

#8



COMPLETE - 05/19/05 Stt

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-00670 (SBP)
Project Name: JOURNAL CENTER, PH 2 UNIT 1
Agent: JOHN KLEE

Project # 1004141
Phone No.: 1-602-323-7441

Your request for (SDP for SUB), (SDP for BP) (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 4/27/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): SPS Copy & written comments

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

- Include 3 copies of the approved site plan along with the originals.**
 - County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
 - Property Management's signature must be obtained prior to Planning Department's signature.
 - AGIS DXF File approval required.
 - Copy of recorded plat for Planning.

Project Number 1004141



#8



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Project Name: JOURNAL CENTER, PH 2 UNIT 1
Agent: JOHN KLEE

Project # 1004141
Phone No.: 1-602-323-7441

Project Number

1004141

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- The original plat and a mylar copy for the County Clerk.
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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.**



**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 # 8

• PROJECT # 1004141

APPLICATION # 05-00670

RE: Journal Center, Phase 2, Unit1/ minor SDBP

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

Need copy of Site Development Plan for Subdivision.

Title Block Should read "Site Plan for Building Permit".

Typical drawings are not labeled site plan.

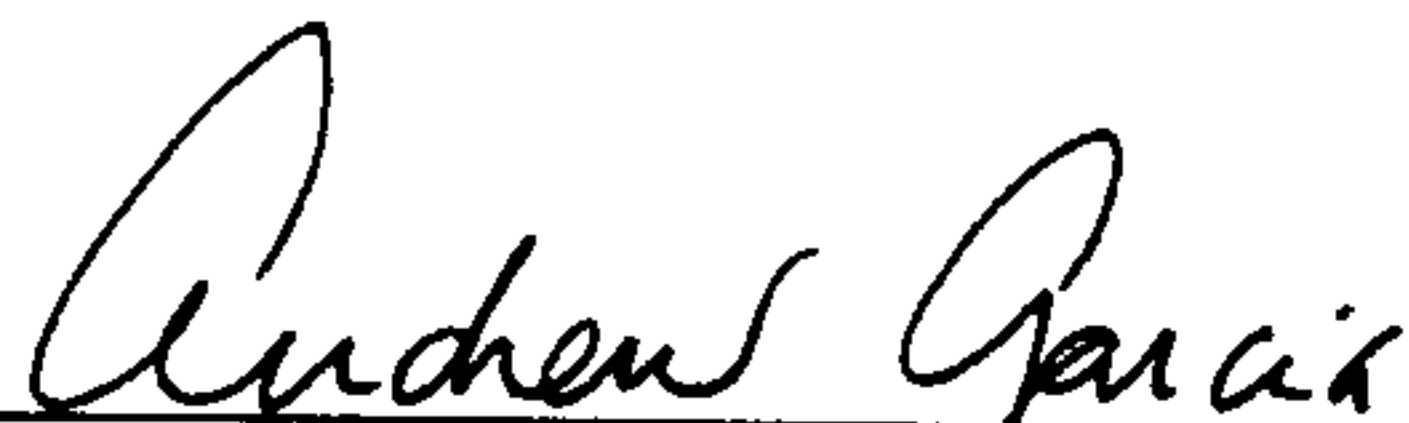
Colors on elevation sheet are required.

Elevation drawing of sign with dimensions , materials, square footage and colors are required. Is there any illumination on the sign? Please clarify.

Please identify any easements, existing or proposed.

Please identify the square footage and use of each building.

✓ Solid Waste signature, and Fire Marshal stamp are missing.



Andrew Garcia, Planning Alternate

924-3895 Fax 924-3864 agarcia@cabq.gov

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO 3307
CONNECTION TEL 916026679101
SUBADDRESS
CONNECTION ID
ST. TIME 04/22 14:51
USAGE T 00'45
PGS. 2
RESULT OK

Comments: John. If you have any questions please call me at (505) 924-3895

Urgent For Review Please Comment Please Reply Please Recycle

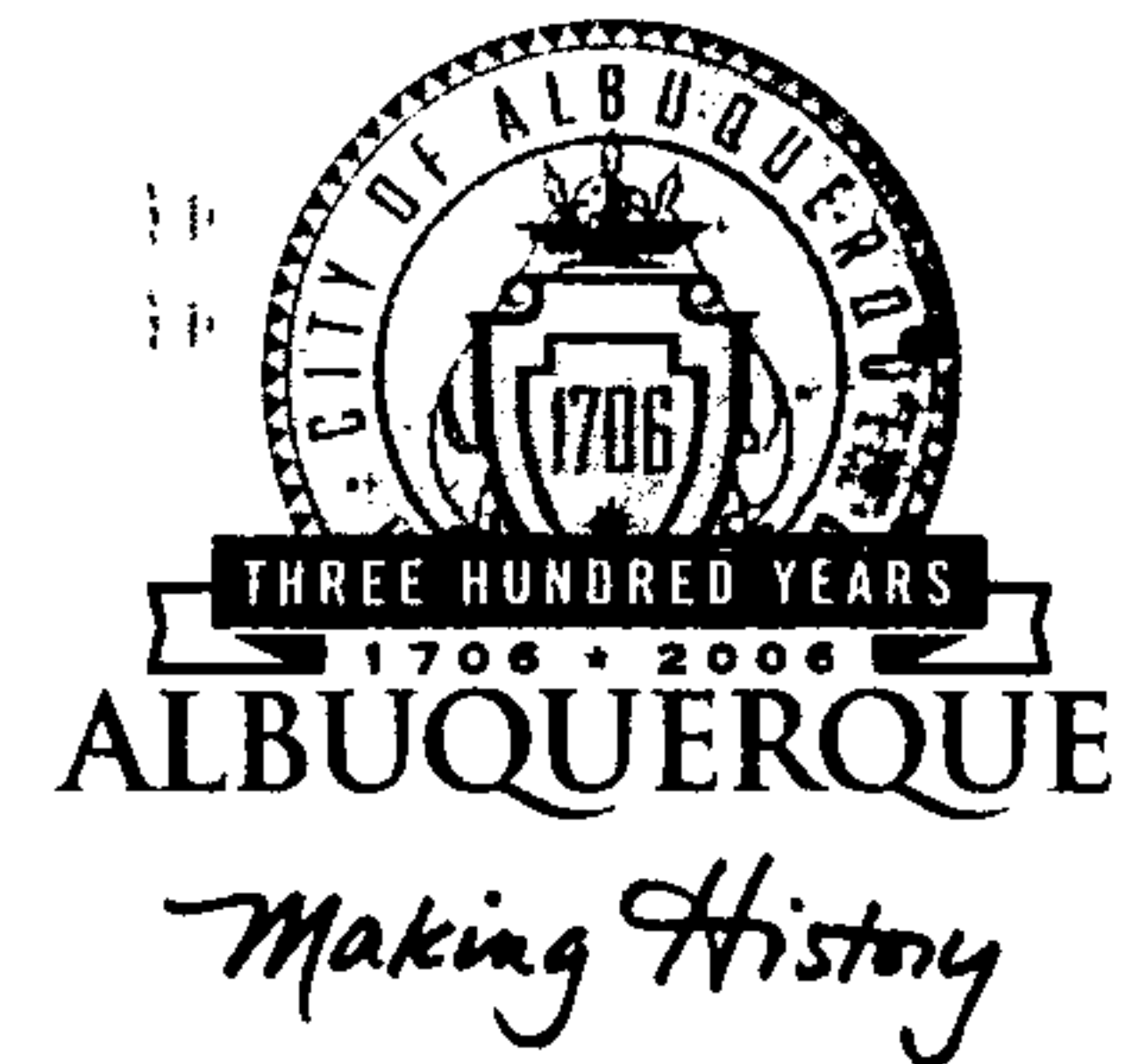
Time: _____

Phone: 1-602-323-7441 Date: 4-22-05

Fax: 1-602-667-9101 Pages Sent: (including this page) 2

To: John Klee 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: 1004141

AGENDA ITEM NO: 8

SUBJECT:

Site Plan for BP

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: April 27, 2005

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

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: CRAIG CORP PHONE: 021-3379
 ADDRESS: 5610 SAN FRANCISCO NE FAX: 021-3178 MSN.COM
 CITY: ALBUQ STATE NM ZIP 87109 E-MAIL: SCOTT HAUG@CRAIGCORP.COM
 Proprietary interest in site: OWNER/BUILDER List all owners: CRAIG CORP
 AGENT (if any): JOHN HLEE PHONE: 1-602-323-7441
 ADDRESS: 4222 EAST THOMAS SUITE 250 FAX: 1-602-687-9101
 CITY: PHOENIX STATE AZ ZIP 05018 E-MAIL: HLEE DESIGN @ EMAIL.COM

DESCRIPTION OF REQUEST: SITE PLAN APPROVAL FOR BUILDING PERMIT

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

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

Lot or Tract No. LOT #1 Block: _____ Unit: #1
 Subdiv. / Addn. JOURNAL CENTER PHASE 2
 Current Zoning: FP Proposed zoning: IP
 Zone Atlas page(s): VICINITY MAP D-17 No. of existing lots: 1 No. of proposed lots: 1
 Total area of site (acres): .529 Density if applicable: dwellings per gross acre: 0 dwellings per net acre: 0
 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: 7400 WASHINGTON NE, NORTH OF
 Between: HAWKINS BOULEVARD and HAWKINS + RUTLEDGE DR
 (ADDRESS - 7400 WASHINGTON NE)

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z-, V-, S-, etc.):
1000633

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

SIGNATURE DANIEL A. BRAMLEY DATE 4/19/05
 (Print) DANIEL A. BRAMLEY 362-6584 Applicant Agent
PROJECT MANAGER CRAIG CORP.

FOR OFFICIAL USE ONLY

Form revised 4/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05DRB 00670</u>	<u>SBP</u>	<u>PC3</u>	<u>\$385.00</u>
<input type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$20.00</u>
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>4-27-05</u>			Total <u>\$405.00</u>

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

Project # 1004141

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

SKETCH PLAN REVIEW AND COMMENT

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

SITE DEVELOPMENT PLAN FOR SUBDIVISION

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

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

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

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

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

Scott Haugwitz
 Applicant name (print)
[Signature] 4-19-05
 Applicant signature / date



Form revised October 2004

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

Application case numbers
 05DRB - 00670

[Signature] 4-19-05
 Planner signature / date
 Project # 1009141

Klee Design Collaborative, Inc. *The Art and Science of Modern Buildings*

4222 E. Thomas Rd. Ste. 250, Phoenix, Arizona 85018
602-667-9700 Toll free 1-800-667-9700
FAX (602) 667-9101

April 18, 2005

City of Albuquerque
DRB
600 2nd. Street N.W.
Albuquerque, New Mexico 87103

Re: 7400 Washington Street N.E.
Journal Center

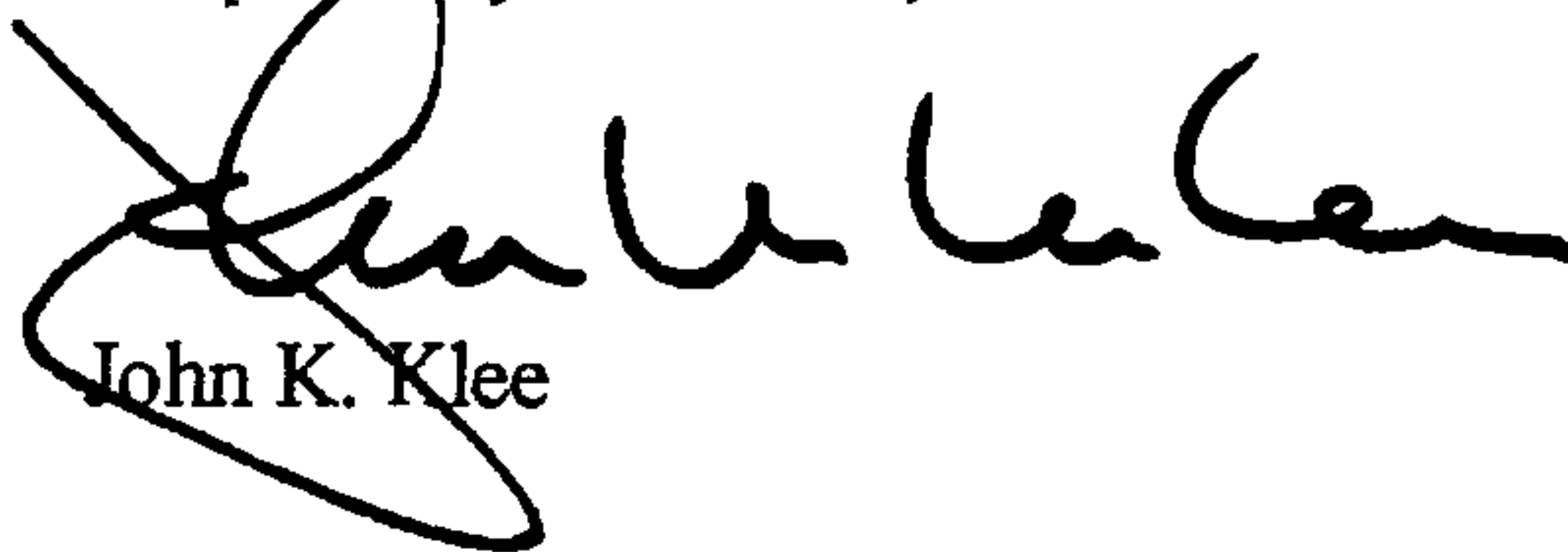
Dear DRB Member

This submittal is for the sole purpose to obtain a building permit for a new office/warehouse facility at the above stated address. The existing building setbacks, site planning, landscape plan and building elevations have been informed by the strict Journal Center Design Guidelines and review by there appointed staff.

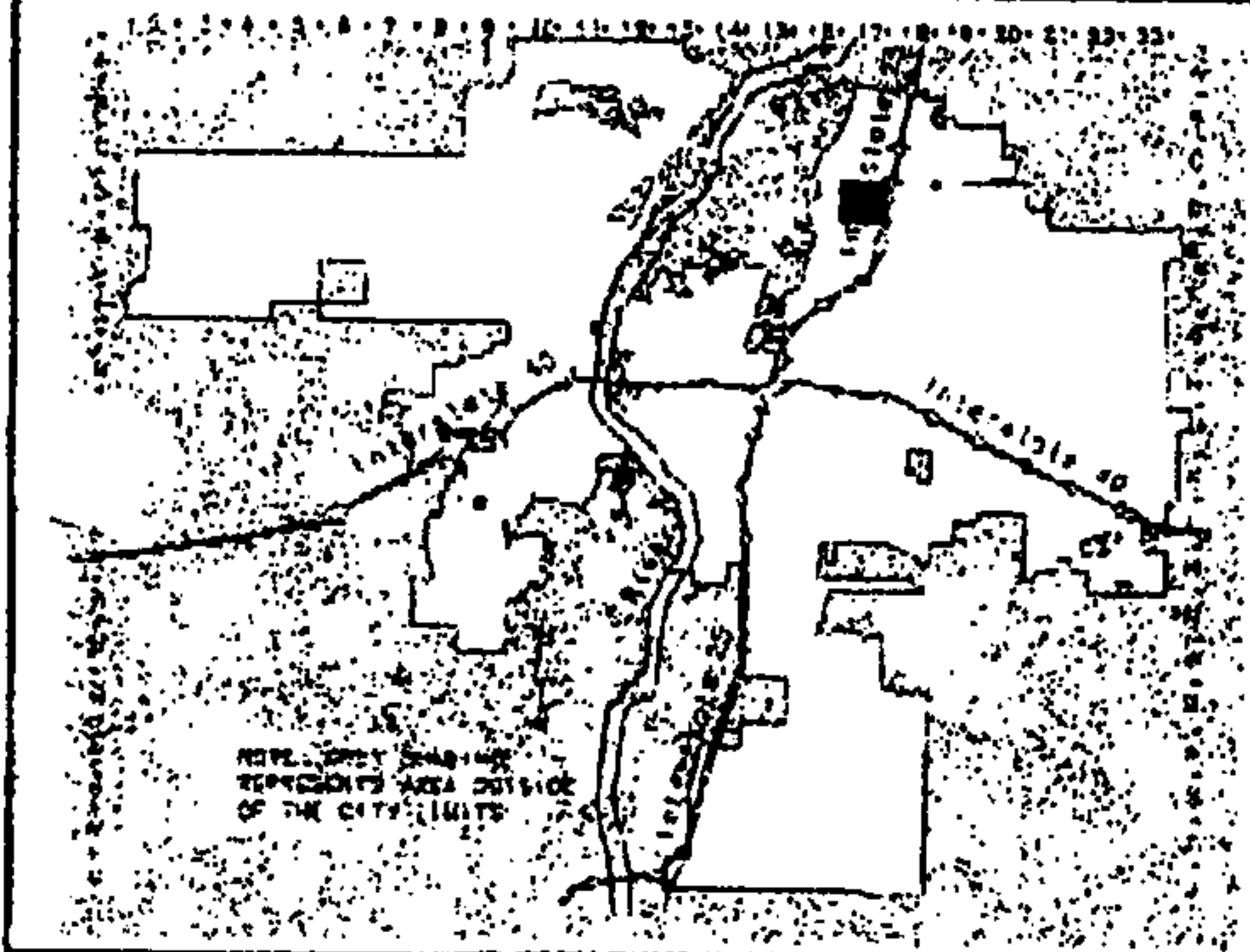
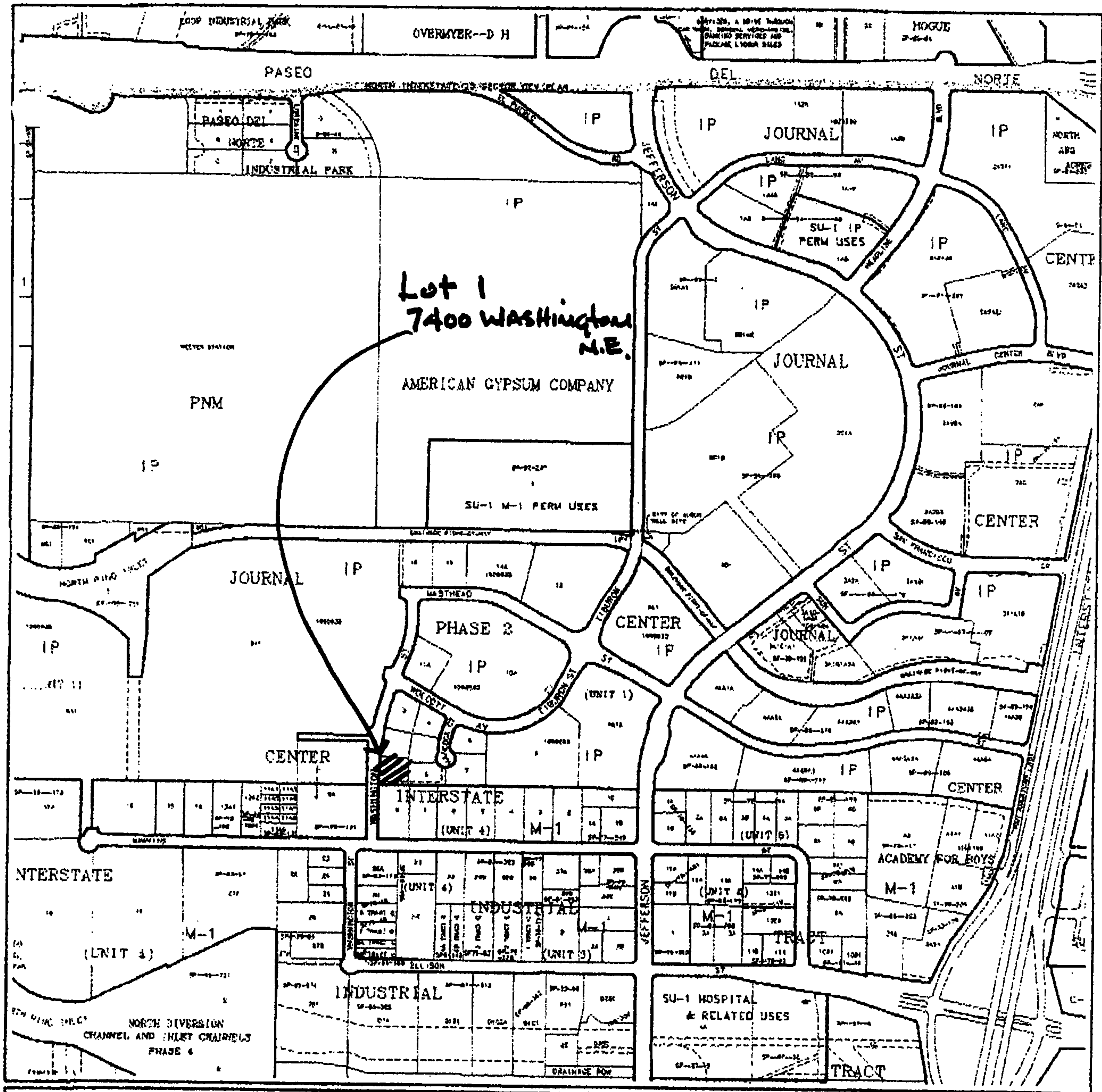
Please note that this project has already been through the City of Albuquerque plan review process and comments have been received from all departments. This was an inadvertent filing due to previous experience with permitting two other projects within this same area of Journal Center.

Thank you in advance for your attention to this most important matter.

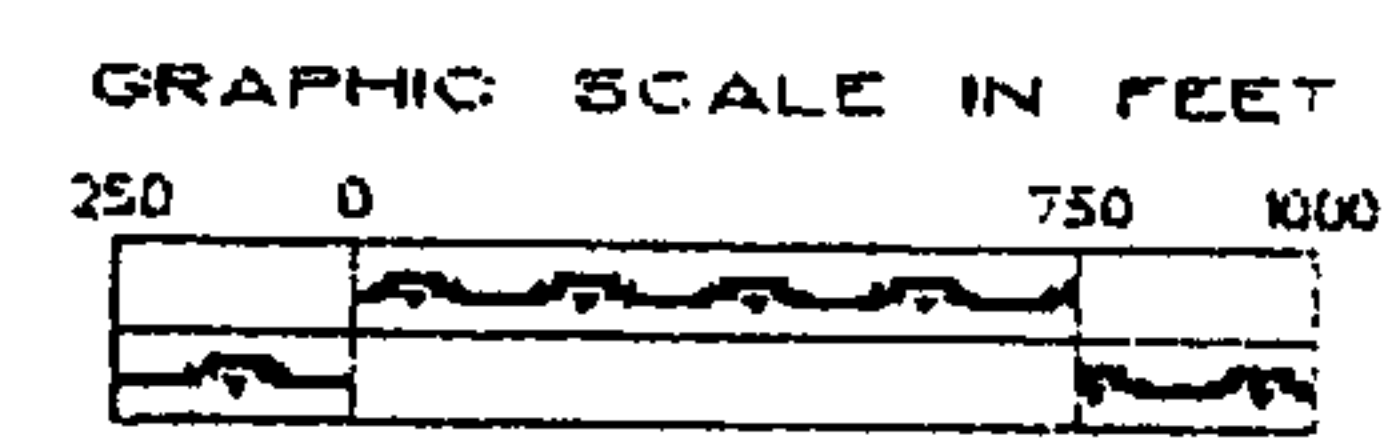
Respectfully submitted,



John K. Klee



CITY OF Albuquerque
 A Geographic Information System
 PLANNING DEPARTMENT
 © Copyright 2003



Zone Atlas Page
D-17-Z
 Map Amended through January 21, 2003

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT *CHECKLIST* Revised: 1/10/2005

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

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

[Handwritten Signature]
Applicant or Agent Signature / Date

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

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

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

Accompanying Material

- A. 8-1/2" x 11" reduction for each plan sheet.
- B. **Written project summary.** Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 - SITE PLAN

A. General Information

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT *CHECKLIST* Revised: 1/10/2005

B. Proposed Development

1. Structural

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

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: _____ provided: _____
 Handicapped spaces required: _____ provided: _____
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: _____
 provided: _____
 - 2. Other bicycle facilities, if applicable
- C. Vehicular Circulation (Refer to Chapter 23 of DPM)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths
 - 2. Location and dimension of drive aisle crossings, including paving treatment
 - 3. Location and description of amenities, including patios, benches, tables, etc.

3. Streets and Circulation

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT *CHECKLIST* Revised: 1/10/2005

4. Utilities

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

SHEET #2 - LANDSCAPING PLAN

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

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

SHEET #3 - PRELIMINARY GRADING PLAN -

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

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

A. General Information

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT *CHECKLIST* *Revised: 1/10/2005*

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

B. Grading Information

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

SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

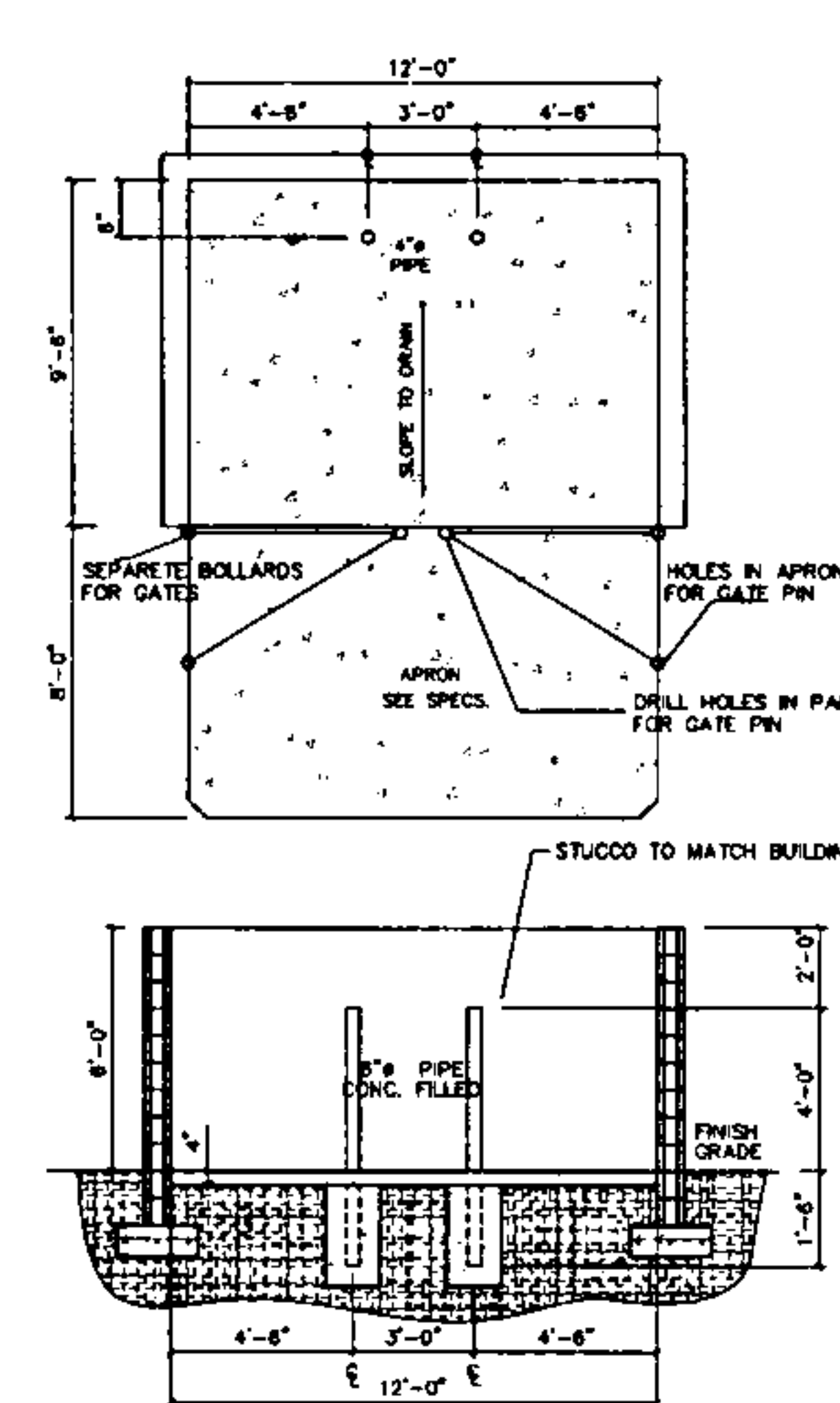
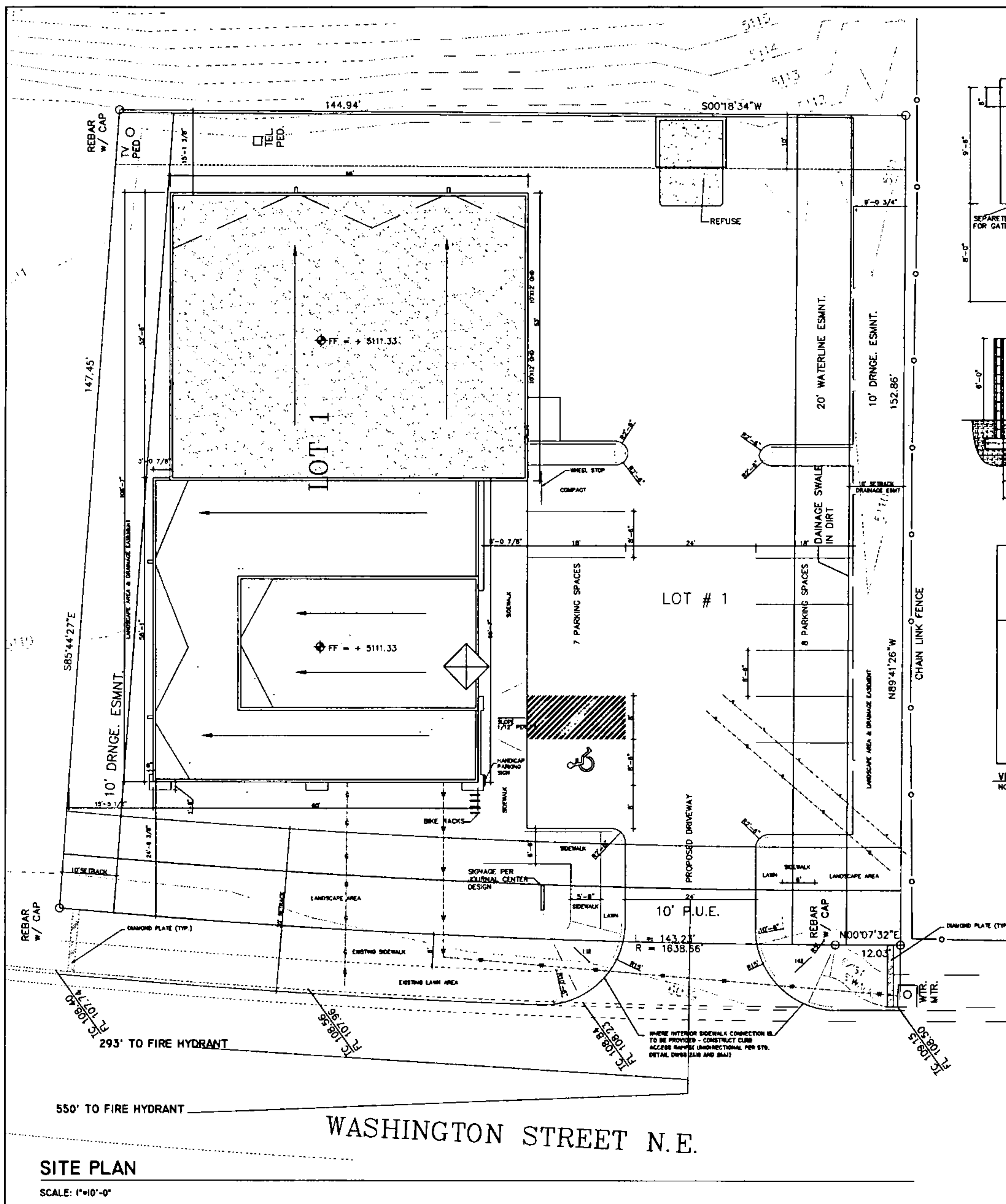
A. General Information

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

B. Signage

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

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



PROJECT NUMBER: _____

Application Number: _____

Is an International List required? (1) Yes (2) No. If yes, then a set of approved OTC plans with a north arrow is required for any construction within Public Right-of-Way or the construction of public improvements.

ALL SITE DEVELOPMENT PLAN APPROVALS:

Traffic Engineering, Transportation Division	Date
Urban Development	Date
Plans and Assessment Department	Date
City Engineer	Date
Environmental Health Department (optional)	Date
Public Works Management	Date
DRS Champion, Planning Department	Date

BUILDING DATA

JOURNAL CENTER PHASE 2
UNIT 1, LOT #1
ALBUQUERQUE, NM 87109

DESIGN DATA

I. APPLICABLE CODES AND REGULATIONS.
INTERNATIONAL BUILDING CODE, 2003
ANSI
GUIDELINES, 1998

II. BUILDING FLOOR AREA

OFFICE B	3329 SF
WAREHOUSE S-1	3436 SF
TOTAL BUILDING AREA	6765 SF

III. OCCUPANCY GROUP (IBC CHAPTER 3)
OFFICE B
WAREHOUSE S1

IV. EXTERIOR WALLS AND OPENINGS
IBC TABLE 602

V. BUILDING HEIGHT
BUILDING 1 - ONE STORY 24'-0"

VI. TYPE OF CONSTRUCTION
IBC TABLE 503: OFFICE-TYPE V-B
WAREHOUSE-TYPE V-B

VII. BASIC ALLOWABLE FLOOR AREA
IBC TABLE 503: OFFICE-B-9,500 S.F.
WAREHOUSE-S1-9,000 S.F.

VIII. FIRE RESISTIVE REQUIREMENTS
IBC TABLE 601: TYPE V-B

IX. OCCUPANT LOAD
OFFICE: 3,324 S.F. / 100 = 33
OFFICE: 3,436 S.F. / 500 = 7

X. EXIT REQUIREMENTS
NUMBER OF EXITS: IBC TABLE 1014.1
EXIT REQUIREMENTS OCCUPANT LOAD LESS THAN 50
= 1 EXIT REQ. 2 PROVIDED

XI. PLUMBING REQUIREMENTS: IBC TABLE 2902.1
OFFICE: W.C. 1 PER 25 FOR THE FIRST 50 REQ.
2 W.C. PROVIDED
OFFICE: LAVATORY 1 PER 40 FOR THE FIRST 50 REQ.
2 LAVATORY PROVIDED
WAREHOUSE: 1 PER 100 REQ.
1 W.C. & 1 LAVATORY PROVIDED

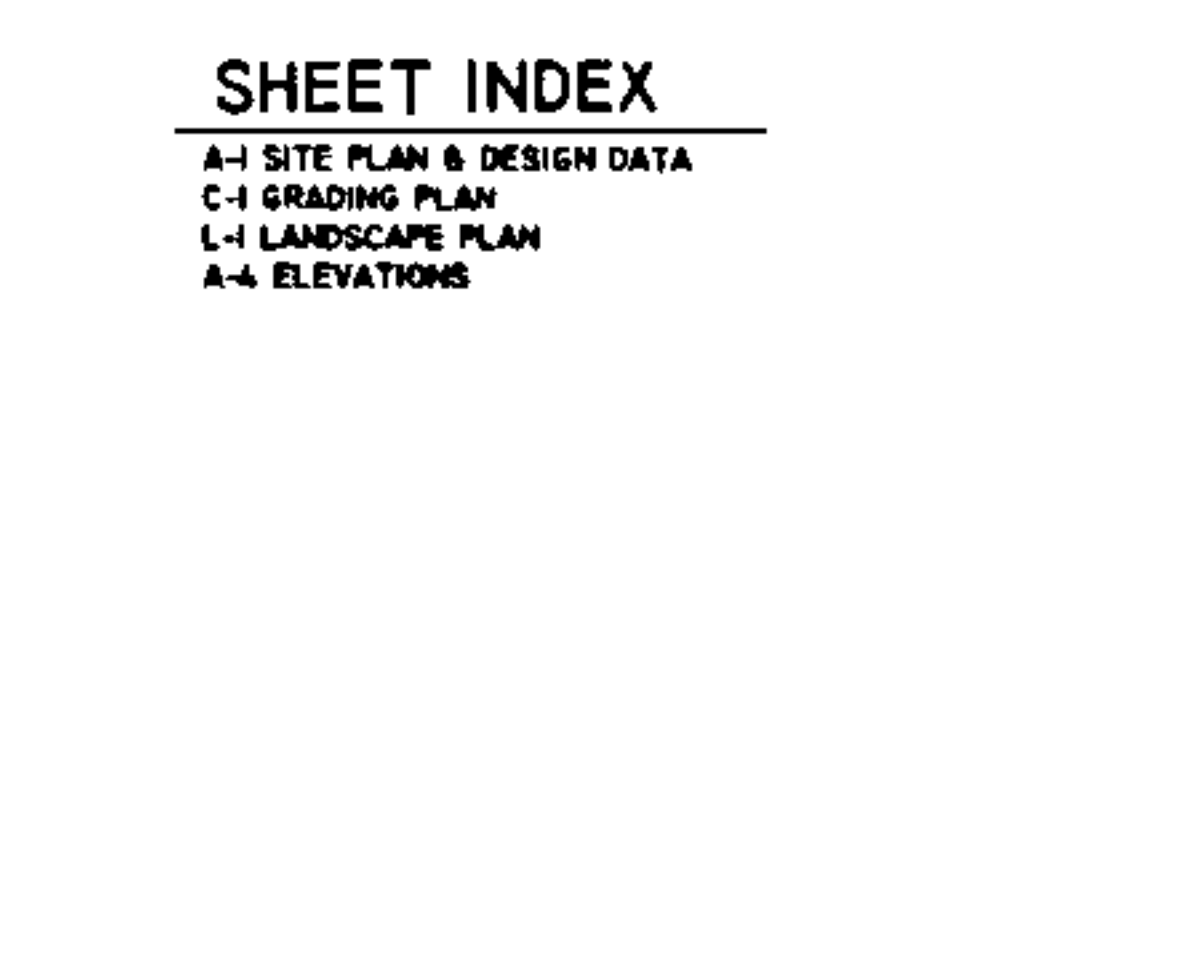
XII. SEISMIC ZONE: D, CATEGORY II BLDG.

XIII. WIND SPEED: 75 MPH

XIV. EXPOSURE: C 1500 PSF

XV. SOIL BEARING CAP. 40 PSF

XVI. ROOF LOAD(TOTAL)

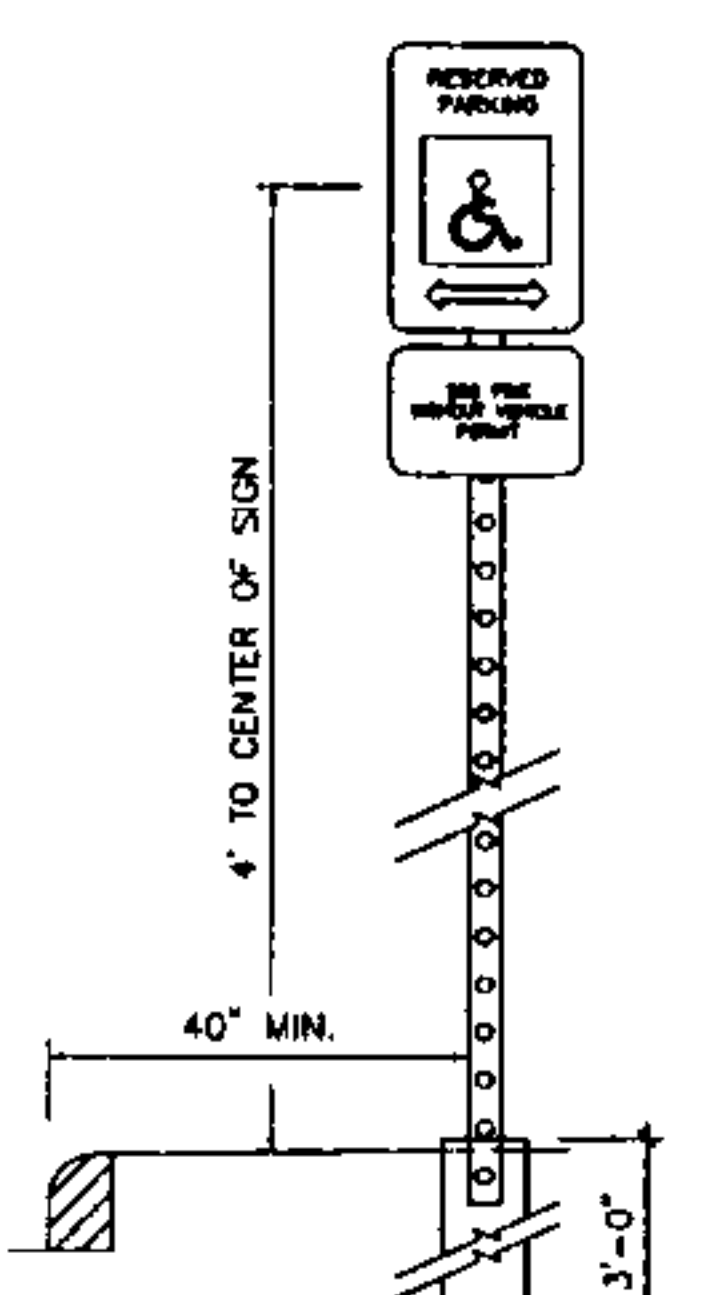


PARKING REQUIREMENTS (CALC'S)

NET OFFICE:	3298 SF
2300/200 = 12	
NET WAREHOUSE:	3436 SF
3436/2000 = 2	
= 2 REQUIRED PARKING SPACES	

PARKING PROVIDED:
CITY OF ALBUQUERQUE - OFFICE/WAREHOUSE

SURFACE PARKING:	
HANDICAPPED	1 CAR
REGULAR AND COMPACT	15 CARS
TOTAL ON SITE PARKING PROVIDED	16 CARS
TOTAL REQUIRED PARKING:	14 CARS



- NOTES:**
- 1: SIGNS SHALL CONFORM TO THE STANDARDS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 - 2: SIGN SHALL BE SET DIRECTLY FACING THE DIRECTION OF TRAVEL FOR THE VEHICLES ENTERING THE STALL (NOT < 45°).
 - 3: SIGNS SHALL BE MOUNTED ON A STURDY POST AT A HEIGHT SPECIFIED HERE IN, OR MAY BE SECURELY BOLTED TO AN ADJACENT WALL.
 - 4: EACH SPACE SHALL BE POSTERED WITH A SIGN, CENTERED ON THE STALL. HOWEVER, ONE SIGN MAY BE USED BETWEEN THE TWO SPACES WITH THE APPROPRIATE ARROWS.
 - 5: 40" MIN. FROM FACE OF ADJACENT CURB OR BUMPER BLOCK.



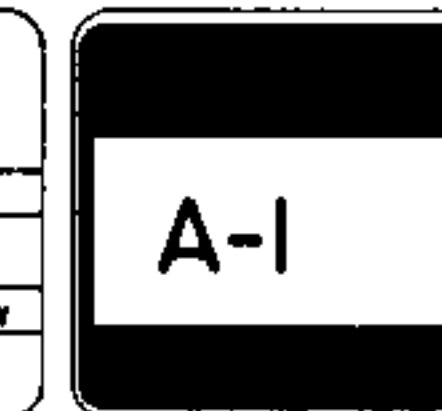
HLB
HAROLD L. BENNETT
P.E.

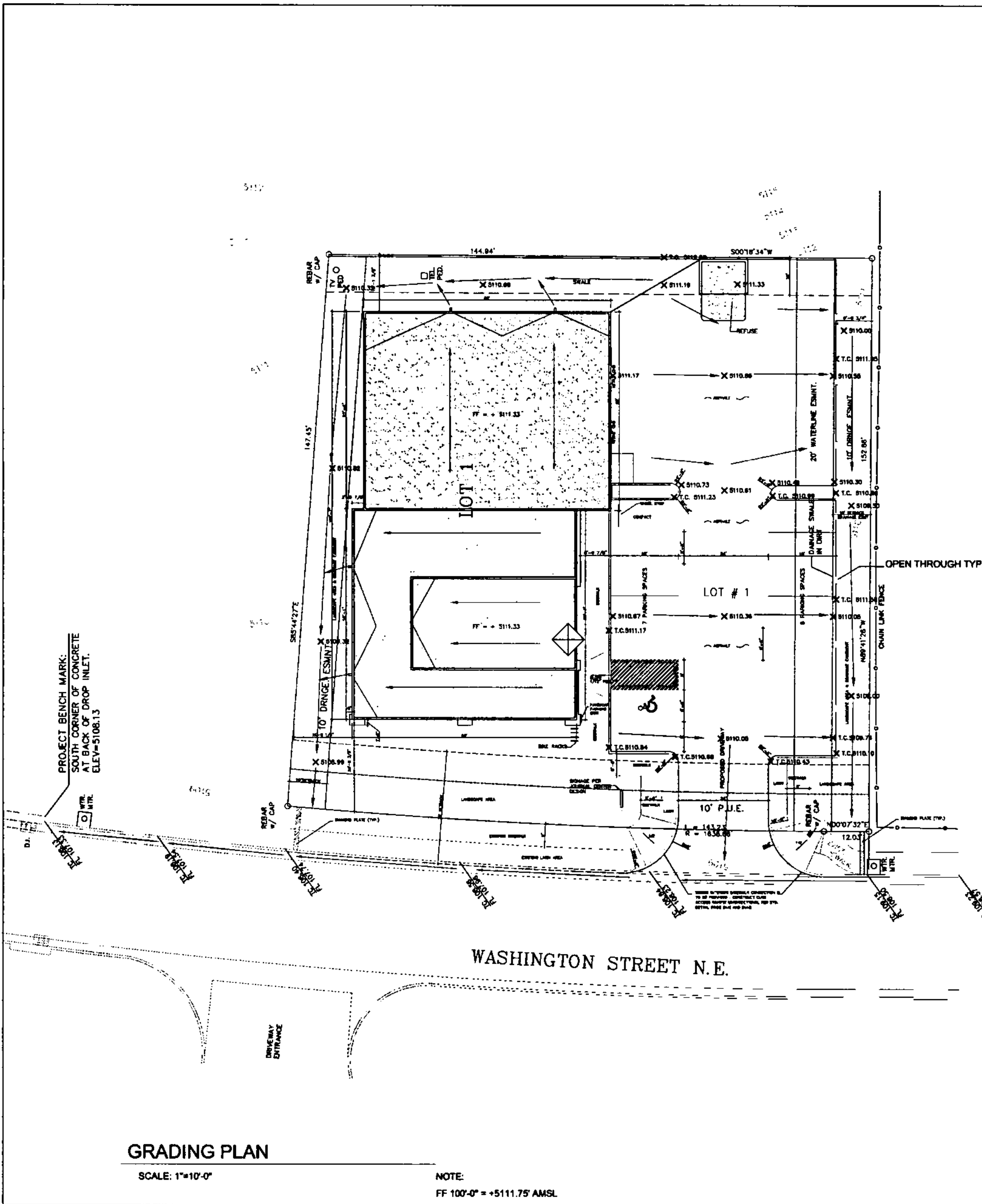
KCC
DESIGN COLLABORATIVE
THE ART AND SCIENCE OF MODERN BUILDINGS

JOB TITLE: BLUE HOLE LTD.
JOURNAL CENTER LOT #1

REVISION:	FILE NAME	JOB NO.	DATE
1-14-05			2-7-05

SHEET TITLE: SITE PLAN FOR SUBDIVISION
DRAWN BY: ALL RI





GRADING PLAN

SCALE: 1"=10'-0"

NOTE:
FF 100'-0" = +5111.75' AMSL

GENERAL NOTES

- PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE TO RESOLVE THE CONFLICT WITH A MINIMUM AMOUNT OF DELAY.
- ALL WORK ON THIS PLAN SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE LOCATION ONLY, AND LINES MAY EXIST WHERE NONE ARE SHOWN. THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE UTILITY OWNER OR FROM EXISTING PLANS, AND THIS INFORMATION MAY BE INCOMPLETE, OR OBSOLETE AT THE TIME OF CONSTRUCTION. THE ENGINEER HAS NOT UNDERTAKEN ANY FIELD VERIFICATION OF THESE LOCATIONS, LINE SIZES OR MATERIAL TYPE. MAKES NO REPRESENTATION THEREOF, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE OR UNDERGROUND INSTALLATION IN OR NEAR THE AREA IN ADVANCE OF AND DURING ANY EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES AND UNDERGROUND FACILITIES. IN PLANNING AND CONDUCTING EXCAVATIONS, THE CONTRACTOR SHALL COMPLY WITH ALL STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
- THE CONTRACTOR SHALL INSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND BY WETTING THE SOIL TO KEEP IT FROM BLOWING.
- THE CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE COMPLETION OF THE WORK PRIOR TO BEGINNING CONSTRUCTION.

GRADING/DRAINAGE PLAN

THE FOLLOWING ITEMS CONCERNING JOURNAL CENTER PHASE 1 ARE CONTAINED HEREON:
1. VICINITY MAP
2. DRAINAGE CALCULATIONS

BLUE HOLE LTD - LOT #1 JOURNAL CENTER

BUILDING AREA = 0.08 ACRES (5,863 SF)
LANDSCAPE AREA = 0.128 ACRES (8,623 SF)
PARKING/ASPHALT AREA = 0.299 ACRES (11,174 SF)
TOTAL SITE = 0.52 ACRES (22,660 SF)

PRECIPITATION: 300 = 2.35 IN.
1240 = 2.75 IN.
1004 = 3.95 IN.

EXISTING CONDITIONS:

TREATMENT A 0.05 AC.
TREATMENT B 0 AC.
TREATMENT C 0 AC.
TREATMENT D 0 AC.

PROPOSED CONDITIONS:

0 AC.
0.178 AC.
0 AC.
0.422 AC.

EXCESS PRECIPITATION:

TREATMENT A 0.53 IN.
TREATMENT B 0.78 IN.
TREATMENT C 1.13 IN.
TREATMENT D 2.12 IN.

PEAK DISCHARGE:

CF5AC. 1.58
CF5AC. 2.28
CF5AC. 3.14
CF5AC. 4.07

EXISTING EXCESS PRECIPITATION:

WEIGHTED E = (0.53 X 0) + (0.78 X 1.78) + (1.13 X 0) + (2.12 X 4.22) = 1.034 IN.
V100 = 1.040/612 = 0.517 AC.FT.

EXISTING DISCHARGE:

WEIGHTED E = 0.510/53 = 0.4 CFS
V100 = 40.612/0.08 AC.FT.

PROPOSED PEAK DISCHARGE

Q100 = 0+0.178(2.28)+0+4.22(4.7)= 2.38 CFS

BENCHMARK:

PROJECT BENCHMARK OF 108 13 LOCATED ON CURB @ NORTHWEST CORNER OF PROPERTY

EROSION CONTROL MEASURES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MANAGEMENT OF STORM RUN-OFF DURING CONSTRUCTION. HE/SHE SHALL ASSURE THAT THE FOLLOWING MEASURES ARE TAKEN

- ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY TEMPORARY BERMS, DIKES, SWALES, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUN-OFF FROM LEAVING THE SITE AND ENTERING ADJACENT PROPERTY.
- ADJACENT PUBLIC RIGHT-OF-WAY SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUN-OFF FROM THE SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER THE PUBLIC STREETS.

EXISTING CONDITIONS

AS SHOWN BY THE VICINITY MAP, THE SITE CONTAINS 0.52 ACRES AND IS LOCATED EAST OF WASHINGTON ST. N.E. AND NORTH OF HAWKINS RD. N.E. THE SITE IS NOT LOCATED WITHIN A DESIGNATED FLOOD ZONE.

PROPOSED CONDITIONS

PROJECT TO DRAIN DIRECT DISCHARGE: DRAIN BOTH NORTH & SOUTH TO EXISTING DRAINAGE EASEMENTS. DISCHARGE GOES TO CITY STORM DRAINS AND AMAPCA STORM DRAINS, LOCATED NORTH AND WEST OF THE SUBJECT PROPERTY.

NO OFFSITE FLOWS

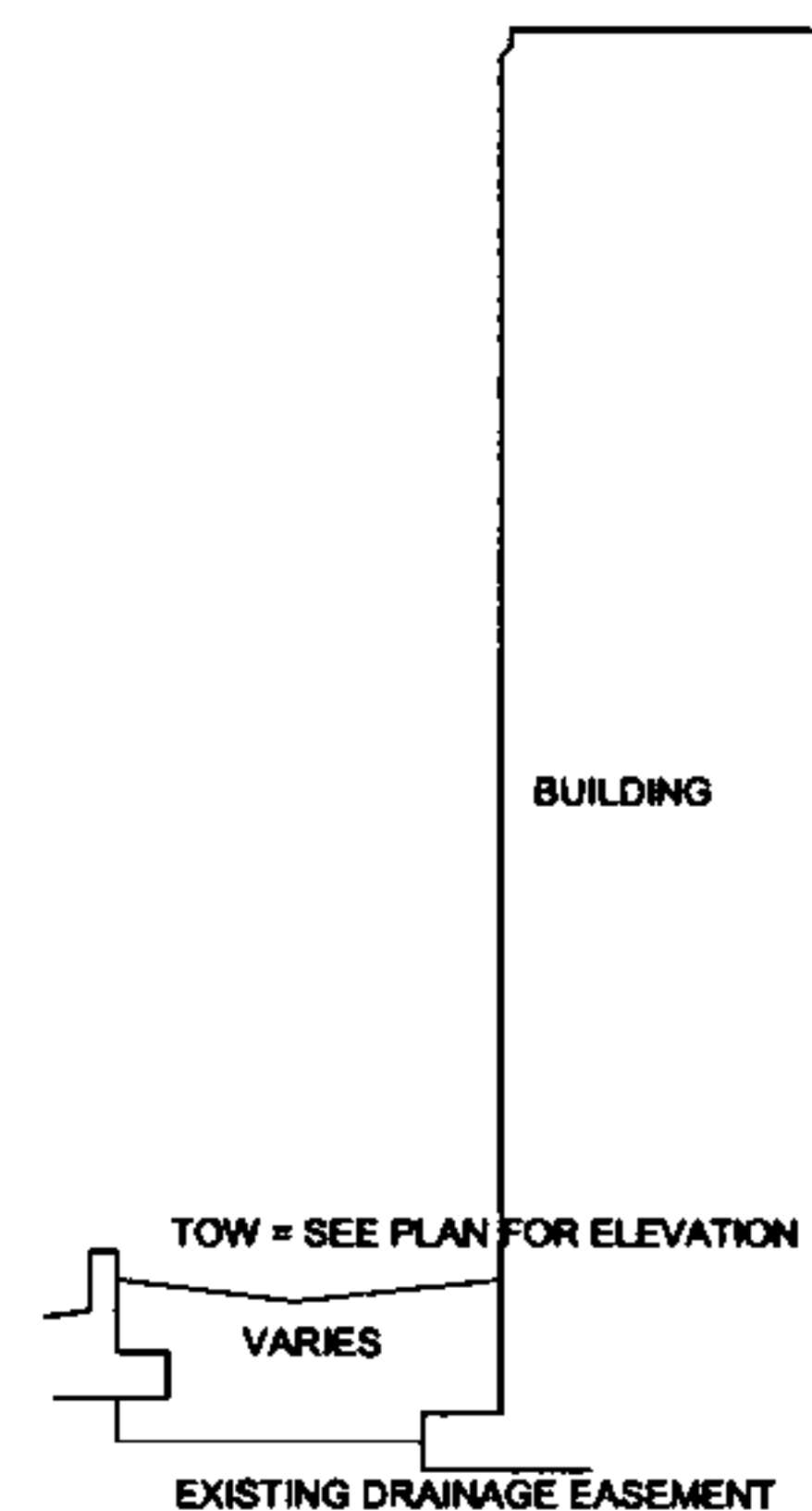
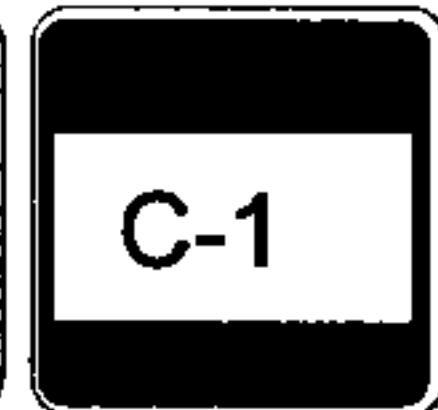
NOTICE TO CONTRACTORS

- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY
- ALL WORK DETAILED ON THE SE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1995.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATION SERVICE, 785-1234, FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

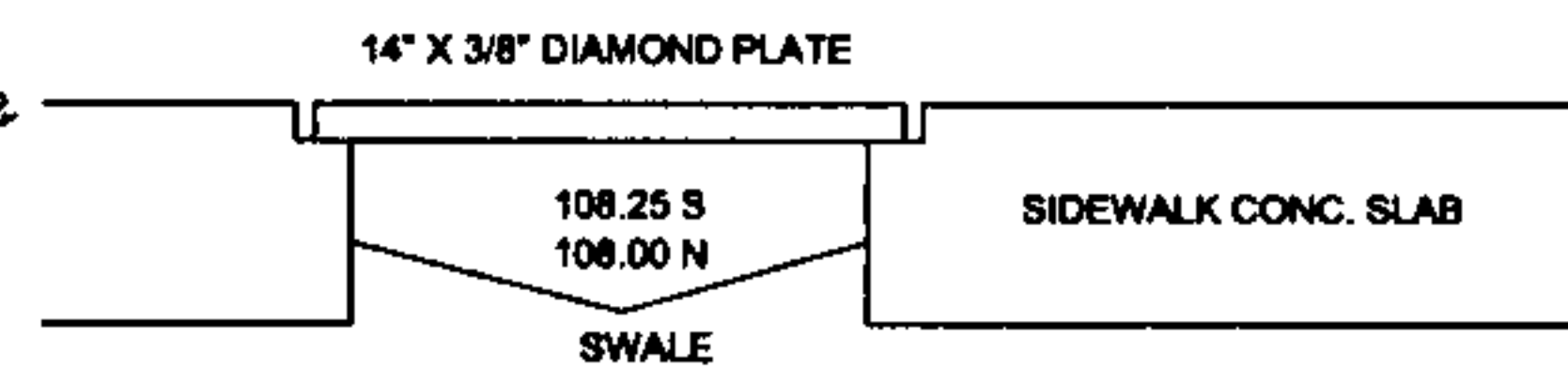
APPROVAL	NAME	DATE
INSPECTOR		

KCC
DESIGN COLLABORATIVE
THE ART AND SCIENCE OF MODERN BUILDINGS

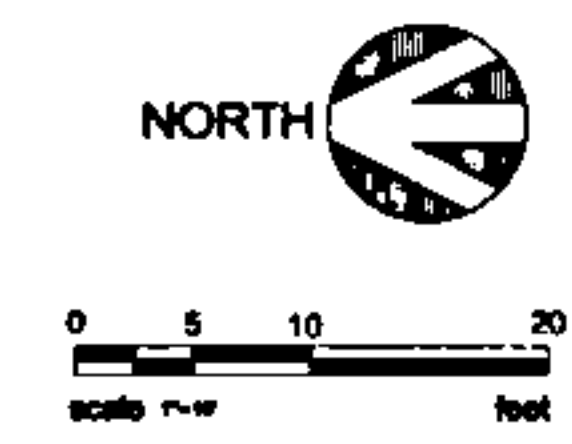
JOB TITLE: BLUE HOLE LTD. JOURNAL CENTER LOT #1		
REVISION:	FILE NAME:	JOB NO. DATE
04 18 05	C-1	02 08 05
SHEET TITLE: GRADING PLAN		DRAWN BY: ALL, RL, KB



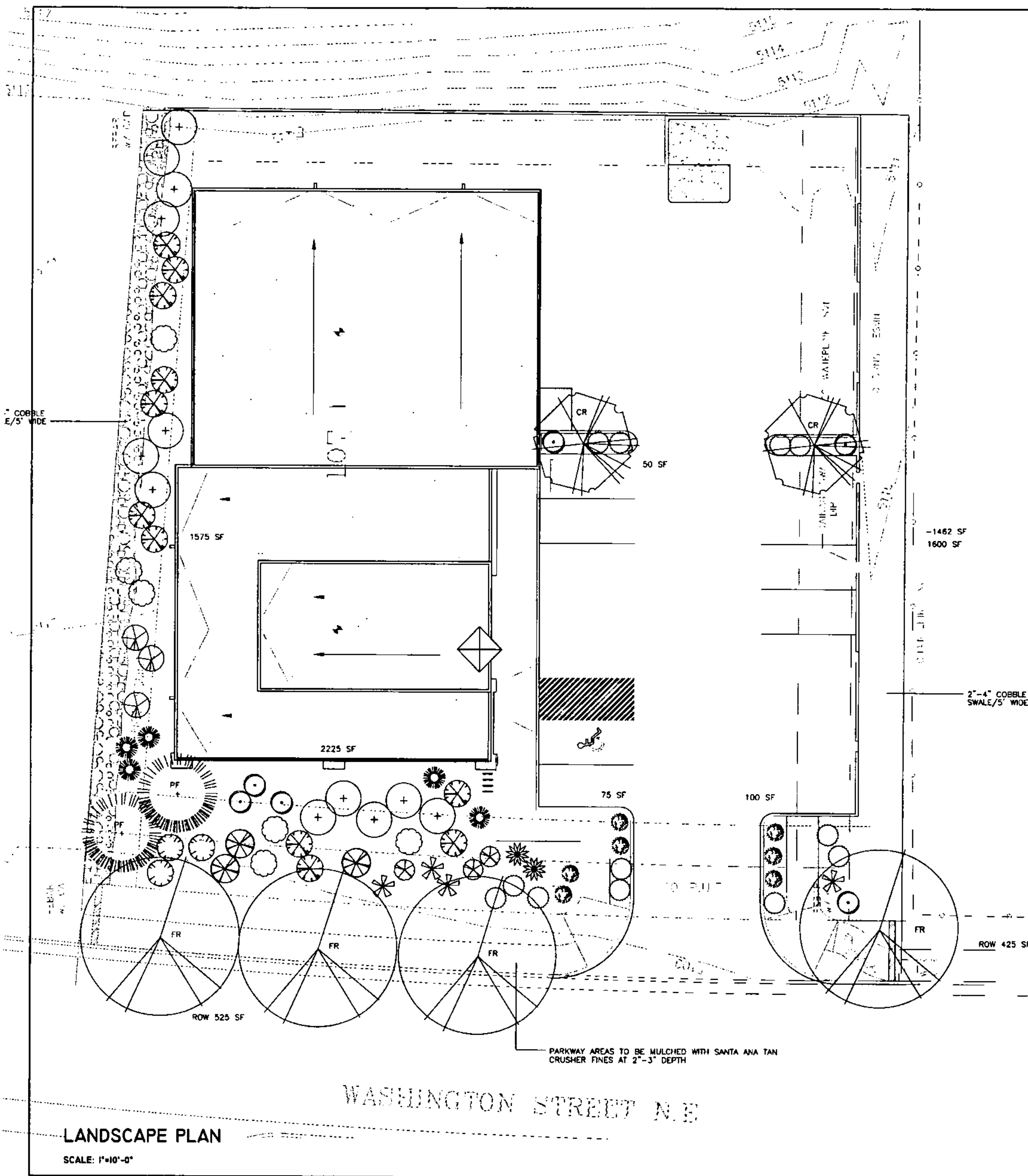
TYP. SWALE DETAIL
SCALE: 3/16" = 1'-0"



SIDEWALK SECTION W/DIAMOND PLATE
SCALE: NTS



HLB
HAROLD L. BENNETT
P.E.



PLANT LEGEND

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
FR	4	FRAXINUS VELUTINA	MODESTO ASH	2" CAL	H
CR	2	CRATAEGUS CRUS-GALLI INERMIS	THORNLESS HAWTHORN	2" CAL	H
PF	2	PINUS FLEXILIS	LIMBER PINE	6'	M
+	23	ELAEAGNUS PUNGENS	SILVERBERRY	5 GAL	M
○	12	RHUS TRILOBATA PROSTRATA	CREeping SUMAC	5 GAL	M
⊗	3	ARCTOSTAPHYLOS	MANZANITA	5 GAL	M
⊗	5	CERCOCARPUS LEDIFOLIUS	CL. MTN. MAHOGANY	5 GAL	L
⊗	6	FALLUGIA	APACHE PLUME	5 GAL	M
⊗	7	ROSMARINUS OFFICINALIS	ROSEMARY	5 GAL	M
⊗	3	LEUCOPHYLLUM	RAINSAGE	5 GAL	M
⊗	6	COTONEASTER BUXIFOLIUS	GRAY COTONEASTER	5 GAL	M
⊗	21	RHUS TRILOBATA	3 LEAF SUMAC	5 GAL	M
⊗	6	YUCCA BACCATA	BANANA YUCCA	5 GAL	M
⊗	5	NOLINA	BEARGRASS	5 GAL	M
⊗	7	LAVANDULA	LAVENDER	1 GAL	M
⊗	2	JASMINUM	WINTER JASMINE	5 GAL	M

SITE DATA

GROSS LOT AREA	22,680 SF
LESS BUILDING(S)	8,765 SF
NET LOT AREA	15,895 SF
REQUIRED LANDSCAPE	
15% OF NET LOT AREA	2,385 SF
PROPOSED LANDSCAPE	5,625 SF
PERCENT OF NET LOT AREA	35%
REQUIRED PARKING LOT TREES	
1 PER 10 SPACES (15 SPACES)	2
REQUIRED TREES	2 MIN.
PROPOSED TREES	

PLANTING RESTRICTIONS APPROACH

A MINIMUM OF 30% OF THE PLANTINGS TO BE LOW OR MEDIUM WATER USE PLANTS
 A MAXIMUM OF 20% OF THE LANDSCAPE AREA TO BE HIGH WATER USE TURF

NOTE

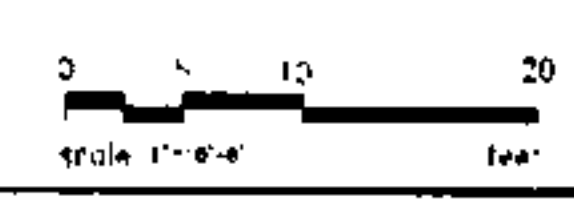
MAINTENANCE OF LANDSCAPE PROVIDED BY OWNER
 PLANTINGS TO BE WATERED BY AUTO DRIP IRRIGATION SYSTEM WITH RP BACKFLOW PREVENTER
 PLANTINGS IN ROW TO BE IRRIGATED BY CONNECTING TO JC2 COMMON AREA IRRIGATION SYSTEM
 WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER
 THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE PLANTING RESTRICTIONS APPROACH
 IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUNDCOVER OF LANDSCAPE AREAS AT MATURITY
 LANDSCAPE AREAS TO BE MULCHED WITH 3/4" SANTA ANA TAN GRAVEL MULCH AT 2"-3" DEPTH OVER FILTER FABRIC
 APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE
 TREES ARE NOT TO BE PLACED IN PUBLIC UTILITY EASEMENTS
 NO PARKING SPACE SHALL BE MORE THAN 100' FROM A TREE.



HeadsUp
 LANDSCAPE CONTRACTORS
 7325 SECOND ST. NW
 ALBUQUERQUE, NM
 (505) 998-9915
 LICENSE 18890
 www.headsuplandscape.com

KCC DESIGN DEVELOPMENT
 DESIGN COLLABORATIVE
 THE ART AND SCIENCE OF MODERN BUILDINGS

JOB TITLE:
 JOURNAL CENTER LOT #1
 REVISION: FILE NAME JOB NO. DATE
 SHEET TITLE: LANDSCAPE PLAN
 DRAWN BY: JC



LANDSCAPE PLAN
 SCALE: 1"=10'-0"

WASHINGTON STREET N.E.

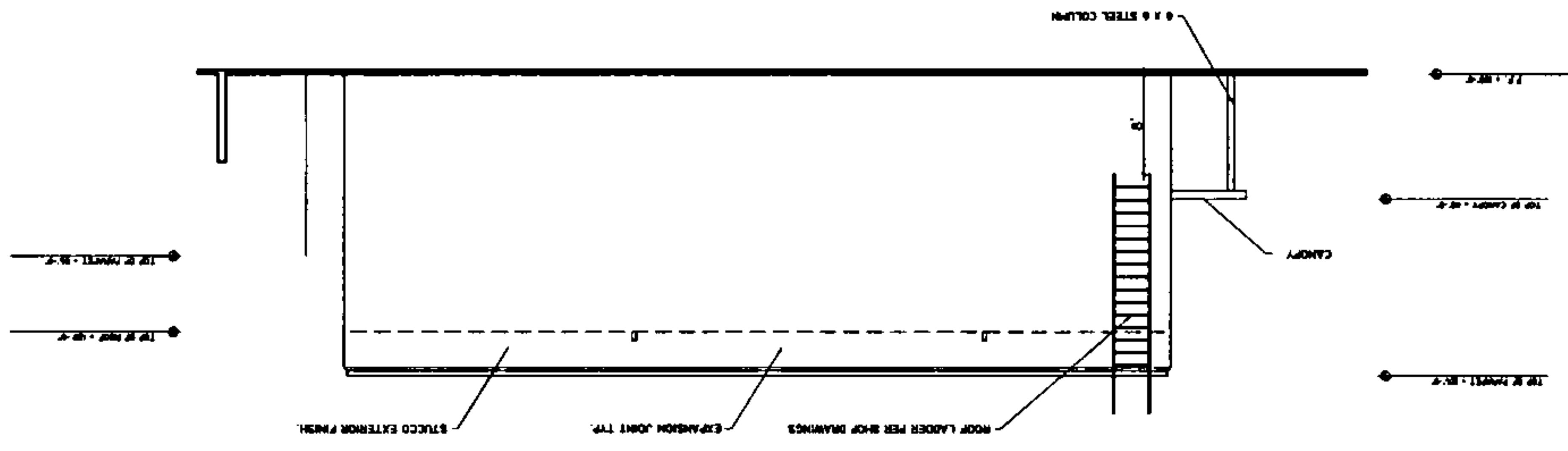
A-4

SHEET TITLE: SCHEMATIC ELEVATIONS			
NO.	DATE	BY	CHKD.
1	2-1-3		
REVISION:			
FILE NAME	JOB NO.	DATE	
JOB TITLE: JOURNAL CENTER LOT # 1			

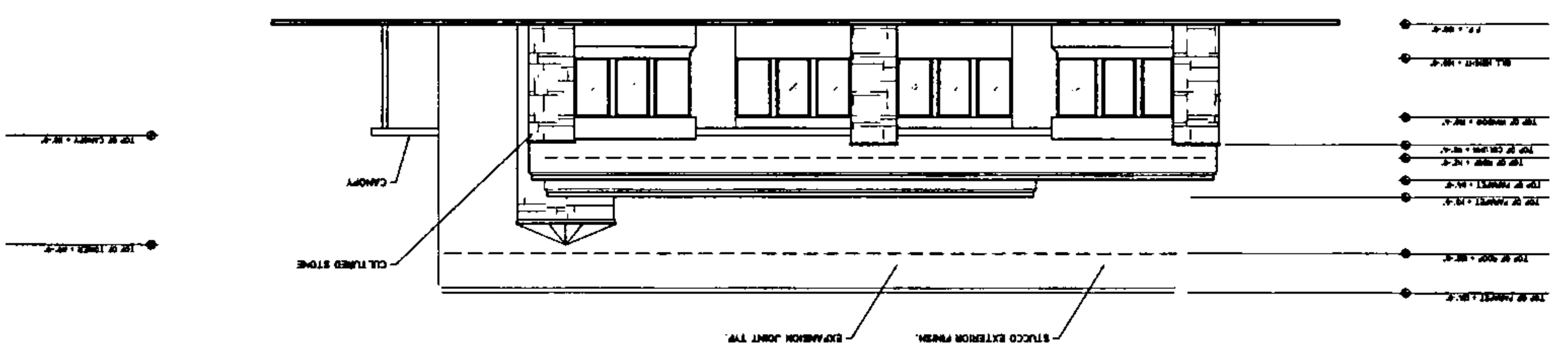
DESIGN COLLABORATIVE
THE ART AND SCIENCE OF MODERN BUILDINGS
KCC



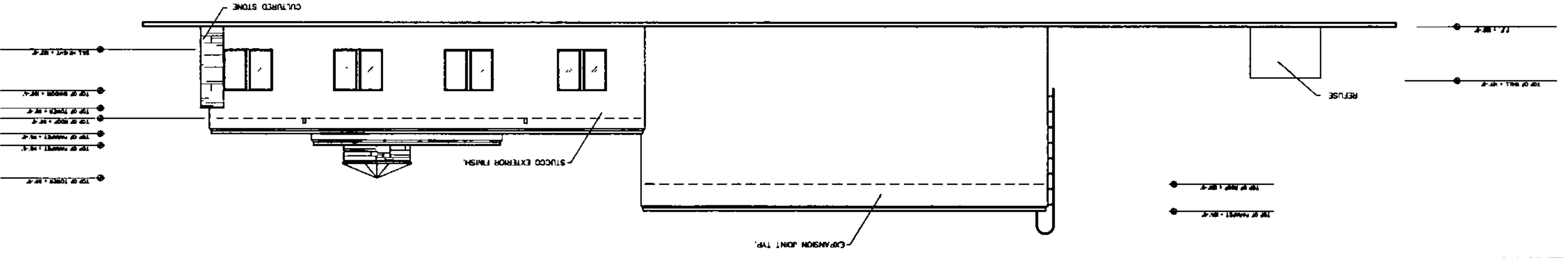
EAST ELEVATION
SCALE: 1/8"=1'-0"



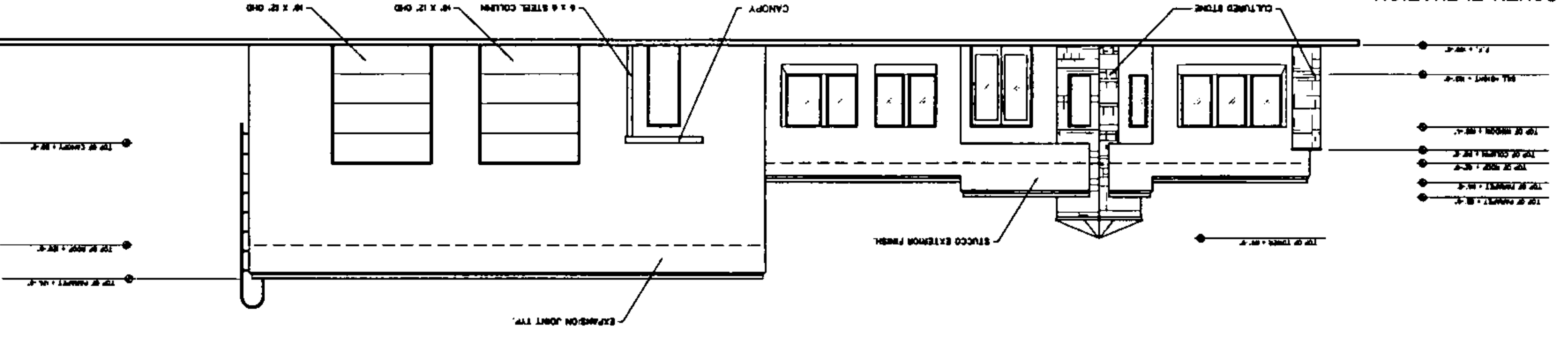
WEST ELEVATION
SCALE: 1/8"=1'-0"



NORTH ELEVATION
SCALE: 1/8"=1'-0"



SOUTH ELEVATION
SCALE: 1/8"=1'-0"



Craig Corporation

P.O. BOX 94030 • ALBUQUERQUE, NEW MEXICO 87199-4030
(505) 821-3379

April 19, 2004

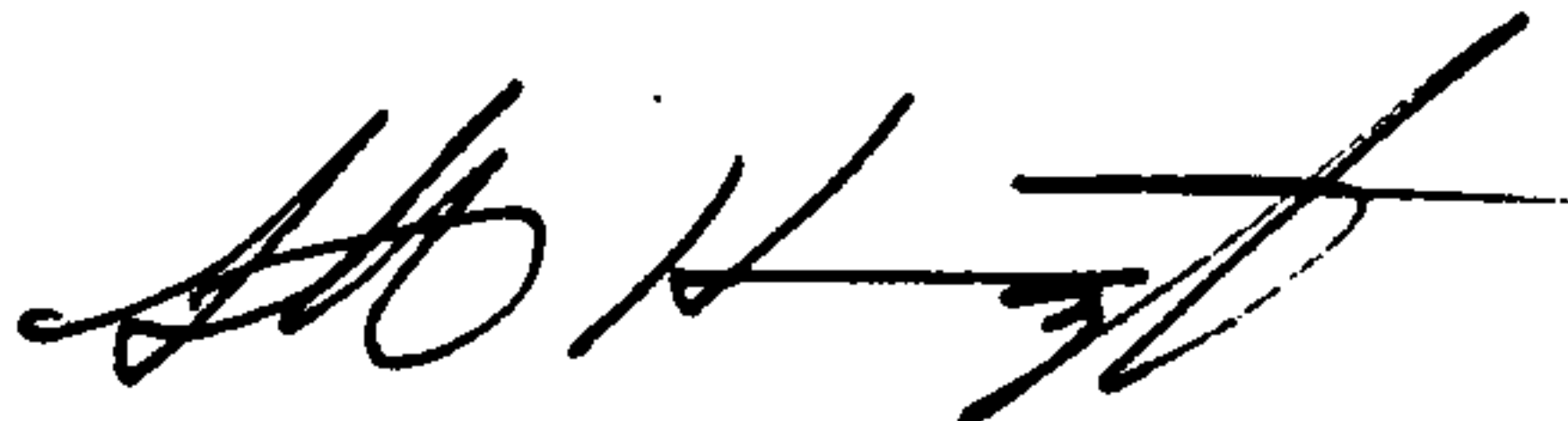
City Of Albuquerque, NM
Development Review Board

Dear Board Members:

Please let this letter serve as authorization for Mr. John Klee of Klee Design Collaborative to serve as the agent for Craig Corp. in the development review process for the following properties:

<u>7400 Washington, NE</u>	<u>Lot 01</u>	<u>Journal Center Phase 2, unit 1</u>
3731 Rutledge, NE	Lot 10-A	Journal Center Phase 2, Unit 1
3741 Rutledge, NE	Lot 10-B	Journal Center Phase 2, Unit 1

Sincerely,



Scott Hauquitz
President, Craig Corp.

Craig Corporation

P.O. BOX 94030 • ALBUQUERQUE, NEW MEXICO 87199-4030
(505) 821-3379

April 19, 2004

City Of Albuquerque, NM
Development Review Board

Dear Board Members:

Please let this letter serve as authorization for Mr. Daniel R. Bromley to serve as the agent for Craig Corp. in submitting applications to the development review Board for the following properties:

7400 Washington, NE

Lot 01

Journal Center Phase 2, unit 1

3731 Rutledge, NE

Lot 10-A

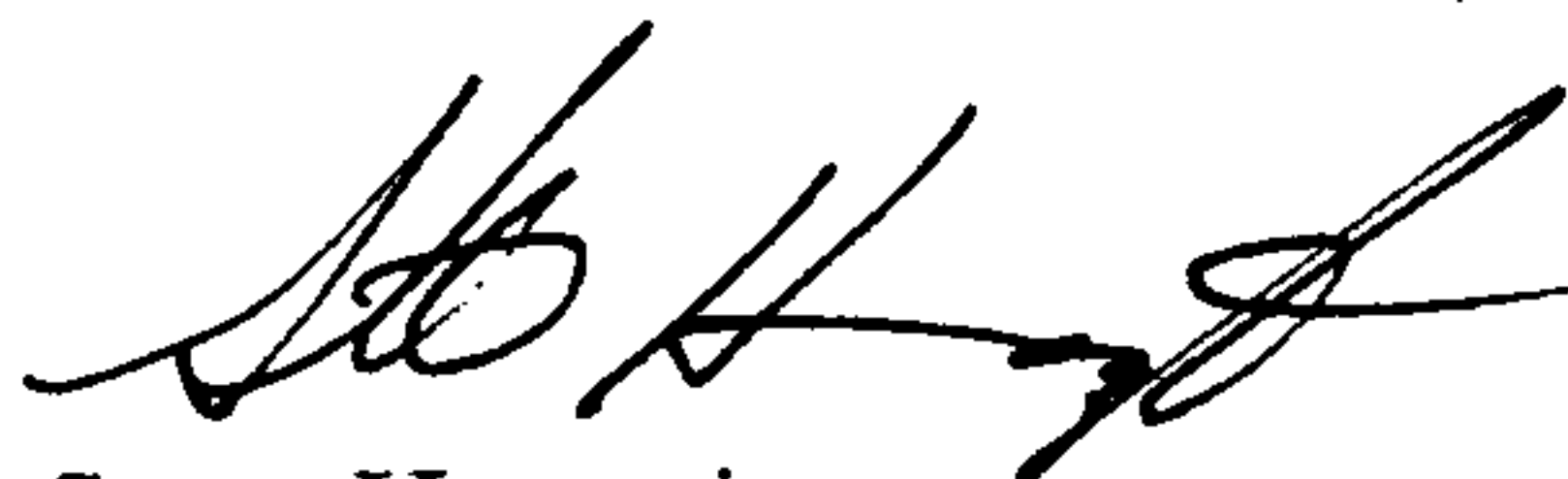
Journal Center Phase 2, Unit 1

3741 Rutledge, NE

Lot 10-B

Journal Center Phase 2, Unit 1

Sincerely,



Scott Hauquitz
President, Craig Corp.

**FIRE HYDRANT AND INSTANTANEOUS
FIRE FLOW REQUIREMENTS**

ALBUQUERQUE FIRE DEPARTMENT
FIRE MARSHAL'S PLAN CHECKING OFFICE
600 2ND ST N.W, 8TH Floor, Plaza del Sol
Albuquerque, New Mexico 87102
(505) 924-3611 / FAX (505) 924-3619

ZONE MAP NUMBER _____

REFERRAL # _____

SITE ADDRESS 7400 Washington

LEGAL DESCRIPTION: SUBJECT TRACT Journal Center Phase 2
Unit 1, Lot #1

NUMBER HYDRANTS REQUIRED FOR THE LARGEST BUILDING 2

INSTANTANEOUS FLOW REQUIRED 2220 GPM

SQUARE FOOTAGE - LARGEST BUILDING _____

TYPE CONSTRUCTION V-

PERTINENT DATA FOR DETERMINATION AND LOCATION OF FIRE HYDRANTS

ALL REQUIRED HYDRANTS SHALL BE INSTALLED AND OPERABLE PRIOR TO CONSTRUCTION

ALL REQUIRED HYDRANTS SHALL BE WITHIN 450 FEET TO THE FURTHEST POINT OF THE BUILDING AS A TRUCK ROLLS.

ALL REQUIRED HYDRANTS SHALL BE WITHIN 300 FEET TO THE FURTHEST POINT OF THE BUILDING AS A TRUCK ROLLS.

TOTAL NUMBER HYDRANTS REQUIRED FOR THIS PHASE OF CONSTRUCTION OR SITE 2

DATE: 4-19-05

FIRE DEPARTMENT INSPECTOR: R.C. Sanchez

RECEIVED BY: DANIEL A. BARR TELEPHONE: 362-6584

NOTES:

1. ALL HYDRANTS NEEDED TO PROTECT AN INDIVIDUAL BUILDING MUST BE ABLE TO PROVIDE A MINIMUM RESIDUAL OF 20 PSI, UNDER REQUIRED FIRE FLOW CONDITIONS.
2. DETERMINATION OF THE WATER SYSTEM CAPASITY TO PROVIDE REQUIRED FIRE FLOW SHALL BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION (924-3987), BASED ON PEAK DAY CRITERIA.
3. DESIGN OF PRIVATE FIRE PROTECTION SYSTEMS IS THE RESPOSIBILITY OF THE DEVELOPER'S CONSULTANT. APPROVAL OF DESIGN MUST BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION.

WHITE - INDIVIDUAL YELLOW - FILE

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

PAID RECEIPT

APPLICANT NAME CRAIG CORP
 AGENT John Klee
 ADDRESS _____
 PROJECT & APP # 1004141 / 05DRB 00670
 PROJECT NAME Journal Cntr Ph 2

\$ 20.00 441032/3424000 Conflict Management Fee
 \$ 385.00 441006/4983000 DRB Actions
 \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
 \$ _____ 441018/4971000 Public Notification
 \$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 () Major/Minor Subdivision () Site Development Plan () Bldg Permit
 () Letter of Map Revision () Conditional Letter of Map Revision
 () Traffic Impact Study

\$ 405.00 TOTAL AMOUNT DUE

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

4/19/2005
 RECEIPT# 00040837
 Account 441032
 Activity 3424000
 Trans Amt
 J24 Misc

CRAIG CORPORATION KEYSTONE HOMES PO BOX 94030 ALBUQUERQUE, NEW MEXICO 87199-4030 505-821-3379 City of Albuquerque Treasury Division		3707 95-7242/3070 April 19, 2005 ***DUPLICATE*** City of Albuquerque Treasury Division \$*405.00*
PAY TO THE ORDER OF \$405.00 ***our hundred five and 00/100*** CHARTER BANK FOR SAVINGS FSB 2130 EUBANK, N.E. ALBUQUERQUE, NM 87112	4/19/2005 2:54PM LOC: ANNX RECEIPT# 00040837 WSH 007 TRANS# 0046 Account 441006 Fund 0000 Activity 4983000 TRSL J5 Trans Amt \$405.00 J24 Misc \$385.00 CK \$405.00 CHANGE \$0.00	Thank You MP
FOR Journal Center Lot 1		Thank You