



# DRB CASE ACTION LOG (AMENDED SDP SUBD)

REVISED 10/08/07

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.: 08DRB-70364

Project # 1005221

Project Name: JOURNAL CENTER

Agent: PRECISION SURVEYS INC.

Phone No.:

Your request was approved on 8/20/08 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- UTILITIES: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- CITY ENGINEER / AMAFCA: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- PARKS / CIP: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- PLANNING (Last to sign): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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



*N/A*

7. **Project# 1004622**  
08DRB-70310 2YR SUBD IMP AGMT  
EXT (2YR SIA)

GEORGE RAINHART ARCHITECTS agent(s) for NEW MEXICO EDUCATORS FEDERAL CREDIT UNION request(s) the above action(s) for all or a portion of Lot(s) 18 W/ PORTIONS OF 15-17, Block(s) 21, **NORTH ALBUQUERQUE ACRES** zoned SU--2 /C-1, located on PALOMAS NE BETWEEN BARSTOW NE AND WYOMING NE containing approximately 1.4487 acre(s). (D-19) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

8. **Project# 1005221**  
08DRB-70363 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL  
08DRB-70364 AMENDED SDP FOR  
SUBDIVISION

PRECISION SURVEYS INC agent(s) for JOURNAL CENTER request(s) the above action(s) for all or a portion of Tract(s) 5-B-1-A-1-A & 5-B-1-A-2-A, **JOURNAL CENTER** located on JEFFERSON ST NE BETWEEN LANG AVE NE AND HEADLINE BLVD NE containing approximately 14.3217 acre(s). (D-17) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH NO DELEGATION. THE AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED. 3 COPIES OF THE APPROVED SITE PLAN MUST BE PROVIDED TO PLANNING.**

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

9. **Project# 1004575**  
08DRB-70360 SKETCH PLAT REVIEW  
AND COMMENT

JUAN F & BARBARA A DELGADO request(s) the above action(s) for all or a portion of Tract(s) D-1-A & D-1-B, **PEREA ACRES** zoned RA-2, located on DURANES RD NW BETWEEN GALBALDON NW AND LOS LUCEROS NW containing approximately .7467 acre(s). (H-12) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

10. Other Matters: None

ADJOURNED: 9:25

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
August 20, 2008  
DRB Comments**

**ITEM # 8**

**PROJECT # 1005221                      APPLICATION # 08-70363, and -70364**

**RE: Tracts 5B-1A-1A & 5B-1A-2A, Journal Center**

It appears that reciprocal access and drainage easements should be provided – refer to comments from Transportation Development and City Engineer/ Hydrology. This would preserve the existing access to Tiburon Street for proposed Tract 5-B-1-A-2-A, and even though there is an existing wall on proposed Tract 5-B-1-B-1 it may be prudent to provide an easement for future cross lot access.

  
\_\_\_\_\_  
Jack Cloud AICP, DRB Chairman  
924-3880/ jcloud@cabq.gov

#15



# DRB CASE ACTION LOG (PREL & FINAL PLAT)

REVISED 9/28/05

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

DRB Application No.: 07DRB-000075 (P&F)  
Project Name: JOURNAL CENTER TRACTS  
5B1A1A, 5B1A2A, 5B1B1  
Agent: Precision Surveys

Project # 1005221  
Phone No.: 856-5700

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 01/21/07 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

TRANSPORTATION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

UTILITIES: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CITY ENGINEER / AMAFCA: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PARKS / CIP: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PLANNING (Last to sign): AGIS DXF 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.**

Project Number

1005221

*OK*

#15

**5221**

### DXF Electronic Approval Form

DRB Project Case #: 1005221

Subdivision Name: JOURNAL CENTER TRACTS 5B1A1A 5B1A2A & 5B1B1

Surveyor: LARRY W MEDRANO

Contact Person: LISA PARRISH

Contact Information: 856-5700

DXF Received: 1/31/2007

Hard Copy Received: 1/31/2007

Coordinate System: NMSP Grid (NAD 27)

  
Approved

01-31-2007  
Date

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

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#### AGIS Use Only

Copied fc 5221 to agiscov on 1/31/2007 Contact person notified on 1/31/2007



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

January 31, 2007

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

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**NOTE:** UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

**NOTE:** INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

**NOTE:** REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

- A. Call to Order: 9:00 A.M.                      Adjourned: 11:50 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

- 1. **Project # 1003798**  
07DRB-00005 Major-Preliminary Plat  
Approval

GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 7-12, Block(s) 27, EMIL MANN ADDITION (to be known as **TRUMBULL VILLAGE SUBDIVISION**) zoned R-T residential zone, located on SOUTHERN AVE SE, between DALLAS ST SE and PENNSYLVANIA ST SE containing approximately 1 acre(s). [REF: 06DRB01126] (L-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/31/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/18/06 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS: AN APPROVED PERIMETER WALL DESIGN PRIOR TO FINAL PLAT APPROVAL. RADII DEDICATION AT SOUTHERN & PENNSYLVANIA AND SOUTHERN & DALLAS.**

**SIDEWALK EASEMENTS ALONG PENNSYLVANIA ARE REQUIRED.**

- 2. Project # 1004526**  
07DRB-00013 Major-Preliminary Plat Approval  
07DRB-00014 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for STILLBROOKE HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 401, TOWN OF ATRISCO GRANT, UNIT 3 (to be known as **SAGE PARK SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on SAGE RD SW, between 75<sup>TH</sup> ST SW and COORS RD SW containing approximately 10 acre(s). [REF: 05DRB-01129] [Deferred from 1/31/07] (L-10) **DEFERRED AT THE AGENT'S REQUEST TO 2/7/07.**
  
- 3. Project # 1000614**  
06DRB-01670 Major-Vacation of Pub Right-of-Way

TIERRA WEST LLC agent(s) for LA CUEVA OESTE HOMEOWNER'S ASSOCIATION request(s) the above action(s) for **LA CUEVA OESTE UNIT 4**, zoned R-D residential and related uses zone, developing area, located on HOLLY AVE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 1 acre(s). [REF: 05DRB00982] [Deferred from 1/3/07 & 1/31/07] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 2/21/07.**
  
- 4. Project # 1002739**  
06DRB-01621 Major-Vacation of Public Easements  
06DRB-01622 Major-Vacation of Pub Right-of-Way  
06DRB-01623 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for **ANDERSON HEIGHTS, UNIT 5A**, zoned RD/RLT, located on 118<sup>TH</sup> ST SW, between DENNIS CHAVES BLVD SW and COLOBEL AVE SW containing approximately 41 acre(s). [REF: 06DRB-01431] [Deferred from 12/6/06,12/13/06 & 12/20/06] [Deferred from 1/3/07,1/10/07,1/17/07,1/24/07 & 1/31/07] (P-8) **DEFERRED AT THE BOARD'S REQUEST TO 2/7/07.**

5. **Project # 1005182**  
06DRB-01784 Major-Preliminary Plat  
Approval

WILSON AND CO. agent(s) for LA CUENTISTA II, LLC request(s) the above action(s) for all or a portion of Tract(s) C, correction plat of the bulk land plat of La Cuentista Subdivision (to be known as **LA CUENTISTA SUBDIVISION, UNIT 2**) zoned SU-2/SRSL, located on ROSA PARKS RD NW, between ALOE RD NW and KIMMICK DR NW containing approximately 36 acre(s). [REF: 06DRB01428] [Deferred from 1/17/07 & 1/24/07] (C-10/C-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/31/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/19/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: ALL PUBLIC STORM DRAIN EASEMENTS SHALL BE 20-FEET WIDE MAXIMUM. THE PRESIDENT OF THE HOME OWNER'S ASSOCIATION MUST SIGN THE FINAL PLAT. AN APPROVED WALL DESIGN IS REQUIRED. ALL TRACTS SHALL BE DESIGNATED PRIVATE OPEN SPACE FOR RECREATIONAL PURPOSES. BREAKS IN THE WALLS EVERY 500 TO 600 FEET FOR PEDESTRIAN ACCESS IS REQUIRED.**

07DRB-00049 Minor-Temp Defer SDWK

WILSON & COMPANY agent(s) for LA CUENTISTA II LLC MICHAEL KNIGHT request(s) the above action(s) for all or a portion of Tract(s) C, **LA CUENTISTA SUBDIVISION UNIT 2**, zoned SU-2 SRSL, located on ROSA PARKS RD NW, between ALOE RD NW and KIMMICK DR NW containing approximately 36 acre(s). [REF: 06DRB01426, 06DRB01784] (C-1011) **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.**

6. **Project # 1005126**  
07DRB-00065 Minor-SiteDev Plan  
BldPermit/EPC

PCM agent(s) for MR DON GIBSON, PASTOR request(s) the above action(s) for all or a portion of Lot(s) 313, TOWN OF ATRISCO GRANT, UNIT 8 (to be known as **CENTRAL SEVENTH DAY ADVENTIST CHURCH**) zoned SU-1 FOR CHURCH AND PRIVATE SCHOOL, located on ESTANCIA DR NW, between MIAMI NW and JUNIPER NW containing



approximately 5 acre(s). [REF: 06EPC01299] [Maggie Gould, EPC Case Planner] [Deferred from 1/31/07] (H-11) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

7. **Project # 1004874**  
07DRB-00070 Minor-SiteDev Plan  
BldPermit/EPC

MASTERWORKS ARCHITECTS INC agent(s) for ANDERSON PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 17-A, Block(s) 2, **MONKBRIDGE ADDITION**, zoned SU-1 FOR SALES OF BUILDING MATERIAL AND OUTSIDE STORAGE, located on CANDELARIA BLVD NW, between 2<sup>ND</sup> ST NW and 3<sup>RD</sup> ST NW containing approximately 1 acre(s). [REF: 06EPC00623, 06EPC00702, 06DRB01571] [Maggie Gould, EPC Case Planner] [Deferred from 1/31/07] (G-14) **DEFERRED AT THE AGENT'S REQUEST TO 2/7/07.**

8. **Project # 1004354**  
07DRB-00033 Minor-SiteDev Plan  
Subd/EPC  
07DRB-00034 Minor-SiteDev Plan  
BldPermit/EPC  
07DRB-00032 Minor-Prelim&Final Plat  
Approval

TIERRA WEST LLC agent(s) for KRANIA LLC request(s) the above action(s) for all or a portion of Lot(s) 27, Block(s) 9, Tract(s) O, ORIGINAL TOWNSITE OF WESTLAND (to be known as **KRANIA**) zoned SU-2 FOR IP, located on 98<sup>TH</sup> ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 8 acre(s). [Carmen Marrone for Petra Morris, EPC Case Planner]. [Deferred from 1/24/07 & 1/31/07] (K-9) **DEFERRED AT THE AGENT'S REQUEST TO 2/7/07.**

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

9. **Project # 1004913**  
07DRB-00072 Minor-Prelim&Final Plat  
Approval

JEFF MORTENSEN & ASSOCIATES INC., agent(s) for REGENTS OF UNM REAL ESTATE request(s) the above action(s) for PARCELS 1, 2, A & B, **UNPLATTED LANDS**

OF UNM, zoned C-3 heavy commercial zone, located on UNIVERSITY BLVD NE, between INDIAN SCHOOL RD NE and LOMAS BLVD NE containing approximately 20 acre(s). [REF: 06DRB00730, 06DRB00731] (J-15) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/31/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS: THE OFFSITE EASEMENTS ARE EXECUTED AND WILL BE RECORDED WITH OR BEFORE THE FINAL PLAT. PRIOR TO FINAL PLAT APPROVAL A SIDEWALK DEFERRAL EXHIBIT AND APPLICATION ARE REQUIRED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

10. **Project # 1000365**  
07DRB-00073 Minor-Prelim&Final Plat  
Approval

WAYJOHN SURVEYING INC agent(s) for TUAN VAN HUYNH request(s) the above action(s) for all or a portion of Lot(s) 2-4 and 19-21, Block(s) 1, UNITY ADDITION (to be known as **UNITY TOWNHOMES**) zoned SU-1/C-1, located on RHODE ISLAND ST SE, between CENTRAL AVE SE and ZUNI RD SE containing approximately 1 acre(s). [REF: ZA-95-296, ZA-97-2, ZA-97-4] *[Deferred from 1/31/07]* (K-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

11. **Project # 1004679**  
07DRB-00071 Minor-Prelim&Final Plat  
Approval

SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 15B, ALVARADO GARDENS UNIT 2 (to be known as **CAMPBELL ESTATES**) zoned RA-2, W7 residential and agricultural zone, located on CAMPBELL RD NW, between RIO GRANDE BLVD NW and the RIO GRANDE RIVER containing approximately 2 acre(s). [REF: 06DRB00149] *[Deferred from 1/31/07]* (G-12) **DEFERRED AT THE AGENT'S REQUEST TO 2/7/07.**

12. **Project # 1003928**  
07DRB-00068 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for JIM MOCHO request(s) the above action(s) for LOT 16D, **TOHATCHI ADDITION & LOT 12, BLOCK C, J M MOORE REALTY COMPANY'S 3RD ADDITION**, zoned R-1 residential zone, located on MOUNTAIN RD NW, between RIO GRANDE BLVD NW and PUEBLO BONITO NW containing approximately 1 acre(s). [REF: 06DRB01203] *[Deferred from 1/31/07]* (J-13) **DEFERRED AT THE AGENT'S REQUEST TO 2/14/07.**

13. **Project # 1004878**  
07DRB-00041 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for GEORGE METZGAR request(s) the above action(s) for all or a portion of Lot(s) 8-13, Block(s) A, **SOUTH BROADWAY ACRES, UNIT 1**, zoned SU-2 FOR MR, located on BETHEL DR SE, between TOPEKA ST SE and the railroad tracks, containing approximately 1 acre(s). [REF: 06DRB-00638] *[Deferred from 1/24/07 & 1/31/07]* (M-14) **DEFERRED AT THE AGENT'S REQUEST TO 2/7/07.**

14. **Project # 1005283**  
07DRB-00076 Minor-Prelim&Final Plat  
Approval

PRECISION SURVEYS INC agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for Tract(s) 2A-2A-2B-1 (to be known as **TRACTS 2A-2A-2B-1-A, JOURNAL CENTER**) zoned IP, located on JEFFERSON ST NE, between HEADLINE BLVD NE and JOURNAL CENTER BLVD NE containing approximately 6 acre(s). [Listed under Project #1004909 in error] (D-17) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

15. ~~Project # 1005221~~  
07DRB-00075 Minor-Prelim&Final Plat  
Approval

PRECISION SURVEYS INC. agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for Tract(s) 5-B-1-A-1, 5-B-1-A-2 & 5-B-1-B-1 (to be known as **TRACTS 5-B-1-A-1-A, 5-B-1-A-2-A & 5-B-1-B-1, JOURNAL CENTER**) zoned IP, located on JEFFERSON ST NE, between LANG AVE NE and HEADLINE BLVD NE containing approximately 14 acre(s). [REF: 06DRB01520] (D-17) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

16. **Project # 1005226**  
06DRB-01543 Minor-Prelim&Final Plat  
Approval

ROSS HOWARD COMPANY agent(s) for ESTELLE BEATY-VAHN request(s) the above action(s) for all or a portion of Lot(s) 1-3 and vacated Garcia Street, Block(s) 42, **SKYLINE HEIGHTS SUBDIVISION**, zoned C-3 & M-1, located on ACOMA ST SE, between ALTEZ ST SE and CONCHAS ST SE containing approximately 1 acre(s). [Indef deferred on a no show on 11/1/06 & 11/15/06 & 1/31/07] (L-20) **INDEFINITELY DEFERRED ON A NO SHOW.**

**NO ACTION IS TAKEN ON THESE CASES:**

**APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING**

17. **Project # 1005160**  
07DRB-00069 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST LTD. agent(s) for MARK GONZALES request(s) the above action(s) for all or a portion of Lot(s) 2A & 4A, Tract(s) 246, **UNIT 2, JESUS ROMERO ADDITION**, zoned C-1 neighborhood commercial zone, located on RIO GRANDE BLVD NW, between HOLLYWOOD AVE NW and SOTO AVE NW containing approximately 1 acre(s). [REF: 06DRB-01372, 06DRB-01373] (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. **Project # 1004907**  
07DRB-00078 Minor-Sketch Plat or Plan

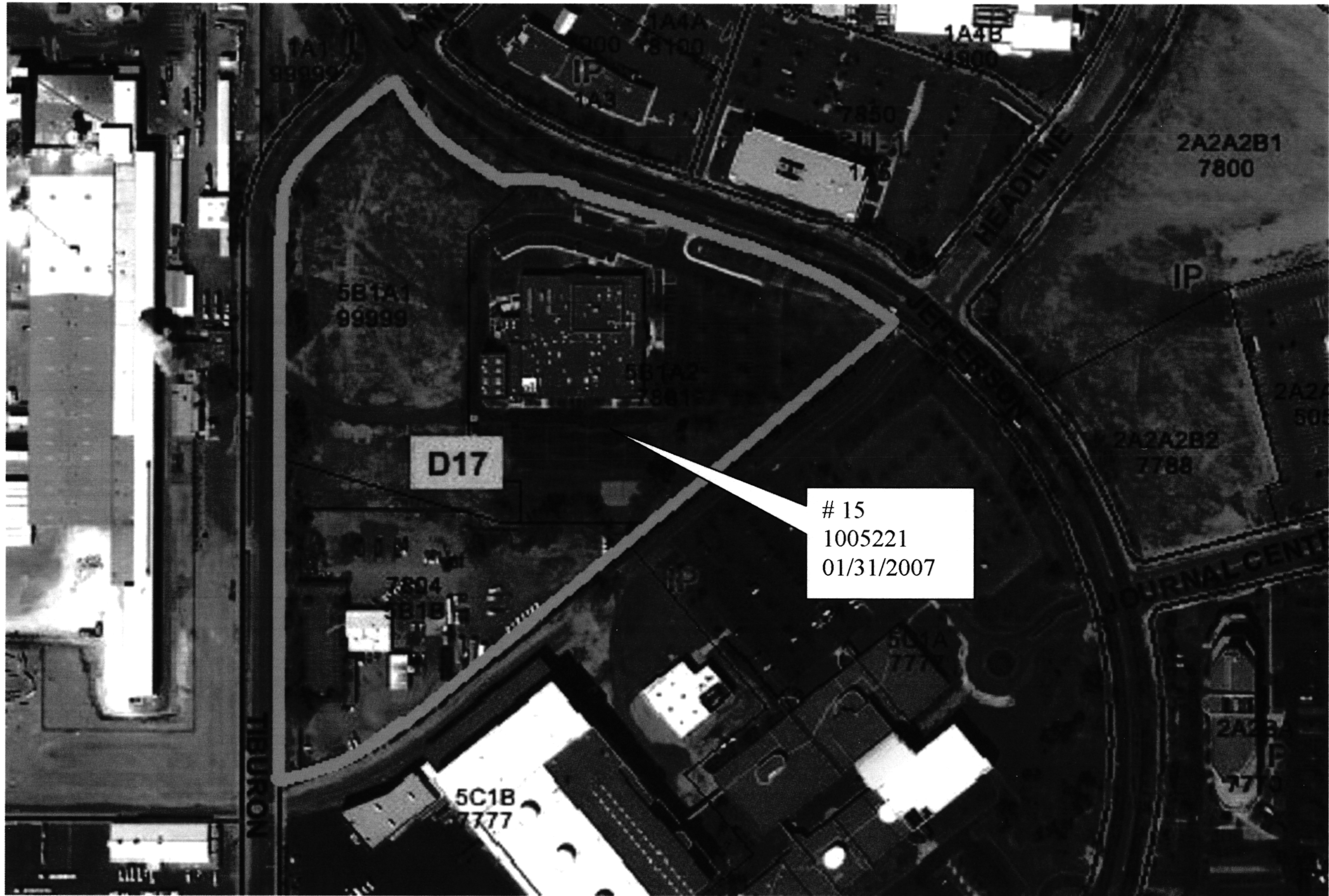
RUTH ROSENSTEIN request(s) the above action(s) for all or a portion of Lot(s) 20 & 21, **CORONADO PLACE ADDITION**, zoned SU-2/RC, located on FORRESTER ST NW, between MOUNTAIN RD NW and LOMAS BLVD NW containing approximately 1 acre(s). (J-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1005344**  
07DRB-00074 Minor-Sketch Plat or Plan

CHANNING KELLY agent(s) for JESSE ROACH request(s) the above action(s) for all or a portion of Tract(s) 14, Block(s) 2, **FRANKLIN ADDITION**, zoned RA-2 residential and agricultural zone, located on VAN CLEAVE NW, between SAN ISIDRO NW and GRANDE NW containing approximately 1 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. Approval of the Development Review Board Minutes for January 24, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JANUARY 24, 2007 WERE APPROVED.**

ADJOURNED: 11: 50 A.M.



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
January 31, 2007  
DRB Comments

ITEM # 15

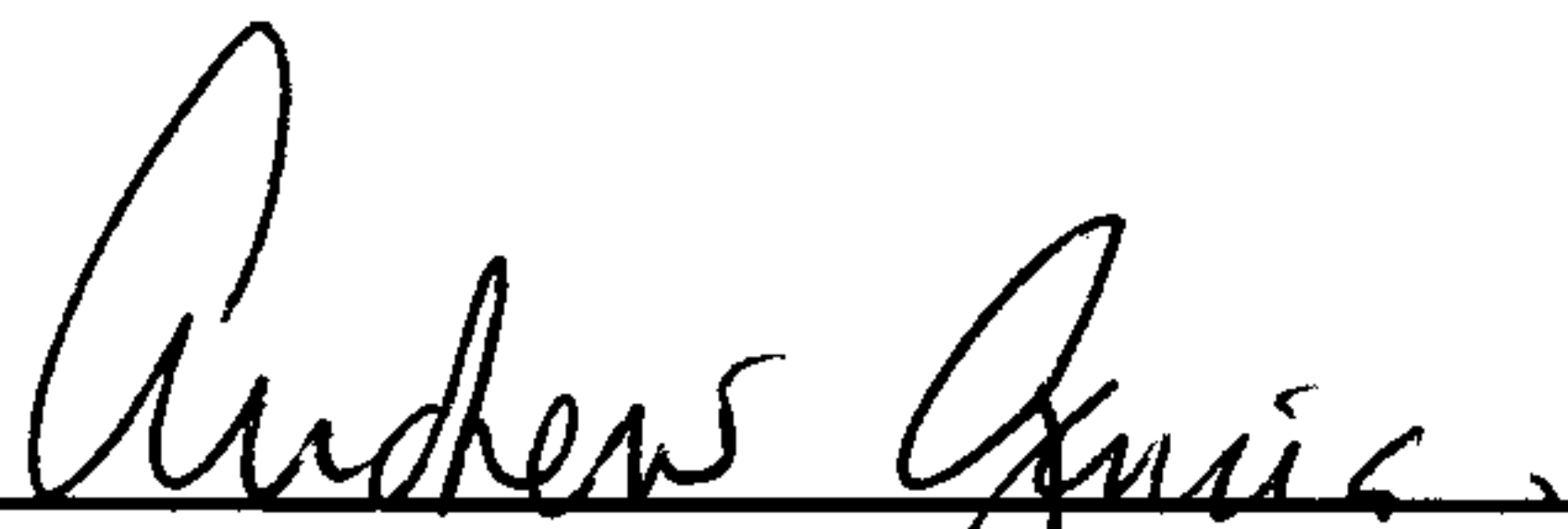
PROJECT # 1005221

APPLICATION #07-00075

RE: Journal Center/p&f

AGIS dxf is not approved.

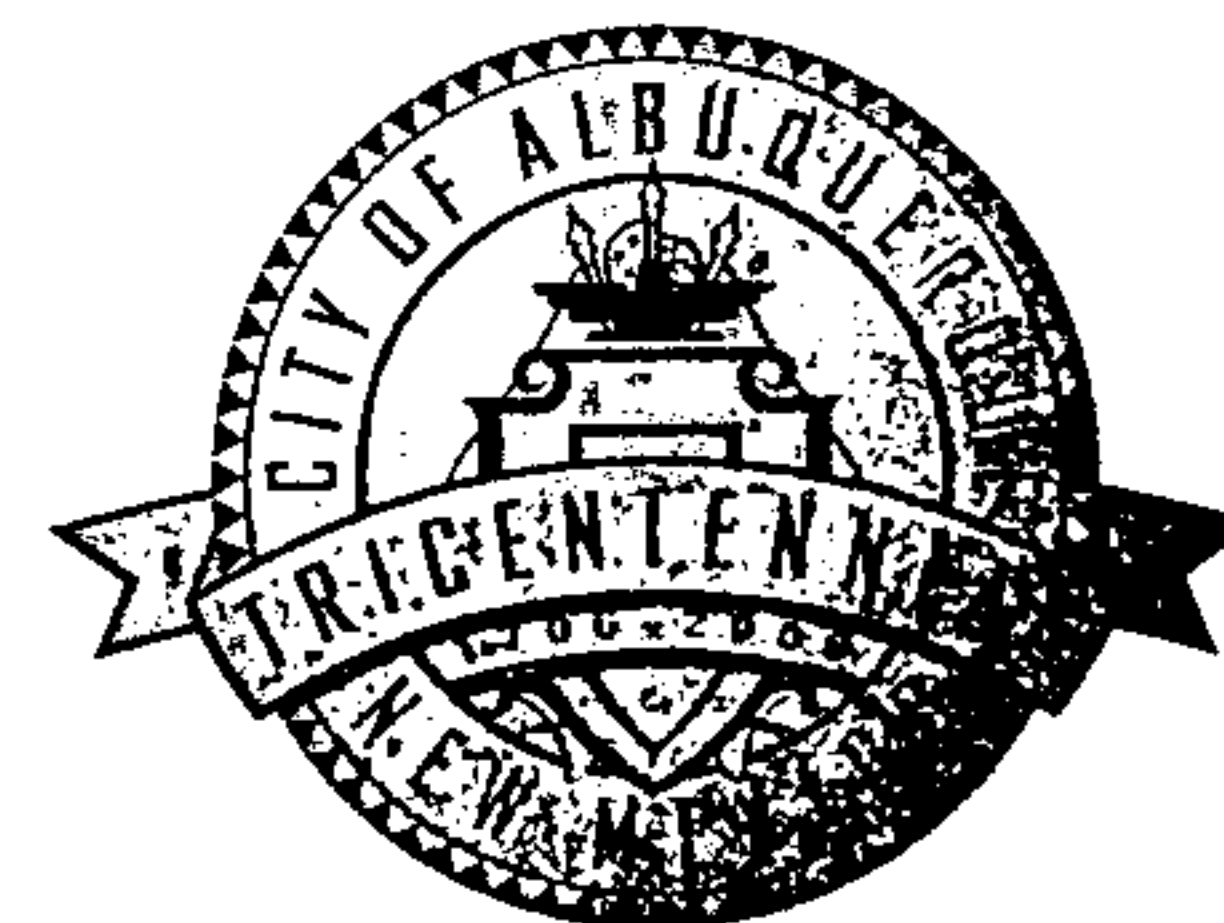
Planning will take delegation for the AGIS dxf, ~~and to record the plat.~~



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Andrew Garcia, Planning Alternate  
924-3858 Fax 924-3864 agarcia@cabq.gov

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1005221**

**AGENDA ITEM NO: 15**

**SUBJECT:**

Final Plat  
Preliminary Plat

**ACTION REQUESTED:**

REV/CMT: ( )    APPROVAL: (X)    SIGN-OFF: ( )    EXTN: ( )    AMEND: ( )

**ENGINEERING COMMENTS:**

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

**RESOLUTION:**

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

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

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

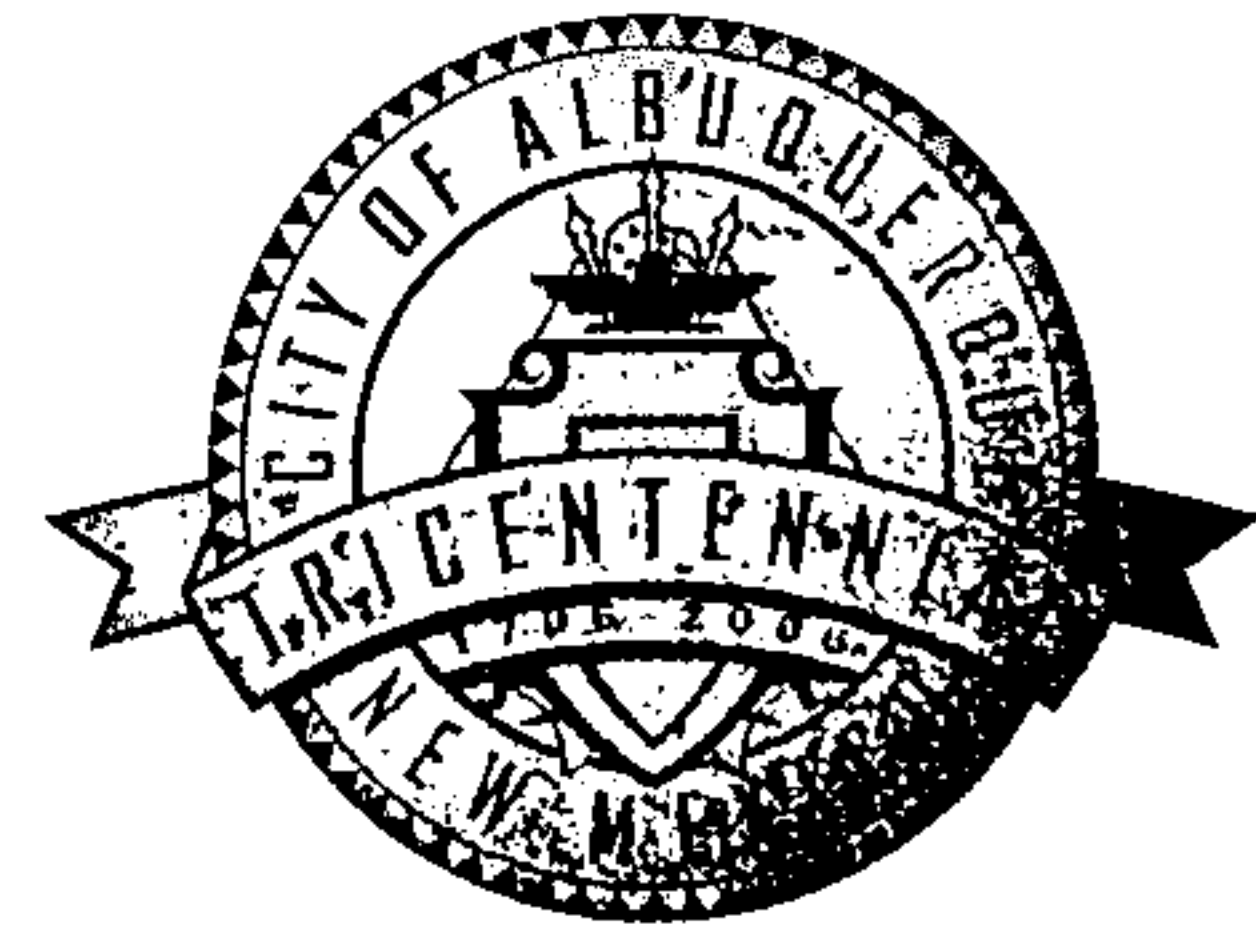
**DATE:** JANUARY 31, 2007



PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
10/25/06	Journal Center Proj 1005221	Sketch	Comments given Approved
1/31/07	Same	Final Final	Approved





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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1005221**

**AGENDA ITEM NO: 26**

**SUBJECT:**

Sketch Plat

**ACTION REQUESTED:**

REV/CMT: (X)    APPROVAL: ( )    SIGN-OFF: ( )    EXTN: ( )    AMEND: ( )

**ENGINEERING COMMENTS:**

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

**RESOLUTION:**

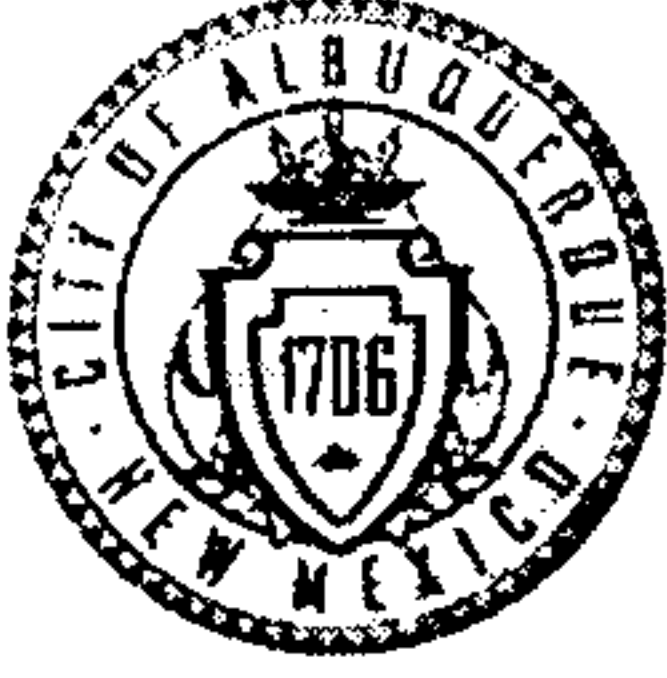
*discussed*

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

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

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

**DATE:** OCTOBER 25, 2006



## IMPACT FEES

Development Review Board 10/25/06

Project Number: 1005221

Agenda Item number: 26

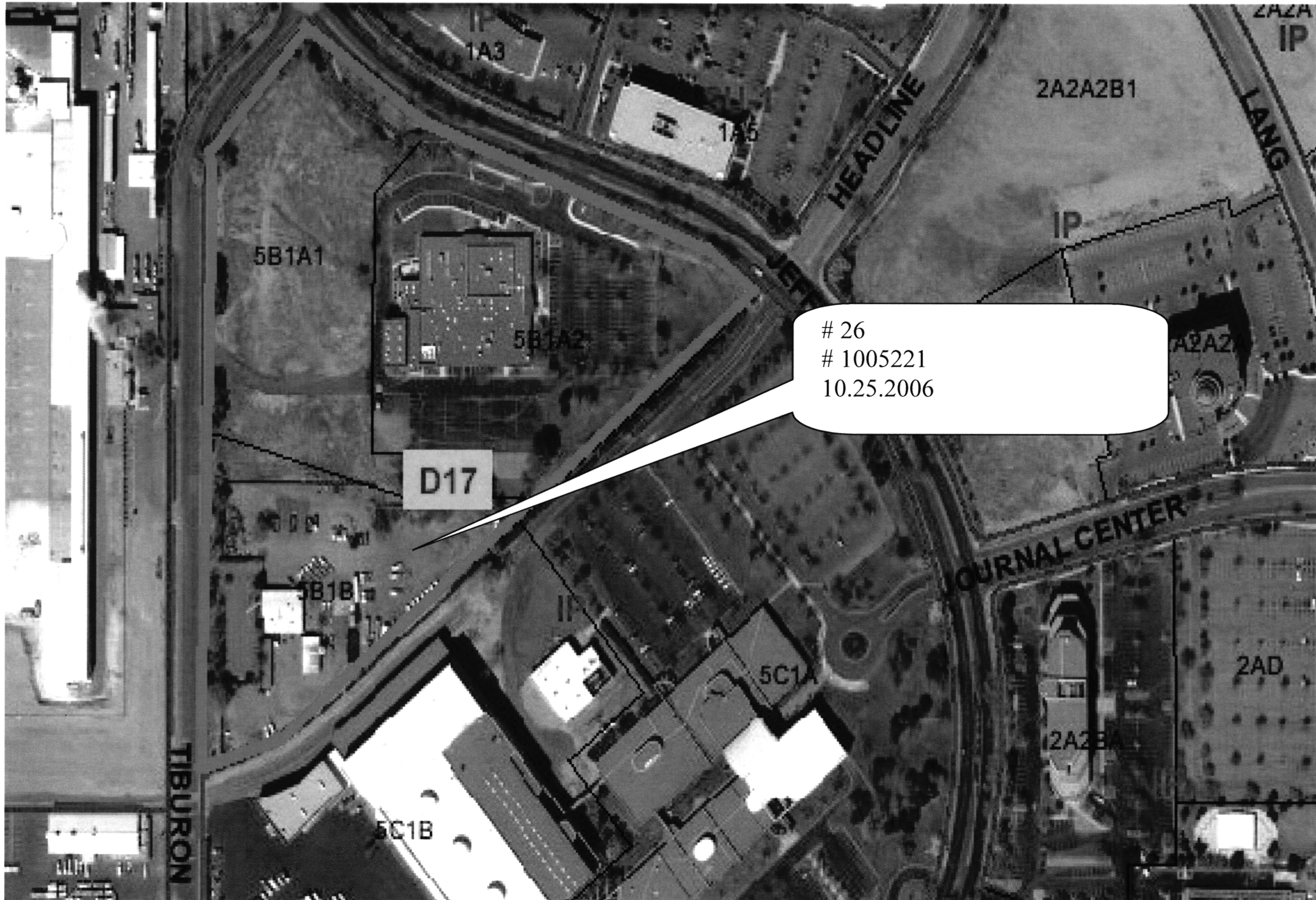
Site: Journal Center

Tracts: 5-B-1-A-1, 5-B-1-A-2, 5-B-1-A-2-B

Zoned: IP

Payment of impact fees are not required at this time of platting. Impact fees will be assessed at the time of site development plan approval.

JACK CLOUD  
IMPACT FEE ADMINISTRATOR



# 26  
# 1005221  
10.25.2006

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

### SUBDIVISION

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

### SITE DEVELOPMENT PLAN

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

### STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

### S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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.

### APPLICATION INFORMATION:

Professional/Agent (if any): Precision Surveys Inc. PHONE: 856-5700  
 ADDRESS: 8500-A Jefferson St. FAX: 856-7900  
 CITY: Albq. STATE NM ZIP 87113 E-MAIL: presurv@presurv.com

APPLICANT: Journal Center PHONE: 823-7000  
 ADDRESS: 7000 Jefferson St. NE FAX: 823-7702  
 CITY: Albq. STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_

Proprietary interest in site: Owner List all owners: Xiliny Inc.

DESCRIPTION OF REQUEST: To replot the existing three tracts into three new tracts & to grant easements

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

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

Lot or Tract No. 5-B-1-A-1-A, 5-B-1-A-2-A Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Journal Center  
 Existing Zoning: GP Proposed zoning: IP MRGCD Map No N/A  
 Zone Atlas page(s): D-17 UPC Code: 101700333741910113  
101700338040510115  
101700344340810114

### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1005221

### CASE INFORMATION:

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 3 No. of proposed lots: 3 Total area of site (acres): 4.3217  
 LOCATION OF PROPERTY BY STREETS: On or Near: Jefferson St. NE  
 Between: Lang Ave. NE and Headline Blvd. NE

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

SIGNATURE Alma C. Spencer DATE 8-4-08  
 (Print) Alma C. Spencer Applicant:  Agent:

### FOR OFFICIAL USE ONLY

- 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

08DRB - 70363  
08DRB - 70364

Action

P&F  
ASBP  
CMF

S.F.

Fees

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Total  
\$ 425.00

Hearing date 08/20/08

Sandy Handley 08/12/08  
 Planner Signature / date

Project # 1005221

Form revised 4/07

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

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

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

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

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

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

**Extension of preliminary plat approval expires after one year.**

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

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

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

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

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

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

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

**Amended preliminary plat approval expires after one year**

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

*Alma Spencer*  
 Applicant name (print)  
*Alma Spencer 8-4-08*  
 Applicant signature / date



Form revised **October 2007**

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

Application case numbers  
 08DRB - 70363

*Sandy Handley 08/12/08*  
 Planner signature / date  
 Project # 1005221

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

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**
  - \_\_\_ 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) clearly outlined
  - \_\_\_ Letter briefly describing, explaining, and justifying the request
  - \_\_\_ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**
  - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
  - Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Letter of authorization from the property owner if application is submitted by an agent
  - Copy of the document delegating approval authority to the DRB
  - Completed Site Plan for Subdivision Checklist
  - Infrastructure List, if relevant to the site plan
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** **Maximum Size: 24" x 36"**
  - \_\_\_ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
  - \_\_\_ 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) clearly outlined
  - \_\_\_ Letter briefly describing, explaining, and justifying the request
  - \_\_\_ Letter of authorization from the property owner if application is submitted by an agent
  - \_\_\_ Copy of the document delegating approval authority to the DRB
  - \_\_\_ 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)
  - \_\_\_ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

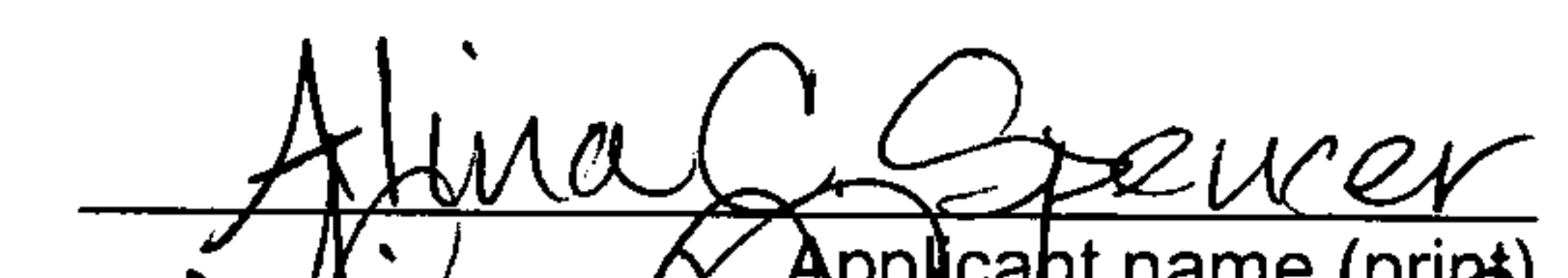
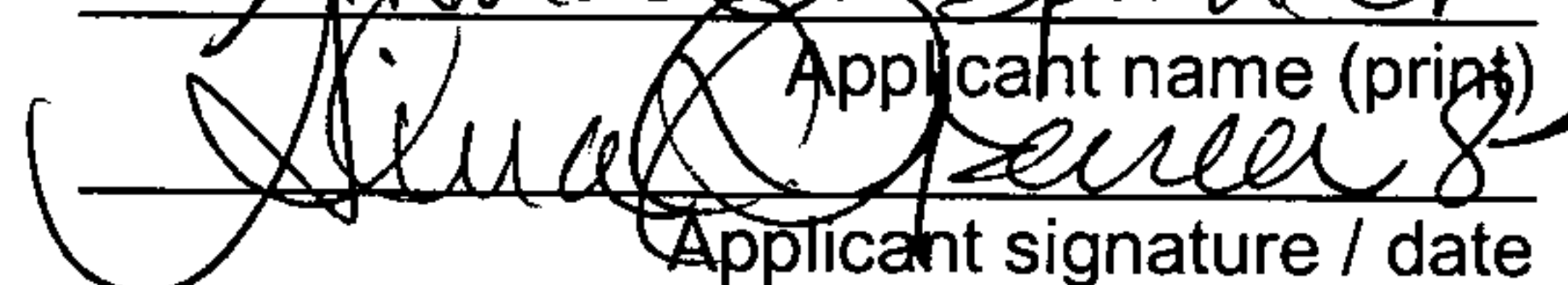
- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** **Maximum Size: 24" x 36"**
  - Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Letter of authorization from the property owner if application is submitted by an agent
  - 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)
  - \_\_\_ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**
  - \_\_\_ 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 for Building Permit
  - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
  - \_\_\_ 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)
  - \_\_\_ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

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

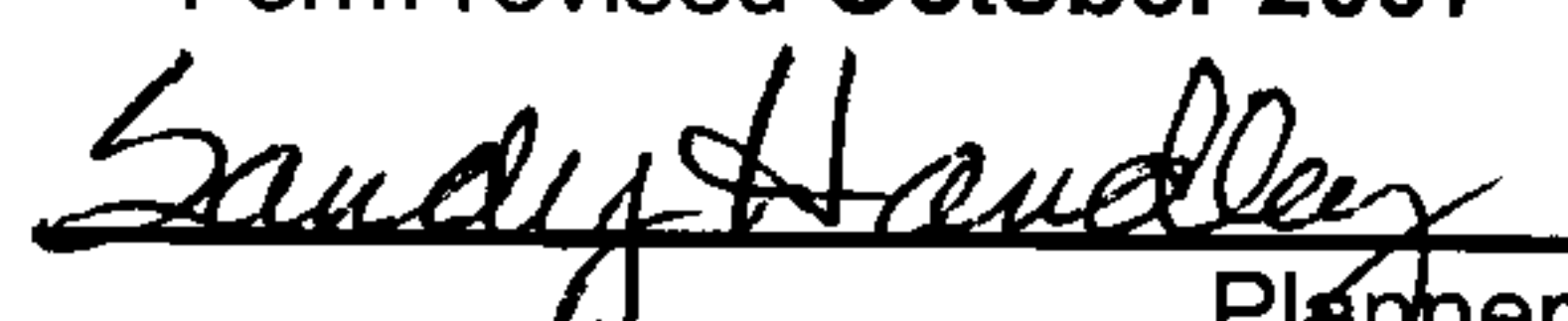
  
 Applicant name (print) \_\_\_\_\_  
  
 Applicant signature / date \_\_\_\_\_



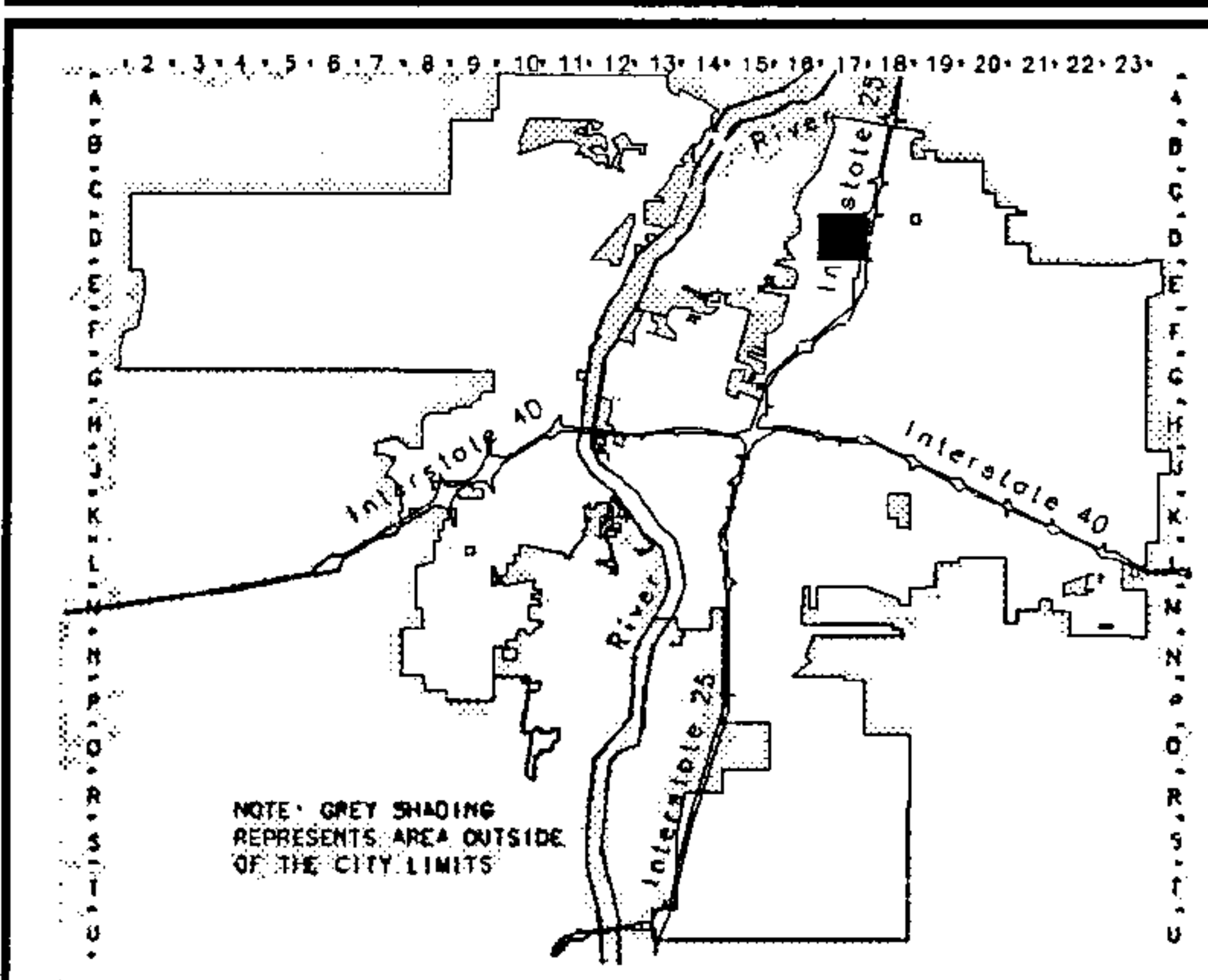
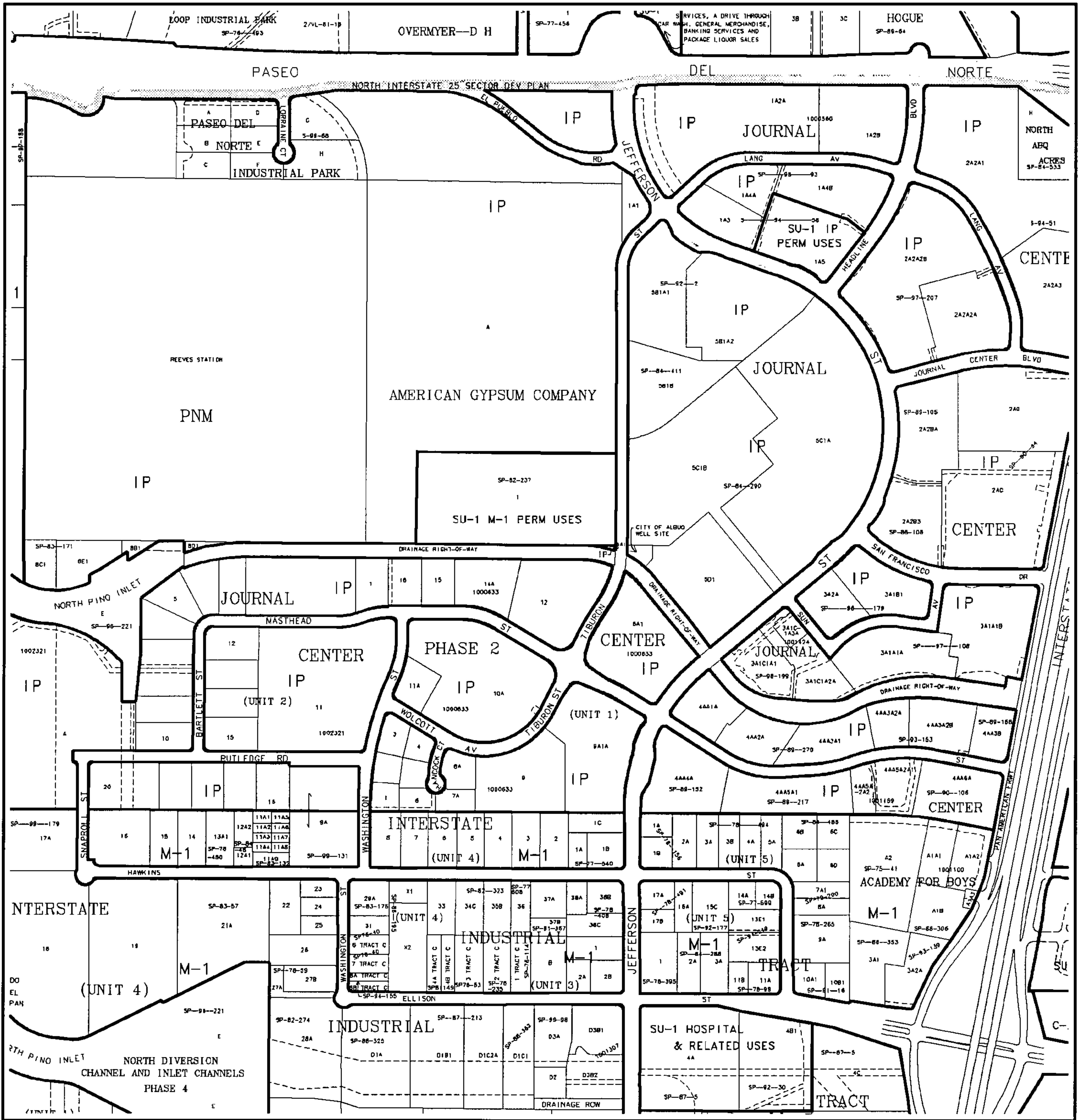
Form revised October 2007

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

Application case numbers  
 08DEB - 70364

  
 Planner signature / date \_\_\_\_\_  
 Project # 100522





CITY OF  
Albuquerque  
Geographic Information System  
PLANNING DEPARTMENT  
© Copyright 2003



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



8500-A Jefferson Street, NE  
Albuquerque, NM 87113

866.422.8011 TOLL FREE  
505.856.5700 PHONE  
505.856.7900 FAX  
[www.precision-surveys.com](http://www.precision-surveys.com)

August 4, 2008

Mr. Jack Cloud  
Chair, Development Review Board  
Planning/Development Services Division  
600 2<sup>nd</sup> Street, NW  
Albuquerque, NM 87102

**RE:           REQUEST FOR PRELIMINARY/FINAL PLAT, TRACTS 5-B-1-A-1, 5-B-1-A-2,  
              AND 5-B-1-B-1 JOURNAL CENTER, LOCATED ON THE SE CORNER OF  
              JEFFERSON ST. NE AND TIBURON NE, ZONE ATLAS D- 17**

Dear Mr. Cloud,

On behalf of our client, Journal Publishing Corporation, we are submitting an application for Preliminary/Final Plat and site development plan for Subdivision. This Re-plat is for a simple lot line adjustment and to grant easements.

Enclosed are the required submittals.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Alina C. Spencer', is written over the typed name and title.

Alina C. Spencer  
Precision Surveys

August 5, 2008

City of Albuquerque  
Planning Department

Re: Tracts 5-B-1-A-1-A, 5-B-1-A-2A and 5-B-1-B-1

To Whom It May Concern:

Journal Center Corporation hereby authorizes Precision Survey's Inc. to be our agent for the submittal of the above referenced plat.

Respectfully,

Michael N. Callahan  
Vice President and Director of Operations  
Journal Center Corporation

MNC/jk

**Alina Spencer - authorization**

---

**From:** "Joanne Karlson" <jkarlson@abqpubco.com>  
**To:** <alina@presurv.com>  
**Date:** 8/5/2008 10:40 AM  
**Subject:** authorization

---

Hi Alina -  
Attached is the letter you asked for.  
Thanks - Joanne

**SITE DEVELOPMENT PLAN  
FOR SUBDIVISION CHECKLIST**

Revised 4/18/06

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission (EPC) and Development Review Board (DRB). Since development proposals vary in type and scale, there may be application requirements that are not included here and others that may not be necessary. Nonetheless, it is the applicant's responsibility to provide a complete submittal. The EPC and DRB will not consider incomplete submittals. Incomplete submittals run the risk of not being scheduled for hearing until they are made complete. Site development plans should ordinarily be composed of the following plan sheets:

1. **Site Plan** (required)
2. **Conceptual Utility Plan** (required)
3. **Design requirements for future site development plans for building permit** (optional, but STRONGLY recommended)

The following checklist describes the minimum information necessary for each sheet. Most of the site plan requirements for *Sheet #1* are taken from the definition for "SITE DEVELOPMENT PLAN" as outlined in the Zoning Code (§ 14-16-1-1 et. seq.). **The Applicant shall include and check off all items shown on the site plan or write in "n/a" if not applicable.**

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

**Accompanying Material**

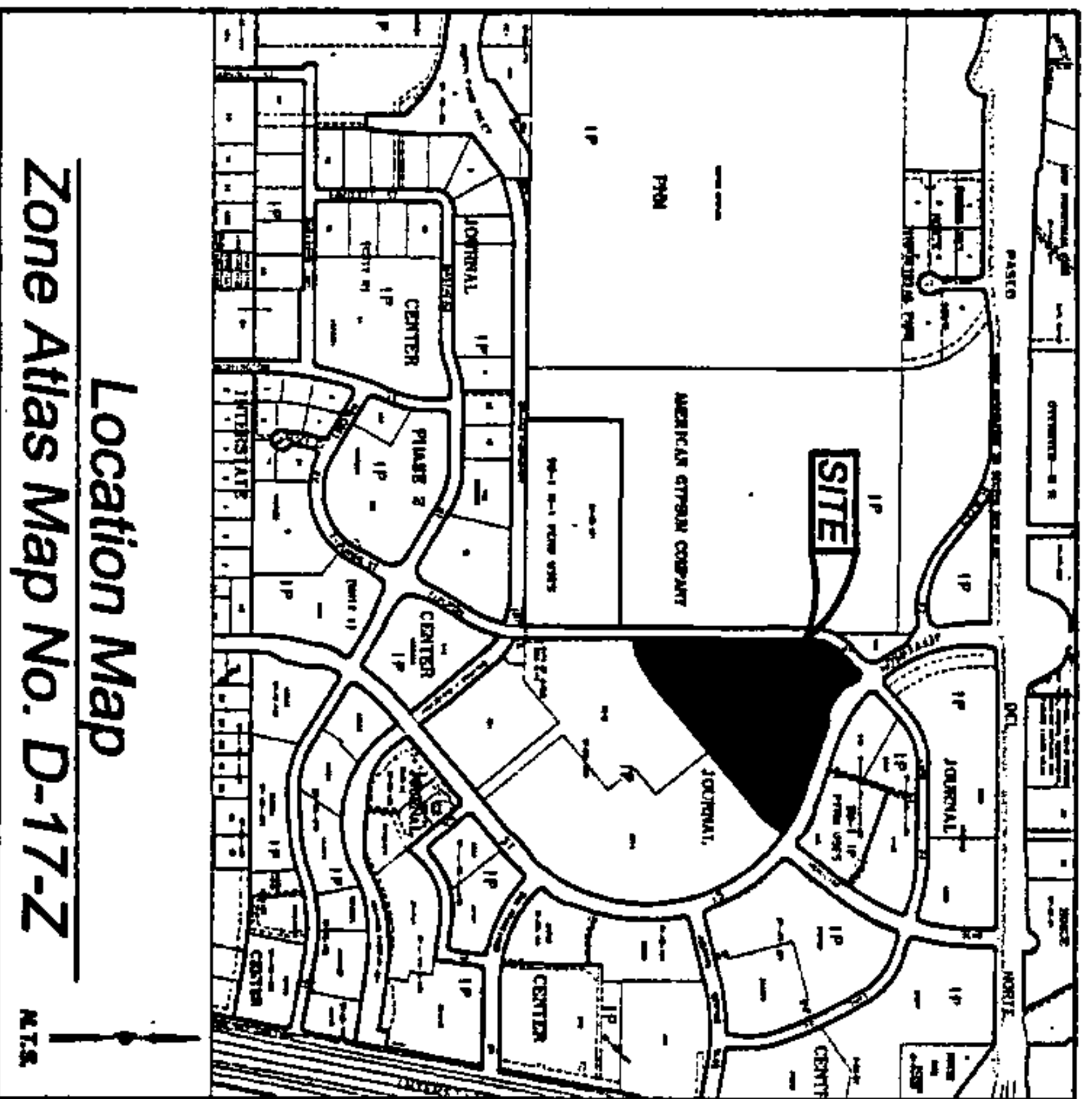
- A. Fee payment
- B. Complete application
- C. Written Summary of Request
- D. 8-1/2" x 11" reductions

**SHEET # 1 – SITE PLAN** (Required)

- 1. Scale: at least 1" = 100'
- 2. Bar Scale
- 3. North Arrow
- 4. Scaled Vicinity Map
- 5. The Site (property lines)
- 6. Proposed Use(s)
- N/A →  7. Pedestrian Ingress and Egress (Access)
- 8. Vehicular Ingress and Egress (Access)
- 9. Any Internal Circulation Requirements
- N/A  10. For each lot:
  - N/A a. Maximum Building Height
  - 2 b. Minimum Building Setback
  - 5 c. Maximum Total Dwelling Units and / or
  - d. Nonresidential Uses' Maximum Floor Area Ratio (F.A.R.)

**SHEET #2 – DESIGN REQUIREMENTS FOR FUTURE SITE DEVELOPMENT  
PLANS FOR BUILDING PERMIT (Optional, but STRONGLY  
recommended)**

- \_\_\_ 1. Overall Design Theme and Land Use Concept
- \_\_\_ 2. Off-Street Parking Requirements and Design (Automobile and Bicycle)
- \_\_\_ 3. Street Design
- \_\_\_ 4. Transit Facilities (benches, shelters, pedestrian connections, etc.)
- \_\_\_ 5. Landscape Design Requirements (plant list, buffer areas, locations, amounts, etc.)
- \_\_\_ 6. Architectural Design Requirements (façade elements, massing, colors, materials, etc.)
- \_\_\_ 7. Signage Design Requirements (face area, colors, materials, maximum height, etc.)
- \_\_\_ 8. Lighting Design Requirements (type, locations, colors materials, maximum height, etc.)
- \_\_\_ 9. Pedestrian Amenities (walkways, plazas, shade structures, etc.)



Location Map  
Zone Atlas Map No. D-17-2

**Subdivision Data:**

GROSS SUBDIVISION ACREAGE: 14.3217 ACRES  
 ZONE ATLAS MAP NO. D-17-2  
 NO. OF TRACTS CREATED: 3  
 NO. OF LOTS CREATED: 0  
 DATES OF FULL-WIDTH STREETS CREATED: 0  
 DATE OF SURVEY: DECEMBER 2008, FIELD VERIFIED JANUARY 2008.

**Disclosure Statement:**

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING THREE TRACTS INTO THREE NEW TRACTS AND TO GRANT EASEMENTS.

**Notes:**

1. USC, DATA: ZONING P
2. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE COORDINATES CENTRAL ZONE - MAD 1983)
3. ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
4. THIS PROPERTY LIES WITHIN PROJECTED SECTION 23, TOWNSHIP 11 NORTH, RANGE 3 EAST, ELENA GALLEGOS GRANT, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
5. PLAT SHOWS ALL EASEMENTS OF RECORD.
6. SP NO. 2008051202.

**Easements**

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. PNM (ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TELEVISION CABLES, AND OTHER SERVICES, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
  2. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
  3. GUEST CORPORATION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURRED AND AIRIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
  4. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
- INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, ALTER, REPAIR, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH THE RIGHT TO ACCESS TO AND FROM SUCH FACILITIES AND TO INSTALL, MAINTAIN, REPAIR, OPERATE AND REMOVE ELECTRIC TRANSFORMERS WITH THE RIGHT AND PRINCIPLE TO NO BUILDING SIGN POLE (LABORATORY OR SUBSTATION) HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON, PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSMISSIONS/INTERRUPTERS AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/INTERRUPTER BOOM AND THE TREE (S) ON EACH SIDE.  
 IN APPROVING THIS PLAT, PNM (ELECTRIC) AND (GAS) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON, CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

RECORDING STAMP

**Legal Description**

A TRACT OF LAND LING AND SITUATE WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 23, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING TRACTS 5-B-1-A-1, JOURNAL CENTER, TRACTS 5-B-1-A-2, TRACTS 5-B-1-A-3, TRACTS 5-B-1-A-4, TRACTS 5-B-1-A-5, TRACTS 5-B-1-A-6, TRACTS 5-B-1-A-7, TRACTS 5-B-1-A-8, TRACTS 5-B-1-A-9, TRACTS 5-B-1-A-10, TRACTS 5-B-1-A-11, TRACTS 5-B-1-A-12, TRACTS 5-B-1-A-13, TRACTS 5-B-1-A-14, TRACTS 5-B-1-A-15, TRACTS 5-B-1-A-16, TRACTS 5-B-1-A-17, TRACTS 5-B-1-A-18, TRACTS 5-B-1-A-19, TRACTS 5-B-1-A-20, TRACTS 5-B-1-A-21, TRACTS 5-B-1-A-22, TRACTS 5-B-1-A-23, TRACTS 5-B-1-A-24, TRACTS 5-B-1-A-25, TRACTS 5-B-1-A-26, TRACTS 5-B-1-A-27, TRACTS 5-B-1-A-28, TRACTS 5-B-1-A-29, TRACTS 5-B-1-A-30, TRACTS 5-B-1-A-31, TRACTS 5-B-1-A-32, TRACTS 5-B-1-A-33, TRACTS 5-B-1-A-34, TRACTS 5-B-1-A-35, TRACTS 5-B-1-A-36, TRACTS 5-B-1-A-37, TRACTS 5-B-1-A-38, TRACTS 5-B-1-A-39, TRACTS 5-B-1-A-40, TRACTS 5-B-1-A-41, TRACTS 5-B-1-A-42, TRACTS 5-B-1-A-43, TRACTS 5-B-1-A-44, TRACTS 5-B-1-A-45, TRACTS 5-B-1-A-46, TRACTS 5-B-1-A-47, TRACTS 5-B-1-A-48, TRACTS 5-B-1-A-49, TRACTS 5-B-1-A-50, TRACTS 5-B-1-A-51, TRACTS 5-B-1-A-52, TRACTS 5-B-1-A-53, TRACTS 5-B-1-A-54, TRACTS 5-B-1-A-55, TRACTS 5-B-1-A-56, TRACTS 5-B-1-A-57, TRACTS 5-B-1-A-58, TRACTS 5-B-1-A-59, TRACTS 5-B-1-A-60, TRACTS 5-B-1-A-61, TRACTS 5-B-1-A-62, TRACTS 5-B-1-A-63, TRACTS 5-B-1-A-64, TRACTS 5-B-1-A-65, TRACTS 5-B-1-A-66, TRACTS 5-B-1-A-67, TRACTS 5-B-1-A-68, TRACTS 5-B-1-A-69, TRACTS 5-B-1-A-70, TRACTS 5-B-1-A-71, TRACTS 5-B-1-A-72, TRACTS 5-B-1-A-73, TRACTS 5-B-1-A-74, TRACTS 5-B-1-A-75, TRACTS 5-B-1-A-76, TRACTS 5-B-1-A-77, TRACTS 5-B-1-A-78, TRACTS 5-B-1-A-79, TRACTS 5-B-1-A-80, TRACTS 5-B-1-A-81, TRACTS 5-B-1-A-82, TRACTS 5-B-1-A-83, TRACTS 5-B-1-A-84, TRACTS 5-B-1-A-85, TRACTS 5-B-1-A-86, TRACTS 5-B-1-A-87, TRACTS 5-B-1-A-88, TRACTS 5-B-1-A-89, TRACTS 5-B-1-A-90, TRACTS 5-B-1-A-91, TRACTS 5-B-1-A-92, TRACTS 5-B-1-A-93, TRACTS 5-B-1-A-94, TRACTS 5-B-1-A-95, TRACTS 5-B-1-A-96, TRACTS 5-B-1-A-97, TRACTS 5-B-1-A-98, TRACTS 5-B-1-A-99, TRACTS 5-B-1-A-100.

**Solar Note:**

NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION OR EASEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED OR BEING USED ON THE LOTS OF AREAS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

**Free Consent**

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR, EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL, POWER, AND COMMUNICATION SERVICES FOR BURRED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR TELEVISION CABLES, AND OTHER RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL AND COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES AND SERVICES FOR CONSTRUCTION AND MAINTENANCE AND THE RIGHT TO ACCESS TO AND FROM SUCH FACILITIES AND TO INSTALL, MAINTAIN, REPAIR, OPERATE AND REMOVE ELECTRIC TRANSFORMERS WITH THE RIGHT AND PRINCIPLE TO NO BUILDING SIGN POLE (LABORATORY OR SUBSTATION) HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON, PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

THE LANG AND CEO CORPORATION  
 PRESIDENT AND CEO  
 JOURNAL CENTER CORPORATION  
 OWNER TRACTS 5-B-1-A-1-A AND 5-B-1-B-1  
 DATE 7/30/08

ED GORDONZ  
 FACILITY MANAGER  
 PNM (ELECTRIC)  
 OWNER TRACTS 5-B-1-A-2-A  
 DATE 7/15/08

JOANNE KATSON  
 NOTARY PUBLIC  
 STATE OF NEW MEXICO  
 COUNTY OF BERNALILLO  
 OFFICIAL SEAL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF July 2008 BY ED GORDONZ, PRESIDENT AND CEO, JOURNAL CENTER CORPORATION, A DELAWARE CORPORATION, OWNER TRACTS 5-B-1-A-1-A.  
 BY [Signature] MY COMMISSION EXPIRES: June 2, 2009  
 NOTARY PUBLIC

ACKNOWLEDGMENT  
 STATE OF CALIFORNIA  
 COUNTY OF SANTA CLARA ) SS  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF July 2008 BY ED GORDONZ, FACILITY MANAGER, PNM (ELECTRIC), OWNER TRACTS 5-B-1-A-2-A.  
 BY [Signature] MY COMMISSION EXPIRES: June 11, 2011  
 NOTARY PUBLIC

Plat of  
 Tracts 5-B-1-A-1-A, 5-B-1-A-2-A,  
 and 5-B-1-B-1  
 Journal Center  
 Albuquerque, Bernalillo County, New Mexico  
 July 2008

Project No. 1005221

Application No. 08DRB-

Utility Approvals

[Signature] August 11, 2008  
 PNM (ELECTRIC)

[Signature] August 11, 2008  
 PNM (GAS)

DOMEST TELECOMMUNICATIONS DATE

COMCAST DATE

City Approvals

[Signature] 8-8-08  
 CITY SURVEYOR

TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT DATE

ABQWVA DATE

PARKS AND RECREATION DEPARTMENT DATE

AMAFCA DATE

CITY ENGINEER DATE

DRB CHAMBERSON, PLANNING DEPARTMENT DATE

MEASUREMENTS CERTIFICATE

**Surveyor's Certificate**

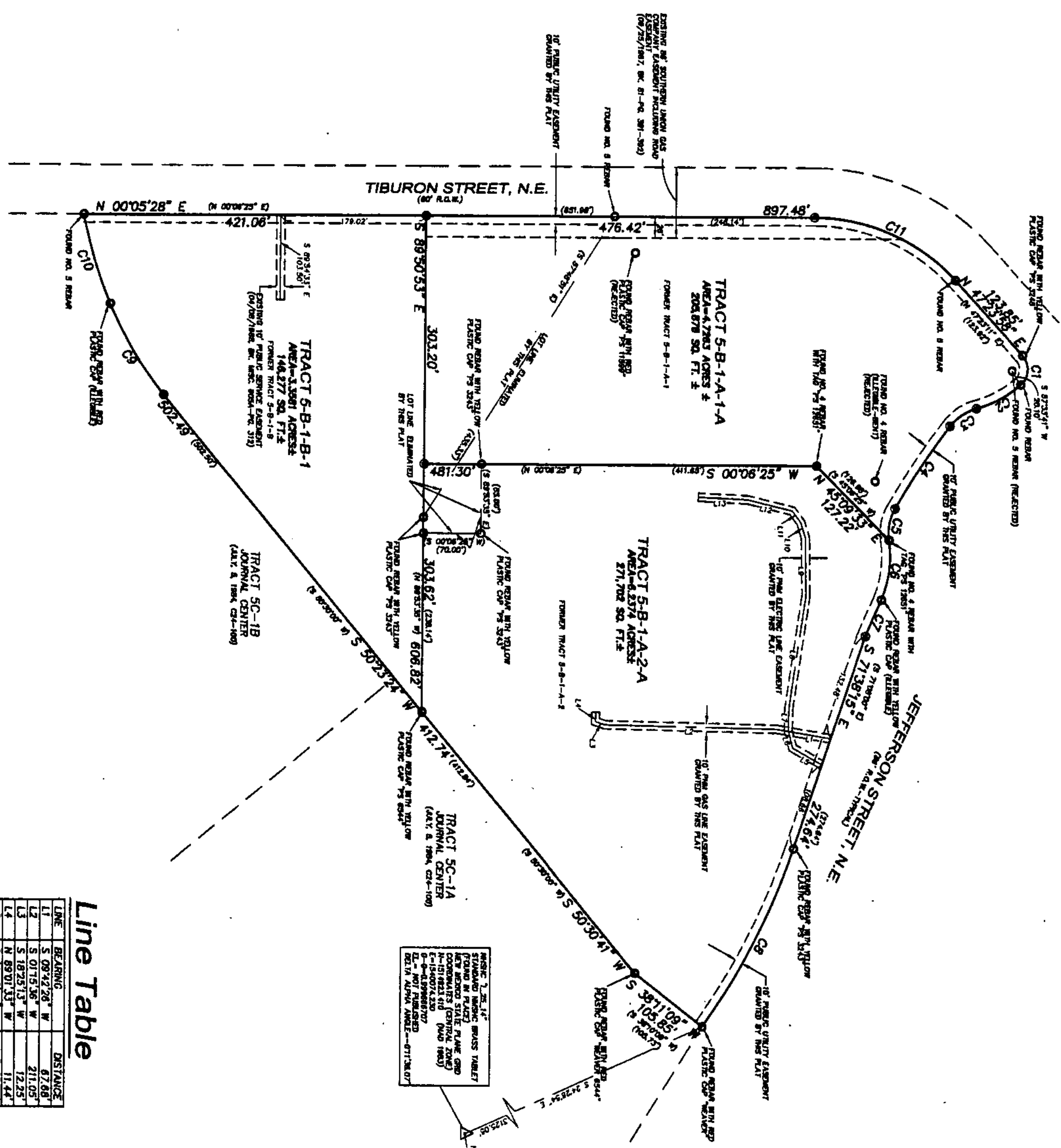
LARRY W. MERRAND, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF LICENSES FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

[Signature] 7/15/08  
 LARRY W. MERRAND  
 N.M.S. No. 11993  
 DATE

PRECISION SURVEYING, INC.



8500-A Jefferson Street, NE  
 Albuquerque, NM 87113  
 866.422.8011 TOLL FREE  
 505.856.5700 PHONE  
 505.856.7900 FAX  
 Sheet 1 of 2  
 0883129



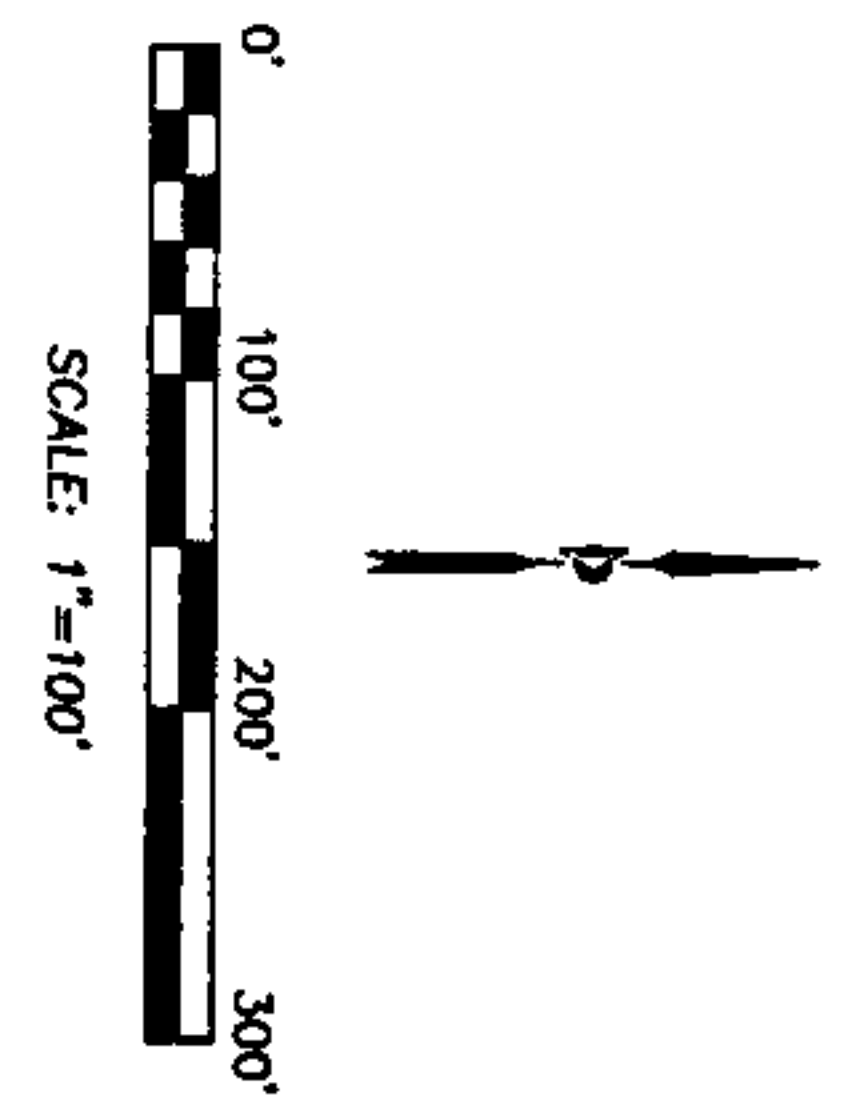
**Legend**

N 90°00'00" E FIELD MEASUREMENTS MATCH RECORD BEARINGS AND DISTANCES

○ FOUND AND USED MONUMENT AS DESIGNATED

● NO. 4 REBAR WITH YELLOW PLASTIC CAP STAKED TO THE TRIPLET SET THE SURVEY

**Plat of**  
**Tracts 5-B-1-A-1-A, 5-B-1-A-2-A,**  
**and 5-B-1-B-1**  
**Journal Center**  
 Albuquerque, Bernalillo County, New Mexico  
 July 2008



**Line Table**

LINE	BEARING	DISTANCE
L1	S 09°42'26" W	67.88
L2	S 01°15'56" W	211.05
L3	S 16°35'13" W	12.25
L4	N 89°01'13" W	11.44
L5	S 28°38'02" W	41.77
L6	S 75°30'15" W	24.63
L7	N 68°44'57" W	24.63
L8	N 61°39'20" W	131.62
L9	S 68°39'44" W	171.82
L10	S 71°07'02" W	14.91
L11	S 51°34'31" W	12.90
L12	S 11°27'13" W	57.87
L13	S 02°51'59" W	80.35

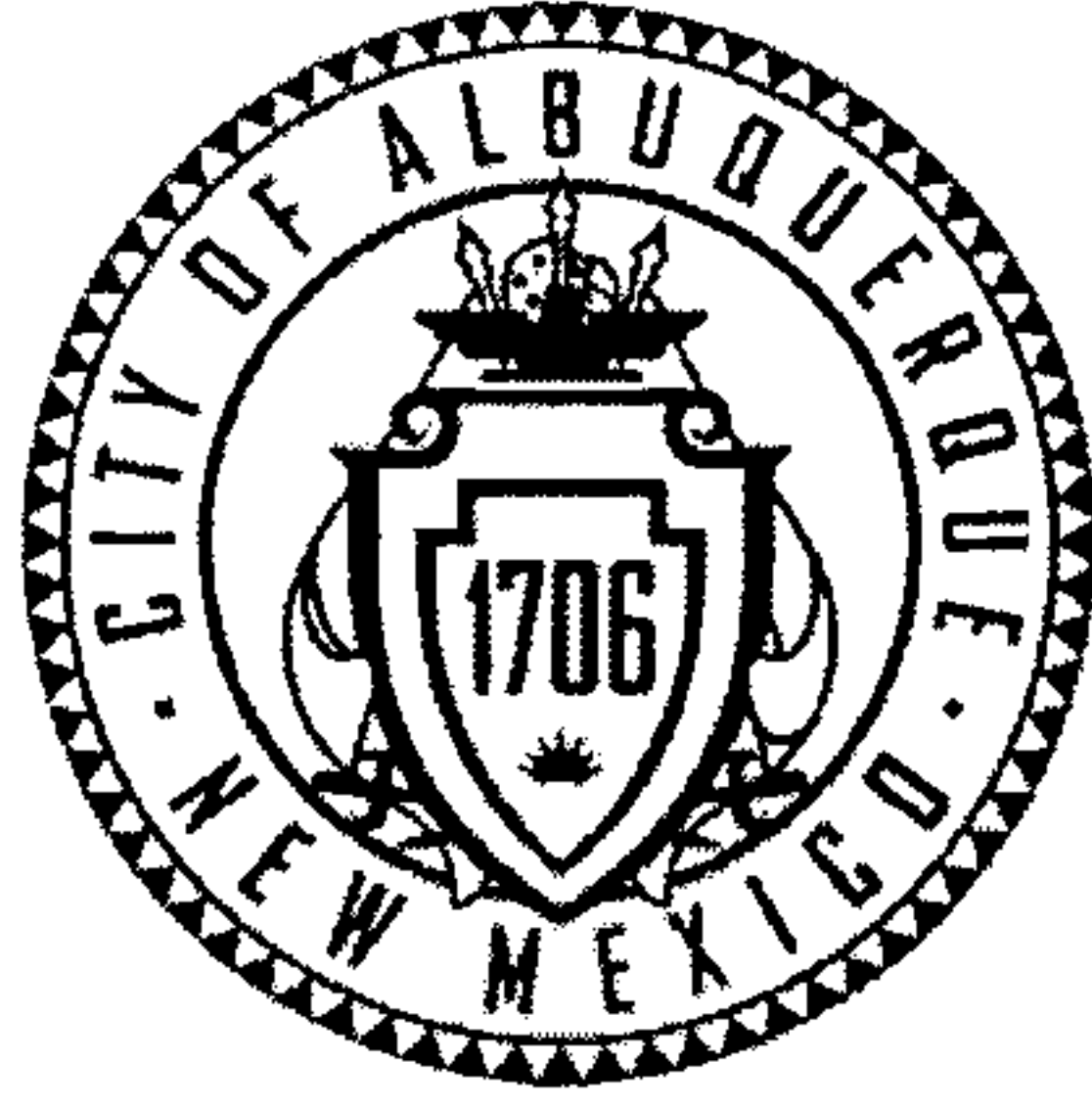
**Curve Table**

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	25.00	40.02	91°42'37"	25.76	55.88	S 86°58'42" E
C2	140.00	62.09	16°42'37"	32.04	62.46	S 28°00'35" E
C3	60.00	38.41	37°58'18"	20.45	38.71	S 33°58'20" E
C4	877.01	121.36	07°55'49"	60.78	121.28	S 56°43'22" E
C5	60.00	38.60	37°48'05"	20.55	38.69	S 70°44'44" E
C6	140.00	74.51	30°29'38"	38.16	74.63	S 83°07'28" E
C7	1043.00	74.53	03°18'30"	24.35	48.67	S 66°28'52" E
C8	657.00	245.73	10°25'44"	124.72	244.89	S 62°37'16" E
C9	442.34	128.87	16°48'12"	65.40	128.40	S 69°18'50" W
C10	567.80	114.18	11°51'24"	57.28	114.00	S 73°11'17" W
C11	1043.00	184.01	47°17'58"	102.82	184.55	N 23°45'05" E
						N 23°44'44" E

**PRECISION**  
 SURVEYING, INC.

8500-A Jefferson Street, NE  
 Albuquerque, NM 87113  
 866.422.8011 TOLL FREE  
 505.856.5700 PHONE  
 505.856.7900 FAX





City of Albuquerque  
P.O. Box 1293 Albuquerque, New Mexico 87103

## Planning Department

Martin J. Chavez, Mayor

Richard Dineen, Director

### Interoffice Memorandum

April 1, 2008

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**Subject:** Albuquerque Archaeological Ordinance—Compliance Documentation

**Project Number(s):** 1005221

**Case Number(s):**

**Agent:** Precision Surveys, Inc

**Applicant:**

**Legal Description:** Tracts 5B1-A1-A, 5B1-A2-A, and 5B1-1B-1, Journal Center

**Acreage:** 14.32 acres

**Zone Atlas Page:** D-17

**CERTIFICATE OF NO EFFECT:** Yes  No

#### **SUPPORTING DOCUMENTATION:**

Letter request from Agent dated March 21, 2008, plus plat and AGIS aerials

#### **RECOMMENDATION(S):**

- ***PROVISIONAL CERTIFICATE OF NO EFFECT IS ISSUED to allow for plat resubmittal (one year filing deadline expired).***
- ***ARCHAEOLOGICAL SURVEY REQUIRED prior to site development of Tract 5B1-A1-A (4.73 acres) only.***

#### **SUBMITTED:**

Matthew Schmader, PhD

Superintendent, Open Space Division

Acting City Archaeologist



**From:** "Zamora, David M." <dmzamora@cabq.gov>  
**To:** "Lisa Parish" <Lisa@presurv.com>  
**Date:** 1/31/2007 3:16:27 PM  
**Subject:** Project No. 1005221

The .dxf file for Project No. 1005221 (Journal Center Tracts 5B1A1A, 5B1A2A & 5B1B1) has been approved.

David Zamora  
GIS Coordinator  
Planning Dept. - AGIS  
dmzamora@cabq.gov  
505-924-3929  
505-924-3812 fax

**CC:** "Mario Lucero" <Mario@presurv.com>



**Supplemental form**

**SUBDIVISION** **S**

Major Subdivision action

Minor Subdivision action

Vacation **V**

Variance (Non-Zoning)

**SITE DEVELOPMENT PLAN** **P**

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

Cert. of Appropriateness (LUCC) **L**

**Supplemental form**

**ZONING & PLANNING** **Z**

Annexation

County Submittal

EPC Submittal

Zone Map Amendment (Establish or Change Zoning)

Sector Plan (Phase I, II, III)

Amendment to Sector, Area, Facility or Comprehensive Plan

Text Amendment (Zoning Code/Sub Regs)

**APPEAL / PROTEST of...** **A**

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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: Journal Center Corporation PHONE: 823-7000

ADDRESS: 1000 Jefferson NE FAX: \_\_\_\_\_

CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: \_\_\_\_\_

Proprietary interest in site: Owner List all owners: \_\_\_\_\_

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

ADDRESS: 8500-A Jefferson NE FAX: 856-7900

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

DESCRIPTION OF REQUEST: To Replat Existing Three lots into Three new lots.

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. S-B-1-A-1, S-B-1-A-2, S-B-1-B-1 Block: \_\_\_\_\_ Unit: \_\_\_\_\_

TBKA Subdiv. / Addn. S-B-1-A-1-A, S-B-1-A-2-A + S-B-1-B-1 Journal Center

Current Zoning: IP Proposed zoning: IP

Zone Atlas page(s): D-17 No. of existing lots: 3 No. of proposed lots: 3

Total area of site (acres): 14.3217 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A

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

UPC No. 101706333741910113, 101706338040510115, MRGCD Map No. N/A

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

Between: Lang Avenue NE and Headline Blvd. 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.): 1000398

06DRB 01520

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

SIGNATURE Lisa Parish DATE 1-19-07

(Print) Lisa Parish  Applicant  Agent

**FOR OFFICIAL USE ONLY**

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

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>07 DRB - -00075</u>	<u>P.F</u>	<u>5(3)</u>	<u>\$ 355.<sup>00</sup></u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		<u>\$ 20.<sup>00</sup></u>
<input checked="" type="checkbox"/> All case #s are assigned				\$
<input checked="" 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				\$
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$
	Hearing date <u>January 31, 2007</u>			Total <u>\$ 375.<sup>00</sup></u>

Rachel G... 1/23/07  
Planner signature / date

Project # 1005345 1005221

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

**YOUR ATTENDANCE IS REQUIRED.**

**SKETCH PLAT REVIEW AND COMMENT**

- \_\_\_ 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
- \_\_\_ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- \_\_\_ Design elevations & cross sections of perimeter walls **3 copies**
- \_\_\_ Zone Atlas map with the entire property(ies) 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
- \_\_\_ Copy of recorded SIA
- \_\_\_ 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.
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application
- Infrastructure list if required (**verify with DRB Engineer**) **NO INTERNAL ROUTING**
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

**AMENDMENT TO PRELIMINARY PLAT (with minor changes)**

**Your attendance is required.**

**AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**

**AMENDMENT TO GRADING PLAN (with minor changes)**

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

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

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

Lisa Parish  
 Applicant name (print)  
Lisa Parish  
 Applicant signature / date  
 1-23-07



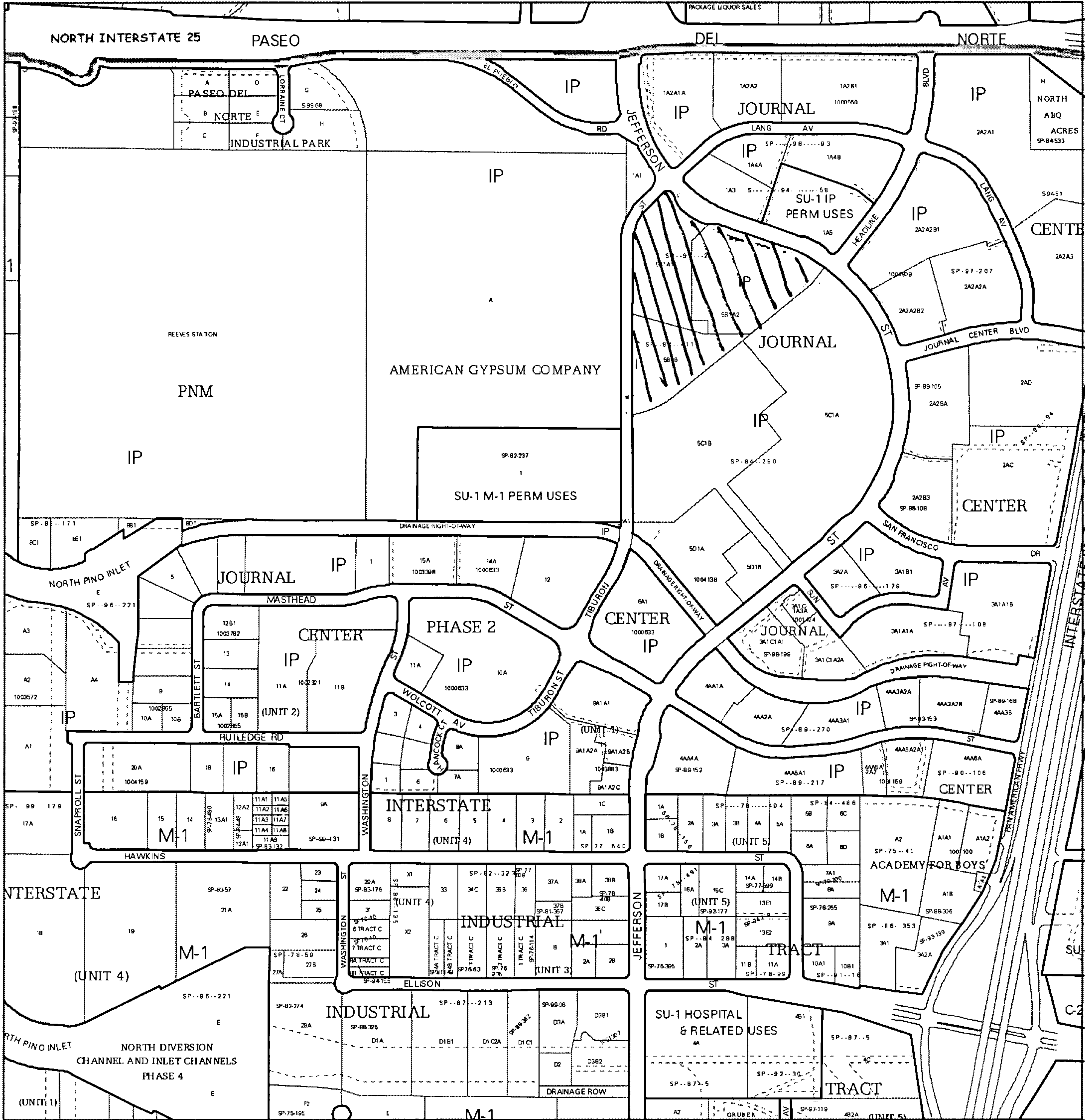
Form revised 8/04, 1/05, 10/05 & NOV 06

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
 09DRB - 00075

Andrew Jones 1/23/07  
 Planner signature / date

Project # 1005221

1005221



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

Map amended through: 1/9/2007

Note: Grey Shading Represents Area Outside of the City Limits

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

Selected Symbols

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

0 750 1,500 Feet



8500-A Jefferson Street, NE  
Albuquerque, NM 87113

866.422.8011 TOLL FREE  
505.856.5700 PHONE  
505.856.7900 FAX  
[www.precisionsurveys.com](http://www.precisionsurveys.com)

January 23, 2007

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

**RE:                   REQUEST FOR PRELIMINARY/FINAL PLAT, TRACTS 5-B-1-A-1, 5-B-1-A-2,  
AND 5-B-1-B-1 JOURNAL CENTER, LOCATED ON THE SE CORNER OF  
JEFFERSON ST. NE AND TIBURON NE, ZONE ATLAS D- 17**

Dear Ms Matson,

On behalf of our client, Journal Publishing Corporation, we are submitting an application for Preliminary/Final Plat. This Re-plat is for a simple lot line adjustment.

Enclosed are the required submittals.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Lisa Parish', with a large, stylized flourish at the end.

Lisa Parish  
Precision Surveys

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

**PAID RECEIPT**

APPLICANT NAME Journal Center Corp.  
 AGENT Precision Surveying Inc.  
 ADDRESS 8500-A Jefferson NE.  
 PROJECT & APP # 100522 / ~~1005245~~ / 1000378 LOT DRB-00075  
 PROJECT NAME Journal Center (3 lots to 3)

- \$ 20.<sup>00</sup> 441032/3424000 Conflict Management Fee
- \$ 355.<sup>00</sup> 441006/4983000 DRB Actions
- \$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
- \$ \_\_\_\_\_ 441018/4971000 Public Notification
- \$ 3 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
 Major/Minor Subdivision     Site Development Plan     Bldg Permit  
 Letter of Map Revision     Conditional Letter of Map Revision  
 Traffic Impact Study
- \$ 375.<sup>00</sup> TOTAL AMOUNT DUE

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

1115

95-8965/1070 279

**PRECISION SURVEYS, INC.**  
8414-D JEFFERSON ST. NE  
ALBUQUERQUE, NM 87113

DATE 1-19-07

PAY TO THE ORDER OF City of Albuquerque \$ 375.<sup>00</sup>

Three Hundred Seventy Five dollars 00/100 DOLLARS

**DUPLICATE\*\*\***

City Of Albuquerque  
Treasury Division

**IronStone Bank**  
Albuquerque, NM 87309  
www.ironstonebank.com

RECEIPT # 00074875  
ACCOUNT 441006  
ACTIVITY 4983000

1/23/2007 11:39AM LCC: ANNX  
FEE 0074875 WSH 007 TRANSR 0026  
ACCT 441032 Fund 0110  
ACTIVITY 3424000

TBCARD

J24 Misc \$20.00

Thank You



# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form		Supplemental form	
<b>SUBDIVISION</b>	<b>S</b>	<b>ZONING &amp; PLANNING</b>	<b>Z</b>
<input type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation	
<input checked="" 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 type="checkbox"/> ...for Building Permit		<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)	
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<b>L</b>		
		<b>APPEAL / PROTEST of...</b>	<b>A</b>
		<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals	

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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: Journal Publishing Company PHONE: 823-7000  
 ADDRESS: 7777 Jefferson NE FAX: 823-7702  
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Owner List all owners: \_\_\_\_\_  
 AGENT (if any): Precision Surveys Inc. PHONE: 856-5700  
 ADDRESS: 8500 A Jefferson NE FAX: 856-7900  
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: Presurv@presurv.com

DESCRIPTION OF REQUEST: Sketch Plat Review

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. 5-B-1-A-1, 5-B-1-A-2, 5-B-1-B / <sup>TRACT</sup> 5-B-1-A-1-B Unit: \_\_\_\_\_  
 Subdiv. / Addn. Journal Center  
 Current Zoning: IP Proposed zoning: IP  
 Zone Atlas page(s): D-17 No. of existing lots: 3 No. of proposed lots: 3  
 Total area of site (acres): 12.3287 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No  
 UPC No. 101706333741910113 / 101706344346810114 MRGCD Map No. N/A  
 LOCATION OF PROPERTY BY STREETS: On or Near: Jefferson Street NE  
 Between: Tiburón Street NE and \_\_\_\_\_

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 2-91-58

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

SIGNATURE Lisa Parish DATE 10-16-06  
 (Print) Lisa Parish \_\_\_\_\_ Applicant  Agent

**FOR OFFICIAL USE ONLY**

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

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>06DRB-</u>	<u>SK</u>	<u>5(3)</u>	<u>\$ 0.00</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>-</u>	<u>-</u>	<u>-</u>	<u>\$</u>
<input checked="" type="checkbox"/> All case #s are assigned	<u>-</u>	<u>-</u>	<u>-</u>	<u>\$</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	<u>-</u>	<u>-</u>	<u>-</u>	<u>\$</u>
<input checked="" type="checkbox"/> Case history #s are listed	<u>-</u>	<u>-</u>	<u>-</u>	<u>\$</u>
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	<u>-</u>	<u>-</u>	<u>-</u>	<u>\$</u>
<input checked="" type="checkbox"/> F.H.D.P. density bonus				Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>10/25/06</u>			<u>\$ 0.00</u>

Sandy Handley 10/25/06  
 Planner signature / date

Project # 1005221

**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

**NO INTERNAL ROUTING**

**DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

**AMENDMENT TO PRELIMINARY PLAT (with minor changes)**

**Your attendance is required.**

**AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**

**AMENDMENT TO GRADING PLAN (with minor changes)**

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

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

Amended preliminary plat approval expires after one year.

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

LISA PARISH  
 Applicant name (print)  
*Lisa Parish*  
 Applicant signature / date  
10-17-06

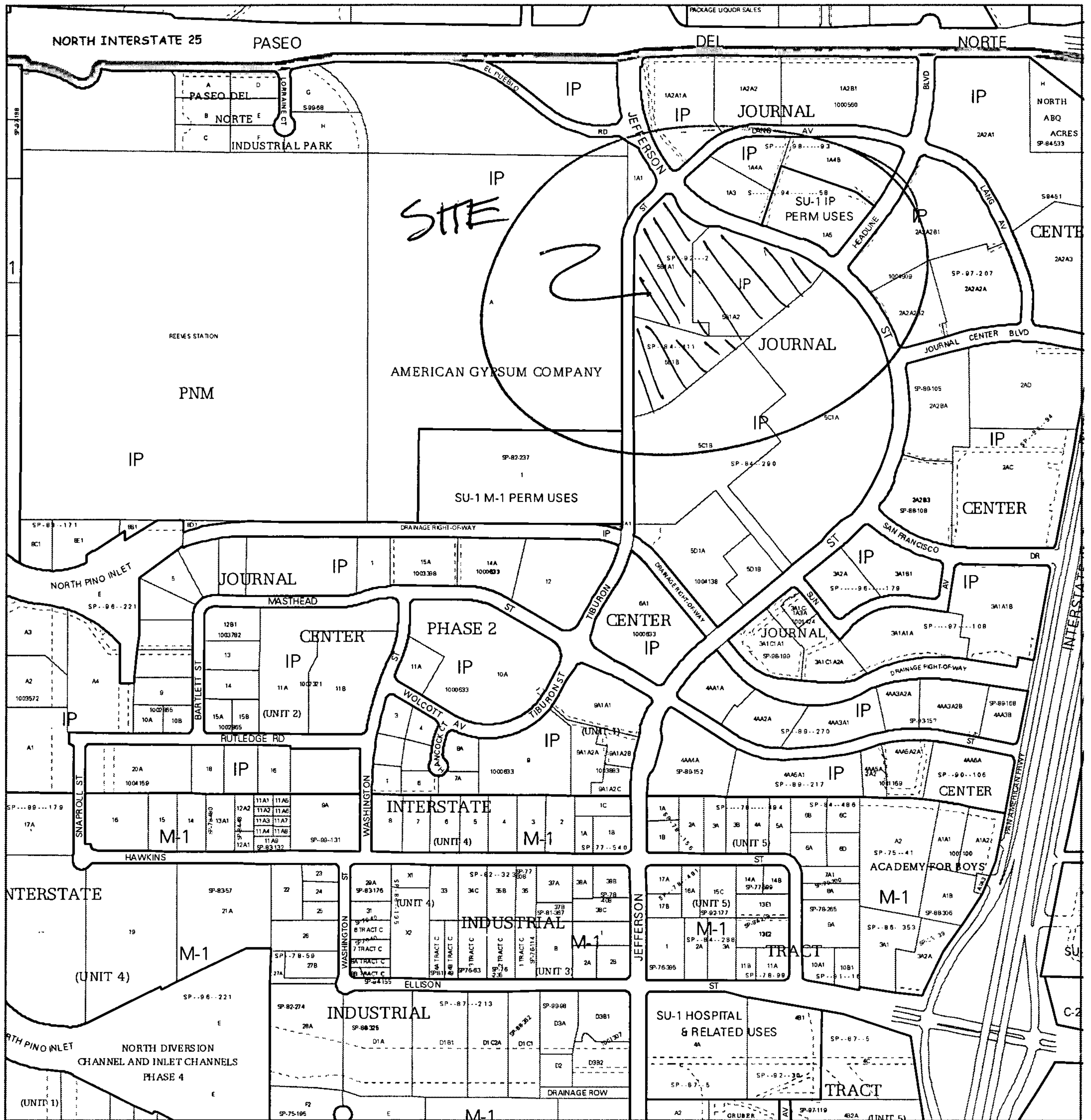


Form revised 3/03, 8/03 and 11/03

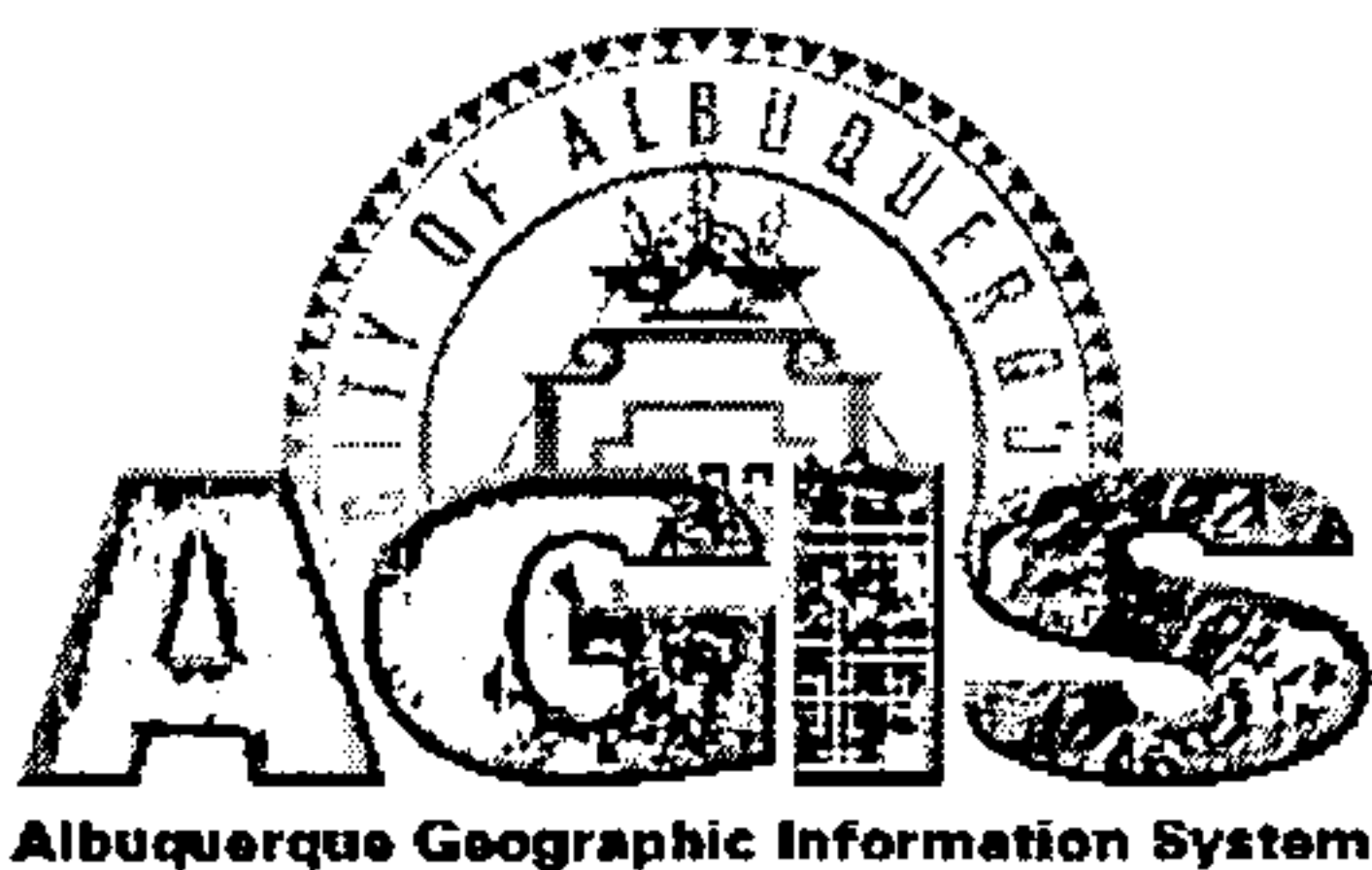
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
06DRB - 01520  
 - -  
 - -

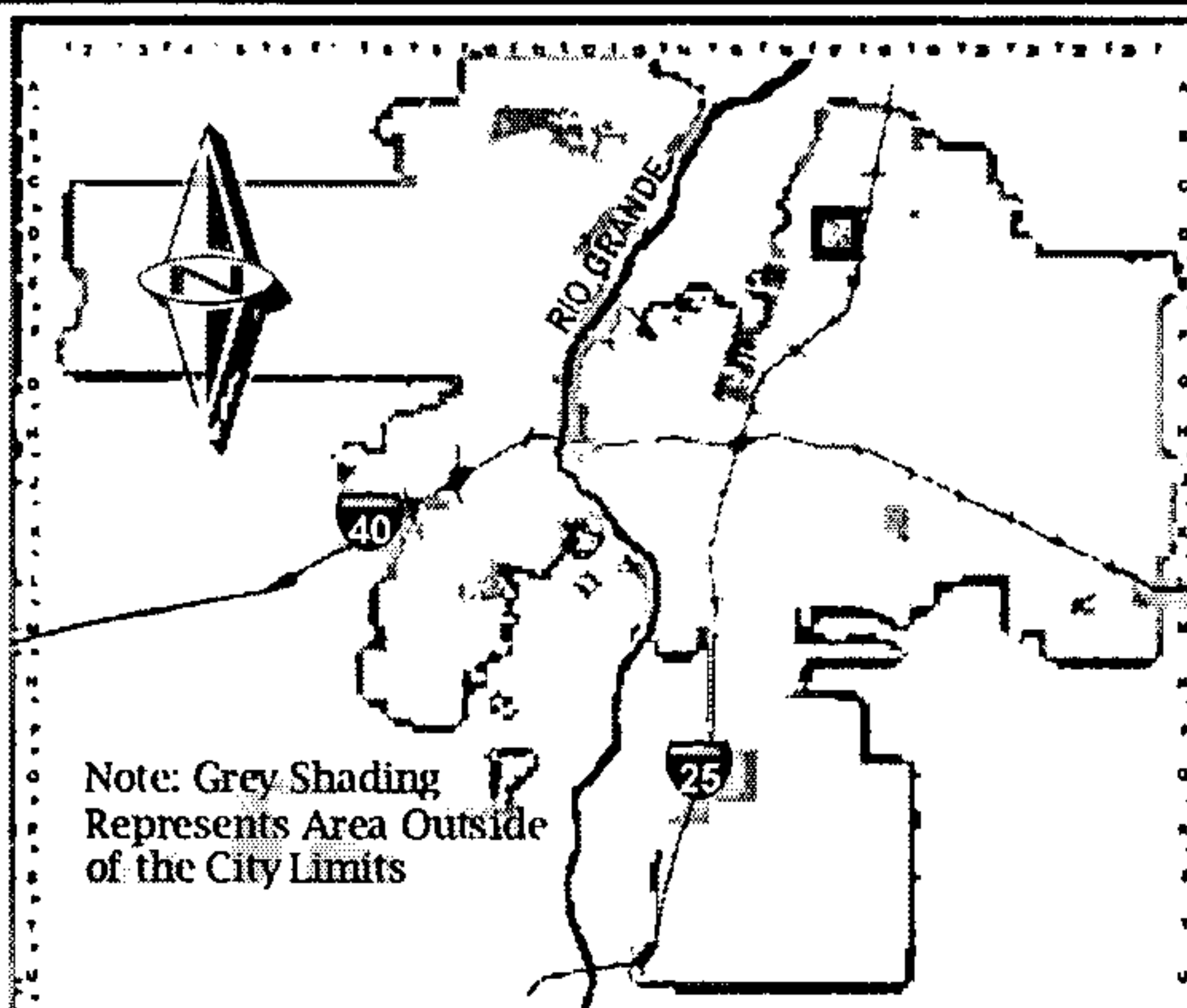
Sandy Handley 10/17/06  
 Planner signature / date  
**Project # 1005221**



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



Map amended through: 9/5/2006



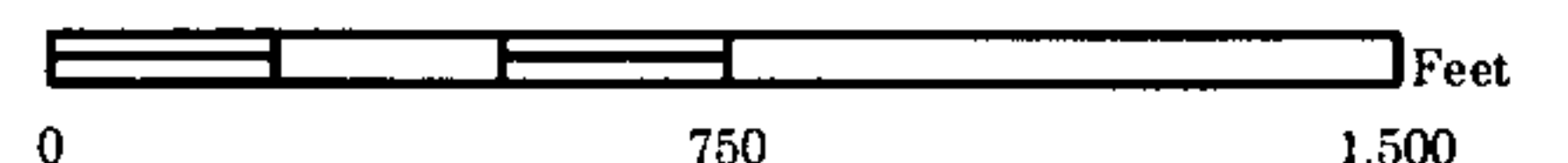
Note: Grey Shading Represents Area Outside of the City Limits

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





8500-A Jefferson Street, NE  
Albuquerque, NM 87113

866.422.8011 TOLL FREE  
505.856.5700 PHONE  
505.856.7900 FAX  
[www.precisionsurveys.com](http://www.precisionsurveys.com)

October 16, 2006

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

**RE:           REQUEST FOR SKETCH PLAT REVIEW AND COMMENT, TRACT 5-B-1-A-1,  
              JOURNAL CENTER, LOCATED ON THE SE CORNER OF JEFFERSON ST.  
              NE AND TIBURON NE, ZONE ATLAS D- 17**

Dear Ms Matson,

On behalf of our client, Journal Publishing Corporation, we are submitting an application for Sketch Plat Review and Comment.

Enclosed are the required submittals.

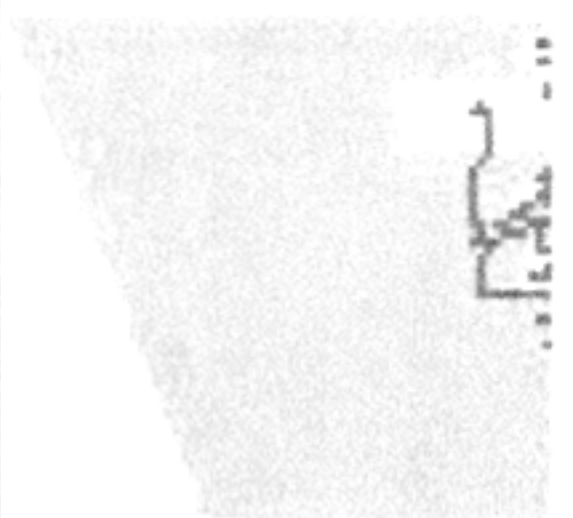
If you have any questions or need additional information, please do not hesitate to contact our office at 856-5700.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lisa Parish', with a large, looping flourish at the end.

Lisa Parish  
Precision Surveys

# ArcIMS HTML Viewer Map



- Le
- Le FREE
  - LATE
  - AMAFC
  - MKGCI
  - SCHC
  - ELEM
  - HIGH
  - MIDDLE
  - STRE
  - ZONE
  - PARC
  - 2004
  - MUNK
  - ALBUQ
  - CORRA
  - LOS RA
  - RIO RA
  - TJERA
  - UNINO

# CITY OF ALBUQUERQUE



## CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1005221**

**AGENDA ITEM NO: 8**

**SUBJECT:**

Site Plan for Subd – Amd  
Final Plat  
Preliminary Plat

**ACTION REQUESTED:**

PO Box 1293

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

**ENGINEERING COMMENTS:**

Albuquerque

No adverse comments.

NM 87103

**RESOLUTION:**

www.cabq.gov

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

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

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

FOR:

**SIGNED:** Bradley L. Bingham  
City Engineer/AMAFCA Designee  
924-3986

**DATE:** August 20, 2008

**City of Albuquerque Planning Department**  
**One Stop Shop - Development and Building Services**

08/12/2008 Issued By: PLNSDH

**Permit Number:** 2008 070 364

**Category Code 910**

**Application Number:** 08DRB-70364, Amended Sdp For Subdivision

**Address:**

**Location Description:** JEFFERSON ST. NE BETWEEN LANG AVE NE AND HEADLINE BLVD NE

**Project Number:** 1005221

**Applicant**

Journal Center

7000 Jefferson St Ne  
Albuquerque NM 87109  
823-7000

**Agent / Contact**

Precision Surveys Inc

Larry Medrano

4900 Alameda Blvd Ne Suite A  
Albuquerque NM 87113

[larry@presurv.com](mailto:larry@presurv.com)

**Application Fees**

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB Actions	\$50.00
<b>TOTAL:</b>		<b>\$50.00</b>

City Of Albuquerque  
Treasury Division

8/12/2008 11:51AM LOC: ANNX  
WSH:008 TRANS# 0009  
RECEIPT# 00095074-00095074  
PERMIT# 2008070364 TRSSVC  
Trans Amt \$425.00  
DRB Actions \$50.00  
Thank You

**City of Albuquerque Planning Department**  
**One Stop Shop – Development and Building Services**

08/12/2008 Issued By: PLNSDH

**Permit Number: 2008 070 363**

**Category Code 910**

**Application Number: 08DRB-70363, Minor - Preliminary/ Final Plat Approval**

**Address:**

**Location Description: JEFFERSON ST NE BETWEEN LANG AVE NE AND HEADLINE BLVD NE**

**Project Number: 1005221**

**Applicant**

*Journal Center*

7000 Jefferson St Ne  
Albuquerque NM 87109  
823-7000

**Agent / Contact**

*Precision Surveys Inc*

Larry Medrano

4900 Alameda Blvd Ne Suite A  
Albuquerque NM 87113

[larry@presurv.com](mailto:larry@presurv.com)

**Application Fees**

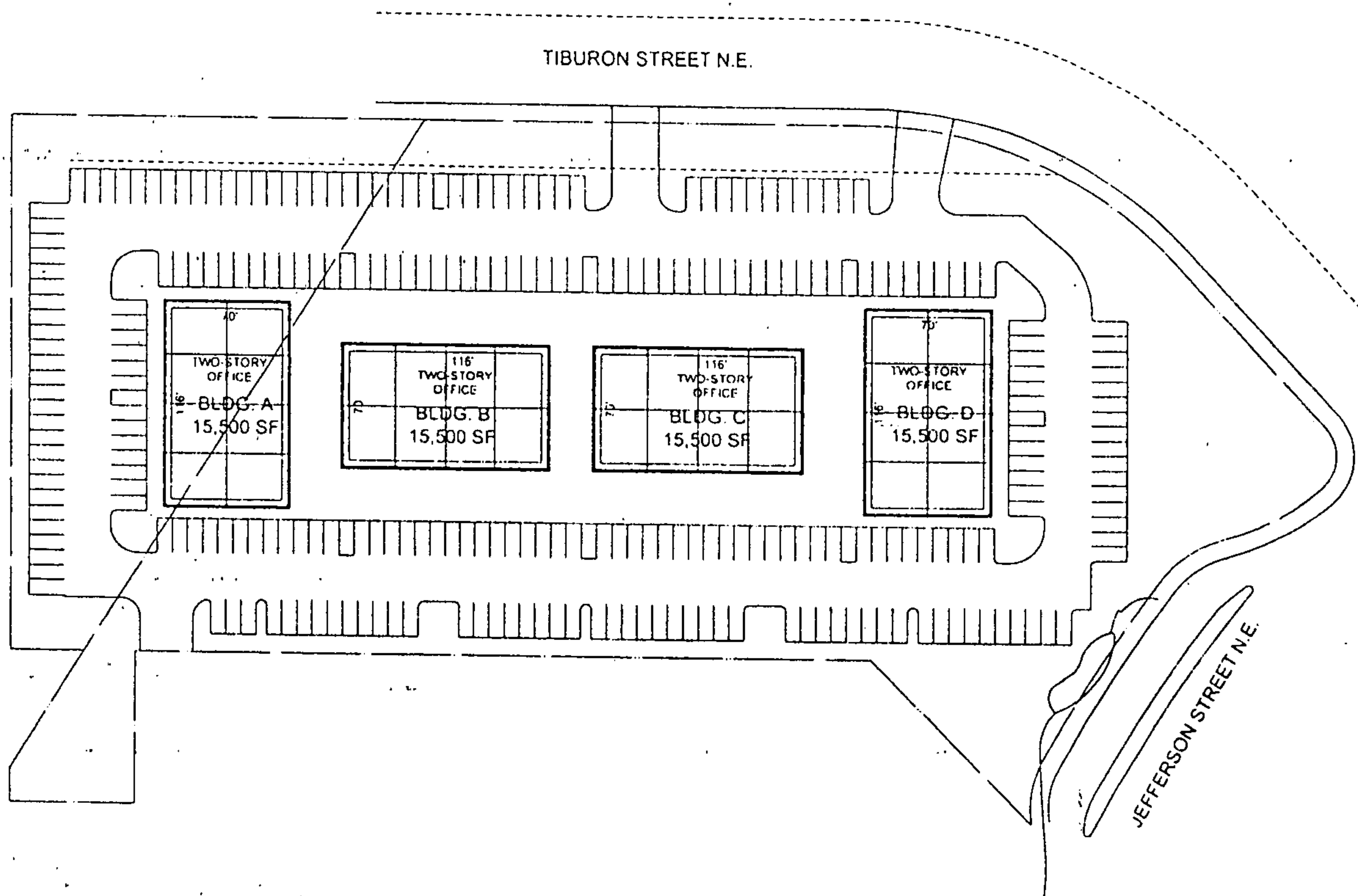
441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441008/4983000	DRB Actions	\$355.00
<b>TOTAL:</b>		<b>\$375.00</b>

City Of Albuquerque  
Treasury Division

8/12/2008 11:51AM LOC: ANNX  
WS# 008 TRANSH 0009  
RECEIPT# 00095074-00095075  
PERMITH 2008070363 TRSSVG  
Trans. Amt \$425.00  
Conflict Manag. Fee \$20.00  
DRB Actions \$355.00  
CK \$425.00  
CHANGE \$0.00

Thank You





**SITE DATA**

SITE AREA:	210,681 SF (4.84 ACRES)
BUILDING AREA:	62,000 SF
FLOOR AREA RATIO (F.A.R.):	0.29
PARKING REQUIRED:	261 STALLS
1ST FLOOR OFFICE:	1 STALL / 200 SF = 32,400/200 = 162
2ND FLOOR OFFICE:	1 STALL / 300 SF = 29,600/300 = 99
PARKING PROVIDED:	261 STALLS = 4 2/1000

NOTE:  
 THIS CONCEPTUAL DESIGN PLAN IS BASED UPON  
 A PRELIMINARY REVIEW OF ENTITLEMENT REQUIREMENTS  
 AND ON UNVERIFIED AND POSSIBLY INCOMPLETE SITE  
 INFORMATION AND IS INTENDED MERELY TO ASSIST  
 IN EXPLORING HOW THE SITE MIGHT BE DEVELOPED

**SITE PLAN**

