

AA-ORB

Completed 10/7/05

APPLICATION NO. 05DRB - 01538	PROJECT NO. 1004138
PROJECT NAME JOURNAL CENTER	
EPC APPLICATION NO.	9700
APPLICANT / AGENT MARK AYUWARD	PHONE NO. 761-4222
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 <i>B2B</i>	DATE <i>10/5/05</i>	DATE
COMMENTS:		
<i>Revised gtd road for B.P.</i>		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>NSP</i>	DATE <i>10/5/05</i>	DATE
COMMENTS:		

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>NSP</i>	DATE <i>10/4/05</i>	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	DATE
COMMENTS:		
<i>[Signature]</i> <i>10/7/05</i>		

Revised 3/3/04

(Return form with plat / site plan)

#11



COMPLETED 09/23/05 S.H 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-00791 (P&F)

Project # 1004138

Project Name: JOURNAL CENTER

Agent: Precision Surveys

Phone No.: 856-5700

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

TRANSPORTATION: 15 days appeal, 5/26/05

-
- ADA ramp easement
- X-access agreement
-

UTILITIES: Private GAS Service Easement

-
- Agis dxfile

CITY ENGINEER / AMAFCA: OKay

PARKS / CIP: _____

PLANNING (Last to sign): 15 days appeal

-
-

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. / RECORDED DATE: _____
- Recording fee (checks payable to the County Clerk).
- 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.

OKay

Project Number 1004138

#11



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-00791 (P&F)

Project # 1004138

Project Name: JOURNAL CENTER

Agent: Precision Surveys

Phone No.: 856-5700

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

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: 15/1 map appeal, 5/26/05

-
- ADA map appeal
- 2nd floor appeal
-

UTILITIES: Private GAS Service Easement OK
Aguedo file

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): 15/1 map appeal

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. / RECORDED DATE: _____
- Recording fee (checks payable to the County Clerk).
- 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.

Okay

Project Number

1004138

4138

DXF Electronic Approval Form

DRB Project Case #: 1004138

Subdivision Name: JOURNAL CENTER TRS 5D1A & 5D1B

Surveyor: LARRY W MEDRANO

Contact Person: BERNADETTE BUSTOS

Contact Information:

DXF Received: 5/20/2005

Hard Copy Received: 5/11/2005

Coordinate System: NMSP Grid (NAD 27)


Approved

5/20/05
Date

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

AGIS Use Only
Copied fc **4138** to agiscov on **5/20/2005** Contact person notified on **5/20/2005**

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

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

- 05DRB-00693 Minor-Amnd SiteDev
Plan Subd

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

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

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

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

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

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

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

05DRB-00790 Minor-Prelim&Final Plat
Approval

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

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

05DRB-00781 Minor-SiteDev Plan Subd

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

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

7. **Project # 1003655**
05DRB-00661 Major-Vacation of Public Easements
05DRB-00660 Major-Vacation of Pub Right-of-Way
05DRB-00659 Major-Preliminary Plat Approval
05DRB-00663 Minor-Temp Defer SDWK
05DRB-00662 Minor-Sidewalk Waiver

DAVID A AUBE agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 15, 16, 17 and a portion of 18, Block(s) 1, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **LA VISTA @ DESERT RIDGE TRAILS**) zoned R-D, located on WYOMING NE, between EAGLE ROCK NE and MODESTO NE containing approximately 3 acre(s). [REF: 04DRB01373] [Deferred from 5/11/05 & 5/18/05] (C-19) **DEFERRED AT AGENT'S REQUEST TO 5/25/05.**

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

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

8. **Project # 1003715**
05DRB-00780 Minor-SiteDev Plan
BldPermit/EPC

DESIGN PLUS LLC agent(s) for TULSI INC request(s) the above action(s) for all or a portion of Lot(s) 10, Block(s) 22, BROWN AND LAILS HIGHLAND ADDITION (to be known as **OAK STREET CONDOMINIUMS**) zoned SU-2 MC, located on COPPER AVE SE, between OAK ST SE and MULBERRY ST SE containing approximately 1 acre(s). [REF: 04EPC01562] [Carmen Marrone, EPC Case Planner] (K-15) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND ROADWAY EASEMENT AND TO PLANNING FOR CARMEN MARRONE'S INITIALS AND 3 COPIES OF THE SITE PLAN.**

9. **Project # 1003572**
05DRB-00795 Minor-SiteDev Plan
BldPermit

CLAUDIO VIGIL ARCHITECTS agent(s) for BRUNACINI DEVELOPMENT LTD., CO., request(s) the above action(s) for all or a portion of Lot(s) A, **JOURNAL CENTER, PHASE 2, UNIT 2**, zoned IP, located on RUTLEDGE RD NE between SNAPROLL ST NE and WASHINGTON NE containing approximately 3 acre(s). [REF: DRB-95-268, 04DRB01142, 04DRB01143] (D-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING**

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

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

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

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

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

05DRB-00791-Minor-Prelim&Final Plat
Approval



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

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

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

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

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

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

14. **Project # 1001990**
05DRB-00792 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for HARDEN ENTERPRISE LLC request(s) the above action(s) for all or a portion of Tract(s) A, **TANNEHILL-TAYLOR ADDITION**, zoned C-2 community commercial zone, located on MONTGOMERY BLVD NE, between EUBANK BLVD NE and MORRIS ST NE containing approximately 4 acre(s). [REF: 02DRB00844] (G-21) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project # 1003989**
05DRB-00507 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for EMILY GORDEN request(s) the above action(s) for all or a portion of Lot(s) 22 THRU 27, Block(s) 3, Tract(s) A, **B & R ADDITION**, zoned C-2, located on LOMAS BLVD NE, between DALLAS ST NE and TENNESSEE ST NE containing approximately 1 acre(s). [Listed under Project #1004070 in error] (K-19) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

16. **Project # 1003975**
05DRB-00698 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for COE PROPERTIES INC request(s) the above action(s) for all or a portion of Lot(s) 6, 7, 12 and 13, Block(s) 15, MESA GRANDE ADDITION, (to be known as **ZUNI TOWNHOMES**) zoned O-R, located on WASHINGTON ST SE, between CENTRAL AVE SE and ZUNI RD SE containing approximately 1 acre(s). [REF: ZA-78-377, 05DRB00301] ferred from 5/4/05) (K-17) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/218/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/26/05 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

27. **Project # 1004173**
05DRB-00777 Minor-Sketch Plat or
Plan

BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NM INC request(s) the above action(s) for all or a portion of Tract(s) 4 & 5, **VENTANA RANCH WEST**, zoned RLT, located on VENTANA RIDGE RD NW, between PASEO DEL NORTE NW and VENTANA WEST PARKWAY NW containing approximately 31 acre(s). [REF: 1002778] (B-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

28. **Project # 1004177**
05DRB-00783 Minor-Sketch Plat or
Plan

BOHANNAN HUSTON INC agent(s) for D R HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 10 & 13, **VENTANA RANCH WEST**, zoned RLT, located on VENTANA RIDGE RD NW, between PASEO DEL NORTE NW and VENTANA WEST PARKWAY NW containing approximately 73 acre(s). [REF: 1002778] (B-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

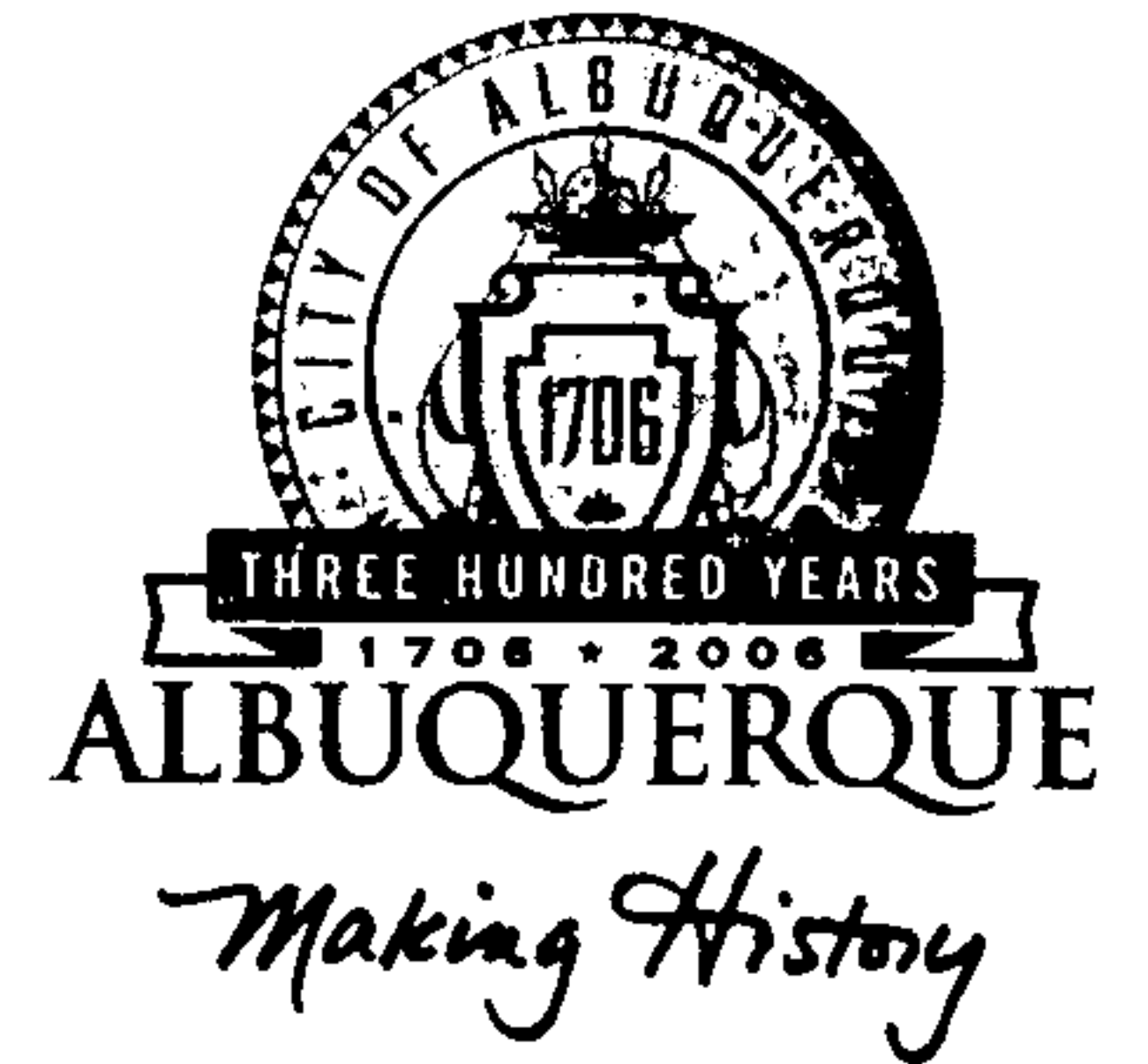
29. **Project # 1004179**
05DRB-00796 Minor-Sketch Plat or
Plan

TIERRA WEST LLC agent(s) for JOHN PRICE request(s) the above action(s) for all or a portion of Tract(s) 82, **ALVARADO GARDENS, UNIT 3**, zoned RA-2 residential and agricultural zone, located on CANDELARIA RD NW, between TRELIS DR NW and GLENWOOD DR NW. (G-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

30. Approval of the Development Review Board Minutes for May 4, 2005. **DEVELOPMENT REVIEW BOARD MINUTES FOR MAY 4, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:50 P.M.

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004138

AGENDA ITEM NO: 11

SUBJECT:

Site Plan for BP
Final Plat
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

Albuquerque

No adverse comments.

New Mexico 87103

RESOLUTION:

www.cabq.gov

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: May 18, 2005

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
May 11, 2005
DRB Comments**

ITEM # 14

PROJECT # 1004138

APPLICATION # 05-00667

RE: Tract 5, Journal Center/SPBP

This site plan was deferred for hearing at the same time as the vacation & platting. The vacation action is on the agenda but the platting is not. If other DRB members can sign the site plan, Planning may be able to take delegation.

*✓ Who signed for Planning Director?
✓ Total width missing on Elevations
Sheet.*



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

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

May 18, 2005
DRB Comments

ITEM # 11

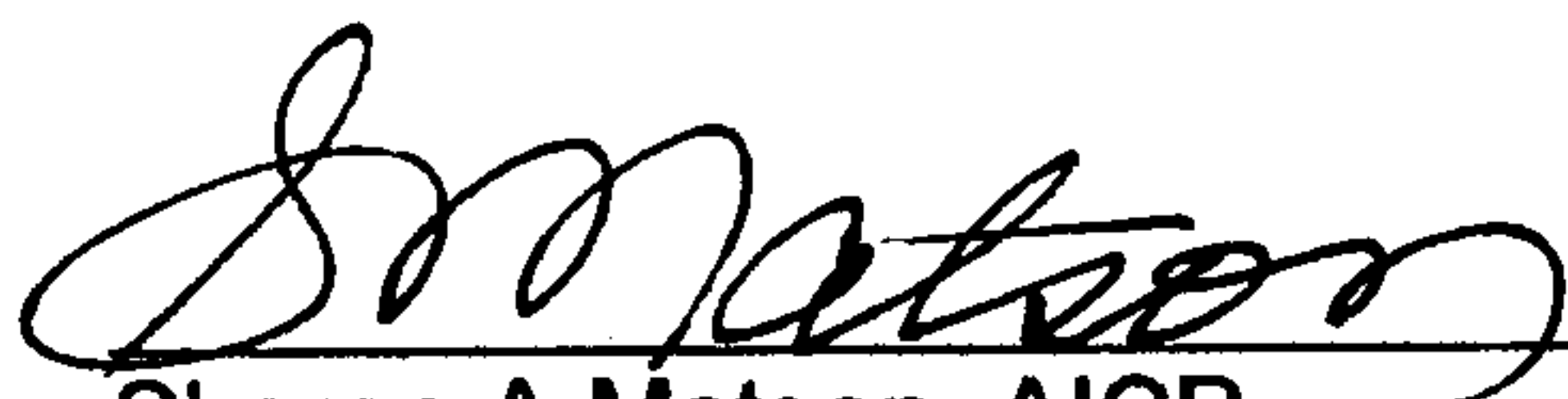
PROJECT # 1004138

APPLICATION # 05-00791

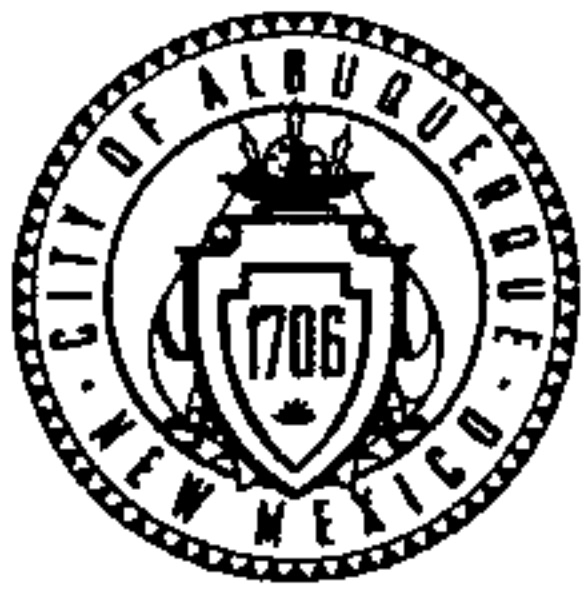
RE: Tract 5D1 & Albq. Well Site/minor plat

No objection to the replat. Planning must record the plat due to the vacation of City well site.

AGIS dxf approval is required before Planning signs the plat.



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



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 11, 2005

4. Project # 1004138
05DRB-00658 Major-Vacation of Public Easements

PRECISION SURVEYS INC agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 5D-1, **JOURNAL CENTER**, zoned IP, located on JEFFERSON ST NE, between TIBURON AVE NE and SUN AVE NE containing approximately 7 acre(s). (D-17)

At the May 11, 2005, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

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

CONDITIONS:

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

If you wish to appeal this decision, you must do so by May 26, 2005, in the manner described below.

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



OFFICIAL NOTICE OF DECISION
PAGE 2

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

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

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

Roger A. Sheen

For Sheran Matson, AICP, DRB Chair

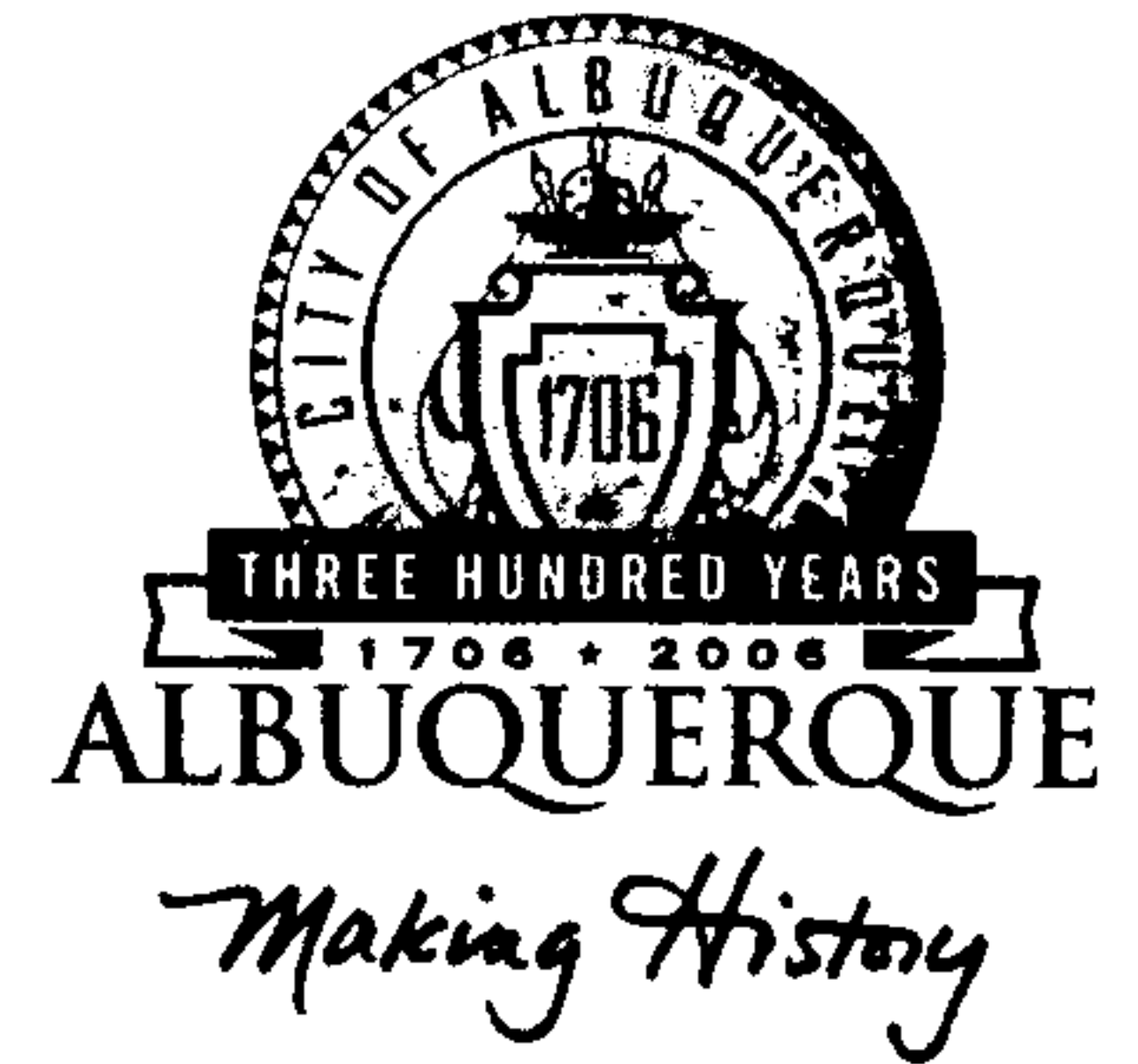
Cc: Journal Center Corp., 7777 Jefferson St NE, 87109
Precision Surveys Inc., 8414-D Jefferson St NE, 87113
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004138 AGENDA#: 4 DATE: 5-11-05

- 1. Name: Bernadette Mortimer Address: Preussen Zip: Surrey
- 2. Name: _____ Address: _____ Zip: _____
- 3. Name: _____ Address: _____ Zip: _____
- 4. Name: _____ Address: _____ Zip: _____
- 5. Name: _____ Address: _____ Zip: _____
- 6. Name: _____ Address: _____ Zip: _____
- 7. Name: _____ Address: _____ Zip: _____
- 8. Name: _____ Address: _____ Zip: _____
- 9. Name: _____ Address: _____ Zip: _____
- 10. Name: _____ Address: _____ Zip: _____
- 11. Name: _____ Address: _____ Zip: _____
- 12. Name: _____ Address: _____ Zip: _____
- 13. Name: _____ Address: _____ Zip: _____
- 14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004137

AGENDA ITEM NO: 4

SUBJECT:

Vacation

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: May 11, 2005



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 11, 2005

Project # ~~1004137~~ 4138
05DRB-00658 Major-Vacation of Public Easements

PRECISION SURVEYS INC agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 5D-1, **JOURNAL CENTER**, zoned IP, located on JEFFERSON ST NE, between TIBURON AVE NE and SUN AVE NE containing approximately 7 acre(s). (D-17)

AMAFCA No objection to requested action. AMAFCA will sign the Final Plat.

COG Jefferson Street is identified as having on street bike lanes on the LRBS map. Coordination with the City's DMD should be pursued to incorporate these improvements as appropriate.

Transit No objection to the request.

Zoning Enforcement No adverse comments.

Neighborhood Coordination

Letters sent to Alameda North Valley NA (R), Academy Acres North NA (R) and Albuquerque Meadows Resident Association. (R)

APS No comments received.

Police Department No comments at this time.

Fire Department No adverse comments.

PNM Electric & Gas Approves.

Comcast No comments received.

QWEST No comments received.

Environmental Health Site is not within 1000 feet of a landfill. No comment.

M.R.G.C.D. No comments received.

Open Space Division No adverse comments.

City Engineer

Defer to Utilities.

Transportation Development

Defer to the affected agencies.

Parks & Recreation

Defer to Utilities.

Utilities Development

No objection to Vacation request.

Planning Department

4/26/05. Called agent & asked that a smaller vacation exhibit be provided just for Planning. A copy of the plat was submitted.

Planning has no objection to the request but defers to the Water Authority engineer.

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

cc: Journal Center Corporation, P.O. Drawer J, 87103
Precision Surveys Inc., 8414-D Jefferson St NE, 87113



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, May 11, 2005**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1002457

05DRB-00651 Major-Vacation of Public Easements
05DRB-00650 Major-Preliminary Plat Approval
05DRB-00654 Minor-Temp Defer SDWK
05DRB-00652 Minor-Subd Design (DPM) Variance
05DRB-00653 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES agent(s) for MAINSTREET PROPERTIES LLC request(s) the above action(s) for all or a portion of Block(s) 2, Tract(s) X-1-A & X-1-B, GLENWOOD HILLS, UNIT 1, (to be known as **GLENWOOD LOFTS SUBDIVISION**) zoned SU-1 PRD, located on MONTGOMERY NE, between TRAMWAY BLVD NE and SUNSET CANYON DR NE containing approximately 2 acre(s). [REF: 05DRB00529] (G-23)

Project # 1002885

05DRB-00631 Major-Vacation of Pub Right-of-Way
05DRB-00633 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES INC agent(s) for LA SIERRA CONSTRUCTION CO AND AMAFCA request(s) the above action(s) for all or a portion of Lot(s) 35, **OCOTILLO SUBDIVISION**, zoned R-D, located on SAND VERBENA TRAIL NE, between EUBANK BLVD NE and HOLBROOK ST NE containing approximately 1 acre(s). [REF: 04DRB00244, 03DRB01355, 03DRB01356, 03DRB01354, 03DRB01980, 03DRB01981, 03DRB01983, 03DRB01984, 03DRB01985] (C-21)

Project # 1003364

05DRB-00656 Major-Vacation of Public Easements
05DRB-00657 Minor-Vacation of Private Easements

TIERRA WEST LLC agent(s) for CIRCLE K STORES INC request(s) the above action(s) for all or a portion of Tract(s) 1-A-1 & 1-A-3, **NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3**, zoned SU-2 MIXED USES, located on LOUISIANA BLVD NE, between PASEO DEL NORTE NE and HOLLY AVE NE containing approximately 3 acre(s). [REF: 04DRB01409] (C-19)

Project # 1004137

05DRB-00658 Major-Vacation of Public Easements

PRECISION SURVEYS INC agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 5D-1, **JOURNAL CENTER**, zoned IP, located on JEFFERSON ST NE, between TIBURON AVE NE and SUN AVE NE containing approximately 7 acre(s). (D-17)

SEE PAGE 2 . . .



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

PAGE 2

Project # 1003655

05DRB-00661 Major-Vacation of Public Easements

05DRB-00660 Major-Vacation of Pub Right-of-Way

05DRB-00659 Major-Preliminary Plat Approval

05DRB-00663 Minor-Temp Defer SDWK

05DRB-00662 Minor-Sidewalk Waiver

DAVID A AUBE agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 15, 16, 17 and a portion of 18, Block(s) 1, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **LA VISTA @ DESERT RIDGE TRAILS**, zoned R-D, located on WYOMING NE, between EAGLE ROCK NE and MODESTO NE containing approximately 3 acre(s). [REF: 04DRB01373] (C-19)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.


Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, APRIL 25, 2005.

2005/4/25

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

Meeting Date: MAY 11, 2005
Zone Atlas Page: D-17-Z
Notification Radius: 100 Ft.

Project# 1004137
App# 05DRB-00658

Cross Reference and Location:

Applicant: JOURNAL CENTER CORPORATION
Address: PO DRAWER J
ALBUQUERQUE NM 87103

Agent: PRECISION SURVEYS, INC.
Address: 8414-D JEFFERSON ST NE
ALBUQUERQUE NM 87113

Special Instructions:

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

Date Mailed: APRIL 22, 2005

Signature: KYLE TSEHLIKAI

101706342434010111 LEGAL: TRAC T 5C -1A REPLAT OF TRACT 5C-1 JOURNAL CENTER NO LAND USE:
 PROPERTY ADDR: 00000 JEFFERSON
 OWNER NAME: JOURNAL PUBLISHING CO ETAL
 OWNER ADDR: 00000 ALBUQUERQUE NM 87103

101706336032010110 LEGAL: TRAC T 5C -1B REPLAT OF TRACT 5C-1 JOURNAL CENTER NO LAND USE:
 PROPERTY ADDR: 00000 JEFFERSON
 OWNER NAME: JOURNAL PUBLISHING CO ETAL
 OWNER ADDR: 00000 ALBUQUERQUE NM 87103

101706326329620110 LEGAL: TRAC T 1, SECOND AMENDED SUMMARY PLAT LANDS OF AMER LAND USE:
 PROPERTY ADDR: 00000 TIBURON
 OWNER NAME: CHI-WIK ENTERPRISES LLC
 OWNER ADDR: 00000 ALBUQUERQUE NM 87125

101706336526210105 LEGAL: TR 5 D-1 JOURNAL CENTER (REPL OF JOURNAL CENTER & A LAND USE:
 PROPERTY ADDR: 00000 TIBURON
 OWNER NAME: JOURNAL PUBLISHING CO
 OWNER ADDR: 00000 ALBUQUERQUE NM 87103

101706333827510101 LEGAL: CITY OF ALB WELL SITE JOURNAL CENTER (REPL OF JOUR LAND USE:
 PROPERTY ADDR: 00000 TIBURON
 OWNER NAME: CITY OF ALBUQUERQUE
 OWNER ADDR: 00000 ALBUQUERQUE NM 87103

101706331227820105 LEGAL: TR 5 A-1 JOURNAL CENTER (REPL OF JOURNAL CENTER & A LAND USE:
 PROPERTY ADDR: 00000 TIBURON
 OWNER NAME: ALBUQUERQUE METROPOLITAN ARROYO
 OWNER ADDR: 02600 PROSPECT AV NE ALBUQUERQUE NM 87107

101706326825030410 LEGAL: LDT 12 P LAT OF JOURNAL CENTER PHASE 2 UNIT 1 LAND USE:
 PROPERTY ADDR: 00000 MASTHEAD
 OWNER NAME: TIBURON INVESTMENT CORP
 OWNER ADDR: 13000 ACADEMY RD NE ALBUQUERQUE NM 87111

101706342624710810 LEGAL: TR 3 A-2A PLAT OF TRS 3A-2A, 3A-1A-1, 3A-1B-1 & 3A- LAND USE:
 PROPERTY ADDR: 00000 JEFFERSON
 OWNER NAME: SUNWEST BANK OF ALBUQUERQUE
 OWNER ADDR: 00000 ALPHARETTA GA 30023

101706333022840410 LEGAL: TRAC T 6A -1 PLAT OF JOURNAL CENTER PHASE 2 UNIT 1 LAND USE:
 PROPERTY ADDR: 00000 JEFFERSON
 OWNER NAME: JOURNAL CENTER CORPORATION
 OWNER ADDR: 00000 ALBUQUERQUE NM 87103

101706342120740515 LEGAL: TRAC T 3A -1C-1A-2-A PLAT OF TRACTS 3A-1C-1A-2-A & LAND USE:
 PROPERTY ADDR: 00000 SUN
 OWNER NAME: JOURNAL CENTER CORP
 OWNER ADDR: 00000 ALBUQUERQUE NM 87103

101706340123540517 LEGAL: TRAC T 3A -1C-1A-3-A PLAT OF TRACTS 3A-1C-1A-2-A & LAND USE:
 PROPERTY ADDR: 00000 JEFFERSON
 OWNER NAME: JOURNAL CENTER BUILDING LLC
 OWNER ADDR: 07620 JEFFERSON NE ALBUQUERQUE NM 87109

101706339021240513 LEGAL: TR 3 A1C1 A1 PLAT OF TRS 3A1C1A1, 3A1C1A2 & LAND USE:
 PROPERTY ADDR: 00000 JEFFERSON
 OWNER NAME: JOURNAL CENTER CORP
 OWNER ADDR: 00000 ALBUQUERQUE NM 87103

101706336418940632 LEGAL: TRAC T 4A A1A REPL OF TRS 4AA1, 4AA2 & 4AA3A JOURNAL LAND USE:
 PROPERTY ADDR: 00000 JEFFERSON
 OWNER NAME: JOURNAL CENTER
 OWNER ADDR: 00000 ALBUQUERQUE NM 87103

"Attachment A"

4/14/05

BERNADETTE MARTINEZ, PRECISION SURVEYS, INC.
8414-D JEFFERSON ST. NE / 87113
PHONE: 856-5700 FAX: 856-7900
ZONE MAP: D-17

Alameda North Valley Assoc. (R)

***Steve Wentworth**

8919 Boe Ln. NE / 87113-2328 897-3052 (h)

Leroy Gurule

713 Alameda Blvd. NW, Alameda, NM / 87114 890-1845 (h)

Albuquerque Meadows Resident's Assoc. (R)

Dick Schlaefter

7112-148 Pan American Frwy. NE / 87109 798-1797 (h)

Douglas Berry

7112-102 Pan American Frwy. NE / 87109 858-3286 (h)

Academy Acres North NA (R)

***John E. Clemons**

6833 Glendora Dr. NE / 87109 238-9404 (h)

Irene Minke

6504 Dungan NE / 87109 828-9810 (h)

LETTERS MUST BE SENT TO BOTH
CONTACTS OF EACH
NEIGHBORHOOD ASSOCIATION.

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

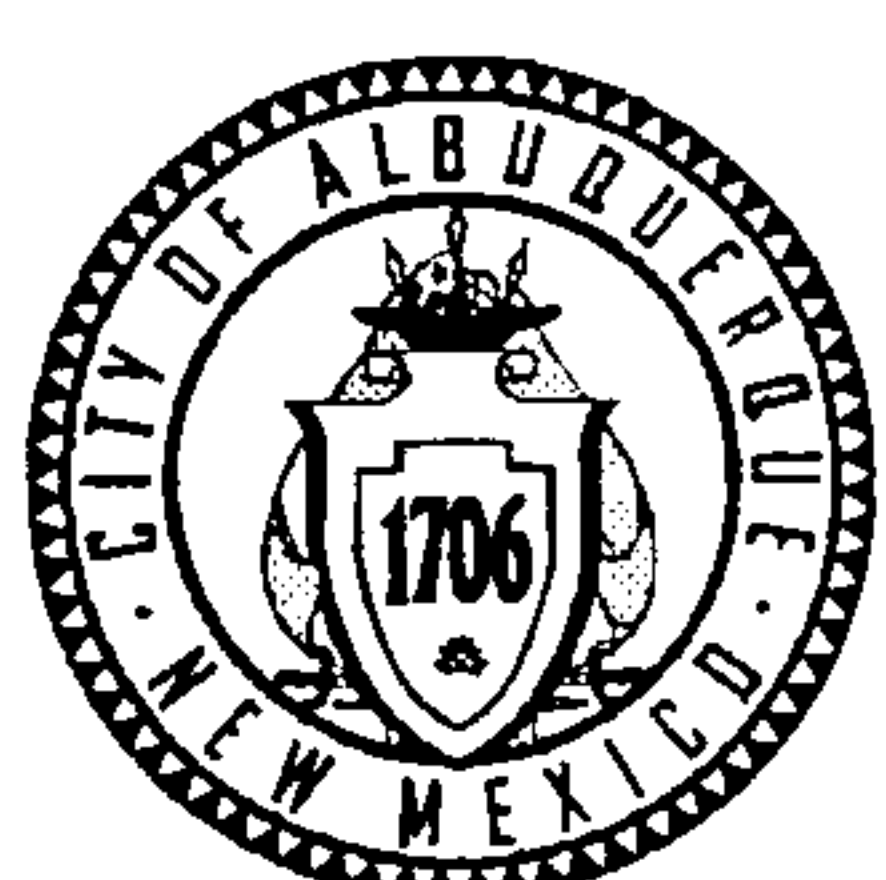
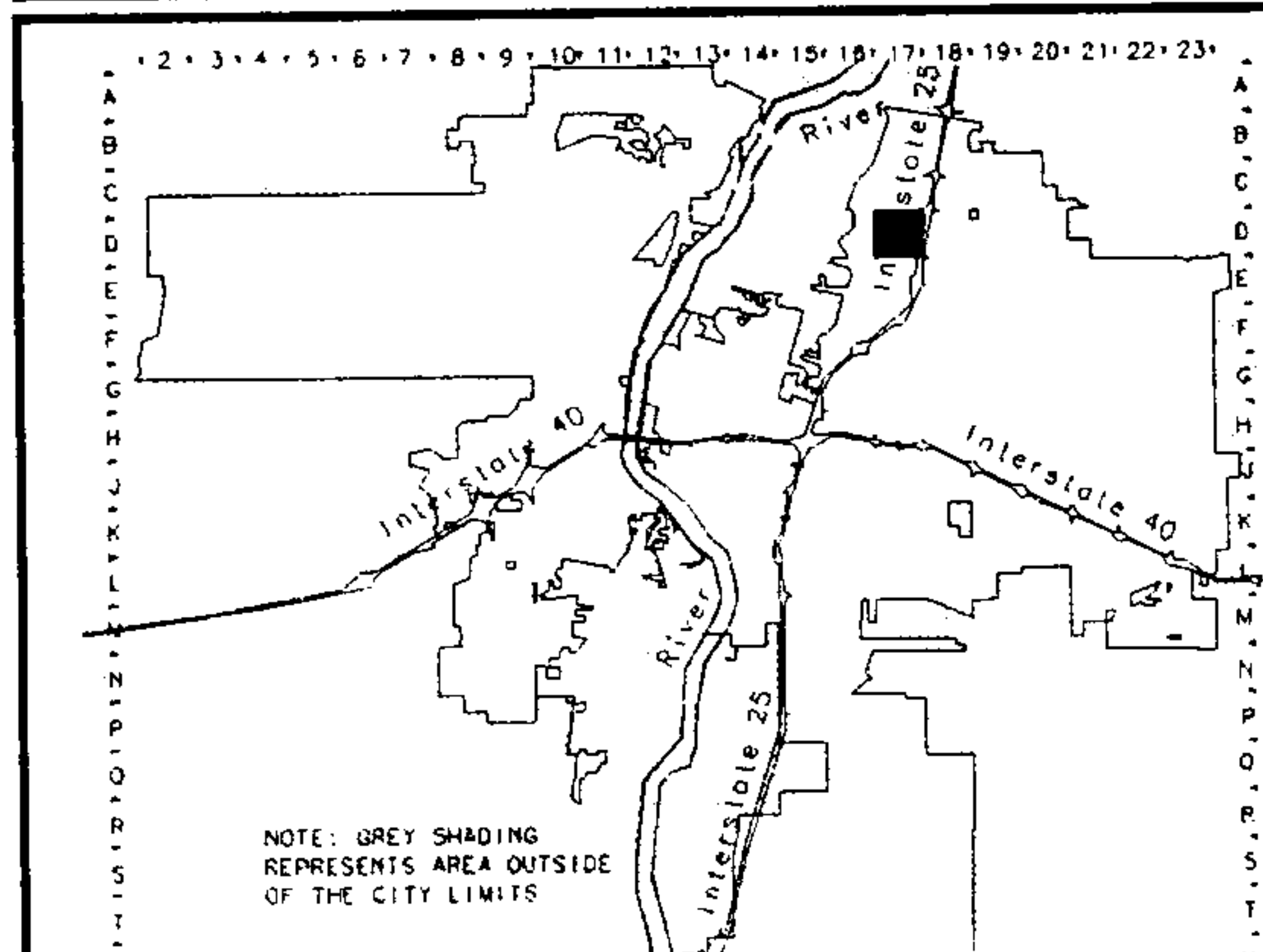
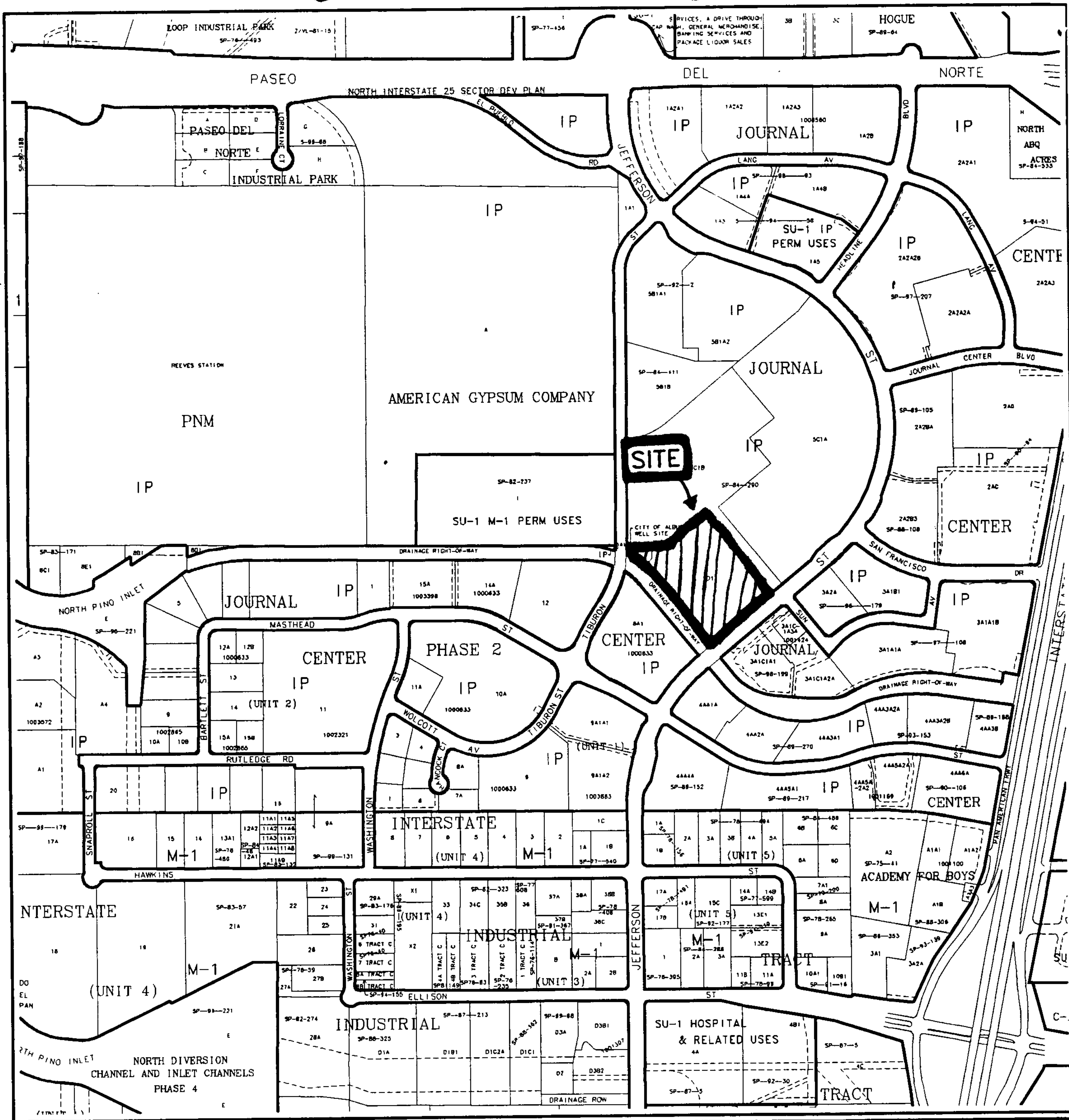
Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any) and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-1 Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.>").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

(below this line for ONC use only)

Date of Inquiry: 4/14/05 Time Entered: 4:00 PM ONC Rep. Initials: JK



Albuquerque Geographic Information System
PLANNING DEPARTMENT
 © Copyright 2004



Zone Atlas Page

D-17-Z

Map Amended through March 08, 2005



PRECISION SURVEYS, INC.

April 11, 2005

Ms. Sheran Matson, AICP
Chair, Development Review Board
Planning/Development Services Division
600 2nd Street, NW
Albuquerque, NM 87102

**RE: REQUEST FOR VACATION OF PUBLIC EASEMENT (CITY WELL SITE),
 TRACT 5D-1, JOURNAL CENTER, LOCATED ON JEFFERSON ST. NE &
 TIBURON ST. NE, ZONE ATLAS D- 17**

Dear Ms Matson,

On behalf of our client, Journal Center Corporation, we are submitting an application for Vacation of a public City of Albuquerque well site easement within Tract 5D-1 of the Journal Center.

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 Martinez

8414 - D JEFFERSON ST NE
ALBUQUERQUE, NEW MEXICO 87113

PHONE 505 856 5700
FAX 505 856 7900

email presurv@presurv.com

www.presurv.com

**NOTIFICATION OF HEARING for the DEVELOPMENT
REVIEW BOARD**

April 22, 2005

TO: See Attached Distribution List of "Recognized" Neighborhood Association(s):

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: **Requests the following for approximately seven (7) acre(s): Major Vacation of Public Easements for a City Well Site.**

Proposed by: Precision Survey, Inc. at 856-5700

Agent for: Journal Center Corporation

For property located: On or Jefferson Street NE between Tiburon Avenue NE and Sun Avenue NE.

The case number(s) assigned is: 05DRB-00658, Project # 1004137.

City Planning accepted application for this request on April 15, 2005.

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

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at 9 a.m. on Wednesday, May 11, 2005 in the Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.

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

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

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

PLANNING DEPARTMENT

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

DISTRIBUTION LIST:

Steve Wentworth and Leroy Gurule, Alameda North Valley Association
Dick Schlaefer and Douglas Berry, Albuquerque Meadows Resident's Association
John E. Clemons and Irene Minke, Academy Acres North Neighborhood Association

DRB-AA

APPLICATION NO. 10AA-10007	PROJECT NO. 1004138
PROJECT NAME 7601 & 7611 JEFFERSON NE (JOURNAL CENTER)	
EPC APPLICATION NO.	
APPLICANT / AGENT CHRISTOPHER GUNNING	PHONE NO. 761-9700
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	DATE
PLANS APPROVED <i>BAB</i>	DATE 1/27/10		
COMMENTS:			

UTILITY DEV (505) 924-3989			
PLANS DISAPPROVED	DATE	DATE	DATE
PLANS APPROVED <i>JH</i>	DATE 1-27-10		
COMMENTS:			
APPROVED WITH THE CONDITION THAT THE LOCATION OF THE EXISTING WATER LINE IS FIELD LOCATED AND IS NOT IMPACTED BY THE NEW FOOTING(S) / SLAB.			

TRANSPORTATION DEV (505) 924-3990			
PLANS DISAPPROVED	DATE	DATE	DATE
PLANS APPROVED <i>NSF</i>	DATE 01/26/10		
COMMENTS:			
APPROVED ON THE CONDITION SIGN LOCATION BE PLACED OUTSIDE OF COA ROW (INCLUDES AIR SPACE).			

PARKS AND REC (505) 768-5328			
PLANS DISAPPROVED	DATE	DATE	DATE
PLANS APPROVED <i>AC</i>	DATE 6-25-10		
COMMENTS:			

PLANNING (505) 924-3858			
PLANS DISAPPROVED	DATE	DATE	DATE
PLANS APPROVED	DATE		
COMMENTS:			



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit ←
- Administrative Amendment (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- 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/Perica/Sabatini PHONE: 505 761 9700
 ADDRESS: 7601 Jefferson NE FAX: 505 761 4222
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: chrisg@dpsdesign.org

APPLICANT: JCC-one LLC c/o R Davis Companies PHONE: 505 263 2773
 ADDRESS: 8220 Louisiana NE Suite B FAX: _____
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: ricker@daviscompanies.com
 Proprietary interest in site: owner List all owners: same

DESCRIPTION OF REQUEST: Admin. Amendment to SDP-BP to amend tenant signage on exterior.

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

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

Lot or Tract No. Tracts ~~SD-1A~~ SD-1A & SD-1B Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Journal Center
 Existing Zoning: IP Proposed zoning: No change MRGCD Map No _____
 Zone Atlas page(s): D-17 UPC Code: 101706336026910105

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):
1004138 OS DRB 00667 (OS DRB-015358) Z-79-80-2; S-80-2b

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 2 No. of proposed lots: 2 Total area of site (acres): 6.0366
 LOCATION OF PROPERTY BY STREETS: On or Near: Jefferson NE
 Between: Masthead and Paseo del Norte

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

SIGNATURE Channing DATE 1/26/10
 (Print) Christopher R. Canning for D/P/S 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
<u>10AA - 10007</u>	<u>ASBP</u>	<u>P(4)</u>	<u>\$ 45.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>N/A</u>			Total \$ <u>45.00</u>

Sandy Handley 01/26/10
 Planner signature / date

Project # 1004138

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

AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (AA02)

- Proposed Site Plan, with changes circled and noted if amended (folded to fit into an 8.5" x 14" pocket) **5** copies
- Copy of approved Site Plan being amended if applicable (folded to fit into an 8.5" x 14" pocket) **1** copy
- 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
- Copy of EPC or DRB Official Notice of Decision
- Fee (see fee schedule)
- Any original and/or related file numbers must be listed on the cover application

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

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

AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION (AA03)

- Proposed Site Plan, with changes circled and noted if amended (folded to fit into an 8.5" x 14" pocket) **5** copies
- Copy of approved Site Plan being amended if applicable (folded to fit into an 8.5" x 14" pocket) **1** copy
- 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
- Copy of EPC or DRB Official Notice of Decision
- Fee (see fee schedule)
- Any original and/or related file numbers must be listed on the cover application

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

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

WIRELESS TELECOM FACILITY (WTF)- FREE-STANDING, COLLOCATION or OTHER TYPE (AA04)
(EXCEPT FOR COLLOCATION OF A NON-CONCEALED WTF ON A STRAIGHT-ZONED SITE, WHICH GOES TO THE ZONING FRONT COUNTER AT THE BUILDING SERVICES CENTER/ EAST SIDE)

- Letter describing the request and discussion of its how it relates to the WTF Ordinance (O-06-40)
- Letter of authorization from the property owner if application is submitted by an agent
- Fee (see fee schedule-included with application)
- Any relevant file numbers (case history of previous development applications) must be listed on cover application
- Copy of EPC Official Notice of Decision, if the subject site went through the EPC process
- Proposed Site Plan set: cover sheet, notes/photo sheet, site plan sheets, elevation sheets, landscape plan (if free-standing), and survey sheet(s) (**3** copies- 11" x 17")
- For collocation on public utility pole: the PNM approved site plan set for the proposed WTF (1 copy)
- For free-standing WTFs: photo simulation- before and after proposed WTF
- Site Plan sheets must be stamped by a registered engineer or architect.
- Copy of approved Site Plan being amended by adding the proposed WTF, if applicable (**1** copy)
- Zone Atlas maps- 1 showing Zoning and 1 showing Land Use, with the subject site clearly outlined and indicated
- For free-standing WTFs: Evidence demonstrating that collocation possibilities were considered, consisting of a written response to §14-16-3-17(A)(6)(a through e) and any supporting materials such as engineering maps
- For collocation on public utility pole: written discussion of items a through e in §14-16-3-17(A)(14)
- Notarized statement re: WTF capacity, number and types of proposed antennas and if another user can be accommodated on proposed WTF [see §14-16-3-17(A)(13)(d)(2)]
- Affidavit (notarized statement) re: explanation of factual basis for the proposed WTF's engineering requirements [see §14-16-3-17(A)(13)(d)(3)] Note: Notarized statement and affidavit must be on separate pages.
- Letter of intent re: shared use of proposed WTF if reasonable conditions are met [§14-16-3-17(A)(13)(e)]
- For free-standing WTFs: Distance to the nearest existing free-standing WTF and the WTF owner's name [§14-16-3-17(A)(13)(d)(5) and (A)(17)]
- Office of Neighborhood Coordination (ONC) inquiry forms, response based on ¼ mile radius from subject site [§14-16-3-17(A)(13)(f)]
- Copy of letters to both contacts for each neighborhood association(s), with certified return receipts
- AGIS list of property owners within 100 feet of the subject site and copy of letter sent to each property owner [§14-16-3-17(A)(13)(f)]

NOTE: There are additional requirements for WTFs to be located on City of Albuquerque property. Please contact Catalina Lehner at (505) 924-3935 for details.

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

Christopher R. Gunning, Agent
 Applicant's Name (please print!)

Chunning
 Applicant's Signature

1/26/10
 Date

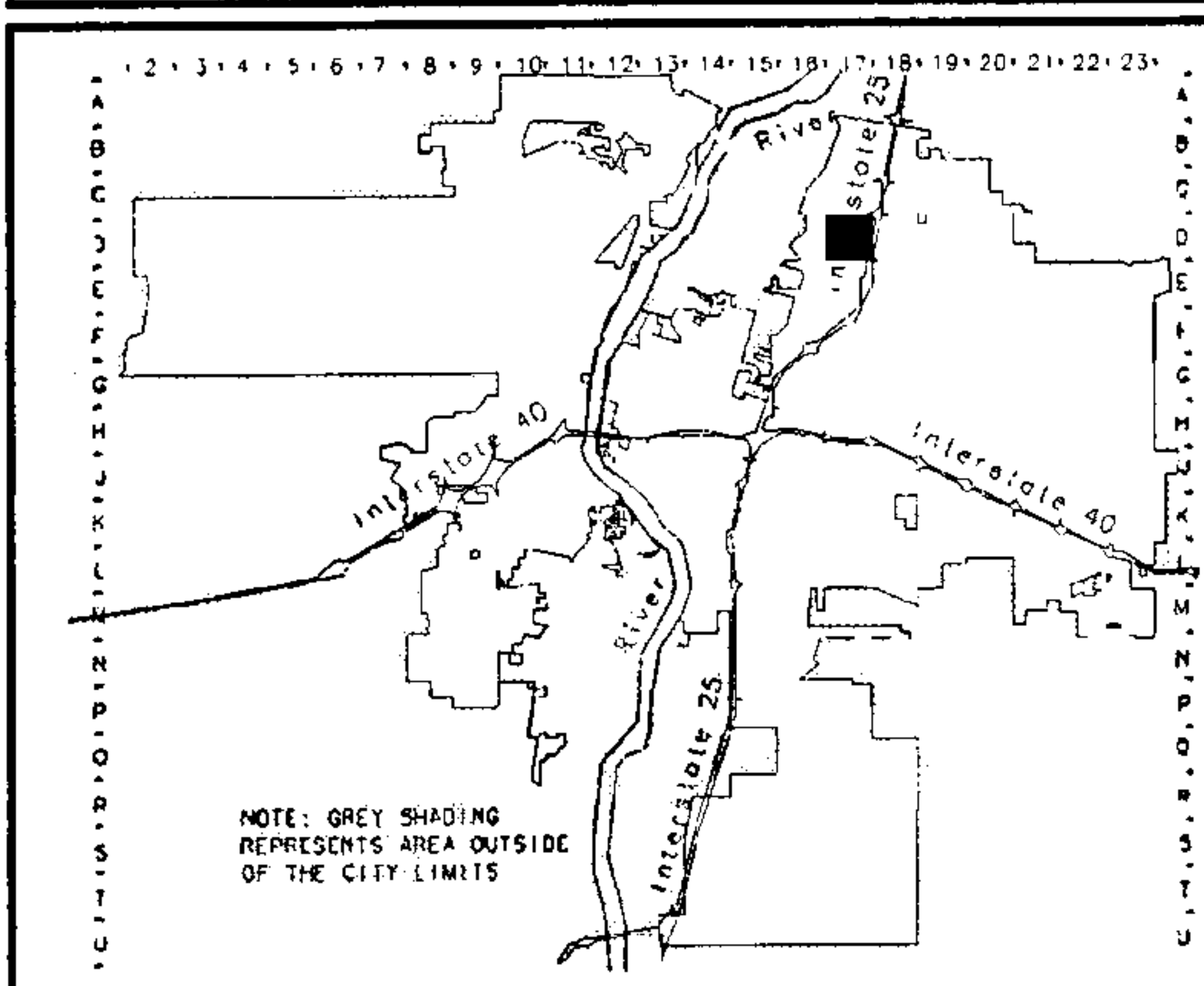
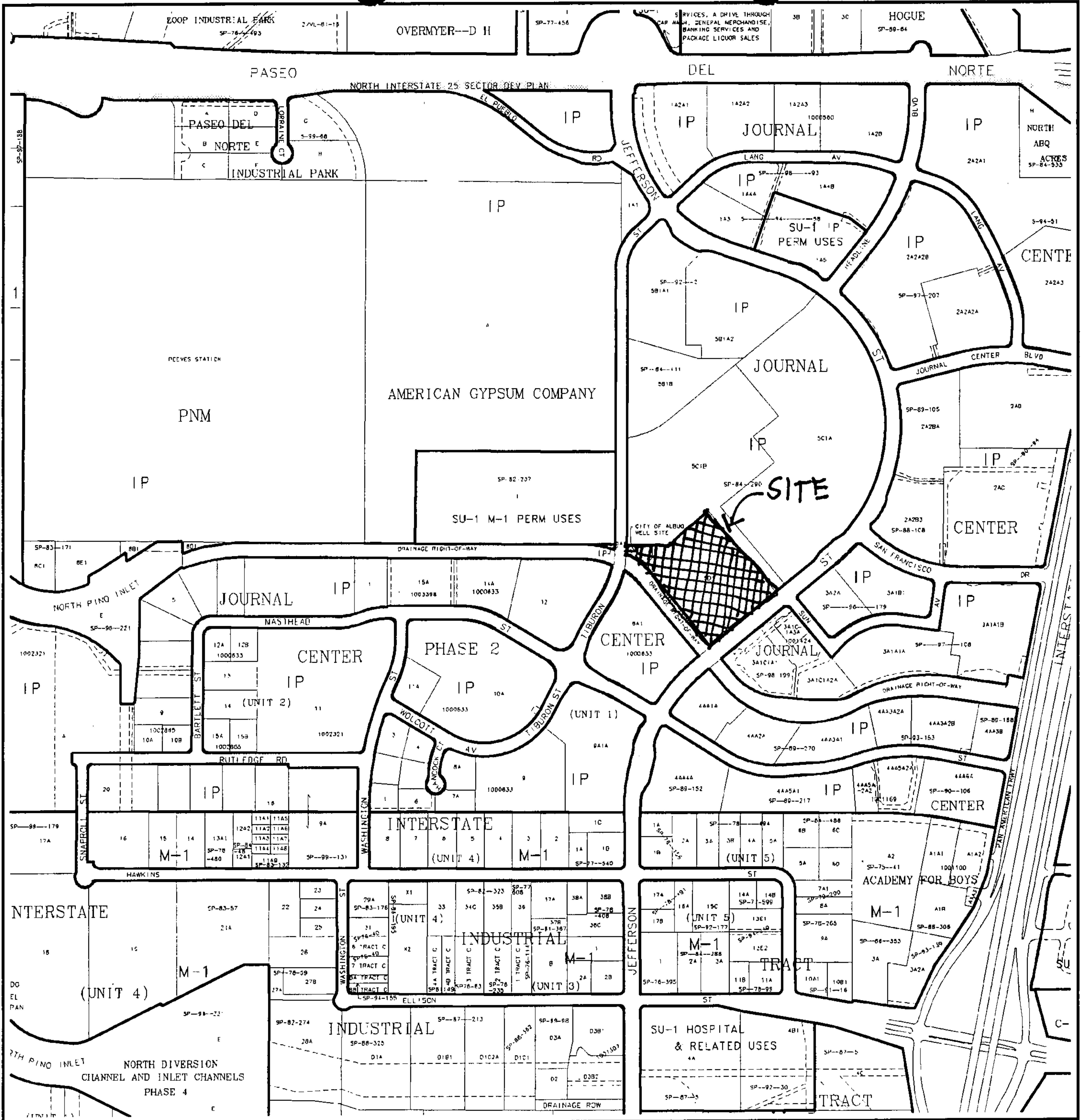


- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

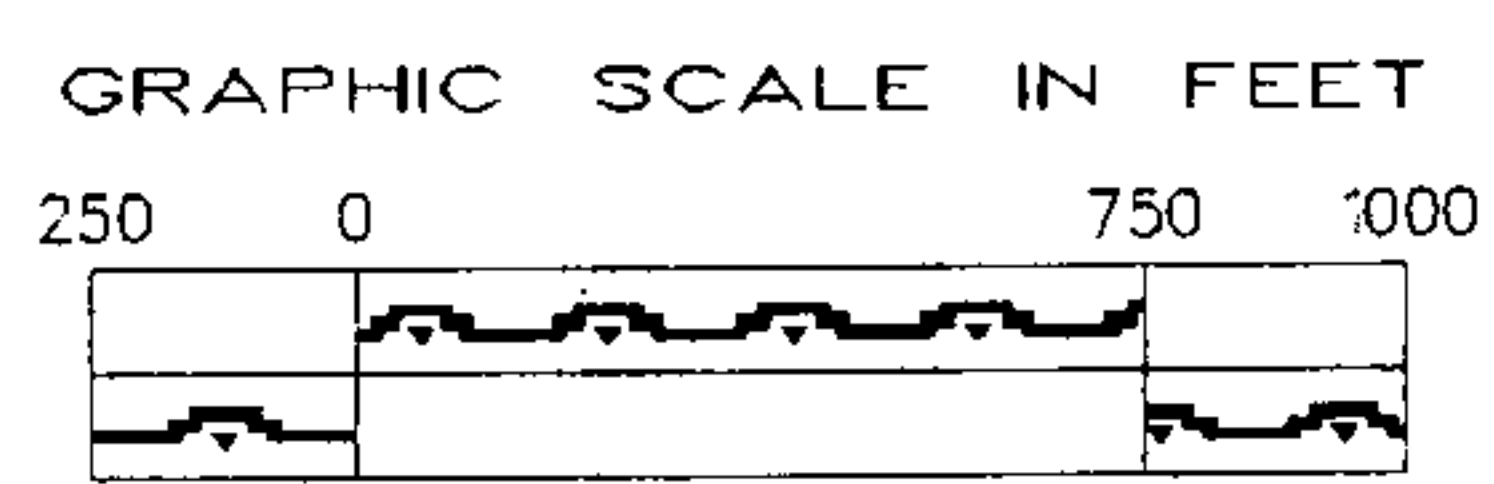
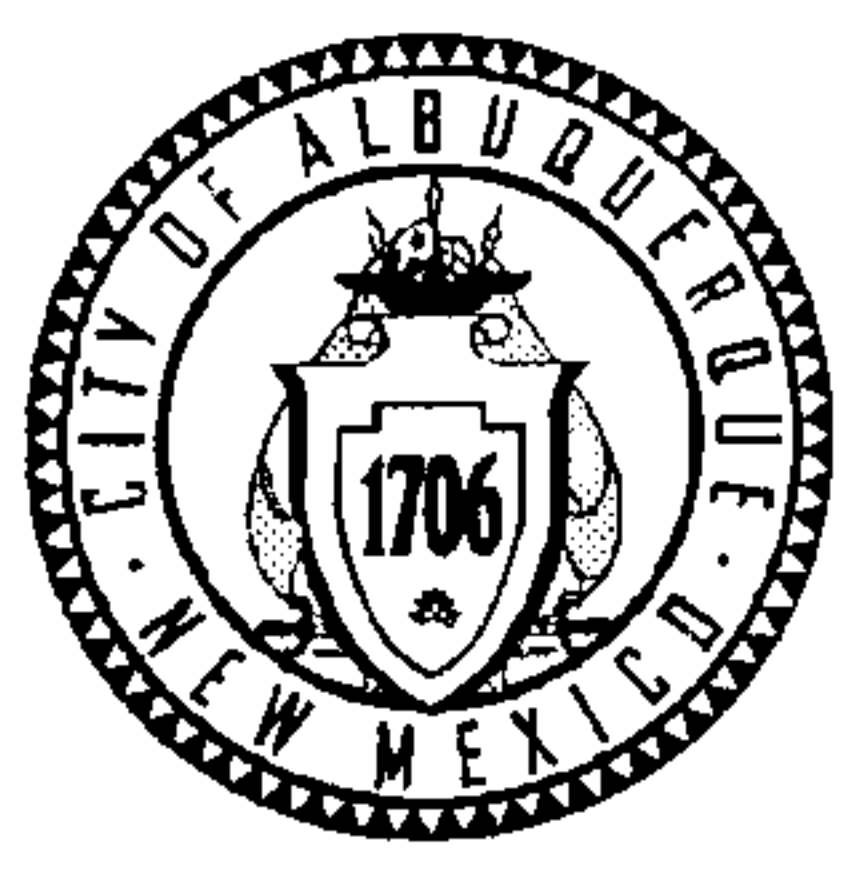
Application case numbers:
10 AA - 10007

Sandy Hendry 01/26/10
 Planner's Signature / Date

Project #: 1004138



NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS



Abuquerque **G**eographic **I**nformation **S**ystems
PLANNING DEPARTMENT
 © Copyright 2004

Zone Atlas Page
D-17-Z
 Map Amended through September 01, 2004

*JCC-ONE, LLC
8220 Louisiana Blvd., NE Suite B
Albuquerque, NM 87113*

January 19, 2010

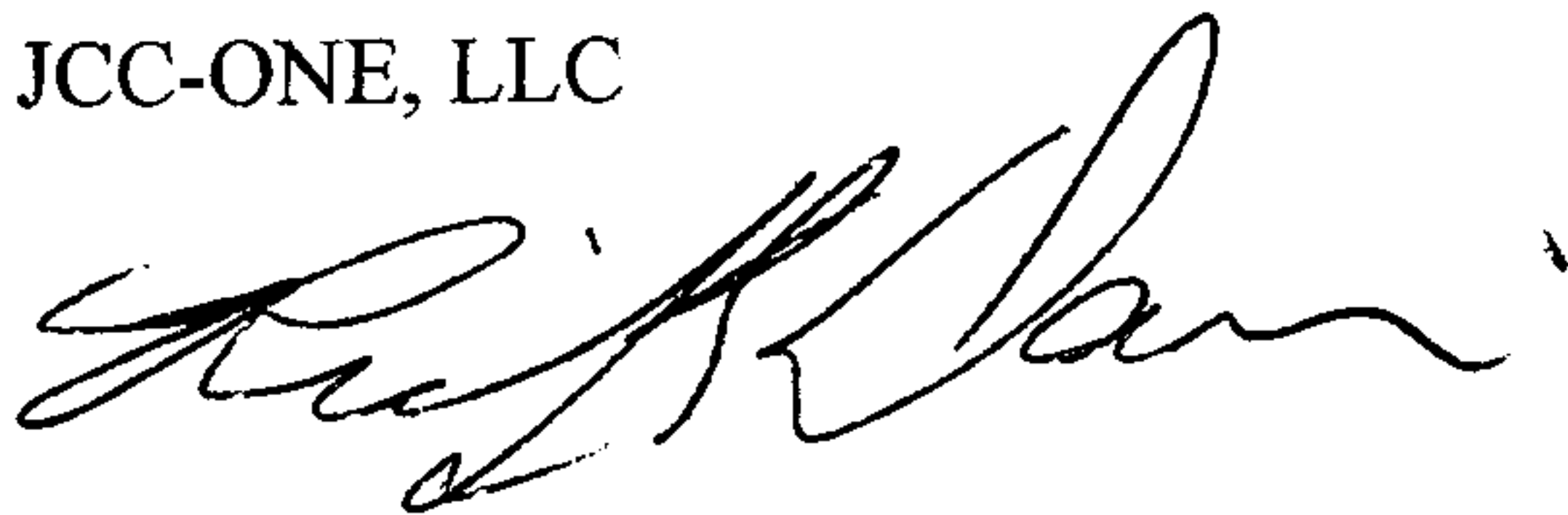
Re: Application for Administrative Amendment to SDP for Building Permit
Journal Center Tract 5D-1

To Whom It May Concern:

JCC-ONE, LLC, owner of the referenced parcel, hereby authorizes Dekker / Perich / Sabatini, Ltd., to act as agent in matters pertaining to the City of Albuquerque site development plan approval process to obtain an Administrative Amendment.

Sincerely,

JCC-ONE, LLC

A handwritten signature in black ink, appearing to read "Rick Davis", written in a cursive style.

Rick Davis
Manager

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

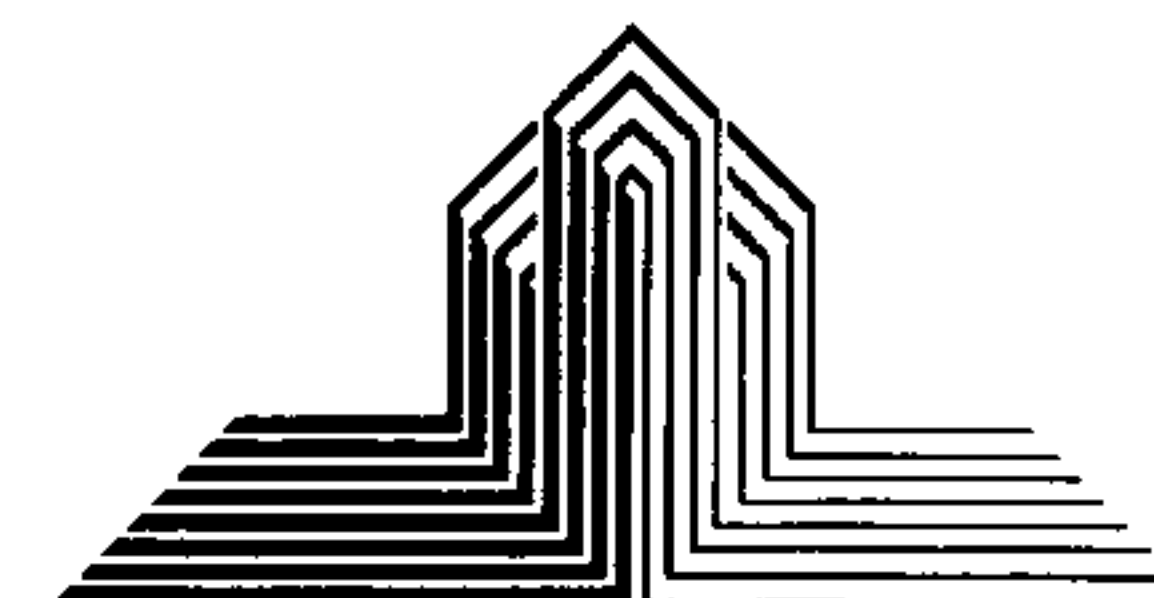
10. **Project # 1003212**
05DRB-00729 Minor-SiteDev Plan
BldPermit/EPC

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

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

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

30. A
BO
ADJOU



RECEIVED

JAN 21 2010

Dekker/Perich/Sabatini

Chris

Gunning

January 19, 2010

Christopher R. Gunning, AIA, LEED AP
Dekker Perich Sabatini
7601 Jefferson NE, Suite 100
Albuquerque, NM 87109

Dear Mr. Gunning:

The Journal Center Architectural Review Committee has reviewed and approved the proposed application for Administrative Amendment to the DRB approved Site Development Plan for Building Permit as indicated on the attached letter.

If you should need any further assistance, please do not hesitate to call me.

Sincerely,

Michael N. Callahan

Michael N. Callahan
Vice President

MNC/jk

January 8, 2010

Journal Center - Architectural Review Committee
C/O Mr. Michael N. Callahan, Vice President
Journal Center Corporation
7777 Jefferson Street, NE
Albuquerque, New Mexico 87109

RECEIVED
JAN 8 2010

Re: Application for Administrative Amendment to Site Development Plan
Jefferson Green: Tenant Signage revisions
7601 Jefferson Street, NE
Albuquerque, New Mexico

Dear Mike:

Dekker/Perich/Sabatini is acting as agent for JCC-One LLC for an application for Administrative Amendment to the DRB approved Site Development Plan for Building Permit. The purpose of the amendment is to revise the method for displaying tenant signage at the main entry drive off of Jefferson Street into Jefferson Green. The current Site Development Plan allows three rows of 18" tall letters attached to the existing concrete entry wall on the southwest side of the drive. Since the completion of construction in 2006, the owners have come to appreciate the value of the entry wall as strictly an architectural element, and have therefore not allowed any tenant signage to be added to the wall. However, tenants within the existing building wish to display their names out on Jefferson so patrons can more easily find them, and they expect tenants in the phase two building will have the same desire. Toward that end we are proposing to amend the Site Development Plan to remove the entitlement for tenant names on the entry wall, and add a single freestanding concrete monument sign just southwest of the entry drive. The new monument sign will be perpendicular to Jefferson and will have space for six tenant names on each side. The overall sign area is limited to 60 square feet on each side.

With this letter, we are requesting review and approval of the application by the Architectural Review Committee. We have attached a copy of the approved Site Development Plan for reference, and three copies of each of the two sheets describing the proposed changes. If the changes are acceptable, please provide a letter stating so for inclusion in our application to the City.

If you have any questions about the submittal, please contact Rick Davis of JCC-One LLC, or myself.

Sincerely,

Dekker/Perich/Sabatini



Christopher R. Gunning, AIA, LEED AP
Principal

Cc: Rick Davis, JCC-One LLC
Dale Dekker
Steve Perich

■■■
7601 Jefferson NE
Suite 100
Albuquerque NM
87109
505.761.9700
fax 761.4222
www.dpsdesign.org

January 19, 2010

Ms. Deborah L. Stover, Planning Director
City of Albuquerque Planning Department
600 Second Street, NW
Albuquerque, New Mexico 87103

Re: City Project Number: 1004138
Application for Administrative Amendment to Site Development Plan
Jefferson Green: Tenant Signage revisions
7601 Jefferson Street, NE
Albuquerque, New Mexico

Dear Ms. Stover:

Dekker/Perich/Sabatini is acting as agent for JCC-One LLC for an application for Administrative Amendment to the DRB approved Site Development Plan for Building Permit. The purpose of the amendment is to revise the method for displaying tenant signage at the main entry drive off of Jefferson Street into Jefferson Green. The current Site Development Plan allows three rows of 18" tall letters attached to the existing concrete entry wall on the southwest side of the drive. Since the completion of construction in 2006, the owners have come to appreciate the value of the entry wall as strictly an architectural element, and have therefore not allowed any tenant signage to be added to the wall. However, tenants within the existing building wish to display their names out on Jefferson so patrons can more easily find them, and they expect tenants in the phase two building will have the same desire. Toward that end we are proposing to amend the Site Development Plan to remove the entitlement for tenant names on the entry wall, and add a single freestanding concrete monument sign just southwest of the entry drive. The new monument sign will be perpendicular to Jefferson and will have space for six tenant names on each side. It will be lit by ground mounted lighting fixtures that comply with applicable night sky regulations. The overall sign area is limited to 60 square feet on each side.

We have submitted the proposed changes to the Journal Center Architectural Review Committee and obtained their approval. A letter confirming this is attached.

With this letter, we are requesting review and approval of the application. We have attached a copy of the approved Site Development Plan for reference, and five copies of each of the two sheets describing the proposed changes. Also attached is a photo-realistic rendering of the proposed monument sign in context with the existing entry wall.

If you have any questions about the submittal, please contact Rick Davis of JCC-One LLC, or myself.

Sincerely,

Dekker/Perich/Sabatini



Christopher R. Gunning, AIA, LEED AP
Principal

Cc: Rick Davis, JCC-One LLC
Dale Dekker
Steve Perich

■■■
7601 Jefferson NE
Suite 100
Albuquerque NM
87109
505.761.9700
fax 761.4222
www.dpsdesign.org

**EXISTING
BUILDING**

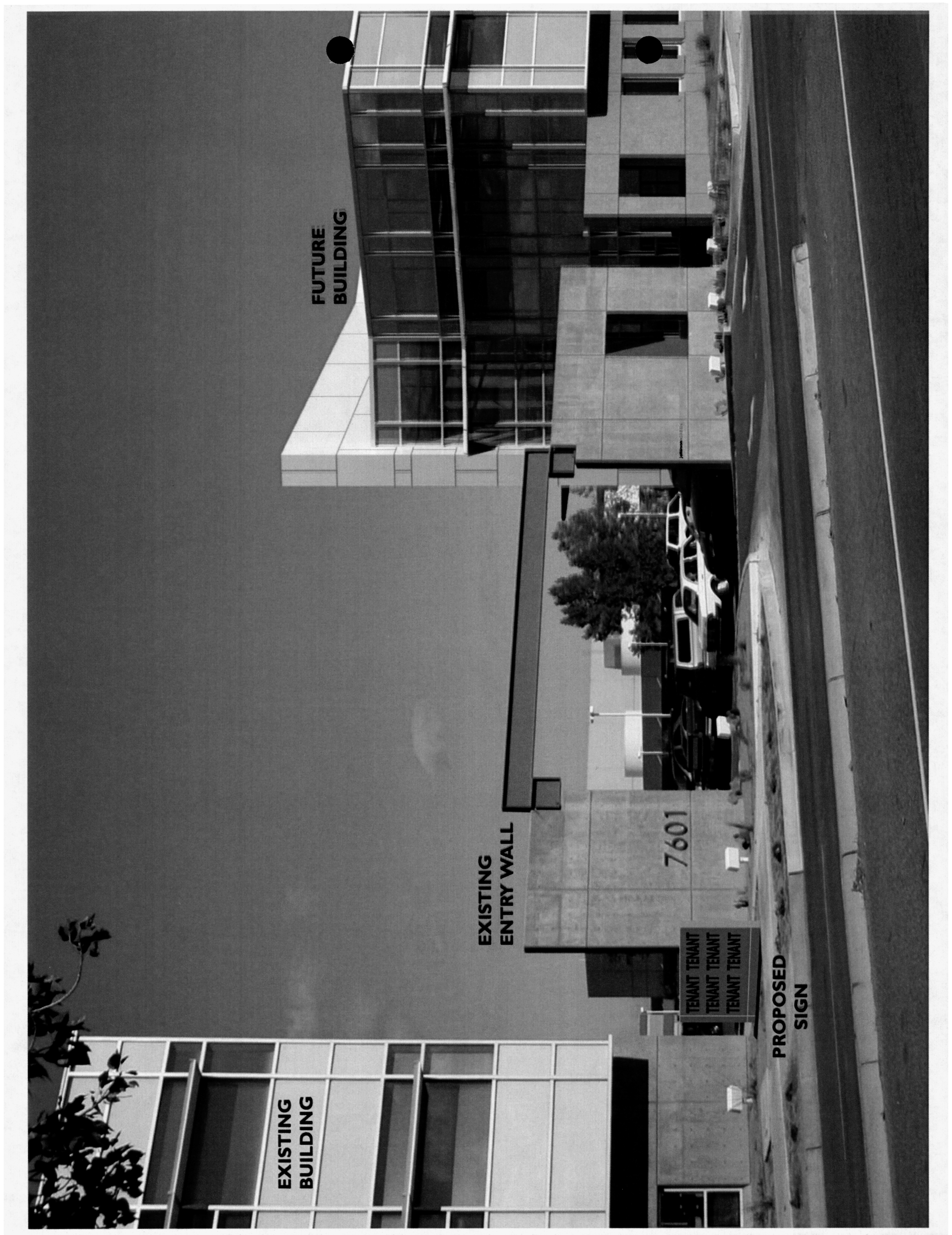
**FUTURE
BUILDING**

**EXISTING
ENTRY WALL**

7601

TENANT TENANT
TENANT TENANT
TENANT TENANT

**PROPOSED
SIGN**





PUBLIC WATER LINE

WATER METER BOX

SERVICE LINE TO BUILDING

PROPOSED SIGN

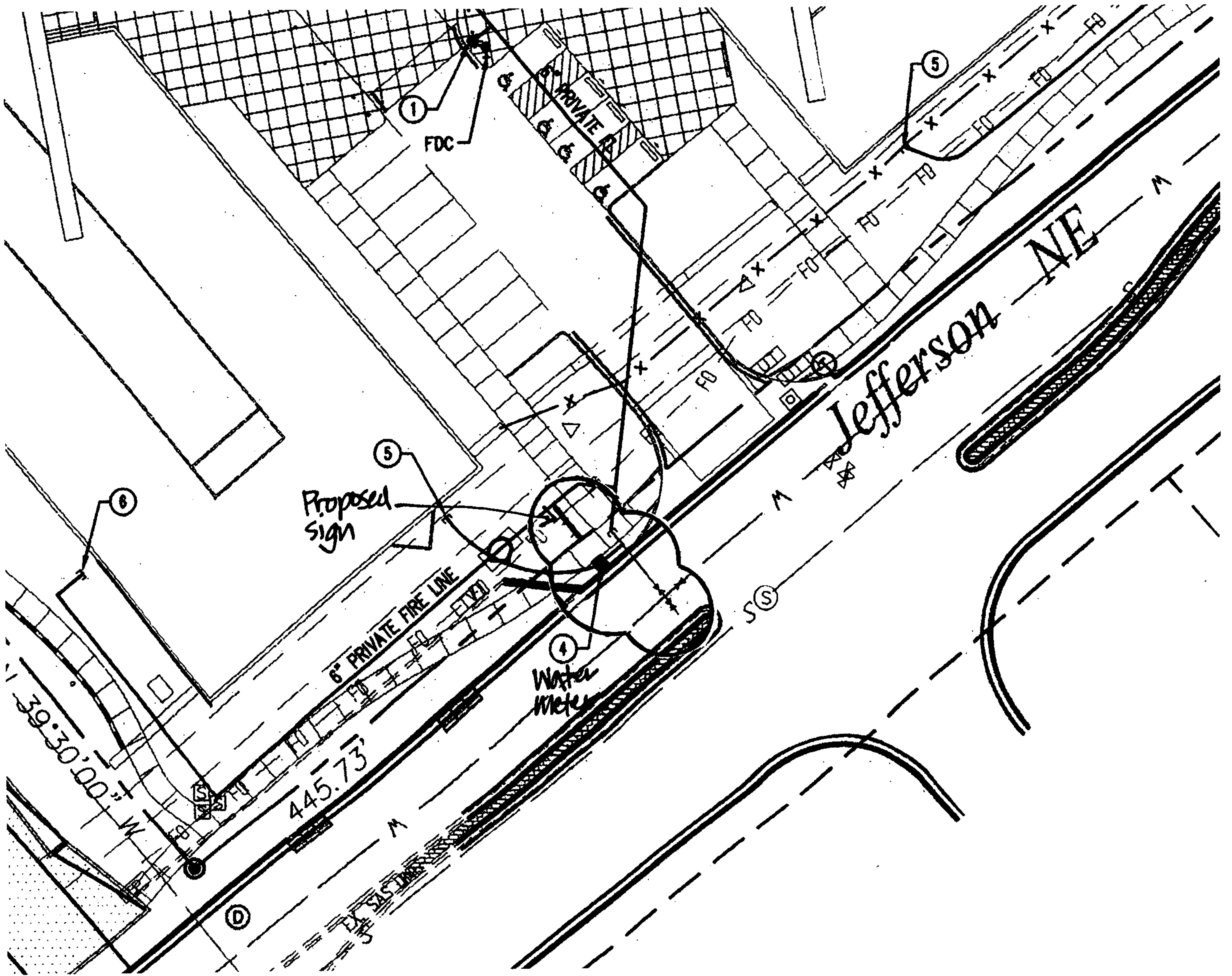
STREET LIGHTING BOX

FIRE LINE

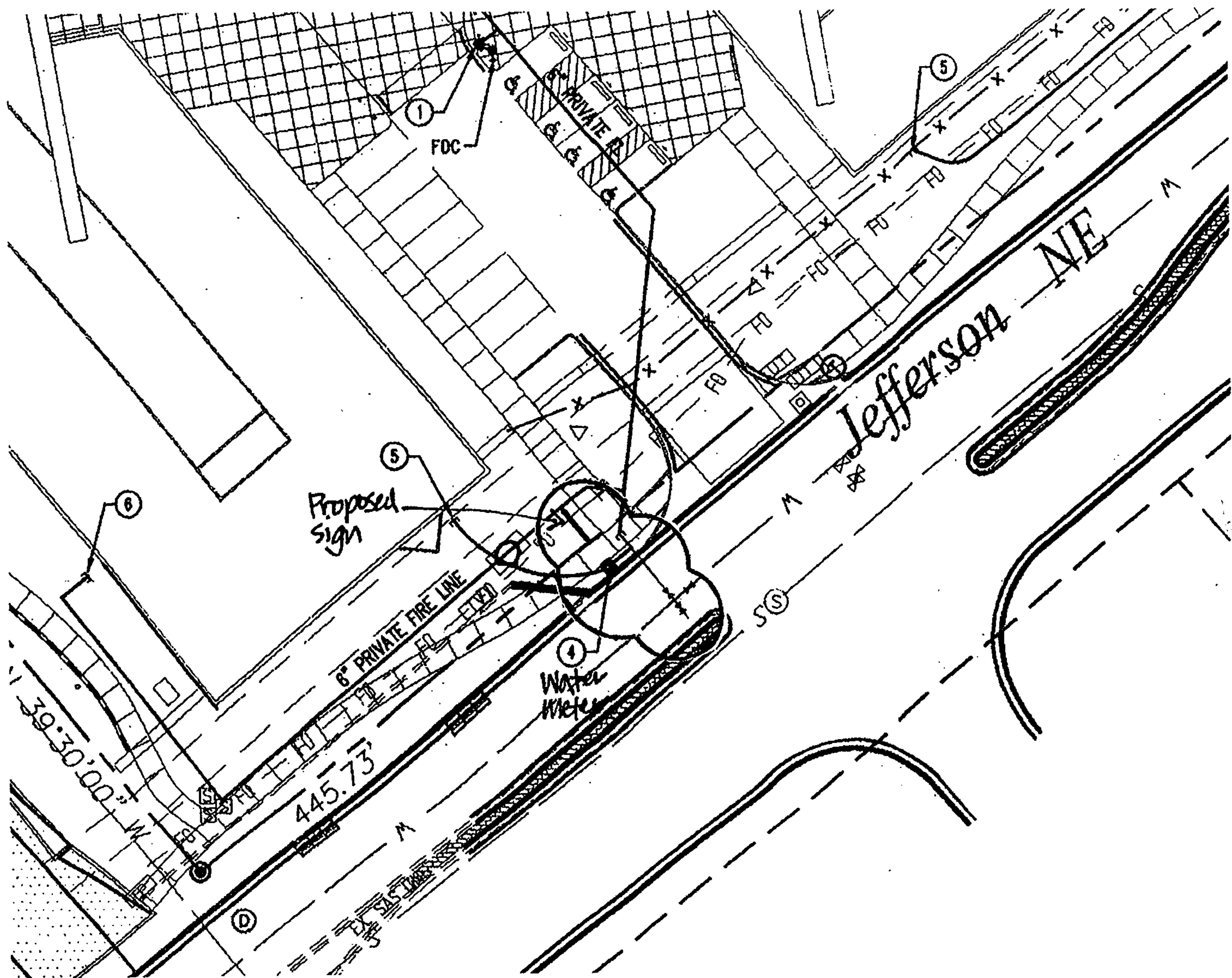
ROW LINE

FIRE LINE

JEFFERSON GREEN
PROPOSED MONUMENT SIGN AA
JUNE 23, 2010



Jefferson Green
 Proposed monument sign AA
 June 23, 2010



Jefferson Green
 Proposed monument sign AA
 June 23, 2010

September 20, 2005

Ms. Sheran Matson, AICP
Chair, Development Review Board
City of Albuquerque
600 2nd Street, NW
Albuquerque, New Mexico 87103

Re: Journal Center Tract 5D-1
Administrative Amendment, Site Development Plan for Building Permit.

Dear Ms. Matson:


On behalf of our client, JCC-ONE, LLC, we are submitting an application to the Planning department for review of the referenced project. The project consists of two office buildings and required parking on a vacant tract in the Journal Center. We have reviewed the final site design several times with Mike Callahan and the Journal Center Architectural Review committee and have their approval. I have included a copy of the approval letter.

We believe this submittal is consistent with the approved site plan for building permit. The revisions that were made are related to additional information received regarding the topography along the existing AMAFCA channel right of way. In order to avoid building a large, unsightly retaining wall along the South-West Property line adjacent to the proposed building "A" the building was shifted from the previously proposed 30'-10" to 51'-0" away from said property line. This allows the site to slope naturally toward the Arroyo, matching the topography at the property line without the use of retaining walls. This shift in building location required several small adjustments in the proposed parking lot layout including revising landscape Islands in the main parking field. These adjustments reduced the total provided parking spaces to 466, down from the 477 previously approved. The entrance drive and Plaza were also adjusted to fit the revised building location however the proposed curb cut at Jefferson remains unchanged. The other modification made include re-locating the trash compactor to a location along the main through-route on the site, further away from proposed building "A", and relocating bicycle parking previously adjacent to the main building lobby, to a location adjacent to the buildings side entrance. The proposed building areas remain un-changed.

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

Sincerely,

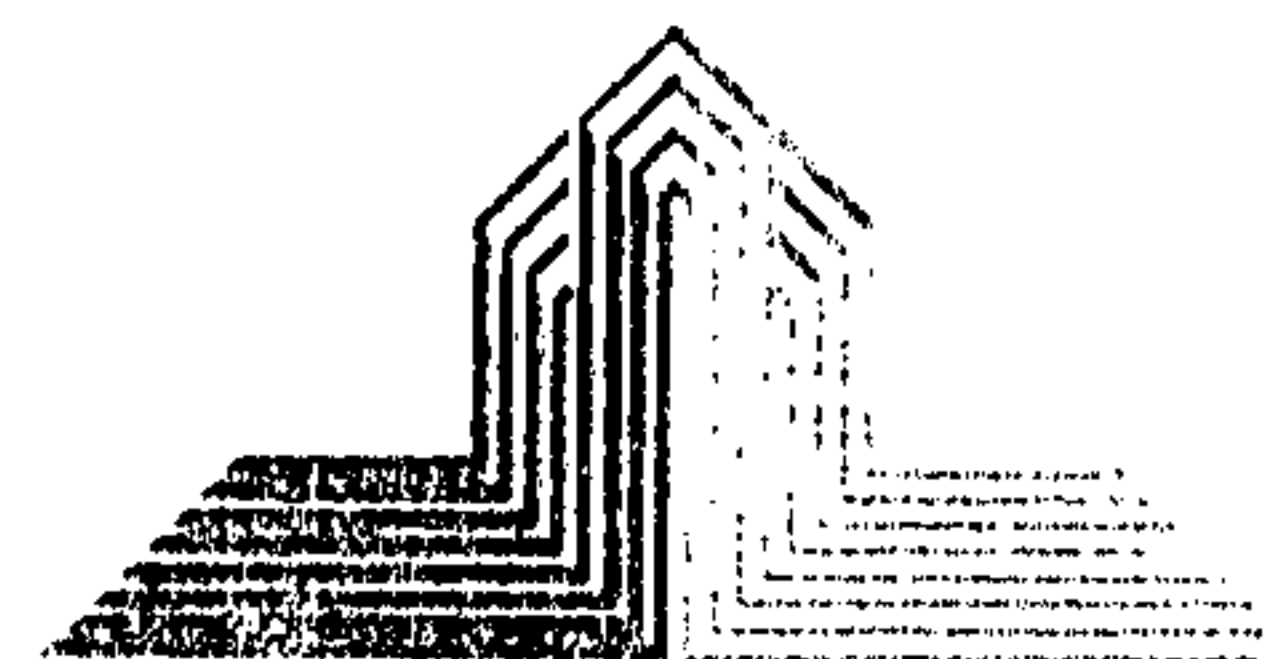
Dekker/Perich/Sabatini



Mark E. Aylward
Project Manager

Cc: Rick Davis
Steve Perich
File

JOURNAL
CENTER
CORPORATION



September 21, 2005

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

Re: Journal Center Tract 5D – 1
Administrative Amendment, Site Development Plan for Building Permit.

Dear Ms. Matson:

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

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

Sincerely,

Michael N. Callahan
Vice President

Cc: Mark Aylward, Dekker/Perich/Sabatini

MNC/jk

***JCC - ONE, LLC
8220 Louisiana Blvd. NE, Suite B
Albuquerque NM. 87113***

April 12, 2005

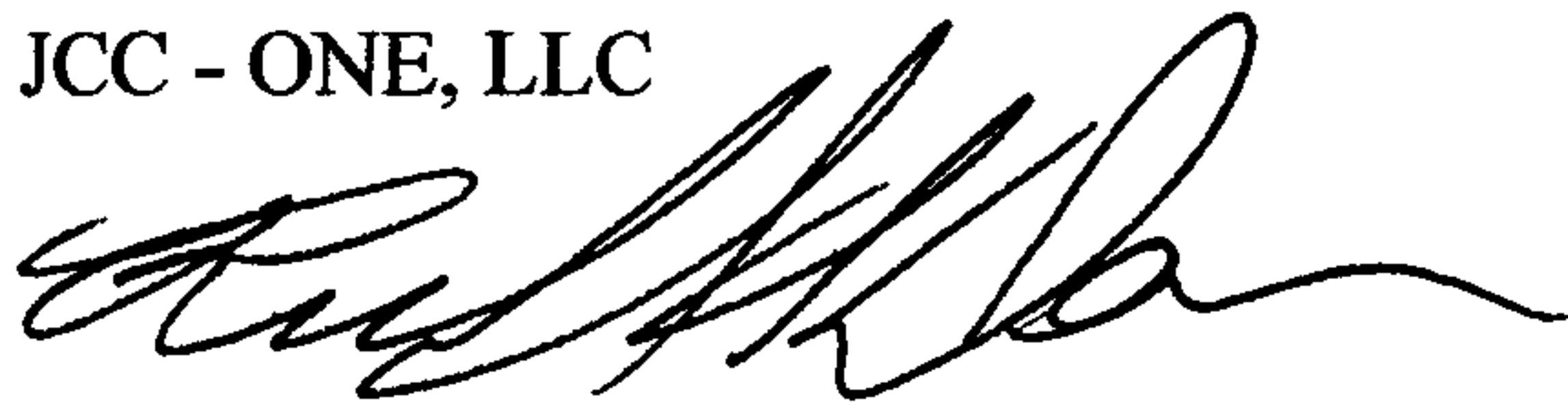
Re: DRB Site Development Plan Submittal
Journal Center Tract 5D-1

To Whom It May Concern:

JCC - ONE, LLC contract purchaser of the referenced parcel, hereby authorizes Dekker / Perich / Sabatini, Ltd., to act as agent in matters pertaining to the City of Albuquerque site development plan approval process.

Sincerely,

JCC - ONE, LLC

A handwritten signature in black ink, appearing to read "Rick Davis", written over the printed name below.

Rick Davis
Manager

FIGURE 13

AGREEMENT TO CONSTRUCT
PUBLIC IMPROVEMENTS BY CITY CONTRACT

THIS AGREEMENT is made this _____ day of _____, 20____, by and between the City of Albuquerque, New Mexico ("City"), whose address is P.O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and _____ ("Developer"), a [state the type of business entity, for instance, "New Mexico corporation", "general partnership" "joint venture", "individual"etc.:] _____ whose address is _____ and whose telephone number is _____, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Developer owns certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [describe:] _____ ("Developer's Property"). The Developer's Property is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in Developer's Property to the present owner:] _____ ("Owner").

The developer of the property is seeking [describe: "preliminary/final plat", "site development plan", etc.] _____ approval. The City and the property developer have agreed that it would be beneficial to all parties and the general public to make certain improvements to the public roadways and that it is appropriate that the Developer contribute to the cost of the improvements.

Developer's Property will benefit from the construction of certain improvements detailed below, which will be located on public right-of-way, and the City is willing to construct those improvements with the participation of the Developers.

Therefore, the City and the Developer agree:

2. Improvements. The City agrees to install and complete the following public improvements, identified as City Project No.: _____

OFFSITE TRAFFIC MITIGATION _____ ("Improvements").

3. Developer's Estimated Cost. The Developer's share has been determined to be _____ dollars and _____ cents (\$ _____) ("Developer's Share"), as detailed in the City-approved estimate which is attached as Exhibit A. The estimate includes City fees and contingencies and is the only amount developer will be required to contribute for this project.

4. Payment. All payments will be made only in the following form: cash, certified check, cashier's check or other form of payment approved by the City.

Current DRC Project No. N.A.

Date Submitted: May 18, 2005
 Date Site Plan for Bldg Permit App: 5/18/05
 Date Site Plan for Sub. Approved: 5/18/05
 Date Preliminary Plat Approved: 5/18/05
 Date Preliminary Plat Expires: N.A.

ORIGINAL

Figure 12
 INFRASTRUCTURE LIST
 EXHIBIT "A"
 TO SUBDIVISION IMPROVEMENTS AGREEMENT
 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST
 JOURNAL CENTER TRACT 5D1
 SITE PLAN FOR B.P.

DRB Project No. 1003790
 Application # 05-00667

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PUBLIC ROADWAY IMPROVEMENTS									
			OFFSITE TRAFFIC IMPACT MITIGATION IN THE AMOUNT OF \$47,000 TO BE PAID TO THE CITY VIA A MODIFIED PROCEDURE C SUB'D IMPROVEMENTS AGREEMENT						

AGENT/OWNER		DEVELOPMENT REVIEW BOARD MEMBER APPROVALS			
BRUCE J. STIDWORTHY PREPARED BY: PRINT NAME	5/18/2005 DATE	<i>[Signature]</i> DRB CHAIR	5/18/05 DATE	Christina Sandora PARKS & GENERAL SERVICES	5/18/05 DATE
BOHANNAN HUSTON INC. FIRM:		<i>[Signature]</i> TRANSPORTATION DEVELOPMENT	5-18-05 DATE		
<i>[Signature]</i> SIGNATURE		<i>[Signature]</i> UTILITY DEVELOPMENT	5/18/05 DATE	Brady L. Bigham CITY ENGINEER	5/18/05 DATE
MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION					DATE

DESIGN REVIEW COMMITTEE REVISIONS				
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

5. Notice. For purposes of giving formal written notice, including notice of change of address, the Developer'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.

6. 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.


7. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

8. 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.

9. 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.

10. Authority to Execute. If the Developer signing below is not the Owner of the Developer's Property, the City may require the Developer to provide the City with satisfactory proof of Developer's authority to execute this Agreement.

Executed on the date stated in the first paragraph of this Agreement.

DEVELOPER:
By: 
Name: Ricky E Davis
Title: Manager
Dated: 8/22/05

CITY OF ALBUQUERQUE:

City Engineer
Dated: _____

DEVELOPER'S NOTARY

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 22nd day of AUGUST,
2005, by (name of person:) RICKY E. DANIS, (title or
capacity, for instance, "President", "Owner":) MANAGER
of (Developer:) JCC-ONE, LLC.

Rafael Martinez
Notary Public

My Commission Expires:

April 18, 2009

CITY'S NOTARY

STATE OF _____)
) ss.
COUNTY OF _____)

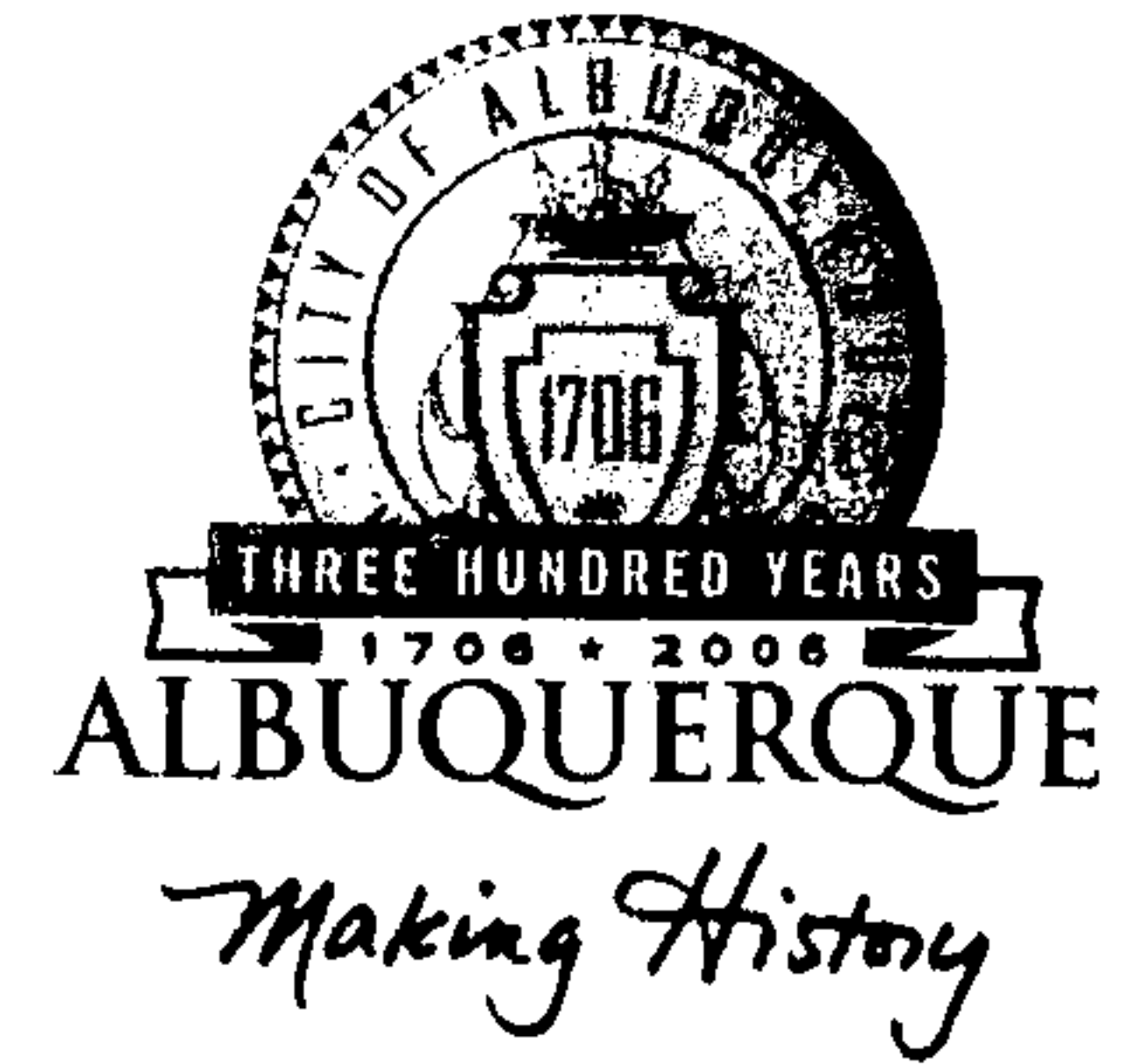
This instrument was acknowledged before me on ____ day of _____,
20__ by _____, City Engineer, of the City of
Albuquerque, a municipal corporation on behalf of said corporation.

Notary Public

My Commission Expires:

EXHIBIT A ATTACHED

CITY OF ALBUQUERQUE



September 7, 2005

Jeffrey T. Wooten, P.E.
Bohannon Huston, Inc.
7500 Jefferson NE – Courtyard 1
Albuquerque, NM 87109

**Re: Journal Center Tract 5 Office Buildings A & B, Journal Center, Ph. 2 – Tr. 5
Grading and Drainage Plan - Engineer's Stamp dated 9-2-05 (D17-D3)**

Dear Mr. Wooten,

Based upon the information provided in your submittal dated 9-2-05, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

Additionally, this project requires a National Pollutant Discharge Elimination System (NPDES) permit. Refer to the attachment that is provided with this letter for details. If you have any questions please feel free to call the Municipal Development Department, Hydrology section at 768-3654 (Charles Caruso).

If you have any questions, you can contact me at 924-3990.

Sincerely,

Phillip J. Lovato, E.I., C.F.M.
Engineering Associate, Hydrology,
Development and Building Services,
Planning Department

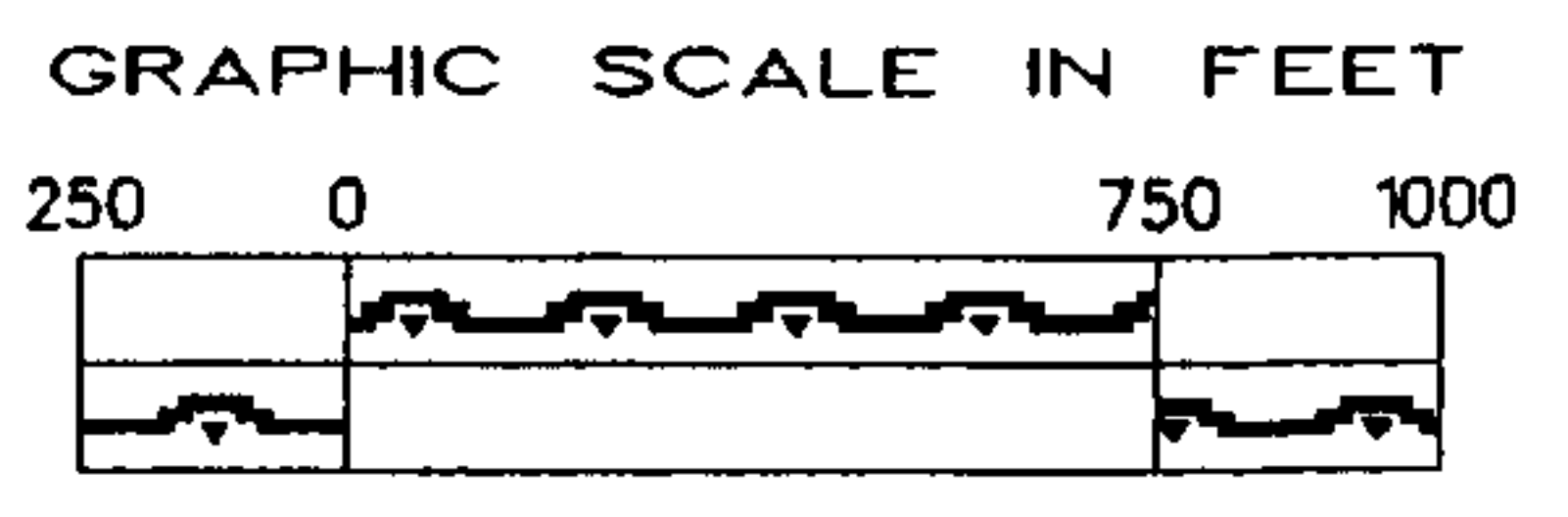
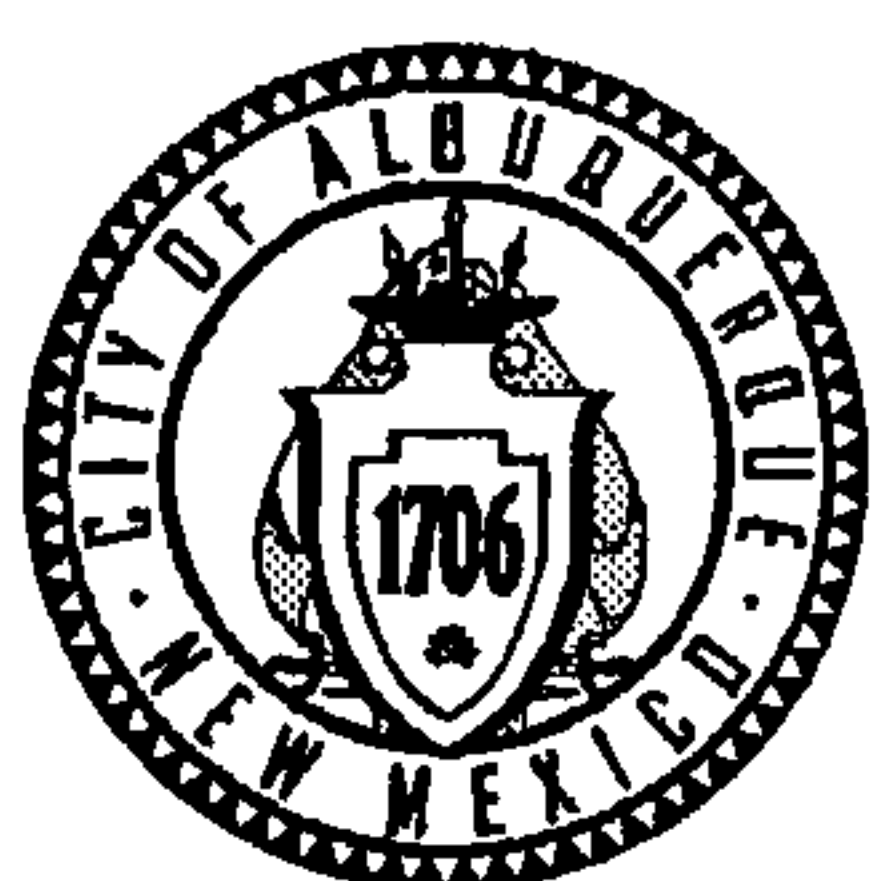
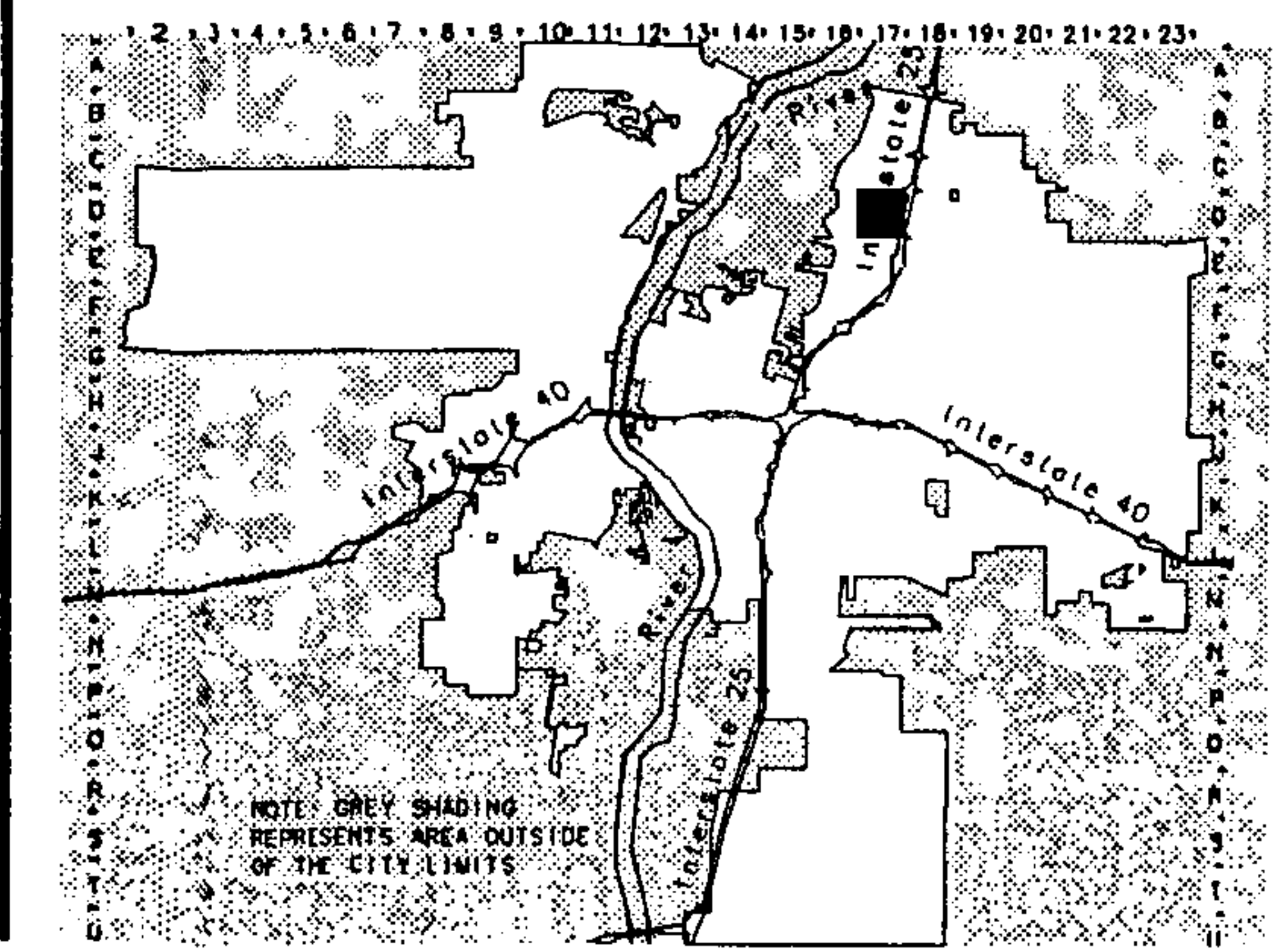
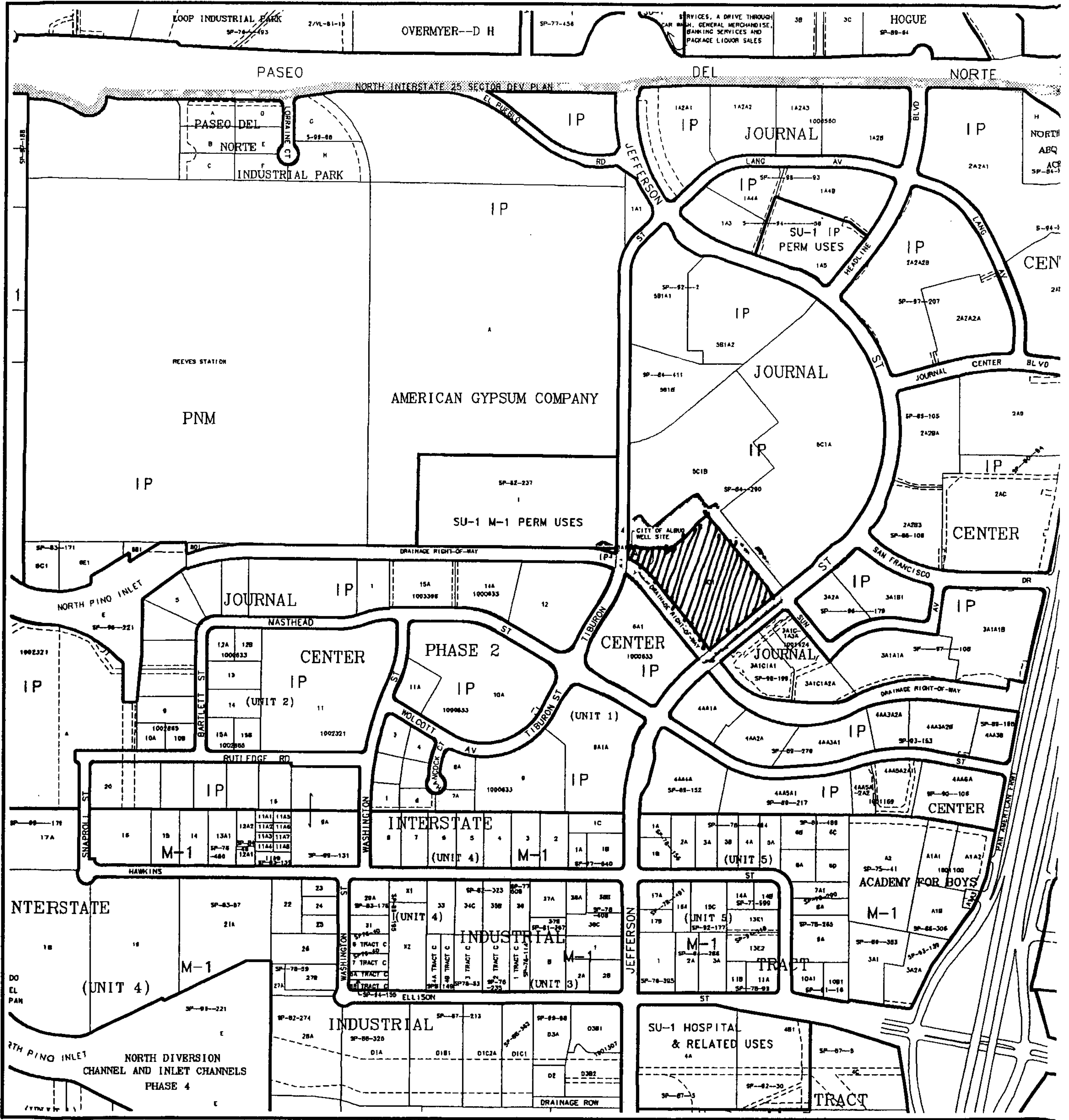
cc: file
Charles Caruso, DMD

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



Abuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT
 © Copyright 2004

Zone Atlas Page

D-17-Z

Map Amended through September 01, 2004

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.

- Proposed Site Plan, with changes circled and noted if amended (folded to fit into an 8.5" x 14" pocket) 5 copies
- Copy of approved Site Plan being amended if applicable (folded to fit into an 8.5" x 14" pocket) 1 copy
- 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
- Copy of EPC or DRB Notice of Decision (not required for WTF)
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

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

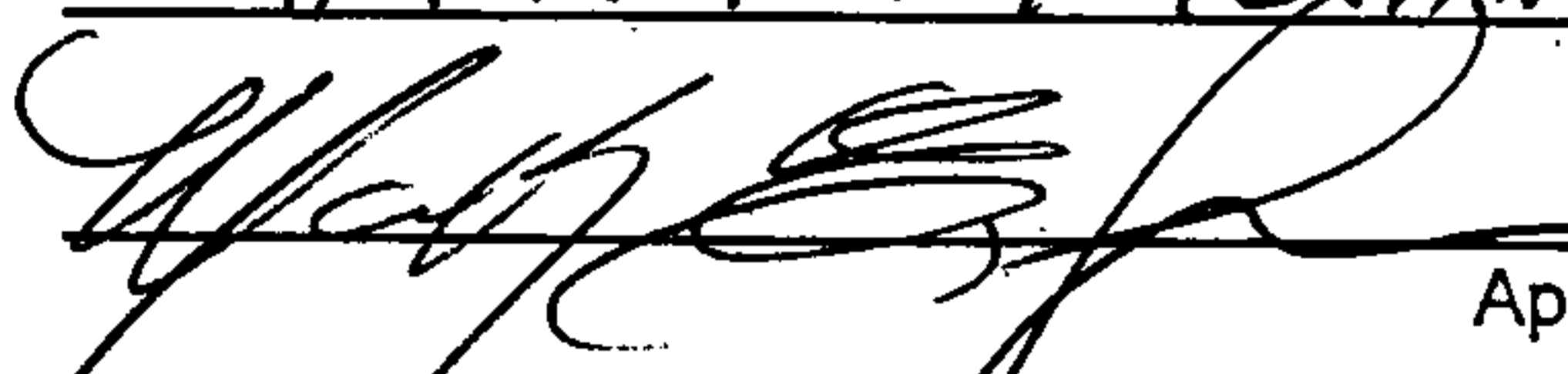
- Notifying letter & certified mail receipts addressed to owners of adjacent properties
- Office of Neighborhood Coordination inquiry response, notifying letter, certified mail receipts

NOTE: Only for wireless telecommunications facilities that are concealed and/or subject to site development plan review, 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.

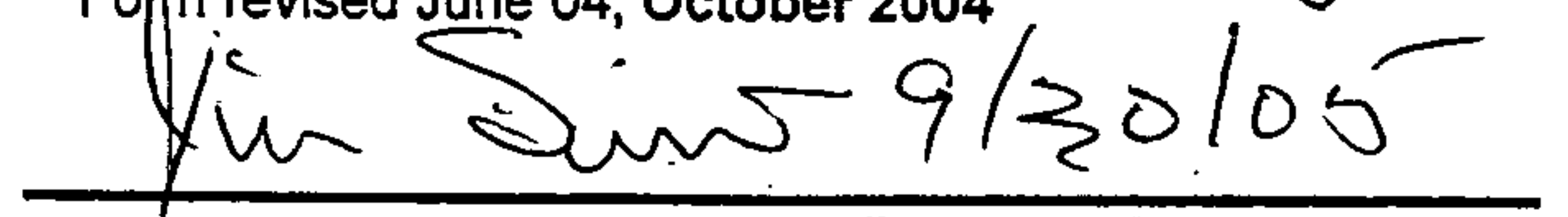
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

MARK E. AYLYARD
 Applicant name (print)

 Applicant signature / date
 9/30/05



Form revised June 04, October 2004

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 05D73 - - 0538


 Planner signature / date
 9/30/05

Project # 1004138

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

PAID RECEIPT

APPLICANT NAME JCC - ONE LLC
AGENT DEKKER / PERICH / SABATINI
ADDRESS 6801 JEFFERSON
PROJECT & APP # 1004138 / 01538
PROJECT NAME JOURNAL CENTER

\$ _____ 441032/3424000 Conflict Management Fee

\$ 45.⁰⁰ 441006/4983000 DRB Actions

\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ _____ 441018/4971000 Public Notification

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

\$ 45.⁰⁰ TOTAL AMOUNT DUE

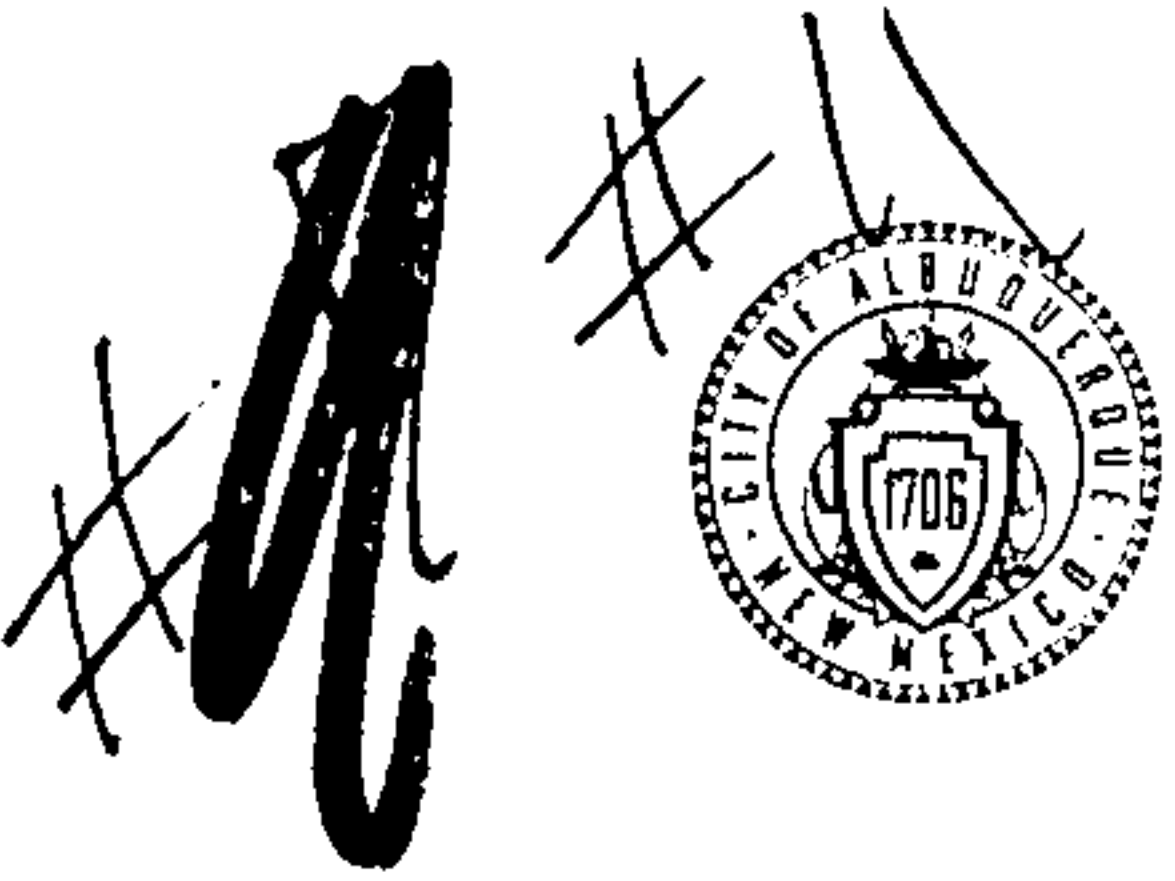
***NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

DUPLICATE
City Of Albuquerque
Treasury Division

9/30/2005 12:15PM LOC: ANNX
RECEIPT# 00047600 WSH 006 TRANSH 0043
Account 441006 Fund 0110
Activity 4983000 TRSEJA
Trans Amt \$45.00
J24 Misc

VI \$45.00
CHANGE \$0.00

Thank You



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-00667 (SBP)

Project # 1004138

Project Name: JOURNAL CENTER TRACT 5

Agent: Dekker Perich Sabatini

Phone No.: 761-9700

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

TRANSPORTATION: _____

UTILITIES: shared service agreement for sanitary sewer or revised Utility Plan
3 copies

CITY ENGINEER / AMAFCA: SIA

PARKS / CIP: _____

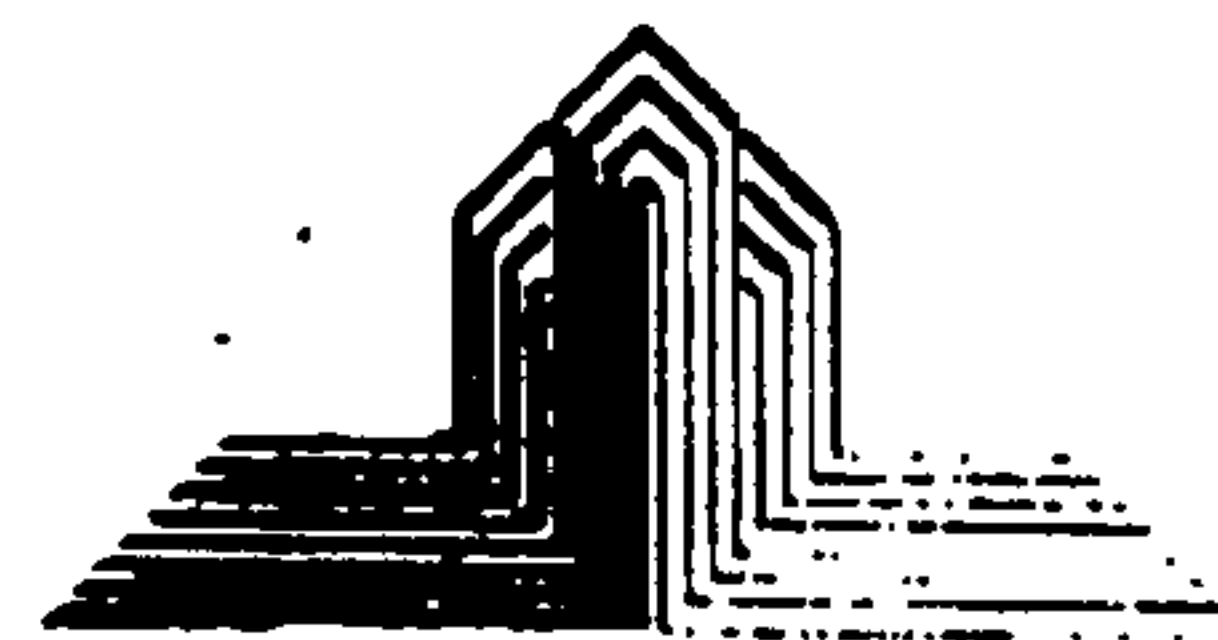
PLANNING (Last to sign): 3 copies
~~_____~~

- Planning must record this plat. Please submit the following items:
 - The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
 - Tax printout from the County Assessor.
- 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 1004138

FILE

**JOURNAL
CENTER
CORPORATION**



May 9, 2005

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

#-1004138
05-00667

Re: Tract 5D - 1

Dear Ms. Matson:

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

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

Sincerely,

Michael N. Callahan
Vice President

Cc: Sherry Tollefson, Dekker/Perich/Sabatini
MNC/jk

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

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

PAID RECEIPT

APPLICANT NAME JCC - ONE LLC

AGENT DeKker / Perich / Sabatini

ADDRESS _____

PROJECT & APP # 1004138 / 05 DRB 00667

PROJECT NAME Journal Center

\$ _____ 441032/3424000 Conflict Management Fee

\$ 5000 441006/4983000 DRB Actions Referral

\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ _____ 441018/4971000 Public Notification

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

\$ 50.00 TOTAL AMOUNT DUE

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

DUPLICATE
City of Albuquerque
Treasury Division

5/18/2005 9:03AM LUC: ANX
RECEIPT# 00040766 USH 006 RASH 00
Account 441006 Fund 01.0
Activity 4983000 TRJEJH
Trans Amt \$50.00
J24 Misc \$50.00
V1 \$50.00
CHANGE \$0.00

Thank You

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: Journal Center Corporation PHONE: 823-7000

ADDRESS: 7777 Jefferson Street NE FAX: _____

CITY: Albuquerque STATE: NM ZIP: 87109 E-MAIL: _____

Proprietary interest in site: _____ List all owners: Journal Center

AGENT (if any): Precision Survey, Inc. PHONE: 856-5700

ADDRESS: 8414-D Jefferson Street NE FAX: 856-7900

CITY: Albuquerque STATE: NM ZIP: 87113 E-MAIL: presur@presur.com

DESCRIPTION OF REQUEST: Replat existing 1 acre tract into (2) two tracts, grant an easement & vacate existing City Well easement

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. 5D-1 Block: n/a Unit: n/a

Subdiv. / Addr. Journal Center

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): 6.0367 Density if applicable: dwellings per gross acre: n/a dwellings per net acre: n/a

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

UPC No. 101706336526210105 MRGCD Map No. n/a

LOCATION OF PROPERTY BY STREETS: On or Near: Jefferson Street NE

Between: Tiburón Ave NE and Sun Ave 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.): _____

1004138

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

SIGNATURE Bernadette Martinez DATE 5/6/05

(Print) Bernadette Martinez Applicant Agent

FOR OFFICIAL USE ONLY

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

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05DRB-</u>	<u>PEF</u>	<u>503</u>	<u>\$ 285.00</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>-</u>	<u>CMF</u>	<u>-</u>	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	<u>-</u>	<u>-</u>	<u>-</u>	<u>\$</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	<u>-</u>	<u>-</u>	<u>-</u>	<u>\$</u>
<input checked="" type="checkbox"/> Case history #s are listed	<u>-</u>	<u>-</u>	<u>-</u>	<u>\$</u>
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	<u>-</u>	<u>-</u>	<u>-</u>	<u>\$</u>
<input checked="" type="checkbox"/> F.H.D.P. density bonus	<u>-</u>	<u>-</u>	<u>-</u>	<u>\$</u>
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	<u>-</u>	<u>-</u>	<u>-</u>	<u>\$</u>
	Hearing date <u>5-18-05</u>			Total <u>\$ 305.00</u>

Bernadette Martinez 5-10-05
Planner signature / date

Project # 1004138

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.

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

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

Bernadette Martinez

Applicant name (print)

Bernadette Martinez

Applicant signature / date

5/6/05



Form revised 3/03, 8/03 and 11/03

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

Application case numbers
05DRB 00791

[Signature] 5-10-05
 Planner signature / date

Project # 1004138



PRECISION SURVEYS, INC.

May 6, 2005

Ms. Sheran Matson, AICP
Chair, Development Review Board
Planning/Development Services Division
600 2nd Street, NW
Albuquerque, NM 87102

**RE: REQUEST FOR MINOR SUBDIVISION, TRACT 5D-1, JOURNAL CENTER,
 LOCATED ON JEFFERSON ST. NE & TIBURON 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 action to re-plot the existing one (1) Tract into two (2) new Tracts, grant easements and vacate an existing City of Albuquerque Well Site Easement.

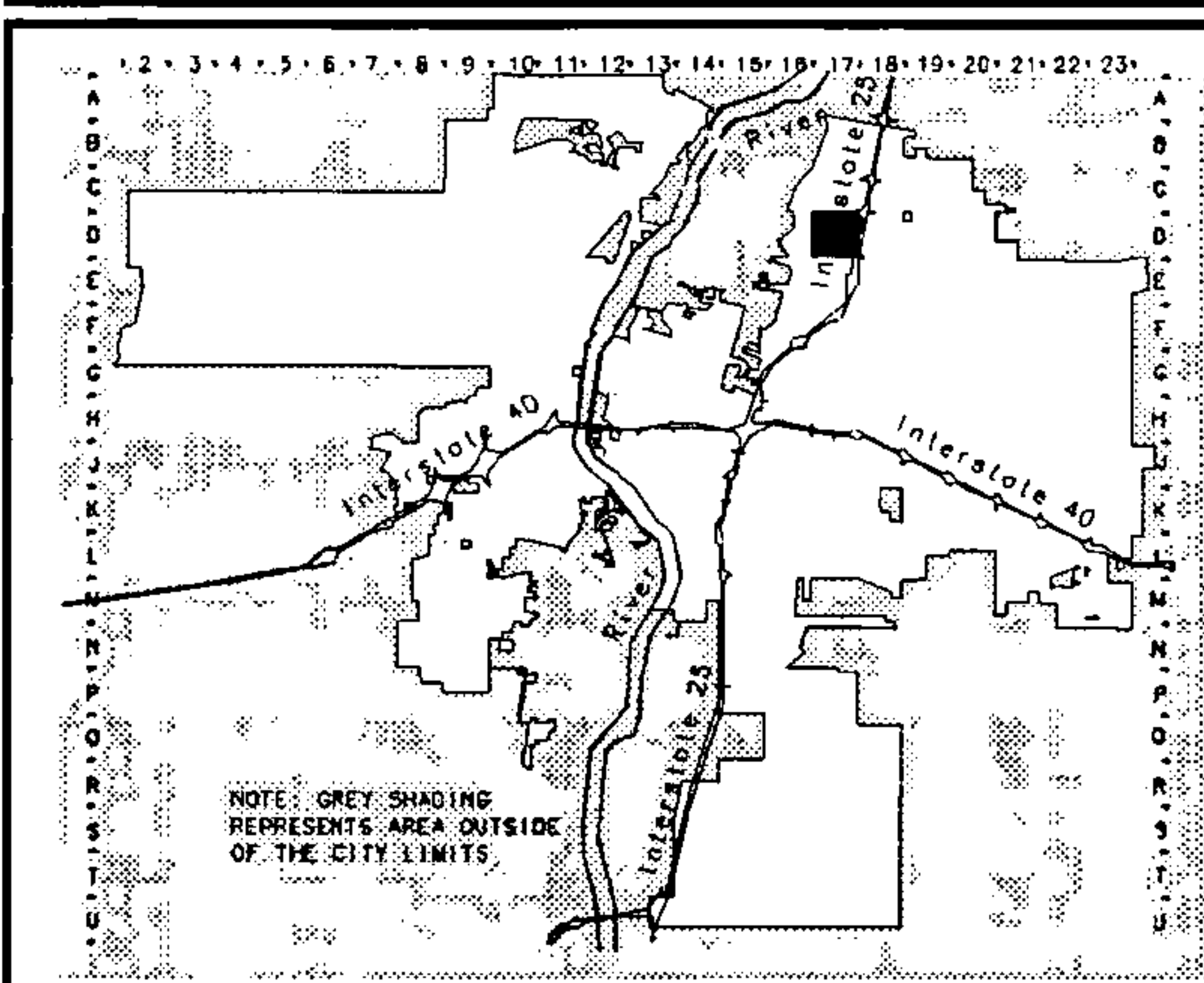
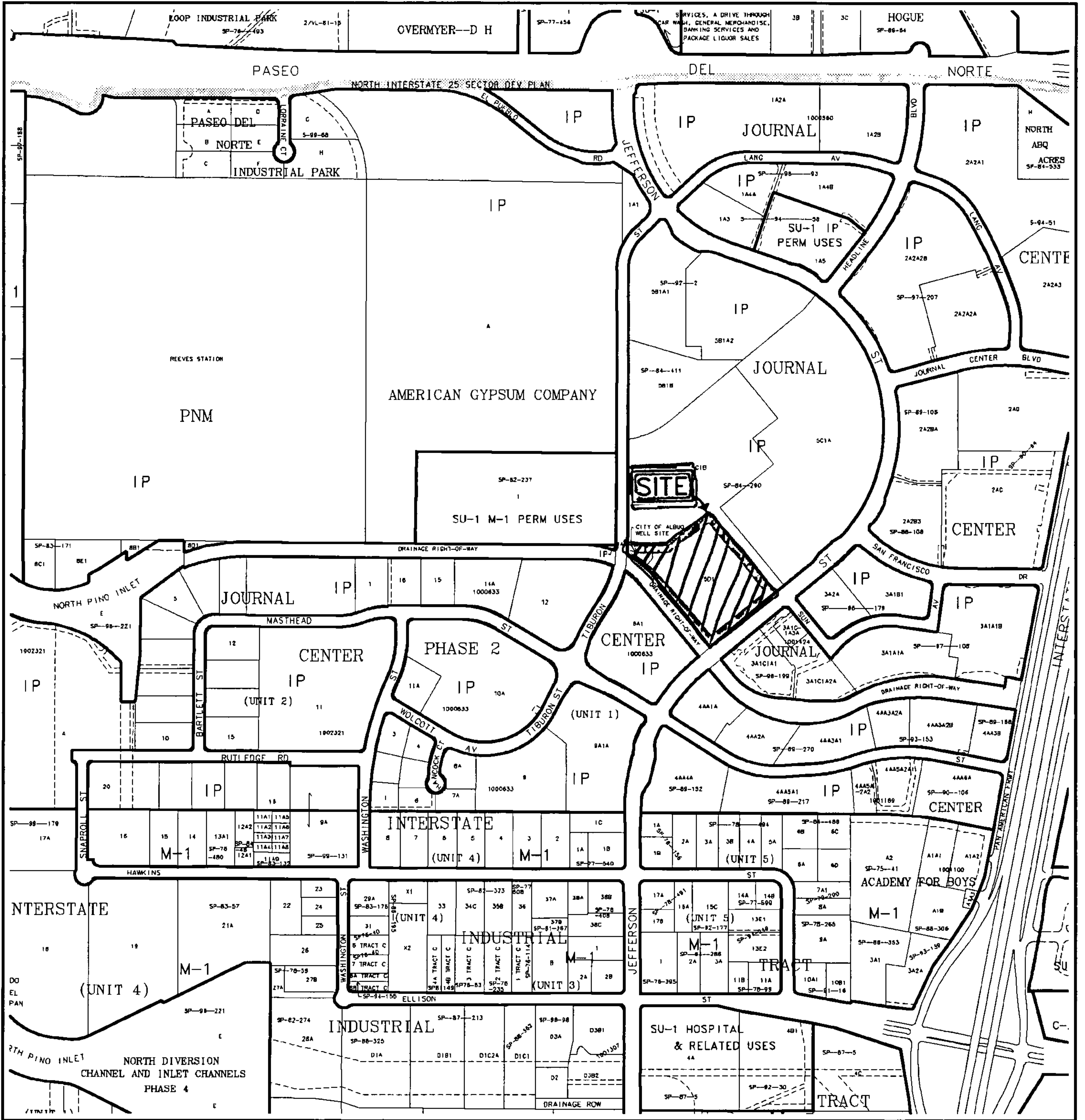
Enclosed are the required submittals

If you have any questions or need additional information, please do not hesitate to contact our office at 856-5700.



Sincerely,

Bernadette Martinez



CITY OF
Albuquerque
Geographic Information System
PLANNING DEPARTMENT
© Copyright 2003



Zone Atlas Page
D-17-Z
Map Amended through July 31, 2003

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

PAID RECEIPT

APPLICANT NAME Journal Center
 AGENT Precision Surveys
 ADDRESS _____
 PROJECT & APP # 1004138/05 DRB 00791
 PROJECT NAME Journal Center

DUPLICATE
 City Of Albuquerque
 Treasury Division

5/10/2005 10:40AM. LOC: ANN
 RECEIPT# 00040268 US# 008 TRANSH 0023
 ACCOUNT 441006 Fund 0110
 Activity 4983000 TRSCCS
 Trans Amt \$305.00
 J24 Misc \$285.00
 CK \$305.00
 CHANGE \$0.00

- \$ 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.**

FIRST STATE BANK
 Taos, Santa Fe, Albuquerque
 and Surrounding Communities
 Ph. 505-241-7500
 95-145/1070

23357

PRECISION SURVEYS, INC.
 PHONE 505-856-5700 FAX 505-856-7900
 8414-D JEFFERSON ST. N.E.
 ALBUQUERQUE, N.M. 87113

THE CITY OF City of Albuquerque \$ 305.00
Three hundred & five 00/100 DOLLARS

DUPLICATE
 City Of Albuquerque
 Treasury Division

5/10/2005 10:40AM. LOC: ANN
 RECEIPT# 00040268 US# 008 TRANSH 0023
 ACCOUNT 441032 Fund 0110
 Activity 3424000 AUTHORIZED SIGNATURE TRSCCS
 Trans Amt \$305.00
 J24 Misc \$20.00

NO. 05-7324 (App. Fee)

Thank You

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form		Supplemental form	
SUBDIVISION	S	ZONING & PLANNING	Z
<input type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation	
<input checked="" type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> County Submittal	
<input checked="" type="checkbox"/> Vacation	V	<input type="checkbox"/> EPC Submittal	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)	
SITE DEVELOPMENT PLAN	P	<input type="checkbox"/> Sector Plan (Phase I, II, III)	
<input type="checkbox"/> ...for Subdivision Purposes		<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan	
<input type="checkbox"/> ...for Building Permit		<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)	
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L		
		APPEAL / PROTEST of...	A
		<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals	

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

APPLICANT INFORMATION:

NAME: Journal Center Corporation PHONE: 823-7000
 ADDRESS: PO Drawer 5T 87103 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: _____
 Proprietary interest in site: _____ List all owners: _____
 AGENT (if any): Precision Survey, 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: Replat existing one tract into one new tract & vacate existing city well easement

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. 5D-1 Block: N/A Unit: N/A
 Subdiv. / Addr. Journal Center
 Current Zoning: IP Proposed zoning: IP
 Zone Atlas page(s): D-17 No. of existing lots: 1 No. of proposed lots: 1
 Total area of site (acres): 6.0367 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
 EPC No. _____ MRGCD Map No. N/A

LOCATION OF PROPERTY BY STREETS: On or Near: Jefferson St. NE
 Between: Tiburon Ave NE and Sun Ave 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.): NA
101706334526210105

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

SIGNATURE: Bernadette Martinez DATE 4/15/05
 (Print) Bernadette Martinez Applicant Agent

FOR OFFICIAL USE ONLY

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

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05DRB</u>	<u>VPE</u>	<u>V</u>	\$ <u>45.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned		<u>AD</u>		\$ <u>75.00</u>
<input checked="" type="checkbox"/> TAGS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus				Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>5-11-05</u>			\$ <u>140.00</u>
<u>[Signature]</u>	<u>4-15-05</u>	Project # <u>1004137 4138</u>		
	Planner signature / date			

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE

(PUBLIC HEARING CASE)

- ___ Application for subdivision (Plat) on FORM S-3, including those submittal requirements. **24 copies** of the plat are required. The Variance and subdivision should be applied for simultaneously.
- ___ Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived.
- ___ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
- ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ___ Sign Posting Agreement
- ___ Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
- ___ Any original and/or related file numbers are listed on the cover application

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

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

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

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

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

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

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

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

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

VACATION OF PRIVATE EASEMENT

- ___ The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
- ___ Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **6 copies**
- ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ___ Letter briefly describing, explaining, and justifying the vacation
- ___ Letter of authorization from the grantors and the beneficiaries
- ___ Fee (see schedule)
- ___ Any original and/or related file numbers are listed on the cover application

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

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

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

Bernadette Martinez

Bernadette Martinez

Applicant name (print)

4/15/05
Applicant signature / date



Form revised 4/03 and October 2003

Bernadette Martinez 4-15-05
Planner signature / date

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

Application case numbers
05 DRB - 00058

Project # 1004137 4138



PRECISION SURVEYS, INC.

April 11, 2005

Ms. Sheran Matson, AICP
Chair, Development Review Board
Planning/Development Services Division
600 2nd Street, NW
Albuquerque, NM 87102

**RE: REQUEST FOR VACATION OF PUBLIC EASEMENT (CITY WELL SITE),
TRACT 5D-1, JOURNAL CENTER, LOCATED ON JEFFERSON ST. NE &
TIBURON ST. NE, ZONE ATLAS D- 17**

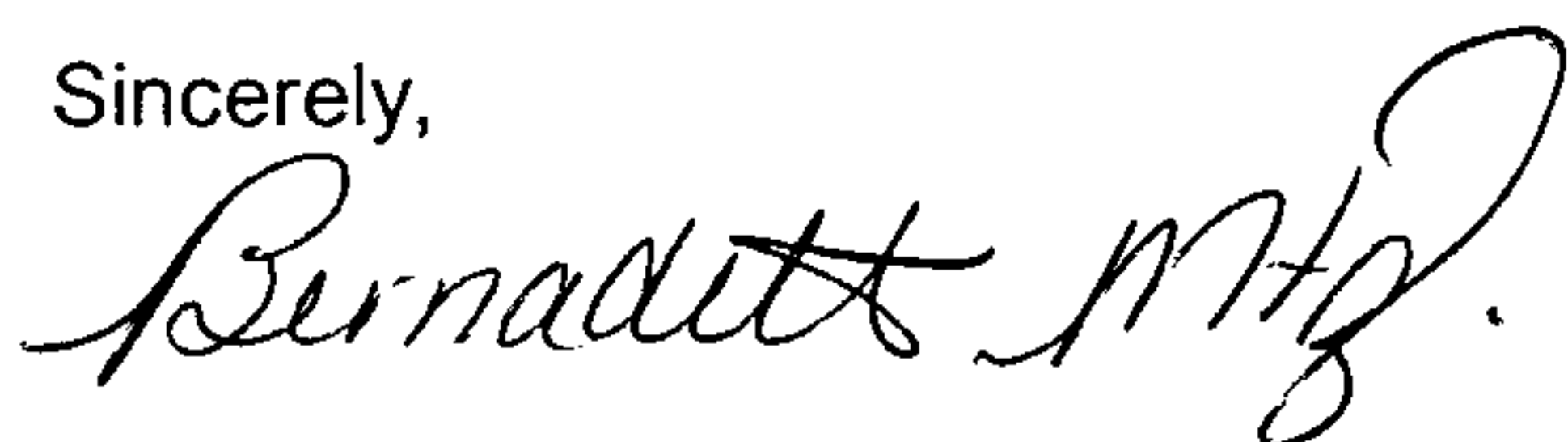
Dear Ms Matson,

On behalf of our client, Journal Center Corporation, we are submitting an application for Vacation of a public City of Albuquerque well site easement within Tract 5D-1 of the Journal Center.

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 Martinez

8414 - D JEFFERSON ST NE

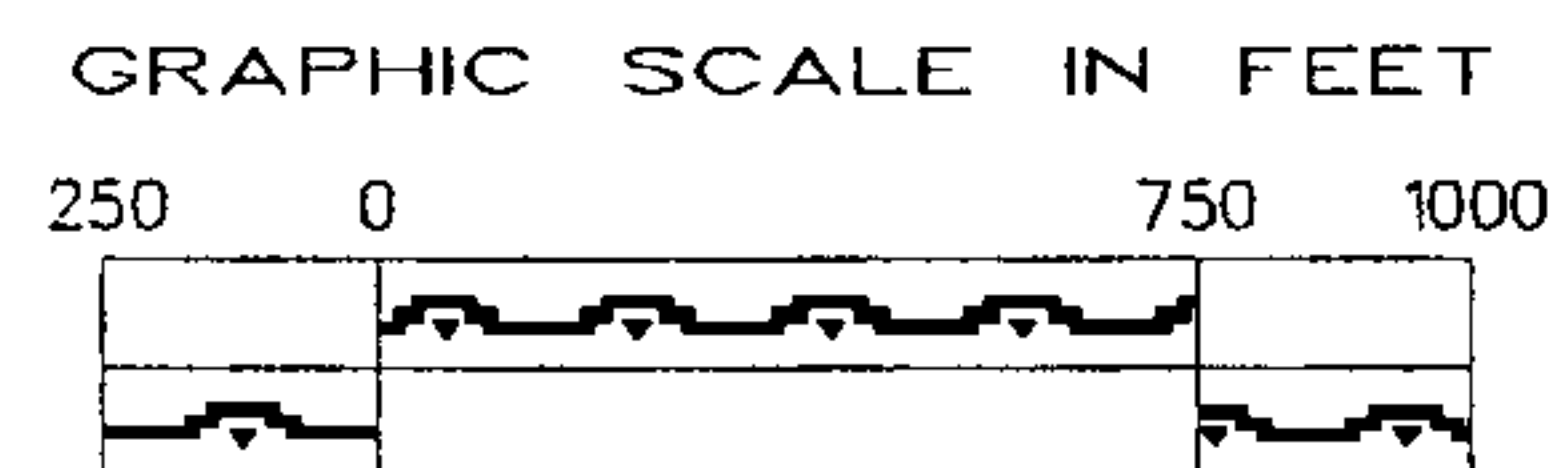
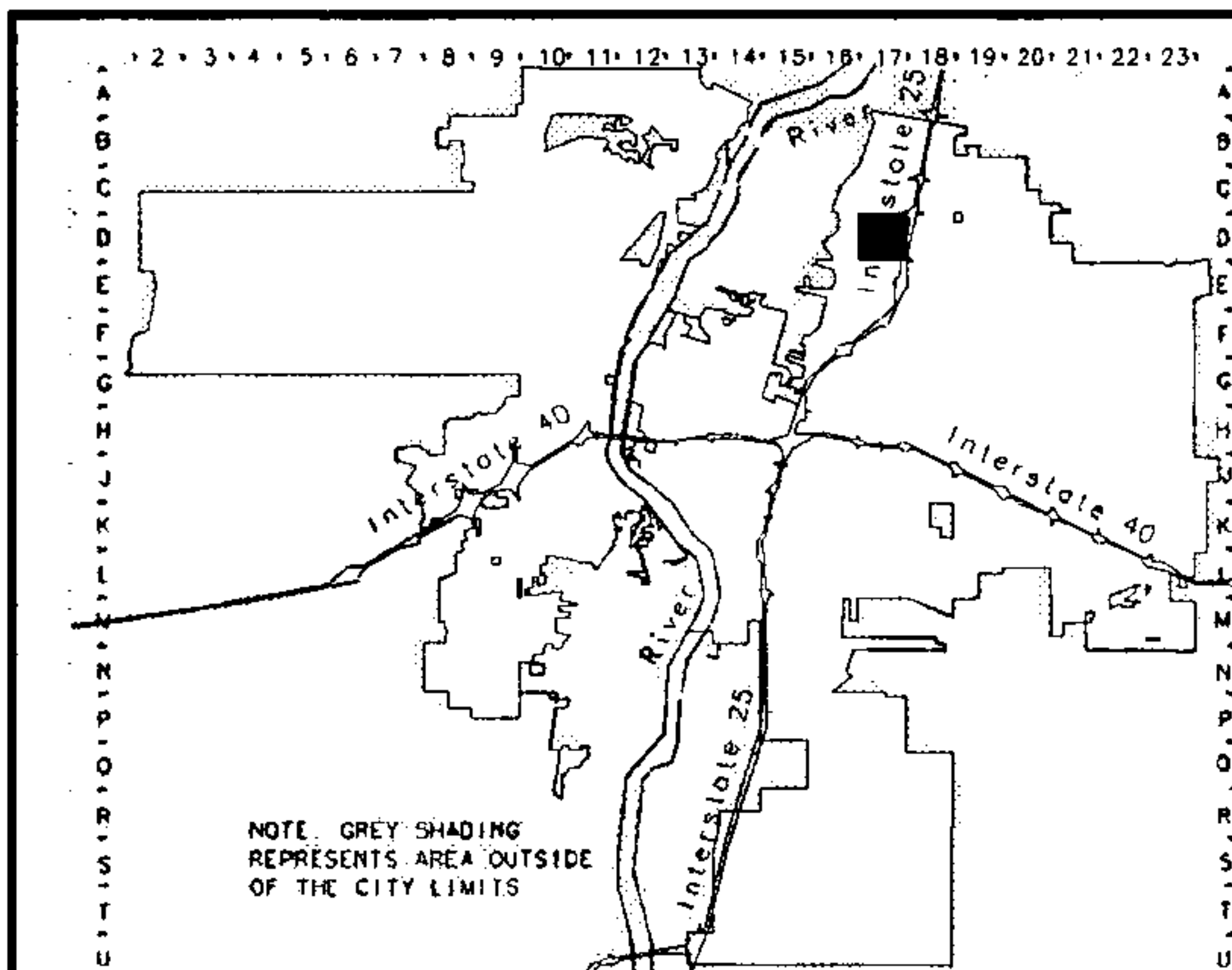
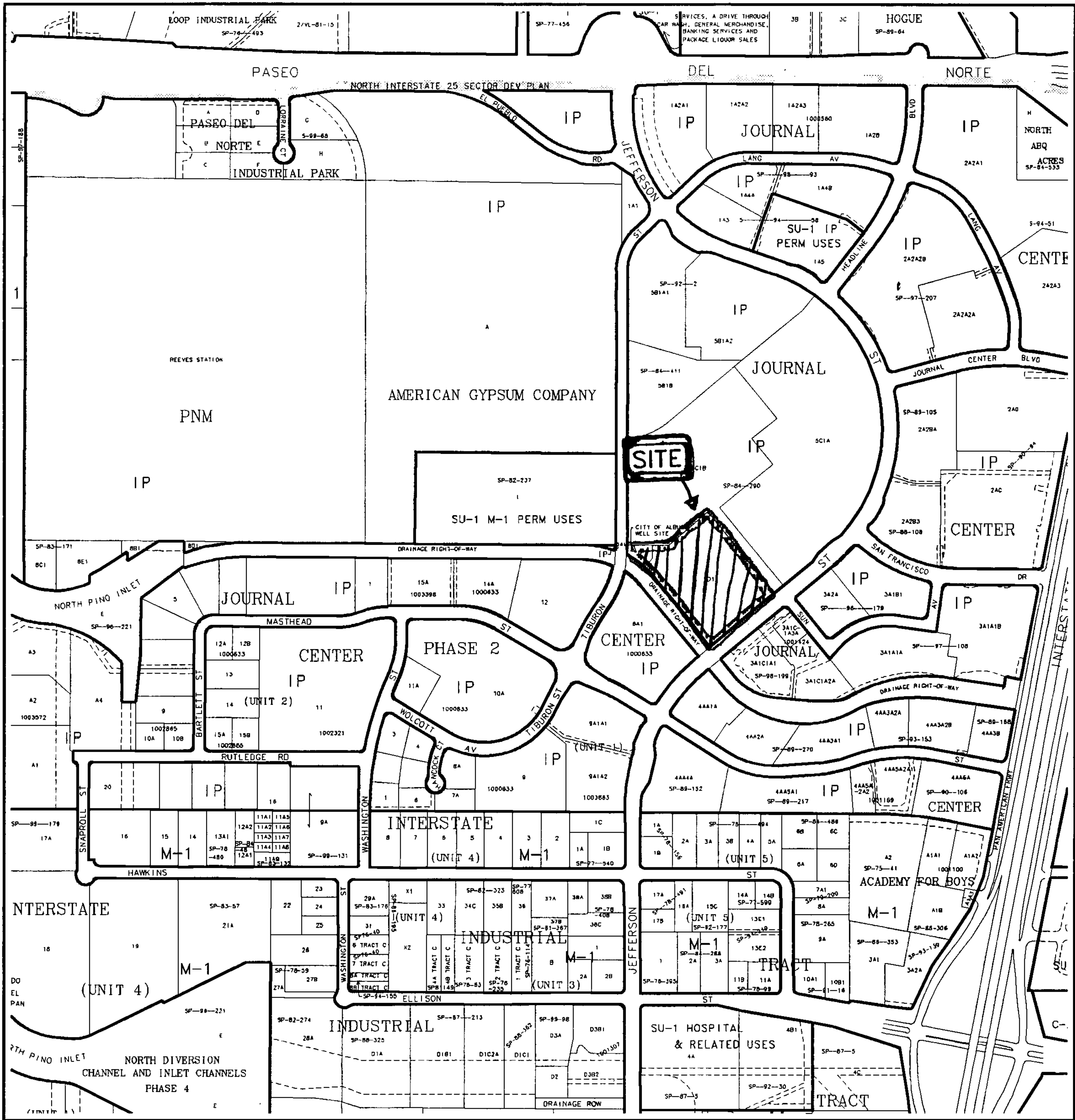
ALBUQUERQUE, NEW MEXICO 87113

email presurv@presurv.com

PHONE 505 856 5700

FAX 505 856 7900

www.presurv.com



Zone Atlas Page

D-17-Z

Map Amended through March 08, 2005

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

© Copyright 2004

"Attachment A"

4/14/05

BERNADETTE MARTINEZ, PRECISION SURVEYS, INC.
8414-D JEFFERSON ST. NE / 87113
PHONE: 856-5700 FAX: 856-7900
ZONE MAP: D-17

Alameda North Valley Assoc. (R)

***Steve Wentworth**

8919 Boe Ln. NE / 87113-2328 897-3052 (h)

Leroy Gurule

713 Alameda Blvd. NW, Alameda, NM / 87114 890-1845 (h)

Albuquerque Meadows Resident's Assoc. (R)

Dick Schlaefel

7112-148 Pan American Frwy. NE / 87109 798-1797 (h)

Douglas Berry

7112-102 Pan American Frwy. NE / 87109 858-3286 (h)

Academy Acres North NA (R)

***John E. Clemons**

6833 Glendora Dr. NE / 87109 238-9404 (h)

Irene Minke

6504 Dungan NE / 87109 828-9810 (h)

LETTERS MUST BE SENT TO BOTH
CONTACTS OF EACH
NEIGHBORHOOD ASSOCIATION.

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

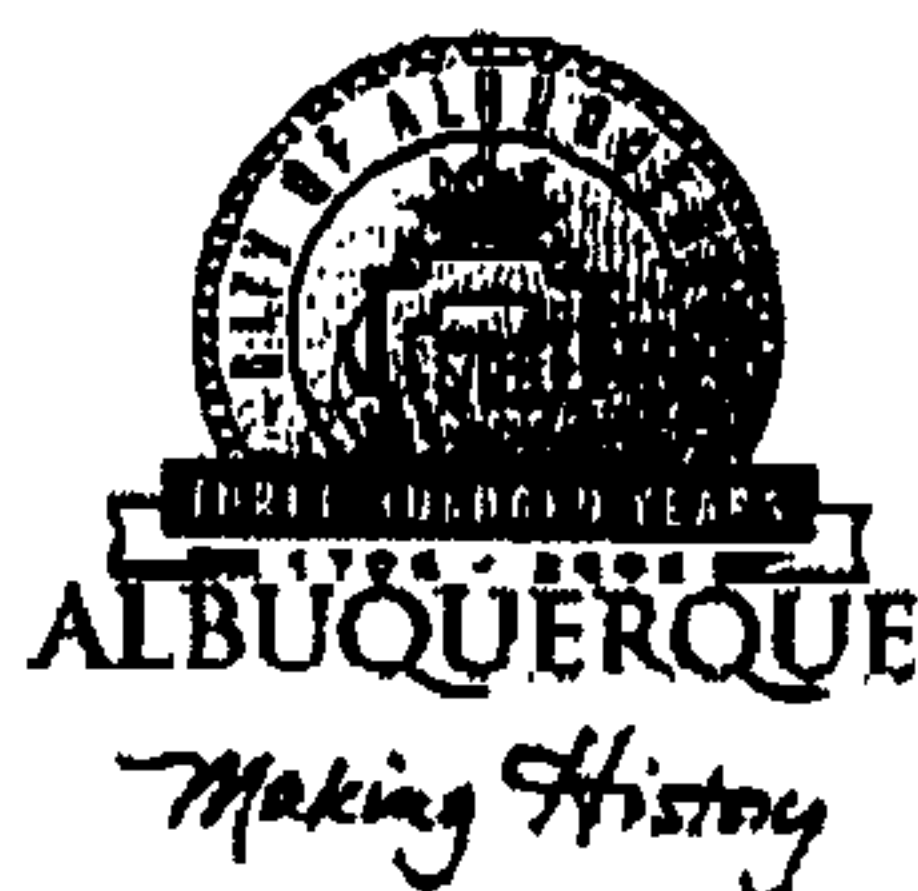
Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

(below this line for ONC use only)

Date of Inquiry: 4/14/05 Time Entered: 4:00 PM ONC Rep. Initials: JK



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

April 14, 2005

Bernadette Martinez
Precision Surveys, Inc.
8414-D Jefferson St. NE / 87113
Phone: 856-5700 Fax: 856-7900

Thank you for your inquiry of April 14, 2005 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOT 5D-1 JOURNAL CENTER - CITY PROJECT- VACATION OF CITY OF ALBUQUERQUE WELL SITE EASEMENT LOCATED ON JEFFERSON ST. NE BETWEEN TIBURAN STEET NE AND SUN AVENUE NE, Zone Map D-17.**

Tiburon

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

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 me at (505) 924-3914 or via an e-mail message at juliaking@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Julia King

Julia King
Senior Office Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(10/27/04)

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.

DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second St. NW, Fax – 924-3913 – will need the following information **BEFORE** neighborhood association information will be released to the applicant / developer on any project being presented to the Planning Department. If you have any questions, please feel free to contact our office at 924-3914. Your request is for the following: Cell Tower [] Private Development [] City Project [] -OR- Other [] Vacation of City of Albuquerque Well

Site Easement. (specify)

CONTACT NAME: Bernadette Martinez

COMPANY NAME: Precision Surveys, Inc.

ADDRESS: 8414-D Jefferson St. NE

ZIP CODE: 87113

PHONE: (505) 856-5700 CELL: () _____

FAX: (505) 856-7900

NEIGHBORHOOD ASSOCIATION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD ASSOCIATIONS IN THE AREA OF THE PROPERTY DESCRIBED AS Lot 5D-1

Journal Center

(LEGAL DESCRIPTION)

LOCATED ON Jefferson St. NE

(STREET NAME OR OTHER IDENTIFYING LANDMARK)

BETWEEN Tiburon St. NE AND

(STREET NAME OR OTHER IDENTIFYING LANDMARK)

Sun Ave NE

(STREET NAME OR OTHER IDENTIFYING LANDMARK)

THE SITE IS LOCATED ON THE FOLLOWING ZONE ATLAS PAGE(S) (D-17-Z).

PLEASE HATCH OUT ZONE MAP WHERE PROPERTY IS LOCATED

(ZONE MAP **MUST** BE PROVIDED WITH REQUEST)

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

ALBUQUERQUE, NM 87109

Postage	\$ 0.60	UNIT ID: 0109 Postmark Here Clerk: KGNFG6 04/15/05
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.65	

Sent To *Douglas Berry*
 Street, Apt. No.; or PO Box No. *712-702 Pan American NE*
 City, State, ZIP+4 *Albuquerque, NM 87109*
 PS Form 3800, April 2002 See Reverse for Instructions

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

ALBUQUERQUE, NM 87109

Postage	\$ 0.37	UNIT ID: 0109 Postmark Here Clerk: KGNFG6 04/15/05
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	

Sent To *Dick Schlofer*
 Street, Apt. No.; or PO Box No. *712-148 Pan American NE*
 City, State, ZIP+4 *Albuquerque, NM 87109*
 PS Form 3800, April 2002 See Reverse for Instructions

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

ALBUQUERQUE, NM 87109

Postage	\$ 0.60	UNIT ID: 0109 Postmark Here Clerk: KGNFG6 04/15/05
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.65	

Sent To *Irene Minke*
 Street, Apt. No.; or PO Box No. *6504 Dungan NE*
 City, State, ZIP+4 *Albuquerque, NM 87109*
 PS Form 3800, April 2002 See Reverse for Instructions

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

ALBUQUERQUE, NM 87114

Postage	\$ 0.60	UNIT ID: 0109 Postmark Here Clerk: KGNFG6 04/15/05
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.65	

Sent To *Leroy Gurall*
 Street, Apt. No.; or PO Box No. *713 Alameda NE*
 City, State, ZIP+4 *Albuquerque, NM 87114*
 PS Form 3800, April 2002 See Reverse for Instructions

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

ALBUQUERQUE, NM 87113

Postage	\$ 0.60	UNIT ID: 0109 Postmark Here Clerk: KGNFG6 04/15/05
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.65	

Sent To *Steve Wentworth*
 Street, Apt. No.; or PO Box No. *8919 Beechline NE*
 City, State, ZIP+4 *Albuquerque, NM 87113*
 PS Form 3800, April 2002 See Reverse for Instructions

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

ALBUQUERQUE, NM 87109

Postage	\$ 0.60	UNIT ID: 0109 Postmark Here Clerk: KGNFG6 04/15/05
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.65	

Sent To *John Clemens*
 Street, Apt. No.; or PO Box No. *6833 Glendora Circle NE*
 City, State, ZIP+4 *Albuquerque, NM 87109*
 PS Form 3800, April 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 4-26-05 To 5-11-05

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.

Bernardo M. H. J. 4/15/05
(Applicant or Agent) (Date)

I issued 2 signs for this application, 4-15-05 [Signature]
(Date) (Staff Member)

DRB PROJECT NUMBER: 100 413 X 4138

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

PAID RECEIPT

APPLICANT NAME Journal Center Corp
 AGENT Precision Survey
 ADDRESS 4138
 PROJECT & APP # 1004137/05 DRB 00658
 PROJECT NAME Journal Center Tr 5D-

\$ 20.00 441032/3424000 Conflict Management Fee
 \$ 45.00 441006/4983000 DRB Actions
 \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
 \$ 75.00 441018/4971000 Public Notification
 \$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 () Major/Minor Subdivision () Site Development Plan () Bldg Permit
 () Letter of Map Revision () Conditional Letter of Map Revision
 () Traffic Impact Study
 \$ 140.00 TOTAL AMOUNT DUE

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

4/15/2005 10:18 AM 1004137/05 DRB 00658
 RECEIPT# 00040613 WCN 002
 ACCOUNT 441032
 ACTIVITY 4971000
 TRANSFER #140.00
 BALANCE \$75.00
 PAID \$140.00
 TOTAL \$40.00

23333

PRECISION SURVEYS, INC.
 PHONE 505-856-5700 FAX 505-856-7900
 8414-D JEFFERSON ST. N.E.
 ALBUQUERQUE, N.M. 87113

FIRST STATE BANK
 Taos, Santa Fe, Albuquerque
 and Surrounding Communities
 Ph. 505-241-7500
 95-145/1070

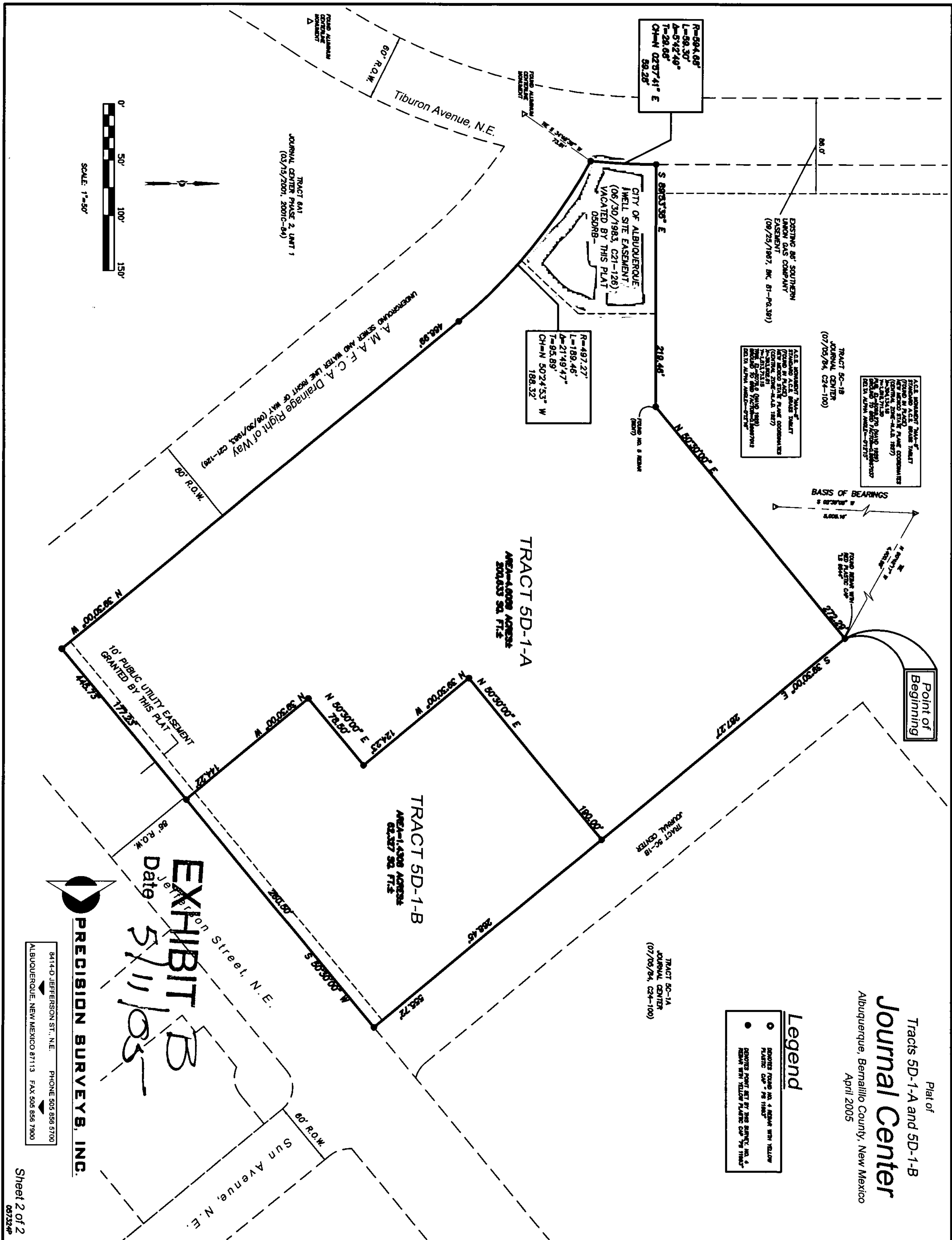
PAY TO THE ORDER OF CITY OF ALBUQUERQUE \$ 140.00
One hundred & forty 00/100 DOLLARS

4/15/2005 10:18 AM
 RECEIPT# 00040613 WCN 002
 ACCOUNT 441032
 ACTIVITY 4971000

[Signature]
 AUTHORIZED SIGNATURE

MEMO 05-7324 (Vacation Fee)

⑈023333⑈ ⑆10700452⑆ 001048447⑈



Plat of
Journal Center
 Albuquerque, Bernalillo County, New Mexico
 April 2005

- Legend**
- MONUMENT FOUND NO. 4 MARKED WITH YELLOW PLASTIC CAP - PG 118A
 - MONUMENT POINT SET BY THIS SURVEY, NO. 4 MARKED WITH YELLOW PLASTIC CAP - PG 118A

EXHIBIT B
 Date 5/11/05

PRECISION SURVEYS, INC.
 8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
 ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

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

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

05DRB-00693 Minor-Amnd SiteDev
Plan Subd

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

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

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

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

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

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

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

05DRB-00790 Minor-Prelim&Final Plat
Approval

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

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

05DRB-00781 Minor-SiteDev Plan Subd

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

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

7. **Project # 1003655**
05DRB-00661 Major-Vacation of Public Easements
05DRB-00660 Major-Vacation of Pub Right-of-Way
05DRB-00659 Major-Preliminary Plat Approval
05DRB-00663 Minor-Temp Defer SDWK
05DRB-00662 Minor-Sidewalk Waiver

DAVID A AUBE agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 15, 16, 17 and a portion of 18, Block(s) 1, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **LA VISTA @ DESERT RIDGE TRAILS**) zoned R-D, located on WYOMING NE, between EAGLE ROCK NE and MODESTO NE containing approximately 3 acre(s). [REF: 04DRB01373] [Deferred from 5/11/05 & 5/18/05] (C-19) **DEFERRED AT AGENT'S REQUEST TO 5/25/05.**

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

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

8. **Project # 1003715**
05DRB-00780 Minor-SiteDev Plan
BldPermit/EPC

DESIGN PLUS LLC agent(s) for TULSI INC request(s) the above action(s) for all or a portion of Lot(s) 10, Block(s) 22, BROWN AND LAIS HIGHLAND ADDITION (to be known as **OAK STREET CONDOMINIUMS**) zoned SU-2 MC, located on COPPER AVE SE, between OAK ST SE and MULBERRY ST SE containing approximately 1 acre(s). [REF: 04EPC01562] [Carmen Marrone, EPC Case Planner] (K-15) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND ROADWAY EASEMENT AND TO PLANNING FOR CARMEN MARRONE'S INITIALS AND 3 COPIES OF THE SITE PLAN.**

9. **Project # 1003572**
05DRB-00795 Minor-SiteDev Plan
BldPermit

CLAUDIO VIGIL ARCHITECTS agent(s) for BRUNACINI DEVELOPMENT LTD., CO., request(s) the above action(s) for all or a portion of Lot(s) A, **JOURNAL CENTER, PHASE 2, UNIT 2**, zoned IP, located on RUTLEDGE RD NE between SNAPROLL ST NE and WASHINGTON NE containing approximately 3 acre(s). [REF: DRB-95-268, 04DRB01142, 04DRB01143] (D-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING**

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

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

JOHN A MENICUCCI agent(s) for GRAND AVENUE PARTNERS, A NM LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Block(s) 34, Tract(s) A-1-A-1, **BROWNEWELL & LAILS HIGHLAND ADDITION**, zoned SU-2 MC, located on DR MARTIN LUTHER KING JR AVE NE, between UNIVERSITY BLVD NE and PINE STREET NE containing approximately 1 acre(s). [REF: V-94-43, 04ZHE-00086, 04EPC000699] [Russell Brito, EPC Case Planner ~~\$100~~Debbie Stover] [Deferred from 5/11/05] (K-15) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PREVIOUS COMMENTS, CITY STANDARD NOTES, PUBLIC RIGHT-OF-WAY EASEMENT ALONG UNIVERSITY, CROSS ACCESS EASEMENTS AND TO PLANNING FOR RUPERT HOLLAND'S LETTER.**

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

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

05DRB-00791 Minor-Prelim&Final Plat
Approval

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

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

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

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

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

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

14. **Project # 1001990**
05DRB-00792 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for HARDEN ENTERPRISE LLC request(s) the above action(s) for all or a portion of Tract(s) A, **TANNEHILL-TAYLOR ADDITION**, zoned C-2 community commercial zone, located on MONTGOMERY BLVD NE, between EUBANK BLVD NE and MORRIS ST NE containing approximately 4 acre(s). [REF: 02DRB00844] (G-21) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project # 1003989**
05DRB-00507 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for EMILY GORDEN request(s) the above action(s) for all or a portion of Lot(s) 22 THRU 27, Block(s) 3, Tract(s) A, B & R **ADDITION**, zoned C-2, located on LOMAS BLVD NE, between DALLAS ST NE and TENNESSEE ST NE containing approximately 1 acre(s). [Listed under Project #1004070 in error] (K-19) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

16. **Project # 1003975**
05DRB-00698 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for COE PROPERTIES INC request(s) the above action(s) for all or a portion of Lot(s) 6, 7, 12 and 13, Block(s) 15, MESA GRANDE ADDITION, (to be known as **ZUNI TOWNHOMES**) zoned O-R, located on WASHINGTON ST SE, between CENTRAL AVE SE and ZUNI RD SE containing approximately 1 acre(s). [REF: ZA-78-377, 05DRB00301] ferred from 5/4/05) (K-17) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/218/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/26/05 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

17. **Project # 1000296**
05DRB-00789 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for GARY AND JUNE MARTIN request(s) the above action(s) for all or a portion of Lot(s) 16-A-1-P1, **OXBOW VILLAGE**, zoned SU-3 special center zone, located on OXBOW VILLAGE LN NW, between OXBOW DR NW and ST JOSEPHS DR NW containing approximately 1 acre(s). (G-11) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

18. **Project # 1003087**
05DRB-00788 Minor-Extension of
Preliminary Plat

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) A, **WESTLAND NORTH, (to be known as WATERSHED SUBDIVISION)** zoned SU-2 FOR PDA RESORT, located on TIERRA PINTADA ST NW and 98TH ST NW containing approximately 531 acre(s). [REF: 04DRB00556] (H-7, H-8, H-9, J-7 & J-8) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

19. **Project # 1003573**
04DRB-01417 Minor- Final Plat
Approval

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 28, 29 & 30, Block(s) 2, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3, OAKLAND NORTH SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB-01138] *[Deferred from 9/22/04, 10/6/04 & Indef. Deferred on 11/3/04 & 3/9/05 for SIA]* (C-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA AND PROPERTY MANAGEMENT'S SIGNATURES.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

27. **Project # 1004173**
05DRB-00777 Minor-Sketch Plat or
Plan

BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NM INC request(s) the above action(s) for all or a portion of Tract(s) 4 & 5, **VENTANA RANCH WEST**, zoned RLT, located on VENTANA RIDGE RD NW, between PASEO DEL NORTE NW and VENTANA WEST PARKWAY NW containing approximately 31 acre(s). [REF: 1002778] (B-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

28. **Project # 1004177**
05DRB-00783 Minor-Sketch Plat or
Plan

BOHANNAN HUSTON INC agent(s) for D R HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 10 & 13, **VENTANA RANCH WEST**, zoned RLT, located on VENTANA RIDGE RD NW, between PASEO DEL NORTE NW and VENTANA WEST PARKWAY NW containing approximately 73 acre(s). [REF: 1002778] (B-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

29. **Project # 1004179**
05DRB-00796 Minor-Sketch Plat or
Plan

TIERRA WEST LLC agent(s) for JOHN PRICE request(s) the above action(s) for all or a portion of Tract(s) 82, **ALVARADO GARDENS, UNIT 3**, zoned RA-2 residential and agricultural zone, located on CANDELARIA RD NW, between TRELIS DR NW and GLENWOOD DR NW. (G-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

30. Approval of the Development Review Board Minutes for May 4, 2005. **DEVELOPMENT REVIEW BOARD MINUTES FOR MAY 4, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:50 P.M.



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

May 11, 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.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

Adjourned: 1:10 P.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1002885**
05DRB-00631 Major-Vacation of Pub
Right-of-Way
05DRB-00633 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES INC agent(s) for LA SIERRA CONSTRUCTION CO AND AMAFCA request(s) the above action(s) for all or a portion of Lot(s) 35, **OCOTILLO SUBDIVISION**, zoned R-D, located on SAND VERBENA TRAIL NE, between EUBANK BLVD NE and HOLBROOK ST NE containing approximately 1 acre(s).[REF:04DRB00244, 03DRB01355, 03DRB01356, 03DRB01354, 03DRB01980, 03DRB01981, 03DRB01983, 03DRB01984, 03DRB01985] (C-21) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

2. **Project # 1002457**
05DRB-00651 Major-Vacation of
Public Easements
05DRB-00650 Major-Preliminary Plat
Approval
05DRB-00654 Minor-Temp Defer
SDWK
05DRB-00652 Minor-Subd Design
(DPM) Variance
05DRB-00653 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES agent(s) for MAINSTREET PROPERTIES LLC request(s) the above action(s) for all or a portion of Block(s) 2, Tract(s) X-1-A & X-1-B, GLENWOOD HILLS, UNIT 1, (to be known as GLENWOOD LOFTS SUBDIVISION) zoned SU-1 PRD, located on MONTGOMERY NE, between TRAMWAY BLVD NE and SUNSET CANYON DR NE containing approximately 2 acre(s). [REF: 05DRB00529] (G-23) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/11/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/6/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: AN APPROVED PUBLIC WORKS DESIGN IS REQUIRED PRIOR TO FINAL PLAT. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE SUBDIVISION DESIGN VARIANCE WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE.**

05DRB-00649 Minor-SiteDev Plan
Subd/EPC

CONSENSUS PLANNING agent(s) for KENNY HINKES, RE/MAX ELITE request(s) the above action(s) for all or a portion of Block(s) 2, Tract(s) X1A & X2A, GLENWOOD HILLS, UNIT 1, zoned C-1, located on TRAMWAY BLVD NW, between MONTGOMERY BLVD NW and COMANCHE RD NW containing approximately 3 acre(s). [REF: 03EPC00157, 03EPC00156, 03EPC00180, 05EPC00177, 05EPC00178] [David Stallworth, EPC Case Planner] [Deferred from 4/27/05] (G-23) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

3. **Project # 1003364**
05DRB-00656 Major-Vacation of
Public Easements
05DRB-00657 Minor-Vacation of
Private Easements
4. **Project # 1004138**
05DRB-00658 Major-Vacation of
Public Easements
5. **Project # 1003655**
05DRB-00661 Major-Vacation of
Public Easements
05DRB-00660 Major-Vacation of Pub
Right-of-Way
05DRB-00659 Major-Preliminary Plat
Approval
05DRB-00663 Minor-Temp Defer
SDWK
05DRB-00662 Minor-Sidewalk Waiver

TIERRA WEST LLC agent(s) for CIRCLE K STORES INC request(s) the above action(s) for all or a portion of Tract(s) 1-A-1 & 1-A-3, **NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3**, zoned SU-2 MIXED USES, located on LOUISIANA BLVD NE, between PASEO DEL NORTE NE and HOLLY AVE NE containing approximately 3 acre(s). [REF: 04DRB01409] (C-19) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

PRECISION SURVEYS INC agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 5D-1, **JOURNAL CENTER**, zoned IP, located on JEFFERSON ST NE, between TIBURON AVE NE and SUN AVE NE containing approximately 7 acre(s). (D-17) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

DAVID A AUBE agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 15, 16, 17 and a portion of 18, Block(s) 1, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3**, (to be known as **LA VISTA @ DESERT RIDGE TRAILS**) zoned R-D, located on WYOMING NE, between EAGLE ROCK NE and MODESTO NE containing approximately 3 acre(s). [REF: 04DRB01373] [*Deferred from 5/11/05*] (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 5/18/05.**

6. **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]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/1/05.**
7. **Project # 1000692**
05DRB-00407 Major-SiteDev Plan BldPermit
- BDA ARCHITECTS agent(s) for SIVAD ENTERPRISES request(s) the above action(s) for all or a portion of Tract(s) A1A, Block(s) 1, **BEAR CANYON VILLAGE, UNIT 2**, zoned SU-1 FOR C-1, located on Burlison NE & Wyoming NE between San Antonio NE and Academy NE containing approximately 5 acre(s).*[Deferred from 4/6/05 & 4/20/05]* (E-19) **AN INFRASTRUCTURE LIST DATED 5/11/05 WAS APPROVED. THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND 15-DAY APPEAL PERIOD AND TO TRANSPORTATION DEVELOPMENT FOR TRAFFIC IMPROVEMENTS.**
8. **Project # 1003011**
05DRB-00439 Major-Vacation of Pub Right-of-Way
- CITY OF ALBUQUERQUE agent(s) for BRAKE MASTERS, INC. request(s) the above action(s) for all or a portion of Block(s) 4 & 5, Tract(s) A, **INEZ ADDITION**, zoned C-2, located on WYOMING BLVD NE, between PROSPECT AVE NE and MENAUL BLVD NE containing approximately 5 acre(s). [REF: 03DRB02088, 03DRB02089] *[Deferred from 4/13/05 & 5/11/05]* (H-19) **DEFERRED AT THE AGENT'S REQUEST TO 5/25/05.**

9. **Project # 1003634**
05DRB-00409 Major-Vacation of Pub
Right-of-Way

GARCIA KRAEMER & ASSOCIATES agent(s) for GREATER ALBUQUERQUE HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 6B, Block(s) 12, **EASTERN ADDITION**, zoned SU-2 MR, located on HIGH STREET SE, between CROMWELL SE and PACIFIC SE containing approximately 1 acre(s). [REF: 04ZHE01162, 01ZHE01165, 01ZHE01166, 04DRB01297] [*Deferred from 4/6/05 & 4/13/05 & 5/11/05*] (K-14) **DEFERRED AT THE AGENT'S REQUEST TO 6/1/05.**

10. **Project # 1003813**
05DRB-00590 Major-Preliminary Plat
Approval
05DRB-00591 Minor-Temp Defer
SDWK

THOMPSON ENGINEERING & CONSULTING INC agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, Lot(s) 24 & 25, Tract(s) B, GURULE ESTATES, TOWN OF ATRISCO GRANT, PAINTED SKY SUBDIVISION, UNIT 1 (to be known as **SUNDORO SOUTH, UNIT 8**), zoned SU-2/RLT, located on LADERA DR NW, between 98TH ST NW and GAVIN RD NW containing approximately 15 acre(s). [REF: 04DRB01869] (*Deferred from 5/4/05*) (J-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/11/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/3/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT, TO REARRANGE THE LOTS ON MOLTEN PRIOR TO FINAL PLAT APPROVAL. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

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

11. **Project # 1002865**
05DRB-00712 Minor-SiteDev Plan
BldPermit

JOHN KLEE agent(s) for CRAIG CORPORATION request(s) the above action(s) for all or a portion of Lot (s) 10-A, JOURNAL CENTER, PHASE 2, UNIT 1, zoned IP, located on RUTLEDGE NE, between BARTLETT NE and WASHINGTON NE containing approximately 1 acre(s). [REF: 03DRB01304] (D-17) THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR STALL DIMENSIONS AND SIDEWALK VERIFICATION AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN AND OUTSTANDING COMMENTS.

- 05DRB-00711 Minor-SiteDev Plan
BldPermit

JOHN KLEE agent(s) for CRAIG CORPORATION request(s) the above action(s) for all or a portion of Lot (s) 10-B, JOURNAL CENTER, PHASE 2, UNIT 1, zoned IP, located on RUTLEDGE NE, between BARTLETT NE and WASHINGTON NE containing approximately 1 acre(s). [REF: 03DRB01304] (D-17) THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR STALL DIMENSIONS, ALIGNMENT OF DRIVES AND SIDEWALK VERIFICATION AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN AND OUTSTANDING COMMENTS.

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

JOHN A MENICUCCI agent(s) for GRAND AVENUE PARTNERS, A NM LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Block(s) 34, Tract(s) A-1-A-1, BROWNEWELL & LAILS HIGHLAND ADDITION, zoned SU-2 MC, located on DR MARTIN LUTHER KING JR AVE NE, between UNIVERSITY BLVD NE and PINE STREET NE containing approximately 1 acre(s). [REF: V-94-43, 04ZHE-00086, 04EPC000699] [Russell Brito, EPC Case Planner for Debbie Stover] [Deferred from 5/11/05] (K-15) DEFERRED AT THE AGENT'S REQUEST TO 5/18/05.

13. **Project # 1004159**
05DRB-00736 Minor-SiteDev Plan BldPermit

TATE FISHBURN ARCHITECTS agent(s) for BRUNACINI DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 20, **JOURNAL CENTER 2, UNIT 2**, zoned IP, located on RUTLEDGE NE, between JEFFERSON NE and NORTH DIVERSION CHANNEL containing approximately 4 acre(s). [REF: 03DRB-00996] (D-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR BUILD NOTES AND SIDEWALK ALONG SNAPROLL AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN, APPROVAL OF REPLAT AND INFRASTRUCTURE LANGUAGE ON THE SIGNATURE BLOCK.**

14. ~~Project # 1004138~~
05DRB-00667 Minor-SiteDev Plan
BldPermit

DEKKER/PERICH/SABATINI agent(s) for JCC-ONE LLC request(s) the above action(s) for all or a portion of Tract(s) 5D-1 AND ALBUQUERQUE WELL SITE, **JOURNAL CENTER, TRACT 5**, zoned IP industrial park zone, located on JEFFERSON ST NE, between MASTHEAD NE and SUN NE containing approximately 6 acre(s). [REF:Z-79-80-2,S-80-26] [Deferred from 4/27/05 & 5/11/05] (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 5/18/05.**

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

15. **Project # 1003778**
05DRB-00738 Minor-Amnd Prelim Plat
Approval

ADIL RIZVI agent(s) for SAHAR DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 21 & 22, Block(s) 2, Tract(s) 2, **SHAHEEN SUBDIVISION**, NORTH ALBUQUERQUE, ACRES, UNIT 3, zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 2 acre(s). [REF: 04DRB01750, 04DRB01751, 04DRB01752, 04DRB01753] (C-19) **WITH THE SIGNING OF THE AMENDED INFRASTRUCTURE LIST DATED 5/11/05 AND APPROVAL OF THE AMENDED GRADING PLAN ENGINEER STAMP DATED 3/1/05 THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

16. **Project # 1003861**
05DRB-00731 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for GARY & MELODIE EYSTER request(s) the above action(s) for all or a portion of Tract(s) 60-A-2, 60-B & 86-A, M.R.G.C.D. MAP 35, (to be known as **THE BOULEVARD @ RIO GRANDE**) zoned R-1, located on RIO GRANDE BLVD NW, between ZICKERT NW and INDIAN SCHOOL RD NW containing approximately 2 acre(s). [REF: ZA-29-251] (H-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/11/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/8/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT, SUBMIT AN APPLICATION FOR WAIVER OF SIDEWALKS AND TEMPORARY DEFERRAL OF SIDEWALK PRIOR TO FINAL PLAT APPROVAL. AN APPROVED PERIMETER WALL DESIGN SHALL OCCUR PRIOR TO FINAL PLAT APPROVAL. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

17. **Project # 1001031**
05DRB-00734 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for BUILD NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) E-1 & E-2, **SANDIA SCIENCE & TECHNOLOGY PARK**, zoned IP, located on INNOVATION PARKWAY SE, between RESEARCH RD SE and GIBSON AVE SE containing approximately 11 acre(s). [REF: DRB-95-523, Z-80-96, AX-80-21, Z-95-69] (M-21) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

18. **Project # 1002935**
05DRB-00735 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for PULTE HOME OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Lot(s) 255A through 260A, **SUNDORO SUBDIVISION, UNIT 4**, zoned SU-2 RLT, located on PACAYA DR SW, between LADERA DR SW and SUNDORO PL SW containing approximately 2 acre(s). *[Listed under Project #1002644 in error]* (J-8) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

19. **Project # 1003585**
05DRB-00737 Major-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for THE MONTANA GROUP request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3 & 4, Block(s) 4, GRANADA HEIGHTS ADDITION, (to be known as **SILVER STREET TOWNHOMES**) zoned O-R, located on SILVER AVE SE, between MORNINGSIDE ST SE and ALISO ST SE containing approximately 2 acre(s). [REF: 04DRB00168, 04DRB01958, 05DRB00087 & 00088] (K-17) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND TO PLANNING FOR AGIS DXF FILE, APPLICATION NUMBERS ON VACATIONS CALLED OUT AND ADDITION OF NOTE 10 FOR DEDICATION OF PUBLIC WATER/SEWER EASEMENTS.**

20. **Project # 1004158**
05DRB-00732 Minor-Prelim&Final Plat Approval

RHOMBUS PA INC agent(s) for BARBARA SPORLEDER request(s) the above action(s) for all or a portion of Lot(s) 20, 21 & 22, Block(s) 16, **ELDER HOMESTEAD ADDITION**, zoned R-3, located on LOUISIANA BLVD SE, between ANDERSON SE and ROSS SE containing approximately 1 acre(s). (L-19) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

21. **Project # 1001945**
05DRB-00733 Minor-Sketch Plat or Plan

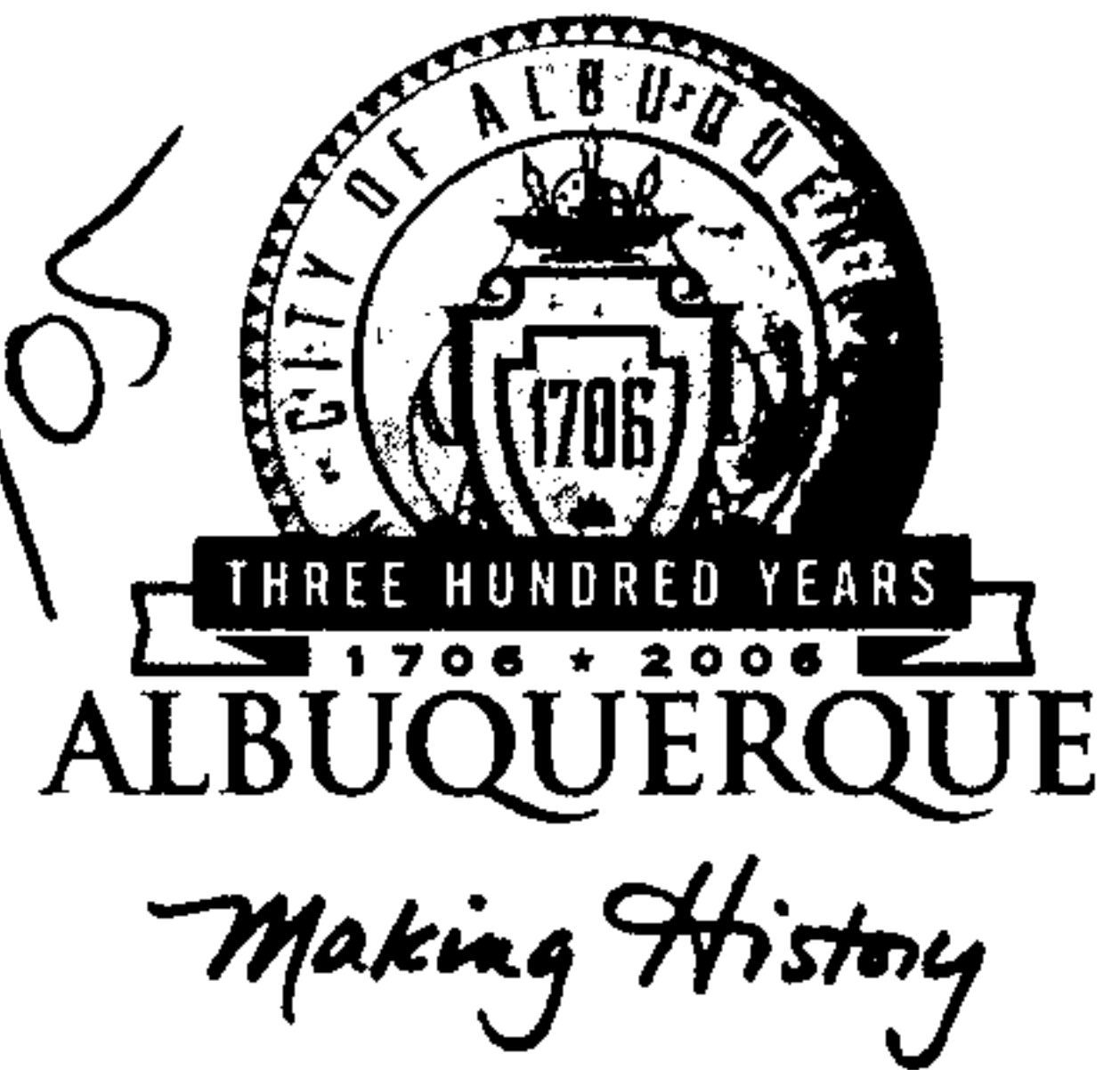
MADLINE DUNN request(s) the above action(s) for all or a portion of Tract(s) 297 and 298, **M.R.G.C.D. MAP 38**, zoned RLT, located on CARSON RD NW, between RIO GRANDE BLVD NW and ALAMEDA DRAIN containing approximately 1 acre(s). [REF: 04EPC01666] (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. Approval of the Development Review Board Minutes for April 27, 2005. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR APRIL 27, 2005 WERE APPROVED.**

ADJOURNED: 1:10 P.M.

CITY OF ALBUQUERQUE

*Report to
5/18/05*



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004138

AGENDA ITEM NO: 14

SUBJECT:

Site Plan for BP

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

Concurrent platting is required.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: May 11, 2005

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
May 11, 2005
DRB Comments**

ITEM # 14

PROJECT # 1004138

APPLICATION # 05-00667

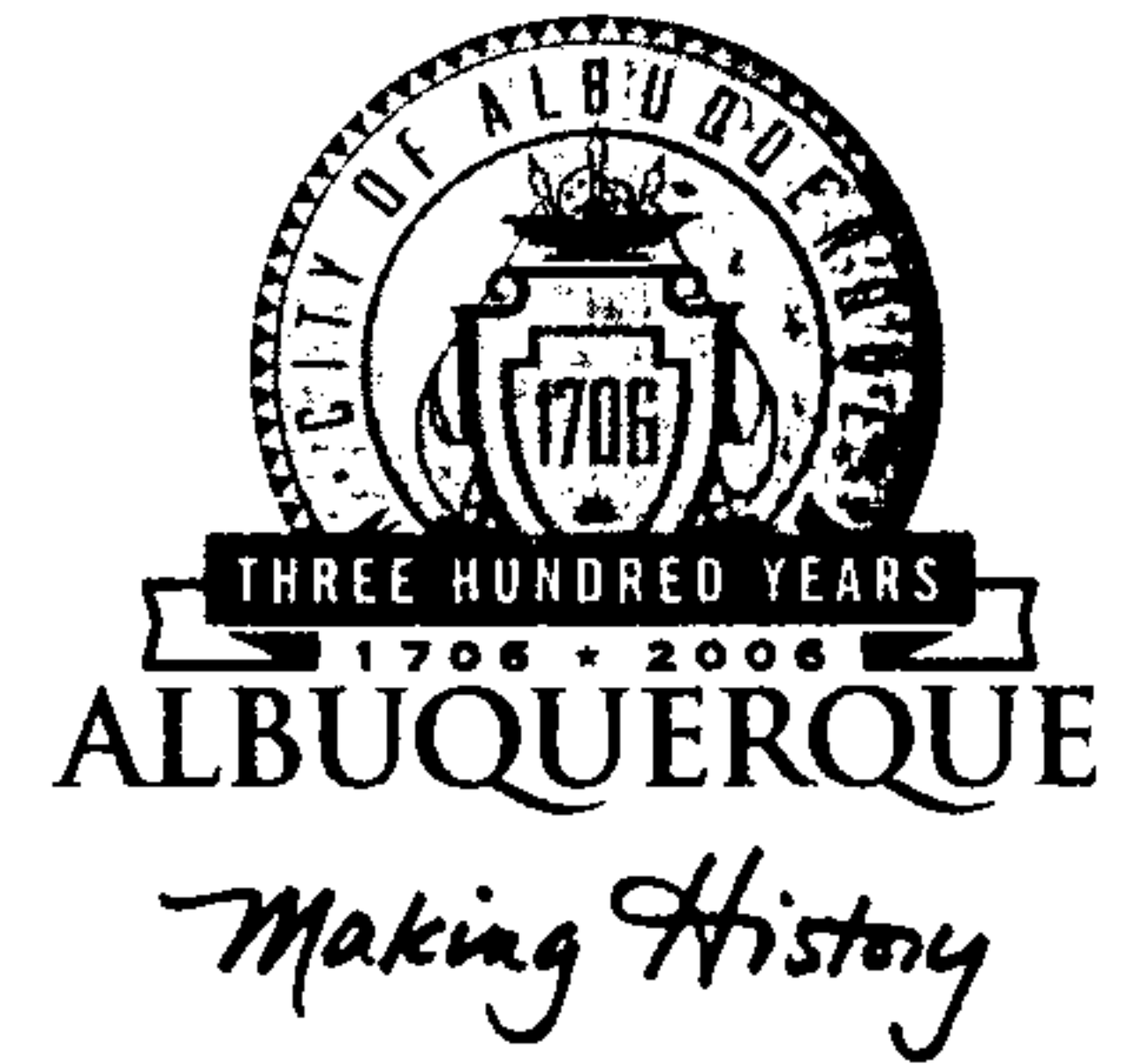
RE: Tract 5, Journal Center/SPBP

This site plan was deferred for hearing at the same time as the vacation & platting. The vacation action is on the agenda but the platting is not. If other DRB members can sign the site plan, Planning may be able to take delegation.



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

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004138

AGENDA ITEM NO: 14

SUBJECT:

Site Plan for BP

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

Concurrent platting is required.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: May 11, 2005

5.18.05



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

April 27, 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.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

Adjourned: 11:55 A.M.

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

1. **Project # 1000635**
05DRB-00547 Major-Vacation of
Public Easements

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 BLVD NW containing approximately 3 acre(s). [REF: 00DRB00878, 02DRB01040, 04DRB01698,04DRB01764] (E-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

2. **Project # 1002948**
05DRB-00538 Major-Vacation of
Public Easements
05DRB-00539 Minor-Prelim&Final Plat
Approval

ISAACSON & ARFMAN PA agent(s) for BEALHEN CONSTRUCTION LLC, C/O MS DEV ONE LLC, request(s) the above action(s) for all or a portion of Lot(s) 7, **VISTA FAISAN SUBDIVISION**, zoned RA-2, located on VISTA FAISAN TRAIL NW, between EL POTRERO NW and GUADALUPE TRAIL NW containing approximately 1/4 acre(s). [REF: 03EPC01736, 03EPC01485, 03DRB01486, 03DRB01497, 04DRB01504, 04DRB01669] (F-14) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF AND 15-DAY APPEAL PERIOD.**

- 05DRB-00666 Minor-Prelim&Final Plat
Approval
05DRB-00665 Minor-Vacation of
Private Easements

ISAACSON & ARFMAN PA agent(s) for MS DEV ONE LLC request(s) the above action(s) for all or a portion of Lot(s) 4 & 5, **VISTA FAISAN SUBDIVISION**, zoned RA-2, located on VISTA FAISAN TRAIL NW, between EL POTRERO NW and GUADALUPE TRAIL NW containing approximately 1 acre(s). [REF: 03EPC01736, 03DRB01485, 03DRB01486, 03DRB01497, 04DRB01504, 04DRB01669] (F-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

3. **Project # 1003902**
05DRB-00542 Major-Vacation of Pub
Right-of-Way
05DRB-00543 Major-Vacation of
Public Easements
05DRB-00544 Minor-Prelim&Final Plat
Approval

SURV-TEK INC agent(s) for PETERSON-FOX LLC request(s) the above action(s) for all or a portion of Lot(s) 1-8, Block(s) 41, **TIJERAS PLACE IMPROVEMENT COMPANY INC**, zoned C-2, located on CENTRAL AVE SE, between SAN PEDRO SE and VALENCIA DR SE containing approximately 1 acre(s). [REF: 05DRB00102] (K-18) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING OR AGIS DXF FILE AND 15-DAY APPEAL PERIOD.**

4. **Project # 1003757**
04DRB-01688 Major-Vacation of Pub
Right-of-Way

ISAACSON & ARFMAN PA agent(s) for DEAN FOODS, DBA CREAMLAND DAIRIES request(s) the above action(s) for **ALVARADO ADDITION**, located on HAINES NW, between 2ND ST NW and 3RD ST NW containing approximately 1 acre(s). [REF:V-89-87, DRB-89-490] [Deferred from 12/1/04, 12/15, 1/12/05 & 2/9/05 & 3/9/05] (H-14) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1003470**
04DRB-01523 Major-Preliminary Plat
Approval
04DRB-01524 Minor-Temp Defer
SDWK

WILSON & COMPANY agent(s) for SPS LLC, SCOTT SCHIABOR request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, KASSUBA-MONTBEL LANDS, (to be known as **VISTA VIEJA SUBDIVISION**, zoned R-1 residential zone, located west of 81ST ST NW and southwest of ATRISCO NW between 81ST ST NW and ALBERICOQUE PL NW containing approximately .152 acre(s). [REF: 04DRB00825, 04DRB01460] [Deferred from 11/3/04, 11/10/04, 12/1/04, 1/12/05 & 2/16/05 & 3/16/05 & 3/30/05 & 4/6/05, 4/20/05] (D-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/27/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/26/05 THE PRELIMINARY PLAT WAS APPROVED WITH A CONDITION. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

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

6. **Project # 1002457**
05DRB-00649 Minor-SiteDev Plan
Subd/EPC
- CONSENSUS PLANNING agent(s) for KENNY HINKES, RE/MAX ELITE request(s) the above action(s) for all or a portion of Block(s) 2, Tract(s) X1A & X2A, **GLENWOOD HILLS, UNIT 1**, zoned C-1, located on TRAMWAY BLVD NW, between MONTGOMERY BLVD NW and COMANCHE RD NW containing approximately 3 acre(s). [REF: 03EPC00157, 03EPC00156, 03EPC00180, 05EPC00177, 05EPC00178] **[David Stallworth, EPC Case Planner] [Deferred from 4/27/05] (G-23) DEFERRED AT THE AGENT'S REQUEST TO 5/11/05.**
7. ~~**Project # 1004138**~~
05DRB-00667-Minor-SiteDev Plan
BldPermit
- DEKKER/PERICH/SABATINI agent(s) for JCC-ONE LLC request(s) the above action(s) for all or a portion of Tract(s) 5D-1 AND ALBUQUERQUE WELL SITE, **JOURNAL CENTER, TRACT 5**, zoned IP industrial park zone, located on JEFFERSON ST NE, between MASTHEAD NE and SUN NE containing approximately 6 acre(s). [REF:Z-79-80-2,S-80-26] **[Deferred from 4/27/05] (D-17) DEFERRED AT THE AGENT'S REQUEST TO 5/11/05.**
8. **Project # 1004141**
05DRB-00670 Minor-SiteDev Plan
BldPermit
- JOHN KLEE agent(s) for CRAIG CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 1, **JOURNAL CENTER, PHASE 2, UNIT 1**, zoned IP, located on WASHINGTON NE, between HAWKINS NE and RUTLEDGE NE containing approximately 1 acre(s). (D-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR RESOLUTION OF MINOR COMMENTS.**

9. **Project # 1003865**
05DRB-00304 Minor-SiteDev Plan
BldPermit

DORMAN BREEN ARCHITECTS agent(s) for JAY PARKS request(s) the above action(s) for all or a portion of Lot(s) 22A, Block(s) 28, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT B, (to be known as **OAKLAND SELF STORAGE**) zoned SU-2 IP, located on OAKLAND AVE NE, between SAN PEDRO NE and LOUISIANA NE containing approximately 4 acre(s). [REF: 05DRB00006] *[Was Indef Deferred 2/23/05 for Plat]* (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/27/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/9/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND TO PLANNING FOR REMOVAL OF JUNIPERS FROM LANDSCAPE PLAN.**

05DRB-00521 Minor-Prelim&Final Plat
Approval

FORSTBAUER SURVEYING, LLC agent(s) for PARKS CUSTOM BUILDERS INC request(s) the above action(s) for all or a portion of Lot(s) 11, 12, 21 & 22, Block(s) 28, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 IP, located on ALAMEDA BLVD NE, between SAN PEDRO NE and LOUISIANA NE containing approximately 4 acre(s). [REF: 05DRB00006, DRB-99-187, Z-87-42-1] *[Indef Deferred 4/6/05]* (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/27/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/9/05 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

10. **Project # 1004112**
05DRB-00603 Minor-SiteDev Plan
BldPermit

ABQ ENGINEERING agent(s) for BRUCE BESSER request(s) the above action(s) for all or a portion of Lot(s) 1, **MERIDIAN BUSINESS PARK**, zoned IP, located on LOS VOLCANOS RD NW, between SILVER CREEK RD NW and GALLATIN PL NW. [REF: DRB-97-59, Z-92-57] *[Deferred from 4/20/05]* (K-10) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

11. **Project # 1002371**
05DRB-00560 Minor-SiteDev Plan
BldPermit/EPC

TIERRA WEST LLC agent(s) for HOFFMANTOWN WEST CHURCH request(s) the above action(s) for all or a portion of Block(s) 15, Tract(s) 1A1, ALBAN HILLS, UNIT 1, (to be known as **HOFFMANTOWN WEST CHURCH**) zoned SU-1 FOR R-2 WITH CHURCH RELATED USES, located on LA ORILLA NW, between COORS BLVD NW and CORRALES DRAIN containing approximately 17 acre(s). [REF:02DRB01824, 03DRB02150] [Elvira Lopez, EPC Case Planner] [Deferred from 4/13/05 & 4/20/05] (D-12) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR CASE PLANNERS COMMENTS AND 3 COPIES OF THE SITE PLAN.**

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

12. **Project # 1004120**
05DRB-00622 Minor-Prelim&Final Plat
Approval

ABQ ENGINEERING INC agent(s) for TRAVIS S THOM request(s) the above action(s) for all or a portion of Lot(s) 30B-2, **ALVARADO GARDENS, UNIT 3**, zoned R-2, located on CANDELARIA RD NW, between RIO GRANDE BLVD NW and GLENWOOD RD NW containing approximately 1 acre(s). (G-12) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

13. **Project # 1002636**
05DRB-00372 Minor- Final Plat
Approval

SURVEYS SOUTHWEST, LTD agent(s) for WAYNE LUJAN request(s) the above action(s) for LOTS 24-A, 24-B, 24-C & 24-D, **RICE'S DURANES ADDITION NO. 1**, zoned R-2, located on RICE AVE NW containing approximately 1 acre(s). [REF: 05DRB-00371] [Deferred from 3/30/05] (H-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR PARK DEDICATION FEE.**

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

14. **Project # 1004139**
05DRB-00668 Minor-Sketch Plat or
Plan

BRASHER & LORENZ agent(s) for STEVE SLICK request(s) the above action(s) for all or a portion of Lot(s) 27, 28 and 29, Block(s) 17, Tract(s) 1, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **MODESTO SEVEN**) zoned R-D residential and related uses zone, developing area, located on MODESTO AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 3 acre(s). **(B-20) THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. Approval of the Development Review Board Minutes for April 13, 2005. **DRB MINUTES FOR APRIL 13, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:55 A.M.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

**April 27, 2005
DRB Comments**

ITEM # 7

PROJECT # 1004138

APPLICATION # 05-00667

RE: Journal Center, Tract 5/minor SDBP

Journal Center Site Development Plan approval language in signature block is required.

Journal Center Architectural Review Committee approval letter is required.

Where is the lot line to be eliminated? (key note 14) *By 5/11/05* *Actually well easement.*

Is there only one easement on the plat? *Add PUE*
Existing - YES.

Phasing is noted on the plat, it must also be noted on the Site Plan.

Identify the colors on the building elevations. **Missing total width.*

Identify materials on the windows and doors.

Follow the Comprehensive City of Albuquerque Zoning Code 14-16-3-9 (B) for area lighting. The measurement is not measured in foot-candles, it is measured in foot-lamberts.

Is one refuse container enough to service entire site?
Compactor - OK

Andrew Garcia
Andrew Garcia, Planning Alternate
924-3895 Fax 924-3864 agarcia@cabq.gov

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO 3306
CONNECTION TEL 97614222
SUBADDRESS
CONNECTION ID
ST. TIME 04/22 14:49
USAGE T 00'41
PGS. 2
RESULT OK

Comments: Chris. If you have any questions, please ~~call~~ call me at 924-3895

Urgent For Review Please Comment Please Reply Please Recycle

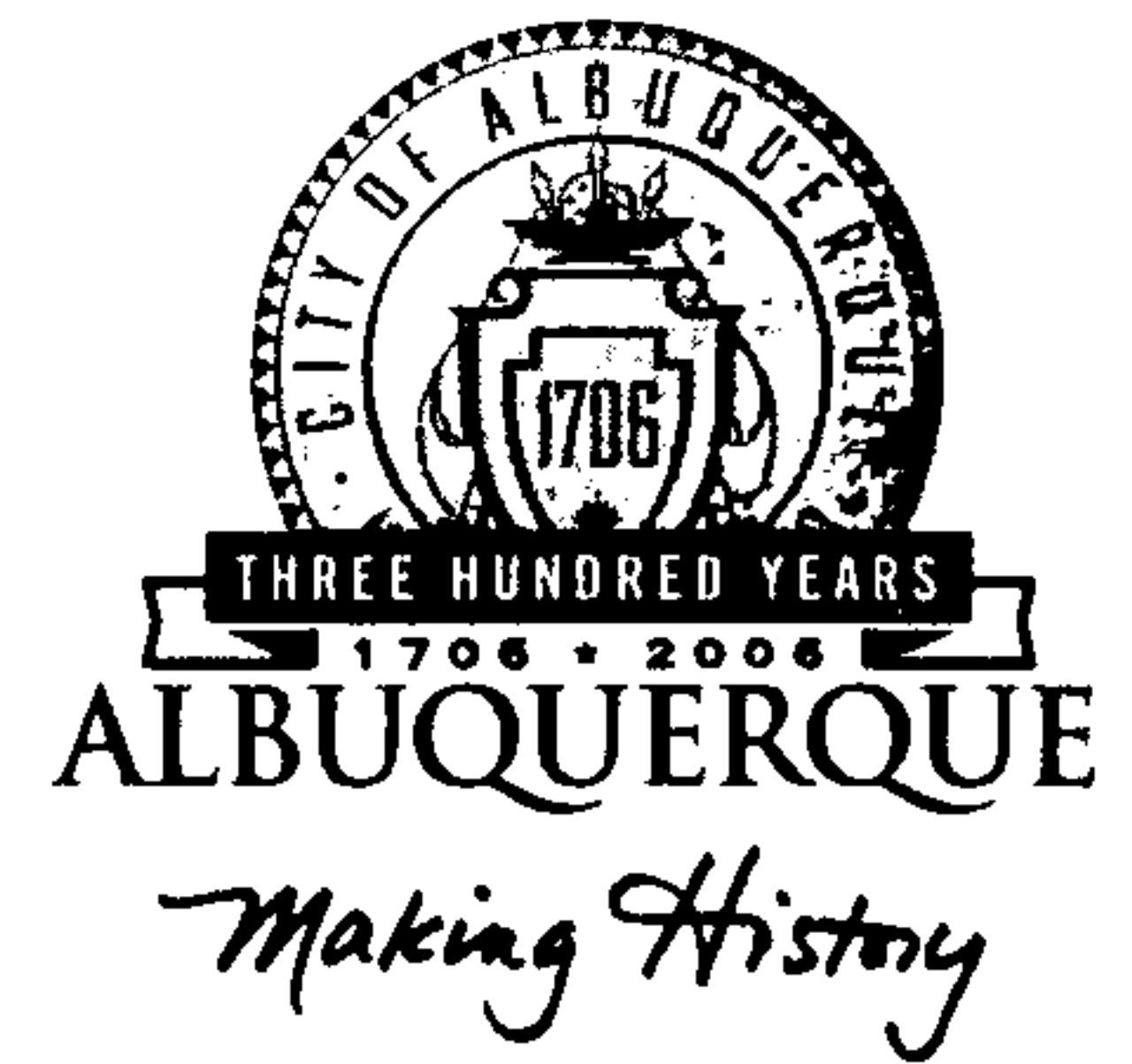
Time:

Phone: 761-9700 Date: 4-22-05

Fax: 761-4222 Pages Sent: (including this page) 2

To: Chris Gunning From: Andrew Garcia

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004138

AGENDA ITEM NO: 7

SUBJECT:

Site Plan for BP

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

P.O. Box 1293

Need to defer to coincide with vacation action. AMAFCA should concur with driveway at Tiburon.

Albuquerque

RESOLUTION:

New Mexico 87103

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

www.cabq.gov

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: April 27, 2005

Current DRC Project No. N.A.

Date Submitted: May 18, 2005
 Date Site Plan for Bldg Permit Appr: 5/18/05
 Date Site Plan for Sub. Approved: 5/18/05
 Date Preliminary Plat Approved: 5/18/05
 Date Preliminary Plat Expires: N.A.
 DRB Project No. 1004138
 Application # 05-00667

ORIGINAL

Figure 12
 INFRASTRUCTURE LIST
 EXHIBIT "A"
 TO SUBDIVISION IMPROVEMENTS AGREEMENT
 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST
 JOURNAL CENTER TRACT 5D1
 SITE PLAN FOR B.P.

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
PUBLIC ROADWAY IMPROVEMENTS									
			OFFSITE TRAFFIC IMPACT MITIGATION IN THE AMOUNT OF \$47,000 TO BE PAID TO THE CITY VIA A MODIFIED PROCEDURE C SUB'D IMPROVEMENTS AGREEMENT						

AGENT/OWNER		DEVELOPMENT REVIEW BOARD MEMBER APPROVALS							
BRUCE J. STIDWORTHY	5/18/2005	<i>[Signature]</i>	DRB CHAIR	5/18/05	DATE	<i>[Signature]</i>	PARKS & GENERAL SERVICES	5/18/05	DATE
BOHANNAN HUSTON INC.		<i>[Signature]</i>	TRANSPORTATION DEVELOPMENT	5-18-05	DATE	<i>[Signature]</i>	AMAFCA		DATE
<i>[Signature]</i>		<i>[Signature]</i>	UTILITY DEVELOPMENT	5/18/05	DATE	<i>[Signature]</i>	CITY ENGINEER	5/18/05	DATE
MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION									DATE

DESIGN REVIEW COMMITTEE REVISIONS				
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

May 10, 2005



Dekker/Perich/Sabatini

architecture
interiors
planning
engineering

Claire Senova
DRB Administrative Assistant
City of Albuquerque
Plaza del Sol Building

Claire:

Regarding Project # 1004138, Journal Center Tract 5-1A and 5-1B: due to the plat not being filed in time, we would like to respectfully defer our DRB Hearing date to May 18, 2005. (Revised)
Please call me if you have any questions. 761-9700.

Very truly yours,

Dekker/Perich/Sabatini Ltd.

Sheri Tollefson
PA.

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



Dekker/Perich/Sabatini

architecture
interiors
planning
engineering

Transmittal

Date: 5/10/05

Project: Journal Center Tract 5

Project No.: 04136

From: Sheri Tollefson

To: Claire Senova
City of Albuquerque Planning Dept.
924-3946
fax: 924-3864

Sent Via:

<input type="checkbox"/> US Mail	<input type="checkbox"/> Fed Ex	<input type="checkbox"/> Priority	<input type="checkbox"/> Standard	<input type="checkbox"/> Courier	Other:
<input type="checkbox"/> Pick-Up	<input type="checkbox"/> Second Day	<input type="checkbox"/> Express Saver	<input checked="" type="checkbox"/> Fax	<input type="checkbox"/> Hardcopy to Follow	

Sent For:

<input checked="" type="checkbox"/> Your Use	<input type="checkbox"/> As Requested	<input type="checkbox"/> Review & Comment	Other:
<input type="checkbox"/> Approval	<input type="checkbox"/> Corrections	<input type="checkbox"/> Returned to You	<input type="checkbox"/> Return by:

Transmittal Includes:

<u>Copies/Pages</u>	<u>Date</u>	<u>Description</u>
2 total	5/10/05	Deferral Request

Comments:

Courier Information:

Time In:	Deliver By: <i>Date:</i>	<i>Time:</i>
<input type="checkbox"/> Deliver	<input type="checkbox"/> Pickup	<input type="checkbox"/> Rush

Received By: _____

Courier: _____

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

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

PAID RECEIPT

APPLICANT NAME _____

AGENT Dekker/Perich/Sabatini

ADDRESS _____

PROJECT & APP # ~~1000667~~ 1004138

PROJECT NAME Journal Center

\$ _____ 441032/3424000 Conflict Management Fee

\$ 50.00 441006/4983000 DRB Actions Deferral

\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ _____ 441018/4971000 Public Notification

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

\$ 50.00 TOTAL AMOUNT DUE

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

DEKKER/PERICH/SABATINI, LTD 12-92
6801 JEFFERSON NE SUITE 100
ALBUQUERQUE, NM 87109
(505) 781-9700
FED #85-0367023

WELLS FARGO NEW MEXICO, N.A. 0204
Albuquerque, NM 87103-1081
95-219-1070

034294

CHECK NO. 34294

DATE City, NM 5/9/2005
Treasury Division AMOUNT \$50.00

Exactly Fifty and no / 100 Dollars

PAY TO THE ORDER OF

CITY OF ALBUQUERQUE

5/9/2005 11:53AM LOC: ANNA
RECEIPT# 00042174 US\$ 00 TRANS# 0017
Account: 410000 Exp: 0110 VOID AFTER 90 DAYS
Activity: 4983000 TRSLS
Trans Amt: \$50.00 MP
224 MISC \$50.00
CK \$50.00
CHANGE \$0.00

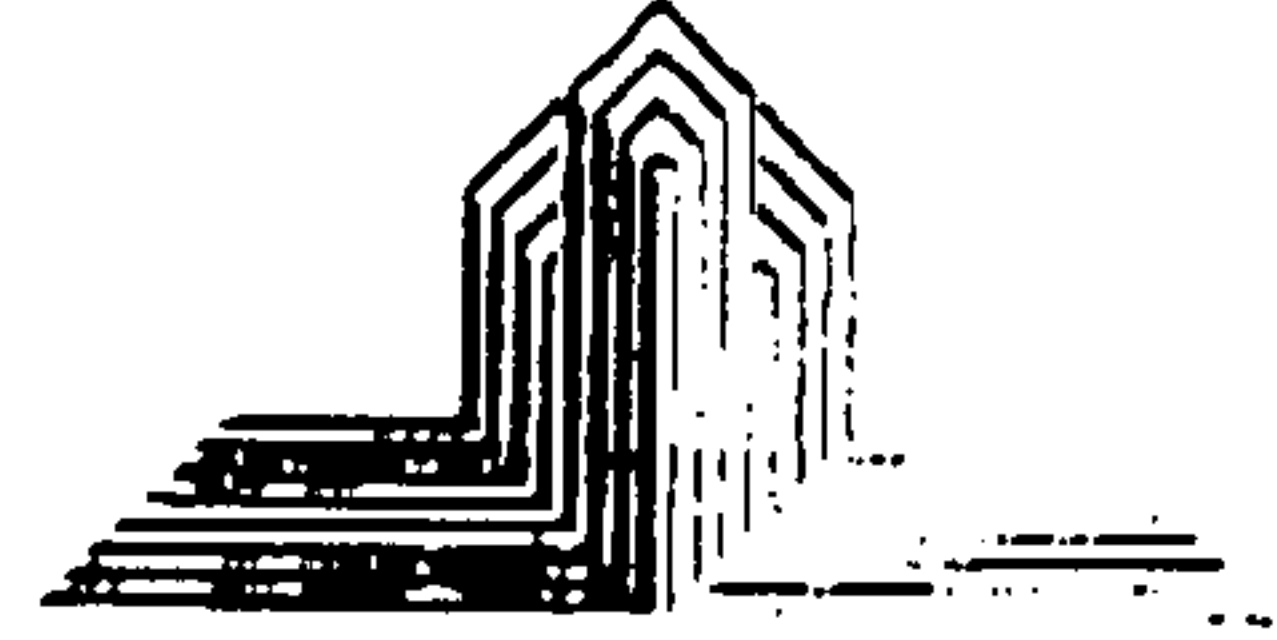
⑈034294⑈ ⑆107002192⑆ 104757568⑈

Thank You

1004138

Defensed
Site Plan

**JOURNAL
CENTER
CORPORATION**



May 9, 2005

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

Re: Tract 5D - 1

Dear Ms. Matson:

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

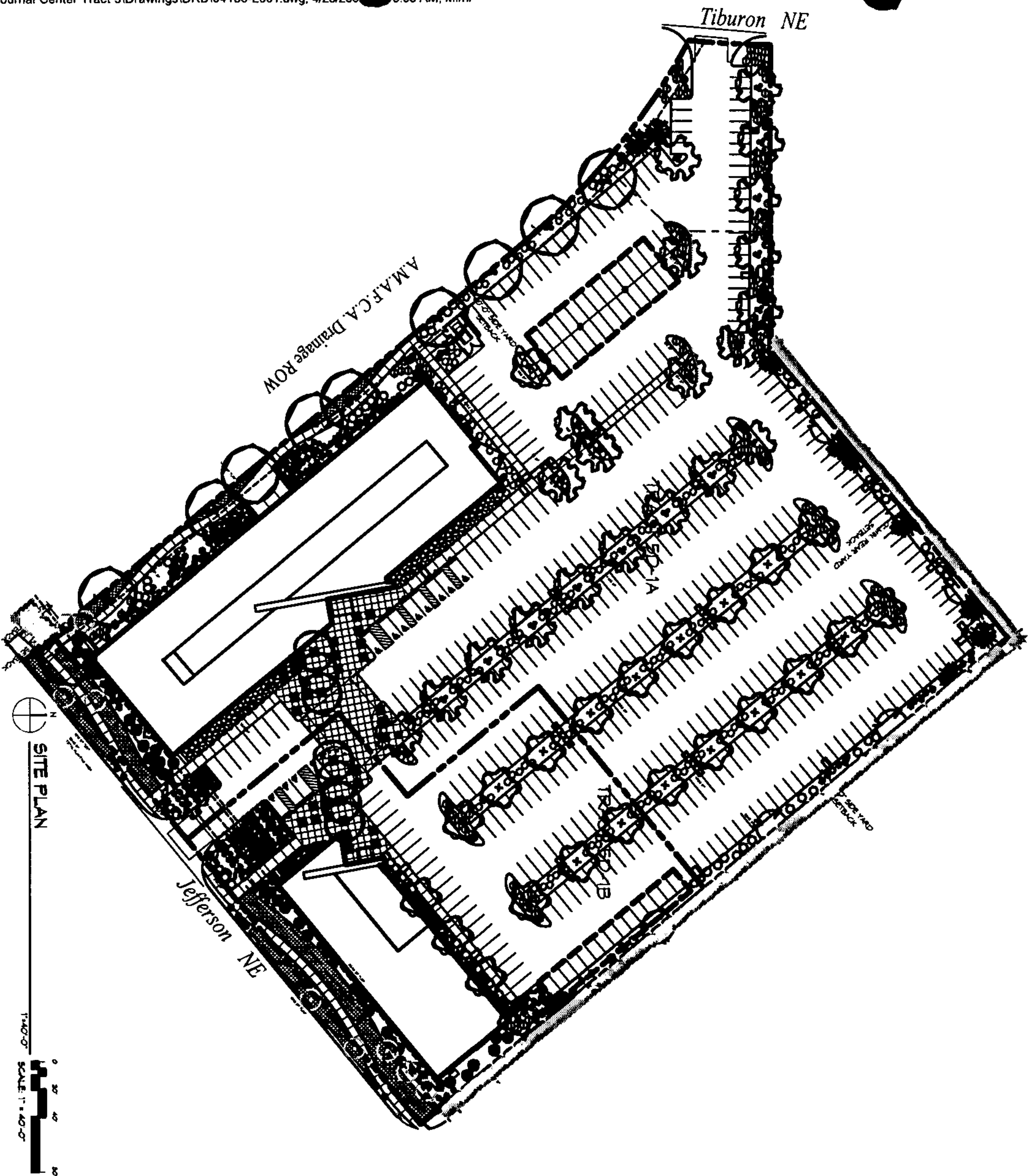
If you should have any questions, please do not hesitate to give me a call.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael N. Callahan". The signature is fluid and cursive.

Michael N. Callahan
Vice President

Cc: Sherry Tollefson, Dekker/Perich/Sabatini
MNC/jk



PLANTING NOTES

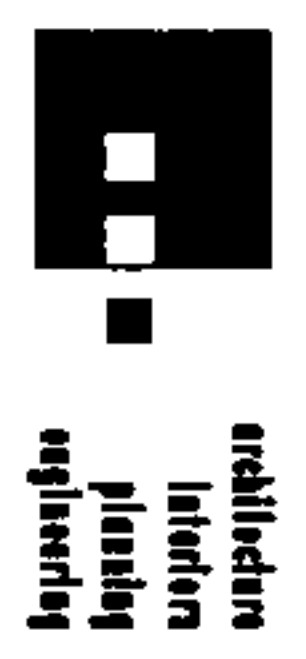
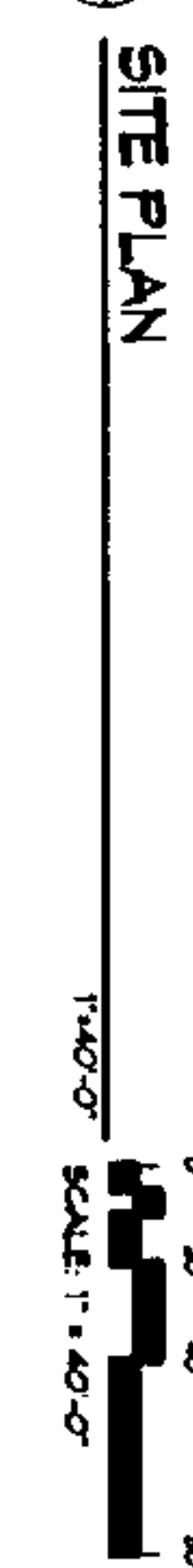
1. THE LANDSCAPE DESIGN AND PLANTING PALETTE SHOULD BE SELECTED TO COMPLEMENT THE ARCHITECTURE AND THE SURROUNDING ENVIRONMENT. THE DESIGNER SHALL ALSO CONSIDER THE USE OF NATIVE AND ADAPTED PLANTS SUITABLE FOR THE CLIMATE AND SOILS. THE GOAL IS TO CREATE A SUSTAINABLE AND RESILIENT LANDSCAPE THAT PROVIDES VISUAL INTEREST AND EDUCATIONAL OPPORTUNITIES ABOUT THE USE OF NATIVE AND ADAPTED PLANTS. PLANTS SHOULD BE SEASONALLY INTERESTING AND PROVIDE A HIGH PERCENTAGE OF THE LANDSCAPE COVERAGE.
2. EXISTING PLANT MATERIAL, EXISTING TREES AND TREES ON THE SITE SHALL BE MAINTAINED AND PROTECTED. THE DESIGNER SHALL DEVELOP A MAINTENANCE PLAN FOR ALL PLANTING. THE DESIGNER SHALL PROVIDE A MAINTENANCE PLAN FOR ALL PLANTING. THE DESIGNER SHALL PROVIDE A MAINTENANCE PLAN FOR ALL PLANTING.
3. IRRIGATION AND MAINTENANCE OF THE LANDSCAPE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
4. THE LANDSCAPE DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE LANDSCAPE CONSERVATION AND MAINTENANCE ORDINANCE.
5. THE USE OF HIGH WATER USE PLANTS SHALL BE LIMITED TO SPECIFIC AREAS OF THE SITE AS SHOWN ON THE PLAN. THE DESIGNER SHALL PROVIDE A MAINTENANCE PLAN FOR ALL PLANTING.
6. A MANUAL IRRIGATION SYSTEM FOR PLANTING SHALL BE PROVIDED AS SHOWN ON THE PLAN. THE DESIGNER SHALL PROVIDE A MAINTENANCE PLAN FOR ALL PLANTING.
7. LANDSCAPE AREAS SHALL BE COVERED WITH MULCH OR SOIL COLOR IN OR BROWN.
8. IRRIGATION AUTOMATICALLY PROTECTED AREAS SHALL BE PROVIDED TO PROTECT AREAS OF THE SITE AS SHOWN ON THE PLAN. THE DESIGNER SHALL PROVIDE A MAINTENANCE PLAN FOR ALL PLANTING.
9. PLANTING MATERIALS SHALL BE PROVIDED BY THE CONTRACTOR. THE DESIGNER SHALL PROVIDE A MAINTENANCE PLAN FOR ALL PLANTING.
10. WATER USE REGULATIONS SHALL BE FOLLOWED. THE DESIGNER SHALL PROVIDE A MAINTENANCE PLAN FOR ALL PLANTING.
11. IRRIGATION SYSTEMS SHALL BE PROVIDED TO PROTECT AREAS OF THE SITE AS SHOWN ON THE PLAN. THE DESIGNER SHALL PROVIDE A MAINTENANCE PLAN FOR ALL PLANTING.
12. LANDSCAPE DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE LANDSCAPE CONSERVATION AND MAINTENANCE ORDINANCE.

PLANTING LEGEND

Symbol	Approx. Size	Common Name	Botanical Name	Height	Width	Water Requirements
1	2' CAL.	RAYWOOD MAPLE	Fraxinus viridis	25.00	25.00	Medium Water Use
2	2' CAL.	LANDSCAPE COTONWOOD	Populus alba	25.00	40.00	High Water Use
3	2' CAL.	DESERT YUCCA	Yucca elata	20.00	20.00	Low Water Use
4	2' CAL.	DESERT PALM	Chorizanthe	20.00	20.00	Low Water Use
5	2' CAL.	SOLID SPINE CACTUS	Cholla	20.00	20.00	High Water Use
6	2' CAL.	JAPANESE BLACK PINE	Pinus thunbergii	20.00	18.00	Medium Water Use
7	2' CAL.	LANDSCAPE COTONWOOD	Populus alba	25.00	40.00	High Water Use
8	2' CAL.	RAYWOOD MAPLE	Fraxinus viridis	25.00	25.00	Medium Water Use
9	2' CAL.	DESERT YUCCA	Yucca elata	20.00	20.00	Low Water Use
10	2' CAL.	DESERT PALM	Chorizanthe	20.00	20.00	Low Water Use
11	2' CAL.	SOLID SPINE CACTUS	Cholla	20.00	20.00	High Water Use
12	2' CAL.	JAPANESE BLACK PINE	Pinus thunbergii	20.00	18.00	Medium Water Use
13	2' CAL.	LANDSCAPE COTONWOOD	Populus alba	25.00	40.00	High Water Use
14	2' CAL.	RAYWOOD MAPLE	Fraxinus viridis	25.00	25.00	Medium Water Use
15	2' CAL.	DESERT YUCCA	Yucca elata	20.00	20.00	Low Water Use
16	2' CAL.	DESERT PALM	Chorizanthe	20.00	20.00	Low Water Use
17	2' CAL.	SOLID SPINE CACTUS	Cholla	20.00	20.00	High Water Use
18	2' CAL.	JAPANESE BLACK PINE	Pinus thunbergii	20.00	18.00	Medium Water Use
19	2' CAL.	LANDSCAPE COTONWOOD	Populus alba	25.00	40.00	High Water Use
20	2' CAL.	RAYWOOD MAPLE	Fraxinus viridis	25.00	25.00	Medium Water Use
21	2' CAL.	DESERT YUCCA	Yucca elata	20.00	20.00	Low Water Use
22	2' CAL.	DESERT PALM	Chorizanthe	20.00	20.00	Low Water Use
23	2' CAL.	SOLID SPINE CACTUS	Cholla	20.00	20.00	High Water Use
24	2' CAL.	JAPANESE BLACK PINE	Pinus thunbergii	20.00	18.00	Medium Water Use
25	2' CAL.	LANDSCAPE COTONWOOD	Populus alba	25.00	40.00	High Water Use
26	2' CAL.	RAYWOOD MAPLE	Fraxinus viridis	25.00	25.00	Medium Water Use
27	2' CAL.	DESERT YUCCA	Yucca elata	20.00	20.00	Low Water Use
28	2' CAL.	DESERT PALM	Chorizanthe	20.00	20.00	Low Water Use
29	2' CAL.	SOLID SPINE CACTUS	Cholla	20.00	20.00	High Water Use
30	2' CAL.	JAPANESE BLACK PINE	Pinus thunbergii	20.00	18.00	Medium Water Use
31	2' CAL.	LANDSCAPE COTONWOOD	Populus alba	25.00	40.00	High Water Use
32	2' CAL.	RAYWOOD MAPLE	Fraxinus viridis	25.00	25.00	Medium Water Use
33	2' CAL.	DESERT YUCCA	Yucca elata	20.00	20.00	Low Water Use
34	2' CAL.	DESERT PALM	Chorizanthe	20.00	20.00	Low Water Use
35	2' CAL.	SOLID SPINE CACTUS	Cholla	20.00	20.00	High Water Use
36	2' CAL.	JAPANESE BLACK PINE	Pinus thunbergii	20.00	18.00	Medium Water Use
37	2' CAL.	LANDSCAPE COTONWOOD	Populus alba	25.00	40.00	High Water Use
38	2' CAL.	RAYWOOD MAPLE	Fraxinus viridis	25.00	25.00	Medium Water Use
39	2' CAL.	DESERT YUCCA	Yucca elata	20.00	20.00	Low Water Use
40	2' CAL.	DESERT PALM	Chorizanthe	20.00	20.00	Low Water Use
41	2' CAL.	SOLID SPINE CACTUS	Cholla	20.00	20.00	High Water Use
42	2' CAL.	JAPANESE BLACK PINE	Pinus thunbergii	20.00	18.00	Medium Water Use
43	2' CAL.	LANDSCAPE COTONWOOD	Populus alba	25.00	40.00	High Water Use
44	2' CAL.	RAYWOOD MAPLE	Fraxinus viridis	25.00	25.00	Medium Water Use
45	2' CAL.	DESERT YUCCA	Yucca elata	20.00	20.00	Low Water Use
46	2' CAL.	DESERT PALM	Chorizanthe	20.00	20.00	Low Water Use
47	2' CAL.	SOLID SPINE CACTUS	Cholla	20.00	20.00	High Water Use
48	2' CAL.	JAPANESE BLACK PINE	Pinus thunbergii	20.00	18.00	Medium Water Use
49	2' CAL.	LANDSCAPE COTONWOOD	Populus alba	25.00	40.00	High Water Use
50	2' CAL.	RAYWOOD MAPLE	Fraxinus viridis	25.00	25.00	Medium Water Use
51	2' CAL.	DESERT YUCCA	Yucca elata	20.00	20.00	Low Water Use
52	2' CAL.	DESERT PALM	Chorizanthe	20.00	20.00	Low Water Use
53	2' CAL.	SOLID SPINE CACTUS	Cholla	20.00	20.00	High Water Use
54	2' CAL.	JAPANESE BLACK PINE	Pinus thunbergii	20.00	18.00	Medium Water Use
55	2' CAL.	LANDSCAPE COTONWOOD	Populus alba	25.00	40.00	High Water Use
56	2' CAL.	RAYWOOD MAPLE	Fraxinus viridis	25.00	25.00	Medium Water Use
57	2' CAL.	DESERT YUCCA	Yucca elata	20.00	20.00	Low Water Use
58	2' CAL.	DESERT PALM	Chorizanthe	20.00	20.00	Low Water Use
59	2' CAL.	SOLID SPINE CACTUS	Cholla	20.00	20.00	High Water Use
60	2' CAL.	JAPANESE BLACK PINE	Pinus thunbergii	20.00	18.00	Medium Water Use
61	2' CAL.	LANDSCAPE COTONWOOD	Populus alba	25.00	40.00	High Water Use
62	2' CAL.	RAYWOOD MAPLE	Fraxinus viridis	25.00	25.00	Medium Water Use
63	2' CAL.	DESERT YUCCA	Yucca elata	20.00	20.00	Low Water Use
64	2' CAL.	DESERT PALM	Chorizanthe	20.00	20.00	Low Water Use
65	2' CAL.	SOLID SPINE CACTUS	Cholla	20.00	20.00	High Water Use
66	2' CAL.	JAPANESE BLACK PINE	Pinus thunbergii	20.00	18.00	Medium Water Use
67	2' CAL.	LANDSCAPE COTONWOOD	Populus alba	25.00	40.00	High Water Use
68	2' CAL.	RAYWOOD MAPLE	Fraxinus viridis	25.00	25.00	Medium Water Use
69	2' CAL.	DESERT YUCCA	Yucca elata	20.00	20.00	Low Water Use
70	2' CAL.	DESERT PALM	Chorizanthe	20.00	20.00	Low Water Use
71	2' CAL.	SOLID SPINE CACTUS	Cholla	20.00	20.00	High Water Use
72	2' CAL.	JAPANESE BLACK PINE	Pinus thunbergii	20.00	18.00	Medium Water Use
73	2' CAL.	LANDSCAPE COTONWOOD	Populus alba	25.00	40.00	High Water Use
74	2' CAL.	RAYWOOD MAPLE	Fraxinus viridis	25.00	25.00	Medium Water Use
75	2' CAL.	DESERT YUCCA	Yucca elata	20.00	20.00	Low Water Use
76	2' CAL.	DESERT PALM	Chorizanthe	20.00	20.00	Low Water Use
77	2' CAL.	SOLID SPINE CACTUS	Cholla	20.00	20.00	High Water Use
78	2' CAL.	JAPANESE BLACK PINE	Pinus thunbergii	20.00	18.00	Medium Water Use
79	2' CAL.	LANDSCAPE COTONWOOD	Populus alba	25.00	40.00	High Water Use
80	2' CAL.	RAYWOOD MAPLE	Fraxinus viridis	25.00	25.00	Medium Water Use
81	2' CAL.	DESERT YUCCA	Yucca elata	20.00	20.00	Low Water Use
82	2' CAL.	DESERT PALM	Chorizanthe	20.00	20.00	Low Water Use
83	2' CAL.	SOLID SPINE CACTUS	Cholla	20.00	20.00	High Water Use
84	2' CAL.	JAPANESE BLACK PINE	Pinus thunbergii	20.00	18.00	Medium Water Use
85	2' CAL.	LANDSCAPE COTONWOOD	Populus alba	25.00	40.00	High Water Use
86	2' CAL.	RAYWOOD MAPLE	Fraxinus viridis	25.00	25.00	Medium Water Use
87	2' CAL.	DESERT YUCCA	Yucca elata	20.00	20.00	Low Water Use
88	2' CAL.	DESERT PALM	Chorizanthe	20.00	20.00	Low Water Use
89	2' CAL.	SOLID SPINE CACTUS	Cholla	20.00	20.00	High Water Use
90	2' CAL.	JAPANESE BLACK PINE	Pinus thunbergii	20.00	18.00	Medium Water Use
91	2' CAL.	LANDSCAPE COTONWOOD	Populus alba	25.00	40.00	High Water Use
92	2' CAL.	RAYWOOD MAPLE	Fraxinus viridis	25.00	25.00	Medium Water Use
93	2' CAL.	DESERT YUCCA	Yucca elata	20.00	20.00	Low Water Use
94	2' CAL.	DESERT PALM	Chorizanthe	20.00	20.00	Low Water Use
95	2' CAL.	SOLID SPINE CACTUS	Cholla	20.00	20.00	High Water Use
96	2' CAL.	JAPANESE BLACK PINE	Pinus thunbergii	20.00	18.00	Medium Water Use
97	2' CAL.	LANDSCAPE COTONWOOD	Populus alba	25.00	40.00	High Water Use
98	2' CAL.	RAYWOOD MAPLE	Fraxinus viridis	25.00	25.00	Medium Water Use
99	2' CAL.	DESERT YUCCA	Yucca elata	20.00	20.00	Low Water Use
100	2' CAL.	DESERT PALM	Chorizanthe	20.00	20.00	Low Water Use
101	2' CAL.	SOLID SPINE CACTUS	Cholla	20.00	20.00	High Water Use
102	2' CAL.	JAPANESE BLACK PINE	Pinus thunbergii	20.00	18.00	Medium Water Use
103	2' CAL.	LANDSCAPE COTONWOOD	Populus alba	25.00	40.00	High Water Use
104	2' CAL.	RAYWOOD MAPLE	Fraxinus viridis	25.00	25.00	Medium Water Use
105	2' CAL.	DESERT YUCCA	Yucca elata	20.00	20.00	Low Water Use
106	2' CAL.	DESERT PALM	Chorizanthe	20.00	20.00	Low Water Use
107	2' CAL.	SOLID SPINE CACTUS	Cholla	20.00	20.00	High Water Use
108	2' CAL.	JAPANESE BLACK PINE	Pinus thunbergii	20.00	18.00	Medium Water Use
109	2' CAL.	LANDSCAPE COTONWOOD	Populus alba	25.00	40.00	High Water Use
110	2' CAL.	RAYWOOD MAPLE	Fraxinus viridis	25.00	25.00	Medium Water Use
111	2' CAL.	DESERT YUCCA	Yucca elata	20.00	20.00	Low Water Use
112	2' CAL.	DESERT PALM	Chorizanthe	20.00	20.00	Low Water Use
113	2' CAL.	SOLID SPINE CACTUS	Cholla	20.00	20.00	High Water Use
114	2' CAL.	JAPANESE BLACK PINE	Pinus thunbergii	20.00	18.00	Medium Water Use
115	2' CAL.	LANDSCAPE COTONWOOD	Populus alba	25.00	40.00	High Water Use
116	2' CAL.	RAYWOOD MAPLE	Fraxinus viridis	25.00	25.00	Medium Water Use
117	2' CAL.	DESERT YUCCA	Yucca elata	20.00	20.00	Low Water Use
118	2' CAL.	DESERT PALM	Chorizanthe	20.00	20.00	Low Water Use
119	2' CAL.	SOLID SPINE CACTUS	Cholla	20.00	20.00	High Water Use
120	2' CAL.	JAPANESE BLACK PINE	Pinus thunbergii	20.00	18.00	Medium Water Use

LANDSCAPE CALCULATIONS

SITE AREA: 280,340 SF
 BUILDING AREA: 120,271 SF
 LEFT SITE AREA: 160,069 SF
 REQUIRED LANDSCAPE AREA: 115,538 SF
 73% OF LEFT SITE AREA
 PROVIDED LANDSCAPE AREA: 53,206 SF
 ALLOWED HIGH WATER USE TREES: 10,517 SF
 PROVIDED HIGH WATER USE TREES: 1,534 SF



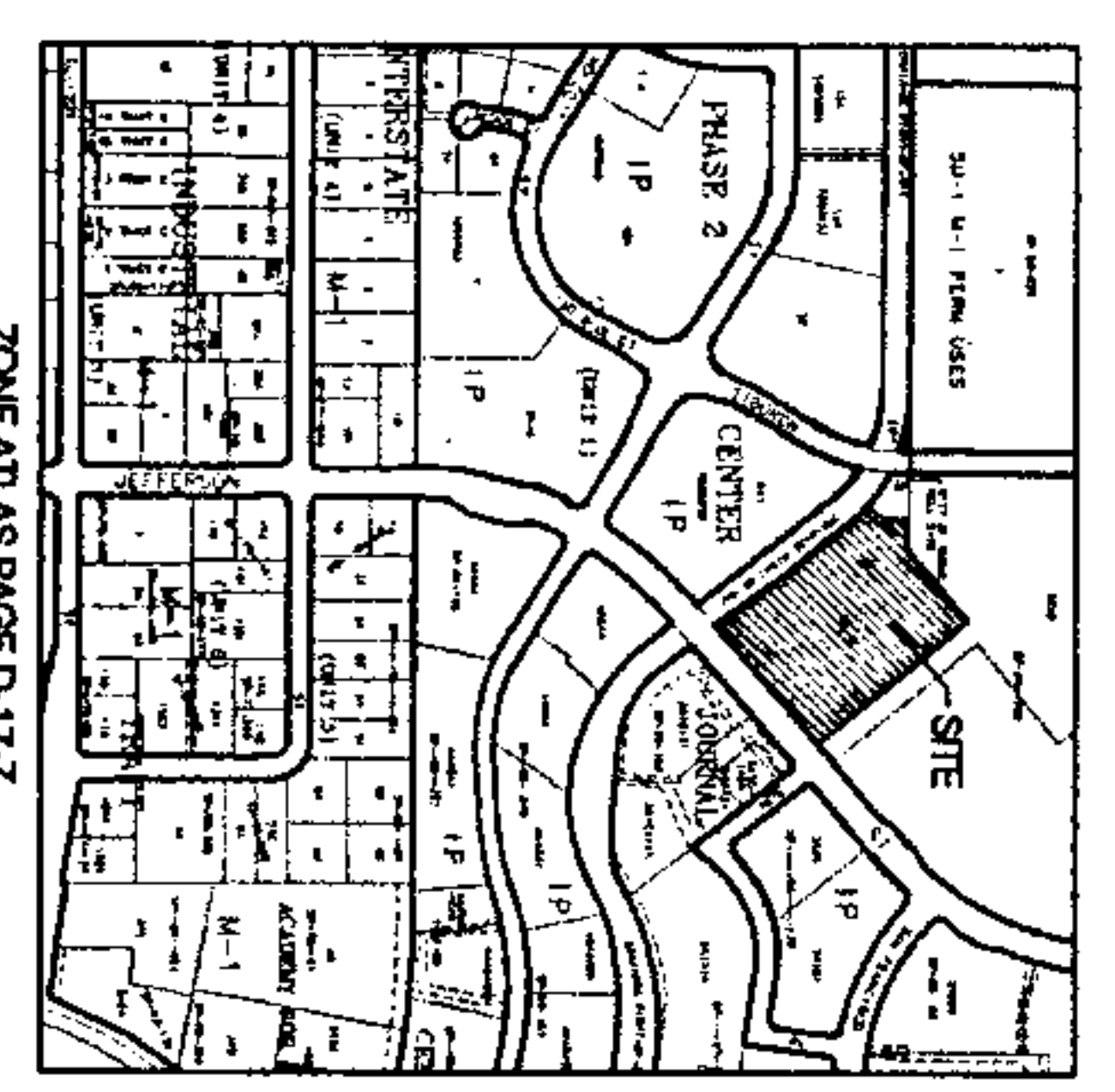
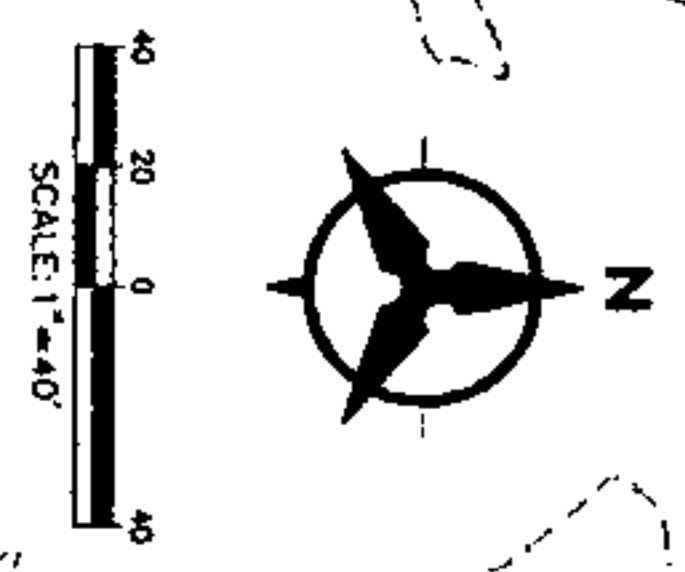
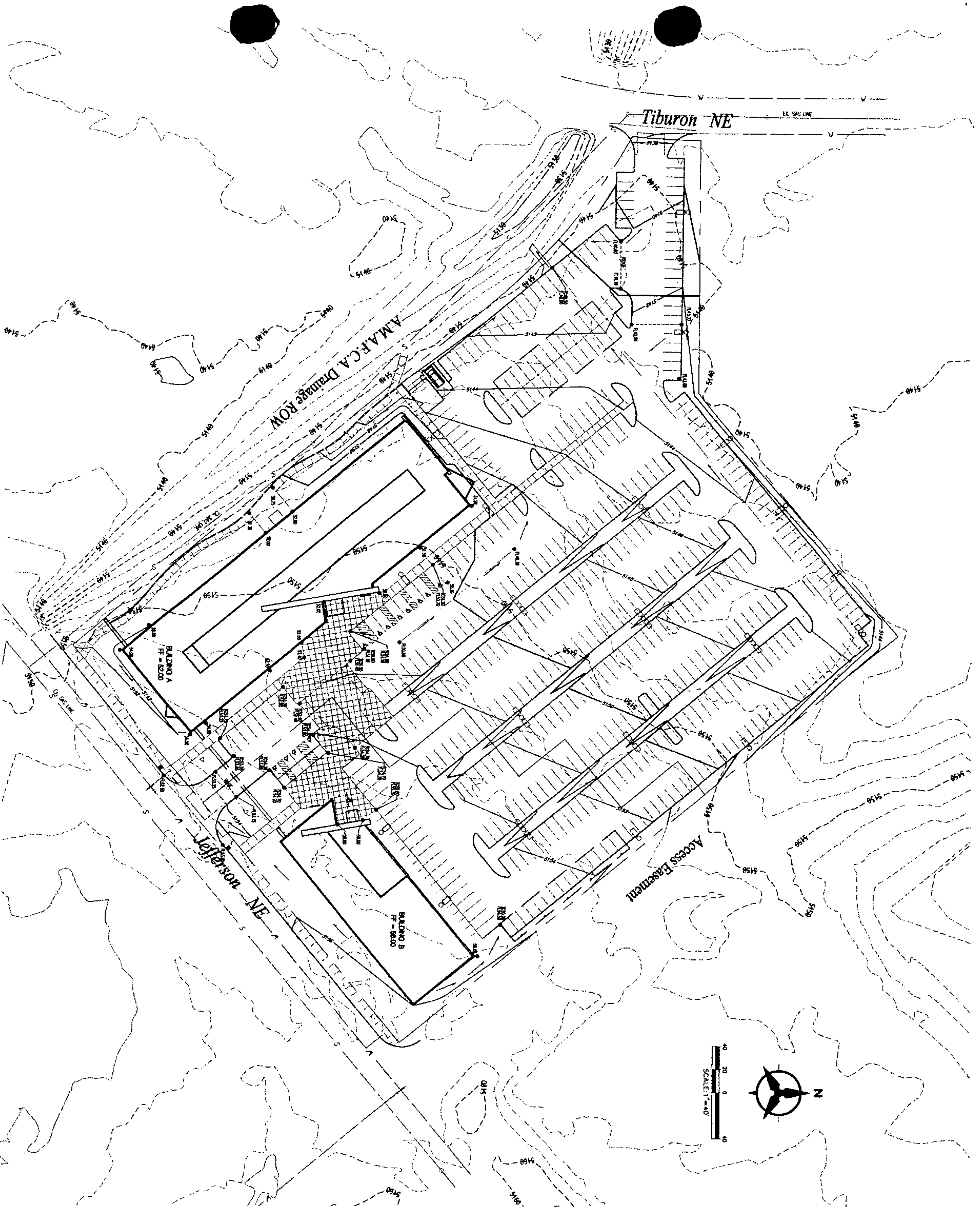
Dekkor Perich Sabatini
 landscape engineering
 8811 Jefferson NE
 Suite 100
 Albuquerque, NM 87113
 505 311-3311
 505 311-3311
 info@psab.com

DRB SUBMITTAL

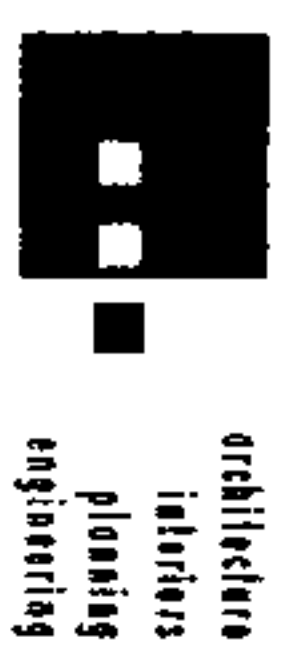
Journal Center Tract 5
 7601 Jefferson NE
 Albuquerque, New Mexico

DESIGNED BY: MIB
 DATE: 4/25/05
 PROJECT NO: 04136
 DRAWING NAME: LANDSCAPE PLAN

SHEET NO: **L001**



Bohannon & Huston,
 CONSULTING ENGINEERS
 7000 Jefferson Blvd. NE, Albuquerque, NM 87109-4535
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES



**Dekker
 Perich
 Sabatini**

architects
 interior
 planning
 engineering

ADDRESS:

1801 Jefferson NE
 Suite 100
 Albuquerque, NM 87109
 505.251-3700
 fax 505-251-2222
 dps@psbsabi.com

**PRELIMINARY
 NOT FOR CONSTRUCTION**

DRAWN:

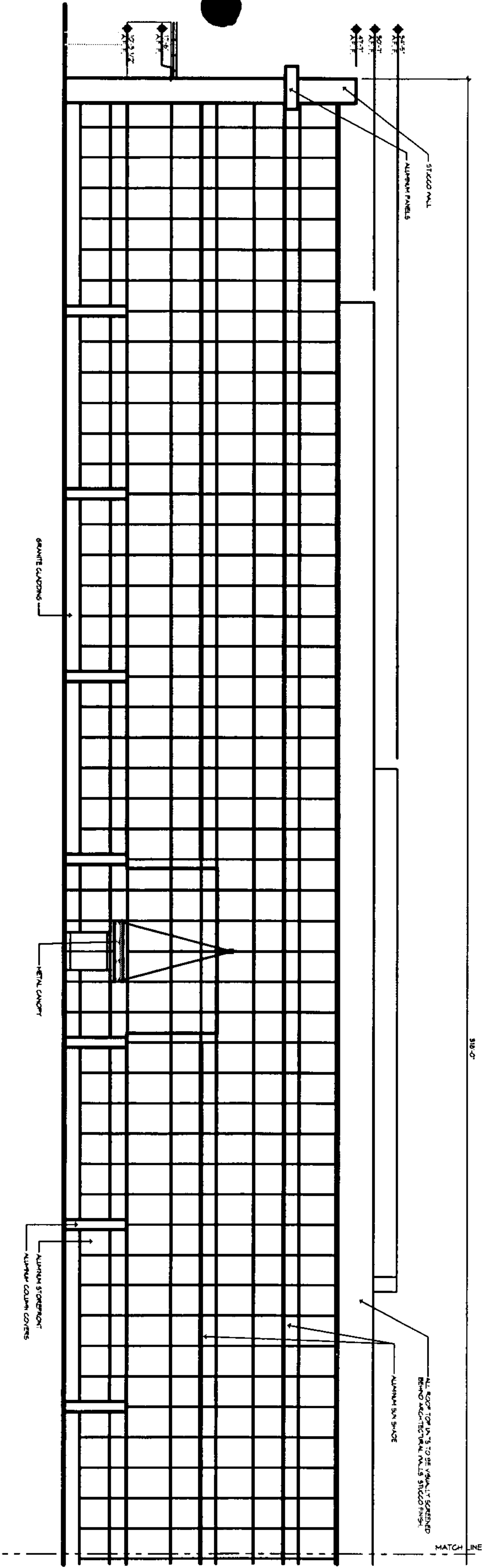
PROJECT:

REVISIONS
△
△
△

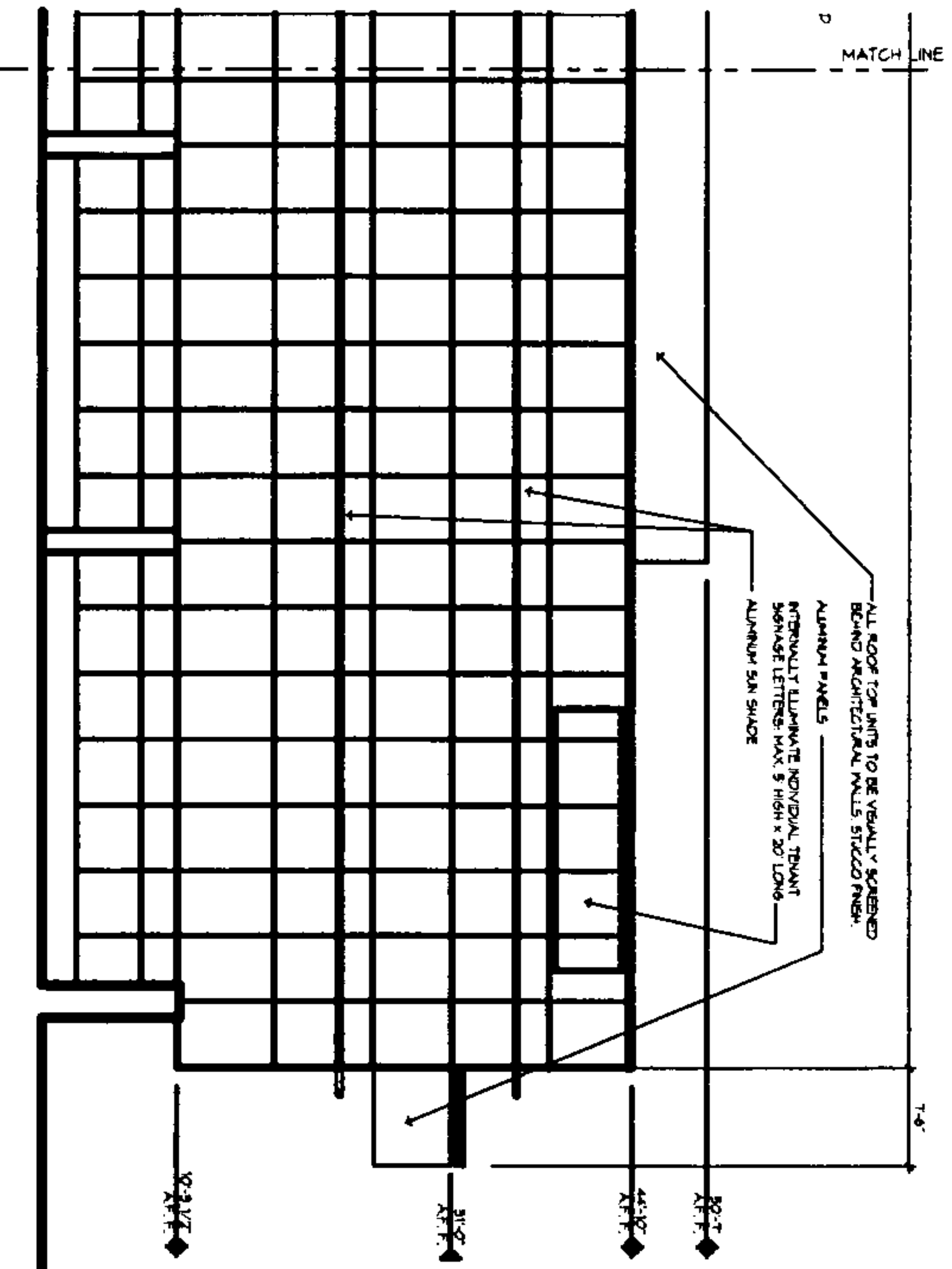
DRAWN BY: CM
 REVIEWED BY: JPM
 DATE: 04/12/05
 PROJECT NO:
 DRAWING NAME:
**CONCEPTUAL
 GRADING &
 DRAINAGE PLAN**

SHEET NO:
c101
 of

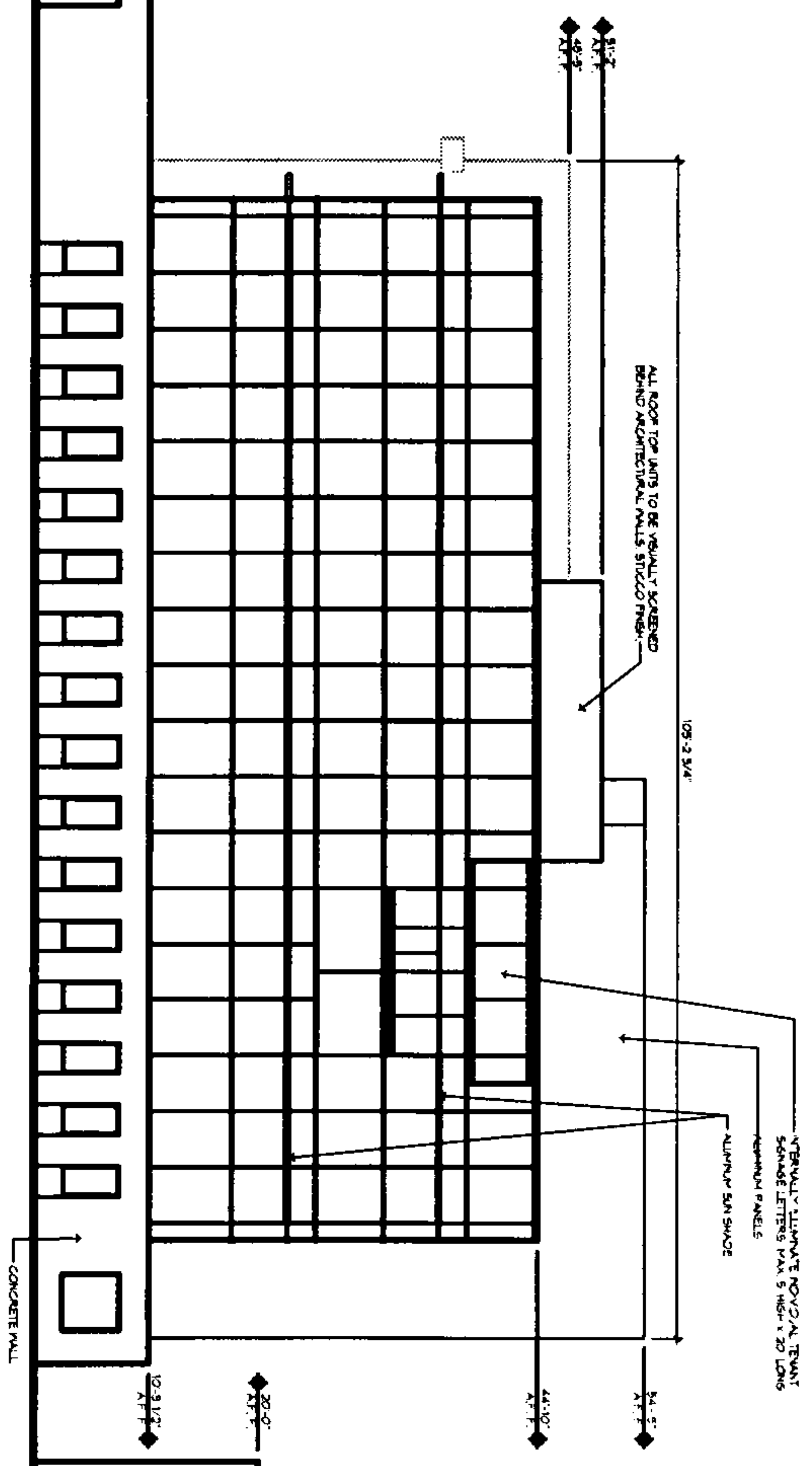
7/20/05 10:00 AM
 10/11/05 10:00 AM



ES PARTIAL SOUTH ELEVATION
1/8" = 1'-0"



E2 PARTIAL SOUTH ELEVATION
1/8" = 1'-0"



E3 EAST ELEVATION
1/8" = 1'-0"

Journal Center Tract 5
7601 Jefferson NE
Albuquerque, New Mexico

REVISIONS	DATE	BY	DESCRIPTION

PROJECT NO.	04136
DATE	4/23/08
DRAWING NAME	ELEVATIONS OFFICE BLDG A
DRAWN BY	
REVIEWED BY	

Architect
Dekker Perich Sabatini
1001 Jefferson NE
Suite 100
Albuquerque, NM 87109
Tel: 505-243-2222
Fax: 505-243-2222
www.dpsn.com

DRB SUBMITTAL

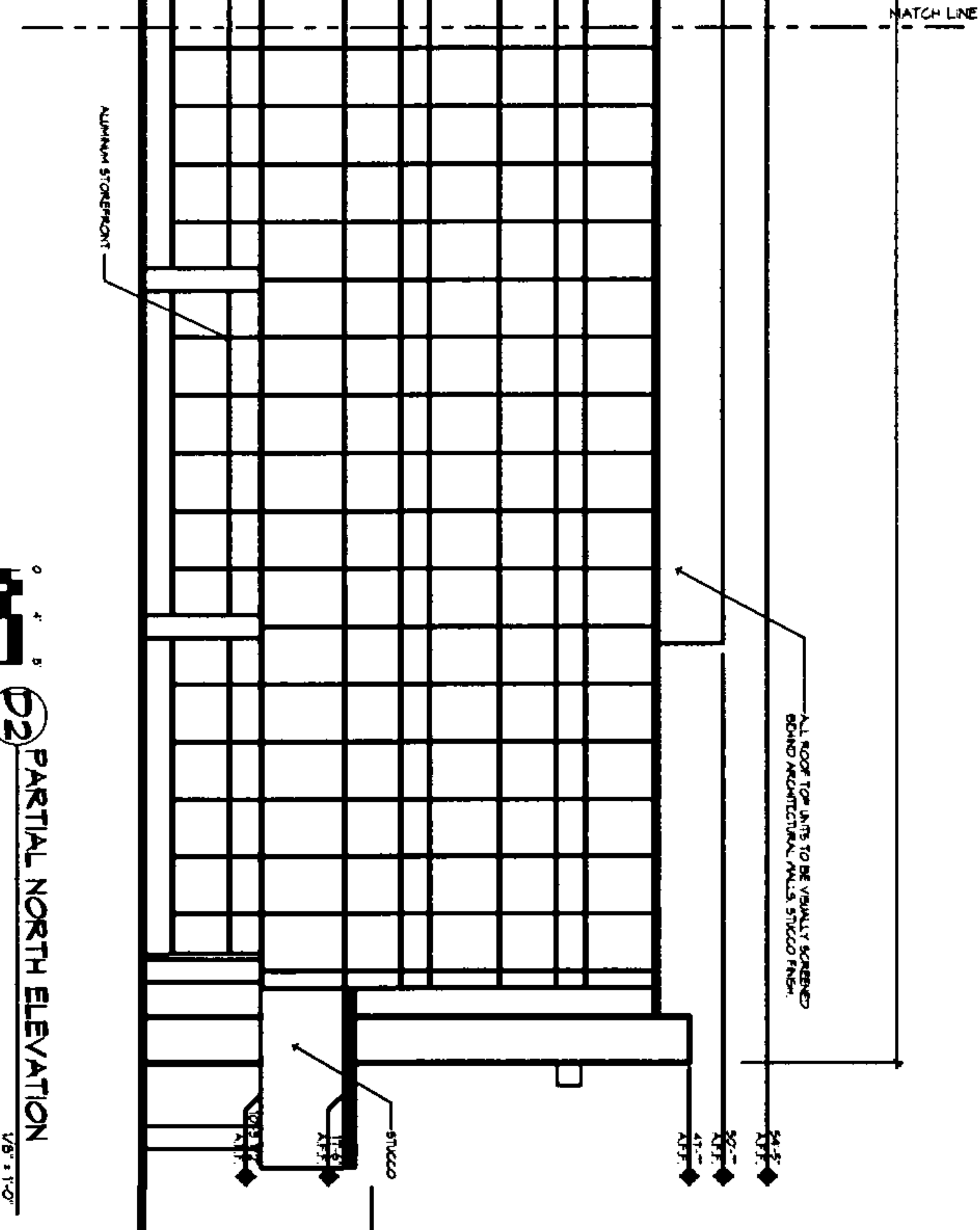
Engineer

Project

Architect

DRB SUBMITTAL

SHEET NO.
A301
OF



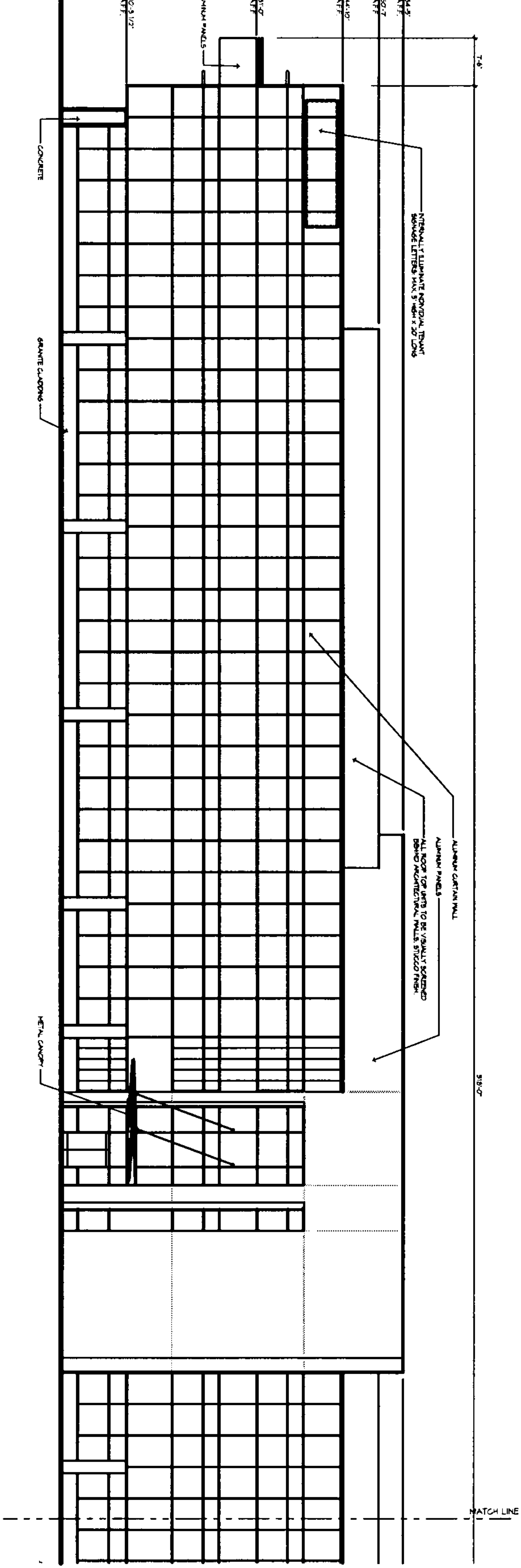
D2 PARTIAL NORTH ELEVATION
1/8" = 1'-0"

E5 WEST ELEVATION
1/8" = 1'-0"

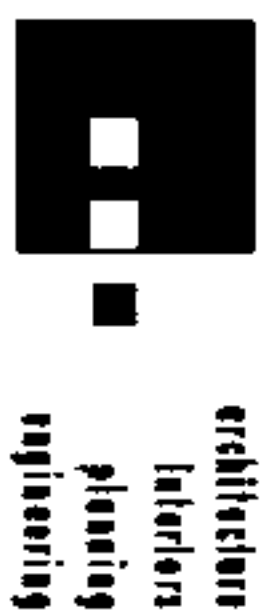
PROJECT	JOURNAL CENTER TRACT 5
OWNER	DRB SUBMITTAL
ARCHITECT	DOKTOR PERICH SABAINI 3101 Jefferson NE Suite 300 Albuquerque, NM 87109 Tel: 505-271-2111 Fax: 505-271-2112 info@psdusa.com
DESIGNER	
REVISIONS	<ul style="list-style-type: none"> △ △ △
DRAWN BY	
REVIEWED BY	
DATE	4/25/06
PROJECT NO.	04136
DRAWING NAME	ELEVATIONS OFFICE BLDG A

Journal Center Tract 5
7601 Jefferson NE
Albuquerque, New Mexico

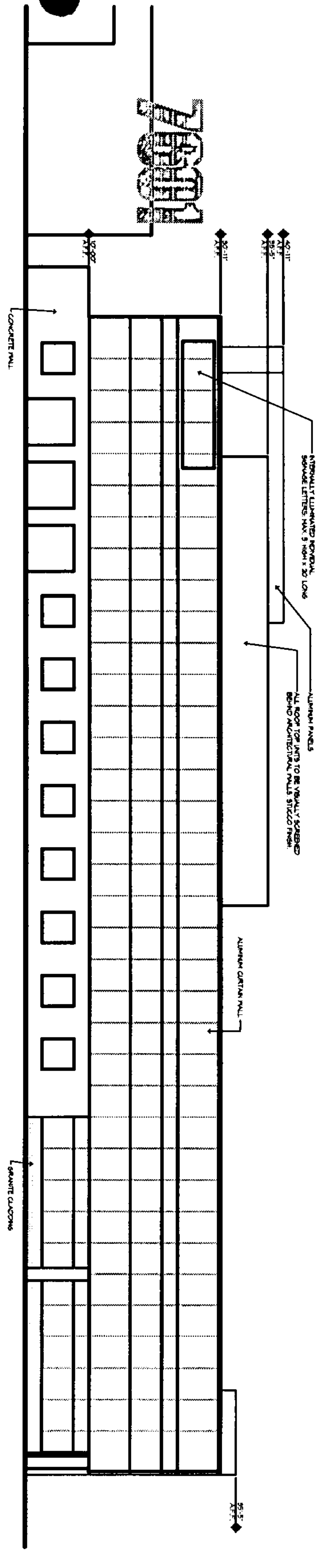
B5 PARTIAL NORTH ELEVATION
1/8" = 1'-0"



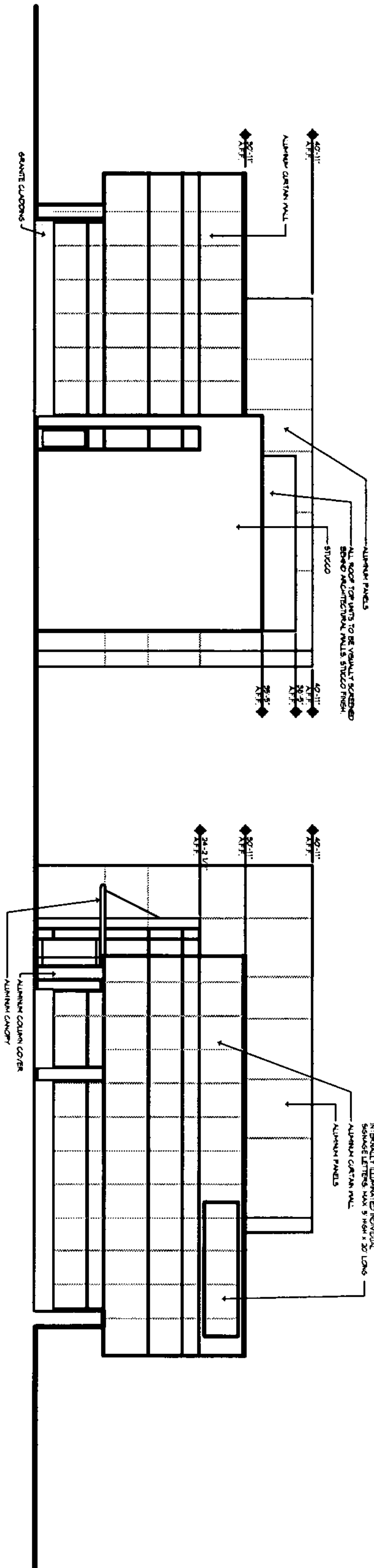
PROJECT	JOURNAL CENTER TRACT 5
OWNER	DRB SUBMITTAL
ARCHITECT	DOKTOR PERICH SABAINI 3101 Jefferson NE Suite 300 Albuquerque, NM 87109 Tel: 505-271-2111 Fax: 505-271-2112 info@psdusa.com
DESIGNER	
REVISIONS	<ul style="list-style-type: none"> △ △ △
DRAWN BY	
REVIEWED BY	
DATE	4/25/06
PROJECT NO.	04136
DRAWING NAME	ELEVATIONS OFFICE BLDG A



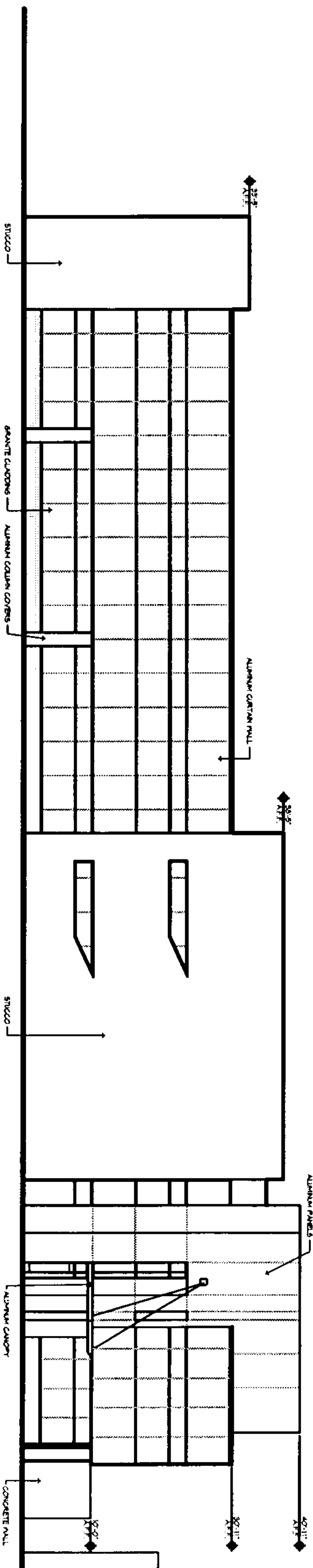
architect
interior
planning
engineering



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



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



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



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

Journal Center Tract 5
7601 Jefferson NE
Albuquerque, New Mexico

DRB SUBMITTAL

Dakkop Perich Sabatini
101 Alameda SE
Albuquerque, NM 87102
505 243-2222
info@dpsn.com

redline
libra
planning
optimum

ELEVATIONS OFFICE BLDG B

REVISIONS	DATE	BY	REASON

DRAWN BY	VIEW
REVIEWED BY	
DATE	4/25/06
PROJECT NO	04-36
DRAWING NAME	

SHEET NO. **A303**

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- 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: JCC-one, LLC PHONE: 268-2773
 ADDRESS: 8220 Louisiana Blvd, NE Site B FAX: 266-5228
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: _____
 Proprietary interest in site: Contract Purchaser List all owners: JOURNAL Center
 AGENT (if any): Dekker/Perich/Sabatini (Chris Gunning) PHONE: 761-9700
 ADDRESS: 6801 Jefferson St. NE FAX: 761-4222
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: chrisg@dpsabq.com

DESCRIPTION OF REQUEST: Review and approval of site development plan for building permit for tracts within the Journal Center IP Master Development Plan.

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. SD-1 + CABQ well site Block: _____ Unit: _____
 Subdiv. / Addn. Journal Center
 Current Zoning: IP Proposed zoning: IP
 Zone Atlas page(s): D17 No. of existing lots: 2 No. of proposed lots: 2
 Total area of site (acres): 5.75 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. _____ MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Jefferson St. NE
 Between: Masthead and Sun

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): _____
2-79-80-2 5-80-26

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

SIGNATURE _____ DATE _____
 (Print) Christopher R. Gunning _____ 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
- TAGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
<u>05DR13 00667</u>	<u>SBP</u>	<u>P(3)</u>	<u>\$ 385.00</u>
_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>4-27-05</u>	_____	_____	Total <u>\$ 405.00</u>

Bob [Signature] 4-19-05

Project # 1004138

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

SKETCH PLAN REVIEW AND COMMENT

- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR SUBDIVISION

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
 - ~~NA~~ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6** copies.
 - Solid Waste Management Department signature on Site Plan
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - ~~NA~~ Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist
 - Blue-line copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- SEE LETTER →
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

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

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

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

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

Christopher R. Gunning
dekker/perich/sabatini Applicant name (print)

Applicant signature / date



Form revised October 2004

<input type="checkbox"/> Checklists complete	Application case numbers
<input type="checkbox"/> Fees collected	05DRB - 00667
<input type="checkbox"/> Case #s assigned	- -
<input type="checkbox"/> Related #s listed	- -

[Signature] 4-19-05
Planner signature / date

Project # 1004138

April 19, 2005



Dekker/Perich/Sabatini

architecture
interiors
planning
engineering

Ms. Sheran Matson, AICP
Chair, Development Review Board
City of Albuquerque
600 2nd Street, NW
Albuquerque, New Mexico 87103

Re: Journal Center Tract 5D-1
DRB Site Development Plan for Building Permit Application

Dear Ms. Matson:

On behalf of our client, JCC-ONE, LLC, we are submitting an application to the Development Review Board for review of the referenced project. The project consists of two office buildings and required parking on a vacant tract in the Journal Center. We have reviewed the preliminary design several times with Mike Callahan, and have his approval to submit while he and the Journal Center Architectural Review committee review the drawings concurrently. Mike said he would be glad to confirm this via 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.

Sincerely,

Dekker/Perich/Sabatini

Christopher R. Gunning, AIA
Principal

Cc: Rick Davis
Steve Perich
File

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

***JCC - ONE, LLC
8220 Louisiana Blvd. NE, Suite B
Albuquerque NM. 87113***

April 12, 2005

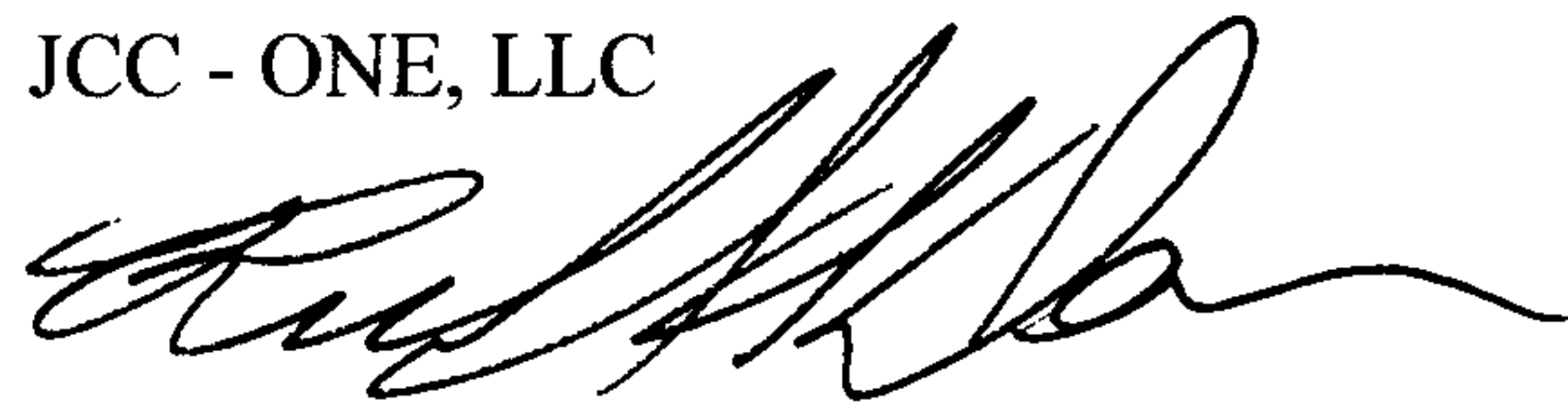
Re: DRB Site Development Plan Submittal
Journal Center Tract 5D-1

To Whom It May Concern:

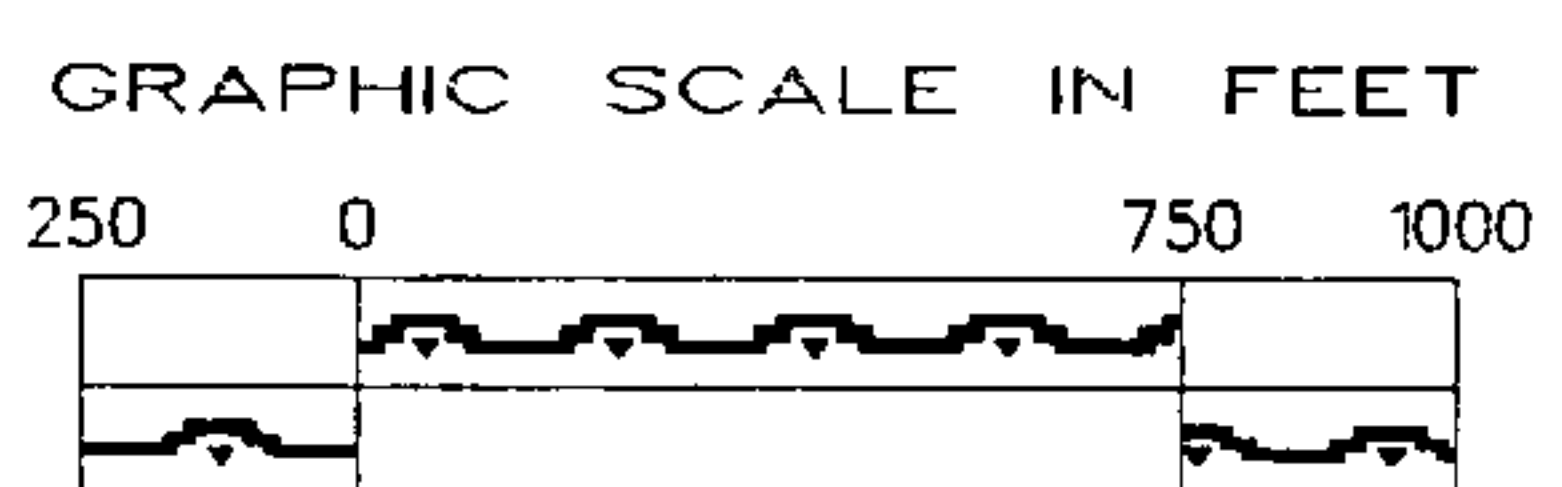
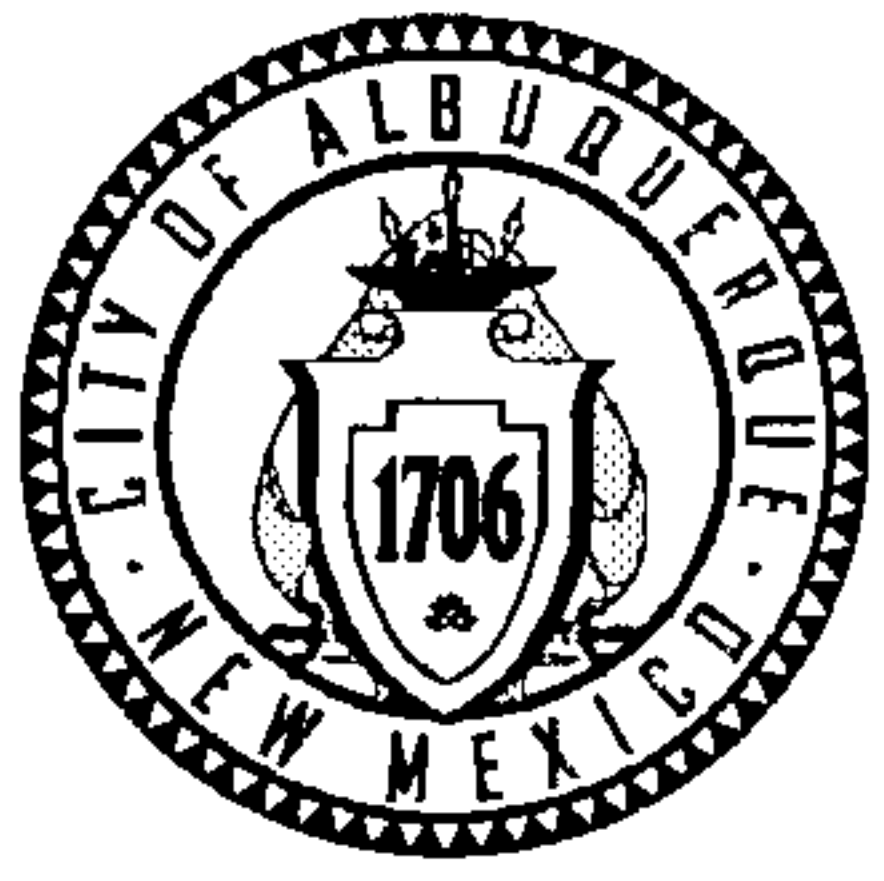
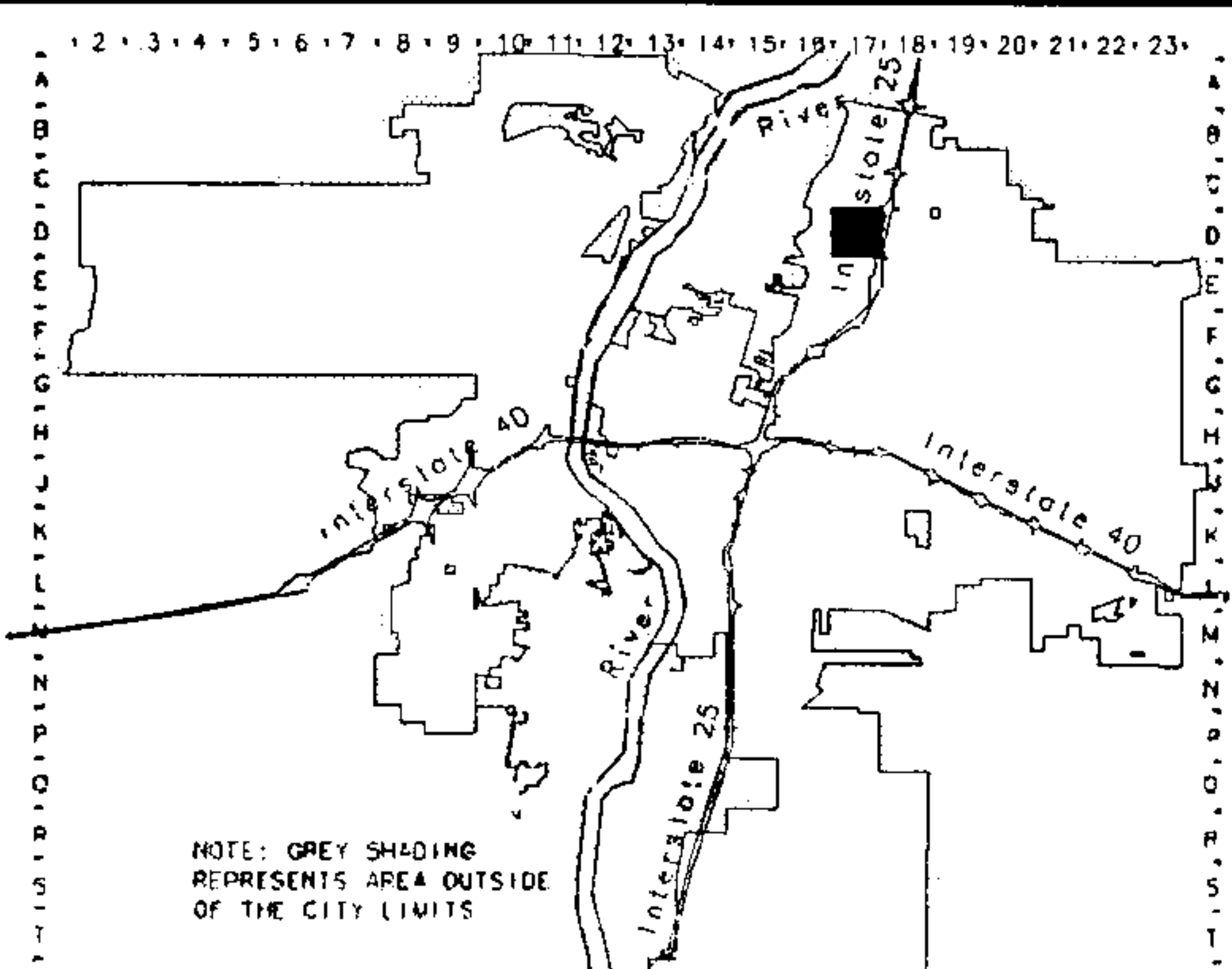
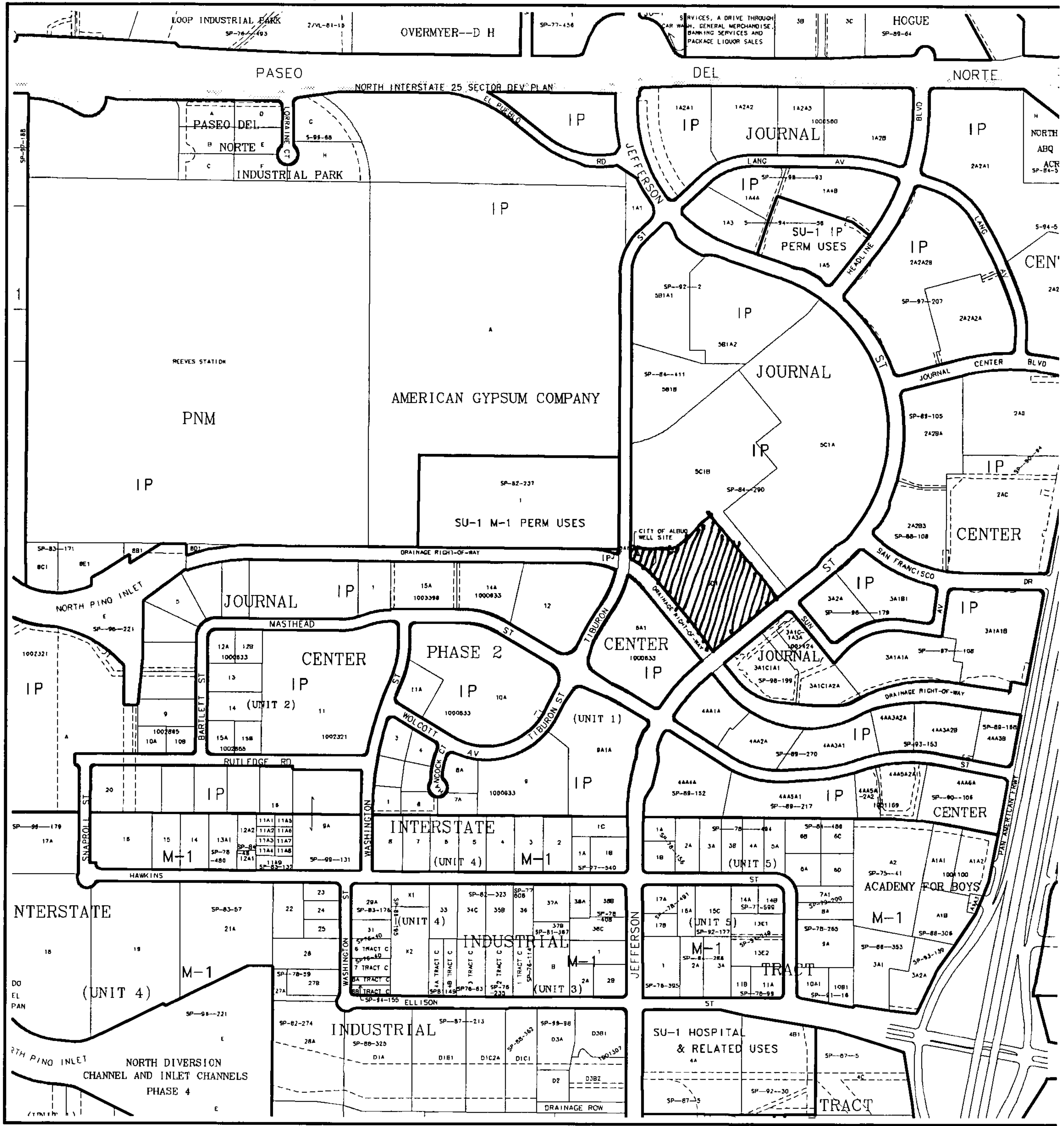
JCC - ONE, LLC contract purchaser of the referenced parcel, hereby authorizes Dekker / Perich / Sabatini, Ltd., to act as agent in matters pertaining to the City of Albuquerque site development plan approval process.

Sincerely,

JCC - ONE, LLC

A handwritten signature in black ink, appearing to read "Rick Davis", written over the printed name below.

Rick Davis
Manager



AGIS
Albuquerque Geographic Information System
PLANNING DEPARTMENT
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Zone Atlas Page

D-17-Z

Map Amended through September 01, 2004

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

B. Proposed Development

1. Structural

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

2. Parking and Internal Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. **Location and typical dimensions**, including handicapped spaces
 - 2. **Calculations:** spaces required: 397 provided: 477
Handicapped spaces required: 12 provided: 12
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: 20
provided: 20
 - n/a 2. Other bicycle facilities, if applicable
- C. Vehicular Circulation (Refer to Chapter 23 of DPM)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths
 - 2. Location and dimension of drive aisle crossings, including paving treatment
 - 3. Location and description of amenities, including patios, benches, tables, etc.

3. Streets and Circulation

- A. Locate and identify adjacent public and private streets and alleys.
 - 1. Existing and proposed pavement widths, right-of-way widths and curve radii
 - 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - n/a 3. Location of traffic signs and signals related to the functioning of the proposal
 - 4. Identify existing and proposed medians and median cuts
- B. Identify Alternate transportation facilities within site or adjacent to site
 - n/a 1. Bikeways and bike-related facilities
 - 2. Pedestrian trails and linkages
 - n/a 3. Bus facilities, including routes, bays and shelters existing or required

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

4. Utilities

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

SHEET #2 - LANDSCAPING PLAN

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

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

SHEET #3 - PRELIMINARY GRADING PLAN -

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

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

A. General Information

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

- 5. Existing and proposed easements
- 6. Building footprints
- 7. Location and detail of Retaining walls

B. Grading Information

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

SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- A. Scale (minimum of 1/8" or as approved by Planning Staff).
- B. Bar Scale
- C. Detailed Building Elevations for each facade
 - 1. Identify facade orientation
 - 2. Dimensions of facade elements, including overall height and width
 - 3. Location, material and colors of windows, doors and framing
 - 4. Materials and "common name" colors of all building elements and structures
- n/a E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff.

B. Signage

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

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

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

PAID RECEIPT

APPLICANT NAME JCC-one LLC
 AGENT Dekker / Perich / Sabatini
 ADDRESS _____
 PROJECT & APP # 1004138/05 DRB 00667
 PROJECT NAME Journal Center

\$ 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.**

4/19/2005 RECEIPT# 00039279 ACCOUNT 441032 ACTIVITY 3424000 TRANS# 0012 TRANS AMT 405.00 J24 P152	DEKKER/PERICH/SABATINI, LTD 12-92 6801 JEFFERSON NE SUITE 100 ALBUQUERQUE, NM 87109 (505) 781-9700 FED #85-0367023	WELLS FARGO NEW MEXICO, N.A. 0204 Albuquerque, NM 87103-1081 95-219-1070	CHECK NO. 034149 ***DUPLICATE*** DATE: April 18, 2005 AMOUNT: <u>405.00</u> City of Albuquerque Division
Four hundred five dollars & 00/100		4/19/2005 10:32AM LOC: ANNX RECEIPT# 00039279 WSH 006 TRANS# 0012 Account 441032 Fund 0110 VOID AFTER 90 DAYS Activity 3424000 TRSEJA Trans Amt <u>405.00</u> MP J24 P152 \$20.00	