

#3



Complete 12-28-06  
ag

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

REVISED 9/28/05

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

DRB Application No.: <u>06DRB-00222 (SBP)</u>	Project # <u>1004709</u>
Project Name: <u>JOURNAL CENTER, UNIT 2</u>	
Agent: <u>John Klee Architecture</u>	Phone No: <u>602-323-7441</u>

Project Number

1004709

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 3-22-06 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: Sidewalk notes
- parking ok
- 
- 
- 
- UTILITIES: \_\_\_\_\_
- 
- 
- 
- CITY ENGINEER / AMAFCA: \_\_\_\_\_
- 
- 
- 
- PARKS / CIP: \_\_\_\_\_
- 
- 
- 
- PLANNING (Last to sign): 3 Copies ok
- 15 day appeal period. ok
- ARC letter ok
- 
- 

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

#3



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Project Number

1004709



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

March 22, 2006

**3. Project # 1004709**  
06DRB-00222 Major-SiteDev Plan BldPermit

JOHN KLEE ARCHITECTURE agent(s) for THREE AM, LLC request(s) the above action(s) for all or a portion of Lot(s) 2, Phase 2, **JOURNAL CENTER, UNIT 2**, zoned IP, located on WASHINGTON NE, between RUTLEDGE NE and WOLCOTT NE containing approximately 1 acre(s).  
(D-17)

At the March 22, 2006, Development Review Board meeting, the site plan for building permit was approved with final sign off delegated to Transportation Development for sidewalk notes and parking spaces and to Planning for Journal Center Architectural Review Committee approval letter, 3 copies of the site plan and the 15-day appeal period.

If you wish to appeal this decision, you must do so by April 6, 2006, in the manner described below.

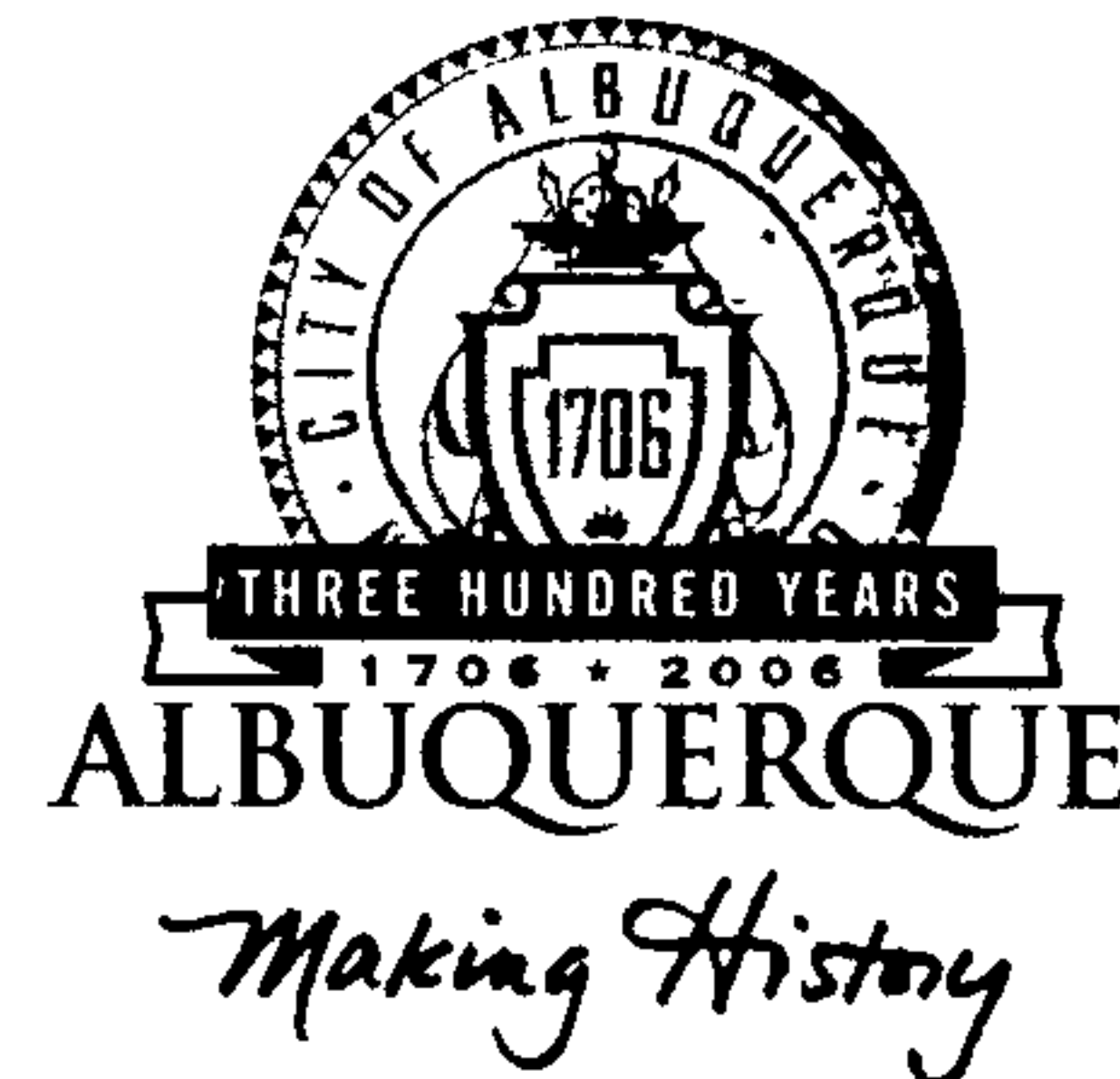
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued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

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

Sheran Matson, AICP, DRB Chair

Cc: Three AM, LLC, 49 Santa Maria, Corrales, NM 87048  
John Klee, 8701 E Vista Bonita, Suite #100, Scottsdale, AZ 85255  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
File

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1004709**

**AGENDA ITEM NO: 3**

**SUBJECT:**

Site Plan for BP

**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:** March 22, 2006



# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004709 AGENDA#: 3 DATE: 3.22.06

1. Name: John Klee Architecture Address: \_\_\_\_\_ Zip: \_\_\_\_\_

2. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

3. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

6. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

7. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

8. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

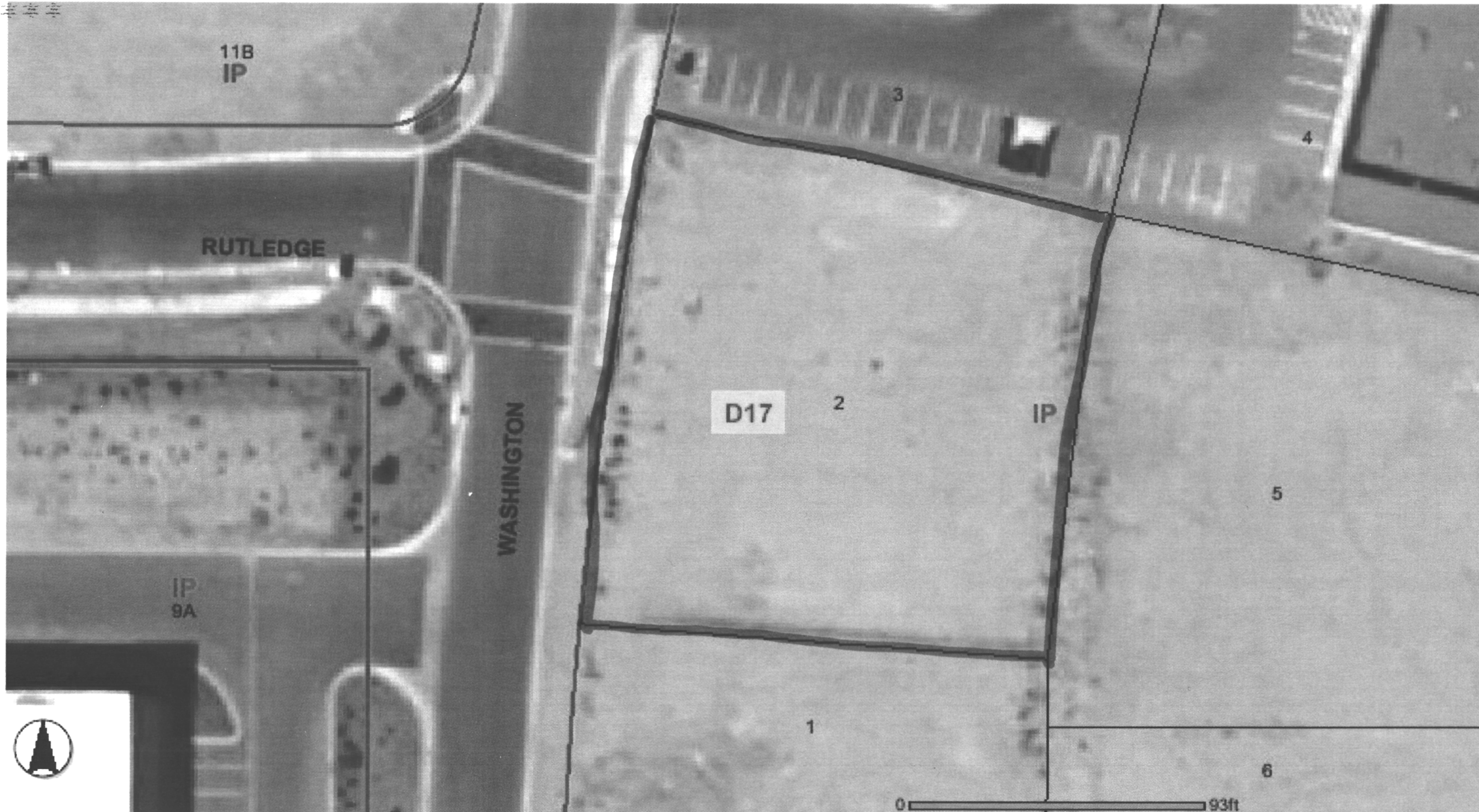
11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_







\*\*\*\*\*  
\*\*\* TX REPORT \*\*\*  
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TRANSMISSION OK

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SUBADDRESS  
CONNECTION ID  
ST. TIME 03/13 12:41  
USAGE T 00'35  
PGS. 1  
RESULT OK



**DEVELOPMENT REVIEW BOARD  
FAX FORM**

TO: John Klee

FAX NUMBER: 480-588-837 # PAGES 1

SENT BY: Sheran Matson, DRB Chair DATE: 3/13/06

PHONE NUMBER: 924-3880 FAX # 924-3864

PROJECT NO: 1004709 APPLICATION NO: \_\_\_\_\_

\*\*\*\*\*

Planning's remaining comments:  
1. A copy of the Journal Center  
2 ARC approval letter is needed  
before Planning signs SPBP.  
2. Use of the structure: ~~state~~ indicate  
on the structure on Sheet A1?



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FAX NUMBER: 480-588-837 # PAGES 1

SENT BY: Sheran Matson, DRB Chair      DATE: 3/13/06

PHONE NUMBER: 924-3880      FAX # 924-3864

PROJECT NO: 1004709      APPLICATION NO: \_\_\_\_\_

\*\*\*\*\*

- Planning's remaining comments:
1. A copy of the Journal Center
  2. ARC approval letter is needed before Planning signs SPBP.
  2. Use of the structure: ~~state~~ indicate on the structure on Sheet A1?
  3. The building structure materials are not indicated on sheet A3?
  4. Is the only site lighting building mounted?



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

TRANSMISSION OK

TX/RX NO 4856  
CONNECTION TEL 9p14805888320  
SUBADDRESS  
CONNECTION ID  
ST. TIME 02/28 13:40  
USAGE T 00'53  
PGS. 2  
RESULT OK



### DEVELOPMENT REVIEW BOARD FAX FORM

TO: John Klee

FAX NUMBER: 480-588-8320 PAGES 2

SENT BY: Sheran Matson, DRB Chair DATE: 2/28/06

PHONE NUMBER: 924-3880 FAX # 924-3864

PROJECT NO: 1004709 APPLICATION NO: 06-00222

\*\*\*\*\*

*Planning comments only.  
Assumed a new sheet #1.*



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, March 22, 2006, beginning at 9:00 a.m. for the purpose of considering the following:

**Project # 1002591**  
06DRB-00249 Major-Two Year SIA

TIERRA WEST LLC agent(s) for KPS GROUP INC request(s) the above action(s) for all or a portion of Tract(s) C & G, FOUR HILLS VILLAGE SHOPPING CENTER & APT COMPLEX, zoned SU-1 PDA RES & COMM, located on CENTRAL AVE SE, between TRAMWAY BLVD SE and DORADO PL SE containing approximately 6 acre(s). [REF: Z-84-124, 03AA00608] (L-22)

Defer to Transportation Development as a decel lane is the only item on the infrastructure list.

**Project # 1004639**  
06DRB-00254 Major-SiteDev Plan Subd  
06DRB-00255 Major-Preliminary Plat Approval  
06DRB-00256 Minor-Sidewalk Variance  
06DRB-00257 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for WASHINGTON INVESTORS request(s) the above action(s) for all or a portion of Lot(s) 313-A-2-B, ACRES ADDITION (to be known as VENTANA DEL BOSQUE SUBDIVISION) zoned RA-2 residential and agricultural zone, located on MOUNTAIN RD NW, between GABALDON DR NW and LULAC AVE NW containing approximately 5 acre(s). [REF: 06DRB00055] (J-12)

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JOHN KLEE ARCHITECTURE agent(s) for THREE AM, LLC request(s) the above action(s) for all or a portion of Lot(s) 2, Phase 2, JOURNAL CENTER, UNIT 2, zoned IP, located on WASHINGTON NE, between RUTLEDGE NE and WOLCOTT NE containing approximately 1 acre(s). (D-17)

SHEET INDEX  
Has 6 sheets listed within this plan.  
Remove.

1. Planning needs a copy of the Journal Center 2 ARC's approval letter. Otherwise, a much more detailed review of the site plan is required by Planning.

✓ 2. The scaled vicinity map is missing from Sheet A1.

3. Proposed use of the structure is not listed on Sheet A1.

4. Sight lighting? Height & type.

✓ 5. The total length of the building is also required on the Elevations sheet (A3).

5. The location, material and colors of windows, doors & framing is missing as are the materials and colors of all building elements & structures.

✓ 6. Where is the location of the monument sign ?

Planning will reserve further comments assuming the Journal Center approval letter is received soon.

Planning will take delegation when the site plan is approved for 3 copies of the plan.





CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

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AMAFCA	No adverse comments.
COG	No adverse comments.
Transit	No objection to the request.
Zoning Enforcement	Elevations exceed the 26 feet allowed.
Neighborhood Coordination	Letter sent to Alameda North Valley NA (R).
APS	The request for a building permit for a new office building in the <b>Journal Center, Unit 2</b> , will have no adverse impacts to the APS district.
Police Department	A review of the following DRB case(s) indicates the following problems or crime may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur. All pedestrian and vehicular access points should be well illuminated landscaping should be low-level at maturity and should not obstruct view and/or conflict with area lighting. Other: Other types of crime and activity could be impacted depending on the site usage.
Fire Department	Two (2) fire hydrants are required to satisfy required fire flow. Additional requirements will be addressed for fire sprinkler system when permitted plans are submitted.
PNM Electric & Gas	Approves.
Comcast	No comments received.

QWEST	No comments received.
Environmental Health	No comments received.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.
City Engineer	No adverse comments

#### Transportation Development

Why isn't the site plan reversed? Unsure if the driveway meets offset requirements per the DPM. The landscaping plan needs to ensure sight distance can be met at the driveway. This office is not located on a bus route. Compact spaces are 8' wide. Radii should be a min. of 15'. Where are the build notes for the sidewalk and drive entrance? Are the ADA ramps in place?

Parks & Recreation	No objection.
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Utilities Development	No objection to Site Plan approval.
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#### Planning Department

1. Planning needs a copy of the Journal Center 2 ARC's approval letter. Otherwise, a much more detailed review of the site plan is required by Planning.
2. Proposed use of the structure is not listed on Sheet A1.
3. Sight lighting? Height & type.
4. The material and colors of building structures.

Planning will take delegation when the site plan is approved for 3 copies of the plan and a copy of the Journal Center ARC approval letter.

#### Impact Fee Administrator

Construction of a new office building within the Journal Center subdivision will require the payment of Impact Fees. Based on the size of 12,237 square feet, it is estimated that impact fees will total approximately \$39,270.44 if a building permit is obtained prior to December 29, 2006 and the full impact fee of \$58,612.60 would be payable thereafter.

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

cc: Three AM, LLC, 49 Santa Maria, Corrales, NM 87048

John Klee, 8701 E Vista Bonita, Suite #100, Scottsdale, AZ 85255





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**Project # 1000128**

06DRB-00247 Major-Vacation of Public Easements  
06DRB-00248 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for RANDALL HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) D, Lot(s) 46-P1, 47-P1 & 48-P1, **STONEBROOKE ESTATES**, zoned RD (7DU/AC) located on SUNNY BROOK ST NE, between EAGLE ROCK AVE NE and PEBBLE STONE PL NE containing approximately 1 acre(s). [REF: 03DRB00640, 03DRB00659, 04DRB00580, 04DRB00581] (C-19)

**Project # 1004717**

06DRB-00253 Major-Vacation of Public Easements

TERRAMETRICS OF NEW MEXICO agent(s) for BLUE SKY INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) A, **SONORA SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on TESORO PL NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 1 acre(s). (C-18)

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

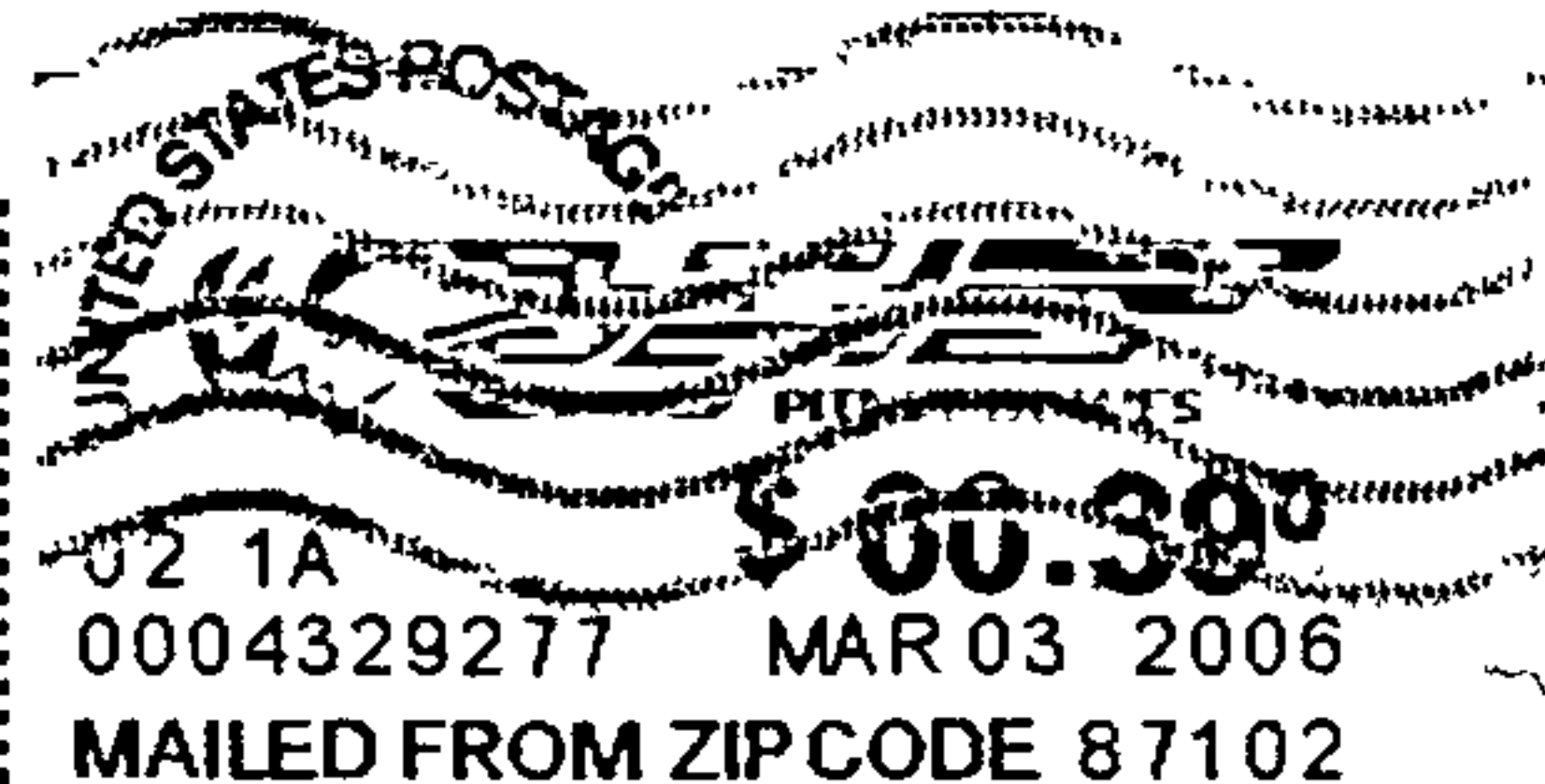
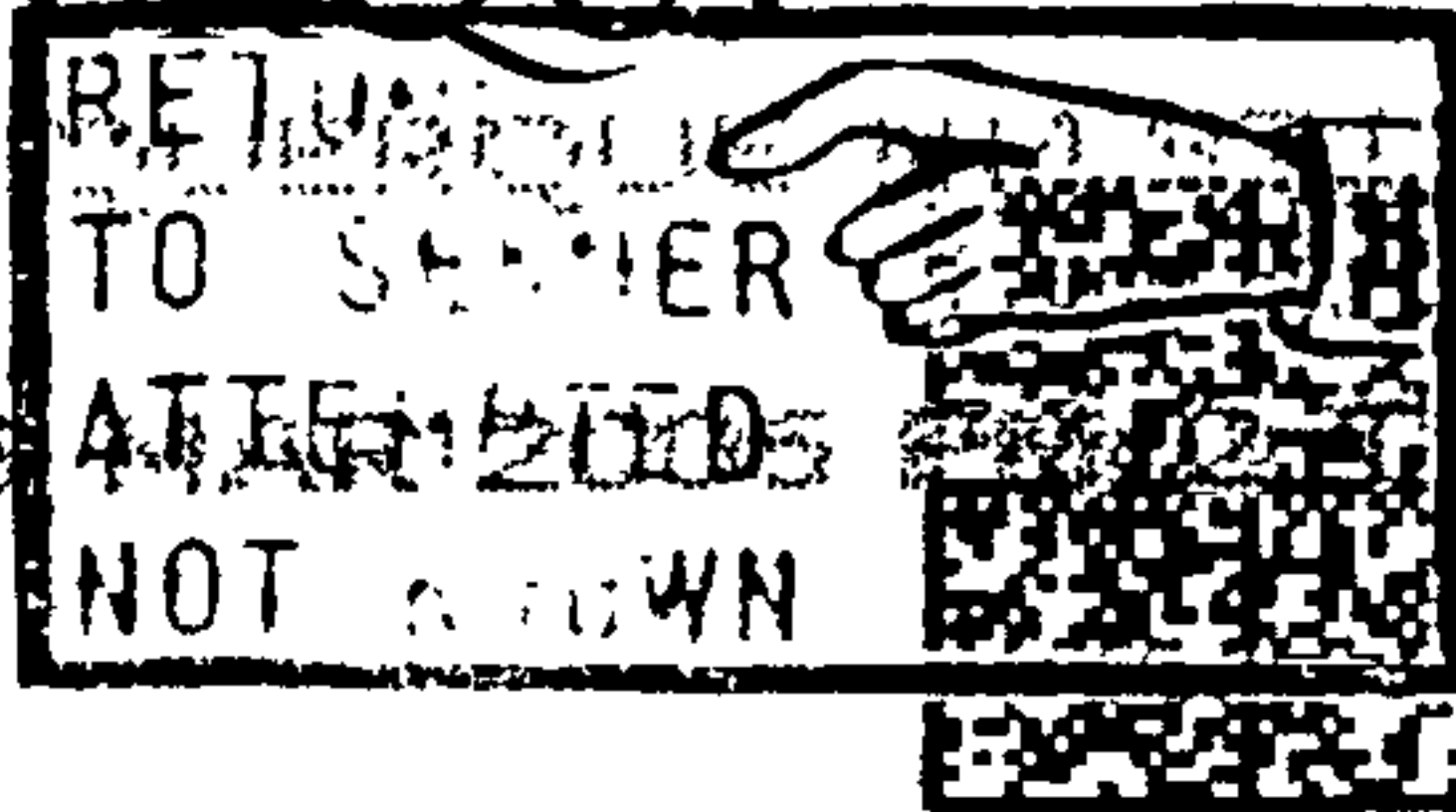
Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 6, 2006.**

# CITY OF ALBUQUERQUE



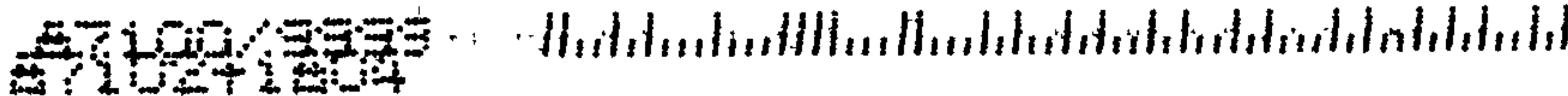
Planning Department



101706312612930123

*DRB*

DURKOVICH STEPHEN G & KAREN A  
412 11TH ST NW  
ALBUQUERQUE NM 87102





P O Box 1293 Albuquerque New Mexico 87103



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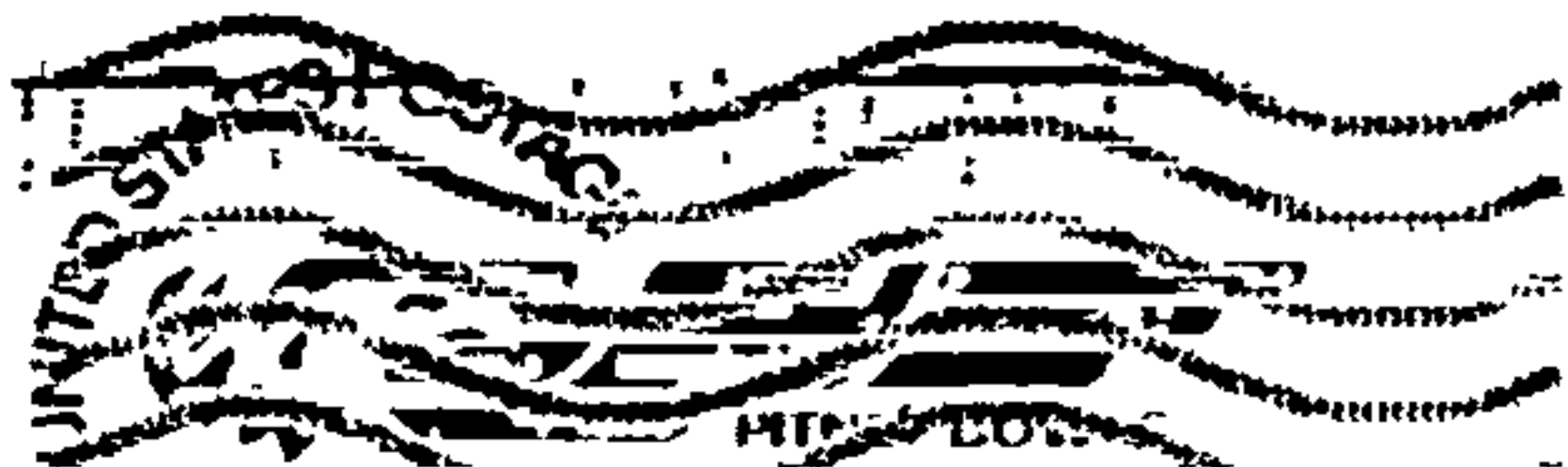
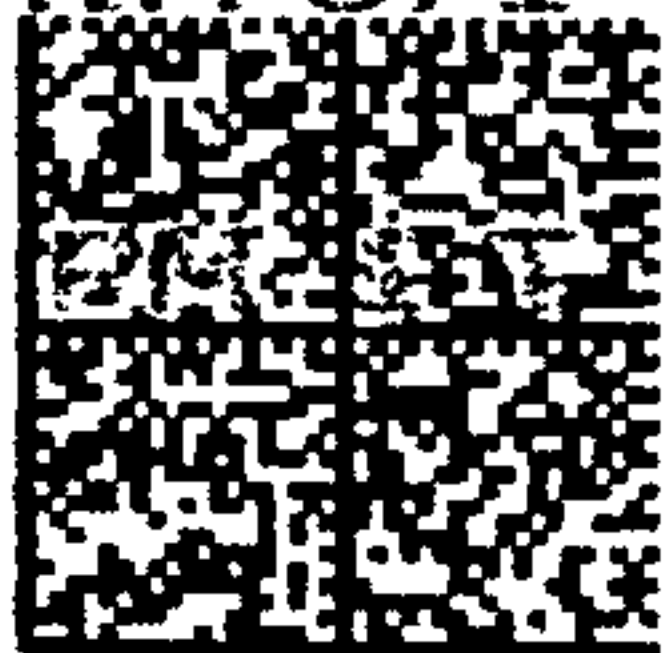
# CITY OF ALBUQUERQUE



Planning Department

ALBUQUERQUE

03 MAR 2006



02 1A \$ 00.330  
0004329277 MAR 03 2006  
MAILED FROM ZIP CODE 87102

*UAK 280*  
Return To Sender

*NOT ALL MAIL*

ADDRESS UNKNOWN  
INDIANAPOLIS IN 46204  
DI ALBUQUERQUE FUNDING COMPAN  
1 AMERICAN SQ  
INDIANAPOLIS IN 46282

*DRB*  
*MAR 6 2006*



DRB

P O Box 1293 Albuquerque New Mexico 87103

Return To Sender



ADDRESSEE UNKNOWN  
INDIANAPOLIS, IN 46204

POSTNET  
INDIANAPOLIS IN 46204  
INDIANAPOLIS IN 46204  
INDIANAPOLIS IN 46204

INDIANAPOLIS IN 46204





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RIO GRANDE ENGINEERING agent(s) for WASHINGTON INVESTORS request(s) the above action(s) for all or a portion of Lot(s) 313-A-2-B, ACRES ADDITION (to be known as VENTANA DEL BOSQUE SUBDIVISION) zoned RA-2 residential and agricultural zone, located on MOUNTAIN RD NW, between GABALDON DR NW and LULAC AVE NW containing approximately 5 acre(s). [REF: 06DRB00055] (J-12)

**Project # 1004709,**

06DRB-00222 Major-SiteDev Plan BldPermit

JOHN KLEE ARCHITECTURE agent(s) for THREE AM, LLC request(s) the above action(s) for all or a portion of Lot(s) 2, Phase 2, JOURNAL CENTER, UNIT 2, zoned IP, located on WASHINGTON NE, between RUTLEDGE NE and WOLCOTT NE containing approximately 1 acre(s). (D-17)

**Project # 1000128**

06DRB-00247 Major-Vacation of Public Easements  
06DRB-00248 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for RANDALL HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) D, Lot(s) 46-P1, 47-P1 & 48-P1, STONEBROOKE ESTATES, zoned RD (7DU/AC) located on SUNNY BROOK ST NE, between EAGLE ROCK AVE NE and PEBBLE STONE PL NE containing approximately 1 acre(s). [REF: 03DRB00640, 03DRB00659, 04DRB00580, 04DRB00581] (C-19)

**Project # 1004717**

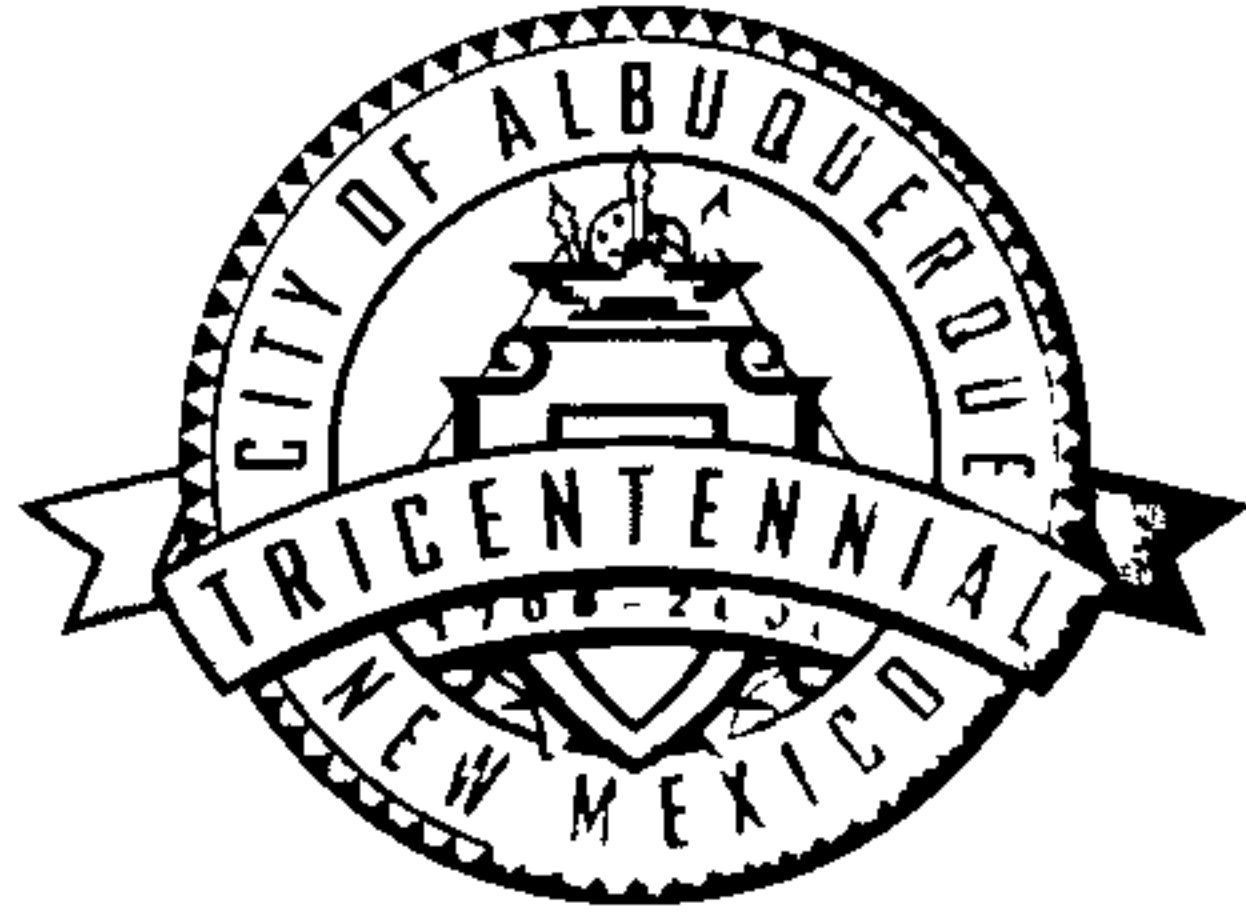
06DRB-00253 Major-Vacation of Public Easements

TERRAMETRICS OF NEW MEXICO agent(s) for BLUE SKY INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) A, SONORA SUBDIVISION, zoned R-D residential and related uses zone, developing area, located on TESORO PL NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 1 acre(s). (C-18)

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

Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 6, 2006.**

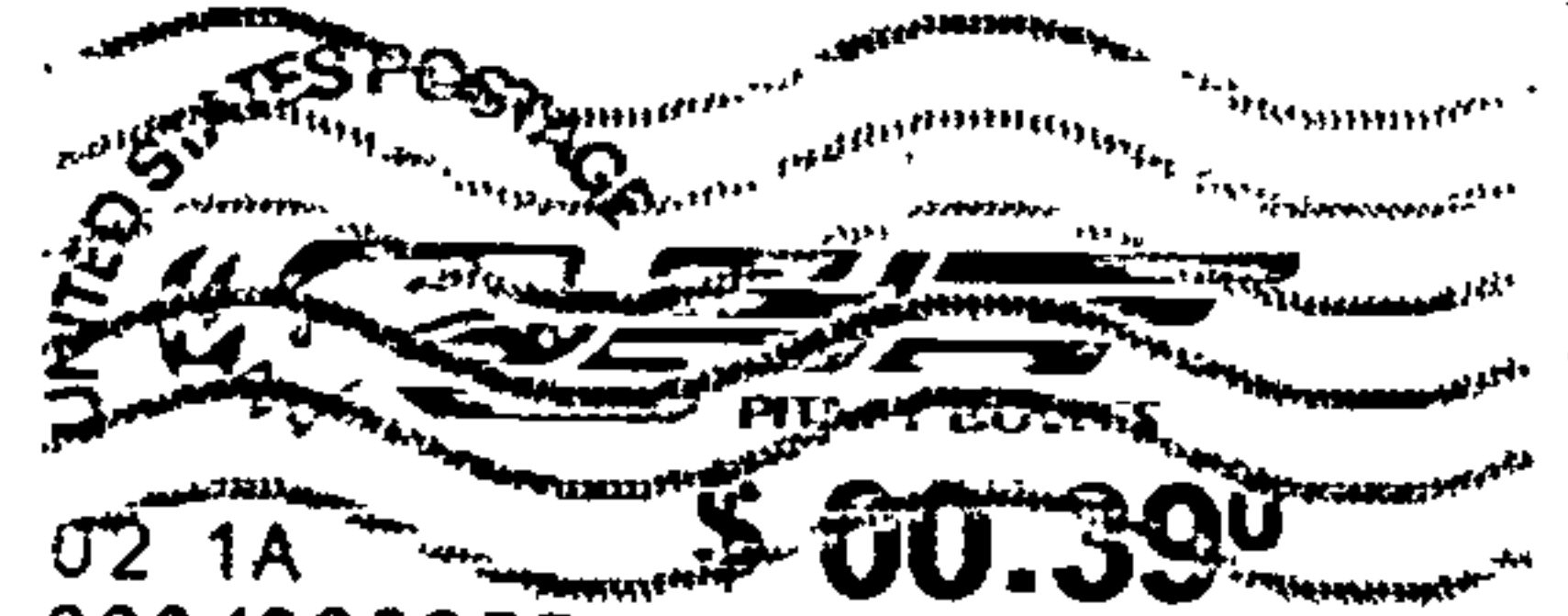
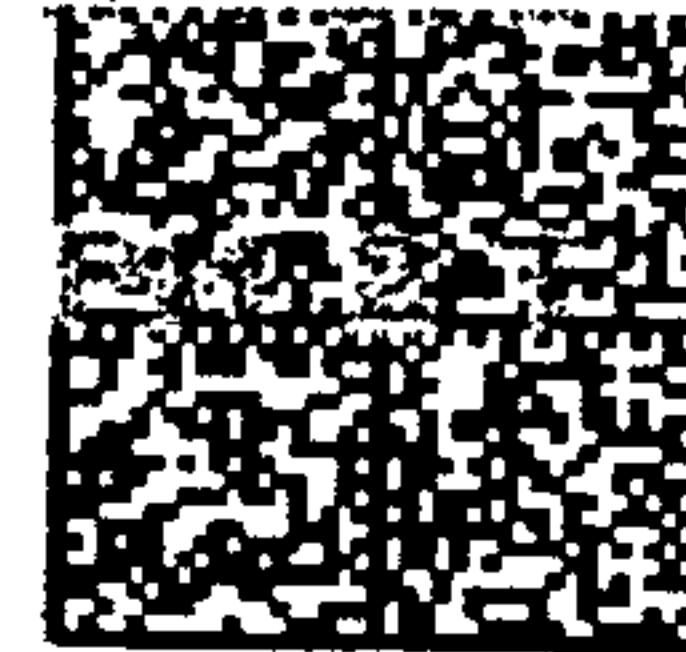


Planning Department

# CITY OF ALBUQUERQUE

ALBUQUERQUE

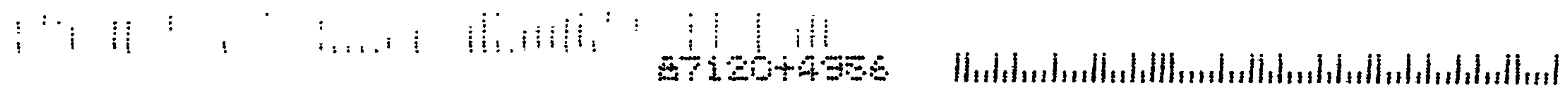
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RNB PROPERTIES LLC  
3803 ATRISCO AV NE  
ALBUQUERQUE NM 87120



DRB







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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, March 22, 2006, beginning at 9:00 a.m. for the purpose of considering the following:

**Project # 1002591**

06DRB-00249 Major-Two Year SIA

TIERRA WEST LLC agent(s) for KPS GROUP INC request(s) the above action(s) for all or a portion of Tract(s) C & G, FOUR HILLS VILLAGE SHOPPING CENTER & APT COMPLEX, zoned SU-1 PDA RES & COMM, located on CENTRAL AVE SE, between TRAMWAY BLVD SE and DORADO PL SE containing approximately 6 acre(s). [REF: Z-84-124, 03AA00608] (L-22)

**Project # 1004639**

06DRB-00254 Major-SiteDev Plan Subd  
06DRB-00255 Major-Preliminary Plat Approval  
06DRB-00256 Minor-Sidewalk Variance  
06DRB-00257 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for WASHINGTON INVESTORS request(s) the above action(s) for all or a portion of Lot(s) 313-A-2-B, ACRES ADDITION (to be known as VENTANA DEL BOSQUE SUBDIVISION) zoned RA-2 residential and agricultural zone, located on MOUNTAIN RD NW, between GABALDON DR NW and LULAC AVE NW containing approximately 5 acre(s). [REF: 06DRB00055] (J-12)

**Project # 1004709**

06DRB-00222 Major-SiteDev Plan BldPermit

JOHN KLEE ARCHITECTURE agent(s) for THREE AM, LLC request(s) the above action(s) for all or a portion of Lot(s) 2, Phase 2, JOURNAL CENTER, UNIT 2, zoned IP, located on WASHINGTON NE, between RUTLEDGE NE and WOLCOTT NE containing approximately 1 acre(s). (D-17)

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06DRB-00247 Major-Vacation of Public Easements  
06DRB-00248 Minor-Prelim&Final Plat Approval

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**Project # 1004717**

06DRB-00253 Major-Vacation of Public Easements

TERRAMETRICS OF NEW MEXICO agent(s) for BLUE SKY INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) A, SONORA SUBDIVISION, zoned R-D residential and related uses zone, developing area, located on TESORO PL NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 1 acre(s). (C-18)

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Development Review Board

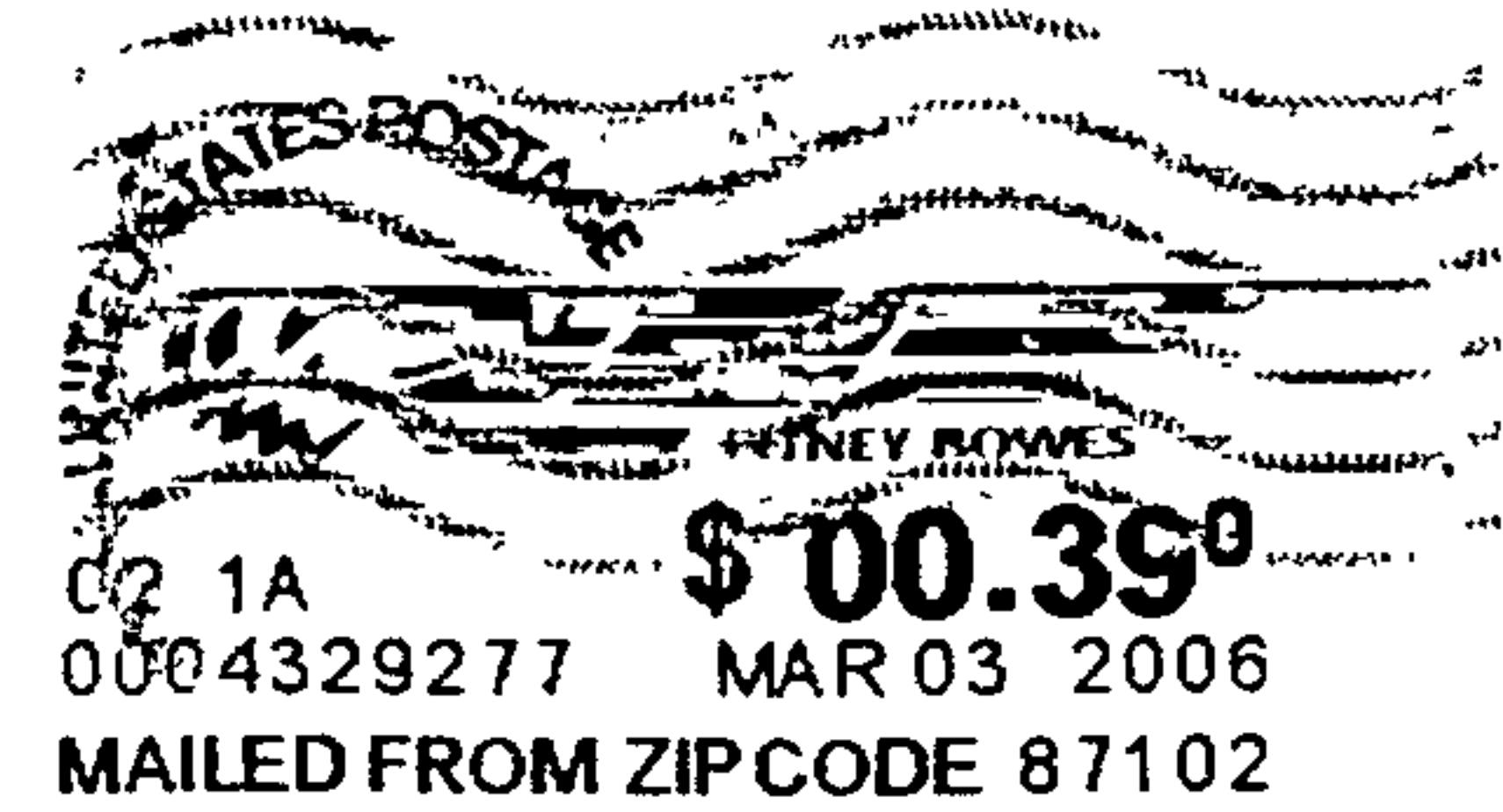
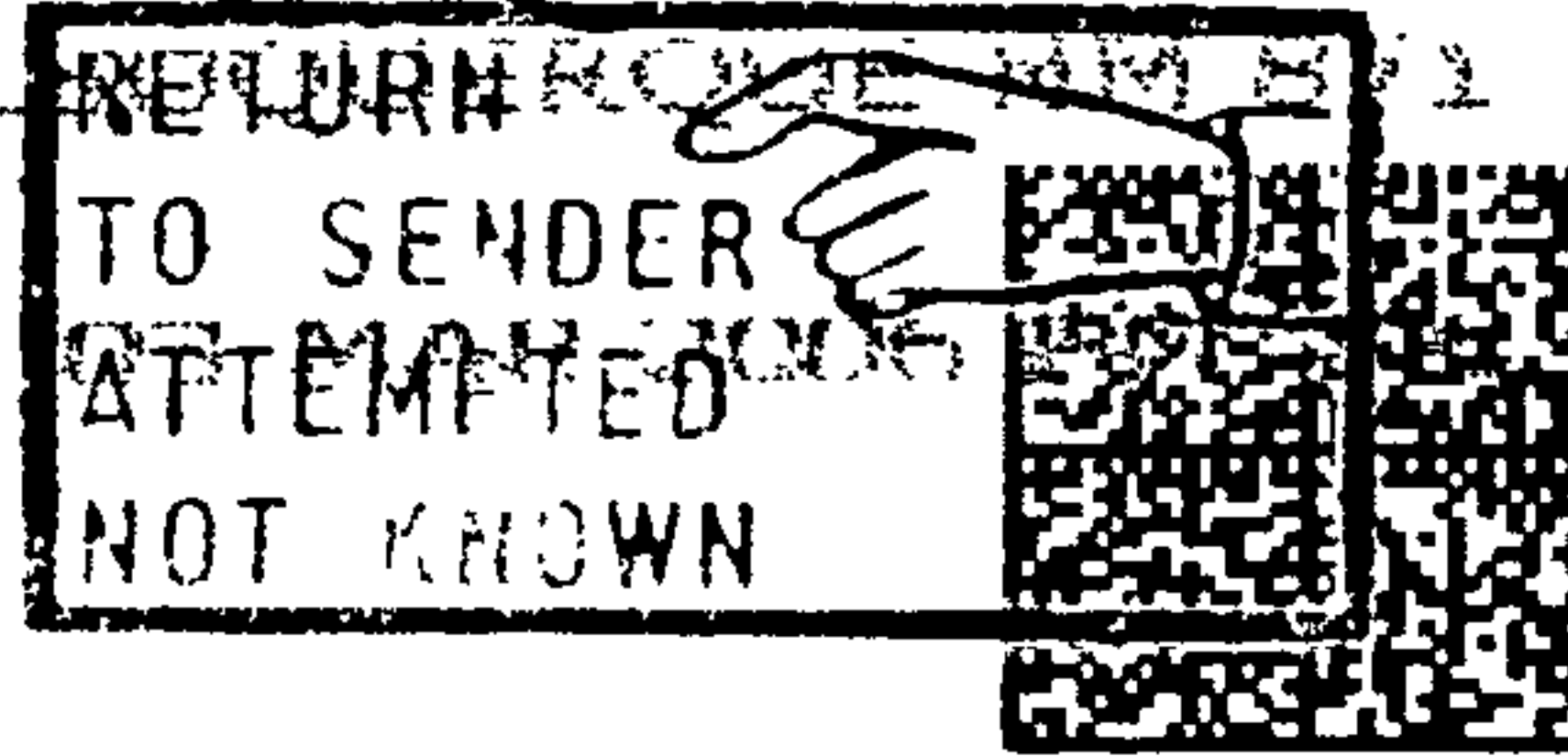
**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 6, 2006.**





Planning Department

# CITY OF ALBUQUERQUE



101706310818630704

L & L HOLDING CO LLC  
4415 HAWKINS ST NE  
ALBUQUERQUE NM 87109

87109+453

P O Box 1293 Albuquerque New Mexico 87103





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

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TERRAMETRICS OF NEW MEXICO agent(s) for BLUE SKY INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) A, **SONORA SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on TESORO PL NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 1 acre(s). (C-18)

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Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 6, 2006.**

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

**Meeting Date:** MARCH 22, 2006  
**Zone Atlas Page:** D-17-Z  
**Notification Radius:** 100 Ft.

**Project# 1004709  
App#06DRB-00222**

**Cross Reference and Location:** ON WASHINGTON NE BETWEEN RUTLEDGE  
AND WOLCOTT

**Applicant:** THREE AM, LLC  
**Address:** 49 SANTA MARIA  
CORRALES, NM 87048

**Agent:** JOHN KLEE  
8701 E VISTA BONITA STE#100  
SCOTTSDALE, AZ 85255

**Special Instructions:**

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

**Date Mailed:** MARCH 3, 2006  
**Signature:** YVONNE SAAVEDRA

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
PROPERTY OWNERSHIP / LEGAL LIST**

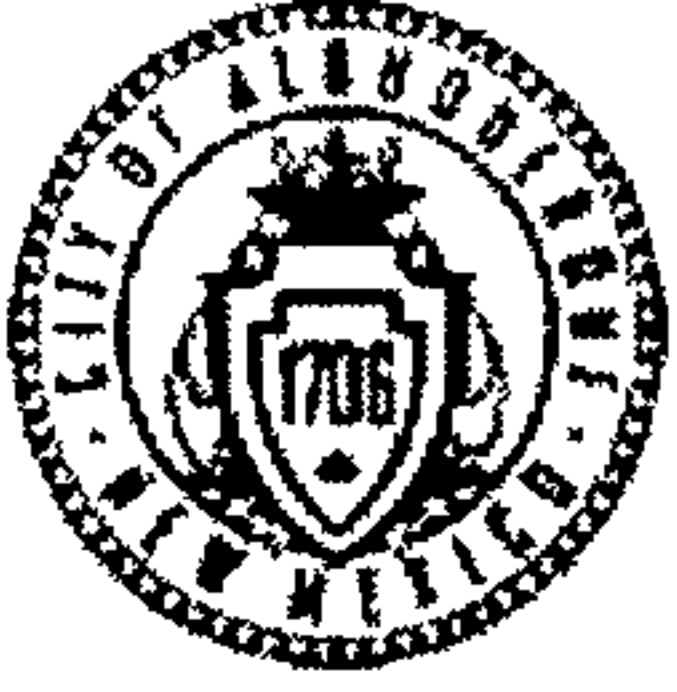
Project# 1004709  
Application# \_\_\_\_\_

PAGE 1 OF 2

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
D-17	1017063	192-175	306-07	✓
		190-165	08	✓
		192-125	09	✓
		183-092	303-27	✓
		204-095	29	✓, Dup
		221-081	31	✓, Dup 2
		236-086	34	✓
		237-125	306-12	✓
		221-125	11	✓
		206-125	10	✓
		260-171	20	✓
		235-166	01	✓
		234-151	02	✓
		205-163	03	✓
		203-172	04	✓
		204-190	05	✓
		195-198	06	✓
		246-209	305-01	✓
		201-204	02	✓
		164-209	307-06	✓
		147-160	301-08	✓
		137-157	09	✓
		136-135	29	✓
		136-129	26	✓ Dup







mainframe@coa1mp3.ca  
bq.gov  
03/01/2006 10:01 AM

To  
cc  
bcc  
Subject

1 R E C O R D S W I T H L A B E L S PAGE  
1  
01017063 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
0101706319217530607 LEGAL: LOT 2 PL AT OF JOURNAL CENTER PHASE 2 UNIT 1  
LAND USE:  
PROPERTY ADDR: 00000 WASHINGTON  
OWNER NAME: THREE AM LLC  
OWNER ADDR: 00049 SANTA MARIA RD  
CORRALES NM 87048  
0101706319016530608 LEGAL: LOT 1 PL AT OF JOURNAL CENTER PHASE 2 UNIT 1  
LAND USE:  
PROPERTY ADDR: 00000 WASHINGTON  
OWNER NAME: BLUE HOLE LTD CO  
OWNER ADDR: PO BOX 94084  
ALBUQUERQUE NM 87199  
0101706319212530609 LEGAL: LOT 8 I NTERSTATE INDUSTRIAL TRACT UNIT #4  
LAND USE:  
PROPERTY ADDR: 00000 HAWKINS  
OWNER NAME: SCOTSMAN GROUP INC  
OWNER ADDR: PO BOX 986  
BALTIMORE MD 21203  
0101706318309230327 LEGAL: LT 2 9-A LDS OF MACLOVIO SALAS SUMMARY REPL  
SHOWING LAND USE:  
PROPERTY ADDR: 00000 WASHINGTON  
OWNER NAME: DURKOVICH STEPHEN & KAREN  
OWNER ADDR: PO BOX 2346  
SANTA FE NM 87504  
0101706320409530329 LEGAL: TRAC T X- 1 REPLAT OF TRACT X INTERSTATE  
INDUSTRIAL LAND USE:  
PROPERTY ADDR: 00000 HAWKINS  
OWNER NAME: HAYNES MARTIN J & CAROLE H  
OWNER ADDR: PO BOX 9043  
ALBUQUERQUE NM 87119  
0101706322108130331 LEGAL: 033 INTE RSTATE INDUSTRIAL TRACT UNIT # 4 CONT  
1.03 LAND USE:  
PROPERTY ADDR: 00000 HAWKINS  
OWNER NAME: BARNETT JACK W & DONNA P  
OWNER ADDR: 09919 RIVERSIDE NW  
ALBUQUERQUE NM 87114  
0101706323608630334 LEGAL: 34-C OF PLAT OF LOTS 34-C & 35-B UNIT IV  
INTERSTAT LAND USE:  
PROPERTY ADDR: 00000 HAWKINS  
OWNER NAME: BARNETT JACK W ETUX  
OWNER ADDR: 09919 RIVERSIDE NW  
ALBUQUERQUE NM 87114  
0101706323712530612 LEGAL: LOT 5 IN TERSTATE INDUSTRIAL TRACT UNIT #4  
LAND USE:  
PROPERTY ADDR: 00000 HAWKINS  
OWNER NAME: BAILEY JOHN G  
OWNER ADDR: 04211 HAWKINS NE  
ALBUQUERQUE NM 87109

PAGE 2

0101706322112530611      LEGAL: LOT 6 IN TERSTATE INDUSTRIAL TRACT UNIT #4  
LAND USE:  
PROPERTY ADDR: 00000      HAWKINS  
OWNER NAME: SIRKEL WILLIAM D & CAROLYN A C  
OWNER ADDR: 16140      E SAGUARO

FOUNTAIN HILAZ      85268  
0101706320612530610      LEGAL: LOT 7 IN TERSTATE INDUSTRIAL TRACT UNIT #4  
LAND USE:  
PROPERTY ADDR: 00000      HAWKINS  
OWNER NAME: SCOTSMAN GROUP INC  
OWNER ADDR: PO BOX 986

BALTIMORE MD      21203  
0101706326017130620      LEGAL: LOT 9 PL AT OF JOURNAL CENTER PHASE 2 UNIT 1  
LAND USE:  
PROPERTY ADDR: 00000      TIBURON  
OWNER NAME: NEW MEXICO EDUCATIONAL ASSISTA  
OWNER ADDR: PO BOX 27020

ALBUQUERQUE NM      87125  
0101706323516630601      LEGAL: LT 8 -A P LAT FOR LOTS 7-A & 8-A JOURNAL CENTER  
PHAS LAND USE:  
PROPERTY ADDR: 00000      WOLCOTT  
OWNER NAME: NEW MEXICO CREDIT UNION LEAGUE  
OWNER ADDR: 04201      WOLCOTT      AV NE

ALBUQUERQUE NM      87109  
0101706323415130602      LEGAL: LT 7 -A P LAT FOR LOTS 7-A & 8-A JOURNAL CENTER  
PHAS LAND USE:  
PROPERTY ADDR: 00000      HANCOCK  
OWNER NAME: NEW MEXICO CREDIT UNION LEAGUE  
OWNER ADDR: 04201      WOLCOTT      AV NE

ALBUQUERQUE NM      87109  
0101706320516330603      LEGAL: LOT 6 PL AT OF JOURNAL CENTER PHASE 2 UNIT 1  
LAND USE:  
PROPERTY ADDR: 00000      HANCOCK  
OWNER NAME: PEARSON JOHN DAVID  
OWNER ADDR: 11612      PENDFIELD      LN NE

ALBUQUERQUE NM      87111  
0101706320317230604      LEGAL: LOT 5 PL AT OF JOURNAL CENTER PHASE 2 UNIT 1  
LAND USE:  
PROPERTY ADDR: 00000      HANCOCK  
OWNER NAME: SPRADLIN JENNIE  
OWNER ADDR: PO BOX 20688

ALBUQUERQUE NM      87154  
0101706320419030605      LEGAL: LOT 4 PL AT OF JOURNAL CENTER PHASE 2 UNIT1  
LAND USE:  
PROPERTY ADDR: 00000      WOLCOTT  
OWNER NAME: WALTON CHAPMAN BUILDERS  
OWNER ADDR: 00404      BRUNN SCHOOL      RD

SANTA FE NM      87505  
0101706319519830606      LEGAL: LOT 3 PL AT OF JOURNAL CENTER PHASE 2 UNIT1  
LAND USE:  
PROPERTY ADDR: 00000      WOLCOTT  
OWNER NAME: CHAPMAN GEORGE WALTON & JOAN E  
OWNER ADDR: 00404      BRUNN SCHOOL      RD

SANTA FE NM      87505











101706319016530608      LEGAL: LOT 1 PLAT OF JOURNAL CENTER PHASE 2 UNIT 1  
PROPERTY ADDR: 7400 WASHINGTON ST NE  
  
OWNERS NAME:            BLUE HOLE LTD CO  
OWNERS ADDR:            PO BOX 94084  
                                 ALBUQUERQUE, NM 87199

101706319212530609      LEGAL: LOT 8 INTERSTATE INDUSTRIAL TRACT UNIT #4 C  
PROPERTY ADDR: 4015 HAWKINS NE  
  
OWNERS NAME:            SCOTSMAN GROUP INC  
OWNERS ADDR:            PO BOX 986  
                                 BALTIMORE, MD 21203

101706318309230327      LEGAL: LT 29-A LDS OF MACLOVIO SALAS SUMMARY REPL S C OMP A  
REPL LTS 29  
PROPERTY ADDR: 7216 WASHINGTON NE  
  
OWNERS NAME:            DURKOVICH STEPHEN & KAREN  
OWNERS ADDR:            PO BOX 2346  
                                 SANTA FE, NM 87504

101706320409530329      LEGAL: TRACT X-1 REPLAT OF TRACT X INTERSTATE INDUS H IN UNITS III  
& IV  
PROPERTY ADDR: 4100 HAWKINS NE  
  
OWNERS NAME:            HAYNES MARTIN J & CAROLE H  
OWNERS ADDR:            PO BOX 9043  
                                 ALBUQUERQUE, NM 87119

101706320612530610      LEGAL: LOT 7 INTERSTATE INDUSTRIAL TRACT UNIT #4 CO  
PROPERTY ADDR: 4015 HAWKINS NE  
  
OWNERS NAME:            SCOTSMAN GROUP INC  
OWNERS ADDR:            PO BOX 986  
                                 BALTIMORE, MD 21203

101706326017130620      LEGAL: LOT 9 PLAT OF JOURNAL CENTER PHASE 2 UNIT 1  
PROPERTY ADDR: 7400 TIBURNON ST NE  
  
OWNERS NAME:            NEW MEXICO EDUCATIONAL ASSISTA  
OWNERS ADDR:            PO BOX 27020  
                                 ALBUQUERQUE, NM 87125

101706320317230604      LEGAL: LOT 5 PLAT OF JOURNAL CENTER PHASE 2 UNIT 1  
PROPERTY ADDR: 7411 HANCOCK CT NE  
  
OWNERS NAME:            SPRADLIN JENNIE  
OWNERS ADDR:            PO BOX 20688  
                                 ALBUQUERQUE, NM 87154

101706313612930126      LEGAL: LT 11-A-6 SIRLEL SUB'D (REPL OF LT 11-A INTE A L TRACT) CONT  
4800  
  
OWNERS NAME:            RENNA PETER D & NANCY TRUSTEES  
OWNERS ADDR:            PO BOX 1901  
                                 CORRALES, NM 87048

101706313612530127      LEGAL: LT 11-A-7 SIRKEL SUB'D (REPL OF LT 11-A INTE A L TRACT) CONT  
4800  
PROPERTY ADDR: 3829 HAWKINS NE

OWNERS NAME:              RENNA PETER D & NANCY TRUSTEES  
OWNERS ADDR:              PO BOX 1901  
CORRALES, NM 87048

101706313611930128      LEGAL: LT 11-A-8 SIRKEL SUB'D (REPL OF LT 11-A INTE A L TRACT) CONT  
4800  
PROPERTY ADDR: 3831 HAWKINS NE

OWNERS NAME:              RENNA PETER D & NANCY TRUSTEES  
OWNERS ADDR:              PO BOX 1901  
CORRALES, NM 87048

101706313111330106      LEGAL: LT 11-A-9 SIRKEL SUB'D (REPL OF LT 11-A INTE A L TRACT) CONT  
17,8  
PROPERTY ADDR: 3901 HAWKINS NE

OWNERS NAME:              SIRKEL BUSINESS PARK OWNERS  
OWNERS ADDR:              PO BOX 90608  
ALBUQUERQUE, NM 87199

# "Attachment A"

February 15, 2006

John Klee  
Klee Architects  
8701 E. Vista Bonita, Ste. 100  
Scottsdale, AZ 85255  
Phone: (602) 323-7441/Fax: (480) 588-8320  
Zone Map: D-17

## **ALAMEDA NORTH VALLEY ASSN. (ANV) "R"**

**\*Steve Wentworth** *e-mail: [swent999@aol.com](mailto:swent999@aol.com)*

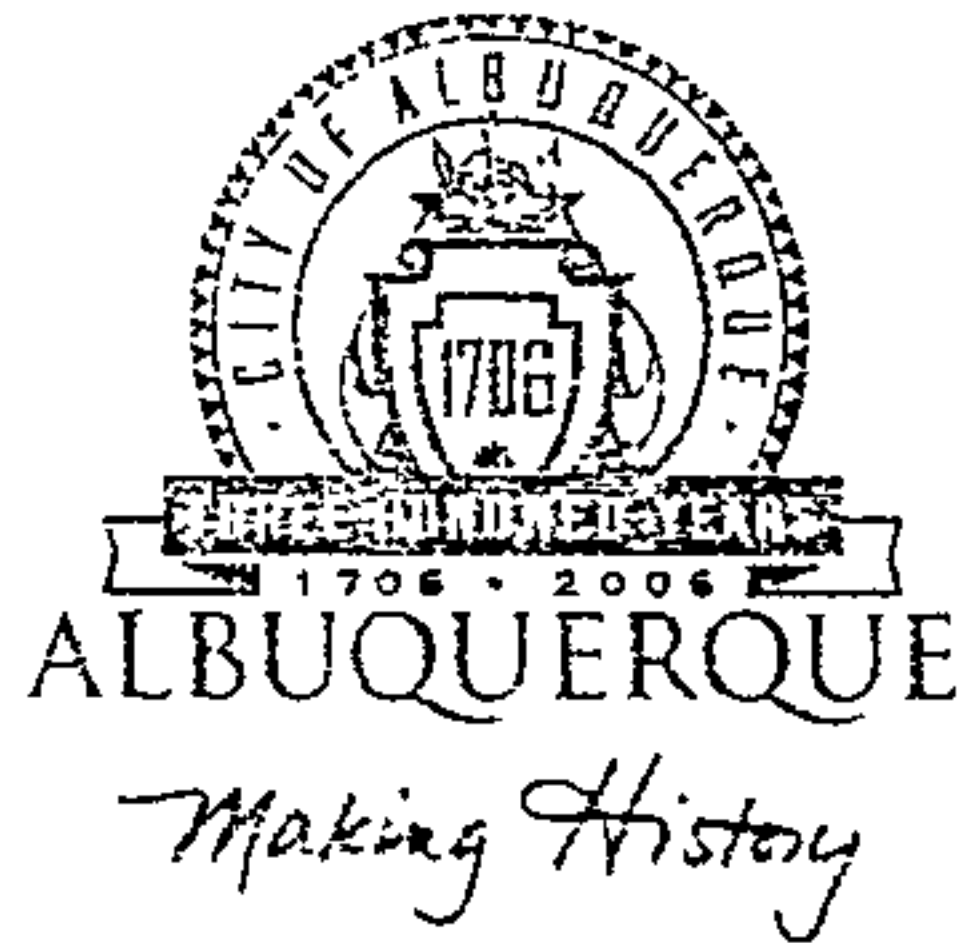
8919 Boe Ln. NE/87113-2328 897-3052 (h)

Leroy Gurule *e-mail: [lgurule3@comcast.net](mailto:lgurule3@comcast.net)*

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

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





*City of Albuquerque*

P.O. Box 1293, Albuquerque, NM 87103

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

February 15, 2006

John Klee  
Klee Architects  
8701 E. Vista Bonita, Ste. 100  
Scottsdale, AZ 85255  
Phone: (602) 323-7441/Fax: (480) 588-8320

Dear John:

Thank you for your inquiry of February 15, 2006 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at JOURNAL CENTER, PHASE 2, UNIT 2, LOT 2 LOCATED ON 7410 WASHINGTON ST. NE BETWEEN RUTLEDGE & WOLCOTT- zone map D-17.

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

---

**SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.**

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT!** Failure of adequate notification may result in your Application Hearing being deferred for 30 days. If you have any questions about the information provided, please contact me at (505) 924-3906 or via an e-mail message at [dcarmona@cabq.gov](mailto:dcarmona@cabq.gov) or by fax at (505) 924-3913.

Sincerely,

***Dalaina L. Carmona***

Senior Administrative Assistant  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

planningnaform(12/29/04)

Project # 1004709

THREE AM, LLC  
49 SANTA MARIA  
CORRALES, NM 87048

Project # 1004709

LEROY GURULE  
Alameda North Valley Assn.  
713 ALAMEDA BLVD NW  
ALBUQUERQUE, NM 87114

Project # 1004709

JOHN KLEE  
8701 E VISTA BONITA STE# 100  
SCOTTSDALE, AZ 85255

101706319217530607

THREE AM LLC  
49 SANTA MARIA RD  
CORRALES NM 87048

Project # 1004709

STEVE WENTWORTH  
Alameda North Valley Assn.  
8919 BOE LN NE  
ALBUQUERQUE, NM 87113

101706319016530608

BLUE HOLE LTD CO  
PO BOX 94084  
ALBUQUERQUE, NM 87199

101706319212530609

SCOTSMAN GROUP INC  
PO BOX 986  
BALTIMORE, MD 21203

101706318309230327

DURKOVICH STEPHEN & KAREN  
PO BOX 2346  
SANTA FE, NM 87504

101706320409530329

HAYNES MARTIN J & CAROLE H  
PO BOX 9043  
ALBUQUERQUE, NM 87119

101706322108130331

BARNETT JACK W & DONNA P  
9919 RIVERSIDE NW  
ALBUQUERQUE NM 87114

101706323712530612

BAILEY JOHN G  
4211 HAWKINS NE  
ALBUQUERQUE NM 87109

101706322112530611

SIRKEL WILLIAM D & CAROLYN A  
16140 E SAGUARO  
FOUNTAIN HILAZ 85268

101706320612530610

SCOTSMAN GROUP INC  
PO BOX 986  
BALTIMORE, MD 21203

101706326017130620

NEW MEXICO EDUCATIONAL ASSIST  
PO BOX 27020  
ALBUQUERQUE, NM 87125

101706323516630601

NEW MEXICO CREDIT UNION LEAGUE  
4201 WOLCOTT AV NE  
ALBUQUERQUE NM 87109

101706320516330603

PEARSON JOHN DAVID  
11612 PENDIELD LN NE  
ALBUQUERQUE NM 87111

101706320317230604

SPRADLIN JENNIE  
PO BOX 20688  
ALBUQUERQUE, NM 87154

101706320419030605

WALTON CHAPMAN BUILDERS  
404 BRUNN SCHOOL RD  
SANTA FE NM 87505

101706319519830606

CHAPMAN GEORGE WALTON & JOAN  
404 BRUNN SCHOOL RD  
SANTA FE NM 87505

101706324620930501

DI ALBUQUERQUE FUNDING COMPAN  
1 AMERICAN SQ  
INDIANAPOLIS IN 46282

101706320120430502

RNB PROPERTIES LLC  
3803 ATRISCO AV NE  
ALBUQUERQUE NM 87120

101706316420930706

MASTHEAD ROAD DEVELOPMENT LLC  
6300 RIVERSIDE PLAZA LN NW  
ALBUQUERQUE NM 87120

101706314716030108

2005 I LLC  
2635 EAST MILLBROOK RD  
RALEIGH NC 27604

101706313715730109

MLM ENTYERPRISES LLC  
3900 RUTLEDGE RD NE  
ALBUQUERQUE NM 87109

101706313613530129

LEMON CURTIS SHANE & DEBORAH  
3825 HAWKINS ST NE  
ALBUQUERQUE NM 87109

101706313612930126

RENNA PETER D & NANCY TRUSTEE  
PO BOX 1901  
CORRALES, NM 87048

101706313111330106

SIRKEL BUSINESS PARK OWNERS  
PO BOX 90608  
ALBUQUERQUE, NM 87199

101706312613530124

LEMON CURTIS SHANE & DEBORAH  
1323 NARCISCO CT NE  
ALBUQUERQUE NM 87112

101706312612930123

DURKOVICH STEPHEN G & KAREN A  
412 11TH ST NW  
ALBUQUERQUE NM 87102

101706312612530122

ROCKWELL JOHN III & BARARA A  
8436 WASHINGTON PL NE  
ALBUQUERQUE NM 87113

101706312611930121

JORGENSEN ALBERT T TRUSTEE FO  
3233 STANFORD DR NE  
ALBUQUERQUE NM 87107

101706312223330707

WALTON CHAPMAN BUILDERS CO'  
404 BRUNN SCHOOL RD  
SANTA FE NM 87505

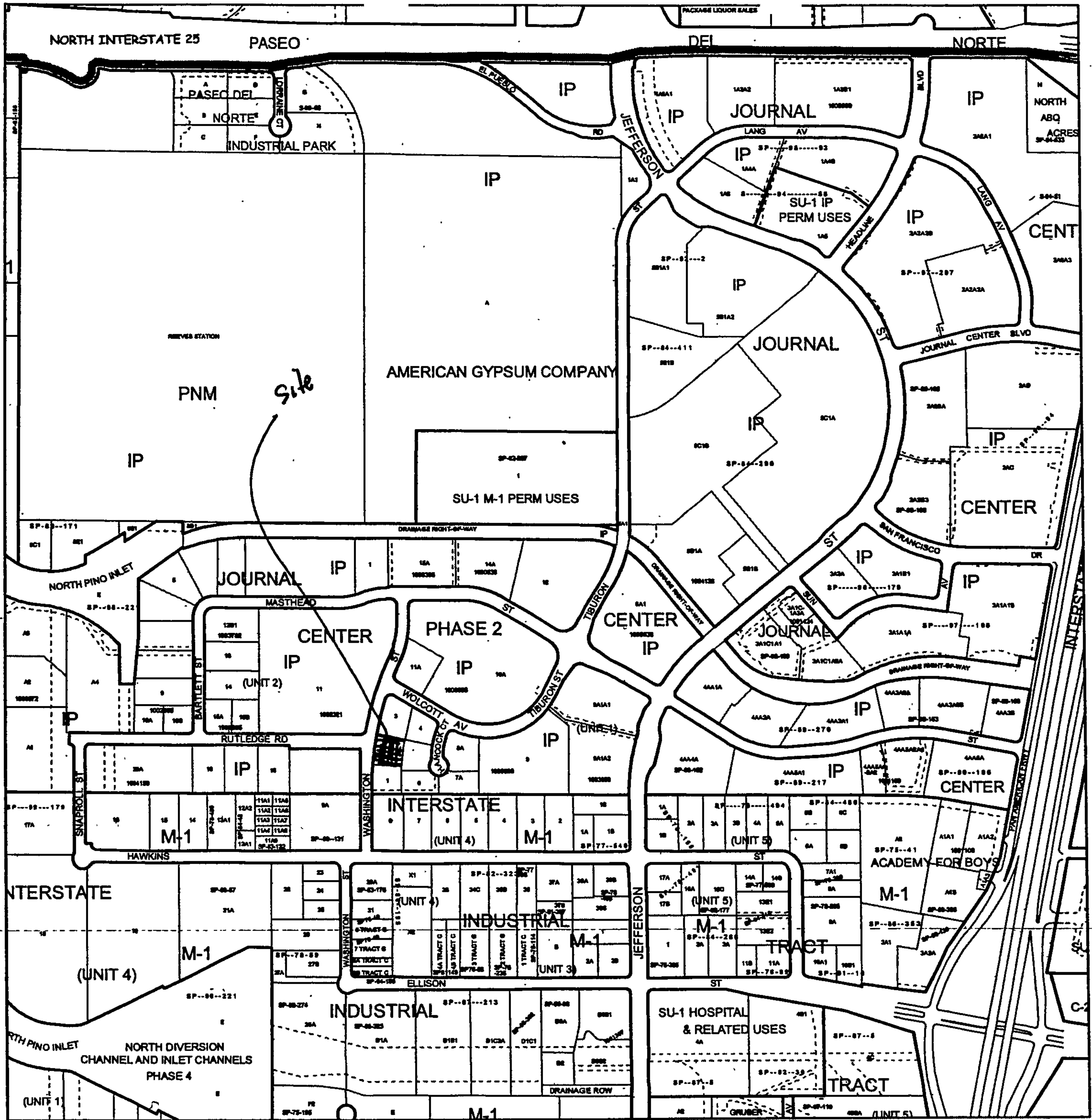
101706312318630705

IPIOTIS CHRISTOPHER E & AMELI  
3811 RUTLEDGE RD NE  
ALBUQUERQUE NM 87109

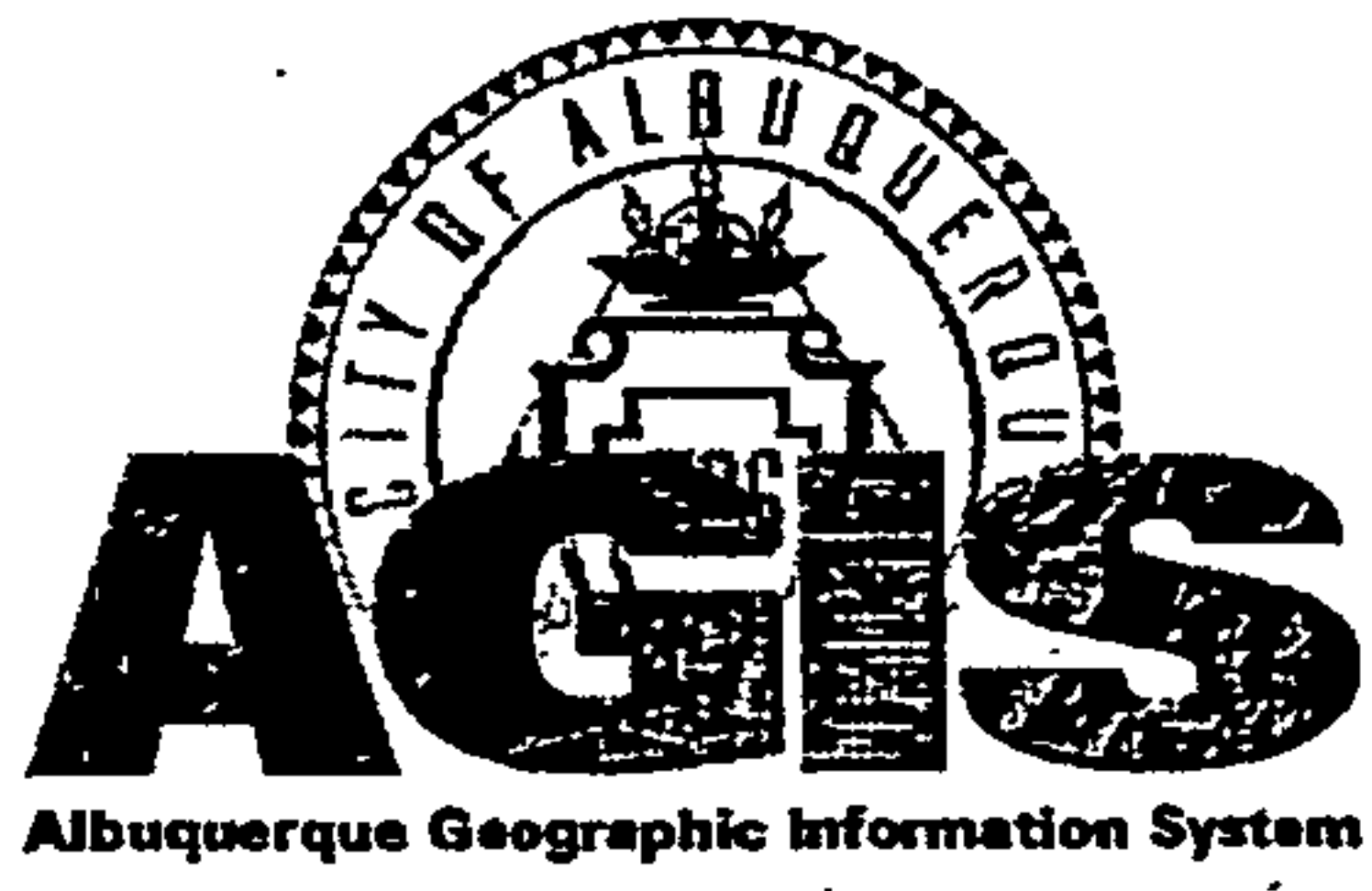
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L & L HOLDING CO LLC  
4415 HAWKINS ST NE  
ALBUQUERQUE NM 87109

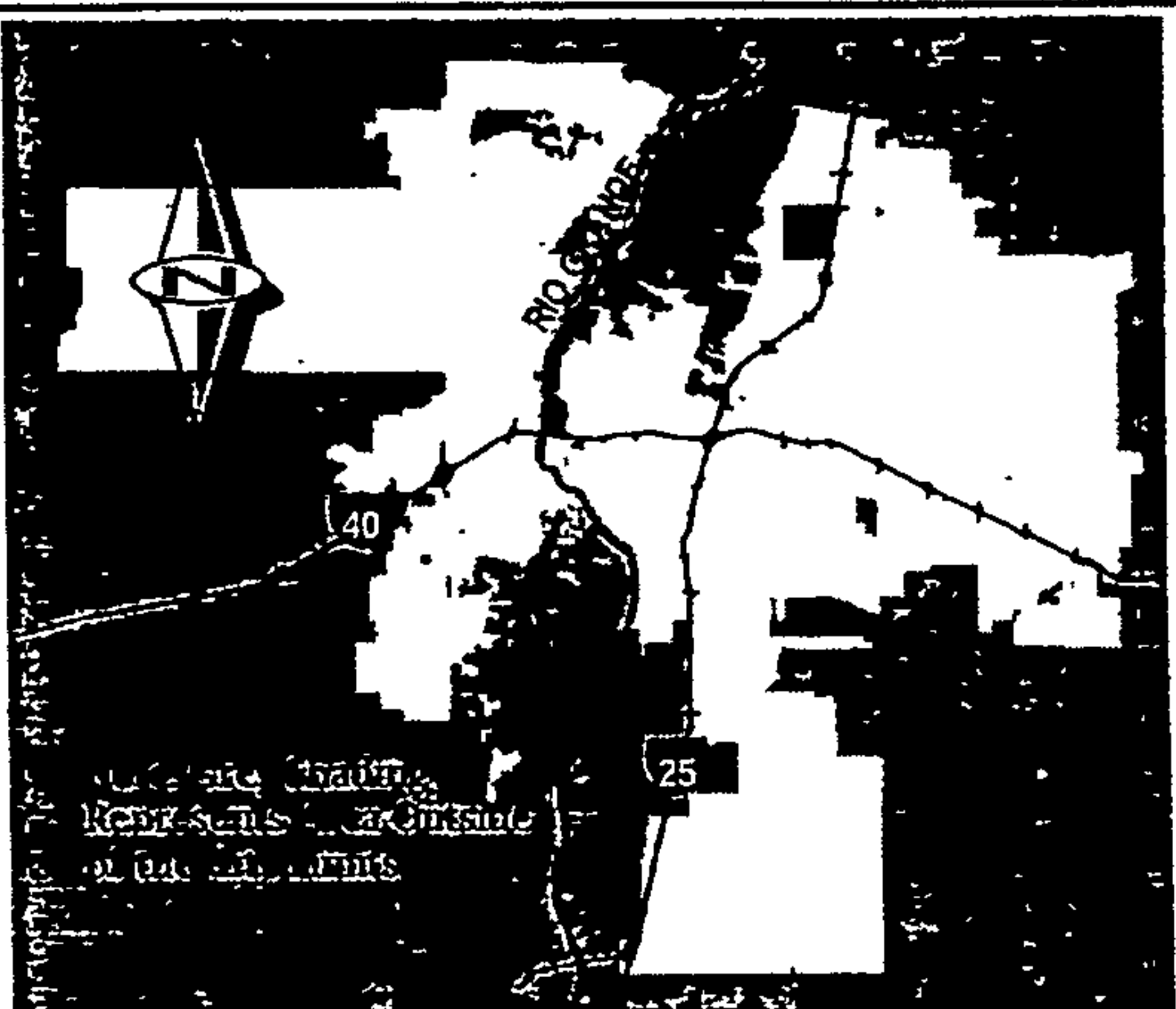




For more current information and more details visit: <http://www.cabq.gov/gis>



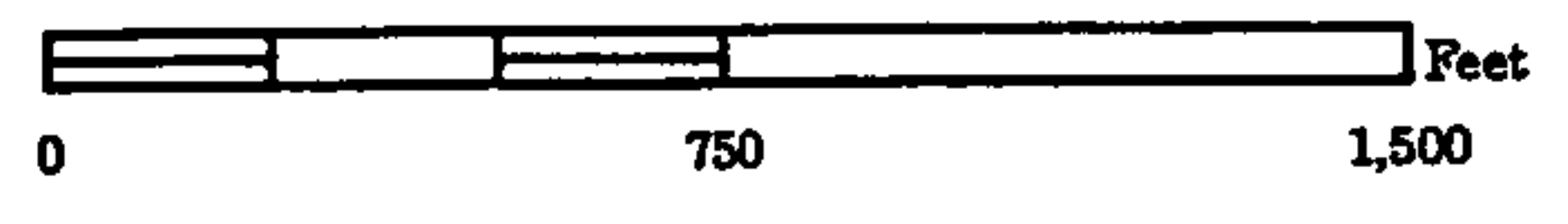
Map amended through: 11/2/2005



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

**Selected Symbols**

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





December 21, 2006

VIA EMAIL – mike@mesarealtynm.com

Michael Cecchini  
8200 Montgomery NE, #21  
Albuquerque, NM 87120

Re: **Lot 2, Unit 1 Journal Center 2 – Plans dated August 28, 2006) Design Review Approval by Journal Center 2 Architectural Review Committee**

Dear Mr. Cecchini:

We reviewed the new submittal for the above referenced project and approve plans, colors, materials and specifications, with the following conditions:

1. All roof mounted mechanical equipment must be screened from view.
2. A note should be changed on the Landscape Plan: "At the time common area irrigation is connected to Journal Center 2 common area irrigation system you must contact the **Journal Center Corporation**"
3. Landscape Plan does seem to meet requirement for 75% coverage. Please revise the Landscape Plan and resubmit that plan only.
4. Common CMU block is not approved. Please submit substitute for approval before starting construction.
5. 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.

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.

Thank you for the submittal.

Very truly yours,

Douglas H. Collister  
Administrative Manager

Copy Journal Center Architectural Review Committee – Attention: Mike Callahan  
Journal Center 2 Architectural Review Committee

TIBURON INVESTMENT, LLC

3791 Southern Blvd SE Suite 202 Rio Rancho, NM 87124







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

**SKETCH PLAN REVIEW AND COMMENT**

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

**SITE DEVELOPMENT PLAN FOR SUBDIVISION**

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

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - N/A 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
  - N/A Infrastructure List, if relevant to the site plan
  - Completed Site Plan for Building Permit Checklist
  - 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
  - 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.

John W. Velez  
Applicant name (print)

[Signature]  
Applicant signature / date



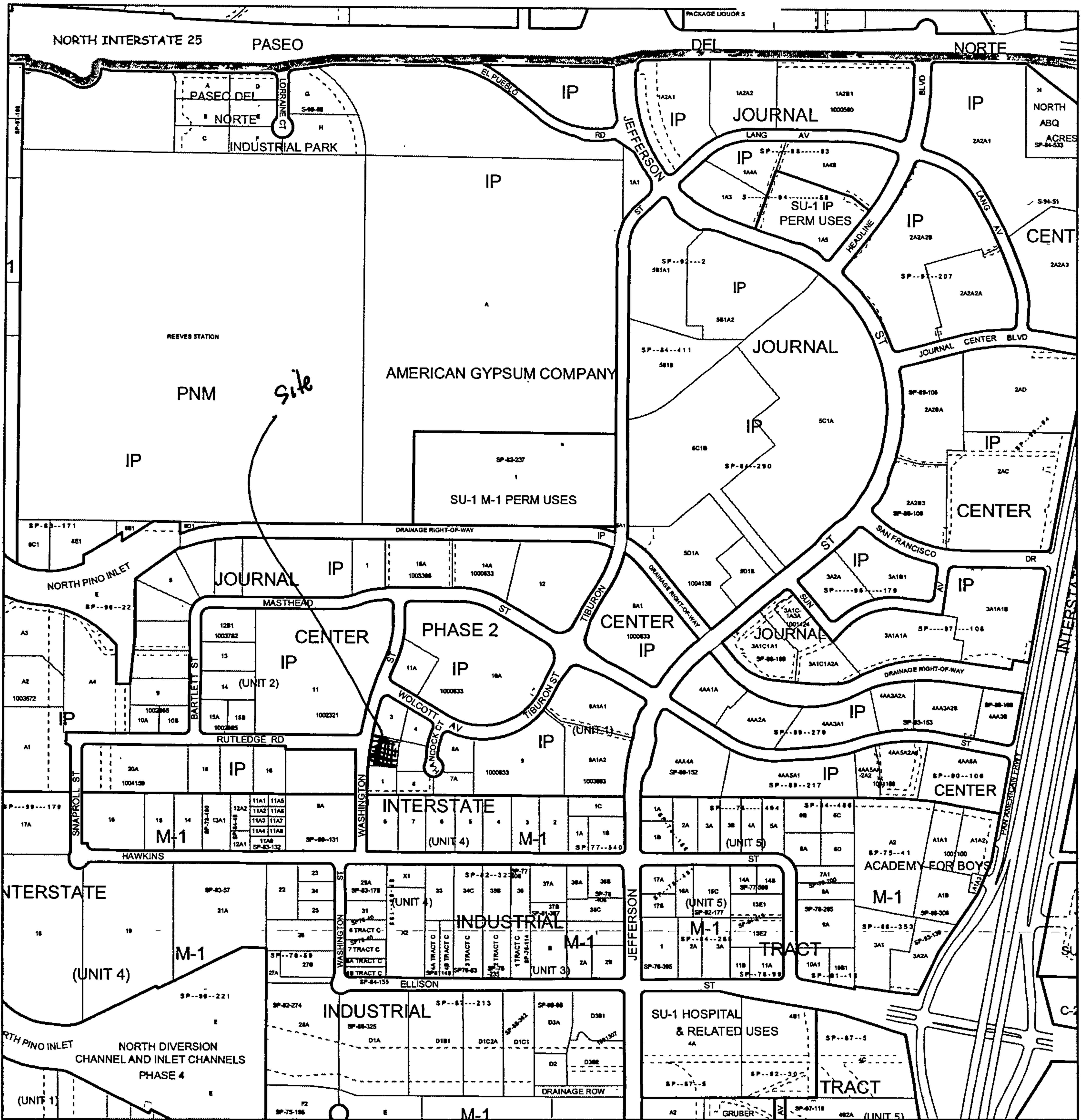
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
06 DRB - -00222

Andrew Jones 2-14-06  
Planner signature / date

**Project # 1004709**

Form revised JUNE 2006



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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 11/2/2005

Note: Grey Shading Represents Area Outside of the City Limits

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

Selected Symbols

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

0 750 1,500 Feet



**BUILDING DATA**

JOURNAL CENTER PHASE 2  
 UNIT 2  
 7410 WASHINGTON NE  
 ALBUQUERQUE, NM 87109

**DESIGN DATA**

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

II BUILDING FLOOR AREA  
 1st FLOOR (HEATED) 5,817 SF  
 2nd FLOOR (HEATED) 5,817 SF  
 EXTERIOR DECK AREA 803 SF  
 TOTAL BUILDING AREA 12,237 SF

III OCCUPANCY GROUP (IBC CHAPTER 3)  
 OFFICE

IV EXTERIOR WALLS AND OPENINGS  
 IBC TABLE 602

V BUILDING HEIGHT  
 TWO STORIES 29'-0"

VI TYPE OF CONSTRUCTION  
 IBC TABLE 503 OFFICE-TYPE V-B  
 SPRINKLED

VII BASIC ALLOWABLE FLOOR AREA  
 IBC TABLE 503 OFFICE-B-9,000 SF  
 SPRINKLED - 18,000 SF

VIII FIRE RESISTIVE REQUIREMENTS  
 IBC TABLE 601 TYPE V-B SPRINKLED

IX OCCUPANT LOAD  
 OFFICE 11.634 SF / 100 = 116

X EXIT REQUIREMENTS  
 NUMBER OF EXITS (IBC TABLE 1014)  
 EXIT REQUIREMENTS OCCUPANT LOAD UNDER 500  
 = 2 EXIT REQ. 3 PROVIDED, PER IBC 1018.1

XI PLUMBING REQUIREMENTS (IBC TABLE 2802.1)  
 OFFICE W.C. 1 PER 25 FOR THE FIRST 50 REQ.  
 1 PER 50 THEREAFTER  
 4 W.C. REQ., 8 W.C. PROVIDED  
 OFFICE LAVATORY, 1 PER 40 FOR THE FIRST 50 REQ.  
 1 PER 50 THEREAFTER, 8 LAVATORY, PROVIDED  
 4 LAVATORIES REQ., 8 LAVATORY, PROVIDED

XII SEISMIC ZONE 2B, CATEGORY II BLDG.  
 XIII WIND SPEED 90 MPH  
 XIV EXPOSURE C  
 XV SJI BEARING CAP 1500 PSF  
 XVI ROOF LOAD (TOTAL) 40 PSF

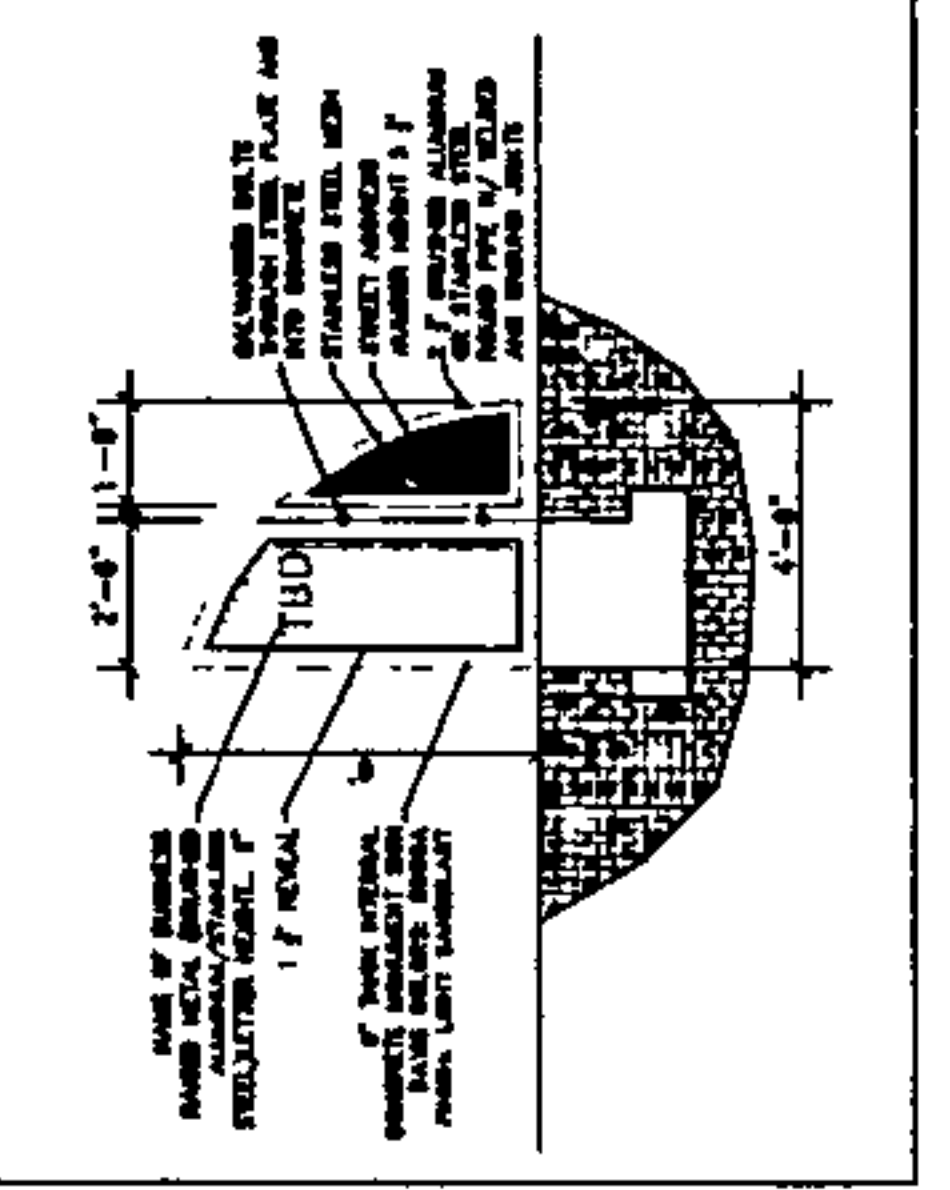
**PARKING REQUIREMENTS (CALC'S)**

NET OFFICE 6,180 SF

6,180 / 200 = 31  
 = 34 REQUIRED PARKING SPACES  
 REDUCE 10% FOR BUS ROUTE -3.4 = 30.6

PARKING PROVIDED  
 CITY OF ALBUQUERQUE - OFFICE

SURFACE PARKING  
 HANDICAPPED 1 CARS  
 REGULAR AND COMPACT 29 CARS  
 TOTAL ON SITE PARKING PROVIDED 30 CARS  
 TOTAL REQUIRED PARKING 30 CARS



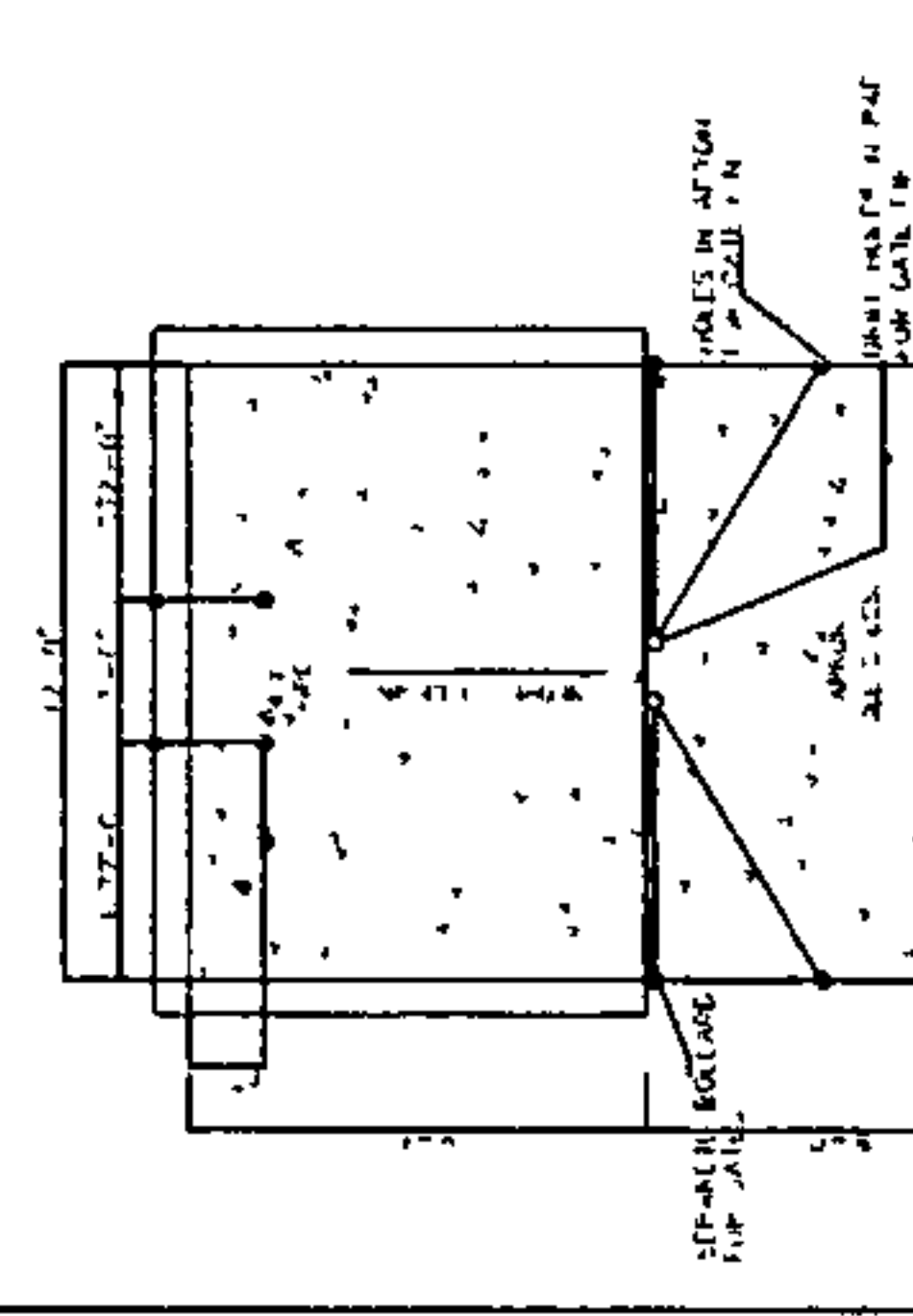
COMPANY SIGN ELEVATION

PRODUCT MANUFACTURER

1	2	3	4	5	6

**SHEET INDEX**

- A1 SITE PLAN & DESCRIPTION DATA
- A2 FLOOR PLAN
- A3 ELEVATIONS
- A4 SECTIONS
- A5 ROOF PLAN
- A6 CIVIL PLAN
- B1 FOUNDATION PLAN
- B2 1ST FLOOR FRAMING PLAN
- B3 ROOF FRAMING PLAN



REFLUERY DETAILS

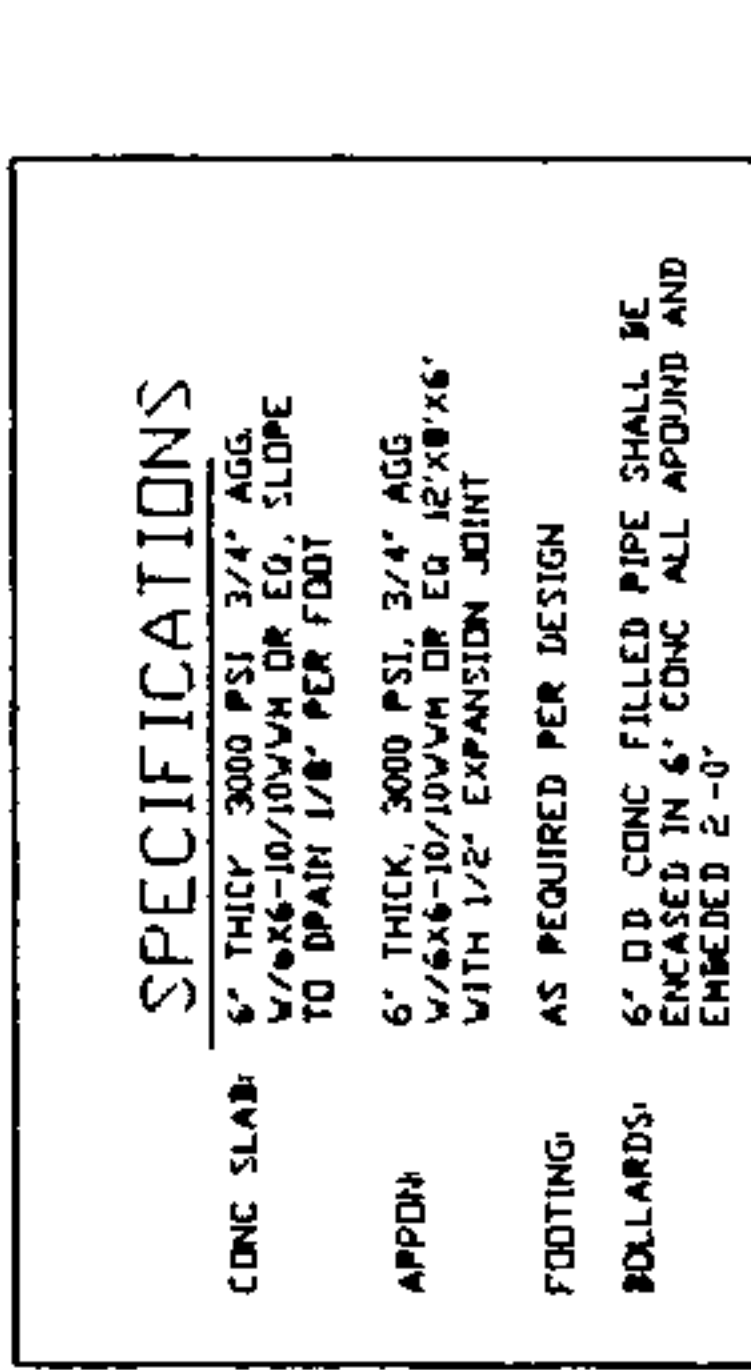
**SPECIFICATIONS**

CONC SLAB: 6" THICK, 3000 PSI, 3/4" AGG. WITH 1/2" EXPANSION JOINT TO SPAN 1/8" PER FOOT

APPDR: 6" THICK, 3000 PSI, 3/4" AGG. WITH 1/2" EXPANSION JOINT AS REQUIRED PER DESIGN

FOOTING: 6" DB. CONC. FILLED PIPE SHALL BE EMBEDDED 2'-0"

BOLLARDS: 6" DB. CONC. FILLED PIPE SHALL BE EMBEDDED 2'-0"



**NOTES**

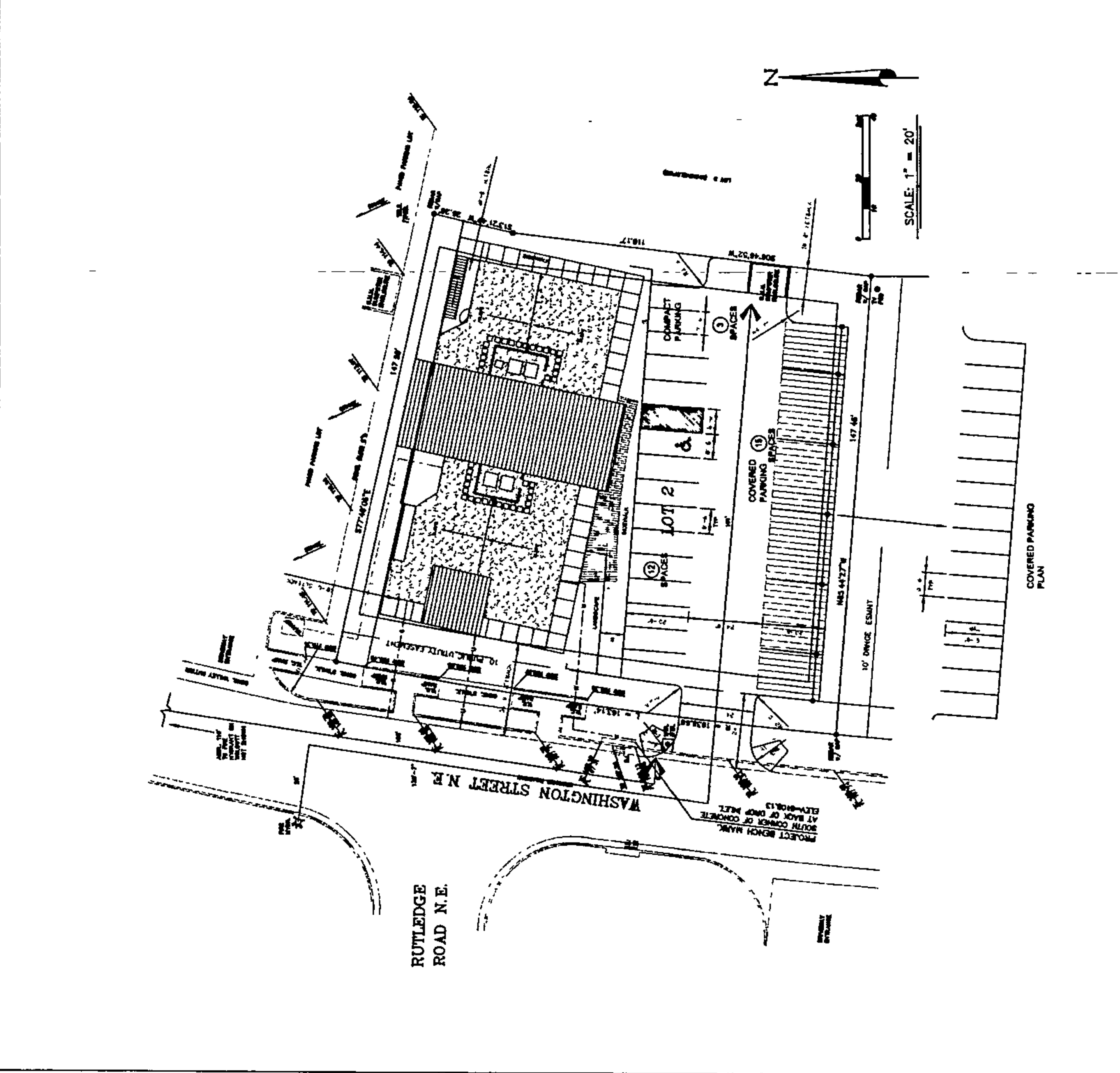
1. ALL SHALL BE CONFORM TO THE SPECIFICATIONS OF THE MATERIALS AND METHODS OF CONSTRUCTION, UNLESS OTHERWISE SPECIFIED.

2. ALL SHALL BE SET ACCORDING TO THE FINISH GRADE, UNLESS OTHERWISE SPECIFIED.

3. ALL SHALL BE SET ACCORDING TO THE FINISH GRADE, UNLESS OTHERWISE SPECIFIED.

4. ALL SHALL BE SET ACCORDING TO THE FINISH GRADE, UNLESS OTHERWISE SPECIFIED.

5. ALL SHALL BE SET ACCORDING TO THE FINISH GRADE, UNLESS OTHERWISE SPECIFIED.



THE ART AND SCIENCE OF MODERN BUILDINGS



JOB TITLE: KAYEMAN BUILDING

REVISION	FILE NAME	JOB NO.	DATE
			1/21/08

SHEET TITLE: SITE PLAN  
 SHEET NO.: A-1



***KLEE DESIGN COLLABORATIVE***

8701 E. Vista Bonita, Ste. 100  
Scottsdale, Arizona 85255  
p-480-588-8310 f-480-588-8320

February 6, 2006

City of Albuquerque  
DRB  
600 2<sup>nd</sup>. Street N.W.  
Albuquerque, New Mexico 87103

Re: 7410 Washington Street N.E.


Dear DRB Member

This submittal is for the sole purpose to obtain a building permit for a new office building to be constructed in Journal center. The building setbacks, site planning, landscape plan and building elevations have been derived based on the Journal center requirements.

---

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

Respectfully submitted,



John K. Klee

# Three AM, LLC

February 6, 2006

City of Albuquerque  
DRB  
600 2<sup>nd</sup>. Street N.W.  
Albuquerque, New Mexico 87103

Re: 7410 Washington N.E.

Dear DRB Chairperson,

This letter is for the sole purpose to name John K. Klee to act as our agent to represent the request to the DRB for proposed site development and a new office building located at the above noted address.

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

Respectfully submitted,

---



Michael Westphal  
Managing Member  
Three AM, LLC

# 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]* 2/6/06  
 Applicant or Agent Signature / Date

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

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

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

### Accompanying Material

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

## SHEET #1 - SITE PLAN

### A. General Information

- 1. Date of drawing and/or last revision
- 2. Scale: 1.0 acre or less      1" = 10'  
    1.0 - 5.0 acres            1" = 20'  
    Over 5 acres                 1" = 50'  
    Over 20 acres               1" = 100'                      [Other scales as approved by staff]
- 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

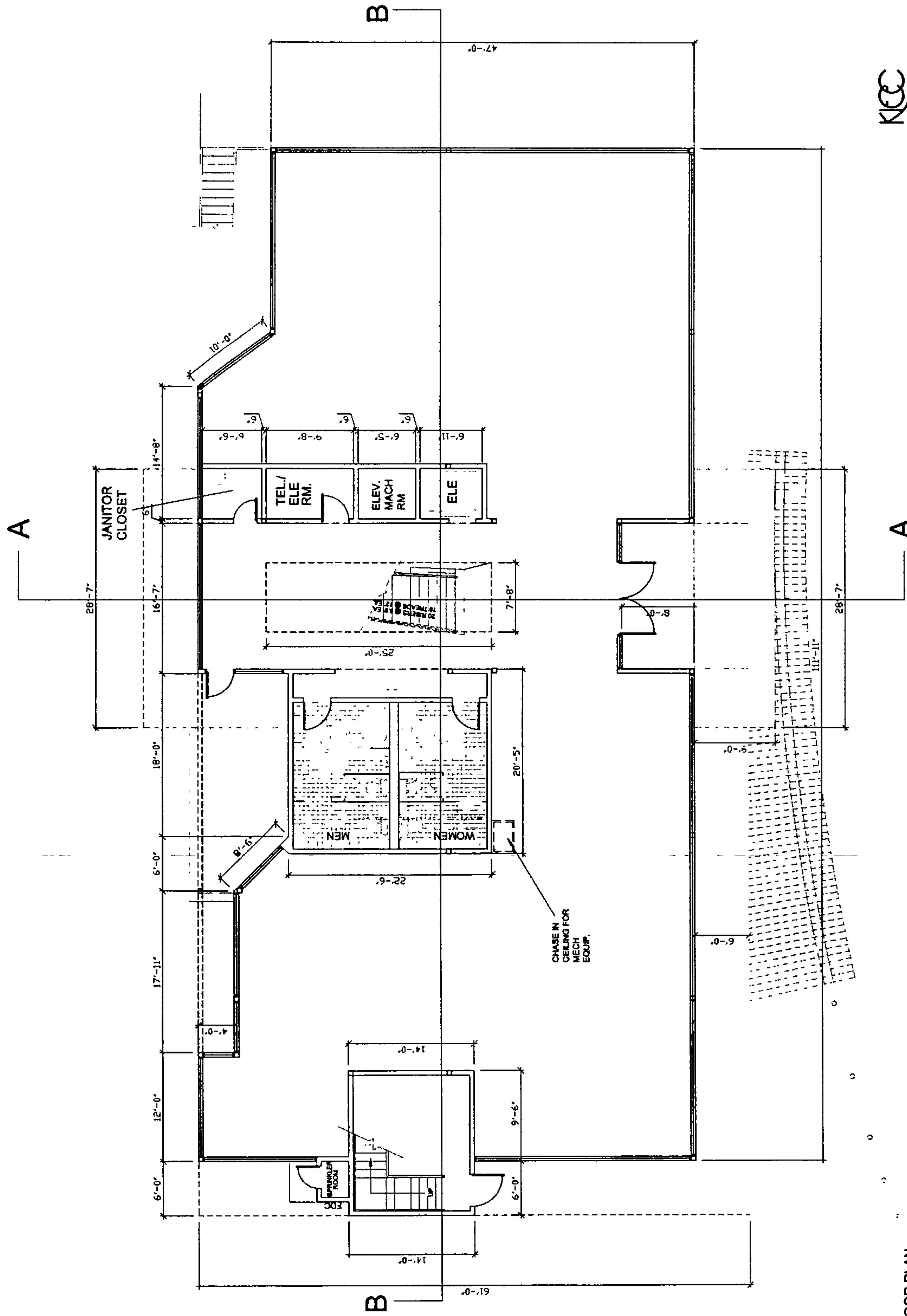
- A. Scale (minimum of 1/8" or as approved by Planning Staff).
- B. Bar Scale
- C. Detailed Building Elevations for each facade
  - 1. Identify facade orientation
  - 2. Dimensions of facade elements, including overall height and width
  - 3. Location, material and colors of windows, doors and framing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





1st FLOOR PLAN

SCALE:  $\frac{3}{8}'' = 1'-0''$

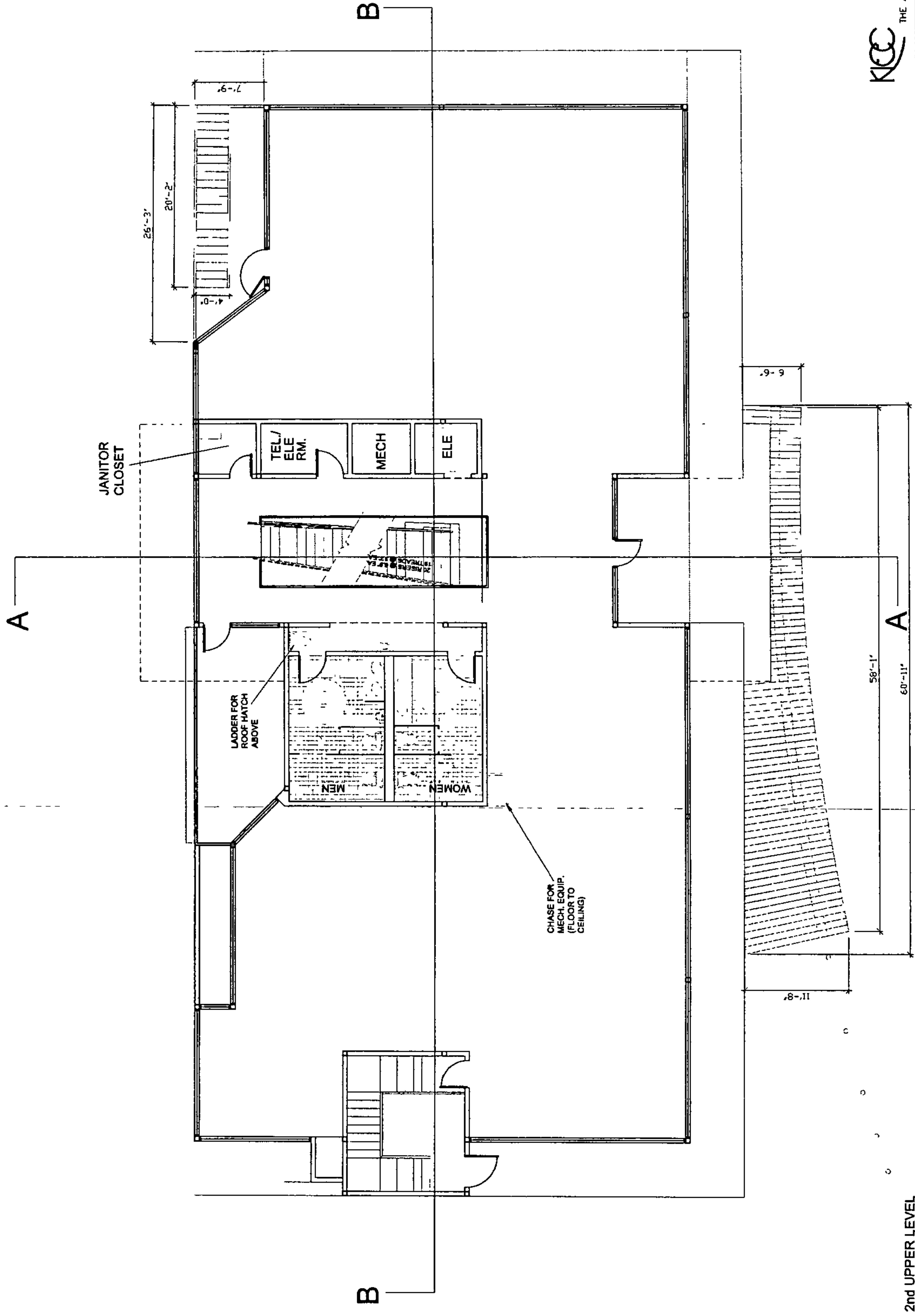


THE ART AND SCIENCE OF MODERN BUILDINGS

<b>HLB</b>	
HAROLD L. BENNETT P.E.	

JOB TITLE	KAYEMAN BUILDING
REVISION	FILE NAME, JOB NO., DATE
SHEET TITLE	1st FLOOR PLAN
DRAWN BY	P.S.

A--20
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2nd UPPER LEVEL

SCALE:  $\frac{3}{8}" = 1'-0"$

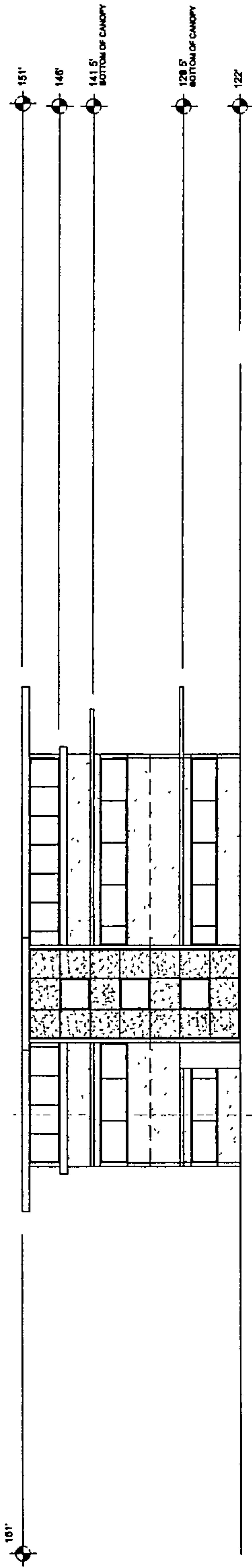


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**HLB**  
HAROLD L. BENNETT  
P.E.

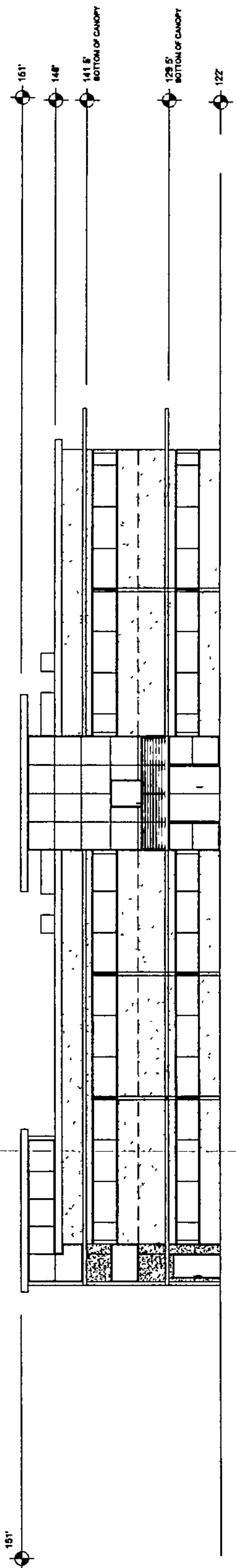
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REVISION	FILE NAME	DATE	DRAWN BY
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SHEET TITLE		2nd FLOOR PLAN	

A-2b



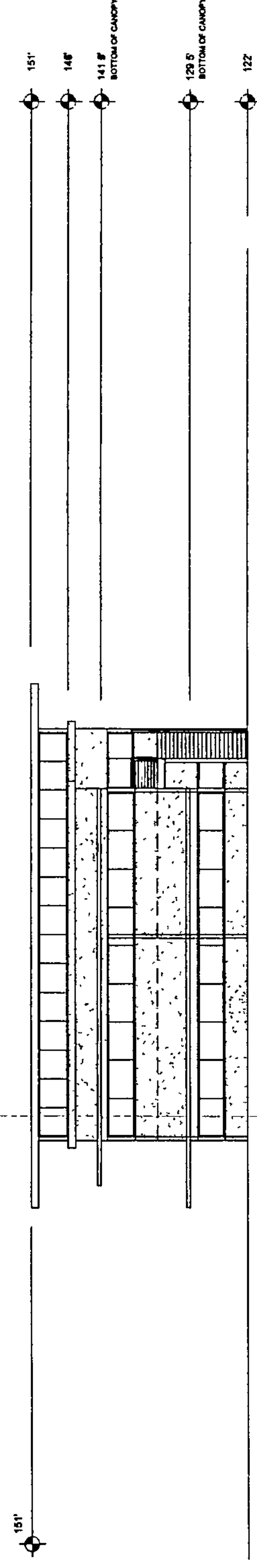
WEST ELEVATION

SCALE:  $\frac{1}{8}'' = 1'-0''$



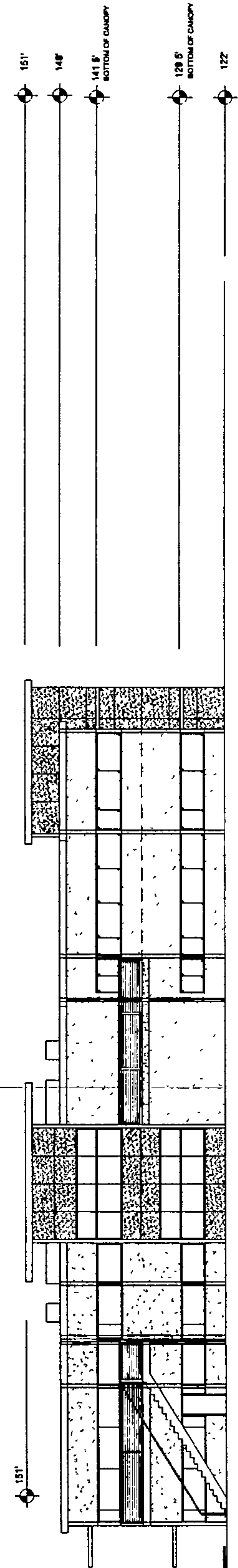
SOUTH ELEVATION

SCALE:  $\frac{1}{8}'' = 1'-0''$



EAST ELEVATION

SCALE:  $\frac{1}{8}'' = 1'-0''$



NORTH ELEVATION

SCALE:  $\frac{1}{8}'' = 1'-0''$



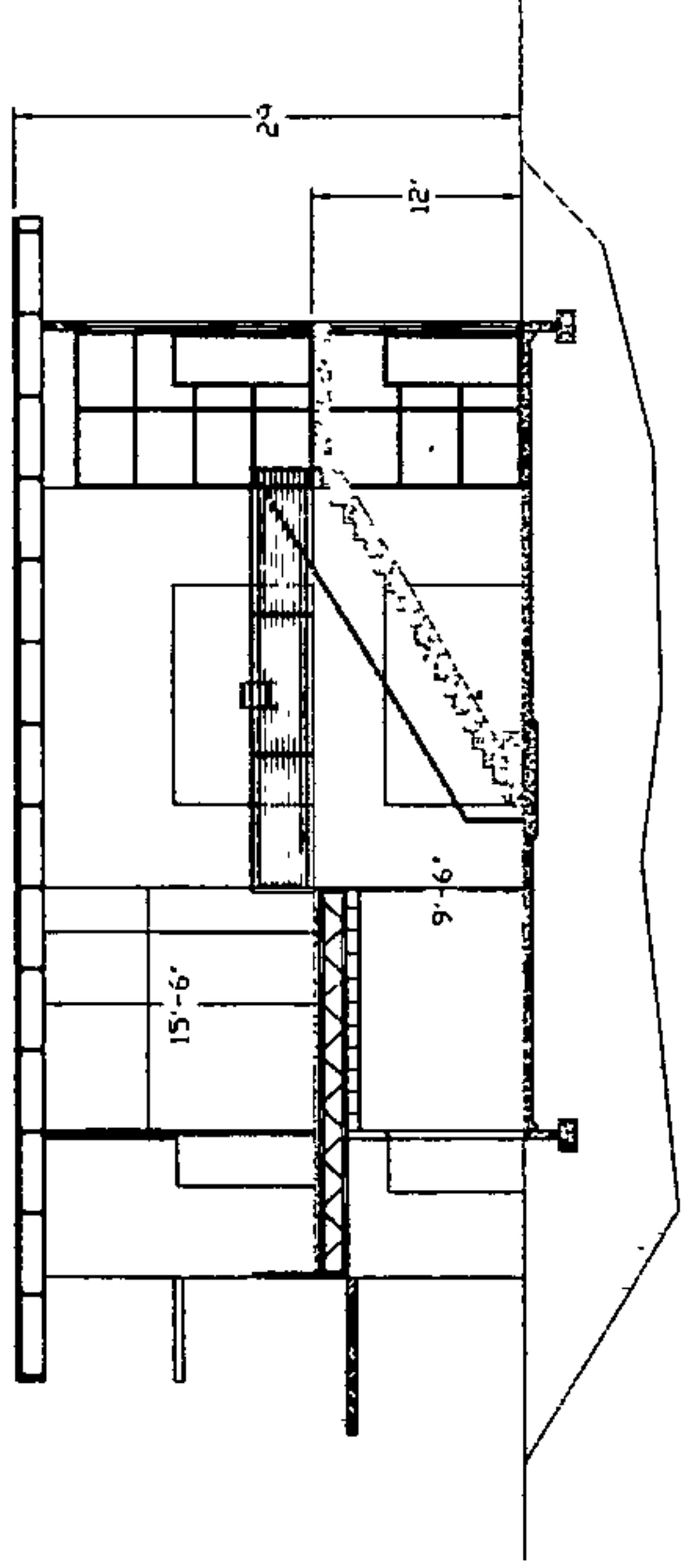
THE ART AND SCIENCE OF MODERN BUILDINGS



JOB TITLE	KAYEMAN BUILDING		
REVISION	FILE NAME	JOB NO.	DATE
			1/31/04
SHEET TITLE	SOUTH AND WEST ELEVATION		
			DRAWN BY
			INL

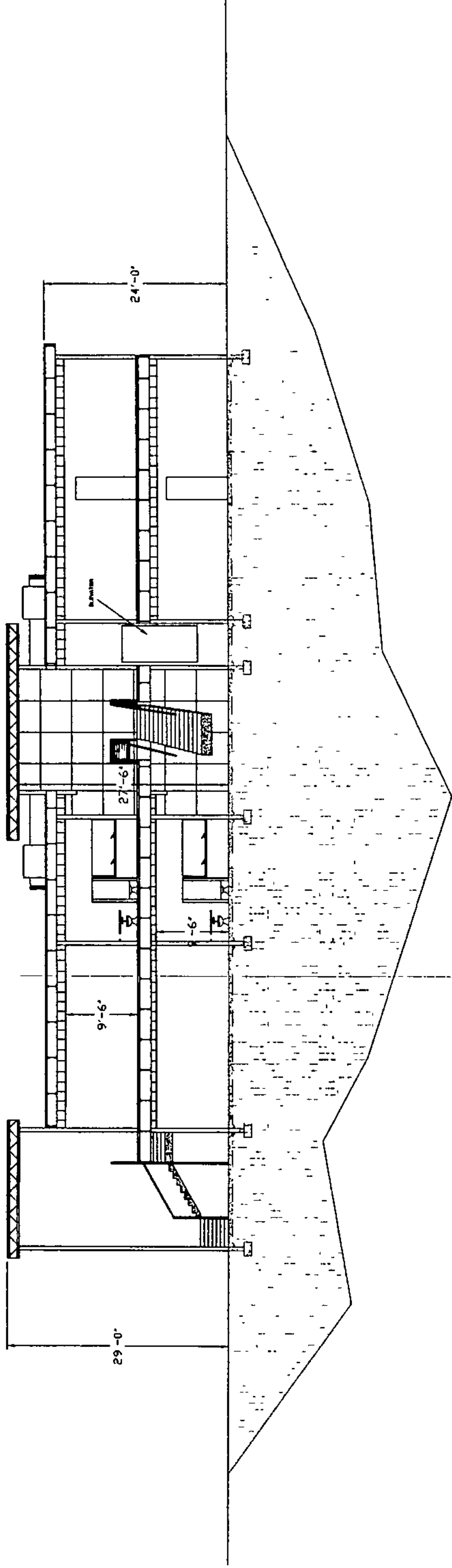
A-3





SECTION A - A

SCALE: 1/4" = 1'-0"



SECTION B - B

SCALE: 1/4" = 1'-0"

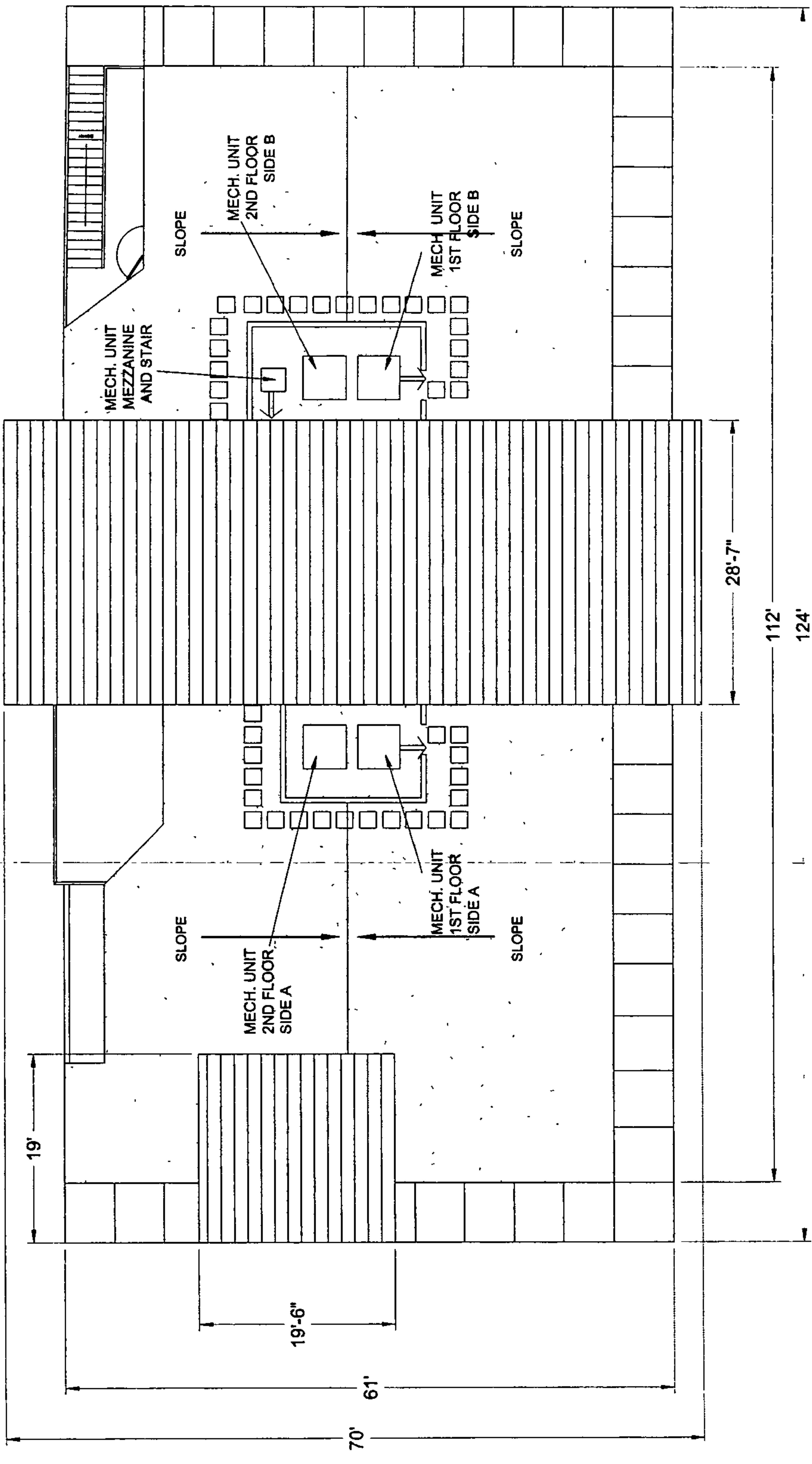


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**HLB**  
HAROLD L. BENNETT  
P.E.

JOB TITLE	YATEMAN BUILDING		
REVISION	FILE NAME	DATE	DATE
			1/21/08
SHEET TITLE	SECTIONS		
			P. 51

A-4



ROOF PLAN

SCALE:  $\frac{3}{8}" = 1'-0"$

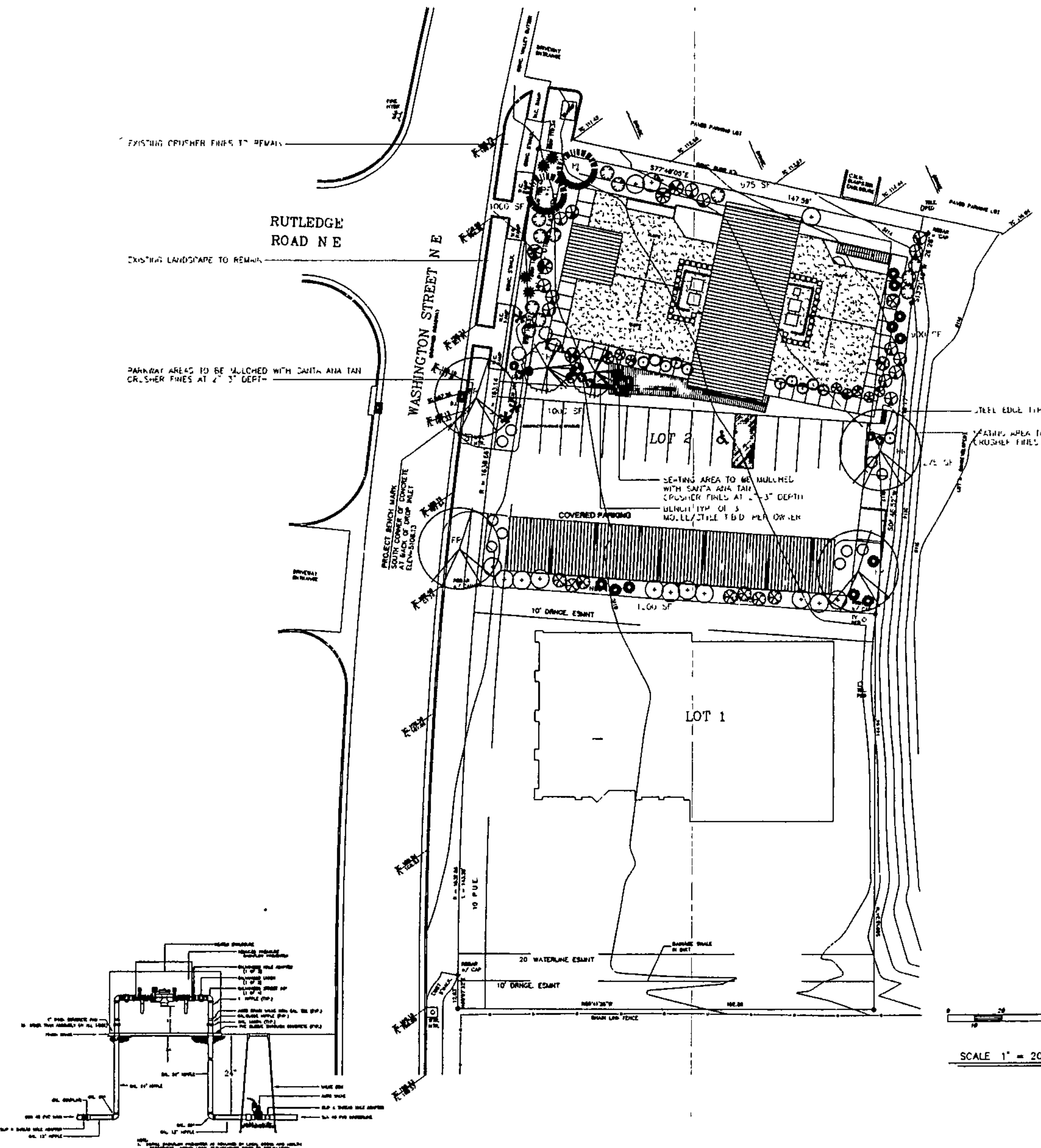


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**HLB**  
HAROLD L. BENNETT  
P.E.

JOB TITLE	KAYEMAN BUILDING		
REVISION	FILE NAME	DATE	DATE
			1/21/98
SHEET TITLE	ROOF PLAN	DRAWN BY	HR

A-5



**PLANT SCHEDULE**

SYMBOL	QTY	BT BRAND NAME	COMMON NAME	SIZE	WATER USE (GAL)
○	4	LEUCODAPHNE	MOUSEWOOD	2\"/>	
○	2	SPARGANUS FR.	CALLISTEMUM THURBERGII	1\"/>	
○	2	PIRUS ELFINA	UMBER TREE	6\"/>	
○	11	LEUCAGHUS	POPPLES	2\"/>	
○	10	PIRUS THURBERGII	UMBER TREE	2\"/>	
○	4	AMTOSTAPHYLOS	MAUI APPLE	5\"/>	
○	4	PERILOPHUM	LEUCOPHYLLUM	5\"/>	
○	5	FALLOPIA	SPRING FLAME	5\"/>	
○	11	ROSMARINUS	OFFICINALIS	1\"/>	
○	2	LEUCOPHYLLUM	MARISMA	1\"/>	
○	2	COTONEASTER	ELIPSE	1\"/>	
○	5	PHUS	TRILABATA	1\"/>	
○	3	TRICHA	BA CATIA	5\"/>	
○	1	NUSSIA	ULMIFERA	5\"/>	
○	4	LAVANDULA	ANGUSTIFOLIA	1\"/>	
○	6	WESTRINGIA	WHITELAVENDER	1\"/>	

**NOTES**

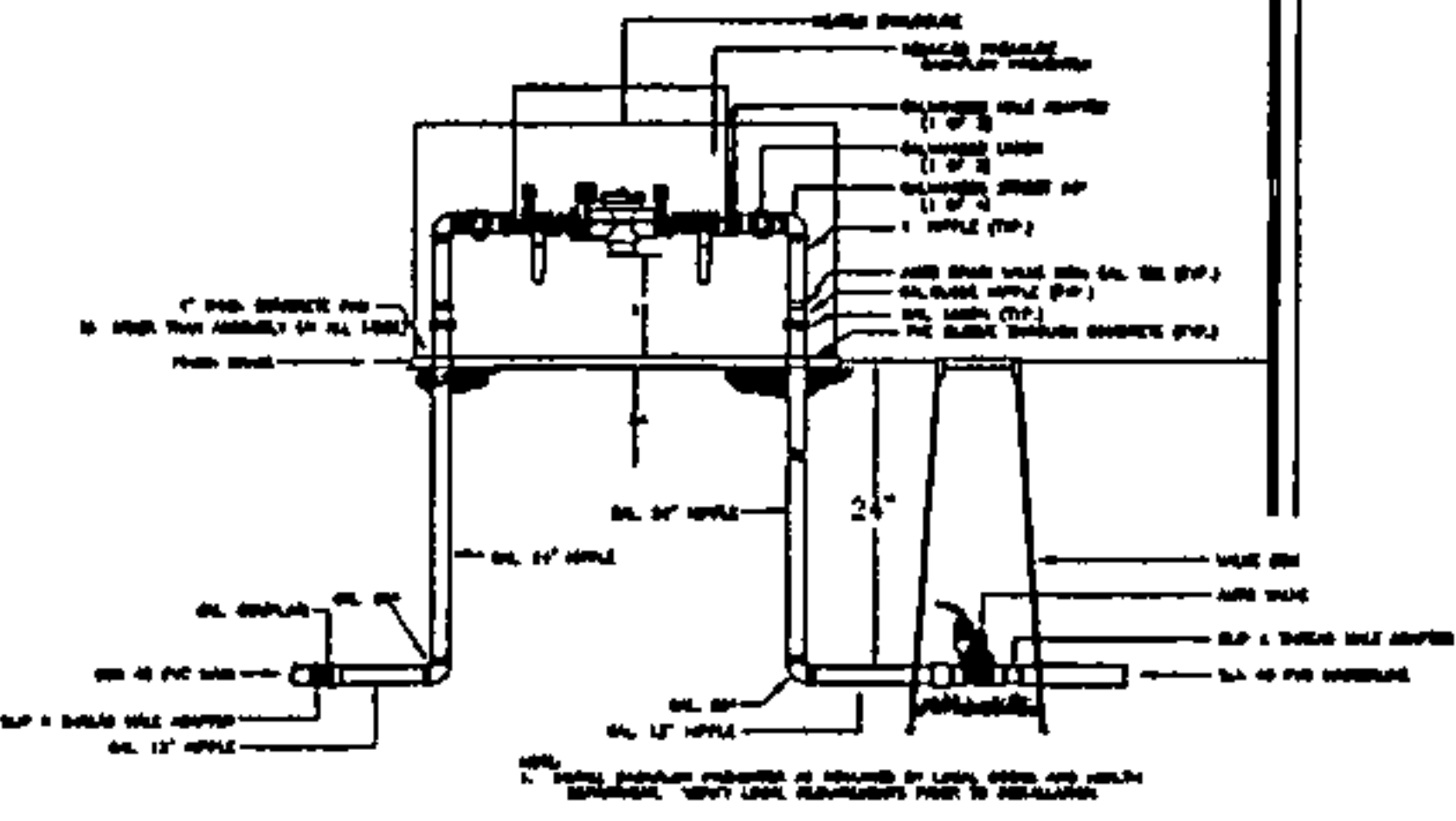
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**PLANTING RESTRICTIONS APPROXIMATE**

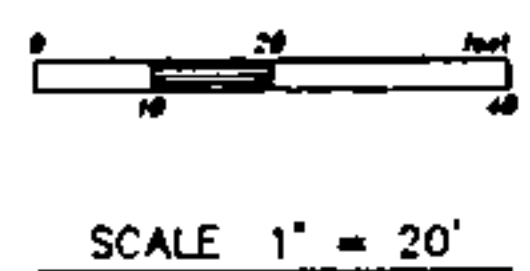
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**NOTES**

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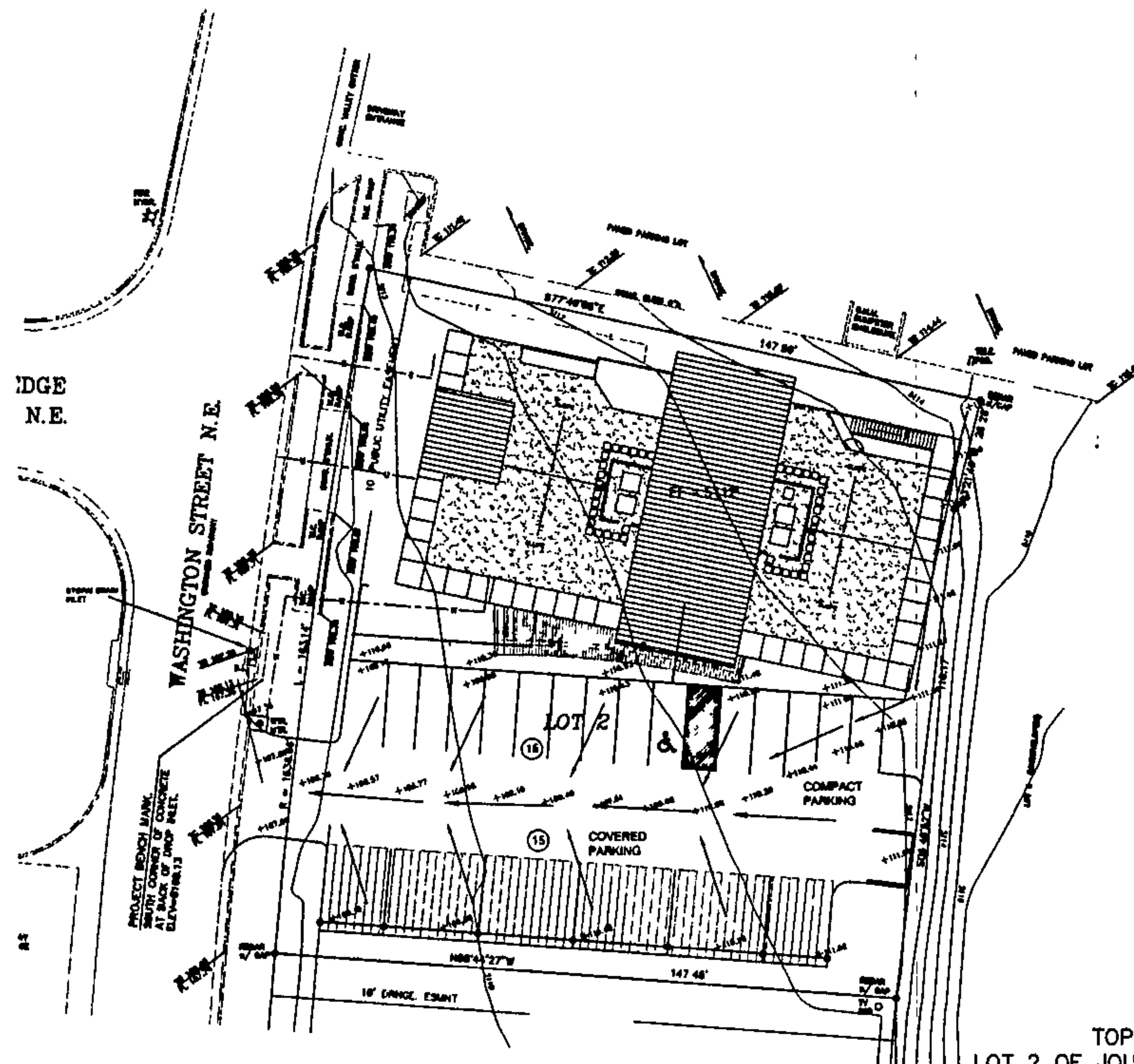
P O BOX 10587  
 Albuquerque, NM 87184  
 505 898 8815  
 505 898 2105 (fax)  
 design@hulc.com



**KICC**  
 THE ART AND SCIENCE OF MODERN BUILDINGS

JOB TITLE				KAYEMAN BUILDING	
REVISION	FILE NAME	JOB NO.	DATE	L-1	
			12/13/05		
SHEET TITLE			LANDSCAPE PLAN	DRAWN BY	





CONTOUR INTERVAL = 1 FOOT  
ADD 5000' TO SPOT ELEV'S.

LEGAL DESCRIPTION:  
LOT 2 OF JOURNAL CENTER, PHASE 2,  
UNIT 1

THE FOLLOWING STATEMENT IS REQUIRED FOR  
TOPOGRAPHIC SURVEYS BY THE N.M. BOARD OF  
REGISTRATION FOR ENGINEERS & SURVEYORS:  
THIS IS NOT A BOUNDARY SURVEY. APPARENT  
PROPERTY BOUNDARIES ARE SHOWN FOR INFORMATION  
ONLY. BOUNDARY DATA SHOWN IS FROM PREVIOUS  
SURVEY REFERENCED HEREIN.

SURVEYOR'S STATEMENT:  
THIS TOPOGRAPHIC SURVEY WAS PERFORMED UNDER  
MY DIRECT SUPERVISION ON OCTOBER 16, 2005,  
AND IS TRUE AND CORRECT TO THE BEST OF MY  
KNOWLEDGE AND BELIEF.  
REX A. VOGLER, NM P.S. #10466 10/27/05

RIO GRANDE SURVEYING CO., INC  
P.O. BOX 7155 APO, NM 87194  
VOICE & FAX (505) 764-8881

TOPOGRAPHIC SURVEY OF  
LOT 2 OF JOURNAL CENTER, PHASE 2, UNIT  
CITY OF ALBUQUERQUE, NEW MEXICO  
OCTOBER, 2005

SCALE: 1" = 20'

**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 THEREON, 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

**KAYEMAN OFFICE BUILDING - LOT #2, JOURNAL CENTER**

BUILDING AREA = 0.141 ACRES (6186 SF)  
LANDSCAPE AREA = 0.218 ACRES (9,417 SF)  
PARKING/ASPHALT AREA = 0.192 ACRES (8,384 SF)  
TOTAL SITE = 0.55 ACRES (23,981 SF)

PRECIPITATION: 300 = 2.28 IN  
1550 = 2.78 IN  
1000 = 3.25 IN

EXISTING CONDITIONS	PROPOSED CONDITIONS
TREATMENT A 0.56 AC.	0 AC.
TREATMENT B 0 AC.	0.218 AC.
TREATMENT C 0 AC.	0 AC.
TREATMENT D 0 AC.	0.334 AC.

EXCESS PRECIPITATION	PEAK DISCHARGE
TREATMENT A 0.83 IN	CF8AC 1.66
TREATMENT B 0.78 IN	CF8AC 2.28
TREATMENT C 1.13 IN	CF8AC 3.14
TREATMENT D 2.12 IN	CF8AC 4.07

**EXISTING EXCESS PRECIPITATION**  
WEIGHTED E = (0.83 X 0) + (0.78 X 178) + (1.13 X 0) + (2.12 X 4.22) = 1.034 IN  
V100 = 1.84(0.8/13) = 0.217 AC.FT

**EXISTING DISCHARGE**  
WEIGHTED E = 0.840 CFS = 84 CFS  
V100 = 40(0.12) = 9.86 AC.FT

**PROPOSED PEAK DISCHARGE**  
Q180 = 0 + 0.17(0.28) + 0 + 4.22(4.7) = 2.30 CFS

**BENCHMARK**  
PROJECT BENCHMARK OF 108.13 LOCATED ON CURB @ NORTHWEST CORNER OF PROPERTY

**EROSION CONTROL MEASURES**

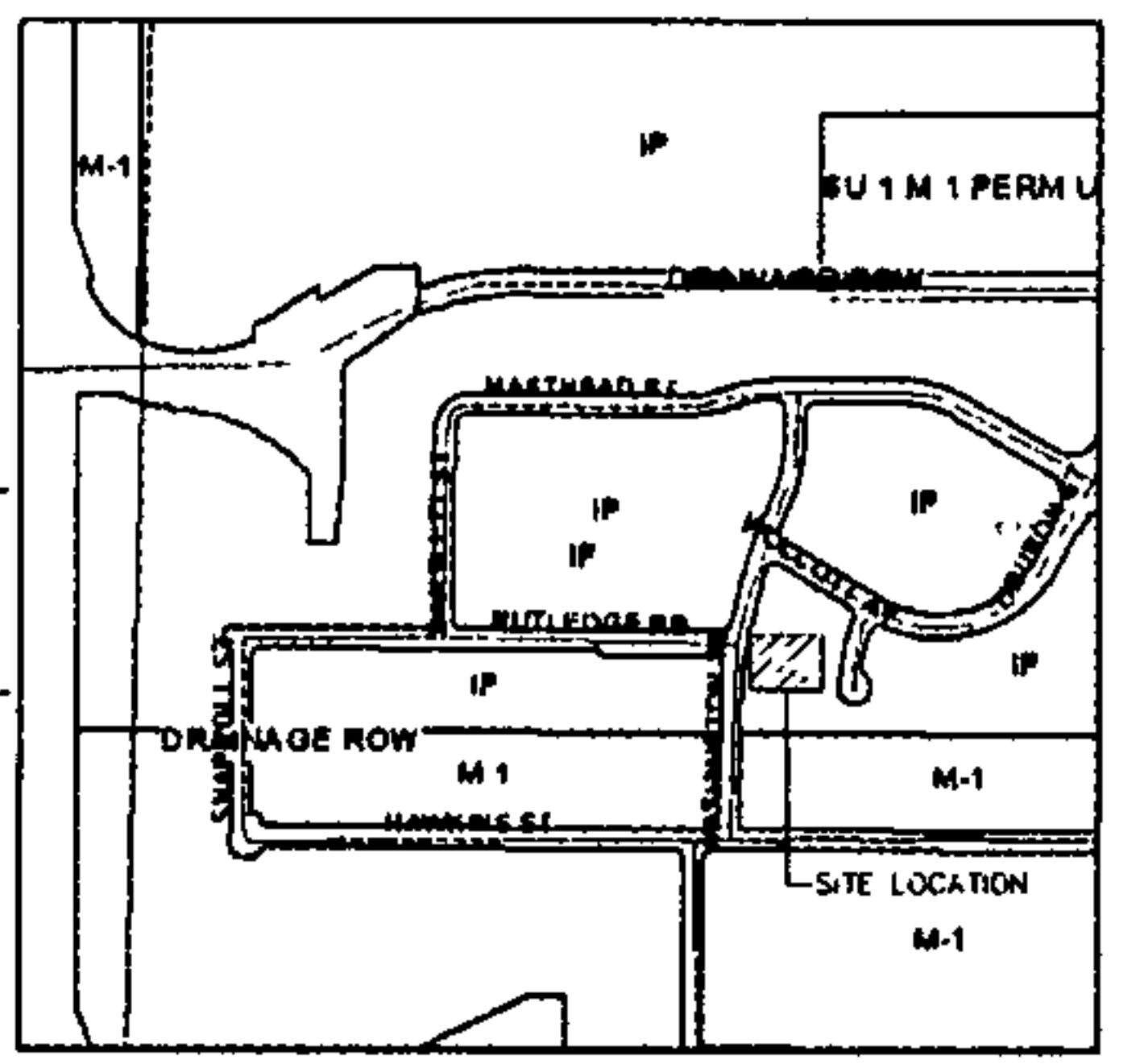
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MANAGEMENT OF STORM RUN-OFF DURING CONSTRUCTION. HE/SHE SHALL ASSURE THAT THE FOLLOWING MEASURES ARE TAKEN:
  - ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY TEMPORARY BERMS, DIKES, SWALES, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUN-OFF 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 BEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER THE PUBLIC STREETS.

**EXISTING CONDITIONS**

AS SHOWN BY THE VICINITY MAP, THE SITE CONTAINS 0.56 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. SITE TO DRAIN TO THE WEST THROUGH DRIVE PAD INTO EAST SIDE OF WASHINGTON STREET AND THEN NORTH INTO ADJACENT STORM DRAIN INDICATED.



VICINITY MAP (D-17)  
NOT TO SCALE

**NOTICE TO CONTRACTORS**

- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- ALL WORK DETAILED ON THE BE 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, 1988.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATION SERVICE, 786-1234 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.

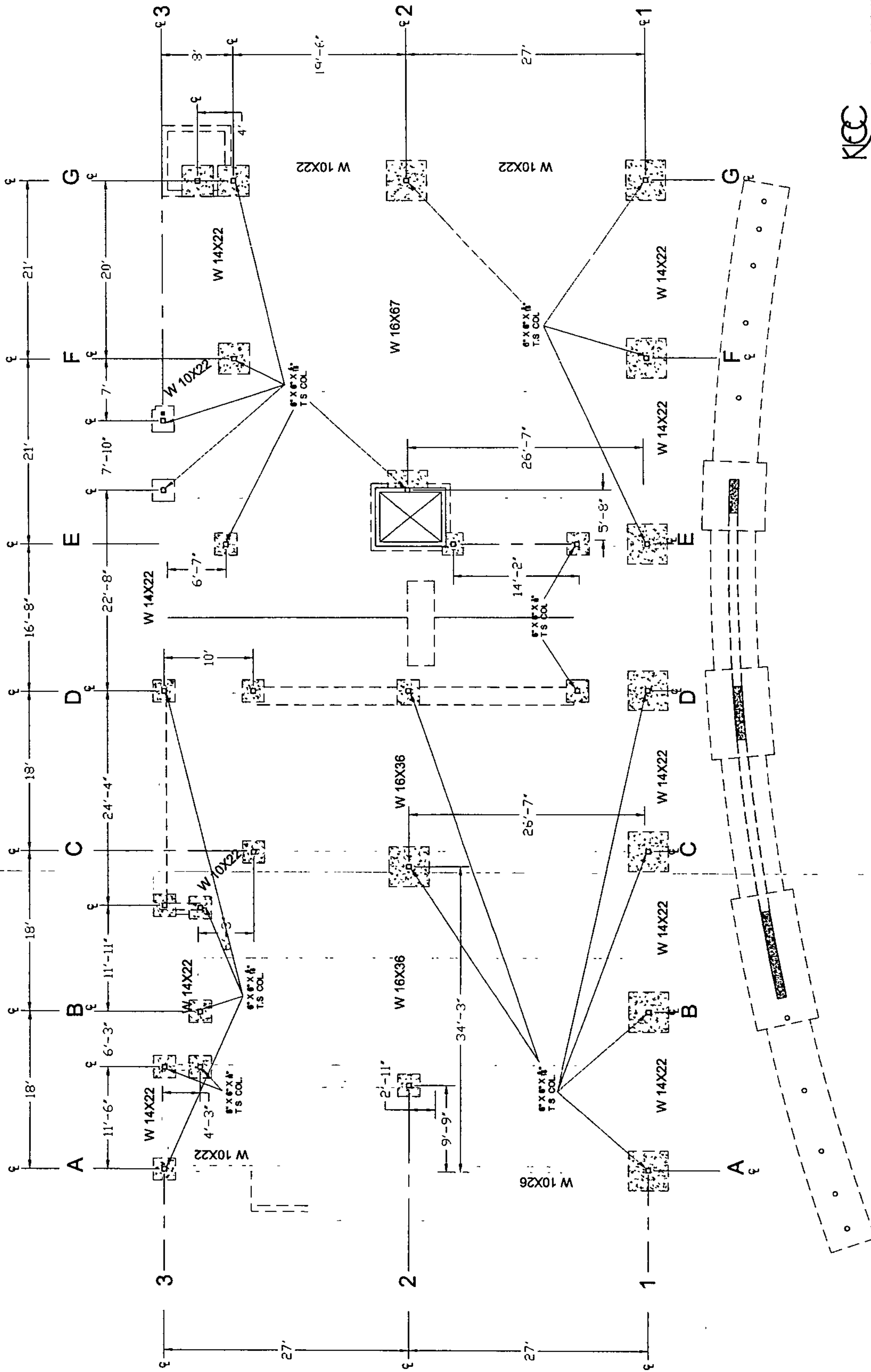
APPROVAL	NAME	DATE
INSPECTOR		

**KCC**  
THE ART AND SCIENCE OF MODERN BUILDINGS

**HLB**  
HAROLD L. BENNETT  
P.E.

JOB TITLE		
KAYEMAN BUILDING		
REVISION	FILE NAME	DATE
		1/31/06
SHEET TITLE		DRAWN BY
CIVIL PLAN		KSL

C-1



THE ART AND SCIENCE OF MODERN BUILDINGS

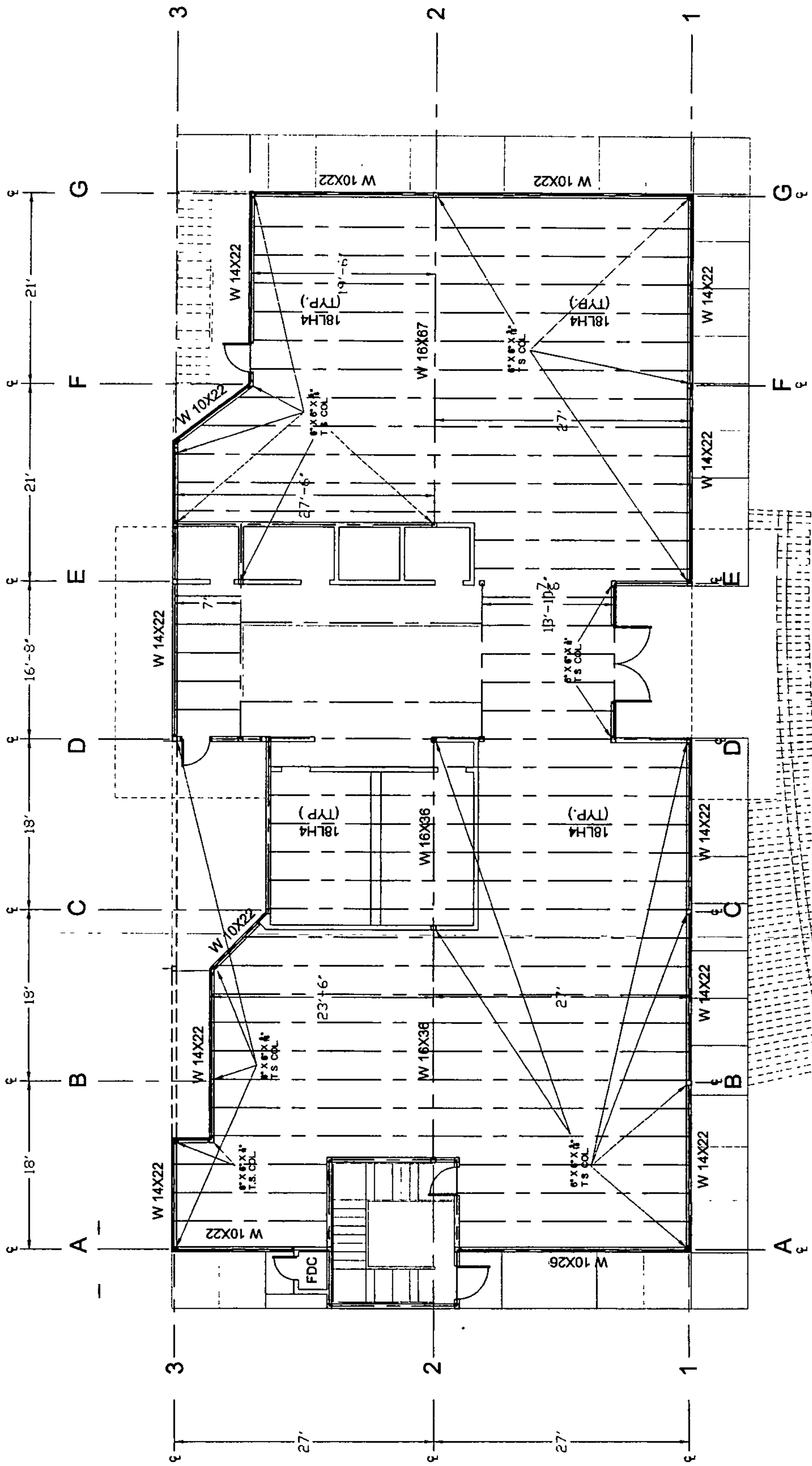
JOB TITLE	KARAM BUILDING
REVISION	FILE NAME JOB NO. DATE
SHEET TITLE	FLOOR PLAN
	1/24/08
	2008.02
	P-54

**HLB**  
HAROLD L. BENNETT  
P.E.

FOUNDATION PLAN

SCALE: 3/8" = 1'-0"

S-1



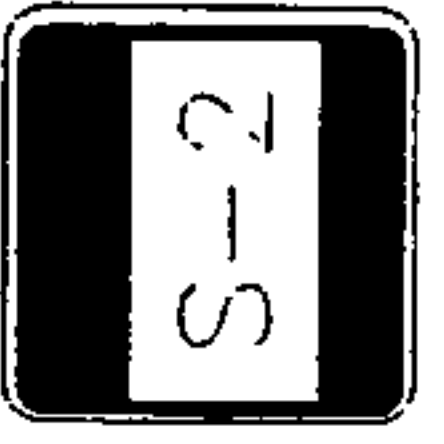
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SCALE: 1/8" = 1'-0"

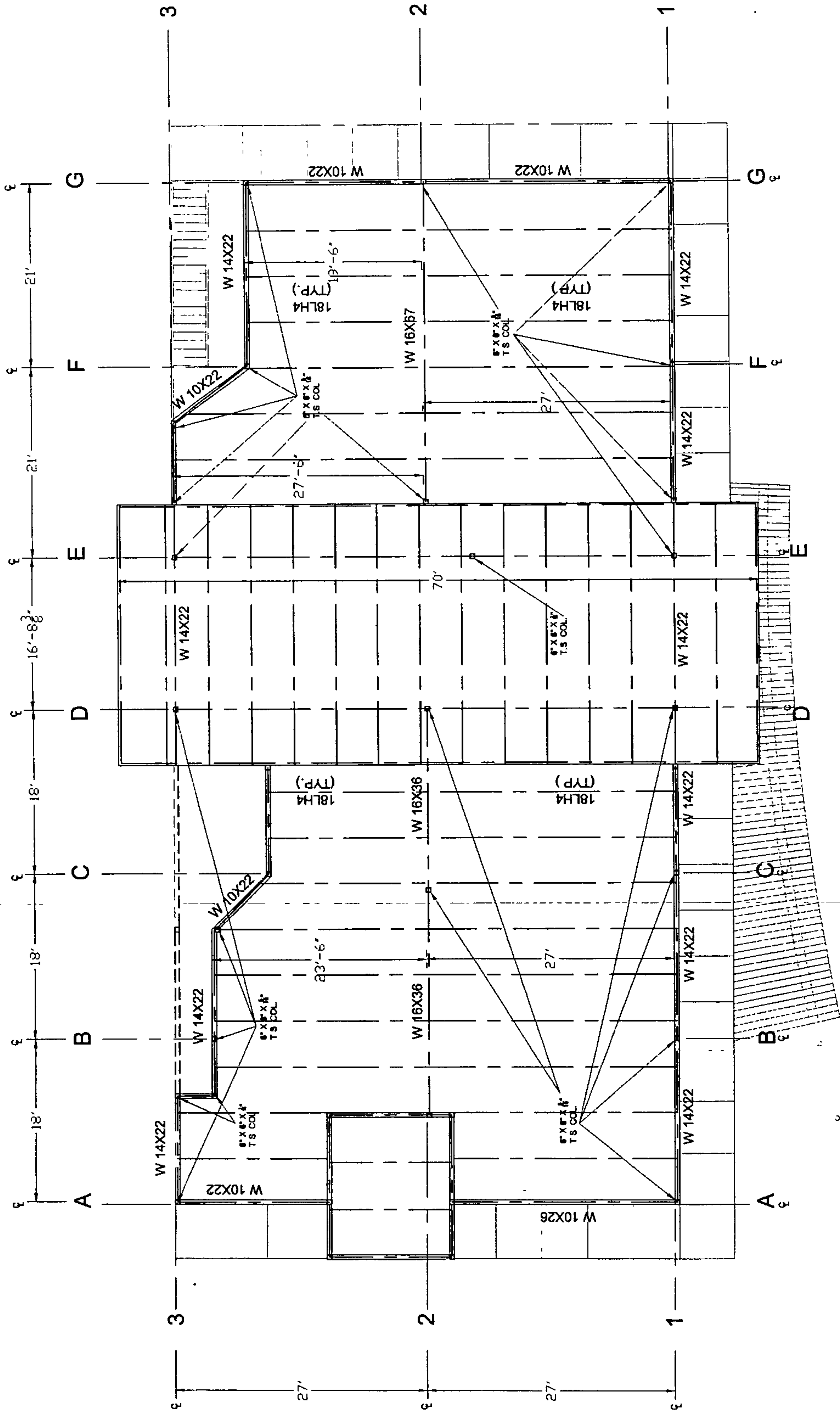


THE ART AND SCIENCE OF MODERN BUILDINGS

JOB TITLE		KATEMAN BUILDING	
REVISION	FILE NAME	JOB NO.	DATE
SHEET TITLE		FLOOR PLAN	
		DRAWN BY	CHECKED BY



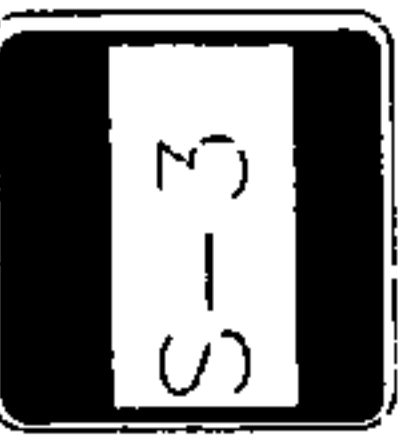




THE ART AND SCIENCE OF MODERN BUILDINGS

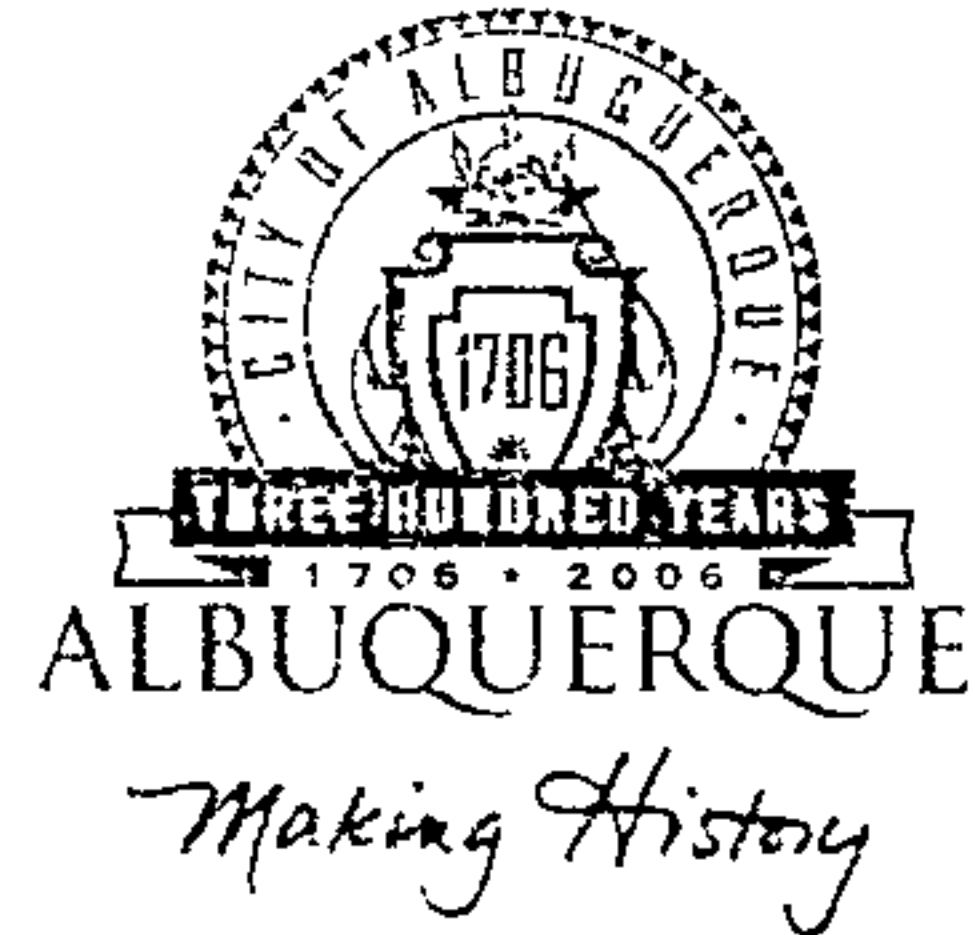


JOB TITLE	FAYEMAN BUILDING
REVISION	FILE NAME DATE
SHEET TITLE	ROOF FRAMING PLAN
	DATE: 1/31/06
	DRAWN BY: N.S.A.



2nd FLOOR PLAN

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



*City of Albuquerque*  
P.O. Box 1293, Albuquerque, NM 87103

February 15, 2006

John Klee  
Klee Architects  
8701 E. Vista Bonita, Ste. 100  
Scottsdale, AZ 85255  
Phone: (602) 323-7441/Fax: (480) 588-8320

Dear John:

Thank you for your inquiry of **February 15, 2006** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **JOURNAL CENTER, PHASE 2, UNIT 2, LOT 2 LOCATED ON 7410 WASHINGTON ST. NE BETWEEN RUTLEDGE & WOLCOTT- zone map D-17.**

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

**SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.**

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3906 or via an e-mail message at [dlcarmona@cabq.gov](mailto:dlcarmona@cabq.gov) or by fax at (505) 924-3913.

Sincerely,

***Dalaina L. Carmona***

Senior Administrative Assistant  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

planningrnaform(12/29/04)

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

7004 1350 0000 0751 2586

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ 0.39	
Certified Fee	2.40	
Return Receipt Fee (Endorsement Required)	1.85	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.64	

Sent To **STEVE WENTWORTH**  
 Street, Apt. No.; or PO Box No. **8919 BOLE LN. NE**  
 City, State, ZIP+4 **ALB., NM 87113-2328**

PS Form 3800, June 2002 See Reverse for Instructions

7004 1350 0000 0751 2593

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Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.64	

Sent To **LEROY GURUB**  
 Street, Apt. No.; or PO Box No. **713 ALAMEDA BLVD NW**  
 City, State, ZIP+4 **ALB., NM 87114**

PS Form 3800, June 2002 See Reverse for Instructions



# "Attachment A"

February 15, 2006

John Klee  
Klee Architects  
8701 E. Vista Bonita, Ste. 100  
Scottsdale, AZ 85255  
Phone: (602) 323-7441/Fax: (480) 588-8320  
Zone Map: D-17

## **ALAMEDA NORTH VALLEY ASSN. (ANV) "R"**

**\*Steve Wentworth** *e-mail:* [swent999@aol.com](mailto:swent999@aol.com)

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

Leroy Gurule *e-mail:* [lgurule3@comcast.net](mailto:lgurule3@comcast.net)

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

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

# NOTICE TO APPLICANTS

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

### WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

\*\*\*\*\*

*(below this line for ONC use only)*

Date of Inquiry: 2/15/06 Time Entered: 1:37 p.m. ONC Rep. Initials: DC

***KLEE DESIGN COLLABORATIVE***

8701 E. Vista Bonita, Ste. 100  
Scottsdale, Arizona 85255  
p-480-588-8310 f-480-588-8320

February 6, 2006

Steve Wentworth  
8919 Boe Ln NE  
Albuquerque, NM 87113-2328

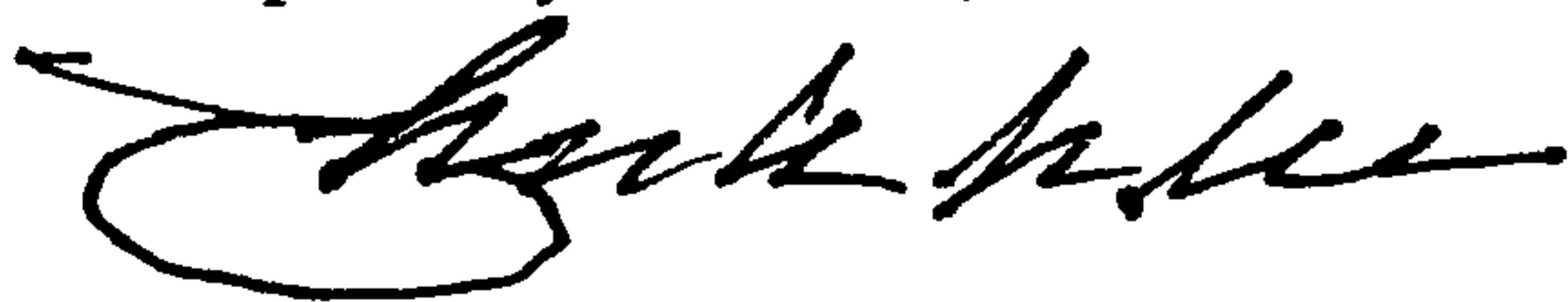
Re: 7410 Washington Street N.E.

Dear Alameda North Valley Association member,

This submittal is for the sole purpose to obtain a building permit for a new office building to be constructed in Journal center. The building setbacks, site planning, landscape plan and building elevations have been derived based on the Journal center requirements.

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

Respectfully submitted,

A handwritten signature in black ink, appearing to read "John K. Klee", written in a cursive style.

John K. Klee



***KLEE DESIGN COLLABORATIVE***

8701 E. Vista Bonita, Ste. 100  
Scottsdale, Arizona 85255  
p-480-588-8310 f-480-588-8320

February 6, 2006

Leroy Gurule  
713 Alameda Blvd NW  
Albuquerque, NM 87114

Re: 7410 Washington Street N.E.

Dear Alameda North Valley Association member,

This submittal is for the sole purpose to obtain a building permit for a new office building to be constructed in Journal center. The building setbacks, site planning, landscape plan and building elevations have been derived based on the Journal center requirements.

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

Respectfully submitted,



John K. Klee

---

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

PAID RECEIPT

APPLICANT NAME Three AM, LLC  
AGENT John Klee  
ADDRESS 8701 E Vista Bonita Suite 100  
PROJECT & APP # 1004709 / 06-DRB 00222  
PROJECT NAME Journal Center lot 2, Phase 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.

2/14/2006 12:22PM LOC: ANN  
RECEIPT# 00054742 WS# 006 TRANSH# 0023  
Account 441006 Fund 0110  
Activity 4983000 TRSEJA  
Trans Amt \$405.00  
J24 Misc \$385.00  
MC \$405.00  
CHARGE \$0.00  
Counterreceipt.doc 6/21/04  
Thank You

City Of Albuquerque  
Treasury Division

City Of Albuquerque  
Treasury Division

2/14/2006 12:21PM LOC: ANN  
RECEIPT# 00054741 WS# 006 TRANSH 0023  
Account 441032 Fund 0110  
Activity 3424000 TRSEJA  
Trans Amt \$405.00  
J24 Misc

\$20.00  
Thank You

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

#### 1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

#### 2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

#### 3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

#### 4. TIME

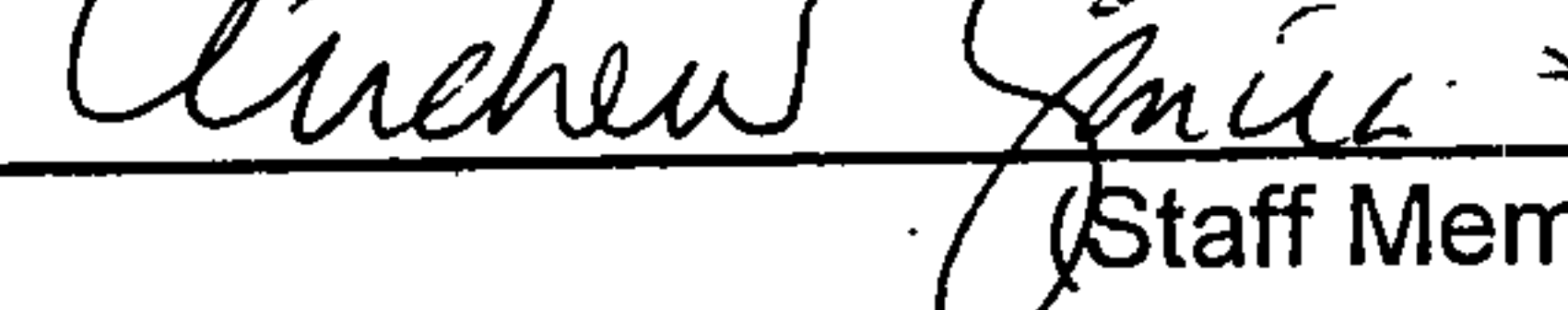
Signs must be posted from 2-28-06 To 3-15-06

#### 5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

 2/17/06  
(Applicant or Agent) (Date)

I issued 1 signs for this application, 2-17-06   
(Date) (Staff Member)

DRB PROJECT NUMBER: 1004709



**IP Site Plan Approval,**

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

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

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

**Site Development Plan Approval**

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

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

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

**NOTE:**

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

  
Vito Garcia  
Assistant City Planner