

AA DRB

APPLICATION NO. 10096	PROJECT NO. 1009442
PROJECT NAME ARROYO Holdings, LLC - Journal Ctr Office bldg	
APPLICANT / AGENT Joe Slagle	PHONE NO. 228-8707
ZONE ATLAS PAGE D-17	DATE SUBMITTED 9-13-12

ONE STOP CASE TRACKING LOG

(This tracking log is for DRB Delegation Actions / Over the Counter Routing)
(rev. 7/03)

TYPE OF APPROVAL	TRANSP DEV	UTILITY DEV	PARKS & REC	HYD DEV (City Engr)	PLANNING	
					CASE PLANNER	DRB CHAIR
SDP-Building Permit / SDP-Subdivision	F: _____ D: _____ A: _____	F: _____ D: _____ A: _____	F: _____ D: _____ A: _____	F: _____ D: _____ A: _____	F: _____ D: _____ A: _____	F: _____ D: _____ A: _____
Administrative Amendments (AA's)	F: _____ D: _____ A: _____	F: _____ D: _____ A: _____		F: _____ D: _____ A: _____	F: _____ D: _____ A: _____	
Minor Plat / Major Final Plat	F: _____ D: _____ A: _____	F: _____ D: _____ A: _____	F: _____ D: _____ A: _____	F: _____ D: _____ A: _____		F: _____ D: _____ A: _____
Vacation-Private Easement	F: _____ D: _____ A: _____	F: _____ D: _____ A: _____	F: _____ D: _____ A: _____	F: _____ D: _____ A: _____		F: _____ D: _____ A: _____

Project Number **1009442**

First Review- Total City Days	
Second Review- Total City Days	
Third Review- Total City Days	
Subtotal	
Total Number of Developer Days from back of form)	
Total Days	

Recd: 9-14-12
 - No routing
 - clarify ownership - not in AGLS, new?
 - site plan - separate it!
 1 as is, 1 with bubbled area and new elevats sheet.

cel

9/20/12 - route to DRB Chair for his approval

*Business Days
 **Pulled by Agent (P)
 F = forwarded
 D = disapproved
 A = approved

PLANS RELEASED TO APPLICANT OR AGENT TO CORRECT REJECTS

	First Review	
Called Applicant: _____	Date Returned: _____	Developer Days: _____
Date Released: _____		
Print Name: _____		
Signed: _____		

	Second Review	
Called Applicant: _____	Date Returned: _____	Developer Days: _____
Date Released: _____		
Print Name: _____		
Signed: _____		

	Third Review	
Called Applicant: _____	Date Returned: _____	Developer Days: _____
Date Released: _____		
Print Name: _____		
Signed: _____		

	Fourth Review	
Called Applicant: _____	Date Returned: _____	Developer Days: _____
Date Released: _____		
Print Name: _____		
Signed: _____		

AA DRB

CITY OF ALBUQUERQUE
 ADMINISTRATIVE APPROVAL (AA)- SITE DEV PLAN AMENDMENT
 ROUTING & REVIEW SHEET

APPLICATION #: 10096	PROJECT #: 1009442
PROJECT NAME: Arroyo Holdings, LLC	
APPLICANT or AGENT: Joe Slagle	
PHONE # and E-MAIL: 228-8707	
ZONE ATLAS PAGE: D-17	
ADMINISTRATIVE APPROVAL (AA) for:	<input type="checkbox"/> EPC CASE <input type="checkbox"/> DRB CASE

CURRENT PLANNING	DATE RECEIVED: 9-14-12
APPLICATION COMPLETE:	DATE:
APPLICATION INCOMPLETE:	DATE: 9-14-12
ROUTING NEEDED:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
COMMENTS:	
① needs proof of ownership - new owner	
② site plan is combined. need 1 clean, need 1 copy with bubbled area and new elevats sheet	

TRANSPORTATION (505) 924-3630	DATE RECEIVED:
PLANS DISAPPROVED:	DATE:
PLANS APPROVED: NSF	DATE: 09/24/12
COMMENTS:	

UTILITIES (505) 924-3989	DATE RECEIVED:
PLANS DISAPPROVED:	DATE:
PLANS APPROVED: <i>[Signature]</i>	DATE: 9-28-12
COMMENTS:	

HYDROLOGY (505) 924-3986	DATE RECEIVED:
PLANS DISAPPROVED:	DATE:
PLANS APPROVED: <i>Ante a Chen</i>	DATE: 10-2-12
COMMENTS:	

PLANNING DIRECTOR (505) 924-3860	DATE RECEIVED:
PLANS DISAPPROVED:	DATE:
PLANS APPROVED: <i>[Signature]</i>	DATE: 10-3-12
COMMENTS:	



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z

ZONING & PLANNING

V

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

P

D

- Street Name Change (Local & Collector)

L A

APPEAL / PROTEST of...

- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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.

APPLICATION INFORMATION:

Professional/Agent (if any): SLAGLEHERN ARCHITECTS PHONE: 228-8707
 ADDRESS: 1503 CENTRAL NW FAX: _____
 CITY: ABQ STATE NM ZIP 87109 E-MAIL: joe@slaglehern.com

APPLICANT: AGUAYO HOLDINGS LLC PHONE: 828-9000
 ADDRESS: 6309 DURADO BEACH RD. NE FAX: _____
 CITY: ABQ STATE NM ZIP 87102 E-MAIL: _____

Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: A.A. FOR THE ADDITION OF A NEW ROOF PAVILION AND ROOF DECK AT AN EXIST. 3 STORY OFFICE BUILDING.

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. 1AAA Block: 0000 Unit: _____
 Subdiv/Addn/TBKA: JOURNAL CENTRAL
 Existing Zoning: UP Proposed zoning: SAME MRGCD Map No 1
 Zone Atlas page(s): D.17 UPC Code: 101706337946410302

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): DRB 98-277
2-72-33/AX-72-10

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 4.6 AC.
 LOCATION OF PROPERTY BY STREETS: On or Near: LANG. AVE NE
 Between: PASEO DEL NORTE and SAN ANTONIO

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE [Signature] DATE 9.13.12
 (Print Name) JOE SLAGLE Applicant: Agent:

FOR OFFICIAL USE ONLY

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>12AA - 10096</u>	<u>AA</u>		<u>\$45.00</u>
<input checked="" type="checkbox"/> All fees have been collected				\$
<input checked="" type="checkbox"/> All case #s are assigned				\$
<input type="checkbox"/> AGIS copy has been sent				\$
<input type="checkbox"/> Case history #s are listed				\$
<input type="checkbox"/> Site is within 1000ft of a landfill				\$
<input type="checkbox"/> F.H.D.P. density bonus				\$
<input type="checkbox"/> F.H.D.P. fee rebate				\$
	Hearing date <u>N/A</u>			Total <u>\$45.00</u>

[Signature] 9-13-12 Staff signature & Date Project # 1009442

Revised: 4/2012

FORM P(4): SITE DEVELOPMENT PLAN REVIEW – ADMINISTRATIVE APPROVAL (AA)

AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (AA02)

AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION (AA03)

- Letter describing and justifying the request
- One (1) copy of all applicable sheets of the approved Site Development Plan being amended, folded to fit into an 8.5" x 14" pocket. Approved site development plans should contain signatures of the Development Review Board (DRB). *need 1 clean set & 1 new set - not a DRB Combo.*
- Copy of EPC or DRB Official Notice of Decision associated with the approved site development plan
- One (1) copy of the proposed Site Development Plan, with changes circled and noted, folded to fit into an 8.5" x 14" pocket. Refer to the Site Development Plan for Building Permit or Site Development Plan for Subdivision *Checklist* for information needed on the proposed Site Development Plan.
- Map from the most recent Zone Atlas, with the entire property(ies) precisely and clearly outlined
- Letter of authorization from the property owner, if the application is submitted by an agent
- Fee (see fee schedule)
- Any original and/or related file numbers must be listed on the cover application

NOTE: The next two items are also required if the square footage change is 2% or more of the approved square footage and/or if any person may be substantially aggrieved by the altered plan.

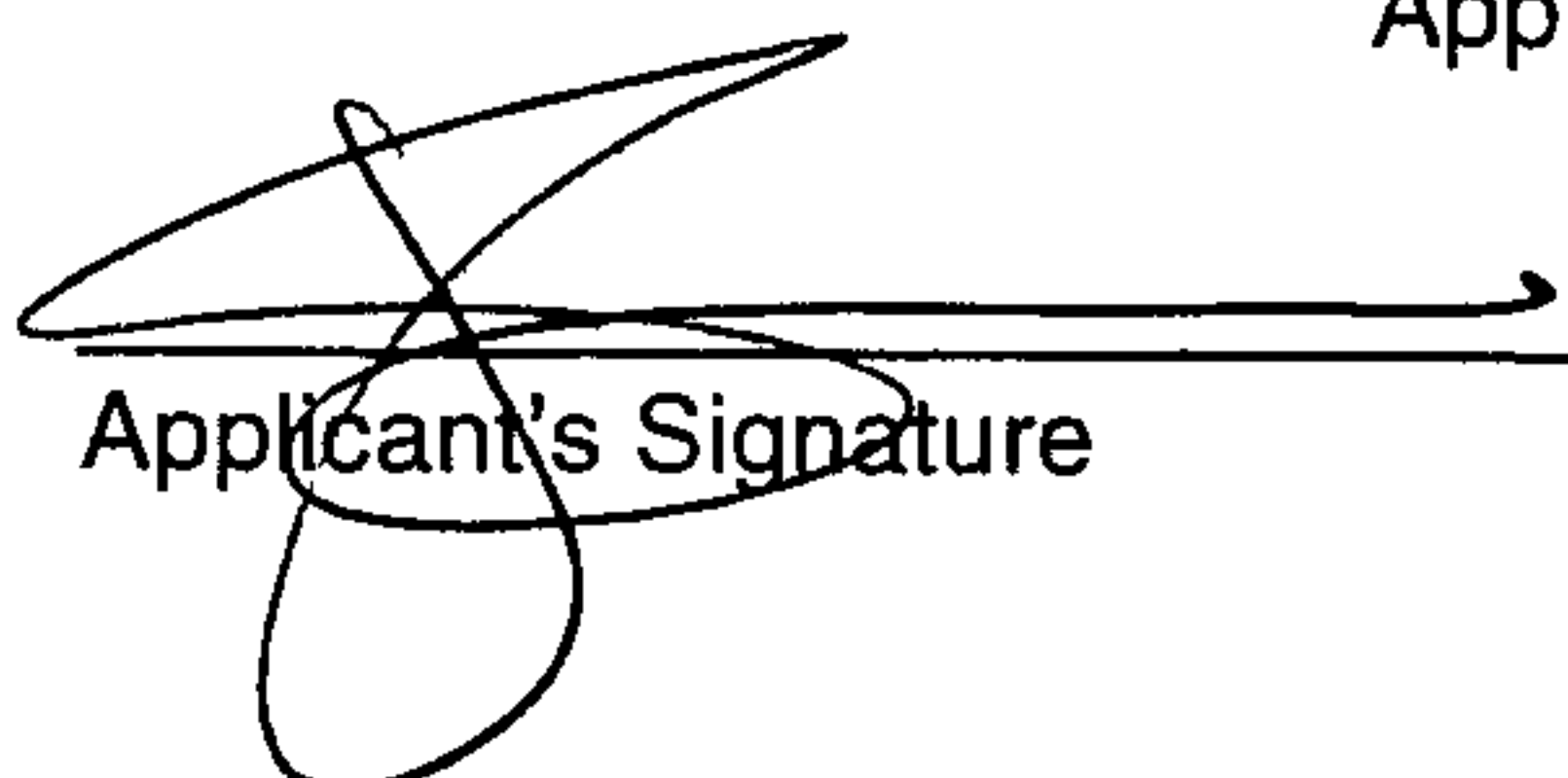
- Notification letter addressed to owners of adjacent properties and certified mail receipts
- Office of Neighborhood Coordination (ONC) inquiry response, notification letter to affected Neighborhood Associations and certified mail receipts

WIRELESS TELECOM FACILITY (WTF)- FREE-STANDING, COLLOCATION or OTHER TYPE (AA04)
(EXCEPT FOR COLLOCATION OF A NON-CONCEALED WTF ON A STRAIGHT-ZONED SITE, WHICH GOES TO THE ZONING FRONT COUNTER AT THE BUILDING SERVICES CENTER/ EAST SIDE)

- Letter describing the request and discussion of its how it relates to the WTF Ordinance (O-06-40)
- Letter of authorization from the property owner if application is submitted by an agent
- Fee (see fee schedule)
- Any relevant file numbers (case history of previous development applications) must be listed on cover application
- Copy of EPC *Official Notice of Decision*, if the subject site went through the EPC process
- Proposed Site Development Plan set: title sheet, notes/photo sheet, site plan sheets, elevation sheets, landscape plan (if free-standing), and survey sheet(s) (3 copies- 11" x 17"). No electrical sheets needed.
- For collocation on a public utility pole: the PNM approved site dev. plan set for the proposed WTF (1 copy)
- Photo simulations- before and after the proposed WTF (3 views minimum)
- Site Development Plan sheets must be stamped by a registered engineer or architect.
- Copy of approved Site Development Plan being amended by adding the proposed WTF, if applicable (1 copy)
- City Zone Atlas map page, with location of the subject site clearly indicated
- 1 map showing Zoning of the subject site and adjacent properties
- 1 map showing Land Use (ex. residential, commercial, etc.) of the subject site and adjacent properties
- For free-standing WTFs: Evidence demonstrating that collocation possibilities were considered, consisting of a written response to §14-16-3-17(A)(6)(a through e) and any supporting materials such as engineering maps
- For collocation on a public utility pole: written response to items a through e in §14-16-3-17(A)(14)
- Notarized statement re: WTF capacity, number and types of proposed antennas and if another user can be accommodated on the proposed WTF [see §14-16-3-17(A)(13)(d)(2)]
- Affidavit (notarized statement) re: explanation of factual basis for the proposed WTF's engineering requirements [see §14-16-3-17(A)(13)(d)(3)] Note: Notarized statement and affidavit must be on separate pages.
- Letter of intent re: shared use of proposed WTF if reasonable conditions are met [§14-16-3-17(A)(13)(e)]
- For free-standing WTFs: Distance to the nearest existing free-standing WTF and the WTF owner's name [§14-16-3-17(A)(13)(d)(5) and (A)(17)]
- Office of Neighborhood Coordination (ONC) inquiry forms, response based on ¼ mile radius from subject site [§14-16-3-17(A)(13)(f)]
- Copy of letter and site plan sheet(s) to both contacts for each neighborhood association, with certified return receipts
- List of property owners within 100 feet of the subject site and copy of letter and site plan sheet(s) sent to property owners, with certified return receipts [§14-16-3-17(A)(13)(f)]
- Supplemental Application Form for Wireless Projects- filled out completely, with the required attachments provided and labeled.

NOTE: For WTFs proposed to be located on City of Albuquerque property, a lease agreement with the City will be needed. Please contact Catalina Lehner at (505) 924-3935 for more information.

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

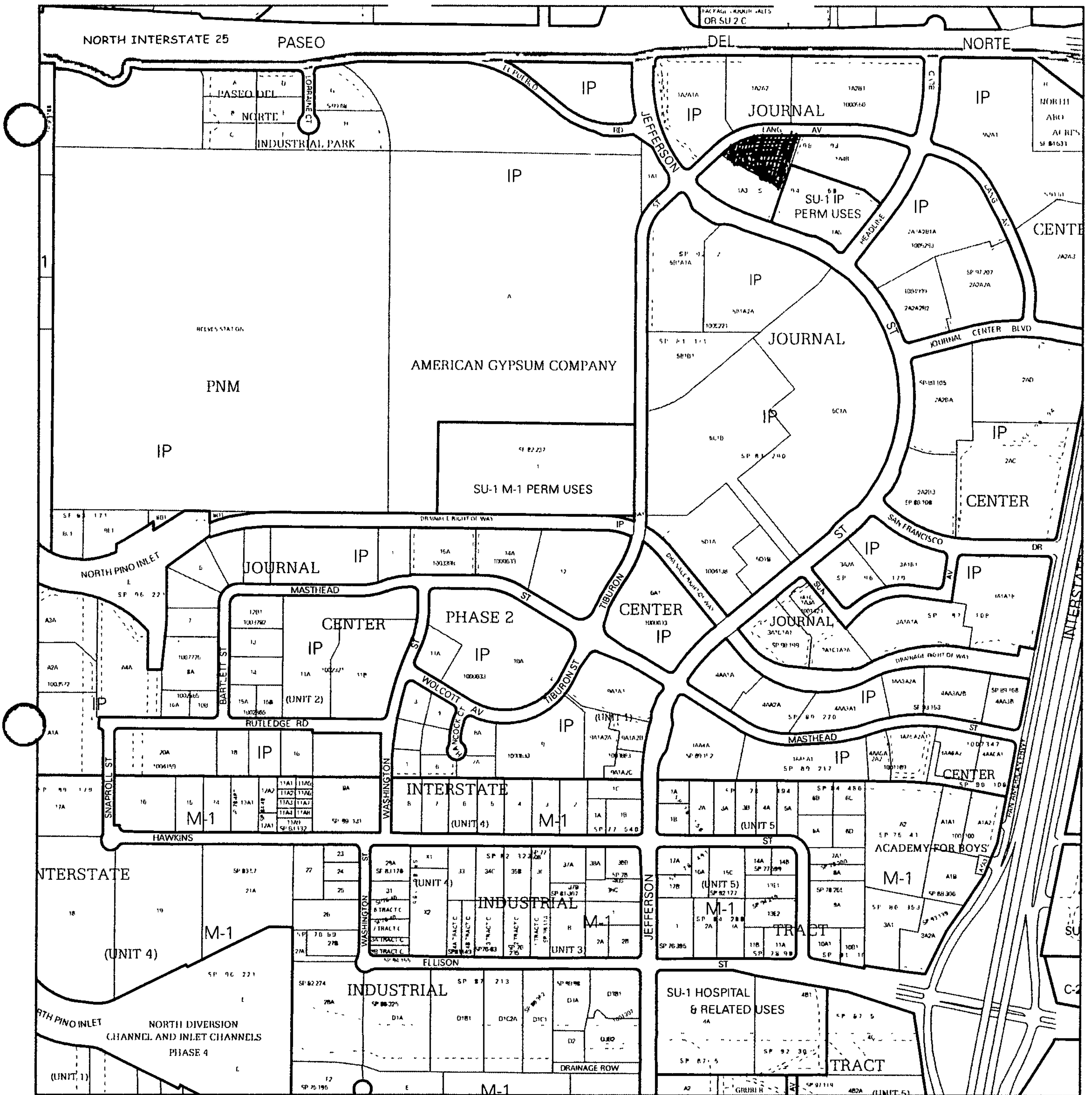
JOE SUAGUE
 Applicant's Name (please print!)

 Applicant's Signature
9.13.12
 Date




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

Application case numbers:
12 AA - 10096

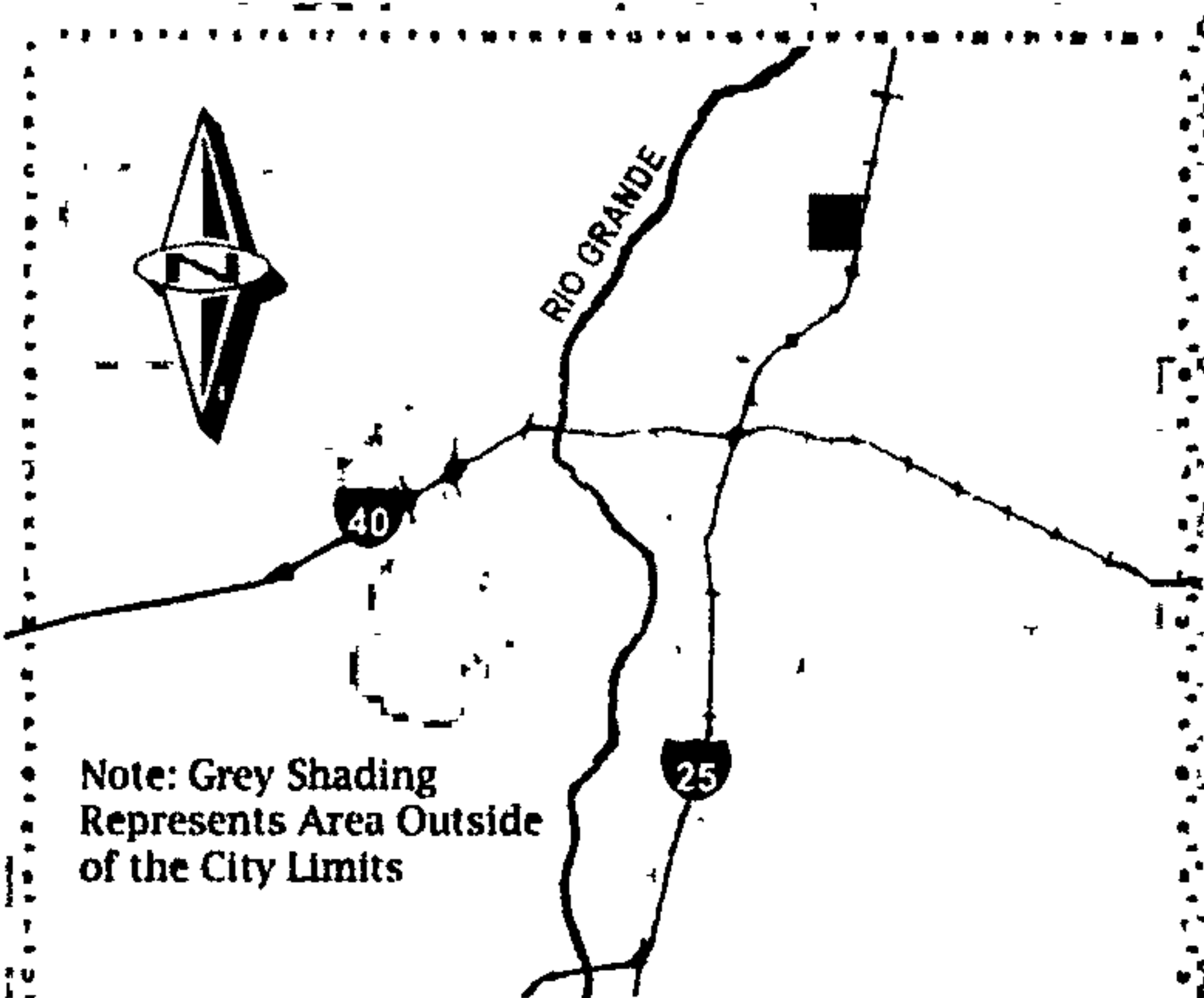
1009442
 Planner's Signature / Date
 Project #:  9-13-12



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



Map amended through: 1/24/2011



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
D-17-Z

Selected Symbols

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

0 750 1,500 Feet

slagleherr.com

September 12, 2012

Carmen Marrone
Plaza del Sol Building
600 2nd Street NW
Albuquerque, NM 87102

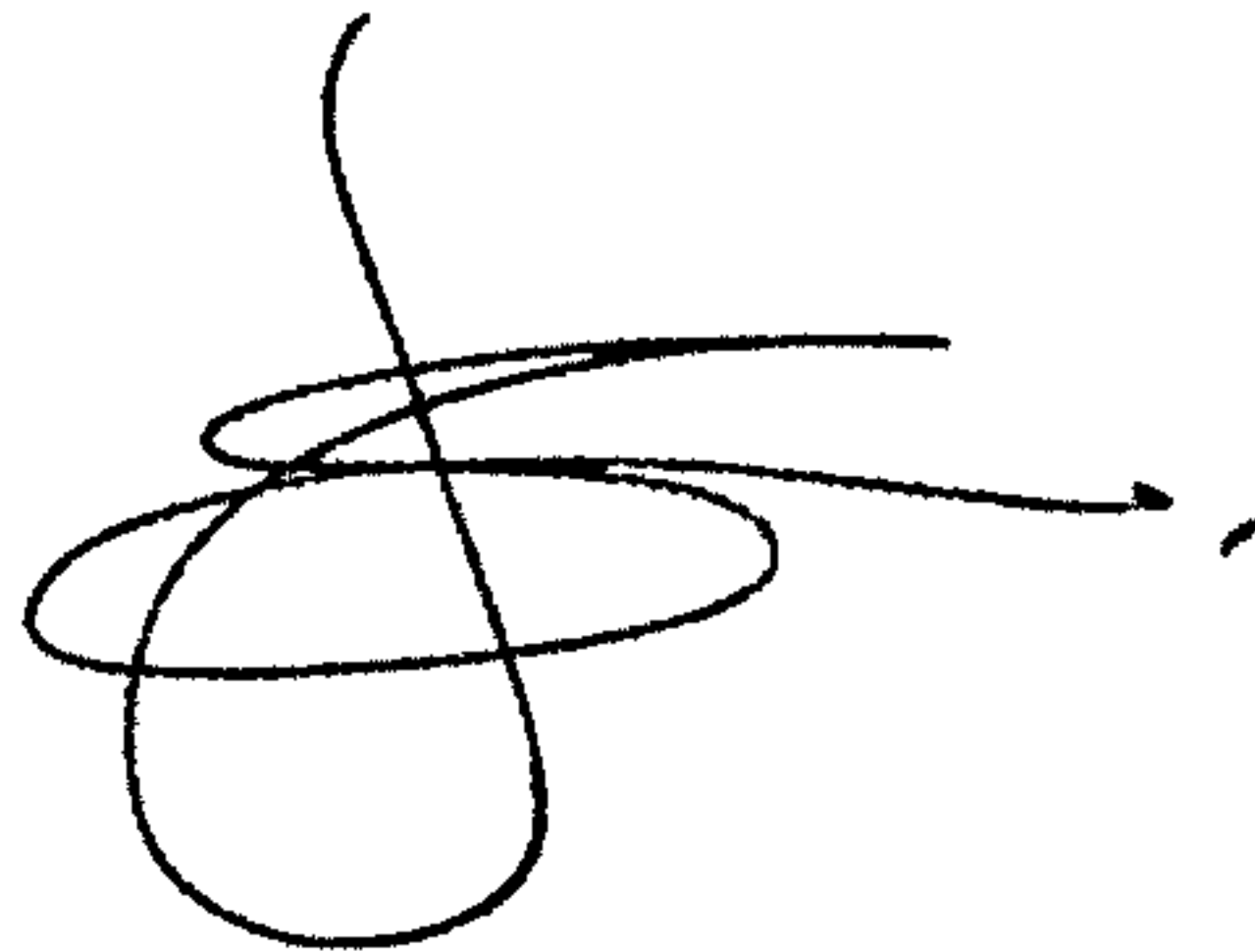
APPLICATION FOR ADMINISTRATIVE AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING
PERMIT FOR: 8100 LANG NE, ALBUQUERQUE, NM
PREVIOUS DRB NUMBER: 98-277

Carmen:

This administrative amendment request is for a new 1500 s.f. roof pavilion and a new 3000 s.f. roof deck to be added at the roof of the existing 30,000 s.f. three story office building at 8100 Lang Avenue NE. The overall height of the building will increase from 48' to 53'-4" to the highest point. This remains within the Journal Center height restriction as shown on the drawing attached. The building was formerly occupied by First Community Bank, and has recently been purchased by Ultramain Systems Inc. The roof improvements have been reviewed and approved by Journal Center Corporation, and their letter is attached.

Should you have any questions or require further information, please feel free to contact me at 228-8707 or joe@slagleherr.com.

Sincerely,



Joe Slagle
slagleHERR Architects, Inc.

slagle
HERR

Architects

1503 b central ave nw

po box 57106

albuquerque

87104

87187

new mexico

505 246 0870

Arroyo Holdings LLC

6309 Dorado Beach NE, Albuquerque, NM 87111

505-828-9000

City of Albuquerque
Planning Department
600 2nd St. NW
Albuquerque, NM 87102

September 6, 2012

Dear Planning Department,

Arroyo Holdings, LLC hereby authorizes Joe Slagle with SlagleHerr Architects to act as agent on our behalf for the submittal of an administrative amendment for the addition of a roof deck facility on the roof of our newly acquired building at 8100 Lang Ave NE, Albuquerque, NM 87109.

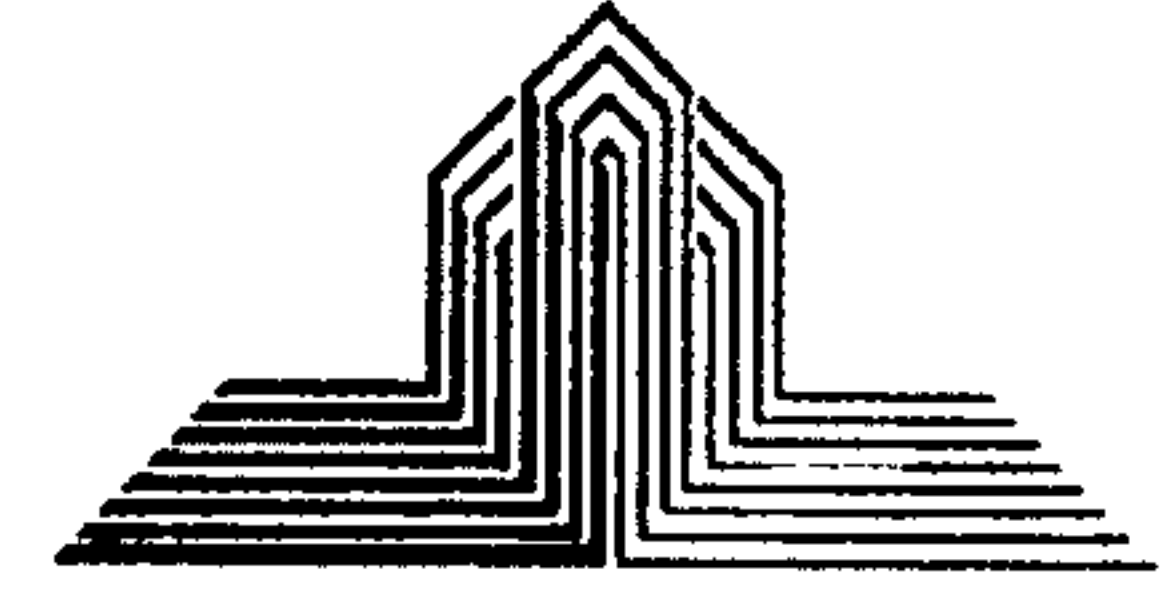
If you have any questions, please do not hesitate to contact me at 505-828-9000.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark McCausland". The signature is fluid and cursive, with a long, sweeping tail that extends to the right.

Mark McCausland
President

JOURNAL
CENTER
CORPORATION



September 10, 2012

Ultramain Systems, Inc.
Mark McCausland, President
7500 Jefferson Street NE
Courtyard II
Albuquerque, NM 87109

Re: 8100 Lang NE

Dear Mr. McCausland:

The Journal Center Architectural Review Committee has reviewed and approved the plans for the roof deck and pavilion for the building at 8100 Lang NE.

If we can be of further assistance please do not hesitate to call our office.

Thank you for your submittal.

Sincerely,

Lowell A. Hare
President & CEO

LAH/jk

OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION

2. DRB-98-277 JLS Architects, agents for First State Bank of Taos, request Site Development Plan for Building Permit approval for Tract 1A-4-A, Journal Center, zoned IP (City) and located on Lang Ave NE between Jefferson St NE and Headline Blvd NE containing approximately 1.607 acres. (D-17)

At the August 25, 1998, Development Review Board Meeting, the Site Development Plan for Building Permit was conditionally approved with final sign off delegated to Transportation Development, Utilities Development and Planning.

If you wish to appeal this decision, you must do so by September 9, 1998, in the manner described below. A nonrefundable fee of \$135 is required at the time the appeal is filed.

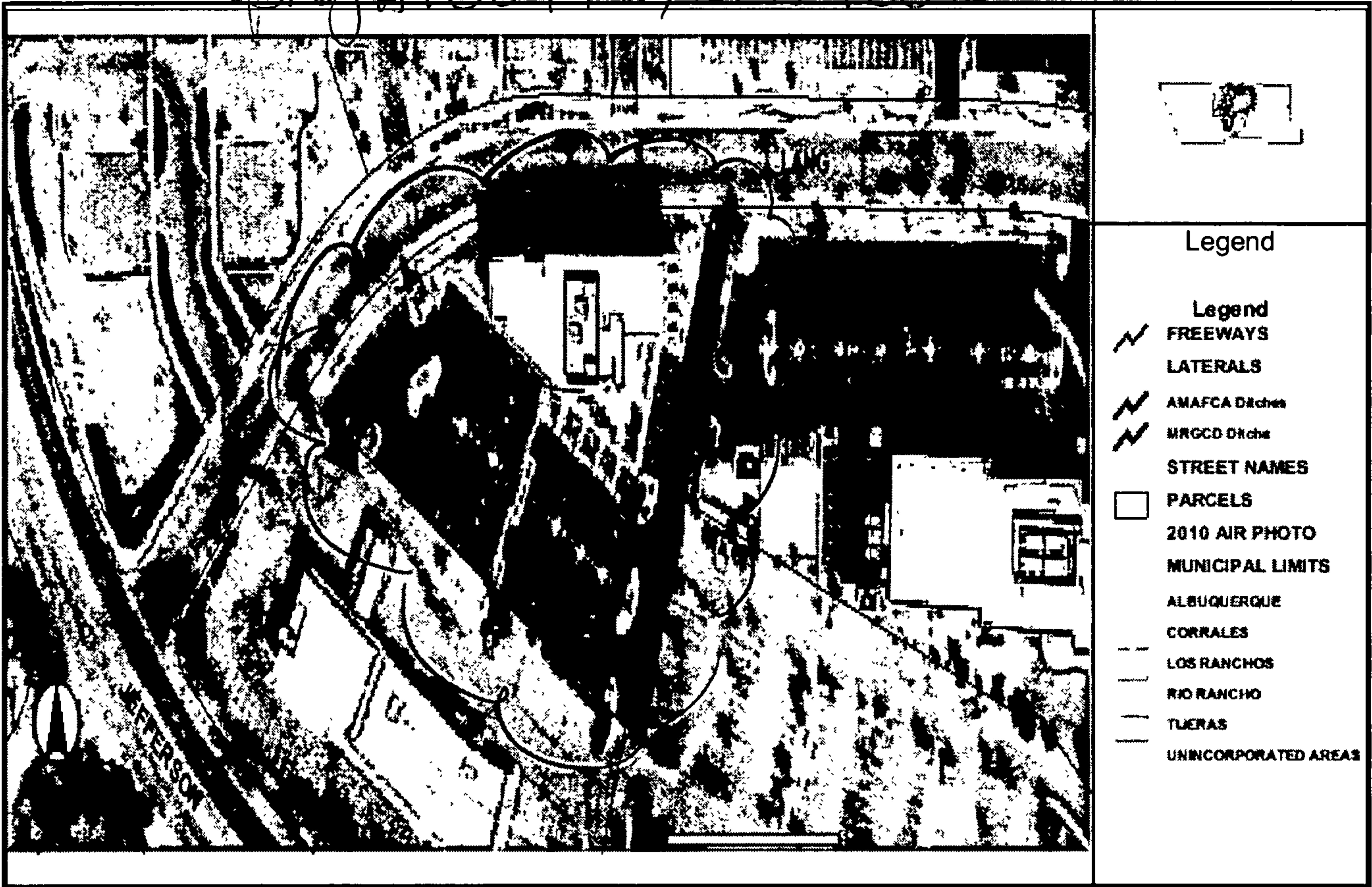
Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, within 15 days of the Development Review Board's decision. The date the determination in question 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 45 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).


Kym Dicome
DRB Chair

cc: First State Bank Of Taos, P.O. Box 3686, 87190
JLS Architects, 1600 Rio Grande NW, 87106
Loren Hines, Property Management, Legal Dept./7th Flr, City/County-Room 7042
Terri Martin, Public Works Department, 2nd Floor, Plaza del Sol Bldg.
File

Order #1009442/12AA-10096

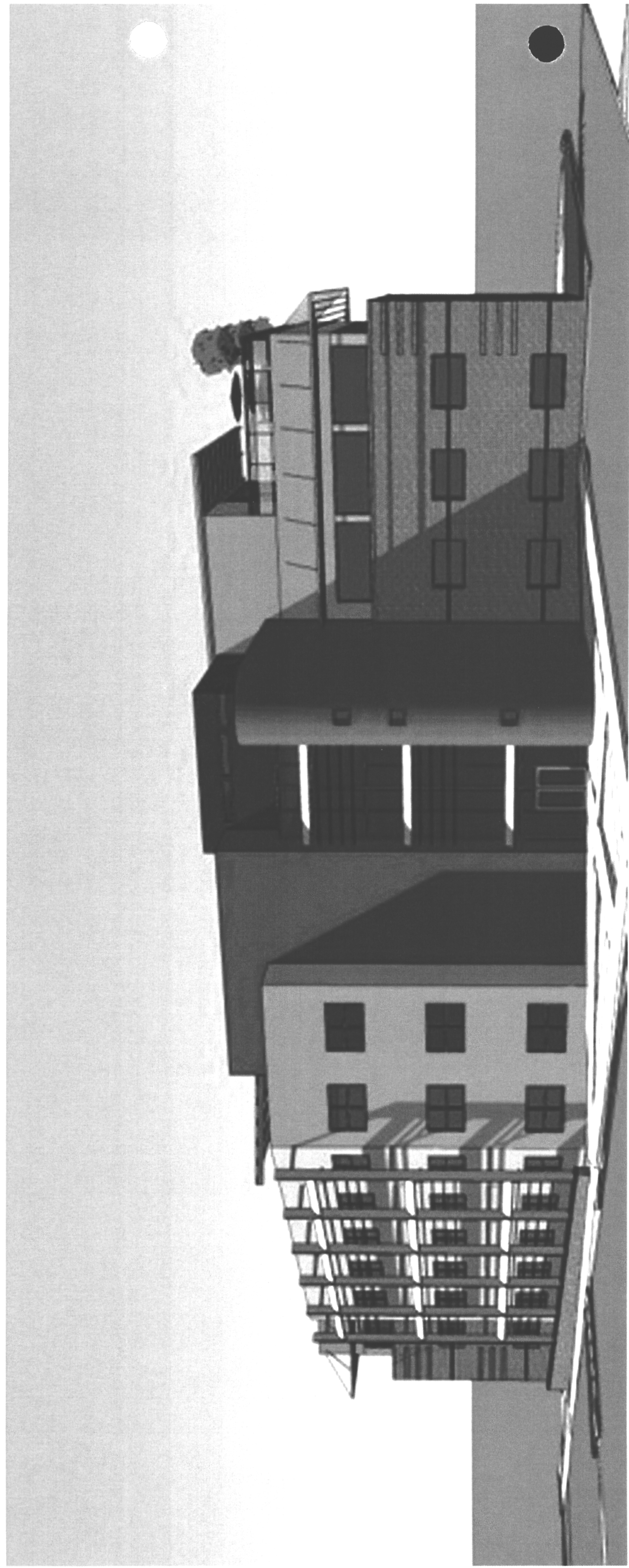


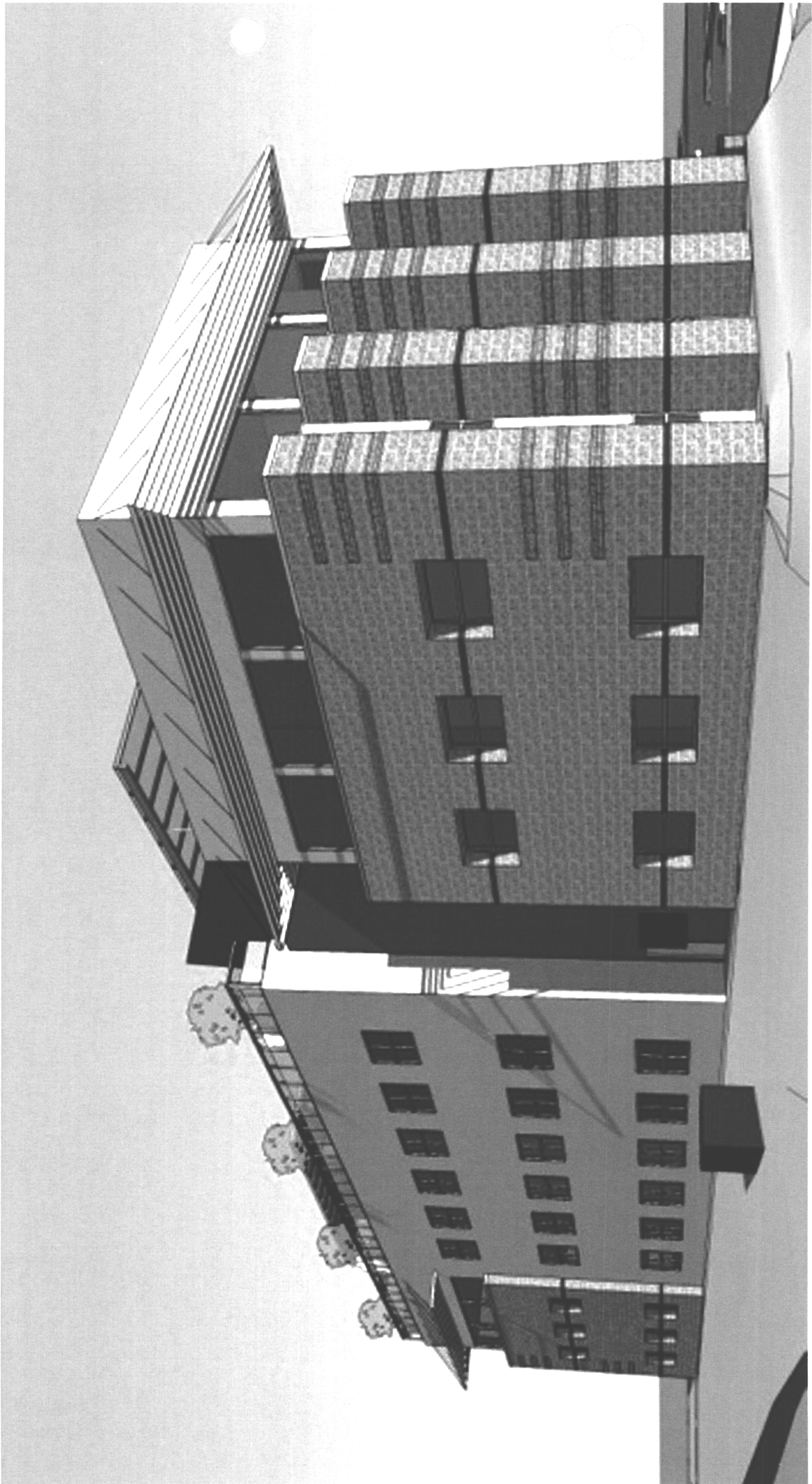
zoning: DP

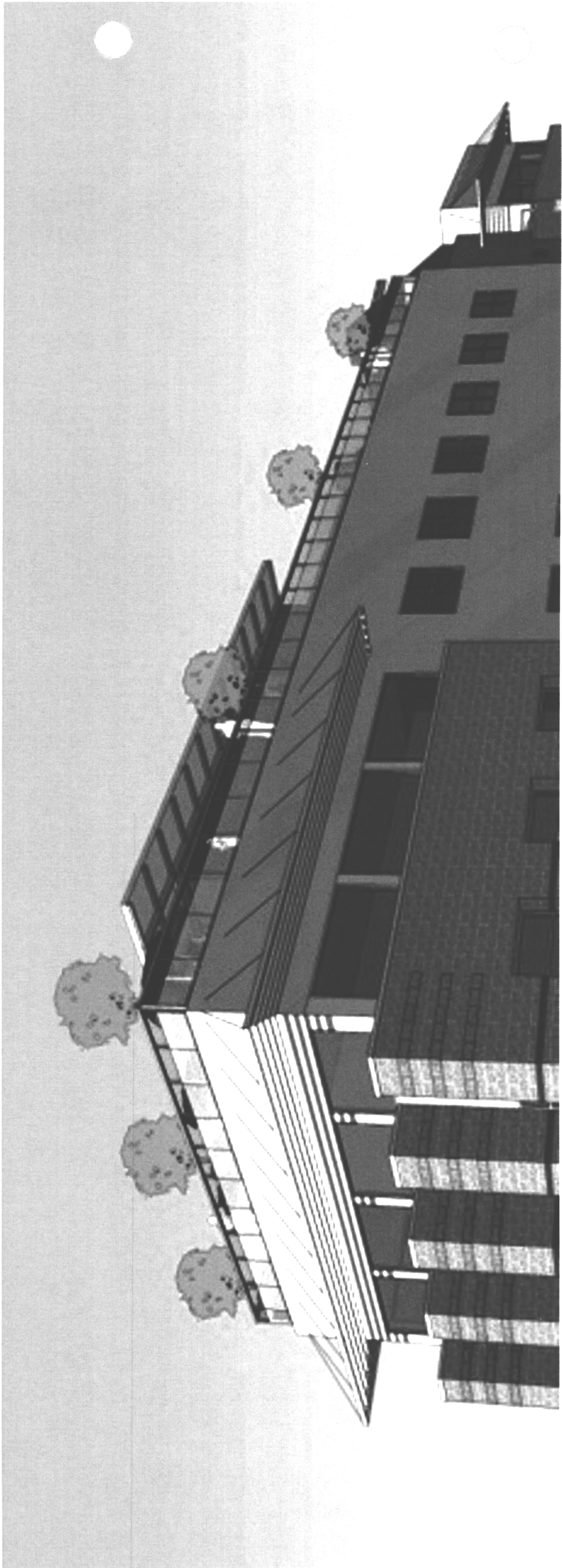
owners Sheboygan office properties

proj # 1009442/12AA-10096

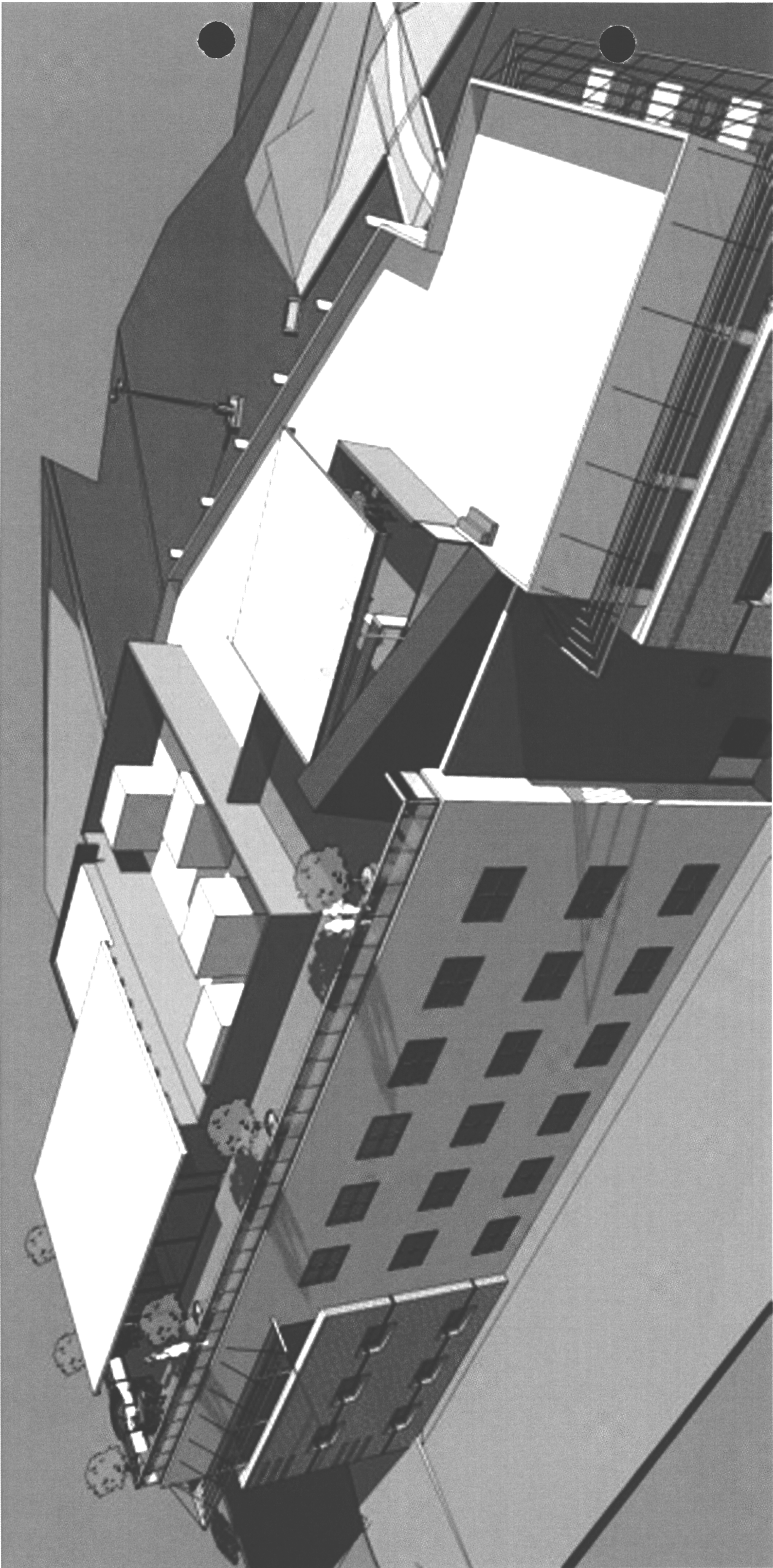
1066



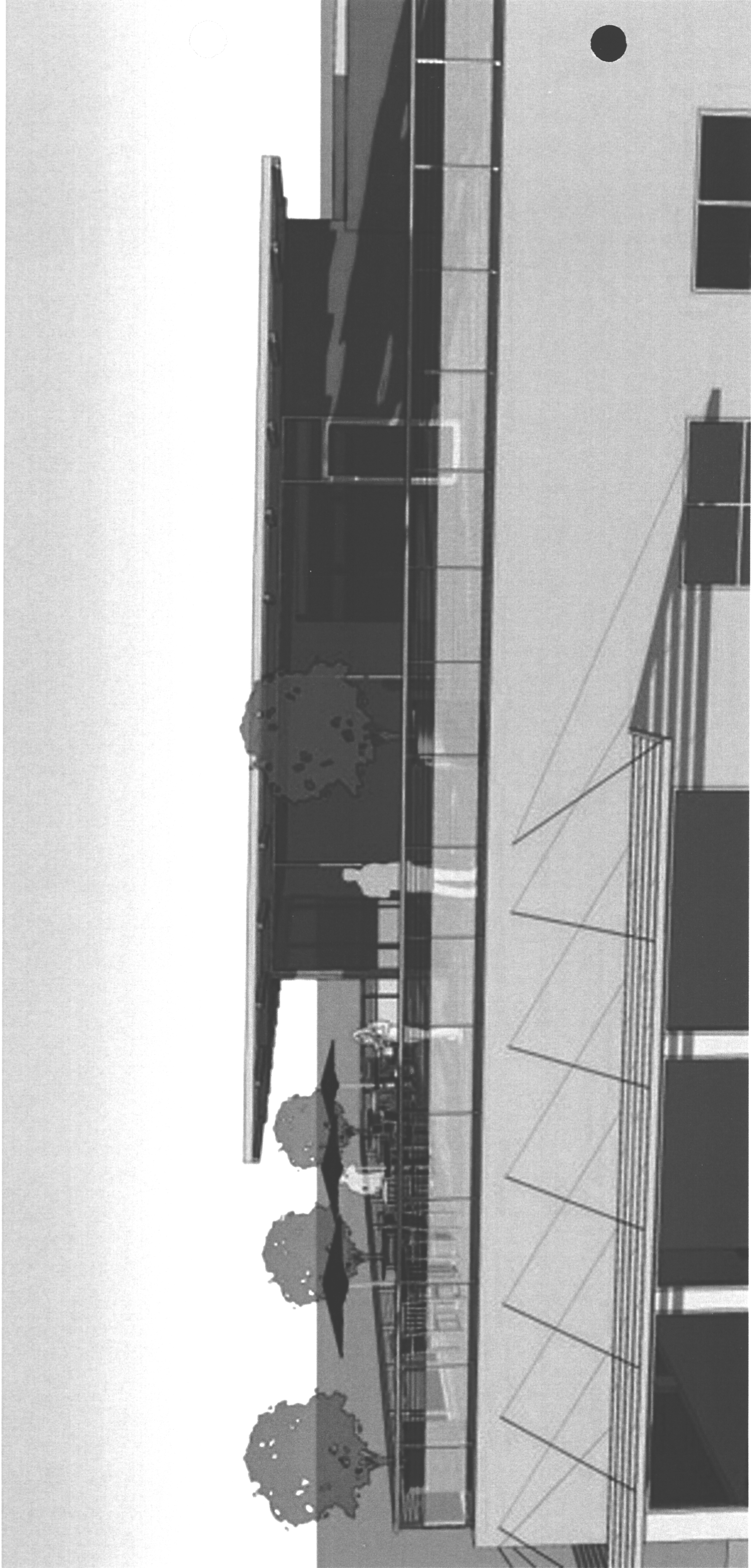




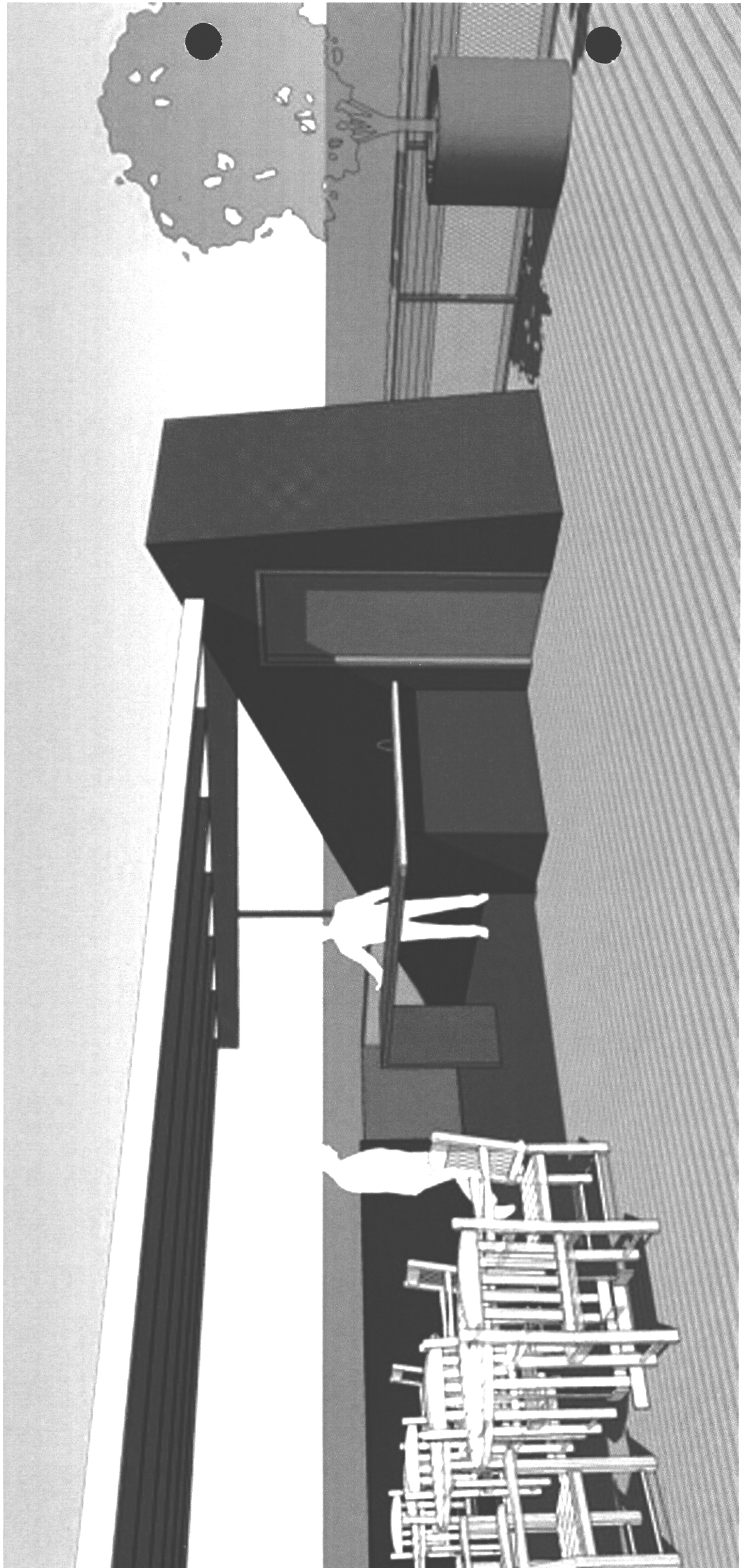
4 of 6

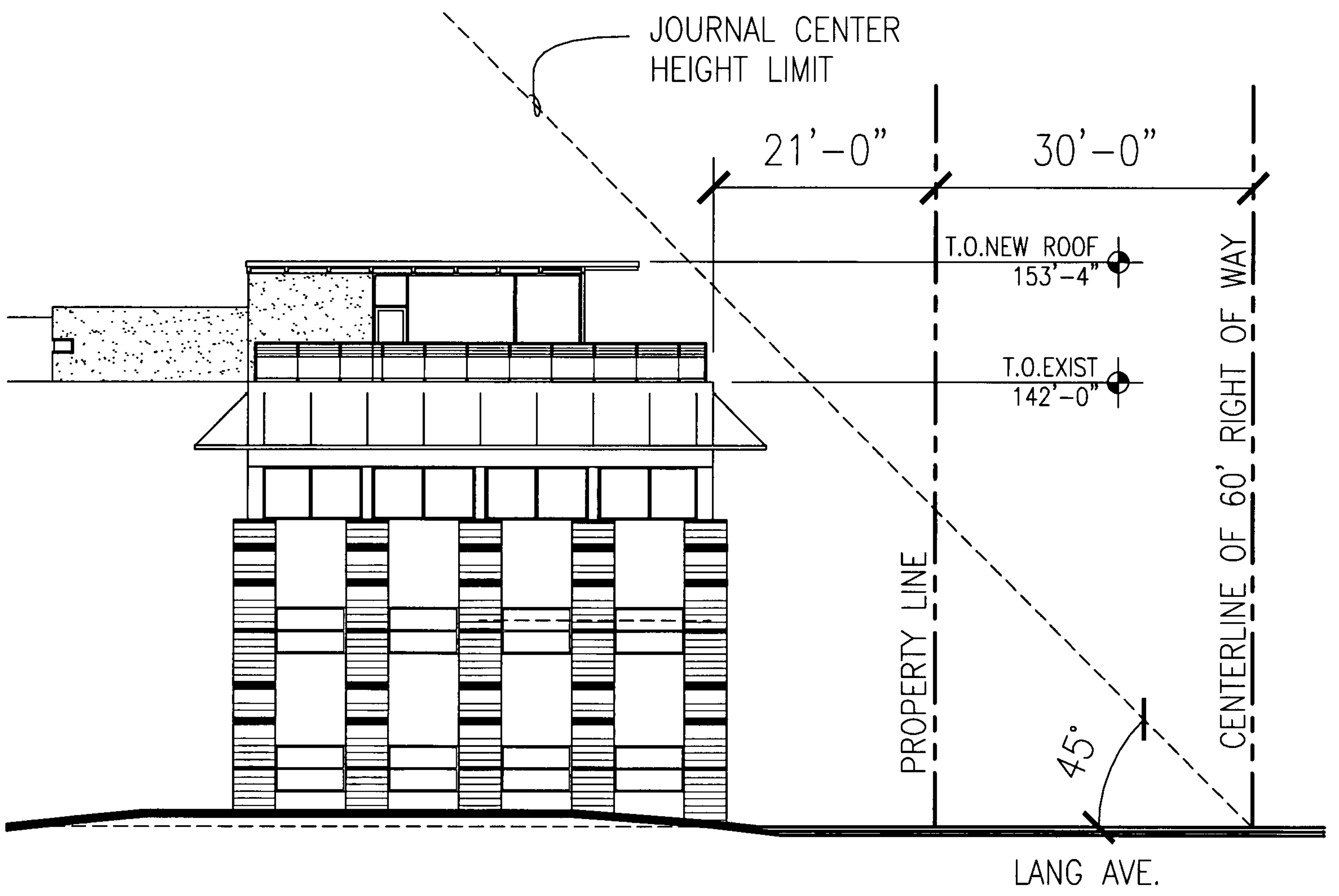


5066



6066





1 | HEIGHT COMPLIANCE DIAGRAM

AA1 | 1/16" = 1'-0"

addition of a:
 pavilion and
 roof deck
 8100 Lang Ave NE
 Albuquerque, NM

s l a G l e
H E R R

A r c H i t e c t s

1600 rio grande nw
 albuquerque
 new mexico 87104

505 246 0870 fax 505 246 0437

9-12-12