DEVELOPMENT REVIEW BOARD
AGENDA

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building
February 16, 2011 9:00 AM
MEMBERS:

Jack Cloud, DRB Chairman, Planning Department

Angela Gomez, Administrative Assistant

Kristal Metro, P.E. , Transportation Development
Brad Bingham, P.E., Hydrology/ Alternate City Engineer
Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA
Christina Sandoval, Parks/Municipal Development

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

1. **Project# 1000332**
11DRB-70013 MAJOR - SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
11DRB-70019 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

CLAUDIO VIGIL ARCHITECTS and SURV-TEK INC agent(s) for NORTH 1-25 CORPORATE CENTER, LLC request(s) the referenced/ above action(s) for all or a portion of Lot(s) 28A, Block(s) 5, Tract A, Unit B, **NORTH ALBUQUERQUE ACRES,** zoned SU-2 FOR IP, located on the north side of SAN DIEGO AVE NE between I-25 AND SAN MATEO BLVD NE containing approximately 2.5773 acre(s). (B-18) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION TO COMPLY WITH DPM COMMENTS AND TO PLANNING FOR VERIFICATION FROM ZONING ENFORCEMENT. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR FINAL SITE PLAN SIGN OFF.**

2. **Project# 1003883**
11DRB-70014 MAJOR – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

DEKKER PERICH SABATINI agent(s) for TITAN TIBURON, LLC request(s) the referenced/ above action(s) for all or a portion of Tract(s) 9A-1A-1, **JOURNAL CENTER Phase 2 Unit 1,** zoned IP, located on the southwest corner of JEFFERSON ST NE and MASTHEAD ST NE containing approximately 2.7700 acre(s). (D-17) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION TO COMPLY WITH COMMENTS AND TO PLANNING FOR VERIFICATION OF COMPLIANCE WITH CODE BY ZONING ENFORCEMENT; SHOW VALUE ON MASTHEAD FIRELINE.**

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 16, 2011

Project# 1003883
11DRB-70014 MAJOR – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

DEKKER PERICH SABATINI agent(s) for TITAN TIBURON, LLC request(s) the referenced/ above action(s) for all or a portion of Tract(s) 9A-1A-1, **JOURNAL CENTER Phase 2 Unit 1,** zoned IP, located on the southwest corner of JEFFERSON ST NE and MASTHEAD ST NE containing approximately 2.7700 acre(s). (D-17)

AMAFCA No comments
COG No comments
TRANSIT No comments
ZONING ENFORCEMENT No comments provided
NEIGHBORHOOD COORDINATION
APS No comments
POLICE DEPARTMENT No comments
FIRE DEPARTMENT No comments
PNM ELECTRIC & GAS No comments
COMCAST No comments
QWEST No comments
ENVIRONMENTAL HEALTH No comments
M.R.G.C.D No comments
OPEN SPACE DIVISION No comments
CITY ENGINEER Conceptual Grading Plans for Site Plan for Building Permit and some plats are to be submitted to Hydrology for review prior to the DRB submittal.

TRANSPORTATION DEVELOPMENT No comments
PARKS AND RECREATION No comments
ABCWUA No comments
PLANNING DEPARTMENT Compliance with Zoning Code must be acknowledged by Zoning Enforcement prior to final site plan sign off.

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

E' mentes

This project is in the UA Area Command.

Steve Sink
APD Crime Prevention
924.3600

DRB/EPC/LUCC APPLICATION CHECKLIST

A review of DRB Case 1003883 **indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicted that a thorough CPTED evaluation has been done, or that other criminal activities may not occur.**

- ☐ **Traffic volume/*Explain:***
- ☐ **Traffic control devices/*Explain:***
- ☐ **Burglaries/*Explain*:**
- ☐ **Speeding violations/*Explain*:**
- ☒ **Lighting issues/*Explain*:** Proposed light pole placement along Masthead, Tibucon and the southern property line appear to conflict with placement of the large oak and ash trees
- ☐ **Maintenance of landscaping/*Explain*:**
- ☐ **Robbery/*Explain*:**
- ☐ **Assault/*Explain*:**
- ☐ **Shoplifting/*Explain*:**
- ☐ **Accidents in the parking lot/*Explain*:**
- ☐ **A higher probability of crimes during evening/weekend hours/*Explain*:**
- ☐ **Commercial burglary/*Explain*:**
- ☐ **Rape/*Explain*:**
- ☐ **Adequate security/*Explain*:**
- ☐ **Alarm security/*Explain*:**
- ☐ **Alarm response i.e. false alarms, etc/*Explain*:**
- ☐ **Transients/*Explain*:**
- ☐ **Need for neighborhood association/*Explain*:**
- ☒ **Other:** Suggest the addition of video cameras for the building exterior. Focus should include all parking areas, walkways, building entry/exit points and common areas.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 16, 2011

Project# 1003883
11DRB-70014 MAJOR – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

DEKKER PERICH SABATINI agent(s) for TITAN TIBURON, LLC request(s) the referenced/ above action(s) for all or a portion of Tract(s) 9A-1A-1, **JOURNAL CENTER Phase 2 Unit 1,** zoned IP, located on the southwest corner of JEFFERSON ST NE and MASTHEAD ST NE containing approximately 2.7700 acre(s). (D-17)

AMAFCA No comments
COG No comments
TRANSIT No comments
ZONING ENFORCEMENT No comments provided
NEIGHBORHOOD COORDINATION
APS No comments
POLICE DEPARTMENT ~~No comments~~ SEE FILE
FIRE DEPARTMENT No comments
PNM ELECTRIC & GAS No comments
COMCAST No comments
QWEST No comments
ENVIRONMENTAL HEALTH No comments
M.R.G.C.D No comments
OPEN SPACE DIVISION No comments
CITY ENGINEER Conceptual Grading Plans for Site Plan for Building Permit and some plats are to be submitted to Hydrology for review prior to the DRB submittal.

TRANSPORTATION DEVELOPMENT No comments
PARKS AND RECREATION No comments
ABCWUA No comments
PLANNING DEPARTMENT Compliance with Zoning Code must be acknowledged by Zoning Enforcement prior to final site plan sign off.

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CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: Feb. 16, 2011 **Project#** 1003883

Zone Atlas Page: D-17 **App#** VDRB 70014

Notification Radius: 200'

Cross Reference and Location: Jefferson St NE Between Masthead and Hawkins

Applicant: Titan Tiburon, LLC
6300 Riverside Plaza lane NW Suite 200
Alb NM, 87120

Agent: Dekker/Perich/Sabatini
7601 Jefferson NE Suite 100
Alb NM 87109

Special Instructions:

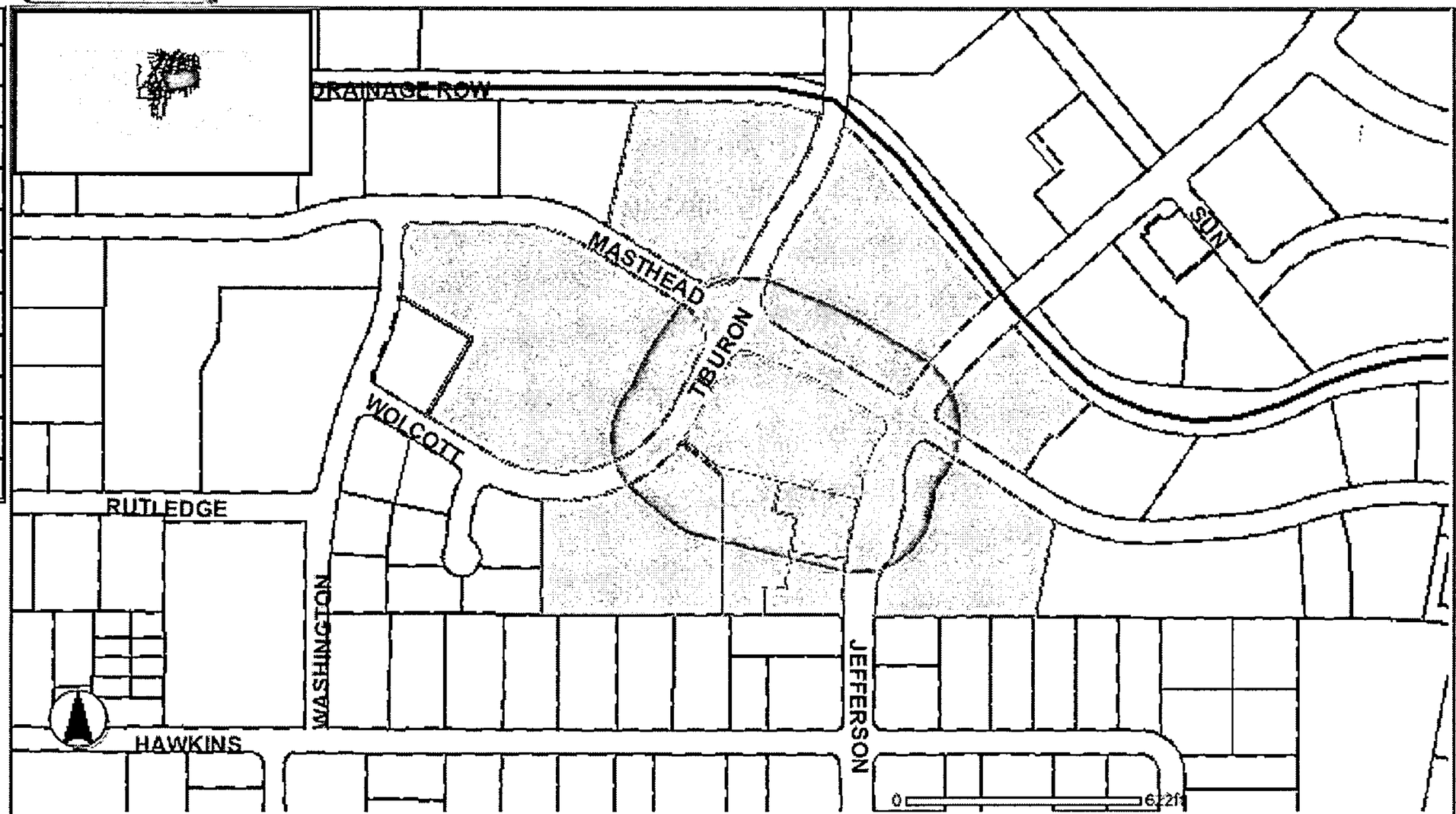
Notice must be mailed from the City's 15 day's prior to the meeting.

Date Mailed: 1-28-11
Signature:

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
  - EASEMENTS
- INFRASTRUCTURE
- TRANSIT/SUNTRAN
- BOUNDARIES
- SITES
- ENVIRONMENT
- APS
- TRAFFIC ENG.
- AIR PHOTO
  - 2010 AIR PHOTO

Refresh Map

Auto Refresh

Help:

- Closed group, click to open.
- Open group, click to close.
- Map layer.
- Hidden group/layer, click for visible.
- Visible group/layer, click to hide.
- Layer not visible at this scale.
- Partially visible group, click for visible.
- Inactive layer, click for active.
- The active layer.

OWNERSHIP

Rec	UPC CODE	OWNER	OWNER ADDRESS
1	101706331515130624	LEECARVEL ENTERPRISES LLC	4828 HARDWARE DR NE
2	101706330018530621	REDW INVESTMENT PROPERTIES LLC	6401 JEFFERSON NE
3	101706332032840410	JOURNAL CENTER CORPORATION C/O MICHAEL SMOCK	PO BOX DRAWER J

Buffer SEARCH REFRESH HELP MAIN PAGE CONTACT GIS TEAM

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCO	PROP CLASS	TAX DISTRICT	LEGAL	ACRES
1	101706331515130000	LEECARVEL ENTERPRISES LLC	4828 HARDWARE DR NE	ALBUQUERQUE	NM	87109	C	A1A	TR 9A-1A-2-C PLAT FOR TRS 9A-1A-2-A, 9A-1A-2-B & 9A-1A-2-CJOURNAL CENTER PHASE 2 UNIT 1 CONT .6204 AC	
2	101706330018530000	REDW INVESTMENT PROPERTIES LLC	6401 JEFFERSON NE	ALBUQUERQUE	NM	87109	V	A1A	TR 9A-1A-1 PLAT OF TRACTS 9A-1A-1 & 9A-1A-2 JOURNAL CENTERPHASE 2 UNIT 1 CONT 2.7700 AC	
3	101706333022840000	JOURNAL CENTER CORPORATION C/O MICHAEL SMOCK	PO BOX DRAWER J	ALBUQUERQUE	NM	87103	V	A1A	TRACT 6A-1 PLAT OF JOURNAL CENTER PHASE 2 UNIT 1CONT 5.1536 AC	
4	101706324620930000	DI ALBUQ FNDNG CO INC ATTN: FUND ASST MGT % HDG M ANSUR CPTAL GRP	10 W MARKET ST SUITE 1200	INDIANAPOLIS	IN	46204	C	A1A	LOT 10A PLAT OF LOTS 10A & 11A JOURNAL CENTER PHASE 2UNIT 1 A REPLAT OF LOTS 10 & 11 JOURNAL CENTER PHASE 2UNIT 1 CONT 8.3478 AC	
5	101706336418940000	BHR HOLDINGS LLC COURTYARD I	7500 JEFFERSON ST NE	ALBUQUERQUE	NM	87109	C	A1A	TRACT 4AA1A REPL OF TRS 4AA1, 4AA2 & 4AA3A JOURNAL CENTER CONT 80,865 SQ FT M/L	
6	101706326017130000	NEW MEXICO EDUCATIONAL ASSISTANCE FOUNDATION	PO BOX 27020	ALBUQUERQUE	NM	87125	C	A1A	LOT 9 PLAT OF JOURNAL CENTER PHASE 2 UNIT 1CONT 3.8636 AC	
7	101706331716830000	BETTINGER CARL J & MARIANNE TRUSTEES BETTINGER F T % GRUBB & ELLIS NM	2424 LOUISIANA BLVD NE SUITE 300	ALBUQUERQUE	NM	87110	C	A1A	TR 9A-1A-2-B PLAT FOR TRS 9A-1A-2-A, 9A-1A-2-B & 9A-1A-2-CJOURNAL CENTER PHASE 2 UNIT 1 CONT .6939 AC	
8	101706335715840000	WELLS FARGO BANK NEW MEXICO N A % DELOITTE TAX L LP	PO BOX 2509	CARLSBAD	CA	92018	C	A1A	TR 4AA-4A JOURNAL CENTER CONT 3.4575 AC M/L OR 150,609 SQ FT M/L	
9	101706326825030000	BERNALILLO COUNTY/SW TIBURON/WEST PUB % FINANCE DEPT ATTN DAN MAYFIELD	1 CIVIC PLAZA NW FLOOR 10	ALBUQUERQUE	NM	87102	C	A1A	LOT 12 PLAT OF JOURNAL CENTER PHASE 2 UNIT 1CONT 4.2660 AC	
10	101706330116330000	BETTINGER CARL J & MARIANNE TR BETTINGER FAMILY T R & GADDY PHILIP & GLENNA ETAL	7411 JEFFERSON ST NE	ALBUQUERQUE	NM	87109	V	A1A	TR 9A-1A-2-A PLAT FOR TRS 9A-1A-2-A, 9A-1A-2-B & 9A-1A-2-CJOURNAL CENTER PHASE 2 UNIT 1 CONT 1.3637 AC	

OR CURRENT OWNER
BERNALILLO COUNTY/SW TIBURON/WEST
PUB % FINANCE DEPT ATTN DAN MAYFIELD
1 CIVIC PLAZA NW FLOOR 10
ALBUQUERQUE, NM 87102

OR CURRENT OWNER
BETTINGER CARL J & MARIANNE TR
BETTINGER FAMILY TR & GADDY PHILIP &
GLENNA ETAL
7411 JEFFERSON ST NE
ALBUQUERQUE, NM 87109

OR CURRENT OWNER
BETTINGER CARL J & MARIANNE TRUSTEES
BETTINGER F T % GRUBB & ELLIS NM
2424 LOUISIANA BLVD NE SUITE 300
ALBUQUERQUE, NM 87110

OR CURRENT OWNER
BHR HOLDINGS LLC COURTYARD I
7500 JEFFERSON ST NE
ALBUQUERQUE, NM 87109

OR CURRENT OWNER
DI ALBUQ FNDNG CO INC ATTN: FUND ASST
MGT % HDG MANSUR CPTAL GRP
10 W MARKET ST SUITE 1200
INDIANAPOLIS, IN 46204

OR CURRENT OWNER
JOURNAL CENTER CORPORATION C/O
MICHAEL SMOCK
PO BOX DRAWER J
ALBUQUERQUE, NM 87103

OR CURRENT OWNER
LEECARVEL ENTERPRISES LLC
4828 HARDWARE DR NE
ALBUQUERQUE, NM 87109

OR CURRENT OWNER
NEW MEXICO EDUCATIONAL ASSISTANCE
FOUNDATION
PO BOX 27020
ALBUQUERQUE, NM 87125

OR CURRENT OWNER
REDW INVESTMENT PROPERTIES LLC
6401 JEFFERSON NE
ALBUQUERQUE, NM 87109

OR CURRENT OWNER
WELLS FARGO BANK NEW MEXICO N A %
DELOITTE TAX LLP
PO BOX 2609
CARLSBAD, CA 92018

HEARING DATE 2-16-11 (SBP)

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

6. **Project# 1003883**
10DRB-70292 SKETCH PLAT REVIEW AND COMMENT

TITAN DEVELOPMENT agent(s) for THAN TIBURON, LLC request(s) the above action(s) for all or a portion of Lot(s) 9A-1A-1, **JOURNAL CENTER PAHSE 2 UNIT 1,** zoned IP, located on MASTHEAD ST NE BETWEEN JEFFERSON ST NE AND TIBURON ST NE containing approximately 2.77 acre(s). [REF:] (D-17)**THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE PROVIDED.**

7. **Project# 1003926**
10DRB-70291 SKETCH PLAT REVIEW AND COMMENT

ARCHITECTURAL RESEARCH CONSULTANTS INC agent(s) for JOSEPH HOFFMAN request(s) the above action(s) for all or a portion of Lot(s) 10 & 11, Block(s) 15, Tract(s) , **PEREA ADDITION,** zoned SU-2 FOR BED & BREAKFAST, located on 317 & 319 16HT ST NW BETWEEN LAMAS BLVD NW AND FRUIT NW containing approximately 0.15 acre(s). [REF:] (J-13) **WITHDRAWN.**

8. **Project# 1008526**
10DRB-70278 SKETCH PLAT REVIEW AND COMMENT

RICHARD L GONZALES agent(s) for THE GARDENS ON THE RIO GRANDE SUB request(s) the above action(s) for all or a portion of, Tract C-6, **THE GARDENS ON THE RIO GRANDE SUB Unit 1,** zoned ROW, located on LAGUNA SECA LN NW containing approximately 0.4154 acre(s). [REF:] (J-12) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE PROVIDED.**

9. **Project# 1008554**
10DRB-70290 SKETCH PLAT REVIEW AND COMMENT

ARMANDO BENCOMO request(s) the above action(s) for all or a portion of Lot(s) A1, A2, & A3, Block(s) , Tract(s) , **LANDS OF MELQUIDES CHAVEZ Unit(s) ,** zoned R-1, located on 195 & 120 LAURA CT SW BETWEEN 62RD SW AND 61ST ST SW containing approximately 1.4657 acre(s). [REF:] (K-11) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE PROVIDED.**

10. Other Matters:

ADJOURNED:

HEARING DATE 10-20-10 (SK)

#18

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

Comp KS- 11/4/05

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.: **05DRB-01000 (FP)** Project # **1003883**

Project Name: **JOURNAL CENTER LAW OFFICES**

Agent: Mark Goodwin & Associates PA Phone No.: 828-2200

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 11/9/05 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): AGIS dxf
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ **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.** Okay

Project Number 1003883

3883

DXF Electronic Approval Form

DRB Project Case #: 1003883

Subdivision Name: JOURNAL CENTER PHASE 2 UNIT 1 TRS 9A1A2A 9A1A2B & 9A1A2C

Surveyor: WILL PLOTNER JR

Contact Person: RICHARD QUINTANA

Contact Information:

DXF Received: 11/11/2005 Hard Copy Received: 11/14/2005

Coordinate System: NMSP Grid (NAD 83)

Approved

11/14/05
Date

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

AGIS Use Only

Copied fc **3883** to agiscov on **11/11/2005** Contact person notified on **11/11/2005**

#18

DRB CASE ACTION LOG (FINAL PLAT)

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.: **05DRB-01000 (FP)** Project # **1003883**

Project Name: **JOURNAL CENTER LAW OFFICES**

Agent: Mark Goodwin & Associates PA Phone No.: 828-2200

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OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐
- ☐
- ☐
- ☐
- ☐ UTILITIES:
- ☐
- ☐
- ☐
- ☐ CITY ENGINEER / AMAFCA:
- ☐
- ☐
- ☐
- ☐ PARKS / CIP:
- ☐
- ☐
- ☐
- ☒ PLANNING (Last to sign): AGIS dxf
- ☐
- ☐
- ☐
- ☐

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.**

Project Number 1003883

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

November 9, 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: 11:20 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** 05DRB-01607 Major-Two Year SIA	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 OF PRESLEY CO OF N.M. (to be known as **WESTERN TRAILS ESTATES,** zoned SU-1 FOR PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and SAN ANTONIO ARROYO containing approximately 22 acre(s). [REF: 02DRB-00570, 02EPC-00838, 02DRB-01493, 02DRB-01495, 02DRB-01507, 02DRB-01508] (F-11) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1002848**
05DRB-01620 Major-Two Year SIA

TIERRA WEST LLC agent(s) for P J DEVELOPMENT COMMERCIAL CONSTRUCTION request(s) the above action(s) for all or a portion of Tract(s) A1 & B1, **AMERICAN TOYOTA,** zoned SU-2, SU-1, located on ALAMEDA BLVD NE, between PAN AMERICAN FWY NE and SAN PEDRO DR NE containing approximately 5 acre(s).[REF: 03DRB0127, DRB-95-75,04DRB00571] (C-18) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED. THIS WILL BE THE LAST EXTENSION.**

3. **Project # 1000650**
05DRB-01067 Major-SiteDev Plan BldPermit

TIERRA WEST LLC agent(s) for DOUBLE CHEESE CORP request(s) the above action(s) for all or a portion of Tract(s) 1A2, **LANDS OF LAMONICA,** zoned SU-1/C-1 permissive use, located on COORS BLVD SW, between LAMONICA RD SW and RIO BRAVO BLVD SW containing approximately 2 acre(s). *[Deferred from 7/20/05. Indefinitely deferred on a no show on 8/10/05]* (P-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION TO UPDATE TIS AND TO PLANNING TO ADDRESS COMMENTS AND 3 COPIES OF THE SITE PLAN.**

4. **Project # 1000560**
05DRB-01501 Major-SiteDev Plan BldPermit

TIERRA WEST LLC agent(s) for IRONSTONE BANK request(s) the above action(s) for all or a portion of Tract(s) 1A2A1, JOURNAL CENTER (to be known as **IRONSTONE BANK**) zoned IP industrial park zone, located on LANG AVE NE, between JEFFERSON ST NE and HEADLINE BLVD NE containing approximately 5 acre(s). [REF: Z-72-33, 05DRB00680]*[Deferred from 10/26/05 & 11/2/05]* (D-17) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/9/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND 3 COPIES OF THE SITE PLAN AND TRANSPORTATION DEVELOPMENT FOR ACCESS CLOSURE AGREEMENT.**

5. **Project # 1001370**
05DRB-01619 Major-Vacation of Public Easements

MARK GOODWIN & ASSOCIATES agent(s) for JTH LLC request(s) the above action(s) for all or a portion of Tract(s) 5, **JUAN TABO HILLS, UNIT 1**, zoned R-D residential and related uses zone, developing area, located on JUAN TABO BLVD SE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 102 acre(s). [REF: S-98-30, DRB-98-20, AX-80-10, Z-80-30] (M-21) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

6. **Project # 1000696**
05DRB-01529 Major-Preliminary Plat Approval
05DRB-01530 Minor-Sidewalk Waiver
05DRB-01531 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for ICDC LLC request(s) the above action(s) for all or a portion of Tract(s) C, LEE'S BOSQUE SUBDIVISION (to be known as **BOSQUECITO SUBDIVISION)** zoned RD, located on BOSQUE MEADOWS BLVD NW, between LA ORILLA NW and PASEO DEL NORTE containing approximately 7 acre(s).*[Deferred from 10/26/05 & 11/9/05]* (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 11/23/05.**

7. **Project # 1004387**
05DRB-01332 Major-Vacation of Pub Right-of-Way

MARK HARENBERG agent(s) for SPRUCE PARK LLC request(s) the above action(s) for tract northeast of Lot(s) 35, Block(s) 12, **COUNTRY CLUB ADDITION,** located on the northeast corner of ENCINO PLACE NE and LOS LOMAS RD NE and containing approximately 1 acre(s). *[Deferred from 9/14/05 & 10/5/05 & 11/9/05]* (J-15) **DEFERRED AT THE AGENT'S REQUEST TO 12/14/05.**

8. **Project # 1003523**
05DRB-01369 Major-Preliminary Plat Approval
05DRB-01368 Major-SiteDev Plan Subd
05DRB-01370 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for GHP, LLC request(s) the above action(s) for LOT 30, 31, 32 and 33, LANDS OF ATRISCO GRANT, UNIT 3, (to be known as **PRIMA ENTRADA SUBDIVISION**) zoned SU-2 FOR R-LT, located on 98TH ST NW, between ENDEE RD NW and I-25 NW containing approximately 17 acre(s).[REF:04EPC-01003, 04EPC-01352, 04EPC-01489] *[Deferred from 9/28/05 & 11/2/05 & 11/9/05]* (J-8) **DEFERRED AT THE AGENT'S REQUEST TO 11/23/05.**

9. **Project # 1004462**
05DRB-01525 Major-Vacation of Public Easements
05DRB-01524 Major-Preliminary Plat Approval
05DRB-01526 Minor-Sidewalk Waiver
05DRB-01527 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for REPLAT OF Tract(s) A, ANDALUCIA AT LA LUZ, (to be known as **ANDALUCIA @ LA LUZ, UNIT 3)** zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 13 acre(s). [REF: 05EPC-01115, 05EPC-01117] [*Deferred from 10/26/06 & 11/2/05 & 11/9/05]* (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 11/16/05.**

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.

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

DAC ENTERPRISE INC agent(s) for MOHAMED KASSAM request(s) the above action(s) for all or a portion of Tract(s) A2A & A2B, PARK SQUARE ADDITION, (to be known as **UPTOWN HOTEL**) zoned SU-3, located on AMERICAS PARKWAY NE, between I-40 and INDIAN SCHOOL RD NE containing approximately 4 acre(s). [REF: Z-95-70, DRB-98-176, 04EPC-00690] **[Carmen Marrone, EPC Case Planner]** *[Deferred from 10/12/05 & 10/26/05 & 11/9/05]* (J-18) **DEFERRED AT THE AGENT'S REQUEST TO 11/16/05.**

11. Project # 1003747 05DRB-01550 Minor-SiteDev Plan Subd/EPC 05DRB-01551 Minor-SiteDev Plan BldPermit/EPC	TIERRA WEST LLC agent(s) for WAL-MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) 1, 4 & 5, WYOMING MALL (to be known as **WALMART**) zoned C-2 (SC), located on WYOMING BLVD NE, between MENAUL BLVD NE and NORTHEASTERN ST NE containing approximately 31 acre(s). [REF: ZA-99-017, ZA-79-214, ZA-78-225, ZA-84-226, ZA-78-143, ZA-14-95,, DRB-97-319, 05EPC-00024, 05EPC-00025] **[Carmen Marrone, EPC Case Planner]** *[Deferred from 10/12/05 & 10/26/05]* (H-20) **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/9/05 THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND 3 COPIES OF THE SITE PLANS AND TRANSPORTATION DEVELOPMENT FOR ENTRANCE AT BLACK ANGUS AND REMOVAL OF QWIK CURB.**
05DRB-01685 Minor-Prelim&Final Plat Approval	TIERRA WEST LLC agent(s) for WAL-MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) 1, 4 & 5, WYOMING MALL (to be known as **WALMART**) zoned C-2 (SC), located on WYOMING BLVD NE, between MENAUL BLVD NE and NORTHEASTERN ST NE containing approximately 31 acre(s). [REF: 05DRB-01550, 05DRB-01551] (H-20) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RECORDING INFORMATION FOR "ECR'S" AND TO PLANNING FOR AGIS DXF FILE.**
12. Project # 1000500 05DRB-01689 Minor-SiteDev Plan BldPermit/EPC	CITY PLANNING DEPARTMENT agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Block(s) 0000, CA SPORTS STADIUM PARK, (to be known as **ABQ SPORTS COMPLEX**) zoned SU-1 SPORTS COMPLEX, RESTAURANT, LOUNGE & RELATED FACILITIES, located on AVENIDA CESAR CHAVEZ SE, between UNIVERSITY BLVD SE and BUENA VISTA BLVD SE containing approximately 26 acre(s). [REF: Z-83-16] (L-15) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RESOLUTION OF PARKING RAMP ISSUES AND ADA RAMP NOTES.**

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

13. Project # 1000029
05DRB-01681 Minor-Extension of Preliminary Plat

BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND & TRUST request(s) the above action(s) for all or a portion of Lot(s) C, B-1A-1 OF **DUKE CITY LUMBER CO ADDITION** and Lot(s) D-1-A, of **ARBOLERA DE VIDA PHASE 2,** zoned S-M1, S-DR, located on BELLAMAH AVE NW, between 19TH ST NW and 18TH ST NW containing approximately 26 acre(s). [REF: 04DRB01651] (H-13) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

14. Project # 1000296
05DRB-01682 Minor-Ext of SIA for Temp Defer SDWK

BYRD CONSTRUCTION INC request(s) the above action(s) for all or a portion of Lot(s) 106P1, **OXBOW PARK SUBDIVISION,** zoned R-1 residential zone, located on ALAMOGORDO DR NW, between ST JOSEPH NW and TUCSON NW containing approximately 1 acre(s). (G-11) **A ONE-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

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

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

16. **Project # 1003238**
05DRB-01666 Major-Final Plat Approval

TIERRA WEST agent(s) for EVERGREEN DURANES LTD CO LLC request(s) the above action(s) for Lot(s) 42-AP1 and 44-AP1 thru 57-AP1, **FLORAL MEADOWS,** zoned R-LT residential zone, located on I-40, between RIO GRANDE NW and MONTOYA ST NW containing approximately 2 acre(s). [REF: Z-71-118, 04EPC-00156,, 04EPC-00157, 04DRB-00661, 04DRB-01227, 05DRB-01489] (H-12/H-13) **THE FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

17. **Project # 1004434**
05DRB-01687 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for MS DEV ONE LLC request(s) the above action(s) for all or a portion of Tract(s) A, LANDS OF JACK F CULLY (to be known as **EL POTRERO PROPERTIES**) zoned RA-2, located on EL PORTERO RD NW, between TIERRA VIVA NW and MONTANO NW containing approximately 2 acre(s). [REF: 05DRB-01475] (F-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR M.R.G.C.D. SIGNATURE AND ESTATE CURB AND TO PLANNING FOR AGIS DXF FILE AND ZONING DATA.**

18. **Project # 1003883**
05DRB-01000 Minor- Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for CARL J BETTINGER ETAL, request(s) the above action(s) for all or a portion of Lot(s) 9, Tract(s) 9-A-1A-2, JOURNAL CENTER PHASE 2, UNIT 1, (to be known as **JOURNAL CENTER LAW OFFICES**) zoned IP, located on TIBURON ST NE, between JEFFERSON ST NE and containing approximately 3 acre(s). *[Indef Deferred 6/22/05 for the SIA]* [Applicant's name has changed] (D-17) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

19.	**Project # 1004454** 05DRB-01670 Minor- Prelim&Final Plat Approval	PRECISION SURVEYS agent(s) for TIMOTHY & LORIE DROPPS request(s) the above action(s) for all or a portion of Block(s) B, Tract(s) 7, **SOUTH BROADWAY ACRES, UNIT 1,** zoned SU-2 MR, located on JOHN ST SE between BETHEL SE and WOODWARD ST SE containing approximately 1 acre(s). (M-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 9-FOOT SETBACK FROM FACE OF CURB AND PLANNING FOR PROPERTY MANAGEMENTS' SIGNATURE AND AGIS DXF FILE.**
20.	**Project # 1004529** 05DRB-01683 Minor-Prelim&Final Plat Approval	DONART BRONDER request(s) the above action(s) for all or a portion of Lot(s) 23 & 24, Block(s) L, **ATLANTIC & PACIFIC ADDITION,** zoned SU-2 NCR, located on ATLANTIC AVE SW, between 4TH ST SW and 3RD ST SW containing approximately 1 acre(s). (K-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 2-FEET OF DEDICATION ALONG THE ALLEY AND PLANNING FOR CHANGE OF ZONING ON PLAT AND TO RECORD.**
21.	**Project # 1003475** 05DRB-01656 Minor-Final Plat Approval	WILSON & COMPANY INC agent(s) for FELIX RABADI request(s) the above action(s) for all or a portion of Tract(s) 1, **SUNDANCE ESTATES (to be known as PARADISE VIEW SUBDIVISION)** zoned R-LT residential zone, located on PARADISE BLVD NW, between JAMES MONROE MID-SCHOOL and ST JUDE CATHOLIC CHURCH containing approximately 23 acre(s). [REF: 04DRB01694, 04DRB01695, 04DRB01696] [*Deferred from 11/2/05 for SIA] [Deferred from 11/9/05]* (B-1011) **DEFERRED AT THE AGENT'S REQUEST TO 11/16/05.**

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

22. **Project # 1004521**
05DRB-01663 Minor-Sketch Plat or Plan

ADIL RIZVI request(s) the above action(s) for all or a portion of Block(s) 30, Tract(s) A, **SONORA SUBDIVISION, UNIT B,** zoned RD, located on SIGNAL NE, between LOUISIANA NE and SAN PEDRO NE containing approximately 1 acre(s).(C-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1004528**
05DRB-01680 Minor-Sketch Plat or Plan

JOHN C LORENZO agent(s) for JOSE & NORA CHAVEZ request(s) the above action(s) for Tract(s) 180B2, 176A5B and 176B1, **LANDS OF JOE B AND NORA G CHAVEZ**, zoned RA-2 residential and agricultural zone, located on CAMILO LN NW and LEONORA NW and containing approximately 1 acre(s). (H-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. **Project # 1004530**
05DRB-01686 Minor-Sketch Plat or Plan

ISAAC BENTON & ASSOCIATES agent(s) for AMERI-CONTRACTORS request(s) the above action(s) for Tract(s) G-2, **ALBUQUERQUE WEST, UNIT 1**, zoned SU-1 FOR PDA to include C-3 USES, located on MARNA LYNN AVE NW, between DAVENPORT ST NW and CACTUS TRAIL DR NW containing approximately 2 acre(s). [REF: DRB-89-465,DRB-94-624,DRB-94-616,Z-94-134](C-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

25. Approval of the Development Review Board Minutes for October 26, 2005.

ADJOURNED: 11:20 a.m.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003883 **AGENDA ITEM NO: 18**

SUBJECT:

Final Plat

ACTION REQUESTED:

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

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

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: November 9, 2005

"John MacKenzie"
<John@goodwinenginee
rs.com>

11/08/2005 02:46 PM

To "Wilfred Gallegos" <wgallegos@cabq.gov>, "Brad Bingham" <bbingham@cabq.gov>, "Sheran Matson" <smatson@cabq.gov>, "Christina Sandoval"

cc

bcc

Subject Request for Final Plat Approval: Tract 9A-1A-2 Journal Center (Item No. 18, Tomorrow - Project 1003883)

Since preliminary plat approval the following has changed and is reflected on the final plat:

1. The public waterline and SAS easement originally proposed by plat for along the north side of the property has been executed and filed by paper document, and the filing information is now referenced on this final plat.
2. The previously shown public waterline easement (for an on-site public fire hydrant) has been removed. The new on-site FH will now be private.
3. An on-site public sidewalk easement is now shown on the plat along Jefferson Street.

Paper copies of the changes will be provided at the hearing tomorrow.

John MacKenzie
Mark Goodwin and Associates, PA
Phone: 505-828-2200
Fax: 505-797-9539
john@goodwinengineers.com

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

June 22, 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: 12:55 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 # 1000635** 05DRB-00904 Major-One Year SIA	TIERRA WEST LLC agent(s) for DE BARTOLO DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 38-1A1, 38-2A1, 38-2A2 and 38-3A1, **TAYLOR RANCH,** zoned SU-1 FOR C-1, located on MONTANO RD NW, between MONTANO PLAZA DR NW and COORS BYPASS BLVD NW containing approximately 4 acre(s). [REF: 00DRB00878, 02DRB01040, 04DRB01698, 04DRB01764] *[Deferred from 6/22/05]* (E-12) **DEFERRED AT AGENT'S REQUEST TO 6/29/05.**

2. **Project # 1000650**
05DRB-00903 Major-Two Year SIA

TIERRA WEST LLC agent(s) for WAL-MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) 1-A-1, **LANDS OF LAMONICA & WENK,** zoned SU-1, C-1, located on COORS BLVD SW, between RIO BRAVO BLVD SW and LAMONICA RD SW containing approximately 20 acre(s). [REF: 00EPC00905, 00EPC00907, 04DRB00277] (P-10) **A 6-MONTH EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1003874**
05DRB-00894 Major-Vacation of Public Easements

ISAACSON & ARFMAN agent(s) for CURB INC request(s) the above action(s) for Tract(s) 16-D, 16-E and 16-F, **EL RANCHO GRANDE, UNIT 16,** zoned R-D, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW. [REF: 04DRB00717, 04DRB01892, 05DRB00032, 05DRB0033, 05DRB00034, 05DRB00035, 05DRB00126, 05DRB00199, 05DRB00342] (N-8) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1004223**
05DRB-00884 Major-Vacation of Public Easements
05DRB-00885 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST agent(s) for LUTHER MARTINEZ request(s) the above action(s) for all or a portion of Tract(s) 6-B, SUNDT'S INDUSTRIAL CENTER (to be known as **RENAISSANCE CENTER III, PARCEL D-1**), zoned M-2 & SU-1 1P, located on MONTANO RD NE, between ALEXANDER BLVD NE and DESERT SURF CIRCLE NE containing approximately 9 acre(s). [REF: V-96-84, DRB-96-377] *[Deferred from 6/22/05]* (F-16) **DEFERRED AT THE AGENT'S REQUEST TO 6/29/05.**

5.	**Project # 1004228** 05DRB-00888 Major-Vacation of Pub Right-of-Way	PHILIP TURNER agent(s) for JAMES P GUTHRIE request(s) the above action(s) for all or a portion of Tract(s) 89A2, 89B2, 89B3, 89C3, 89C4 SUNRISE HEIGHTS ADDITION, (to be known as **GUTHRIE COMMERCE PARK**) zoned M-1, located on MONTANO NE and RENAISSANCE NE containing approximately 1 acre(s). (F-15) **VACATION APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
6.	**Project # 1004232** 05DRB-00896 Major-Vacation of Public Easements	MIGUEL TRUJILLO agent(s) for WILLIAM WILSON request(s) the above action(s) for all or a portion of Block(s) 13, Tract(s) A, **CLAYTON HEIGHTS SUBDIVISION,** zoned C-2 community commercial zone, located on GIBSON BLVD SE, between BUENA VISTA SE and WILMOORE DR SE containing approximately 2 acre(s). [Will be readvertised] (L-15) **INDEFINITELY DEFERRED ON A NO SHOW.**
7.	**Project # 1004233** 05DRB-00899 Major-Preliminary Plat Approval 05DRB-00900 Major-Vacation of Public Easements 05DRB-00901 Minor-Sidewalk Waiver 05DRB-00902 Minor-Temp Defer SDWK	BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Tract(s) I-2, WESTLAND NORTH (to be known as **STORM CLOUD SUBDIVISION)** zoned SU-2, RLT, located on TIERRA PINTADA ST SW, between ARROYO VISTA BLVD SW and LADERA DR SW containing approximately 107 acre(s). *[Deferred from 6/22/05]* (H-9, J-8, J-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/29/05.**

8. **Project # 1004071**
05DRB-00511 Major-Bulk Land Variance
05DRB-00512 Major-Vacation of Public Easements
05DRB-00513 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for ALBUQUERQUE PUBLIC SCHOOLS & NEW MEXICO STATE LAND OFFICE, request(s) the above action(s) for **GOVERNMENT LOTS** 1-4, SECTION 16, 11N, R2E AND THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 16, 11N, R2E, zoned RO-20, located on RAINBOW BLVD NW, between COMPASS DR NW and PETROGLYPH NATIONAL MONUMENT containing approximately 289 acre(s). *[Deferred from 4/20/05 & 5/11/05 & 6/1/05]* (C-9) **BULK LAND VARIANCE APPROVED. VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 15-DAY APPEAL PERIOD, RECORDING OF PLAT AND AGIS DXF FILE.**

9. **Project # 1004204**
05DRB-00871 Major-Vacation of Public Easements

PRECISION SURVEYS agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Block(s) F, Tract(s) A, **CEDAR RIDGE ESTATES, UNIT 2,** zoned R-1, located on QUAIL BRUSH DR NW and ROSEBUD DR NW. [REF: S-93-23, DRB-96-150] *[Deferred from 6/15/05]*(J-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

05DRB-01007 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC agent(s) for WESTLAND DEVELOPMENT CO., INC request(s) the above action(s) for all or a portion of Block(s) F, Tract(s) A, **CEDAR RIDGE ESTATES, UNIT 2,** zoned R-1 residential zone, located on SILKWOOD AVE NW and LOS VOLCANES RD NW and containing approximately 1 acre(s). [REF: S-93-23, DRB-96-150] (J-10) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR CERTIFICATION OF GRADING PERMIT AND ACCEPTANCE OF STORM DRAIN IN LOS VOLCANES AND PLANNING FOR AGIS DXF FILE AND 15-DAY APPEAL PERIOD.**

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

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

10. Project # 1004266
05DRB-01017 Minor-SiteDev Plan BldPermit

ADVANCED ENGINEERING & CONSULTING agent(s) for MAVERICK DEVELOPMENT INC., RON SPRADLIN request(s) the above action(s) for all or a portion of Lot(s) 29, **ALAMEDA BUSINESS PARK,** zoned SU-2 IP, located on ALAMEDA DR NE, between ALAMEDA PARK DR NE and the AMAFCA NORTH DIVERSION CHANNEL, containing approximately 2 acre(s). [REF: DRB-98-223] [*Deferred from 6/22/05]* (C-16) **DEFERRED AT THE AGENT'S REQUEST TO 6/29/05.**

11. Project # 1000195
05DRB-01016 Minor-SiteDev Plan Subd/EPC
05DRB-01018 Minor-SiteDev Plan BldPermit/EPC

MARK GOODWIN & ASSOCIATES agent(s) for GRAYBAR ELECTRIC request(s) the above action(s) for all or a portion of Lot(s) A, B, C & D, **GATEWAY INDUSTRIAL PARK ADDITION,** zoned SU-1 PLANNED INDUSTRIAL DEVELOPMENT, located on MENAUL BLVD NE, between NBSR RR AND BROADWAY NE and containing approximately 5 acre(s). [REF: 05EPC00584, 05EPC00583] **[Elvira Lopez, EPC Case Planner]** (H-14) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR EPC CASE PLANNER'S INITIALS. SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR STALL DIMENSIONS AND PLANNING FOR EPC CASE PLANNER'S INITIALS.**

05DRB-01014 Minor-Prelim&Final Plat Approval
05DRB-01015 Minor-Vacation of Private Easements

MARK GOODWIN & ASSOCIATES, PA agent(s) for HENSLEY CONSTRUCTION, INC. request(s) the above action(s) for all or a portion of Tract(s) A, B, C & D, GATEWAY INDUSTRIAL PARK, (to be known as **GRAYBAR ELECTRIC)** zoned SU-1 PLANNED INDUSTRIAL DEVELOPMENT, located on MENAUL BLVD NE and BROADWAY BLVD NE and containing approximately 5 acre(s). (H-14) **PRELIMINARY**

PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR EASEMENTS. VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.

12. Project # 1003859
05DRB-00994 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING agent(s) for SILVERLEAF VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) A & 6B, LANDS OF RAY GRAHAM III, OVENWEST CORPORATION AND CITY OF ALBUQUERQUE, (to be known as **NORTH ANDALUCIA @ LA LUZ**) zoned SU-1, O-1, C-2 and PRD, located on COORS BLVD NW, between MONTANO RD NW and LEARNING RD NW containing approximately 70 acre(s). [REF: 04EPC00855, 02EPC01770, 02EPC01771, 04EPC01845] **[Juanita Garcia, EPC Case Planner]** (E-12/F-12) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR MTB APPROVAL, NMDOT APPROVAL AND DMD APPROVAL.**

05DRB-01010 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC agent(s) for SILVERLEAF VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) A & 6B, LANDS OF RAY A GRAHAM, (to be known as **NORTH ANDALUCIA @ LA LUZ**) zoned SU-1, O-1, C-2 and PRD, located on COORS BLVD NW, between MONTANO RD NW and LEARNING RD NW containing approximately 64 acre(s).[REF: [REF: 04EPC00855, 02EPC01770, 02EPC01771, 04EPC01845](E-12/F-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/22/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/14/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: A PUBLIC DRAINAGE EASEMENT IS REQUIRED ON TRACT 9. A WATERLINE MUST BE RELOCATED AND ACCEPTED BY WATER UTILITY DEPARTMENT**

OR HAVE A TEMPORARY EASEMENT IN PLACE FOR THE EXISTING WATER LINE LOCATION. A ROUND-ABOUT DESIGN SHALL BE PROVIDED. STREET INTERSECTION ANGLES MUST BE REEVALUATED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.

13. Project # 1003883

05DRB-00999 Minor-SiteDev Plan BldPermit

MULLEN HELLER ARCHITECTURE agent(s) for LANDHLAFORD, LLC request(s) the above action(s) for all or a portion of Lot(s) 9, Tract(s) 9-A-1A-2, **JOURNAL CENTER PHASE 2, UNIT 1,** zoned IP, located on TIBURON ST NE and JEFFERSON ST NE and containing approximately 3 acre(s). (D-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PARKING DIMENSIONS AND PLANNING FOR WRITTEN COMMENTS AND 3 COPIES OF THE SITE PLAN.**

05DRB-01000 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for LANDHLAFORD, LLC request(s) the above action(s) for all or a portion of Lot(s) 9, Tract(s) 9-A-1A-2, JOURNAL CENTER PHASE 2, UNIT 1, (to be known as **JOURNAL CENTER LAW OFFICES**) zoned IP, located on TIBURON ST NE, between JEFFERSON ST NE and containing approximately 3 acre(s). (D-17) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/22/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: PROVIDE A SIDEWALK EASEMENT FOR THE MEANDERING SIDEWALK. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

14. Project # 1003057
05DRB-00980 Minor-SiteDev Plan BldPermit

KEN HOVEY, agent(s) for I-40 GATEWAY WEST LLC request(s) the above action(s) for all or a portion of Block(s) 1, Tract(s) A-2-C-1, **CLIFFORD WEST BUSINESS PARK, UNIT 3,** zoned IP industrial park zone, located on UNSER BLVD NW, between LOS VOLCANES NW and SAUL BELL RD NW containing approximately 7 acre(s).[REF: Z-97-11, AA-98-54] [Given Project #1004257 in error.] *[Deferred from 6/22/05]* (K-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/29/05.**

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

15. Project # 1003591
05DRB-00996 Minor-Final Plat Approval

BOHANNAN HUSTON INC. agent(s) for D.R. HORTON, INC. request(s) the above action(s) for all or a portion of Tract(s) 31A-1-A, **SUNGATE ESTATES SUBDIVISION, UNIT 1,** zoned R-2 FOR R-T & R-LT, located on GIBSON BLVD SW, between BLAKE RD SW and 98TH ST SW containing approximately 46 acre(s). [REF: 04DRB-01185] (N-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR PLAT RECORDING.**

16. Project # 1003429
05DRB-00995 Minor-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) 16B and 16C, EL RANCHO GRANDE (to be known as **SIERRA RANCH SUBDIVISION, UNIT 1**) zoned R-LT, R-D, located on GIBSON BLVD SW, and containing approximately 62 acre(s). (N-8) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PLAT RECORDING.**

17. **Project # 1003030**
05DRB-00997 Minor-Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 15, **EL RANCHO GRANDE, UNIT 15,** zoned R-LT, located on GIBSON BLVD SW, between BLAKE RD SW and MESSINA DR SW containing approximately 23 acre(s).[REF: 05DRB00282] (N-8) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PLAT RECORDING.**

18. **Project # 1003571**
05DRB-01002 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA 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 and 12-A-2, ATRISCO GRANT (to be known as **EL RANCHO GRANDE, UNIT 9B**) zoned R-LT residential zone, located south of BLAKE RD NW and west of the AMOLE CHANNEL and containing approximately 35 acre(s). [REF: 04DRB01518] (N-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK WAIVER APPLICATION, TRACT A REFERENCE, AMAFCA LICENSE AGREEMENT FOR WATER AND SEWER LINES AND PLANNING FOR RECORDING OF PLAT.**

19. **Project # 1002857**
05DRB-01004 Minor-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) A & B, ARROWOOD RANCH DEVELOPMENT, (to be known as **THE HIGHLANDS @ ANDERSON HILLS, UNIT 2**) zoned R-LT residential zone, located on 98TH ST SW north of DENNIS CHAVEZ BLVD SW and containing approximately 34 acre(s).[REF:Z-99-8] (N-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PLAT RECORDING. UNIT 2 NEEDS TO BE RECORDED FIRST.**

05DRB-01006 Minor-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) A & B, ARROWOOD RANCH DEVELOPMENT, (to be known as **THE HIGHLANDS @ ANDERSON HILLS, UNIT 3**) zoned R-LT residential zone, located on 98TH ST SW north of DENNIS CHAVEZ BLVD SW and containing approximately 34 acre(s). [REF: Z-99-8, SPR-95-22] (N-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PLAT RECORDING.**

20. Project # 1003696
05DRB-00998 Minor-Prelim&Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for J D HOME CORPORATION, request(s) the above action(s) for all or a portion of Lot(s) 26 and 27, **TORRENTINO SUBDIVISION,** zoned R-D residential and related uses zone, developing area, located on 97TH ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s). (L-9) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

21. Project # 1003624
05DRB-01001 Minor-Prelim&Final Plat Approval

MICHAEL RENFRO, request(s) the above action(s) for all or a portion of Tract(s) 22-A, 22-B, 38-A and 38-B, M.R.G.C.D. MAP #34, (to be known as **SAN ISIDRO GARDENS**) zoned RA-2 residential and agricultural zone, located on SAN ISIDRO ST NW, between CANDELARIA RD NW and GRIEGOS RD NW containing approximately 2 acre(s). [REF: 04ZHE01281] [Deferred from 6/22/05] (G-13) **DEFERRED AT THE AGENT'S REQUEST TO 7/13/05.**

22. Project # 1004178
05DRB-01013 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC., agent(s) for GREVEY INVESTMENTS, request(s) the above action(s) for all or a portion of Tract(s) D, E, F & G, Block(s) 27, (to be known as **MESA VILLAGE**) zoned C-1, C-2 and O-1, located on EUBANK BLVD NE between LOMAS BLVD NE and WALKER DR NE, containing approximately 5 acre(s). [REF: 05DRB00794] (J-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/22/05 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

23. Project # 1003238
05DRB-01012 Major-Final Plat Approval

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Lot(s) A, B C, Tract(s) 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B AND 315-A-1-A-1, M.R.G.C.D. MAP 35 AND LAND OF ALBERT PEREZ, TRACT(S) B1 AND B2, LAND OF MACIEL & TRUJILLO (to be known as **FLORAL MEADOWS SUBDIVISION**) zoned R-LT residential zone, located on INTERSTATE 40 between RIO GRANDE BLVD NW and MONTOYA ST NW containing approximately 8 acre(s). [REF: 04EPC00156, 04EPC00157, 04DRB00661, 04DRB01227] (H-12/H-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR EASEMENTS ON PARCELS D & E FOR WATER/SEWER SERVICES (OR SHOW OFFSITE EASEMENTS FOR LOTS NEXT TO PARCEL E) AND TO PLANNING FOR M.R.G.C.D. SIGNATURE AND PLAT RECORDING.**

24. Project # 1004264
05DRB-01003 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN, PA agent(s) for TERRY & SHIRLEY CURRY request(s) the above action(s) for all or a portion of Lot(s) 20, 21 and 22, Block(s) 3, **DEL NORTE ADDITION,** zoned R-1, located on ESPANOLA NE, between COPPER NE and GIRARD NE containing approximately 1 acre(s). (K-19) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

25. Project # 1003629
05DRB-01008 Minor-Prelim&Final Plat Approval

ARMIJO SURVEYING agent(s) for DONALD VASQUEZ request(s) the above action(s) for all or a portion of Lot(s) 1, **PARKSITO SUBDIVISION,** zoned R-D, located on 97TH ST SW, between FIRMAN CT SW and SAN YGNACIO RD SW containing approximately 1 acre(s). [REF: DRB-96-529, S-98-83, S-97-55] (L-9) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

26. Project # 1004261
05DRB-00988 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for MATT SMITH request(s) the above action(s) for all or a portion of Tract(s) A, **LANDS OF W. D. KING & C. D. KING,** and Tract(s) 140, **M.R.G.C.D. MAP 38,** zoned SU-2, located on CENTRAL AVE SW, between SAN PASQUALE AVE SW and CHACOMA PL SW containing approximately 1 acre(s). [REF: LUC-9-25, LUC-98-7, LUC-95-31, LUC-94-1] (J-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DEDICATION ALONG SAN PASQUALE AND PLANNING FOR AGIS DXF FILE.**

27. Project # 1003554
05DRB-00530 Minor- Final Plat Approval

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 1-8, Block(s) 9 and Lot(s) 2-9, Block(s) 8, SKYLINE HEIGHTS, (to be known as **CENTRAL PARK PLACE, PHASE 1)** zoned C-2, located on CENTRAL AVE SE, between CONCHAS ST SE and EUBANK BLVD SE containing approximately 4 acre(s). [REF: ZA-88-406, 04DRB01099, 04DRB01100] *[Deferred from 4/6/05 and 4/20/05 FINAL PLAT WAS INDEF DEFERRED FOR SIA]* (L-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PLAT RECORDING.**

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

28. Project # 1000696
05DRB-00977 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES agent(s) for ICDC LLC request(s) the above action(s) for all or a portion of Tract(s) C, LEE'S BOSQUE SUBDIVISION (to be known as **BOSQUECITO SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on COORS BLVD NW, between EAGLE RANCH RD NW and LA ORILLA RD NW containing approximately 7 acre(s). (D-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

29. Project # 1004258
05DRB-00984 Minor-Sketch Plat or Plan

KIMBERLY A. KIEGEL request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block(s) 32, **MONTEREY HILLS ADDITION, UNIT 2,** zoned R-1, located on SAN RAFAEL SE, between GIRARD SE and RICHMOND SE containing approximately 1 acre(s).(L-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

30. **Project # 1004232**
05DRB-00991 Minor-Sketch Plat or Plan

MIGUEL TRUJILLO agent(s) for WILLIAM K WILSON, request(s) the above action(s) for all or a portion of Tract(s) A, Block(s) 13, **CLAYTON HEIGHTS,** zoned C-2, located on GIBSON BLVD SE, between BUENA VISTA SE and WILMOORE DR SE containing approximately 2 acre(s). [Was issued Project #1004262 in error.] (L-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

31. **Project # 1004267**
05DRB-01019 Minor-Sketch Plat or Plan

GARY MIRABAL request(s) the above action(s) for all or a portion of Tract(s) 1, LANDS OF MANUEL GONZALES (to be known as **VILLA PLAZA VIEJA)** zoned RA-2 residential and agricultural zone, located on MOUNTAIN RD NW, between MONTOYA RD NW and CENTRAL AVE NW containing approximately 2 acre(s). [REF: DRB-97-247] (J-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

32. **Project # 1004240**
05DRB-00918 Minor-Sketch Plat or Plan

SCHARLES WILDER agent(s) for ED GARCIA request(s) the above action(s) for all or a portion of Tract(s) 87A2, 87B1, 87B2, 87B3, 88, 89A, A2 and A1, **MAES-ERNEST,** zoned R-1 residential zone, located on RIO GRANDE BLVD NW, between INDIAN SCHOOL RD NW and MEADOW VIEW RD NW containing approximately 3 acre(s). *[Deferred from 6/15/05]* (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

33. Approval of the Development Review Board Minutes for June 8, 2005. **DRB MINUTES FOR JUNE 8, 2005 WERE APPROVED.**

ADJOURNED: 12:55 P.M.

#13

COMPLETED 06/30/05 SH

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

REVISED 2/5/04

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

DRB Application No.: **05DRB-00999 (SBP)** Project # **1003883**

Project Name: **JOURNAL CENTER PH 2, UN 1**

Agent: Mullen Heller Architecture. Phone No.: 268-4144

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 6/22/05 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

☒ TRANSPORTATION: dimensions - parking

UTILITIES:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): 3 copies
Written Comments
6/30/05

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

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

☒ **Include 3 copies of the approved site plan ~~along with the originals~~.**

County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.

Property Management's signature must be obtained prior to Planning Department's signature.

AGIS DXF File approval required.

Copy of recorded plat for Planning.

Project Number 1003883

DEVELOPMENT REVIEW BOARD
FAX FORM

TO: Doug Keller

FAX NUMBER: 268-4244 **# PAGES** 3

SENT BY: Sheran Matson, DRB Chair **DATE:** 6/20/05

PHONE NUMBER: 924-3880 **FAX #** 924-3864

PROJECT NO: 1003883 **APPLICATION NO:** 05-00499

****

My comments only.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
June 22, 2005
DRB Comments

AGENDA ITEM # 13

PROJECT # 1003883 APPLICATION # 05-00999

RE: Lot 9, Tract 9-A-1A-2, Journal Center Phase 2, Unit 1/sbp

PLAT
The plat appears to match the site plan. No objection to the platting action.

AGIS dxf approval is required before Planning signs the final plat.

The agent may file the plat provided Planning receives a recorded copy to close the file.

SITE PLAN FOR BUILDING PERMIT

Solid Waste's signature is missing.

- The title of the sheet should read "Site Development Plan for Building Permit".

- The title of the signature block is incorrect as this is actually not an EPC approved site plan which requires DRB signoff. The word "signoff" should be removed from the title.

- The site of this development should be indicated on the vicinity map on the site plan sheet.

5' common
30' cross acc.
10' PUE new
20' PUE
10' PUE exist
12'6 SAS/W.
20' Water (fh)
12'6 Water

All existing & proposed easements must appear on the site plan. The new private utility easement is shown but not identified. The new 20' public waterline, 12.5' public water & sanitary sewer and 30' private cross access easements are not shown on the site plan as required.

"Loading Facilities" is checked on the SPBP Checklist. Are there any? If not, "na" should be placed beside this item on the checklist and a brief explanation provided.

What type of lighting fixtures? More detail is needed than "shielded"

LANDSCAPE PLAN

The numbers on the landscape plan indicating the square footage of each landscaped area should have "square feet" or "sq. ft."

The easements are also required on this sheet.

ELEVATIONS SHEETS

The overall length of the buildings is missing.

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

11

3755
620
1140
350
7830
2790

#13

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-00999 (SBP)** Project # **1003883**

Project Name: **JOURNAL CENTER PH 2, UN 1**

Agent: Mullen Heller Architecture. Phone No.: 268-4144

Your request for (**SDP for SUB**), (**SDP for BP**), (**FINAL PLATS**), (**MASTER DEVELOP. PLAN**), was approved on 6/22/05 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

☒ TRANSPORTATION: dimensions - parking

☐ UTILITIES:

☐ CITY ENGINEER / AMAFCA:

☐ PARKS / CIP:

☐ PLANNING (Last to sign): 3 copies Written comments

☐ **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 1003883

CITY OF ALBUQUERQUE

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003883 **AGENDA ITEM NO: 13**

SUBJECT:

Site Plan for BP
Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.
An executed Subdivision Improvements Agreement with financial guarantees is required for ~~Site Plan~~ Final Plat sign-off by City Engineer.

RESOLUTION: signed I.L

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 22, 2005

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
June 22, 2005
DRB Comments

AGENDA ITEM # 13

PROJECT # 1003883 APPLICATION # 05-00999

RE: Lot 9, Tract 9-A-1A-2, Journal Center Phase 2, Unit 1/sbp

PLAT
The plat appears to match the site plan. No objection to the platting action.

AGIS dxf approval is required before Planning signs the final plat.

The agent may file the plat provided Planning receives a recorded copy to close the file.

SITE PLAN FOR BUILDING PERMIT

Solid Waste's signature is missing.

The title of the sheet should read "Site Development Plan for Building Permit".

The title of the signature block is incorrect as this is actually not an EPC approved site plan which requires DRB signoff. The word "signoff" should be removed from the title.

The site of this development should be indicated on the vicinity map on the site plan sheet.

All existing & proposed easements must appear on the site plan. The new private utility easement is shown but not identified. The new 20' public waterline, 12.5' public water & sanitary sewer and 30' private cross access easements are not shown on the site plan as required.

"Loading Facilities" is checked on the SPBP Checklist. Are there any? If not, "na" should be placed beside this item on the checklist and a brief explanation provided.

What type of lighting fixtures? More detail is needed than "shielded"

LANDSCAPE PLAN

The numbers on the landscape plan indicating the square footage of each landscaped area should have "square feet" or "sq. ft."

The easements are also required on this sheet.

ELEVATIONS SHEETS

The overall length of the buildings is missing.

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

****
*** TX REPORT ***
****

TRANSMISSION OK

TX/RX NO	3629
CONNECTION TEL	9p2684244
SUBADDRESS	
CONNECTION ID	
ST. TIME	06/20 15:36
USAGE T	00'55
PGS.	3
RESULT	OK

DEVELOPMENT REVIEW BOARD
FAX FORM

TO: Doug Keller

FAX NUMBER: 768-4244 **# PAGES** 3

SENT BY: Sheran Matson, DRB Chair **DATE:** 6/20/05

PHONE NUMBER: 924-3880 **FAX #** 924-3864

PROJECT NO: 1003883 **APPLICATION NO:** 05-00499

****

My comments only.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
June 22, 2005
DRB Comments

AGENDA ITEM # 13

PROJECT # 1003883 APPLICATION # 05-00999

RE: Lot 9, Tract 9-A-1A-2, Journal Center Phase 2, Unit 1/sbp

PLAT
The plat appears to match the site plan. No objection to the platting action.

AGIS dxf approval is required before Planning signs the final plat.

The agent may file the plat provided Planning receives a recorded copy to close the file.

SITE PLAN FOR BUILDING PERMIT

Solid Waste's signature is missing.

The title of the sheet should read "Site Development Plan for Building Permit".

The title of the signature block is incorrect as this is actually not an EPC approved site plan which requires DRB signoff. The word "signoff" should be removed from the title.

The site of this development should be indicated on the vicinity map on the site plan sheet.

All existing & proposed easements must appear on the site plan. The new private utility easement is shown but not identified. The new 20' public waterline, 12.5' public water & sanitary sewer and 30' private cross access easements are not shown on the site plan as required.

"Loading Facilities" is checked on the SPBP Checklist. Are there any? If not, "na" should be placed beside this item on the checklist and a brief explanation provided.

What type of lighting fixtures? More detail is needed than "shielded"

LANDSCAPE PLAN

The numbers on the landscape plan indicating the square footage of each landscaped area should have "square feet" or "sq. ft."

The easements are also required on this sheet.

ELEVATIONS SHEETS

The overall length of the buildings is missing.

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

#12

Complete thereon
2/1/05 Called 1/28/05
per Pick up

DRB CASE ACTION LOG (PREL & 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.: **05DRB-00052 (P&F)**	Project # **1003883**
Project Name: **Journal Center Phase 2, Unit 1**	
Agent: Precision Surveys	Phone No.: 856-5700

Your request for (**SDP for SUB**), (**SDP for BP**), (**FINAL PLATS**), (**MASTER DEVELOP. PLAN**), was approved on 1/19/05 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): _____
- ☐ _____
- ☐ _____
- ☐ _____

OK Shm 1/27/05

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

Project Number 1003883

#12

DRB CASE ACTION LOG (PREL & 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.: **05DRB-00052 (P&F)** Project # **1003883**

Project Name: **Journal Center Phase 2, Unit 1**

Agent: Precision Surveys Phone No.: 856-5700

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 1/19/05 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): _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ **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 1003883

3883

DXF Electronic Approval Form

DRB Project Case #: 1003883

Subdivision Name: JOURNAL CENTER PHASE 2 UNIT 1 TRS 9A1A1 & 9A1A2

Surveyor: LARRY W MEDRANO

Contact Person: MARIO LUCERO

Contact Information:

DXF Received: 1/11/2005 Hard Copy Received: 1/21/2005

Coordinate System: NMSP Grid (NAD 27)

Approved

1/21/05
Date

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

AGIS Use Only

Copied cov **3883** to agiscov on **1/21/2005** Contact person notified on **1/21/2005**

From: <TGolden@cabq.gov>
To: <Mario@presurv.com>
Date: 1/21/2005 2:13:58 PM
Subject: Re: Attached are the dxf files for 1003883. We previously sent one with thefile number but changes hav

This DXF has been approved.

Tom Golden
GIS Analyst, AGIS
Planning Department
(505) 924-3816

"Lucero" <Mario@presurv.com>
01/11/2005 11:26 AM

To: <NWeinberg@cabq.gov>
cc: <BRomero@cabq.gov>, <CGriever@cabq.gov>, <tgolden@cabq.gov>
Subject: Attached are the dxf files for 1003883. We previously sent one with the file number but changes hav

Attached are the dxf files for 1003883. We previously sent one with the file number but changes have been made and this is the latest one.

The dxf file is on New Mexico State Plane Coordinates, Central Zone (NAD 27), the distances have been scaled to grid.

Jessica from our office will be delievering a hard copy of the plat to your office.

Please call me if you have any questions.

Thank You,
Mario

CC: <BRomero@cabq.gov>, <CGriever@cabq.gov>, <NWeinberg@cabq.gov>

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

January 19, 2005 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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: 10:50 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 # 1000045**
04DRB-01978 Major-SiteDev Plan BldPermit

TIERRA WEST LLC agent(s) for SAMS EAST INC request(s) the above action(s) for all or a portion of Tract(s) 3A4A, 3B2A, **RENAISSANCE CENTER,** zoned SU-1 FOR C-2 AND SU-1 FOR IP, located on RENAISSANCE BLVD NE, between ALEXANDER BLVD NE and CULTURE DR NE containing approximately 15 acre(s). [REF: Z-98-22, Z-99-3, Z-84-13-1, S-99-16] *[Deferred from 1/19/05]* (F-16) **DEFERRED AT THE AGENT'S REQUEST TO 1/26/05.**

2. **Project # 1003004**
04DRB-01974 Major-Preliminary Plat Approval
04DRB-01975 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for ALBUQUERQUE EXCAVATORS request(s) the above action(s) for all or a portion of Tract(s) 414, 415B, 415C, 415D & 416, LANDS OF ATRISCO GRANT UNIT 3, (to be known as **STINSON PARK**), zoned RD, located on STINSON ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 15 acre(s). [REF: DRB-98-320, 03EPC01644, 04EPC00132] *[Deferred from 1/19/05]* (L-10) **DEFERRED AT THE AGENT'S REQUEST TO 1/26/05.**

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.

3. **Project # 1001763**
05DRB-00053 Minor-SiteDev Plan Subd/EPC
05DRB-00054 Minor-SiteDev Plan BldPermit/EPC

CONSENSUS PLANNING agent(s) for AUTO ZONE INC request(s) the above action(s) for all or a portion of Tract(s) C-1, **ALBUQUERQUE WEST SUBDIVISION,** zoned SU-1 PRD AND C-1, located on 57TH ST NW, between QUAIL RD NW and OURAY RD NW containing approximately 2 acre(s). [REF: 04EPC01716, 04EPC01717, Z-74-118, AX-74-22, Z-95-18] **[Carmen Marrone, EPC Case Planner]** *[Deferred from 1/19/05]* (L-10) (H-11) **DEFERRED AT THE AGENT'S REQUEST TO 1/26/05.**

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:DRB-96-279, 02DRB00308, 309, 02DRB00856] *(Indef. Deferred from 7/28/04 & 1/19/05)* (H-11) **DEFERRED AT THE AGENT'S REQUEST TO 1/26/05.**

4. **Project # 1000816**
05DRB-00005 Minor-SiteDev Plan Bld/Permit/EPC

TAFAZZUL HUSSAIN agent(s) for ALEEM & FAIZEL KASSAM request(s) the above action(s) for all or a portion of Block(s) 4B, Tract(s) 1A, **SUNPORT PARK,** zoned IP, located on UNIVERSITY BLVD SE, between SUNPORT BLVD SE and WOODWARD RD SE containing approximately 3 acre(s). [REF: 04EPC00293] **[Chris Hyer, EPC Case Planner]** *[Deferred from 1/12/05 & 1/19/05]* (M-15) **DEFERRED AT THE AGENT'S REQUEST TO 1/26/05.**

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

5. **Project # 1002176**
05DRB-00051 Minor-Sidewalk Waiver

BILL WADE request(s) the above action(s) for all or a portion of Block(s) 90C, Tract(s) E-1, NORTH FOUR HILLS, AND Tract(s) C, VARAN (to be known as **COVERED WAGON SUBDIVISION, UNIT 78,** zoned SU-1 special use zone, located on CENTRAL AVE SE, between FOUR HILLS RD SE and WATER FALL SE containing approximately 7 acre(s). [REF: 04DRB01071, 04DRB01072] (L-23) **A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

6. **Project # 1003881**
05DRB-00047 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES INC agent(s) for MACK & CHERYL ETHRIDGE request(s) the above action(s) for all or a portion of Tract(s) A, **ADOBE WELLS SUBDIVISION,** zoned C-2, located on EAGLE RANCH RD NW, between IRVING BLVD NW and WESTSIDE DR NW containing approximately 3 acre(s). (B-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**

7.	**Project # 1000980** 05DRB-00058 Minor-Prelim&Final Plat Approval	TIERRA WEST LLC agent(s) for ITRA GROUP request(s) the above action(s) for all or a portion of Tract(s) A3, **SIERRA VISTA SHOPPING CENTER,** zoned C-2 (SC), located on MONTGOMERY BLVD NE, between EUBANK BLVD NE and PARSIFAL ST NE containing approximately 15 acre(s). [REF: DRB-93-332, Z-93-83, 01EPC00731, 00AA00773, 01DRB01131, 04AA01022] (G-20) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 9-FOOT DEDICATION ALONG EUBANK.**
8.	**Project # 1003186** 05DRB-00050 Major-Final Plat Approval	RIO GRANDE ENGINEERING agent(s) for STV INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) 442, LAND OF ATRISCO GRANT, UNIT 3 (to be known as **TORRETTA OESTE SUBDIVISION**) zoned RD, located on 97TH ST SW, between SAN YGNACIO BLVD SW and TOWER BLVD SW containing approximately 6 acre(s). [REF: 04DRB00035, 04DRB00256, 04DRB00508, 04DRB00668 (L-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR AGIS DXF FILE AND PROPERTY MANAGEMENT'S SIGNATURE.**
9.	**Project # 1003592** 05DRB-00055 Minor-Prelim&Final Plat Approval	FORSTBAUER SURVEYING INC agent(s) for GOLDEN SLUMBERS INC request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, **SCHMIDER PARCEL,** zoned M-2 heavy manufacturing zone, located on CANDELARIA RD NE, between EDITH NE and I-25 containing approximately 6 acre(s). [REF: 04DRB01197, 04DRB01368] (G-15) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

10. **Project # 1003752**
05DRB-00027 Minor-Prelim&Final Plat Approval

SURV-TEK, INC agent(s) for DISMAS CHARITIES INC request(s) the above action(s) for all or a portion of Tract(s) F, **MENAUL DEVELOPMENT AREA,** zoned C-3, located on MENAUL NE, between PRINCETON NE and VASSAR NE containing approximately 3 acre(s). [REF: 04DRB01679] (H-16) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**

11. **Project # 1003102**
05DRB-00039 Minor-Prelim&Final Plat Approval

WILKS COMPANY agent(s) for CLASSIC EMPORIUM 1, LLC request(s) the above action(s) for all or a portion of Lot(s) 12 & 14, **FERRARI-ESQUIBEL-PALMER,** zoned SU-1 PRD, located on JUAN TABO BLVD NE, between MONTGOMERY BLVD NE and LAGRIMA DE ORO RD NE containing approximately 2 acre(s). [REF: 03EPC01925, 03EPC01929, 04AA01762, 04DRB00236] (F-21) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

12. **Project # 1003883**
05DRB-00052 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) 9A-1A-1, **JOURNAL CENTER, PHASE 2, UNIT 1,** zoned IP industrial park zone, located on MASTHEAD ST NE, between TIBURON ST NE and JEFFERSON ST NE containing approximately 10 acre(s). [REF: 1000633] (D-17) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

13. **Project # 1003871**
05DRB-00019 Minor-Prelim&Final Plat Approval

SANDIA LAND SURVEYING LLC agent(s) for RICHARD BERRY request(s) the above action(s) for all or a portion of Tract(s) B-1-A & B-1-B, Block(s) 3 & 4, **LA CUESTA SUBDIVISION,** zoned C-3, located on PAISANO ST NE, between I-40 and CENTRAL NE containing approximately 2 acre(s). [REF: DRB-94-317, V-94-60, V-85-36] *[Was Indef. Deferred on a no show 1/19/05]* (K-22) **DEFERRED AT AGENT'S REQUEST TO 1/26/05.**

14. **Project # 1003884**
05DRB-00056 Minor-Prelim&Final Plat Approval

DOUG SMITH SURVEYING agent(s) for MAXWELL & BETTY SEVER request(s) the above action(s) for all or a portion of Lot(s) 29-32, Block(s) 37, **MESA VERDE ADDITION,** zoned R-2, located on VERMONT ST NE, between MARQUETTE AVE NE and COPPER AVE NE containing approximately 1 acre(s). (K-19) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

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

15. **Project # 1003885**
05DRB-00057 Minor-Sketch Plat or Plan

ISAACSON & ARFMAN AND FAMILY HOUSING DEVELOPMENT CORPORATION agent(s) for CITY OF ALBUQUERQUE, METROPOLITAN REDEVELOPMENT AGENCY, request(s) the above action(s) for all or a portion of Lot(s) 4-7, 9-12 AND 21-24, Block(s) 13, PEREA ADDITION (to be known as **BELL TRADING POST HOMES)** zoned SU-2 TH, located on ROMA AVE NW, between 15TH ST NW and 16TH ST NW containing approximately 1 acre(s). [REF: ZA-88-50, Z-68-134, Z-85-8, Z-68-134, Z-85-8] (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. **Project # 1003749**
05DRB-00059 Minor-Sketch Plat or Plan

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, ELENA GALLEGOS GRANT, UNIT 2 (to be known as **ANCALA VILLAGE TOWNHOMES)** zoned O-1, located on JUAN TABO BLVD NE, between SPAIN RD NE and 0SUNA RD NE containing approximately 3 acre(s). [REF: 04ZHE01594] (F-21) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project # 1003886**
05DRB-00060 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES PA agent(s) for EVERGREEN DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) C & 42, **MESA VILLAGE SUBDIVISION,** zoned R-3, located on LOMAS BLVD NE, between SELLARS DR NE and EASTERDAY DR NE containing approximately 5.2 acre(s). [REF: ZA-73-44, Z-77-53] (J-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. Approval of the Development Review Board Minutes for Month January 5, 2005. **THE DRB MINUTES FOR JANUARY 5, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:50 A.M.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
January 19,2005
DRB Comments

ITEM # 12

PROJECT # 1003883 **APPLICATION #** 05-00052

RE: Tract 9A-1A-1, Journal Center Phase 2, Unit 1

No objection.

AGIS dxf approval is required before Planning signs the plat.

DRB delegated site plans required when ready to develop.

DRB CHAIR

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003883 **AGENDA ITEM NO: 12**

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:

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: January 19, 2005

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

Completed 3/11

DRB CASE ACTION LOG
(Site plan – Building Permit)

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

DRB Application No.: 11*DRB-70014* Project # *1003883*

Project Name: *Journal Center Phase 2 Unit 1*

Agent: *Dekker, Perich, Sabatini* Phone No.:

Your request was approved on 2-16-11 by the **DRB with delegation of signature(s) to the following departments.**

OK

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

☑ **TRANSPORTATION**: comply with comments

☐ **ABCWUA**:

☐ **CITY ENGINEER / AMAFCA**:

☐ **PARKS / CIP**:

OK

☑ **PLANNING (Last to sign)**: verification of compliance with Code by Zoning Enforcement; show value on mastead for fire line

☐ **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.**

DRB CASE ACTION LOG
(Site plan - Building Permit)

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

DRB Application No.: 11*DRB-70014* Project # *1003883*

Project Name: *Journal Center Phase 2 Unit 1*

Agent: *Dekker, Perich, Sabatini* Phone No.:

Your request was approved on 2-16-11 by the **DRB with delegation of signature(s) to the following departments.**

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

☑ **TRANSPORTATION:** comply with comments

☐ **ABCWUA:**

☐ **CITY ENGINEER / AMAFCA:**

☐ **PARKS / CIP:**

☑ **PLANNING (Last to sign):** verification of compliance with Code by Zoning Enforcement; flow value on manhead fire line

☐ **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.**

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — **S**
- ___ Major Subdivision action
- ___ Minor Subdivision action
- ___ Vacation — **V**
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN
- ___ for Subdivision — **P**
- _X_ for Building Permit
- ___ Administrative Amendment (AA)
- ___ IP Master Development Plan — **D**
- ___ Cert. of Appropriateness (LUCC) — **L**

STORM DRAINAGE (Form D) — **A**
- ___ Storm Drainage Cost Allocation Plan

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

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.

APPLICATION INFORMATION:

Professional/Agent (if any): DEKKER/PERICH/SABATINI (CHRIS GUNNING) PHONE: 761-9700

ADDRESS: 7601 JEFFERSON NE, SUITE 100 FAX: 761-4222

CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: chrisg@dpsdesign.org

APPLICANT: TITAN TIBURON, LLC (KURT BROWNING) PHONE: 998-0163

ADDRESS: 6300 RIVERSIDE PLAZA LANE NW, STE. 200 FAX: 837-1061

CITY: ALBUQUERRUE, STATE NM ZIP 87120 E-MAIL: kbrowning@titan-development.com

Proprietary interest in site: CONTRACT PURCHASER List all owners: REDW INVESTMENT PROPERTIES, LLC.

DESCRIPTION OF REQUEST: REVIEW & APPROVAL OF SITE DEVELOPMENT PLAN FOR BUILDING PERMIT FOR TRACT WITHIN THE JOURNAL CENTER IP MASTER DEVELOPMENT PLAN

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

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

Lot or Tract No. TRACT 9A-1A-1 Block: ___ Unit: ___

Subdiv/Addn/TBKA: JOURNAL CENTER

Existing Zoning: IP Proposed zoning: IP MRGCD Map No ___

Zone Atlas page(s): D17 UPC Code: 101706330018530621

CASE HISTORY:

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

PREVIOUS SKETCH PLAN case #1003883

CASE INFORMATION:

Within city limits? _X_ Yes Within 1000FT of a landfill? No

No. of **existing** lots: 1 No. of **proposed** lots: 1 Total area of site (acres): 2.77

LOCATION OF PROPERTY BY STREETS: On or Near: JEFFERSON ST. NE (7425 JEFFERSON N.E.)

Between: MASTHEAD and HAWKINS

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

SIGNATURE [signature] DATE 1/20/2011

(Print) Christopher R. Gunning Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
11DRB - ___ - 70014	SDP	___	$ 385.00
___ - ___ - ___	ADV	___	$ 75.00
___ - ___ - ___	PMF	___	$ 20.00
___ - ___ - ___	___	___	$ ___
___ - ___ - ___	___	___	$ ___
			Total $ 480.00

Hearing date February 16, 2011

[signature] 1-21-11
Planner signature / date

Project # 1003883

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

❑ **SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB15)** **Maximum Size: 24" x 36"**

__ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
__ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ 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)
__ List any original and/or related file numbers on the cover application

DRB hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

☒ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB14) Maximum Size: 24" x 36"**

N/A 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
✓ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24 copies**
N/A 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 * PENDING JCC REVIEW
N/A Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
✓ Completed Site Plan for Building Permit Checklist
N/A 6 copies of the Infrastructure List, if relevant to the site plan
✓ TIS/AQIA Traffic Impact Study form with required signature
✓ Copy of Site Plan with Fire Marshal's stamp
✓ Fee (see schedule)
__, List any original and/or related file numbers on the cover application

D. R. B. hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

❑ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION or BUILDING PERMIT (DRB10)** **Maximum Size: 24" x 36"**

__ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
__ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **24 copies**
__ DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **24 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ 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)
__ List any original and/or related file numbers on the cover application

D. R. B. hearings are approximately 30DAYS after the filing deadline. **Bring the original** to the meeting.
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.

KEVIN KOFCHUR
Applicant name (print)

1-21-2011
Applicant signature / date

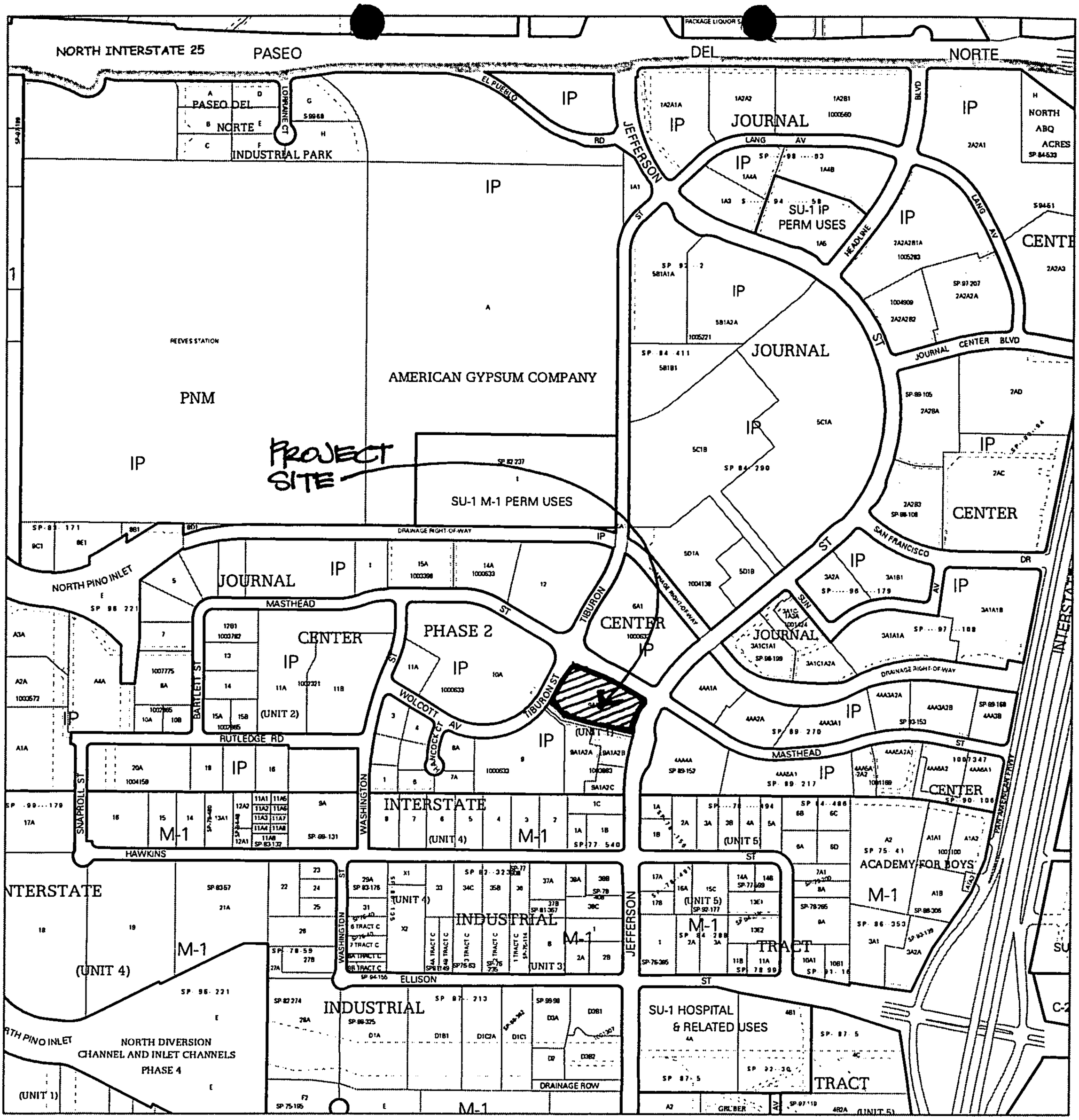
Form revised **October 2007**

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

Application case numbers
11DRB - ____ - 70014
____ - ____ - ____
____ - ____ - ____

1-21-11
Planner signature / date

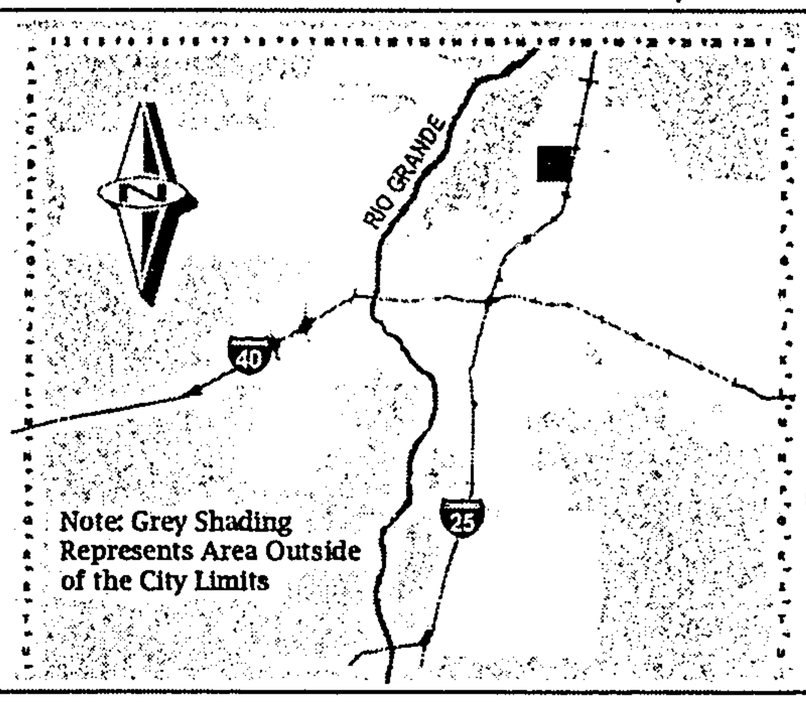
Project # 1003883



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

Albuquerque Geographic Information System

Map amended through: 2/4/2010



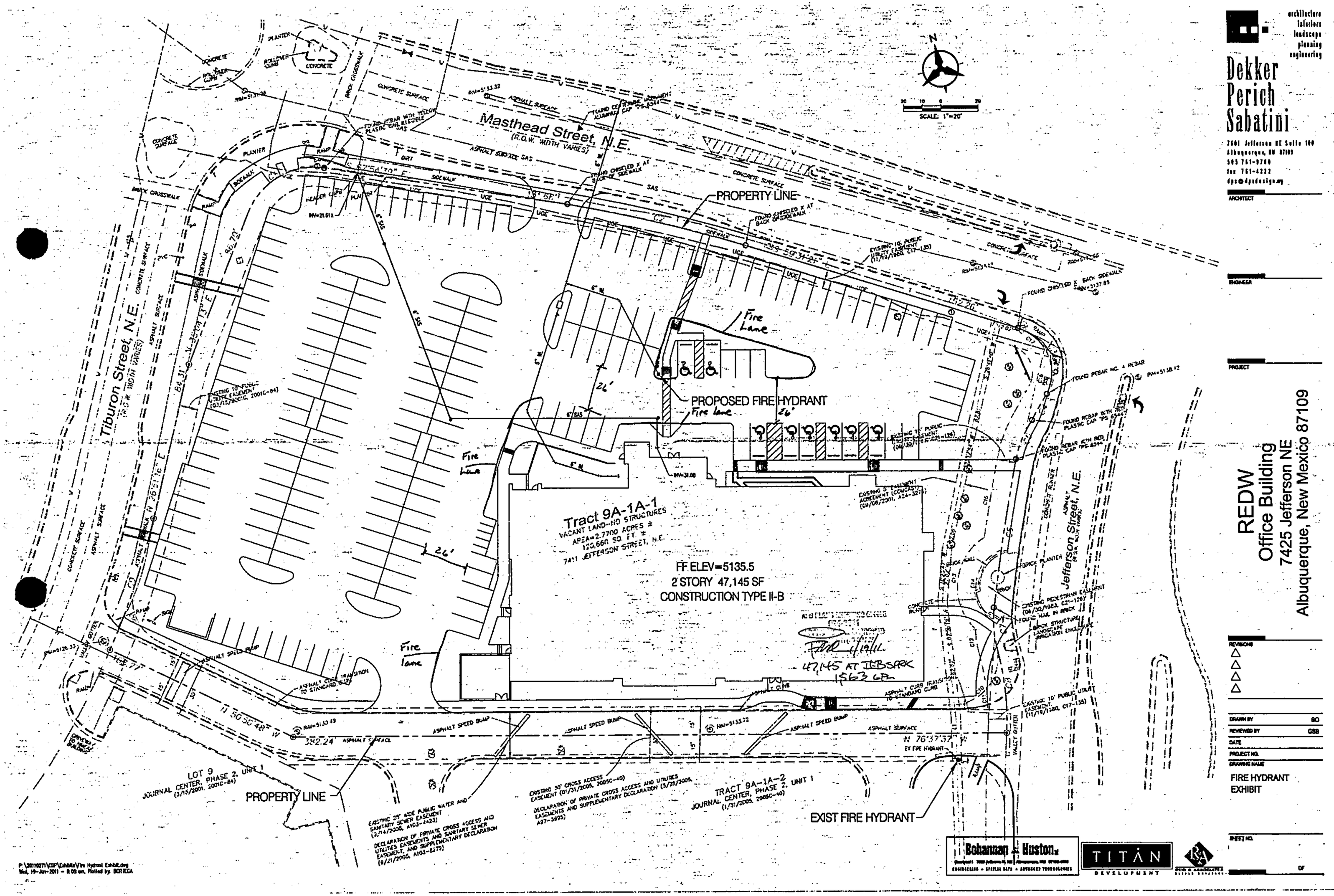
Zone Atlas Page:

D-17-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

Feet: 0 — 750 — 1,500



architecture
interiors
landscape
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engineering

Dekker
Perich
Sabatini

7601 Jefferson NE Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsdesign.org

ARCHITECT

ENGINEER

PROJECT

REDW
Office Building
7425 Jefferson Street NE
Albuquerque, New Mexico 87109

REVISIONS
△
△
△
△

DRAWN BY	BO
REVIEWED BY	GSB
DATE	
PROJECT NO.	
DRAWING NAME	

FIRE HYDRANT EXHIBIT

SHEET NO.

OF

Bohannan Huston

TITAN DEVELOPMENT

P:\2011027\COP\Exhibits\Fire Hydrant Exhibit.dwg
Wed, 19-Jan-2011 - 8:05 am, Plotted by: BORREGA

Dekker/Perich/Sabatini
architecture interiors landscape planning engineering

January 20, 2011

Mr. Jack Cloud, AICP
Chair, Development Review Board
City of Albuquerque
600 2nd Street, NW
Albuquerque, New Mexico 87103

Re: Journal Center Phase 2, Unit 2, Tract 9A-1A-1
DRB Site Development Plan for Building Permit Application

Dear Mr. Cloud:

On behalf of our client, Titan Tiburon, LLC, we are submitting an application to the Development Review Board for review of the referenced project. The project consists of one office building and required parking on a vacant tract in the Journal Center. The preliminary design has been reviewed several times with Mike Callahan, and our client was given his approval to submit while he and the Journal Center Architectural Review committee review the drawings concurrently. Mike can confirm this by telephone if needed.

We believe this submittal meets or exceeds all the requirements of the Journal Center Design Standards, as well as the City's DPM requirements. The site plan has been reviewed with both the fire marshal and City Refuse and approval signatures are on the drawings.

Thank you for your consideration of this request. If you have any questions, please feel free to contact me at 761-9700.

Very truly yours,

Dekker/Perich/Sabatini Ltd.

Christopher R. Gunning, AIA
Principal

Cc: Kurt Browning
Drew Dolan
Steve Perich
File

O:\10-0138.001 REDW\General\Correspondence\L-name yyyy-mm-dd.doc

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Dekker/Perich/Sabatini
architecture interiors landscape planning engineering

January 20, 2011

DRB Review Committee
City of Albuquerque Planning Department
Plaza Del Sol – 600 2nd St. NW
Albuquerque, New Mexico 87102

RE: Titan Tiburon Office Building – REDW Headquarters
7425 Jefferson Blvd NE
Site Development Plan for Building Permit

To Whom It May Concern:

On behalf of Titan Tiburon, LLC owner of the property located at 7425 Jefferson Blvd. NE, we are submitting an application for a Site Development Plan for Building Permit to the Development Review Board for review and consideration.

Site

The subject property contains approximately 2.77 acres located at the intersection of Jefferson Blvd. NE and Masthead NE and is an undeveloped piece of property in this area.

Request

Site Development Plan for Building Permit

For this site we are proposing a 46,953 s.f. office building which is permissive under the IP zone. There are existing businesses located at adjacent lots with a vacant lot to the north. We feel that this building will be a welcome addition along Jefferson Boulevard, developing a now vacant site and adding to the existing streetscape. The building will have a stucco façade with battered wall accents which are reminiscent of vernacular New Mexico architecture with a modern style. This building will also improve pedestrian traffic along Jefferson Boulevard by constructing sidewalks to link with existing sidewalks located in that area.

Thank you for your consideration of this application. If you have any questions, please feel free to call me at 761-9700.

Very truly yours,

Dekker/Perich/Sabatini Ltd.

Kevin Kofchur
Architect

CC: File

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505.761.9700
fax 761.4222
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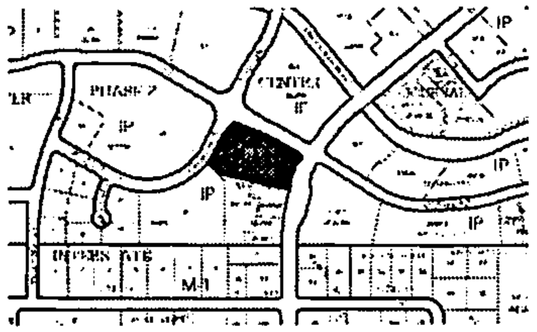


VICINITY MAP

1" = 500'-0"

SITE DATA

LEGAL DESCRIPTION:
JOURNAL CENTER PHASE 2, UNIT 2, TRACT 9A-1A-1

ZONE:
IP INDUSTRIAL PARK

GROSS BUILDING AREA:
OFFICE BLDG. (2-STORY) - 46,953 sf

SITE AREA:
124,874 sf - 2.87 ACRES

GROSS F.A.R. (GBA/SITE AREA):
46,953 sf/124,874 sf = 0.38

PARKING INFORMATION

PARKING REQUIRED:
186 SPACES
PARKING PROVIDED:
186 SPACES

ACCESSIBLE PARKING REQUIRED:
101-300 SPACES = 8 ACCESSIBLE SPACES
ACCESSIBLE PARKING PROVIDED:
8 SPACES, 2 VAN ACCESSIBLE

MOTORCYCLE PARKING REQUIRED:
151-300 SPACES = 5 SPACES
MOTORCYCLE PARKING PROVIDED:
5 SPACES

BICYCLE PARKING REQUIRED:
1:20 AUTOMOBILES = 10 SPACES
BICYCLE PARKING PROVIDED:
10 SPACES

GENERAL NOTES

A. SITE PLAN SHALL BE DESIGNED & BUILT TO CURRENT DPM STANDARDS.
B. SEE CIVIL PLANS FOR ADDITIONAL GRADING, DRAINAGE AND UTILITY INFORMATION.
C. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
D. ALL CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
E. ALL LIGHT FIXTURES AND DESIGN SHALL COMPLY WITH THE NEW MEXICO NIGHT SKY PROTECTION ACT, THE CITY OF ALBUQUERQUE ZONING CODE: SECTION 14-16-3-9 AREA LIGHTING REGULATIONS.

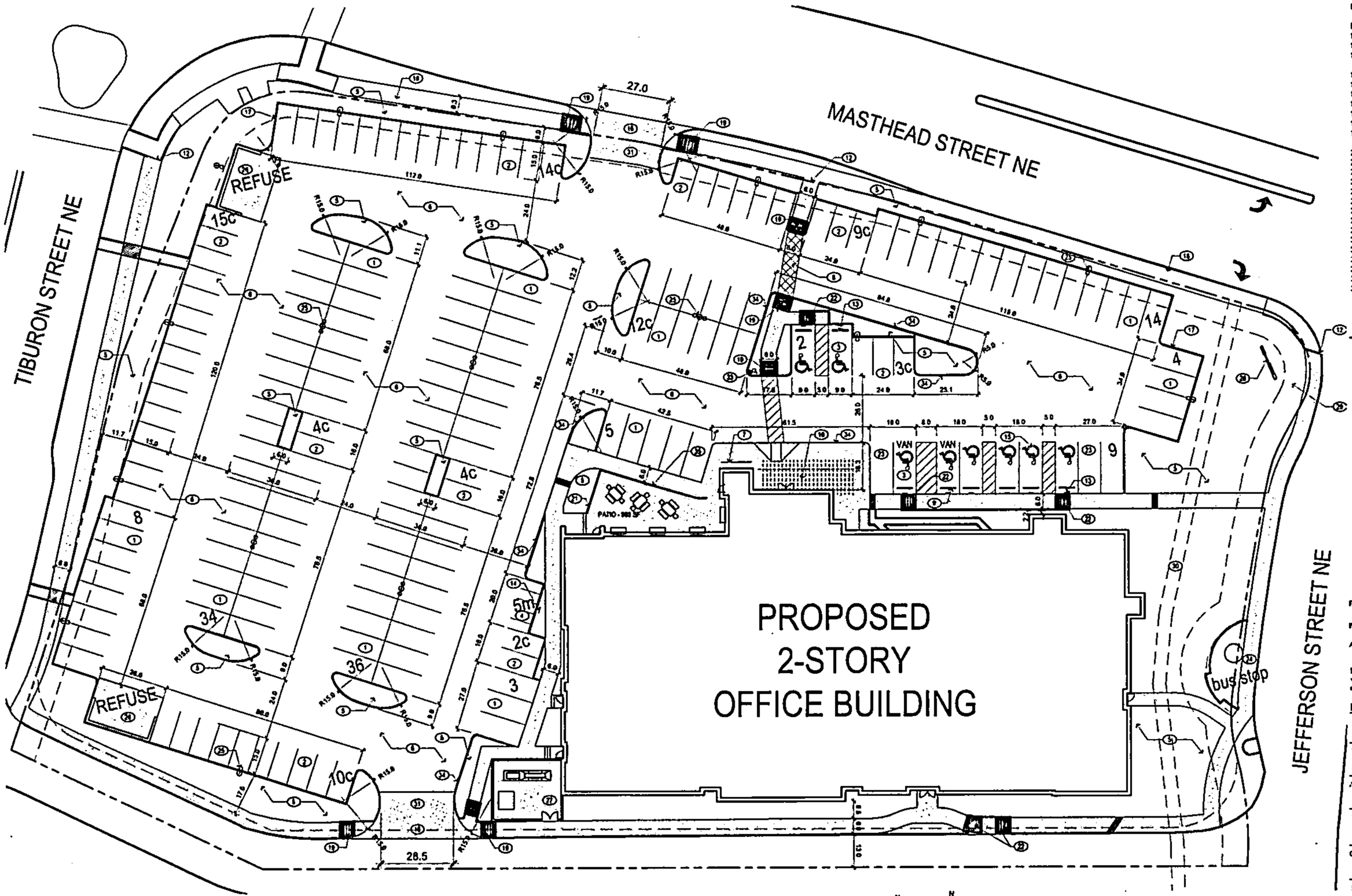
KEYED NOTES

1. TYPICAL PARKING SPACE; 8'-6"x18'-0" (UNLESS NOTED OTHERWISE).
2. TYPICAL COMPACT PARKING SPACE; 8'-0"x15'-0"
3. TYPICAL ADA PARKING SPACE; 9'-0"x20'-0"
4. TYPICAL MOTORCYCLE PARKING SPACE, 4'-0"x8'-0"
5. LANDSCAPED AREA; REFER TO LANDSCAPE PLAN
6. ASPHALT PAVING
7. METAL BIKE RACK
8. 6'-0" WIDE PEDESTRIAN CROSSWALK. COLOR AND TEXTURE PATTERN TO DIFFERENTIATE FROM SURROUNDING ASPHALT PAVING.
9. CONCRETE WHEEL STOP TYPICAL.
10. STEEL TRELLIS ABOVE
11. REFUSE ENCLOSURE FOR SOLID WASTE DISPOSAL; REFER 2/SHT.1
12. 6'-0" WIDE CONCRETE SIDEWALK TO CONNECT TO EXISTING SIDEWALK ALONG STREET.
13. POLE MOUNTED ADA SIGNAGE
14. POLE MOUNTED MOTORCYCLE PARKING SIGNAGE
15. PAINTED ADA PAVEMENT SIGNAGE TYP.
16. AUTOMOBILE INGRESS/EGRESS.
17. CONCRETE CURB
18. EXISTING CONCRETE SIDEWALK
19. NEW CONCRETE ADA RAMP WITH TRUNCATED DOMES PER COA STANDARD DRAWING #2426. 1:12 MAXIMUM SLOPE.
21. COURTYARD WALL
22. NEW CONCRETE RAMP; REFER DETAIL 3/SHEET 1.
23. PARKING SPACE; 9'-0"x20'-0"
24. EXISTING BUS STOP
25. LIGHT POLE TYP; REFER TO DETAIL C4 ON SHEET A102
26. TRASH ENCLOSURE; REFER TO DETAIL D4 ON SHEET A102
27. EQUIPMENT ENCLOSURE
28. MONUMENT SIGN, REFER TO DETAIL B4 ON SHEET A102
29. 10' PUBLIC UTILITY EASEMENT
30. COMCAST EASEMENT
31. CONCRETE DRIVEPAD, SEE COA STANDARD DRAWING #2426
32. EXISTING FIRE HYDRANT
33. NEW FIRE HYDRANT
34. FIRE LANE
35. 4'-0" HIGH PATIO WALL, STUCCO FINISH TO MATCH BUILDING

GRAPHIC LEGEND

EASEMENT LINE

PROPERTY LINE



SITE PLAN

1" = 20'-0"

architecture
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Dekker
Perich
Sabatini

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fax 761-4222
dps@dpsdesign.org

ARCHITECT

ENGINEER

PROJECT

REDW
Office Building
7425 Jefferson NE
Albuquerque, New Mexico 87109

FORMER PROJECT NUMBER:

PROJECT NUMBER:

APPLICATION NUMBER:

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

DRB SITE DEVELOPMENT PLAN APPROVAL:

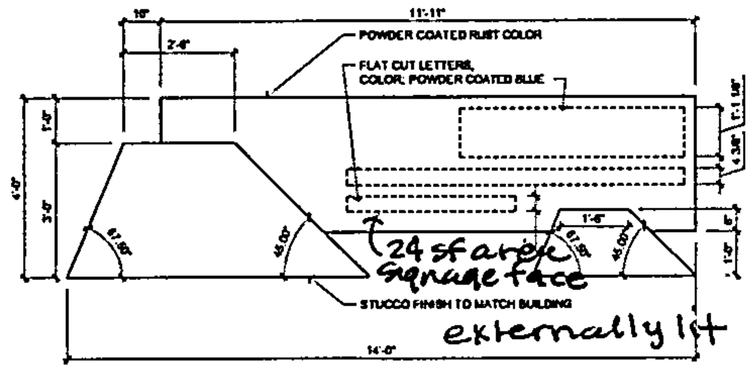
TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

REVISIONS
△
△
△
△

DRAWN BY	DPS
REVIEWED BY	DPS
DATE	01.21.2011
PROJECT NO.	10-0138

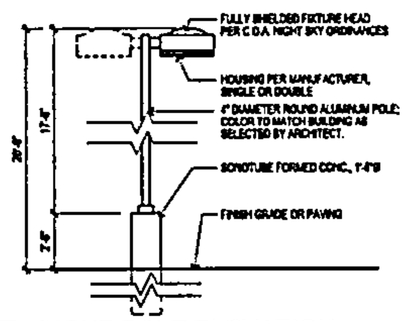
DRAWING NAME
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

SHEET NO.
A101
OF



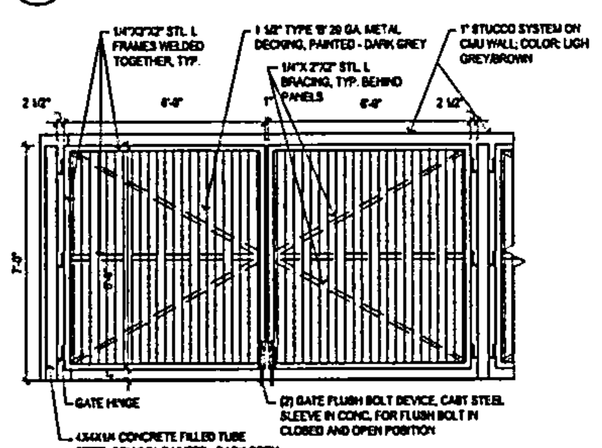
B4 MONUMENT SIGN

1/2" = 1'-0"



C4 LIGHT POLE ELEVATION

1/4" = 1'-0"



D4 TRASH ENCLOSURE ELEVATION

3/8" = 1'-0"

FORMER PROJECT NUMBER:

PROJECT NUMBER: _____

APPLICATION NUMBER: _____

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

DRB SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

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Sabatini

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505 761-9700
fax 761-4222
dps@dpsdesign.org

ARCHITECT

ENGINEER

PROJECT

REDW
Office Building
7425 Jefferson NE
Albuquerque, New Mexico 87109

REVISIONS
1
2
3
4

DRAWN BY	DPS
REVIEWED BY	DPS
DATE	01.21.2011
PROJECT NO.	10-0136

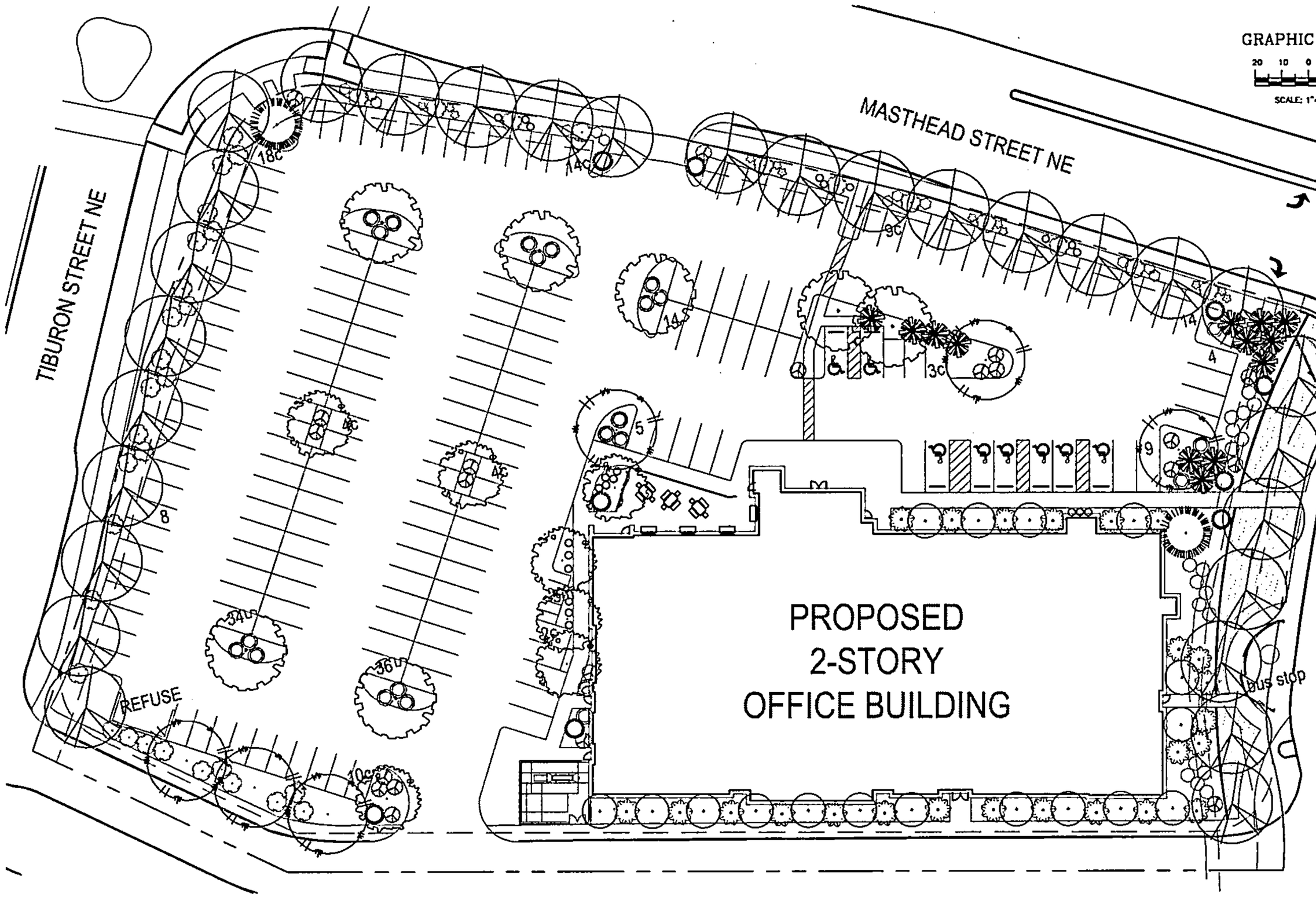
DRAWING NAME

SITE
DETAILS
FOR
BUILDING PERMIT

SHEET NO.

A102

OF



LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees in a living, healthy, and attractive condition.

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.

____ Gravel over Filter Fabric to a minimum depth of 3" 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 1 Netafim spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of .6 gph. Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" polytpe with flush caps at each end. Trees and shrubs shall be on separate valves.

Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 1.5 hours, 3 times per week. Run time will 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.

Water and Power source shall be the responsibility of the Developer/Builder.

STREET TREE REQUIREMENTS - Minimum 2" Caliper

Street trees required under the City Of Albuquerque Street Tree Ordinance are as follows:

Name of Street: JEFFERSON
Required 7 Provided 7

Name of Street: MASTHEAD
Required 13 Provided 13

Name of Street: TIBURON
Required 9 Provided 9

PARKING LOT TREE REQUIREMENTS - Minimum 2" Caliper

Shade trees required under the City Of Albuquerque Parking Lot Tree Ordinance are as follows:

1 shade tree per 10 spaces
Required 20 Provided 20

NOTE TO CLIENT:
Should The Hilltop not receive a Grading and Drainage plan during the design process or the on-site grades differ from the Grading and Drainage plan received, The Hilltop reserves the right to apply slope stabilization materials where the specified gravel will not be suitable. Gravel smaller than 2-4" cobblestone will not stay on a slope greater than 3:1, if the grades are greater than what was originally designed, we will request an infield change-order to lay cobblestone or rip-rap, in lieu of the specified gravel, to stabilize the slope. All vegetative material shall remain per plan.

PLANT LEGEND

BERMUDA ASH (M) 30
Fraxinus SPP.
2" Cal.
(PER THE JOURNAL CENTER REQUIREMENTS FOR STREET TREE PLANTING)

CHINESE PISTACHE (M) 7
Pistachia chinensis
2" Cal.

OAK (M) 6
Quercus spp.
2" Cal.

REDBUD (M) 7
Cercis reniformis
2" Cal.

AUSTRIAN PINE (M) 2
Pinus nigra
6'-8'

THORNLESS HAWTHORN (M+) 17
Crataegus crus-galli inermis
15 Gal. 225sf

BOTOL 19
Dasylirion wheeleri
5 Gal. 36sf

MUGO PINE (M) 19
Pinus mugo
5 Gal. 36sf

CURLLEAF MTN MAHOGANY (L) 34
Cercocarpus ledifolius
5 Gal. 1008sf

GREYLEAF COTONEASTER 24
Cotoneaster buxifolius
5 Gal. 81sf

APACHE PLUME (L) 18
Fallugia paradoxa
5 Gal. 42sf

ARP ROSEMARY (M) 23
Rosmarinus officinalis
5 Gal. 56sf

FOWS CASTLE SAGE (L) 21
Artmesia x powis castle
5 Gal. 25sf

AUTUMN SAGE (M) 12
Salvia greggii
1 Gal. 4sf

LAVENDER (M) 23
Lavendula angustifolia
1 Gal. 9sf

THREADGRASS (M) 12
Stipa tenuissima
1 Gal. 4sf

LADY BANKS ROSE (M) 1
Rosa banksiae
5 Gal.

SANTA ANA TAN GRAVEL WITH FILTER FABRIC

SOD WITH POP-UP SPRINKLERS, EDGED WITH COMMERCIAL GRADE STEEL EDGE

LANDSCAPE CALCULATIONS

TOTAL LOT AREA	120874	square feet
TOTAL BUILDINGS AREA	29573	square feet
NET LOT AREA	91301	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIRED	14595	square feet
TOTAL BED PROVIDED	18656	square feet
GROUNDCOVER REQ.	75%	square feet
TOTAL GROUNDCOVER REQUIREMENT	12442	square feet
TOTAL GROUNDCOVER PROVIDED	13662	square feet
TOTAL PONDING AREA	0	square feet
TOTAL SOD AREA (max. 20% of landscape required)	3120 (15%)	square feet
TOTAL NATIVE SEED AREA	0	square feet
TOTAL LANDSCAPE PROVIDED	14716 (20%)	square feet

The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS
Cont. Lic. #26458
7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 898-9690
Fax (505) 898-7737
cmj@hilltoplandscaping.com

All drawings, ideas, designs and illustrations indicated on this drawing are the property of The Hilltop Landscape Architects and Contractors and are protected by copyright laws. This is a conceptual design and should not be relied on or used for construction purposes unless an Amended Final Plan has been issued and signed by all the parties. No plants shall be substituted without approval from the Project Manager.

Dekker Perich Sabatini
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505 761-9700
fax 761-4222
dps@dpsdesign.org

ARCHITECT

STATE OF NEW MEXICO
JAMES DE FLON
0807
REGISTERED
LANDSCAPE ARCHITECT

ENGINEER

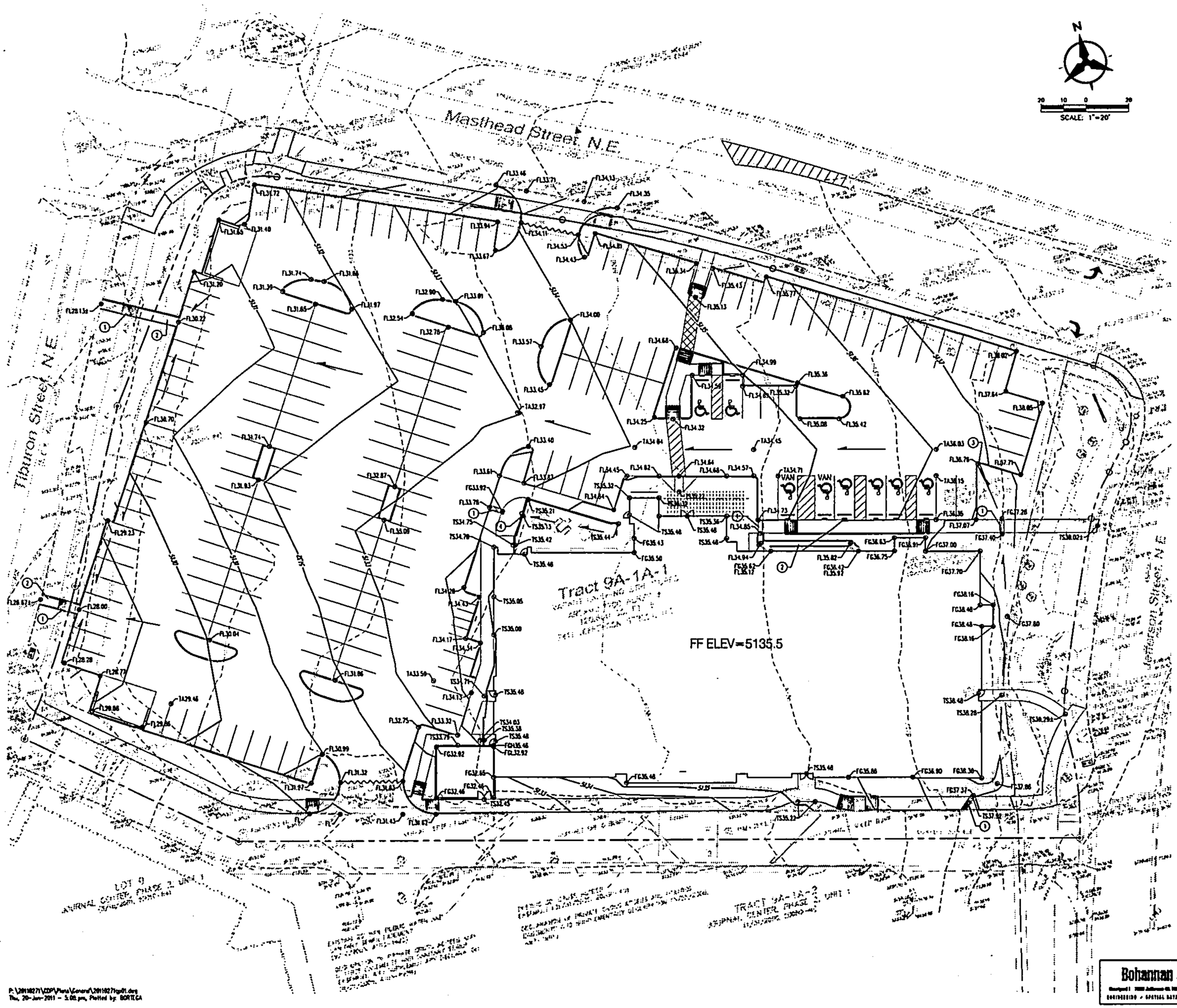
PROJECT

REDW
Office Building
7425 Jefferson NE
Albuquerque, New Mexico 87109

REVISIONS
1 cmj 1-14-11 rev. site plan

DRAWN BY	cmj
REVIEWED BY	df
DATE	1-11-11
PROJECT NO.	
DRAWING NAME	

SHEET NO.



GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT, WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.

2. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.

3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.

5. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES (INCLUDE FENCE) DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.

6. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.

7. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.

8. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.

9. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).

10. ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.

11. THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.

12. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.

13. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.

14. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.

GRADING NOTES

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.

2. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.

3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION," AS PREPARED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).

4. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.

5. IT IS THE INTENT OF THESE PLANS THAT THE CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.

6. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHALL BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.

7. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.

8. PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.

9. ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDIANS AND ISLANDS.

10. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

KEYED NOTES

1. SIDEWALK CULVERT.
2. CONCRETE RIBBON CHANNEL.
3. CURB OPENING.
4. PIPE SLEEVE/OPENING IN WALL.

LEGEND

- PROPERTY LINE
- EXISTING CONTOURS
- EXISTING ELECTRICAL POLE
- PROPOSED SPOT ELEVATION (TC=TOP OF CURB, FL=FLOW LINE, TS=TOP OF SIDEWALK, TA=TOP OF ASPHALT, EX=EXISTING, FG=FINISHED GRADE, FGH=FINISHED GRADE HIGH, FGL=FINISHED GRADE LOW)
- PROPOSED DIRECTION OF FLOW
- WATER BLOCK
- PROPOSED RETAINING WALL
- PROPOSED INDEX CONTOURS
- PROPOSED INTER CONTOURS

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PROJECT

REDW
Office Building
7425 Jefferson NE
Albuquerque, New Mexico 87109

REVISIONS
1.
2.
3.
4.

DRAWN BY	BO
REVIEWED BY	GSB
DATE	
PROJECT NO.	

DRAWING NAME
CONCEPTUAL GRADING & DRAINAGE PLAN

SHEET NO.
C-101
OF

Bohannan ▲ Huston

TITAN DEVELOPMENT

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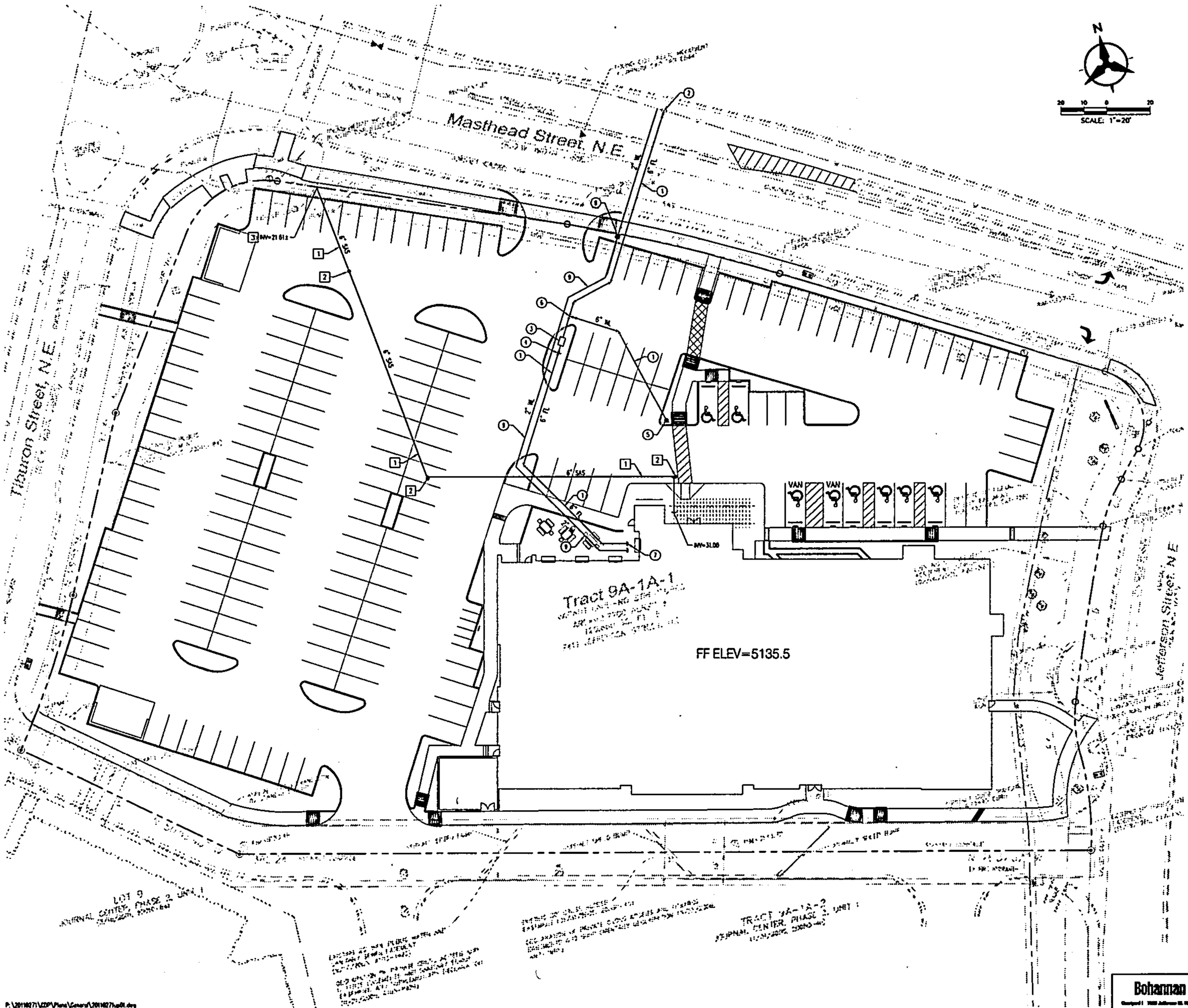
Thu, 20-Jan-2011 - 5:08 pm, Plotted by: BORTEGA



UTILITY NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO MECHANICAL UTILITIES AS SHOWN ON THIS PLAN INCLUDING: TRENCHING, BACKFILL, SUPPORTS, CLEANOUT PLUG, SERVICE STOPS AND BOXES, SERVICE LINES, TESTING, CLEANING, AND STERILIZING. ANY WORK NOT ACCEPTED BY THE ARCHITECT OR ENGINEER DUE TO IMPROPER WORKMANSHIP OR LACK OF PROPER COORDINATION SHALL BE REMOVED AND CORRECTLY INSTALLED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED.

2. MINIMUM DEPTHS OF COVER SHALL BE: 36" FOR WATERLINES AND 48" FOR SEWER, EXCEPT AT BUILDING CONNECTION.

3. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED OF HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST UNIFORM PLUMBING CODE & NFPA 24, LATEST EDITION.

4. UTILITY LINES SHALL BE INSTALLED PRIOR TO PAVEMENT, CURB AND GUTTER, AND/OR SIDEWALK, AS APPLICABLE.

5. ROUGH GRADING OF SITE (±0.5') SHALL BE COMPLETED PRIOR TO INSTALLATION OF UTILITY LINES.

6. CONTRACTOR WILL BE RESPONSIBLE FOR CONNECTIONS TO BUILDING DRAIN LINES AND ALL NECESSARY FITTINGS.

7. ALL VALVES SHALL BE ANCHORED PER COA STANDARD DWG. 2333.

8. FIRE LINES SHALL USE PIPE MATERIALS UNDERWRITERS LABORATORIES LISTED AND APPROVED FOR FIRE SERVICE.

9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WATER METER, FIRE LINE, AND SEWER HOOKUP FEES FOR INSTALLATIONS. OWNER SHALL BE RESPONSIBLE FOR UTILITY EXPANSION CHARGES, PRORATA AND OTHER SPECIAL ASSESSMENTS.

10. CONTRACTOR SHALL VERIFY INVERTS AND LOCATIONS OF EXISTING WATER/SAS LINES PRIOR TO BEGINNING WORK. ALL CONFLICTS SHALL BE BROUGHT TO ATTENTION OF THE ENGINEER AND RESOLVED PRIOR TO BEGINNING WORK.

11. CONTRACTOR SHALL NOTIFY THE AUTHORITY HAVING JURISDICTION PRIOR TO INSTALLATION OF FIRE SERVICE LINES, AND PRIOR TO TESTING OF ALL WATERLINES. CONTRACTOR SHALL COMPLETE, SIGN, AND SUBMIT THE "CONTRACTOR'S MATERIAL & TEST CERTIFICATE FOR UNDERGROUND PIPING" IN ACCORDANCE WITH NFPA 24.

○ WATER LINE KEYED NOTES

1. 6" C900 PVC CLASS 150 FIRE LINE.
2. 12"x6" TAPPING SADDLE, 6" GATE VALVE W/ BOX & LID PER COA STD DWG 2326.
3. 6" REDUCED PRESSURE BACKFLOW PREVENTER WITH HEATED ENCLOSURE.
4. POST INDICATOR VALVE.
5. FIRE HYDRANT COMPLETE PER COA STD DWG 2340.
6. 6"x6" TEE AND 6" GATE VALVE W/ BOX & LID PER COA STD DWG 2326.
7. INSTALL 6" FIRE LINE TO WITHIN 5' OF BUILDING.
8. INSTALL 2" WATER SERVICE PER COA STD DWG 2363 W/ METER BOX & COVER.
9. INSTALL 2" WATER SERVICE LINE TO WITHIN 5' OF BUILDING.

□ SANITARY SEWER KEYED NOTES

1. INSTALL 6" SANITARY SEWER LINE TO WITHIN 5' OF BUILDING.
2. SANITARY SEWER CLEANOUT.
3. CONNECT TO EXISTING 6" SANITARY SEWER STUB.

LEGEND

- PROPERTY LINE
- EXIST SANITARY SEWER LINE
- EXIST STORM DRAIN
- EXIST WATER LINE
- EXIST VALVE
- EXIST FIRE HYDRANT
- SAS — PROPOSED SANITARY SEWER
- PROPOSED CLEANOUT
- W — PROPOSED WATERLINE
- FL — PROPOSED FIRE LINE
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT

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7425 Jefferson NE
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REVISIONS
1 △
2 △
3 △
4 △

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REVIEWED BY	GSB
DATE	
PROJECT NO.	
DRAWING NAME	

CONCEPTUAL
UTILITY
PLAN

SHEET NO.
C-201
OF

Bohannan ▲ Huston

TITAN DEVELOPMENT

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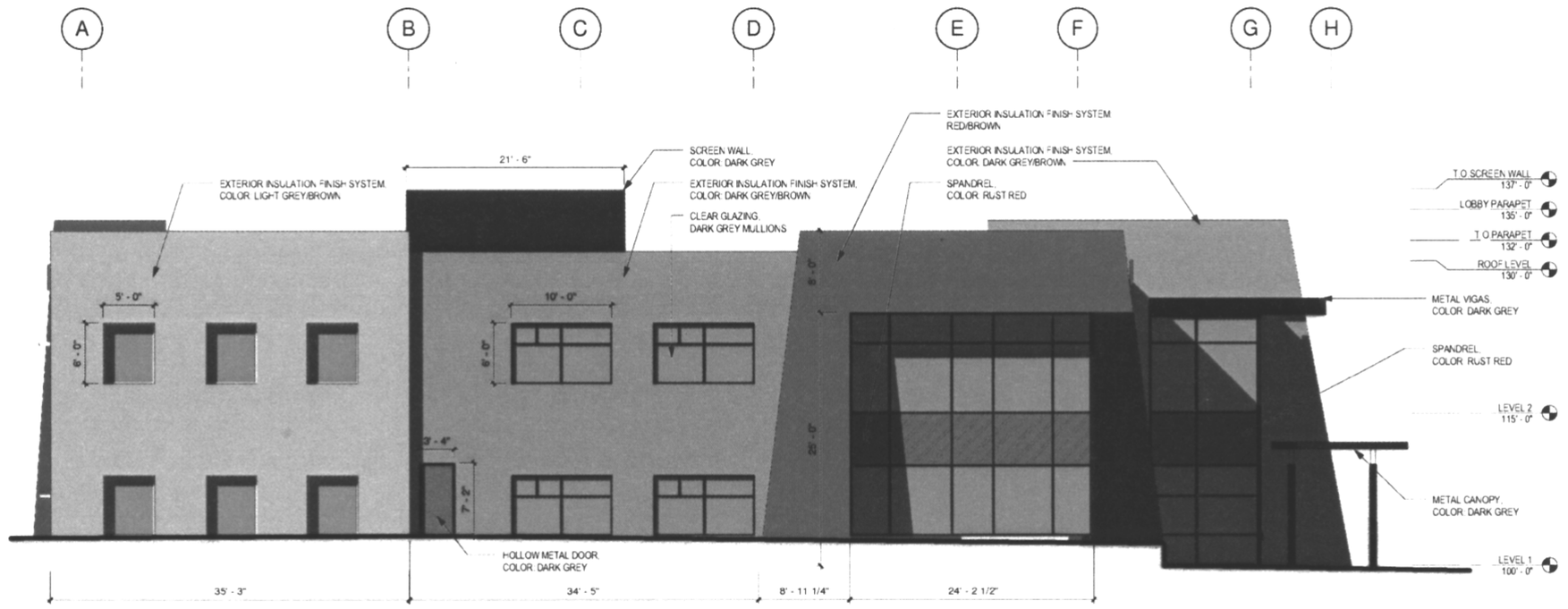
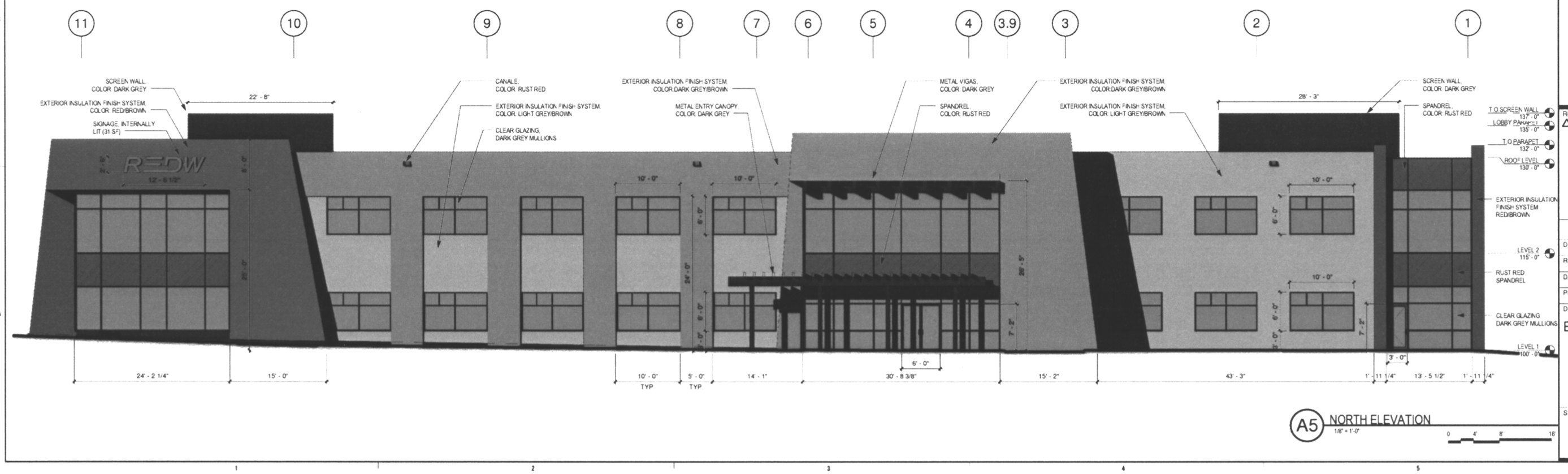
Thu, 20-Jan-2011 - 5:09 pm, Plotted by: BORTEGA



B5 EAST ELEVATION
1/8" = 1'-0"

0 4' 8' 16'



A5 NORTH ELEVATION
1/8" = 1'-0"

0 4' 8' 16'

1/20/2011 4:56:34 PM

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REDW OFFICE BUILDING
SWC JEFFERSON & MASTHEAD
Albuquerque, New Mexico

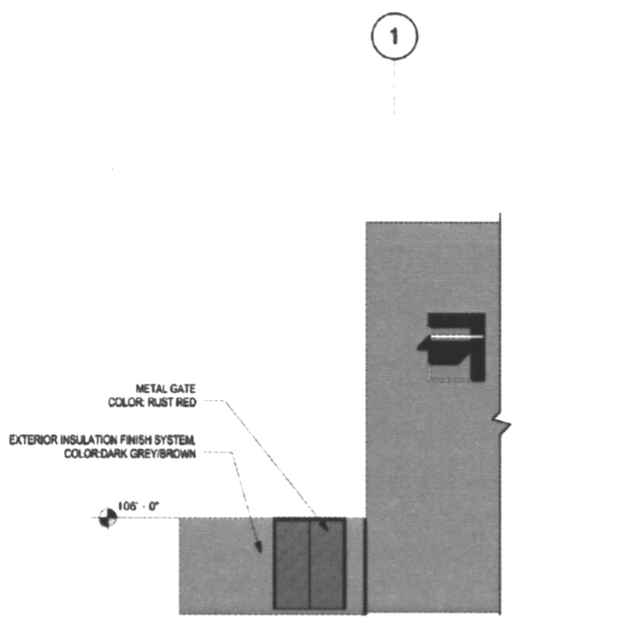
DRB
SUBMITTAL

REVISIONS
△ DATE DESCRIPTION

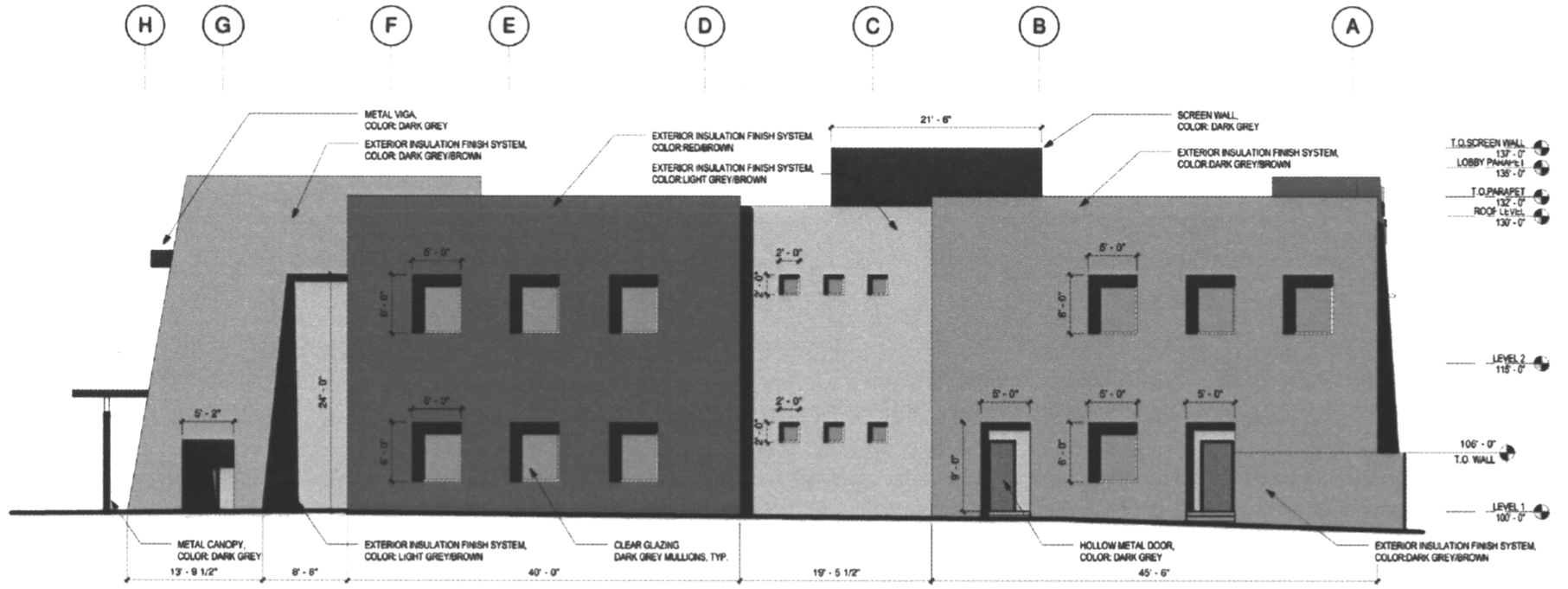
DRAWN BY	DPS
REVIEWED BY	DPS
DATE	01 21 2011
PROJECT NO	10-0138

DRAWING NAME
EXTERIOR ELEVATIONS

SHEET NO
A301



B1 EQUIPMENT ENCLOSURE WALL
1/8" = 1'-0"



B5 WEST ELEVATION
1/8" = 1'-0"

A5 SOUTH ELEVATION
1/8" = 1'-0"

1/20/2011 4:59:56 PM

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REDW OFFICE BUILDING
SWC JEFFERSON & MASTHEAD
Albuquerque, New Mexico

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SUBMITTAL

REVISIONS
△ DATE DESCRIPTION

DRAWN BY	DPS
REVIEWED BY	DPS
DATE	01.21.2011
PROJECT NO.	10-0138

DRAWING NAME
EXTERIOR ELEVATIONS

SHEET NO.
A302

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.

City of Albuquerque

Date: January 21, 2011

TO CONTACT NAME: Kevin Koelliker
COMPANY/AGENCY: Dekker Perich Sabatini
ADDRESS/ZIP: 7601 Jefferson NE Ste 100
PHONE/FAX #: 761-9700 761-4222

Thank you for your inquiry of 1/21/11 (date) requesting the names of **ALL Affected Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at Journal Center Phase 2 Unit 2 Tract 9A-1A-1 located on 7425 Jefferson NE zone map page(s) D-17.

Our records indicate that the **Affected Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

Alameda North Valley

~~**Neighborhood or Homeowner** Association~~

Contacts: Steve Wentworth
8919 Boe Ln. NE 87113-2328
897-3052 (h)
David Lindner
10407 4th St. NW 87114
898-4465 (h)

Neighborhood or Homeowner Association

Contacts:

See reverse side for additional Neighborhood and/or Homeowner Associations Information: YES { } NO {X}

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

Sincerely,

Dalaina L Carmona

OFFICE OF NEIGHBORHOOD COORDINATION

ATTENTION: *Both contacts for each Neighborhood and/or Homeowner Associations need to be notified.*

7005 1820 0001 2729 1449

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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.54

Postmark Here

Sent To: Steve Wentworth
Street, Apt. No.; or PO Box No.: 8919 Boe Lane
City, State, ZIP+4: Alb NM 87113

PS Form 3800, June 2002 — See Reverse for Instructions

7005 1820 0001 2729 1463

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Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.54

Postmark Here

Sent To: David Linder
Street, Apt. No.; or PO Box No.: 10407 4th St NW
City, State, ZIP+4: Alb NM 87114

PS Form 3800, June 2002 — See Reverse for Instructions

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 February 1, 2011 To February 16 2011

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.

K. [signature] — 1-21-2011
(Applicant or Agent) (Date)

I issued 3 signs for this application, 1-21-11 (Date) — [signature] (Staff Member)

DRB PROJECT NUMBER: 1003863

Rev. 1/11/05

Titan Tiburon, LLC
6300 Riverside Plaza Lane NW, Suite 200
Albuquerque, NM 87120
505-998-0163

January 20, 2011

Mr. Jack Cloud, Chair
Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

RE: Site Plan for Building Permit, 7425 Jefferson Blvd. - Titan Tiburon Office Bldg,
***REDW Headquarters** - SWC Jefferson and Masthead*
Previous Sketch Plan case # - 1003883

Dear Jack:

The purpose of this letter is to authorize Dekker-Perich-Sabatini Architects, together with their engineering consultant, Bohannan-Huston, to act as our agent on this request for proposed Tract 9A-1A-1 for Site Plan for Building Permit. Thank you for your consideration.

Sincerely,

Kurt Browning, P.E., Broker
Director of Development/Construction
Titan Tiburon, LLC

cc- Sheri Tollefson, DPS
Glenn Broughton, BHI

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT *CHECKLIST*

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission and Development Review Board. 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.

1-20-2011

Applicant or Agent Signature / Date

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36".

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**
6. **Previously approved Development Plan (if applicable)**

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

X A. 8-1/2" x 11" reduction for each plan sheet.

X 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

X 1. Date of drawing and/or last revision
X 2. Scale: 1.0 acre or less 1" = 10'
2.07 ± 1.0 - 5.0 acres 1" = 20'
Over 5 acres 1" = 50'
Over 20 acres 1" = 100' *[Other scales as approved by staff]*
X 3. Bar scale
X 4. North arrow
X 5. Scaled vicinity map
X 6. Property lines (clearly identify)
X 7. Existing and proposed easements (identify each)
n/a 8. Phases of development including location and square footages of structures, circulation, parking and landscaping

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT *CHECKLIST*

B. Proposed Development (If supplemental Sheets are used please indicate sheet #)

1. Structural

- X A. Location of existing & proposed structures (distinguish between existing & proposed, include phasing)
- X B. Square footage of each structure
- X C. Proposed use of each structure
- X D. Temporary structures, signs and other improvements
- X E. Walls, fences, and screening: indicate height, length, color and materials
- X F. Dimensions of all principal site elements or typical dimensions thereof
- n/a G. Loading facilities
- X H. Site lighting (indicate height & fixture type)
- X I. Indicate structures within 20 feet of site
- X J. Elevation drawing of refuse container and enclosure, if applicable.
- X K. Site amenities including patios, benches, tables, (indicating square footage of patios/ plazas).

2. Parking and Circulation

- X A. Parking layout with spaces numbered per aisle and totaled.
  - X 1. **Location and typical dimensions**, including handicapped spaces
  - X 2. **Calculations:** spaces required: 188 provided: 191

  Handicapped spaces (included in required total) required: 8 provided: 8
  Motorcycle spaces (in addition to required total) required: 5 provided: 5

- X B. Bicycle parking & facilities
  - X 1. Bicycle racks, spaces required: 10 provided: 10
  - n/a 2. Bikeways and other bicycle facilities, if applicable

- X C. Public Transit
  - X 1. Bus facilities, including routes, bays and shelters existing or required

- X D. Pedestrian Circulation
  - X 1. Location and dimensions of all sidewalks and pedestrian paths
  - X 2. Location and dimension of drive aisle crossings, including paving treatment

- X E. Vehicular Circulation (Refer to Chapter 23 of DPM)
  - X 1. Ingress and egress locations, including width and curve radii dimensions
  - X 2. Drive aisle locations, including width and curve radii dimensions
  - X 3. End aisle locations, including width and curve radii dimensions
  - X 4. Location & orientation of refuse enclosure, with dimensions
  - X 5. Curb cut locations and dimensions
  - X 6. Existing and proposed street widths, right-of-way widths and curve radii
  - X 7. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
  - X 8. Location of traffic signs and signals related to the functioning of the proposal
  - X 9. Identify existing and proposed medians and median cuts

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT *CHECKLIST*

3. Phasing

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

SHEET #2 LANDSCAPING PLAN

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

X 1. Scale - must be same as scale on sheet #1 - Site plan
X 2. Bar Scale
X 3. North Arrow
X 4. Property Lines
X 5. Existing and proposed easements
X 6. Identify nature of ground cover materials
  X A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
  X B. Pervious areas (planting beds, grass, ground cover vegetation, etc.)
  N/A C. Ponding areas either for drainage or landscaping/recreational use
X 7. Identify type, location and size of plantings (common and/or botanical names).
  X A. Existing, indicating whether it is to preserved or removed.
  X B. Proposed, to be established for general landscaping.
  X C. Proposed, to be established for screening/buffering.
X 8. Describe irrigation system – Phase I & II . . .
___ 9. Backflow prevention detail
X 10. Planting Beds, indicating square footage of each bed
X 11. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
X 12. Responsibility for Maintenance (statement)
X 13. Statement of compliance with Water Conservation...Ordinance, see article 6-1-1-1.
X 14. Landscaped area requirement; square footage and percent (specify clearly on plan)
X 15. Landscaped area provided; square footage and percent (specify clearly on plan)
___ 16. Planting or tree well detail
X 17. Street Tree Plan as defined in the Street Tree Ord.

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 with written approval from the Planning Department Staff.

A. General Information

X 1. Scale - must be same as Sheet #1 - Site Plan
X 2. Bar Scale
X 3. North Arrow
X 4. Property Lines
X 5. Existing and proposed easements

X 6. Building footprints
X 7. Location of Retaining walls

B. Grading Information

X 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
X 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
n/a 3. Identify ponding areas
X 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 UTILITY PLAN

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

SHEET #5 BUILDING AND STRUCTURE ELEVATIONS

A. General Information

X A. Scale (minimum of 1/8" or as approved by Planning Staff).
X B. Bar Scale
X C. Detailed Building Elevations for each facade
X 1. Identify facade orientation (north, south, east, & west).
X 2. Facade dimensions including overall height and width
X 3. Location, dimensions, materials, and colors of principle façade elements- windows, doors, etc.
X 4. For EPC and DRB submittals only – Color renderings or similar (12 copies) illustrations

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

B. Signage

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

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — **S**
- ____ Major Subdivision action
- X Minor Subdivision action
- ____ Vacation — **V**
- ____ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — **P**
- ____ for Subdivision
- ____ for Building Permit
- ____ Administrative Amendment (AA)
- ____ IP Master Development Plan — **D**
- ____ Cert. of Appropriateness (LUCC) — **L**

STORM DRAINAGE (Form D) — **A**
- ____ 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)

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.

APPLICATION INFORMATION:

Professional/Agent (if any): Titan Development PHONE: ____

ADDRESS: Same FAX: ____

CITY: ____ STATE ____ ZIP ____ E-MAIL: ____

APPLICANT: Titan Tiburon, LLC PHONE: 505-998-0163

ADDRESS: 6300 Riverside Plaza Lane NW Suite 200 FAX: 505-837-1061

CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: kbrowning@titan-development.com

Proprietary interest in site: ~~Developer~~ List **all** owners: ____

DESCRIPTION OF REQUEST: Sketch Plat

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

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

Lot or Tract No. 9A-1A-1 Block: ____ Unit: ____

Subdiv/Addn/TBKA: Journal Center Phase 2 Unit 1

Existing Zoning: IP Proposed zoning: IP MRGCD Map No ____

Zone Atlas page(s): D17 UPC Code: 101706330018530621

CASE HISTORY:

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

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? NO

No. of **existing** lots: 1 No. of **proposed** lots: 1 Total area of site (acres): 2.77

LOCATION OF PROPERTY BY STREETS: On or Near: Masthead St. NE

Between: Jefferson St. NE and Tiburon St. NE

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

SIGNATURE Stephanie Stefanov DATE 10-12-10

(Print) Stephanie Stefanov Applicant: ☒ Agent: ☐

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
10DRB - ____ - 70292	SK	___	$ 0
____ - ____ - ____	____	___	$ ____
____ - ____ - ____	____	___	$ ____
____ - ____ - ____	____	___	$ ____
____ - ____ - ____	____	___	$ ____
			Total $ 0

Hearing date October 20, 2010

10-12-10
Planner signature / date

Project # 1003883

TIBURON

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

A **Bulk Land Variance** requires application on FORM-V in addition to application for subdivision on FORM-S.

☒ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**

✓ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 **copies**
✓ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
✓ Letter briefly describing, explaining, and justifying the request
✓ List any original and/or related file numbers on the cover application

☐ **EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**

___ Preliminary Plat reduced to 8.5" x 11"
___ Zone Atlas map with the entire property(ies) clearly outlined
___ Letter briefly describing, explaining, and justifying the request
___ Copy of DRB approved infrastructure list
___ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
___ List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**

___ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
___ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
___ Design elevations & cross sections of perimeter walls **3 copies**
___ Zone Atlas map with the entire property(ies) clearly outlined
___ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
___ Copy of recorded SIA
___ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
___ List any original and/or related file numbers on the cover application
___ DXF file and hard copy of final plat data for AGIS is required.

☐ **MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**

___ 5 Acres or more: Certificate of No Effect or Approval
___ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
___ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
___ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
___ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
___ Letter briefly describing, explaining, and justifying the request
___ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
___ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
___ Fee (see schedule)
___ List any original and/or related file numbers on the cover application
___ Infrastructure list if required **(verify with DRB Engineer)**
___ DXF file and hard copy of final plat data for AGIS is required.

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

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**
___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
___ Zone Atlas map with the entire property(ies) clearly outlined
___ Letter briefly describing, explaining, and justifying the request
___ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
___ List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

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

Stephanie Stefanov
Applicant name (print)
Applicant signature / date 12-12-13

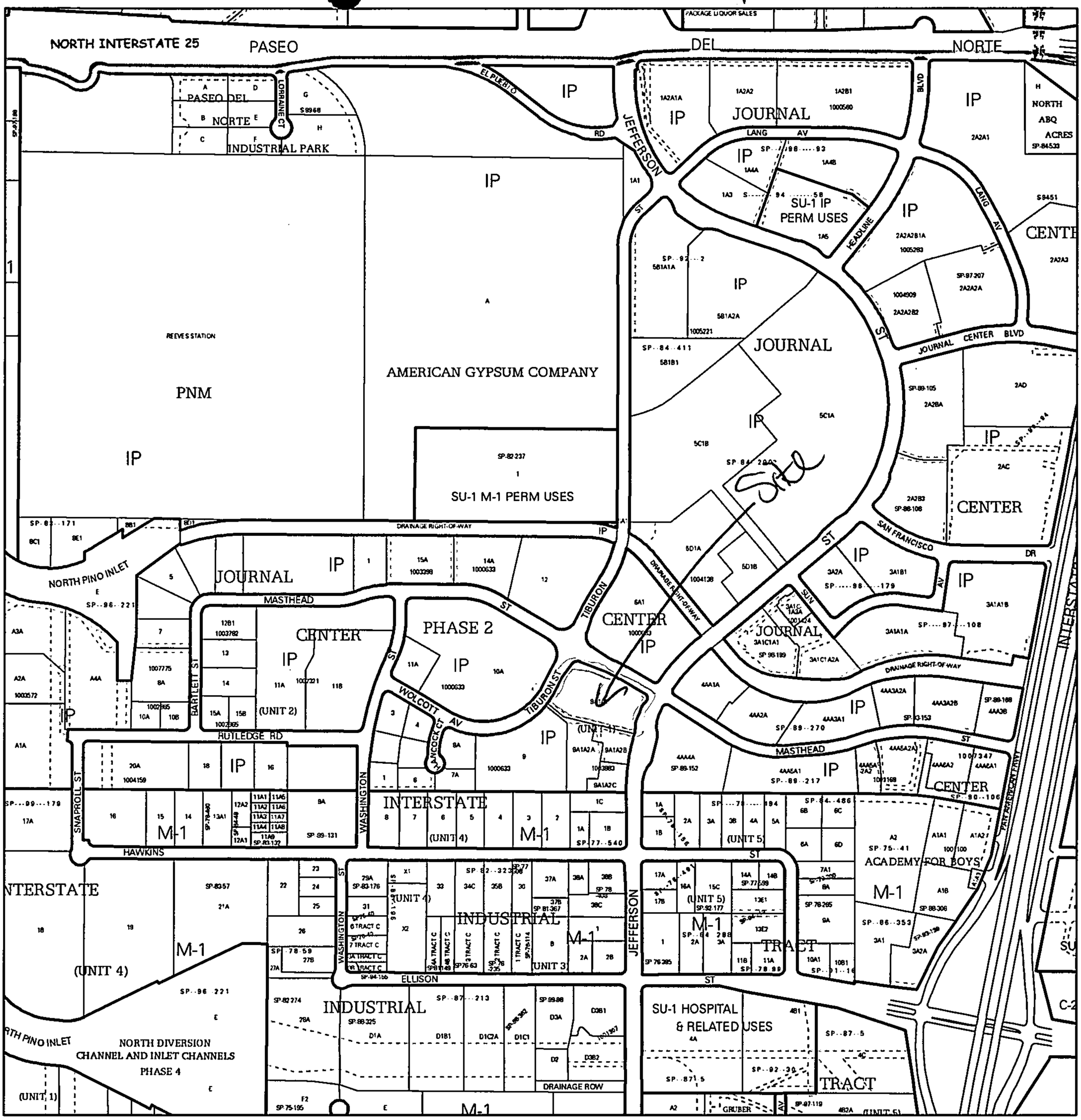
Form revised **October 2007**

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

Application case numbers
10DRB - ____ - 70292
____ - ____ - ____
____ - ____ - ____

Planner signature / date 12-12-13

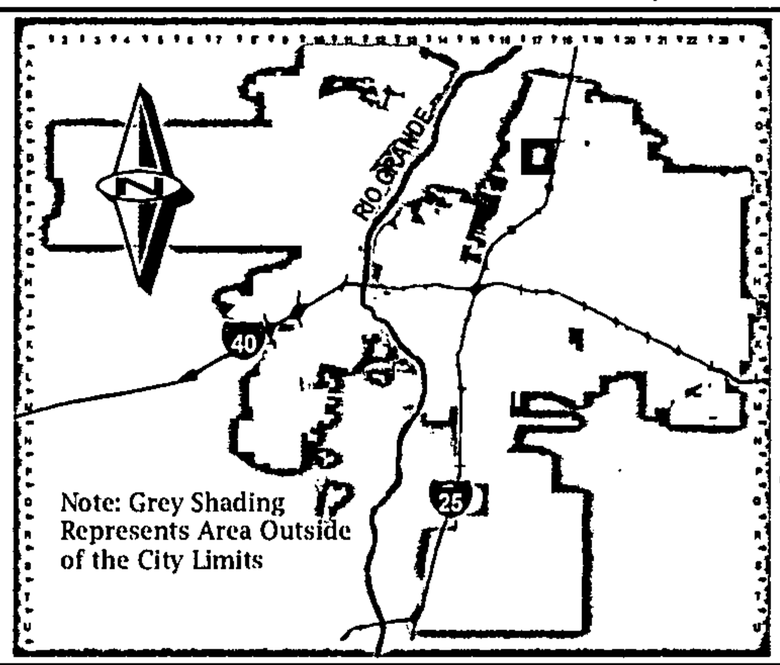
Project # 1003883



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

Albuquerque Geographic Information System

Map amended through: 2/4/2010



Zone Atlas Page:

D-17-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

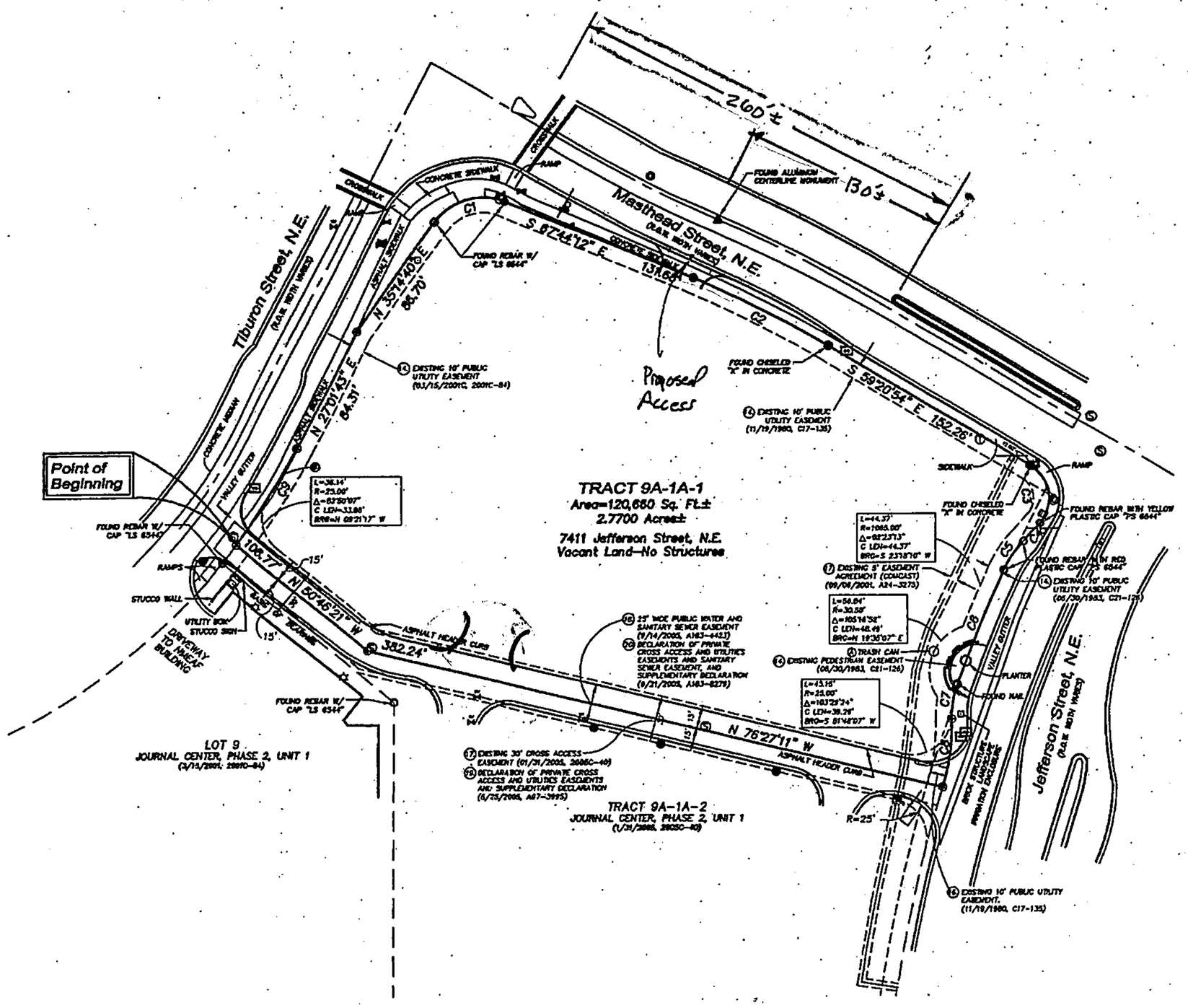
ALTA/ACSM Land Title Survey

Tract 9A-1A-1

Journal Center
Phase 2, Unit 1

Albuquerque, Bernalillo County, New Mexico

July 2008



GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESIS
N 90°00'00" E	MEASURED BEARING AND DISTANCES
○	FOUND AND USED MONUMENT AS DESCRIBED
●	REMOTES SET NO. 4 REBAR W/ YELLOW CAP "PS 11963"
S	SEWER MANHOLE
D	STORM DRAIN
▫	UTILITY PEDESTAL
◑	TRAFFIC SIGNAL POLE
☼	LIGHT POLE
W	WATER METER
⋈	WATER VALVE
	CURB
	FIRE HYDRANT
M	IRRIGATION CONTROL VALVE
	SIGN
T	TELEPHONE MANHOLE
■	TRAFFIC SIGNAL BOX
⊟	STREET LIGHT BOX
⊞	COMMUNICATIONS BOX

Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	38.00'	51.08'	77°01'02"	30.24'	47.32'	N 73°45'14" E
C2	759.99'	98.18'	07°24'06"	49.16'	98.11'	S 63°02'57" E
C3	25.00'	43.27'	99°10'32"	29.36'	38.07'	S 09°45'42" E
C4	140.00'	15.88'	06°29'54"	7.95'	15.87'	S 43°04'25" W
C5	60.00'	22.86'	21°49'40"	11.57'	22.72'	S 35°24'35" W
C6	1055.00'	79.72'	04°19'46"	39.88'	79.70'	S 22°19'54" W
C7	60.00'	22.86'	21°49'40"	11.57'	22.72'	S 09°15'12" W
C8	140.00'	44.53'	18°13'23"	22.45'	44.34'	S 07°27'06" W
C9	416.00'	73.56'	10°07'55"	36.88'	73.47'	S 32°05'41" W

PRECISION SURVEYS, INC.

8500-A Jefferson Street, NE
Albuquerque, NM 87113

866.422.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX

© Copyright 2008 Precision Surveys, Inc.

064414AL

Titan Tiburon Center LLC
c/o Titan Development
6300 Riverside Plaza Lane NW, Suite 200
Albuquerque, NM 87120
505-998-0163

October 12, 2010

Mr. Jack Cloud, DRB Chair, and
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87102

HAND DELIVERED

RE: **Sketch Plan** – Tract 9A-1A-1 - 2.8 acre site – SW corner of Jefferson and Masthead – 7425 Jefferson NE - Journal Center

Dear Mr. Cloud and Development Review Board:

Please find enclosed a sketch plan including an aerial photo for the above referenced tract to be added to the upcoming Development Review Board agenda. The site is 2.8 acres (zoned IP) and will be developed per the conceptual plan attached for an approximately 45,000 SF two story office building. No platting is required.

Per previous discussions with City development staff, we are proposing a full access point at Masthead as shown at the midpoint between the existing median and splitter island on Masthead. We are also proposing a secondary access point to the south, via the private existing cross access easement. Existing utilities presently bound the site.

Given the zoning and per the Journal Center Master Plan, we understand that a submittal for Site Plan for Building Permit will be required to DRB but not to the Planning Commission (EPC).

Via this Sketch Plan submittal, we are soliciting any additional input from the Development Review Board to assist us in developing this site and I look forward to the hearing. Should you need any further information, please do not hesitate to call.

Sincerely,

Kurt Browning, P.E., Broker
Director of Development/Const.
Titan Tiburon LLC
Titan Development

encl

DRB AA

APPLICATION NO. 06AA-01773	PROJECT NO. 1003885
PROJECT NAME JOURNAL CENTER	
~~EPC APPLICATION NO.~~	
APPLICANT / AGENT MULLEN HELLER ARCH.	PHONE NO. 268.4144
ZONE ATLAS PAGE D-17	
(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN), (IR), (AA)	

ONE STOP COMMENT FORM LOG

HYDROLOGY DEV (505) 924-3986

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED BLB	DATE 12/20/06	DATE

COMMENTS:

UTILITY DEV (505) 924-3989

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE 12/21/06	DATE

COMMENTS:

TRANSPORTATION DEV (505) 924-3990

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED NSF	DATE 12/26/06	DATE

COMMENTS:

PARKS AND REC (505) 768-5328

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE

COMMENTS:

PLANNING (505) 924-3858

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE 1/8/07	DATE

COMMENTS:

Revised 3/3/04

(Return form with plat / site plan)

AA DRB

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — **S**
- ___ Major Subdivision action
- ___ Minor Subdivision action
- ___ Vacation — **V**
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — **P**
- ___ for Subdivision Purposes
- ___ for Building Permit
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC) — **L**

STORM DRAINAGE — **D**
- ___ Storm Drainage Cost Allocation Plan

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)

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: Landhlaford LLC PHONE: 268-4144
ADDRESS: 1015 Tijeras NW Suite 220 FAX: 268-4244
CITY: Albuquerque STATE NM ZIP 87102 E-MAIL:
Proprietary interest in site: owner List all owners:
AGENT (if any): Mullen Heller Architecture PHONE: 505-268-4144
ADDRESS: 1015 Tijeras NW Suite 220 FAX: 505-268-4244
CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: doug@mullenheller.com
DESCRIPTION OF REQUEST: Administrative Amendment

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 9-A-1A-2 Lot 9, Jnl Ctr Block: Unit: 1
Subdiv. / Addn. Journal Center
Current Zoning: IP Proposed zoning:
Zone Atlas page(s): D-17-Z No. of **existing** lots: 1 No. of **proposed** lots: 3
Total area of site (acres): 2.6776 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?
UPC No. MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near:
Between: Tiburon Street NE and Jefferson 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.): 1003883

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

SIGNATURE DATE 20 Dec 06
(Print) Douglas Heller ___ 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

DRB AA

Application case numbers	Action	S.F.	Fees
06AA-01773	AA		$45.00
			$
			$
			$
			$
			$
			Total $ -0-

Hearing date

Planner signature / date 12/20/06

Project # 1003883

DRBAA

APPLICATION NO. 06AA-01773	PROJECT NO. 1003883
PROJECT NAME JOURNAL CENTER	
APPLICANT / AGENT MULLEN HELLER	PHONE NO. 268-4144
ZONE ATLAS PAGE D17	DATE SUBMITTED

ONE STOP CASE TRACKING LOG

(This tracking log is for DRB Delegation Actions / Over the Counter Routing)

(rev. 7/03)

TYPE OF APPROVAL	TRANSP DEV	UTILITY DEV	PARKS & REC	HYD DEV (City Engr)	PLANNING	
					CASE PLANNER	DRB CHAIR
SDP-Building Permit / SDP-Subdivision	F: D: F: D: A:	F: D: F: D: A:	F: D: F: D: A:	F: D: F: D: A:	F: D: F: D: A:	F: D: F: D: A: 1/8/07
Administrative Amendments (AA's) DRB	F: 12/21/06 D: F: D: A: 12/26/06	F: 12/21/06 D: F: D: A: 12/21/06		F: 12/20/06 D: F: D: A: 12/20/06	F: D: F: D: ~~A: 1/8/07~~	
Minor Plat / Major Final Plat	F: D: F: D: A:	F: D: F: D: A:	F: D: F: D: A:	F: D: F: D: A:		F: D: F: D: A:
Vacation-Private Easement	F: D: F: D: A:	F: D: F: D: A:	F: D: F: D: A:	F: D: F: D: A:		F: D: F: D: A:

Forward to Chair 12/26/06 BH

Project Number 1003883

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

*Business Days
**Pulled by Agent (P)

F = forwarded
D = disapproved
A = approved

PLANS RELEASED TO APPLICANT OR AGENT TO CORRECT REJECTS

First Review

Called Applicant: _____ Date Returned: _____ Developer Days: _____

Date Released: _____

Print Name: _____

Signed: _____

Second Review

Called Applicant: _____ Date Returned: _____ Developer Days: _____

Date Released: _____

Print Name: _____

Signed: _____

Third Review

Called Applicant: _____ Date Returned: _____ Developer Days: _____

Date Released: _____

Print Name: _____

Signed: _____

Fourth Review

Called Applicant: _____ Date Returned: _____ Developer Days: _____

Date Released: _____

Print Name: _____

Signed: _____

December 20, 2006

Ms. Sheran Matson, DRB Chair
City of Albuquerque Planning Department
P.O. Box 1293
Albuquerque, NM 87103

Re: **Administrative Amendment for the Two-Storey Building at the property being Tract 9-A-1A-2 Lot 9 Journal Center Phase 2**
Letter of Request

Dear Ms. Matson:

With this letter we are submitting for an administrative amendment for the exterior elevations of the two-storey building on western side of the site.

Since being approved by the DRB in xxxx 2005, the elevations of the two-storey building have changed slightly.

The changes include:

1. The profile of the slanted roof has changed and been raised by 6' to ensure that the rooftop units are completely hidden.
2. The glass on the second storey East and West Elevations has been substantially decreased to reduce the heat gain on the building, and therefore reduce energy costs.
3. The width of the first floor windows on the East and West Elevations have been decreased, however the number of these windows increased. The area of glass on the first floor remained the same.
4. Overhangs have been added on the West Elevation to also reduce the heat gain on the building. The overhangs will be constructed of the same material as the metal panels on the building.

These numbered changes correspond to the changes noted on the revised elevation. Sheran, thank you for your consideration, and please contract me if you have any questions.

Sincerely,
Mullen Heller Architecture PC

Douglas Heller, AIA

Mullen Heller
Architecture P.C.
1015 Tijeras Ave. NW Suite 220 ▪ Albuquerque, NM 87102
505.268.4144 [p] ▪ 505.268.4244 [f] ▪ www.mullenheller.com

CITY OF ALBUQUERQUE

ALBUQUERQUE
Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003883 **AGENDA ITEM NO: 13**

SUBJECT: 9A1A2A

Site Plan for BP
Final Plat
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

ENGINEERING COMMENTS:

No adverse comments.
An executed Subdivision Improvements Agreement with financial guarantees is required for Site Plan sign-off by City Engineer.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 22, 2005

- Remove easement for new fire hydrant
- ~~Add~~ easement for meandering sidewalk.

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

Standard Comment Sheet

DRB- 1003883 Item No. 13 Zone Atlas D-17

DATE ON AGENDA 6-22-05

INFRASTRUCTURE REQUIRED (X)YES ( )NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

( )SKETCH PLAT (X)PRELIMINARY PLAT (X)FINAL PLAT

( )SITE PLAN REVIEW AND COMMENT ( )SITE PLAN FOR SUBDIVISION

(X)SITE PLAN FOR BUILDING PERMIT

No.	Comment
1)	Are the ADA stalls 9' wide?
2)	Has solid waste approved the dumpster location. Radii for this vehicle should be 25'.
3)	The public sidewalk needs to be noted with City standard drawing numbers. The sidewalk needs to extend to the south property line.
4)	An easement is required for the meandering sidewalk.
5)	What are the widths of the parallel parking stalls?
6)	The private road on the northside needs to have radii on both Jefferson and Tiburon.
7)	The median in Jefferson may have to be extended to prevent northbound vehicles from entering the south entrance.
8)	What are the widths of the curb cuts? City standard drawing numbers?
9)	Is the number of parking required for each building contained within its own platted lot?

If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
June 22, 2005
DRB Comments

AGENDA ITEM # 13

PROJECT # 1003883 APPLICATION # 05-00999

RE: Lot 9, Tract 9-A-1A-2, Journal Center Phase 2, Unit 1/sbp

PLAT
The plat appears to match the site plan. No objection to the platting action.

AGIS dxf approval is required before Planning signs the final plat.

The agent may file the plat provided Planning receives a recorded copy to close the file.

SITE PLAN FOR BUILDING PERMIT

Solid Waste's signature is missing.

The title of the sheet should read "Site Development Plan for Building Permit".

The title of the signature block is incorrect as this is actually not an EPC approved site plan which requires DRB signoff. The word "signoff" should be removed from the title.

The site of this development should be indicated on the vicinity map on the site plan sheet.

All existing & proposed easements must appear on the site plan. The new private utility easement is shown but not identified. The new 20' public waterline, 12.5' public water & sanitary sewer and 30' private cross access easements are not shown on the site plan as required.

"Loading Facilities" is checked on the SPBP Checklist. Are there any? If not, "na" should be placed beside this item on the checklist and a brief explanation provided.

What type of lighting fixtures? More detail is needed than "shielded"

LANDSCAPE PLAN

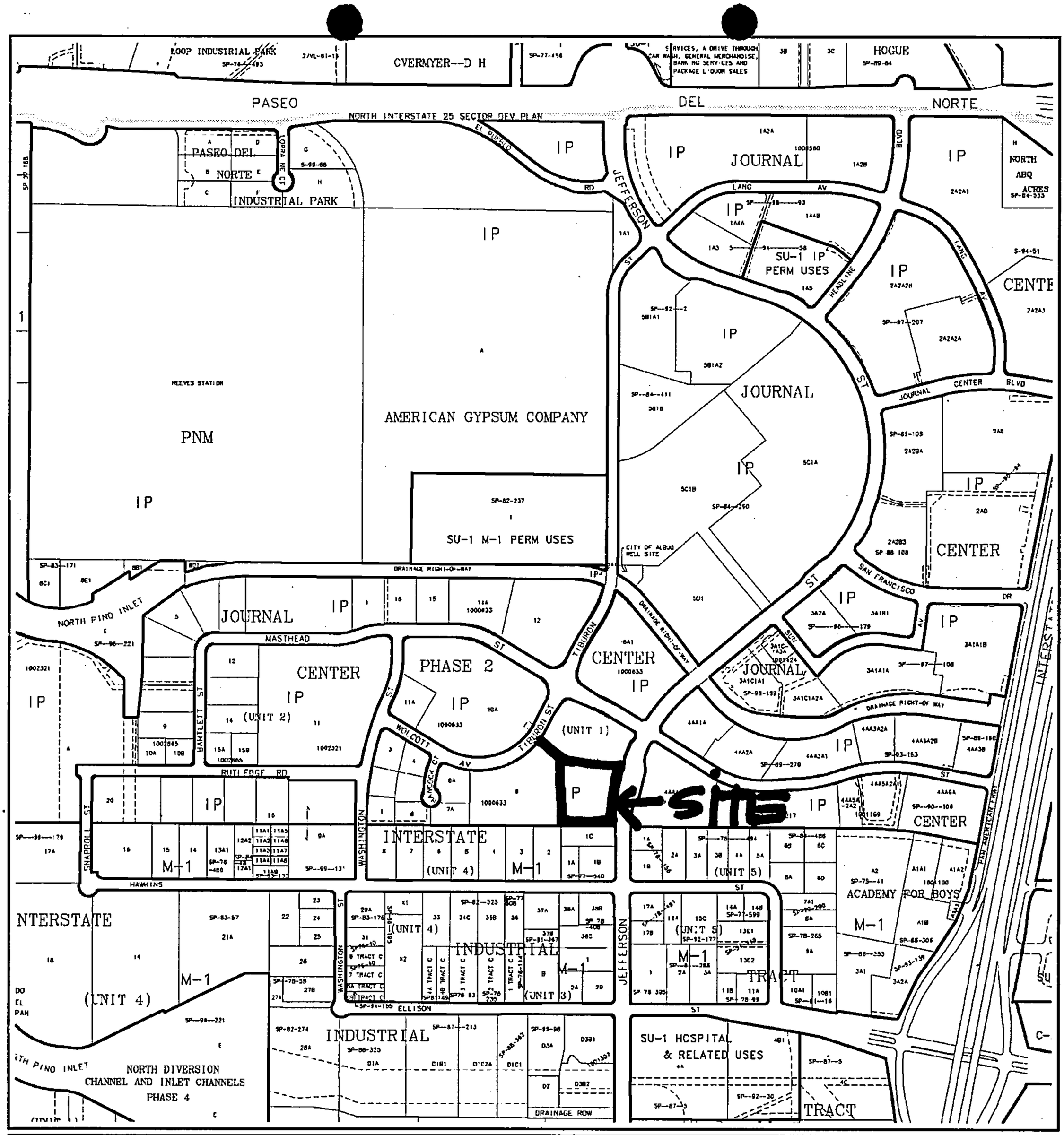
The numbers on the landscape plan indicating the square footage of each landscaped area should have "square feet" or "sq. ft."

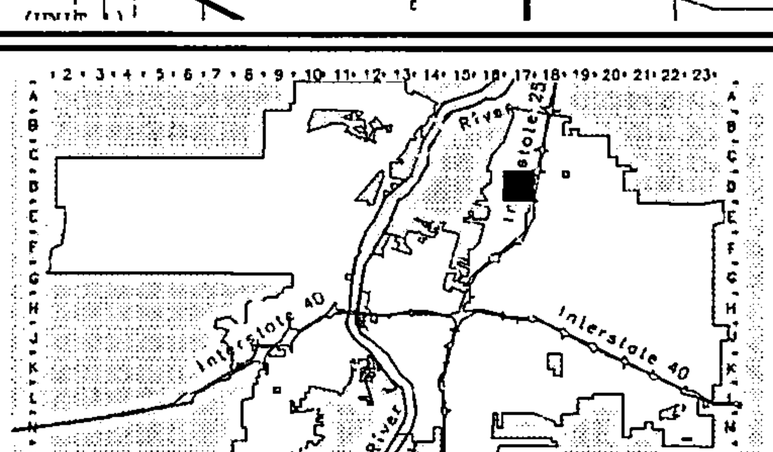
The easements are also required on this sheet.

ELEVATIONS SHEETS

The overall length of the buildings is missing.

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





Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2003

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

D-17-Z

Map Amended through September 19, 2003

SHAPIRO AND BETTINGER LLP
ATTORNEYS AT LAW

DANIEL SHAPIRO, M.D., J.D.
CARL BETTINGER, M.D., J.D.
KALLIE DIXON, J.D., L.P.N.

4273 Montgomery Blvd., NE - Suite 110-E
Albuquerque, NM 87109
Telephone: (505) 888-6463
FAX: (505) 888-6465

danshap@shapbett.com
carlbett@shapbett.com
kallied@shapbett.com

June 13, 2005

To Whom it May Concern:

As the owners of the property with the legal description being Tract 9-A-1A-2 Lot 9 Journal Center Phase 2, we authorize Mullen Heller Architecture to act as our agent for any City submittal for this property and for the City of Albuquerque's Design Review Board to approve the proposed project at this property.

Sincerely,

Carl Bettinger

Marianne Bettinger

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

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

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

☐ **AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION**
☒ **AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**
☐ **CONCEALED OR SITE DEVELOPMENT PLAN CONTROLLED WIRELESS TELECOM FACILITY**

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

X Proposed Site Plan, with changes circled and noted if amended (folded to fit into an 8.5" x 14" pocket) **5** copies
X Copy of approved Site Plan being amended if applicable (folded to fit into an 8.5" x 14" pocket) **1** copy
X Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
X Letter briefly describing and justifying the request
X Letter of authorization from the property owner if application is submitted by an agent
__ Copy of EPC or DRB Notice of Decision (not required for WTF)
X Fee (see schedule)
X Any original and/or related file numbers are listed on the cover application

NOTE: The next two items are also required <u>if the square footage change is 2% or more of any building's gross floor area</u>

__ Notifying letter & certified mail receipts addressed to owners of adjacent properties
__ Office of Neighborhood Coordination inquiry response, notifying letter, certified mail receipts

NOTE: Only for <u>wireless telecommunications facilities</u> that are <u>concealed</u> and/or <u>subject to site development plan review</u>, the following materials are required for application submittal in addition to **all** those listed above:

__ Co-location evidence as described in *Zoning Code* §14-16-3-17(A)(5)
__ Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
__ Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
__ Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
__ Distance to nearest existing free standing tower, and its owner's name, if the proposed facility is also a tower
__ Registered Engineer's stamp on the Site Development Plans
__ Office of Community & Neighborhood Coordination inquiry response as above **based on ¼ mile radius**

PLEASE NOTE; If you are applying for approval of a telecom site to be located on City of Albuquerque property, there are several additional requirements. Contact Debbie Stover at 924-3940 for details.

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

Douglas Heller
Applicant name (print)

Applicant signature / date 20 Dec 06

Form revised June 04, October 2004

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

Application case numbers
06AA-01773
_____
_____

Planner signature / date 12/20/06

Project # 1003883

ADMINISTRATIVE AMENDMENT INFORMATION SHEET

The Planning Department is authorized to approve minor changes to approved Site Development Plans. Minor changes may include expansion of building square footage not greater than 10% and/or other changes that will not have a harmful impact on adjacent property or street circulation. Refer to *Zoning Code* Section 14-16-2-22(A)(6).

Application Requirements

Administrative Amendment Applications are submitted at the Development and Building Services front counter. Each request is assigned an Application number and a Project number. Applications must include the following:

- ☐ Completed Application Form with fee submittal
- ☐ Letter of Authorization from the Property Owner (if application is submitted by an agent)
- ☐ *Zone Atlas* page clearly denoting the subject site
- ☐ Copy of the most recent Official Notice of Decision pertaining to the subject site
- ☐ A letter describing the project and indicating the percent change in heated square footage (if applicable)
- ☐ 1 copy of the previously approved plan set (typically the DRB-approved set)
- ☐ 5 copies of the revised plan, including all relevant plan sheets. The plans must be clearly dated and labeled as revisions and all proposed changes must be clearly denoted. Changes to parking calculations, landscaping calculations and similar plan elements must be clearly indicated.
- ☐ Materials pertinent to Notification (if applicable, see below)

Notification

Amendments proposing a building expansion of more than 2% of the approved square footage and/or amendments which may substantially aggrieve* any person require notification by the applicant. In such instances, the *Zoning Code* requires notification to 2 officers of all Recognized Neighborhood Associations that bound or are adjacent to the subject site and notification to adjacent property owners. The term "adjacent," as it relates to Administrative Amendments, includes property contiguous to the subject site and property that would be contiguous if not for public rights-of-way. Therefore, properties across an alley or street from the subject site are considered adjacent. When notification is required, the following materials must be submitted with the application:

- ☐ Developer Inquiry Sheet (completed) from the Office of Neighborhood Coordination (924-3914) plus Notifying Letter (copy) and Certified Mail Receipts
- ☐ *Zone Atlas* page highlighting adjacent properties (for which notice has been provided), List of adjacent property owners receiving notice, Notifying Letter (copy) and Certified Mail Receipts

Ownership of adjacent property can be determined by using the Bernalillo County Assessor's web site: www.bernco.gov/assessor. **Notification letters** must clearly describe the project, identify the location of the subject property, provide a phone number for a project contact person, and indicate the phone number for the City Planning Department: 924-3860. The reverse side of this form provides a sample notification letter. Failure to adequately notify may result in delay, denial or forfeiture of approval.

Process / Timeframe

Upon receipt of a complete application, the request is reviewed by Hydrology, Utility Development, and Transportation Planning before final review by the Development Review Division. Oftentimes the Zoning Enforcement office also reviews the submittal, particularly if the request relates to signage. The entire process typically takes 10 or more business days.

Appeal

There is a 15-day period from the date of the final approval for filing appeals with the Planning Department. Appeals to Administrative Amendments are made to the City Council through the Land Use Hearing Officer.

* *Applicants who have reason to believe that one or more persons may be substantially aggrieved by a proposed Administrative Amendment shall comply with the Notification process specified above. Significant delays will result if the Development Review Division determines that adequate Notification has not been provided.*

Initial Printing: June, 04; revised: August o4

NOTES: Administrative Amendments to Site Development Plans

First of all, it is essential to understand the original site plan approval process. The vast majority of AA's are based on site plans originally approved by the EPC. Almost every site development plan approved by the EPC includes conditions of approval that must be met. These conditions are reviewed in the DRB process before applicants can proceed to building permit. In reviewing AA's, our office rarely approves changes to site plans that are contrary to the conditions established by the EPC.

Submittal must include a Notice of Decision from the EPC. Sometimes the Notice cannot be found with a really old approval, say from the 1960s or 1970s. But in most cases, a Notice of Decision is available in our file room.

The applications must be complete at the time of submittal. If there are any questions about what is required, call Bob or Russell. In many instances, applications have been submitted for over a week before we review them. Applicant's become annoyed when asked to submit new information well after the submittal has been accepted.

Submittal must include a copy of the approved site development plan for building permit. The best thing is for applicants to submit all 4 sheets of the approved plan set. But there are times when Submittal of only the last AA approval sheet is rarely satisfactory.

Submittal of a DRB decision is only useful if the project was first approved by the DRB. This is rarely the case. The EPC has approval authority for most sites for which site plans are required.

It appears to me that (at least in some cases) applicants have not received the handout I prepared on Administrative Amendments. This information will help insure that a complete submittal is made.

NOTICE:

Sample Notification Letter

To be sent by Certified Mail by the applicant

Date

To
Address
City/State/Zip

Dear *Property Owner / Neighborhood Association Representative*:

This letter is to inform you that application for an Administrative Amendment to an approved Site Development Plan will be submitted to the City of Albuquerque Planning Department for review and possible approval. The application will be submitted on or about *Date*. The City's review process typically takes 5-10 business days to complete.

The specifics of the project are as follows:

The letter should address the following:

- *INDENTIFY THE LOCATION OF REQUEST & SIZE OF THE SITE*
- *PROVIDE THE LEGAL DESCRIPTION OF THE PROPERTY*
- *DESCRIBE THE REQUEST: WHAT IS BEING CHANGED OR EXPANDED AND WHY*
- *INDICATE HOW THE CHANGES WILL COMPLEMENT THE EXISTING (OR APPROVED) DEVELOPMENT*
- *ADDRESS ANY ITEMS THAT MIGHT BE OF CONCERN TO NEARBY OWNERS / RESIDENTS*

If you have questions about this proposal, please call me at _____.

This application can be reviewed at the City Planning Department offices in downtown Albuquerque at the Plaza del Sol building, located at 600 2nd Street NW. It is advised that you call the Planning Department to schedule a visit so that the project file will be available upon your arrival. To arrange a visit to review this application, please contact Fran Tapia, Development Review Division, at 924-3860. Ms. Tapia can also put you in contact with the planner who will be reviewing the project. The planner will be able to explain the Administrative Amendment process and your opportunity for input.

Sincerely,

Name
Title
Company

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

PAID RECEIPT

APPLICANT NAME Landhlaford LLC

AGENT Mullen Heller Architect

ADDRESS _____

PROJECT & APP # Proj 1003883 / 06AA-01773

PROJECT NAME Journal Center

$ _____ 441032/3424000 **Conflict Management Fee**

$ _____ 441006/4983000 **DRB Actions**

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

$ _____ 441018/4971000 **Public Notification**

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

$ 45.00 **TOTAL AMOUNT DUE**

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

Counterreceipt.doc 6/21/04

City Of Albuquerque
Treasury Division

12/20/2006 3:03PM LOC: ANNX
RECEIPT# 00068723 WS# 008 TRANS# 0017
Account 441006 Fund 0000
Activity 4971000 TRSLJS
Trans Amt $45.00
J24 Misc $45.00
CK $45.00
CHANGE $0.00
Thank You

REDW HEADQUARTERS

PROJECT INFORMATION:

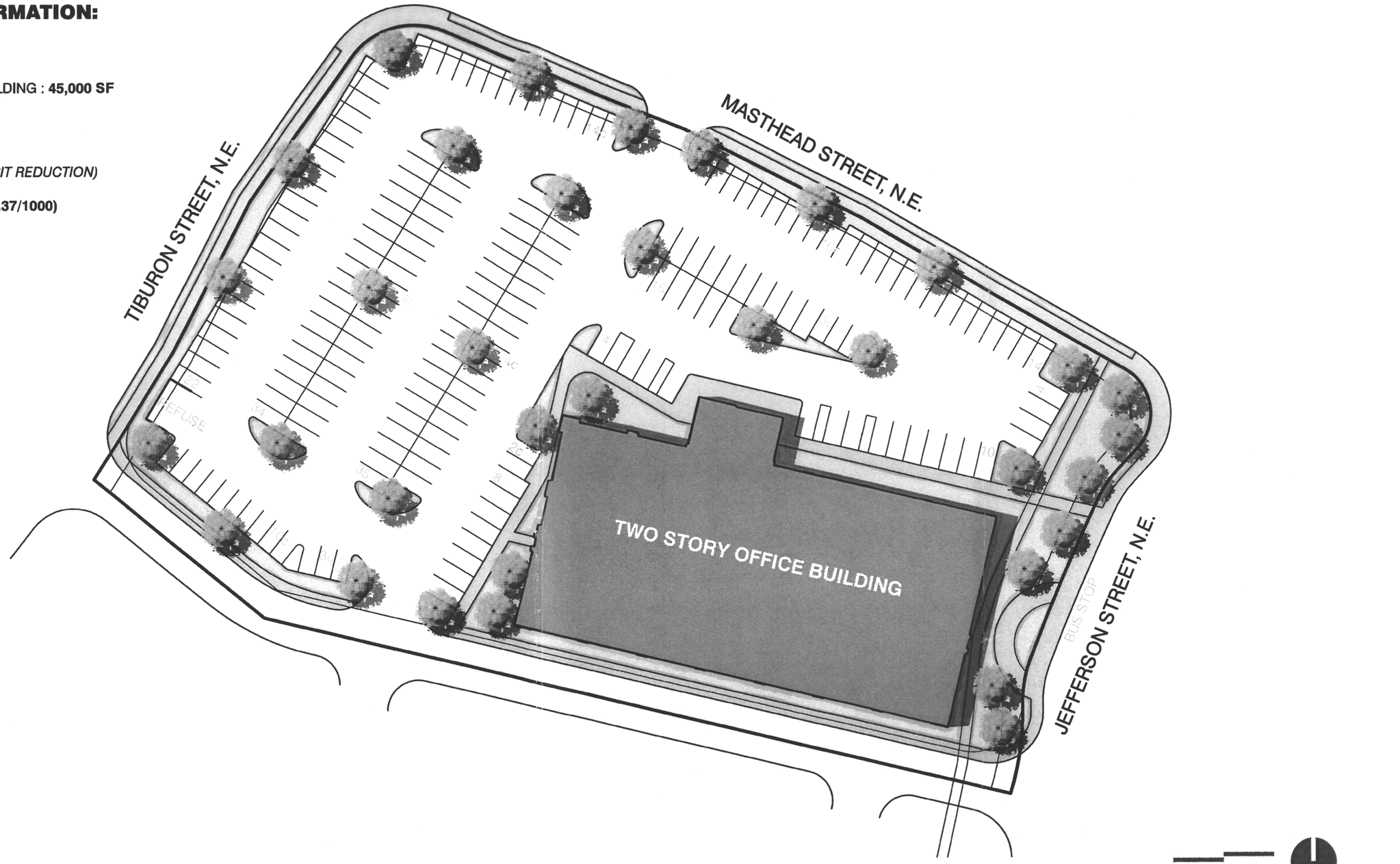
SITE AREA: **120,874 SF**

TWO STORY OFFICE BUILDING : **45,000 SF**

F.A.R: **0.37**

188 REQUIRED BY CODE
(160 SPACES WITH TRANSIT REDUCTION)

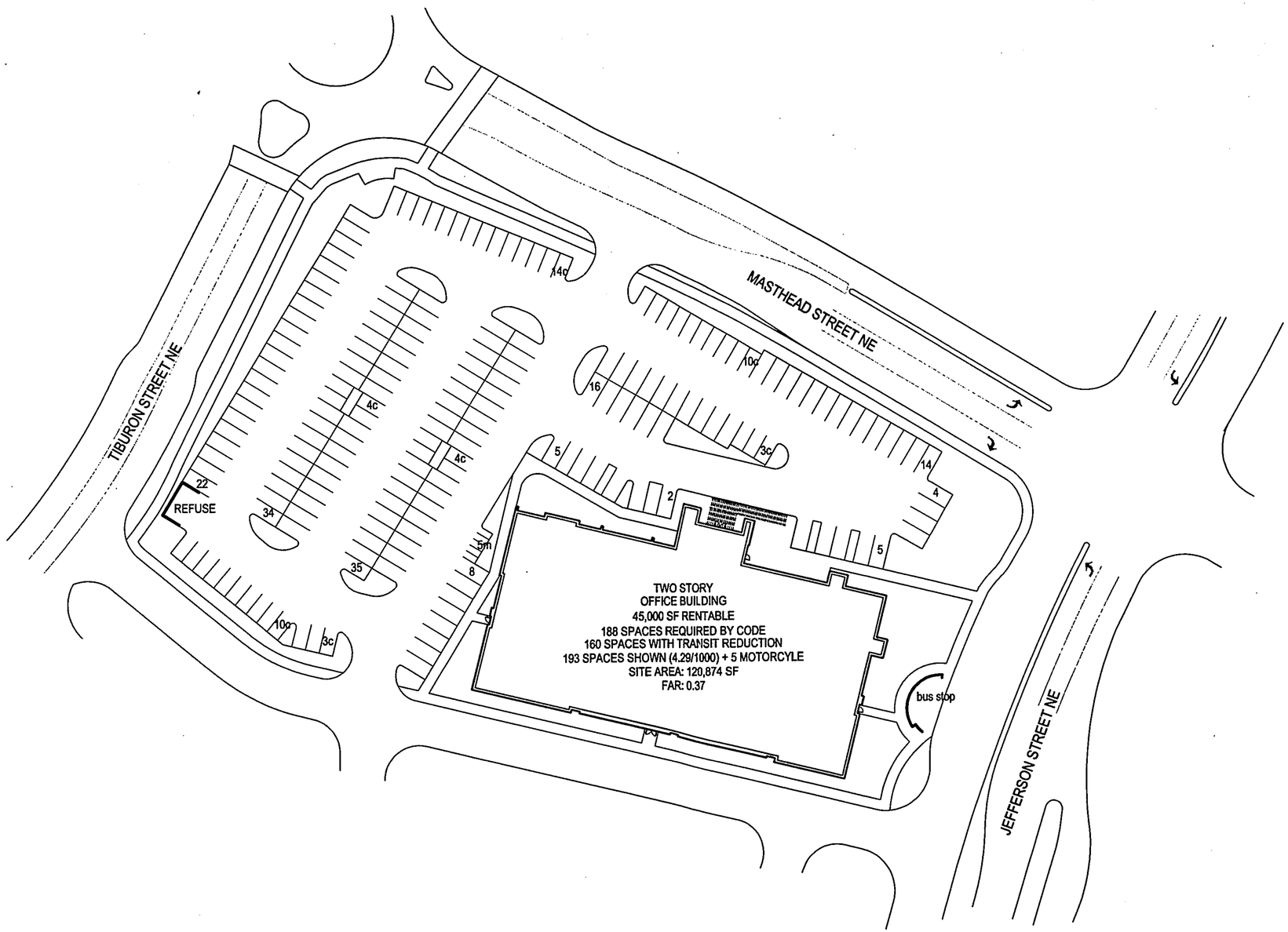
197 SPACES SHOWN: (4.37/1000)



SCALE: 1" = 50'

TITAN DEVELOPMENT

Dekker/Perich/Sabatini
architecture interiors landscape planning engineering



N

SITE PLAN

1" = 30'-0"

architecture
interiors
landscape
planning
engineering

Dekker
Perich
Sabatini

7601 Jefferson NE Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsdesign.org

ARCHITECT

ENGINEER

PROJECT

REDW OFFICE BUILDING
SWC JEFFERSON & MASTHEAD
Albuquerque, New Mexico

REVISIONS
1
2
3
4

DRAWN BY	SJT
REVIEWED BY	CRG
DATE	9/28/2010
PROJECT NO.	09-P051.001

DRAWING NAME

SITE PLAN

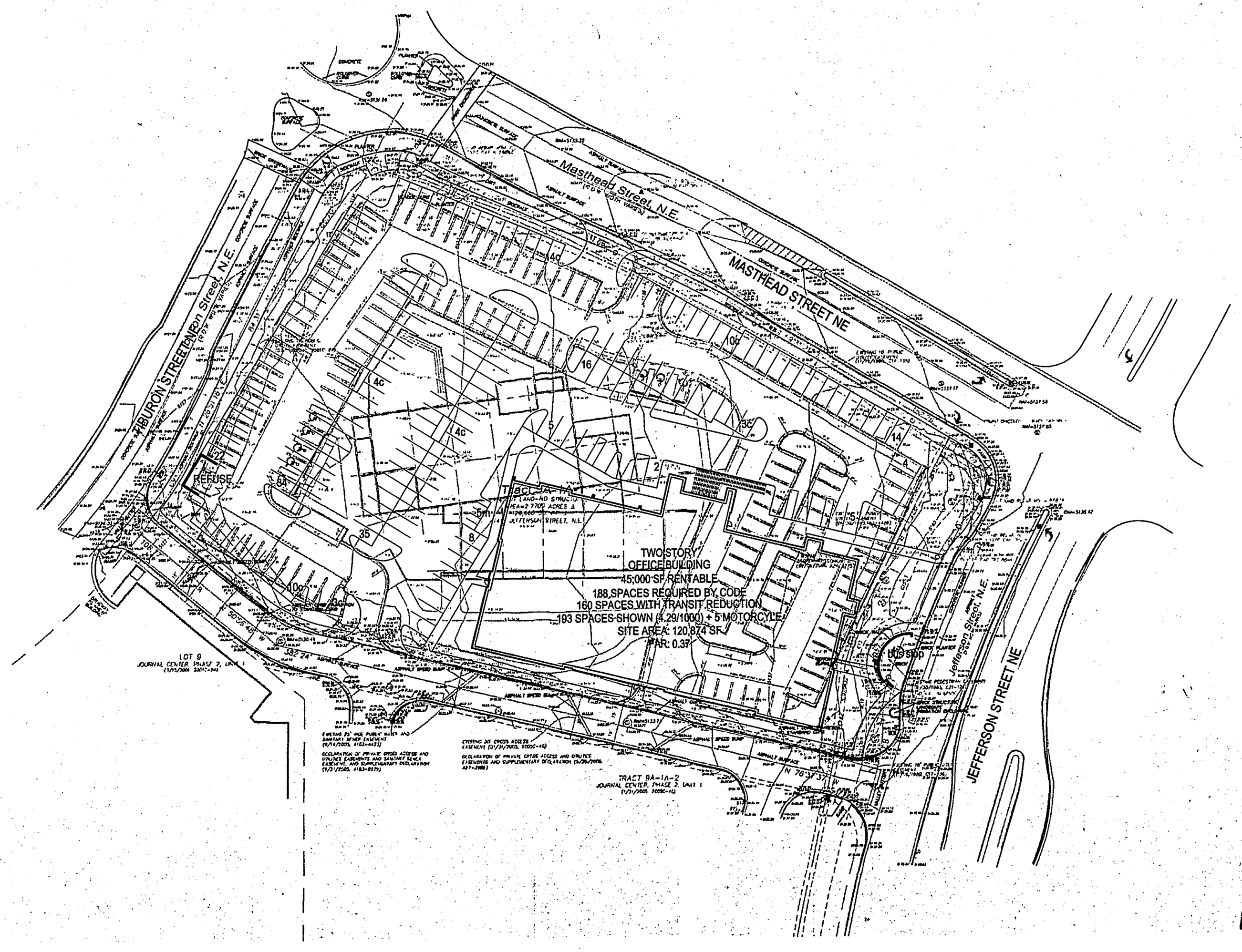
TITAN DEVELOPMENT

REID & ASSOCIATES DESIGN ARCHITECT

SHEET NO.

AS-101

OF



SITE PLAN

1" = 30'-0"

New BLDG info

architecture
interiors
landscape
planning
engineering

Dekker
Perich
Sabatini

7601 Jefferson NE Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsdesign.org

ARCHITECT

ENGINEER

PROJECT

REDW OFFICE BUILDING
SWC JEFFERSON & MASTHEAD
Albuquerque, New Mexico

REVISIONS
1
2
3
4

DRAWN BY	SJT
REVIEWED BY	CRG
DATE	9/28/2010
PROJECT NO.	09-P051.001

DRAWING NAME

SITE PLAN

TITAN DEVELOPMENT

REDW & ASSOCIATES

SHEET NO.

AS-101

OF

Tract 9A-1A-1
VACANT LAND-NO STRUCTURES
AREA=2.7700 ACRES ±
120,680 S.F. ± M/L
7410 JEFFERSON STREET, N.E.

Masthead Street, N.E.
(R.O.W. WIDTH VARIES)

Tiburon Street, N.E.
(R.O.W. WIDTH VARIES)

Jefferson Street, N.E.
(R.O.W. WIDTH VARIES)

LOT 9
JOURNAL CENTER, PHASE 2, UNIT 1
(3/15/2001, 2001C-84)

TRACT 9A-1A-2
JOURNAL CENTER, PHASE 2, UNIT 1
(1/31/2005, 2005C-40)

EXISTING 10' PUBLIC UTILITY EASEMENT (11/19/1980, C17-135)

EXISTING 10' PUBLIC UTILITY EASEMENT (08/30/1983, C21-126)

EXISTING 5' EASEMENT FOR SIDEWALK (09/06/2001, A24-2218)

EXISTING PEDESTRIAN EASEMENT (08/30/1983, C21-126)

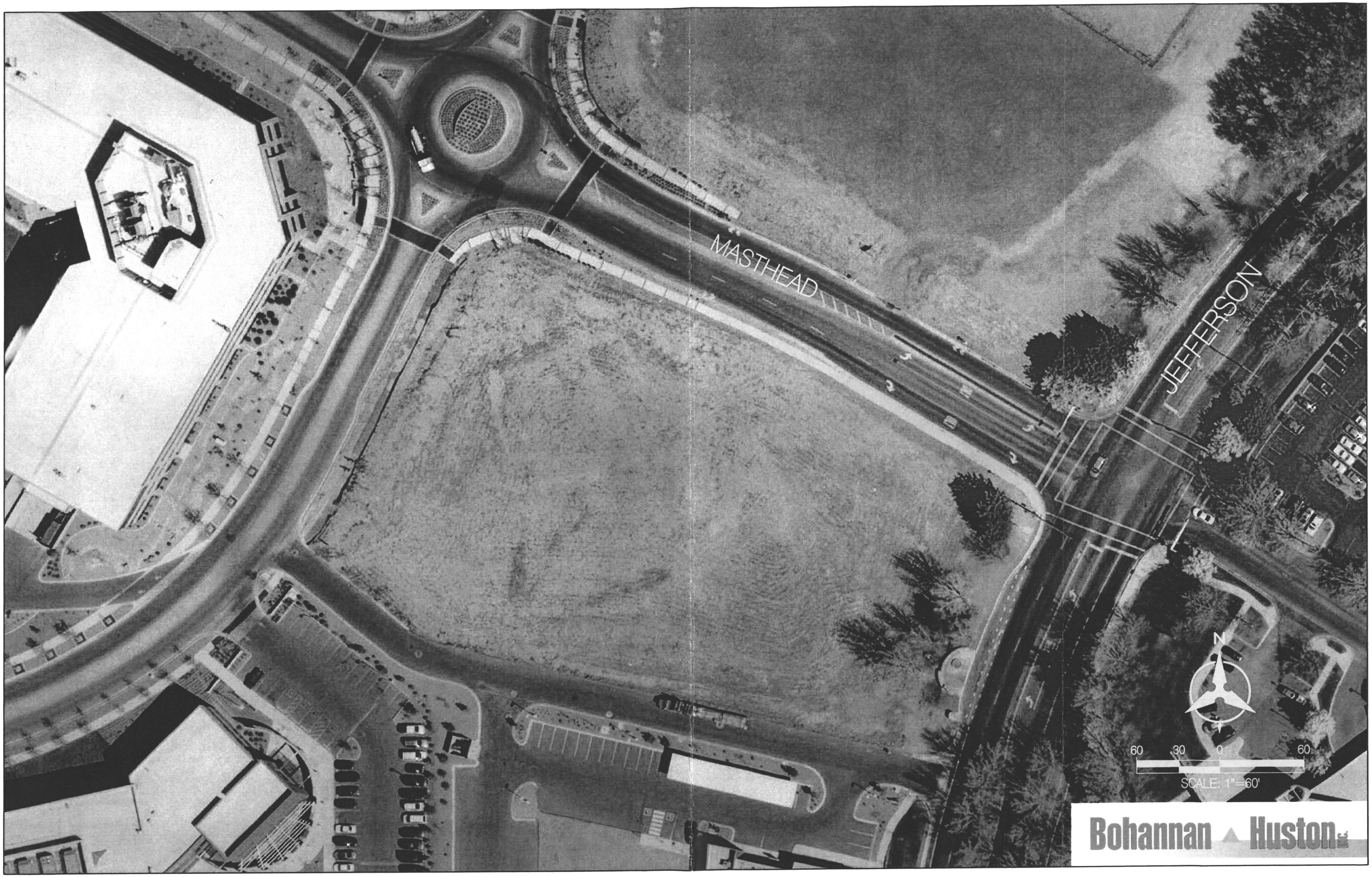
EXISTING 25' WIDE PUBLIC WATER AND SANITARY SEWER EASEMENT (6/14/2005, A103-4423)

DECLARATION OF PRIVATE CROSS ACCESS AND UTILITIES EASEMENTS AND SANITARY SEWER EASEMENT, AND SUPPLEMENTARY DECLARATION (9/21/2005, A103-8279)

EXISTING 30' CROSS ACCESS EASEMENT (01/31/2005, 2005C-40)

DECLARATION OF PRIVATE CROSS ACCESS AND UTILITIES EASEMENTS AND SUPPLEMENTARY DECLARATION (3/25/2005, A97-3995)

(Perimeter info)


MASTHEAD
JEFFERSON
N
60 30 0 60
SCALE: 1"=60'
Bohannan Huston Inc.

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

SITE DEVELOPMENT PLAN
- P ____ for Subdivision Purposes
- X for Building Permit
- ____ IP Master Development Plan
- ____ Cert. of Appropriateness (LUCC)

STORM DRAINAGE
- L ____ Storm Drainage Cost Allocation Plan

ZONING & PLANNING
- Z ____ Annexation
- ____ County Submittal
- ____ EPC Submittal
- A ____ 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)

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: Landhlaford LLC PHONE: 268.4144

ADDRESS: 1015 Tijeras NW Svite 220 FAX: 268.4244

CITY: Albuquerque STATE NM ZIP 87108 E-MAIL:

Proprietary interest in site: owner **List all owners:**

AGENT (if any): Mullen Heller Architecture PHONE: 268.4144

ADDRESS: 1015 Tijeras NW Suite 220 FAX: 268.4244

CITY: Albuquerque STATE NM ZIP 87 E-MAIL: doug@mullenheller.com

DESCRIPTION OF REQUEST:

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 9-A-1A-2 Lot 9, JRM Grf Ph 2 Block: Unit: 1

Subdiv. / Addn.

Current Zoning: IP Proposed zoning: N/C

Zone Atlas page(s): D·17·Z No. of **existing** lots: 1 No. of **proposed** lots: 3

Total area of site (acres): 2.6796 Density if applicable: dwellings per gross acre: dwellings per net acre:

Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill?

UPC No. 101706330418053061 9 MRGCD Map No.

LOCATION OF PROPERTY BY STREETS: On or Near:

Between: Tiburon Street NE and Jefferson 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.): 1003883

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

SIGNATURE DATE 6/13/05

(Print) Douglas Heller ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised 4/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
☑ All checklists are complete	05DRB-00999	SBP	P(3)	$ 385.00
☑ All fees have been collected		CMF		$ 20.00
☑ 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				Total
☐ F.H.D.P. fee rebate	Hearing date 6/22/05			$ 405.00

Andrew Garcia 6-14-05

Project # 1003883

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
__ Completed Site Plan for Subdivision Checklist
__ 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**

X Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
X Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6** copies.
X Solid Waste Management Department signature on Site Plan
X Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
X Letter briefly describing, explaining, and justifying the request
X Letter of authorization from the property owner if application is submitted by an agent
X Copy of the document delegating approval authority to the DRB
X Infrastructure List, if relevant to the site plan
X Completed Site Plan for Building Permit Checklist
X Copy of Site Plan with Fire Marshal's stamp
X Fee (see schedule)
X 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
__ 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.

Douglas Heller
Applicant name (print)

D Heller 6/13/05
Applicant signature / date

Form revised **JUNE 2005**

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

Application case numbers
_____-_____-_____
_____-_____-_____
_____-_____-_____

Andrew Garcia 6-14-05
Planner signature / date

Project # 1003883

June 13, 2005

Ms. Sheran Matson, DRB Chair
City of Albuquerque Planning Department
P.O. Box 1293
Albuquerque, NM 87103

Re: DRB Submittal for the property being Tract 9-A-1A-2 Lot 9 Journal Center Phase 2
Letter of Request

Dear Ms. Matson:

With this letter we are submitting the project at Tract 9-A-1A-2 Lot 9 Journal Center Phase 2 for DRB review and approval. The property is 2.6776 acres along Jefferson Street, just south of Masthead Road.

The project consists of three buildings designed around a central courtyard. The two buildings closest to Jefferson Street are one story, 6,380 sf single tenant office buildings and the building along the west property line is a two story 21,148 sf multi-tenant office building. The two one-story buildings were located along Jefferson to preserve the scale and pedestrian feel along the street.

The exterior of the building have been designed to fit in with the contemporary look of the other office buildings within Journal Center, most notably the Sun Healthcare complex. The exterior materials include natural stone, metal panels, stucco and colored aluminum storefront with tinted glazing.

Parking is located behind the buildings and is screened from Jefferson, which is consistent with the sector plan. A new access road, which will be shared by this property and the property to the north, will be built to tie Tiburon Street and Jefferson Street.

Landscaping for this project is considered as important as the building design. The entrances to the three buildings are located off of the central courtyard which is the focus of the development. A mixture of colors, textures and patterns have been incorporated into the landscape design, specifically the courtyard. The exiting turf landscape berm along Jefferson is to remain in the current scheme, but will be replaced with a more xeric design in the future.

This project has been reviewed and approved by the Journal Center. The approval letter is attached. Thank you for your consideration.

Sincerely,
Mullen Heller Architecture PC

Douglas Heller, AIA

Mullen Heller
Architecture P.C.
1015 Tijeras Ave. NW Suite 220 ▪ Albuquerque, NM 87102
505.268.4144 [p] ▪ 505.268.4244 [f] ▪ www.mullenheller.com

JOURNAL
CENTER
CORPORATION

March 8, 2005

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

Re: Tract 9A-1A-2, Office Buildings

Dear Ms. Matson:

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

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

Sincerely,

Michael N. Callahan
Vice President
Director of Operations

Cc: Douglas Heller
Mullen Heller Architects

MNC/jk

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

SHAPIRO AND BETTINGER LLP
ATTORNEYS AT LAW

DANIEL SHAPIRO, M.D., J.D.
CARL BETTINGER, M.D., J.D.
KALLIE DIXON, J.D., L.P.N.

4273 Montgomery Blvd., NE - Suite 110-E
Albuquerque, NM 87109
Telephone: (505) 888-6463
FAX: (505) 888-6465

danshap@shapbett.com
carlbett@shapbett.com
kallied@shapbett.com

June 13, 2005

To Whom it May Concern:

As the owners of the property with the legal description being Tract 9-A-1A-2 Lot 9 Journal Center Phase 2, we authorize Mullen Heller Architecture to act as our agent for any City submittal for this property and for the City of Albuquerque's Design Review Board to approve the proposed project at this property.

Sincerely,

Carl Bettinger

Marianne Bettinger

C-17-Z

C-16-Z

C-18-Z

D-16-Z

D-18-Z

E-16-Z

E-18-Z

E-17-Z

PASEO DEL NORTE

NORTH INTERSTATE 25 SECTOR DEV PLAN

EL PUEBLO RD

JEFFERSON ST

LANG AV

BLVD

HEADLINE

JOURNAL CENTER BLVD

SAN FRANCISCO DR

LORRAINE CT

INDUSTRIAL PARK

REEVES STATION

PNM

AMERICAN GYPSUM COMPANY

SU-1 IP PERM USES

SU-1 M-1 PERM USES

SU-1 HOSPITAL & RELATED USES

CITY OF ALBUQ WELL SITE

DRAINAGE RIGHT-OF-WAY

NORTH ABQ ACRES

JOURNAL CENTER

PHASE 2

CENTER

ACADEMY FOR BOYS

INTERSTATE

INDUSTRIAL

TRACT

MASTHEAD

TIBURON ST

WOLCOTT AV

BARTLETT ST

RUTLEDGE RD

SNAPROLL ST

WASHINGTON

HAWKINS

ELLISON

GRUBER

NORTH PINO INLET

NORTH DIVERSION CHANNEL AND INLET CHANNELS PHASE 4

DRAINAGE ROW

PROJECT LOCATION

IP

M-1

(UNIT 1)

(UNIT 2)

(UNIT 3)

(UNIT 4)

(UNIT 5)

Zone Atlas Page: D-17-Z

Map amended through: Aug 06, 2004

Selected Symbols

- Unincorporated Areas
- Sector Plan Boundaries
- Parcel Boundaries
- Easement Lines
- Freeway Lanes
- Jurisdictional Boundaries
- Westgate Wall
- Escarpment
- Grant Boundaries
- Petroglyph
- H-1 Buffer Zone
- Arroyos
- LDN Noise Level
- Airport Clearance Zone
- Design Overlay Zones

0 750 1,500 Feet

NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS

RIO GRANDE

CITY OF ALBUQUERQUE 1706 THREE HUNDRED YEARS 1706 • 2006 ALBUQUERQUE Haciendo Historia

AGIS Albuquerque Geographic Information System

PLANNING DEPARTMENT

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SITE DEVELOPMENT PLAN FOR BUILDING PERMIT *CHECKLIST*

Revised: 3/1/2004

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

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

D Ahn 6/13/05

Applicant or Agent Signature / Date

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

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

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

Accompanying Material

X A. 8-1/2" x 11" reduction for each plan sheet.

X 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

X 1. Date of drawing and/or last revision

X 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]*

X 3. Bar scale

X 4. North arrow

X 5. Scaled vicinity map

X 6. Existing structures on the site and within 20 feet of the site boundaries

X 7. Property lines (clearly identify)

X 8. Existing and proposed easements (identify each)

B. Proposed Development

1. Structural

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

2. Parking and Internal Circulation

X A. Parking layout with spaces numbered per aisle and totaled.
X 1. **Location and typical dimensions**, including handicapped spaces
X 2. **Calculations:** spaces required: 128 provided: 131
Handicapped spaces required: 8 provided: 8

X B. Bicycle parking & facilities
X 1. Bicycle racks, spaces required: 8
provided: 0
X 2. Other bicycle facilities, if applicable

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

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

3. Streets and Circulation

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

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

X 2. Pedestrian trails and linkages
X 3. Bus facilities, including routes, bays and shelters existing or required

4. **Utilities** on separate Utility Plan

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

5. **Phasing**

X 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.
NA

SHEET #2 - LANDSCAPING PLAN

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

X 1. Scale - must be same as scale on sheet #1 - Site plan
X 2. Bar Scale
X 3. North Arrow
X 4. Property Lines
X 5. Existing and proposed easements
X 6. Identify nature of ground cover materials
  X A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
  X B. Pervious areas (planting beds, grass, ground cover vegetation, etc.)
  X C. Ponding areas either for drainage or landscaping/recreational use
X 7. Identify type, location and size of plantings (common and/or botanical names).
  X A. Existing, indicating whether it is to preserved or removed.
  X B. Proposed, to be established for general landscaping.
  X C. Proposed, to be established for screening/buffering.
X 8. Describe irrigation system
X 9. Planting Beds, indicating square footage of each bed
X 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
X 11. Responsibility for Maintenance (statement)
X 12. Statement of compliance with Water Conservation...Ordinance, see article 6-1-1-1.
X 13. Landscaped area requirement; square footage and percent (specify clearly on plan)
X 14. Landscaped area provided; square footage and percent (specify clearly on plan)

SHEET #3 –PRELIMINARY GRADING PLAN –

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

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 3/1/2004

A. General Information

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

B. Grading Information

- X 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- X 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.
- X 3. Identify ponding areas, erosion and sediment control facilities.
- X 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

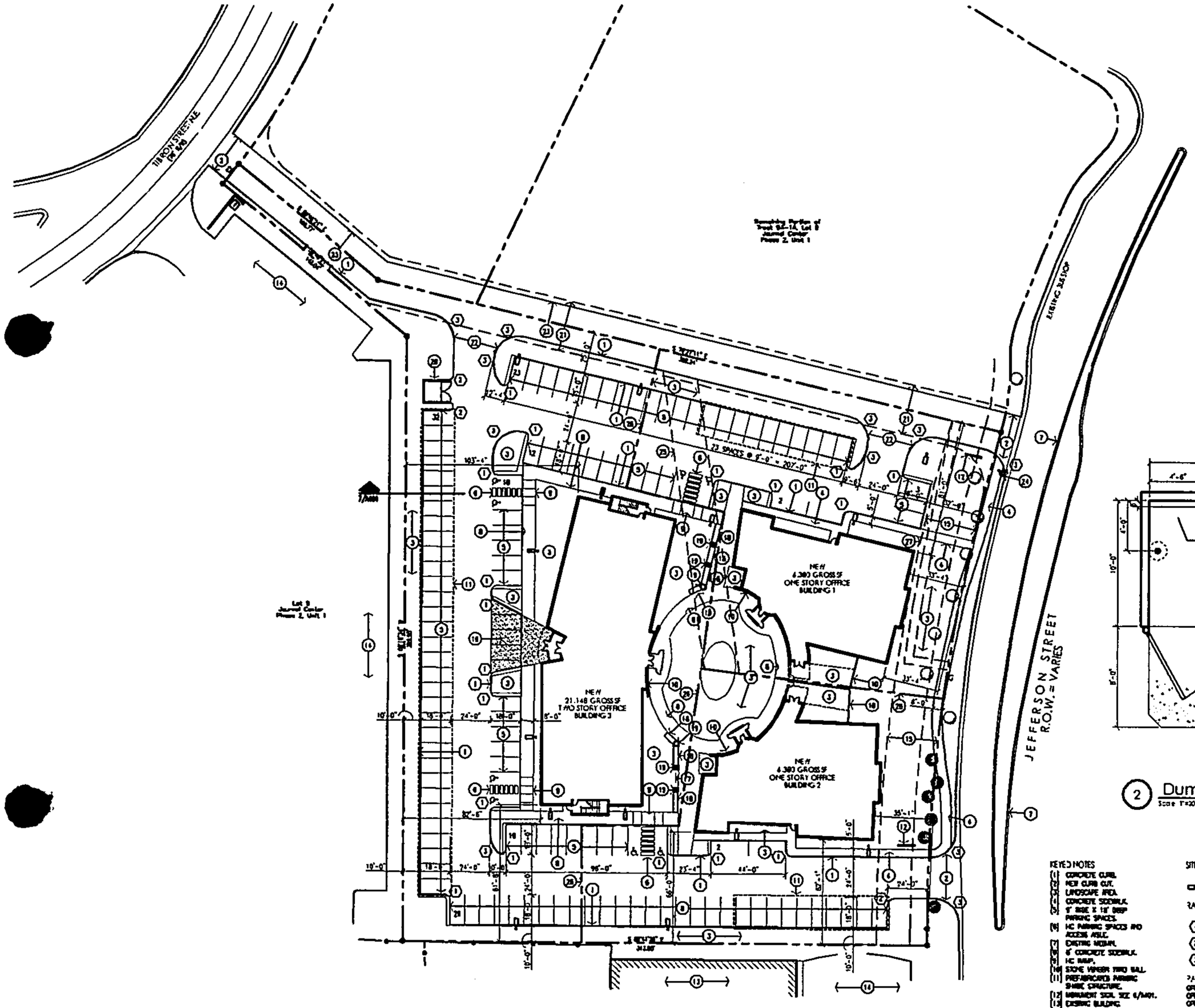
A. General Information

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

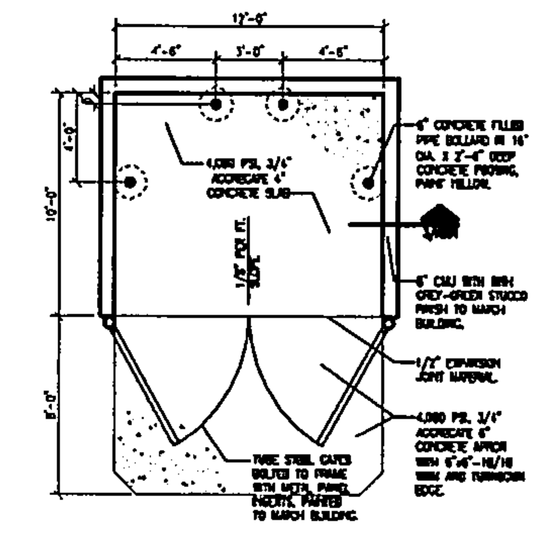
B. Signage

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

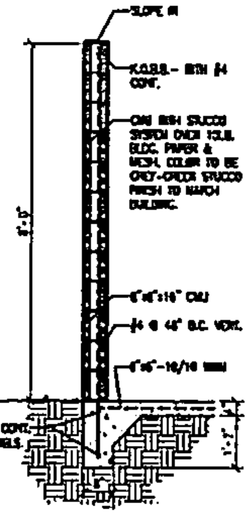
Applicants should make sure that the submitted site development plan drawings are accurate and complete, and that items specified in this checklist have been clearly indicated on the plan drawings as required.



1 Architectural Site Plan
Scale: 1"=30'-0"



2 Dumpster Enclosure Plan
Scale: 1"=10'



3 Enclosure Wall Section
Scale: 1"=1'-0"

KEYED NOTES
1. CONCRETE CURB.
2. NEW CURB CUT.
3. LANDSCAPE AREA.
4. CONCRETE SIDEWALK.
5. 8' WIDE X 18' DEEP PARKING SPACES.
6. HC PARKING SPACES AND ACCESS AISLE.
7. EXISTING MEDIAN.
8. 6' CONCRETE SIDEWALK.
9. HC RAMP.
10. STONE VENEER RETAINING WALL.
11. PREFABRICATED AWNING SHADE STRUCTURE.
12. MONUMENT SIGN, SEE 6/A401.
13. EXISTING BUILDING.
14. EXISTING PARKING LOT.
15. 30' BUILDING SETBACK LINE.
16. COLORED CONCRETE PAVING.
17. BIKE RACK, SEE 8/A401.
18. STONE VENEER BENCH.
19. STONE VENEER LIGHT BOLLARD.
20. DUMPSTER ENCLOSURE, SEE 2/A001
21. 30' ACCESS AND UTILITY EASEMENT.
22. DRIVEWAY CUT.
23. EDGE OF NEW ASPHALT DRIVE.
24. RELOCATED FIRE HYDRANT.
25. NEW 20' UTILITY EASEMENT.
26. PROPOSED PROPERTY LINE.
27. EXISTING 5' EASEMENT.

SITE LIGHTING LEGEND
- 16' HIGH SHIELDED LIKE POLE

RADIUS INFO
1. 3' RADIUS
2. 5' RADIUS
3. 15' RADIUS

PARKING CALCULATIONS

OFFICE:	6,380 GROSS SF
OFFICE:	6,380 GROSS SF
OFFICE:	21,148 GROSS SF
TOTAL BUILDING AREA:	33,908 GROSS SF

PARKING REQUIREMENTS:
- FIRST FLOOR OFFICE = 23,334/380 = 116
- SECOND FLOOR OFFICE = 10,574/300 = 35
- TOTAL = 151

15% REDUCTION FOR BUS STOP = 126 SPACES REQUIRED

TOTAL SPACES PROVIDED = 131

8 HANDICAP SPACES REQUIRED
8 HANDICAP SPACES PROVIDED

PROJECT NUMBER: _____ APPLICATION NUMBER: _____

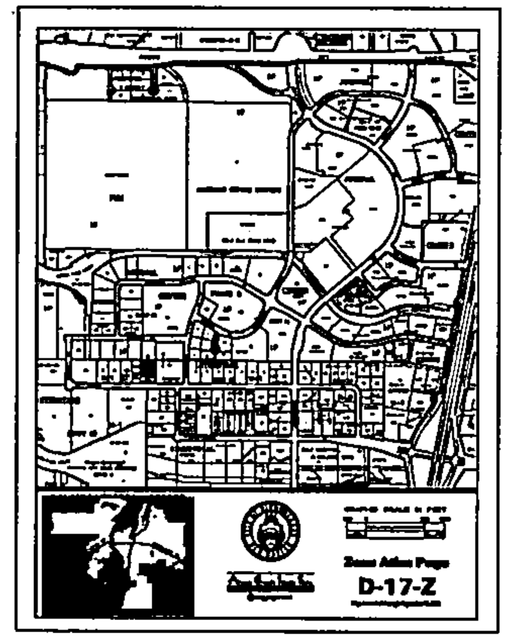
THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) DATED _____ AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.

IS AN INFRASTRUCTURE LIST NECESSARY ( ) YES ( ) NO IF YES, THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

PLAN(S) HEREBY APPROVED FOR SIGNATURE

TRAFFIC ENGINEER, TRANSPORTATION DIVISION	Date
UTILITIES DEVELOPMENT	Date
PARKS AND RECREATION DEPARTMENT	Date
CITY ENGINEER	Date
*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	Date
MAMA PAVE MANAGEMENT	Date
DRB CHAIRPERSON, PLANNING DEPARTMENT	Date

VICINITY MAP



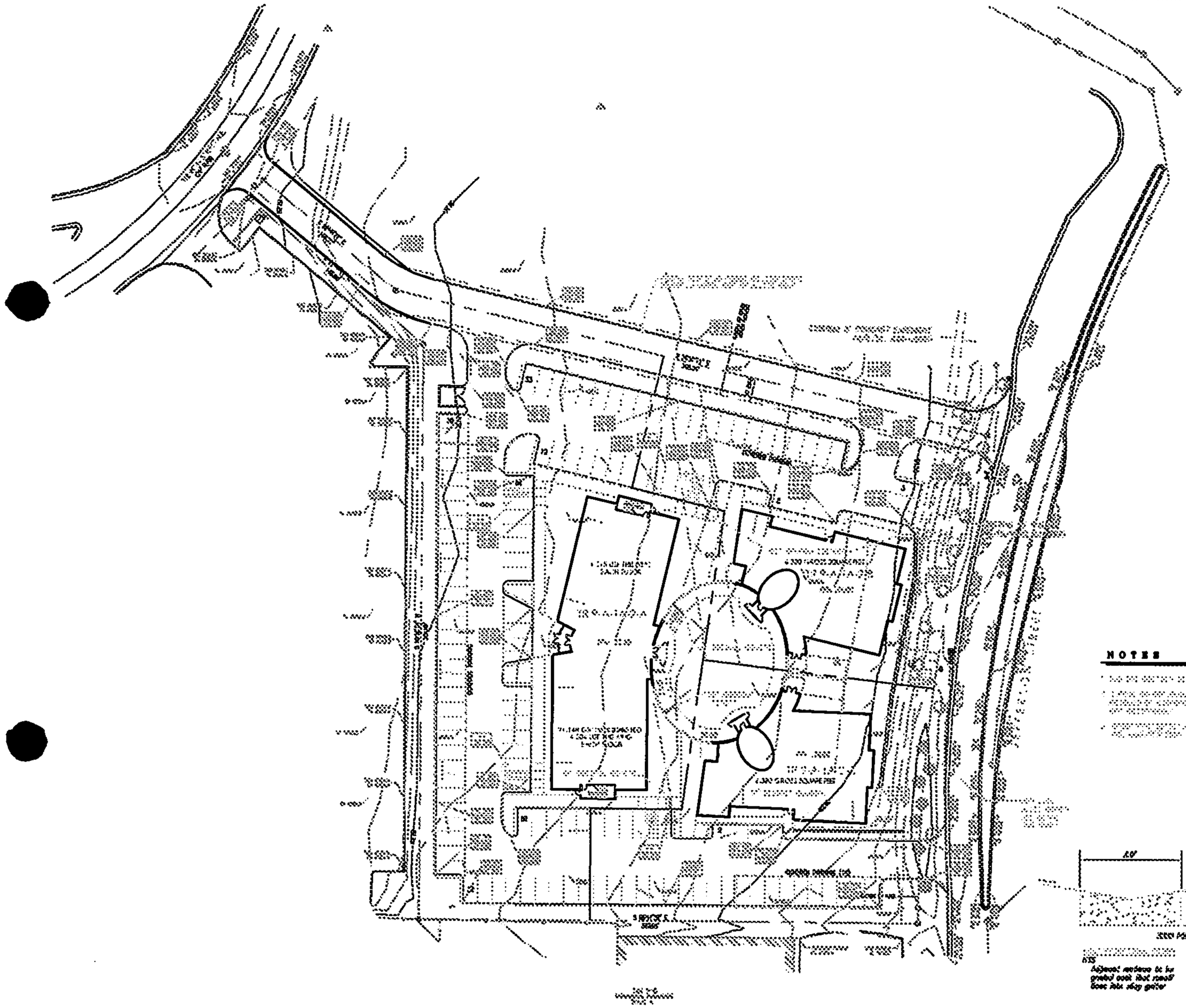
Mullen Heller
Architecture P.C.
1015 Tijeras Avenue NW
Suite 220
Albuquerque 87102
505 268 4144 (p)
505 268 4244 (f)

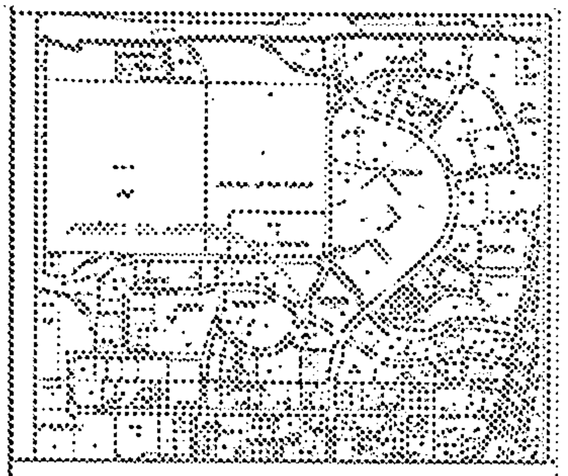
project number	0438
drawn by	VMG
project manager	Douglas Hoke AIA
date	04/14/05

Project title
Landhlaford Development
SWC of Jefferson Street and Masthead
Albuquerque, New Mexico

Sheet title
Architectural Site Plan

Sheet number
A001





VICINITY MAP ZONE MAP: D-17-Z

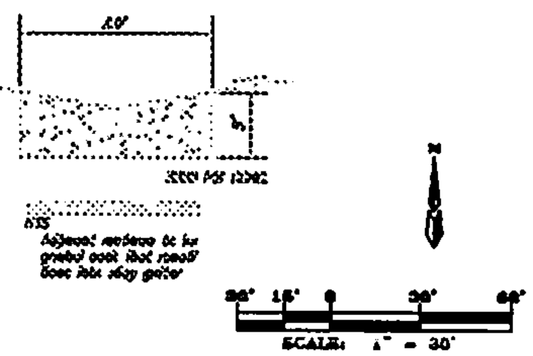
ACS BENCHMARK

LEGAL DESCRIPTION

LEGEND

N 80°00'00" E

NOTES



SCALE: 1" = 30'

OFFICE BUILDING

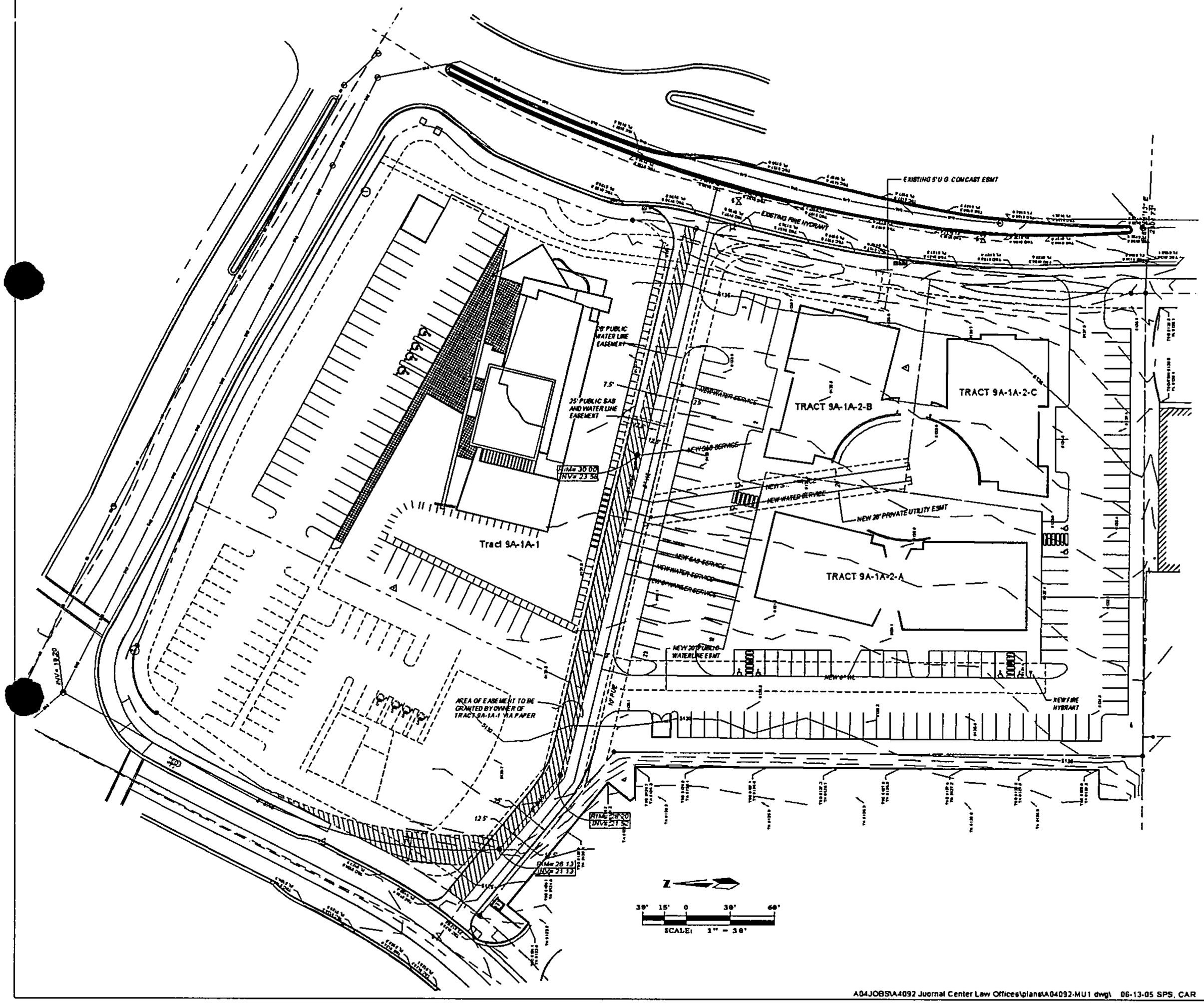
GRADING & DRAINAGE PLAN

MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Designed: AM	Drawn: JCC	Checked: DMG	Sheet C-101
Scale: 1" = 1'	Date: 6-6-05	Job: A04082	

A04082\A1083 Journal Center Law Offices\sheets\A1083grd\05-06-3005 RDO JCC

NOTES



A04JOBS\A4092 Journal Center Law Offices\plans\A04092-MU1.dwg\ 06-13-05 SPS, CAR

AS BUILT INFORMATION

CONTRACTOR

WORK STAKED BY / DATE

INSPECTION BY / DATE

FIELD VERIFICATIONS BY / DATE

AS-BUILTS CORRECTED BY / DATE

MICRO-FILM INFORMATION

RECORDED BY / DATE

NO. / DATE / REMARKS

BENCH MARKS

SURVEY INFORMATION

FIELD NOTES

NO. / BY / DATE

ENGINEER'S SEAL

REVISIONS

DESIGNED BY / DATE

DRAWN BY / DATE

CHECKED BY / DATE

DMG

MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE:

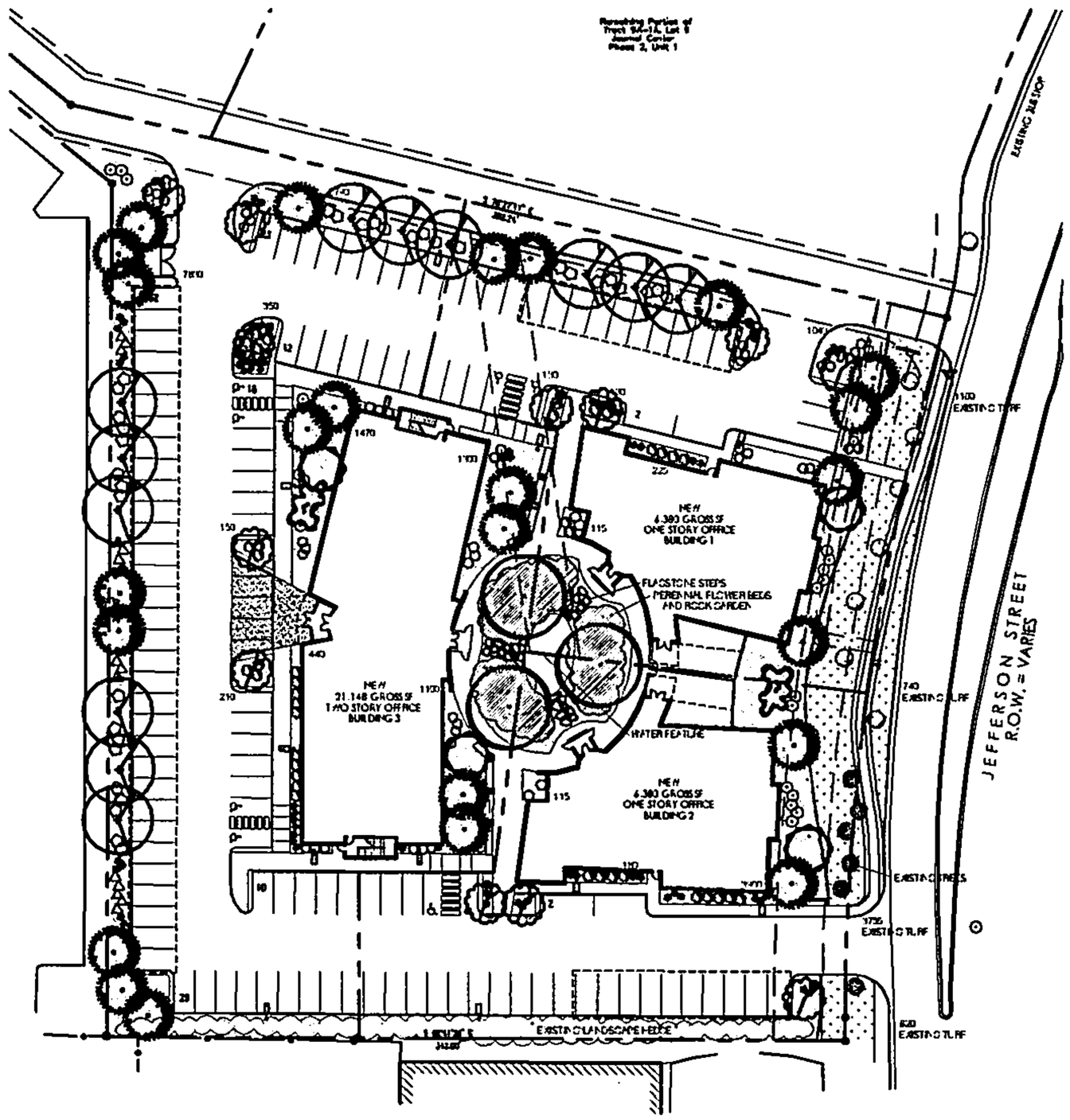
JOURNAL CENTER LAW OFFICES
CONCEPTUAL UTILITY PLAN

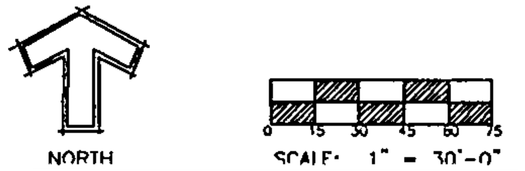
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR	MO./DAY/YR

CITY PROJECT NO

ZONE MAP NO

SHEET C-102





LANDSCAPE PLAN

LANDSCAPE CALCULATIONS

TOTAL LOT AREA (sf)		42,760
TOTAL BUILDING AREA (sf)	—	5,037
NET LOT AREA (sf)		37,723
LANDSCAPE REQUIREMENT (%)	X	15
TOTAL LANDSCAPE REQUIRED (sf)		5,658
TOTAL LANDSCAPE PROVIDED (sf)		31410
TOTAL GRAVEL LANDSCAPE		25135
TOTAL EXISTING SOD		6275

LANDSCAPE LEGEND

QTY	SIZE	COMMON/BOTANICAL	H2O USE
12	2" cal	Raywood Ash *Fraxinus oxycarpa*	M+
3	2" cal	Honey Locust *Gleditsia triacanthos*	M
24	6 – 8'	Austrian Pine *Pinus nigra*	M
2	4 – 6'	Pinon *Pinus edulis*	M
4	2" cal	Desert Willow *Chilopsis linearis*	L
12	10–12'	Bradford Pear *Pyrus calleryana*	M
34	5 Gal	Wintergreen Barberry *Berberis julianae*	M
40	5 Gal	India Hawthorne *Raphiolepis indica*	M
0	5 Gal	Honeysuckle *Lonicera japonica*	M
14	5 Gal	Dwarf Butterfly Bush *Buddleia davidii nanhoensis*	M
84	5 Gal	Dwarf Feathertop *Pennisetum villosum*	M
40	5 Gal	Cherry Sage *Salvia greggii*	M
211	5 Gal	Blue Mist *Caryopteris x clandonensis*	M
3	5 Gal	Turpentine Bush *Ericameria laricifolia*	L

SANTA FE BROWN CRUSHER FINES

EXISTING SOD LAWN

LANDSCAPE NOTES

Owner is responsible for maintenance of Irrigation System, Landscape Plantings, and Landscape Mulch. Landscape Plant material which dies shall be replaced by the owner no later than 60 days after notification.

Landscape shall be watered by a complete underground irrigation system operated by automatic timer. Trees shall have bubblers and shrubs shall have a minimum of 2 emitters per shrub. Trees and shrubs shall be zoned separately. Point of Connection for irrigation system shall be coordinated between the Landscape Contractor and the General Contractor of the project prior to Construction

It is the intent of this plan to comply with the City of Albuquerque Landscape Regulations Applicable to Apartments and Nonresidential Development, Revised 6/24.

Prior to Construction, Landscape Contractor shall verify location of all Utility Lines. In case of a discrepancy between utilities indicated on plan and actual field verification, Contractor shall notify the Landscape Architect immediately before proceeding.

Any damage to utility lines resulting from the negligence of the abutting landowner, his agents or employees in the installation and maintenance of the landscaped area in the public right-of-way shall be the responsibility of such landowner. Any damage to utility lines resulting from the grown of plant materials which have been approved by the applicable public utility as part of a plan for landscaping on the public right-of-way, shall be the responsibility of such public utility. If a public utility disturbs a landscaped area in the public right-of-way, it shall make every reasonable effort to preserve the landscaping materials and return them to their prior locations after utility work. If, nonetheless some plant materials die, it is the obligation of the abutting landowner to replace the plant materials.

Landscaping shall be installed according to the approved plan: Installation shall be completed within 60 days of the related building's occupancy.

Landscape areas in excess of 36 square feet shall be planted so as to achieve 75% Live Ground Cover at maturity.

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.

The landscape plan for this site shall limit the provision of high water use turf to a maximum of 20 percent of the provided landscape area.

Mullen Heller Architecture P.C.
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Albuquerque 87102
505 268 4144(p)
505 268 4244 (f)

job number 0+38
drawn by dsr
project manager Douglas Heller AIA
date 04/14/05

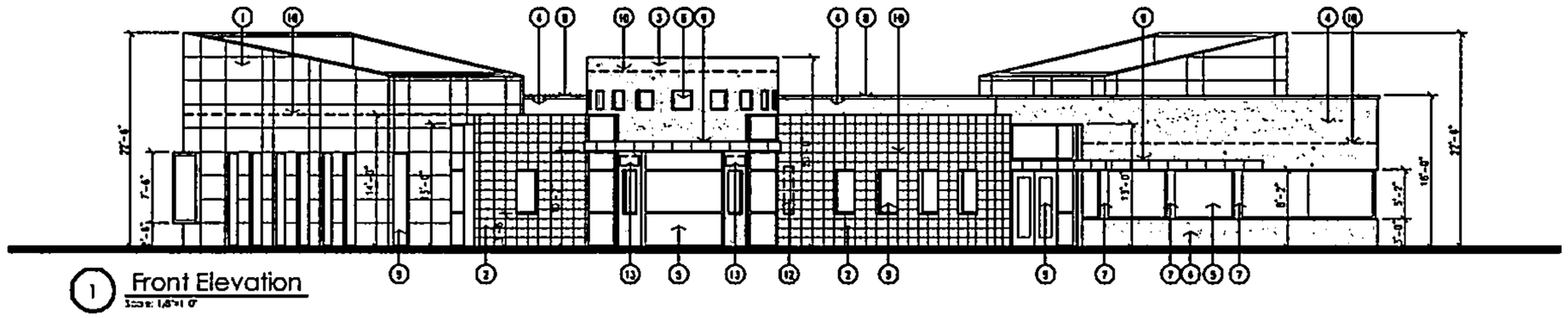
Mitchell Associates, LLC
Landscape Architects
7200 Wyoming Blvd. NW
Albuquerque, NM 87120
(505) 839-2081
dwm@mitchellassociatesinc.com

STATE OF NEW MEXICO
239
REGISTERED LANDSCAPE ARCHITECT

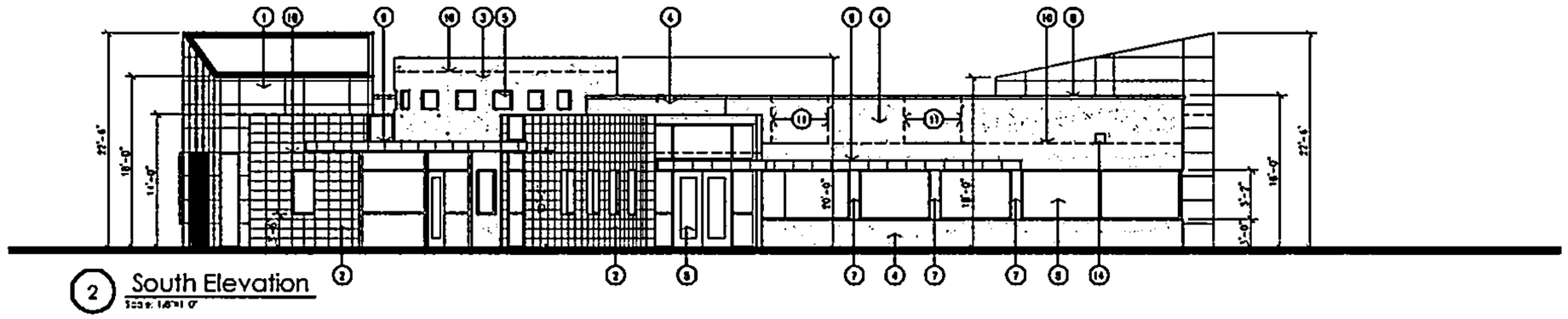
project title
Landhlaford Development
SWC of Jefferson Street and Masthead
Albuquerque, New Mexico

drawing title
Landscape Plan

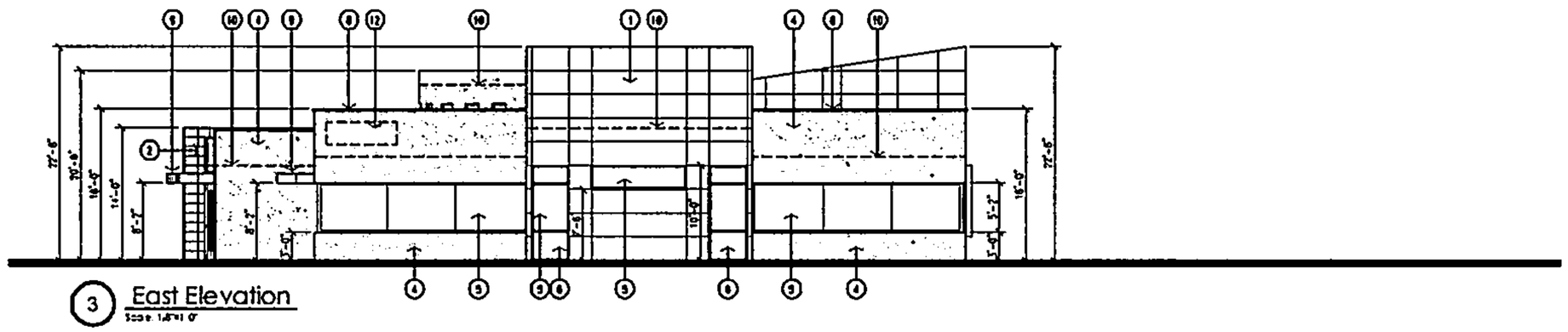
sheet
L001



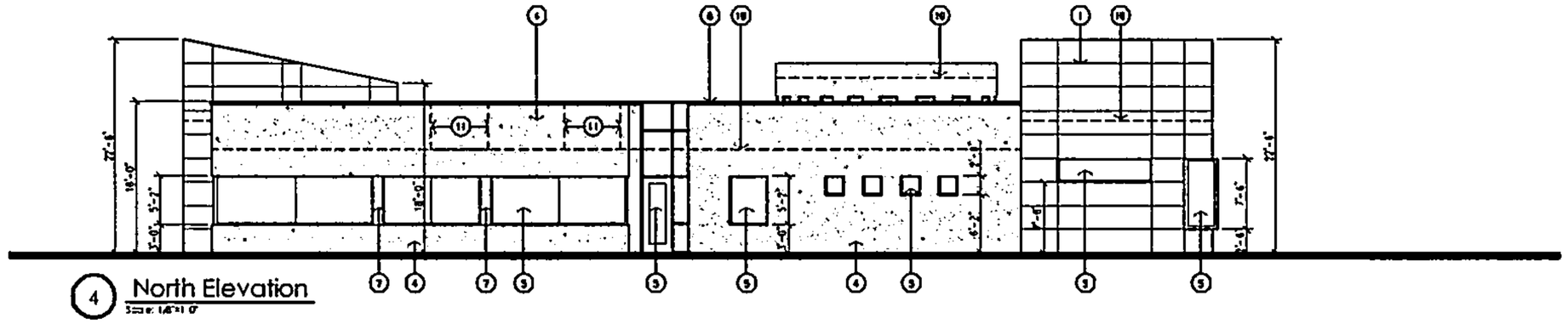
1 Front Elevation



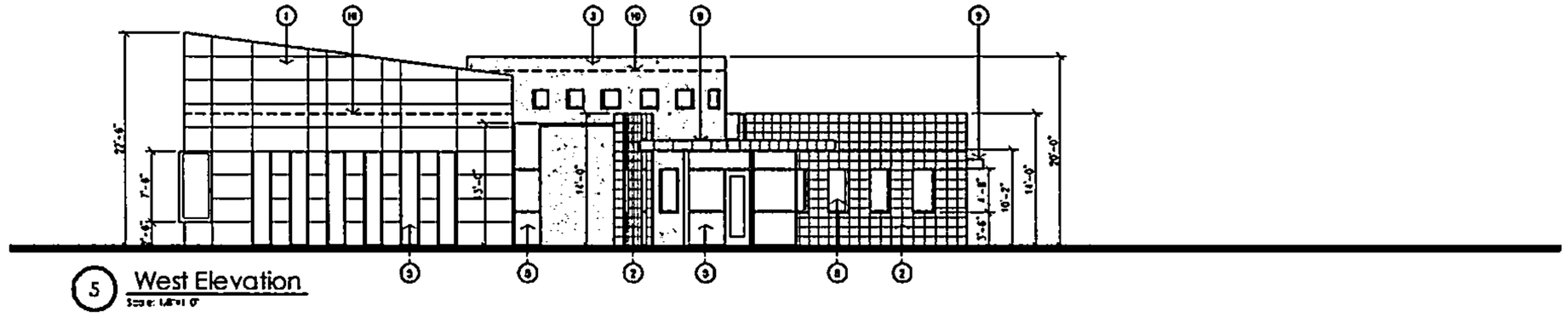
2 South Elevation



3 East Elevation



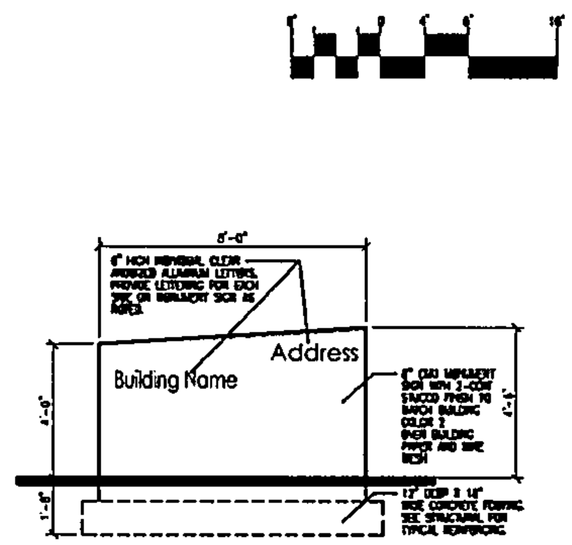
4 North Elevation



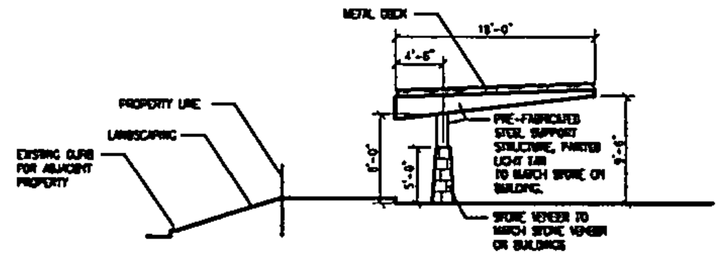
5 West Elevation

KEYED NOTES

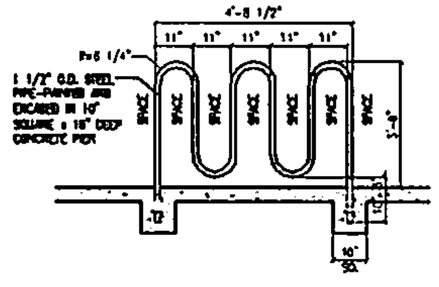
1	ALUMINUM PANELS. COLOR: SILVER.
2	STONE VENEER. COLOR: LIGHT TAN.
3	STUCCO COLOR 1. COLOR: BLUE-GREY.
4	STUCCO COLOR 2. COLOR: LIGHT TAN.
5	TEMPERED GLASS IN CLEAR ANODIZED ALUMINUM STOREFRONT. COLOR STOREFRONT IN STONE VENEER TO BE BLUE-GREY.
6	OPAQUE SPANDREL PANEL. ALUMINUM PANEL TO MATCH STOREFRONT COLOR.
7	PREFINISHED PARAPET CAP TO MATCH STOREFRONT.
8	CANOPY WITH ALUMINUM PANELS. COLOR: SILVER.
9	LINE OF ROOF BEYOND.
10	LINE OF ROOF TOP UNITS BEYOND.
11	INTERNALLY LIT INDIVIDUAL CHANNEL LETTER SIGNAGE. MAX 30 S.F.
12	EXTERIOR WALL SCONCE LOCATION.
13	EXTERIOR WALL MOUNTED SHIELDED LIGHT.



6 Monument Sign Elevation



7 Site Section Thru Covered Parking



8 Bike Rack Detail

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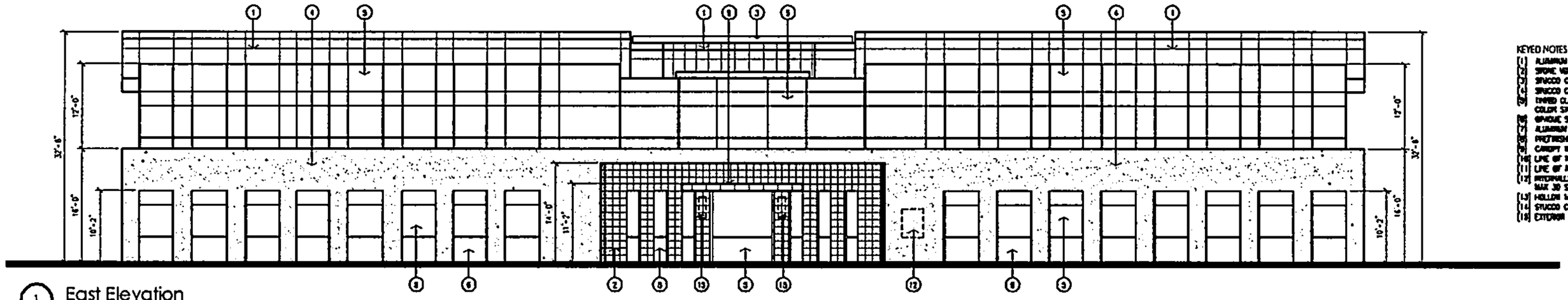
505 268 4144[p]
505 268 4244 [f]

project no.
date
drawn by
checked by
date

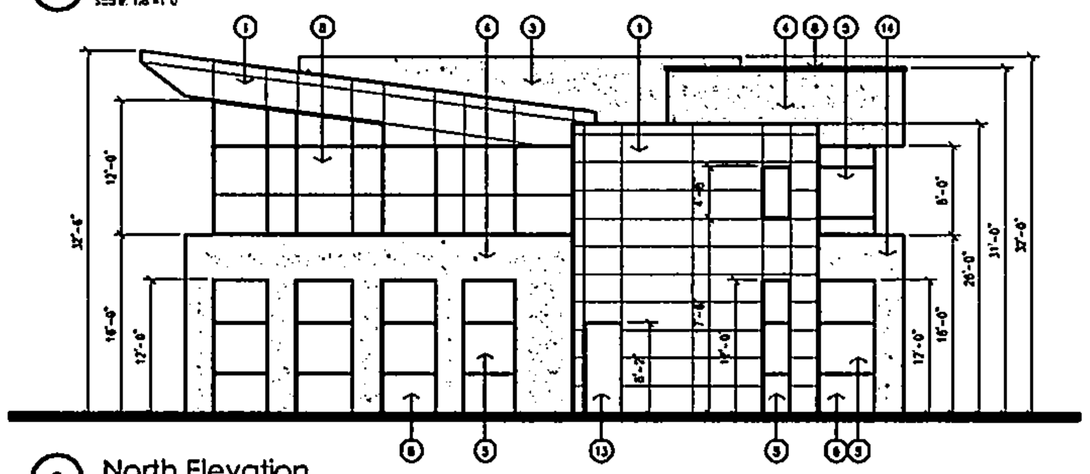
Project Name: Landhlaford Development
SWC of Jefferson Street and Masthead
Albuquerque, New Mexico

drawing title: Exterior Elevations (Buildings 1 & 2)

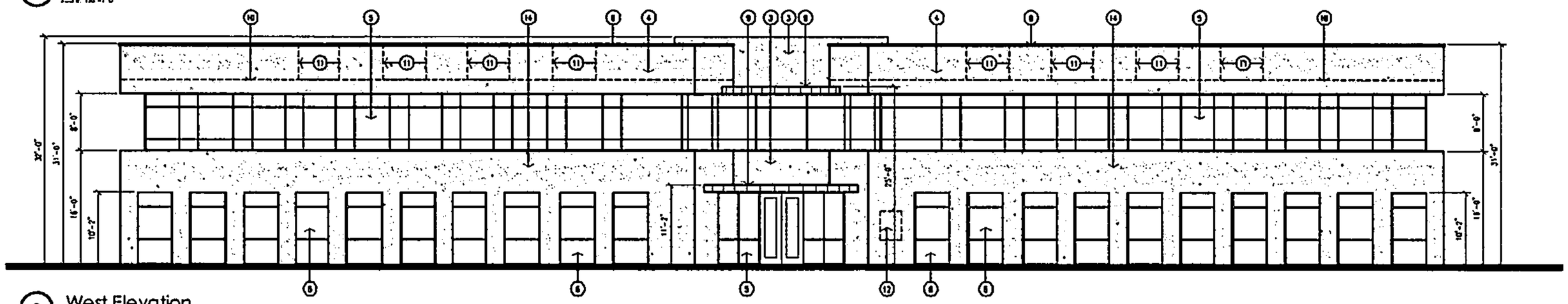
sheet no.
A401



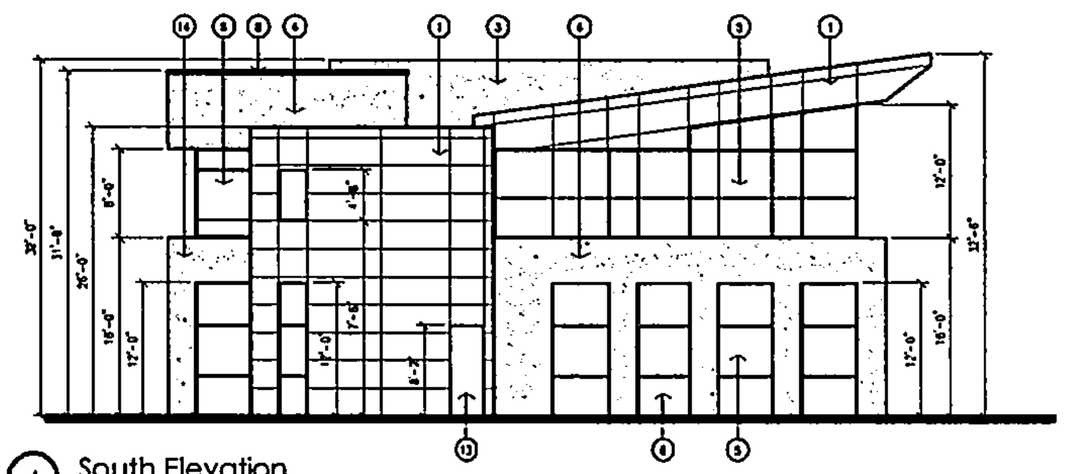
1 East Elevation
Scale: 1/8"=1'-0"



2 North Elevation
Scale: 1/8"=1'-0"



3 West Elevation
Scale: 1/8"=1'-0"



4 South Elevation
Scale: 1/8"=1'-0"

KEYED NOTES
[1] ALUMINUM PANELS. COLOR: SILVER.
[2] STONE VENEER. COLOR: LIGHT TAN.
[3] STUCCO COLOR 1. COLOR: BLUE-GREY.
[4] STUCCO COLOR 2. COLOR: LIGHT TAN.
[5] TINTED GLASS IN CLEAR ANODIZED ALUMINUM STOREFRONT. COLOR STOREFRONT IN STONE VENEER TO BE BLUE-GREY.
[6] OPAQUE SPANDREL PANEL.
[7] ALUMINUM PANEL TO MATCH STOREFRONT COLOR.
[8] PREFINISHED PARAPET CAP TO MATCH STOREFRONT.
[9] CANOPY WITH ALUMINUM PANELS. COLOR: SILVER.
[10] LINE OF ROOF BEYOND.
[11] LINE OF ROOF TOP UNITS BEYOND.
[12] INTERNALLY LIT INDIVIDUAL CHANNEL LETTER SIGNAGE. MAX 30 S.F.
[13] HOLLOW METAL DOOR.
[14] STUCCO COLOR 3. COLOR: MEDIUM TAN.
[15] EXTERIOR BUILDING SCONCE LOCATION.

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Albuquerque 87102
505 268 4144[p]
505 268 4244 [f]

job number	04-38
drawn by	VAG
project manager	VVV
date	04/14/05

project title
Landhlaford Development
SWC of Jefferson Street and Masthead
Albuquerque, New Mexico

sheet title
Exterior Elevations (Building 3)

sheet
A402

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

PAID RECEIPT

APPLICANT NAME Landhlaford LLC

AGENT Mullen Heller Architecture

ADDRESS 1015 Tijeras NW. Suite 220

PROJECT & APP # 1003883 / 05 DRB 00999

PROJECT NAME Journal Center Ph 2

$ 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.**

City Of Albuquerque
Treasury Division

6/14/2005 10:26AM LOC: ANNX
RECEIPT# 00044351 WS# 007 TRANS# 0028
Account 441006 Fund 0110
Activity 4983000 TRSLJS
Trans Amt $780.00
J24 Misc $20.00

Thank You

Counterreceipt.doc 6/21/04

City Of Albuquerque
Treasury Division

6/14/2005 10:25AM LOC: ANNX
RECEIPT# 00044350 WS# 007 TRANS# 0028
Account 441032 Fund 0110
Activity 3424000 TRSLJS
Trans Amt $780.00
J24 Misc $20.00

Thank You

No. of Lots:
Nearest Major Streets

FIGURE 12

SUBDIVISION IMPROVEMENTS AGREEMENT-PUBLIC AND/OR PRIVATE (Procedure B)

Journal Center Law Office CPN 767081

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 17th day of October, 2005, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Carl J. Bettinger and Marianne Bettinger, Trustees of The Bettinger Family Trust; Phillip Gaddy and Glenna Gaddy, Husband and Wife; Bernard Fenenbock and Jeannette Fenenbock, Husband and Wife ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] Co-Owners, whose address is 4273 Montgomery NE, Suite 110-E, Albuquerque, NM 87109 whose telephone number is 888-6463, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Tract 9A-1A-2 of Plat entitled "Tracts 9A-1A-1 and 9A-1A-2, Journal Center, Phase 2, Unit 1, recorded on 1/31/2005 in the records of the Bernalillo County Clerk at Book 2005C, pages 40 through -- (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Carl J. Bettinger and Marianne Bettinger, Trustees of The Bettinger Family Trust; Phillip Gaddy and Glenna Gaddy, Husband and Wife; Bernard Fenenbock and Jeannette Fenenbock, Husband and Wife ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Tracts 9A-1A-2A, 9A-1A-2B and 9A-1A-2C, Journal Center Phase 2, Unit 1 (Journal Center Law Office) describing Subdivider's Property.

As a result of the development of the Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private Improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the final plat of, or the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 1st of September 2007 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 767081.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the Development Review Board ("DRB"), unless

Mary Herrera Bern. Co. AGRE R 29.00
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the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.

3. Work Order Requirements. The City agrees to issue a Work Order after:

A. The Subdivider causes to be submitted all documents, and meets all requirements listed in Development Process Manual, Volume 1, Chapter 5, Work Order Process, and figure 1, including submitting a Certificate of Insurance in a form acceptable to the City. The certificate must establish that the Subdivider has procured or has caused to be procured public liability insurance in the amount of not less than One Million Dollars ($1,000,000) combined single limit for accidents or occurrences which cause bodily injury, death or property damage as a result of any condition of the Subdivision, the Improvements or the Subdivider's construction activities within, or related to the Subdivision. The insurance policy must name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insured. The Subdivider must maintain the insurance until the City accepts the public Improvements and/or approves the private Improvements. The cancellation provision must provide that, if the policy is either canceled prior to the expiration date of the policy or is materially changed or not renewed, the issuing company will mail 30 days written notice to the City, attention City Engineer.

B. The Subdivider complies with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays the following required engineering, staking, testing fees, and other related City fees and County Clerk recording fees:

Type of Fee	Amount
Engineering Fee	3.25% of Actual Construction Cost
Excavation And Sidewalk Ordinance, Street Restoration Fees	As required per City-approved estimate. (Figure 7)

(Note: The Subdivider must pay the City all City fees which have been incurred during construction before the City will accept the public Improvements.

4. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by ALS, Inc., and construction surveying of the private Improvements shall be performed by N/A. If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Subdivider shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Subdivider shall pay the City a reasonable fee for any construction surveying performed by the City.

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by Mark Goodwin & Associates, PA, and inspection of the private Improvements shall be performed by N/A, both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider

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Mary Herrera Bern. Co. AGRE R 29.00 Bk-A105 Pg-6264

shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Subdivider shall pay the City a reasonable fee for the level of inspection performed by the City.

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by Geo-Test, and field testing of the private Improvements shall be performed by N/A, both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field testing performed by the City.

D. Additional Testing. The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Subdivider shall pay the City a reasonable fee therefor.

5. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following "Financial Guaranty:"

Type of Financial Guaranty: Irrevocable Letter of Credit Number SBA 10187
Amount: $ 146,520.19 Name of Financial Institution or Surety providing Guaranty: Ironstone Bank
Date City first able to call Guaranty: September 1, 2007
Construction Completion Deadline: September 1, 2007
If Guaranty other than a Bond, last day City able to call Guaranty: November 1, 2007
Additional Information: _____

6. Notice of Start of Construction. Before construction begins, the Subdivider shall deliver an acceptable Notice to Proceed to the City and shall arrange or a preconstruction conference and all required inspections.

7. Completion, Acceptance and Termination. When the City receives Subdivider's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Volume 1, Chapter 5, Work Order Process, Step 9.) If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the public Improvements and a Certificate of Completion for the private Improvements. Thereafter, the Subdivider's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Subdivider has provided to assure the materials and workmanship, as required by the Subdivision Ordinance. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.

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Mary Herrera Bern. Co. AGRE R 29.00

8. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon or in which the public Improvements are constructed, the Subdivider will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat of the Subdivision.

9. Reduction of Financial Guaranty Upon Partial Completion. The Subdivider shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Subdivider must follow the procedures and meet the requirements detailed in the Development Process Manual, Volume 1, Chapter 5.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guarantee other than a loan reserve letter has been provided, the completed Improvements must be free-standing, functionally independent of any Improvements which have not yet been completed and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the subdivider must submit the following documents to the City for review and approval:

(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the Subdivision Ordinance.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Partial Certificate of Completion and Acceptance for the completed public Improvements and a Certificate of Partial Completion for the completed private Improvements.

10. Indemnification. Until the Improvements are accepted by the City, the Subdivider shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Subdivider agrees to defend, indemnify and hold harmless the City and its officials, agents and employees from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Subdivider, its agents, representatives, contractors or subcontractors or arising from the failure of the Subdivider, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Subdivider herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give directions or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

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11. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

12. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has entered into a Subdivision Improvements Agreement with the City. Thereafter, if the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

13. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the City's Claim of Lien or any Financial Guaranty, the Subdivider shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to any Financial Guaranty.

14. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and the Owner and their heirs, successors and assigns.

15. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six days after the notice is mailed if there is no actual evidence of receipt.

16. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

17. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

18. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

19. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

20. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the subdivider and signed by the City's Legal Department on this form.

21. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.

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Bk-A105 Pg-6264
Mary Herrera Bern. Co. AGRE R 29.00

Executed on the date stated in the first paragraph of this Agreement.

SUBDIVIDER: **Carl J. Bettinger and Marianne Bettinger, Trustees of The Bettinger Family Trust; Phillip Gaddy and Glenna Gaddy, Husband and Wife; Bernard Fenenbock and Jeannette Fenenbock, Husband and Wife**

By [Signature]: _____
Name: Carl Bettinger
Title: Attorney in Fact
Dated: 8-26-2005

CITY OF ALBUQUERQUE

_____
City Engineer
Dated: 10-17-05
10/14/05
10-10-05

SUBDIVIDER'S NOTARY

STATE OF New Mexico)
) ss.
COUNTY OF Bernalillo)

This instrument was acknowledged before me on 26 day of August, 20 05 by [name of person:] Carl Bettinger, [title or capacity, for instance, "President" or "Owner":] Attorney in Fact of [Subdivider:] Carl J. Bettinger and Marianne Bettinger, Trustees of The Bettinger Family Trust; Phillip Gaddy and Glenna Gaddy, Husband and Wife; Bernard Fenenbock and Jeannette Fenenbock, Husband and Wife.

_____
Notary Public

My Commission Expires:
11/17/07

CITY'S NOTARY

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 17th day of, October, 20 05 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

_____
Notary Public

My Commission Expires:
11-25-2007

EXHIBIT A AND POWER OF ATTORNEY ATTACHED

07/02

Mary Herrera Bern. Co. AGRE R 29.00
2005156700
6352749
Page: 6 of 11
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Bk-A105 Pg-6264

, POWER OF ATTORNEY

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

Carl J. Bettinger and Marianne Bettinger, Trustees of the Bettinger Family Trust, u/t/a dated February 23, 1996, as to a 50% undivided interest, Philip Gaddy and Glenna Gaddy, husband and wife, as to a 21.0075% undivided interest, and Bernard Fenenbock and Jeannette Fenenbock, husband and wife, as to a 28.9925% undivided interest("Owners"), of 4273 Montgomery Blvd., N.E., Suite 110E, Albuquerque, NM 87109, hereby make, constitute and appoint **CARL J. BETTINGER**("Subdivider") as our true and lawful attorney in fact, for us and in our names, place and stead, giving unto the Subdivider full power to do and perform all and every act that we may legally do through an attorney in fact, and every proper power necessary to meet the City of Albuquerque's ("City") subdivision requirements regarding the real estate owned by us described in Exhibit A attached, and described in Section 1 of the Subdivision Improvements Agreement ("Agreement"), including executing the Agreement and related documents required by the City, with full power of substitution and revocation, hereby ratifying and affirming what the Subdivider lawfully does or causes to be done by virtue of the power herein conferred upon the Subdivider.

This power of attorney can only be terminated: (1) by a sworn document signed and notarized by the Owners, which shall be promptly delivered to the City Planner in order to provide notice to City of the termination of this power of attorney; or (2) upon release of the Agreement by the City.

(Signature and Acknowledgment Pages Follow)

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Page: 7 of 11
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Bk-A105 Pg-6264
Mary Herrera Bern. Co. AGRE R 29.00

(Bettinger Trust Signature and Acknowledgment Page)

Carl J. Bettinger
Trustee of The Bettinger Family Trust
u/t/a dated February 23, 1996

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

The foregoing Power of Attorney was acknowledged before me this 25 day of July, 2005 by Carl J. Bettinger, Trustee of The Bettinger Family Trust u/t/a dated February 23, 1996, as one of the Owners.

My Commission Expires:
11/17/07

Notary Public
Vicki Grindle

Marianne Bettinger
Trustee of The Bettinger Family Trust
u/t/a dated February 23, 1996

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

The foregoing Power of Attorney was acknowledged before me this 25 day of July, 2005 by Marianne Bettinger, Trustee of The Bettinger Family Trust u/t/a dated February 23, 1996, as one of the Owners.

My Commission Expires:
11/17/07

Notary Public.
Vicki Grindle

Mary Herrera Bern. Co. AGRE R 29.00
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10/21/2005 10:59A
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(Gaddy Signature and Acknowledgment Page)

Phillip Gaddy

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

The foregoing Power of Attorney was acknowledged before me this 22nd day of July, 2005 by Phillip Gaddy, as one of the Owners.

My Commission Expires:
September 8, 2007

Notary Public

Glenna Gaddy

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

The foregoing Power of Attorney was acknowledged before me this 22nd day of July, 2005 by Glenna Gaddy, as one of the Owners.

My Commission Expires:
September 8, 2007

Notary Public

Mary Herrera Bern. Co. AGRE R 29.00
2005156700
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10/21/2005 10:59A
Bk-A105 Pg-6264

(Fennenboch Signature and Acknowledgment Page)

Bernard L Fenenbock
Bernard Fenenbock

STATE OF Texas)
) ss.
COUNTY OF El Paso)

The foregoing Power of Attorney was acknowledged before me this 22nd day of July, 2005 by Bernard Fenenbock, as one of the Owners.

My Commission Expires:
May 10, 2007

Notary Public
Tamara R. Isaacs

TAMARA R. ISAACS
NOTARY PUBLIC
In and for the State of Texas
My commission expires
May 10, 2007

Jeannette Fenenbock
Jeannette Fenenbock

STATE OF Texas)
) ss.
COUNTY OF El Paso)

The foregoing Power of Attorney was acknowledged before me this 22nd day of July, 2005 by Jeannette Fenenbock, as one of the Owners.

My Commission Expires:
May 10, 2007

Notary Public
Tamara R. Isaacs

TAMARA R. ISAACS
NOTARY PUBLIC
In and for the State of Texas
My commission expires
May 10, 2007

Mary Herrera Bern. Co. AGRE R 29.00

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6352749
Page: 10 of 11
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Bk-A105 Pg-6264

Exhibit A

(Legal Description of the Land)

Tract 9A-1A-2 of the Plat of Tracts 9A-1A-1 and 9A-1A-2 JOURNAL CENTER, PHASE 2, UNIT 1, 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 January 31, 2005 in Book 2005C, Page 40.

Mary Herrera Bern. Co. AGRE R 29.00
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6352749
Page: 11 of 11
10/21/2005 10:59A
Bk-A105 Pg-6264

Current DRC
Project Number:_____

FIGURE 12

INFRASTRUCTURE LIST

Date Submitted: 06/03/05
Date Site Plan Approved: 6/22/05
Date Preliminary Plat Approved: 06/22/05
Date Preliminary Plat Expires: 06/22/07
DRB Project No.: 1003883
DRB Application No.: 05-01000

ORIGINAL

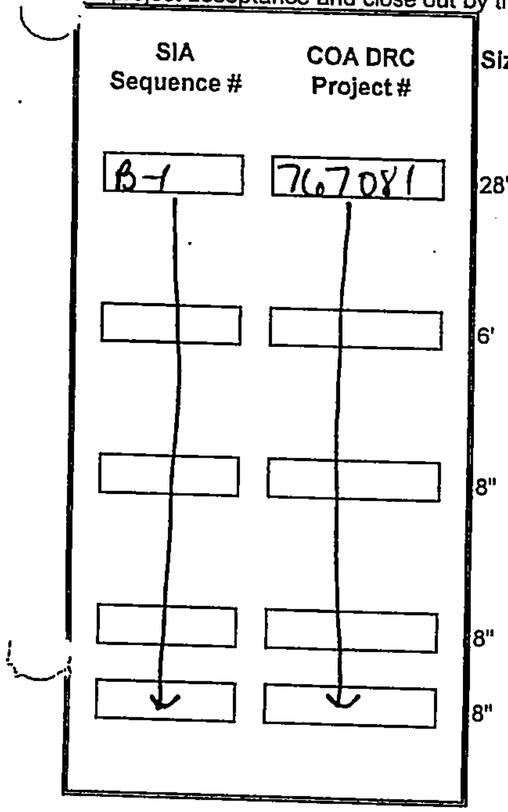
EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

JOURNAL CENTER LAW OFFICES

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract 9-A-1A-2, Lot 9 Journal Center Phase 2, Unit 1
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
			PAVING						
		28' FF	Res Pvmt	Access Esmt	Tiburon	Jefferson	1	1	1
			C & G (South Side)						
			~~Sidewalk (South Side)~~ ⚠1 REMOVED S.W. FOR THE ACCESS EASEMENT						
		6'	Sidewalk	Jefferson	Access Esmt	SE Corner of Site	1	1	1
			WATER						
		8"	Water Line	Access Esmt	Tiburon	Jefferson	1	1	1
			SEWER						
		8"	SAS	Tiburon	Masthead	Access Esmt	1	1	1
		8"	SAS	Access Esmt	Tiburon	Mid Point of Site	1	1	1

Project name: Journal Center Law Offices

ORIGINAL

1 Water Infrastructure to include valves, fittings, and firehydrants.

2 SAS Infrastructure to include manholes and service connections.

3 ~~Grading and Drainage certification required per DPM (prior to Release of financial guaranty) to include walls as defined on the approved Grading Plan.~~

AGENT / OWNER

John MacKenzie
NAME (print)

MARK GOODWIN & ASSOCIATES
FIRM

John MacKenzie 6.6.05
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: N/A

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

S Matson 6/22/05
DRB CHAIR - date

6-22-05
TRANSPORTATION DEVELOPMENT - date

Roger L Green 6/22/05
UTILITY DEVELOPMENT - date

Bradley J. Bingham 6/22/05
CITY ENGINEER - date

Christina Sandoval 6/22/05
PARKS & GENERAL SERVICES - date

_____
AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER
A	9-14-05			

FINANCIAL GUARANTY AMOUNT

08/24/2005

Type of Estimate: SIA Procedure - B - w/F.G.

Project Description:

Project ID #: 767081, Journal CenterLawOffcs-Pav./Util.Srv.Cnn, Phase/U

Requested By: **John MacKenzie, PE w/ D. Mark Goodwin & Associates**

Approved estimate amount:		$100,107.91
Contingency Amount:	1.00%	$1,001.08
Subtotal:		$101,108.99
NMGRT	6.75%	$6,824.86
Subtotal:		$107,933.85
Engineering Fee	6.60%	$7,123.63
Testing Fee	2.00%	$2,158.68
Subotal:		$117,216.15
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		$.00
TOTAL FINANCIAL GUARANTY REQUIRED		**$146,520.19**

APPROVAL: DATE:

8-24-2005

Notes: 10% contingency, plans not approved.

~~Fidelity National Title~~
1049388 - Vivian

WARRANTY DEED

COPY

JOURNAL CENTER CORPORATION, a Delaware corporation, for consideration paid, grants to CARL J. BETTINGER and MARIANNE BETTINGER, Trustees of THE BETTINGER FAMILY TRUST u/t/a dated February 23, 1996, as to a 50% undivided interest, PHILIP GADDY and GLENNA GADDY, husband and wife, as to a 21.0075% undivided interest, and BERNARD FENENBOCK and JEANNETTE FENENBOCK, husband and wife, as to a 28.9925% undivided interest, whose address is 4273 Montgomery Blvd., N.E., Suite 110E, Albuquerque, NM 87109, the following described real estate in Bernalillo County, New Mexico (the Property):

> Tract 9A-1A-2 of the Plat of Tracts 9A-1A-1 and 9A-1A-2 JOURNAL CENTER, PHASE 2, UNIT 1, 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 January 31, 2005 in Book 2005C, Page 40.

SUBJECT TO taxes for 2006 and subsequent years, and the matters listed in **Exhibit A**.

With warranty covenants.

WITNESS its hand and seal this 23rd day of May, 2005.

JOURNAL CENTER CORPORATION,
a Delaware corporation

By _____
Lowell A. Hare
Vice President and CFO

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on May 23rd, 2005 by Lowell A. Hare, as Vice President and CFO of Journal Center Corporation, a Delaware corporation.

_____
Notary Public

My commission expires:
9/16/08

ASSESSOR'S OFFICE
COUNTY OF BERNALILLO
JN 2005 T 3 JUN

Mark J. Carrillo

Mary Herrera Bern. Co. WD R 11.00

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Page: 1 of 2
05/25/2005 03:02P
Bk-A97 Pg-3996

EXHIBIT A

1. Reservations, exceptions and provisions contained in the patent from the United States of America, and in the acts authorizing the issuance thereof, recorded in Book 80, Page 353, records of Bernalillo County, New Mexico.

2. Covenants, conditions and restrictions recorded in Book Misc. 138A, Page 330, records of Bernalillo County, New Mexico.

3. A ten foot (10') public utility easement along the easterly boundary of the premises as shown and provided for on the recorded plat in Book C17, Page 137, records of Bernalillo County, New Mexico.

4. Easement Agreement filed September 26, 2001 in Book A24, Page 3275, as document number 2001104992, records of Bernalillo County, New Mexico.

5. Declaration of Private Cross Access and Utility Easements ~~and Sanitary Sewer Easement~~, and Supplementary Declaration, recorded May 25, 2005 in Book ***, Page _____, records of Bernalillo County, New Mexico.
RECORDING CONCURRENTLY HEREWITH

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Page: 2 of 2
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Mary Herrera Bern. Co. WD R 11.00

IronStone Bank

IRREVOCABLE LETTER OF CREDIT NUMBER SBA10187

SEPTEMBER 30, 2005

THE CITY OF ALBUQUERQUE

AMOUNT: USD146,520.19

P.O. BOX 1293
ALBUQUERQUE, NM 87103

RE: LETTER OF CREDIT FOR CARL J. BETTINGER AND MARIANNE BETTINGER, TRUSTEES OF THE BETTINGER FAMILY TRUST: PHILLIP GADDY AND GLENNA GADDY, HUSBAND AND WIFE; BERNARD FENENBOCK AND JEANNETTE FENENBOCK, HUSBAND AND WIFE
CITY OF ALBUQUERQUE PROJECT NO.: 767081
PROJECT NAME: JOURNAL CENTER LAW OFFICE

LADIES AND GENTLEMEN:

THIS LETTER OF CREDIT IS TO ADVISE THE CITY OF ALBUQUERQUE ("CITY") THAT, AT THE REQUEST OF CARL J. BETTINGER AND MARIANNE BETTINGER TRUSTEES OF THE BETTINGER FAMILY TRUST: PHILLIP GADDY AND GLENNA GADDY, HUSBAND AND WIFE; BERNARD FENENBOCK AND JEANNETTE FENENBOCK, HUSBAND AND WIFE, 531 ROADRUNNER LN. NE, ALBUQUERQUE, NM 87122, ("SUBDIVIDER"), IRONSTONE BANK IN RALEIGH, NORTH CAROLINA HAS ESTABLISHED AN IRREVOCABLE LETTER OF CREDIT IN THE SUM OF ONE HUNDRED FORTY-SIX THOUSAND FIVE HUNDRED TWENTY AND NINETEEN/100 UNITED STATES DOLLARS (USD146,520.19) ("LETTER OF CREDIT") FOR THE EXCLUSIVE PURPOSE OF PROVIDING THE FINANCIAL GUARANTEE WHICH THE CITY REQUIRES, CARL J. BETTINGER AND MARIANNE BETTINGER, TRUSTEES OF THE BETTINGER FAMILY TRUST: PHILLIP GADDY AND GLENNA GADDY, HUSBAND AND WIFE; BERNARD FENENBOCK AND JEANETTE FENENBOCK, HUSBAND AND WIFE TO PROVIDE FOR THE INSTALLATION OF THE IMPROVEMENTS WHICH MUST BE CONSTRUCTED AT JOURNAL CENTER LAW OFFICE. THE AMOUNT OF THE LETTER OF CREDIT IS 125% OF THE CITY'S ESTIMATED COST OF CONSTRUCTION OF IMPROVEMENTS AS REQUIRED BY THE CITY'S SUBDIVISION ORDINANCE. THE IMPROVEMENTS ARE IDENTIFIED IN

THE AGREEMENT BETWEEN THE CITY OF ALBUQUERQUE AND SUBDIVIDER, WHICH WAS RECORDED ON 10-21, 2005 IN THE RECORDS OF THE CLERK OF BERNALILLO COUNTY, NEW MEXICO IN BOOK MISC. A105, AT PAGES 6264 TO : 6264 AS AMENDED ("AGREEMENT").

PAGE ONE OF THREE. PAGES TWO AND THREE FORM INTEGRAL PARTS OF LETTER OF CREDIT NUMBER SBA10187 AND MUST BE ATTACHED HERETO.

IronStone Bank

PAGE TWO OF THREE. PAGES ONE AND THREE FORM INTEGRAL PARTS OF LETTER OF CREDIT NUMBER SBA10187 AND MUST BE ATTACHED HERETO.

A DRAFT OR DRAFTS FOR ANY AMOUNT UP TO, BUT NOT IN EXCESS OF, ONE HUNDRED FORTY-SIX THOUSAND FIVE HUNDRED TWENTY AND NINETEEN/100'S (USD146,520.19) IS/ARE AVAILABLE AT SIGHT AT IRONSTONE BANK, INTERNATIONAL BANKING SERVICES-DAC44, 100 EAST TRYON ROAD, RALEIGH, NC 27603: BETWEEN SEPTEMBER 1, 2007 AND NOVEMBER 1, 2007.

THE DRAFT(S) IS/ARE TO BE ACCOMPANIED BY THE CITY'S NOTARIZED CERTIFICATION STATING: "1) CARL J. BETTINGER AND MARIANNE BETTINGER, TRUSTEES OF THE BETTINGER FAMILY TRUST: PHILLIP GADDY AND GLENNA GADDY, HUSBAND AND WIFE; BERNARD FENENBOCK AND JEANNETT FENENBOCK, HUSDAND AND WIFE HAS FAILED TO COMPLY WITH THE TERMS OF THE AGREEMENT; 2) THE UNDERSIGNED IS THE CHIEF ADMINISTRATIVE OFFICER OF THE CITY OF ALBUQUERQUE AND IS AUTHORIZED TO SIGN THIS CERTIFICATION; AND 3) THE AMOUNT OF THE DRAFT DOES NOT EXCEED 125% OF THE CITY'S ESTIMATED COST OF COMPLETING THE IMPROVEMENTS SPECIFIED IN THE AGREEMENTS."

WE HEREBY AGREE WITH THE DRAWER OF DRAFT(S) DRAWN UNDER AND IN COMPLIANCE WITH THE TERMS OF THIS CREDIT THAT SUCH DRAFT(S) WILL BE DULY HONORED UPON PRESENTATION TO THE DRAWEE IF NEGOTIATED BETWEEN SEPTEMBER 1, 2007 AND NOVEMBER 1, 2007.

THE DRAFT(S) DRAWN UNDER THIS CREDIT MUST CONTAIN THE CLAUSE: "DRAWN UNDER LETTER OF CREDIT NUMBER SBA10187 OF IRONSTONE BANK, INTERNATIONAL BANKING SERVICES-DAC44, 100 EAST TRYON ROAD, RALEIGH, NC 27603, DATED SEPTEMBER 30, 2005" AND BE ACCOMPANIED BY THE ORIGINAL LETTER OF CREDIT.

THIS LETTER OF CREDIT FOR THE BENEFIT OF THE CITY OF ALBUQUERQUE SHALL BE IRREVOCABLE UNTIL:

1. SIXTY (60) DAYS AFTER THE CITY ACCEPTS THE COMPLETED IMPROVEMENTS SPECIFIED IN THE AGREEMENT AND SO NOTIFY THE ISSUING BANK OF SUCH ACCEPTANCE, OR

2. CITY NOTIFICATION OF CARL J. BETTINGER'S AND MARIANNE BETTINGER'S, TRUSTEES OF THE BETTINGER FAMILY TRUST, FAILURE TO COMPLY WITH THE TERMS OF THE AGREEMENT, AND

IronStone Bank

PAGE THREE OF THREE. PAGES ONE AND TWO FORM INTEGRAL PARTS OF LETTER OF CREDIT NUMBER SBA10187 AND MUST BE ATTACHED HERETO.

PAYMENT BY OFFICIAL CHECK FROM IRONSTONE BANK TO THE CITY OF ALBUQUERQUE OF 125% OF THE CITY'S ESTIMATED COSTS OF COMPLETING THE IMPROVEMENTS SPECIFIED IN THE AGREEMENT; OR

3. EXPIRATION OF THIS LETTER OF CREDIT, NOVEMBER 1, 2007; OR

4. WRITTEN TERMINATION OF THIS LETTER OF CREDIT BY THE CITY OF ALBUQUERQUE, SIGNED BY ITS CHIEF ADMINISTRATIVE OFFICER, ACCOMPANIED BY THE ORGINAL LETTER OF CREDIT; WHICHEVER IS EARLIER

THIS LETTER OF CREDIT WILL EXPIRE AT 5:00 P.M. EST ON NOVEMBER 1, 2007.

THIS LETTER OF CREDIT IS SUBJECT TO THE INTERNATIONAL STANDBY PRACTICES 1998 ("ISP98"), INTERNATIONAL CHAMBER OF COMMERCE PUBLICATION NUMBER 590.

VERY TRULY YOURS,
IRONSTONE BANK

BY: _____
VICE PRESIDENT

ACCEPTED:

CITY OF ALBUQUERQUE

BY: _____
CHIEF ADMINISTRATIVE OFFICER

DATED: 10-17-05

kgl 10/11/05

jn 10-10-05

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

November 1, 2005

Ms. Claire Senova
DRB Secretary
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Journal Center Law Office
DRB #1003883
Application # 05-DRB01000

Dear Ms. Senova:

We would like to be put on the next agenda for the referenced project. We had been indefinitely deferred until recording of the SIA. Attached are two copies of the recorded SIA, as you requested.

With this request we would like the record to reflect the change in developer name since the original submittal. This project is being done under the names of each of the owners collectively, naming Carl Bettinger with Power of Attorney for the group – therefore Carl Bettinger, et al.

Please contact the project engineer, John M. MacKenzie, if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Susan Rasinski
Executive Assistant

/sr

F:\1-Projects\2004\A04092 - Journal Ctr Law Off\DRB Submittal - Final plat.doc

Current DRC
Project Number:_____

FIGURE 12

Claire

Date Submitted: 06/03/05
Date Site Plan Approved: 6/22/05
Date Preliminary Plat Approved 06/22/05
Date Preliminary Plat Expires: 06/22/07
DRB Project No.: 1003883
DRB Application No.: 05-01000

ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

JOURNAL CENTER LAW OFFICES

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract 9-A-1A-2, Lot 9 Journal Center Phase 2, Unit 1
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
			PAVING						
		~~28'~~ 24' F-F	Res Pvmt C & G (South Side)	Access Esmt	Tiburon	Jefferson	/	/	/
			~~Sidewalk (South Side)~~ ⚠1 REMOVED S.W. FOR THE ACCESS EASEMENT						
		6'	Sidewalk	Jefferson	Access Esmt	SE Corner of Site	/	/	/
			WATER						
		8"	Water Line	Access Esmt	Tiburon	Jefferson	/	/	/
			SEWER						
		8"	SAS	Tiburon	Masthead	Access Esmt	/	/	/
		8"	SAS	Access Esmt	Tiburon	Mid Point of Site	/	/	/

Project name: Journal Center Law Offices

ORIGINAL

1 Water Infrastructure to include valves, fittings, and firehydrants.

2 SAS Infrastructure to include manholes and service connections.

3 ~~Grading and Drainage certification required per DPM (prior to Release of financial guaranty) to include walls as defined on the approved Grading Plan.~~

AGENT / OWNER

John MacKenzie
NAME (print)

MARK GOODWIN & ASSOCIATES
FIRM

John MacKenzie 6.6.05
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT
THE IMPROVEMENTS WITHOUT A DRB
EXTENSION: N/A

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

S Matson 6/22/05
DRB CHAIR - date

Christina Sandoval 6/22/05
PARKS & GENERAL SERVICES - date

6-22-05
TRANSPORTATION DEVELOPMENT - date

_____
AMAFCA - date

Roger L Green 6/22/05
UTILITY DEVELOPMENT - date

_____ - date

Bradley J. Bingham 6/22/05
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER
1	9-14-05			John MacKenzie
2	10-26-05			John MacKenzie

Current DRC
Project Number:_____

FIGURE 12

Claire

Date Submitted: 06/03/05
Date Site Plan Approved: 6/22/05
Date Preliminary Plat Approved: 06/22/05
Date Preliminary Plat Expires: 06/22/06
F1003883 DRB Project No.: 1003883
DRB Application No.: 05-01000

ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

JOURNAL CENTER LAW OFFICES

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract 9-A-1A-2, Lot 9 Journal Center Phase 2, Unit 1
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
			PAVING						
		28' FF	Res Pvmt C & G (South Side) ~~Sidewalk (South Side)~~ △1 REMOVED S.W. FOR THE ACCESS EASEMENT	Access Esmt	Tiburon	Jefferson	/	/	/
		6'	Sidewalk	Jefferson	Access Esmt	SE Corner of Site	/	/	/
			WATER						
		8"	Water Line	Access Esmt	Tiburon	Jefferson	/	/	/
			SEWER						
		8"	SAS	Tiburon	Masthead	Access Esmt	/	/	/
		8"	SAS	Access Esmt	Tiburon	Mid Point of Site	/	/	/

revised 07/01/01

Project name: Journal Center Law Offices

ORIGINAL

1 Water Infrastructure to include valves, fittings, and firehydrants.

2 SAS Infrastructure to include manholes and service connections.

3 ~~Grading and Drainage certification required per DPM (prior to Release of financial guaranty) to include walls as defined on the approved Grading Plan.~~

AGENT / OWNER

John MacKenzie
NAME (print)

MARK GOODWIN & ASSOCIATES
FIRM

John MacKenzie 6.6.05
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT
THE IMPROVEMENTS WITHOUT A DRB
EXTENSION: N/A

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

S Matson 6/22/05
DRB CHAIR - date

Christina Sandoval 6/22/05
PARKS & GENERAL SERVICES - date

6-22-05
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

Roger A Green 6/22/05
UTILITY DEVELOPMENT - date

_____ - date

Bradley J. Bingham 6/22/05
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER
A	9-14-05			

Current DRC
Project Number:_____

#13 ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Date Submitted: 06/03/05
Date Site Plan Approved: 6/22/05
Date Preliminary Plat Approved: 06/22/05
Date Preliminary Plat Expires: 06/22/06
DRB Project No.: 1003883
DRB Application No.: 05-01000

JOURNAL CENTER LAW OFFICES

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract 9-A-1A-2, Lot 9 Journal Center Phase 2, Unit 1

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
			PAVING						
		28' FF	Res Pvmt C & G (South Side) Sidewalk (South Side)	Access Esmt	Tiburon	Jefferson	/	/	/
		6'	Sidewalk	Jefferson	Access Esmt	SE Corner of Site	/	/	/
			WATER						
		8"	Water Line	Access Esmt	Tiburon	Jefferson	/	/	/
			SEWER						
		8"	SAS	Tiburon	Masthead	Access Esmt	/	/	/
		8"	SAS	Access Esmt	Tiburon	Mid Point of Site	/	/	/

Project name: Journal Center Law Offices

ORIGINAL

1 Water Infrastructure to include valves, fittings, and firehydrants.

2 SAS Infrastructure to include manholes and service connections.

3 ~~Grading and Drainage certification required per DPM (prior to Release of financial guaranty) to include walls as defined on the approved Grading Plan.~~

AGENT / OWNER

John MacKenzie
NAME (print)

MARK GOODWIN & ASSOCIATES
FIRM

John MacKenzie 6.6.05
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT
THE IMPROVEMENTS WITHOUT A DRB
EXTENSION: N/A

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[signature] 6/22/05
DRB CHAIR - date

Christina Sandoval 6/22/05
PARKS & GENERAL SERVICES - date

[signature] 6-22-05
~~TRANSPORTATION~~ DEVELOPMENT - date

_____
AMAFCA - date

Roger L Green 6/22/05
UTILITY DEVELOPMENT - date

_____ - date

Bradley J. Bingham 6/22/05
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

SUBDIVISION **S**

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

SITE DEVELOPMENT PLAN **P**

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

Supplemental form

ZONING & PLANNING **Z**

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

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

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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: Landhlaford , LLC PHONE: 268-4144
ADDRESS: 1015 Tijeras NW, Suite 220 FAX: 268-4244
CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: doug@mullenheller.com
Proprietary interest in site: Owner **List all owners:**
AGENT (if any): Mark Goodwin & Associates, PA PHONE: 828-2200
ADDRESS: PO Box 90606 FAX: 797-9539
CITY: Albuquerque STATE NM ZIP87199 E-MAIL:

DESCRIPTION OF REQUEST:

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. Tract 9 – A – 1A – 2, Lot 9 Journal Center Phase 2 Block: Unit: 1
Subdiv. / Addn.
Current Zoning: IP Proposed zoning: N/C
Zone Atlas page(s): D – 17 -Z No. of **existing** lots: 1 No. of **proposed** lots: 3
Total area of site (acres): 2.6776 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
UPC No. 101706330418530619 MRGCD Map No. _____
LOCATION OF PROPERTY BY STREETS: On or Near:
Between: Tiburon Street NE and Jefferson 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.): 1003883

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

SIGNATURE Pavan Kumar Toleti DATE 06/06/2005
(Print) ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03, 10/03, 3/04

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

Application case numbers	Action	S.F.	Fees
05DRB - ____ - 01000	P & F	S(3)	$ 355.00
____ - ____ - ____	CMF	____	$ 20.00
____ - ____ - ____	____	____	$ ____
____ - ____ - ____	____	____	$ ____
____ - ____ - ____	____	____	$ ____
			Total
Hearing date 6-22-05			$ 375.00

Andrew Garcia
Planner signature / date

Project # 1003883

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

☐ SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

☐ MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

☐ MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

☒ MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

X Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
N.A 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.
X Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
X Letter briefly describing, explaining, and justifying the request
X Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
X Property owner's and City Surveyor's signatures on the Mylar drawing
N.A Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
X Fee (see schedule)
X Any original and/or related file numbers are listed on the cover application
X Infrastructure list if required **(verify with DRB Engineer)** **NO INTERNAL ROUTING**
X **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.

PAVAN KUMAR TOLETI
Applicant name (print)

T. Pavankumar 06/03/2005
Applicant signature / date

Form revised 3/03, 8/03 and **11/03**

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

Application case numbers
05DRB - _____ - 01000
_____ - _____ - _____
_____ - _____ - _____

Andrew Garcia 6-14-05
Planner signature / date

Project # 1003883

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

June 3, 2005

Sheran Matson – DRB Chair
P.O. Box 1293
Albuquerque, NM 87103

Re: Journal Center Law Offices – Preliminary/Final Plat DRB Submittal

Dear Ms. Matson:

On behalf of our client we would like to schedule a DRB hearing date for the referenced project so that we can obtain Preliminary/Final Plat approval.

Journal Center Law Offices is a planned 3 lot commercial subdivision located along the west side of Jefferson Street. The approximate 2.67 Acre site is an undeveloped parcel. Access to the site will be off of Jefferson Street and Tiburon Street NE via a new full-section Private street built per DPM standards.

A drainage submittal to City Hydrology will be delivered tomorrow.

Please contact our office if you have any questions.

Sincerely,
MARK GOODWIN & ASSOCIATES, P.A.

Pavan Toleti
Project Engineer

PT/wp

Attachment

F:\1-Projects\2004\A04092 - Journal Ctr Law Off\DRB letter.doc

C-17-Z

C-16-Z

C-18-Z

D-16-Z

D-18-Z

E-16-Z

E-18-Z

E-17-Z

PASEO DEL NORTE

NORTH INTERSTATE/ALBUQUERQUE SECTOR DEVELOPMENT AREA

EL PUEBLO RD

JEFFERSON ST

LANG AV

BLVD

NORTH ABQ ACRES

INDUSTRIAL PARK

LOTHARIE CT

IP

JOURNAL

SU-1 IP PERM USES

HEADLINE

JOURNAL CENTER BLVD

CENTER

REEVES STATION

PNM

AMERICAN GYPSUM COMPANY

SU-1 M-1 PERM USES

DRAINAGE RIGHT-OF-WAY

CITY OF ALBUQ WELL SITE

SAN FRANCISCO DR

SUN AV

NORTH PINO INLET

MASTHEAD

TIBURON ST

WOLCOTT AV

HANCOCK CT

PHASE 2

(UNIT 1)

(UNIT 2)

(UNIT 3)

(UNIT 4)

(UNIT 5)

BARTLETT ST

RUTLEDGE RD

SNAPROLL ST

WASHINGTON

HAWKINS

ELLISON

INTERSTATE

M-1

INDUSTRIAL TRACT

ACADEMY FOR BOYS

SU-1 HOSPITAL & RELATED USES

GRUBER

NORTH DIVERSION CHANNEL AND INLET CHANNELS PHASE 4

DRAINAGE ROW

PROJECT LOCATION

Zone Atlas Page: **D-17-Z**

Map amended through: **Aug 06, 2004**

Selected Symbols

- Unincorporated Areas
- Sector Plan Boundaries
- Parcel Boundaries
- Easement Lines
- Freeway Lanes
- Jurisdictional Boundaries
- Westgate Wall
- Escarpment
- Grant Boundaries
- Petroglyph
- H-1 Buffer Zone
- Arroyos
- LDN Noise Level
- Airport Clearance Zone
- Design Overlay Zones

0 750 1,500 Feet

NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS

RIO GRANDE

CITY OF ALBUQUERQUE 1706

THREE HUNDRED YEARS 1706 - 2006

ALBUQUERQUE

Haciendo Historia

AGIS Albuquerque Geographic Information System

PLANNING DEPARTMENT

© Copyright 2004

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

PAID RECEIPT

APPLICANT NAME Landhlaford

AGENT Mark Goodwin & Associates, P.A.

ADDRESS P.O. Box 90606

PROJECT & APP # 1003883 / 05 DRB 01000

PROJECT NAME Journal center Ph 2

$ 20.00 441032/3424000 **Conflict Management Fee**

$ 355.00 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

$ 375.00 **TOTAL AMOUNT DUE**

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

City Of Albuquerque
Treasury Division

6/14/2005 10:26AM LOC: ANNX
RECEIPT# 00044353 WS# 007 TRANS# 0028
Account 441006 Fund 0110
Activity 4983000 TRSLJS
Trans Amt $780.00
J24 Misc $355.00
CK $780.00
CHANGE $0.00

Thank You

Counterreceipt.doc 6/21/04

City Of Albuquerque
Treasury Division

6/14/2005 10:26AM LOC: ANNX
RECEIPT# 00044352 WS# 007 TRANS# 0028
Account 441032 Fund 0110
Activity 3424000 TRSLJS
Trans Amt $780.00
J24 Misc $20.00

Thank You

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

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

SITE DEVELOPMENT PLAN **P**

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

Supplemental form

ZONING & PLANNING **Z**

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

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

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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: Journal Center Corp. PHONE: 823-7000
ADDRESS: P.O. Drawer J FAX: 823-7702
CITY: Albuquerque STATE NM ZIP 87103 E-MAIL:

Proprietary interest in site: List all owners:

AGENT (if any): Precision Surveys, Inc. PHONE: 856-5700
ADDRESS: 8414-D Jefferson St. NE FAX: 856-7900
CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: presurv@presurv.com

DESCRIPTION OF REQUEST: To replat 1 tract into 2 new tracts

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 9A-1A-1 Block: n/a Unit: 1
Subdiv. / Addn Journal Center, Phase 2
Current Zoning: IP Proposed zoning: IP
Zone Atlas page(s): D-17 No. of **existing** lots: 1 No. of **proposed** lots: 2
Total area of site (acres): 9.3966 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. 101706330418530619 MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: Masthead St. NE
Between: Tiburon St. NE and Jefferson 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.):
1000633
Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review:

SIGNATURE DATE 1/11/05
(Print) Bernadette Bustos / Precision Surveys, Inc. ___ Applicant ✓ Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03, 10/03, 3/04

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

Application case numbers	Action	S.F.	Fees
05DRB - 00052	P & F	S (3)	$ 285.00
- -	CMF		$ 20.06
- -			$
- -			$
- -			$
			Total
Hearing date 1-19-05			$ 305.00

1-11-05
Planner signature / date

Project # 1003883

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

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

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

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

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

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

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

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

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

✓ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
(Vacant) N/A 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
N/A 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
N/A Infrastructure list if required **(verify with DRB Engineer)** **NO INTERNAL ROUTING**
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.** Pending

❑ **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.

Bernadette Bustos / Precision Surveys, Inc
Applicant name (print)
BB / Precision Surveys, Inc.
Applicant signature / date

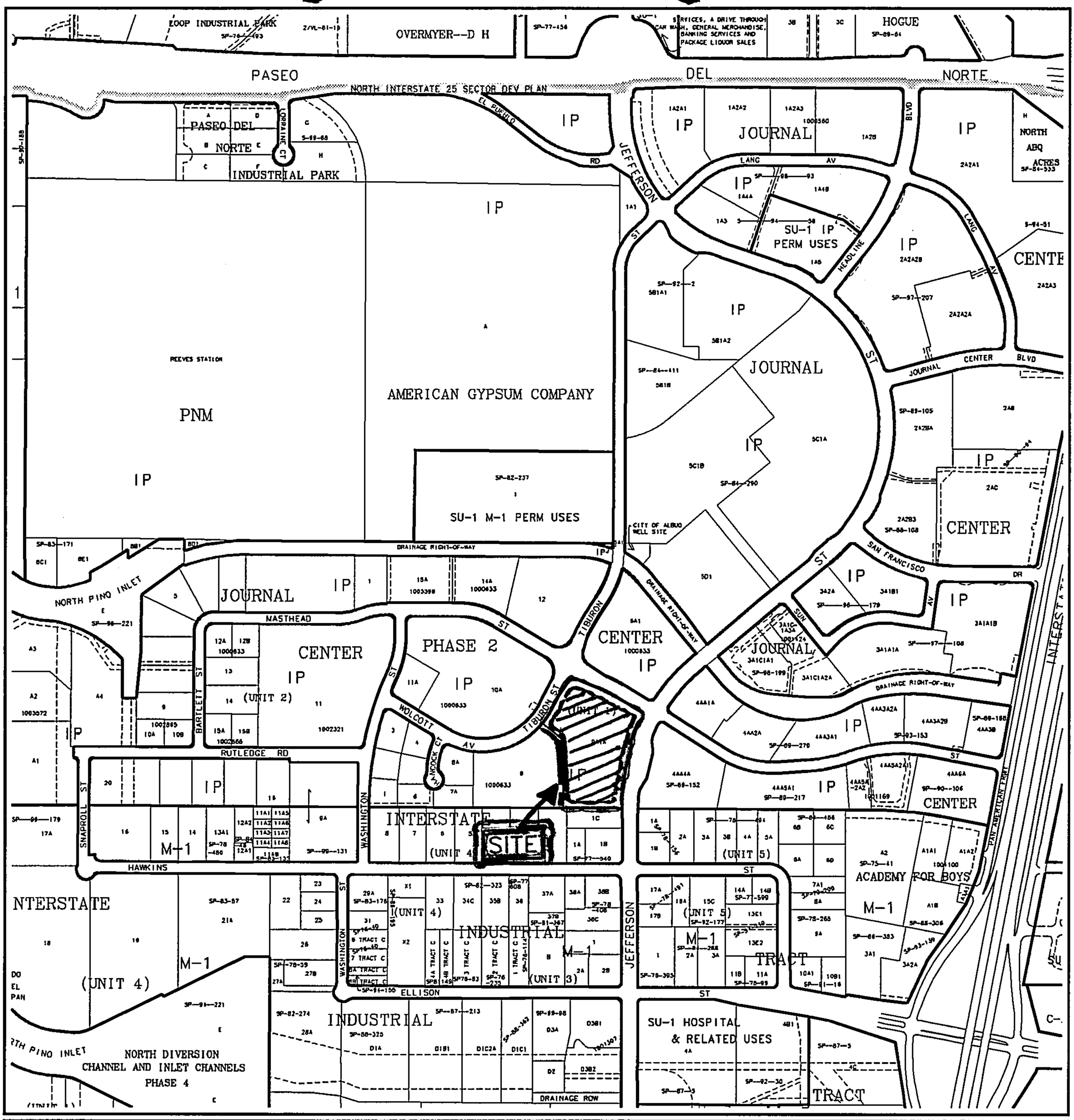
Form revised 3/03, 8/03, 11/03 & 8/04

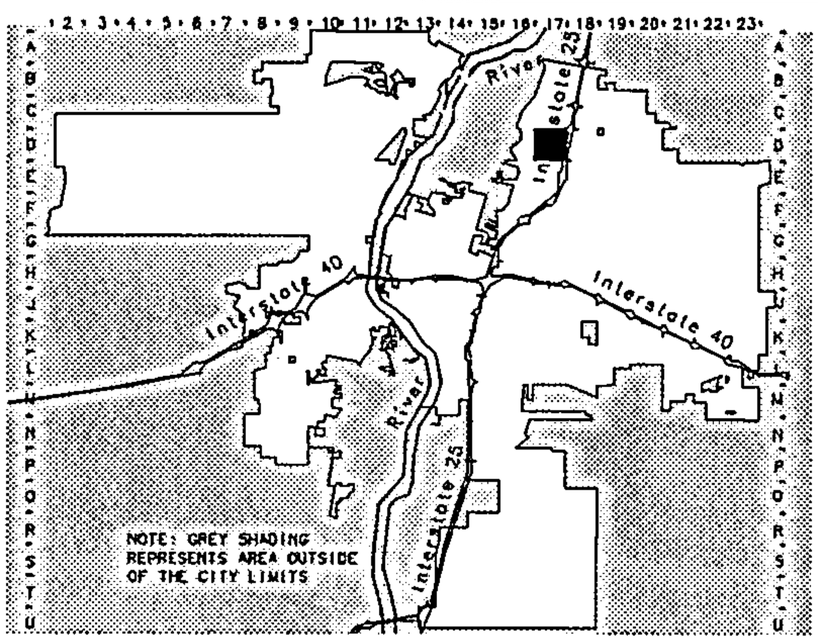
☐ Checklists complete
☐ Fees collected
☐ Case #s assigned
☐ Related #s listed

Application case numbers
05DRB - _____ - 00052
_____ - _____ - _____
_____ - _____ - _____

1-11-05
Planner signature / date

Project # 1003883





CITY OF ALBUQUERQUE · NEW MEXICO · 1706

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

D-17-Z

Map Amended through January 04, 2005

Albuquerque Geographic Information System

PLANNING DEPARTMENT

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PRECISION SURVEYS, INC.

January 10, 2005

Ms. Sheran Matson, AICP
Chair, Development Review Board
Planning/Development Services Division
600 2nd Street, NW
Albuquerque, NM 87102

RE: REQUEST FOR A MINOR SUBDIVISION TO REPLAT 1 EXISTING TRACT INTO 2 NEW TRACTS, JOURNAL CENTER PHASE 2 UNIT 1, LOCATED ON MASTHEAD ST. NE & JEFFERSON ST. NE, ZONE ATLAS D-17

Dear Ms Matson,

On behalf of our client, Journal Center Corporation, we are submitting an application for minor subdivision to replat 1 existing tract into 2 new tracts within tract number 9A-1A-1, Journal Center Phase 2, Unit 1.

Enclosed are the required submittals

If you have any questions or need additional information, please do not hesitate to contact our office at 856-5700.

Sincerely,

Bernadette Bustos

8414 - D JEFFERSON ST NE
ALBUQUERQUE, NEW MEXICO 87113
email presurv@presurv.com
PHONE 505 856 5700
FAX 505 856 7900
www.presurv.com

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

PAID RECEIPT

APPLICANT NAME Journal Center

AGENT Precision Surveys

ADDRESS 8414-D Jefferson

PROJECT & APP # 1003883/05DRB00052

PROJECT NAME Journal Center Tr 9A-1A-1

$ 20.00 **441032/3424000 Conflict Management Fee**

$ 285.00 **441006/4983000 DRB Actions**

$ _____ **441006/4971000 EPC/AA/LUCC Actions & All Appeals**

$ _____ **441018/4971000 Public Notification**

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

$ 305.00 **TOTAL AMOUNT DUE**

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

City Of Albuquerque
Treasury Division

1/11/2005 10:00AM LOC: ANNX
RECEIPT# 00036880 WS# 007 TRANS# 0016
Account 441006 Fund 0110
Activity 4983000 TRSLJS
Trans Amt $305.00
J24 Misc $285.00
CK $305.00
CHANGE $0.00

Thank You

Counterreceipt.doc 6/21/04

City Of Albuquerque
Treasury Division

1/11/2005 10:00AM LOC: ANNX
RECEIPT# 00036879 WS# 007 TRANS# 0016
Account 441032 Fund 0110
Activity 3424000 TRSLJS
Trans Amt $305.00
J24 Misc $20.00

Thank You