

#13



Completed  
6/14/05

# 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-00736 (SBP)

Project # 1004159

Project Name: JOURNAL CENTER 2, UNIT 2

Agent: Tate Fishburn Architects

Phone No.: 899-9338

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 5/11/05 by the DRB with delegation of signature(s) to the following departments.

## OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: *3 separate c along Snayral*  
*with notes*

UTILITIES:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): *3 copies*  
*replat to be done*  
*infrastructure left language on sig. block*  
*6/14/05*

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

Project Number 1004159

#15



Completed 6/16/05

Called 06/10/05 st to pickup

# 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-00891 (P&F)  
Project Name: Journal Center Phase 2, Unit 2  
Agent: Surveys Southwest

Project # 1004159  
~~1003572~~  
Phone No.: 998-0303

Your request for (SDP for SUB), (SDP for BR), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 6/16/05 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

- TRANSPORTATION: X-ACCESS / MAINTENANCE TO THE EAST LOT ?  
OK NB
- 
- 
- 
- 
- UTILITIES:
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- 
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- CITY ENGINEER / AMAFCA:
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- 
- 
- 
- PARKS / CIP:
- 
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- 
- 
- PLANNING (Last to sign):
- 
- 
- 

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

Project Number 100-3572-4159

#15



# 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-00891 (P&F)  
Project Name: Journal Center Phase 2, Unit 2  
Agent: Surveys Southwest

Project # 1004159  
~~1003572~~  
Phone No.: 998-0303

Your request for ~~(SDP for SUB)~~, ~~(SDP for BR)~~, (FINAL PLATS), ~~(MASTER DEVELOP. PLAN)~~, was approved on 6/10/05 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

TRANSPORTATION: X-ALLEYS / MAINTENANCE TO THE EAST LOT ?

UTILITIES:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign):

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

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

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

*OK*

Project Number 1003572 ~~1003572~~ 4159



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

June 8, 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: 12:30 P.M.

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

- 1. **Project # 1001004**  
05DRB-00813 Major-Two Year SIA

TIERRA WEST LLC agent(s) for WEST BLUFF LLC request(s) the above action(s) for all or a portion of Lot(s) 1-9, Tract(s) 8 & 9, **WEST BLUFF CENTER SUBDIVISION**, zoned R-T, located on OURAY RD NW, between CORONA DR NW and ALAMOGORDO DR NW containing approximately 2 acre(s). [REF: 03DRB00521, 03DRB00357, 01DRB00498] (H-11) **TWO-YEAR SIA WAS APPROVED.**

2. **Project # 1001228**  
05DRB-00801 Major-Two Year SIA

JANE ALICE BLACK DAVIDSON request(s) the above action(s) for all or a portion of Tract(s) 2A & 2B, **KELLY TRACTS**, zoned RA-1, located on GABALDON DR NW, between MOUNTAIN RD NW and I-40 containing approximately 4 acre(s). [REF: 03DRB00875, DRB-97-528, DRB-93-136, AX-87-16] (H-12) **TWO-YEAR SIA WAS APPROVED.**

3. **Project # 1001376**  
05DRB-00806 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for MESA VERDE DEVELOPMENT CORP request(s) the above action(s) for Lot(s) 8-24 & 9-23, Block(s) 3 & 4, Tract(s) 1, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **DESERT RIDGE TRAILS NORTH**, zoned RD, located on WYOMING BLVD NE, between BEVERLY HILLS NE and FLORENCE NE containing approximately 33 acre(s). [REF:02DRB01363, 02DRB01965, 02DRB01966, 02DRB01967, 02DRB01968] (B-19) **TWO-YEAR SIA WAS APPROVED.**

4. **Project # 1001306**  
05DRB-00804 Major-Vacation of  
Public Easements  
05DRB-00805 Minor-Prelim&Final Plat  
Approval

SURV-TEK INC agent(s) for PETE DASKALOS PROPERTIES request(s) the above action(s) for all or a portion of Tract(s) 1-C, **SEVILLE**, zoned SU-1 FOR C-1 USES, located on the northeast corner of IRVING BLVD NW and UNIVERSE BLVD NW containing approximately 9 acre(s). (A-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. PRELIMINARY AND FINAL PLAT WERE INDEFINITELY DEFERRED.**

5. **Project # 1003011**  
05DRB-00439 Major-Vacation of Pub  
Right-of-Way - **WITHDRAWN**

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 & 5/25/05] (H-19) **WITHDRAWN AT THE AGENT'S REQUEST.**

6. **Project # 1003856**  
05DRB-00721 Major-Preliminary Plat  
Approval  
05DRB-00722 Minor-Subd Design  
(DPM) Variance  
05DRB-00723 Minor-Temp Defer  
SDWK

COMMUNITY SCIENCES CORP agent(s) for MICHAEL'S HOMES request(s) the above action(s) for all or a portion of Tract(s) 8B1A1 & 10A2A, M.R.G.C.D MAP 52 (DON FELIPE #2) (to be known as **IZABEL SUBDIVISION**) zoned RA-2, located on WEST GLEN SW, between METZGAR SW and WEST LEA SW containing approximately 9 acre(s). [REF: 04DRB0969] [Deferred from 5/25/05 & 6/8/05] (Q-10) **DEFERRED AT THE AGENT'S REQUEST TO 6/15/05.**

05DRB-00827 Minor-SiteDev Plan  
Subd

COMMUNITY SCIENCES CORP agent(s) for MICHAEL'S HOMES request(s) the above action(s) for all or a portion of Tract(s) 8-B-1-A-1 & 10-A-2-A, MRGCD MAP 52 (DON FELIPE #2) (to be known as **IZABEL SUBDIVISION**), zoned RA-2, located on WEST GLEN SW, between METZGAR SW and WEST LEA SW containing approximately 9 acre(s). [REF: 04DRB0969] [Deferred from 5/25/05 & 6/8/05] (Q-10) **DEFERRED AT THE AGENT'S REQUEST TO 6/15/05.**

7. **Project # 1004184**  
05DRB-00810 Major-Bulk Land  
Variance  
05DRB-00811 Minor-Prelim&Final Plat  
Approval

COMMUNITY SCIENCES CORP agent(s) for SALAZAR FAMILY TRUST ET AL request(s) the above action(s) for all or a portion of Tract(s) 13-D, EL RANCHO GRANDE, UNIT 1 AND Tract(s) A, LANDS OF SALAZAR FAMILY TRUST, SALAZAR QUATRO TRUST, JSJ INVESTMENT CO & FALBA HANNETT, zoned R-LT & SU-1 Mixed Use, located on AMOLE HUBBELL ARROYO, between BLAKE SW and DENNIS CHAVEZ SW containing approximately 190 acre(s). [REF: Z-99-58, Z-98-5, Z-98-6] (N-9) **BULK LAND VARIANCE WAS APPROVED. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR VARIOUS EASEMENT LANGUAGE AND AMAFCA CONCURRENCE.**

**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 # 1000651**  
05DRB-00910 Minor-SiteDev Plan  
BldPermit/EPC

HERMAN HOOD agent(s) for D & B GLASS COMPANY request(s) the above action(s) for Tract(s) A-29-A3, **NORTHEAST UNIT, TOWN OF ATRISCO GRANT**, zoned SU-1/PDA, C, & OFFICE USES, located on COORS BLVD NW, between REDLANDS RD NW and CORONA DR NW containing approximately 2 acre(s). [REF: 05EPC-00585, ZA-88-472] [David Stallworth, EPC Case Planner] (G-11) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR LABELING DIMENSIONS AND TO PLANNING FOR CASE PLANNERS SIGNATURE AND WALL DESIGN.**

9. **Project # 1004095**  
05DRB-00912 Minor-SiteDev Plan  
BldPermit/EPC  
05DRB-00976 Minor-Site Dev Plan  
Subdivision/EPC

ALEX HARRISON ARCHITECT agent(s) for DIONS request(s) the above action(s) for all or a portion of Tract(s) E1, **HUBBELL PLAZA ADDITION**, zoned C-2, located on COORS BLVD NW, between CENTRAL AVE NW and BLUEWATER RD NW containing approximately 1 acre(s). [REF:DRB-96-221, Z-86-24-1] **[Carmen Marrone, EPC Case Planner] (K-10) SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR DIMENSION LABELING AND PLANNING FOR 3 COPIES OF THE SITE PLAN. THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

10. **Project # 1004237**  
05DRB-00913 Minor-SiteDev Plan  
BldPermit

JOHN KLEE agent(s) for ALBUQUERQUE VAULT COMPANY request(s) the above action(s) for all or a portion of Tract(s) B-2, **ATRISCO BUSINESS PARK , UNIT 1**, zoned SU-1, located on COORS BLVD NW, between CENTRAL NW and BLUEWATER NW containing approximately 3 acre(s). (K-10) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

11. **Project # 1004224**  
05DRB-00887 Minor-SiteDev Plan  
BldPermit

RHOMBUS PA INC agent(s) for SCOTT BARLOW request(s) the above action(s) for all or a portion of Lot(s) 31, Block(s) 30, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 FOR 1P, located on SAN PEDRO NE, between WILSHIRE AVE NE and containing approximately 1 acre(s). *[Deferred from 6/1/05 & 6/8/05]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 6/15/05.**



12. **Project # 1004231**  
05DRB-00886 Minor-SiteDev Plan  
BldPermit

JIM MILLER agent(s) for JOHN WILGER request(s) the above action(s) for all or a portion of Lot(s) 19, **LADERA INDUSTRIAL PARK, UNIT 2**, zoned SU-1, located on 98<sup>TH</sup> STREET NW and UNSER BLVD NW and containing approximately 2 acre(s). [REF: Z-92-45, 01EPC01405, Project 1001523] [Listed under Project 1004096 in error] [*Deferred from 6/1/05*] (H-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/8/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND TRANSPORTATION DEVELOPMENT FOR DIMENSION LABELING AND 3 COPIES OF THE SITE PLAN.**

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

13. **Project # 1003655**  
05DRB-00916 Minor-Subd Design (DPM)  
Variance

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 15, 16 & 17 & PORTION OF Lot 18, NORTH ALBUQUERQUE ACRES, (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) **WITHDRAWN AT THE AGENT'S REQUEST.**

14. **Project # 1003057**  
05DRB-00893 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST agent(s) for ROBERT RUSSELL request(s) the above action(s) for all or a portion of Lot(s) 5 & 6, Tract(s) A-2-C, **BLOCK 1, UNIT 3, CLIFFORD WEST BUSINESS PARK**, zoned IP industrial park zone, located on UNSER BLVD NW, between OLIVER ROSS DR NW and SAUL BELL RD NW containing approximately 12 acre(s). [REF: 03DRB01903, 01902, 01904] (K-9/K-10) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

15. ~~Project # 1004159~~  
05DRB-00891 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST agent(s) for ANGELO BRUNACINI request(s) the above action(s) for all or a portion of Lot(s) 19 & 20, **JOURNAL CENTER, PHASE 2, UNIT 2**, zoned IP industrial park zone, located on RUTLEDGE RD NE, between SNAPROLL ST NE and HAWKINS ST NE containing approximately 4 acre(s). [REF: 05DRB00795] *[Listed under Project #1003572 in error]* (D-17) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS-ACCESS/DRAINAGE TO THE EAST LOT 7.**

16. **Project # 1004241**  
05DRB-00915 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for GARRETT SMITH request(s) the above action(s) for all or a portion of Lot(s) 5, 6, 7 & 8, Block(s) C, **HIGHLAND ADDITION SOUTH** and Lot(s) 7, Block(s) 4, **LEWIS & SIMONDS ADDITION**, zoned SU-2, located on HAZELDINE AVE SE, between BROADWAY BLVD SE and SANTA FE SE containing approximately 1 acre(s). [REF: DRB-97-433, ZA-79-148] (K-14) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

17. **Project # 1002423**  
05DRB-00907 Major-Final Plat  
Approval

BOHANNAN HUSTON INC agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) A-1, ROSNER TRACT, **EL RANCHO GRANDE, UNIT 11**, zoned R-LT, located on CARTAGENA AVE SW and MESSINA DR SW containing approximately 19 acre(s). [REF: 04DRB00702] (N-8) **FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

18. **Project # 1003594**  
05DRB-00906 Minor-Prelim&Final Plat  
Approval

BOHANNAN HUSTON INC agent(s) for D R HORTON HOMES request(s) the above action(s) for all or a portion of Lot(s) 109-A thru 113A, Tract(s) N, **VENTANA MESA, UNIT 1**, zoned R-LT, located on VENTANA WEST PARKWAY NW, between VENTANA RIDGE RD and PASEO DEL NORTE BLVD NW containing approximately 1 acre(s). (B-9) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

19. **Project # 1003821**  
05DRB-00897 Minor-Final Plat  
Approval

ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II request(s) the above action(s) for all or a portion of Tract(s) D, HOLIDAY PARK, UNIT 2, (to be known as **EMBUDO CANYON SOUTH**) zoned R-2, located on JUAN TABO BLVD NE, between GOLDEN GATE AVE NE and BRUSSELS AVE NE containing approximately 2 acre(s). [REF: 05DRB00334, 00335] (G-21) **FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

20. **Project # 1003822**  
05DRB-00898 Major-Final Plat  
Approval

ISAACSON & ARFMAN agent(s) for INFILL SOLUTION II request(s) the above action(s) for all or a portion of Tract(s) B, HOLIDAY PARK, UNIT 2, (to be known as **EMBUDO CANYON NORTH**) zoned R-2, located on JUAN TABO BLVD NE, between BRUSSELS AVE N E and COMANCHE NE containing approximately 3 acre(s). [REF: 04DRB01888, 00332, 00333] (G-21) **FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

21. **Project # 1003886**  
05DRB-00908 Minor-Final Plat  
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for EVERGREEN DEVELOPMENT. LLC request(s) the above action(s) for all or a portion of Tract(s) C & 42, MESA VILLAGE SUBDIVISION, (to be known as **SILVER LEAF SUBDIVISION**) zoned R-3, located on LOMAS AVE NE, between SELLERS DR NE and EASTERLY DR NE containing approximately 52 acre(s). [REF: ZA-73-44, Z-77-53] (J-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR VARIOUS EASEMENTS, LABELING DIMENSIONS AND PLANNING FOR AGIS DXF FILE AND PROPERTY MANAGEMENT'S SIGNATURE.**

22. **Project # 100635**  
05DRB-00917 Minor-Prelim&Final Plat  
Approval

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 and 38-3A1, **TAYLOR RANCH**, zoned SU-1 FOR C-1, located on MONTANO RD NW, between MONTANO PLAZA DR NW and COORS BYPASS BLVD NW containing approximately 4 acre(s). [REF: 00DRB00878, 02DRB01040, 05DRB00547] (E-12) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ACCESS EASEMENT LABELING.**

23. **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 & 5/25/05) (C-20) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/8/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/30/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: PUBLIC ACCESS EASEMENT WILL BE ADDED TO LOT 1. AN OFFSITE DRAINAGE EASEMENT ON LOT 8 SHALL BE GRANTED TO AMAFCA PRIOR TO FINAL PLAT APPROVAL. AN APPROVED PERIMETER WALL DESIGN IS REQUIRED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.

24. **Project # 1003667**  
04DRB-01406 Minor-Prelim&Final Plat  
Approval

WAYJOHN SURVEYING INC agent(s) for DEBBIE LOBBEREGT request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 25, **GLENWOOD HILLS, UNIT 2**, zoned R-1 residential zone, located on PASO DEL PUMA NE, between CEDAR BROOK AVE NE and SUNSET CANYON PL NE containing approximately 3 acre(s). [Indef Deferred 9/22/04, deferred from 6/1/05] (F-23) **WITHDRAWN AT THE AGENT'S REQUEST.**

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

25. **Project # 1003102**  
05DRB-00911 Minor-Sketch Plat or  
Plan

INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 12-A LANDS OF FERRARI-ESQUIBEL-PALMER, (to be known as **TRAILHEAD COMMONS**) zoned SU-1 PRD, C-1 (22 du acre), located on the southwest corner of LA GRIMA DE ORO RD NE and JUAN TABO BLVD NE containing approximately 2 acre(s). [REF: 04DRB00236] (F-21) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. **Project # 1001304**  
05DRB-00909 Minor-Sketch Plat or  
Plan

CHRISTOPHER CALOTT request(s) the above action(s) for all or a portion of Lot(s) 14, 15,16, 17-B and 17-C, Block(s) 18, **PEREA ADDITION**, zoned SU - SF, located on the northwest corner of ROMA ST NW and 14<sup>TH</sup> ST NW containing approximately 1 acre(s). [REF: 01ZHE1659, 02DRB00493, 02LUCC00450] (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

27. **ADJOURNED: 12:30 P.M.**

#15

**4159**

### DXF Electronic Approval Form

DRB Project Case #: 1004159

Subdivision Name: JOURNAL CENTER PHASE 2 UNIT 2 LOT 20A


Surveyor: GARY E GRITSKO

Contact Person: SARAH AMATO

Contact Information: 998-0303

DXF Received: 5/26/2005      Hard Copy Received: 5/26/2005

Coordinate System: Ground rotated to NMSP Grid

 Approved

06-07-2005  
Date

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

**AGIS Use Only**  
Copied fc **4159** to agiscov on **6/7/2005** Contact person notified on **6/7/2005**

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT**

**June 8, 2005  
DRB Comments**

**ITEM # 15**

*1004159*

**PROJECT # ~~1003572~~**

**APPLICATION # 05-00891**

**RE: Lots 19 & 20, Journal Center, Phase 2, Unit 2/minor plat**

No objection to the replat.

Applicant may file the plat provided Planning receives a recorded copy.

AGIS dxf is approved.

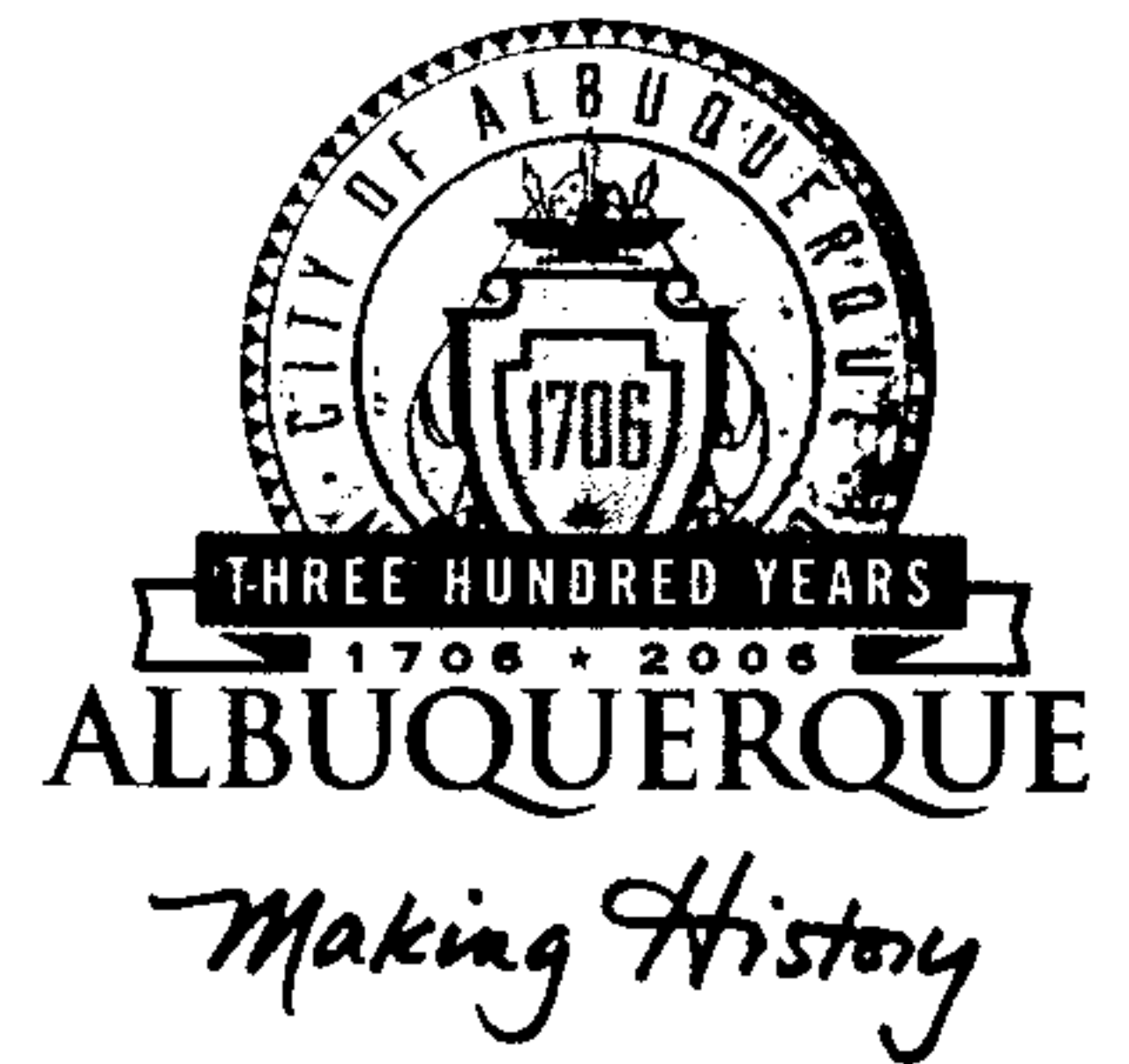


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Sheran A Matson, AICP  
924-3880 fax 924-3864  
smatson@cabq.gov



# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 100~~377~~<sup>4159</sup>**

**AGENDA ITEM NO: 15**

**SUBJECT:**

Final Plat  
Preliminary Plat

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

No adverse comments.

Albuquerque

New Mexico 87103

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; 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:** June 8, 2005

4159

~~3572~~

### DXF Electronic Approval Form

1004159

DRB Project Case #: ~~1003572~~

Subdivision Name: JOURNAL CENTER PHASE 2 UNIT 2 LOT 20A

Surveyor: GARY E GRITSKO

Contact Person: SARAH AMATO

Contact Information: 998-0303

DXF Received: 5/26/2005      Hard Copy Received: 5/26/2005

Coordinate System: Ground rotated to NMSP Grid

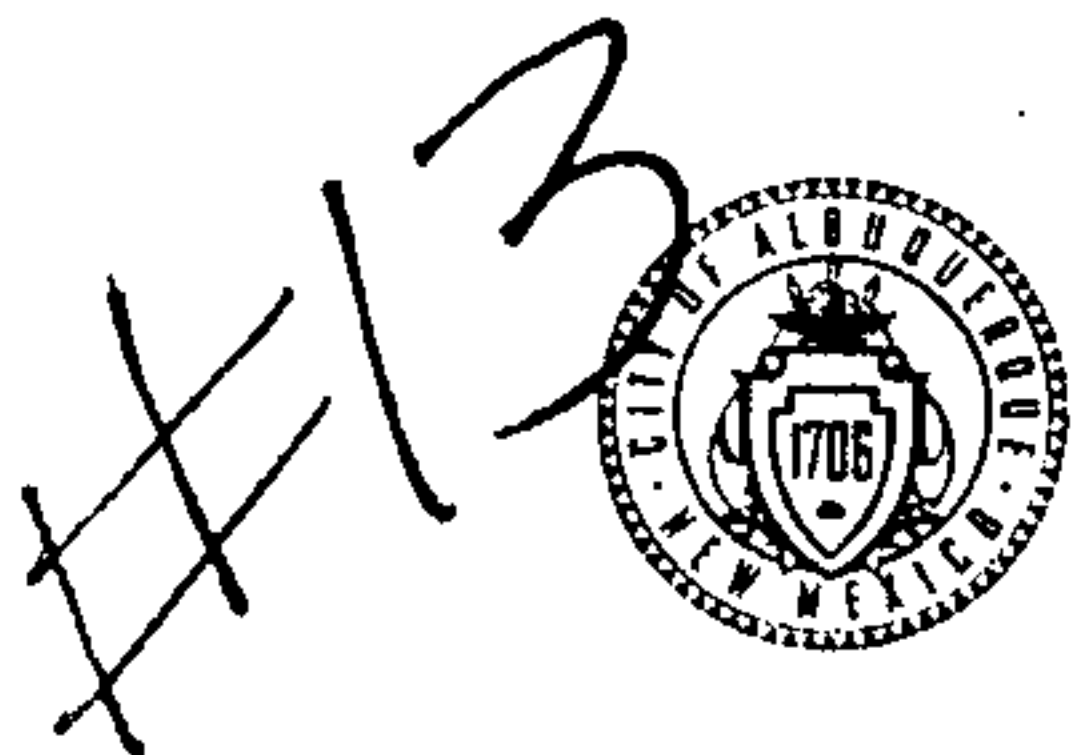
 Approved

05-27-2005  
Date

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

**AGIS Use Only**

Copied fc **3572**      to agiscov on **5/27/2005**      Contact person notified on **5/27/2005**



# 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-00736 (SBP)

Project # 1004159

Project Name: JOURNAL CENTER 2, UNIT 2

Agent: Tate Fishburn Architects

Phone No.: 899-9338

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 5/11/05 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

TRANSPORTATION: *Approval along Snodgrass with notes*

UTILITIES:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): *Scoping, replat approved, infrastructure list language on sig. block*

- 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 1004159



**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 98<sup>TH</sup> 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  
PLANNING DEPARTMENT  
May 11, 2005  
DRB Comments**

**ITEM # 13**

**PROJECT # 1004159**

**APPLICATION # 05-00736**

**RE: Lot 20, Journal Center 2, Unit 2/spbp**

- ✓ Are there no easements on the site except the PNM easement? Any existing & proposed easements are to be shown on the Landscape Plan as well as the Site Plan.
- ✓ Walls, fences & screening other than landscaping...is there any? This item is checked on the Checklist but none was found on the Site plan.
- ✓ Please add the percentage of landscaping provided. The square footage is there but the percentage is missing.
- ✓ Planning would strongly encourage the use of lower water usage plants. The Journal Center in general uses a generous amount of water. Any attempt to lower that overall usage is in the best interests of everyone.
- ✓ The Site Plan sheet's title should be "Site Plan for Building Permit". Also, the Journal Center signature block is missing. There is a copy in your application but it is not on the site plan sheet.



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

\*\*\*\*\*  
\*\*\* TX REPORT \*\*\*  
\*\*\*\*\*

TRANSMISSION OK

TX/RX NO 3397  
CONNECTION TEL 98999328  
SUBADDRESS  
CONNECTION ID  
ST. TIME 05/10 08:41  
USAGE T 00'42  
PGS. 2  
RESULT OK

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
FAX FORM**

TO Tate Fishburn FAX# 899-9328

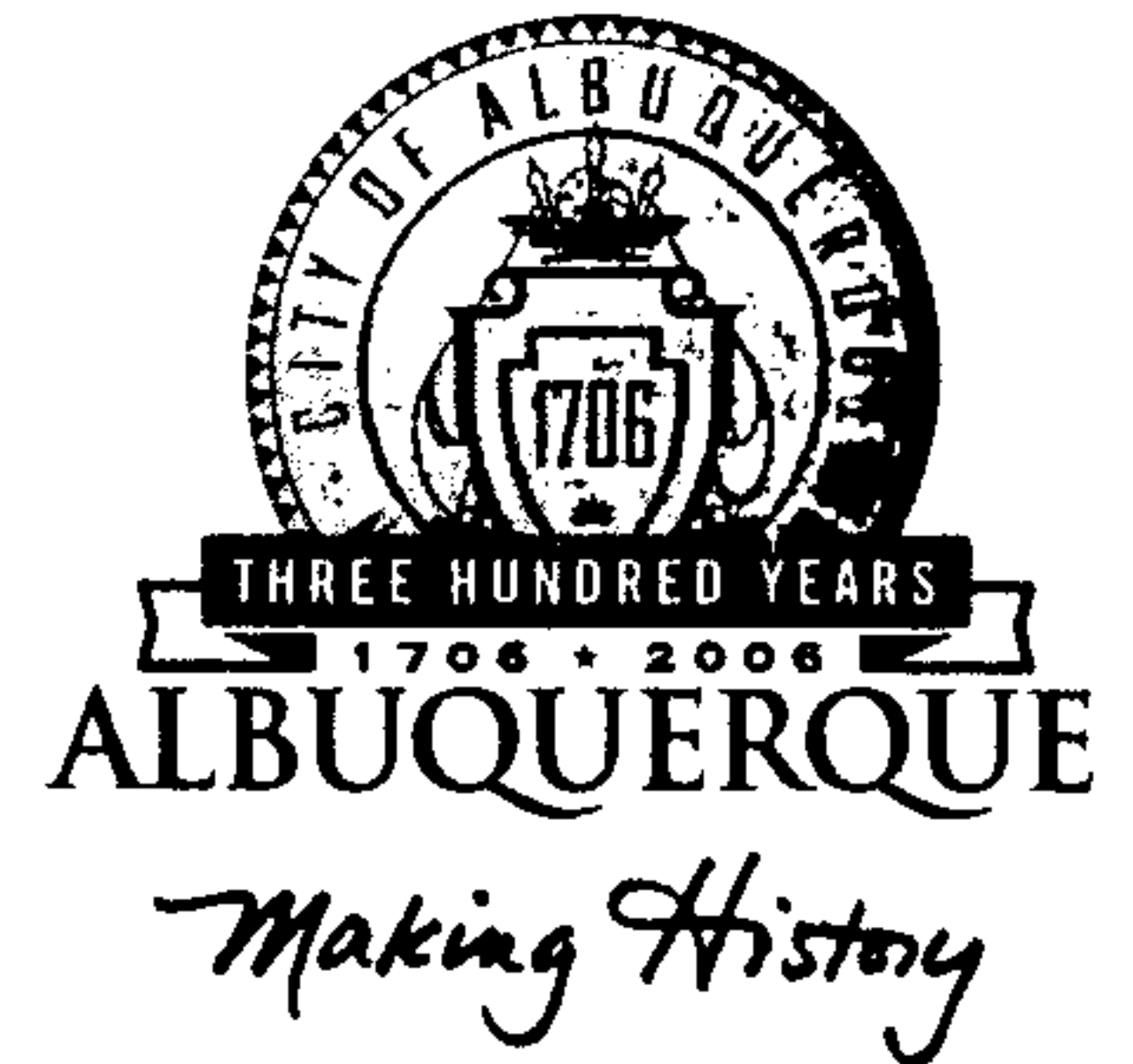
# PAGES (INCLUDING COVER SHEET) 2

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

**COMMENTS:**

Planning comments  
#1004159

# CITY OF ALBUQUERQUE



PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1004159**

**AGENDA ITEM NO: 13**

**SUBJECT:**

Site Plan for BP

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

No adverse comments.

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

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

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

FOR:

**SIGNED:** Bradley L. Bingham  
City Engineer/AMAFCA Designee

**DATE:** May 11, 2005

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

**DEVELOPMENT REVIEW BOARD  
TRANSPORTATION DEVELOPMENT  
Standard Comment Sheet**

DRB- 1004159                      Item No. 13                      Zone Atlas K-15

DATE ON AGENDA 5-11-05

INFRASTRUCTURE REQUIRED  YES  NO

CROSS REFERENCE: \_\_\_\_\_  
\_\_\_\_\_

**TYPE OF APPROVAL REQUESTED:**

- SKETCH PLAT    PRELIMINARY PLAT    FINAL PLAT  
 SITE PLAN REVIEW AND COMMENT    SITE PLAN FOR SUBDIVISION  
 SITE PLAN FOR BUILDING PERMIT

<u>No.</u>	<u>Comment</u>
1)	Is a platting action required to consolidate lots?
2)	Where is the sidewalk along Snaproll?
3)	Is the sidewalk existing along Rutledge?
4)	Where are the City Standard Drawing references for work within public right-of-way?
5)	Is the x-access agreement in place for the lot to the east?
6)	Are there any existing curb cuts across the street from the development?   Alignment?

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



# A City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

Supplemental form

**SUBDIVISION**

**S**

- Major Subdivision action
- Minor Subdivision action **PRELIM/FINAL**
- Vacation
- Variance (Non-Zoning)

**SITE DEVELOPMENT PLAN**

**P**

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

**ZONING & PLANNING**

**Z**

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

**APPEAL / PROTEST of...**

**A**

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

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

**APPLICANT INFORMATION:**

NAME: ANGELO BRUNACINI PHONE: 833-2928  
 ADDRESS: P.O. BOX 6363 FAX: \_\_\_\_\_  
 CITY: ALBU STATE NM ZIP 87197 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER List all owners: \_\_\_\_\_  
 AGENT (if any): SURVELS SOUTHWEST, LTD PHONE: 998-0303  
 ADDRESS: 333 LOMAS BLVD NE FAX: 998-0306  
 CITY: ALBU STATE NM ZIP 87102 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: ELIMINATE THE PROPERTY LINE BETWEEN TWO EXISTING LOTS CREATING ONE NEW LOT.

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. LOTS 19 & 20 Block: PHASE 2 Unit: 2  
 Subdiv. / Addn. JOURNAL CENTER  
 Current Zoning: IP Proposed zoning: N/A  
 Zone Atlas page(s): D-17-2 No. of existing lots: 2 No. of proposed lots: 1  
 Total area of site (acres): 3.1970 Density if applicable: dwellings per gross acre: 1 dwellings per net acre: 1  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO  
 UPC No. 1-017-063-086-157-30112 & 1-017-063-058-157-30113 MRGCB Map No. N/A  
 LOCATION OF PROPERTY BY STREETS: On or Near: BUTTLENDGE ROAD NE  
 Between: SNAPROLL ST. NE and HAWKINS ST NE

**CASE HISTORY:**

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

~~PROJ # 1002321 & PROJ # 1000633~~ 05DRB 00795

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

SIGNATURE Dan Ranney DATE 5-25-05  
 (Print) Dan Ranney \_\_\_\_\_ Applicant  Agent

**FOR OFFICIAL USE ONLY**

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

**INTERNAL ROUTING**

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

Application case numbers	Action	S.F.	Fees
<u>05DRB - 00891</u>	<u>P&amp;F</u>	<u>53</u>	<u>\$ 215.00</u>
	<u>C&amp;M</u>		<u>\$ 20.00</u>
			\$
			\$
			\$
			\$
			\$
			Total
			<u>\$ 235.00</u>

Hearing date 06/08/05

Sandy Handley 05/26/05  
 Planner signature / date

Project # 1003572  
1004159

**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.**

VACANT  
 N/A  
 N/A  
 Pendi

**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.

SARAH AMATO  
 Applicant name (print)  
Sarah Amato 5/26/05  
 Applicant signature / date



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

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

Application case numbers  
05DRB- - 00891  
 \_\_\_\_\_  
 \_\_\_\_\_

Sandy Handley 05/26/05  
 Planner signature / date

Project # 1003572  
4159

# *Surveys Southwest LTD*

---

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

May 25, 2005

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

REF: LOT 20-A, PHASE 2, UNIT 2, JOURNAL CENTER

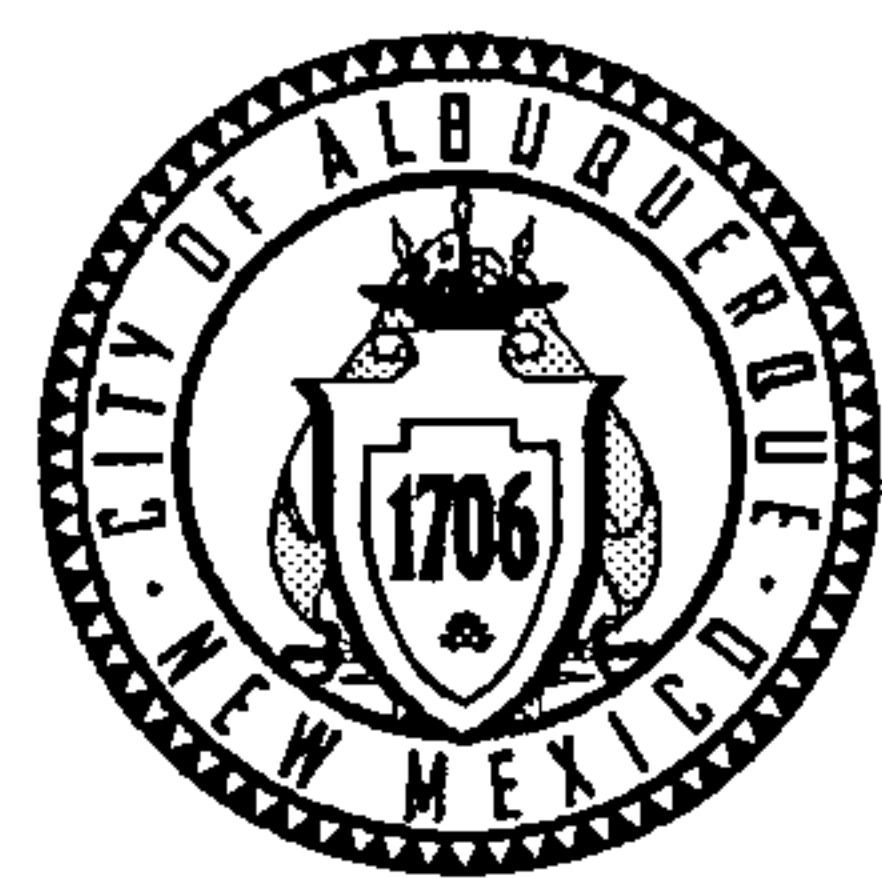
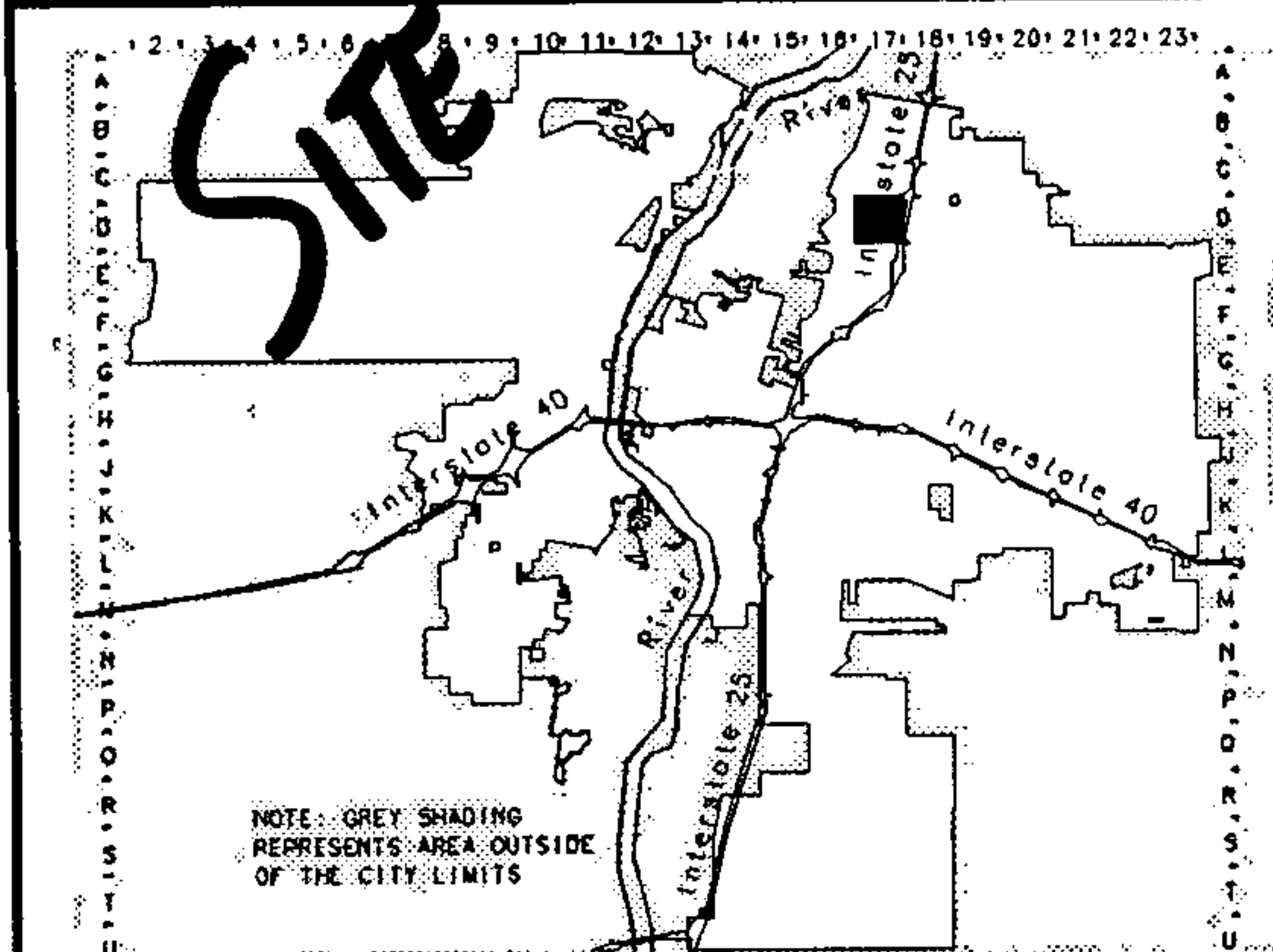
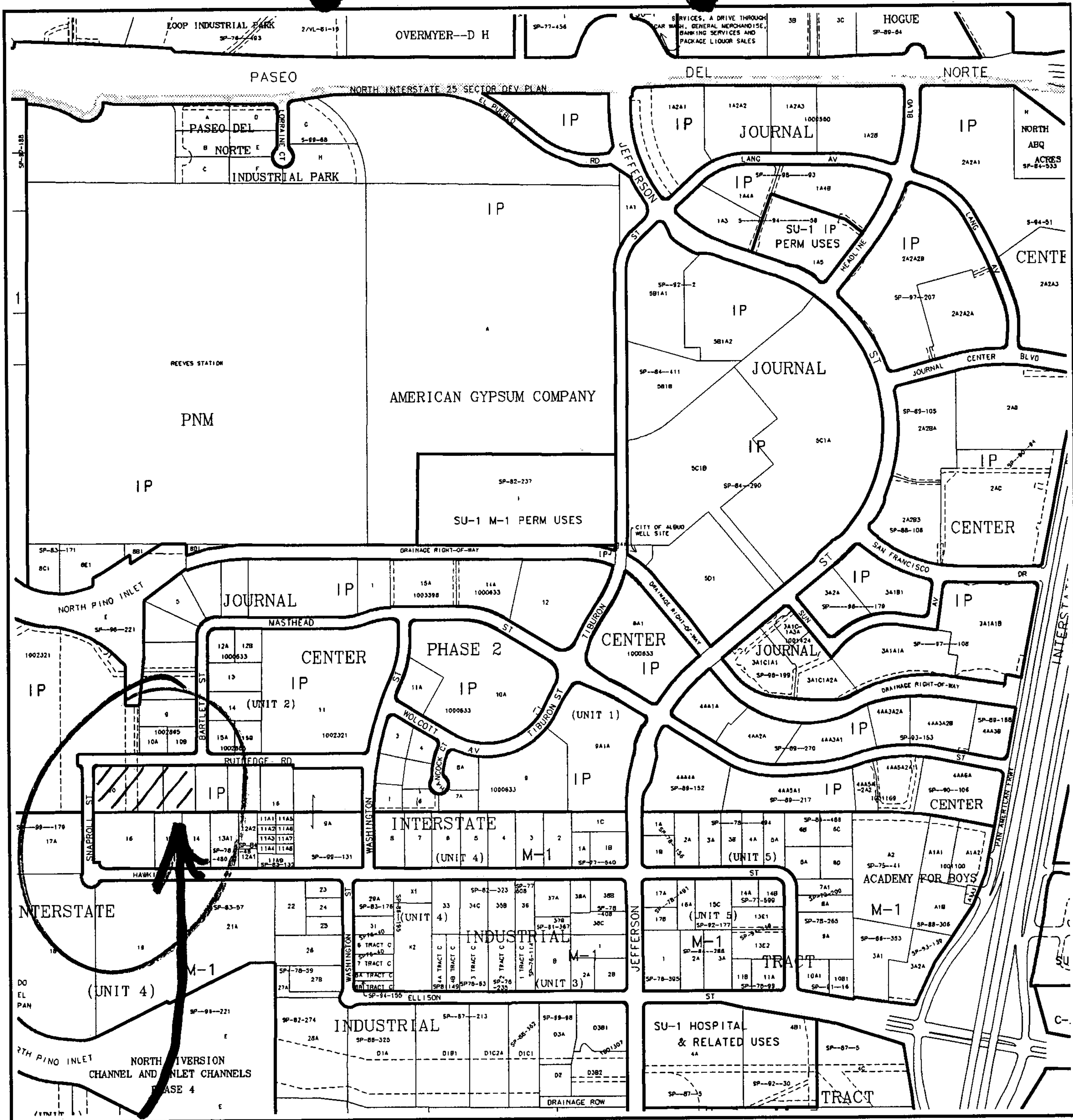
Dear Board Members:

The purpose of the above referenced property is to create One (1) lot for development of the site.

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

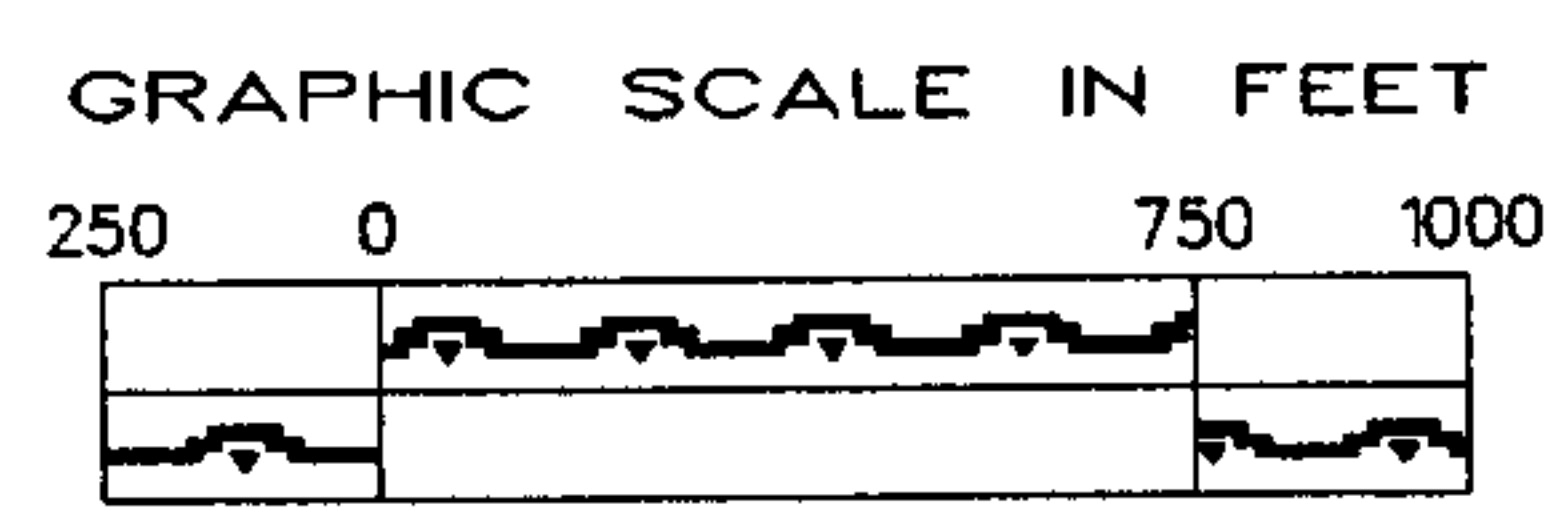
Sincerely,

Dan Graney  
President



**AGIS**  
Albuquerque Geographic Information System  
PLANNING DEPARTMENT

© Copyright 2004



**Zone Atlas Page**

**D-17-Z**

Map Amended through August 03, 2004





CITY OF ALBUQUERQUE  
www.cabq.gov

# ALBUQUERQUE GIS DATA WEBSITE





**LAYERS**

All Layers

Refresh Map

Auto Refresh

Help:

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

ZONING is now the Active Layer

Zoom Out
[SEARCH](#)
[REFRESH](#)
[HELP](#)
[INDEX PAGE](#)
[CONTACT](#)

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

<b>SUBDIVISION</b>	<b>S</b>	<b>Z</b>	<b>ZONING &amp; PLANNING</b>
<input type="checkbox"/> Major Subdivision action			<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor Subdivision action			<input type="checkbox"/> County Submittal
<input type="checkbox"/> Vacation	<b>V</b>		<input type="checkbox"/> EPC Submittal
<input type="checkbox"/> Variance (Non-Zoning)			<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>		<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 checked="" type="checkbox"/> for Building Permit			<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> IP Master Development Plan			<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<b>L</b>	<b>A</b>	<b>APPEAL / PROTEST of...</b>
<b>STORM DRAINAGE</b>	<b>D</b>		<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
<input type="checkbox"/> Storm Drainage Cost Allocation Plan			

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

**APPLICANT INFORMATION:**

NAME: BRUNACINI DEVELOPMENT PHONE: 833-2928  
 ADDRESS: P.O. BOX 6363 FAX: 833-2925  
 CITY: ABQ STATE NM ZIP 87197 E-MAIL: abrunacini@brunacinidevelopment.com  
 Proprietary interest in site: OWNER List all owners: BRUNACINI DEVELOPMENT  
 AGENT (if any): TATE FISHBURN ARCHITECT PHONE: 899-9338  
 ADDRESS: P.O. BOX 2941 FAX: 899-9328  
 CITY: CORRALES STATE NM ZIP 87048 E-MAIL: tatefishburn@msu.com

DESCRIPTION OF REQUEST: SITE DEVELOPMENT PLAN FOR PERMIT FOR LOT 20 IN JOURNAL CENTER 2 ZONED IP

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. 20 Block: \_\_\_\_\_ Unit: 2  
 Subdiv. / Addn. JOURNAL CENTER 2  
 Current Zoning: IP Proposed zoning: IP  
 Zone Atlas page(s): 0-17 No. of existing lots: 1 No. of proposed lots: 1  
 Total area of site (acres): 3.2 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: RUTLEDGE  
 Between: JEFFERSON and NORTH DIVERSION CHANNEL

**CASE HISTORY:**

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

03 DRB - 00996

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

SIGNATURE TATE FISHBURN DATE 4/26/05  
 (Print) \_\_\_\_\_ Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05 DRB - 00736</u>	<u>SPS</u>	<u>P(3)</u>	<u>\$ 385.00</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	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$ 405.00</u>

Hearing date 5/11/05  
Andrew Garcia 5/3/05 Project # 1004159

**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.

TATE FISHBURN  
Applicant name (print)  
[Signature]  
Applicant signature / date  
5/3/05



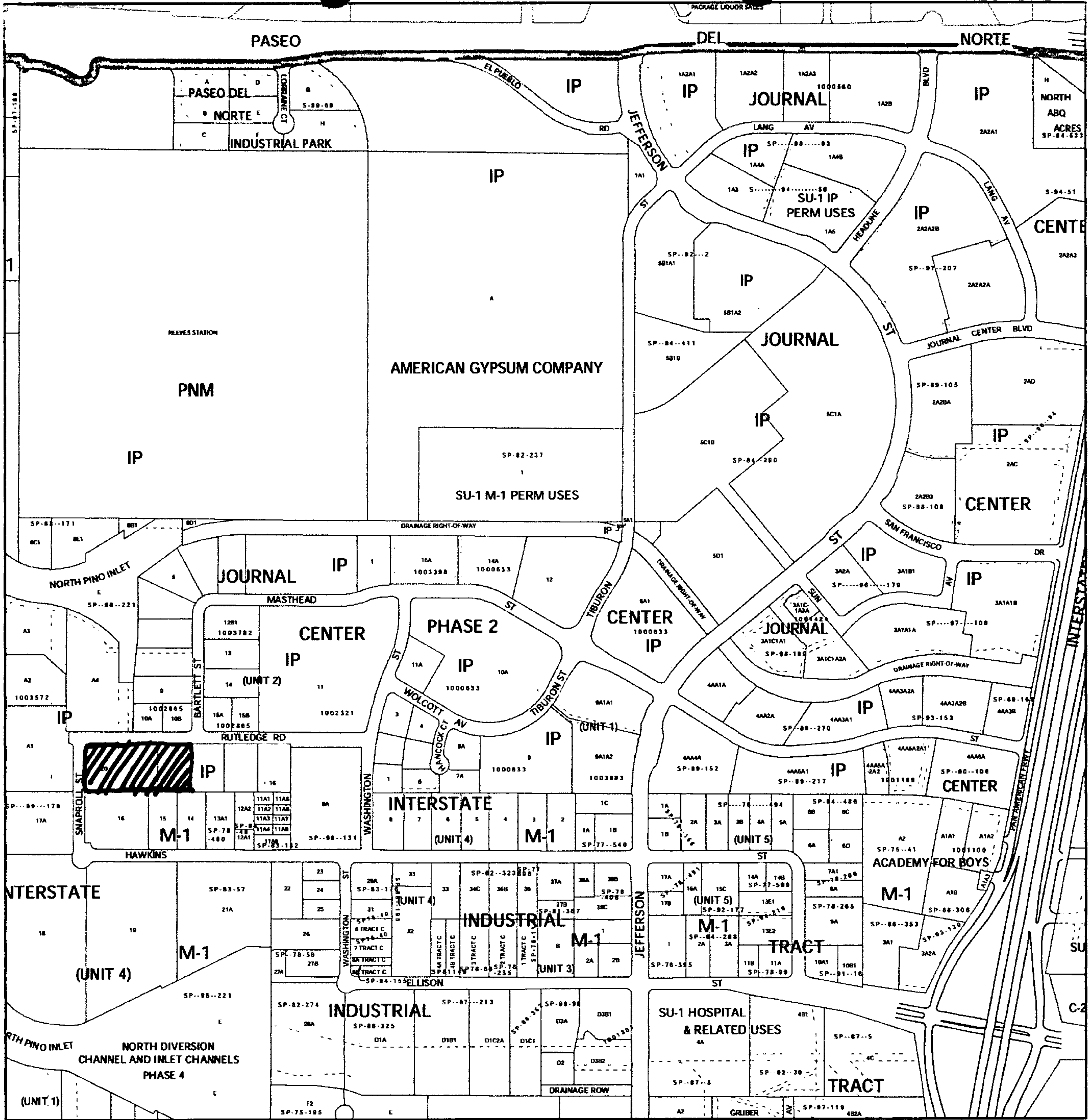
Form revised October 2004

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

Application case numbers  
OSDRB - 00736

Andrew Garcia 5/3/05  
Planner signature / date  
Project # 1004159





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

Map amended through: Apr 18, 2005

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**D-17-Z**

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- KKKH-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

T A T E F I S H B U R N A R C H I T E C T

April 26, 2005

Sheran Matson, AICP, DRB Chair  
Development Review Board  
City of Albuquerque  
600 2<sup>nd</sup> Street, NW  
Albuquerque, NM

Reference: Lot 20 Journal Center 2

Dear Ms. Matson,

We are submitting site development plans for the above referenced project to the Development Review Board for review and approval for building permit. This site is adjacent to and will be a continuation of a previous site development plan that we submitted and was approved by the DRB previously. The adjacent lots were approved under case 03DRB-0096. Our intent is to carry the previous design features onto this site and we have included a letter of approval from the Journal Center ARC for our plans. We respectfully request the board's review of our submittal and consideration of approval for building permit. Please contact me with any questions or concerns.

Sincerely,



Tate Fishburn  
Architect

**IP Site Plan Approval,**

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

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

Subsequent site development plans within the boundaries of this site plan shall conform with the major public infrastructure elements of this plan and with the requirements of the IP zone. Site development plan approval shall be accomplished by the Development Review Board (DRB). The following note shall appear on each approved site development plan, along with the signatures of the DRB members:

**Site Development Plan Approval**

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

It conforms with the comments rendered by the Development Review Board on \_\_\_\_\_, 198\_\_, as reflected in DRB \_\_\_\_\_.

\_\_\_\_\_  
Planning Director      Date

*delivered 10/17/80*  
Date  
*cc: [unclear]*

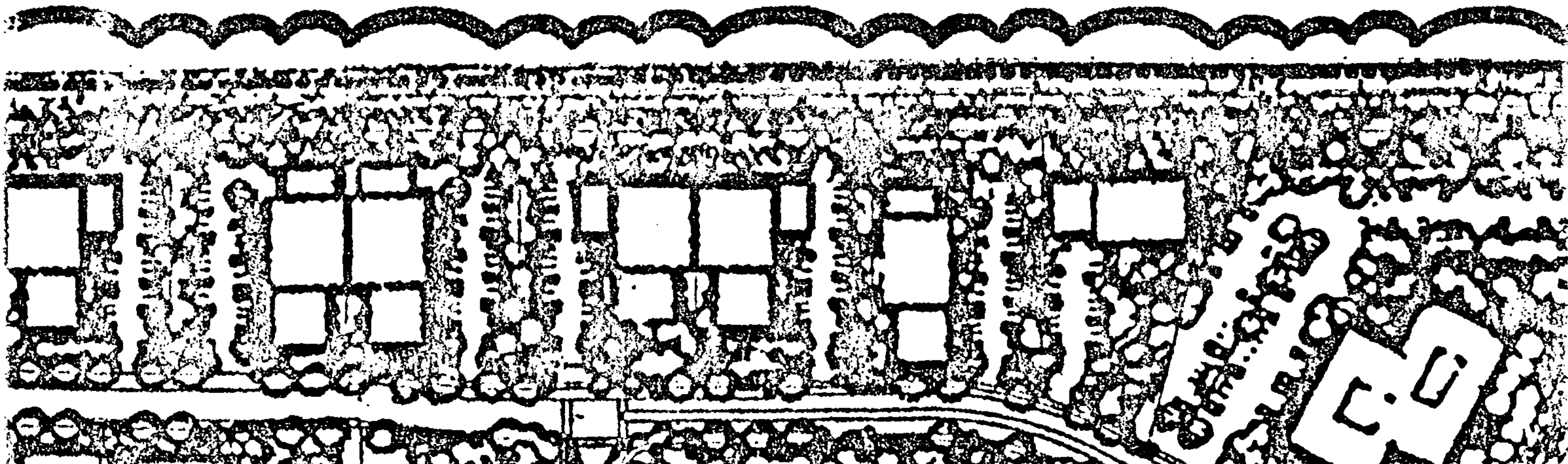
**NOTE:**

PUBLIC ADVERTISING WILL BE REQUIRED FOR THE D.R.B. AT WHICH SITE SPECIFIC PLANS ARE TO BE REVIEWED. PROPOSED MAJOR DEVIATIONS FROM THIS PLAN WILL BE ADVERTISED TO THE PUBLIC.

*1/5/81*

*[Handwritten signature]*

Planner





July 27, 2004

VIA FACSIMILE - 833-2925 AND REGULAR MAIL

Angelo Brunacini  
 Brunacini Development  
 PO Box 6363  
 Albuquerque, NM 87197

Re: Lot 20 Unit 2 Journal Center 2 Building Plan Approval by Journal Center 2 Architectural Review Committee

Dear Angelo:

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

1. Landscape:

- Street trees in parkway strip between sidewalk and curb adjacent to Rutledge Road should be Berinda Ash, not Common Hackberry.
- Shrubs should be deleted from the parkway strip between the sidewalk and curb adjacent to Rutledge Road and covered with Santa Ana Tan Gravel only.

2. Building:

- All mechanical equipment must be screened.
- The Wal-Pak light fixture by Lumark is not approved. Wall mounted light fixtures should have no visible light source.

3. You must prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) and file a Notice of Intent (NOI) for Storm Water Discharges Associated with Construction Activity Under an National Pollutant Discharge Elimination System (NPDES) General Permit.

- Under the provisions of the Clean Water Act federal law prohibits storm water discharges from certain construction activities to waters of the U.S. unless that discharge is covered under a NPDES Permit.
- You may obtain additional information regarding NPDES and submit your NOI electronically at: [www.epa.gov/npdes/stormwater/cgp](http://www.epa.gov/npdes/stormwater/cgp), or telephone Storm Water Notice Processing Center at 866-352-7755.

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

The Journal Center Architectural Review Committee must also approve the plans. By copy of this letter we are transmitting the plans, colors/material board and specifications to the Journal Center Architectural Review Committee for their review. We will advise you of their action as soon as they review the plans.

If you have any question please contact us, and thank you for the submittal.

Very truly yours,

  
 Douglas H. Colliester  
 Administrative Manager

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

13000 ACADEMY ROAD NE ALBUQUERQUE, NEW MEXICO 87111 505-823-9360

**FIRE HYDRANT AND INSTANTANEOUS  
FIRE FLOW REQUIREMENTS**

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

ZONE MAP NUMBER 0-17

REFERRAL # \_\_\_\_\_

SITE ADDRESS 3700 Rutledge Rd N/E

LEGAL DESCRIPTION: SUBJECT TRACT \_\_\_\_\_

NUMBER HYDRANTS REQUIRED FOR THE LARGEST BUILDING \_\_\_\_\_

INSTANTANEOUS FLOW REQUIRED 1438

SQUARE FOOTAGE - LARGEST BUILDING \_\_\_\_\_

TYPE CONSTRUCTION FR

**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 3

DATE: 4.26.05

FIRE DEPARTMENT INSPECTOR: [Signature]

RECEIVED BY: [Signature] TELEPHONE: 999-93350

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

# 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.**

 4/26/05  
Applicant or Agent Signature / Date

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

1. **Site Plan** (including utilities and easements)
2. **Landscaping Plan**
3. **Preliminary Grading Plan** (A separate Grading Plan sheet is required for a sites 1 acre or more.)
4. **Building and Structure Elevations**
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 *NONE*
- 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 *NONE*
- J. Elevation drawing of refuse container and enclosure, including location. *SEE EUB'S,*

### 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: 65 provided: 96  
Handicapped spaces required: 4 provided: 4
- B. Bicycle parking & facilities
  - 1. Bicycle racks, spaces required: 3 provided: 4
  - 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 *NONE*
  - 3. Location of traffic signs and signals related to the functioning of the proposal *NONE*
  - 4. Identify existing and proposed medians and median cuts *NONE*
- B. Identify Alternate transportation facilities within site or adjacent to site *NONE*
  - 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.*

po box 6363  
albuquerque, nm 87197  
www.brunacini.com  
abrunacini@brunacini.com

ph (505)833-2928  
fax (505)833-2925



May 3, 2005

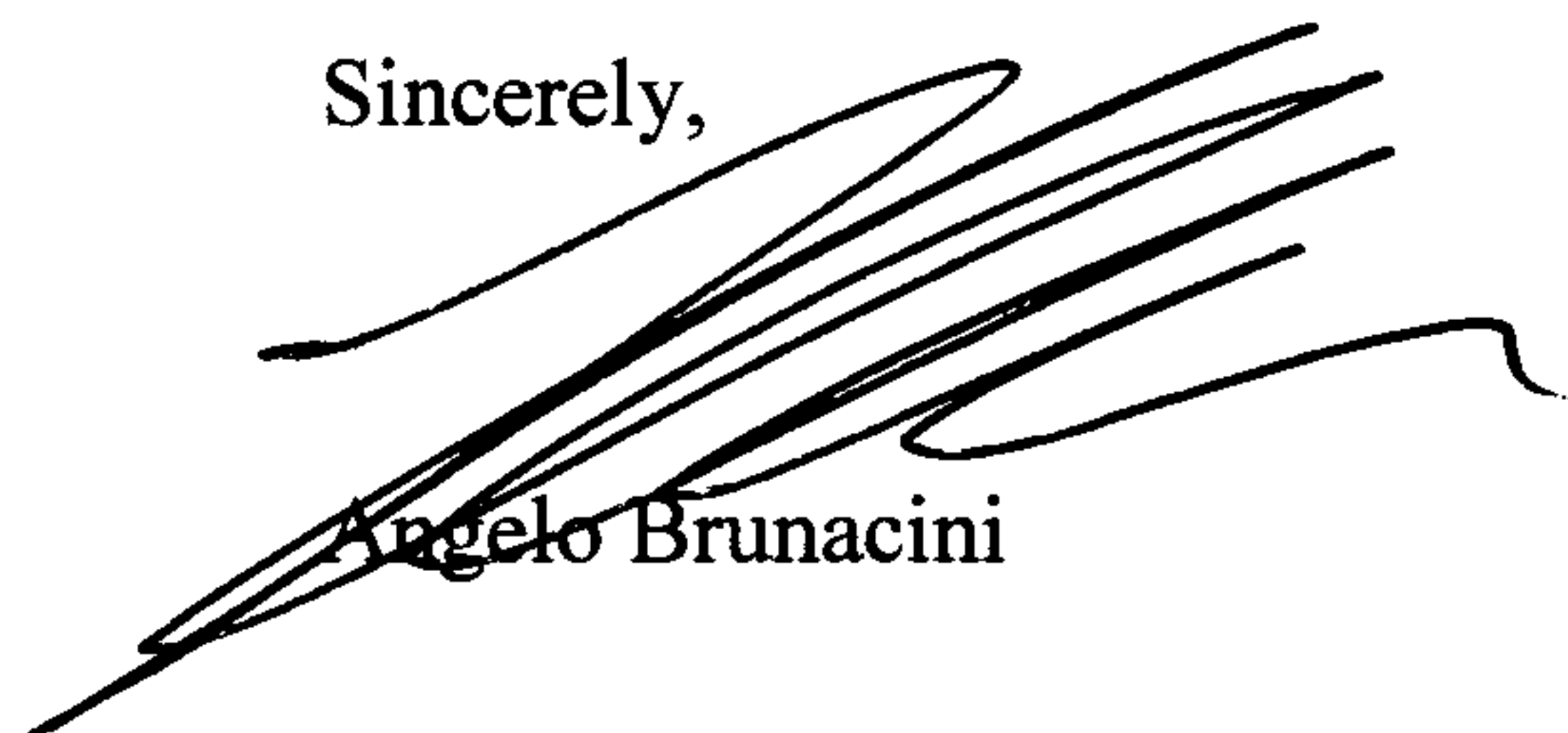
Tate Fishburn  
Tate Fishburn Architects  
PO Box 2941  
Corrales, NM 87048

Dear Tate:

SUBJECT-Pella Warehouse lots 19 and 20, Journal Center 2, Unit 2

Let this letter authorize Tate Fishburn Architects (TFA) to serve as my agent for the above referenced project. TFA shall be a consultant for the following fields; architecture.

Sincerely,



Angelo Brunacini

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

**PAID RECEIPT**

APPLICANT NAME Brunacini Dev.  
 AGENT Tate Fishburn Arch.  
 ADDRESS P.O. Box 2941  
 PROJECT & APP # 1004159 / 05 DRB 00736  
 PROJECT NAME Journal Center 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.

GA BRUNACINI CONSTRUCTION CO., INC.  
 PO BOX 6363  
 ALBUQUERQUE, NM 87197  
 (505) 833-2928 X0001

BANK OF ALBUQUERQUE N.A.  
 ALBUQUERQUE, NEW MEXICO  
 95-660-1070

2940

DATE  
5-3-05

AMOUNT

**\$ 405.00**

City Of Albuquerque  
 Treasury Division

5/3/2005 11:32AM LOC: ANN  
 RECEIPT# 00041801 WSH 007 TRANSH 0023  
 Account 441032 Fund 0110  
 Activity 3424000 TRSLJS  
 Trans Amt \$405.00  
 J24 Misc \$20.00

5/3/2005 11:33AM LOC: ANN  
 RECEIPT# 00041802 WSH 007 TRANSH 0023  
 Account 441006 Fund 0110  
 Activity 4983000 TRSLJS  
 Trans Amt \$385.00  
 J24 Misc \$405.00  
 CK \$405.00  
 CHANGE \$0.00

*City of Albuquerque*  
*Four hundred five and no/100 dollars*  
*Pella DRB*

⑈002940⑈ ⑆107006606⑆ 7827217489⑈

Security Features Included. Details on back.