



DRB CASE ACTION LOG (SDP – BUILDING P.)

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-70200

Project # 1007258

Project Name: JOURNAL CENTER PHASE 2, UNIT 1

Agent: RICK BENNETT ARCHITECTS

Phone No.: 242-1859

Your request was approved on 5-21-08 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: see comments

UTILITIES:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): Journal Center Architectural Comm approval
revise S/W

- 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.

Created On:



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 21, 2007

Project# 1007258

08DRB-70200 – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

RICK BENNETT ARCHITECTS agent(s) for RIO GRANDE PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 7A, **JOURNAL CENTER PHASE 2, UNIT 1**, zoned IP, located at the southern terminus of HANCOCK CT NW south of WOLCOTT AVE NW containing approximately 0.5 acre(s). (D-17)

At the May 21, 2008 Development Review Board meeting, the Site Development plan for building permit was approved with final sign off delegated to Planning for Journal Center Architectural comments approval and to Transportation for written comments.

If you wish to appeal this decision, you must do so by June 5, 2008 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).

Jack Cloud, AICP, DRB Chair

Cc: Rick Bennett – 1104 Park Ave SW – Albuquerque, NM 87102

Cc: Keith Chesire – 13208 Canyon Edge Trail – Albuquerque, NM 87111

Marilyn Maldonado

File



**DEVELOPMENT REVIEW BOARD
Action Sheet**

**Plaza del Sol Hearing Room, Basement, Plaza del Sol Building
May 21, 2008**

MEMBERS:

**Jack Cloud, AICP, DRB Chairman, Planning Department
Angela Gomez, Administrative Assistant**

**Kristal Metro, P.E., Transportation Development Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA
Brad Bingham, P.E., Hydrology/ Alternate City Engineer Christina Sandoval, Parks/Municipal Development**

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

1. **Project#-1007258**
08DRB-70200 – SITE DEVELOPMENT
PLAN FOR BUILDING PERMIT

RICK BENNETT ARCHITECTS agent(s) for RIO GRANDE PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 7A, **JOURNAL CENTER PHASE 2, UNIT 1**, zoned IP, located at the southern terminus of HANCOCK CT NW south of WOLCOTT AVE NW containing approximately 0.5 acre(s). (D-17) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR JOURNAL CENTER ARCHITECTURAL COMMENTS APPROVAL AND TO TRANSPORTATION FOR WRITTEN COMMENTS.**

2. **Project# 1007259**
08DRB-70201 – SITE DEVELOPMENT
PLAN FOR BUILDING PERMIT

PETER BUTTERFIELD, ARCHITECT agent(s) for ALAMEDA PARTNERS, LLC request(s) the above action(s) for all or a portion of Lot 1, **ALAMEDA BUSINESS PARK**, zoned SU-2 IP-EP, located on the southwest corner of ALAMEDA PARK DR NW AND ALAMEDA RD NW containing approximately 2.2014 acre(s). (C-16) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR COMMENTS. 3 COPIES OF APPROVED SITE PLAN MUST BE PROVIDED TO PLANNING.**

3. **Project# 1005540**
 08DRB-70187 VACATION OF PUBLIC EASEMENT
 08DRB-70188 MAJOR - PRELIMINARY PLAT APPROVAL
 08DRB-70189 - TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION
- WILSON & COMPANY agent(s) for LEGACY SUSTAINABLE DEVELOPMENT, INC. request(s) the above action(s) for all or a portion of Tract(s) D & E, **LA CUENTISTA SUBDIVISION**, zoned SU-2 (VOLCANO HEIGHTS SECTOR PLAN), located on the east side of KIMMICK DR NW BETWEEN FIRE THORN LN NW AND ROSA PARKS RD NW containing approximately 91.037 acre(s). (C-11, D-11)[*Deferred from 5/14/08*] **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 4/18/08 THE PRELIMINARY PLAT WAS APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT 'C' IN THE PLANNING FILE.**
4. **Project# 1006822**
 08DRB-70146 VACATION OF PUBLIC RIGHT-OF-WAY
 08DRB-70147 MINOR - PRELIMINARY/FINAL PLAT APPROVAL
- SURVEYS SOUTHWEST LTD agent(s) for 2000 GOLD AVE LLC PHILLIP RABY PRINCIPAL request(s) the above action(s) for all or a portion of Lot(s) 1&2, Block(s) 76, **TERRACE ADDITION, TOGETHER WITH VACATED PORTIONS OF TERRACE ST GOLD AV & BUENA VISTA DR**, zoned SU-2 / PR, located on GOLD AV SE BETWEEN TERRACE ST SE AND BUENA VISTA DR SE containing approximately 0.411 acre(s). (R-15) [*Deferred from 4/16/08 & 4/30/08.*] **DEFERRED TO 6/4/08 AT THE AGENT'S REQUEST.**
5. **Project# 1001275**
 08DRB-70192 MAJOR - 2YR EXTENSION OF SUBDIVISION IMPROVEMENTS
- CONSENSUS PLANNING INC agent(s) for TEAM RETAIL COTTONWOOD, LTD request(s) the above action(s) for all or a portion of Lot(s) 1, **LOWES SUBDIVISION**, zoned SU-1/C-2/IP/R-3, located on the north side of OLD AIRPORT AVE NW BETWEEN COTTONWOOD DR NW AND COORS BLVD NW containing approximately 8.13 acre(s). (A-14) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED**

6. **Project# 1000572**
08DRB-70197 VACATION OF PUBLIC
EASEMENT

SURV-TEK INC agent(s) for MW DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) B, **THE PRESIDIO (TBK COPPER POINTE SUBDIVISION)** zoned SU-1 FOR PRB, located on COPPER AVE NE BETWEEN EUBANK BLVD NE AND MORRIS ST NE containing approximately 18.9993 acre(s). (K-21) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.**

08DRB-70212 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
08DRB-70226 EPC APPROVED SDP
FOR SUBDIVISION

CONSENSUS PLANNING agent(s) for NW DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) B-1, B-2, B-3, B-4 & B-5, **THE PRESIDIO** zoned SU-1 FOR IP, located on COPPER AVE NE BETWEEN EUBANK BLVD NE AND MORRIS ST NE containing approximately 19 acre(s). (K-21) **DEFERRED TO 5/25/08 AT THE AGENT'S REQUEST.**

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

7. **Project# 1004221**
08DRB-70228 EPC APPROVED SDP
FOR BUILD PERMIT

CONSENSUS PLANNING agent(s) for KENNY HINKES request(s) the above action(s) for all or a portion of Lot(s) D-3, **ACADEMY PLACE SUBDIVISION** zoned SU-1 FOR INSTITUTION, located on JUAN TABO BLVD NE BETWEEN SPAIN RD NE AND OSUNA RD NE containing approximately 1.0842 acre(s). (F-21) [Planner – *Randall Falkner*] **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR REVISED PLAN PER COMMENTS, AND TO ABCWUA FOR REVISED UTILITY PLAN.**

8. **Project# 1000771**
08DRB-70218 AMENDED EPC SDP
FOR SUBDIVISION

DEKKER/PERICH/SABATINI agent(s) for H.R. RENTAL PROPERTIES, INC request(s) the above action(s) for all or a portion of Tract(s) C, **COTTONWOOD POINTE** zoned SU-1, R-2, C-2, IP USES, located on EAGLE RANCH RD AND IRVING BLVD containing approximately 6.76 acre(s). (B-13) **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED. 3 COPIES OF APPROVED SITE PLAN MUST BE PROVIDED TO PLANNING.**

9. **Project# 1003125**
08DRB-70183 MINOR - SDP FOR
BUILDING PERMIT

MOLZEN-CORBIN & ASSOCIATES agent(s) for TRI MOTOR LLC request(s) the above action(s) for all or a portion of Tract(s) S-1, **AEROSPACE TECHNOLOGY PARK IN DOUBLE EAGLE II AIRPORT**, zoned SU-1 FOR AIRPORT & REL FAC, located on AEROSPACE PARKWAY NW BETWEEN SHOOTING RANGE PARK RD NW AND AREOSPACE PARKWAY NW containing approximately 2 acre(s). (G-6) [Deferred from 4/30/08 & 5/7/08] **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR WRITTEN COMMENTS AND TO ABCWUA FOR REVISED UTILITY PLAN. 3 COPIES OF SITE PLAN MUST BE PROVIDED TO PLANNING.**

10. **Project# 1003801**
08DRB-70227 EPC APPROVED SDP
FOR BUILD PERMIT

DAC ENTERPRISES, INC agent(s) for DOUG PETERSON request(s) the above action(s) for all or a portion of Lot(s) 28-A, Block(s) A, **ALTURA ADDITION** zoned SU-1 FOR C-1 W/ EXCEPTIONS, located on CARLISLE BLVD NE BETWEEN INDIAN SCHOOL RD NE AND HANNETT AVE NE containing approximately 1 acre(s). (J-16) [Planner – Jennifer Donofrio] **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED. 3 COPIES OF APPROVED SITE PLAN MUST BE PROVIDED TO PLANNING**

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

11. **Project# 1005073**
08DRB-70217 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

ALEJANDRO GONZALES-BASURTO agent(s) for GABRIEL & ARLENE GONZALES-BASURTO request(s) the above action(s) for all or a portion of Lot(s) 1-3, Block(s) 2, **ROSEMONT PARK ADDITION** zoned SR, located on 12TH ST NW BETWEEN ROSEMONT AVE NW AND ARIAS AV NW containing approximately .48 acre(s). (J-13) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DEED DOCUMENT WEST OF 1- 40 BEFORE 1973. SHOW SETBACK FROM NEW PROPERTY LINE.**

12. **Project# 1006571**
08DRB-70225 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

DOUG SMITH agent(s) for GEROGE EK request(s) the above action(s) for all or a portion of Tract(s) 309-B-2, **LANDS OF GEORGE R EK** zoned RA-2, located on MOUNTAIN RD NW BETWEEN MONTOYA RD NW AND LULAC AVE NW containing approximately .5326 acre(s). (J-12) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO INDICATE REVISED WATER AND SEWER EASEMENTS TO DISCLOSURE STATEMENT.**

13. **Project# 1006868**
08DRB-70220 MAJOR - FINAL PLAT APPROVAL
- TIERRA WEST LLC agent(s) for PACIFIC PASEO DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 1-A, Block(s) 35, **NORTH ALBUQUERQUE ACRES / TBK LOTS 1-4, DEL NORTE PLAZA Unit(s) B**, zoned SU-2 FOR IP USES, located on HOLLY AVE NE BETWEEN SAN PEDRO DR NE AND LOUISIANA BLVD NE containing approximately 7.4007 acre(s). (C-18) **THE FINAL PLAT WAS APPROVED. A COPY OF THE RECORDED PLAT MUST BE PROVIDED TO PLANNING.**
14. **Project# 1006939**
08DRB-70078 MINOR - FINAL PLAT APPROVAL
- WAYJOHN SURVEYING INC agent(s) for E&J INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) 1, **BRUNACINI INDUSTRIAL PARK Unit 3**, zoned M-1, located on PHOENIX AVE NE BETWEEN VASSAR DR NE AND GIRARD BLVD NE containing approximately 1.9085 acre(s). (H-16) [*Deferred from 2/27/08, 3/5/08 & 3/12/08*] **THE FINAL PLAT WAS APPROVED. A COPY OF THE RECORDED PLAT MUST BE PROVIDED TO PLANNING.**
15. **Project # 1002455**
07DRB-70004 VACATION OF PRIVATE EASEMENT
07DRB-70005 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- RIO GRANDE SURVEYING CO. agent(s) for SAN ANTONIO PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 3-7, **JJ SUBDIVISION**, zoned SU-1 for C-1 USES, located on SAN ANTONIO NE between INTERSTATE 25 NE and FOREST HILLS NE containing approximately 6.5044 acre(s). [*Indef deferred from 5/30/07*] (E-18) **DEFERRED TO 5/28/08 AT THE AGENT'S REQUEST.**
16. **Project# 1007214**
08DRB-70169 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- SURVEYS SOUTHWEST LTD agent(s) for KENDALL SYKES C/O: TERRY SYKES request(s) the above action(s) for all or a portion of Lot(s) L-4, **COLES INDUSTRIAL SUBD., #2** zoned M-1, located on STANFORD DR NE BETWEEN CANDELARIA RD NE AND VASSAR NE containing approximately 0.267 acre(s). (H-16) [*Deferred from 4/16/08, 4/30/08 & 5/14/08*]. **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

17. **Project# 1006749**
08DRB-70216 SKETCH PLAT REVIEW
AND COMMENT

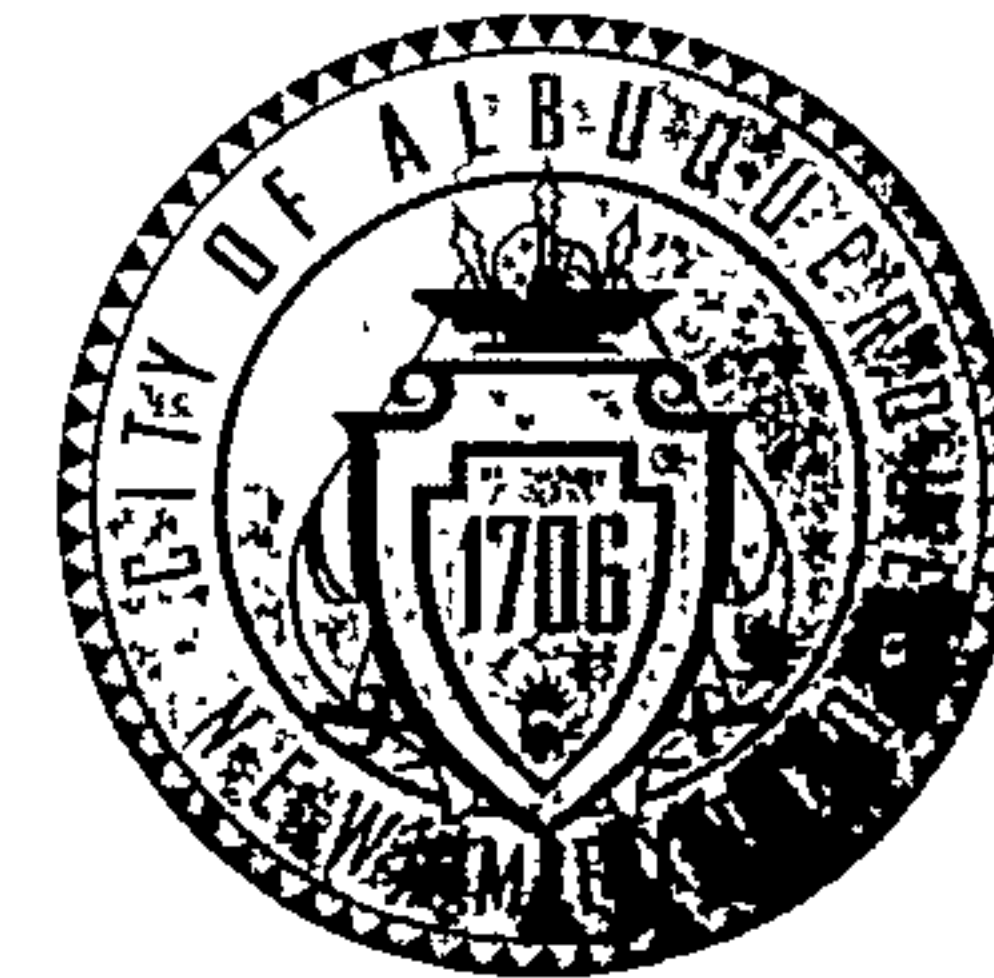
BRUNO MOROSIN agent(s) for BRUNO MOROSIN request(s) the above action(s) for all or a portion of Lot(s) 24, Block(s) 13, **FOUR HILLS VILLAGE ADDITION** zoned R-1, located on HIDEAWAY LN SE AND STAGE COACH containing approximately 1.706 acre(s). (M-23)**THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. Approval of the Development Review Board Minutes for March 5, 2008.

Other Matters: None

ADJOURNED: 11:20

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1007258

AGENDA ITEM NO: 1

SUBJECT:

Site Plan for BP

ACTION REQUESTED:

REV/CMT:0 APP:(x) SIGN-OFF:0 EXTN:0 AMEND:0

PO Box 1293

ENGINEERING COMMENTS:

No adverse comments.

Albuquerque

NM 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
924-3986

DATE: May 21, 2008

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1007258 AGENDA# 1 DATE: 5/21/08

1. Name: _____ 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: _____
15. Name: _____ Address: _____ Zip: _____
16. Name: _____ Address: _____ Zip: _____
17. Name: _____ Address: _____ Zip: _____

OPEN SPACE DIVISION Open space has no adverse comments.	RB RB
CITY ENGINEER No adverse comments.	RB RB RB
TRANSPORTATION DEVELOPMENT No comments received.	
PARKS AND RECREATION No objection.	
ABCWUA What size is existing water service, and what size meter is needed? Where is the 2 nd required fire hydrant?	
PLANNING DEPARTMENT The pedestrian connection to the street should be moved from the west property line to the west edge of the parking lot. Motorcycle parking is required per the Zoning Code. A copy of any joint use agreement for refuse is needed for this file.	

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

Cc: Rick Bennett – 1104 Park Ave SW – Albuquerque, NM 87102

Cc: Keith Chesire – 13208 Canyon Edge Trail – Albuquerque, NM 87111



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 21, 2008

Project# 1007258

08DRB-70200 – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

RICK BENNETT ARCHITECTS agent(s) for RIO GRANDE PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 7A, **JOURNAL CENTER PHASE 2, UNIT 1**, zoned IP, located at the southern terminus of HANCOCK CT NW south of WOLCOTT AVE NW containing approximately 0.5 acre(s). (D-17)

AMAFCA No comment.
COG MRCOG staff have no comment on this proposed development.
TRANSIT No comments received.
ZONING ENFORCEMENT Motorcycle parking & signage? HC Signage? Bicycle rack?
NEIGHBORHOOD COORDINATION Letters sent to: Alameda North Valley Assoc. (R)
APS Journal Center Phase 2 Unit 1 , Lot 7A, is located at the southern terminus of Hancock Ct NW south of Wolcott Ave NW. The owner of the above property requests approval of a Site Development Plan for Building Permit for a development that will consist of an office complex. This will have no adverse impacts to the APS district.
POLICE DEPARTMENT Lighting issues: Steps should be taken to remove conflict between proposed lighting and landscaping, particularly adjacent to parking areas, walkways and building entrances. Maintenance of landscaping: Landscaping should consist of low level variety plants. Trees and plants should be away and clear from buildings. Landscaping should not restrict visibility from walkways, parking areas and buildings entrances/exit points.
FIRE DEPARTMENT No comments received.
PNM ELECTRIC & GAS No comments received.
COMCAST No comments received.
QWEST No comments received.
ENVIRONMENTAL HEALTH No comments received.
M.R.G.C.D No adverse comments.

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

Meeting Date: May 21, 2008
Zone Atlas Page: D-17
Notification Radius: 100 Ft.

Project# 1007258
App#08DRB-70200

Cross Reference and Location: HANCOCK CT NW BETWEEN WILCOCK AND
TIBURON NW

Applicant: KEITH CHESIRE
13708 CANYON EDGE TRAIL
ALBUQUERQUE, NM 87111

Agent: RICK BENNETT
1104 PARK AVE SW
ALBUQUERQUE, NM 87102

Special Instructions:

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

Date Mailed: MAY 2, 2008
Signature: ERIN TREMLIN



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

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICANT INFORMATION:

Professional/Agent (if any): RICK BENNETT PHONE: 242-1857
 ADDRESS: 1104 IVILL AVE SW FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: _____

APPLICANT: KEITH CHESIRE PHONE: _____
 ADDRESS: 13208 CANYON EDGE TRAIL FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87111 E-MAIL: KEITH@KLP CONSTRUCTION.COM
 Proprietary interest in site: OWNER List all owners _____

DESCRIPTION OF REQUEST: _____

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 2A Block: _____ Unit: 1
 Subdiv/Addn/TBKA: JOURNAL CENTER PHASE 2
 Existing Zoning: IP Proposed zoning: _____
 Zone Atlas page(s): D-17-Z UPC Code: 101700323415130002 MRGCD Map No _____

CASE HISTORY:

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

CASE INFORMATION:

Within city limits? Yes No Within 1000FT of a landfill? _____
 No. of existing lots: _____ No. of proposed lots: 1 Total area of site (acres): .5
 LOCATION OF PROPERTY BY STREETS. On or Near: Hancock St NW
 Between: Wilcock NW and Tiburon NW
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____

SIGNATURE [Signature] DATE 04/25/08
 (Print) MATTHEW J. SIM Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/07

<input checked="" type="checkbox"/>	INTERNAL ROUTING	Application case numbers	Action	SF.	Fees
<input checked="" type="checkbox"/>	All checklists are complete	<u>08DRB - 70200</u>	<u>SBP</u>		\$ <u>385.00</u>
<input checked="" type="checkbox"/>	All fees have been collected	_____	<u>CME</u>		\$ <u>20.00</u>
<input checked="" type="checkbox"/>	All case #s are assigned	_____	<u>ADV</u>		\$ <u>75.00</u>
<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>4/25/08</u>			Total \$ <u>480.00</u>

[Signature]
 Planner signature / date

Project # 1007258

FORM P(2): SITE PLAN REVIEW - D.R.B. PUBLIC HEARING

SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB15) 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) **24 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
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Subdivision Checklist
- 6 copies of the Infrastructure List, if relevant to the site plan
- TIS/AQIA Traffic Impact Study form with required signature
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

DRB hearings are approximately 30 DAYS after the filing deadline. Bring the original to the meeting.
Your attendance is required.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB14) 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) **24 copies**
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **24 copies** for DRB public hearings
- 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 *MASTER PLAN FOR JOURNAL*
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Building Permit Checklist
- 6 copies of the Infrastructure List, if relevant to the site plan
- TIS/AQIA Traffic Impact Study form with required signature
- Copy of Site Plan with Fire Marshal's stamp
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

D. R. B. hearings are approximately 30 DAYS after the filing deadline. Bring the original to the meeting.
Your attendance is required.

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION or BUILDING PERMIT (DRB10) Maximum Size: 24" x 36"

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **24 copies**
- DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **24 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
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- 6 copies of the Infrastructure List, if relevant to the site plan
- TIS/AQIA Traffic Impact Study form with required signature
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

D. R. B. hearings are approximately 30DAYS after the 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.

Eric Bennett
 Applicant name (print)
Eric Bennett
 Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 08DRB - 70200

V. J. [Signature] 4/25/08
 Planner signature / date
 Project # 1007258

R e c	UPC CODE	OWNER	OWNER ADDRESS	OWN ER CITY	OW NE R ST A TE	OW NE R ZIP CO DE	PR OP ER TY CL AS S	TA X DI ST RI CT	LEGAL
1	101706 323415 130602	NEW MEXICO CREDIT UN ION LEAGUE SERVICES CORP	4201 WOLCO TT AVE NE	ALBU QUE RQU E	N M	871 09	C	A1 A	LT 7-A PLAT FOR LOTS 7-A & 8- A JOURNAL CENTER PHASE 2 UNIT 1 BE ING A REPLAT OF LOTS 7 & 8 JOURNAL CENTER PHASE 2 UNIT 1 CONT .5777 A C
2	101706 323516 630601	NEW MEXICO CREDIT UN ION LEAGUE SERVICES CORP	4201 WOLCO TT AVE NE	ALBU QUE RQU E	N M	871 09	C	A1 A	LT 8-A PLAT FOR LOTS 7-A & 8- A JOURNAL CENTER PHASE 2 UNIT 1 BE ING A REPLAT OF LOTS 7 & 8 JOURNAL CENTER PHASE 2 UNIT 1 CONT .8091 A C
3	101706 320317 230604	PADILLA MATTHEW M & SHIRLEY J	8301 FLOREN CE AVE NE	ALBU QUE RQU E	N M	871 22	V	A1 A	LOT 5 PLAT OF JOURNAL CENTER PHAS E 2 UNIT 1 CONT .5016 AC
4	101706 326017 130620	NEW MEXICO EDUCATIO NAL ASSISTANCE FOUN DATION	PO BOX 27020	ALBU QUE RQU E	N M	871 25 702 0	C	A1 A	LOT 9 PLAT OF JOURNAL CENTER PHAS E 2 UNIT 1 CONT 3.8636 AC
5	101706 325212 530613	MISSION INDUSTRIES	5550 LYNDON B JOHNSON FWY SUITE 7 00	DALL AS	TX	752 40 233 6	C	A1 A	LOT 4 INTERSTATE INDUSTRIAL TRACT UNIT #4 CONT 1.0218 AC
6	101706 323712 530612	BAILEY JOHN G	4211 HAWKIN S NE	ALBU QUE RQU E	N M	871 09	C	A1 A	LOT 5 INTERSTATE INDUSTRIAL TRACT UNIT #4 CONT 1.0218 AC
7	101706 322112 530611	SIRKEL WILLIAM D & CAR OLYN A CO TRUSTEES SI RKEL FAMILY REV TRUS T	16140 E SAG UARO	FOU NTAI N HIL LS	AZ	852 68	C	A1 A	LOT 6 INTERSTATE INDUSTRIAL TRACT UNIT #4 CONT 1.0217 AC
8	101706 320612 530610	SCOTSMAN GROUP INC C/O WILLIAMS SCOTSMAN INC	PO BOX 986	BALT IMOR E	M D	212 03	C	A1 A	LOT 7 INTERSTATE INDUSTRIAL TRACT UNIT #4 CONT 1.0216 AC
9	101706 319212 530609	SCOTSMAN GROUP INC C/O WILLIAMS SCOTSMAN INC	PO BOX 986	BALT IMOR E	M D	212 03	C	A1 A	LOT 8 INTERSTATE INDUSTRIAL TRACT UNIT #4 CONT 1.0215 AC
10	101706 319016 530608	BLUE HOLE LTD CO	PO BOX 94084	ALBU QUE RQU E	N M	871 99	V	A1 A	LOT 1 PLAT OF JOURNAL CENTER PHAS E 2 UNIT 1 CONT .5211 AC
11	101706 320516 330603	PEARSON JOHN DAVID	11612 PENDI ELD LN NE	ALBU QUE RQU E	N M	871 11	V	A1 A	LOT 6 PLAT OF JOURNAL CENTER PHAS E 2 UNIT 1 CONT .5362 AC
12	101706 326712 530614	MISSION INDUSTRIES	5550 LYNDON B JOHNSON FWY SUITE 7 00	DALL AS	TX	752 40 233 6	C	A1 A	LOT 3 INTERSTATE INDUSTRIAL TRACT UNIT #4 CONT 1.0219 AC
13	101706 320419 030605	WALTON CHAPMAN BUIL DERS	404 BRUNN S CHOOL RD	SANT AFE	N M	875 05	C	A1 A	LOT 4 PLAT OF JOURNAL CENTER PHAS E 2 UNIT1 CONT .5163 AC

OR CURRENT RESIDENT
101706323712530612
BAILEY JOHN G
4211 HAWKINS NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
101706323415130602
NEW MEXICO CREDIT UNION
LEAGUE SERVICES CORP
4201 WOLCOTT AVE NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
101706320516330603
PEARSON JOHN DAVID
11612 PENDIELD LN NE
ALBUQUERQUE, NM 87111

OR CURRENT RESIDENT
101706320419030605
WALTON CHAPMAN BUILDERS
404 BRUNN SCHOOL RD
SANTA FE, NM 87505

Project# 1007258
DAVID LINDER
Alameda North Valley Ass.
10407 4TH ST NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101706319016530608
BLUE HOLE LTD CO
PO BOX 94084
ALBUQUERQUE, NM 87199

OR CURRENT RESIDENT
101706326017130620
NEW MEXICO EDUCATIONAL
ASSISTANCE FOUNDATION
PO BOX 27020
ALBUQUERQUE, NM 87125 7020

OR CURRENT RESIDENT
101706320612530610
SCOTSMAN GROUP INC C/O
WILLIAMS SCOTSMAN INC
PO BOX 986
BALTIMORE, MD 21203

Project# 1007258
RICK BENNETT
1104 PARK AVE SW
ALBUQUERQUE, NM 871102

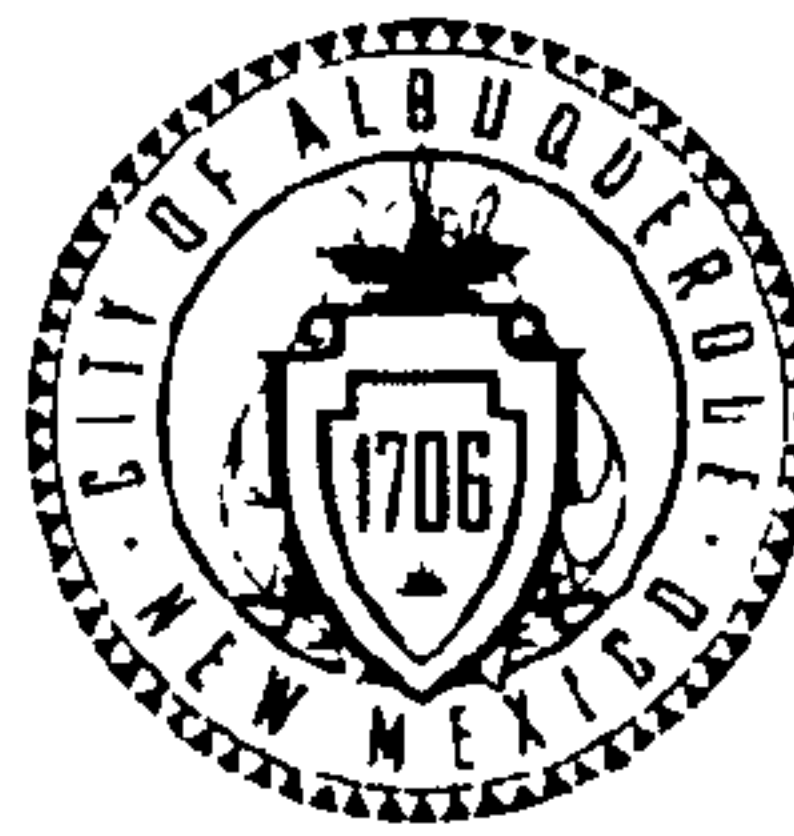
Project# 1007258
STEVE WENTWORTH
Alameda North Valley Ass.
8919 BOE LN NE
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT
101706325212530613
MISSION INDUSTRIES
5550 LYNDON B JOHNSON FWY
SUITE 700
DALLAS, TX 75240 2336

OR CURRENT RESIDENT
101706320317230604
PADILLA MATTHEW M & SHIRLEY J
8301 FLORENCE AVE NE
ALBUQUERQUE, NM 87122

OR CURRENT RESIDENT
101706322112530611
SIRKEL WILLIAM D & CAROLYN A
CO TRUSTEES SIRKEL FAMILY REV
TRUST
16140 E SAGUARO
FOUNTAIN HILLS, AZ 85268

Project# 1007258
KEITH CHESIRE
13708 CANYON EDGE TRAIL
ALBUQUERQUE, NM 87111



City of Albuquerque

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.

Date: April 22, 2008

TO CONTACT NAME: Rick Bennett
COMPANY/AGENCY: Rick Bennett Architects, Inc.
ADDRESS/ZIP: 1104 Park Ave. SW 87102
PHONE/FAX #: 242.1859 242.6630

Thank you for your inquiry of April 22, 2008 (date) requesting the names of ALL Affected

Neighborhood and/or Homeowner Associations who would be affected under the provisions of O-92 by your proposed project at Lot 2A, Unit 1 Journal Center Phase 2 Zoning IP ABQ NM Located on 7400 Hancock Ct. between Wilcott Ave and Tiburon. zone map page(s) D-17.

Our records indicate that the Affected Neighborhood and/or Homeowner Associations affected by this proposal and the contact names are as follows:

Alameda North Valley Assn.
Neighborhood or Homeowner Association
Contacts: David Linder
10407 4th St. NW 87114
888.4465 (h)
Steve Wentworth
8919 Boe Ln. NE 87113-2328
897.3052 (h)

Neighborhood or Homeowner Association
Contacts:

See reverse side for additional Neighborhood and/or Homeowner Associations Information: YES { } NO {X}

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 our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Stephanie [Signature]
OFFICE OF NEIGHBORHOOD COORDINATION

ATTENTION: Both contacts for each Neighborhood and/or Homeowner Associations need to be notified.

**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 NEIGHBORHOOD AND/OR HOMEOWNER 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 amendments 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 and/or homeowner associations may contact someone with questions or comments.

INFORMATION FROM THE OFFICE OF NEIGHBORHOOD COORDINATION

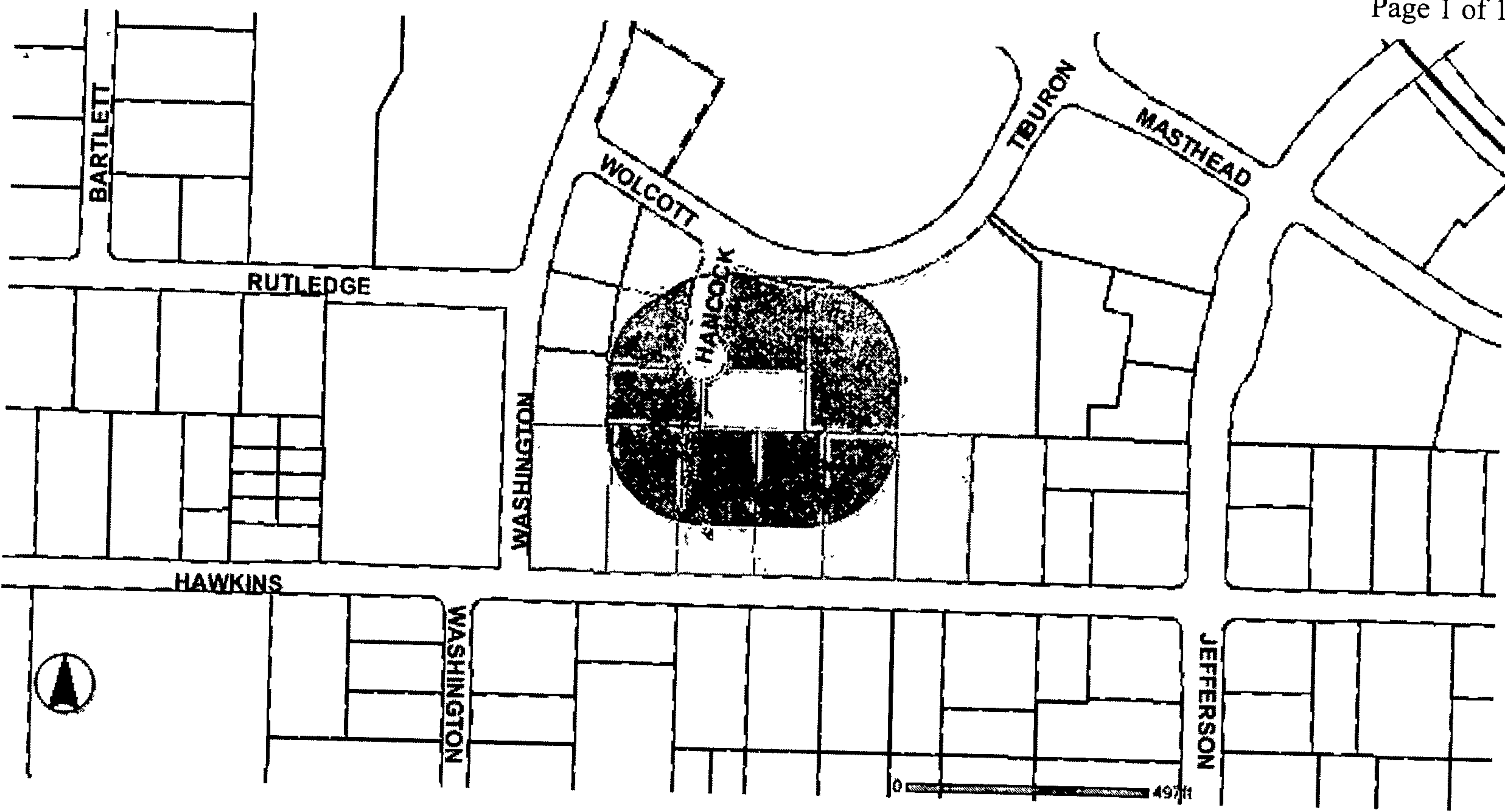
The following information should always be in **each** application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

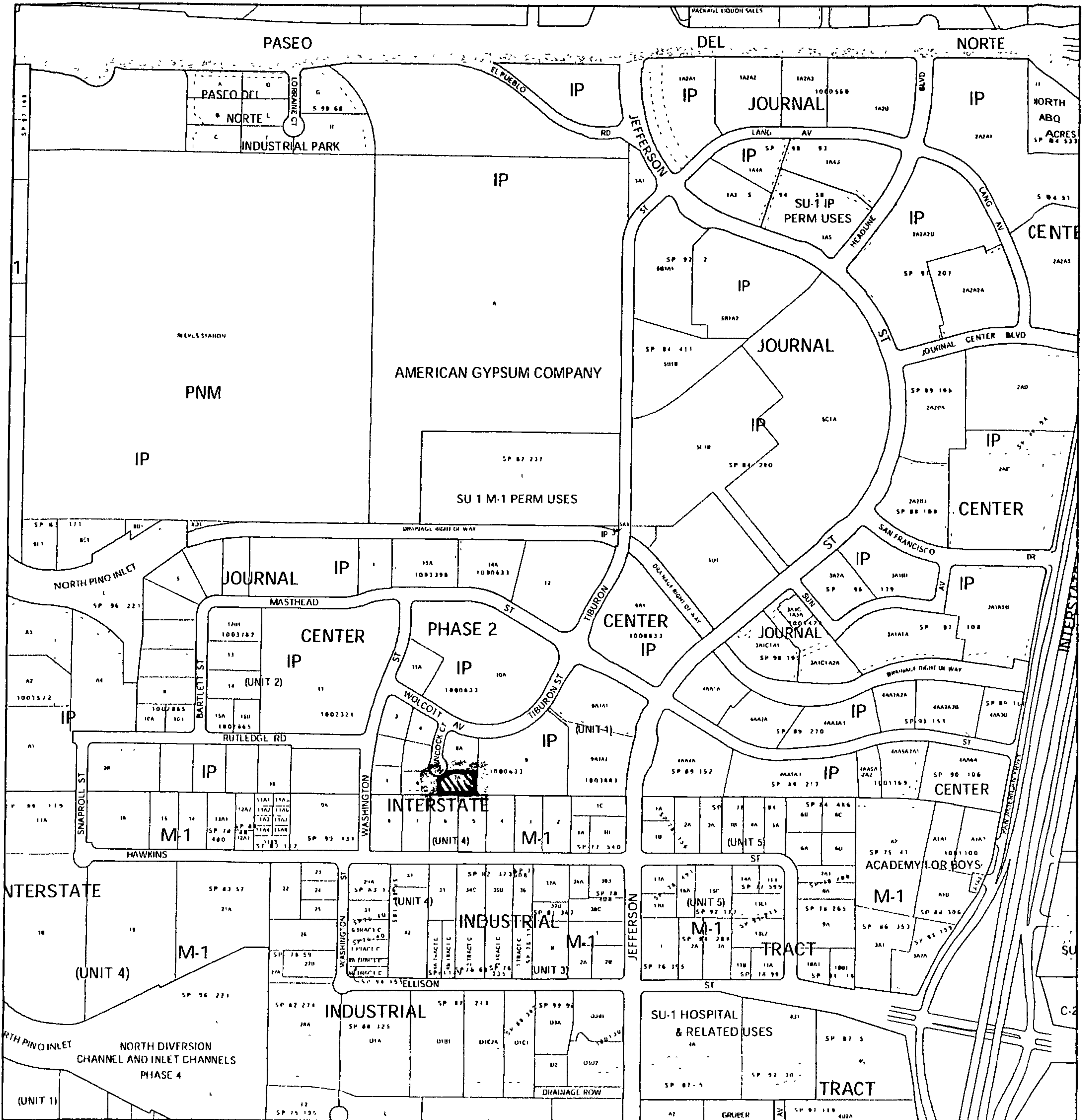
- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- Copies of Letters to Neighborhood and/or Homeowner Associations (if there are associations). A copy must be submitted with application packet.
- Copies of the certified receipts to Neighborhood and/or Homeowner Associations (if there are associations). A copy must be submitted with application packet.

Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

(Below this line for ONC use only)

Date of Inquiry: 4.22.08 Time Entered: 11:19 AM ONC Rep. Initials: 





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

PROJECT LOCATION

Map amended through: Apr 22, 2005

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
D-17-Z

Selected Symbols

Outside City Limits	○ ○	Petroglyph Mon.
Sector Plans	▽	Escarpment
Design Overlay Zones	—	2 Mile Airport Zone
City Historic Zone	—	Airport Noise Contours
K K K H-1 Buffer Zone	—	Wall Overlay Zone

0 750 1,500 Feet



April 21, 2008

City of Albuquerque Planning Department
Development Review Board
Albuquerque, NM

RE: Letter to request a DRB hearing (unadvertised)

To whom it may concern

This letter shall serve as a request for Development Review Board hearing for a new office complex to be located on the property located at 7400 Hancock Ct in Albuquerque, NM.

The property is currently zoned IP. This property will be developed into a 5 suite office complex, complete with landscaping, parking and site improvements. Each suite will be 1,222 sf in size, with one of the five suites to be 1,242 sf in size. The building is situated in a cul-de-sac, along with several existing structures of similar scale and function in the area. The building's theme and site development is to comply with local design themes and standards, typical of the Journal Center motif. This building will serve this area well, as the thriving nature of existing small to medium sized office-use businesses thrive in the area.

In order to comply with local zoning requirements for IP zoning classification, a DRB meeting to review and approve the Site Development Plan needs to occur in order to secure a building permit with the City of Albuquerque. This does comply with the design criteria and master plan requirements of the Journal Center Master plan, and as such been approved by their Architectural Design Review Committee for Journal Center. It is considered an acceptable use for Zoning IP as well.

If you have any questions, please do not hesitate to call.
Thank you.

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

Rick Bennett
Rick Bennett Architects



DRB CASE ACTION LOG (SDP – BUILDING P.)

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-70200

Project # 1007258

Project Name: JOURNAL CENTER PHASE 2, UNIT 1

Agent: RICK BENNETT ARCHITECTS

Phone No.: 242-1859

Your request was approved on 5-21-08 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: see comments

UTILITIES:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): Journal Center Architectural Comm approved
remie S/W

- 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.**

Created On:

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

04/25/2008 Issued By: PLNSDH

Permit Number: 2008 070 200 **Category Code 910**

Application Number: 08DRB-70200, Major - Sdp For Building Permit

Address:

Location Description: HANCOCK CT NW BETWEEN WILCOCK NW AND TIBURON NW

Project Number: 1007258

Applicant
Ceith Chisire

Agent / Contact
Rick Bennett

13728 Chanyon Edge Trail
Albuquerque NM 87111

1104 Park Ave Sw
Albuquerque NM 87102
242-1858

Application Fees

441018/4971000	Public Notification	\$75.00
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$385.00
TOTAL:		\$480.00

City Of Albuquerque
Treasury Division

4/25/2008 12:02PM LOC: ANNY
WSH 006 TRANS# 0020
RECEIPT# 00091247-00091247
PERMIT# 2008070200 TFSJX
Trans Amt \$480.00
APN Fcs \$75.00
Conflict Mgmt Fee \$20.00
DRB Actions \$385.00

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1007258

AGENDA ITEM NO: 1

SUBJECT:

SITE PLAN FOR BUILDING PERMIT

ENGINEERING COMMENTS:

Provide an exhibit showing the location of sidewalk and defining the distance from face of curb to the property line.
Call out the width of all sidewalk, existing and proposed.
Provide a copy of the shared access easement between Lot 2A and Lot 8A.
The keyed notes as shown do not appear to match the proposed construction. Please amend this.
Provide a copy of sheet C.3.
Show the 6-foot wide, ADA accessible, pedestrian connection from Hancock Court.
A new ramp must be built at the existing drivepad.
Call out all radii values.
The 2-foot overhang is not allowed to encroach on the 6 foot required width of sidewalk.
Define all linetypes.

RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

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

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

SIGNED:

Kristal D. Metro
Transportation Development

505-924-3991

DATE: MAY 21, 2008



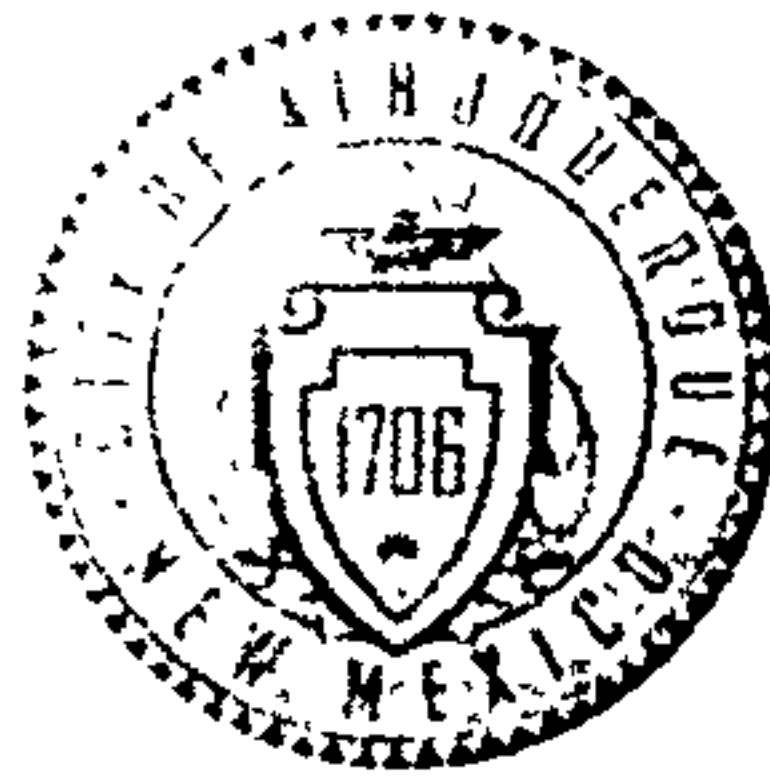
Item# 1
Project# 1007258
Hearing Date: May 21, 2008

7A

HANCOCK

84

5



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, May 21, 2008, beginning at 9:00 a.m.** for the purpose of considering the following:

- Project# 1000572**
08DRB-70197 VACATION OF PUBLIC EASEMENT
- SURV-TEK INC agent(s) for MW DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) **B, THE PRESIDIO (TBK COPPER POINTE SUBDIVISION)**, zoned SU-1/IP, located on COPPER AVE NE east of EUBANK BLVD NE BETWEEN I-40 AND CHICO RD NE containing approximately 18.9993 acre(s). (K-21)
- Project# 1001275**
08DRB-70192 MAJOR - 2YR EXTENSION OF SUBDIVISION IMPROVEMENTS
- CONSENSUS PLANNING INC agent(s) for TEAM RETAIL COTTONWOOD, LTD request(s) the above action(s) for all or a portion of Lot(s) 1, **LOWES SUBDIVISION**, zoned SU-1/C-2/IP/R-3, located on the north side of OLD AIRPORT AVE NW BETWEEN COTTONWOOD DR NW AND COORS BLVD NW containing approximately 8.13 acre(s). (A-14)
- Project# 1007258**
08DRB-70200 - SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
- RICK BENNETT ARCHITECTS agent(s) for RIO GRANDE PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 7A, **JOURNAL CENTER PHASE 2, UNIT 1**, zoned IP, located at the southern terminus of HANCOCK CT NW south of WOLCOTT AVE NW containing approximately 0.5 acre(s). (D-17)
- Project# 1007259**
08DRB-70201 - SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
- PETER BUTTERFIELD, ARCHITECT agent(s) for ALAMEDA PARTNERS, LLC request(s) the above action(s) for all or a portion of Lot 1, **ALAMEDA BUSINESS PARK**, zoned SU-2 IP-EP, located on the southwest corner of ALAMEDA PARK DR NW AND ALAMEDA RD NW containing approximately 2.2014 acre(s). (C-16)

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 Angela Gomez, 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.


Jack Cloud, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MAY 5, 2008.

CITY OF ALBUQUERQUE

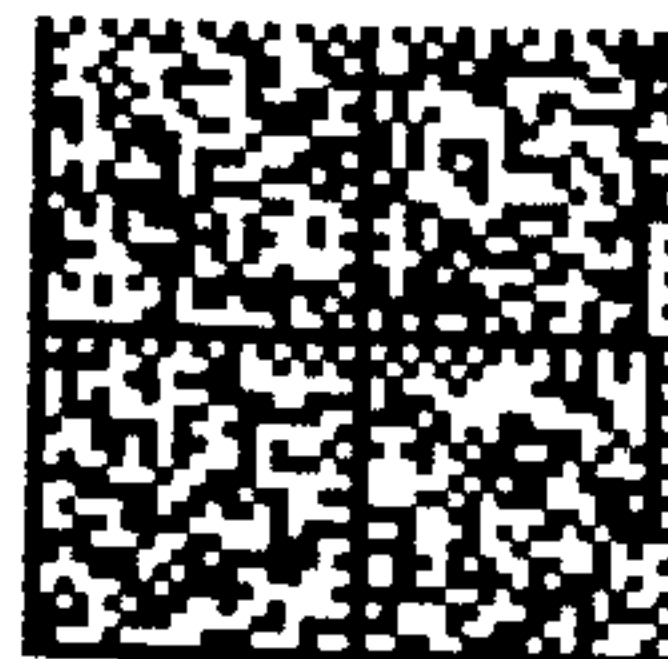


Planning Department

OR CURRENT RESIDENT
101706320516330603
PEARSON JOHN DAVID
11612 PENDFIELD LN NE
ALBUQUERQUE, NM 87111

DRB

871118587 0045
87111@9998

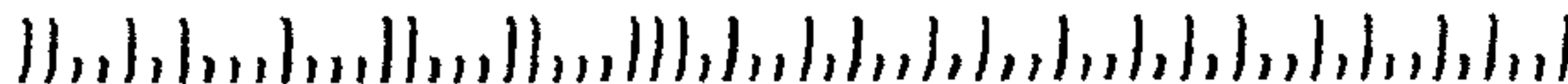


02 1M \$ 00.41⁰
0004219022 MAY 02 2008
MAILED FROM ZIP CODE 87102



VACANT

PEARS12 871 4E 1 N C 70 05/17/08
UNABLE TO FORWARD/ FOR REVIEW
CO45
NO FORWARDING ORDER ON FILE
RETURN TO POSTMASTER
OF ORIGINAL ADDRESSEE FOR REVIEW
BC: 87111658712 PM *0269-03372-02-38





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

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

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

APPLICANT INFORMATION:

Professional/Agent (if any): RICK BENNETT PHONE: 242-1859
 ADDRESS: 1104 PARK AVE SW FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: _____

APPLICANT: KEITH CHESIRE PHONE: _____
 ADDRESS: 13209 CANYON EDGE TRAIL FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87111 E-MAIL: Keith@KBC.construction.com
 Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: _____

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. 2A Block: _____ Unit: 1
 Subdiv/Addn/TBKA: JOURNAL CENTER PHASE 2
 Existing Zoning: IP Proposed zoning: _____
 Zone Atlas page(s): D-17-Z UPC Code: 101700323415130002 MRGCD Map No _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): _____

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? _____
 No. of existing lots: _____ No. of proposed lots: 1 Total area of site (acres): .5

LOCATION OF PROPERTY BY STREETS: On or Near: Hancock St NW
 Between: Wilcox NW and Tiburon NW

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

SIGNATURE [Signature] DATE 04/25/08
 (Print) MATTHEW J. DIM Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>08DRB - 70200</u>	<u>SBP</u>	_____	\$ <u>385.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CME</u>	_____	\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>ADV</u>	_____	\$ <u>75.00</u>
<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>4/25/08</u>			Total \$ <u>480.00</u>

[Signature]
 Planner signature / date

Project # 1007258

FORM P(2): SITE PLAN REVIEW - D.R.B. PUBLIC HEARING

SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB15) **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) **24 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
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Subdivision Checklist
- 6 copies of the Infrastructure List, if relevant to the site plan
- TIS/AQIA Traffic Impact Study form with required signature
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

DRB hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB14) **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) **24 copies**
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **24 copies** for DRB public hearings
- 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 *MASTER PLAN FOR JOURNAL*
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Building Permit Checklist
- 6 copies of the Infrastructure List, if relevant to the site plan
- TIS/AQIA Traffic Impact Study form with required signature
- Copy of Site Plan with Fire Marshal's stamp
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

D. R. B. hearings are approximately 30 DAYS after the filing deadline. **Bring the original** to the meeting.
Your attendance is required.

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION or BUILDING PERMIT (DRB10) **Maximum Size: 24" x 36"**

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **24 copies**
- DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **24 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
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- 6 copies of the Infrastructure List, if relevant to the site plan
- TIS/AQIA Traffic Impact Study form with required signature
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

D. R. B. hearings are approximately 30 DAYS after the 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.

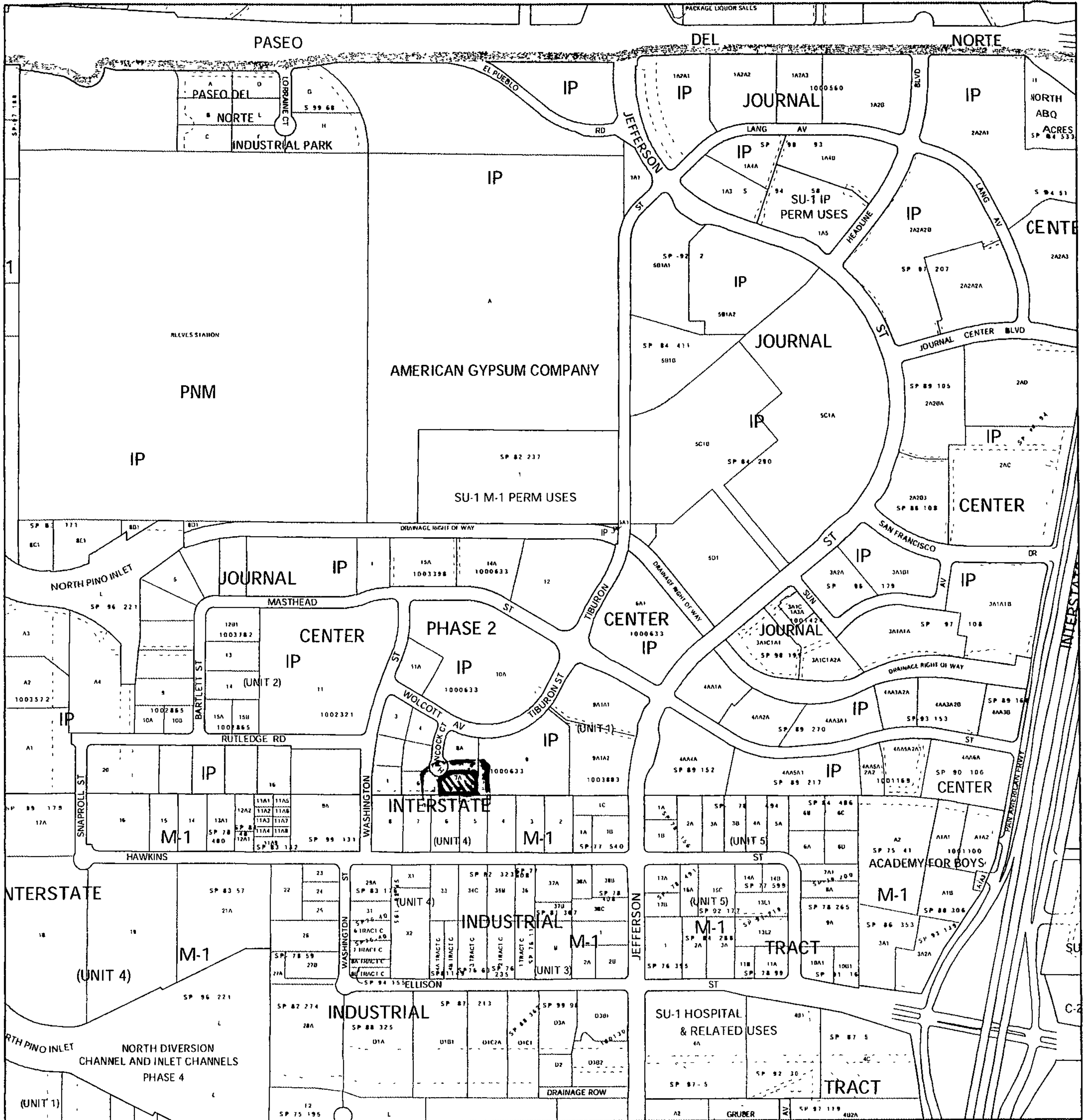
Eric Bennett
 Applicant name (print)
Eric Bennett
 Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
08DRB - 70200

Vudj 4/25/08
 Planner signature / date
 Project # 1007258



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

PROJECT LOCATION

Map amended through: Apr 22, 2005

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
D-17-Z

Selected Symbols

Outside City Limits	○ ○	Petroglyph Mon
Sector Plans	▽ ▽	Escarpment
Design Overlay Zones	—	2 Mile Airport Zone
City Historic Zone	---	Airport Noise Contours
K K K H-1 Buffer Zone	—	Wall Overlay Zone

0 750 1,500 Feet



18
18
18
18
18

April 21, 2008

City of Albuquerque Planning Department
Development Review Board
Albuquerque, NM

RE: Letter to request a DRB hearing (unadvertised)

To whom it may concern

This letter shall serve as a request for Development Review Board hearing for a new office complex to be located on the property located at 7400 Hancock Ct in Albuquerque, NM.

The property is currently zoned IP. This property will be developed into a 5 suite office complex, complete with landscaping, parking and site improvements. Each suite will be 1,222 sf in size, with one of the five suites to be 1,242 sf in size. The building is situated in a cul-de-sac, along with several existing structures of similar scale and function in the area. The building's theme and site development is to comply with local design themes and standards, typical of the Journal Center motif. This building will serve this area well, as the thriving nature of existing small to medium sized office-use businesses thrive in the area.

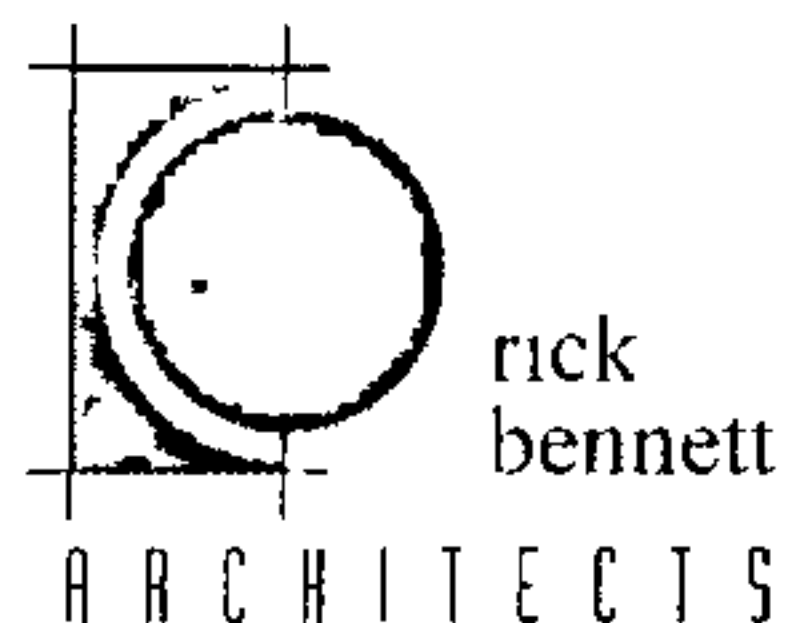
In order to comply with local zoning requirements for IP zoning classification, a DRB meeting to review and approve the Site Development Plan needs to occur in order to secure a building permit with the City of Albuquerque. This does comply with the design criteria and master plan requirements of the Journal Center Master plan, and as such been approved by their Architectural Design Review Committee for Journal Center. It is considered an acceptable use for Zoning IP as well.

If you have any questions, please do not hesitate to call.

Thank you.

A handwritten signature in black ink, appearing to read "Rick Bennett", with a long, sweeping horizontal line extending to the right.

Rick Bennett
Rick Bennett Architects



April 21, 2008

City of Albuquerque Planning Department
Development Review Board
Albuquerque, NM

RE: Letter authorizing agent to request a DRB hearing (unadvertised)

To whom it may concern

I, Keith Chesire, of Rio Grande Properties, LLC, owner of the tract 7A Journal Center Phase 2 located at 7400 Hancock Ct, am requesting a DRB Meeting review for the Site Development Plan for Building Permit for this property.

I hereby designate

Rick Bennett Architects
1104 Park Ave., SW
Albuquerque New Mexico

as agents in my behalf for requesting this, as well as acting on my behalf to secure a building permit for a new office complex at this location from the city of Albuquerque.

Thank you.


Keith Chesire

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 2/22/07

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission and Development Review Board. 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.

 
Applicant or Agent Signature / Date

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

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**
6. **Previously approved Development Plan** (if applicable)

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.

NEED 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: 2/22/07

B. Proposed Development

1. Structural

- A. Location of existing and proposed structures (distinguish between existing & proposed)
- B. Square footage of each structure
- 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) *DO WE NEED DTL.?*
- I. Indicate structures within 20 feet of site
- J. Elevation drawing of refuse container and enclosure, if applicable. *EXISTING TO BE SHARDED*

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: 24 provided: 29
Handicapped spaces required: 2 provided: 2
Motorcycle spaces required: N/A provided: N/A *DO WE NEED MOTOR?*
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: *DO WE NEED BIKE RACK?*
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
 - 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Curb cut locations and 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
 - 5. Sidewalk widths and locations, existing and proposed
- B. Identify Alternate transportation facilities within site or adjacent to site
 - 1. Bikeways and bike-related facilities

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 2/22/07

- ~~N/A~~ 2. Pedestrian trails and linkages
- ~~N/A~~ 3. Bus facilities, including routes, bays and shelters existing or required

4. Utilities

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

5. Phasing

- ~~N/A~~ A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

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
- ~~N/A~~ 3. North Arrow
- 4. Property Lines
- ~~N/A~~ 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.)
 - ~~N/A~~ C. Ponding areas either for drainage or landscaping/recreational use
- 7. Identify type, location and size of plantings (common and/or botanical names).
 - ~~N/A~~ 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 – Phase I & II . . .
- 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. Statement of compliance with 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)
- 15. Planting or tree well detail
- 16. Street Tree Plan as defined in the Street Tree Ord.

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.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 2/22/07

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Building footprints
- 7. Location 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 for all corners of the site (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
 - ADD 2. Dimensions of facade elements, including overall height and width
 - ADD 3. Location, material and colors of windows, doors and framing
 - ADD 4. Materials and colors of all building elements and structures
 - ADD 5. For EPC and DRB submittals only – Color renderings or similar illustrations

N/A E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff.

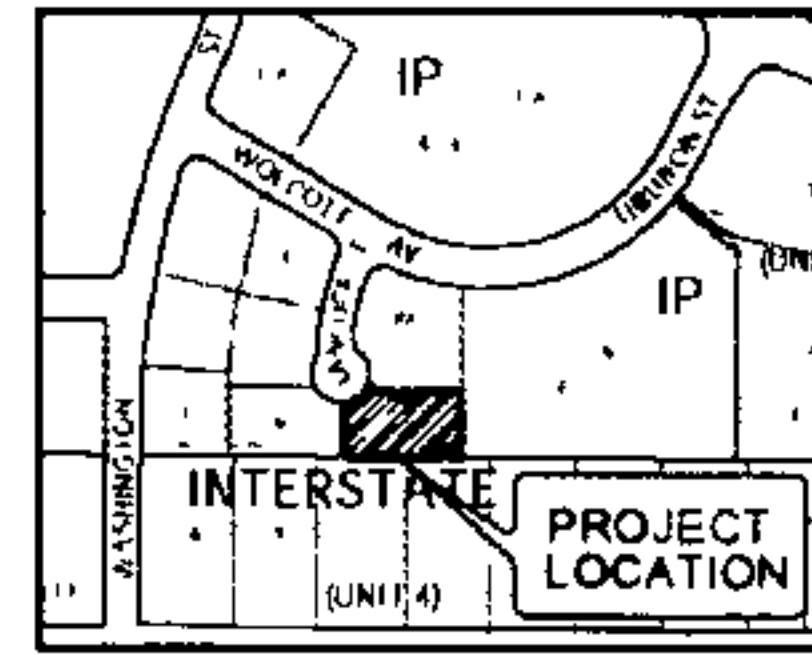
B. Signage *DO WE NEED SIGN DETAILS?*

- 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.

PARKING REQUIREMENTS

PARKING REQUIRED: 4,878 S.F. NET S.F. / 200 = 24 SPACES
 HC SPACES REQUIRED: 2 HC SPACES (1 VAN SPACE)
 PARKING PROVIDED: 24 REG. SPACES
 HC PARKING PROVIDED: 2 HC SPACES
 SMALL CAR 20% OF REQ. 17 REG. SPACES
 TOTAL PARKING PROVIDED: 26 TOTAL PARKING SPACES



VICINITY MAP

KEYED NOTES

1. EXISTING ASPHALT PAVED TO REMAIN.
2. EXISTING HEADER CURB TO BE REMOVED.
3. EXISTING SIDEWALK CURB AND GUTTER.
4. EXISTING CONCRETE VALLEY GUTTER.
5. EXISTING 6" CURB AND GUTTER.
6. EXISTING LANDSCAPING.
7. EXISTING 3/4" MANHOLE, RM = 5188.01'
 INV (C) = 887.28'
 INV (D) = 887.24'
 INV (E) = 887.35'
8. EXISTING WATER METER.
9. EXISTING FIRE HYDRANT.
10. EXISTING REPAIR ENCLOSURE.
11. EXISTING ASPHALT TO BE REMOVED AND REPLACED.
12. EXISTING WALL.
13. EXISTING CONCRETE SIDEWALK TO BE REMOVED.
14. EXISTING HANDICAP ACC. RAMP TO BE REMOVED.
15. EXISTING CHAIN LINK FENCE.
16. CONSTRUCT NEW HANDICAP ACCESS RAMP. SEE DETAIL (C-3).
17. NEW ASPHALT PAVEMENT.
18. NEW HEADER CURB.
19. NEW CONCRETE SIDEWALK.
20. NEW CONCRETE VALLEY GUTTER.
21. NEW CONCRETE VALLEY GUTTER.
22. NEW LANDSCAPING. SEE LANDSCAPING PLAN.
23. EXISTING HEADER CURB TO BE REMOVED AND DISPOSED.
24. NEW 12" SIDEWALK CULVERT. PER C.O.A. STD. DWS 2236.
25. NEW RETAINING WALL. SEE DETAIL (C-2).
26. NEW CONCRETE WHEEL STRIPS.
27. NEW HC. ACC. CONCRETE RAMP PER C.O.A. DRAWING 2438.

PROJECT NUMBER

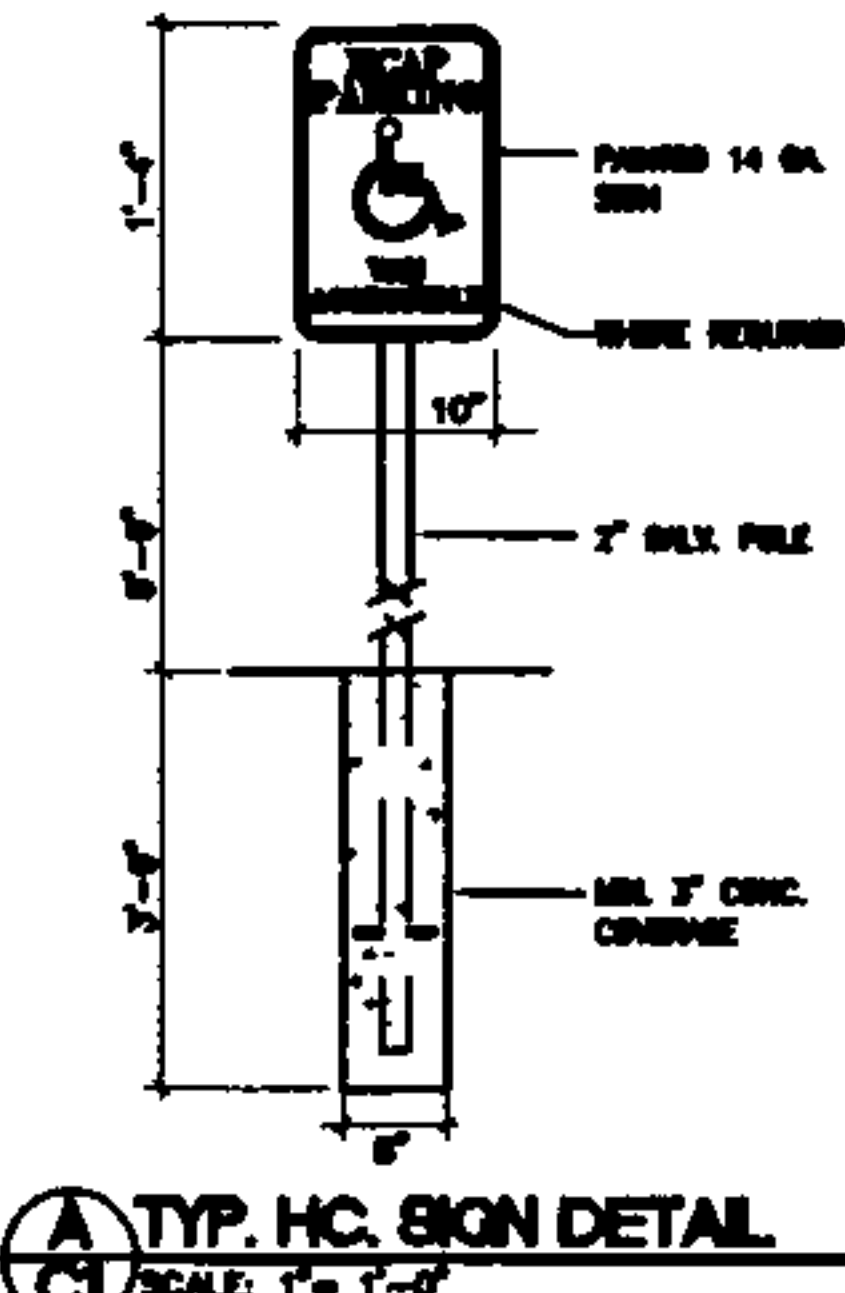
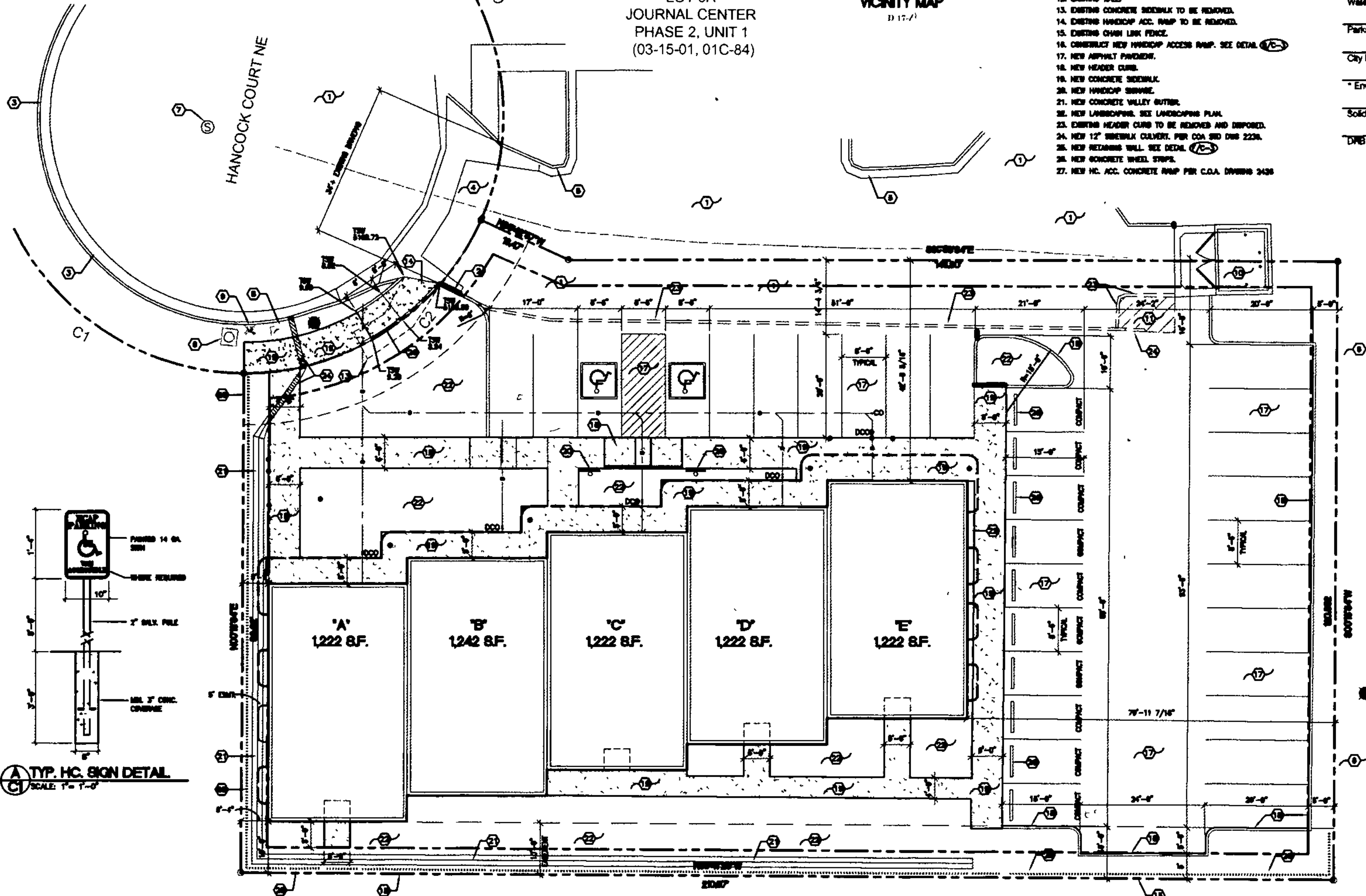
Application Number:

Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements

DWS SITE DEVELOPMENT PLAN APPROVAL

Traffic Engineering, Transportation Division	Date
Water Utility Department	Date
Parks and Recreation Department	Date
City Engineer	Date
* Environmental Health Department-(conditional)	Date
Solid Waste Management	Date
DWS Chairperson, Planning Department	Date

LOT 8A
 JOURNAL CENTER
 PHASE 2, UNIT 1
 (03-15-01, 01C-84)



TYP. HC SIGN DETAIL
 SCALE: 1" = 1'-0"

1 SITE PLAN

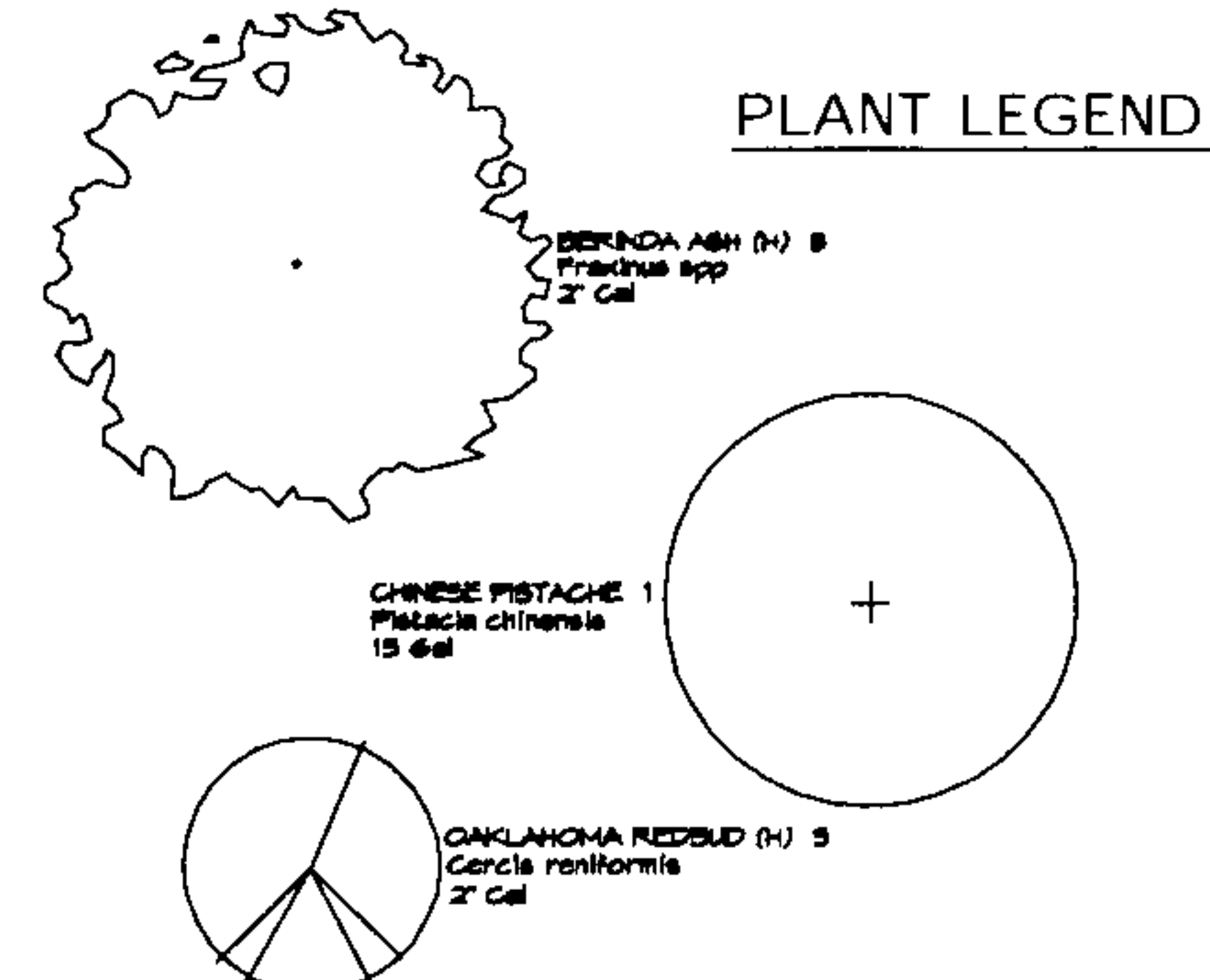
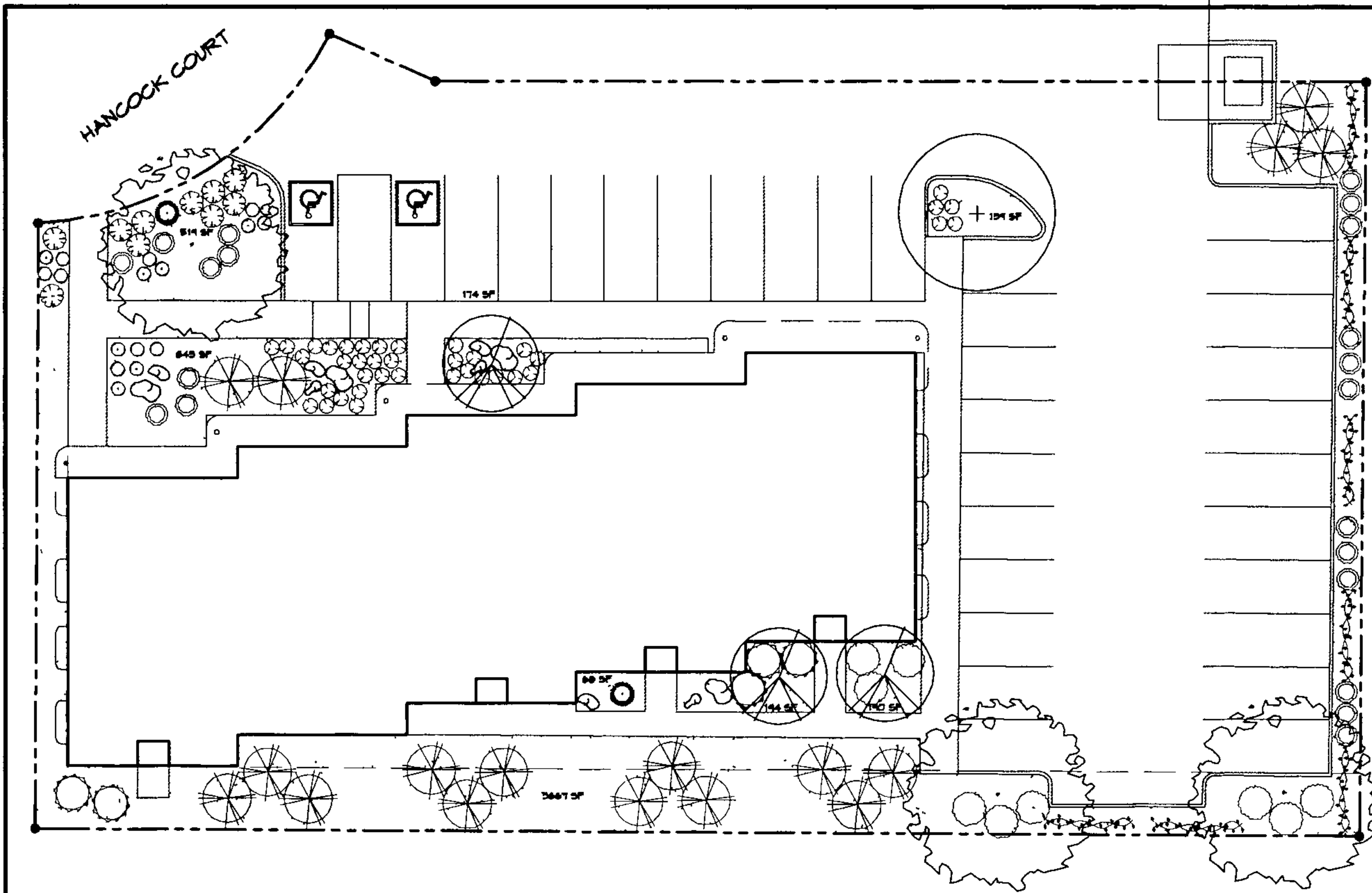


LEGAL DESCRIPTION

LOT 2A, UNIT 1
 JOURNAL CENTER PHASE 2
 ZONING R-1
 ALBUQUERQUE, NEW MEXICO

HANCOCK OFFICE BUILDING
 SITE PLAN
 ALBUQUERQUE, NEW MEXICO
 PROJECT #0781

REVISION DATE	
DATE	01-08-2008
SHEET NUMBER	C-1



- BERKUDA ASH (H) 8
Fraxinus spp
2' Cal
- CHINESE PISTACHE 1
Pistacia chinensis
15' Cal
- OAKLANDOMA REDBUD (H) 5
Cercia reniformis
2' Cal
- SILVERBERRY (H) 17
Elaeagnus pungens
3' Cal 100%
- THREE-LEAF BUMAC (L) 5
Rhus trilobata
3' Cal 25%
- UPRIGHT ROSEMARY 20
Rosmarinus officinalis
3' Cal 25%
- APACHE PLUME (L) 4
Folysia paradisa
3' Cal 25%
- DWARF MUGO PINE 2
Pinus mugo
3' Cal 10%
- ENGLISH SPANISH LAVENDER (H) 10
Lavandula angustifolia/
Lavandula stoechas
1' Cal 10%
- THREADGRASS 16
Stipa tenuissima
1' Cal 4%
- WILDFLOWER 20
1' Cal 4%
- including but not limited to:
California Fuchsia
Indian Blanket Flower
Purple Coneflower
Torch Lily
Mexican Evening Primrose
Penstemon
Lamb's Ear
- HONEYBUCKLE 7
Lonicera spp
1' Cal 14%
- BOULDERS 11
- SANTA ANA TAN GRAVEL WITH FILTER FABRIC

Street trees required under the City of Albuquerque Street Tree Ordinance are as follows

Hancock Court
Required 1 Provided 1

PARKING LOT TREE REQUIREMENTS
Shade trees required under the City of Albuquerque Parking Lot Tree Ordinance are as follows

1 shade tree per 10 spaces
Required 5 Provided 5

IRRIGATION NOTES
Irrigation shall be a complete underground system with trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.

Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field.

Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

Irrigation to New Street Trees shall be tied in to existing Irrigation System for Existing Street Trees.

LANDSCAPE NOTES.
Landscape maintenance shall be the responsibility of the Property Owner.

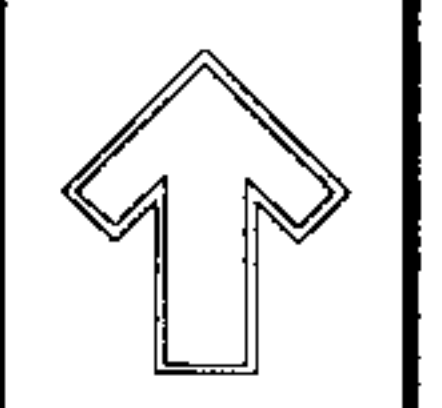
It is the intent of this plan to comply with the City of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach.

Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance. Water management is the sole responsibility of the Property Owner.

All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

Santa Ana Tan Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.



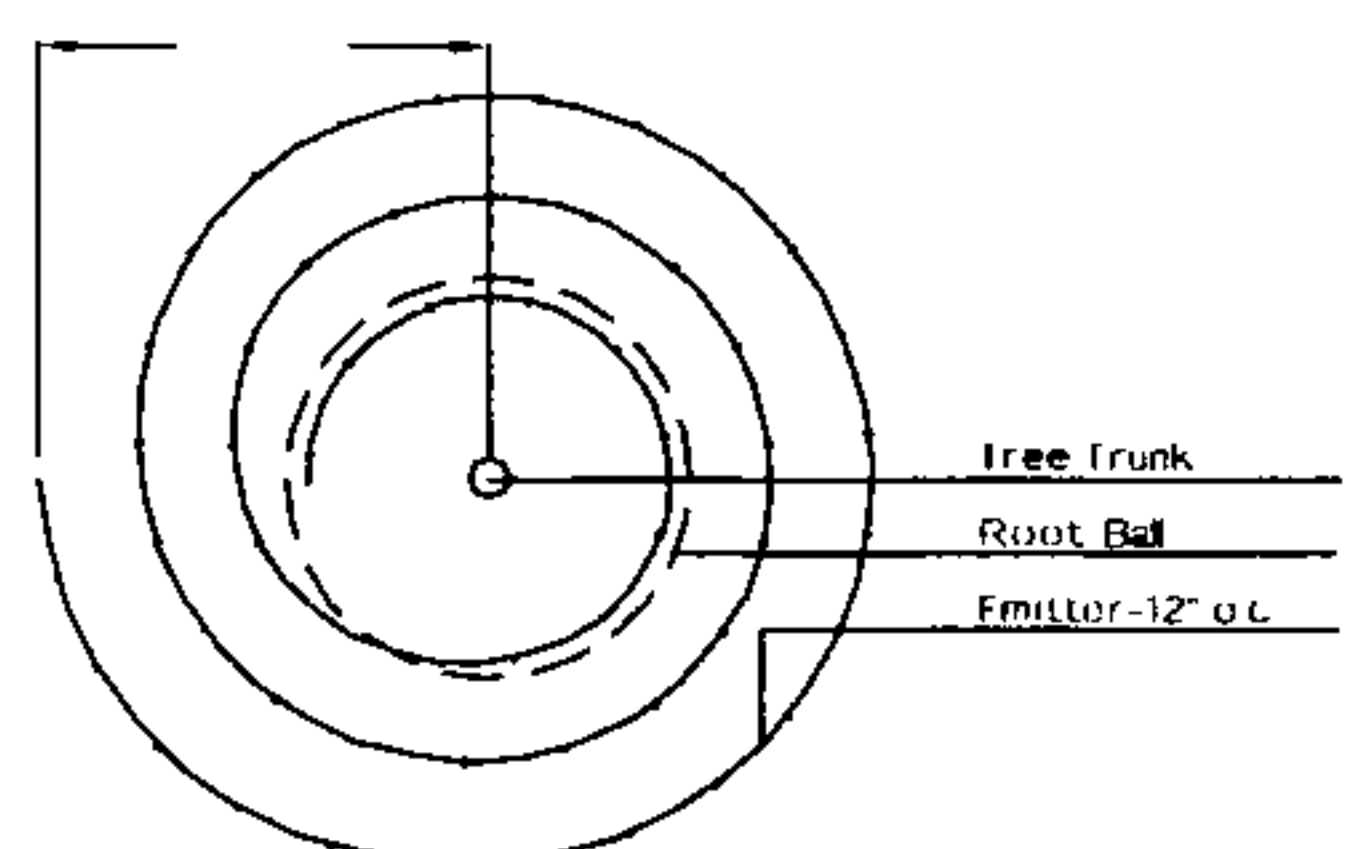
Cont. Lic #25435
7808 Edith N.E.
Albuquerque, NM 87164
Ph: (505) 938-9990
Fax: (505) 938-7737
onlinelandscapeplans.com

LANDSCAPE ARCHITECT'S SEAL

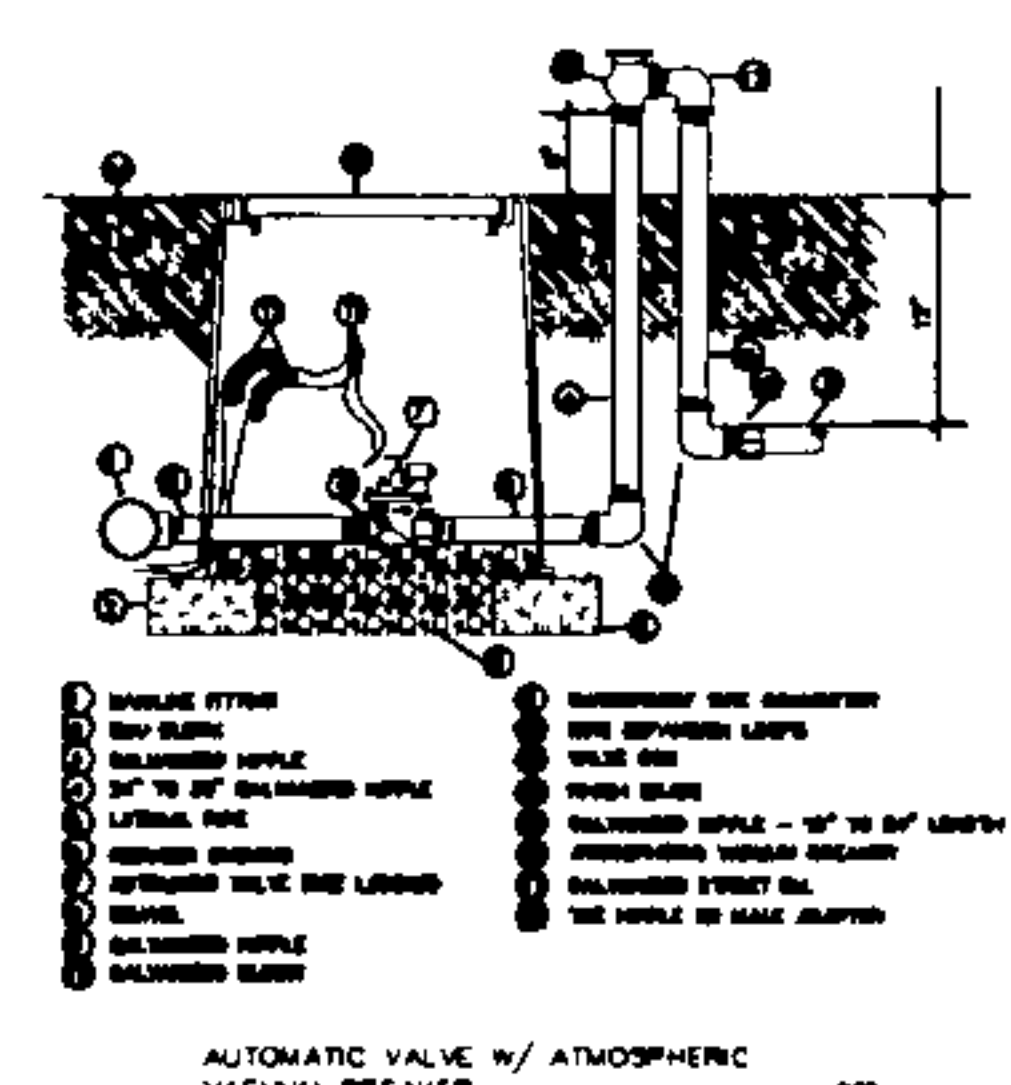
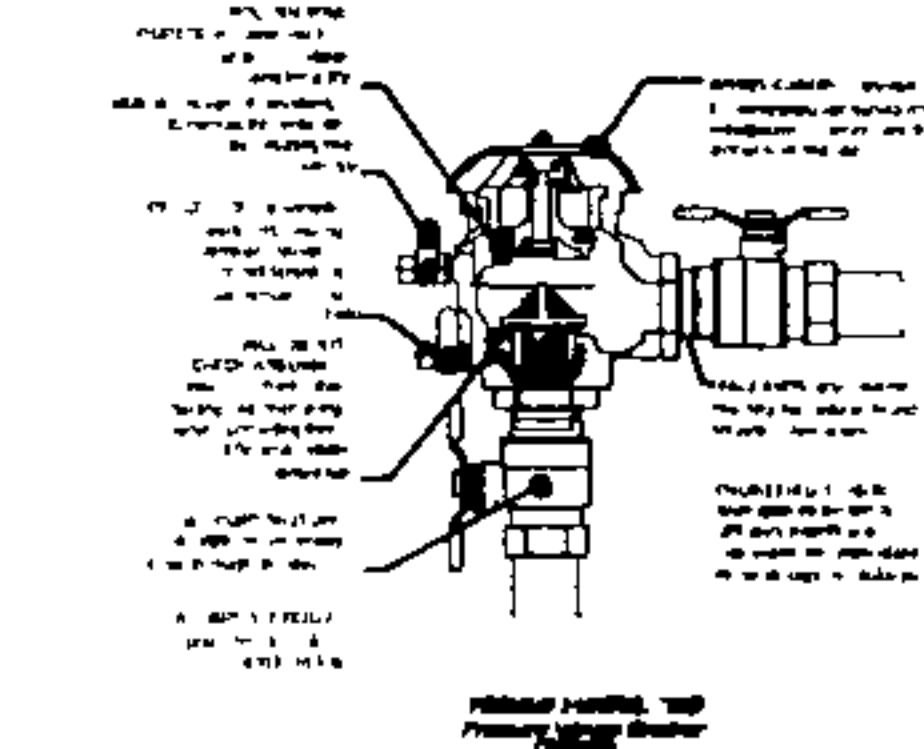


JAMES DE FLON #0007

JOURNAL CENTER 2
 HANCOCK OFFICE BUILDING
 LANDSCAPE PLAN



Netafim Spiral Detail



TREE PLANTING DETAIL

NTS

GENERAL NOTES

- ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
- TOP OF ROOTBALL INDICATED LEVEL AT WHICH TREE HAS GROWN AND DUE; THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED, THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.
- PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.
- PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.

CONSTRUCTION NOTES

- TREE
- BACKFILL WITH EXISTING SOIL
- 3" DEPTH OF GRAVEL MULCH
- UNDISTURBED SOIL

TREE PLANTING DETAIL

NTS

GENERAL NOTES

- ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
- TOP OF ROOTBALL INDICATED LEVEL AT WHICH TREE HAS GROWN AND DUE; THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED, THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.
- PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.
- PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.

CONSTRUCTION NOTES

- TREE
- BACKFILL WITH EXISTING SOIL
- 3" DEPTH OF GRAVEL MULCH
- TURF AT FINISH GRADE
- UNDISTURBED SOIL

LANDSCAPE CALCULATIONS

TOTAL LOT AREA	24734	square feet
TOTAL BUILDING AREA	6130	square feet
NET LOT AREA	18604	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	2790	square feet
TOTAL PROVIDED	5594	square feet
GROUND COVER REQ	75%	square feet
TOTAL GROUND COVER REQUIREMENT	4195	square feet
TOTAL GROUND COVER PROVIDED	4241 (75%)	square feet
TOTAL PONDING AREA	0	square feet
TOTAL SOD AREA (max 20% of landscape required)	0	square feet
TOTAL NATIVE SEED AREA	0	square feet
TOTAL LANDSCAPE PROVIDED	5594	square feet

GRAPHIC SCALE



ALL DIMENSIONS AND PLANTING REQUIREMENTS TO BE FIELD DETERMINED AND COORDINATED WITH THE PROPERTY OWNER. THE DESIGNER ASSUMES NO LIABILITY FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THE USE OF THIS PLAN.

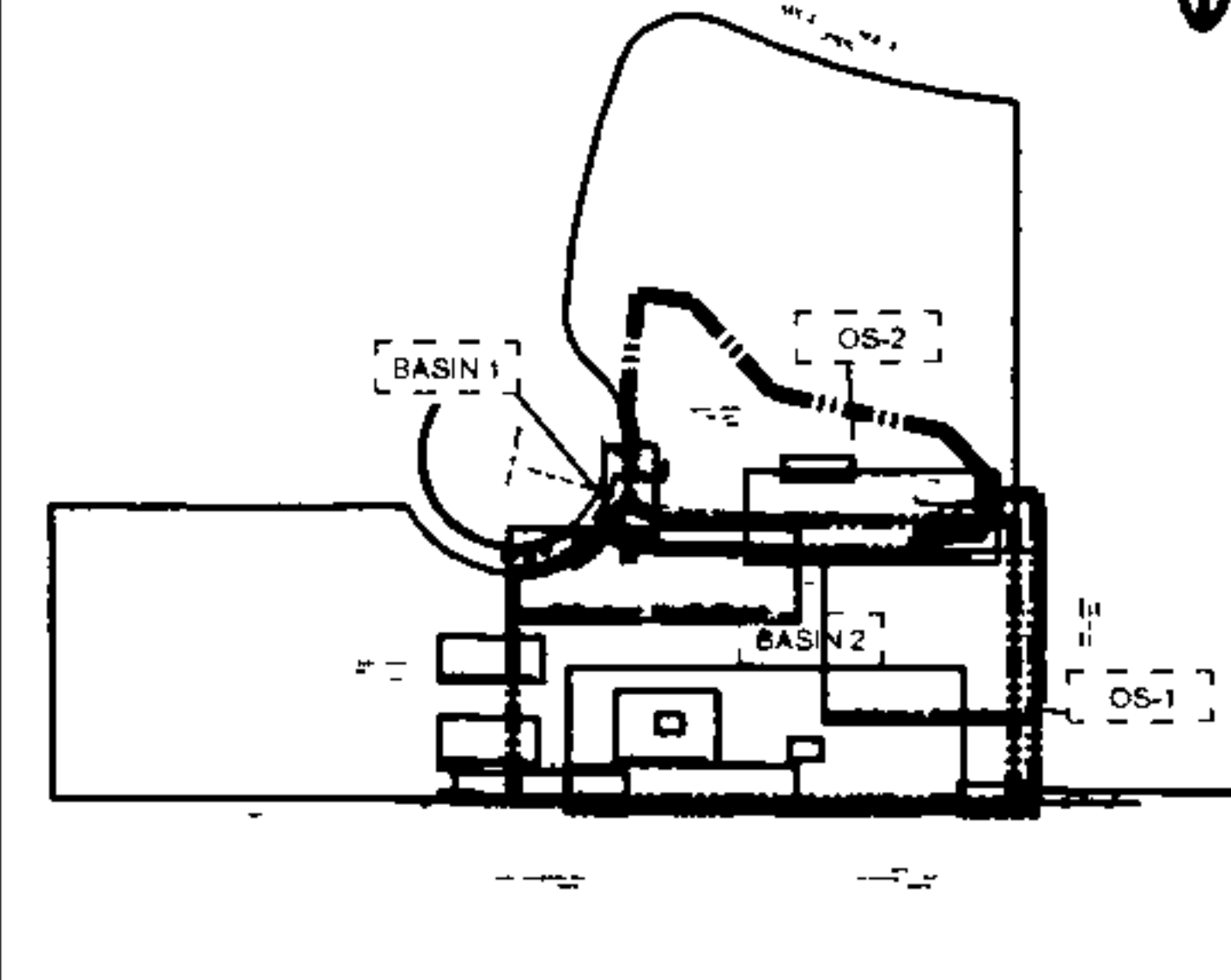


DRAWN BY: CVC
REVISION: 1
DATE: 11-20-07

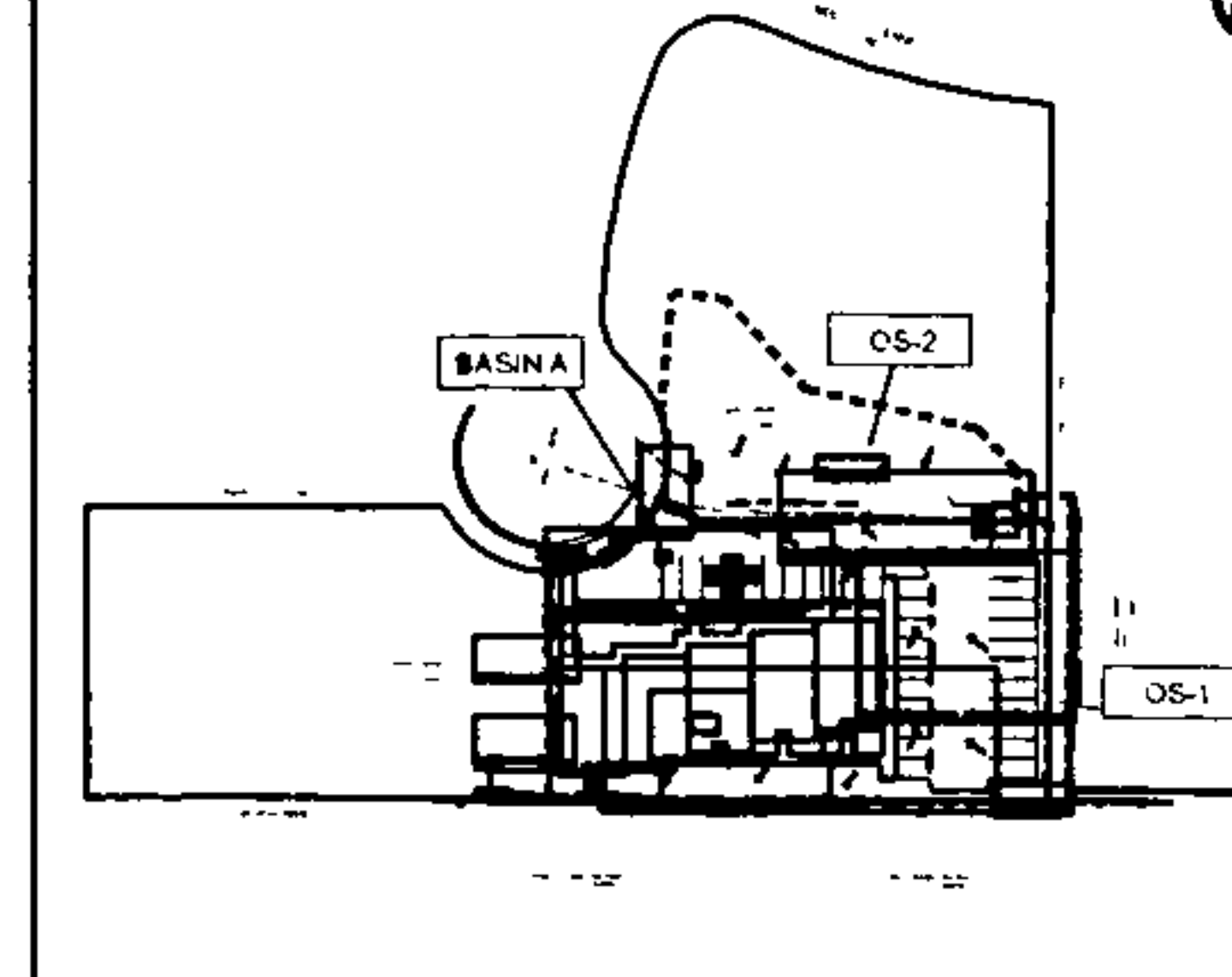
SHEET #
L1 of L1

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	63 21' 28"	N 20 14' 28" E	50.0	55.29	52.52
C2	66 18 11"	N 57 06 18" W	50.0	57.87	54.70
C3	73 48 37"	N 12 55 08" W	50.0	64.43	60.05

556-7A\dwg\d-17.t

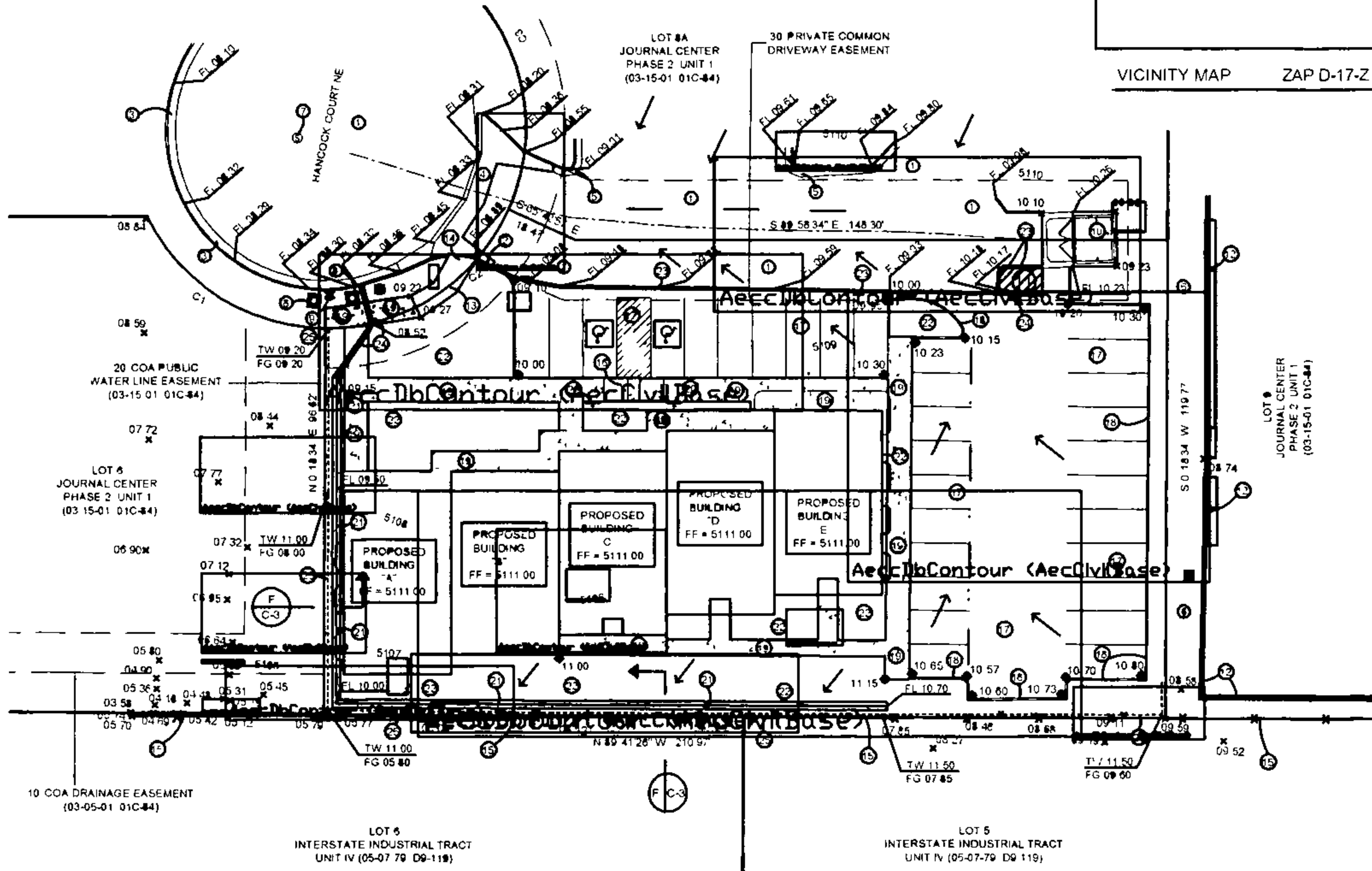


EXISTING BASIN MAP NTS



PROPOSED BASIN MAP NTS

VICINITY MAP ZAP D-17-Z NTS



GRADING & DRAINAGE PLAN

PURPOSE AND SCOPE

PURSUANT TO THE ESTABLISHED DRAINAGE ORDINANCE OF THE CITY OF ALBUQUERQUE AND THE DEVELOPMENT PROCESS MANUAL THIS GRADING AND DRAINAGE PLAN OUTLINES THE DRAINAGE MANAGEMENT CRITERIA FOR CONTROLLING DEVELOPED RUNOFF FROM THE PROJECT SITE. THE PROJECT CONSISTS OF THE DEVELOPMENT OF LOT 7A BY CONSTRUCTING AN OFFICE BUILDING WITH ASSOCIATED SITE IMPROVEMENTS. PROPOSED SITE IMPROVEMENTS INCLUDE PAVING UTILITY, LANDSCAPING, GRADING AND DRAINAGE IMPROVEMENTS. THIS PLAN IS PREPARED TO SUPPORT A BUILDING PERMIT APPLICATION.

EXISTING CONDITIONS

THE PROJECT SITE CONTAINS APPROXIMATELY 0.57 ACRES AND IS LOCATED AT 7400 HANCOCK COURT NE JUST SOUTH OF WOLCOTT AVENUE NE. THE SITE IS UNDEVELOPED WITH THE EXCEPTION OF A PAVED ACCESS DRIVE LOCATED ALONG THE NORTH PROPERTY LINE. THE SITE IS BOUNDED TO THE NORTH AND EAST BY OFFICE BUILDINGS TO THE SOUTH BY INDUSTRIAL PROPERTIES AND TO THE WEST BY AN UNDEVELOPED PROPERTIES. CURRENTLY THE SITE SLOPES FROM NORTH TO SOUTH AT APPROXIMATELY 0.5 TO 2 PERCENT. ON SITE RUNOFF FROM THE PAVED ACCESS DRIVE DRAINS NORTH ONTO HANCOCK COURT NE AND THE UNDEVELOPED PORTION OF THE SITE DRAINS SOUTH TO A DITCH LOCATED ALONG THE SOUTHERN PROPERTY LINE WHERE THE RUNOFF DRAINS INTO LOT 6 INTERSTATE INDUSTRIAL TRACT UNIT IV. OFFSITE RUNOFF IMPACTS THE SITE FROM THE NORTH AND THE EAST. OFFSITE RUNOFF FROM THE PARKING LOT TO THE NORTH DRAINS ONTO THE PAVED ACCESS DRIVE WHERE IT IS CHANNLED ALONG WITH THE ON-SITE RUNOFF TO HANCOCK COURT NE. FROM THE EAST A SMALL PORTION OF OFFSITE RUNOFF FROM LOT 8 DRAINS TO THE ABOVE MENTIONED DITCH WHERE IT COMBINES WITH THE ON-SITE RUNOFF.

AS SHOWN BY THE FIRM PANEL FOR THIS AREA THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE.

PROPOSED CONDITIONS

AS SHOWN BY THE PLAN THE PROPERTY IS TO BE DEVELOPED BY CONSTRUCTING AN OFFICE BUILDING WITH RELATED SITE IMPROVEMENTS. ALL DRAINAGE FLOWS WILL BE MANAGED BY ON-SITE SWALES. DUE TO LIMITED DOWNSTREAM IMPROVEMENTS WITHIN THE 10 COA DRAINAGE EASEMENT WITHIN LOT 6A, ALL RUNOFF WILL BE ROUTED TO HANCOCK CT. THE PLAN SHOWS THE ELEVATIONS REQUIRED TO PROPERLY GRADE AND CONSTRUCT THE RECOMMENDED IMPROVEMENTS. FLOW ARROWS ARE GIVEN TO DEMONSTRATE THE DIRECTION OF DRAINAGE FLOWS AND PROJECT HYDROLOGY IS GIVEN FOR BOTH EXISTING AND DEVELOPED CONDITIONS. OFFSITE RUNOFF WILL CONTINUE TO FLOW IN ITS HISTORIC CONDITIONS. THIS IS AN INFILL SITE. ON-SITE PONDING IS NOT RECOMMENDED.

TEMPORARY EROSION CONTROL

TEMPORARY EROSION CONTROL MEASURES WILL BE IMPLEMENTED DURING CONSTRUCTION TO LIMIT THE DISCHARGE OF SEDIMENT FROM THE SITE TO ADJACENT PROPERTIES. SINCE THE SITE CONTAINS LESS THAN 1.0 ACRES A SWPPP IS NOT REQUIRED.

CALCULATIONS

THE CALCULATIONS SHOWN HEREON DEFINE THE 100 YEAR 6 HOUR DESIGN STORM IMPACTING THE SITE AND CONTRIBUTING OFF-SITE DRAINAGE BASINS UNDER EXISTING AND DEVELOPED CONDITIONS. THE ANYMO METHOD OF ESTIMATING PEAK RUNOFF IS PRESENTED AS OUTLINED IN THE DEVELOPMENT PROCESS MANUAL VOLUME 2 SECTION 22.2 PART A UPDATED JULY 1997.

BAR SCALE

0 10 20

(IN FEET)

1" = 20'

PROJECT DATA

PROPERTY ADDRESS

7400 HANCOCK CT NE
LOT 7A
JOURNAL CENTER
PHASE 2 UNIT 1
ALBUQUERQUE NM 87121

PROPERTY ZONING

IF

MAPPING

ALL PROJECT SURVEYING
BY BRASHER & LORENZ INC
DECEMBER 2007

PROJECT BENCHMARK

ACS MONUMENT 13, DIST
ELEVATION 5073.471 FEET
ACS MONUMENT TREE'S 2'
HORIZONTAL DATUM
1988 NGVD

DRAINAGE PLAN NOTES

- BLI recommends that the Owner obtain a Geotechnical Evaluation of the on-site soils prior to foundation structural design.
- This Plan recommends positive drainage away from all structures to protect ponding of runoff which may cause structural settlement. Future alteration of grades adjacent to the proposed structures is not recommended. Irrigation within 10 feet of any proposed structure is not recommended. Introduction of irrigation water into subsurface soils adjacent to the structure could cause settlement.
- The Plan is prepared to establish on-site drainage and grading criteria only. BLI assumes no responsibility for subsurface analysis, foundation structural design, or utility design.
- Local codes may require all footings to be placed in natural undisturbed soil. If the Contractor plans to place footings on engineered fill, a certification by a registered Professional Engineer will be required. If the contractor wishes BLI to prepare the Certification, we must be notified PRIOR to placement of the fill.
- BLI recommends that the Owner obtain the services of a Geotechnical Engineer to test and inspect all earthwork aspects of the project.
- The property boundary shown on this Plan is given for information only to describe the project limits. Property boundary information shown hereon does not constitute a boundary survey. A boundary survey performed by a licensed New Mexico Registered Professional Surveyor is recommended prior to construction.
- All spot elevations are top of pavement unless noted otherwise.

KEYED NOTES

- EXISTING ASPHALT PAVEMENT TO REMAIN
- EXISTING HEADER CURB TO BE REMAIN
- EXISTING STANDARD CURB AND GUTTER
- EXISTING CONCRETE VALLEY GUTTER
- EXISTING 6" CURB AND GUTTER
- EXISTING LANDSCAPING
- EXISTING SAS MANHOLE RIM = 5108.51
INV (BE) = 5097.90
INV (SN) = 5097.58
INV (N) = 5067.30
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING REFUSE ENCLOSURE
- EXISTING ASPHALT TO BE REMOVED AND REPLACED
- EXISTING WALL
- EXISTING CONCRETE SIDEWALK
- EXISTING HANDICAP RAMP
- EXISTING CHAIN LINK FENCE
- CONSTRUCT NEW HANDICAP ACCESS RAMP
SEE DETAIL (C-3)
- NEW ASPHALT PAVEMENT
- NEW HEADER CURB
- NEW CONCRETE SIDEWALK
- NEW HANDICAP SIGNAGE
- NEW CONCRETE VALLEY GUTTER
- NEW LANDSCAPING
- SEE LANDSCAPING PLAN
- REMOVE EXISTING HEADER CURB TO BE REMOVED AND DISPOSED
- NEW 12" SIDEWALK CURB
PER COA STD DWG 2236
- NEW RETAINING WALL
SEE DETAIL (C-3)

ALL ACCESSIBLE IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. FAILURE TO DO SO MAY RESULT IN REJECTION OF CERTIFICATE OF OCCUPANCY.

PROJECT HYDROLOGY									
ANYMO									
HANCOCK OFFICE BUILDING									
ZONE	2								
P	2.35								
P	3.95								
UNDEVELOPED									
BASIN	AREA (ac)	A (ac)	B (ac)	C (ac)	D (ac)	E	Q (cfs)	VOL (ac ft)	
1	0.04	0.00	0.00	0.00	0.04	2.12	0.2	0.007	
2	0.53	0.00	0.00	0.00	0.53	0.53	0.8	0.023	
QS 1	0.03	0.00	0.00	0.03	0.00	1.13	0.1	0.003	
QS 2	0.19	0.00	0.00	0.06	0.13	1.80	0.8	0.028	
DEVELOPED (PROPOSED)									
BASIN	AREA (ac)	A (ac)	B (ac)	C (ac)	D (ac)	E	Q (cfs)	VOL (ac ft)	
A	0.67	0.00	0.00	0.05	0.62	2.03	2.8	0.092	
QS 1	0.11	0.00	0.00	0.03	0.00	1.13	0.1	0.003	
QS 2	0.19	0.00	0.00	0.06	0.13	1.80	0.8	0.028	

BRASHER & LORENZ
CONSULTING ENGINEERS
2201 San Pedro NE Building 1 Suite 1300
Albuquerque, New Mexico 87110
PH: 505-886-9085 Fax: 505-886-8168

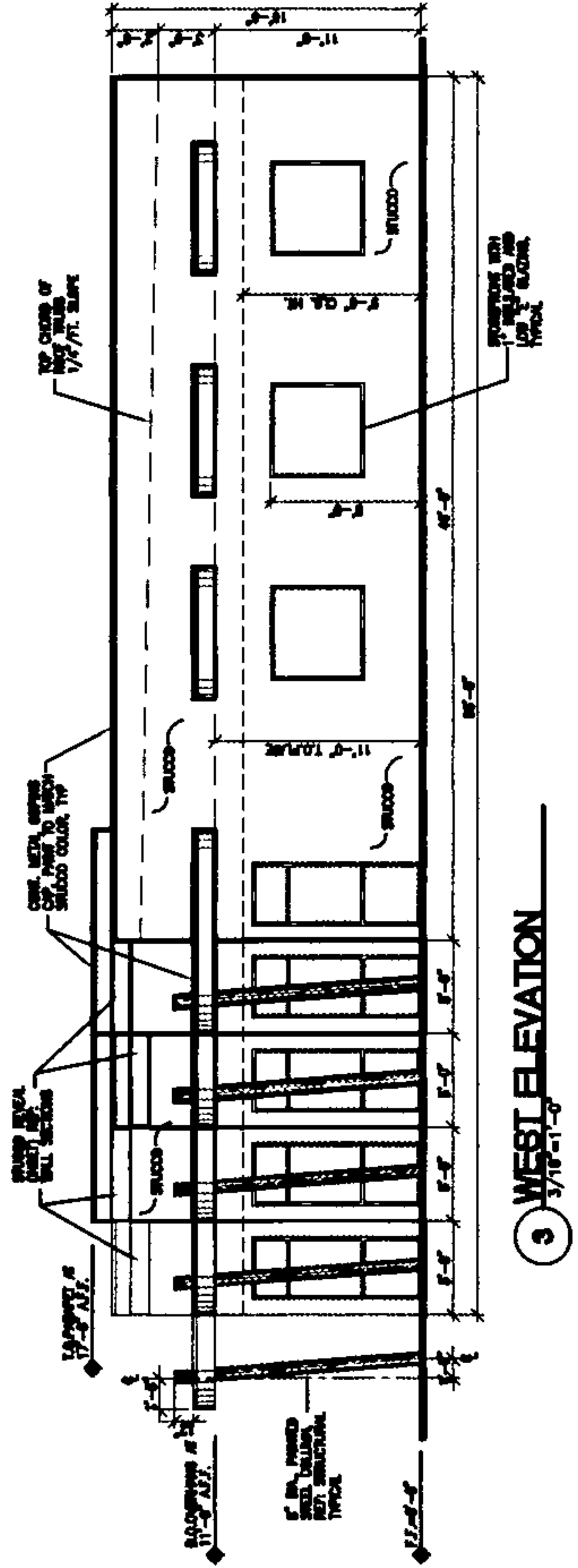
HANCOCK OFFICE BUILDING
GRADING AND DRAINAGE PLAN
ALBUQUERQUE, NEW MEXICO
PROJECT #07M

REVISION DATE

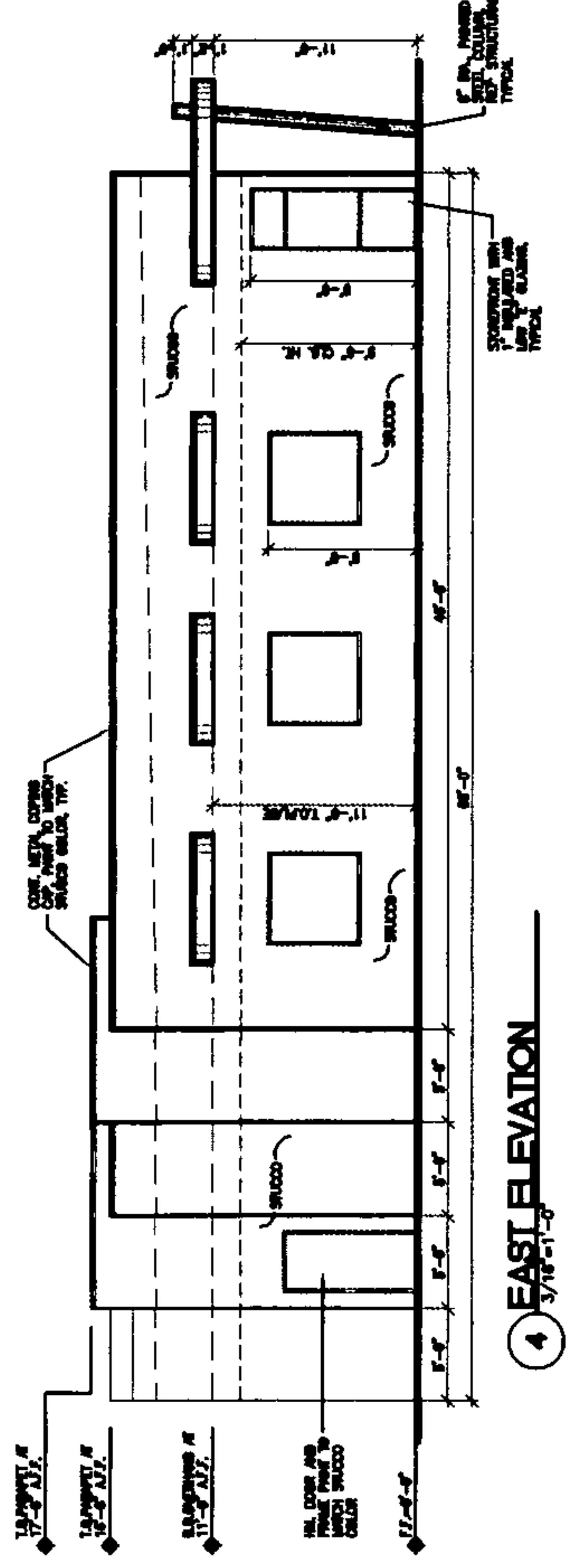


DATE
01-07-2008

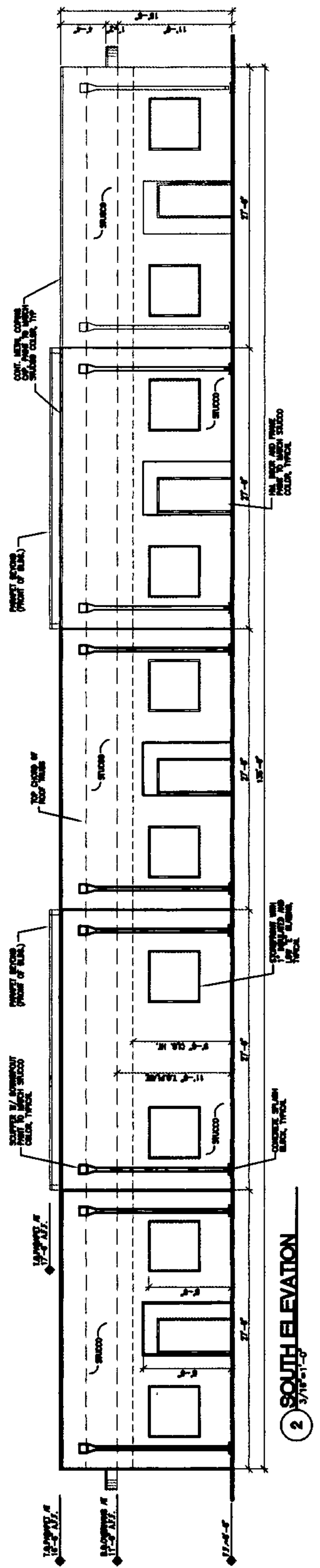
SHEET NUMBER
C-2



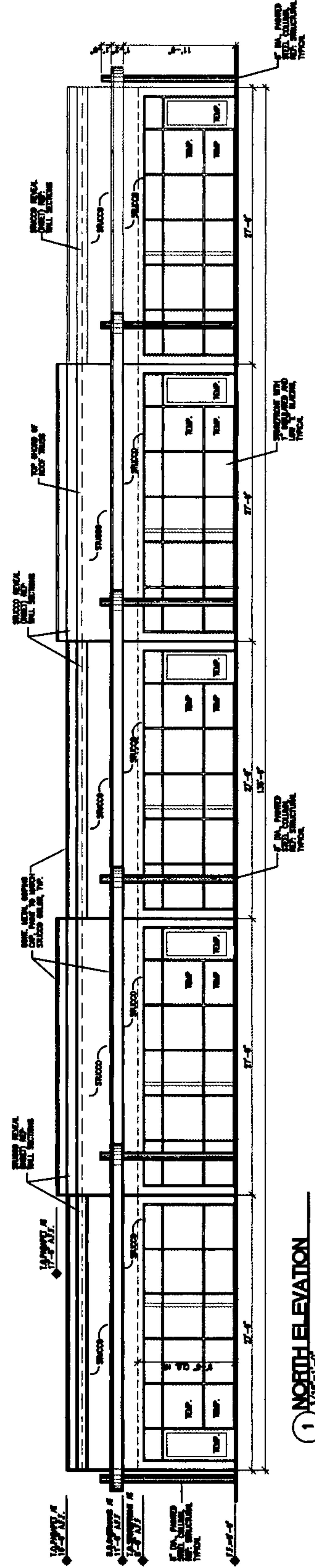
3 WEST ELEVATION
3/18/07



4 EAST ELEVATION
3/18/07



2 SOUTH ELEVATION
3/18/07



1 NORTH ELEVATION
3/18/07

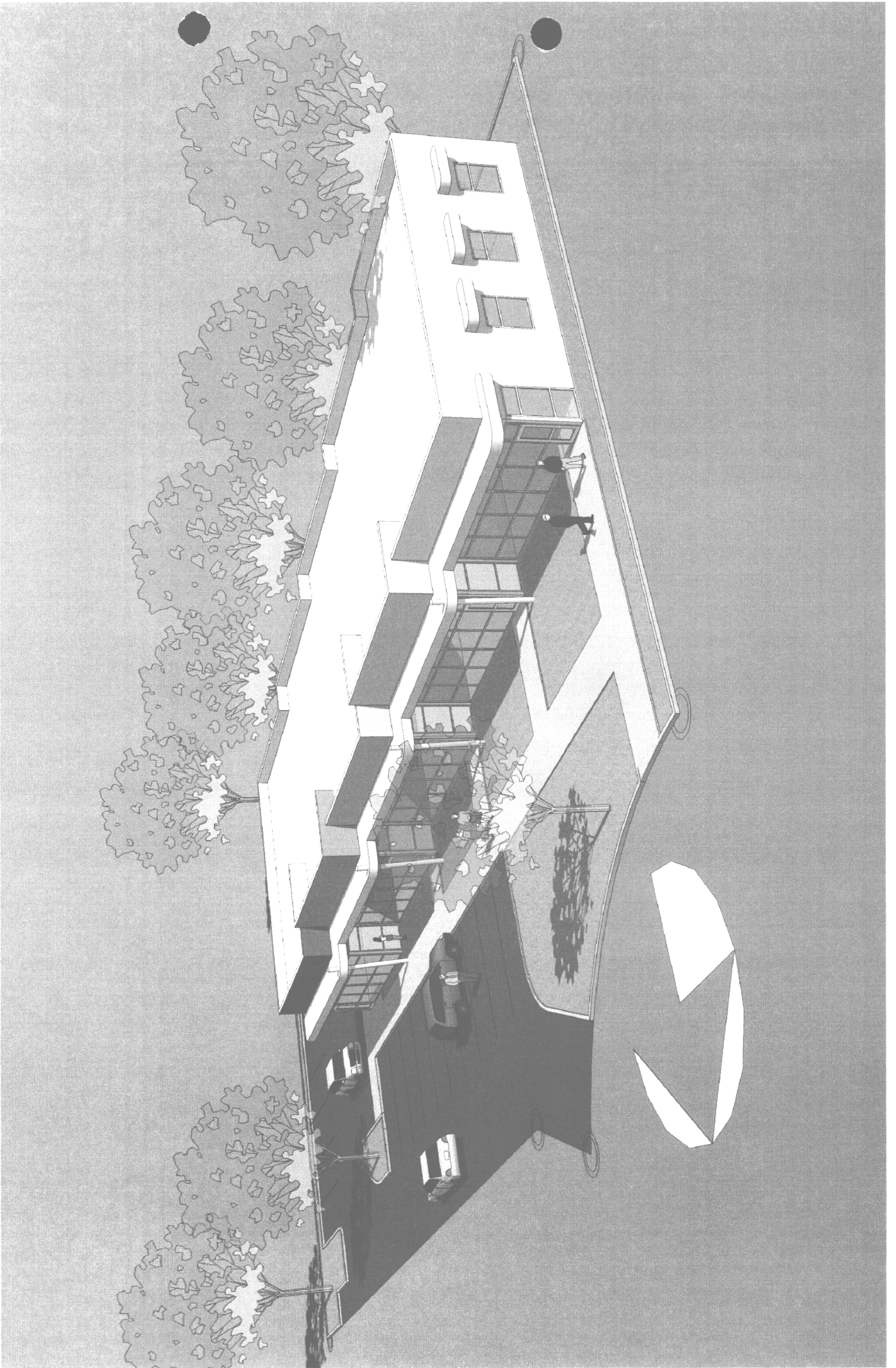


HANCOCK OFFICE BUILDING
BUILDING ELEVATIONS
ALBUQUERQUE, NEW MEXICO
PROJECT #079M

REVISION DATE	
DATE	11-14-2007
SHEET NUMBER	A-4.0







CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY IMPACT ASSESSMENT (AQIA) FORM

APPLICANT: KEITH CHESIRE DATE OF REQUEST: 04/23/08 ZONE ATLAS PAGE(S): D-17-Z

CURRENT:

ZONING IP

PARCEL SIZE (AC/SQ. FT.) 0.56 / 24,587 sq ft

LEGAL DESCRIPTION:

LOT OR TRACT # 2A BLOCK #

SUBDIVISION NAME JOURNAL CENTER PHASE 2

REQUESTED CITY ACTION(S):

- ANNEXATION [] SECTOR PLAN [] SITE DEVELOPMENT PLAN:
COMP. PLAN [] ZONE CHANGE [] A) SUBDIVISION [] BUILDING PERMIT [x]
AMENDMENT [] CONDITIONAL USE [] B) BUILD'G PURPOSES [] ACCESS PERMIT []
C) AMENDMENT [] OTHER []

PROPOSED DEVELOPMENT:

- NO CONSTRUCTION/DEVELOPMENT []
NEW CONSTRUCTION [x]
EXPANSION OF EXISTING DEVELOPMENT []

GENERAL DESCRIPTION OF ACTION: 1

OF UNITS: 1
BUILDING SIZE: 6,130 (sq. ft.)

NOTES: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

APPLICANT OR REPRESENTATIVE [Signature] DATE 04/25/08
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

Planning Department, Development & Building Services Division, Transportation Development Section -
2nd Floor West, 600 2nd St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO [x] BORDERLINE []

THRESHOLDS MET? YES [] NO [x] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: []
Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

[Signature] DATE 4-25-08
TRAFFIC ENGINEER

Air Quality Impact Analysis (AQIA) May Be Required:

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use or plan actions will require preparation of an AQIA. Please refer to this section in order to determine if your proposal merits study for air quality impacts. An AQIA is not required, if a TIS is not required by the City or an associated TIS shows all signalized intersections functioning at Level of Service (LOS) C or better. An AQIA will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets AQIA thresholds in the Zoning Code.

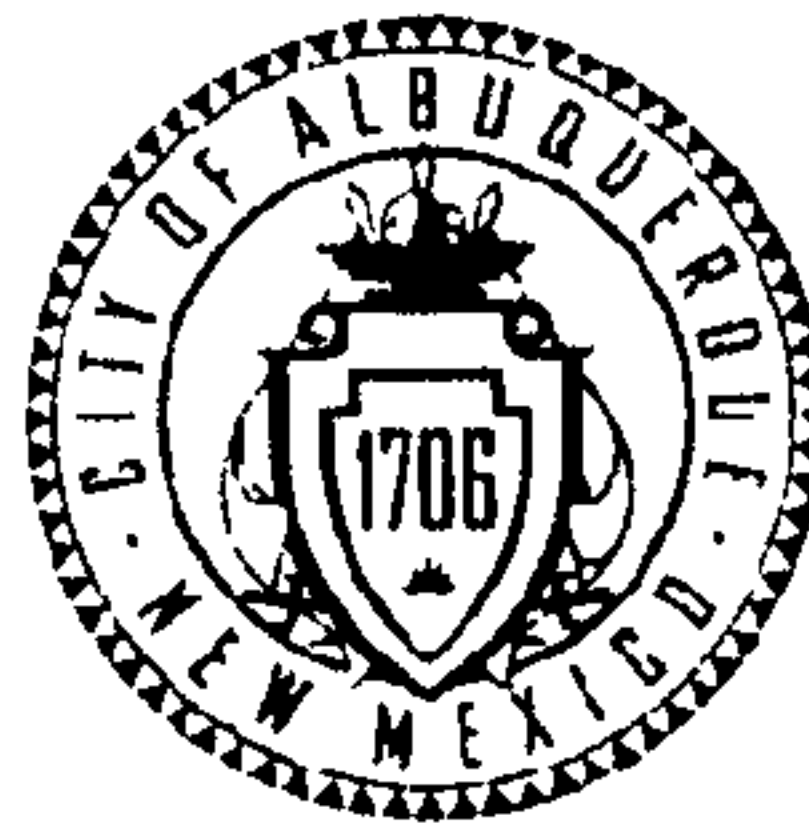
AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES [] NO [x]

Contact an Air Quality Planner at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the companion TIS. Any subsequent changes to the development proposal identified above may require an update or new AQIA.

[Signature] DATE 04/25/08
APPLICANT

Required TIS and/or AQIA must be completed prior to applying to the EPC. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED / /
-FINALIZED / /
TRAFFIC ENGINEER DATE



City of Albuquerque

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.

Date: April 22, 2008

TO CONTACT NAME: Rick Bennett
COMPANY/AGENCY: Rick Bennett Architects, Inc.
ADDRESS/ZIP: 1104 Park Ave. SW 87102
PHONE/FAX #: 242-1859 242-6630

Thank you for your inquiry of April 22, 2008 (date) requesting the names of ALL Affected

Neighborhood and/or Homeowner Associations who would be affected under the provisions of O-92 by your proposed project at Lot 2A, Unit 1 Journal Center Phase 2 Zoning IP ABQ NM Located on 7400 Hancock Ct. between Wilcott Ave and Tiburon St zone map page(s) D-17.

Our records indicate that the Affected Neighborhood and/or Homeowner Associations affected by this proposal and the contact names are as follows:

Alameda North Valley Assn.
Neighborhood or Homeowner Association
Contacts: David Linder
10407 4th St. NW 87114
888-4465 (h)
Steve Wentworth
8919 Boe Ln. NE 87113-2328
897-3052 (h)

Neighborhood or Homeowner Association
Contacts:

See reverse side for additional Neighborhood and/or Homeowner Associations Information:

YES { } NO {X}

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 our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Stephanie [Signature]
OFFICE OF NEIGHBORHOOD COORDINATION

ATTENTION: Both contacts for each Neighborhood and/or Homeowner Associations need to be notified.

**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 NEIGHBORHOOD AND/OR HOMEOWNER 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 amendments 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 and/or homeowner associations may contact someone with questions or comments.

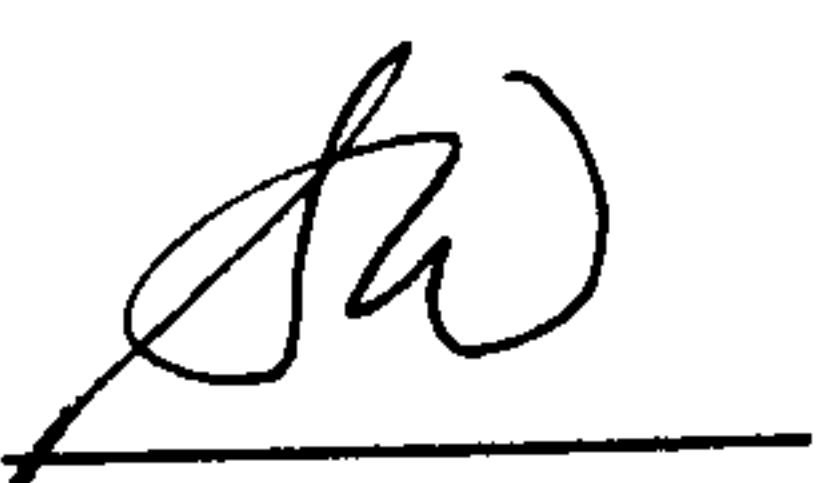
INFORMATION FROM THE OFFICE OF NEIGHBORHOOD COORDINATION

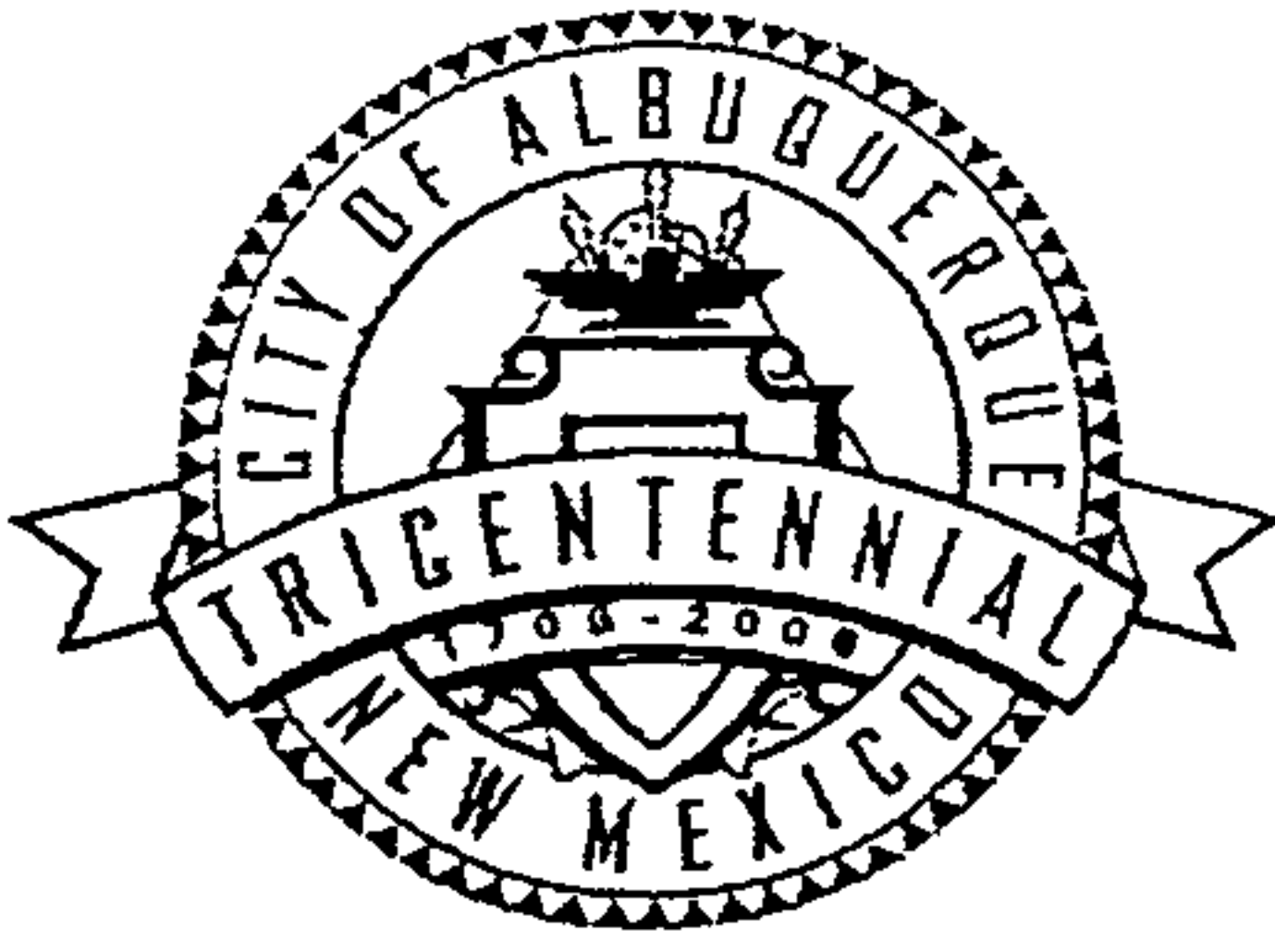
The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- Copies of Letters to Neighborhood and/or Homeowner Associations (if there are associations). A copy must be submitted with application packet.
- Copies of the certified receipts to Neighborhood and/or Homeowner Associations (if there are associations). A copy must be submitted with application packet.

Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

(Below this line for ONC use only)

Date of Inquiry: 4.22.08 Time Entered: 11:19 AM ONC Rep. Initials: 



DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second Street NW, Fax: (505) 924-3913 – will need the following information **BEFORE** neighborhood association information will be released to the applicant/agent on any project being presented to the Planning Department of the City of Albuquerque. If you have any questions, please feel free to contact our office at (505) 924-3914. **Your Developer Inquiry is for the following:**

Cell Tower & Type: Free-Standing Tower -OR- Concealed Tower

Private Development (i.e., EPC, DRB, LUCC, Liquor Submittal)

City Project

CONTACT NAME: RICK BENNETT

COMPANY NAME: RICK BENNETT ARCHITECTS, INC.

ADDRESS/ZIP: 1104 PARK AVE SW ALBUQUERQUE NM, 87102

PHONE: 242-1659 FAX: 242-6430

LEGAL DESCRIPTION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD ASSOCIATION IN THE AREA OF THE PROPERTY DESCRIBED BELOW:

LOT 2A, UNIT 1 JOURNAL CENTER PHASE 2 ZONING IP
ALBUQUERQUE, NEW MEXICO.

LOCATED ON 7400 HANCOCK CT.
STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN WOLCOTT AV AND
STREET NAME OR OTHER IDENTIFYING LANDMARK
TIBURON ST
STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (D-17-2).
(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)
(Zone Map MUST be provided with request)

#0761

Hancock
Office
Bldg.

=====

OLD ALBUQUERQUE STATION
ALBUQUERQUE, New Mexico
871041404
3401500104-0098
04/25/2008 (800)275-8777 09:03:57 AM

=====

=====

Sales Receipt

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Product Description	Sale Unit Qty	Unit Price	Final Price
ALBUQUERQUE NM 87114 Zone-1 First-Class Letter 1.50 oz.			\$0.58
Return Rcpt (Green Card) Certified			\$2.15
Label #:	70060100000299547349		\$2.65
Issue PVI:			\$5.38
ALBUQUERQUE NM 87114 Zone-1 First-Class Letter 1.50 oz.			\$0.58
Return Rcpt (Green Card) Certified			\$2.15
Label #:	70060100000299547356		\$2.65
Issue PVI:			\$5.38

Total: \$10.76

Paid by: Personal Check \$10.76

Order stamps at USPS.com/shop or
call 1-800-Stamp24. Go to
USPS.com/clicknship to print
shipping labels with postage. For
other information call
1-800-ASK-USPS.

Bill#:1000200588324
Clerk:05

All sales final on stamps and postage.
Refunds for guaranteed services only.
Thank you for your business.

HELP US SERVE YOU BETTER

Go to: <http://gx.gallup.com/pos>

TELL US ABOUT YOUR RECENT
POSTAL EXPERIENCE

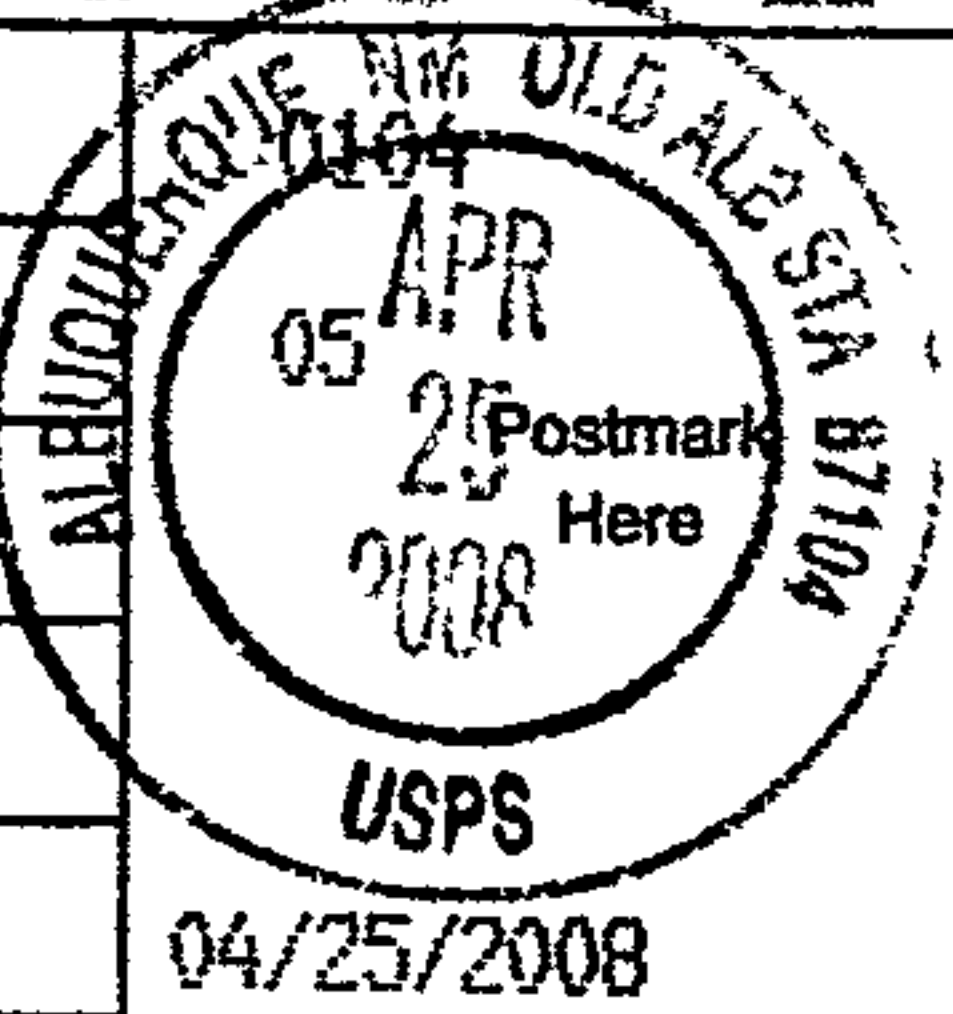
YOUR OPINION COUNTS

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

For delivery information visit our website at www.usps.com

ALBUQUERQUE NM 87114 **GENERAL USE**

Postage	\$	\$0.58
Certified Fee		\$2.65
Return Receipt Fee (Endorsement Required)		\$2.15
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$5.38



7006 0100 0002 9954 731

Sent To DAVID Linder
Street, Apt. No. or PO Box No. 10407 4th St NW
City, State, ZIP+4 ALBUQUERQUE, NM 87114

PS Form 3800, June 2002 See Reverse for Instructions

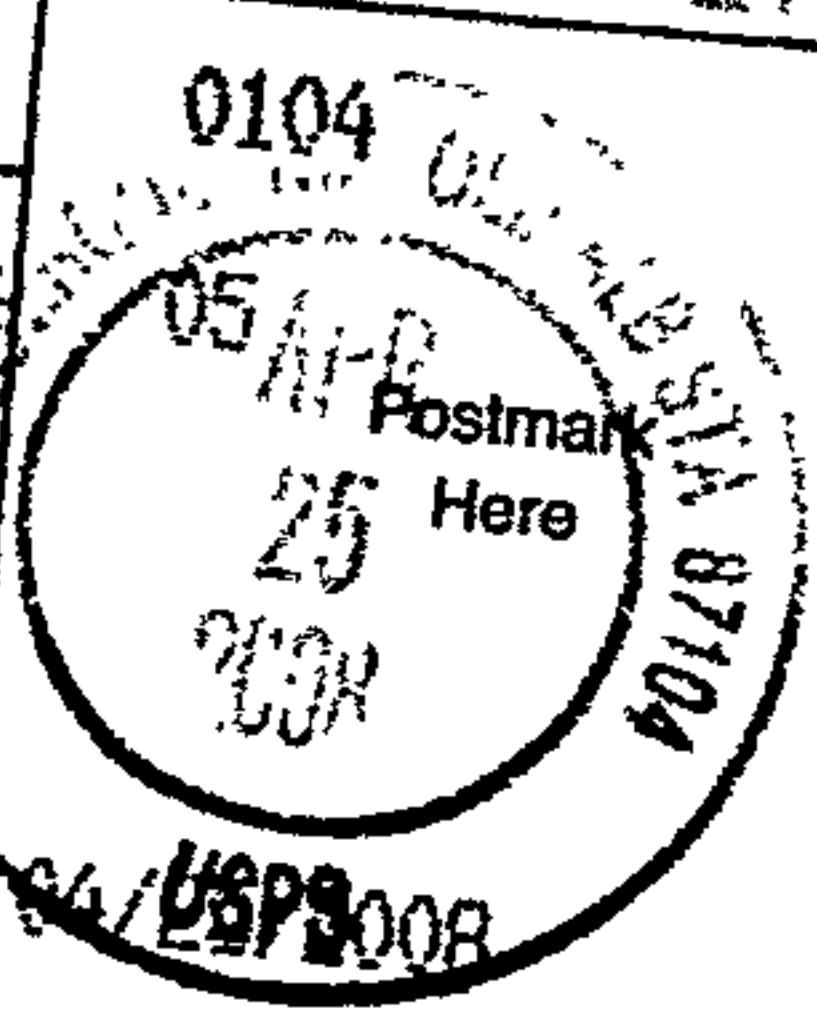
U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

ALBUQUERQUE NM 87114 **AL USE**

7006 0100 9002 4566 2000 0070 9002

Postage	\$	\$0.58
Certified Fee		\$2.65
Return Receipt Fee (Endorsement Required)		\$2.15
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$5.38



Sent To: Steven Wentworth
Street, Apt. No.,
or PO Box No. 8919 Boe Ln NE
City, State, ZIP+4 Albuquerque, NM 87113-

PS Form 3800, June 2002

See Reverse for Instructions

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from May 6 2008 To May 21, 2008

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.

[Signature]
(Applicant or Agent)

04/25/08
(Date)

I issued 1 signs for this application, 4/25/08
(Date)

[Signature]
(Staff Member)

DRB PROJECT NUMBER: 1007258