVE NE containing approximately 1 acre(s). [REF: 05DRB-01210] (C-19)

Details of the application(s) may be examined at the Planning Department Development Services Center One Stop Shop, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 8:00 a.m. and 4:30 p.m., Monday through Friday except holidays. INDIVIDUALS WITH DISABILITIES needing special assistance to participate in this hearing should contact Claire Senova, Planning Department, at 924-3946. TTY users may call the New Mexico Relay Network by calling toll-free 1-800-659-8331.


for Sheran Matson, AICP, DRB Chair
Development Review Board

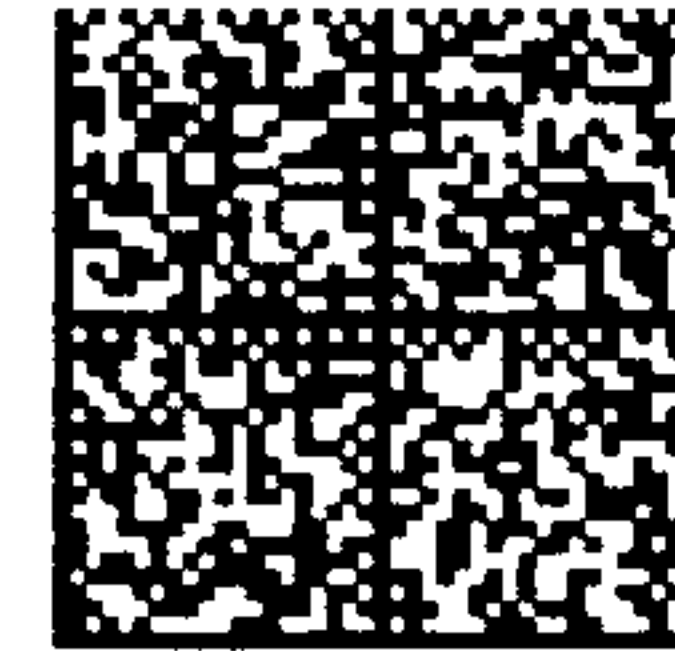
TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, NOVEMBER 27, 2006.

CITY OF ALBUQUERQUE



Planning Department

Or Current Resident
TIBURON INVESTMENT CORP
13000 ACADEMY RD NE
ALBUQUERQUE, NM 87111



02 1M \$ 00.39⁰
0004219022 NOV 22 2006
MAILED FROM ZIP CODE 87102

Or Current Resident

DRB

NIXIE 871 1 10 11/27/06

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

BC: 87103129393 *0968-01053-22-35

8711180005039
871031293



P O Box 1293 Albuquerque, New Mexico 87103

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

Storm Drainage Cost Allocation Plan

Supplemental form

S Z ZONING & PLANNING

Annexation
 County Submittal
 EPC Submittal
 Zone Map Amendment (Establish or Change Zoning)
 Sector Plan (Phase I, II, III)
 Amendment to Sector, Area, Facility or Comprehensive Plan
 Text Amendment (Zoning Code/Sub Regs)
 Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...

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

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

APPLICANT INFORMATION:

NAME: ANGELO BRUNACINI PHONE: 833-2928

ADDRESS: 7400 MERIDIAN NW FAX: _____

CITY: ALBU STATE NM ZIP 87121 E-MAIL: _____

Proprietary interest in site: OWNER List all owners: _____

AGENT (if any): SURVEYS SOUTHWEST, LTD PHONE: 998-0303

ADDRESS: 333 LOMAS BLVD NE FAX: 998-0306

CITY: ALBU STATE NM ZIP 87102 E-MAIL: _____

DESCRIPTION OF REQUEST: TO DEPICT THE 350' PNM EASEMENT, RELEASED & NEW PNM EASEMENTS GRANTED AS SHOWN

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. TRACTS A-1, A-2, A-3 & A-4 Block: PHASE 2 Unit: 2

Subdiv. / Addn. JOURNAL CENTER

Current Zoning: IP Proposed zoning: N/A

Zone Atlas page(s): D-16-Z & D-17-Z No. of existing lots: 4 No. of proposed lots: 4

Total area of site (acres): 14.1680 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A

Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No

UPC No. 1-017-063-003-169-30429, 1-017-063-003-207-30428 MRGCD Map No. N/A

LOCATION OF PROPERTY BY STREETS: On or Near: NORTH DIVERSION CHANNEL

Between: SNAPROLL ST. NE and TRUTKEDGE TR 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.): 07DRB-00035

PROJ # 1003572

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

SIGNATURE [Signature] DATE 1-26-07

(Print) Van Grancy Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>07DRB 00090</u>	<u>VPEE</u>	<u>Y</u>	\$ <u>45.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CME</u>		\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>02/07/07</u>			Total <u>\$65.00</u>

Sandy Handley 01/30/07 Project # 1003572

1-017-063-003-236-30427
 1-017-063-036-193-30426

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE

(Public Hearing Case)

- Application for subdivision (Plat) on FORM S-3, including those submittal requirements. Variance and subdivision should be applied for simultaneously.
- Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived.
- Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
- Any original and/or related file numbers are listed on the cover application

DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24** copies. (Not required for dedicated and City owned public right-of-way.)
- Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **24** 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
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

- Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the variance or waiver
- Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

- Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the deferral or extension
- Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

VACATION OF PRIVATE EASEMENT

- The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.

- Scale drawing showing the easement to be vacated, its relation to existing streets, 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 vacation
- Letter of authorization from the grantors and the beneficiaries
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. 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.

Jan Craney
 Applicant name (print)
Jan Craney
 Applicant signature / date
 1.26.07

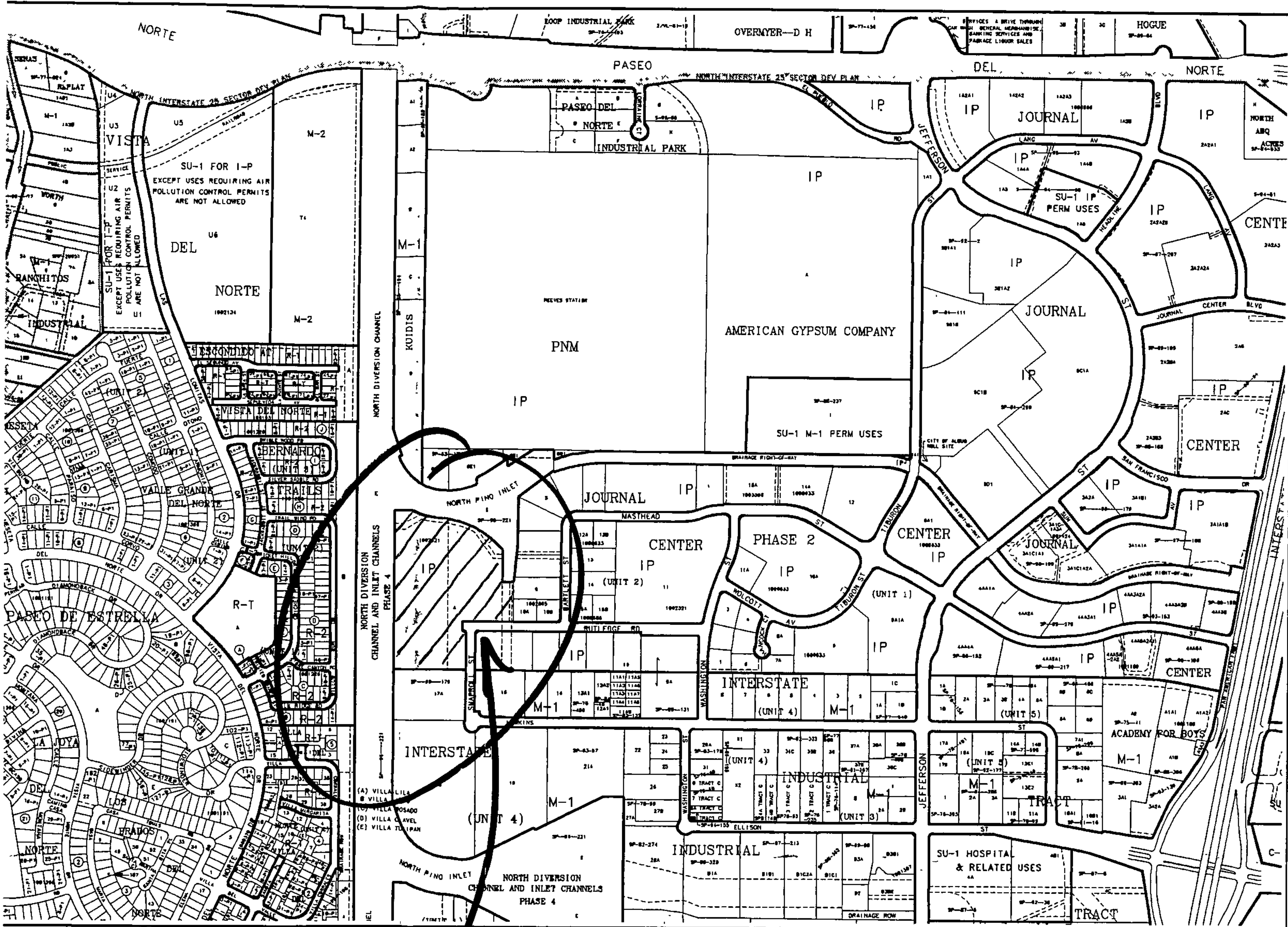


Form revised April 2003

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

Application case numbers
07DRB - 00090
 - - -
 - - -

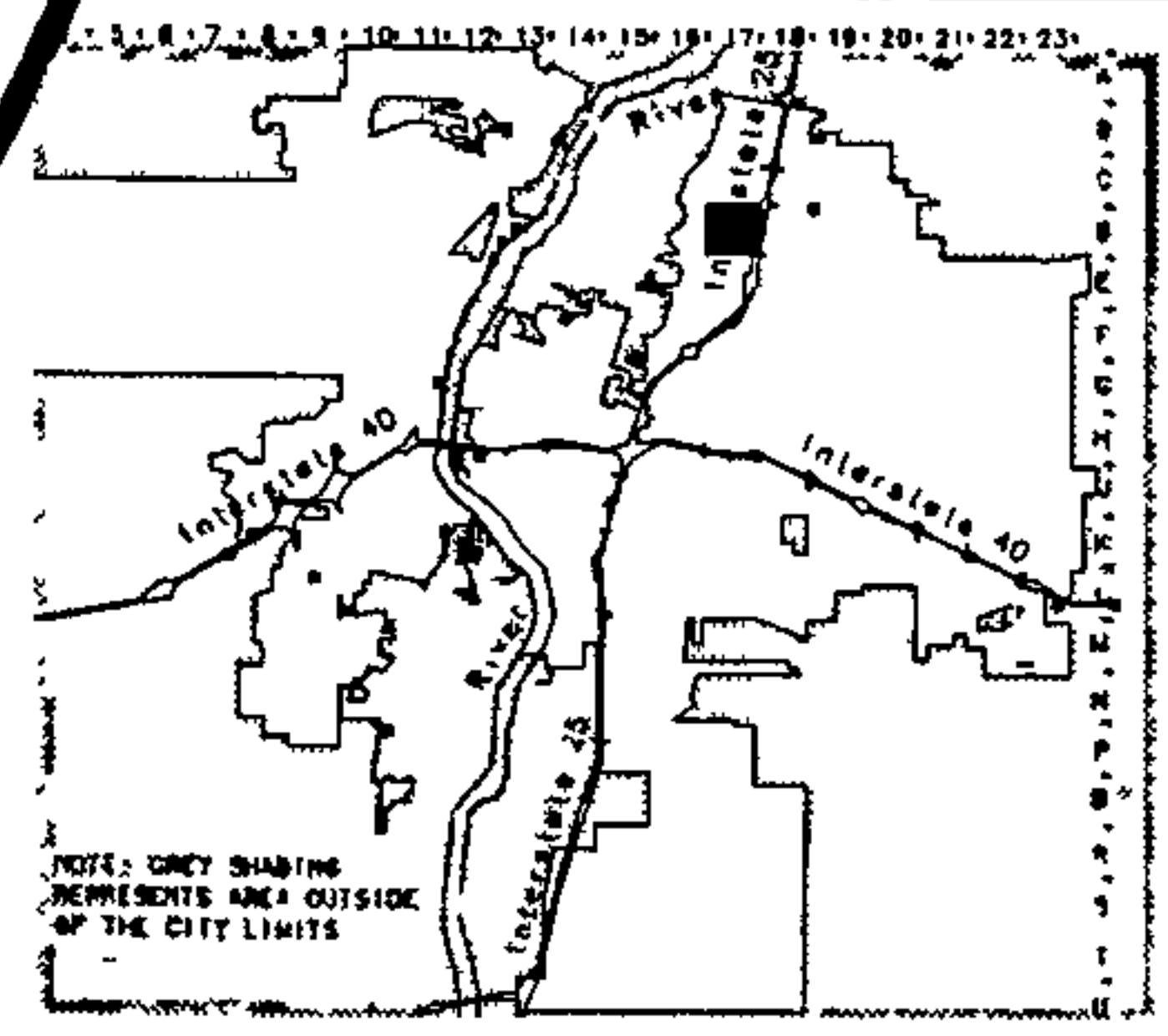
Sandy Handley 01/30/07
 Planner signature / date
Project # 1003572



Zone Atlas Page
D-16-Z

Map Amended through August 03, 2004

Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2004



NOTE: GREY SHADING REPRESENTS AREAS OUTSIDE OF THE CITY LIMITS



Zone Atlas Page
D-17-Z

Map Amended through August 03, 2004

Albuquerque Geographic Information System
PLANNING DEPARTMENT
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Surveys Southwest, Ltd

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306*

January 25, 2007

DEVELOPMENT REVIEW BOARD MEMBERS
PLAZA DEL SOL
600 SECOND STREET NW
ALBUQUERQUE, NM 87102

REF: PROJECT #1003572 / TRACTS A-1 THRU A-4, PHASE 2, UNIT 2, JOURNAL
CENTER

Dear Board Members:

The purpose of this vacation/replat is to depict the 350' PNM easement that was released and to grant new PNM easements as shown.

If you have any questions please feel free to contact me.

Sincerely,



Dan Graney
President

January 25, 2007

I, Angelo Brunacini, owner of Lots A-1 thru A-4, Phase 2, Unit 2, Journal Center, do hereby authorize the vacation action of the 350' PNM easement that was released and to grant new PNM easements as shown on the replat.

[Handwritten signature of Angelo Brunacini]

1-26-07

Angelo Brunacini

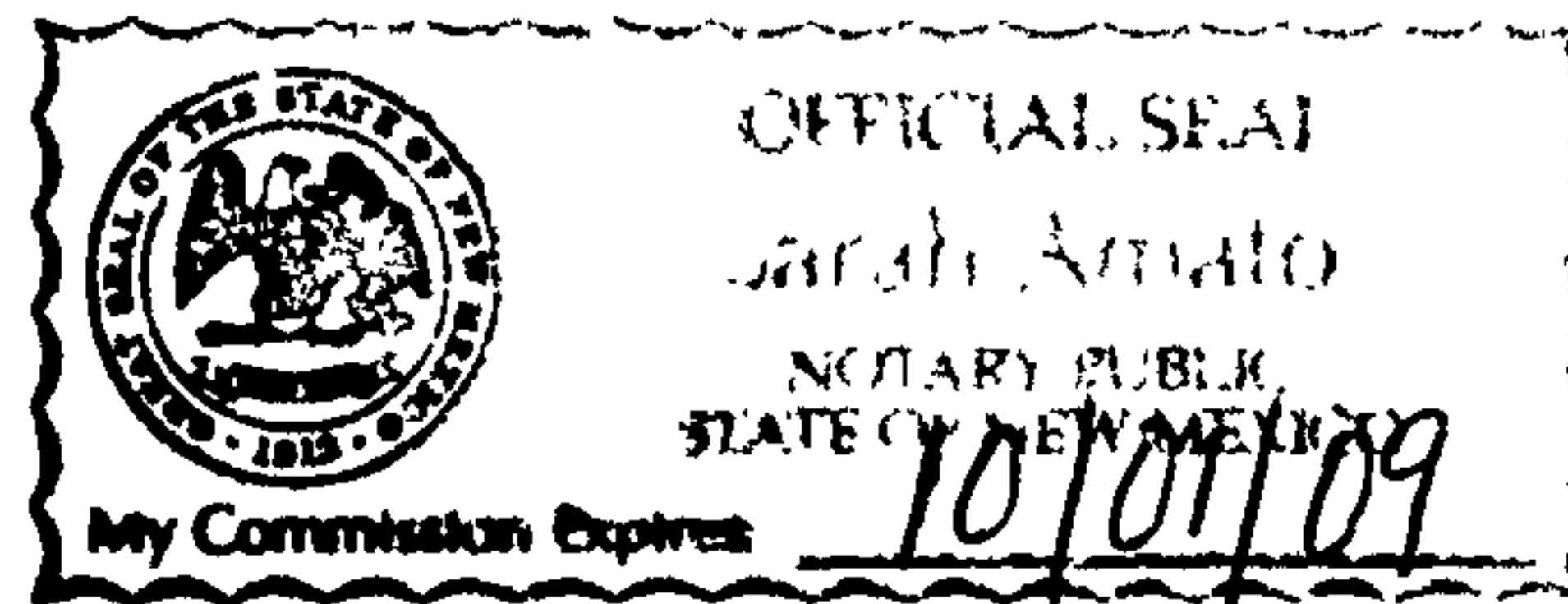
Date

ACKNOWLEDGMENT

STATE OF NEW MEXICO)

) SS

COUNTY OF BERNALILLO)



The foregoing instrument was acknowledged before me this 26th day of JANUARY, 2007

By: Angelo Brunacini

[Handwritten signature of Sarah Amato]

My Commission Expires:

10/01/09

Notary Public

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

PAID RECEIPT

APPLICANT NAME ANGELO BRUNACINI
AGENT SURVEYS SOUTHWEST LTD
ADDRESS 333 LOMAS BLVD NE
PROJECT & APP # 1003572/07DEB 00090
PROJECT NAME TR A1, A-4 PHASE 2 UNIT 2
JOURNAL CENTER
\$ 20.00 441032/3424000 Conflict Management Fee
\$ 45.00 441006/4983000 DRB Actions
\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ _____ 441018/4971000 Public Notification
\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
\$ 65.00 TOTAL AMOUNT DUE

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

SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD NE
ALBUQUERQUE, NM 87102
(505) 998-0303

COMPASS BANK
ALBUQUERQUE, NEW MEXICO
95-78-1070

9448

DATE
1/30/07

AMOUNT

\$ 65.00

PAY TO THE ORDER OF:

SIXTY-FIVE 00/100
CITY OF ALBUQUERQUE

David Coney

⑈009448⑈ ⑆107000783⑆ 0078921323⑈

PUBLIC SERVICE COMPANY OF NEW MEXICO
EASEMENT (ELECTRIC)

THIS EASEMENT made this 31st day of March, 2005 by and between

Brunacini Development Ltd. Co.

(Grantor) and PUBLIC SERVICE COMPANY OF NEW MEXICO, a New Mexico corporation, and Qwest Corporation authorized to do business in New Mexico (Grantee), and their successors and assigns. The rights of Grantee-Qwest Corporation hereunder are for communications purposes only.

WITNESSETH:

Grantor, for and in consideration of the sum of One Dollar (\$1.00) in hand paid and other valuable consideration, the receipt of which is acknowledged, does hereby give, bargain, sell, grant and convey unto Grantee a perpetual easement to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain overhead and/or underground facilities for the transmission and distribution of electric power and energy and facilities for fiber optics and other communication purposes. Such facilities may include (but are not limited to) lines, cables, poles, guy wires, anchors, conduits and other equipment, fixtures, appurtenances and structures necessary to maintain such facilities on, over, beneath, through and across the easement hereinafter described, together with free access to, from and over said easement, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein, and with the right to utilize the easement to extend services to customers of Grantee, and to trim and remove any trees, shrubs, bushes or vegetation and remove any structures which interfere with the purposes set forth herein. The easement granted herein is within lands situate in Bernalillo County, New Mexico, and is more particularly described as follows, to wit:

PNM ROWT Number 12160 (Referencing Existing PNM Doc. Nos. 509.1.1 & 555.1.3)

An easement within Tract A-1 of Plat of JOURNAL CENTER, PHASE 2, UNIT 2 situate in Section 23, T. 11 N., R. 3 E., N.M.P.M., Bernalillo County, New Mexico, as the same is shown and designated on said Plat filed for record in the Office of the County Clerk of Bernalillo County in Plat Book 2004C, Page 343 on October 28, 2004 and being more particularly described by metes and bounds as follows:

Beginning at a point on the south boundary line of said Tract A-1, whence the southeast corner of said Tract A-1 bears S.89°41'26"E., 15.08 feet distant; running thence N.89°41'26"W., 50.00 feet; thence N.00°09'41"E., 446.17 feet; thence S.89°59'38"E., 26.61 feet; thence S.00°09'41"W., 133.63 feet; thence S.89°40'04"E., 14.07 feet; thence S.00°19'56"W., 60.00 feet to a point on curve; thence easterly, 18.61 feet along the arc of curve, concave southwesterly, said arc having a radius of 25.00 feet and a chord which bears S.77°31'03"E., 10.53 feet; thence S.00°09'41"W., 250.45 feet to the point of beginning.

See Exhibit "A" for drawing of legal description

Grantor hereby covenants that Grantor is the true and lawful owner of the land described herein.

Grantor shall have the right to use the above described easement for purposes not inconsistent with the rights hereby granted, provided that Grantor shall not erect nor construct any building, pool or other structure thereon, nor drill nor operate any well thereon, nor conduct any activity which violates provisions of the National Electric Safety Code.

The provisions hereof shall inure to the benefit of and bind the heirs, executors, mortgages, leases, assigns, successors and assigns of the parties hereto. Grantee shall have the unrestricted right to sell, transfer, assign, pledge, mortgage, lease, grant licenses or other use or occupancy rights with respect to, or otherwise dispose of, in whole or in part, any interest in the easement, and such assigns shall have the further right to convey, in whole or in part, the rights granted to them by Grantee.

WITNESS my hand and seal this 31 day of March, 2005

Angelo Brunacini (SEAL) _____ (SEAL)

(SEAL) _____ (SEAL)

ACKNOWLEDGMENT

STATE OF
COUNTY OF

This instrument was acknowledged before me on _____, 20____.



2005046342
8242398
Page: 1 of 2
04/05/2005 01:05P
Bk-A94 Pg-6201

FOR RECORDER'S USE ONLY

Notary Public
ACKNOWLEDGMENT FOR CORPORATION
STATE OF NEW MEXICO
COUNTY OF BERNALILLO
This instrument was acknowledged before me on _____, 2005
By Angelo Brunacini Managing Member
(Name of Officer) (Title of Officer)

of Brunacini Development Ltd. Co.
(Corporation Acknowledgment)
a New Mexico corporation, on behalf of said corporation.
(State of Incorporation)

My Commission Expires: _____
(Date)
Cynthia B. Bille
Notary Public

PNM
REFERENCE
NUMBER

PUBLIC SERVICE COMPANY OF NEW MEXICO
UNDERGROUND EASEMENT (ELECTRIC)

THIS EASEMENT made this 31st day of March 2005 by and between

Brunacini Development Ltd. Co.

(Grantor) and PUBLIC SERVICE COMPANY OF NEW MEXICO, a New Mexico corporation (Grantee), and their successors and assigns

WITNESSETH

Grantor, for and in consideration of the sum of One Dollar (\$1.00) in hand paid and other valuable consideration, the receipt of which is acknowledged, does hereby give, bargain, sell, grant and convey unto Grantee a perpetual easement to build, rebuild, construct, reconstruct, locate, relocate, change, receive, replace, modify, renew, operate and maintain underground facilities for the transmission and distribution of electric power and energy and facilities for fiber optics and other communication purposes. Such facilities may include (but are not limited to) lines, cables, conduits and other equipment, fixtures, appurtenances and structures necessary to maintain such facilities on, over, beneath, through and across the easement hereinafter described, together with free access to, from and over and egress, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein, and with the right to utilize the easement to extend services to customers of Grantee, and to trim and remove any trees, shrubs, bushes or vegetation and remove any structures which interfere with the purposes set forth herein. The easement granted herein is within lands situate in Bernalillo County, New Mexico, and is more particularly described as follows, to wit:

PNM Project No. 11473

An easement within Tract A-2 of Plat of Tracts A-1, A-2, A-3, & A-4, JOURNAL CENTER, PHASE 2, UNIT 2, situate in Sections 22 & 23, T.9N., R.3E., N.M.P.M., Bernalillo County, New Mexico, as the same is shown and designated on said Plat filed for record in the office of the County Clerk of Bernalillo County in Plat Book 2004C, Page 343, on October 28, 2004, and being more particularly described as follows:

An easement fifteen feet (15') by seventy feet (70') lying in the southeast corner of said Tract A-2. Being the South 15.00' of the East 70.00' of said Tract A-2.

Grantor hereby covenants that Grantor is the true and lawful owner of the land described herein. Grantor shall have the right to use the above described easement for purposes not inconsistent with the rights hereby granted, provided that Grantor shall not erect nor construct any building, pool or other structure thereon, nor drill nor operate any well thereon, nor conduct any activity which violates provisions of the National Electric Safety Code.

The provisions hereof shall inure to the benefit of and bind the heirs, successors, mortgagees, lessees, tenants, successors and assigns of the parties hereto. Grantor shall have the unrestricted right to sell, transfer, assign, pledge, mortgage, lease, grant licenses or other use or occupancy rights with respect to, or otherwise dispose of, in whole or in part, any interest in the easement, and such assignee shall have the further right to convey, in whole or in part, the rights granted to them by Grantor.

WITNESS my hand and seal this 31 day of MARCH 2005

[Handwritten signature]

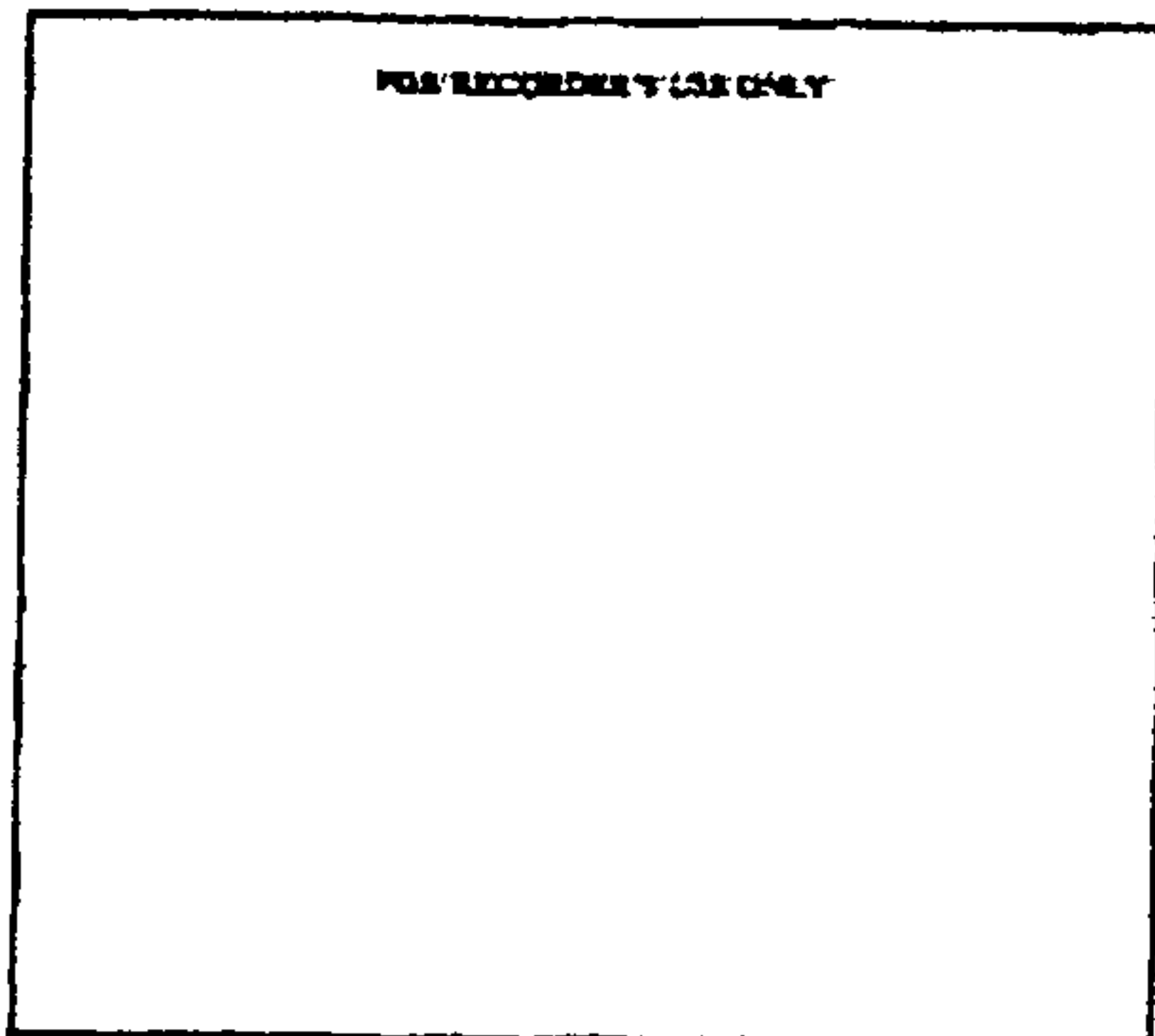
Angelo Brunacini (SEAL) _____ (SEAL)

ACKNOWLEDGMENT

STATE OF
COUNTY OF

This instrument was acknowledged before me on _____ 20____

By _____
My commission expires _____
(Seal)



Notary Public
ACKNOWLEDGMENT FOR CORPORATION
STATE OF NEW MEXICO
COUNTY OF BERNALILLO
This instrument was acknowledged before me on
MARCH 31 2005
By Angelo Brunacini Managing Member
(Name of Officer) (Title of Officer)
of Brunacini Development Ltd. Co.
(Corporation Acknowledgment)
a New Mexico corporation, on behalf of said corporation
(State of Incorporation)

My Commission Expires
(Seal) 3-31-07
[Handwritten signature]
Notary Public

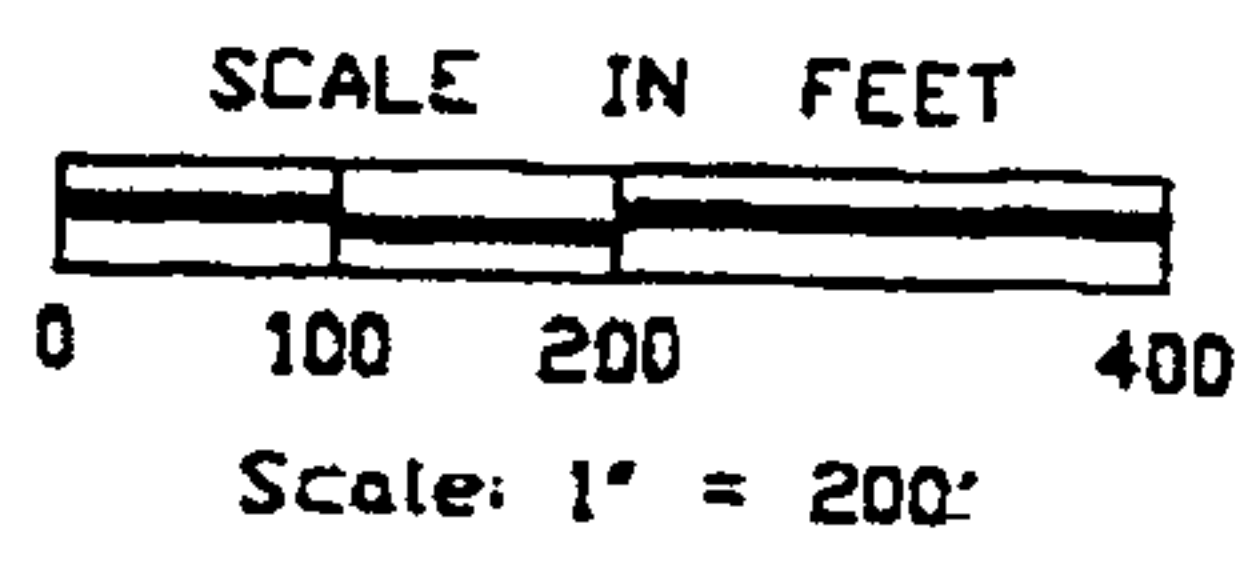
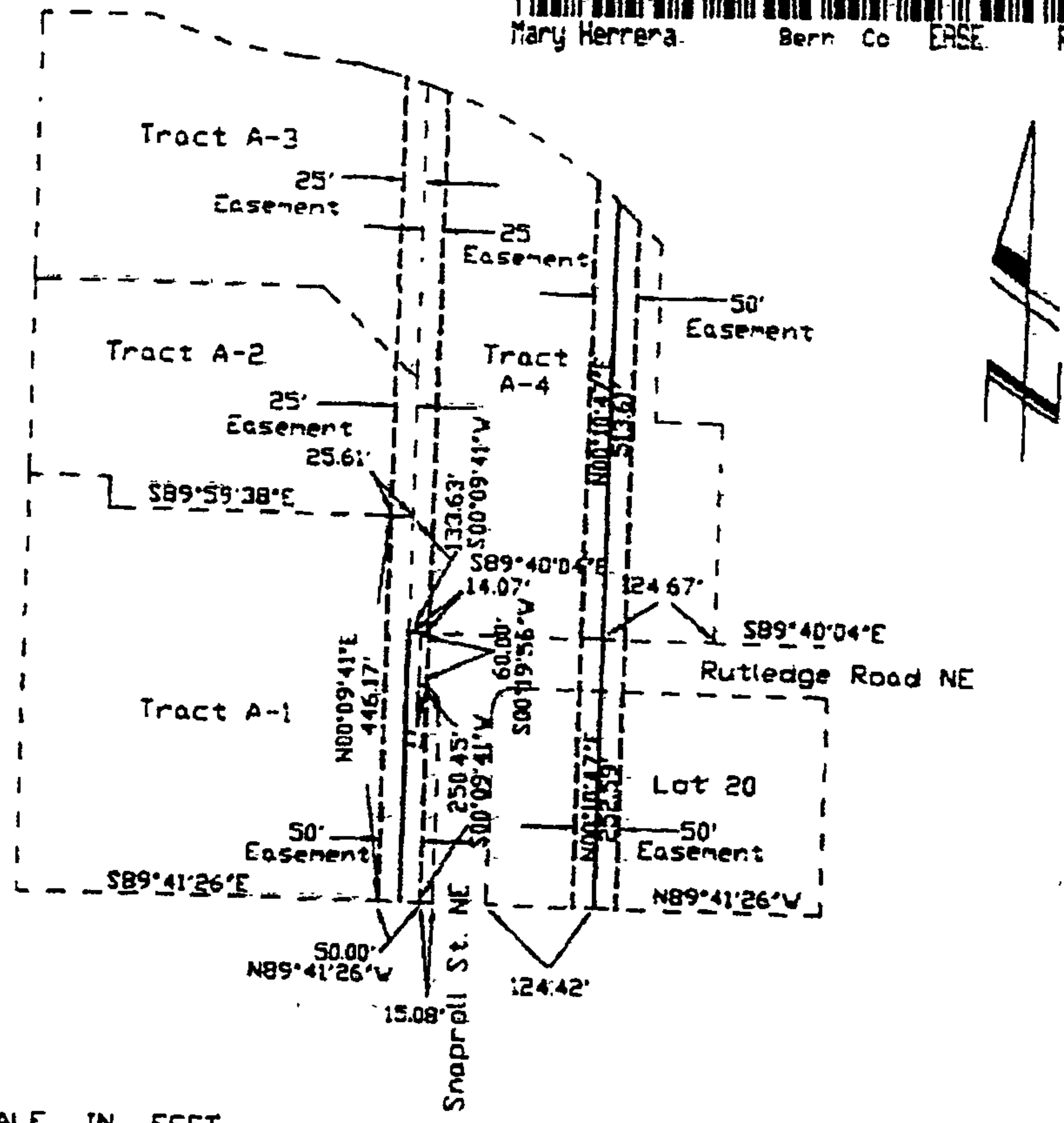
PNM
REFERENCE
NUMBER
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Page 1 of 2
84/85/2005 01 85P
BX-894 Pg-6207



Mary Herrera Bern Co. EASE R 11.00



Mary Herrera. Bern Co ERSE R 11 98



CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	10.61	25.00

SURVEYOR'S CERTIFICATION

I, Leonard G. Martinez, New Mexico Professional Land Surveyor No. 9801, certify that this map was prepared from field notes of actual surveys made by me or under my supervision; and that it is true and correct to the best of my knowledge and belief.

Leonard G. Martinez

Leonard G. Martinez, N.M.L.S. No. 9801

EXHIBIT A

PROPOSED ELECTRIC LINE XING
 Tracts A-1, A-2, A-3, A-4 & Tract 20
 Journal Center, Phase 2, Unit 2
 WITHIN SEC. 23, T.11 N., R.3 E., N.M.P.M.
 BERNALILLO COUNTY, NEW MEXICO
 PUBLIC SERVICE CO. OF NEW MEXICO
 ALBUQUERQUE, NEW MEXICO

DWN BY: L.G.M. DATE: 03-29-2005
 OKD BY: SCALE SHOWN

Req. No. 12160

PUBLIC SERVICE COMPANY OF NEW MEXICO
EASEMENT (ELECTRIC)

THIS EASEMENT made this 31st day of March 2005 by and between

Brunacini Development Ltd. Co.

(Grantor) and PUBLIC SERVICE COMPANY OF NEW MEXICO, a New Mexico corporation, and Qwest Corporation authorized to do business in New Mexico (Grantee), and their successors and assigns. The rights of Grantee-Qwest Corporation hereunder are for communication purposes only.

WITNESSETH

Grantor, for and in consideration of the sum of One Dollar (\$1.00) in hand paid and other valuable consideration, the receipt of which is acknowledged, does hereby give, bargain, sell, grant and convey unto Grantee a perpetual easement to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain overhead and/or underground facilities for the transmission and distribution of electric power and energy and facilities for fiber optics and other communication purposes. Such facilities may include (but are not limited to) lines, cables, poles, guy wires, anchors, conduits and other equipment, fixtures, appurtenances and structures necessary to maintain such facilities on, over, beneath, through and across the easement hereinafter described, together with free access to, from and over said easement, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein, and with the right to utilize the easement to extend services to customers of Grantee, and to trim and remove any trees, shrubs, bushes or vegetation and remove any structures which interfere with the purposes set forth herein. The easement granted herein is within lands situated in Bernalillo County, New Mexico, and is more particularly described as follows, to-wit:

PNM ROWT Number 12160 (Referencing Existing PNM Doc. Nos. 509.1.1 & 555.1.3)

An easement within Tract A-3 of Plat of JOURNAL CENTER, PHASE 2, UNIT 2 situated in Section 23, T. 11 N., R. 3 E., N.M.P.M., Bernalillo County, New Mexico, as the same is shown and designated on said Plat filed for record in the Office of the County Clerk of Bernalillo County in Plat Book 2004C, Page 343 on October 28, 2004 and being more particularly described as follows:

An easement twenty-five (25) feet wide, being the east twenty-five (25) feet of said Tract A-3.

See Exhibit "A" for drawing of legal description

Grantor hereby covenants that Grantor is the true and lawful owner of the land described herein. Grantor shall have the right to use the above described easement for purposes not inconsistent with the rights hereby granted, provided that Grantor shall not erect nor construct any building, pool or other structure thereon, nor drill nor operate any well thereon, nor conduct any activity which violates provisions of the National Electric Safety Code.

The provisions hereof shall inure to the benefit of and bind the heirs, executors, mortgages, leases, tenants, successors and assigns of the parties hereto. Grantee shall have the unrestricted right to sell, transfer, assign, pledge, mortgage, lease, grant licenses or other use of occupancy rights with respect to, or otherwise dispose of, in whole or in part, any interest in the easement, and such parties shall have the further right to convey, in whole or in part, the rights granted to them by Grantee.

WITNESS my hand and seal this 31 day of March 2005

[Signature] (SEAL) _____ (SEAL)
Angelo Brunacini (SEAL) _____ (SEAL)

ACKNOWLEDGMENT

STATE OF
COUNTY OF

This instrument was acknowledged before me on _____, 2005

By _____
My commission expires _____
(Date)

Notary Public
ACKNOWLEDGMENT FOR CORPORATION
STATE OF NEW MEXICO
COUNTY OF BERNALILLO
This instrument was acknowledged before me on
March 31 2005
By Angelo Brunacini Managing Member
(Name of Officer) (Title of Officer)
of Brunacini Development Ltd. Co.
(Corporation Acknowledgment)
a New Mexico corporation, on behalf of said corporation
(State of Incorporation)
My Commission Expires _____
(Date) [Signature]
Notary Public

FOR RECORDER'S USE ONLY
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Page: 1 of 2
84/85/2885 81 85P
Bk-894 Pg-6283
Bern Co ERSE R 11.66
Mary Herrera

PNM REFERENCE NUMBER

PUBLIC SERVICE COMPANY OF NEW MEXICO
EASEMENT (ELECTRIC)

ROWT #12160

THIS EASEMENT made this 31st day of March 2005 by and between
Brunacini Development Ltd. Co.

(Grantor) and PUBLIC SERVICE COMPANY OF NEW MEXICO a New Mexico corporation and Qwest Corporation authorized to do business in New Mexico (Grantee), and their successors and assigns. The rights of Grantor-Qwest Corporation hereunder are for communication purposes only.

WITNESSETH

Grantor, for and in consideration of the sum of One Dollar (\$1.00) in hand paid and other valuable considerations, the receipt of which is acknowledged, Grantor hereby give, bargain, sell, grant and convey unto Grantee a perpetual easement to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain overhead and/or underground facilities for the transmission and distribution of electric power and energy and facilities for fiber optics and other communication purposes. Such facilities may include (but are not limited to) lines, cables, poles, guy wires, anchors, conduits and other equipment, fixtures, appurtenances and structures necessary to maintain such facilities on, over, beneath, through and across the easement hereinafter described, together with free access to, from and over said easement, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein, and with the right to utilize the easement to extend services to customers of Grantee, and to trim and remove any trees, shrubs, bushes or vegetation and remove any structures which interfere with the purposes set forth herein. The easement granted herein is within lands situate in Bernalillo County, New Mexico, and is more particularly described as follows: to wit:

PNM ROWT Number 12160 (Referencing Existing PNM Doc. Nos. 549.1.1 & 555.1.3)

An easement within Tract A-4 of Plat of JOURNAL CENTER, PHASE 2, UNIT 2 situate in Section 23, T. 11 N., R. 3 E., N.M.P.M., Bernalillo County, New Mexico, as the same is shown and designated on said Plat filed for record in the Office of the County Clerk of Bernalillo County in Plat Book 2004C, Page 343 on October 28, 2004 and being more particularly described as follows:

An easement twenty-five (25) feet wide, being the w



Mary Herrera

Bern Co ERSE

R 11 98

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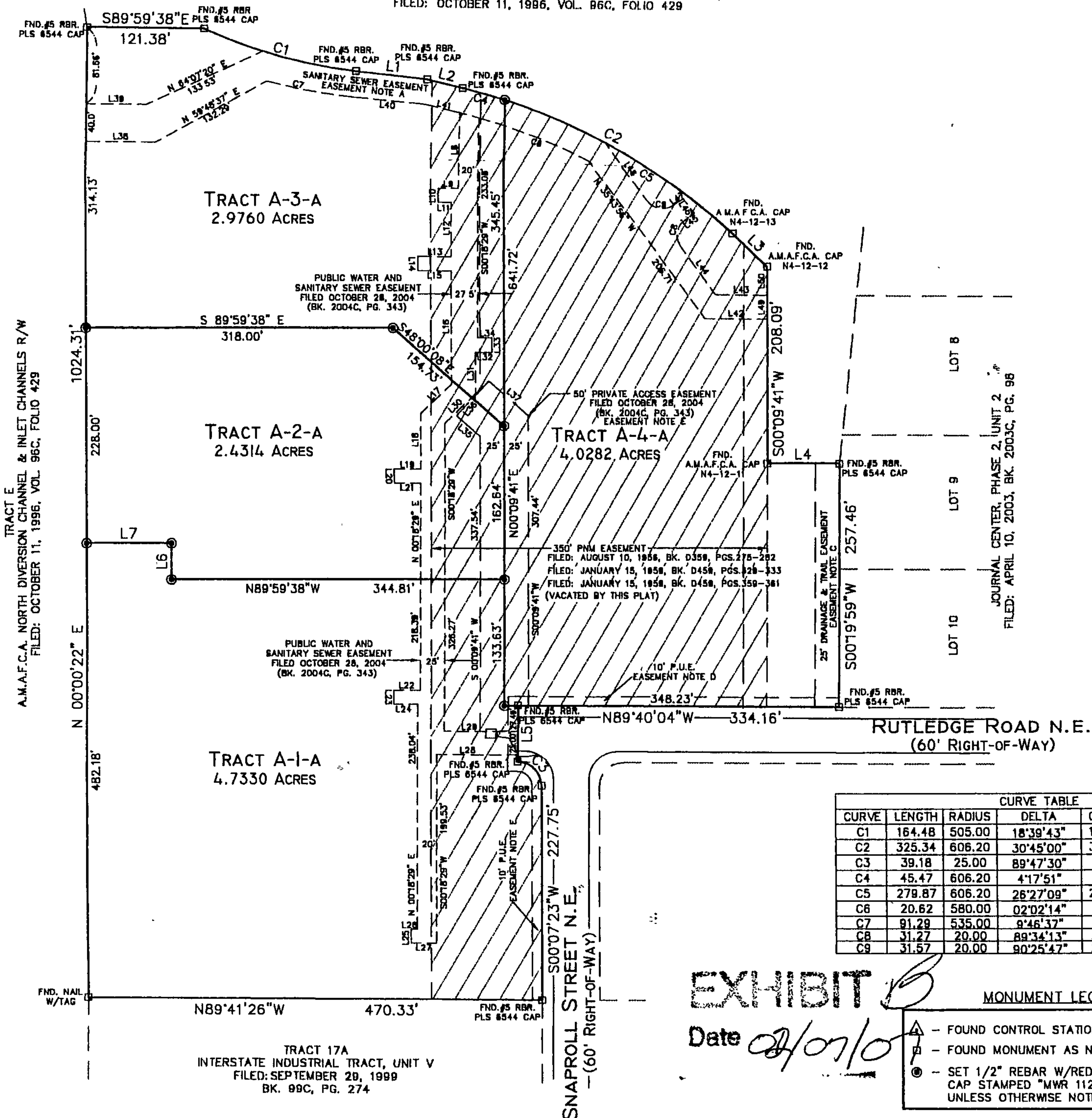
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Page 2 of 2

04/05/2005 01 85P

Bk-A94 Pg-6263

TRACT E
A.M.A.F.C.A. NORTH DIVERSION CHANNEL & INLET CHANNELS R/W
FILED: OCTOBER 11, 1986, VOL. 86C, FOLIO 429



TRACT E
A.M.A.F.C.A. NORTH DIVERSION CHANNEL & INLET CHANNELS R/W
FILED: OCTOBER 11, 1986, VOL. 96C, FOLIO 429

TRACT 17A
INTERSTATE INDUSTRIAL TRACT, UNIT V
FILED: SEPTEMBER 29, 1989
BK. 98C, PG. 274

SNAPROLL STREET N.E.
-(60' RIGHT-OF-WAY)

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	164.48	505.00	18°39'43"	163.76	S74°39'50"E
C2	325.34	606.20	30°45'00"	321.45	S61°07'47"E
C3	39.18	25.00	89°47'30"	35.28	S44°46'22"E
C4	45.47	606.20	4°17'51"	45.46	S74°21'22"E
C5	279.87	606.20	26°27'09"	277.39	S58°58'52"E
C6	20.62	580.00	02°02'14"	20.62	S75°36'00"E
C7	91.29	535.00	8°46'37"	91.18	S79°52'40"E
C8	31.27	20.00	89°34'13"	28.18	S09°28'57"W
C9	31.57	20.00	90°25'47"	28.39	S80°31'03"E

EXHIBIT

Date 08/07/07

MONUMENT LEGEND	
▲	- FOUND CONTROL STATION AS NOTED
□	- FOUND MONUMENT AS NOTED
⊙	- SET 1/2" REBAR W/RED PLASTIC CAP STAMPED "MWR 11224" UNLESS OTHERWISE NOTED

L5	60
L6	38
L7	87
L8	79
L9	21
L10	15
L11	13
L12	57
L13	34
L14	15
L15	34
L16	11
L17	44
L18	59
L19	27
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L21	
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L49	
L50	

- EASEMENT NOTES:
- A. PUBLIC SANITARY S
FILED: APRIL 10, 20
 - B. 350' PNM EASEMEN
FILED: AUGUST 10,
FILED: JANUARY 15
FILED: JANUARY 15
 - C. 25' CITY OF ALBUQ
FILED: APRIL 10, 2
 - D. 10' PUBLIC UTILITY
FILED: APRIL 10, 20
 - E. INGRESS AND EGRES
AND RUTLEDGE ROAD
FILED: OCTOBER 28,

SURVEYS S
333 LOMAS BLVD., N
ALBUQUERQUE, NEW
87102

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

Supplemental form

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: ANGELO BRUNACINI PHONE: 833-2928
 ADDRESS: 7400 MERIDIAN NW FAX: _____
 CITY: ALBU STATE NM ZIP 87121 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: _____
 AGENT (if any): SURVELLS SOUTHWEST, LTD PHONE: 998-0303
 ADDRESS: 333 LOMAS BLVD NE FAX: 998-0306
 CITY: ALBU STATE NM ZIP 87102 E-MAIL: _____

DESCRIPTION OF REQUEST:

TO DEPICT THE 350' PNM EASEMENT RELEASE & NEW PNM EASEMENTS AS RECORDED. (PRELIM/FINAL)

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. TRACTS A-1, A-2, A-3, & A-4 Block: PHASE 2 Unit: 2
 Subdiv. / Addn. JOURNAL CENTER
 Current Zoning: IP Proposed zoning: N/A
 Zone Atlas page(s): D-16-Z & D-17-Z No. of existing lots: 4 No. of proposed lots: 4
 Total area of site (acres): 14.1686 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
 Within city limits? Yes. No, but site is within 5 miles of the city limits. Within 1000FT of a landfill? NO
 UPC No. 1-017-063-003-169-30429, 1-017-063-003-207-30428 GCD Map No. N/A

LOCATION OF PROPERTY BY STREETS: On or Near: NORTH DIVERSION CHANNEL
 Between: SNAPROLL STREET NE and TRUTLEDGE ROAD 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.): Proj # 1003572

Check-off if project was previously reviewed by Sketch Plat/Plan? , or Pre-application Review Team? . Date of review: _____
 SIGNATURE Dan Graney DATE 1-12-07
 (Print) Dan Graney _____ Applicant Agent

1-017-063-003-236-30427
 1-017-063-036-193-30426

FOR OFFICIAL USE ONLY

INTERNAL ROUTING		Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/>	All checklists are complete	<u>07 DRB - 00035</u>	<u>P.F</u>	<u>5(3)</u>	<u>\$ 425.00</u>
<input checked="" type="checkbox"/>	All fees have been collected				<u>\$ 20.00</u>
<input checked="" type="checkbox"/>	All case #s are assigned				\$
<input checked="" type="checkbox"/>	AGIS copy has been sent				\$
<input type="checkbox"/>	Case history #s are listed				\$
<input checked="" type="checkbox"/>	Site is within 1000ft of a landfill				\$
<input checked="" type="checkbox"/>	F.H.D.P. density bonus				\$
<input checked="" type="checkbox"/>	F.H.D.P. fee rebate				\$
		Hearing date <u>January 24, 2007</u>			Total <u>\$ 445.00</u>
<u>Andrew Jones 1/12/07</u>		Project # <u>1003572</u>			

Form revised 4/04

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

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

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

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Copy of previous D.R.B. approved infrastructure list
- Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
- Any original and/or related file numbers are listed on the cover application

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

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

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

DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.

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

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

NO INTERNAL ROUTING
DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.

AMENDMENT TO PRELIMINARY PLAT (with minor changes) **Your attendance is required.**

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings.
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
 - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year

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

Jan Graney Applicant name (print)
Jan Graney Applicant signature / date
 1.12.07



Form revised 8/04, 1/05 & 10/05

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

Application case numbers
 07DRB - _____ - 00035
 _____ - _____ - _____
 _____ - _____ - _____

Andrew Garcia 1/12/07
 Planner signature / date
Project # 1003572

SURVEYS SOUTHWEST, LTD

333 LOMAS BLVD NE, ALBUQUERQUE, NM 87102
PHONE/505-998-0303, FAX/505-998-0306

January 12, 2007

Development Review Board
Plaza Del Sol
600 Second Street NW
Albuquerque, NM 87102

RE: Journal Center

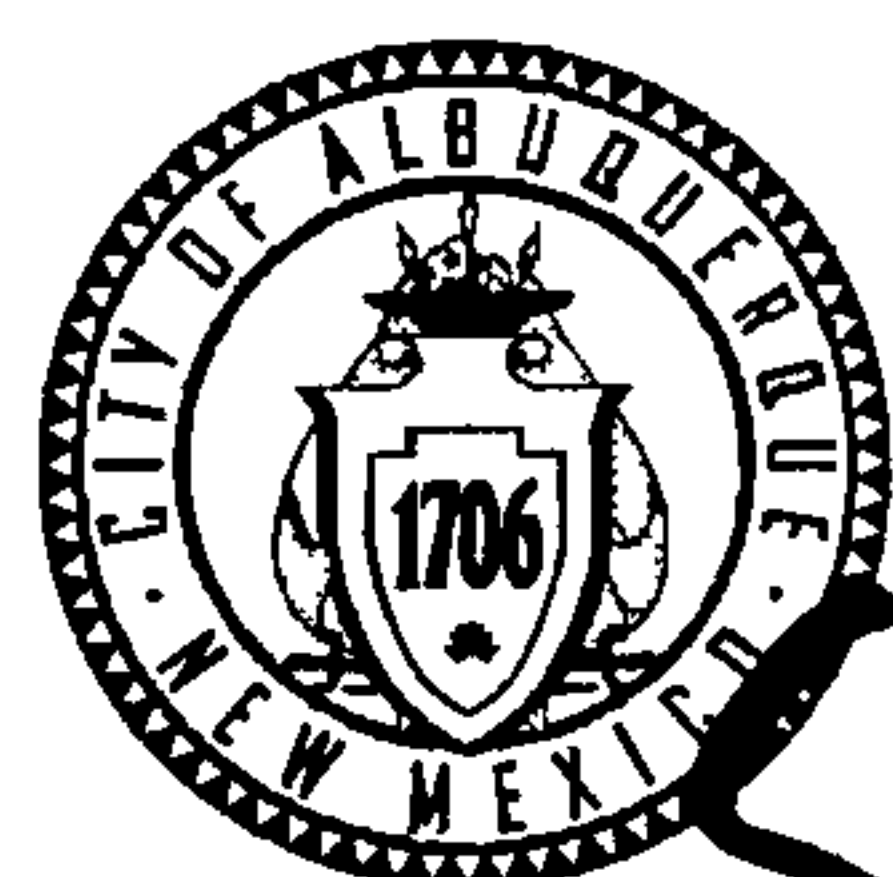
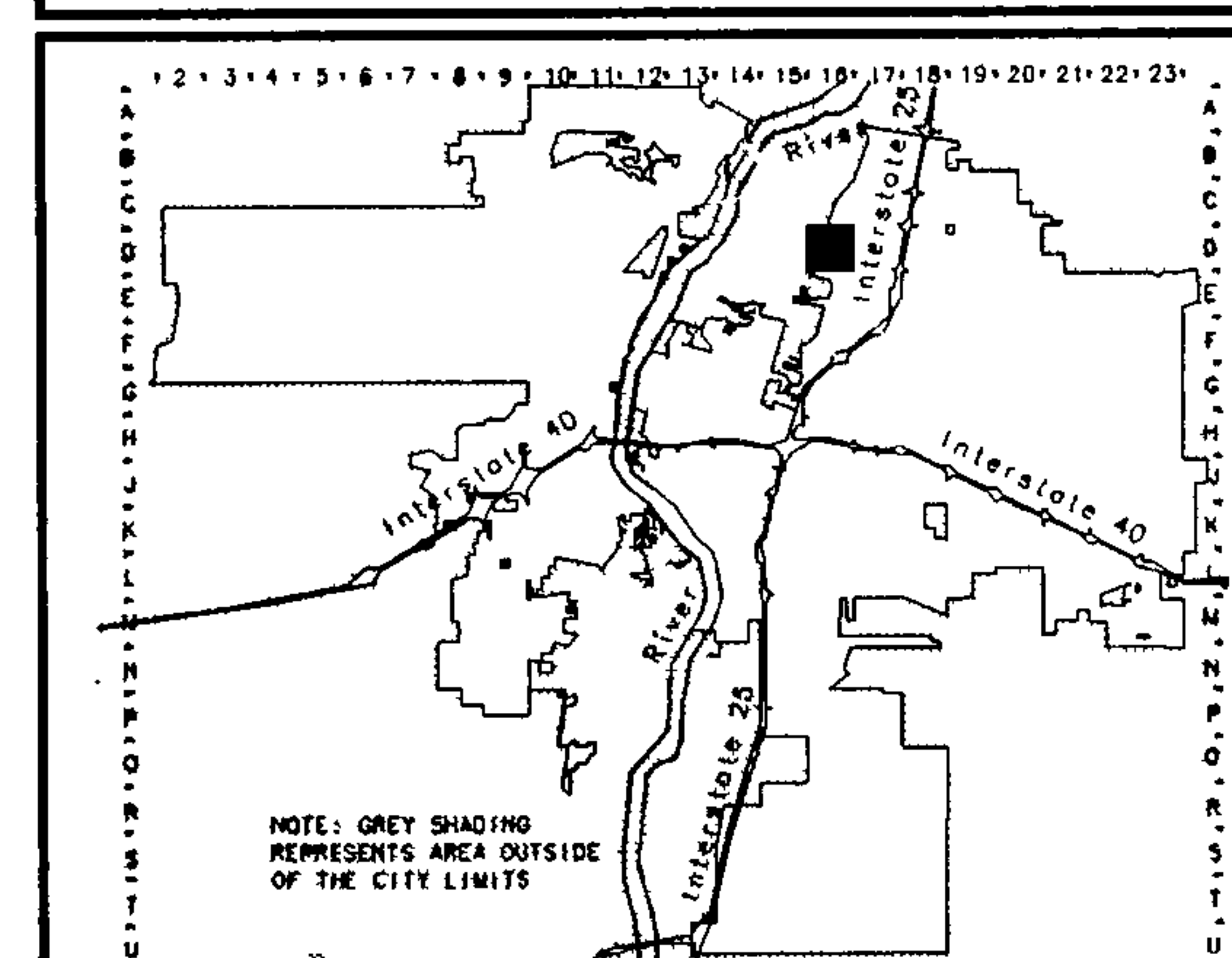
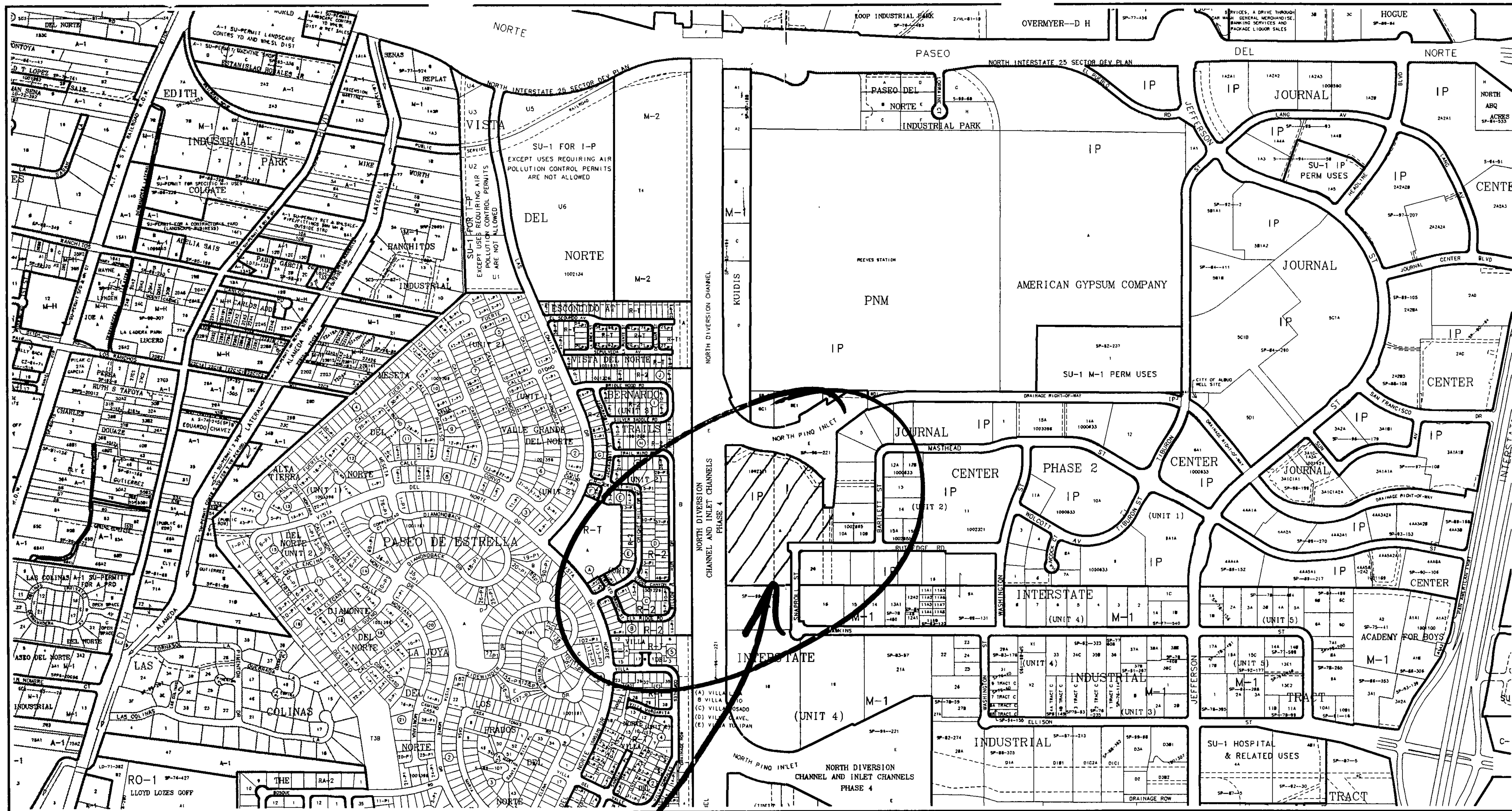
Dear Board Members,

The purpose of this replat is to depict the waiver and release of an existing 350' PNM easement and newly recorded PNM easements.

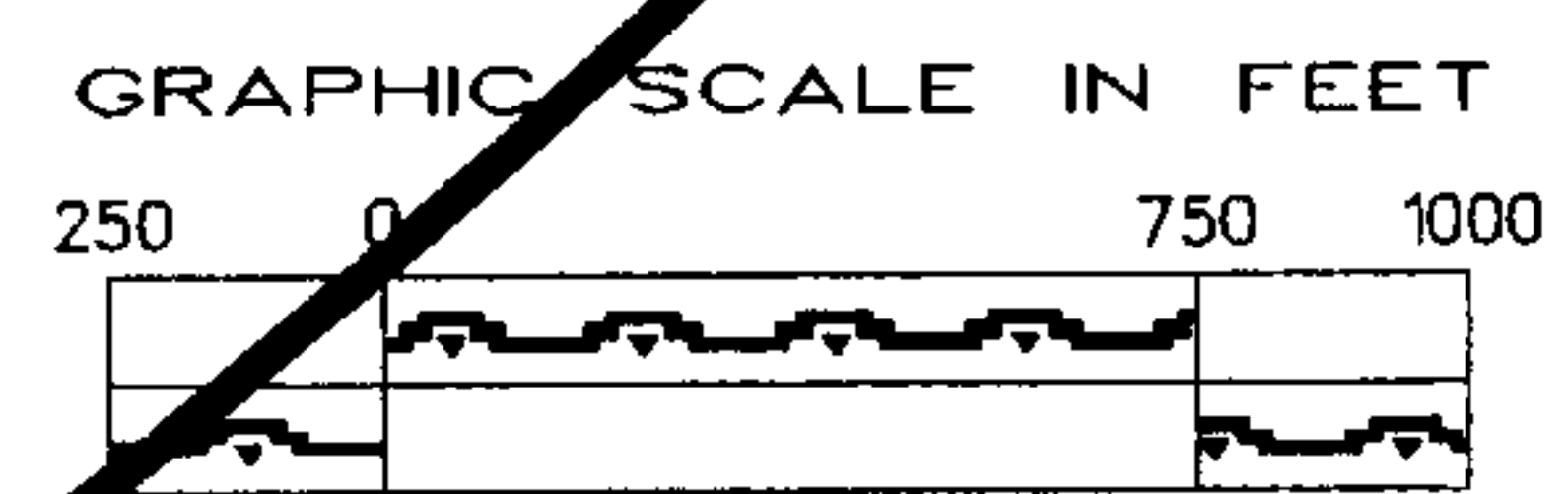
Thank you,



Dan Graney
President



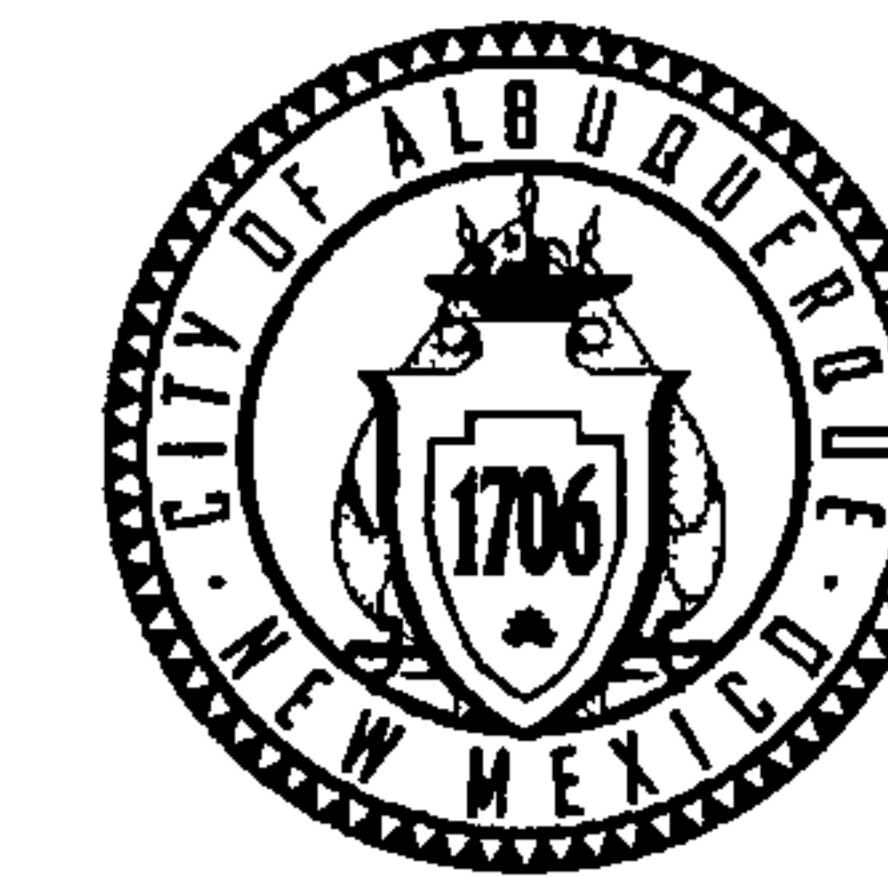
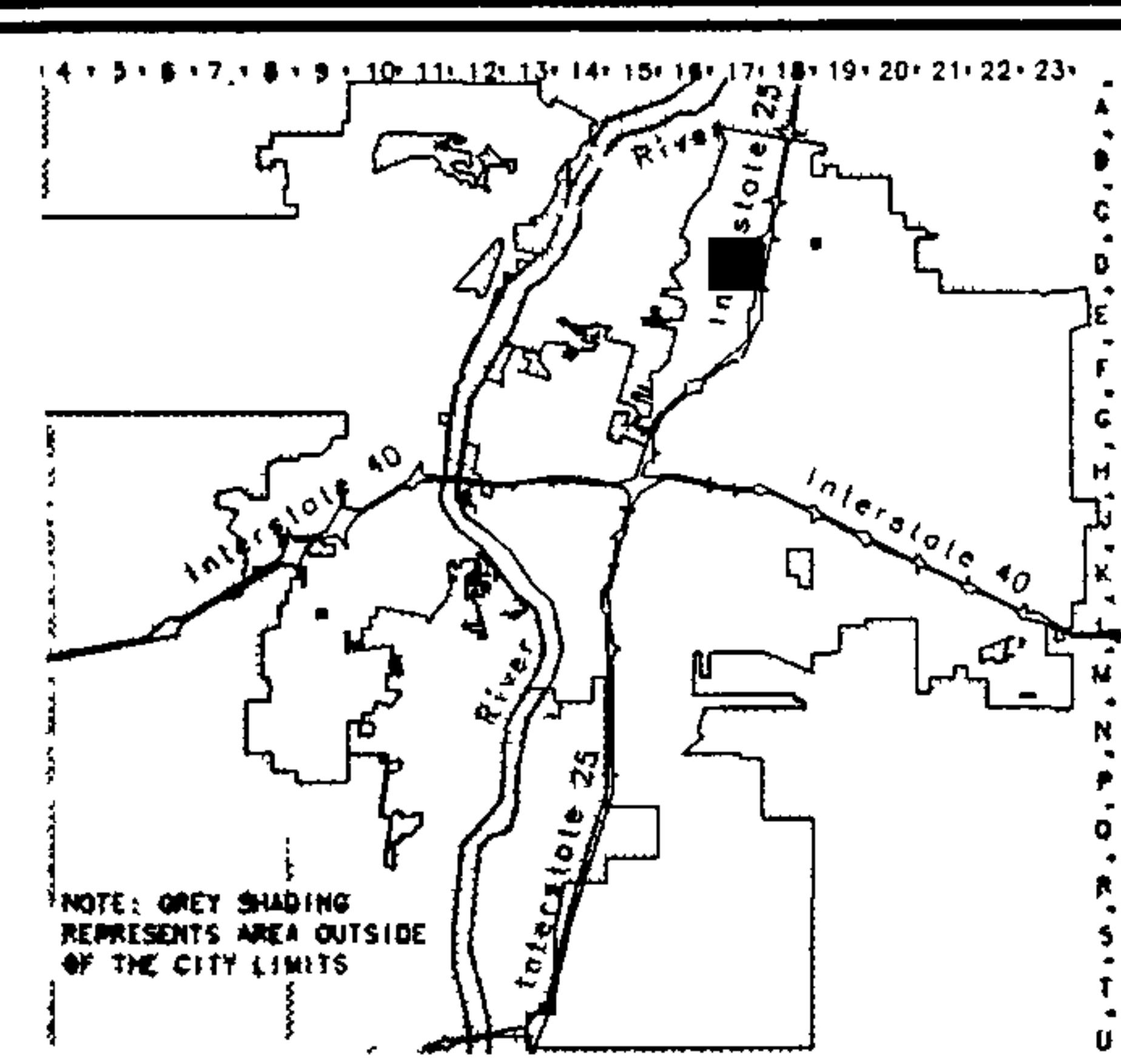
Albuquerque Geographic Information System
PLANNING DEPARTMENT
 © Copyright 2004



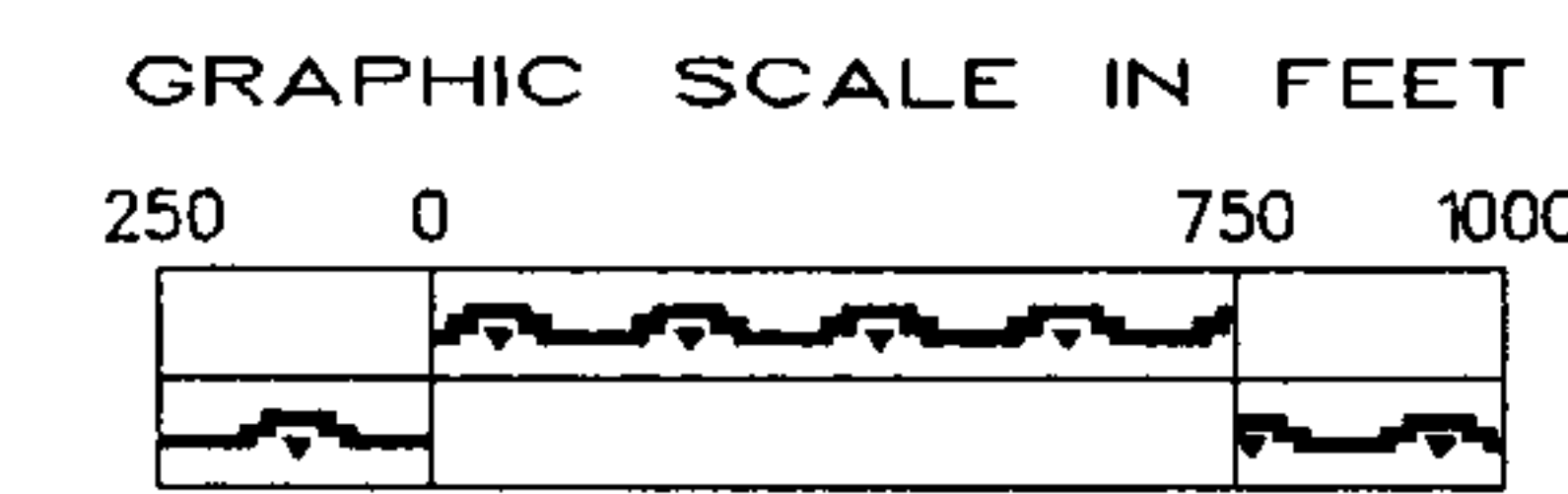
Zone Atlas Page

D-16-Z

Map Amended through August 03, 2004



Albuquerque Geographic Information System
PLANNING DEPARTMENT
 © Copyright 2004



Zone Atlas Page

D-17-Z

Map Amended through August 03, 2004

PUBLIC SERVICE COMPANY OF NEW MEXICO
EASEMENT (ELECTRIC)

THIS EASEMENT made this 31st day of March, 2005 by and between

Brunacini Development Ltd. Co.

(Grantor) and PUBLIC SERVICE COMPANY OF NEW MEXICO, a New Mexico corporation, and Qwest Corporation authorized to do business in New Mexico (Grantees), and their successors and assigns. The rights of Grantor-Qwest Corporation hereunder are for communications purposes only.

WITNESSETH:

Grantor, for and in consideration of the sum of One Dollar (\$1.00) in hand paid and other valuable consideration, the receipt of which is acknowledged, does hereby give, bargain, sell, grant and convey unto Grantees a perpetual easement to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain overhead and/or underground facilities for the transmission and distribution of electric power and energy and facilities for fiber optics and other communication purposes. Such facilities may include (but are not limited to) lines, cables, poles, guy wires, anchors, conduits and other equipment, fixtures, appurtenances and structures necessary to maintain such facilities on, over, beneath, through and across the easement hereinafter described, together with free access to, from and over said easement, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein, and with the right to utilize the easement to extend services to customers of Grantees, and to trim and remove any trees, shrubs, bushes or vegetation and remove any structures which interfere with the purposes set forth herein. The easement granted herein is within lands situate in Bernalillo County, New Mexico, and is more particularly described as follows, to wit:

PNM ROWT Number 12160 (Referencing Existing PNM Doc. Nos. 509.1.1 & 555.1.3)

An easement within Tract A-1 of Plat of JOURNAL CENTER, PHASE 2, UNIT 2 situate in Section 23, T. 11 N., R. 3 E., N.M.P.M., Bernalillo County, New Mexico, as the same is shown and designated on said Plat filed for record in the Office of the County Clerk of Bernalillo County in Plat Book 2004C, Page 343 on October 28, 2004 and being more particularly described by metes and bounds as follows:

Beginning at a point on the south boundary line of said Tract A-1, whence the southeast corner of said Tract A-1 bears S.89°41'26"E., 15.08 feet distant; running thence N.89°41'26"W., 50.00 feet; thence N.00°09'41"E., 446.17 feet; thence S.89°59'38"E., 26.61 feet; thence S.00°09'41"W., 133.63 feet; thence S.89°40'04"E., 14.07 feet; thence S.00°19'56"W., 60.00 feet to a point on curve; thence easterly, 10.61 feet along the arc of curve, concave southwesterly, said arc having a radius of 25.00 feet and a chord which bears S.77°31'03"E., 10.53 feet; thence S.00°09'41"W., 250.45 feet to the point of beginning.

See Exhibit "A" for drawing of legal description

Grantor hereby covenants that Grantor is the true and lawful owner of the land described herein. Grantor shall have the right to use the above described easement for purposes not inconsistent with the rights hereby granted, provided that Grantor shall not erect nor construct any building, pool or other structure thereon, nor drill nor operate any well thereon, nor conduct any activity which violates provisions of the National Electric Safety Code.

The provisions hereof shall inure to the benefit of and bind the heirs, executors, administrators, assigns, successors and assigns of the parties hereto. Grantees shall have the unrestricted right to sell, transfer, assign, pledge, mortgage, lease, grant licenses or other use or occupancy rights with respect to, or otherwise dispose of, in whole or in part, any interest in the easement, and such assigns shall have the further right to convey, in whole or in part, the rights granted to them by Grantees.

WITNESS my hand and seal this 31 day of March, 2005

Angelo Brunacini (SEAL) _____ (SEAL)

(SEAL) _____ (SEAL)

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____
This instrument was acknowledged before me on _____, 20____.



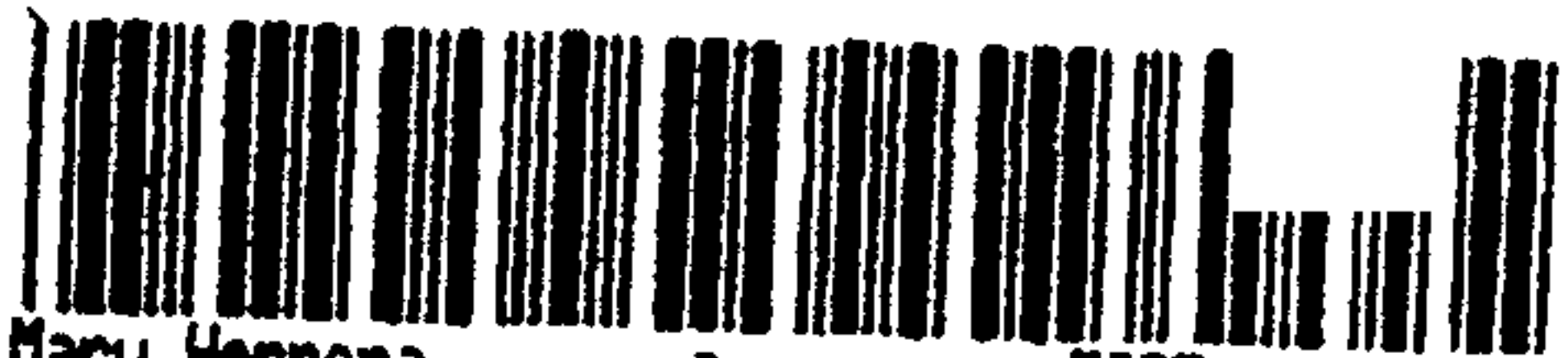
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Page: 1 of 2
04/05/2005 01:05P
Bk-494 Pg-6201

FOR RECORDER'S USE ONLY

Notary Public
ACKNOWLEDGMENT FOR CORPORATION
STATE OF NEW MEXICO
COUNTY OF BERNALILLO
This instrument was acknowledged before me on _____, 2005
By Angelo Brunacini Managing Member
(Name of Officer) (Title of Officer)

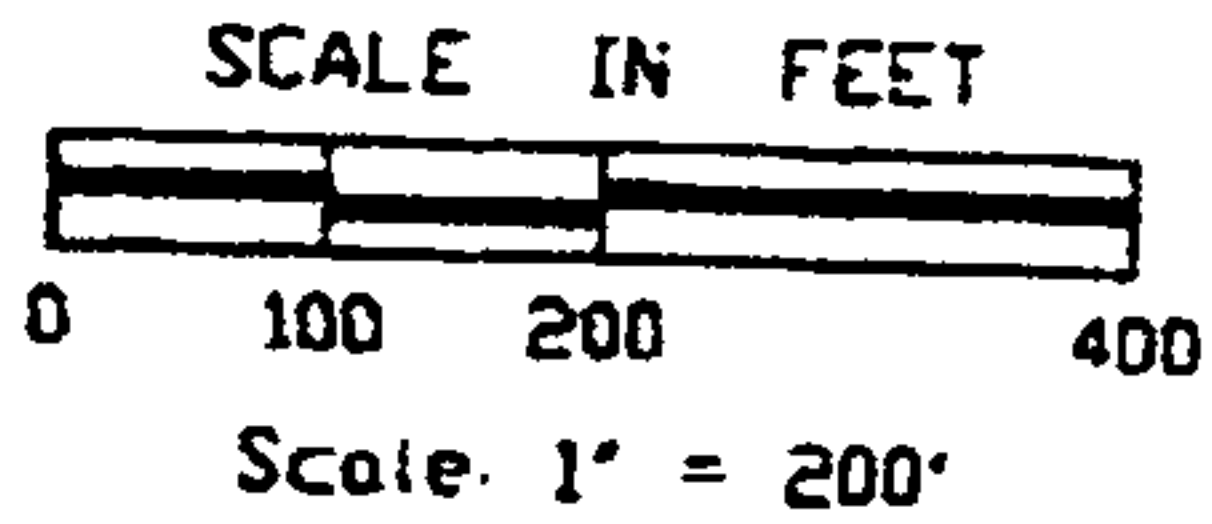
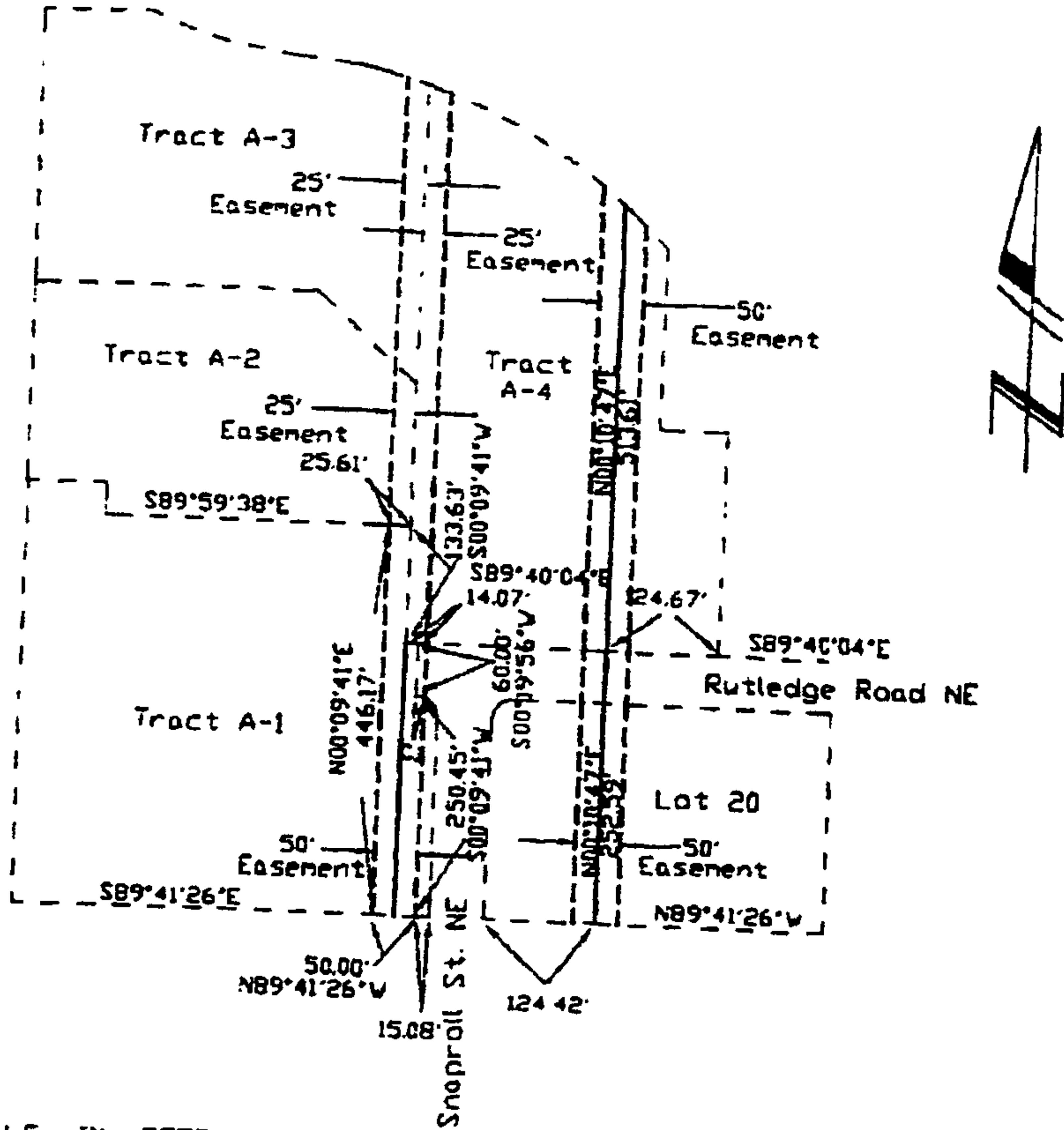
of Brunacini Development Ltd. Co.
(Corporation Acknowledgment)
a New Mexico corporation, on behalf of said corporation.
(State of Incorporation)
My Commission Expires: _____
(Seal) 31387
Cynthia B. B...
Notary Public

PNM REFERENCE NUMBER



Mary Herrera

Bern Co EASE R 11 00



CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	10.61	25.00

SURVEYOR'S CERTIFICATION

I, Leonard G. Martinez, New Mexico Professional Land Surveyor No. 9801, certify that this map was prepared from field notes of actual surveys made by me or under my supervision; and that it is true and correct to the best of my knowledge and belief.

Leonard G. Martinez

Leonard G. Martinez, N.M.L.S. No. 9801

EXHIBIT A

PROPOSED ELECTRIC LINE XING
 Tracts A-1, A-2, A-3, A-4 & Tract 20
 Journal Center, Phase 2, Unit 2
 WITHIN SEC. 23, T.11 N., R.3 E., N.M.P.M.
 BERNALILLO COUNTY, NEW MEXICO
 PUBLIC SERVICE CO. OF NEW MEXICO
 ALBUQUERQUE, NEW MEXICO

DWN BY: L.G.M
 OK'D BY:

DATE: 03-28-2005
 SCALE SHOWN

Req. No 12160

PUBLIC SERVICE COMPANY OF NEW MEXICO
UNDERGROUND EASEMENT (ELECTRIC)

THIS EASEMENT made this 31st day of March 2005 by and between

Brunacini Development Ltd. Co.

(Grantor) and PUBLIC SERVICE COMPANY OF NEW MEXICO, a New Mexico corporation (Grantee), and their successors and assigns

WITNESSETH

Grantor, for and in consideration of the sum of One Dollar (\$1.00) in hand paid and other valuable consideration, the receipt of which is acknowledged, does hereby give, bargain, sell, grant and convey unto Grantee a perpetual easement to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain underground facilities for the transmission and distribution of electric power and energy and facilities for fiber optics and other communication purposes. Such facilities may include (but are not limited to) lines, cables, conduits and other equipment, fixtures, appurtenances and structures necessary to maintain such facilities on, over, beneath, through and across the easement hereinafter described, together with free access to, from and over said easement, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein, and with the right to utilize the easement to extend services to customers of Grantee, and to trim and remove any trees, shrubs, bushes or vegetation and remove any structures which interfere with the purposes set forth herein. The easement granted herein is within lands situate in Bernalillo County, New Mexico, and is more particularly described as follows, to wit:

PNM Project No. 11473

An easement within Tract A-2 of Plat of Tracts A-1, A-2, A-3, & A-4, JOURNAL CENTER, PHASE 2, UNIT 2, situate in Sections 22 & 23, T.9N., R.3E., N.M.P.M., Bernalillo County, New Mexico, as the same is shown and designated on said Plat filed for record in the office of the County Clerk of Bernalillo County in Plat Book 2004C, Page 343, on October 28, 2004, and being more particularly described as follows:

An easement fifteen feet (15') by seventy feet (70') lying in the southeast corner of said Tract A-2. Being the South 15.00' of the East 70.00' of said Tract A-2.

Grantor hereby covenants that Grantor is the true and lawful owner of the land described herein. Grantor shall have the right to use the above described easement for purposes not inconsistent with the rights hereby granted, provided that Grantor shall not erect nor construct any building, pool or other structure thereon, nor drill nor operate any well thereon, nor conduct any activity which violates provisions of the National Electric Safety Code.

The provisions hereof shall inure to the benefit of and bind the heirs, executors, administrators, lessees, tenants, successors and assigns of the parties hereto. Grantor shall have the unrestricted right to sell, transfer, assign, pledge, mortgage, lease, grant licenses or other use or occupancy rights with respect to, or otherwise dispose of, in whole or in part, any interest in the easement, and said assignee shall have the further right to convey, in whole or in part, the rights granted to them by Grantor.

WITNESS my hand and seal this 31 day of March 2005

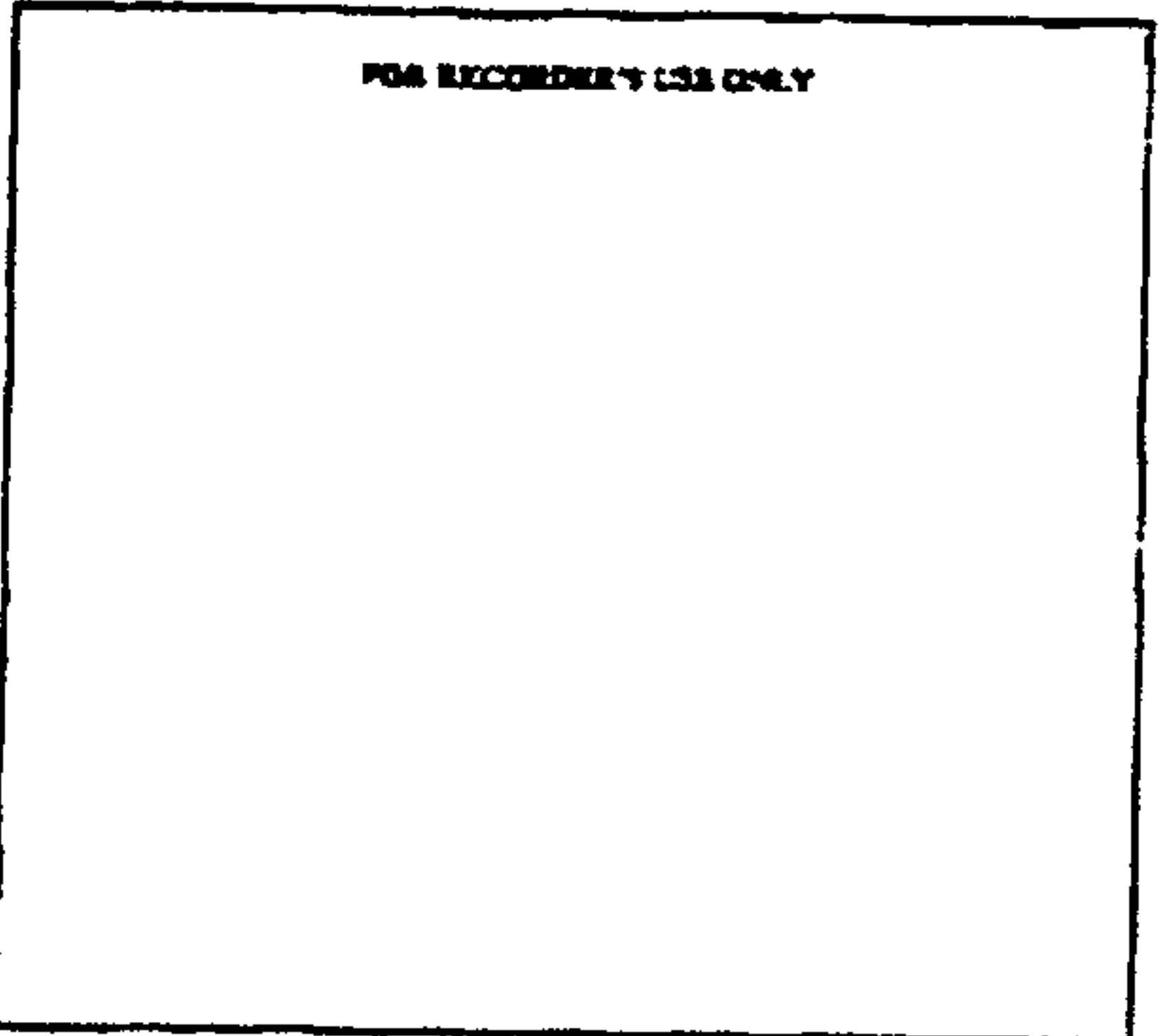
Angelo Brunacini (SEAL) _____ (SEAL)

(SEAL) _____ (SEAL)

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____
This instrument was acknowledged before me on _____ 20____

By _____
My commission expires _____
(Seal)



Notary Public
ACKNOWLEDGMENT FOR CORPORATION
STATE OF NEW MEXICO
COUNTY OF BERNALILLO
This instrument was acknowledged before me on March 31 2005
By Angelo Brunacini Managing Member
(Name of Officer) (Title of Officer)
of Brunacini Development Ltd. Co.
(Corporation Acknowledgment)
a New Mexico corporation, on behalf of said corporation
(State of Incorporation)
My Commission Expires _____
(Seal) [Signature]
Notary Public

PNM REFERENCE NUMBER
2005046348
6242396
Page 1 of 2
04/05/2005 01:05P
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PUBLIC SERVICE COMPANY OF NEW MEXICO
EASEMENT (ELECTRIC)

THIS EASEMENT made this 31st day of March 2005 by and between

Brunacini Development Ltd. Co.

(Grantor) and PUBLIC SERVICE COMPANY OF NEW MEXICO, a New Mexico corporation, and Qwest Corporation authorized to do business in New Mexico (Grantee), and their successors and assigns. The rights of Grantee-Qwest Corporation hereunder are for communication purposes only.

WITNESSETH

Grantor, for and in consideration of the sum of One Dollar (\$1.00) in hand paid and other valuable consideration, the receipt of which is acknowledged, does hereby give, bargain, sell, grant and convey unto Grantee a perpetual easement to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, repair, operate and maintain overhead and/or underground facilities for the transmission and distribution of electric power and energy and facilities for fiber optics and other communication purposes. Such facilities may include (but are not limited to) lines, cables, poles, guy wires, anchors, conduits and other equipment, fixtures, appurtenances and structures necessary to maintain such facilities on, over, beneath, through and across the easement hereinafter described, together with free access to, from and over said easement, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein, and with the right to utilize the easement to extend services to customers of Grantee, and to trim and remove any trees, shrubs, bushes or vegetation and remove any structures which interfere with the purposes set forth herein. The easement granted herein is within lands situate in Bernalillo County, New Mexico, and is more particularly described as follows, to wit:

PNM ROWT Number 12160 (Referencing Existing PNM Doc. Nos. 509.1.1 & 555.1.3)

An easement within Tract A-3 of Plat of JOURNAL CENTER, PHASE 2, UNIT 2 situate in Section 23, T. 11 N., R. 3 E., N.M.P.M., Bernalillo County, New Mexico, as the same is shown and designated on said Plat filed for record in the Office of the County Clerk of Bernalillo County in Plat Book 2004C, Page 343 on October 28, 2004 and being more particularly described as follows:

An easement twenty-five (25) feet wide, being the east twenty-five (25) feet of said Tract A-3.

See Exhibit "A" for drawing of legal description

Grantor hereby covenants that Grantor is the true and lawful owner of the land described herein.

Grantor shall have the right to use the above described easement for purposes not inconsistent with the rights hereby granted, provided that Grantor shall not erect nor construct any building, pool or other structure thereon, nor drill nor operate any well thereon, nor conduct any activity which violates provisions of the National Electric Safety Code.

The provisions hereof shall inure to the benefit of and bind the heirs, executors, assignees, lessees, tenants, successors and assigns of the parties hereto. Grantee shall have the unrestricted right to sell, transfer, assign, pledge, mortgage, lease, grant licenses or other use or occupancy rights with respect to, or otherwise dispose of, in whole or in part, any interest in the easement, and such parties shall have the further right to convey, in whole or in part, the rights granted to them by Grantee.

WITNESS my hand and seal this 31 day of MARCH 2005

[Handwritten signature] _____ (SEAL) _____ (SEAL)
Angelo Brunacini _____ (SEAL) _____ (SEAL)

ACKNOWLEDGMENT

STATE OF
COUNTY OF

This instrument was acknowledged before me on _____, 2005

By _____
My commission expires _____
(Seal)

Notary Public

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on
March 31 2005

By Angelo Brunacini Managing Member
(Name of Officer) (Title of Officer)

of Brunacini Development Ltd. Co.
(Corporate Acknowledgment)

a New Mexico corporation, on behalf of said corporation
(State of Incorporation)

My Commission Expires _____
(Seal) 3-31-07 *[Signature]*
Notary Public

FOR RECORDER'S USE ONLY
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6242392
Page 1 of 2
04/05/2005 01:55P
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Bern Co ERSE R 11 06
Mary Herrera

PNM REFERENCE NUMBER

PUBLIC SERVICE COMPANY OF NEW MEXICO
EASEMENT (ELECTRIC)

ROWT #12160

THIS EASEMENT made this 31st day of March A.D. 1905 by and between
Brunacini Development Ltd. Co.

(Grantor) and PUBLIC SERVICE COMPANY OF NEW MEXICO, a New Mexico corporation and Owens Corporation authorized to do business in New Mexico (Grantee), and their successors and assigns. The rights of Grantor-Owens Corporation hereunder are for communications purposes only.

WITNESSETH

Grantor, for and in consideration of the sum of One Dollar (\$1.00) in hand paid and other valuable consideration, the receipt of which is acknowledged, does hereby give, bargain, sell, grant and convey unto Grantee a perpetual easement to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain overhead and/or underground facilities for the transmission and distribution of electric power and energy and facilities for fiber optics and other communication purposes. Such facilities may include (but are not limited to) lines, cables, poles, guy wires, anchors, conductors and other equipment, fixtures, appurtenances and structures necessary to maintain such facilities on, over, beneath, through and across the easement hereinafter described, together with free access to, from and over said easement with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein, and with the right to utilize the easement to extend services to customers of Grantee, and to trim and remove any trees, shrubs, bushes or vegetation and remove any structures which interfere with the purposes set forth herein. The easement granted herein is within lands situate in Bernalillo County, New Mexico, and is more particularly described as follows, to wit:

PNM ROWT Number 12160 (Referencing Existing PNM Doc. Nos. 509.1.1 & 555.1.3)

An easement within Tract A-4 of Plat of JOURNAL CENTER, PHASE 2, UNIT 2 situate in Section 23, T. 11 N., R. 3 E., N.M.P.M., Bernalillo County, New Mexico, as the same is shown and designated on said Plat filed for record in the Office of the County Clerk of Bernalillo County in Plat Book 2004C, Page 343 on October 28, 2004 and being more particularly described as follows:

An easement twenty-five (25) feet wide, being the w



Mary Herrera Berr Co ERSE R 11 98

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Page 2 of 2
04/05/2005 01:05P
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**PUBLIC SERVICE COMPANY OF NEW MEXICO
WAIVER AND RELEASE OF ELECTRIC EASEMENT**

PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), a New Mexico corporation, does hereby release, waive, quitclaim and discharge its right, title and interest to the present owner or owners, as their interests may appear in the property described below. The interest of PNM in such property was created by that certain Easement or Grant of Right of Way recorded in Bernalillo County, on the following dates January 15, 1952, in Book D452, Page(s) 330-331, Document No. ; January 15, 1952, in Book D452, Page(s) 341-344, Document No. . As in all other property covered by such Easement or Grant of Right of Way which is not specifically described herein, the right, title and interest of PNM shall not be affected by this release.

The easement (or portion thereof) being released herein is described as lying and being within lands situate in Bernalillo County, New Mexico, and is more particularly described as follows, to wit:


PNM ROWT NO. 12160 (Referencing Existing PNM Doc. Nos. 509.1.1 & 555.1.3)

The easement being released is within Tracts A-1, A-2, A-3 & A-4 of the Plat of Tracts A-1, A-2, A-3, & A-4, Journal Center, Phase 2, Unit 2, situate in Sections 22 & 23, T. 11 N., R. 3 E., N.M.P.M., Bernalillo County, New Mexico, as the same is shown and designated on said Plat filed for record in the office of the County Clerk of Bernalillo County on October 28, 2004, in Plat Book 2004C, Page 343, and being more particularly described as follows:

Said electric easement being released is three hundred fifty (350) feet wide, as located on the property described above.

All as generally shown on the drawing attached hereto and made a part hereof as EXHIBIT "A".

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed this 25th day of March, 20 05

FOR RECORDER'S USE ONLY			
			
Mary Herrera		Bernal. Co	LRSE R 11.00
2005045347		04/05/2005 01:05P	
0442375		EX-104 Pg-6206	
Page: 1 of 2			

PUBLIC SERVICE COMPANY OF NEW MEXICO

[Signature]

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO

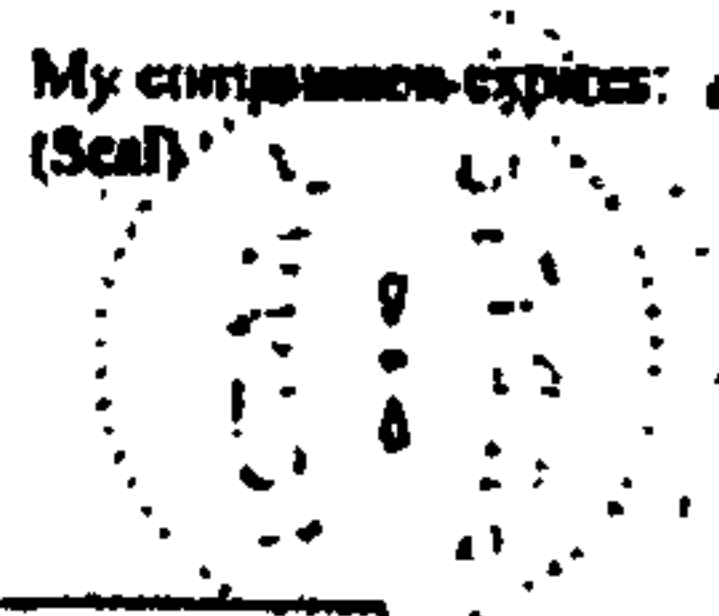
COUNTY OF BERNALILLO

This instrument was acknowledged before me on March 25th, 20 05

By ROB ROBERTS, MANAGER, RIGHT OF WAY DEPT., of Public Service Company of New Mexico, a New Mexico corporation, on behalf of said corporation

My commission expires: April 22, 2007

(Seal)



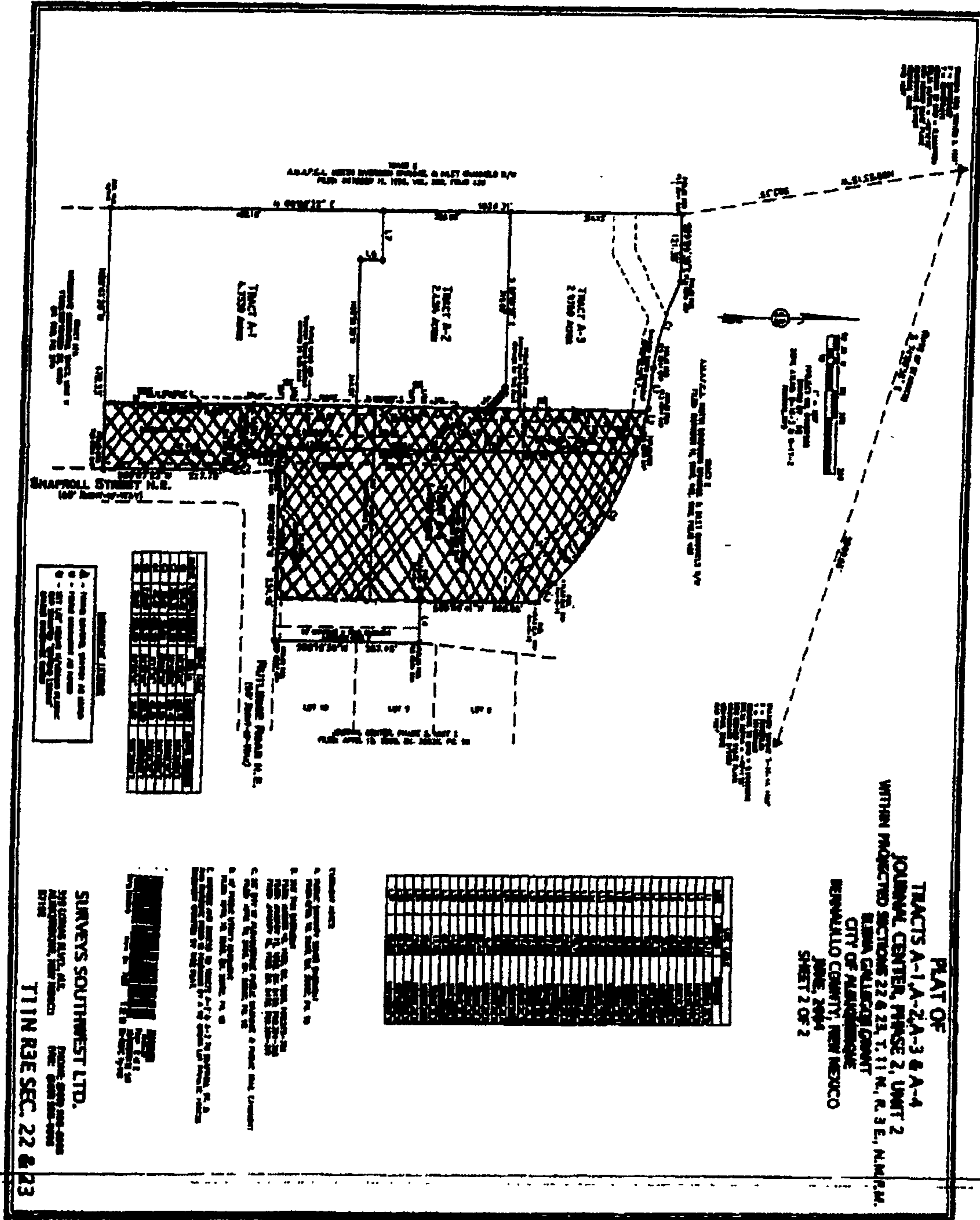
[Signature]
Notary Public

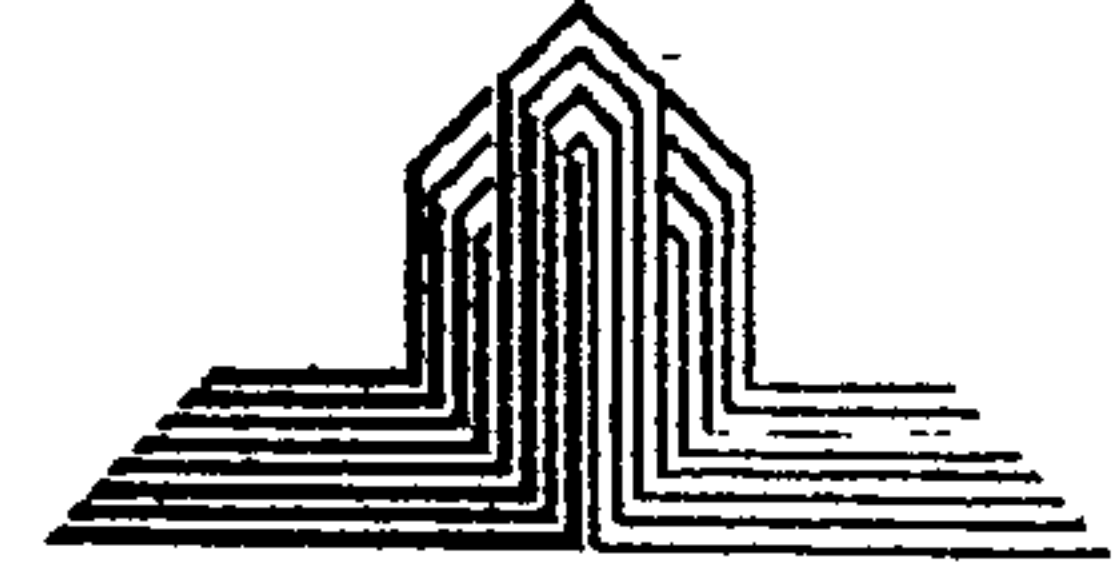
PNM REFERENCE NUMBER

PLANNING DRB CHAIRPERSON

EXHIBIT "A" NOT TO SCALE

350-foot wide easement being released is represented by the following:





November 28, 2006

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

Re: Brunacini Journal West Building A

Dear Mr. Collister:

The Journal Center Architectural Review Committee has reviewed and approved the site plan, design/building/landscape plans for the referenced project subject to the conditions mentioned in your letter of November 17, 2006(attached).

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

Sincerely,

Michael N. Callahan
Vice President
Director of Operations

Enclosure

MNC/jk



November 17, 2006

VIA E-MAIL

Hugo Castaneda
Claudio Vigil Architects
1801 Rio Grande Blvd. Nw
Albuquerque, NM 87104

Re: Brunacini Journal West Building A - Approval by Journal Center 2 Architectural Review Committee

Dear Hugo:

We reviewed your submittal for the above referenced project today and approve them with the following conditions and comments:

1. Building A is approved with the following conditions:
 - All mechanical equipment must be screened.
 - Light standards with square modular box and white finish are approved for Buildings A & B.
 - Trash enclosure must be stucco coated to match building color.
 - Landscape plan needs to increase densities on east boundary and around cedar shade structure to meet 75% coverage requirements.
 - Landscape plan needs note to require coordination with Journal Center Corporation and hook-up to Journal Center II irrigation system for streetscape on Rutledge Road.

2. You must prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) and file a Notice of Intent (NOI) for Storm Water Discharges Associated with Construction Activity Under a National Pollutant Discharge Elimination System (NPDES) General Permit.
 - Under the provisions of the Clean Water Act federal law prohibits storm water discharges from certain construction activities to waters of the U.S. unless that discharge is covered under a NPDES Permit.
 - You may obtain additional information regarding NPDES and submit your NOI electronically at: www.epa.gov/npdes/stormwater/cgp, or telephone Storm Water Notice Processing Center at 866-352-7755.

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

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

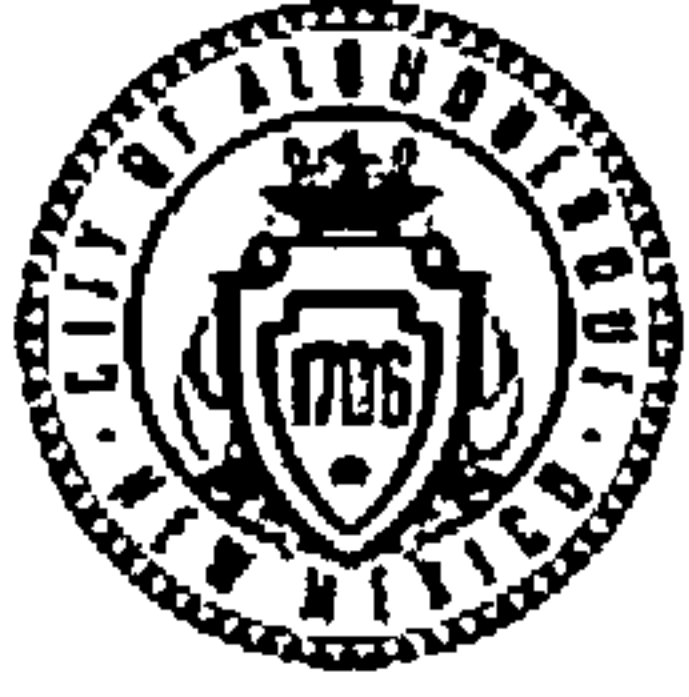
If you have any question please contact us. Thank you for the submittal.

Very truly yours,

Douglas H. Collister
Administrative Manager

Copy Journal Center 2 Architectural Review Committee
Journal Center Architectural Review Committee INVESTMENT, LLC

3791 Southern Blvd SE Suite 202 Rio Rancho, NM 87124



"Jim Strozier"
<cp@consensusplanning
.com>

12/11/2006 10:28 AM

To <SMatson@cabq.gov>

cc <CVARCH@aol.com>

bcc

Subject Proj. # 1003272

Sheran,

Phil asked me to follow up with you regarding the language regarding the parking requirement contained in the design standards for the High Assets Site Plan for Subdivision. The purpose of this provision is to limit the amount of "extra" parking that may be developed and should be read:

The maximum parking permitted is the minimum required (per the Comprehensive Zoning Code) plus 10 percent.

It is not meant to require more than the code requires.

Let me know if you need any additional information.

Jim Strozier
Consensus Planning, Inc.

c: Phil Robinson, Claudio Vigil Architects

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO 1148
CONNECTION TEL 9p8421330
SUBADDRESS
CONNECTION ID CLAUDIO VIGIL AR
ST. TIME 12/07 07:36
USAGE T 02'02
PGS. 3
RESULT OK



DEVELOPMENT REVIEW BOARD
FAX FORM

TO: Hugo Castaneda

FAX NUMBER: 842-1330 # PAGES 3

SENT BY: Sheran Matson, DRB Chair DATE: 12/07/06

PHONE NUMBER: 924-3880 FAX # 924-3864

PROJECT NO: 100352 APPLICATION NO: _____

Journal Center

My comments only.



**DEVELOPMENT REVIEW BOARD
FAX FORM**

TO: Hugo Castaneda

FAX NUMBER: 842-1330 # PAGES 3

SENT BY: Sheran Matson, DRB Chair DATE: 12/29/06

PHONE NUMBER: 924-3880 FAX # 924-3864

PROJECT NO: 100352 APPLICATION NO: _____

Journal Center

My comments only.



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, December 13, 2006, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1005255
06DRB-01629 Major-Vacation of Pub
Right-of-Way

DAC ENTERPRISES INC agent(s) for J C PETERSON & JAMES A PETERSON request(s) the above action(s) for Lot(s) A-1 of Block(s) 15 & Lot(s) C-1 of Block(s) 10, **VISTA LARGA ADDITION**, located on HARVARD DR NE, between HANNETT AVE NE and STANFORD NE. (J-16)

No objection. If approved, applicant has one year to file the plat completing the vacation. Otherwise, the vacation will expire.

Real property is required to sign the plat before the DRB Chair signs due to the right of way vacation.

Project # 1005257
06DRB-01638 Major-SiteDev Plan
BldPermit

DESIGN 2 FUNCTION LLC agent(s) for EEEEC, LLC request(s) the above action(s) for all or a portion of Lot(s) 3A1C, Block(s) A, **INTERSTATE INDUSTRIAL TRACT, UNIT 2**, zoned IP industrial park zone, located on GULTON CT NE, between OSUNA RD NE and NORTH DIVERSION CHANNEL containing approximately 1 acre(s). (E-17)

Project # 1003572
06DRB-01626 Minor-SiteDev Plan
BldPermit

CLAUDIO VIGIL ARCHITECTS agent(s) for BRUNACINI DEVELOPMENT LTD CO., request(s) the above action(s) for Tract(s) A-4, Block(s) 0000, Unit 2, **JOURNAL CENTER, PHASE 2**, zoned IP, located between RUTLEDGE RD NE and SNAPROLL NE containing approximately 3 acre(s). (D-17)

✓ Journal Center site plans require Journal Center ARC approval. Please provide their approval letters to Planning. We cannot approve the site plan until we have copies of those letters. We can't take delegation either until the letters are in our hands.

✓ The signature block should be placed on the right side of the site plan sheet. Switching the 2 boxes on the left with the info on the right should work. Also, the EPC approval paragraph should be removed as EPC did not approve this SPBP first.

✓ The site plan sheet title should read "Site Plan for Building Permit".

The Landscape Plan. Santa Ana Tan gravel...3' minimum depth is required. Please note on the L.P. The L.P. must also show all existing & proposed easements.

✓ The % of total landscape provided is required as well as the number of square feet.

✓ The total width of the building is also required on each elevation.

✓ Common color names are required in addition to the brand name title. The titles are not indicative of what the color is many times.

✓ The trash & recycling enclosure gates are also required on the elevations with materials & colors.

All revisions should be made & a revised copy of the site plan for building permit submitted to Planning by Monday, December 11, 2006, at noon to assure review before the hearing.

Project # 1003364
06DRB-01639 Major-Vacation of Public Easements

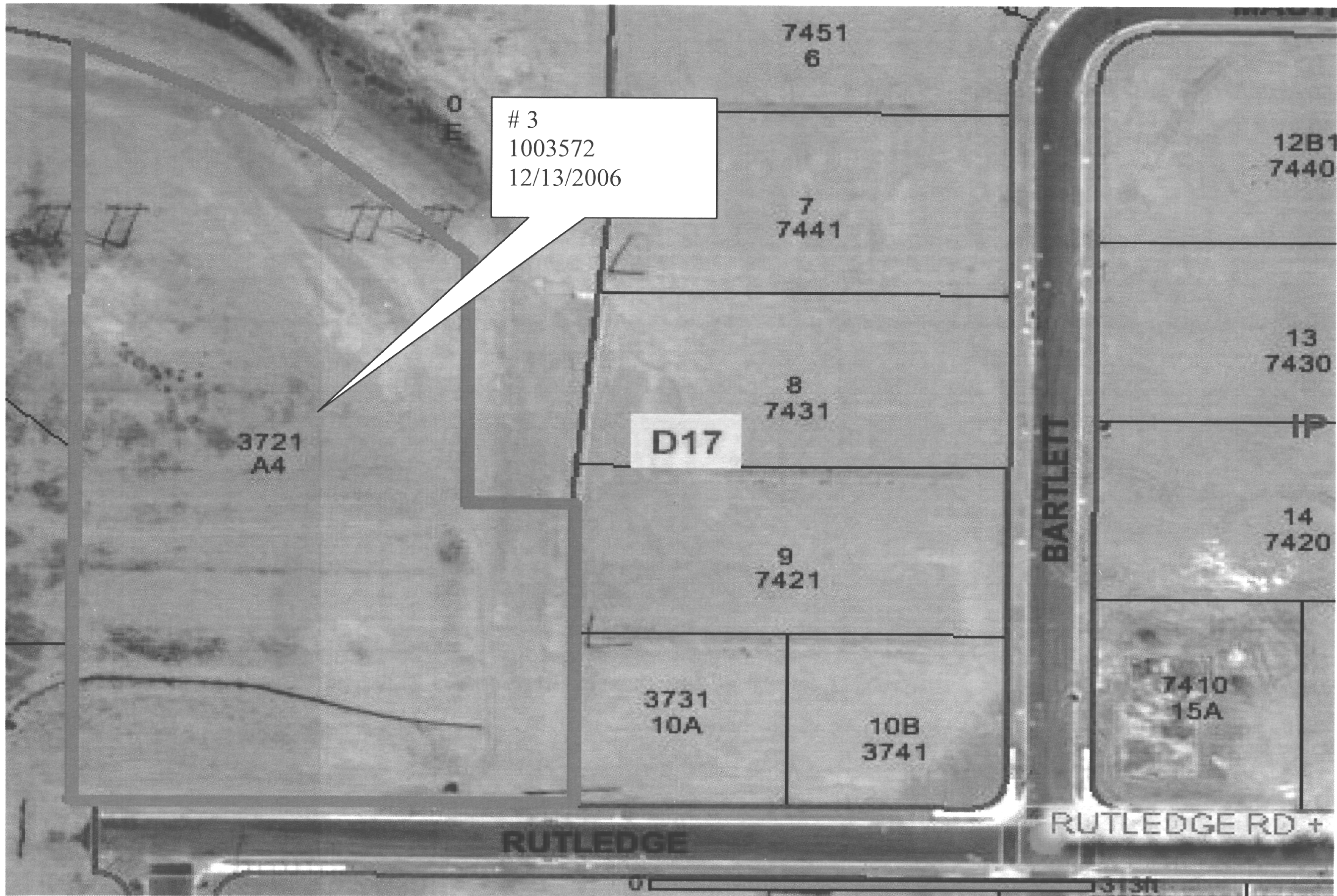
GARCIA/KRAEMER & ASSOCIATES agent(s) for PR INVESTMENTS LLC request(s) the above action(s) for all or a portion of Lot(s) 1-A-1-A-1, Block(s) 10, Tract(s) 2, **NORTH ALBUQUERQUE ACRES UNIT 3**, zoned SU-2 FOR MIXED USE, located on LOUISIANA BLVD NE, between PASEO DEL NORTE NE and HOLLY AVE NE containing approximately 1 acre(s). [REF: 05DRB-01210] (C-19)

No objection. If approved, applicant has one year to file the plat completing the vacation. Otherwise, the vacation will expire.

Details of the application(s) may be examined at the Planning Department Development Services Center One Stop Shop, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 8:00 a.m. and 4:30 p.m., Monday through Friday except holidays. INDIVIDUALS WITH DISABILITIES needing special assistance to participate in this hearing should contact Claire Senova, Planning Department, at 924-3946. TTY users may call the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, NOVEMBER 27, 2006.



3
1003572
12/13/2006

D17

7451
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3731
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15A

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3721
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0
E

IP

RUTLEDGE

RUTLEDGE RD +

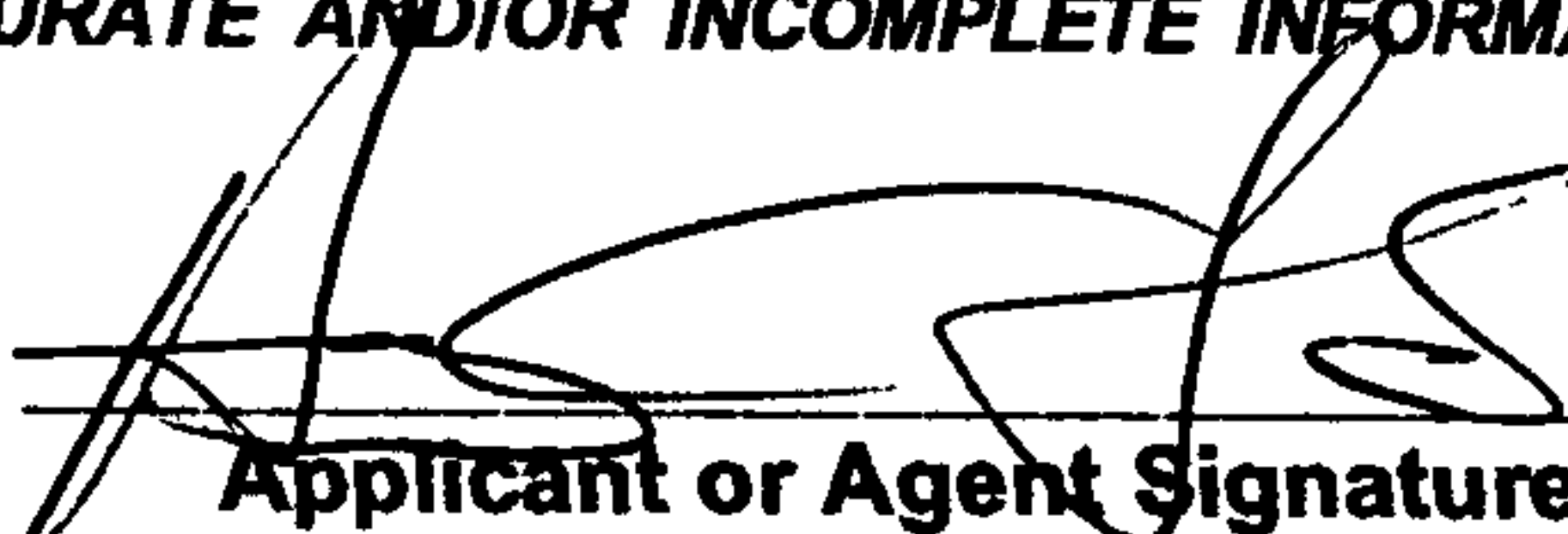
313ft

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

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.

 11/13/06.
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**
5. **Conceptual Utility Plan**

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]*
- My scale. 1" = 30'-0"*
3. Bar scale
4. North arrow
5. Scaled vicinity map
6. Property lines (clearly identify)
7. Existing and proposed easements (identify each)
8. Phases of development including location and square footages of structures, circulation, parking and landscaping

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

B. Proposed Development

1. Structural

- A. Location of existing and proposed structures
- B. Square footage of each structure and building footprint (if different from total square footage)
- 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, including location.

??
Type of gate?

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: 241 provided: 241
- Handicapped spaces required: 8 provided: 8
- B. Bicycle parking & facilities
1. Bicycle racks, spaces required: 13 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
- 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
- B. Identify Alternate transportation facilities within site or adjacent to site
1. Bikeways and bike-related facilities
2. Pedestrian trails and linkages
3. Bus facilities, including routes, bays and shelters existing or required

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

4. Utilities

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

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 be 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. Method for meeting 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)

missing

*3" min depth
Santa Ana
Jan*

NA

*0%
missing*

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.

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

- 5. Existing and proposed easements
- 6. Building footprints
- 7. Location and detail 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 and/or contour lines (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). $1/16" = 1'-0"$
- 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 "common name" colors of all building elements and structures
- E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff.

B. Signage

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

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

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

Supplemental form

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...
- D 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:

Member Angelo Brunacini

NAME: Brunacini Development Ltd. Co. Managing PHONE: 505.833.2928
 ADDRESS: P.O. Box 6363 FAX: 505.833.2925
 CITY: Albuquerque STATE NM ZIP 87197 E-MAIL: abrunacini@brunacini.com
 Proprietary interest in site: owner List all owners: _____
 AGENT (if any): Claudio Vigil Architects PHONE: 505.842.1113
 ADDRESS: 1801 Rio GRANDE Blvd. NW FAX: 505.842.1330
 CITY: Albuquerque STATE NM ZIP 87104 E-MAIL: CVARCH@aol.com

DESCRIPTION OF REQUEST: PRB approval of site development plan for building permit.

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. A4 Block: 0000 Unit Unit 2
 Subdiv. / Addn. Jornal Center phase 2
 Current Zoning: IP Proposed zoning: IP
 Zone Atlas page(s): D17 No. of existing lots: 1 No. of proposed lots: 1
 Total area of site (acres): 2.518 ^{ACRES} Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
 UPC No. 101706310220830120 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: off of Rutledge Rd. NE
 Between: Rutledge Rd. NE and Snapproll St. NE

CASE HISTORY:

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

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

SIGNATURE [Signature] DATE 11/3/06
 (Print) Hop Castaneda Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

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

Application case numbers
 06 DRB - 01626

Action	S.F.	Fees
<u>SBD</u>	<u>P(3)</u>	<u>\$ 385.⁰⁰</u>
<u>CMF</u>		<u>\$ 20.⁰⁰</u>
<u>Adv</u>		<u>\$ 75.⁰⁰</u>
		<u>\$ _____</u>
		<u>\$ _____</u>
		<u>\$ _____</u>
		<u>\$ _____</u>
		<u>Total</u>
		<u>\$ 480.⁰⁰</u>

Hearing date 12/13/06

[Signature]

11/14/06

Project # 1003572

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

SITE DEVELOPMENT PLAN FOR SUBDIVISION

Maximum Size: 24" x 36"

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Subdivision Checklist
- 6 copies of the Infrastructure List, if relevant to the site plan
- TIS/AQIA Traffic Impact Study form with required signature
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

D. R. B. hearings are approximately ONE MONTH after the filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Maximum Size: 24" x 36"

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings *18 sets*
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **24** copies for DRB public hearings
- Solid Waste Management Department signature on Site Plan
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Building Permit Checklist
- 6 copies of the Infrastructure List, if relevant to the site plan
- TIS/AQIA Traffic Impact Study form with required signature
- Copy of Site Plan with Fire Marshal's stamp
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

D. R. B. hearings are approximately ONE MONTH after the filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

Maximum Size: 24" x 36"

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Maximum Size: 24" x 36"

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

D. R. B. hearings are approximately ONE MONTH after the filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

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

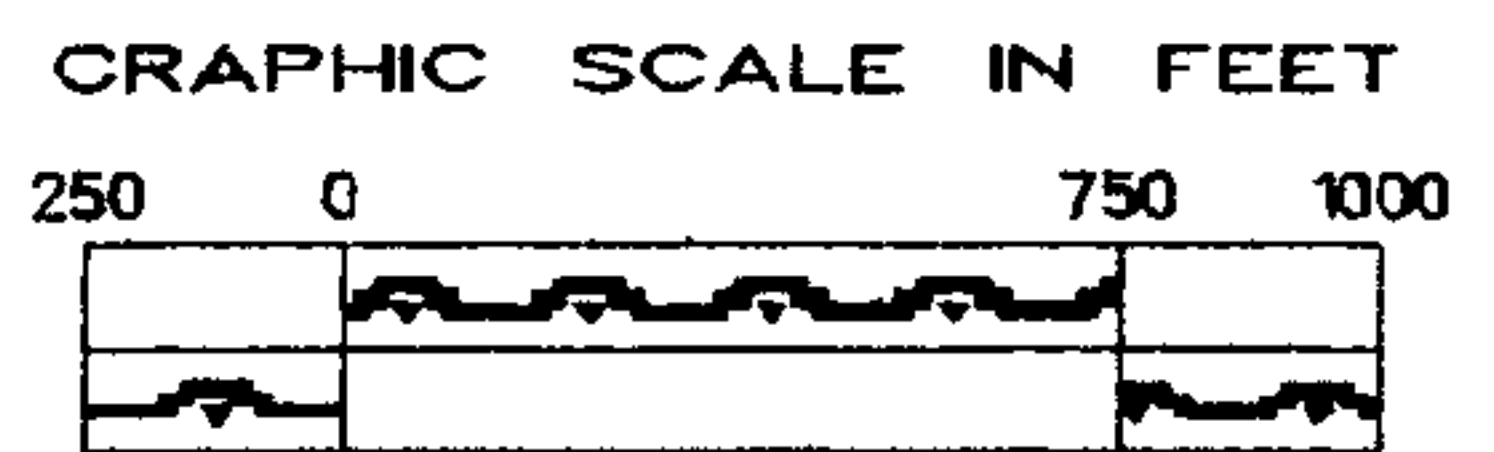
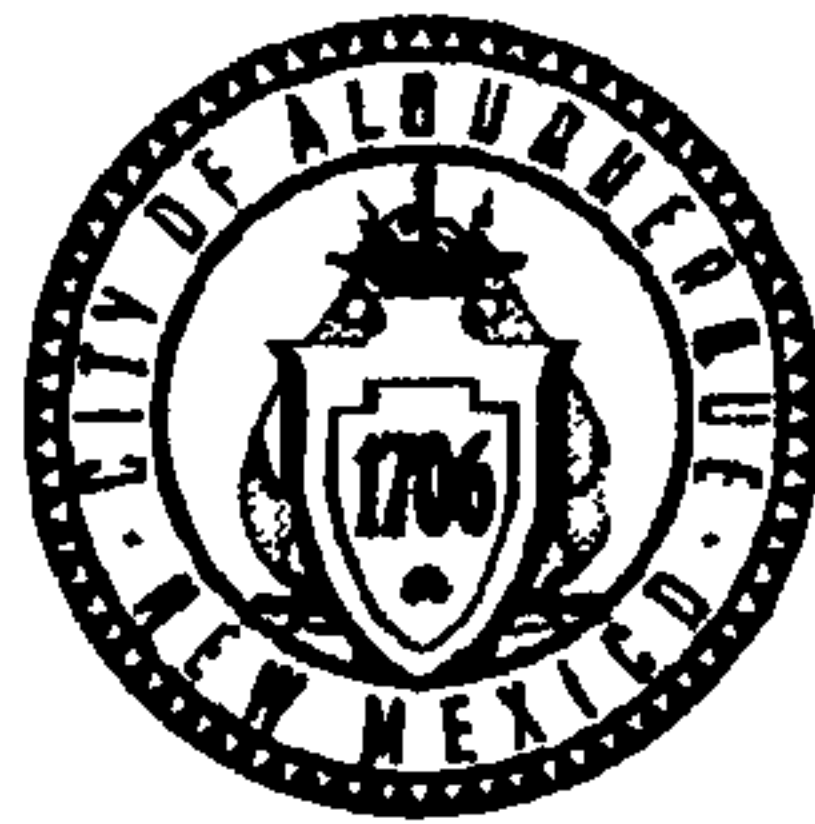
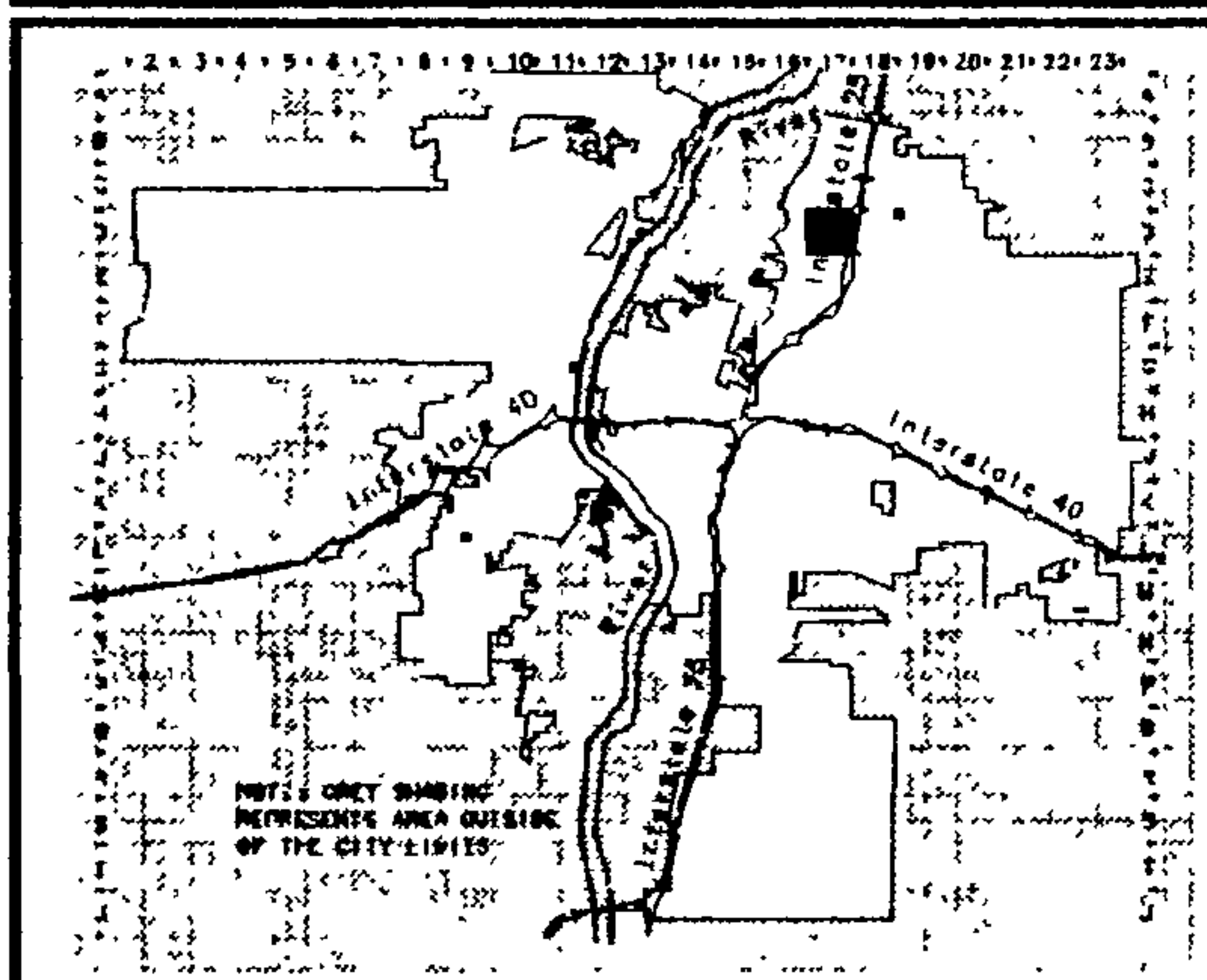
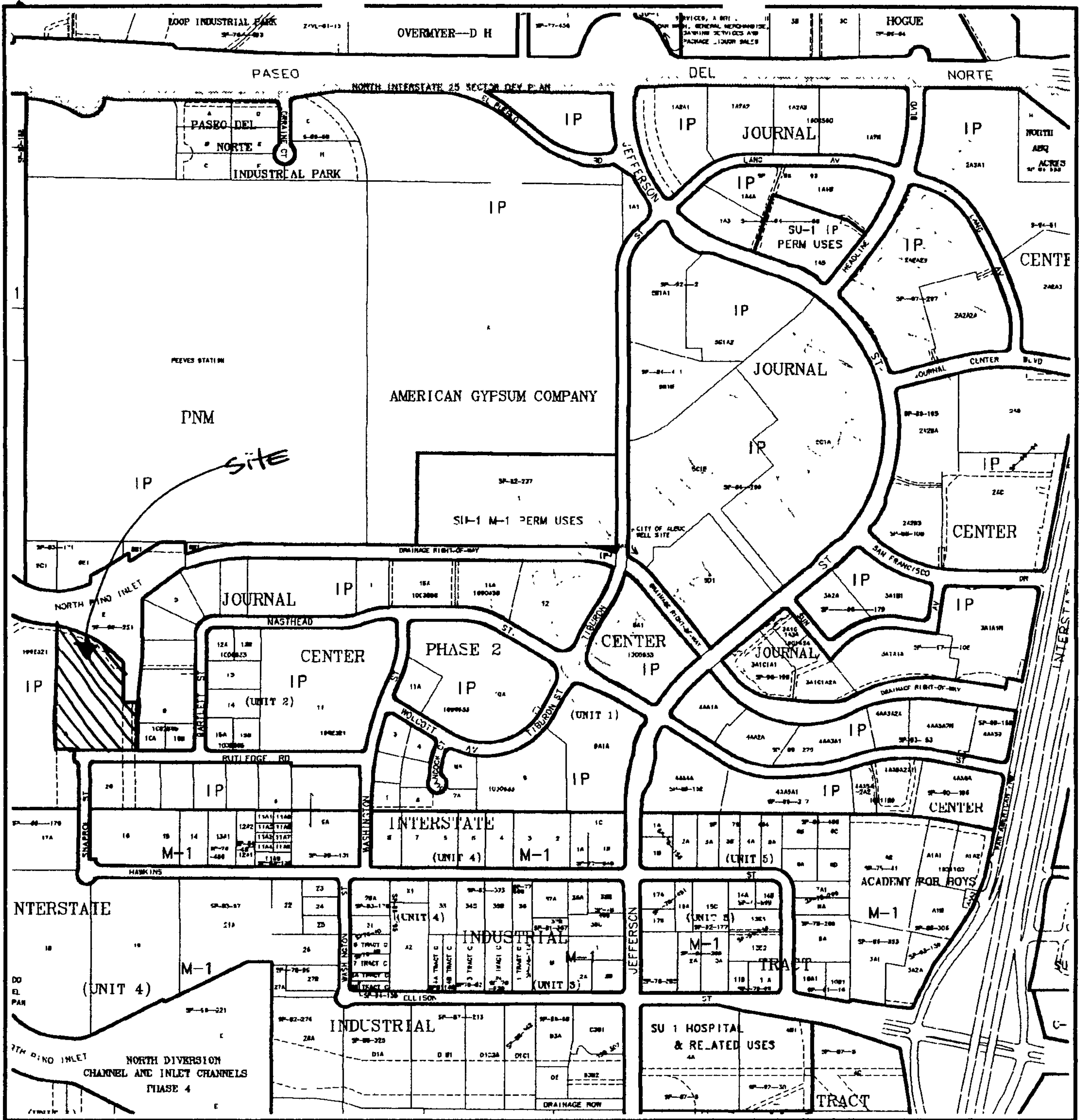
Hugo Castaneda
Applicant name (print)
[Signature] 4/17/06
Applicant signature / date



Form revised APRIL 2006

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
06 DRB - _____ - 01624

[Signature]
Planner signature / date
Project # 1003572



Albuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT

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Zone Atlas Page

D-17-Z

Map Amended through July 06, 2004

November 13, 2006

Ms. Sherman Matson, DRB Chair
DRB
Planning Department
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

RE: Lot: A4-Block:0000, Journal Center Phase 2, Unit 2
Site Development Plan for Building Permit

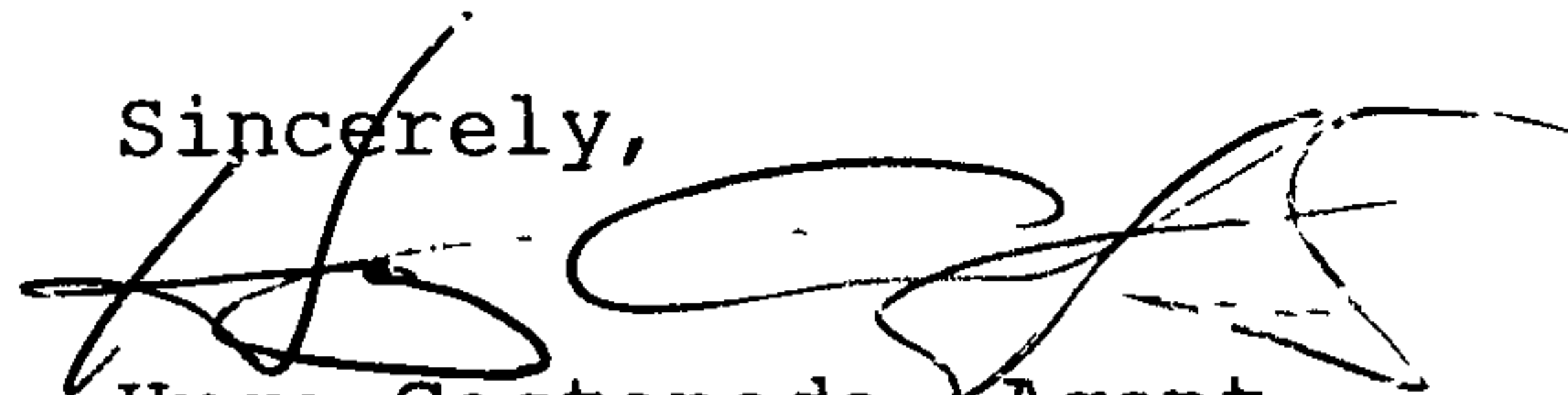
Dear Ms. Matson and Review Board Members:

This is a Site Development Plan for Building Permit application for an unadvertised Design Review Meeting. The proposed project, zoned IP, will consist of 48,187.51 square feet of shell building for future office spaces.

The building we are proposing is for future office suites, the proposed shell includes direct access from the outside to the future suites, with a grand entrance. The primary exterior finish is concrete panels, with the exception of stucco surrounding the entrances. Also each future suite entrance is protected by an arched metal roof which gives the building nice characteristics, which also integrated our building with the adjacent building very well

We believe that our proposed building and the site plan are in keeping with the intentions of the Design Guidelines of this site. Also the building has contemporary expressions, such as the arched metal roofing, which are well integrated with the surrounding buildings. We respectfully ask that you approve our request.

Sincerely,



Hugo Castaneda, Agent
Claudio Vigil Architects

TY OF ALBUQUERQUE

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

APPLICANT: Brunacini Dev. Ltd. DATE OF REQUEST: 11/15/06 ZONE ATLAS PAGE(S): D17

CURRENT:

ZONING IP

PARCEL SIZE (AC/SQ. FT.) 2.518 ACRES

LEGAL DESCRIPTION:

LOT OR TRACT # A4 BLOCK # 0000

SUBDIVISION NAME Jurnal Center Phase 2

REQUESTED CITY ACTION(S):

- ANNEXATION [] SECTOR PLAN [] SITE DEVELOPMENT PLAN:
COMP. PLAN [] ZONE CHANGE [] A) SUBDIVISION [] BUILDING PERMIT [X]
AMENDMENT [] CONDITIONAL USE [] B) BUILD'G PURPOSES [] ACCESS PERMIT []
C) AMENDMENT [] OTHER []

PROPOSED DEVELOPMENT:

- NO CONSTRUCTION/DEVELOPMENT []
NEW CONSTRUCTION [X]
EXPANSION OF EXISTING DEVELOPMENT []

GENERAL DESCRIPTION OF ACTION: 1

OF UNITS: N/A
BUILDING SIZE: 48,187.50 (sq. ft.)

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

APPLICANT OR REPRESENTATIVE [Signature] DATE 11/15/06
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2nd St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

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

THRESHOLDS MET? YES [] NO [] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: [X]

Notes: MASTHEAD DEVELOPMENT TIS

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

[Signature] 11-15-06
TRAFFIC ENGINEER DATE

Air Quality Impact Analysis (AQIA) May Be Required:

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use or plan actions will require preparation of an AQIA. Please refer to this section in order to determine if your proposal merits study for air quality impacts. An AQIA is not required, if a TIS is not required by the City or an associated TIS shows all signalized intersections functioning at Level of Service (LOS) C or better. An AQIA will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets AQIA thresholds in the Zoning Code.

AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES [] NO [X]

Contact an Air Quality Planner at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the companion TIS. Any subsequent changes to the development proposal identified above may require an update or new AQIA.

[Signature] 11/15/06
APPLICANT DATE

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

TIS -SUBMITTED 1/1 [Signature] 11-15-06
-FINALIZED 1/1/06 TRAFFIC ENGINEER DATE

er

IP Site Plan Approval,

This IP site plan was approved by the Environmental Planning Commission (EPC) on August 16, 1980. The associated parcels were zoned and annexed to the City of Albuquerque based upon recommendations by the EPC rendered at the same meeting (AX-79-13, 2-79-80-2).

The subject site plan is intended to define the major public infrastructure elements of the plan as required by the IP zone. The building placement on this plan is shown for illustration purposes only and shall not dictate the pattern of future development plans.

Subsequent site development plans within the boundaries of this site plan shall conform with the major public infrastructure elements of this plan and with the requirements of the IP zone. ~~Site development plan approval shall be accomplished by the Development Review Board (DRB).~~ The following note shall appear on each approved site development plan, along with the signatures of the DRB members:

Site Development Plan Approval

This plan is consistent with the concepts of the original Journal Center Site Plan approved by the Environmental Planning Commission on August 16, 1980 (AX-79-13, 2-79-80-2) and the IP zone.

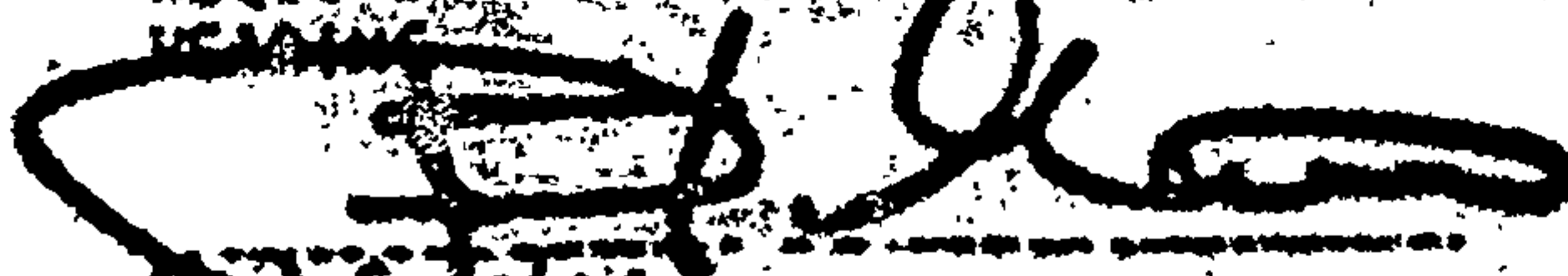
It conforms with the comments rendered by the Development Review Board on _____, 198__, as reflected in DRB _____.

Planning Director Date

Candelaria 10/17/00
Date
Recreation

3/15/01
late

NOTE:
PUBLIC ADVERTISING WILL BE REQUIRED FOR THE D.R.B. MEETING AT WHICH SITE SPECIFIC PLANS ARE TO BE REVIEWED AND APPROVED. MAJOR DEVIATIONS FROM THIS PLAN WILL REQUIRE APPROVAL BY THE E.P.C. AT AN ADVERTISED PUBLIC MEETING.


Paul Garcia
Assistant City Planner

NOTICE TO APPLICANTS

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

We recommend that the Notification Letter include the following information:

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




Information from the Office of Neighborhood Coordination (ONC)

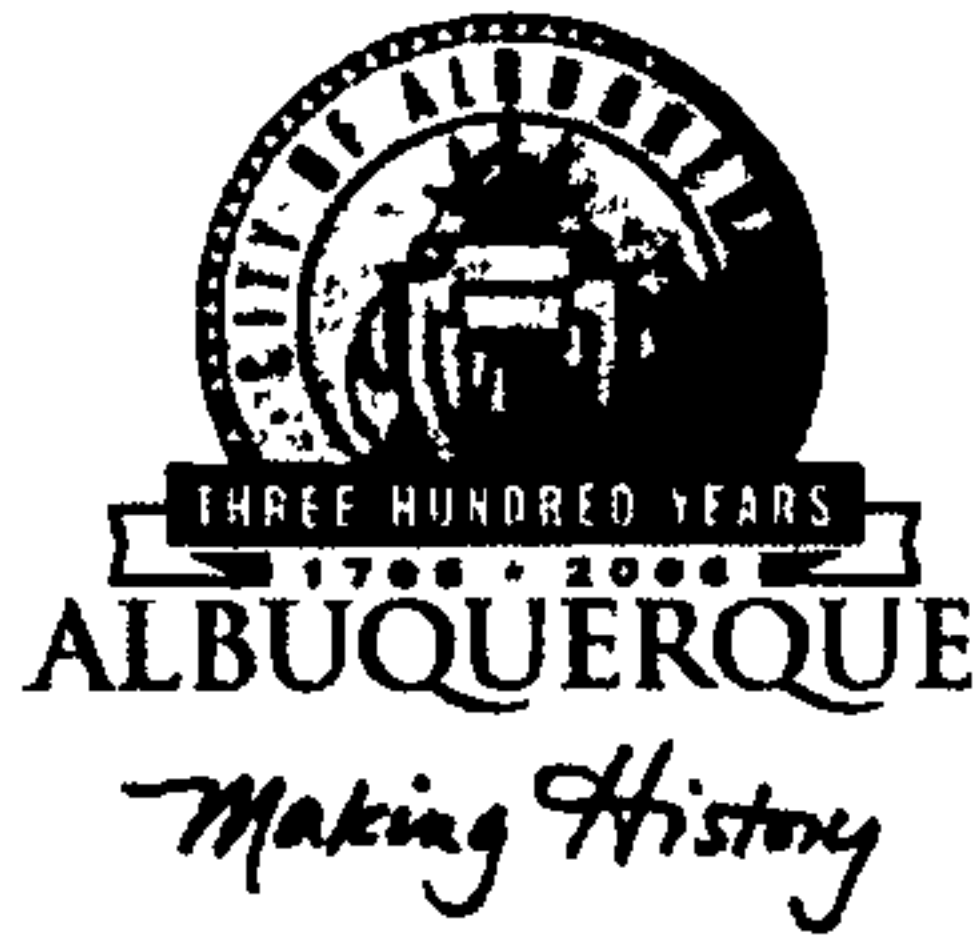
The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- [] ONC's "Official" Letter to the applicant **and** "Attachment A" (if there are associations). A copy must be submitted with application packet **-OR-**
- [] The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- [] Copies of Letters to Neighborhood Associations (if there are associations). A copy must be submitted with application packet.
- [] Copies of the certified receipts to Neighborhood Associations (if there are associations). A copy must be submitted with application packet.

Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

(Below this line for ONC use only)

Date of Inquiry: 11-15-06 Time Entered: 4:04 pm ONC Rep. Initials: 



City of Albuquerque

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

Date: November 15, 06

TO CONTACT NAME: Hugo Castaneda
COMPANY/AGENCY: Claudio Vigil Architects
ADDRESS/ZIP: 1801 Rio Grande Blvd. NW -
PHONE/FAX #: 842-1113 - (FAX-842-1330)

Thank you for your inquiry of 11-15-06 requesting the names of **Recognized**
(date)

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at TR-A4 Plat of Tracts A-1, A-2, A-3 & A-4, SOASE
2 unit 2 Cont 4 located on 3724 Rutledge St. NE Between Rutledge
zone map page(s) B-17 St. and Sniprou Rd.

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

Alameda North Valley Assn.
Neighborhood Association
Contacts: Steve Wentworth
8919 Boe LN NE/87113-2328
897-3052-(h)
Leroy Courule
713 Alameda Blvd NW
Alameda/87114-890-1845(h)

Vista Del Norte Alliance
Neighborhood Association
Contacts: Rod Crawley
7331 Sidewinder Dr NE/87113
299-0145 (h)
Richard Hix
905 Bosque NE/87113
821-5086(h) 250-1655 (c)

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

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,
Stephan Durkopoulos
OFFICE OF NEIGHBORHOOD COORDINATION

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

p.o. box 6565
albuquerque
new mexico
87197

abrunacini@brunacini.com
www.brunacini.com

ph (505)855-2928
fax (505)856-2925



November 13, 2006

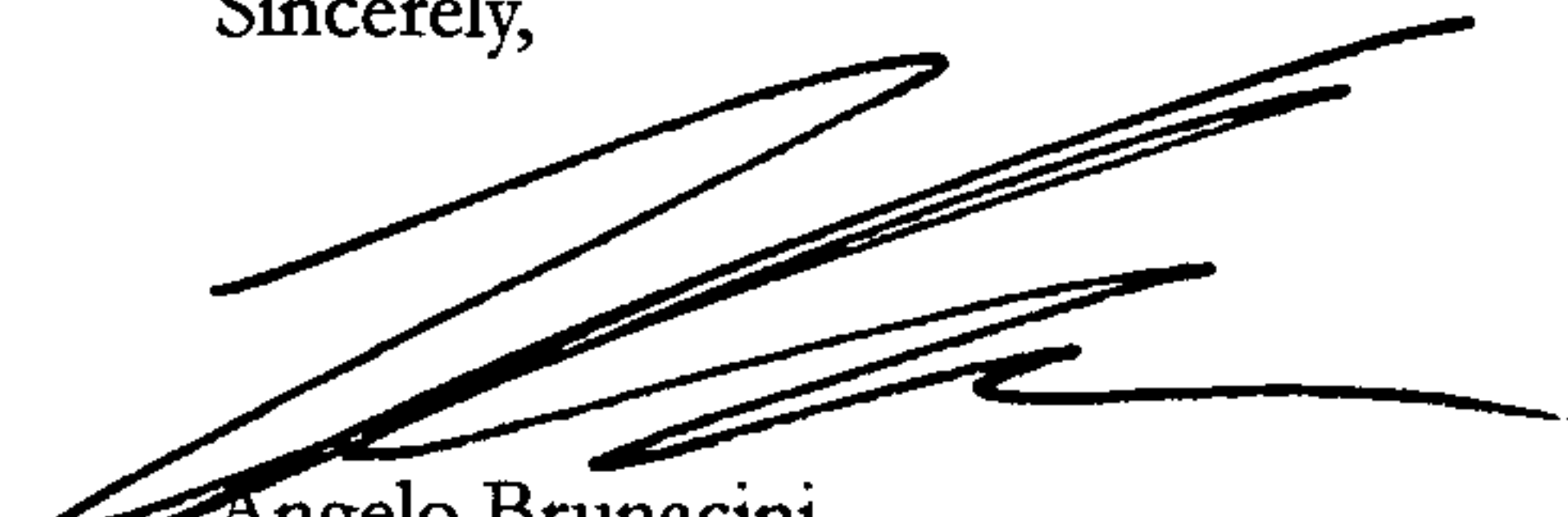
Claudio Vigil
Claudio Vigil Architects
1305 Tijeras NW
Albuquerque, NM 87102

Dear Claudio Vigil,

SUBJECT: PROJECT -BUILDING A- LOT A-4 JOURNAL WEST

Let this letter authorize Claudio Vigil Architects (CVA) to serve as my agent for the above referenced project.
CVA shall be a consultant for the following fields; architecture, civil engineering, and structural engineering.

Sincerely,



Angelo Brunacini

**DECLARATION OF RECIPROCAL ACCESS,
PARKING, DRAINAGE AND UTILITY EASEMENTS**

WHEREAS, BRUNACINI DEVELOPMENT, LTD. CO., a New Mexico limited liability company ("BRUNACINI") is the owner of the following described real property located in the County of Bernalillo, State of New Mexico, to-wit:

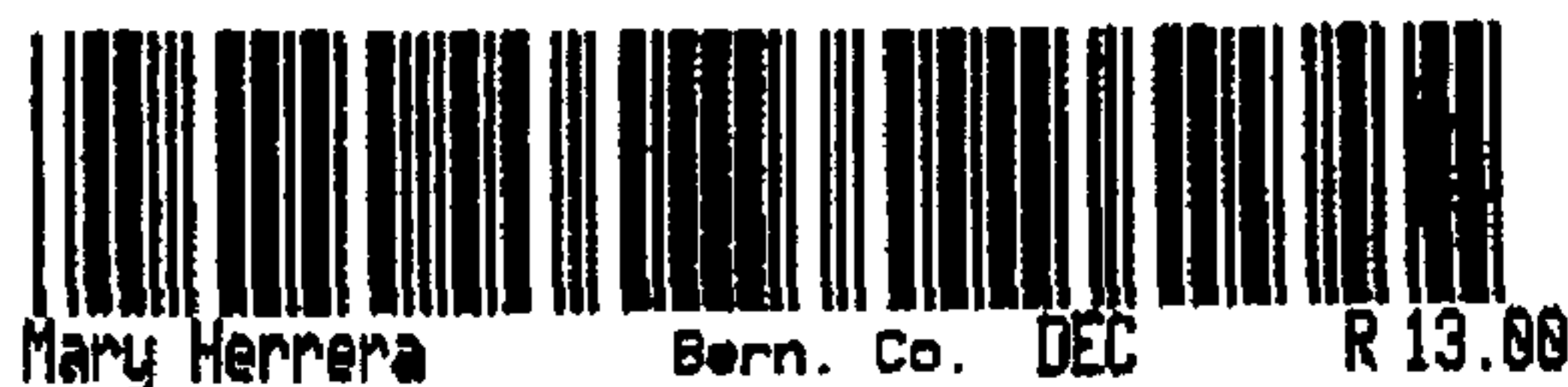
Tracts A, Journal Center, Phase 2, Unit 2, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on the 28th day of OCTOBER, 2004 in Book 2004 Page 343, as Document No. 2004151189.

("Property"); and

WHEREAS, BRUNACINI desires to provide for reciprocal access, parking, drainage and utility easements on the Property.

NOW, THEREFORE:

1. BRUNACINI intends to replat the Property into multiple tracts ("Tract(s)").
2. BRUNACINI hereby declares that each Tract is subject to reciprocal non-exclusive perpetual easements over, through and across the "Access Areas" (as hereinafter defined) located on each Tract for the purposes of access, ingress, egress and movement by vehicular and pedestrian traffic for the benefit of all Tracts.
3. The "Access Areas" are the portions of each Tract designated and used by the respective owners thereof from time to time for vehicular and pedestrian ingress and egress.
4. BRUNACINI hereby declares that each Tract is subject to reciprocal non-exclusive perpetual easements for the parking of vehicles for the benefit of all Tracts in areas designated for parking on each Tract ("Parking Areas").



2004151690
6185188
Page: 1 of 3
10/28/2004 11:54A
Bk-886 Pg-1268

5. The owner of each Tract may designate up to ten percent (10%) of the parking spaces within Parking Areas on said owner's Tract as reserved parking for the owner, tenant or other occupant of the improvements on said Tract.

6. BRUNACINI hereby declares that each Tract is subject to reciprocal non-exclusive perpetual easements for drainage over, through and across the Access Areas and Parking Areas located on each Tract for the benefit of all Tracts.

7. BRUNACINI hereby declares that each Tract is subject to underground utility easements within the Access Areas and Parking Areas located on each Tract for the benefit of all Tracts.

8. The Access Areas and Parking Areas on each Tract may be relocated from time to time by the respective owners thereof provided the Access Areas and Parking Areas are reasonably accessible from all Tracts for ingress, egress and parking and for drainage for all Tracts.

9. Except during construction, repairs, maintenance and replacements, the Access Areas and Parking Areas shall not be blocked, nor shall any barriers or other obstructions be placed within or adjoining the Access Areas or Parking Areas to prevent the reasonable ingress, egress, parking or drainage within said areas.

10. The owner of each Tract shall maintain the Access Areas and Parking Areas on said owner's Tract in good condition, with such maintenance to include, but not be limited to, lighting; signage; removal of snow, ice, rubbish and debris; and the surfacing, resurfacing and striping of said areas. The owner of a Tract benefitted by the drainage and/or utility easements created hereby, shall have the right to maintain, repair and replace drainage facilities and utility facilities on another owner's Tract, upon providing prior reasonable notice to the owner of said Tract, except in the event of an emergency when notice may be provided at the time of or after

the work; provided however, any such maintenance, repairs or replacements shall be done to minimize disruption of the use of the Access Areas and Parking Areas on another owner's Tract.

11. In the event the owner of a Tract fails to maintain the Access Areas and Parking Areas on said owner's Tract as required by paragraph 10 hereinabove, the owner(s) of the other Tract(s) may undertake said maintenance after reasonable written notice to the defaulting owner and the reasonable costs thereof shall be repaid by the defaulting owner with interest at one and one-half percent (1 1/2%) per month from the date of demand for repayment until repaid.

12. In the event the owner of any Tract is required to enforce the provisions of this Declaration by judicial proceedings, the prevailing party or parties shall be entitled to reasonable attorneys' fees and court costs from the non-prevailing party or parties.

13. This Declaration shall be binding upon the undersigned, its successors and assigns in all respects, and shall be deemed to run with the land forever.

IN WITNESS WHEREOF, the undersigned has executed this Declaration effective the 17th day of August, 2004.

BRUNACINI DEVELOPMENT, LTD. CO.,
a New Mexico limited liability company

By: _____

Its: Manager Member

STATE OF NEW MEXICO)
)
COUNTY OF BERNALILLO)



2004151690
6165188
Page: 3 of 3
10/28/2004 11:54A
Bk-R86 Pg-1268

This instrument was acknowledged before me on August 17, 2004, by Angelo Brunacini, Manager-Member of BRUNACINI DEVELOPMENT, LTD. CO., a New Mexico limited liability company.

[Signature]
NOTARY PUBLIC



MY COMMISSION EXPIRES:
OFFICIAL SEAL
KENNETH A. HUNT
NOTARY PUBLIC - STATE OF NEW MEXICO
Notary Public Filed with Secretary of State
My Commission Expires 6-2-2005



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 25, 2004

4. Project # 1003572

04DRB-01143 Major-SiteDev Plan BldPermit
04DRB-01142 Major-SiteDev Plan Subd

CLAUDIO VIGIL ARCHITECTS agent(s) for BRUNACINI DEVELOPMENT LTD CO request(s) the above action(s) for all or a portion of Lot(s) A, JOURNAL CENTER, PHASE 2, UNIT 2, (to be known as **BRUNACINI @ JOURNAL CENTER**, zoned IP industrial park zone, located on RUTLEDGE RD NE, between NORTH DIVERSION CHANNEL and BARTLETT ST NE containing approximately 15 acre(s). [REF: DRB-95-268] [Listed as Project #1000633 in error] [*Deferred from 8/18/04*] (D-16)

At the August 25, 2004, Development Review Board meeting, the site plan for building permit was approved with final sign off delegated to City Engineer for SIA. Site plan for subdivision was approved and signed off by the Board.

If you wish to appeal this decision, you must do so by September 9, 2004 in the manner described below.

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

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



Sheran Matson, AICP, DRB Chair

Cc: Brunacini Development Ltd., Co., P.O. Box 6363, 87197
Claudio Vigil Architects, 1801 Rio Grande Blvd NW, 87104
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

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

PAID RECEIPT

APPLICANT NAME Brunacini Development LTD.
 AGENT Claudio Vigil Architects
 ADDRESS 1801 Rio Grande Blvd NW.
 PROJECT & APP # 1003572 / 06 DRB 01626
 PROJECT NAME Journal Center - Phase 2

MULTIPLICATE
 City of Albuquerque
 Treasury Division

11/14/2006 10:01AM LOC: ANN
 X RECEIPT# 00069550 USH 006 TRANSH 0014
 ACCOUNT 441006 Fund 0110
 ACTIVITY 4983000 TRSCCS
 TRANS AMT \$405.00
 J24 MISC \$385.00
 CK \$405.00
 CHANGE \$0.00
 Thank You

- \$ 20.⁰⁰ 441032/3424000 Conflict Management Fee
- \$ 385.⁰⁰ 441006/4983000 DRB Actions
- \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
- \$ _____ 441018/4971000 Public Notification
- \$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 () Major/Minor Subdivision () Site Development Plan () Bldg Permit
 () Letter of Map Revision () Conditional Letter of Map Revision
 () Traffic Impact Study
- \$ 405.⁰⁰ TOTAL AMOUNT DUE

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

GA BRUNACINI CONSTRUCTION CO., INC.
 PO BOX 6363
 ALBUQUERQUE, NM 87197
 (505) 833-2928 X0001

BANK OF ALBUQUERQUE N.A.
 ALBUQUERQUE, NEW MEXICO
 95-660-1070

4412

DATE

AMOUNT

November 13, 2006 \$ 405.00
 City of Albuquerque

PAY: *****
 TO THE ORDER OF: City of Albuquerque
 PO Box 1313
 Albuquerque, NM 87103

11/14/2006 10:01AM LOC: ANN
 X RECEIPT# 00069550 USH 006 TRANSH 0014
 ACCOUNT 441006 Fund 0110
 ACTIVITY 4983000 TRSCCS
 TRANS AMT \$405.00
 J24 MISC \$385.00
 CK \$405.00
 CHANGE \$0.00

MP

Thank You

⑈004412⑈ ⑆107006606⑆ 7827217489⑈

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

PAID RECEIPT

APPLICANT NAME Brunacini Development LTD
AGENT Claudio Vigil ~~Architect~~ Arch.
ADDRESS 1801 Rio Grande Blvd. NW
PROJECT & APP # 10035.72 / 01626
PROJECT NAME Journl Center phase 2

\$ 441032/3424000 Conflict Management Fee
\$ 441006/4983000 DRB Actions
\$ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ 75.⁰⁰ 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
\$ 75.⁰⁰ TOTAL AMOUNT DUE

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

GA BRUNACINI CONSTRUCTION CO., INC.

PO BOX 6363
ALBUQUERQUE, NM 87197
(505) 833-2928 X0001

BANK OF ALBUQUERQUE N.A.
ALBUQUERQUE, NEW MEXICO
95-660-1070

4415

DATE

AMOUNT

November 16, 2006

\$*****75.00

PAY: *****Seventy-five dollars and no cents

TO THE ORDER OF: City Of Albuquerque
PO Box 1313
Albuquerque, NM 87103

004415 1070066061 2827217489

Details on back Security Features Included

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from Nov. 28, 2006 To Dec 13, 2006

5. REMOVAL

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

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

[Signature]
(Applicant or Agent)

11/17/06
(Date)

I issued 1 signs for this application, 11/17/06 Andrew Jones
(Date) (Staff Member)

DRB PROJECT NUMBER: 1003572

FILE
1003572



May 26, 2005

VIA E-MAIL AND REGULAR MAIL

Angelo Brunacini
Brunacini Development
PO Box 6363
Albuquerque, NM 87197

Re: Tract A Unit 2 Journal Center 2, (Building B -Plan Dated April 11, 2005) Building B Plan Approval by Journal Center 2 Architectural Review Committee

Dear Angelo:

We reviewed your submittal for the for the above referenced project today and approve them with the following conditions and comments:

1. Building B is approved with the following conditions:
 - The monument sign is not approved. The design and materials must meet Journal Center 2 Guidelines and may not be "back lit."
 - Wall Pack lighting must shielded so that the light source is not visible from the horizontal.
 - All mechanical equipment must be screened.
 - The covered parking structure, design, materials and color must match the existing structure for Building A.
 - Light standards with square modular box and white finish are approved for Buildings A & B.
 - Trash enclosure must be stucco coated to match building color.
 - Landscape plan needs to incorporate the area on the west side of the property in the same manner as Building A.

2. You must prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) and file a Notice of Intent (NOI) for Storm Water Discharges Associated with Construction Activity Under an National Pollutant Discharge Elimination System (NPDES) General Permit.
 - Under the provisions of the Clean Water Act federal law prohibits storm water discharges from certain construction activities to waters of the U.S. unless that discharge is covered under a NPDES Permit.
 - You may obtain additional information regarding NPDES and submit your NOI electronically at: www.epa.gov/npdes/stormwater/cgp, or telephone Storm Water Notice Processing Center at 866-352-7755.

The use of the white light fixture is specifically not approved for Lot 20 in Journal Center 2, Unit 2. Further use of this fixture within Tract A will be reviewed for appropriateness on a submittal, by submittal basis.

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

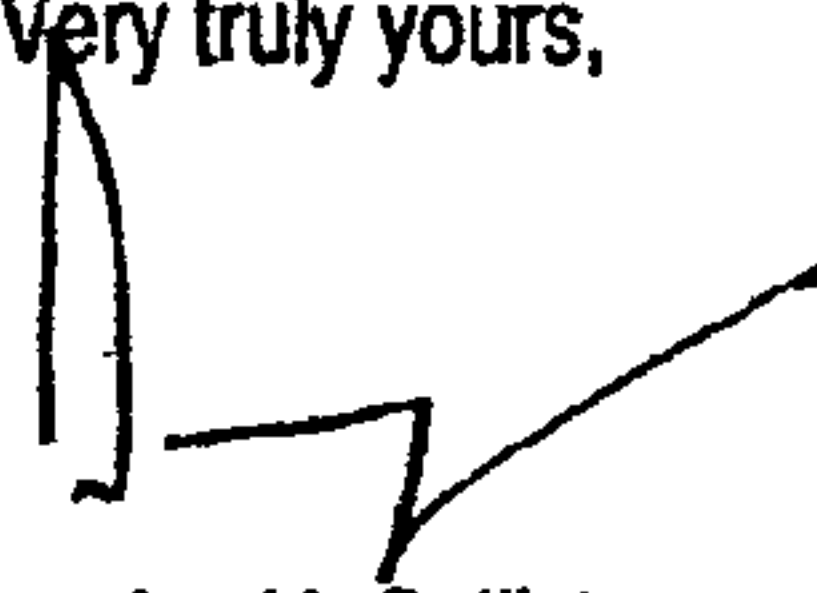
By copy of this letter we are transmitting the plans and colors (material board and specifications have previously been approved) to the Journal Center Architectural Review Committee for their review. We will advise you of their action as soon as they review the plans.

If you have any question please contact us.

TIBURON INVESTMENT, LLC
3791 Southern Blvd SE Suite 202 Rio Rancho, NM 87124

Thank you for the submittal.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Douglas H. Collister'. The signature is stylized with a prominent vertical stroke on the left and a horizontal stroke extending to the right.

Douglas H. Collister
Administrative Manager

Copy Journal Center 2 Architectural Review Committee
Journal Center Architectural Review Committee

*** TX REPORT ***

井
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井

TRANSMISSION OK

TX/RX NO 3433
CONNECTION TEL 98421330
SUBADDRESS
CONNECTION ID CLAUDIO VIGIL AR
ST. TIME 05/16 06:31
USAGE T 01'18
PGS. 2
RESULT OK

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
FAX FORM

TO: Philip Robinson FAX # 842-1330

PAGES (INCLUDING COVER SHEET) 2

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

100 3572

COMMENTS:

Brunacini - Journal Center
Try comments only.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
May 18, 2005
DRB Comments

ITEM # 9

PROJECT # 1003572

APPLICATION # 05-00795

RE: Lot A, Journal Center Phase 2, Unit2/spbp

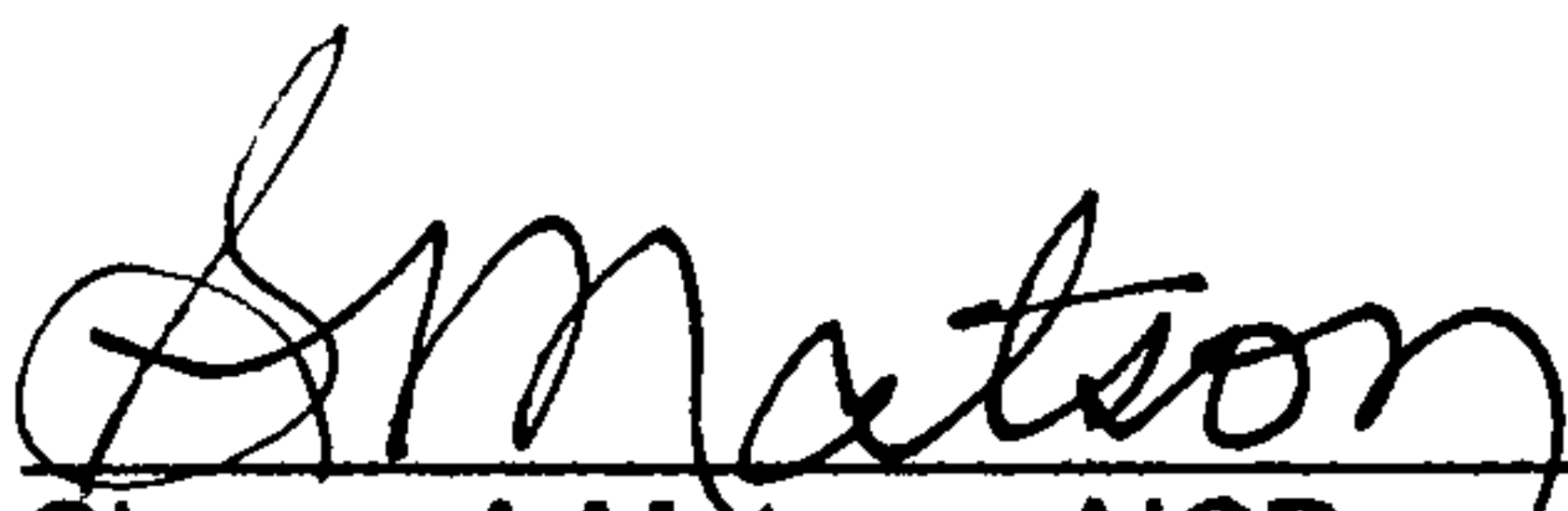
1. The Journal Center ARC approval letter is needed prior to Planning's signoff on this site plan. Otherwise, a more comprehensive analysis of the SPBP is necessary by Planning.

2. There is language in the Journal Center Master Plan which should be added to the signature block.

3. A SPS sheet for SBAS Technologies was included in the SPBP packet. It does not appear to belong in this SPBP and should be removed. No application was made for a SPS.

4. Are there any walls, fences or other screening?

5. The required statements on the Landscaping Plan as indicated by #8, 10-12 on the SPBP Checklist are missing.


Sheran A Matson, AICP
924-3880 Fax 924-3864
smatson@cabq.gov

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

44
44
44
44

B. Proposed Development

1. Structural

- A. Location of existing and proposed structures
- B. Square footage of each structure and building footprint (if different from total square footage)
- 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, including location.

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: 124 provided: 169
Handicapped spaces required: 6 provided: 6
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: 7
provided: 8
 - 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
- 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
- B. Identify Alternate transportation facilities within site or adjacent to site
 - 1. Bikeways and bike-related facilities
 - 2. Pedestrian trails and linkages
 - 3. Bus facilities, including routes, bays and shelters existing or required

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

44
44
44
44

4. Utilities

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

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. Method for meeting 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.

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

- 5. Existing and proposed easements
- 6. Building footprints
- 7. Location and detail 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 and/or contour lines (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 "common name" colors of all building elements and structures
- E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff.

B. Signage

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

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

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

PAID RECEIPT

APPLICANT NAME Brunacini
AGENT Claudio Vigil
ADDRESS _____
PROJECT & APP # 1003572/05 DRB 00795
PROJECT NAME Journal Cntr

\$ 20.00 441032/3424000 Conflict Management Fee
\$ 385.00 441006/4983000 DRB Actions
\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ _____ 441018/4971000 Public Notification
\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
\$ 405⁰⁰ TOTAL AMOUNT DUE

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

GA BRUNACINI CONSTRUCTION CO., INC.

PO BOX 6363
ALBUQUERQUE, NM 87197
(505) 833-2928 X0001

BANK OF ALBUQUERQUE N.A.
ALBUQUERQUE, NEW MEXICO
95-660-1070

2998

DATE

5-10-05

AMOUNT

\$ 405⁰⁰

PAY TO THE ORDER OF:

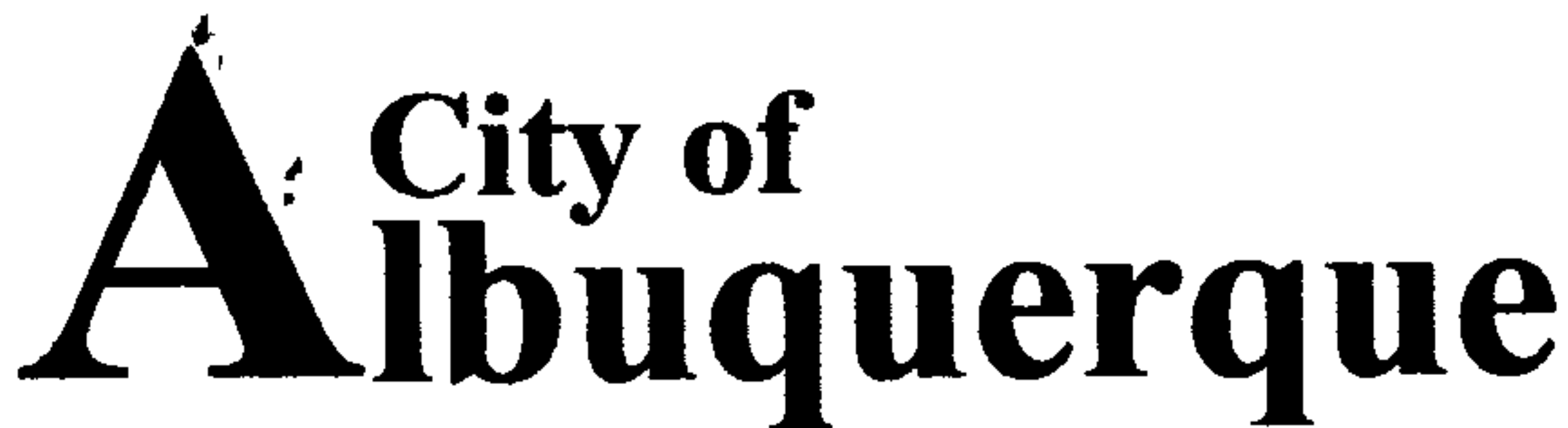
four hundred for dollars and no/100
City of Albuquerque

DUPLICATE
City of Albuquerque
Treasury Division

5/10/2005 11:29AM LOC: ANNEX
RECEIPT# 00040214 WSH 002 TRASH 0024
Account 441032
Activity 4424000
Trans Act 440000
J24 Misc \$385.00
\$405.00
\$0.00

⑈002998⑈ ⑆107006606⑆ 7827217489⑈

Thank You



DEVELOPMENT REVIEW APPLICATION

Supplemental form S ZONING Z
Supplemental form V
Supplemental form P APPEAL / PROTEST of... A
Supplemental form L

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 Ltd. Co. Managing Member Angelo Brunacini
ADDRESS: P.O. Box 6363
CITY: Albuquerque STATE NM ZIP 87197
PHONE: (505) 833-2928
FAX: (505) 833-2925
E-MAIL: abrunacini@brunacini.com

DESCRIPTION OF REQUEST:

DRB approval of site development plan for building permit.
Is the applicant seeking incentives pursuant to the Family Housing Development Program? [] Yes. [X] No.

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

Lot or Tract No. Lot A Block: Unit: 2
Subdiv. / Addn. Journal Center Phase 2
Current Zoning: IP Proposed zoning: IP
Zone Atlas page(s): D-17-Z No. of existing lots: 1 No. of proposed lots: 1
Total area of site (acres): 2.4 Density if applicable: dwellings per gross acre: na dwellings per net acre: na
Within city limits? [X] Yes. No [], but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? no
UPC No. 101706310220830120 MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: Rutledge Rd.
Between: Snaproll St and

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): DRB-95-268, 04DRB-01142, 04DRB-01143, ~~04DRB-01143~~ EPL 1003572

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

SIGNATURE [Signature] DATE
(Print) Philip Robinson [] Applicant [X] Agent

FOR OFFICIAL USE ONLY

Form revised September 2001

Table with 5 columns: INTERNAL ROUTING, Application case numbers, Action, S.F., Fees. Includes checkboxes for routing and a table of case numbers with associated fees.

Hearing date 5-18-05
Planner signature / date [Signature] 5-10-05 Project # 1003572

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
 - 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.
 - 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
 - Blue-line copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- 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
 - 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.

Philip Robinson 5/10/05
Applicant name (print)
Philip Robinson
Applicant signature / date



Form revised October 2004

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

Application case numbers
OSDRB 00795

[Signature] 5-10-05
Planner signature / date
Project # 1003572



May 10, 2005

Ms. Sheran Matson, DRB Chair
Design Review Board, Planning Department
City of Albuquerque
PO Box 1293

RE: Brunacini Office Building
Site Development Plan for Building Permit

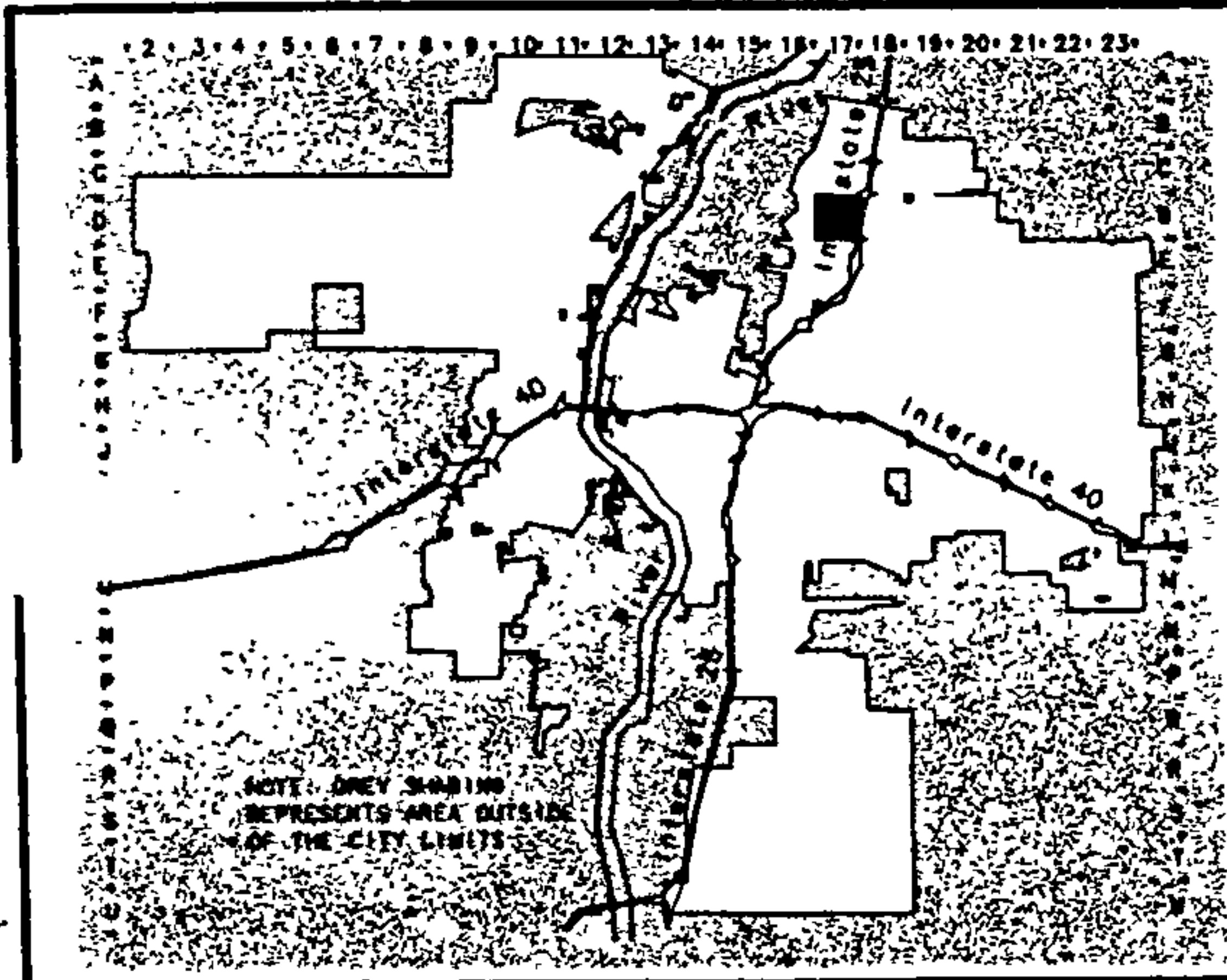
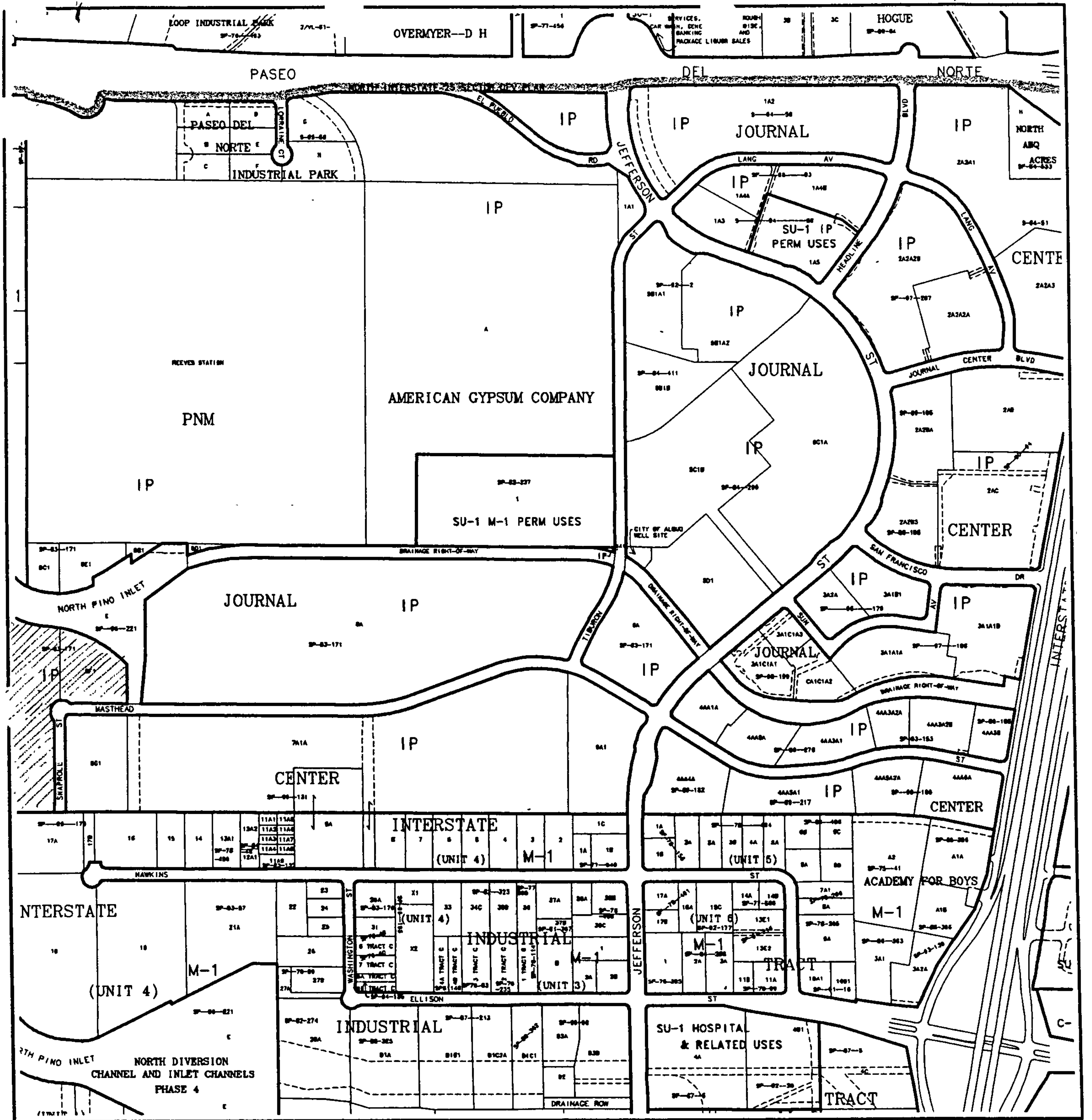
Dear Ms. Sheran Matson and Review Board Members:

This is a Site Development Plan for Building Permit application for an unadvertised Design Review Meeting. The proposed project, zoned for Industrial Park, will provide a total of 32,986 square feet of office space.

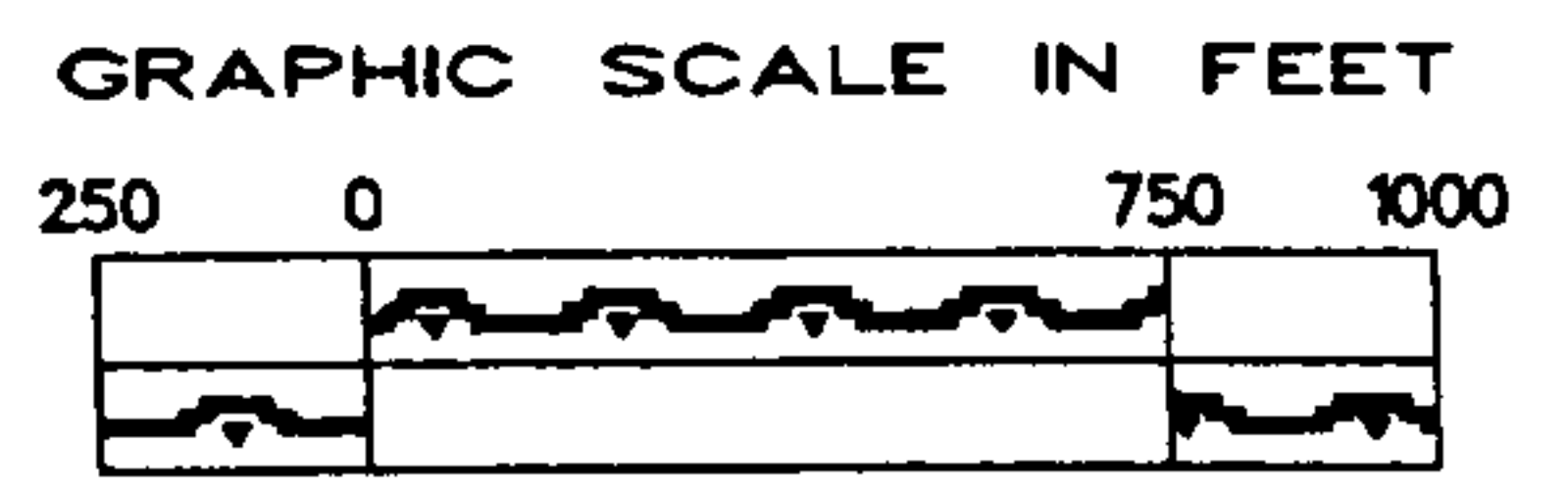
The proposed building's exterior architecture incorporates tilt-up concrete building technology with elegant cast-in recessed shadow reveals patterned along the four elevations and curtain wall glass windows. Entrance features would provide street visibility and identify the building, and the paint scheme compliments neighboring developments. The proposed building site of 2.4 acres would be heavily landscaped to provide erosion control for both wind and water, as well as provide a unique southwestern environment, both water efficient and self-sustaining. The parking layout would provide easy access to the building entrance. We believe the proposed architecture of the building, its landscaping, and traffic circulation serve to maintain the continuity and unity as set by the original Journal Center Master Development Plan including the landscape standards, plant palette, building setbacks, sidewalk and bikeways, parking, lighting, street-scape and signage. If approved, the proposed project would provide an attractive site development within the context of Journal Center and the developing community.

Sincerely,

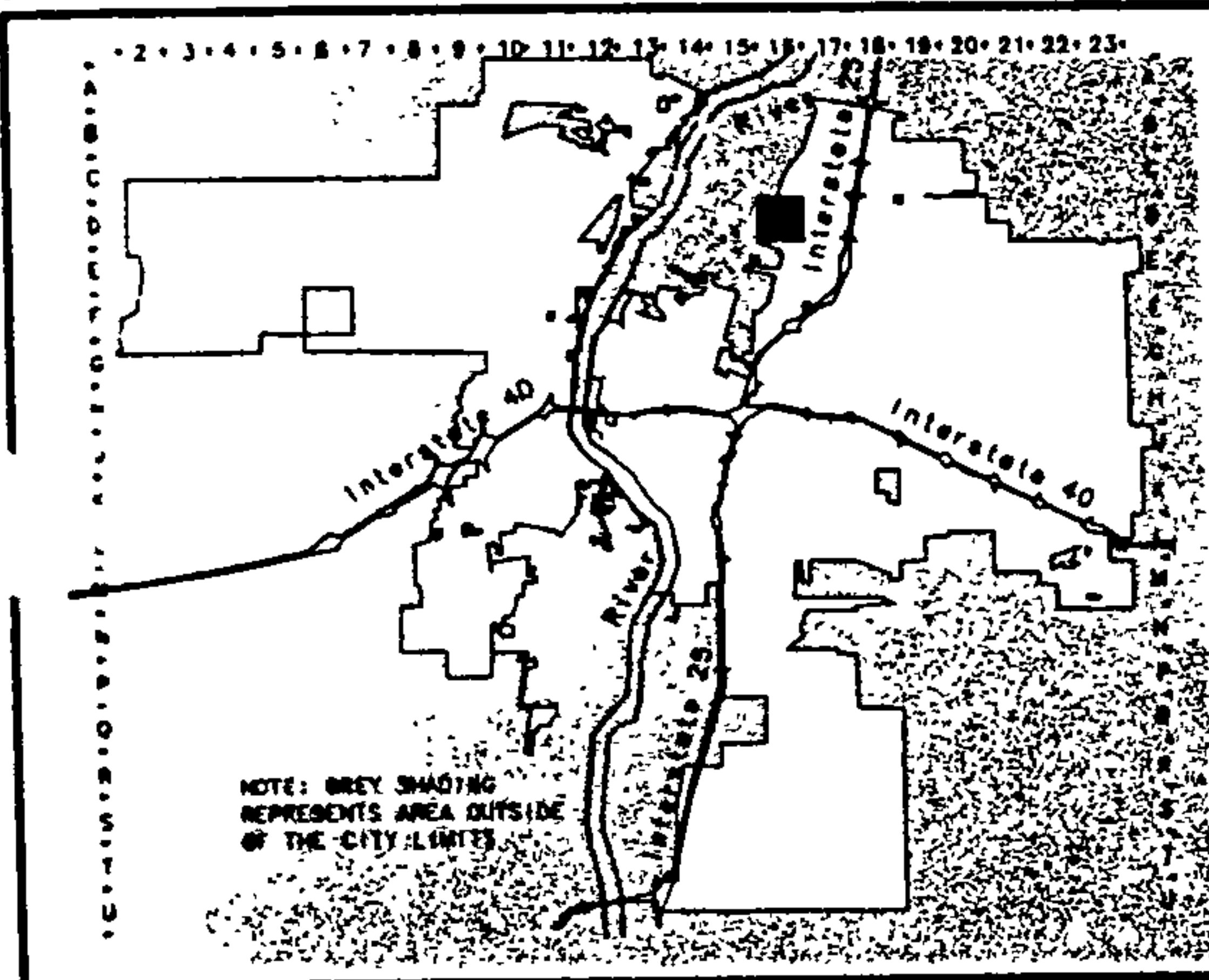
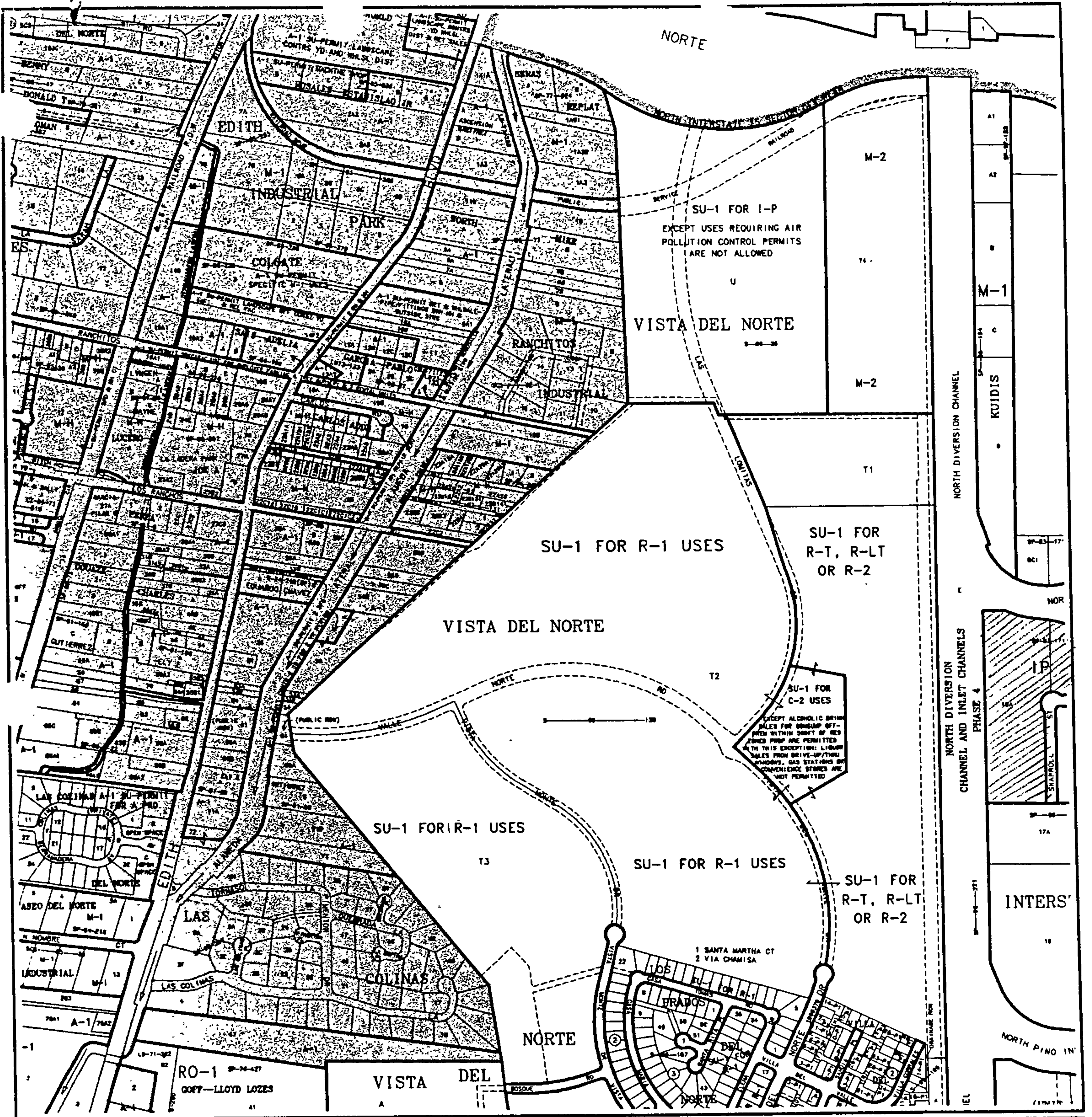
Philip Robinson, Agent
Claudio Vigil Architects



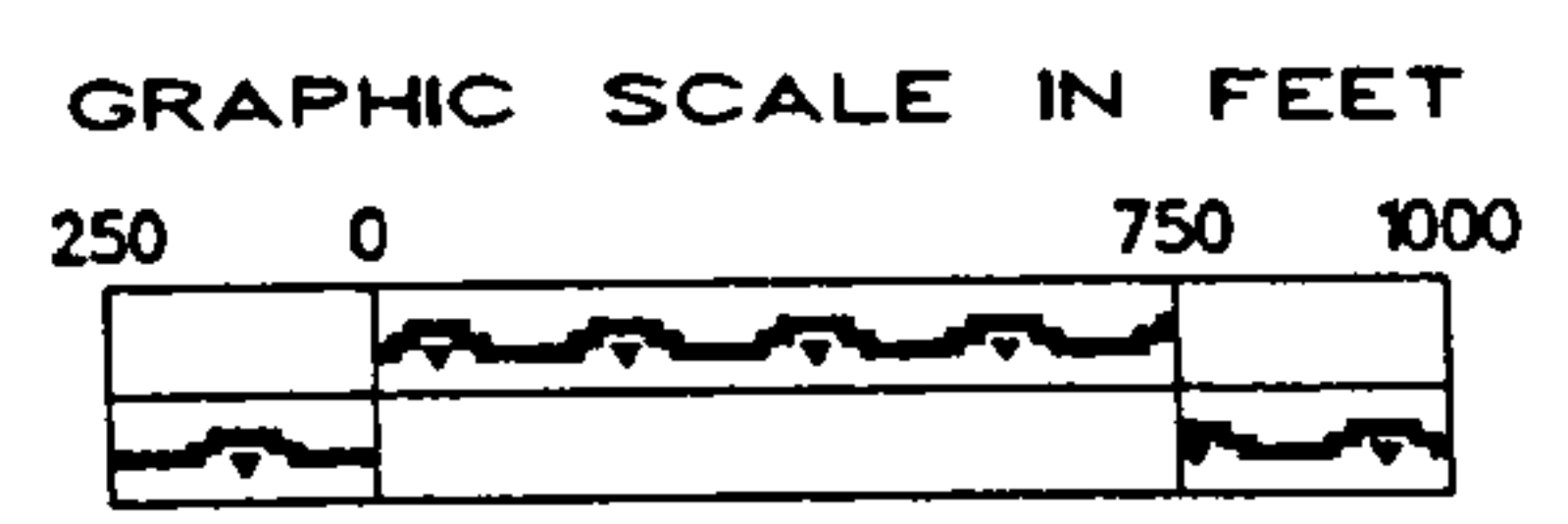
CITY OF
 Albuquerque
 Albuquerque Geographic Information System
 PLANNING DEPARTMENT
 © Copyright 2000



Zone Atlas Page
D-17-Z
 Map Amended through July 27, 2000



CITY OF ALBUQUERQUE
Albuquerque Geographic Information System
PLANNING DEPARTMENT
 © Copyright 2000



Zone Atlas Page
D-16-Z
 Map Amended through July 27, 2000

Roger Green

FIRE HYDRANT AND INSTANTANEOUS FIRE FLOW REQUIREMENTS

ALBUQUERQUE FIRE DEPARTMENT
FIRE MARSHAL'S PLAN CHECKING OFFICE
600 2ND ST N.W, 8TH Floor, Plaza del Sol
Albuquerque, New Mexico 87102
(505) 924-3611 / FAX (505) 924-3619

ZONE MAP NUMBER _____

REFERRAL # _____

SITE ADDRESS 3721 Rutledge st NE.

LEGAL DESCRIPTION: SUBJECT TRACT Lot A Journal Center phase 2
Unit 2

NUMBER HYDRANTS REQUIRED FOR THE LARGEST BUILDING 2

INSTANTANEOUS FLOW REQUIRED 2452

SQUARE FOOTAGE - LARGEST BUILDING 30186

TYPE CONSTRUCTION apartment

PERTINENT DATA FOR DETERMINATION AND LOCATION OF FIRE HYDRANTS

ALL REQUIRED HYDRANTS SHALL BE INSTALLED AND OPERABLE PRIOR TO CONSTRUCTION

ALL REQUIRED HYDRANTS SHALL BE WITHIN 450 FEET TO THE FURTHEST POINT OF THE BUILDING AS A TRUCK ROLLS.

ALL REQUIRED HYDRANTS SHALL BE WITHIN 300 FEET TO THE FURTHEST POINT OF THE BUILDING AS A TRUCK ROLLS.

TOTAL NUMBER HYDRANTS REQUIRED FOR THIS PHASE OF CONSTRUCTION OR SITE 2

DATE: 5-9-05

FIRE DEPARTMENT INSPECTOR: Steven Wilson

RECEIVED BY: Phil [Signature] TELEPHONE: 842-1113

NOTES:

1. ALL HYDRANTS NEEDED TO PROTECT AN INDIVIDUAL BUILDING MUST BE ABLE TO PROVIDE A MINIMUM RESIDUAL OF 20 PSI, UNDER REQUIRED FIRE FLOW CONDITIONS.
2. DETERMINATION OF THE WATER SYSTEM CAPACITY TO PROVIDE REQUIRED FIRE FLOW SHALL BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION (924-3987), BASED ON PEAK DAY CRITERIA.
3. DESIGN OF PRIVATE FIRE PROTECTION SYSTEMS IS THE RESPOSIBILITY OF THE DEVELOPER'S CONSULTANT. APPROVAL OF DESIGN MUST BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION

WHITE - INDIVIDUAL YELLOW - FILE

po box 6363
albuquerque, nm 87197
www.brunacini.com
abrunacini@brunacini.com

ph (505)833-2928
fax (505)833-2925



May 3, 2005

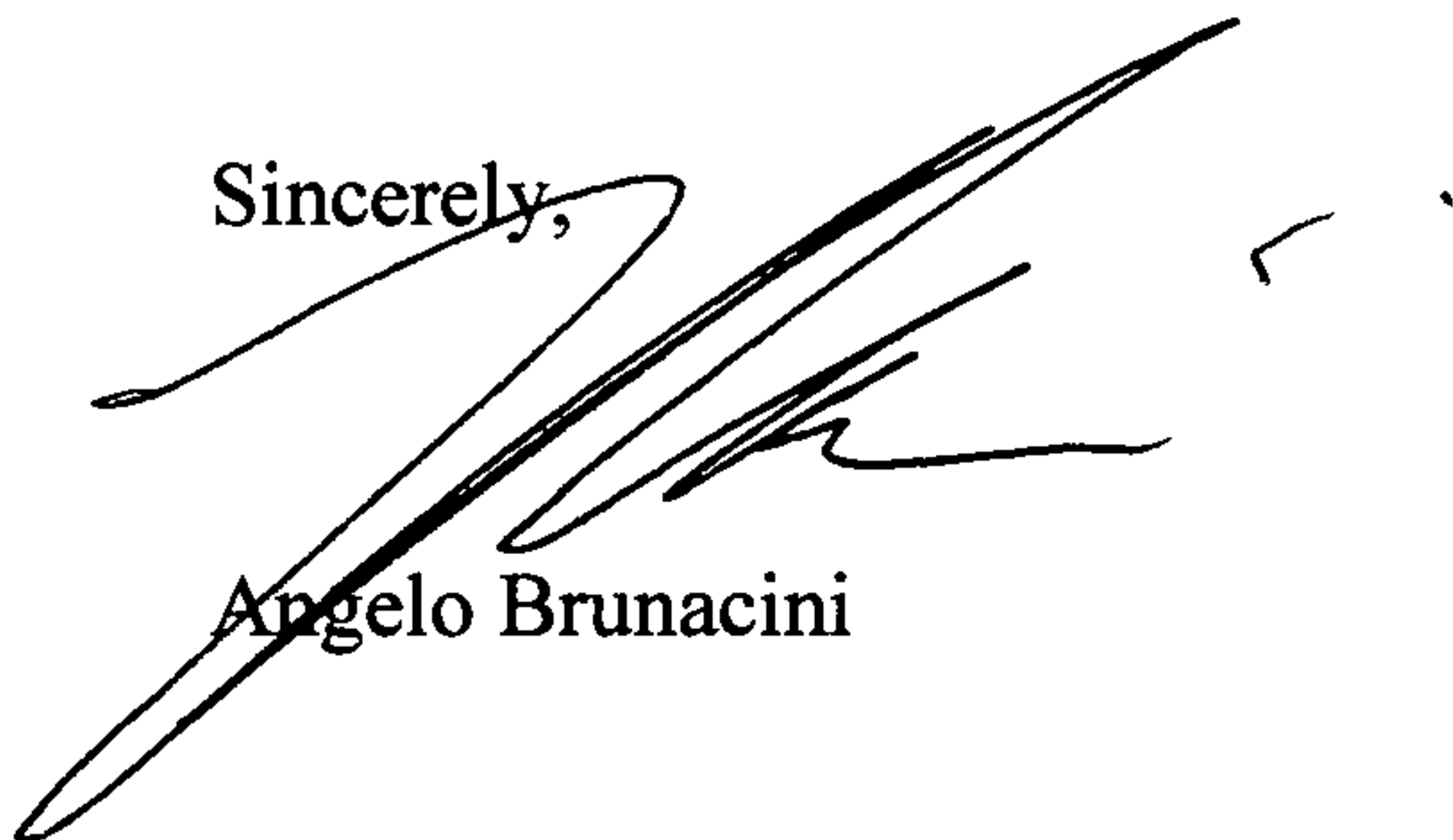
Claudio Vigil
Claudio Vigil Architects
1801 Rio Grande Blvd., NW
Albuquerque, NM 87104

Dear Claudio:

SUBJECT-7411 Snaproll, Journal Center 2, parcel A-2, Unit 2

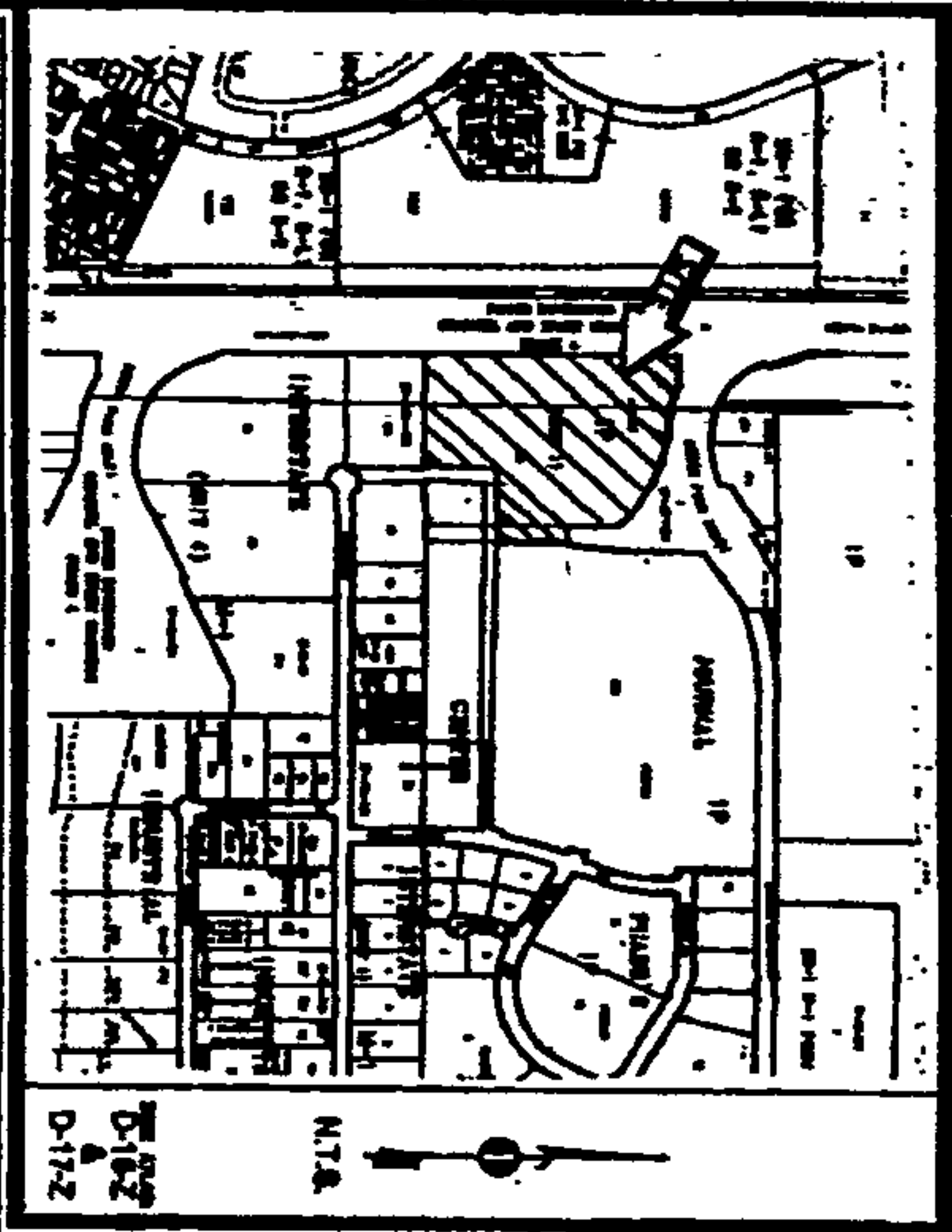
Let this letter authorize Claudio Vigil Architects (CVA) to serve as my agent for the above referenced project. CVA shall be a consultant for the following fields; architecture and structural engineering.

Sincerely,



Angelo Brunacini

TRACS 104 & 2004-5001-02



Neighborhood Map

REVISION DATA / NOTES

1. PLATTING COMPLETED USING EXISTING RECORD DATA & AERIAL FIELD SURVEY.
2. SURVEYS ARE NEW MEXICO STATE PLANE GRID SYSTEM, CENTRAL ZONE, NAD 1983, AND ARE BASED ON CONTROL MONUMENTS NOS 7588 & 1897 AND MONUMENTS 14, 1887, AS SHOWN HEREON.
3. DISTANCES ARE ENCLOSED DIMENSIONS.
4. PLAT SHOWS ALL DIMENSIONS OF RECORD.
5. SURVEYS AND DISTANCES ARE FROM THE PLAT OF JOURNAL CENTER, PHASE 2, UNIT 2, FILED IN BERNALILLO COUNTY, NEW MEXICO ON APRIL 10, 2004 IN BOOK 20, PAGE 88.
6. GROSS AREA 14,188 ACRES.
7. NUMBER OF EXISTING TRACTS: 4
8. NUMBER OF TRACTS CREATED: 4
9. PROPERTY IS ZONED P.
10. TRACTS A-1, A-2, A-3 AND A-4 ARE SUBJECT TO EXCEPTIONAL PRIVATE CROSS-ACCESS, PARKING, UTILITY AND DRAINAGE TREATMENT TO BENEFIT TRACTS A-1, A-2, A-3 & A-4 AND ARE TO BE MAINTAINED BY SAID TRACTS.

THIS IS THE ONLY TRACTS AND PLATTING A PLO ON
 PROJECT OF RECORD
 PROJECT NO. 1182, 1183, 1184, 1185
 BERNALILLO COUNTY, NEW MEXICO
 PROJECTED BY: [Signature]
 DATE: 7-16-04

LEGAL DESCRIPTION

TRACTS A-1, A-2, A-3 & A-4, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESCRIBED ON THE PLAT HEREON, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 10, 2004, IN PLAT BOOK 20, PAGE 88.

FREE CONSENT

THE UNDERSIGNED OWNERS AND PROMOTORS OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY GRANT ADDITIONAL EASEMENTS AS SHOWN, THESE EASEMENTS BEING NECESSARY THAT THEY HOLD ALONG THESE CORNERS AND INDIVISIBLE TITLE IN THE MAPLE TO THE LANDS HEREON.

OWNERS SIGNATURE: [Signature]
 DATE: 7-16-04
 ADDRESS: 1111 N. 11th St., Suite 100, Santa Fe, NM 87505
 STATE OF NEW MEXICO
 COUNTY OF BERNALILLO
 BY: [Signature]
 BY: [Signature]
 BY: [Signature]
 BY: [Signature]

PLAT OF
 TRACTS A-1, A-2, A-3 & A-4
 JOURNAL CENTER, PHASE 2, UNIT 2
 ELENA CALLEGOS GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2004
 SHEET 1 OF 2

Brad Bingham

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO SHOW SAID (S) BOUNDING TRACTS AND PROVIDE A NEW TRACT OF LAND, AND TO PROVIDE ACCESS TO SAID TRACTS.



DATE APPROVAL: PROJECT NO. 1182/1183/1184/1185 APPLICATION NO. 04-0001-0118
 CITY CLERK: [Signature] DATE: 7-19-04
 COUNTY CLERK: [Signature] DATE: 7-19-04
 COUNTY ENGINEER: [Signature] DATE: 7-19-04
 COUNTY COMMISSIONER: [Signature] DATE: 7-19-04
 UNLTD DEVELOPER: [Signature] DATE: 7-19-04
 SURVEYOR: [Signature] DATE: 7-19-04
 CIVIL ENGINEER: [Signature] DATE: 7-19-04
 THE CHAIRPERSON, PLANNING BOARD: [Signature] DATE: 7-19-04

PLANNING CERTIFICATION

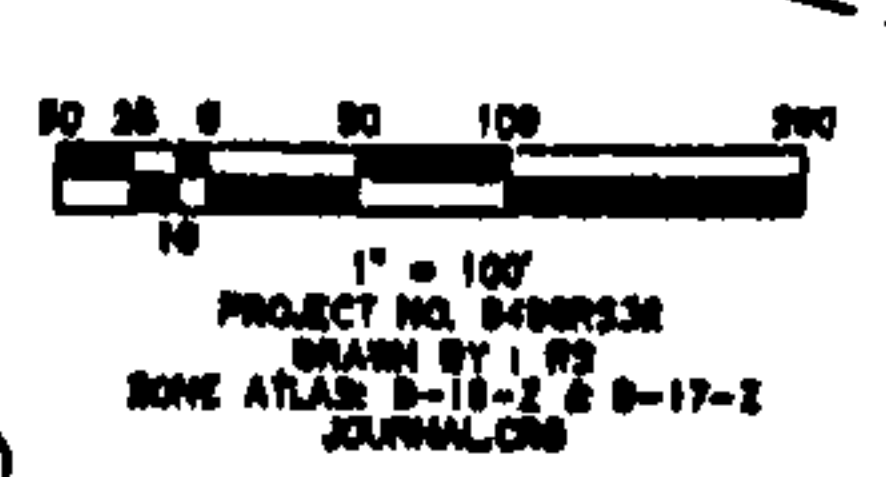
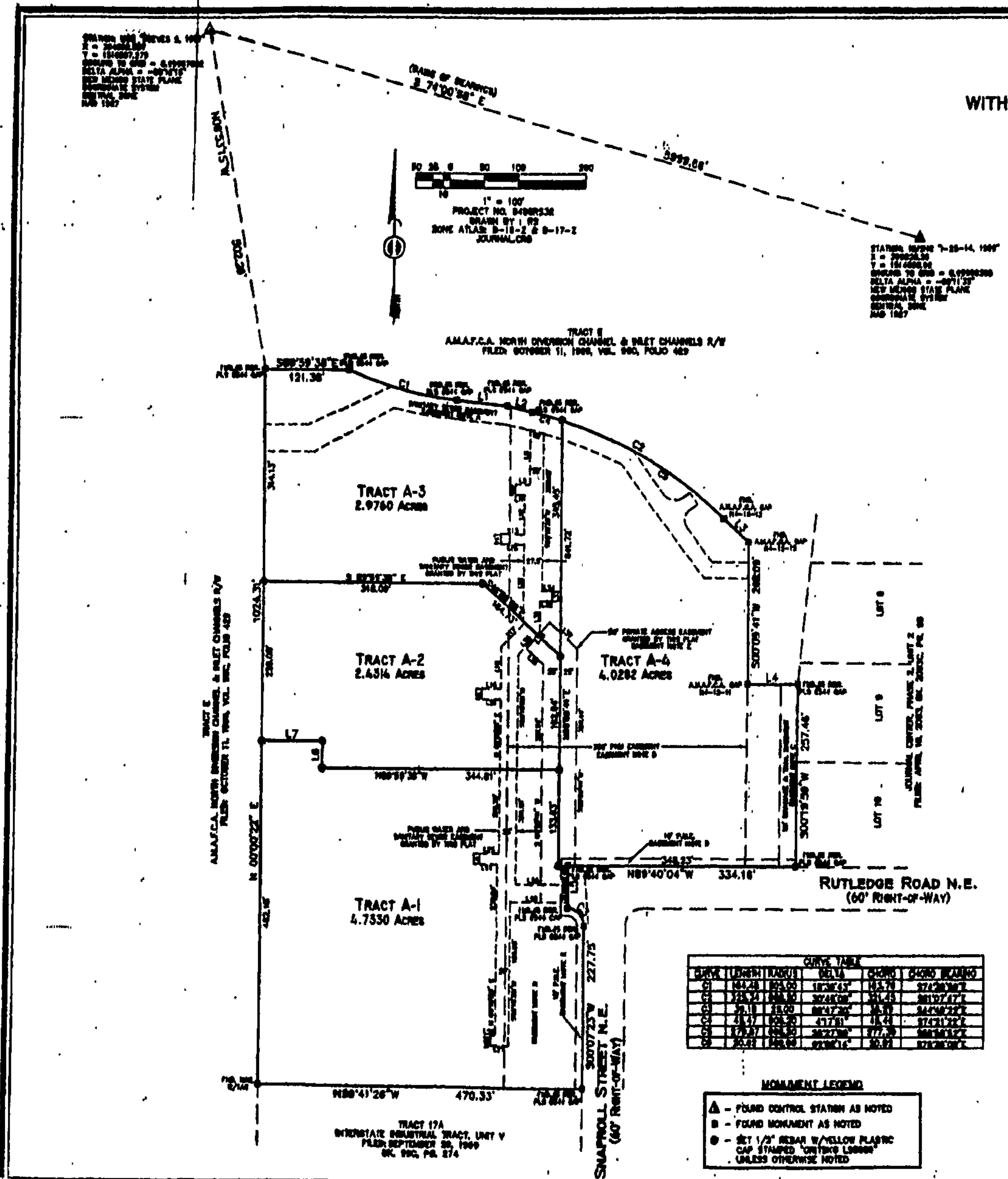
I, Gary E. Galt, a duly qualified Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that the plat and description were prepared by me or under my supervision, show all easements as shown on the plat of record or made known to me by the owners and promoters of the subdivision shown hereon, fully complete and other parties representing the subdivision, and further certify that the subdivision complies with the provisions of the Subdivision Act, and further certify that the subdivision complies with the provisions of the Subdivision Act, and further certify that the subdivision complies with the provisions of the Subdivision Act, and further certify that the subdivision complies with the provisions of the Subdivision Act.

[Signature]
 Gary E. Galt, Professional Land Surveyor, No. 1182
 Date: July 18, 2004

SURVEYS SOUTHWEST LTD.
 333 LOMAS BLVD., N.E.
 ALBUQUERQUE, NEW MEXICO 87102
 PHONE: (505) 998-0303
 FAX: (505) 998-0308
 T11N R3E SEC. 22 & 23



**PLAT OF
TRACTS A-1, A-2, A-3 & A-4
JOURNAL CENTER, PHASE 2, UNIT 2
WITHIN PROJECTED SECTIONS 22 & 23, T. 11 N., R. 3 E., N.M.P.M.
ELENA GALLEGOS GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2004
SHEET 2 OF 2**



STARTING POINT 7-28-14, 1997
X = 29922.30
Y = 124488.90
EQUATION TO CURVE = 0.0000000
DELTA ALPHA = -89.1132
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
NAD 83
ZONE 12S7

LINE	LENGTH	BEARING
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88	171.00	S89°59'30"E
89	171.00	S89°59'30"E
90	171.00	S89°59'30"E
91	171.00	S89°59'30"E
92	171.00	S89°59'30"E
93	171.00	S89°59'30"E
94	171.00	S89°59'30"E
95	171.00	S89°59'30"E
96	171.00	S89°59'30"E
97	171.00	S89°59'30"E
98	171.00	S89°59'30"E
99	171.00	S89°59'30"E
100	171.00	S89°59'30"E

- EASEMENT NOTES:**
- A. PUBLIC SANITARY SEWER EASEMENT
FILED APRIL 10, 2003, BK. 2003C, PG. 68
 - B. 30' PUM EASEMENT
FILED JANUARY 15, 1999, BK. 8369, PGS. 275-282
FILED JANUARY 15, 1999, BK. 8468, PGS. 289-333
FILED JANUARY 15, 1999, BK. 8486, PGS. 334-381
 - C. 20' CITY OF ALBUQUERQUE PUBLIC DRAINAGE & PUBLIC TRAIL EASEMENT
FILED APRIL 10, 2003, BK. 2003C, PG. 68
 - D. 10' PUBLIC UTILITY EASEMENT
FILED APRIL 10, 2003, BK. 2003C, PG. 68
 - E. EGRESS AND ACCESS TO TRACTS A-2 & A-3 TO SHARPROLL ST. & AND RUTLEDGE ROAD IS PROVIDED BY A 60' CROSS LOT PRIVATE ACCESS EASEMENT GRANTED BY THIS PLAT.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
1	104.28	225.00	18°36'47"	115.79	274°38'30"
2	123.21	266.67	20°48'00"	131.23	281°07'47"
3	29.18	157.50	8°47'20"	30.39	345°36'22"
4	41.37	187.50	11°28'	41.24	374°11'22"
5	125.37	266.67	34°27'30"	177.39	288°34'22"
6	25.47	125.00	9°28'14"	26.01	274°28'04"

- MONUMENT LEGEND**
- ▲ - FOUND CONTROL STATION AS NOTED
 - - FOUND MONUMENT AS NOTED
 - - SET 1/2" NEAR W/YELLOW PLASTIC CAP STAMPED 'SURVEYS SOUTHWEST' UNLESS OTHERWISE NOTED



SURVEYS SOUTHWEST LTD.
333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87102
PHONE: (505) 998-0303 FAX: (505) 998-0306
T11N R3E SEC. 22 & 23

Surveys Southwest, LTD

333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306

MEMO COVER SHEET

Date: October 7, 2004
To: Claire Senova
Fax: 924-3864 **Phone:** 924-3946
Ref: Project #1003572
From: Sarah

Hi Claire:

The SIA for the above referenced plat has been approved and recorded. Can I get on the October 20, 2004 DRB meeting for final plat sign off?

Please let me know, Thank you

Sarah

yes.

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form **S**

SUBDIVISION

Major Subdivision action

Minor Subdivision action

Vacation

Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

Cert. of Appropriateness (LUCC)

Supplemental form **Z**

ZONING & PLANNING

Annexation

County Submittal

EPC Submittal

Zone Map Amendment (Establish or Change Zoning)

Sector Plan (Phase I, II, III)

Amendment to Sector, Area, Facility or Comprehensive Plan

Text Amendment (Zoning Code/Sub Regs)

APPEAL / PROTEST of...

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

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

APPLICANT INFORMATION:

NAME: BRUNACINI DEVELOP. / ANGELO BRUNACINI PHONE: 833-2928

ADDRESS: 1400 MERIDIAN PL. NW / SUITE D FAX: _____

CITY: ALBU STATE NM ZIP 87197 E-MAIL: _____

Proprietary interest in site: OWNER List all owners: _____

AGENT (if any): SURVELS SOUTHWEST, LTD PHONE: 998-0303

ADDRESS: 333 LOMAS BLVD NE FAX: 998-0306

CITY: ALBU STATE NM ZIP 87102 E-MAIL: _____

DESCRIPTION OF REQUEST: DIVIDE ONE EXISTING TRACT INTO TWO NEW TRACTS, & TO PROVIDE ACCESS TO SAID TRACTS. (PRELIM/FINAL)

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. TRACT A Block: 1 Unit: 1

Subdiv. / Addn. JOURNAL CENTER, PHASE 2, UNIT 2

Current Zoning: IP Proposed zoning: _____

Zone Atlas page(s): D-17-2 No. of existing lots: 1 No. of proposed lots: 4

Total area of site (acres): 14.1686 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

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

UPC No. 1-017-063-020-200-30426 MRGCD Map No. N/A

LOCATION OF PROPERTY BY STREETS: On or Near: 3721 BUTLEDGE ST. NE

Between: NORTH DIVERSION CHANNEL and SNAPROLL ST. NE

CASE HISTORY:

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

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

SIGNATURE Dan Graney DATE 7.19.04

(Print) Dan Graney _____ Applicant Agent

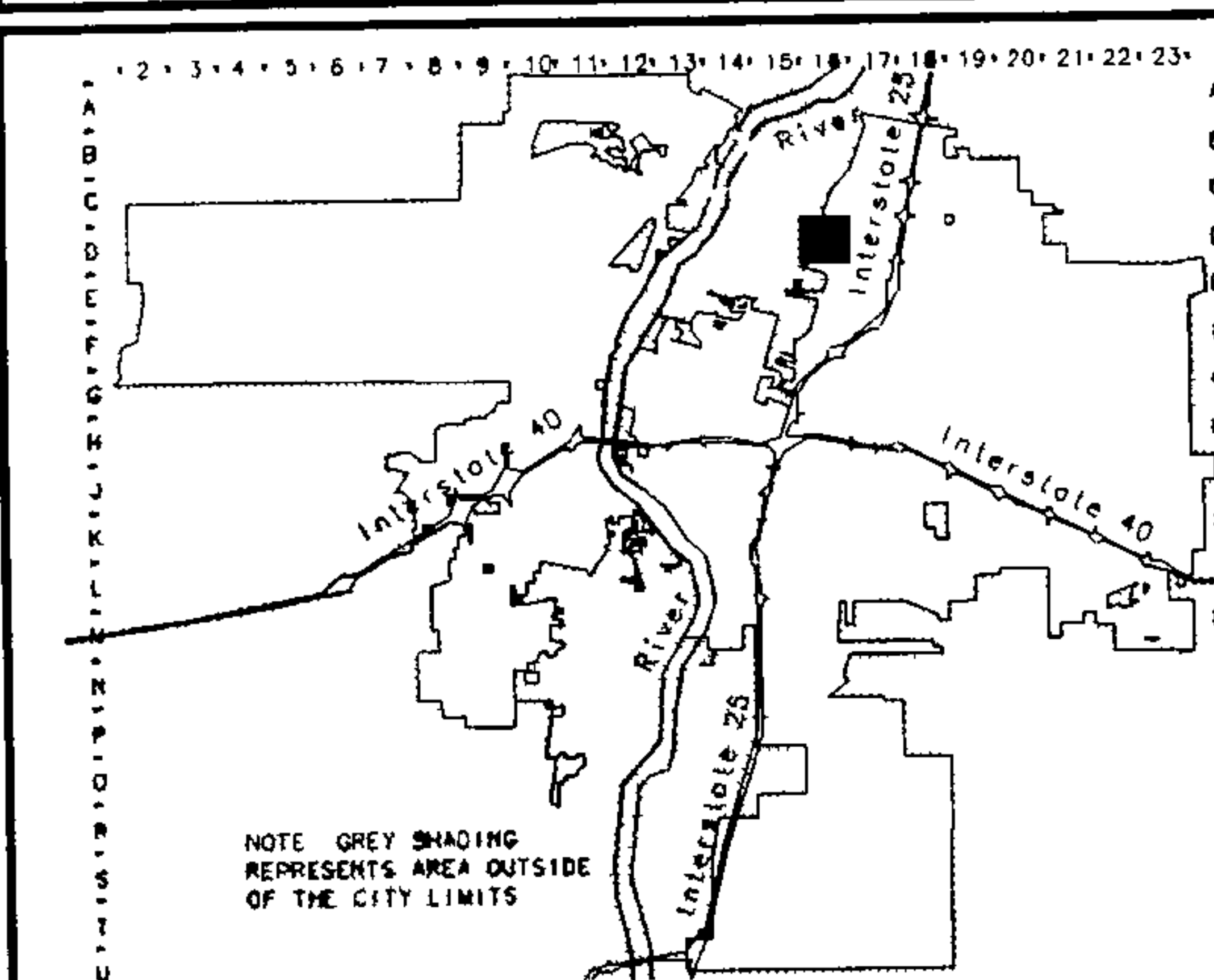
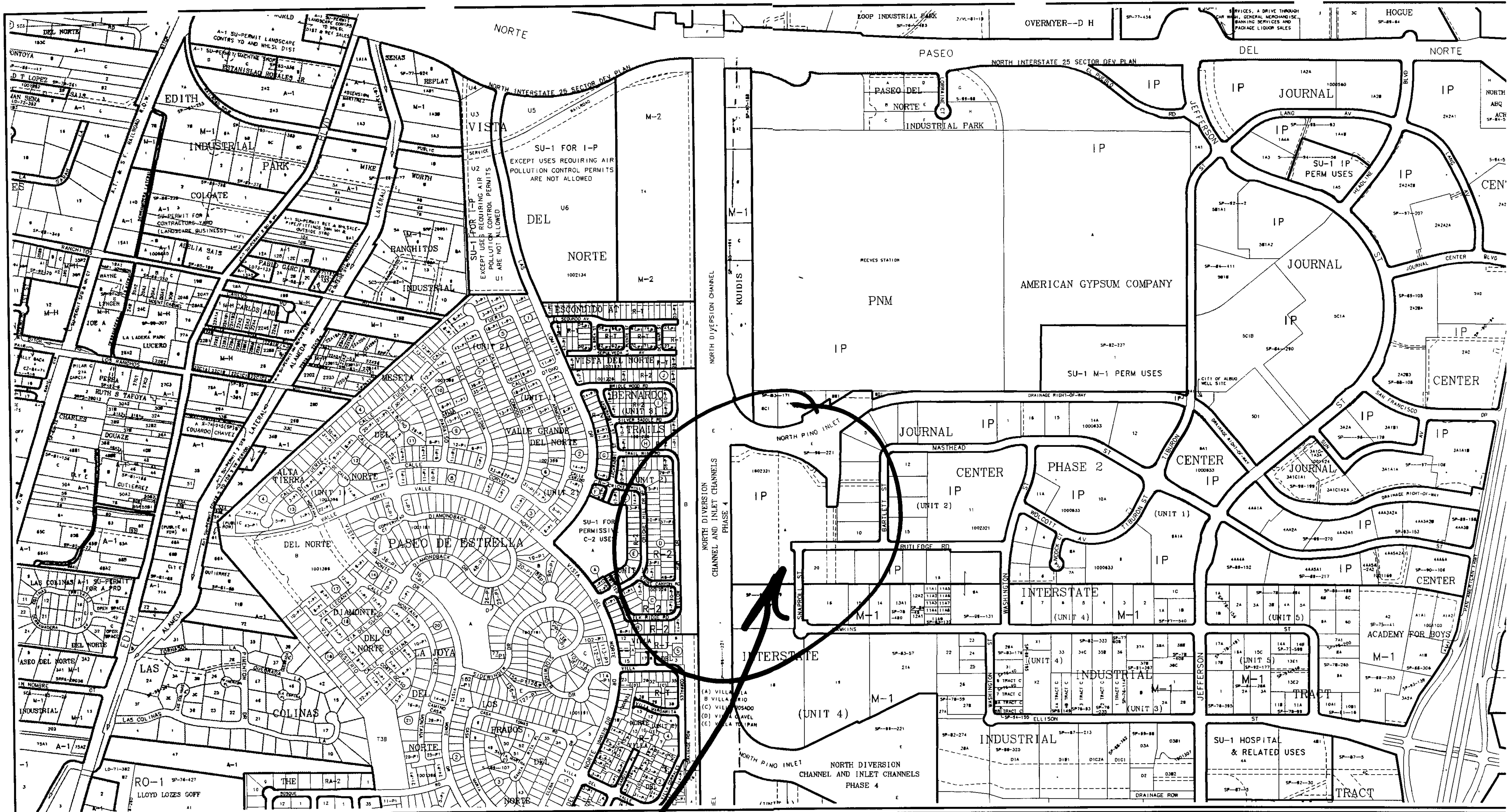
FOR OFFICIAL USE ONLY

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

	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> INTERNAL ROUTING	<u>04DRB - 01135</u>	<u>PCF</u>	<u>563</u>	<u>\$ 425.00</u>
<input type="checkbox"/> All checklists are complete	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input type="checkbox"/> All fees have been collected	_____	_____	_____	<u>\$ _____</u>
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	<u>\$ _____</u>
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	<u>\$ _____</u>
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	<u>\$ _____</u>
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	<u>\$ _____</u>
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	<u>\$ _____</u>
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$ _____</u>
	Hearing date <u>7-28-04</u>			Total <u>\$ 445.00</u>

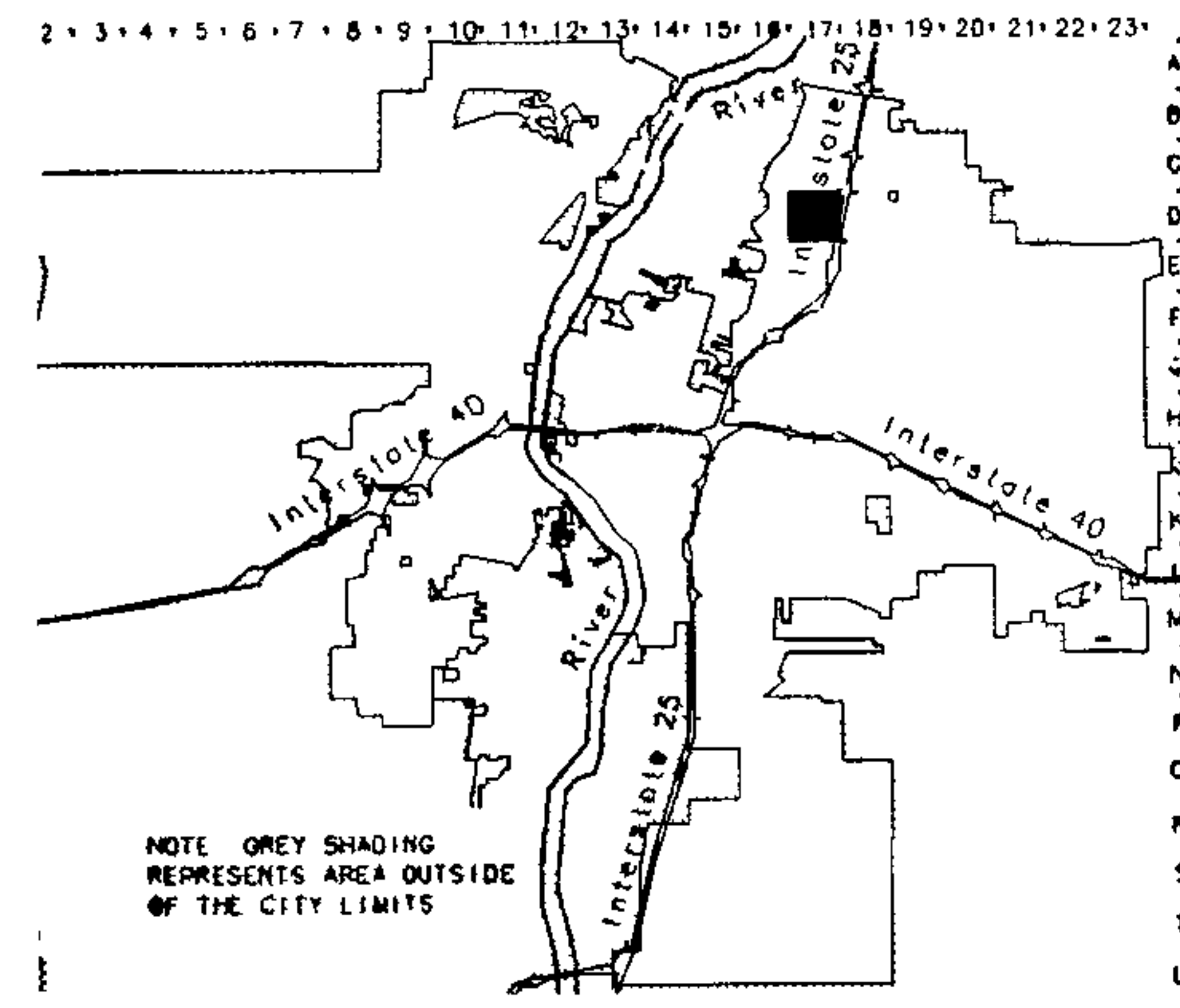
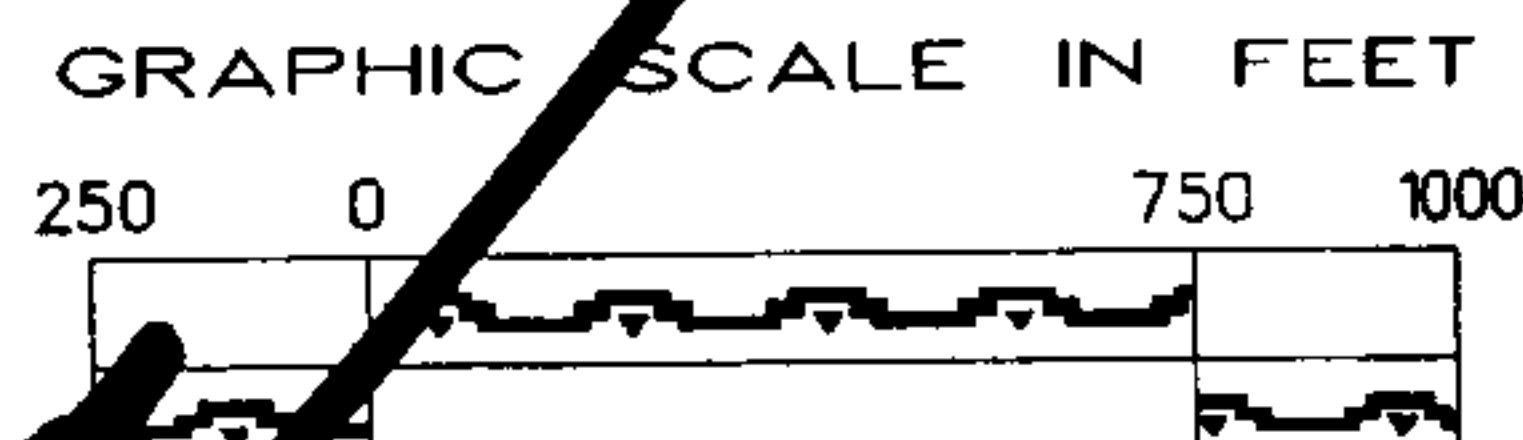
[Signature] 7-20-04
Planner signature / date

Project # 1003572



SITE

Zone Atlas Page
D-16-Z
Map Amended through July 31, 2003



Zone Atlas Page
D-17-Z
Map Amended through July 31, 2003



Surveys Southwest, LTD

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306*

July 19, 2004

DEVELOPMENT REVIEW BOARD MEMBERS
PLAZA DEL SOL
600 SECOND STREET NW
ALBUQUERQUE, NM 87102

REF: TRACTS A-1, A-2, A-3 & A-4, JOURNAL CENTER, PHASE 2, UNIT 2

Dear Board Members:

The purpose of this plat is to create Four (4) new tracts with access for development and sale of the tracts.

If you have any questions please feel free to contact me.

Sincerely,



Dan Graney
President

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

PAID RECEIPT

☐☐☐☐☐
☐☐☐☐☐
☐☐☐☐☐
☐☐☐☐☐
☐☐☐☐☐

APPLICANT NAME Brunacini Develop
AGENT Surveys SW LTD
ADDRESS 333 Lomas Blvd NE
PROJECT & APP # 1003572/04 DRB 01135
PROJECT NAME Journal Center Ph 2/unit 2 Tr A

\$ 20.00 441032/3424000 Conflict Management Fee
 \$ 425.00 441006/4983000 DRB Actions
 \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
 \$ _____ 441018/4971000 Public Notification
 \$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 () Major/Minor Subdivision () Site Development Plan () Bldg Permit
 () Letter of Map Revision () Conditional Letter of Map Revision
 () Traffic Impact Study

\$ 445.00 **TOTAL AMOUNT DUE**

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

GA BRUNACINI CONSTRUCTION CO., INC.

PO BOX 6363
ALBUQUERQUE, NM 87197
(505) 833-2928 X0001

BANK OF ALBUQUERQUE
ALBUQUERQUE, NEW MEXICO
95-660-1070

2224

DATE

AMOUNT

July 16, 2004

\$ *****445.00

PAY TO THE ORDER OF: ***Four hundred forty-five dollars and no cents**

7/20/2004 10132AM LDC: SRNX
 RECEIVED City of Albuquerque 0010
 PO Box 1313
 Albuquerque, NM 87103
 Trans Am 445.00
 J24 Misc 445.00
 CHARGE 40.00

7/20/2004 10:27AM
 RECEIVED 1005420
 ACCOUNT 44132
 445.00

⑈002224⑈ ⑆107006606⑆ 2827217489⑈

Security Features Included: Details on back.



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 25, 2004

4. Project # 1003572

04DRB-01143 Major-SiteDev Plan BldPermit
04DRB-01142 Major-SiteDev Plan Subd

CLAUDIO VIGIL ARCHITECTS agent(s) for BRUNACINI DEVELOPMENT LTD CO request(s) the above action(s) for all or a portion of Lot(s) A, JOURNAL CENTER, PHASE 2, UNIT 2, (to be known as **BRUNACINI @ JOURNAL CENTER**, zoned IP industrial park zone, located on RUTLEDGE RD NE, between NORTH DIVERSION CHANNEL and BARTLETT ST NE containing approximately 15 acre(s). [REF: DRB-95-268] [Listed as Project #1000633 in error] [*Deferred from 8/18/04*] (D-16)

At the August 25, 2004, Development Review Board meeting, the site plan for building permit was approved with final sign off delegated to City Engineer for SIA. Site plan for subdivision was approved and signed off by the Board.

If you wish to appeal this decision, you must do so by September 9, 2004 in the manner described below.

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

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

Sheran Matson, AICP, DRB Chair

Cc: Brunacini Development Ltd., Co., P.O. Box 6363, 87197
Claudio Vigil Architects, 1801 Rio Grande Blvd NW, 87104
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File



Completed 10/18/04

DRB CASE ACTION LOG (SITE PLAN SUBD.)

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-01142 (SPS)**

Project # **1003572**

Project Name: **BRUNACINI @ JOURNAL CENTER**

Agent: **Claudio Vigil Architects**

Phone No.: **842-1113**

Your request for (SDP for SUB) (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 8/25/04 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): _____

- 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 1003572



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

REVISED 2/5/04

*Completed
10/13/04
CQ*

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-01143 (SBP)
Project Name: BRUNACINI @ JOURNAL CENTER
Agent: Claudio Vigil Architects

Project # 1003572
Phone No.: 842-1113

Project Number 1003572

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 8/25/04 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: SIA

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.

*Called Agent 10/13/04
1 pm.*

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003572 AGENDA#: 4 DATE: 8.25.04

1. Name: Dan Harey Address: SW Surrey Zip: _____

2. Name: Joe Hughes Address: Charles Vepel Zip: _____

3. Name: Christine Address: W. Adams Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

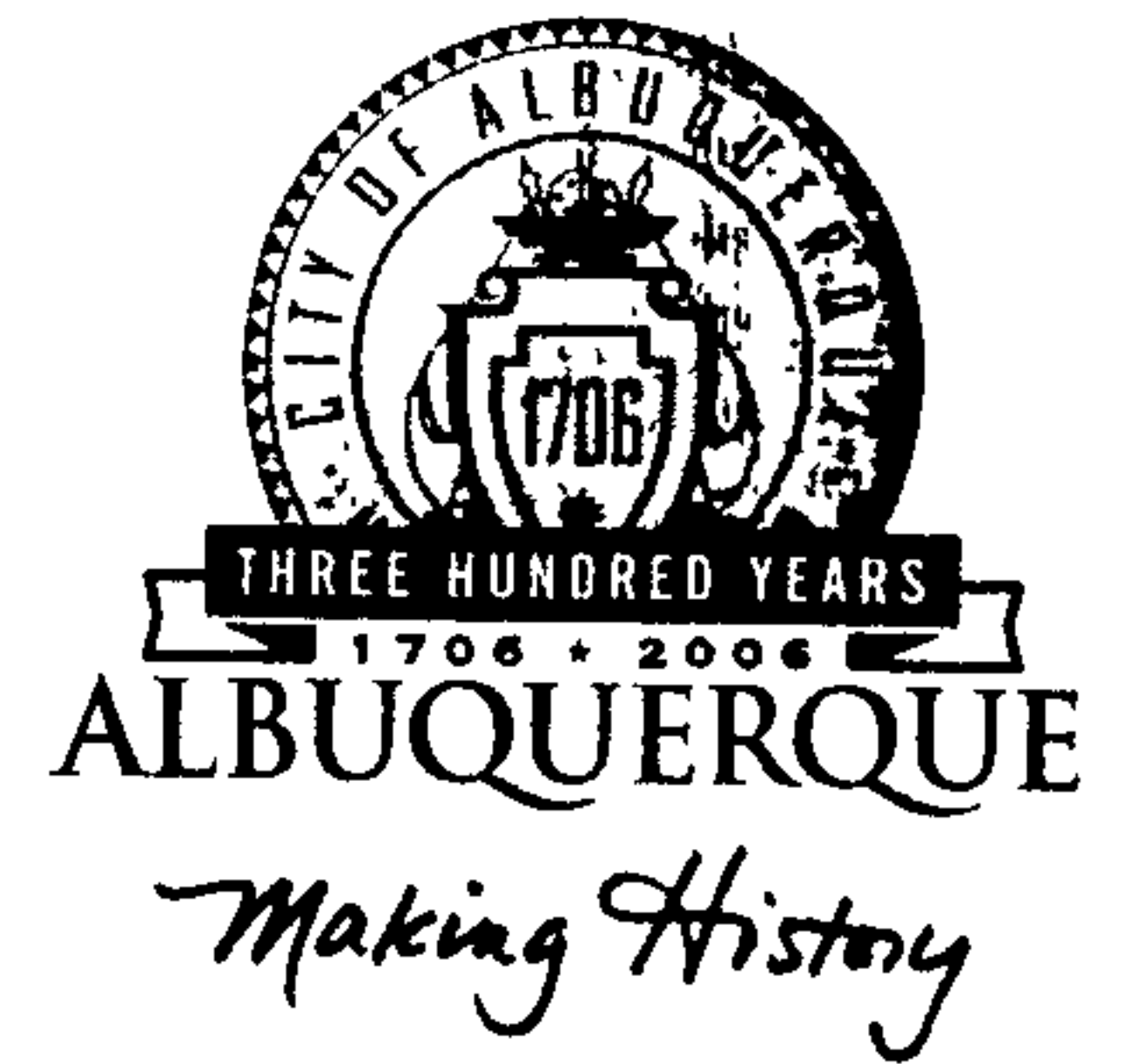
10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



**PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003572

AGENDA ITEM NO: 4

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 Dev. Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Cost Allocation Plan |

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

An approved conceptual grading and drainage plan is required for site plan sign-off by the City Engineer / AMAFCA.

New Mexico 87103

An approved infrastructure list is required for Site Plan approval.

www.cabq.gov

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: August 25, 2004

Project # 1000633
04DRB-01143 Major-SiteDev Plan BldPermit
04DRB-01142 Major-SiteDev Plan Subd

CLAUDIO VIGIL ARCHITECTS agent(s) for BRUNACINI DEVELOPMENT LTD CO request(s) the above action(s) for all or a portion of Lot(s) A, JOURNAL CENTER, PHASE 2, UNIT 2, (to be known as BRUNACINI @ JOURNAL CENTER, zoned IP industrial park zone, located on RUTLEDGE RD NE, between NORTH DIVERSION CHANNEL and BARTLETT ST NE containing approximately 15 acre(s). [REF: DRB-95-268] (D-16)

~

✓ The titles "SDP for Subdivision" and SDP for Building Permit should be completely spelled out on these sheets.

✓ Page 2 of the submittal for SPS & SPBP contains an unapproved plat. This plat sheet must be removed as it is a separate DRB action for which there is no application submitted with the site plan applications. Platting action should be submitted to be heard with the site plan approvals as an unadvertised action.

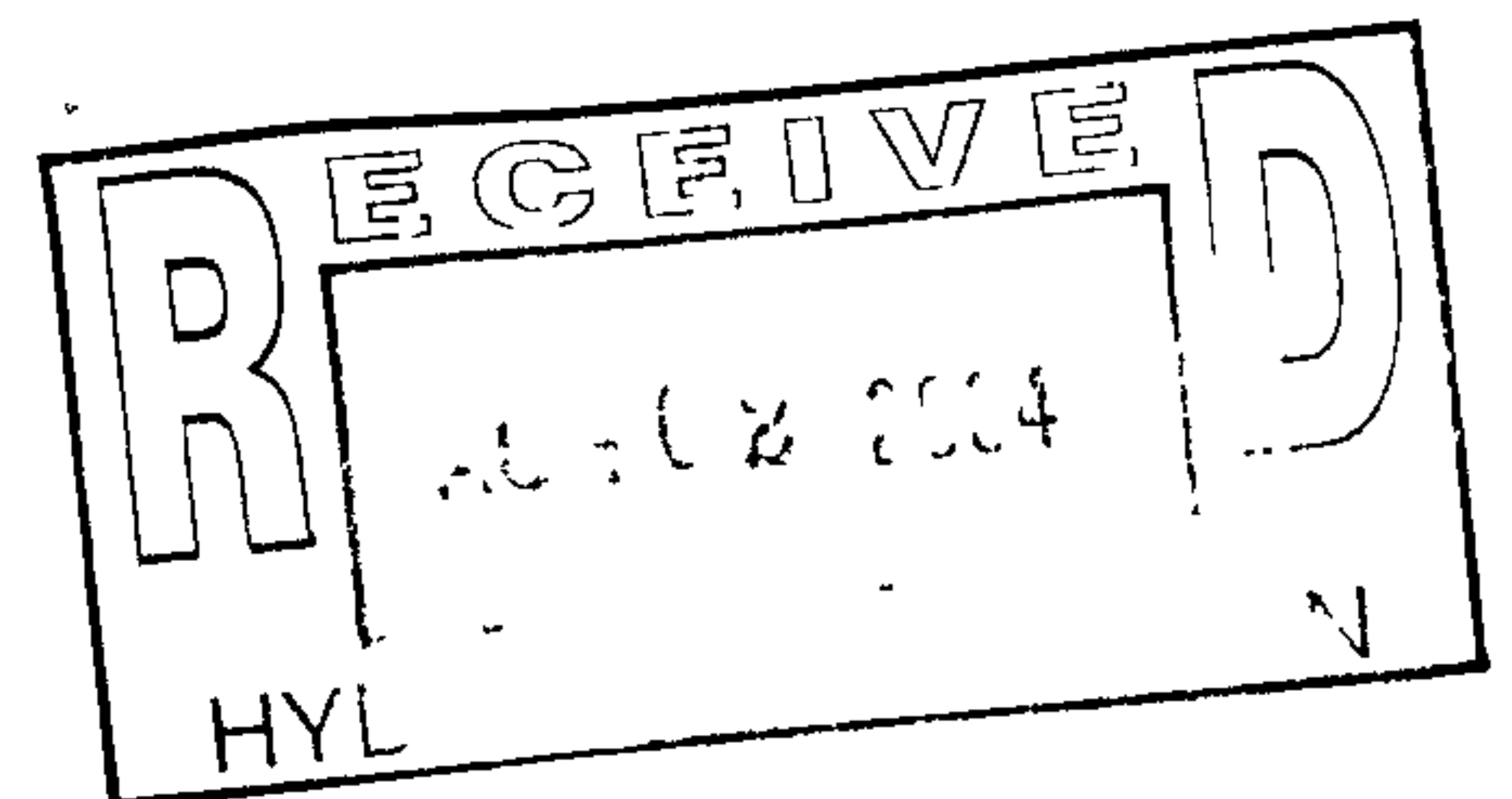
~

✓ The first item on the SPBP Checklist states the order of the plan sheets. Applicant's submittal does not follow this order. When applicant resubmits revised site plans addressing these comments to Planning, please put the sheets in the correct order & remove the plat.

YES ✓ Is the only signage located on the building? If freestanding signage is planned, an elevation with dimensions, materials & colors is needed.

NO ✓ Will there be any walls, fencing or screening on the perimeters? If so, it is possible a wall design submittal is required, depending on the location.

✓ Landscaping Plan: The scale of this sheet is required to be the same scale as the site plan sheet. Normally, the statement which says the final design & layout of the landscaping plan is to be determined upon receipt of the final grading plan would not be acceptable. However, since the Journal Center ARC will oversee this project, the statement is allowed. If the final landscaping design & layout varies more than 10% with the DRB approved plan, an administrative amendment to the site plan is required. The DRB Chair can approve this amendment. Finally, the applicant is commended for the total lack of junipers in this plan.





**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

August 18, 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: 10:55 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 # 1003572** - - -
04DRB-01143 Major-SiteDev Plan
BldPermit
04DRB-01142 Major-SiteDev Plan Subd
CLAUDIO VIGIL ARCHITECTS agent(s) for BRUNACINI DEVELOPMENT LTD CO request(s) the above action(s) for all or a portion of Lot(s) A, JOURNAL CENTER, PHASE 2, UNIT 2, (to be known as **BRUNACINI @ JOURNAL CENTER**, zoned IP industrial park zone, located on RUTLEDGE RD NE, between NORTH DIVERSION CHANNEL and BARTLETT ST NE containing approximately 15 acre(s). [REF: DRB-95-268] [Listed as Project #1000633 in error] [Deferred from 8/18/04] (D-16) **DEFERRED AT THE AGENT'S REQUEST TO 8/25/04.**

2. **Project # 1003080**
04DRB-01146 Major-Preliminary Plat
Approval
04DRB-01147 Minor-Sidewalk Waiver
04DRB-01149 Minor-Temp Defer
SDWK
04DRB-01148 Minor-Subd Design
(DPM) Variance

MARK GOODWIN & ASSOCIATES PA agent(s) for BROWN & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) A, **BERNARDO TRAILS, UNIT 4**, zoned R-T residential zone, located on the northeast corner of VISTA DEL NORTE DR NE and LAS LOMITAS DR NE and containing approximately 6 acre(s). [REF: 04DRB-00591, O3EPC-01851] (D-16) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/18/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/10/04 THE PRELIMINARY PLAT WAS APPROVED WITH A CONDITION OF FINAL PLAT: A VACATION OF THE DRAINAGE EASEMENT AT TWISTED BRANCH IS REQUIRED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C 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. THE SUBDIVISION DESIGN VARIANCE WAS WITHDRAWN AT THE AGENT'S REQUEST.**

3. **Project # 1003568**
04DRB-01131 Major-Vacation of
Public Easements

RHOMBUS PA, INC. agent(s) for MIGUEL SHERMAN request(s) the above action(s) for all or a portion of Lot(s) 44, **SANDIA HILLS SUBDIVISION**, zoned SU-1 special neighborhood zone, for PRD, located on NARCISCO ST NE, east of LOMAS BLVD NE and south of MONTE VERDE DR NE containing approximately 1 acre(s). [REF: DRB-94-135, DRB-93-391, Z-81-46] (J-23) **THE VACATION WAS APPROVED A SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1003366**
04DRB-00912 Major-Vacation of Pub
Right-of-Way

ADVANCED ENGINEERING AND CONSULTING
LLC, agent(s) for SHARIF (FELIX) RABADI request(s)
the above action(s) for all or a portion of Tract(s) T-
1A-2, **TOWN OF ALAMEDA GRANT**, zoned SU-1
FOR PRD, located on GOLF COURSE RD NW,
between IRVING NW and CALABACILLAS ARROYO
containing approximately 9 acre(s). [REF: 04EPC-
00498, 04DRB-00596, Z-80-74, AX-85-20, Z-93-131,
DRB-94-146, V-96-89] [*Deferred from 7/14/04 &
Indefinitely deferred on 7/21/04*] (No new submittal)
**(B-12) THE VACATION WAS APPROVED AS
SHOWN ON EXHIBIT B IN THE PLANNING FILE
WITH ADDED CONDITION: THE PLAT WILL SHOW
THE PUBLIC ROADWAY EASEMENT IS 10 FEET
FROM THE CURB.**

04DRB-01242 Minor-SiteDev Plan
BldPermit/EPC

ADVANCED ENGINEERING & CONSULTING LLC
agent(s) for SHARIF (FELIX) RABADI request(s) the
above action(s) for all or a portion of Tract(s) T-1A-2,
**TOWN OF ALAMEDA GRANT, (to be known as
RABADI COMPLEX**, zoned SU-1 FOR PRD, located
on GOLF COURSE RD NW, between IRVING NW
and CALABACILLAS ARROYO containing
approximately 9 acre(s). [REF: 04EPC-00498, SPBP,
Z-80-74, AX-80-16, Z-85-84, AX-85-20, Z-93-131,
DRB-94-146, V-96-89] [**Juanita Vigil, EPC Case
Planner**] (B-12) **THE SITE PLAN FOR BUILDING
PERMIT WAS APPROVED WITH FINAL SIGN OFF
DELEGATED TO CITY ENGINEER FOR SIA AND
PLANNING FOR CHANGES TO THE SITE PLAN
AND AN INFRASTRUCTURE LIST STATEMENT.
AN INFRASTRUCTURE LIST DATED 8/18/04 WAS
APPROVED.**

5. **Project # 1002196**
04DRB-00873 Major-Preliminary Plat
Approval
04DRB-00877 Minor-Sidewalk Waiver
04DRB-00875 Minor-Temp Defer
SDWK

WAYJOHN SURVEYING INC. agent(s) for DRAGON FLY DEVELOPMENT INC. request(s) the above action(s) for all or a portion of Tract(s) 1-B, TOWN OF ATRISCO GRANT UNIT 6, **LOS ANTEPASADOS SUBDIVISION** zoned SU-1 PRD, for MH 10 du/net acre special use zone, located on SUNSET GARDENS RD SW, between CORREGIDOR PL SW and SANTA CLARA CEMETERY SW containing approximately 6 acre(s). [REF: DRB-91-385, 02EPC-01356, 03EPC-02048, 04CC-00130] *[Deferred from 6/30/04, 7/14/04 & Indefinitely Deferred on 7/21/04] (No new submittal) (K-11)* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/18/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 7/14/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: THE MAINTENANCE AND REPAIR EASEMENTS SHALL BE SHOWN ON THE FINAL PLAT FOR THE ZERO LOT LINE LOTS. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C 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.**

04DRB-01000 Minor-SiteDev Plan
Subd/EPC

WAYJOHN SURVEYING INC agent(s) for DRAGON FLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 1-B, TOWN OF ATRISCO GRANT, UNIT 6, **LOS ANTEPASADOS SUBDIVISION** zoned SU-1 PRD, for special use zone, located on SUNSET GARDENS RD SW, between CORREGIDOR PL SW and SANTA CLARA CEMETARY SW containing approximately 6 acre(s). [REF: DRB-91-385, 02EPC01356, 03EPC02048, 04CC00130] **[Elvira Lopez, EPC Case Planner]** *[Deferred from 7/14/04 & Indefinitely Deferred on 7/21/04] (No new submittal) (K-11)* **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR OFF STREET PARKING CRITERIA TO FOLLOW P1 DESIGNATION PER ZONING CODE AND PLANNING FOR REVISED DESIGN REGS PER COMMENTS, ZERO LOT LINE NOTE ON SITE PLAN FOR SUBDIVISION, THREE (3) COPIES OF WALL DESIGN (SEE FILE) AND AEHD SIGNATURE.**

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.

6. **Project # 1000300**
04DRB-01238 Minor-SiteDev Plan
BldPermit/EPC
- CONSENSUS PLANNING INC agent(s) for AUTO ZONE INC request(s) the above action(s) for all or a portion of Tract(s) A-2-A, **MONTGOMERY CROSSING ADDITION, PHASE 3**, zoned SU-1 FOR C-1 AND O-1, located on MONTGOMERY BLVD NE, between GEN. CHENNAULT ST NE and MOON ST NE containing approximately 1 acre(s). [REF: Z-67-1, DRB--99-330, Z-99-140, 04EPC-00858] [Russell Brito, EPC Case Planner for Eric Morgan] (G-20) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SHARED PARKING AGREEMENT AND CROSS-ACCESS DIMENSIONS AND PLANNING FOR MISCELLANEOUS COMMENTS.**
7. **Project # 1001899**
04DRB-01240 Minor-SiteDev Plan
Subd/EPC
04DRB-01239 Minor-Prelim&Final Plat
Approval
04DRB-01241 Minor-Temp Defer SDWK
- BRASHER & LORENZ agent(s) for TIPTON & ASSOCIATES, INC request(s) the above action(s) for all or a portion of Tract(s) 7, LA VILLITA, (to be known as **VILLAS TUSCANO**) zoned SU-1 FOR PRD, located on LA VILLITA RD NE, between CANDELARIA NE and TRAMWAY BLVD NE containing approximately 2 acre(s). [REF: 04EPC00697, 04DRB 00248, DRB 98-84, DRB-99-233] [Carmen Marrone, EPC Case Planner] (H-23) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/18/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/6/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: PROVIDE P1 LOT DESIGNATIONS AND PROVIDE A COPY OF THE RECORDED AGREEMENT. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

8. **Project # 1003372**
04DRB-01234 Minor-SiteDev Plan Subd
04DRB-01236 Minor-SiteDev Plan
BldPermit

DEKKER/PERICH/SABATINI agent(s) for TIM OTT request(s) the above action(s) for all or a portion of Lot(s) 30-A, Block(s) 11, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 FOR M-1, located on ALAMEDA BLVD NE, between SAN MATEO BLVD NE and I-25 containing approximately 1 acre(s). [REF: 03DRB00092, DRB-96-352] *[Deferred from 8/18/04]* (C-18) **THE SITE PLAN FOR BUILDING PERMIT WAS WITHDRAWN AT THE AGENT'S REQUEST. THE SITE PLAN FOR SUBDIVISION WAS DEFERRED AT THE AGENT'S REQUEST TO 9/8/04.**

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

9. **Project # 1003417**
04DRB-01232 Minor-Amnd Prelim Plat
Approval

MARK GOODWIN & ASSOCIATES agent(s) for QUIVERA 2, LLC request(s) the above action(s) for all or a portion of Lot(s) 22-30, Block(s) 11, Tract(s) 1, **NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as MOUNTAIN RIDGE SUBDIVISION)**, zoned R-D residential and related uses zone, developing area, located on GLENDALE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 10 acre(s). [REF: 04DRB-01056] (B-19) **THE AMENDED INFRASTRUCTURE LIST DATED 8/18/04 WAS APPROVED. THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

10. **Project # 1003605**
04DRB-01235 Minor-Prelim&Final Plat
Approval

WILKS COMPANY agent(s) for RENEE ANN FREEMAN-
WILFON request(s) the above action(s) for all or a portion
of Lot(s) 1 & 2, Block(s) 4, **RIDGE PARK SUBDIVISION**,
zoned SU-1 special use zone, located on INDIAN
SCHOOL RD NE, between MADISON NE and QUINCY
NE containing approximately 1 acre(s). (J-17) **THE
PRELIMINARY AND FINAL PLAT WERE APPROVED
AND SIGNED OFF BY THE BOARD.**

11. **Project # 1003112**
04DRB-01005 Major-Final Plat Approval

COMMUNITY SCIENCES CORP agent(s) for COLLATZ
INC, JACK CLIFFORD request(s) the above action(s) for
all or a portion of Tract(s) A, LANDS OF COLLATZ INC,
RINCONADA TRAILS, zoned SU-1 special use zone,
located on UNSER BLVD NW, between UNSER BLVD NW
and WESTERN TRAILS NW containing approximately 9
acre(s). [REF: 03DRB-01994, 04DRB-00166, 04DRB-
00167, 04DRB-00168] [*Deferred from 7/14/04,7/21/04,
8/4/04,8/11/04 & 8/18/04*] (F-11/F-12) **DEFERRED AT
THE AGENT'S REQUEST TO 9/1/04.**

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

12. **Project # 1003604**
04DRB-01233 Minor-Sketch Plat or Plan

ABQ ENGINEERING INC agent(s) for TERRY CORLIS
request(s) the above action(s) for all or a portion of Lot(s)
217-220, **TOWN OF ATRISCO GRANT, AIRPORT UNIT
2**, zoned R-2 residential zone, located on 68TH ST NW
between HANOVER RD NW and GLENRIO RD NW
containing approximately 13 acre(s). (J-10) **THE ABOVE
REQUEST WAS REVIEWED AND COMMENTS WERE
GIVEN.**

13. **Project # 1003606**
04DRB-01237 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES PA agent(s) for WESTLAND DEVELOPMENT CO., INC. request(s) the above action(s) for all or a portion of Lot(s) J09-26 & J0927, 19W, ROW 7; Lot(s) 12B, Tract(s) L, and a portion of Endee Road, TOWN OF ATRISCO GRANT UNIT A, WESTLAND NORTH SUBDIVISION, **SUNDORO SOUTH, UNIT 5**, zoned SU-2, RLT, located on LADERA DR NW, between 94th ST NW and 90th ST NW containing approximately 22 acre(s). (J-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. Approval of the Development Review Board Minutes for August 4, 2004. **THE DEVELOPMENT REVIEW BOARD MINUTES DATED AUGUST 4, 2004 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:55 A.M.

Refer to
8/25/04

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003572 AGENDA#: 1 DATE: 8.18.04

1. Name: _____ Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

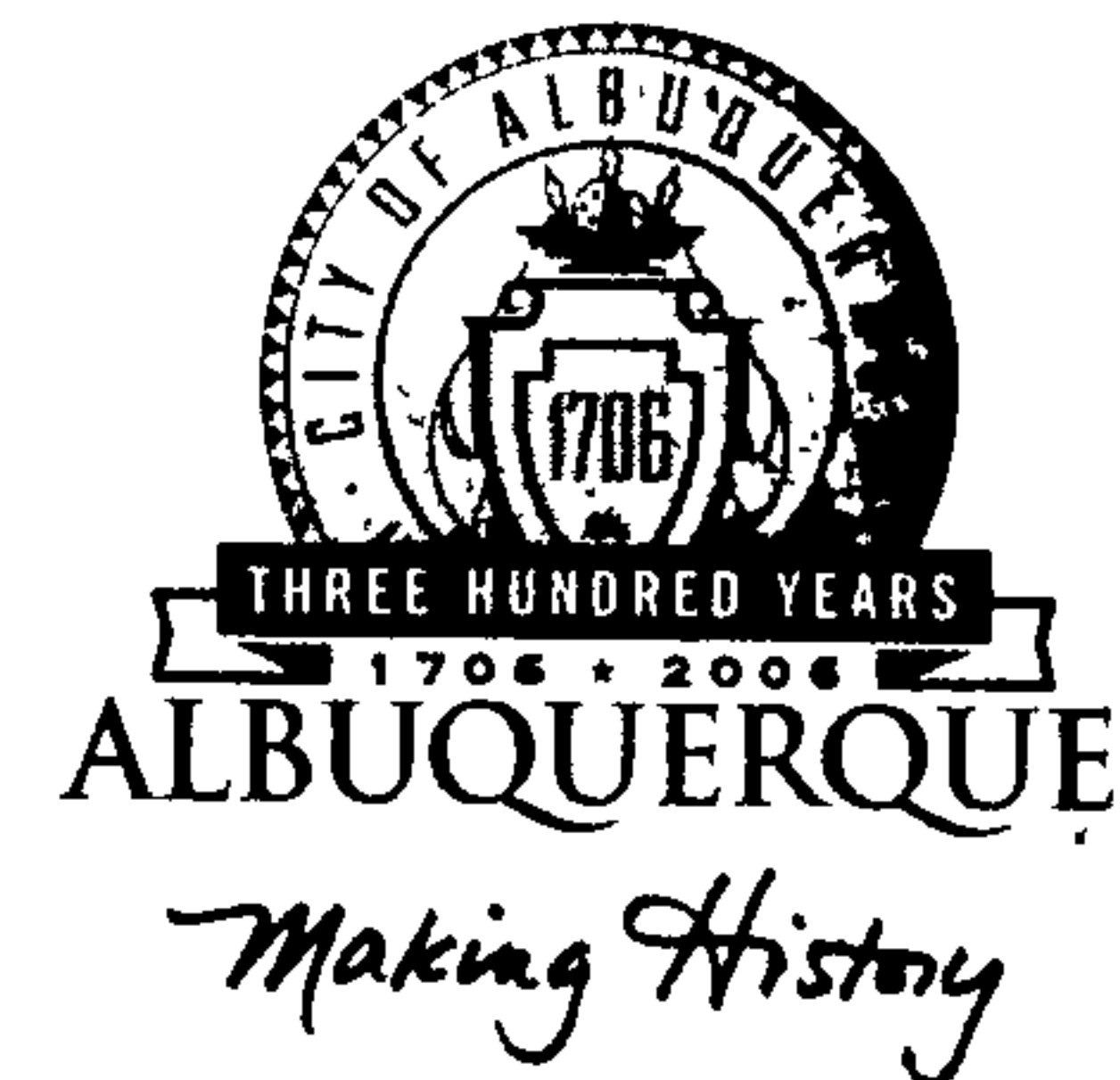
11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003572

AGENDA ITEM NO: 1

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 Dev. Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Cost Allocation Plan |

ACTION REQUESTED:

P.O. Box 1293

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

Albuquerque

ENGINEERING COMMENTS:

See staff report dated 8-18-04.

New Mexico 87103

RESOLUTION:

8-25-04

www.cabq.gov

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: August 18, 2004

Fire Department

No comments received.

PNM Electric & Gas

Referring to Note number D on the plat sheet 2 of 2 the 10' PUE has a typo the letter E in the 10' PUE area should be the letter D of the notes.

The developer needs to continue to work with Blake Forbes of PNM engineering at 241-2973 to get his written approval for any easement vacations and pole relocations of the existing two OH 115kv transmission lines and furnish a copy to me when applying for the vacations.

Comcast

No comments received

QWEST

No comments received

Environmental Health

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

M.R.G.C.D.

No comments received.

Open Space Division

No adverse comments.

City Engineer

An approved conceptual drainage plan is required for Site Plan approval. This plan needs to be approved by AMAFCA as well. Infrastructure List required.

Transportation Development

Where is plat? Access needs to be provided to land locked parcels. X-access agreements need to be provided. Sidewalk should be on Infrastructure list.

Parks & Recreation

Are sidewalks in place surrounding your property? Please call me at 768-3808 to discuss possible trail requirements.

Utilities Development

This project is project #1003572. Site Plan for Subdivision needs to show existing sanitary sewer interceptor along north P/L and it's easement. Is 12" fire line to hydrants intended to be a public line or private? Is sanitary sewer line intended to be a public line or private? Revising the Utility Plan to include public water/sewer line extensions is more appropriate and cost effective. Please coordinate with Utility Development. Utility Plan does not match fire hydrants required by the Fire Marshall. The availability statement is pending.

Planning Department

The titles "SDP for Subdivision" and "SDP for Building Permit" should be completely spelled out on these sheets.

Page 2 of the submittal for SPS & SPBP contains an unapproved plat. This plat sheet must be removed as it is a separate DRB action for which there is no application submitted with the site plan applications. Platting action should be submitted to be heard with the site plan approvals as an unadvertised action.

The first item on the SPBP Checklist states the order of the plan sheets. Applicant's submittal does not follow this order. When applicant resubmits revised site plans addressing these comments to Planning, please put the sheets in the correct order & remove the plat.

Is the only signage located on the building? If freestanding signage is planned, an elevation with dimensions, materials & colors is needed.

Will there be any walls, fencing or screening on the perimeters? If so, it is possible a wall design submittal is required, depending on the location.

Landscaping Plan: The scale of this sheet is required to be the same scale as the site plan sheet. Normally, the statement which says the final design & layout of the landscaping plan is to be determined upon receipt of the final grading plan would not be acceptable. However, since the Journal Center ARC will oversee this project, the statement is allowed. If the final landscaping design & layout varies more than 10% with the DRB approved plan, an administrative amendment to the site plan is required. The DRB Chair can approve this amendment. Finally, the applicant is commended for the total lack of junipers in this plan.

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

cc: Claudio Vigil Architects, 1801 Rio Grande Blvd NW, 87104

Brunacini Development Ltd Co., Angelo Brunacini, P.O. Box 6363, 87197



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, August 18, 2004**, beginning at **9:00 a.m.** for the purpose of considering the following:

1003572
Project # -1000633
04DRB-01143 Major-SiteDev Plan BldPermit
04DRB-01142 Major-SiteDev Plan Subd

CLAUDIO VIGIL ARCHITECTS agent(s) for BRUNACINI DEVELOPMENT LTD CO request(s) the above action(s) for all or a portion of Lot(s) A, JOURNAL CENTER, PHASE 2, UNIT 2, (to be known as **BRUNACINI @ JOURNAL CENTER**, zoned IP industrial park zone, located on RUTLEDGE RD NE, between NORTH DIVERSION CHANNEL and BARTLETT ST NE containing approximately 15 acre(s). [REF: DRB-95-268] (D-16)

Project # 1003080
04DRB-01146 Major-Preliminary Plat Approval
04DRB-01147 Minor-Sidewalk Waiver
04DRB-01149 Minor-Temp Defer SDWK
04DRB-01148 Minor-Subd Design (DPM)
Variance

MARK GOODWIN & ASSOCIATES PA agent(s) for BROWN & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) A, **BERNARDO TRAILS, UNIT 4**, zoned R-T residential zone, located on the northeast corner of VISTA DEL NORTE DR NE and LAS LOMITAS DR NE and containing approximately 6 acre(s). [REF: 04DRB-00591, O3EPC-01851] (D-16)

Project # 1003568
04DRB-01131 Major-Vacation of Public Easements

RHOMBUS PA, INC. agent(s) for MIGUEL SHERMAN request(s) the above action(s) for all or a portion of Lot(s) 44, **SANDIA HILLS SUBDIVISION**, zoned SU-1 special neighborhood zone, for PRD, located on NARCISCO ST NE, east of LOMAS BLVD NE and south of MONTE VERDE DR NE containing approximately 1 acre(s). [REF: DRB-94-135, DRB-93-391, Z-81-46] (J-23)

Project # 1003366
04DRB-00912 Major-Vacation of Pub Right-of-Way

ADVANCED ENGINEERING AND CONSULTING LLC, agent(s) for SHARIF (FELIX) RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1A-2, **TOWN OF ALAMEDA GRANT**, zoned SU-1 FOR PRD, located on GOLF COURSE RD NW, between IRVING NW and CALABACILLAS ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498, 04DRB-00596, Z-80-74, AX-85-20, Z-93-131, DRB-94-146, V-96-89] [Deferred from 7/14/04 & Indefinitely deferred on 7/21/04] (B-12)

[NO NEW SUBMITTAL]

SEE PAGE 2 . . .



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

PAGE 2

Project # 1002196

04DRB-00873 Major-Preliminary Plat Approval
04DRB-00877 Minor-Sidewalk Waiver
04DRB-00875 Minor-Temp Defer SDWK

WAYJOHN SURVEYING INC. agent(s) for DRAGON FLY DEVELOPMENT INC. request(s) the above action(s) for all or a portion of Tract(s) 1-B, TOWN OF ATRISCO GRANT UNIT 6, **LOS ANTEPASADOS SUBDIVISION** zoned SU-1 PRD, for MH 10 du/net acre special use zone, located on SUNSET GARDENS RD SW, between CORREGIDOR PL SW and SANTA CLARA CEMETERY SW containing approximately 6 acre(s). [REF: DRB-91-385, 02EPC-01356, 03EPC-02048, 04CC-00130] *[Deferred from 6/30/04, 7/14/04 & Indefinitely Deferred on 7/21/04]* (K-11)

[NO NEW SUBMITTAL]

04DRB-01000 Minor-SiteDev Plan Subd/EPC

WAYJOHN SURVEYING INC agent(s) for DRAGON FLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 1-B, TOWN OF ATRISCO GRANT, UNIT 6, **LOS ANTEPASADOS SUBDIVISION** zoned SU-1 PRD, for special use zone, located on SUNSET GARDENS RD SW, between CORREGIDOR PL SW and SANTA CLARA CEMETARY SW containing approximately 6 acre(s). [REF: DRB-91-385, 02EPC01356, 03EPC02048, 04CC00130] **[Elvira Lopez, EPC Case Planner]** *[Deferred from 7/14/04 & Indefinitely Deferred on 7/21/04]* (K-11)

[NO NEW SUBMITTAL]

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays. Individuals with disabilities who need special assistance to participate at this meeting should contact Claire Senova, Planning Department, at 924-3946. Hearing Impaired users may contact her via the New Mexico Relay Network by calling toll-free: 1-800-659-8331..


for
Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 2, 2004.

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**CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST**

1003572

Meeting Date: AUGUST 18, 2004
Zone Atlas Page: D-16-Z & D-17-Z
Notification Radius: 100 Ft.

Project# 1000633
App# 04DRB-01142
App# 04DRB-01143

Cross Reference and Location:

Applicant: BRUNACINI DEVELOPMENT LTD CO.
ATTN: ANGELO BRUNACINI
Address: PO BOX 6363
ALBUQUERQUE NM 87197

Agent: CLAUDIO VIGIL ARCHITECTS
Address: 1801 RIO GRANDE BLVD NW
ALBUQUERQUE NM 87104

Special Instructions:

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

Date Mailed: JULY 30, 2004

Signature: KYLE TSEHLIKAI

PROPERTY OWNERSHIP / LEGAL LIST

App# _____
 Proj# _____

Date: _____

Page 1 Of 1

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
D-17	1017063	020-200	304-26	✓ 08
		004-125	302-29	✓
		050-125	301-01	✓
		058-157	13	✓ ml
		080-157	12	✓
		072-184	304-25	✓ ml
		087-184	24	✓ ml
		080-198	23	✓ ml
		081-213	22	✓ ml
		081-228	21	✓ ml
		081-242	20	✓ ml
		080-250	19	✓ ml
		050-280	701-03	✓ ml
		030-272	02	✓ ml
		008-273	01	✓ ml
		095-370	25CA	✓
D-14	1014063	517-317	103-12	✓
		415-214	414-15	✓



<mainframe@coa1mp3.cabq.gov>

To:
cc:
Subject:

07/27/2004 10:52 AM

Vertical text on the right side of the page.

1 RECORDS WITH LABELS PAGE
1
01017063 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101706302020030426 LEGAL: TR A PLA T OF JOURNAL CENTER PHASE 2 UNIT 2, A
REPL LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: TIBURON INVESTMENT CORP
OWNER ADDR: 13000 ACADEMY RD NE
ALBUQUERQUE NM 87111
0101706300412530229 LEGAL: LOT 17A PLAT OF LOTS 17A & 17B INTERSTATE
INDUSTRI LAND USE:
PROPERTY ADDR: 00000 HAWKINS
OWNER NAME: TETRA LIMITED PARTNERS
OWNER ADDR: 03701 HAWKINS ST NE
ALBUQUERQUE NM 87109
0101706305012530101 LEGAL: 016 INTE RSTATE INDUSTRIAL TRACT UNIT # 4 CONT
2.15 LAND USE:
PROPERTY ADDR: 00000 HAWKINS
OWNER NAME: SUN BELT PARTNERSHIP
OWNER ADDR: ~~00000~~ PO Box 91210
ALBUQUERQUE NM 87199
0101706305815730113 LEGAL: LT 2 0 PL AT OF JOURNAL CENTER PHASE 2 UNIT 2 A
REPL LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: TIBURON INVESTMENT CORP
OWNER ADDR: 13000 ACADEMY RD NE
ALBUQUERQUE NM 87111
0101706308615730112 LEGAL: LT 1 9 PL AT OF JOURNAL CENTER PHASE 2 UNIT 2, A
REP LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: BRUNACINI DEVELOPMENT LTD CO
OWNER ADDR: ~~00000~~ PO Box 6363
ALBUQUERQUE NM 87197
0101706307218430425 LEGAL: LT 1 0-A PLAT OF LOTS 10-A, 10-B, 15-A & 15-B
JOURN LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: TIBURON INVESTMENT CORP
OWNER ADDR: 13000 ACADEMY RD NE
ALBUQUERQUE NM 87111
0101706308718430424 LEGAL: LT 1 0-B PLAT OF LOTS 10-A, 10-B, 15-A & 15-B
JOURN LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: TIBURON INVESTMENT CORP
OWNER ADDR: 13000 ACADEMY RD NE
ALBUQUERQUE NM 87111
0101706308019830423 LEGAL: LT 9 PLA T OF JOURNAL CENTER PHASE 2 UNIT 2, A
REPL LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: TIBURON INVESTMENT CORP
OWNER ADDR: 13000 ACADEMY RD NE
ALBUQUERQUE NM 87111
0101706308121330422 LEGAL: LT 8 PLA T OF JOURNAL CENTER PHASE 2 UNIT 2, A

REPL
LAND
USE

REPL LAND USE:

PROPERTY ADDR: 00000
OWNER NAME: TIBURON INVESTMENT CORP
OWNER ADDR: 13000 ACADEMY RD NE

ALBUQUERQUE NM 87111
0101706308122830421 LEGAL: LT 7 PLA T OF JOURNAL CENTER PHASE 2 UNIT 2, A
REPL LAND USE:

PROPERTY ADDR: 00000
OWNER NAME: TIBURON INVESTMENT CORP
OWNER ADDR: 13000 ACADEMY RD NE

ALBUQUERQUE NM 87111
0101706308124230420 LEGAL: LT 6 PLA T OF JOURNAL CENTER PHASE 2 UNIT 2, A
REPL LAND USE:

PROPERTY ADDR: 00000
OWNER NAME: TIBURON INVESTMENT CORP
OWNER ADDR: 13000 ACADEMY RD NE

ALBUQUERQUE NM 87111
1 R E C O R D S W I T H L A B E L S PAGE
2

0101706308625630419 LEGAL: LT 5 PLA T OF JOURNAL CENTER PHASE 2 UNIT 2, A
REPL LAND USE:

PROPERTY ADDR: 00000
OWNER NAME: TIBURON INVESTMENT CORP
OWNER ADDR: 13000 ACADEMY RD NE

ALBUQUERQUE NM 87111
0101706305628020103 LEGAL: TR 8 B-1 JOURNAL CENTER (REPL OF JOURNAL CENTER
& A LAND USE:

PROPERTY ADDR: 00000 TIBURON
OWNER NAME: ALBUQUERQUE METROPOLITAN ARROYO
OWNER ADDR: 02600 PROSPECT AV NE

ALBUQUERQUE NM 87107
0101706303027220102 LEGAL: TR 8 E-1 JOURNAL CENTER (REPL OF JOURNAL CENTER
& A LAND USE:

PROPERTY ADDR: 00000 TIBURON
OWNER NAME: ALBUQUERQUE METROPOLITAN ARROYO
OWNER ADDR: 02600 PROSPECT AV NE

ALBUQUERQUE NM 87107
0101706300827320101 LEGAL: TR 8 C-1 JOURNAL CENTER (REPL OF JOURNAL CENTER
& A LAND USE:

PROPERTY ADDR: 00000 TIBURON
OWNER NAME: ALBUQUERQUE METROPOLIAN ARROYO
OWNER ADDR: 02600 PROSPECT AV NE

ALBUQUERQUE NM 87107
0101706309537020175CA LEGAL: TR O F LA ND WITHIN NW/4 SEC 23 T11N R3E CONT
79.999 LAND USE:

PROPERTY ADDR: 00000 REEVES STATION SITE
OWNER NAME: PUBLIC SERVICE CO OF NM
OWNER ADDR: ~~00000~~ *Alvarado square*

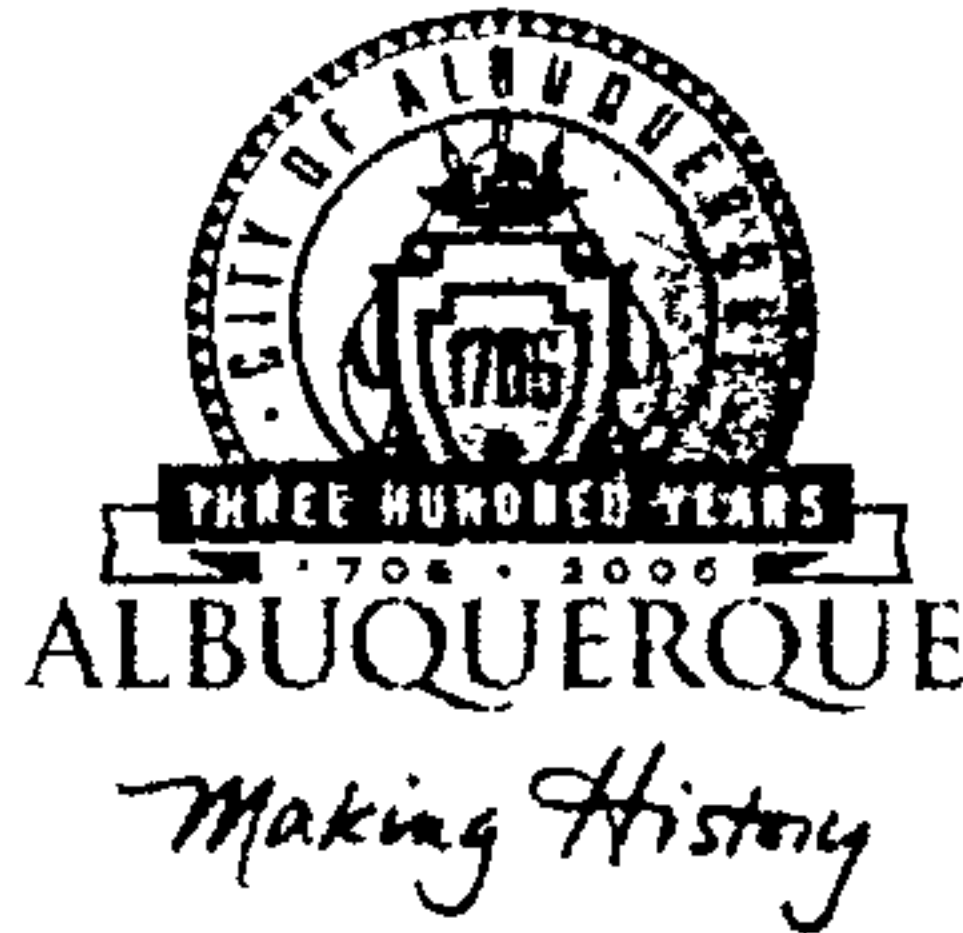
ALBUQUERQUE NM 87158
0101606351731710312 LEGAL: LT D AME NDED CORRECTED LTS A B C & D LANDS OF
KUID LAND USE:

PROPERTY ADDR: 00000 PASEO DEL NORTE
OWNER NAME: TRI-GAS UBC
OWNER ADDR: 04500 PASEO DEL NORTE NE

ALBUQUERQUE NM 87113
0101606346521441615 LEGAL: TRAC T B PLAT FOR BERNARDO TRAILS UNIT 1
SUBDIVISIO LAND USE:

PROPERTY ADDR: 00000
OWNER NAME: VISTA DEL NORTE DEVELOPMENT LL
OWNER ADDR: 04101 E IRVINGTON RD

TUCSON AZ 85726



City of Albuquerque

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

Date: July 20, 2004

TO CONTACT NAME: Joseph Hughes
COMPANY/AGENCY: Claudio Vigil Architects Agent for Bruncini Const.
ADDRESS/ZIP: 1801 Rio Grande Blvd NW 87104
PHONE/FAX #: 842-1113 phone 842-1330 fax

Thank you for your inquiry of 7-20-04 requesting the names of **Recognized**
(date)

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Lot A Journal Center 2 Phase 2 Unit 2 - located on Rutledge Road between Bartlett St. + Snoproll Rd. + AMAFA Drainage + North Diversion - Channel zone map page(s) D-16-2 + D-17-2

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

Alameda North Valley Assn.

Neighborhood Association

Contacts: Steve Wantworth
8919 Soe Ln. N.E. / 87113-2328
897-3052 - home

Levy Gurule
713 Alameda Blvd. NW, Alameda / 87114
890-1845 home

Neighborhood Association

Contacts: _____

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

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Joe Padilla
OFFICE OF NEIGHBORHOOD COORDINATION

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

SAMPLE COPY

July 20, 2004

Leroy Gurule
Alameda North Valley Neighborhood Association
713 Alameda Blvd. N.W.
Albuquerque, NM, 87114

RE: DRB Site Development Plan for Subdivision, and Concurrent Site Development Plan for Building Permit for 4.7 Acres Regarding Project 1000633, Lot A, Journal Center Phase 2, Unit 2.

We are submitting to the Albuquerque Development Review Board for review a Site Development Plan for Subdivision that would divide a 14.17 acre parcel into 4 separate tracts of varying size. The lot is located between Rutledge Road and the A.M.A.F.C.A. North diversion channel in the Journal Center Phase 2 subdivision. We are requesting concurrent review of a Site Development plan for Building Permit for a single story office building on one of the new tracts located in the south end of the aforementioned lot. The remaining three tracts would be reviewed individually as a site development plan for building permit under separate DRB action.

The Site Development Plan for Subdivision we propose would maintain the existing zoning for all four lots. Lot criteria is listed on the Site Development Plan for Subdivision drawing, see attached, and would follow the same criteria described in the current Journal Center 2 Land Development Design Guidelines.

The Site Development plan for Building Permit proposes a 48,500 square foot single story office building for B occupancy and incidental uses. The building would be a tilt-up concrete structure in an 'ell' shape with room for a future 10,000 square foot addition that would form a 'U' shaped structure. The building entrance would be located at the inside corner of the 'ell' shape and is revealed by two concrete piers with decorative metal bands spanning between them. The building would be primarily beige accented with white arc top panels on a cast in place concrete column that would allow the window line to step back from the plane of the elevation to break the façade. Above the window bands, which are

BRUNACINI DEVELOPMENT LTD CO
ATTN: ANGELO BRUNACINI
PO BOX 6363
ALBUQUERQUE NM 87197

CLAUDIO VIGIL ARCHITECTS
1801 RIO GRANDE BLVD NW
ALBUQUERQUE NM 87104

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

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

101706302020030426

101706300412530229

TIBURON INVESTMENT CORP
13000 ACADEMY RD NE
ALBUQUERQUE NM 87111

TETRA LIMITED PARTNERS
3701 HAWKINS ST NE
ALBUQUERQUE NM 87109

101706305012530101

101706305628020103

101706309537020175CA

SUN BELT PARTNERSHIP
PO BOX 91210
ALBUQUERQUE NM 87199

ALBUQUERQUE METROPOLITA
2600 PROSPECT AV NE
ALBUQUERQUE NM 87107

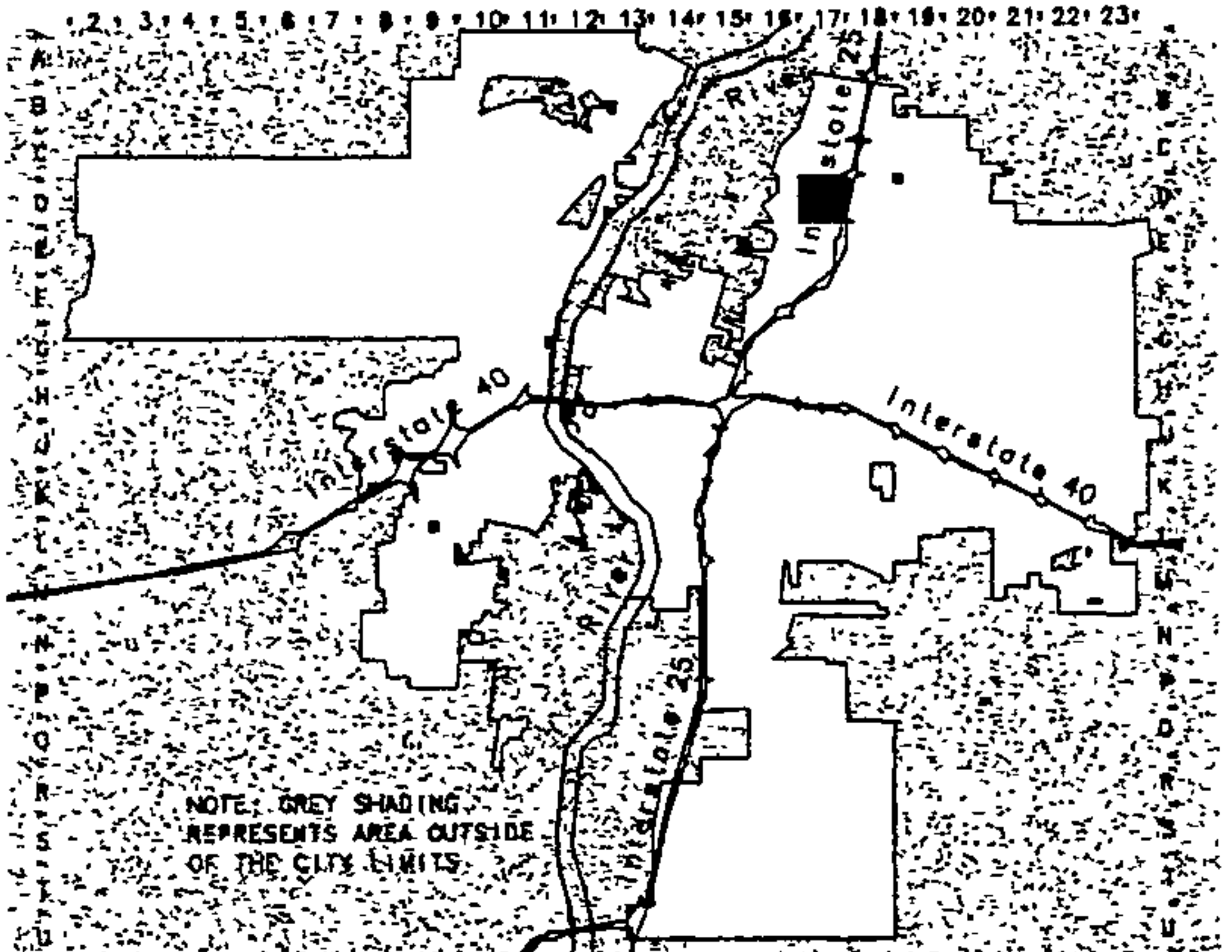
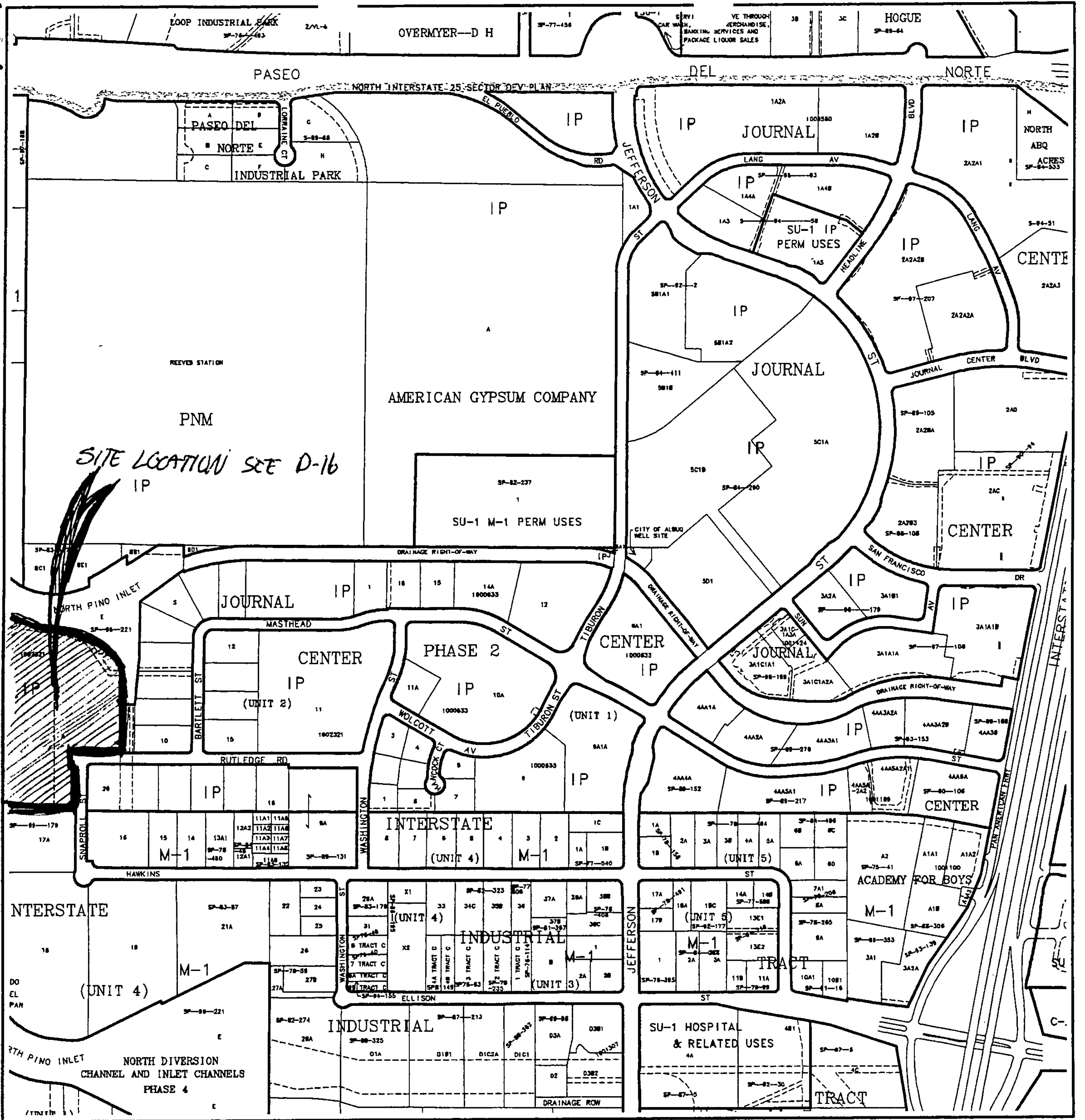
PUBLIC SERVICE CO OF NM
ALVARDO SQUARE
ALBUQUERQUE NM 87158

101606351731710312

101606346521441615

TRI-GAS UBC
4500 PASEO DEL NORTE NE
ALBUQUERQUE NM 87113

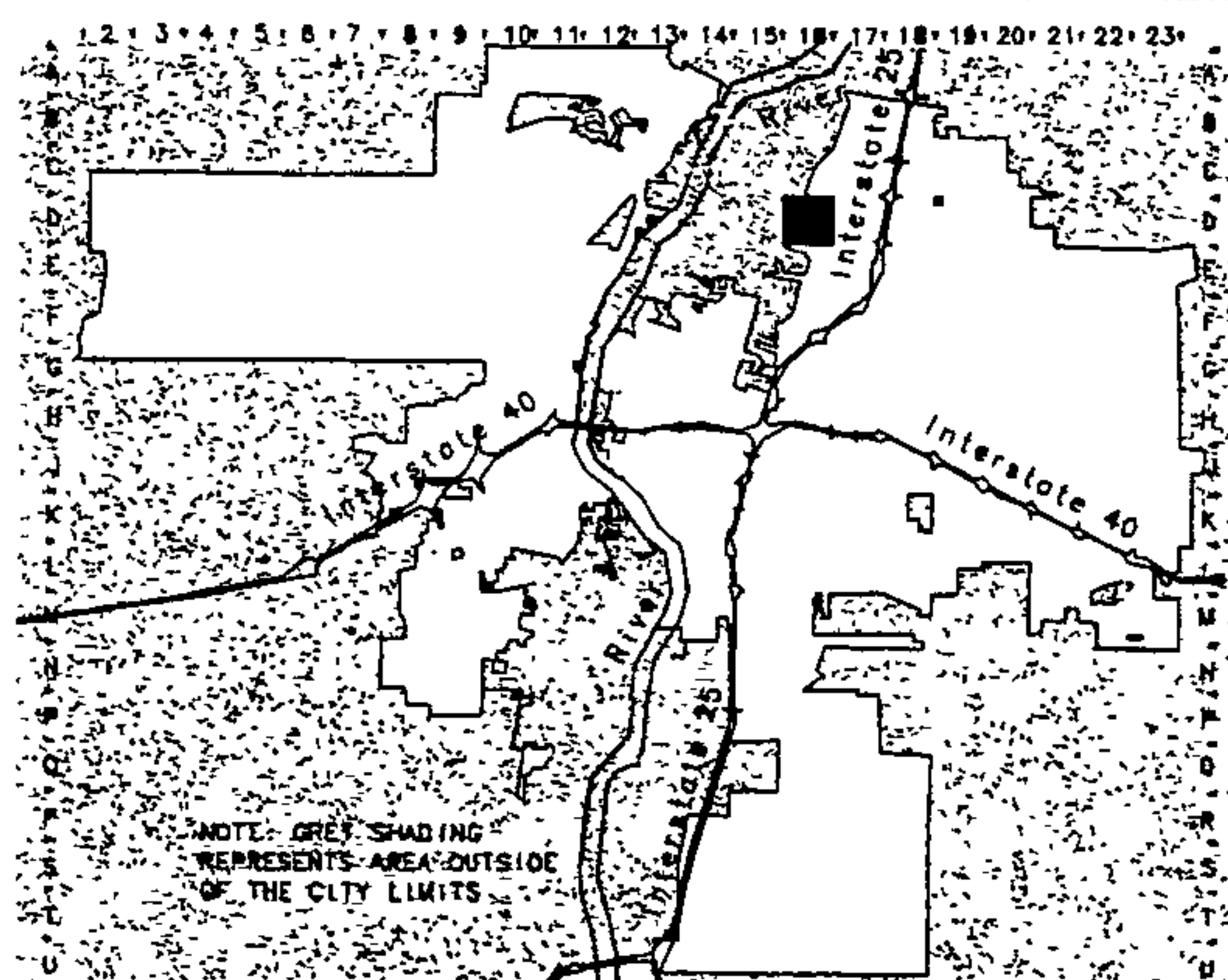
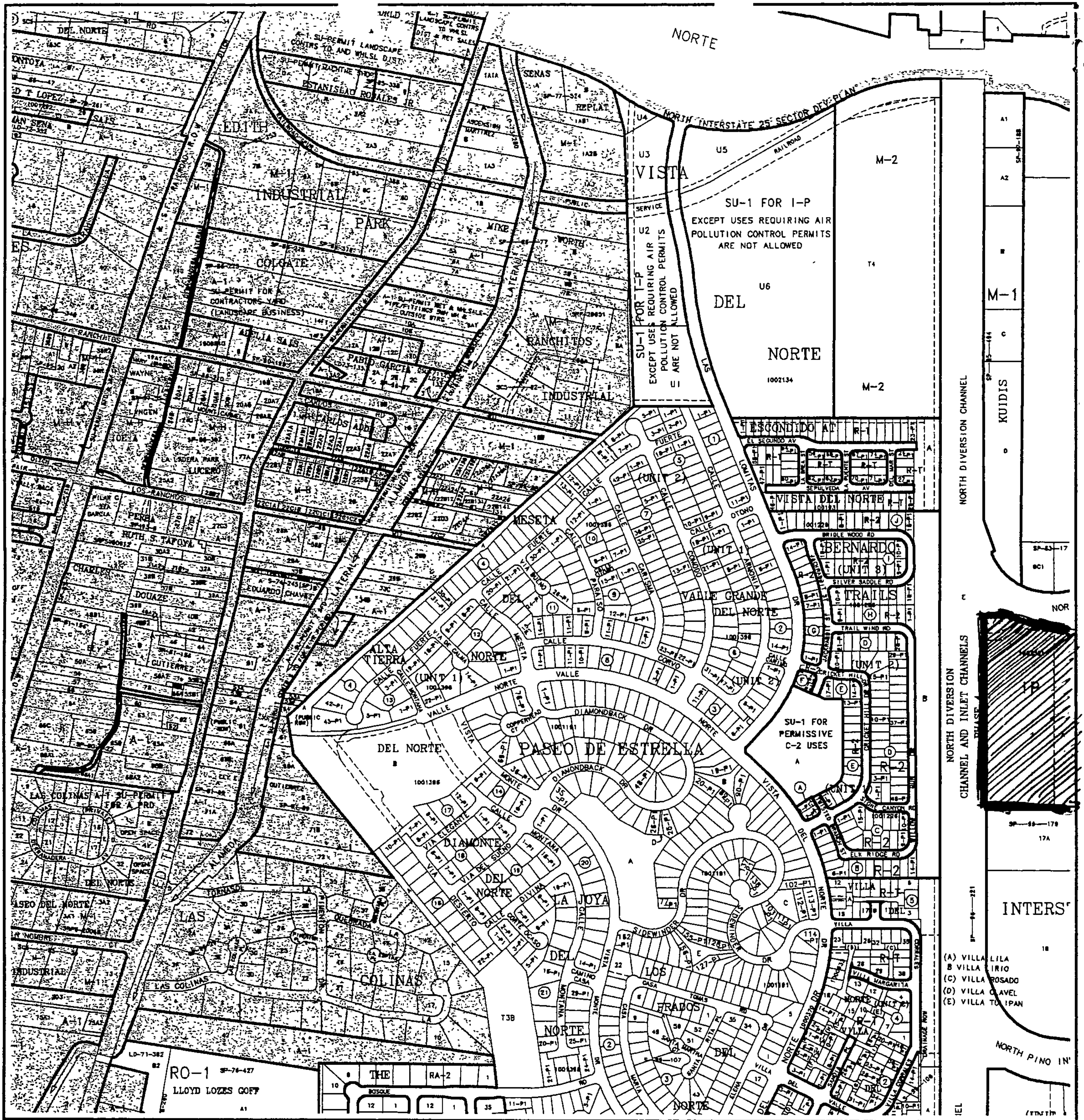
VISTA DEL NORTE DEVELOPMENT L
4101 E IRVINGTON RD
TUCSON AZ 85726



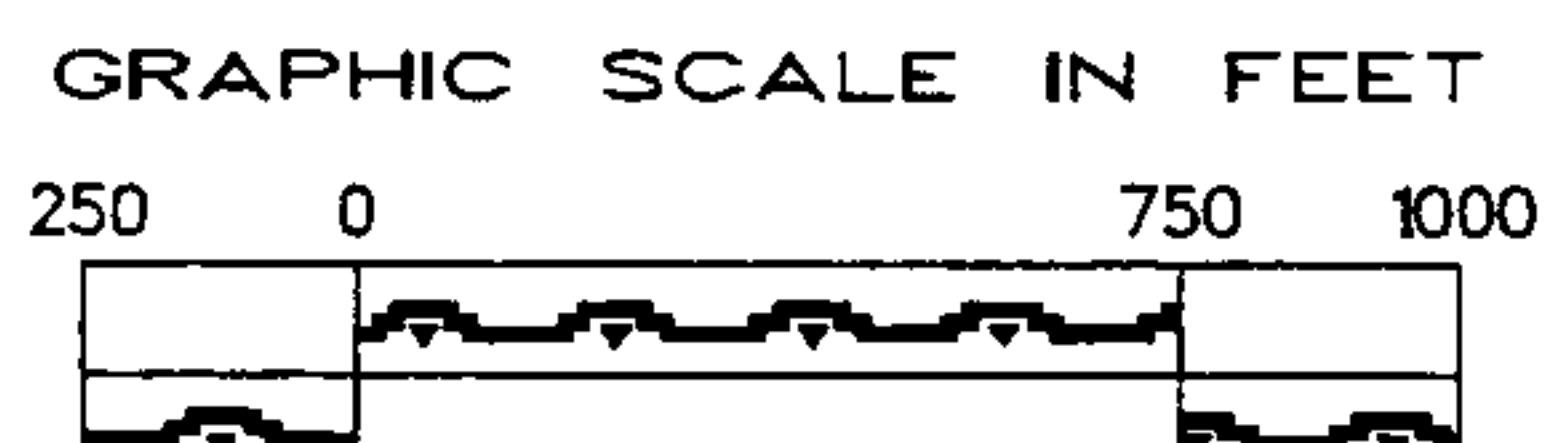
CITY OF
Albuquerque
 Albuquerque Geographic Information System
PLANNING DEPARTMENT
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Zone Atlas Page
D-17-Z
 Map Amended through July 10, 2003



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

D-16-Z

Map Amended through July 10, 2003

Project Number: _____

**FIGURE 12
INFRASTRUCTURE LIST**

Date Submitted: 7/13/2004
 Date Site Plan Approved: _____
 Date Preliminary Plat Approved: _____
 Date Preliminary Plat Expires: _____
 DRB Project No.: 1003572
 DRB Application No.: _____

**"EXHIBIT A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

Brunacini at Journal Center
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract A and Lot 20, Journal Center, Phase 2, Unit 2
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 Cnst Engineer
<input type="text"/>	<input type="text"/>	4 - 2"	Water Service Line, Connection to Exist Watermain	Rutledge Road NE	50' East of End of Rutledge Road NE	North ROW/Tract A south Property Line	/	/	/
<input type="text"/>	<input type="text"/>	8"	Wet Connection to Existing SAS Manhole	68' East of Tract A Westerly PL and 100' South of Tract A Northerly PL	at MH		/	/	/
<input type="text"/>	<input type="text"/>	N/A	Improved Rundown to AMAFCA North Diversion Channel	Far Northwest Corner of Tract A			/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

- 1 _____
- 2 _____
- 3 _____
- 4 _____
- 5 _____

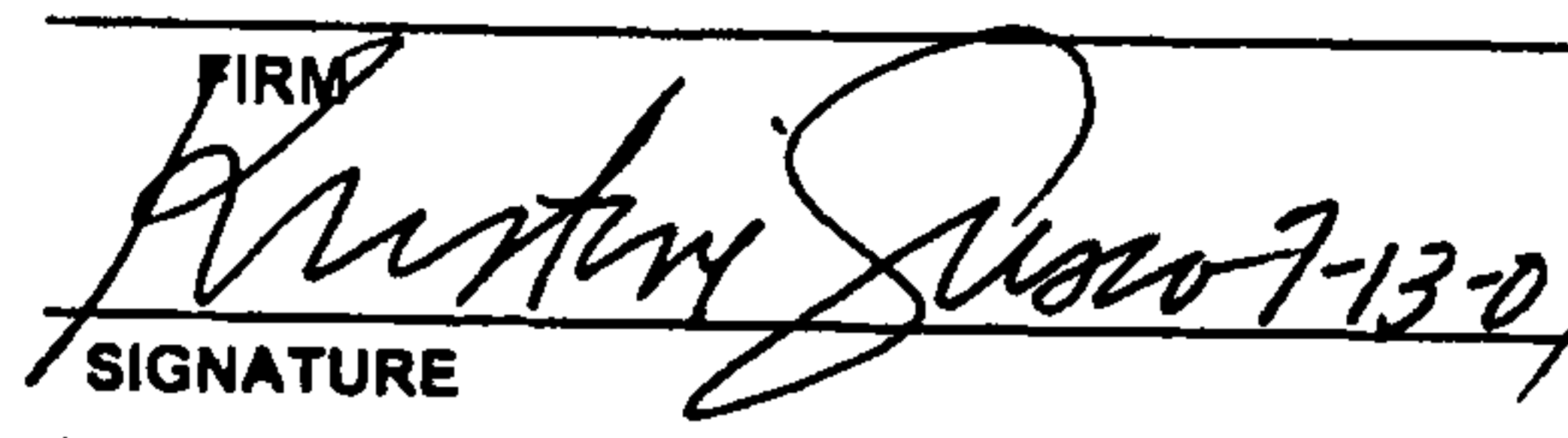
AGENT/OWNER
 Kristine Susco (Agent)

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

NAME(print)
 Wilson & Co., 2600 American Rd.,
 Rio Rancho NM 87124

DRB CHAIR -- date

PARKS & GENERAL SERVICES -- date

FIRM

SIGNATURE

TRANSPORTATION DEVELOPMENT -- date

AMAFCA -- date

MAXIMUM TIME ALLOWED TO CONSTRUCT
 THE IMPROVEMENTS WITHOUT A DRB
 EXTENSION _____

UTILITY DEVELOPMENT -- date

_____ - date

CITY ENGINEER -- date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form		Supplemental form	
SUBDIVISION	S	ZONING & PLANNING	Z
<input type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation	
<input type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> County Submittal	
<input type="checkbox"/> Vacation	V	<input type="checkbox"/> EPC Submittal	1
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)	
SITE DEVELOPMENT PLAN	P	<input type="checkbox"/> Sector Plan (Phase I, II, III)	
<input checked="" type="checkbox"/> ...for Subdivision Purposes		<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan	
<input checked="" type="checkbox"/> ...for Building Permit		<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)	
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L	APPEAL / PROTEST of...	A
		<input type="checkbox"/> 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 Ltd. Co. Managing Member, Angelo Brunacini PHONE: 505.833.2928
 ADDRESS: P.O. Box 6363 FAX: 505.833.2925
 CITY: Albuquerque STATE NM ZIP 87197 E-MAIL: abrunacini@brunacini.com
 Proprietary interest in site: Owner List all owners: _____
 AGENT (if any): Claudio Vigil Architects PHONE: 505.842.1113
 ADDRESS: 1801 Rio Grande Blvd N.W. FAX: 505.842.1330
 CITY: Albuquerque STATE nm ZIP 87104 E-MAIL: cvarch@aol.com

DESCRIPTION OF REQUEST: EPC delegated DRB approval of Site Development plan for Subdivision and Site Development Plan for Building Permit

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

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

Lot or Tract No. LOT A Block: _____ Unit: 2
 Subdiv. / Addn. Journal Center Phase 2
 Current Zoning: IP Proposed zoning: NO CHANGE
 Zone Atlas page(s): D-16 AND D-17 No. of existing lots: 1 No. of proposed lots: 4
 Total area of site (acres): 14.17 Density if applicable: dwellings per gross acre: NA dwellings per net acre: NA
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? _____
 UPC No. 101706310220830120 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: RUTLEDGE ROAD
 Between: NORTH DIVERSION CHANNEL AND BARTLETT STREET AND SNAPROLL STREET

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

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

SIGNATURE DATE July 20, 2004
 (Print) Joseph Hughes 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 - 01142</u>	<u>SPS</u>	<u>P(2)</u>	<u>\$ 385.00</u>
<input type="checkbox"/> All fees have been collected	<u>04DRB - 01143</u>	<u>SBP</u>	<u>P(2)</u>	<u>\$ 385.00</u>
<input type="checkbox"/> All case #s are assigned	_____	<u>CME</u>	'	<u>\$ 2000</u>
<input type="checkbox"/> AGIS copy has been sent	_____	<u>Ad Fee</u>		<u>\$ 75.00</u>
<input type="checkbox"/> Case history #s are listed	_____			<u>\$</u>
<input type="checkbox"/> Site is within 1000ft of a landfill	_____			<u>\$</u>
<input type="checkbox"/> F.H.D.P. density bonus				<u>Total</u>
<input type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>08-18-04</u>			<u>\$ 865.00</u>

Project # 1000633

PLANNER signature /dat

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

SITE DEVELOPMENT PLAN FOR SUBDIVISION

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

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

JOSEPH HUGHES
 Applicant name (print)
[Signature]
 Applicant signature / date

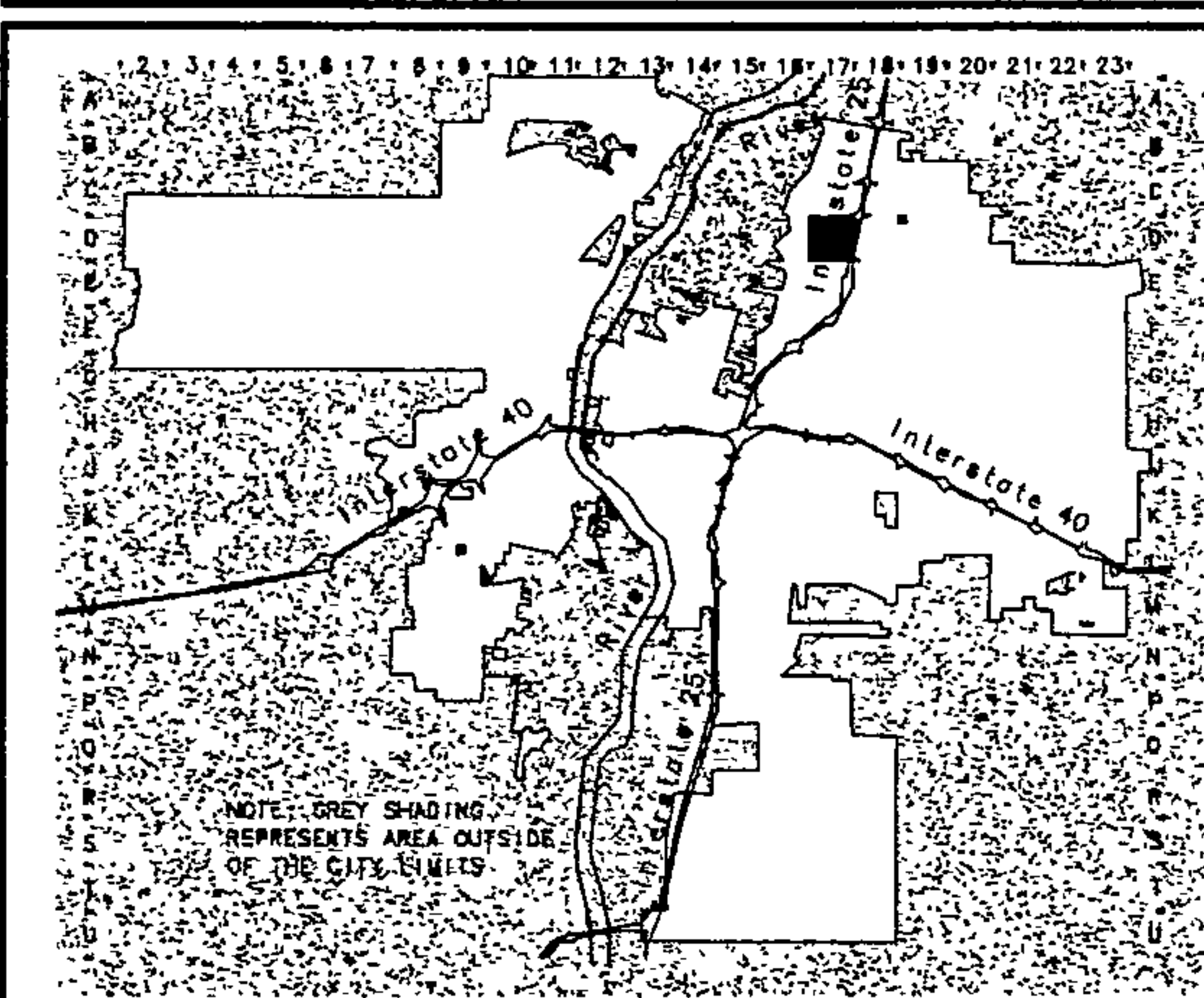
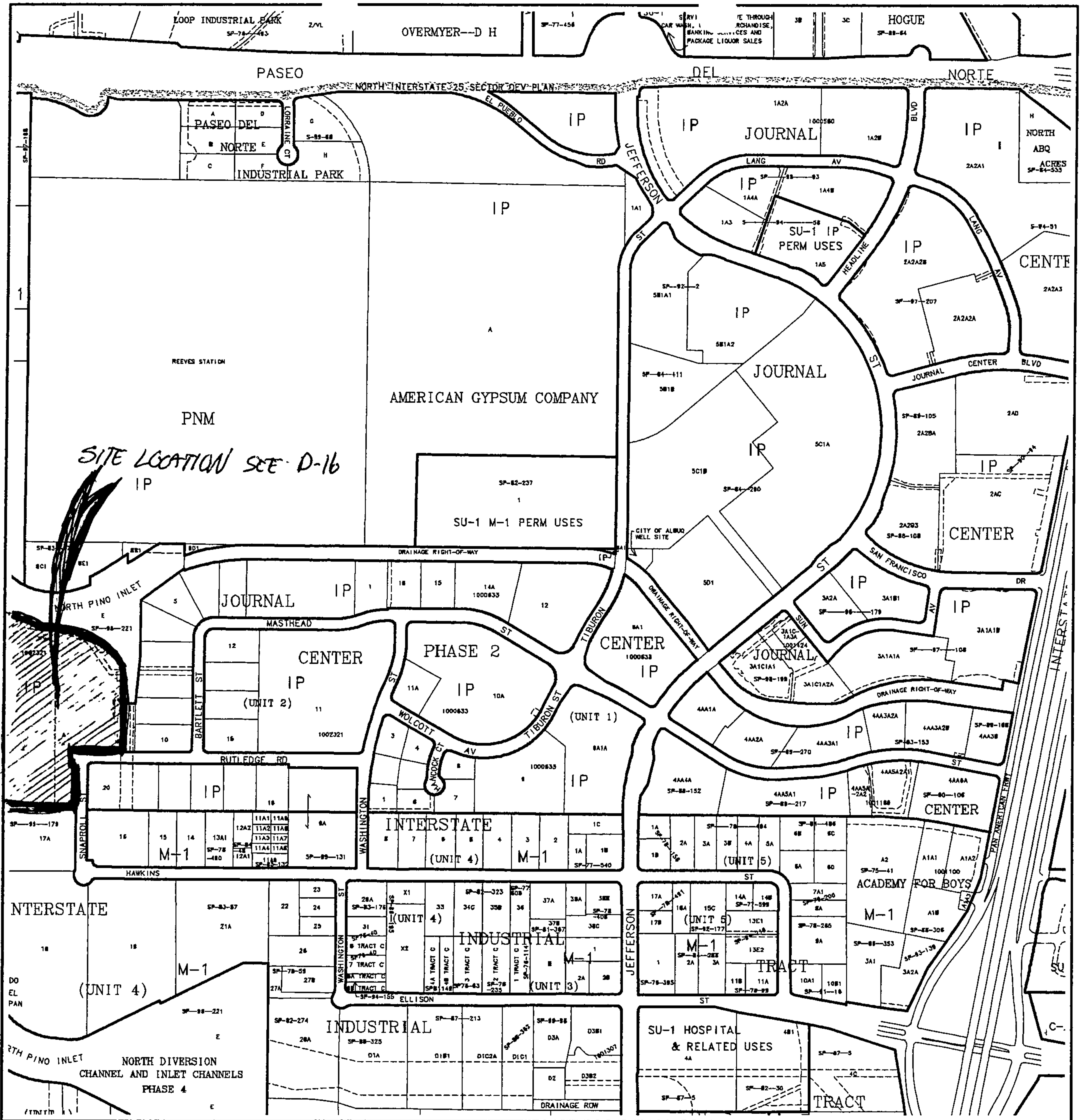


Form revised May 2003

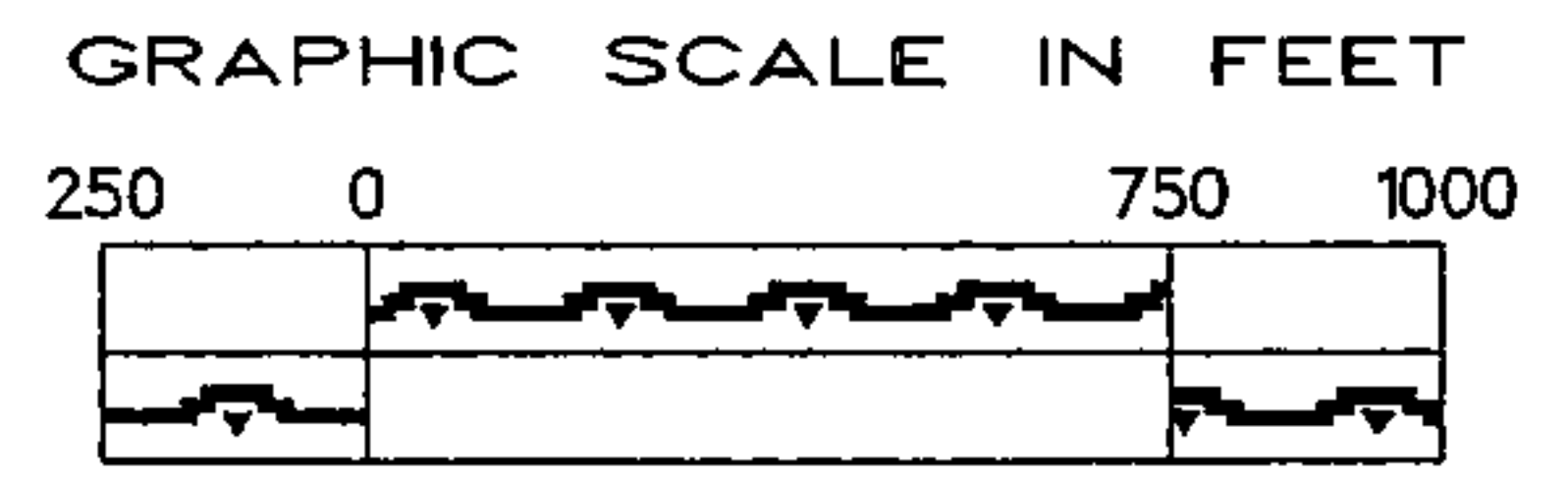
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
04DRB - 01142
04DRB - 01143

[Signature] 7-21-04
 Planner signature / date
Project # 1000633
1003572



CITY OF
Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT
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Zone Atlas Page

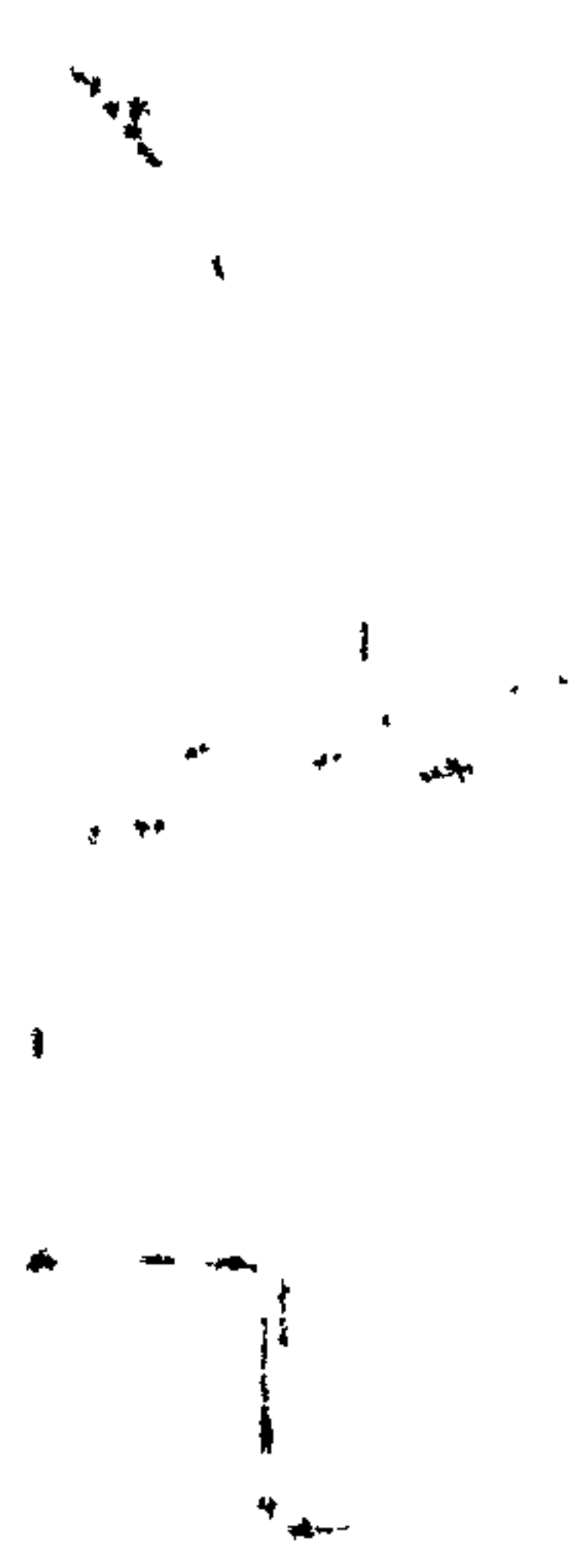
D-17-Z

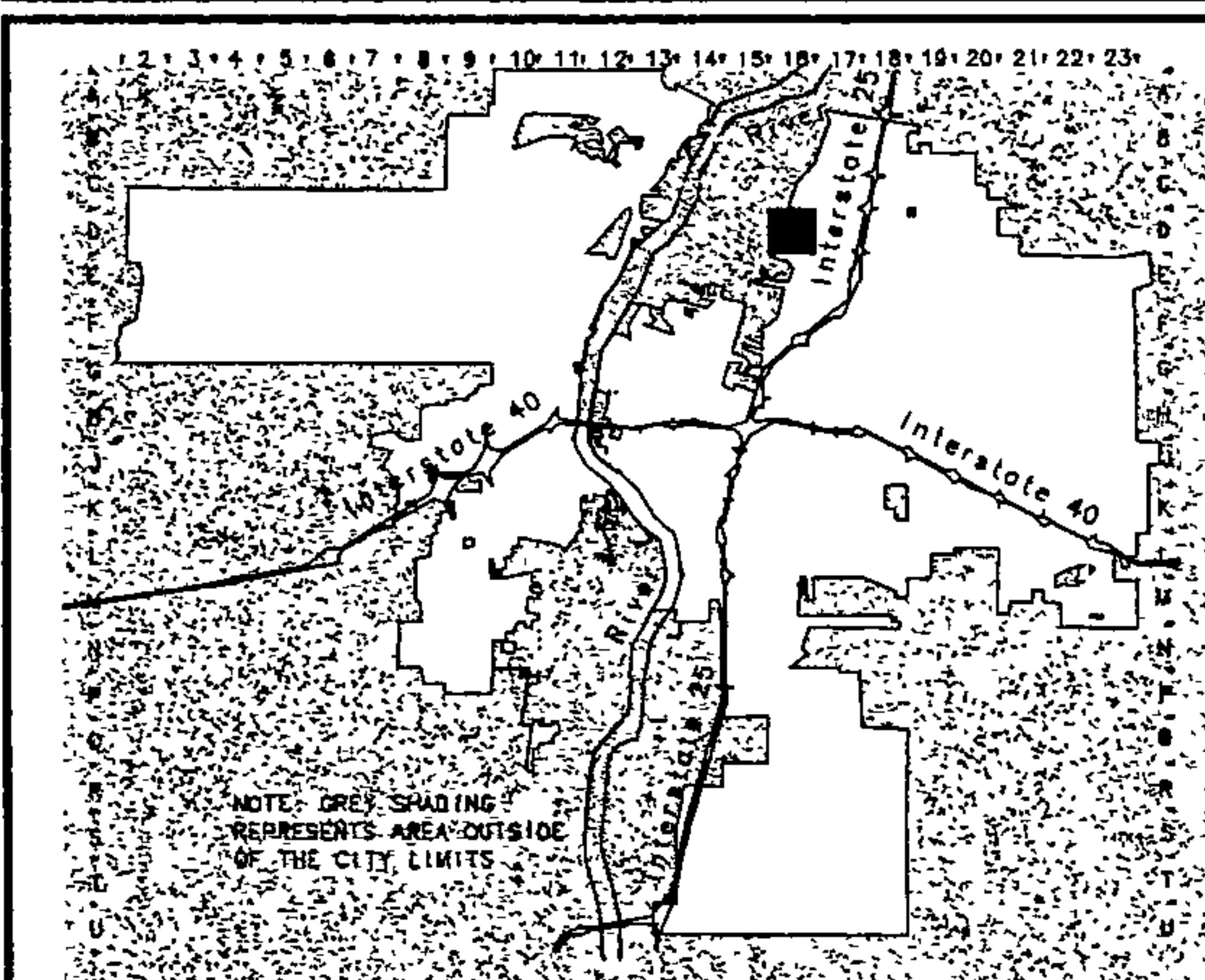
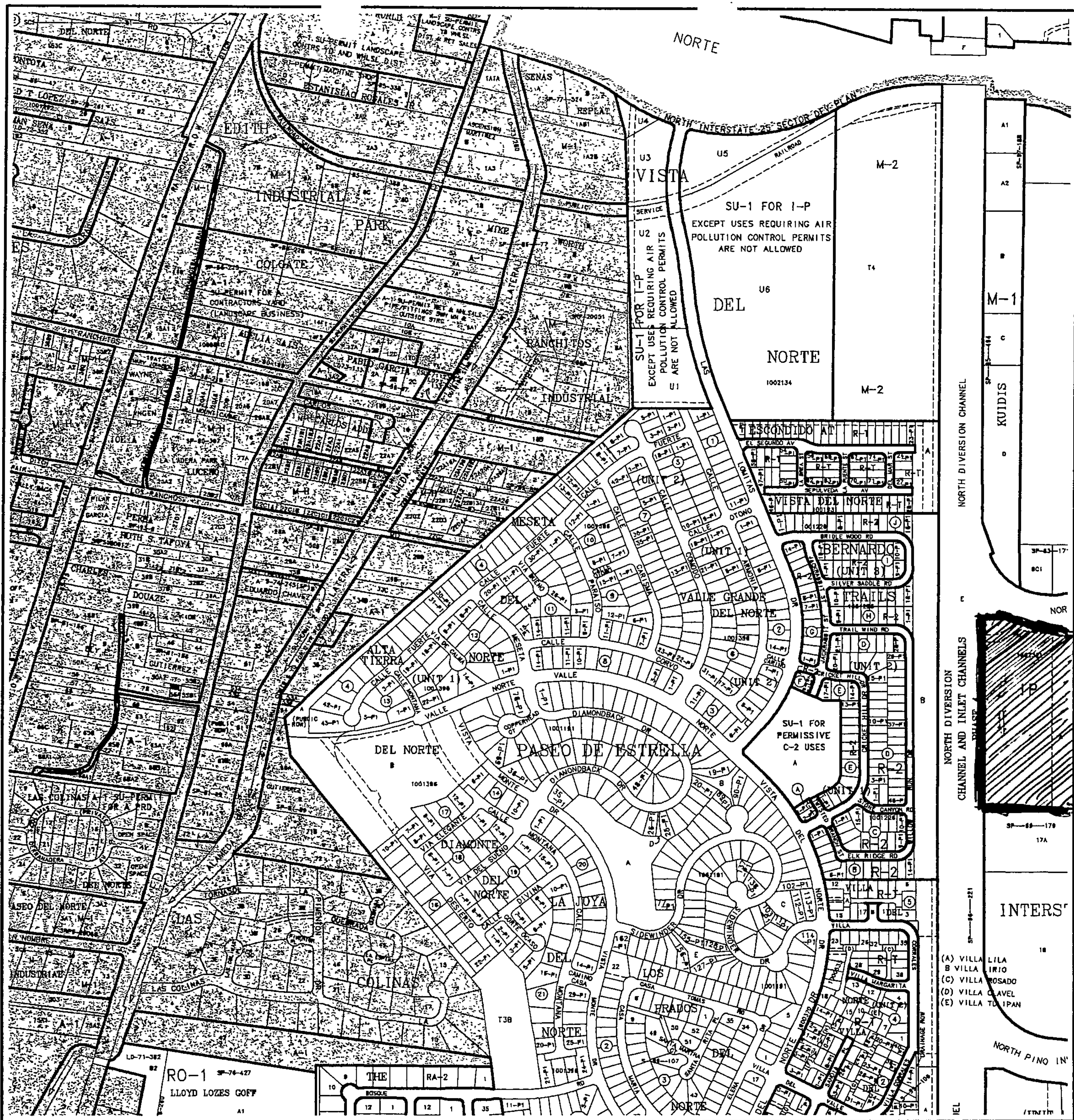
Map Amended through July 10, 2003

85% water
15% oil
F.A.R. 35

10
office water, 35
100% oil + office, 4
water

oil, 95
diesel engine





CITY OF
Albuquerque

Abuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT

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Zone Atlas Page

D-16-Z

Map Amended through July 10, 2003

TY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

APPLICANT: CLAUDIO VIGIL ARCHITECTS Date of request: 07 / 21 / 04 Zone atlas page(s): D16 + D17

CURRENT:
Zoning FP
Parcel Size (acres / sq.ft.) 14.17

Legal Description -
Lot or Tract # LOT A Block # _____
Subdivision Name JOURNAL CENTER PHASE 2

REQUESTED CITY ACTION(S):

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

PROPOSED DEVELOPMENT:

GENERAL DESCRIPTION OF ACTION: 1

No construction / development	[]	# of units -	<u>4</u>	WAREHOUSE =	<u>61370 SF</u>
New Construction	[X]	Building Size -	<u>135,100</u> (sq. ft.)	OFFICE =	<u>73,730</u>
Expansion of existing development	[]				

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

Applicant or Representative [Signature] Date July 21 2004
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

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

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

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

Notes: WASTHEAD DEVELOPMENT TIS.

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

[Signature] 7-21-04
TRAFFIC ENGINEER DATE

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

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

TIS	- SUBMITTED	<u>1</u> / <u>1</u>	<u>[Signature]</u>	<u>7-21-04</u>
	- FINALIZED	<u>1</u> / <u>196</u>	TRAFFIC ENGINEER	DATE

TO BE COMPLETED BY APPLICANT

TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH



July 12, 2004

Sharon Matson, Chairperson
Development Review Board
City of Albuquerque
Land Development Coordination Division
600 2nd Street, N.W.
Albuquerque, NM 87102

RE: DRB Site Development Plan for Subdivision, and Concurrent Site Development Plan for Building Permit for 4.7 Acres Regarding Project 1000633, Lot A, Journal Center Phase 2, Unit 2.

Ms. Matson and Members of the Board,

We are submitting for review a Site Development Plan for Subdivision that would divide a 14.17-acre parcel into 4 separate tracts of varying size. We are simultaneously submitting for review a Site Development plan for Building Permit for a single story office building on one of the new tracts. The remaining three tracts would be future reviewed individually as a site development plan for building permit under separate DRB action.

The Site Development Plan for Subdivision we propose would maintain the existing zoning for all four lots, allowing for B occupancy and incidental uses as well as mixed use office warehouse. Lot criteria is listed on the Site Development Plan for Subdivision drawing with this submittal, and would follow the same criteria described in the current Journal Center 2 Land Development Design Guidelines.

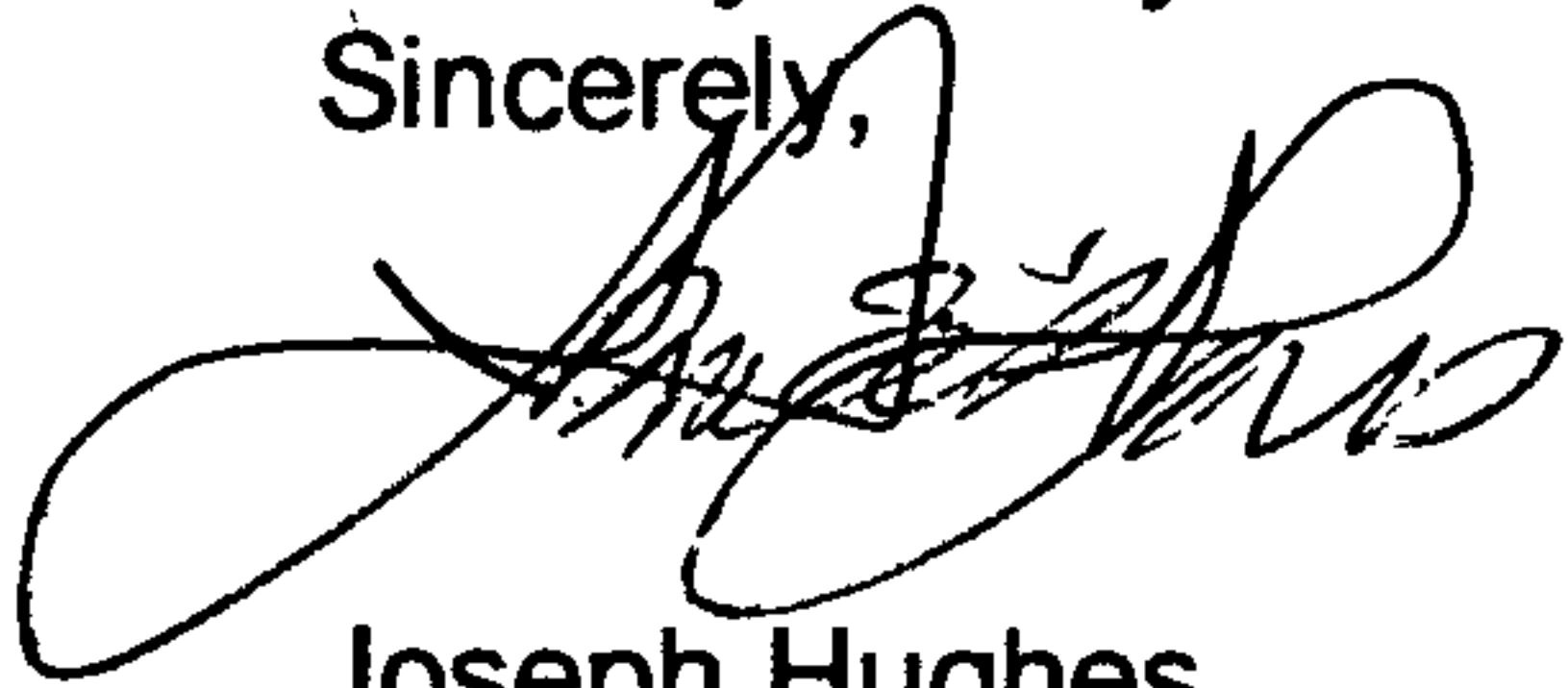
The Site Development plan for Building Permit proposes a 48,500 square foot single story office building for B occupancy and incidental uses. The building would be a tilt-up concrete structure in an 'ell' shape with room for a future 10,000 square foot expansion that would form a 'U' shaped structure. The building entrance would be located at the inside corner of the 'ell' shape and is revealed by two concrete piers with decorative metal bands spanning between them. The building would be primarily beige, accented with white arc top panels on a cast in place concrete column that would allow the window line to step back from the plane of the elevation to break the façade. Above the window bands, which are white aluminum storefront and bronze tinted glazing, would be a dark tan painted reveal. Regularly spaced across all four elevations would be white aluminum luminaires that project low level lighting onto walkways and landscaping with a shielded light source. A lightweight shade structure for

covered parking would be located at the south side of the building and would be painted to match the building colors.

This proposal has been reviewed by the architectural design review committee for Journal Center 2 and an attached letter confirms that all the development design guidelines have been adhered to with this proposal.

We respectfully request your review and approval of this proposal for a site development plan for subdivision and concurrent site development plan for building permit.

Thank you for your consideration,
Sincerely,

A handwritten signature in black ink, appearing to read 'Joseph Hughes', written in a cursive style.

Joseph Hughes
Project Manager

po box 6363
albuquerque, nm 87197
www.brunacini.com
abrunacini@brunacini.com

ph (505)833-2928
fax (505)833-2925



July 13, 2004

Kristine Susco
Wilson & Company
2600 American Rd. SE Suite 100
Rio Rancho, NM 87124

Dear Kristine:

SUBJECT-SBS Technologies and 14.1acre tract in Journal Center 2, Unit 2

Let this letter authorize Wilson & Company (WC) to serve as my agent for the above referenced project. WC shall be a consultant for the following fields; civil engineering.

Sincerely,

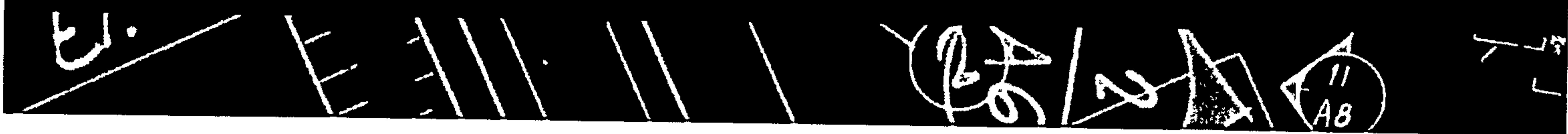
Angelo Brunacini



BRUNACINI
DEVELOPMENT LTD CO

po box 6363
albuquerque, nm 87197
www.brunacini.com
abrunacini@brunacini.com

ph (505)833-2928
fax (505)833-2925



July 13, 2004

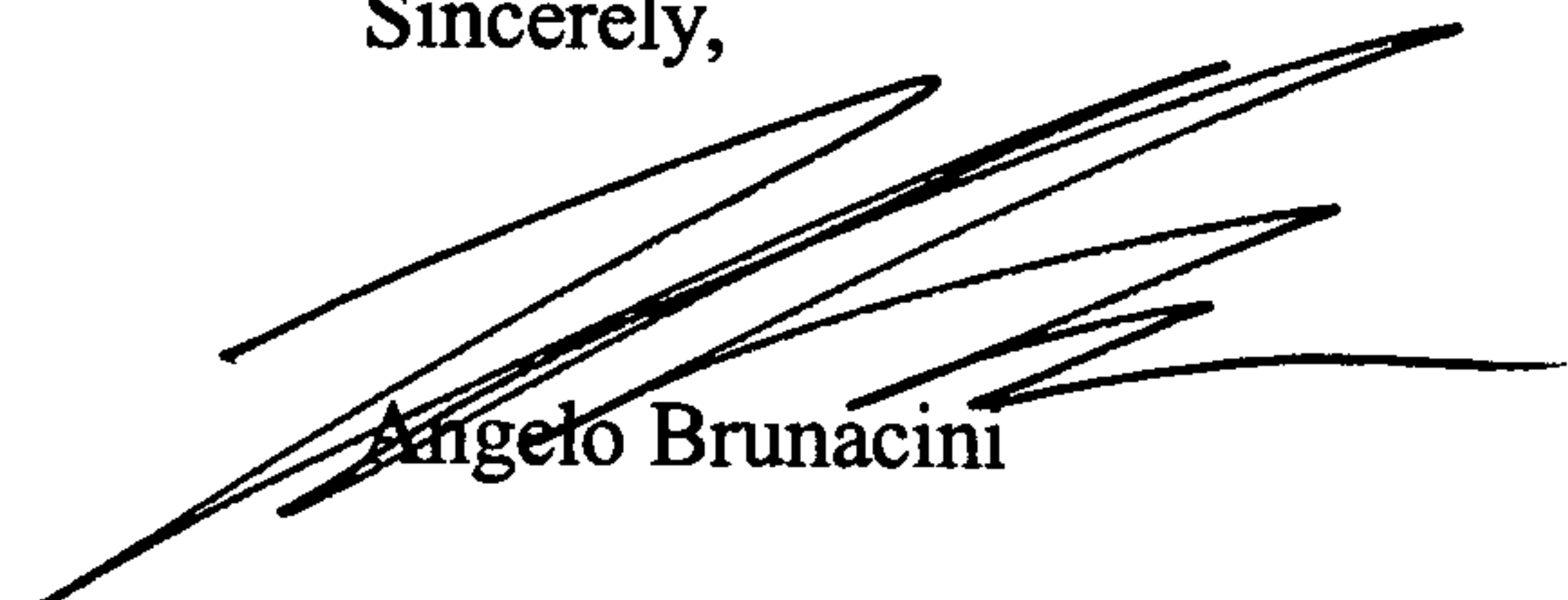
Claudio Vigil
Claudio Vigil Architects
1305 Tijeras NW
Albuquerque, NM 87102

Dear Claudio:

SUBJECT-SBS Technologies and 14.1 acre tract in Journal Center 2, Unit 2

Let this letter authorize Claudio Vigil Architects (CVA) to serve as my agent for the above referenced project. CVA shall be a consultant for the following fields; architecture, and structural engineering.

Sincerely,



Angelo Brunacini

DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

The Office of Community and Neighborhood Coordination (OCNC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second St. NW, Fax – 924-3913 – will need the following information **BEFORE** neighborhood association information will be released to the applicant / developer on any project being presented to the Planning Department. If you have any questions, please feel free to contact our office at 924-3914. Your request is for the following: Cell Tower [] Private Development City Project [] -OR- Other [] _____

(specify)

CONTACT NAME: JOSEPH HUGHES

COMPANY NAME: CUNPIO VIGIL ARCHITECTS AGENTS FOR PRUNACINI CONST.

ADDRESS: 1801 RIO GRANDE BLVD

ZIP CODE: 82104

PHONE: (505) 842 1113 CELL: () _____

FAX: (505) 842 1330

NEIGHBORHOOD ASSOCIATION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD ASSOCIATIONS IN THE AREA OF THE PROPERTY DESCRIBED AS _____

LOT A JOURNAL CENTER 2 PHASE 2 UNIT 2

(LEGAL DESCRIPTION)

LOCATED ON RUTLEDGE ROAD

(STREET NAME OR OTHER IDENTIFYING LANDMARK)

BETWEEN BARTLETT STREET AND SPARROLL ROAD AND

(STREET NAME OR OTHER IDENTIFYING LANDMARK)

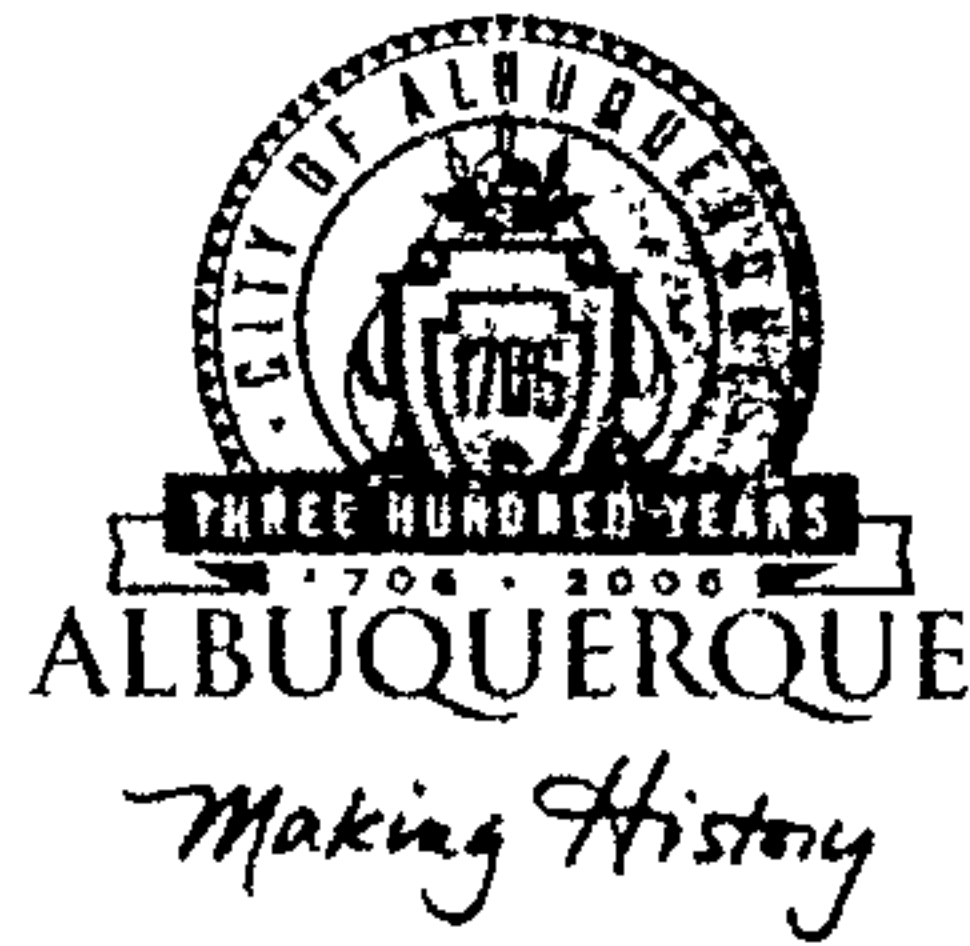
ANAFCA DRAINAGE AND NORTH DIVERSION CHANNELS

(STREET NAME OR OTHER IDENTIFYING LANDMARK)

THE SITE IS LOCATED ON THE FOLLOWING ZONE ATLAS PAGE(S) (D-16).

PLEASE HATCH OUT ZONE MAP WHERE PROPERTY IS LOCATED

(ZONE MAP MUST BE PROVIDED WITH REQUEST)



City of Albuquerque

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

Date: July 20, 2004

TO CONTACT NAME: Joseph Hughes
COMPANY/AGENCY: Claudio Vigil Architects Agent for Brunini Const.
ADDRESS/ZIP: 1801 Rio Grande Blvd NW 87104
PHONE/FAX #: 845-1113 phone 842-1330 fax

Thank you for your inquiry of 7-20-04 (date) requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Lot A Journal Center 2 Phase 2 Unit 2 - located on Rutledge Road between Bartlett St. + Snopvoll Rd. + AMAFA Drainage + North Diversion - Channel zone map page(s) D-16-2 + D-17-2

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

Alameda North Valley Assn.

Neighborhood Association

Contacts: Steve Wentworth
8919 Soe Ln. N.E. / 87113-2328
897-3052 - home

Leroy Gurule
713 Alameda Blvd. NW, Alameda / 87114
890-1845 home

Neighborhood Association

Contacts:

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

Please note that according to O-92 you are required to notify each of these contact persons by CERTIFIED MAIL. RETURN RECEIPT REQUESTED. BEFORE the Planning Department will accept your application filing. IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS. If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

[Signature]

OFFICE OF NEIGHBORHOOD COORDINATION

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

SAMPLE COPY

July 20, 2004

Leroy Gurule
Alameda North Valley Neighborhood Association
713 Alameda Blvd. N.W.
Albuquerque, NM, 87114

RE: DRB Site Development Plan for Subdivision, and Concurrent Site Development Plan for Building Permit for 4.7 Acres Regarding Project 1000633, Lot A, Journal Center Phase 2, Unit 2.

We are submitting to the Albuquerque Development Review Board for review a Site Development Plan for Subdivision that would divide a 14.17 acre parcel into 4 separate tracts of varying size. The lot is located between Rutledge Road and the A.M.A.F.C.A. North diversion channel in the Journal Center Phase 2 subdivision. We are requesting concurrent review of a Site Development plan for Building Permit for a single story office building on one of the new tracts located in the south end of the aforementioned lot. The remaining three tracts would be reviewed individually as a site development plan for building permit under separate DRB action.

The Site Development Plan for Subdivision we propose would maintain the existing zoning for all four lots. Lot criteria is listed on the Site Development Plan for Subdivision drawing, see attached, and would follow the same criteria described in the current Journal Center 2 Land Development Design Guidelines.

The Site Development plan for Building Permit proposes a 48,500 square foot single story office building for B occupancy and incidental uses. The building would be a tilt-up concrete structure in an 'ell' shape with room for a future 10,000 square foot addition that would form a 'U' shaped structure. The building entrance would be located at the inside corner of the 'ell' shape and is revealed by two concrete piers with decorative metal bands spanning between them. The building would be primarily beige accented with white arc top panels on a cast in place concrete column that would allow the window line to step back from the plane of the elevation to break the façade. Above the window bands, which are

white aluminum storefront and bronze tinted glazing, would be a dark tan painted reveal. Regularly spaced across all four elevations would be white aluminum luminaires that project low level lighting onto walkways and landscaping with a shielded light source. A light shade structure for covered parking would be located at the south side of the building and would be painted to match the building colors.

If you have questions, comments, or concerns, please contact this office.

Sincerely,

Joseph Hughes
Project Manager

7004 1350 05ET 4002 9661 5327

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

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 0.60	
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.65	

Sent To Leroy Gurule
 Street, Apt. No., or PO Box No. 713 Alameda Blvd NW
 City, State, ZIP+4 ALB NM 87114

PS Form 3800, June 2002 See Reverse for Instructions

7004 1350 05ET 4002 9661 5259

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

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 0.60	
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.65	

Sent To Steve Wentworth
 Street, Apt. No., or PO Box No. 8919 Doe lane NE
 City, State, ZIP+4 ALB NM 87113-2328

PS Form 3800, June 2002 See Reverse for Instructions

07/12/2004 15:13 5058239611

HIGH DESERT

PAGE 02

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00
00
00

July 12, 2004

VIA FACSIMILE - 833-2925 AND REGULAR MAIL

Angelo Brunacini
 Brunacini Development
 PO Box 6363
 Albuquerque, NM 87197

**Re: Tract A Unit 2 Journal Center 2 Site Plan Design Review Approval and Proposed Tract 1A Building Plan
 Approved by Journal Center 2 Architectural Review Committee**

Dear Angelo:

We reviewed your submittal for the for the above referenced projects today and approve them with the following conditions and comments:

1. Tract A Master Site Plan, including lot configurations and drive access plan is approved with the following conditions:
 - Building foot prints, other than for the building on proposed Tract 1A, are conceptual. All individual building plans will need review and approval as plans for those tracts are developed.
 - No landscape plans for Tract A have been approved, other than for the proposed building on Tract 1A. Additional landscape screening may be required on the south and east sides of proposed Tract 1-B at the time a building plan is submitted for this tract.
 - The City and/or AMAFCA may require that the floatable and sediment outlet structure be constructed with first phase of your construction.
2. Building on proposed Tract 1-A is approved with the following conditions:
 - The note on landscape plans which reads "FINAL LANDSCAPING LAYOUT AND DESIGN TO BE DETERMINED UPON RECEIPT OF FINAL GRADING PLAN." Should be deleted.
 - All mechanical equipment must be screened.

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

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

If you have any question please contact us.

Thank you for the submittal.

Very truly yours,

Douglas H. Collier
 Administrative Manager

Copy Journal Center 2 Architectural Review Committee INVESTMENT, LLC

13000 ACADEMY ROAD NE ALBUQUERQUE, NEW MEXICO 87111 505-823-9300

**FIRE HYDRANT AND INSTANTANEOUS
FIRE FLOW REQUIREMENTS**

ALBUQUERQUE FIRE DEPARTMENT
FIRE MARSHAL'S PLAN CHECKING OFFICE
600 2ND ST N.W, 8TH Floor, Plaza del Sol
Albuquerque, New Mexico 87102
(505) 924-3611 / FAX (505) 924-3619

ZONE MAP NUMBER D-17

REFERRAL # _____

SITE ADDRESS Snaproll @ Rutledge Rd

LEGAL DESCRIPTION: SUBJECT TRACT Lot A Journal center Phase 2 unit 2

NUMBER HYDRANTS REQUIRED FOR THE LARGEST BUILDING 2

INSTANTANEOUS FLOW REQUIRED 1741 GPM

SQUARE FOOTAGE - LARGEST BUILDING 58,500

TYPE CONSTRUCTION I-N Sprinkled

PERTINENT DATA FOR DETERMINATION AND LOCATION OF FIRE HYDRANTS

ALL REQUIRED HYDRANTS SHALL BE INSTALLED AND OPERABLE PRIOR TO CONSTRUCTION

ALL REQUIRED HYDRANTS SHALL BE WITHIN 450 FEET TO THE FURTHEST POINT OF THE BUILDING AS A TRUCK ROLLS.

ALL REQUIRED HYDRANTS SHALL BE WITHIN 300 FEET TO THE FURTHEST POINT OF THE BUILDING AS A TRUCK ROLLS.

TOTAL NUMBER HYDRANTS REQUIRED FOR THIS PHASE OF CONSTRUCTION OR SITE 2

DATE: 7-12-04

FIRE DEPARTMENT INSPECTOR: R. C. Sanchez

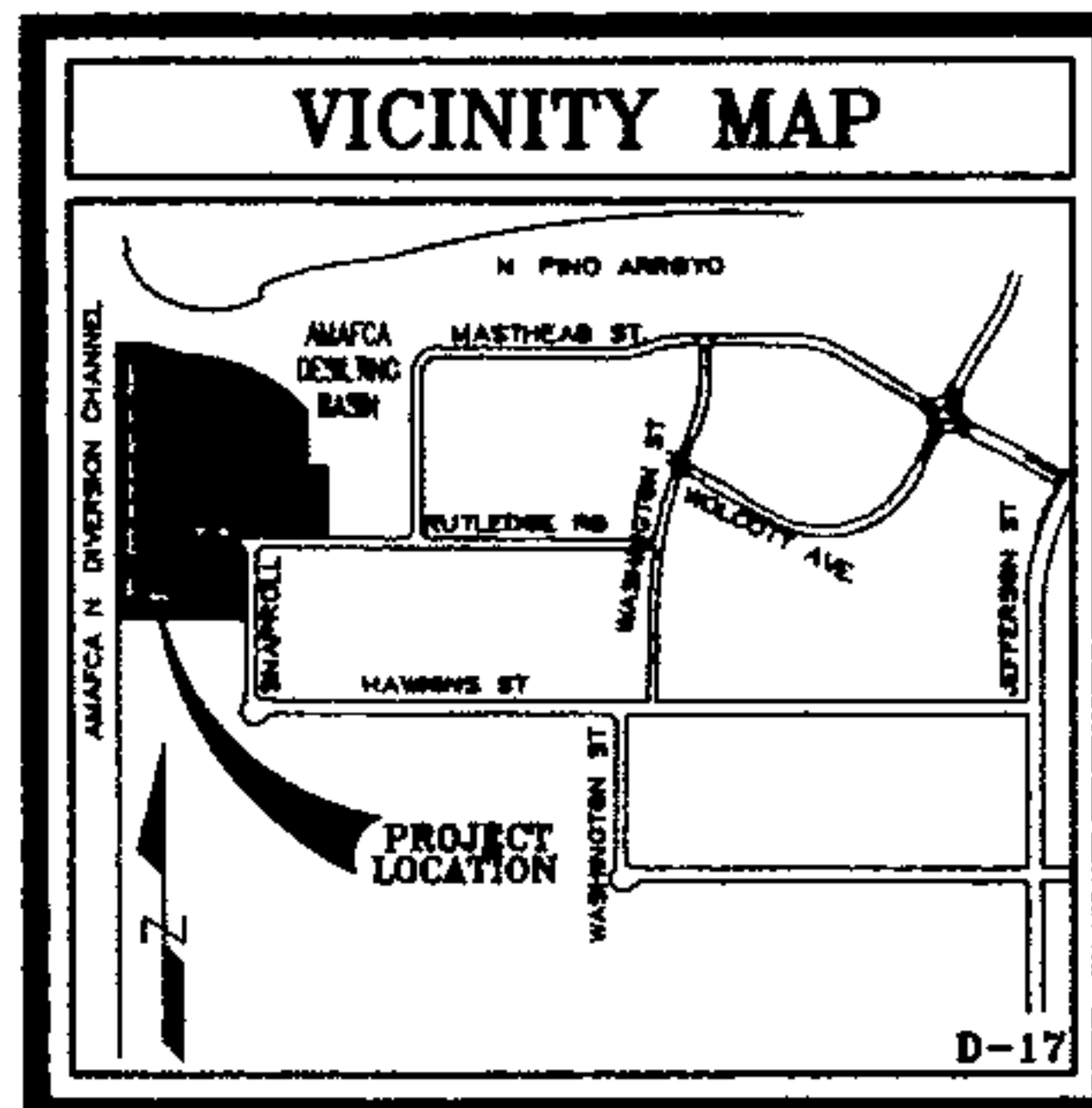
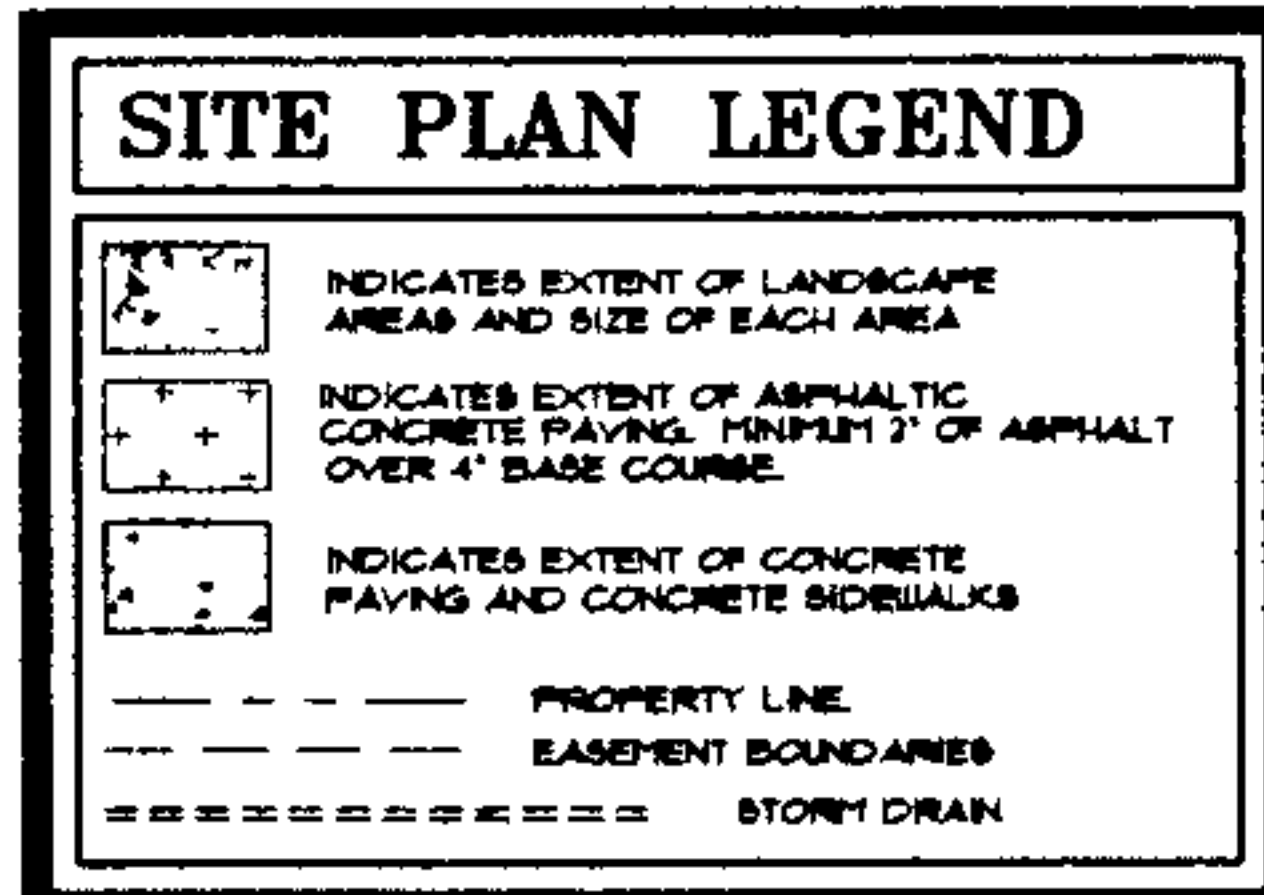
RECEIVED BY: [Signature] TELEPHONE: 842 1113

NOTES:

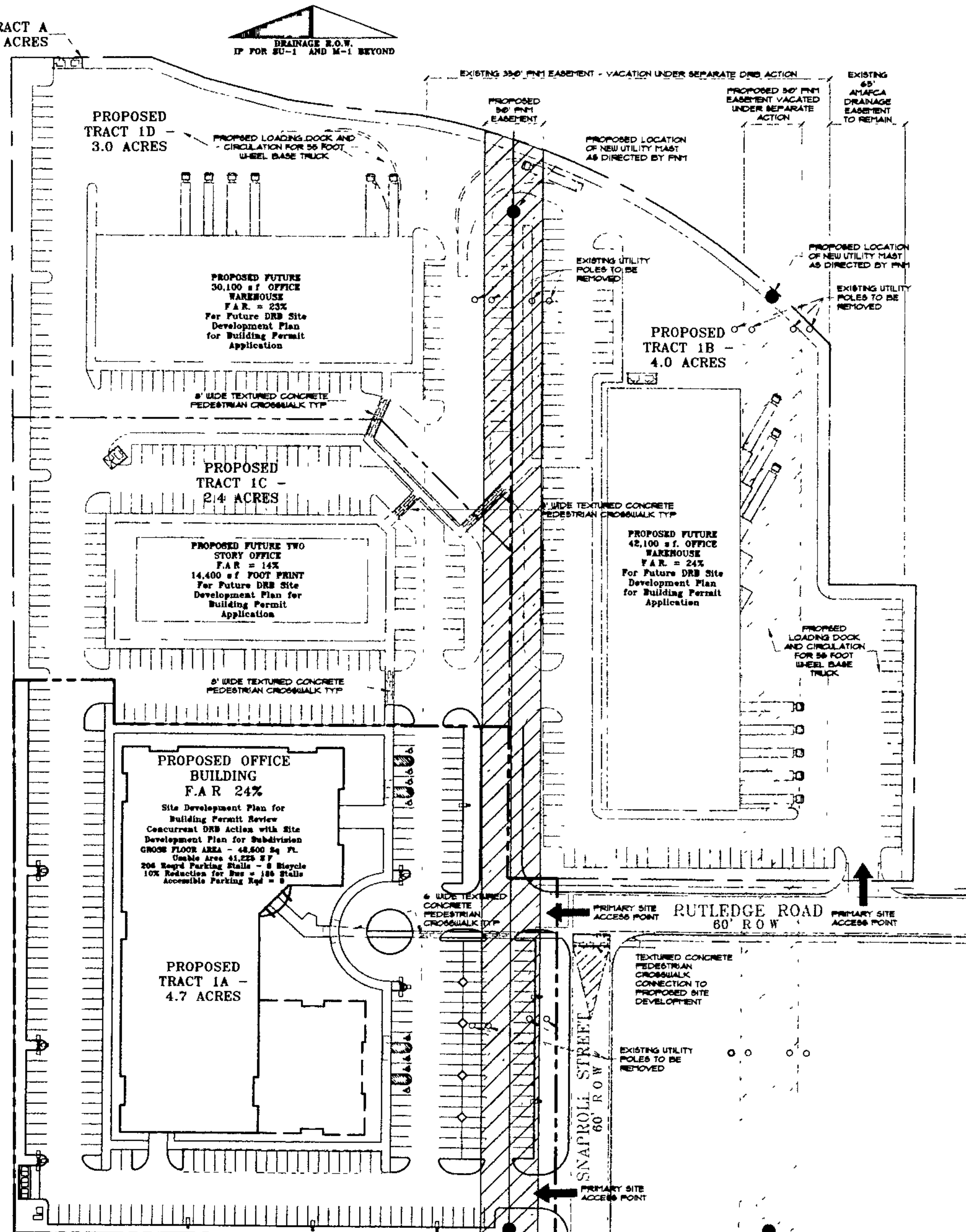
- 1 ALL HYDRANTS NEEDED TO PROTECT AN INDIVIDUAL BUILDING MUST BE ABLE TO PROVIDE A MINIMUM RESIDUAL OF 20 PSI, UNDER REQUIRED FIRE FLOW CONDITIONS.
- 2 DETERMINATION OF THE WATER SYSTEM CAPASITY TO PROVIDE REQUIRED FIRE FLOW SHALL BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION (924-3987), BASED ON PEAK DAY CRITERIA.
- 3 DESIGN OF PRIVATE FIRE PROTECTION SYSTEMS IS THE RESPOSIBILITY OF THE DEVELOPER'S CONSULTANT APPROVAL OF DESIGN MUST BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION

WHITE - INDIVIDUAL

YELLOW - FILE



ORIGINAL TRACT A
= 14.17 ACRES



SIGNATURE BLOCK

PROJECT NUMBER: _____

APPLICATION NUMBER: _____

IS AN INFRASTRUCTURE LIST REQUIRED? () YES () NO IF YES, THEN A SET OF APPROVED DRB 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 APPROVAL:

TRAFFIC ENGINEERING TRANSPORTATION DIVISION DATE _____

PARKS & RECREATION DEPARTMENT DATE _____

UTILITY DEVELOPMENT DATE _____

CITY ENGINEER, ENGINEERING DIVISION / AMARCA DATE _____

ENVIRONMENTAL HEALTH DEPARTMENT (lead/assess) DATE _____

SOLID WASTE MANAGEMENT DATE _____

DEB CHAIRPERSON PLANNING DEPARTMENT DATE _____

PLAN (12/20) 12/16/08

CRITERIA FOR EACH LOT

DESIGN CRITERIA FOR ALL LOTS DESCRIBED ON THIS SITE DEVELOPMENT PLAN SHALL FOLLOW THE SAME DESIGN CRITERIA OUTLINED IN THE CURRENT JOURNAL CENTER 2 LAND DEVELOPMENT DESIGN GUIDELINES AND AS FOLLOWS:

MAXIMUM BUILDING HEIGHT: 34'-0" for warehouse - 60' for office
MINIMUM BUILDING SETBACK: 20' from ROW - 10' rear and sideyard
MAXIMUM DUELLING UNITS: NA
MAXIMUM FLOOR AREA RATIO: 1:1 = 100%

NORTH

S.D.P. FOR SUBDIVISION

JULY 21, 2004 SCALE: 1"=50'-0" (U.N.O.)

CLAUDIO VIGIL ARCHITECTS

SBS TECHNOLOGIES
NEW OFFICE BUILDING
JOURNAL CENTER
ALBUQUERQUE, NEW MEXICO

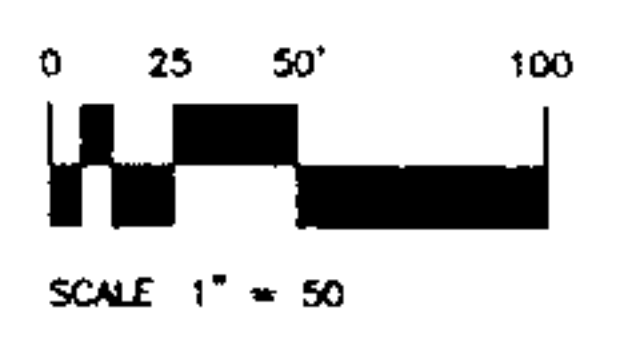
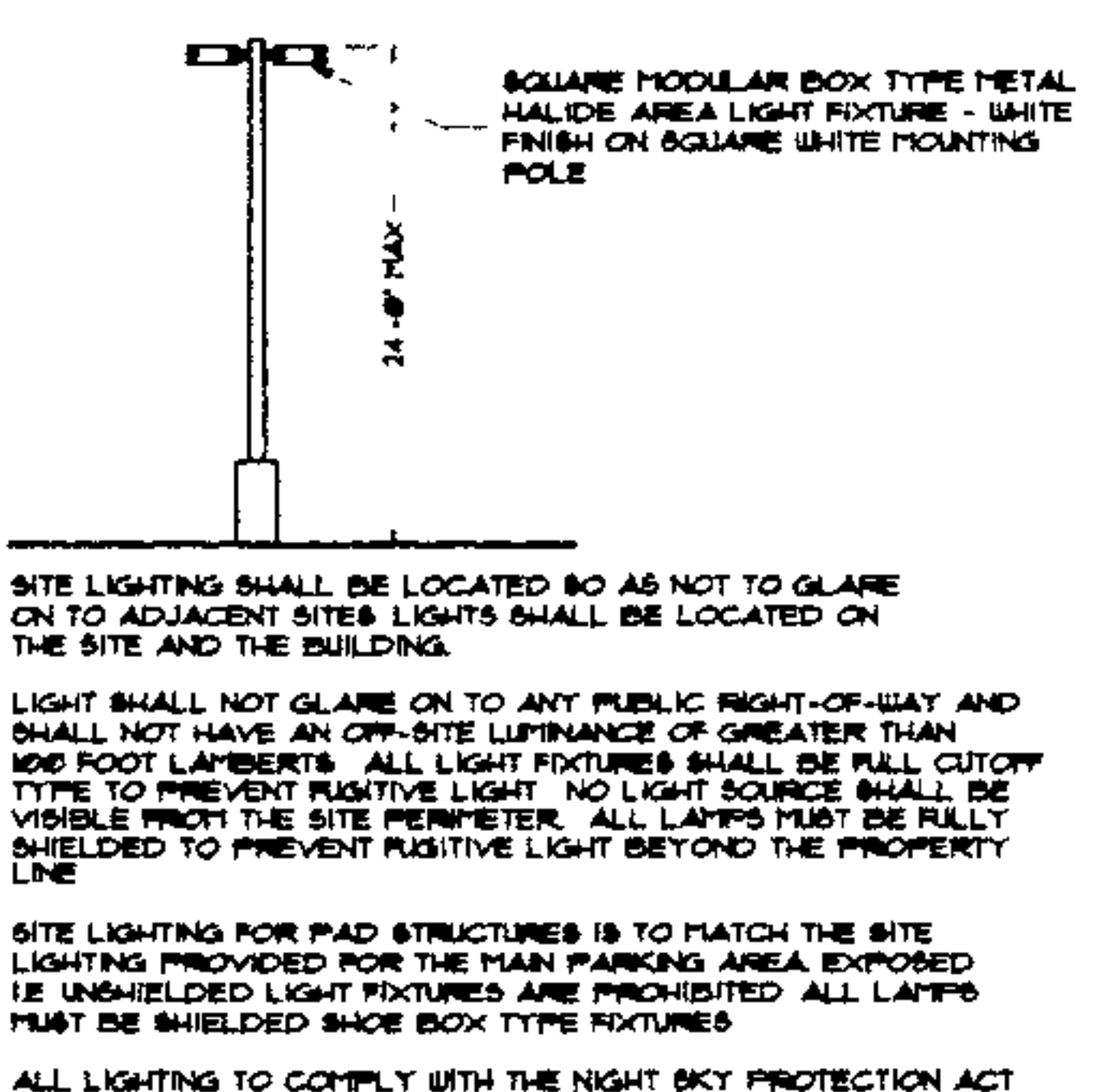
SHEET SP1

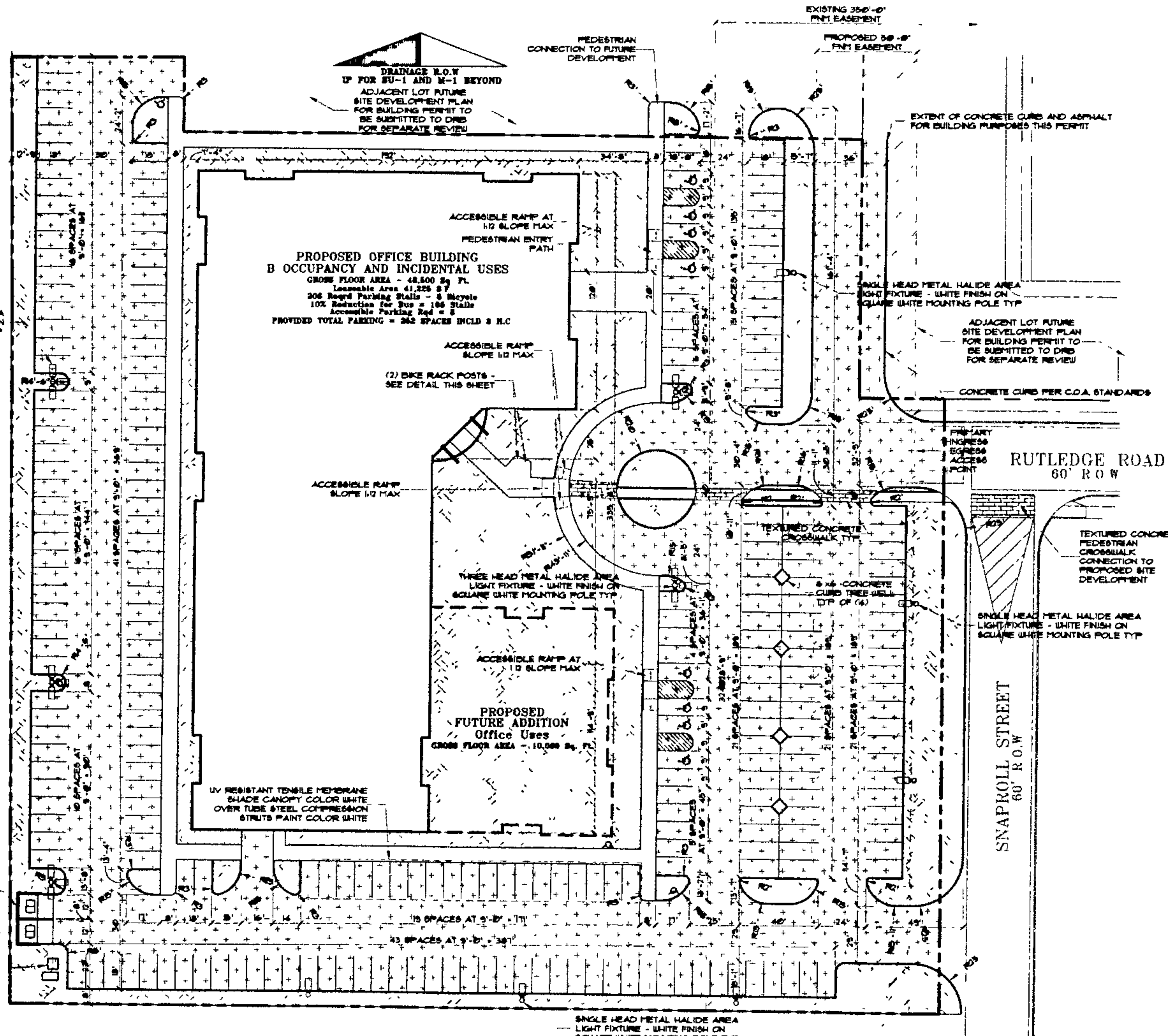
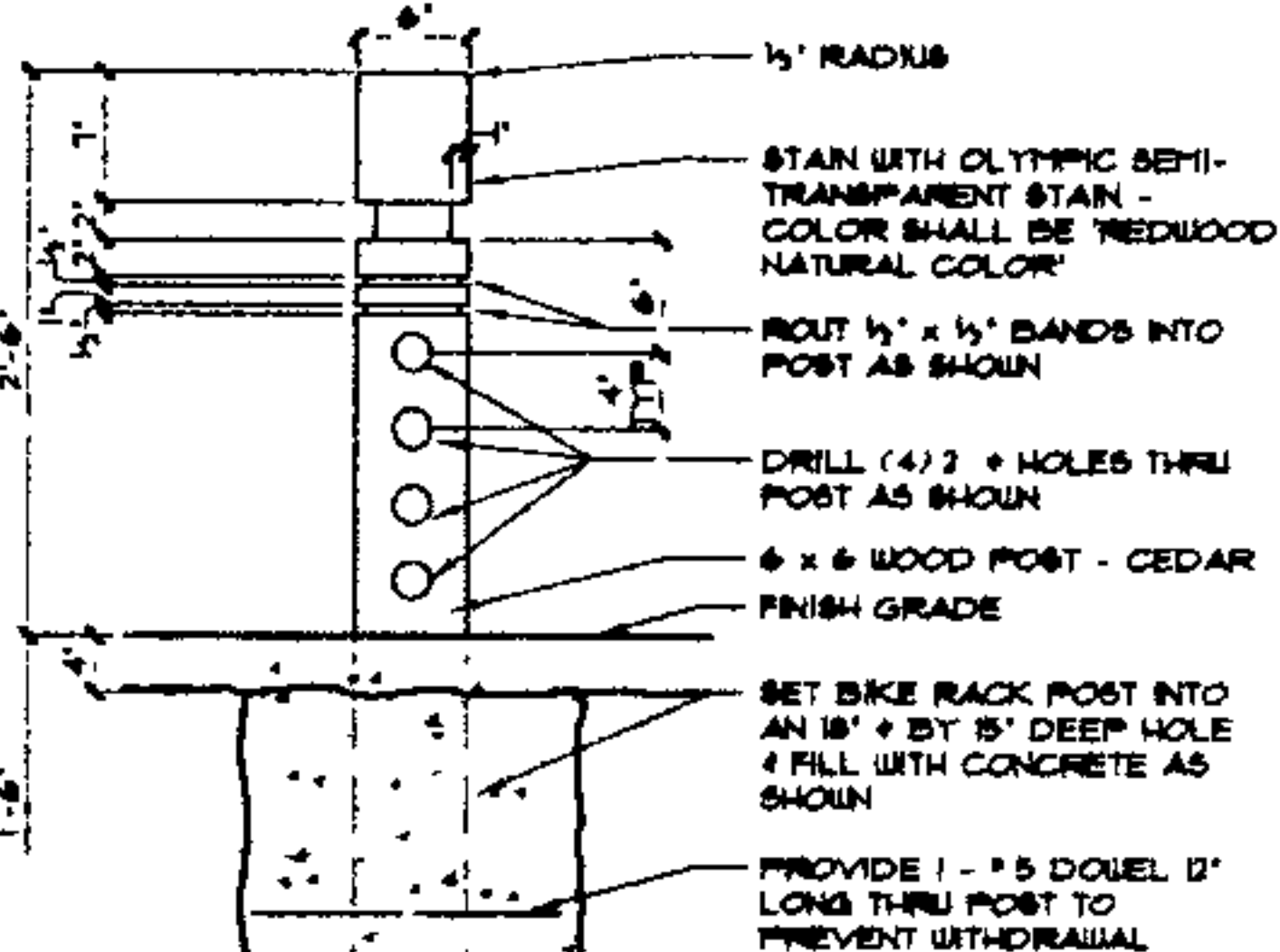
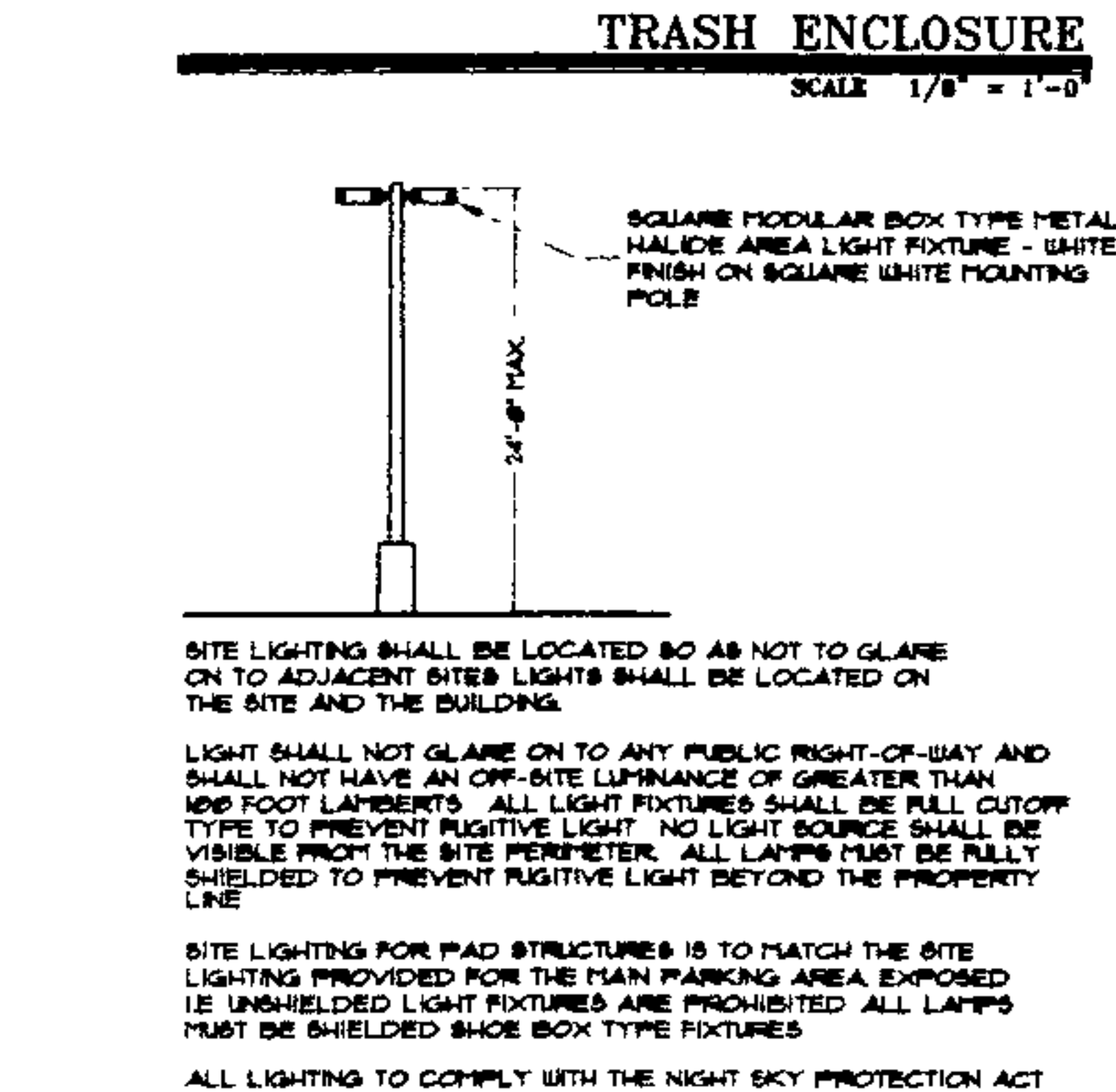
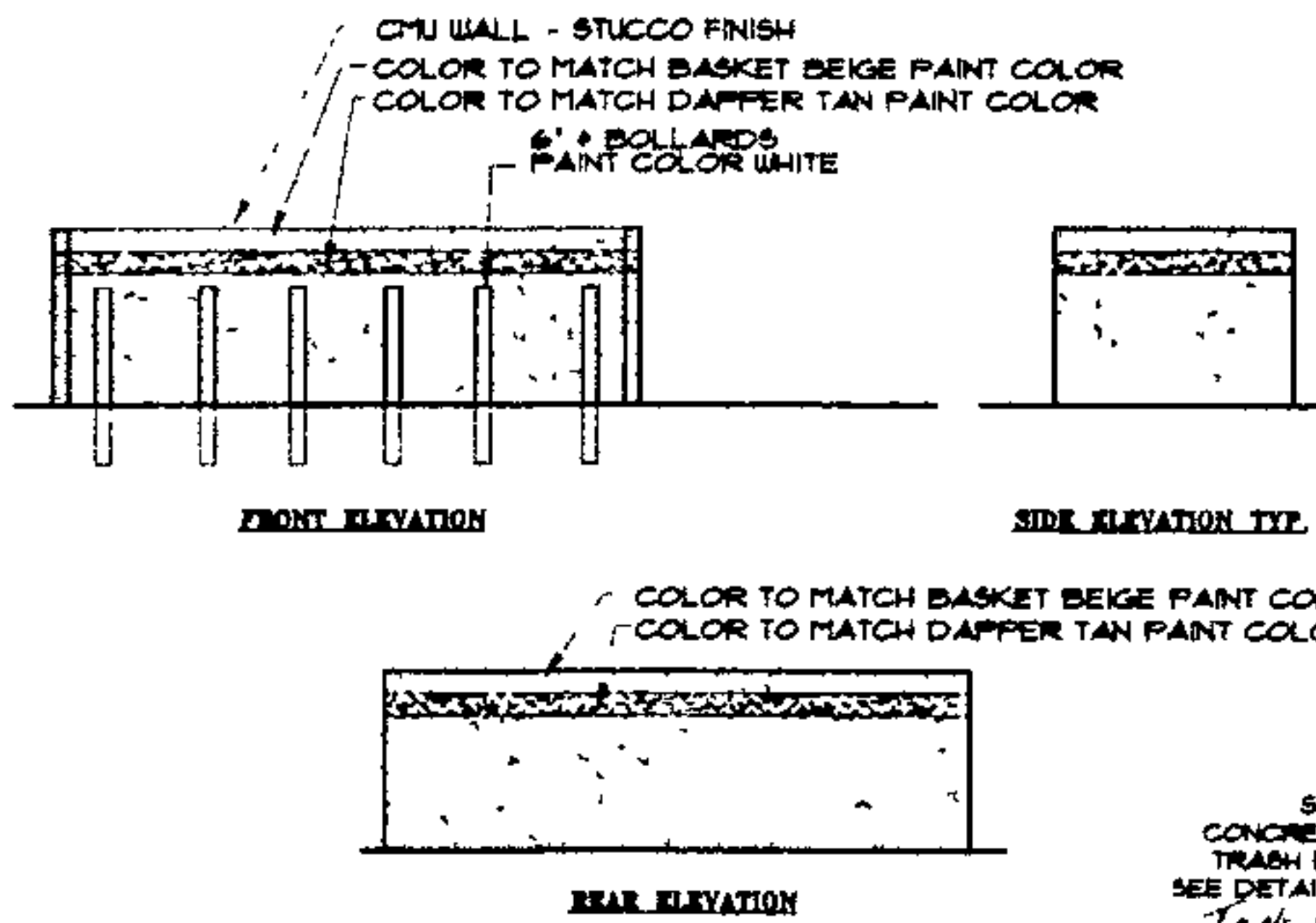
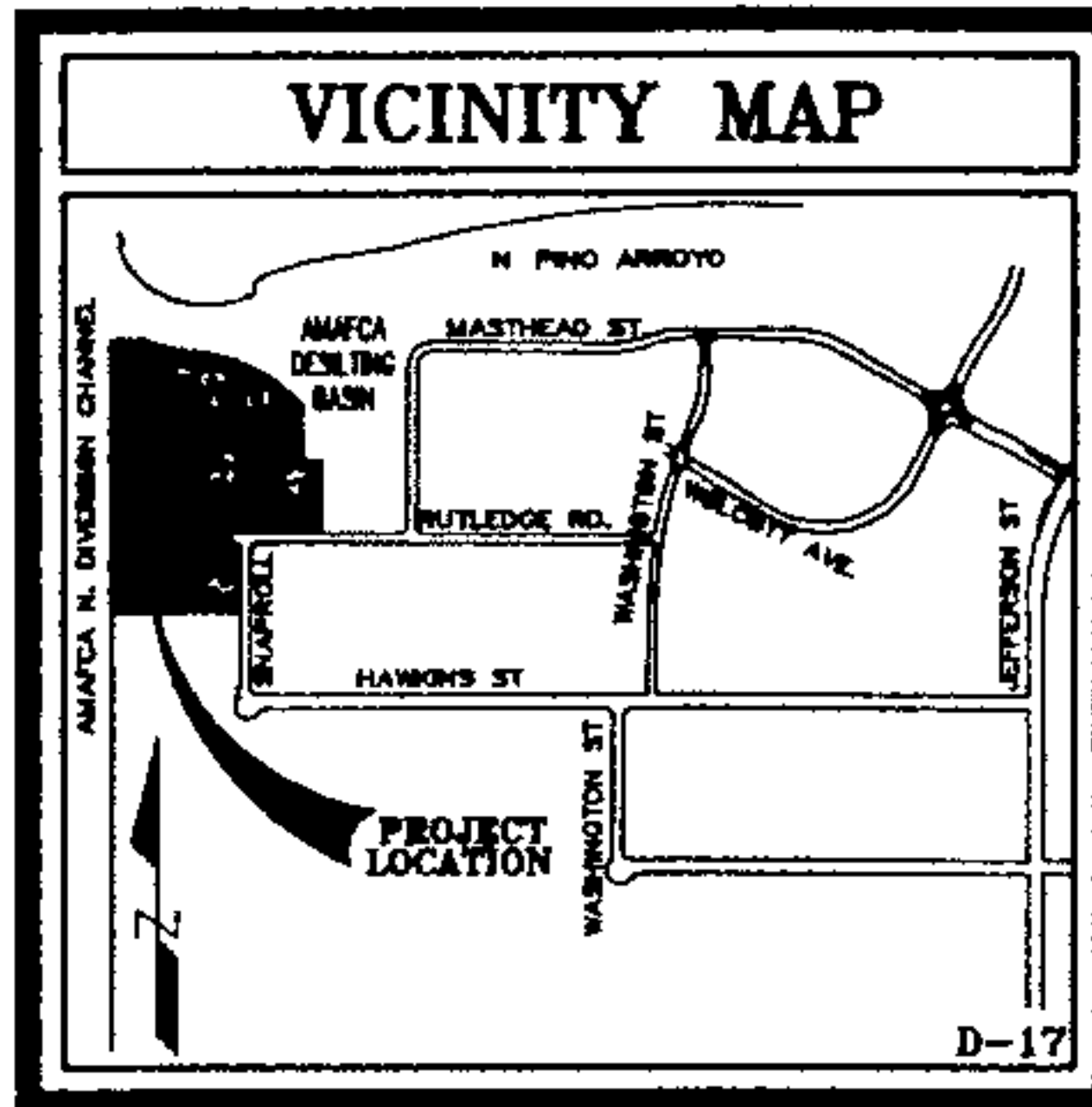
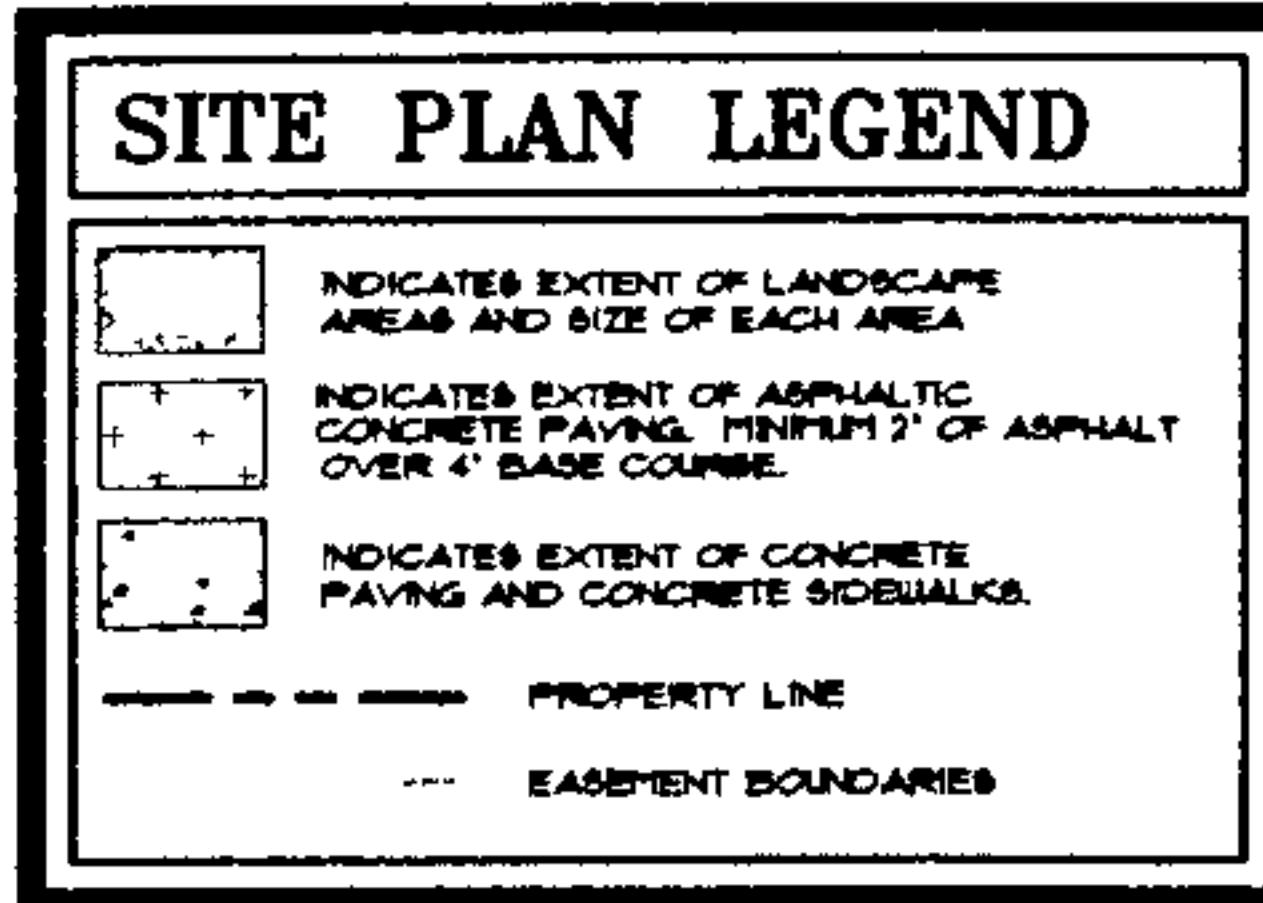
PROJECT NUMBER 04080

PRELIMINARY NOT FOR CONSTRUCTION

OWNERSHIP OF INSTRUMENTS OF SERVICE
All design concepts, details, plans, specifications, computer files, field data, notes and other documents and instruments prepared by Claudio Vigil Architects, P.C. as instruments of service shall remain the property of Claudio Vigil Architects, P.C. Claudio Vigil Architects, P.C. shall retain all common law, statutory and other reserved rights, including the copyright therein.

1801 Rio Grande NW, Albuquerque, NM 87104
Phone: 505/842-1113 Fax 505/842-1330





SIGNATURE BLOCK

PROJECT NUMBER: _____

APPLICATION NUMBER: _____

IS AN INFRASTRUCTURE LIST REQUIRED? () YES () NO IF YES, THEN A SET OF APPROVED DRG 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 APPROVAL

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE _____

PLANNING & RECREATION DEPARTMENT DATE _____

UTILITIES DEVELOPMENT DATE _____

CITY ENGINEER, ENGINEERING DIVISION / ALAMEDA DATE _____

ENVIRONMENTAL HEALTH DEPARTMENT (optional) DATE _____

Michael H. O'Brien (Title: Public Review Requester) 7-1 DATE _____

SOLID WASTE MANAGEMENT DATE _____

SBS COLLEGE PLANNING DEPARTMENT DATE _____

FILED 18795 12/15/04

BUILDING CRITERIA

PROJECT: SBS TECHNOLOGIES

LEGAL DESCRIPTION: LOT 4 JOURNAL CENTER PHASE 2 UNIT 2

ZONING CLASSIFICATION: EXISTING: IP PROPOSED: NO CHANGE AND BANK

ZONING ATLAS MAP: D-11

CASE HISTORY: DRB-96-443

BUILDING TYPE: OFFICE AND INCIDENTAL USES, WHOLESALE AND DISTRIBUTION

CONSTRUCTION TYPE: TYPE I IN FULLY SPRINKLED WITH MIN. 6' CLEAR ALL SIDES

GROSS SQUARE FOOTAGE: 58,500 SF

NET LEASABLE SQUARE FOOTAGE: 41,275 SF

OCCUPANCY GROUP: GROUP B AND INCIDENTAL USES

REQUIRED PARKING: 286 SPACES

PROVIDED PARKING: 282 STALLS INCLUDING 5 ACCESSIBLE

PARKING SPACE SIZES:

- REGULAR CAR PARKING SPACES = 5'-0" x 10'-0" WITH A 2'-0" OVERHANG
- VAN ACCESSIBLE HANDICAP SPACES = 5'-0" x 15'-0" WITH A 2'-0" OVERHANG AND A 5'-0" WIDE ACCESS STRIP
- TOTAL LOT AREA: 286,843 SQUARE FEET 4.14 ACRES
- NET LOT AREA: 11,075 SQUARE FEET
- TOTAL PARKING/PAVED AREA: 54,800 SQUARE FEET
- TOTAL LANDSCAPE AREA REQUIRED: 22,854 SF
- TOTAL LANDSCAPE AREA PROVIDED: 42,867 SF
- LANDSCAPE TO PARKING AREA RATIO: 48 TO 1 NORTH

S.D.P. FOR BUILDING PERMIT

JULY 21, 2004 SCALE: 1"=30'-0" (U.N.O)

CLAUDIO VIGIL ARCHITECTS

SBS TECHNOLOGIES
NEW OFFICE BUILDING
JOURNAL CENTER
ALBUQUERQUE, NEW MEXICO

SHEET SP1

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT NUMBER 04080

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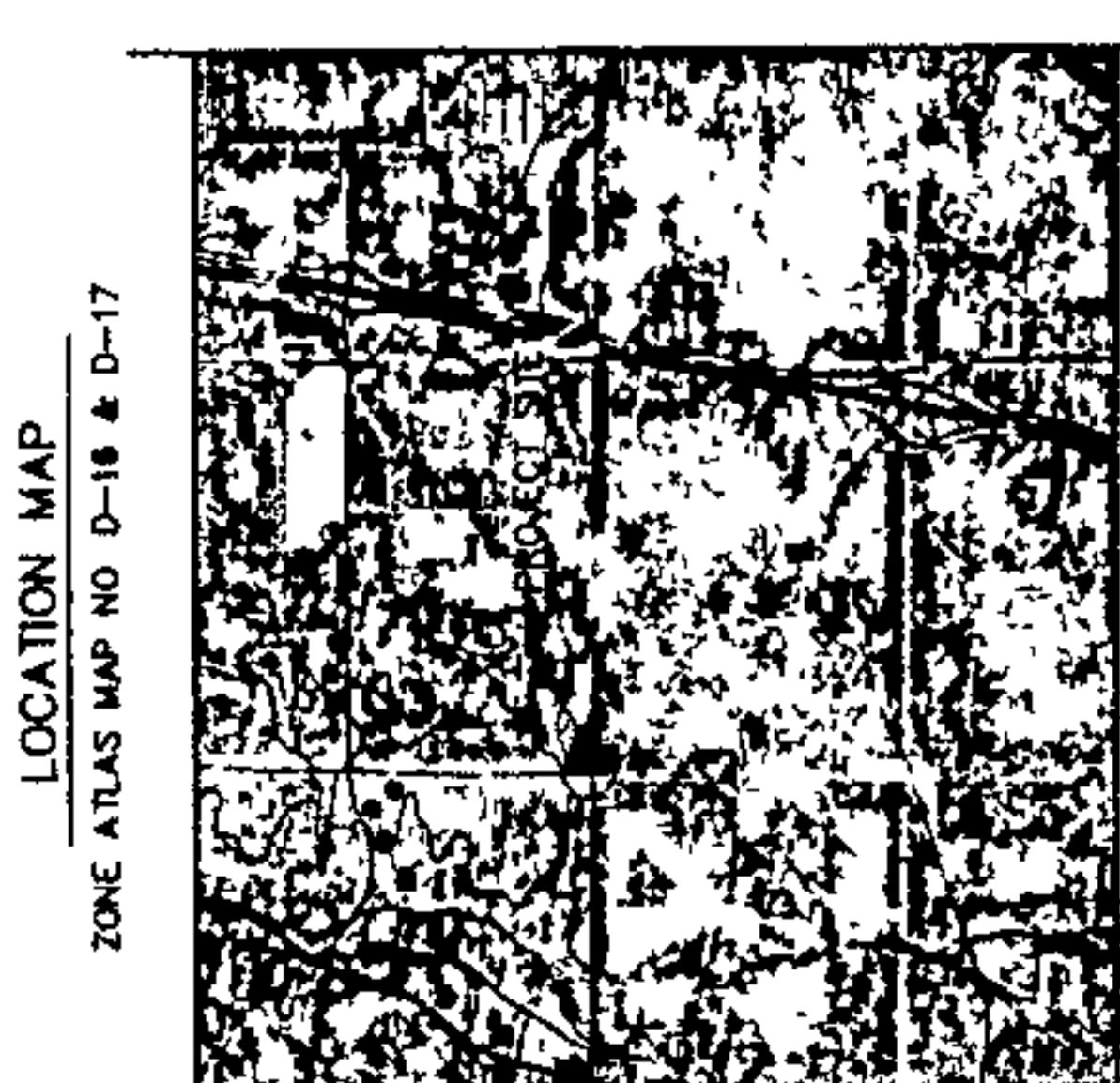
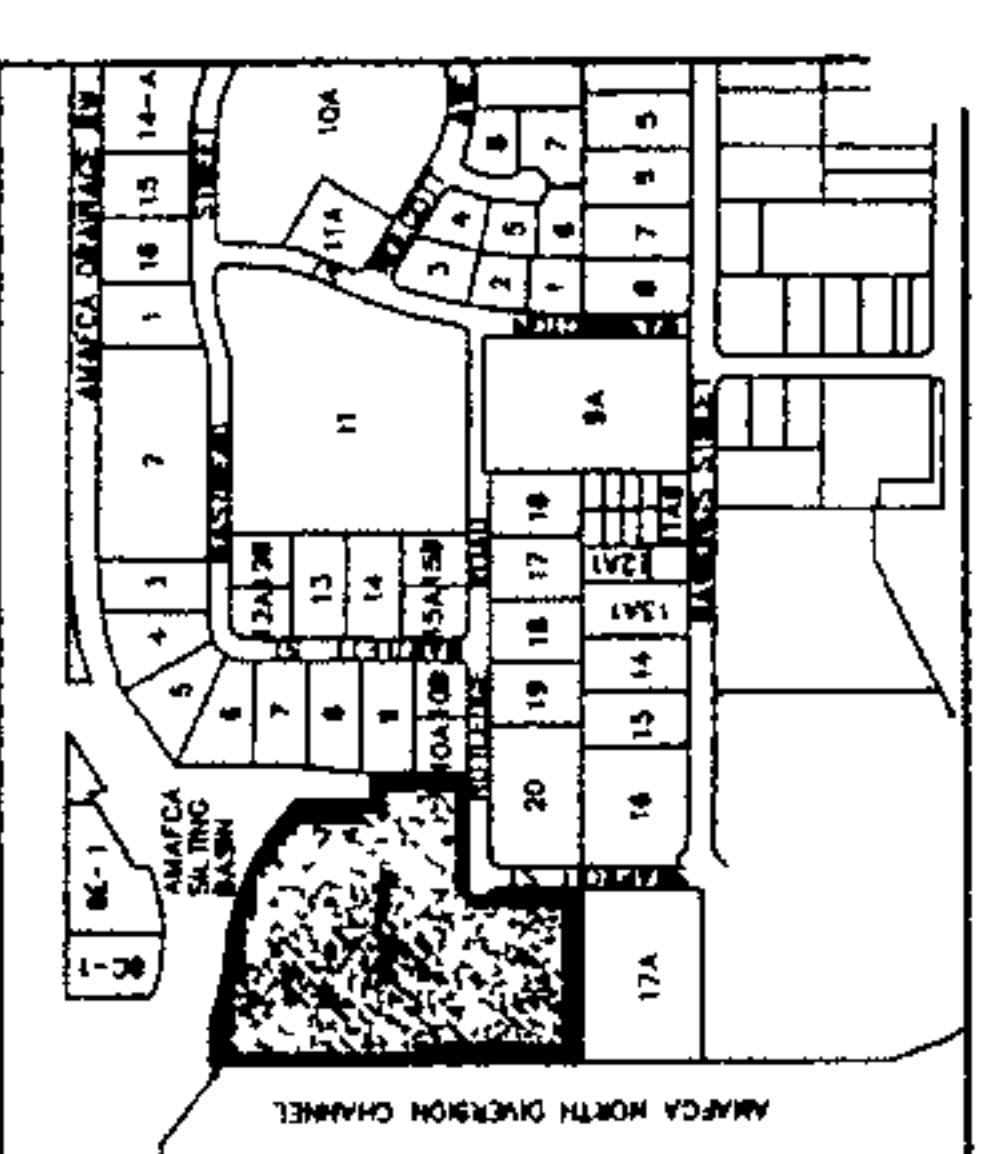
1801 Rio Grande NW, Albuquerque, NM 87104
Phone 505/842-1113 Fax 505/842-1330

AFD Plans Checking Office
924-3611
HYDRANTS ONLY
Hydrants shall be installed prior to construction

APPROVED/DISAPPROVED

R.S. Smith 7-12-04
Signature & Date

0 15 30 60
SCALE: 1" = 30'



PROJECT SITE

ZONE ATLAS MAP NO. D-18 & D-17

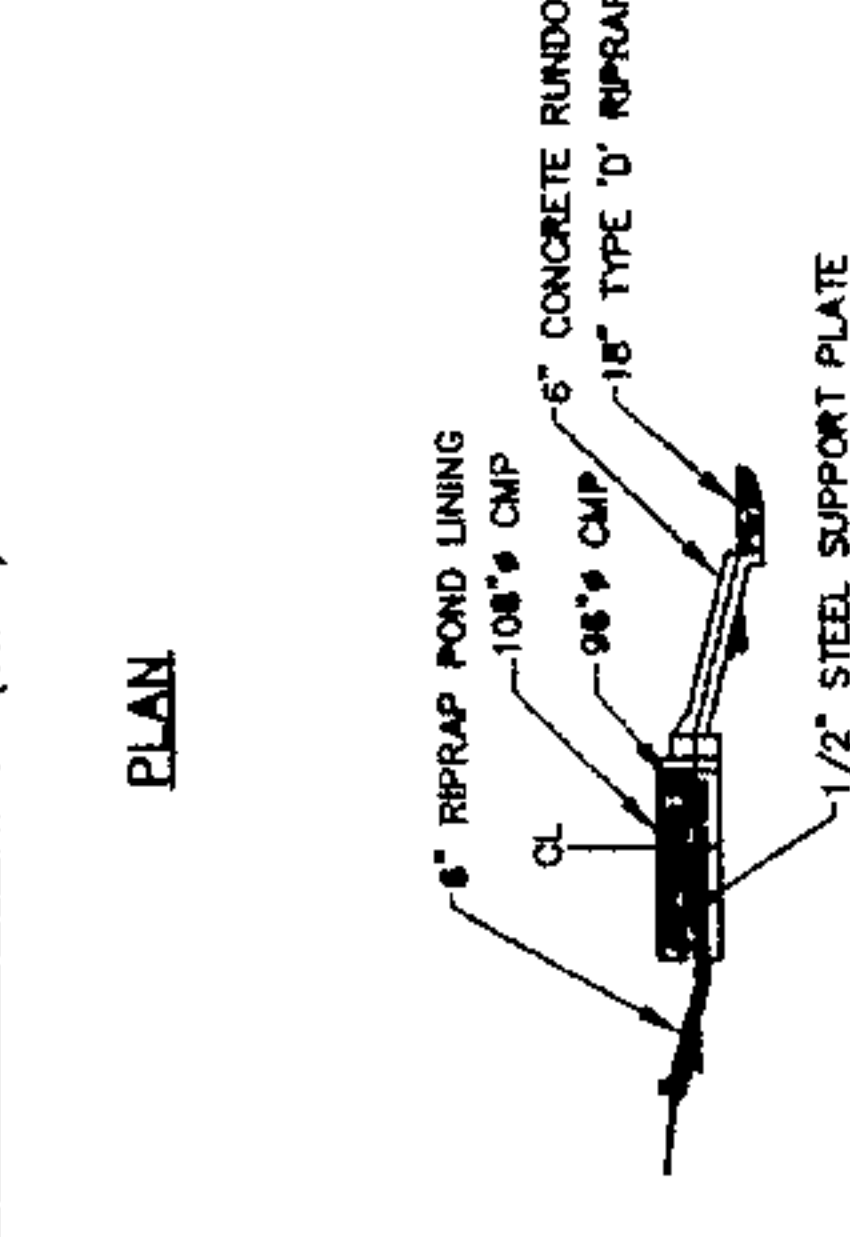
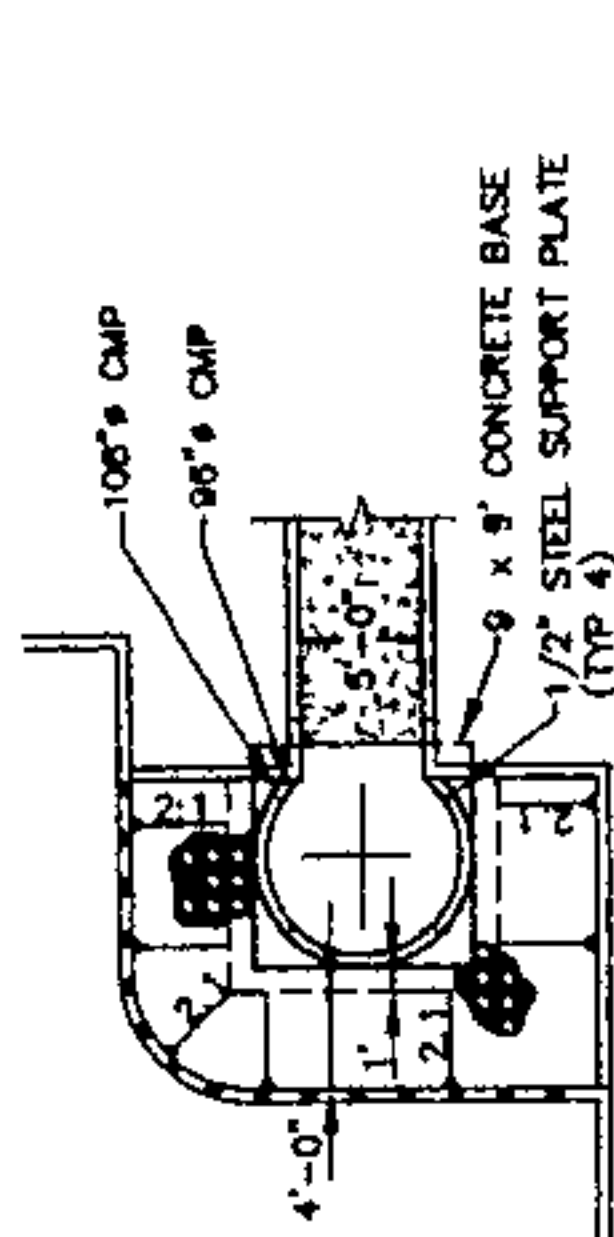
SOILS MAP
REFERENCE: SCS BERNILLO COUNTY SOIL SURVEY SHEET NO. 11 & 12

TANGENT DATA

ID	BEARING	DISTANCE
D1	S 84° 30' E	34.84
D2	S 84° 30' E	34.84
D3	S 84° 30' E	34.84
D4	S 84° 30' E	34.84
D5	S 84° 30' E	34.84
D6	S 84° 30' E	34.84
D7	S 84° 30' E	34.84
D8	S 84° 30' E	34.84
D9	S 84° 30' E	34.84
D10	S 84° 30' E	34.84
D11	S 84° 30' E	34.84
D12	S 84° 30' E	34.84
D13	S 84° 30' E	34.84
D14	S 84° 30' E	34.84
D15	S 84° 30' E	34.84
D16	S 84° 30' E	34.84
D17	S 84° 30' E	34.84
D18	S 84° 30' E	34.84

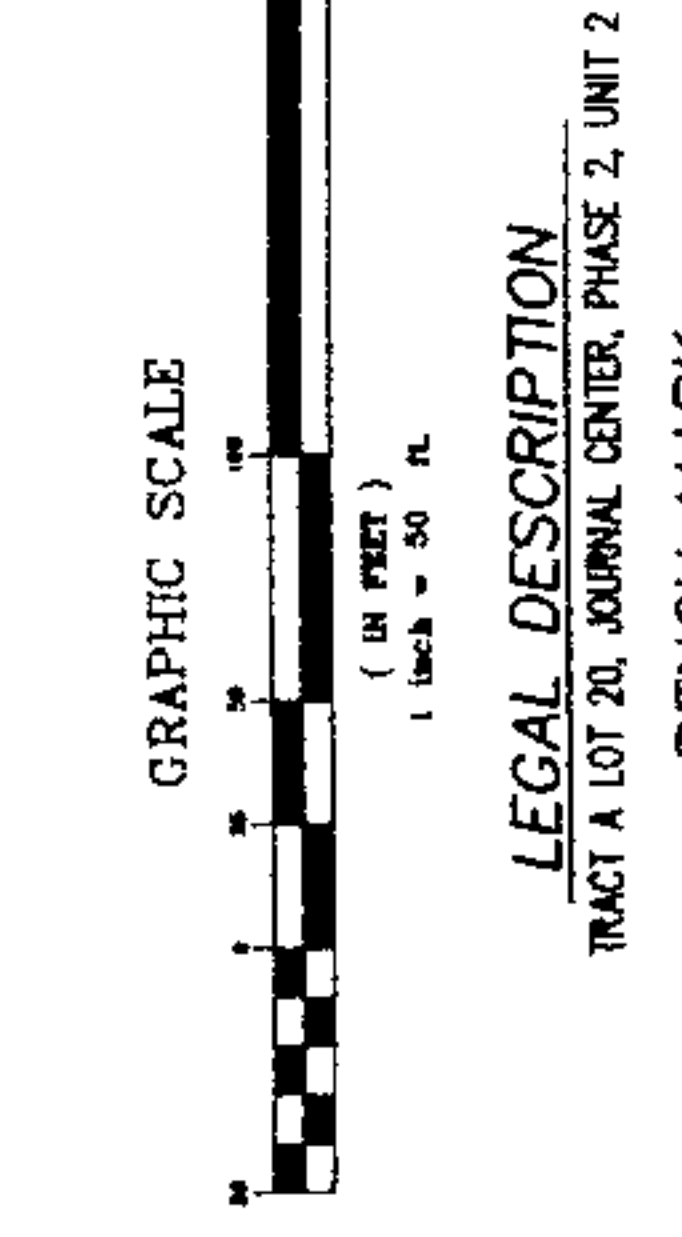
CURVE DATA

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BEC
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C2	180.00	134.71	134.71	134.71	134.71	134.71
C3	180.00	134.71	134.71	134.71	134.71	134.71
C4	180.00	134.71	134.71	134.71	134.71	134.71
C5	180.00	134.71	134.71	134.71	134.71	134.71
C6	180.00	134.71	134.71	134.71	134.71	134.71
C7	180.00	134.71	134.71	134.71	134.71	134.71
C8	180.00	134.71	134.71	134.71	134.71	134.71
C9	180.00	134.71	134.71	134.71	134.71	134.71
C10	180.00	134.71	134.71	134.71	134.71	134.71



LEGEND

- EXISTING INTERMEDIATE CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING STORM DRAIN
- EXISTING UTILITY POLES
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING SEWER MANHOLE
- TRACT BOUNDARY LINE
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- SLOPE & DIRECTION OF RUNOFF
- SPOT ELEVATION



BENCH MARK
NOS. BRASS TABLE STAMPED: "NEEDS 2, 1981" GEOGRAPHIC POSITION (NAD 1927)
NAD STATE PLANE COORDINATES (CENTRAL ZONE) X = 394,062.857 Y = 1,516,507.279
GROUND TO GRID FACTOR = 0.9997022 DELTA ALPHA = -001215
NGVD 1928 IRG ELEVATION = 5074.0

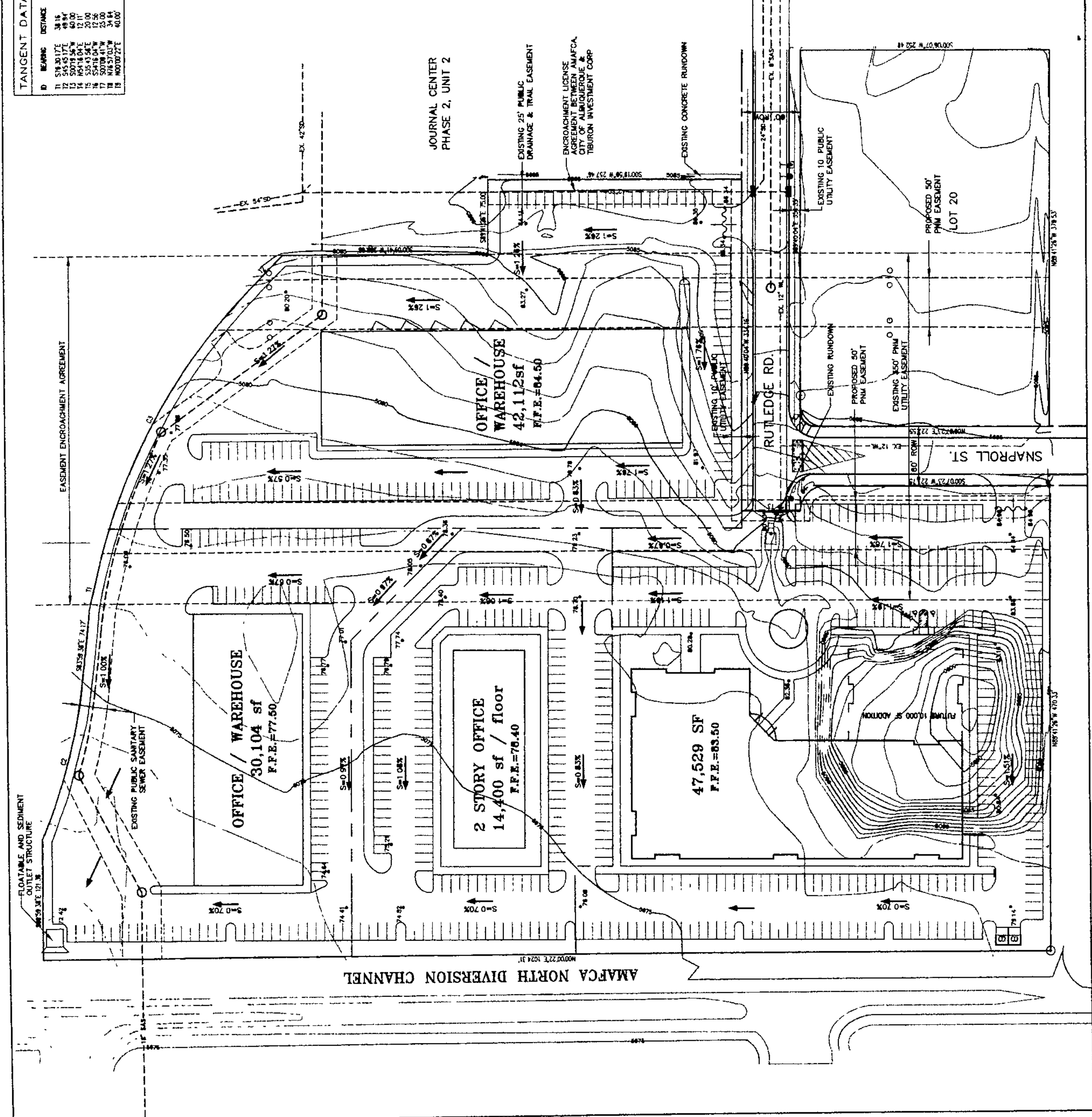
LEGAL DESCRIPTION
TRACT A, LOT 20, JOURNAL CENTER, PHASE 2, UNIT 2

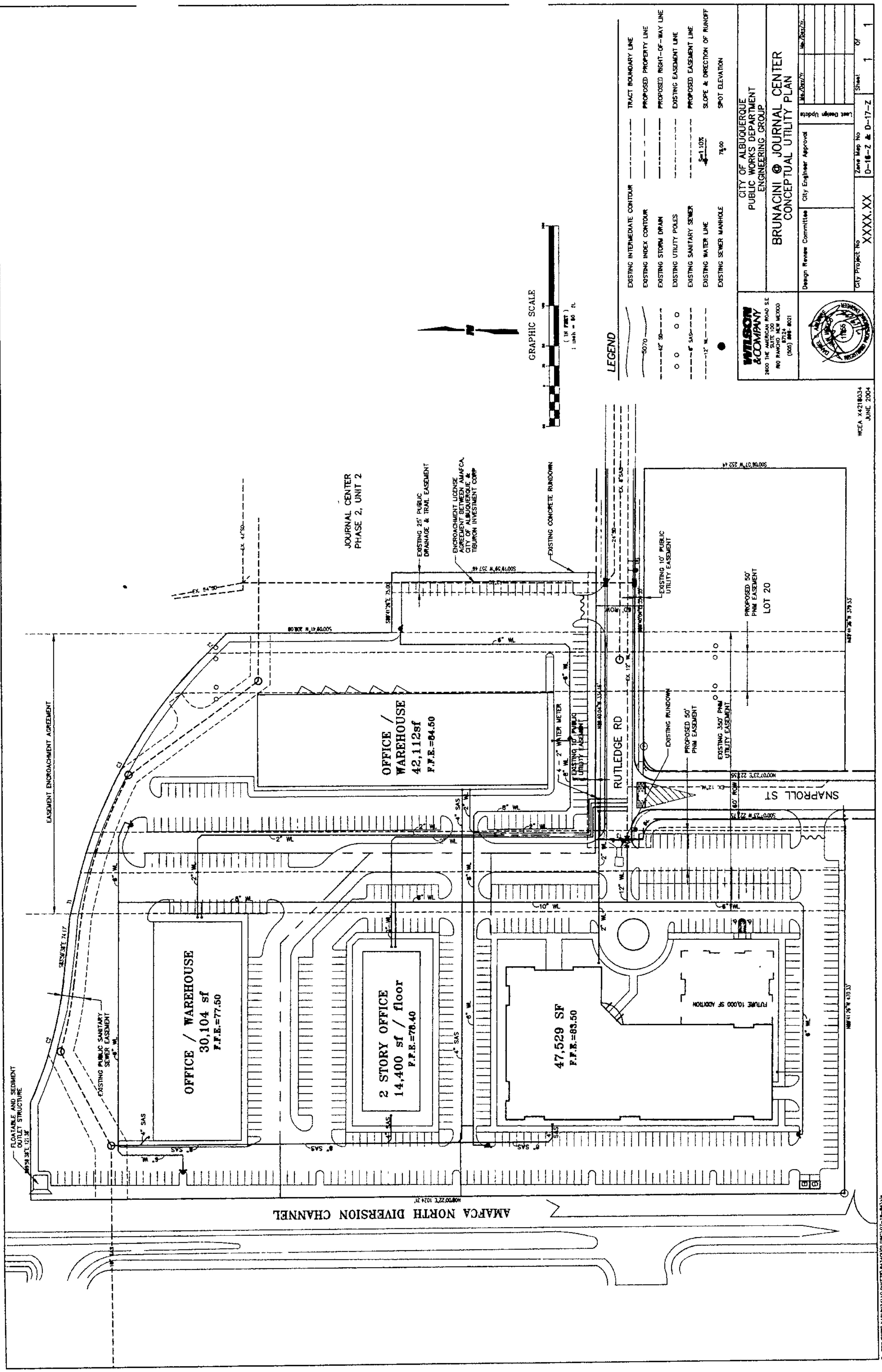
WILSON & COMPANY
3400 THE AMERICAN ROAD SE
SUITE 100
MEMPHIS, TENNESSEE 38117
(901) 948-8021

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP
BRUNACINI & COMPANY
GRADING & DRAINAGE PLAN

Design Review Committee City Engineer Approval
Date: 05/28/2007

CITY PROJECT NO. XXXX.XX - D-18 & D-17
Zone Map No. D-18 & D-17
Sheet 1 of 1





LEGEND

---	EXISTING INTERMEDIATE CONTOUR	---	TRACT BOUNDARY LINE
---	EXISTING INDEX CONTOUR	---	PROPOSED PROPERTY LINE
---	EXISTING STORM DRAIN	---	PROPOSED RIGHT-OF-WAY LINE
○ ○ ○	EXISTING UTILITY POLES	---	EXISTING EASEMENT LINE
---	EXISTING SANITARY SEWER	---	PROPOSED EASEMENT LINE
---	EXISTING WATER LINE	---	SLOPE & DIRECTION OF RUNOFF
●	EXISTING SEWER MANHOLE	---	SPOT ELEVATION

WILSON & COMPANY
 2800 THE AMERICAN ROAD S.E.
 SUITE 100
 ALBUQUERQUE, N.M. 87105
 (505) 885-8021

CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING GROUP

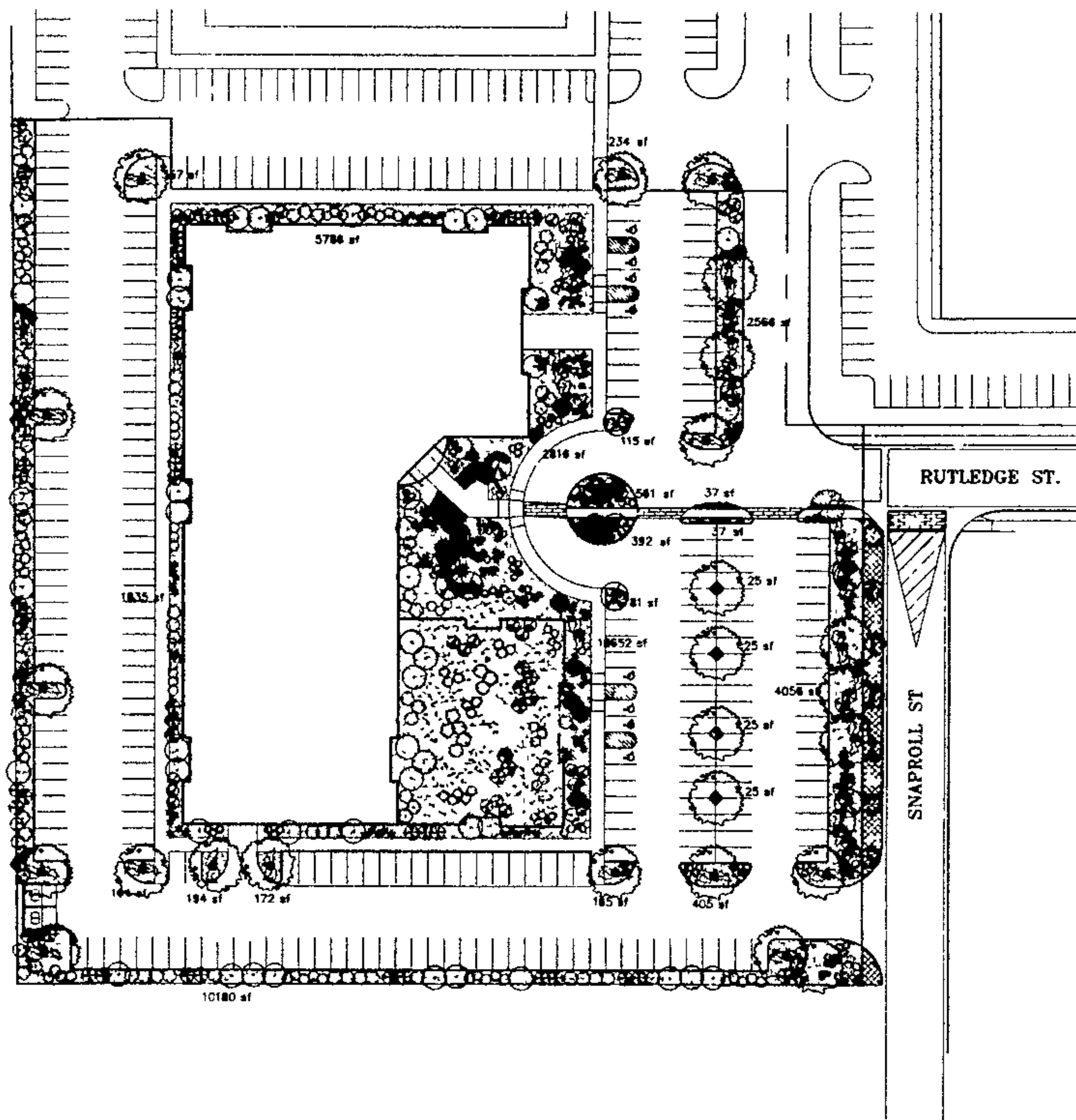
BRUNACINI & JOURNAL CENTER
 CONCEPTUAL UTILITY PLAN

Design Review Committee City Engineer Approval
 Date: 06/27/04

CITY PROJECT NO: XXXX.XX
 Zone Map No: D-18-Z & D-17-Z
 Sheet: 1 of 1

WCEA 44218034
 JUNE 2004

T:\PROJECTS\44218034\WCEA\44218034\DRW\07-18-04.DWG



- EXISTING TREES**
- BERINDA ASH (H) 25
Fraxinus spp
2" Cal
 - REDBUD (M) 10
Cercis tenuiformis
2" Cal
 - THORNLESS HAWTHORN (H) 48
Crataegus spp
15 Gal 225SF
 - SOTOL 16
 - SILVERBERRY (M) 84
Elaeagnus pungens
5 Gal 100sf
 - CURLLEAF MTN MAHOGANY (L) 96
Caracorus ledfolius
5 Gal 100SF
- PLANT LEGEND**
- THREE-LEAF SUMAC (L) 42
Rhus trilobata
5 Gal 36sf
 - FOUNTAIN GRASS (M) 56
Pennisetum spp
5 Gal 16sf
 - APACHE PLUME (L) 36
Fallugia paradoxa
5 Gal 25sf
 - ROSEMARY (M) 38
Rosmarinus officinalis
2 Gal 36sf
 - THREADGRASS (M) 93
Stipa tenuissima
2 Gal
 - AUTUMN SAGE (M) 36
Salvia greggii
2 Gal 9sf
 - POWERS CASTLE SAGE (L) 38
Artemisia x powers castle
1 Gal 9sf
 - ENGLISH LAVENDER 83
Lavandula angustifolia
1 Gal 25sf
 - WILDFLOWER 67
1 Gal 4sf
 - GREYLEAF COTONEASTER 87
Cotoneaster buxifolius
5 Gal
 - SANTA ANA TAN GRAVEL WITH FILTER FABRIC
 - EXISTING LANDSCAPING
 - OVERSIZED GRAVEL & 35 BOULDERS

LANDSCAPE CALCULATIONS

TOTAL LOT AREA	206663	square feet
TOTAL BUILDINGS AREA	57500	square feet
OFFSITE AREA	604	square feet
NET LOT AREA	148559	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	22284	square feet
TOTAL PLANTING BED PROVIDED	36393	square feet
GROUNDCOVER REQ	75%	square feet
TOTAL GROUNDCOVER REQUIREMENT	28795	square feet
TOTAL GROUNDCOVER PROVIDED	32103	square feet
TOTAL FUTURE BUILDING AREA	10512	square feet
GROUNDCOVER REQ (PER JC2 PLANNING REVIEW)	40%	square feet
TOTAL GROUNDCOVER REQUIREMENT	4204	square feet
TOTAL GROUNDCOVER PROVIDED	4678	square feet
TOTAL SOO PROVIDED	0	square feet
TOTAL NATIVE SEED PROVIDED	0	square feet
TOTAL LANDSCAPE PROVIDED	48905	square feet

LANDSCAPE NOTES

Landscape maintenance shall be the responsibility of the Property Owner

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach

Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance. Water management is the sole responsibility of the Property Owner

All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation

Plant beds shall achieve 75% live ground cover at maturity

Santa Ana Tan Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed

IRRIGATION NOTES

Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end

Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season

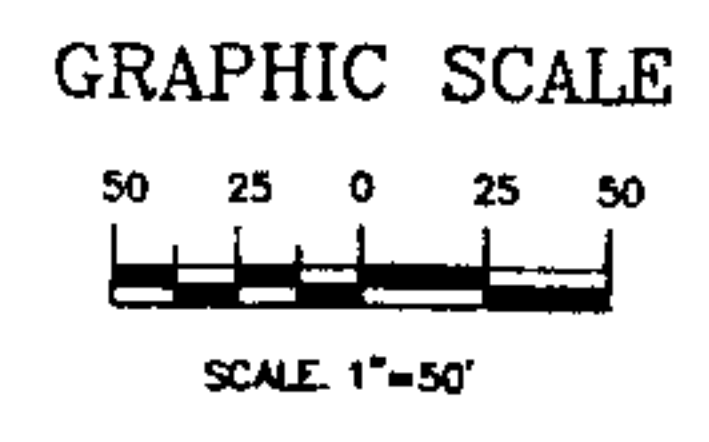
Point of connection for irrigation system is unknown at current time and will be coordinated in the field

Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others

Irrigation maintenance shall be the responsibility of the Property Owner

FINAL LANDSCAPING LAYOUT AND DESIGN TO BE DETERMINED UPON RECEIPT OF FINAL GRADING PLAN

HILLTOP SHALL CONTACT TIBURON INVESTMENT AT TIME OF LANDSCAPE IRRIGATION INSTILLATION ON WEST SIDE OF SNAPROLL TO COORDINATE CONNECTION TO CENTER IRRIGATION.



7-9-04
 Cont Lic #26458
 7909 Edith NE
 Albuquerque, NM 87184
 Ph (505) 898-9690
 Fax (505) 898-7737
 crmd@hilltoplandscaping.com

NORTH

LANDSCAPE PLAN

JULY 9, 2004 1"=50' (U.N.O.)

CLAUDIO VIGIL ARCHITECTS

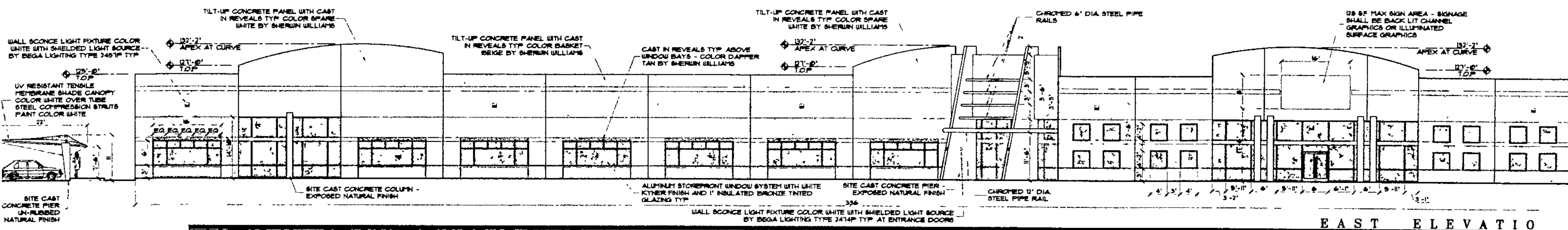
SBS TECHNOLOGIES
 NEW OFFICE BUILDING
 JOURNAL CENTER
 ALBUQUERQUE, NEW MEXICO

PRELIMINARY
 NOT FOR CONSTRUCTION

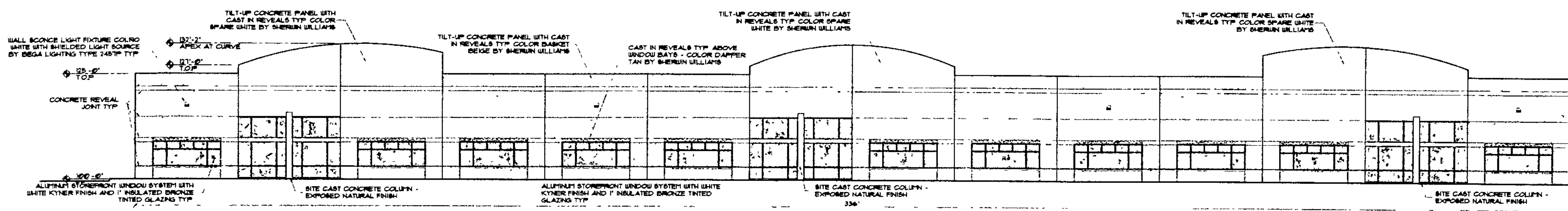
SHEET
 L-1
 PROJECT NUMBER
 02185

OWNERSHIP OF INSTRUMENTS OF SERVICE
 All design concepts, details, plans, specifications, computer files, field data, notes and other documents and instruments prepared by Claudio Vigil Architects, P.C. as Instruments of Service shall remain the property of Claudio Vigil Architects, P.C. Claudio Vigil Architects, P.C. shall retain all common law, statutory and other reserved rights, including the copyright therein.

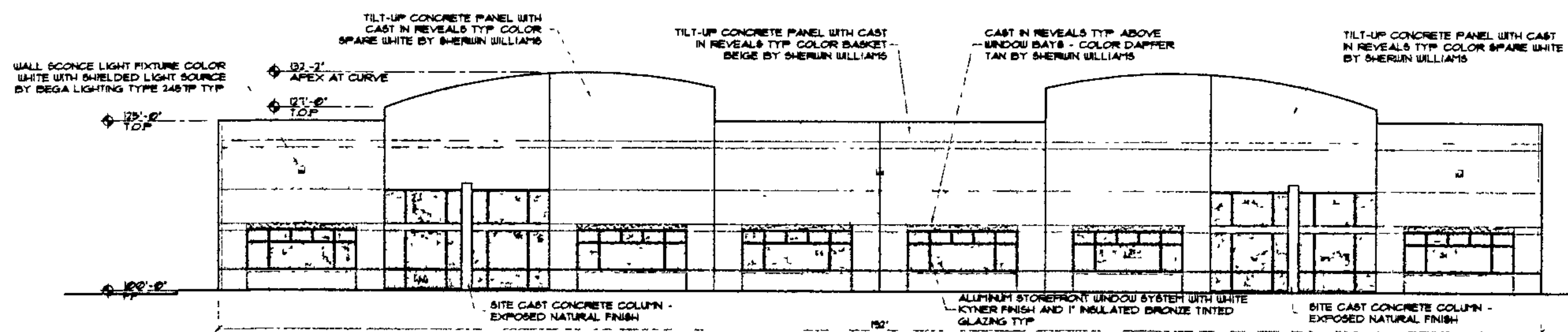
1801 Rio Grande NW, Albuquerque, NM 87104
 Phone: 505/842-1115 Fax: 505/842-1350



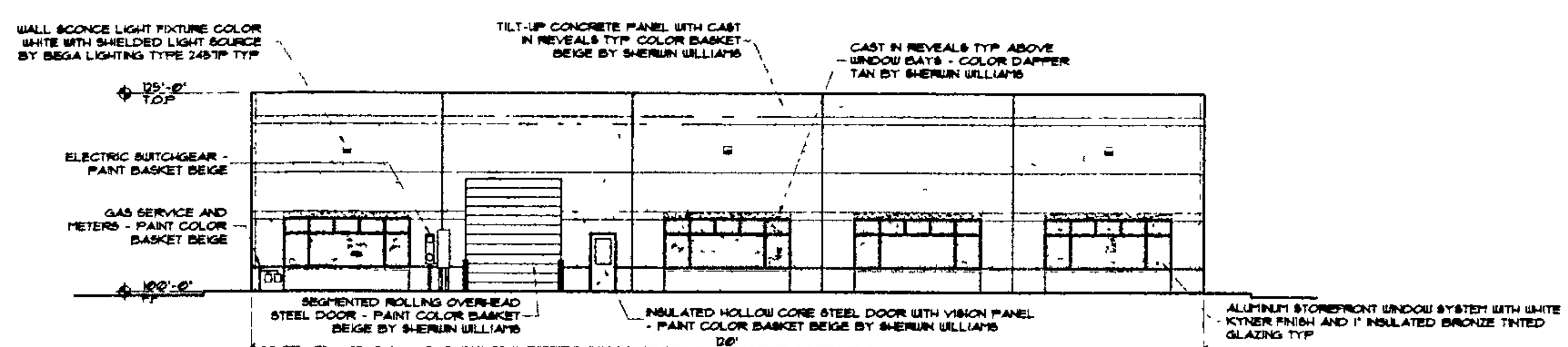
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

MECHANICAL UNITS
 ALL MECHANICAL UNITS SHALL BE LOCATED BACK FROM THE PARAPET TOWARDS CENTER OF BUILDING ROOF AREA FOR VISUAL SCREENING PURPOSES FROM ADJACENT WALKWAYS AND STREETS

BUILDING ELEVATIONS

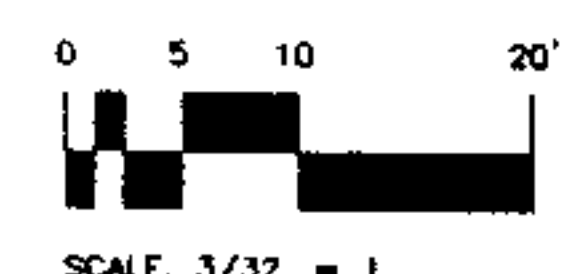
JULY 21, 2004 SCALE: 3/32"=1'-0" (U.N.O)

CLAUDIO VIGIL ARCHITECTS
SBS TECHNOLOGIES
NEW OFFICE BUILDING
JOURNAL CENTER
ALBUQUERQUE, NEW MEXICO

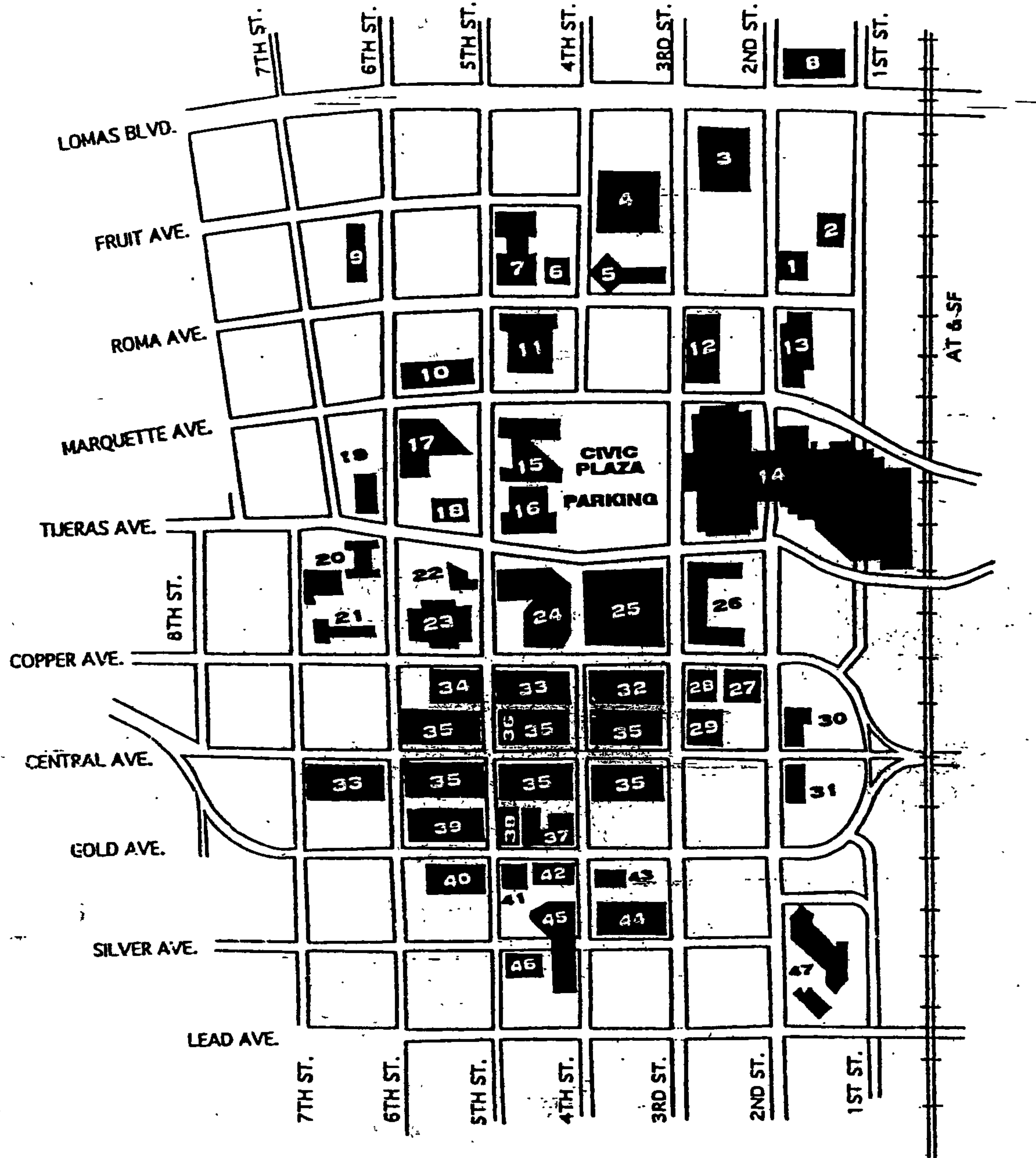
SHEET
EL1
 PROJECT NUMBER
 04080

OWNERSHIP OF INSTRUMENTS OF SERVICE
 All design concepts, details, plans, specifications, computer files, field data, notes and other documents and instruments prepared by Claudio Vigil Architects, P.C. as instruments of service shall remain the property of Claudio Vigil Architects, P.C. Claudio Vigil Architects, P.C. shall retain all common law, statutory and other reserved rights, including the copyright therein.

1801 Rio Grande NW, Albuquerque, NM 87104
 Phone 505/842-1113 Fax 505/842-1330



004.G480 - SBS Technologies proposal\tech\elevations.dwg
 Date: 7/21/04
 User: bruce



DOWNTOWN BUILDINGS 1997

1. Plaza del Sol
2. Plaza Maya
3. Norwest Bank
4. Parking Structure
5. Nations Bank
6. Metro Court
7. Detention Center
8. First State Bank
9. Lew Wallace School
10. Western Bank
11. Sheriff & Police Dept.
12. Double Tree Hotel
13. Tower Bldg.
14. Convention Center
15. City / County Bldg.
16. Bernalillo County Courthouse
17. 500 Marquette

18. County Assessors Office
19. First Financial Federal Credit Union
20. St. Mary's School
21. Immaculate Conception Church
22. Chaparral Girl Scouts Council
23. Albuquerque Public Library
24. Plaza Compana Mountain Bell
25. Albuquerque Plaza / Hyatt Hotel
26. First Plaza / First National Bank
27. La Posada de Albuquerque Hotel
28. Parking Structure
29. Old First National Bank
30. Nations Bank
31. Sunshine Bldg.
32. A.T. & T. Bldg.
33. 5th & Copper Parking Facility
34. Copper Square Bldg.

35. Central Avenue Business Buildings
36. KiMo Theater
37. Old Post Office
38. 1930 Federal Courthouse
39. Federal Bldg.
40. Federal Bldg. / Post Office
41. First National Bank / Parking Structure
42. Simms Bldg.
43. First Interstate Bank Bldg.
44. Parking Structure
45. Alvarado Square (PNM)
46. PNM - Public Service Company of NM
47. Albuquerque Bus Terminal

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

PAID RECEIPT

APPLICANT NAME BRUNACINI DOU.
AGENT Claudio Vigil Architects
ADDRESS 1801 Rio Grande NW 87104
PROJECT & APP # 10 00633/04 DRB 01142/01143
PROJECT NAME Journal Center Phase 2

DUPLICATE
City of Albuquerque
Treasury Division

7/21/2004 4:10PM LDC: ANNX
RECEIPT# 00026643 WSH 008 TRANSH 0040
Account 441018 Fund 0110
Activity 4971000 TRSDMM
Trans Amt \$865.00
J24 Misc \$75.00
CK \$865.00
CHANGE \$0.00

- \$ 20.00 441032/3424000 Conflict Management Fee
- \$ 770.00 441006/4983000 DRB Actions
- \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
- \$ 75.00 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
- \$ 865.00 TOTAL AMOUNT DUE

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

1389

BRUNACINI DEVELOPMENT LTD. CO.
PO BOX 6363
ALBUQUERQUE, NM 87197
(505) 833-2928

BANK OF ALBUQUERQUE
ALBUQUERQUE, NEW MEXICO
95-660-1070

DATE 7/19-04 AMOUNT 865.00

PAY TO THE ORDER OF City of Albuquerque

SBS DRB Submittal

MP

Security Features Included. Details on back.

0001389 107006606 7827213210

SITE DEVELOPMENT PLAN FOR SUBDIVISION CHECKLIST

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission (EPC). Since development proposals vary in type and scale, there may be application requirements that are not included here and others that may not be necessary. Nonetheless, it is the applicant's responsibility to provide a complete submittal. The EPC will not consider incomplete submittals. Incomplete submittals run the risk of not being scheduled for hearing until they are made complete. Site development plans should ordinarily be composed of the following plan sheets:

1. **Site Plan (required)**
2. **Design requirements for future site development plans for building permit (optional, but STRONGLY recommended)**

The following checklist describes the minimum information necessary for each sheet. Most of the site plan requirements for *Sheet #1* are taken from the definition for "SITE DEVELOPMENT PLAN" as outlined in the Zoning Code (§ 14-16-1-1 et. seq.). **The Applicant shall include and check off all items shown on the site plan or write in "n/a" if not applicable.**

Accompanying Material

- A. Fee payment
- B. Complete application
- C. Written Summary of Request
- D. 8-1/2" x 11" reductions

SHEET # 1 – SITE PLAN (Required)

- 1. Scale: at least 1" = 100'
- 2. Bar Scale
- 3. North Arrow
- 4. Scaled Vicinity Map
- 5. The Site (property lines)
- 6. Proposed Use(s)
- 7. Pedestrian Ingress and Egress (Access)
- 8. Vehicular Ingress and Egress (Access)
- 9. Any Internal Circulation Requirements
- 10. For each lot:
 - a. Maximum Building Height
 - b. Minimum Building Setback
 - c. Maximum Total Dwelling Units and / or *NON RESIDENTIAL*
 - d. Nonresidential Uses' Maximum Floor Area Ratio (F.A.R.) *NON RESIDENTIAL*

**SHEET #2 – DESIGN REQUIREMENTS FOR FUTURE SITE DEVELOPMENT
PLANS FOR BUILDING PERMIT (Optional, but STRONGLY
recommended)**

- NA 1. Overall Design Theme and Land Use Concept
- NA 2. Off-Street Parking Requirements and Design (Automobile and Bicycle)
- NA 3. Street Design
- NA 4. Transit Facilities (benches, shelters, pedestrian connections, etc.)
- NA 5. Landscape Design Requirements (plant list, buffer areas, locations, amounts, etc.)
- NA 6. Architectural Design Requirements (façade elements, massing, colors, materials, etc.)
- NA 7. Signage Design Requirements (face area, colors, materials, maximum height, etc.)
- NA 8. Lighting Design Requirements (type, locations, colors materials, maximum height, etc.)
- NA 9. Pedestrian Amenities (walkways, plazas, shade structures, etc.)

*NA BECAUSE EXISTING MASTERPLAN AND ESTABLISHED DESIGN DEVELOPMENT
CRITERIA TAKE PRECEDENT OVERRIDE SITE*

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 4/7/2003

- 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: 4/7/2003

A. General Information

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

B. Grading Information

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- 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
- E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff.

B. Signage

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

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 4/7/2003

4
4
4
4

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: 206 provided: 252
Handicapped spaces required: 8 provided: 8
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: 8
provided: 8
 - 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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 4/7/2003

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

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

Applicant or Agent Signature / Date

[Signature] July 19, 2004

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

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

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

Accompanying Material

- A. 82" x 11" reduction for each plan sheet.
- B. **Written project summary.** Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 - SITE PLAN

A. General Information

- 1. Date of drawing and/or last revision
- 2. Scale: 1.0 acre or less 1" = 10'
 1.0 - 5.0 acres 1" = 20'
 Over 5 acres -- 1" = 50'
 Over 20 acres 1" = 100' *[Other scales as approved by staff]*
- 3. Bar scale
- 4. North arrow
- 5. Scaled vicinity map
- 6. Existing structures on the site and within 20 feet of the site boundaries
- 7. Property lines (clearly identify)
- 8. Existing and proposed easements (identify each)

[Signature]

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.50 each.

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from 8-3-04 To 8-18-04

5. REMOVAL

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

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

[Signature] (Applicant or Agent) July 21 2004 (Date)

I issued 2 signs for this application, 7-21 (Date), [Signature] 7-21-04 (Staff Member)

DRB PROJECT NUMBER: 1003572
~~1000633~~

Claire

Date Submitted: 8/25/2004

Date Site Plan Approved: 8/25/04

Date Preliminary Plat Approved: 8/25/04

Date Preliminary Plat Expires: 8/25/05

DRB Project No.: 1003572

DRB Application No.: 04 DRB-01135

04 DRB - 00143

ORIGINAL

"EXHIBIT A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Brunacini at Journal Center & TRACT A-1
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract A and Lot 20, Journal Center, Phase 2, Unit 2
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 guarantees. 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 Cnst Engineer
		6"/8"	Water line	Within public easement	northwest lot	south PL	/	/	/
		8"	SAS	within public easement	north PL at existing 8" SAS	southeast lot	/	/	/
		N/A	Two conc. rundowns per AMAFCA	west PL AMAFCA ROW	west PL	EXIST. North Diversion Channel inlets	/	/	/
		N/A	Two sediment control structures	west PL @ WEST PL	west PL		/	/	/
		6'	SIDEWALK	WEST SIDE SNAPROLL ST NE	RUTLEDGE ROAD	220' SOUTH TO PL	/	/	/

- 1 _____
- 2 _____
- 3 _____
- 4 _____
- 5 _____

ORIGINAL

AUG. 20. 2004 8.51AM

AGENT/OWNER
Kristine Susco (Agent)

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

NAME(print)
Wilson & Co., 2600 American Rd.,
Rio Rancho NM 87124

[Signature] 8/25/04
DRB CHAIR - date

[Signature] 8/25/04
PARKS & GENERAL SERVICES - date
Recreation

FIRM
[Signature]
SIGNATURE

[Signature] 8-25-04
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

[Signature] 8/25/04
UTILITY DEVELOPMENT - date

- date

**MAXIMUM TIME ALLOWED TO CONSTRUCT
THE IMPROVEMENTS WITHOUT A DRB
EXTENSION: _____**

[Signature] 8/25/04
CITY ENGINEER - date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

No. 38/8 P. 3



August 13, 2004

Sharon Matson, Chairperson
Development Review Board
City of Albuquerque
Land Development Coordination Division
600 2nd Street, N.W.
Albuquerque, NM 87102

RE: DRB Site Development Plan for Subdivision, and Concurrent Site Development Plan for Building Permit for 4.7 Acres Regarding Project 1003572, Lot A, Journal Center Phase 2, Unit 2.

Ms. Matson and Members of the Board,

It seems we are having a difficult time coordinating a hearing date with our surveyor who is responsible for filing the platt for this subdivision request. We were originally scheduled to be heard on the 18th of August. However, the surveyor somehow did not get on that dates hearing agenda. Therefore we are requesting a one-week deferral which would put us on the agenda for the 25th of August. I would like to request of you in the name of the surveyor to please put his replatt on the 25th of August agenda also so we may be heard concurrently once and for all, because I fear if left up to him, we may miss our hearing again.

Thank you for your help and understanding,
Sincerely,

Joseph Hughes
Project Manager

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

PAID RECEIPT

APPLICANT NAME C
AGENT Claudio Vigil Architects
ADDRESS _____
PROJECT & APP # 1003572
PROJECT NAME Journal Center Phase 2, Unit 2 Lot A
\$ _____ 441032/3424000 Conflict Management Fee
\$ 110.00 441006/4983000 DRB Actions Referral
\$ _____ 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
\$ 110.00 TOTAL AMOUNT DUE

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

BRUNACINI DEVELOPMENT LTD. CO.
PO BOX 6363
ALBUQUERQUE, NM 87197
(505) 833-2928

BANK OF ALBUQUERQUE
ALBUQUERQUE, NEW MEXICO
95-660-1070

1709

DUPLICATE
City of Albuquerque
Treasury Division

One hundred and ten dollars and no/100

COA

8/13/2004 11:28AM LOC: ANNX
RECEIPT# 00027413 WSH 008 TRANSH 0026
Account 441006 Fund 0110
Activity 4983000 TRSDMM
Trans Amt \$110.00
24 Misc \$110.00
CK \$110.00
\$0.00

001409 107006606 28223210

Thank You

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO 1888
CONNECTION TEL 98421330
SUBADDRESS
CONNECTION ID
ST. TIME 07/29 11:44
USAGE T 01'25
PGS. 2
RESULT OK

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
FAX FORM**

TO: Joseph Hughes FAX # 842-1330

PAGES (INCLUDING COVER SHEET) 2

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

#7000633 7/29/04
1003572

COMMENTS:

Call me if you have
questions. Your re-submitted
is due by noon on Monday,
August 9th. Only 1 copy
for me.

Project # 1000633

04DRB-01143 Major-SiteDev Plan BldPermit

04DRB-01142 Major-SiteDev Plan Subd

CLAUDIO VIGIL ARCHITECTS agent(s) for BRUNACINI DEVELOPMENT LTD CO request(s) the above action(s) for all or a portion of Lot(s) A, JOURNAL CENTER, PHASE 2, UNIT 2, (to be known as **BRUNACINI @ JOURNAL CENTER**, zoned IP industrial park zone, located on RUTLEDGE RD NE, between NORTH DIVERSION CHANNEL and BARTLETT ST NE containing approximately 15 acre(s). [REF: DRB-95-268] (D-16)

The titles "SDP for Subdivision" and SDP for Building Permit" should be completely spelled out on these sheets.

Page 2 of the submittal for SPS & SPBP contains an unapproved plat. This plat sheet must be removed as it is a separate DRB action for which there is no application submitted with the site plan applications. Platting action should be submitted to be heard with the site plan approvals as an unadvertised action.

The first item on the SPBP Checklist states the order of the plan sheets. Applicant's submittal does not follow this order. When applicant resubmits revised site plans addressing these comments to Planning, please put the sheets in the correct order & remove the plat.

Is the only signage located on the building? If freestanding signage is planned, an elevation with dimensions, materials & colors is needed.

Will there be any walls, fencing or screening on the perimeters? If so, it is possible a wall design submittal is required, depending on the location.

Landscaping Plan: The scale of this sheet is required to be the same scale as the site plan sheet. Normally, the statement which says the final design & layout of the landscaping plan is to be determined upon receipt of the final grading plan would not be acceptable. However, since the Journal Center ARC will oversee this project, the statement is allowed. If the final landscaping design & layout varies more than 10% with the DRB approved plan, an administrative amendment to the site plan is required. The DRB Chair can approve this amendment. Finally, the applicant is commended for the total lack of junipers in this plan.