



July 15, 2016

Mr. Jack Cloud  
Chairman, Development Review Board  
City of Albuquerque Planning Department  
600 2nd St. NW  
Albuquerque, NM 87103

Re: Reason for Request – Legacy @ Journal Center  
Review and Approval of Site Development Plans for Subdivision & Building Permit  
Legal Description: Tract A Plat of Tract A Legacy at Journal Center  
City Planning Project # 1010228

Dear Mr. Cloud:

We are acting as agent for Titan Journal Center Investors, LLC and Titan Journal Center Land LLC, owners of the subject property, for the actions referenced above. This application is being submitted to the Development Review Board for review per the requirements of the Journal Center Master Plan, which directs approval of Site Development Plans thru delegation to DRB following review, approval and recommendation by the Journal Center Corporation Architectural Review Committee. Concurrent with this application is a request for vacation of easements (a 10' PUE and a 30' water/sewer) being submitted under separate cover by Bohannon Huston, our project civil engineer. The replat of the property will also be submitted by Bohannon Huston in time to be heard at the same hearing as the other requests listed above.

The site is a vacant, fourteen acre tract at the southwest corner of Interstate 25 and Paseo del Norte. It is accessible from the southwest via Lang Avenue NE, as well as a new, to be constructed right-in/right-out driveway, with deceleration lane, from the southbound Interstate 25 Frontage Road. The driveway from the Frontage Road has been reviewed and approved by the New Mexico Department of Transportation. There are several easements and powerlines which are to be vacated and removed, respectively. The site's existing zoning is "IP", and is within the Journal Center Master Plan. No change is requested or required for the proposed development.

The site is to be subdivided into three lots in anticipation of development into a retail and restaurant center. Retail and restaurant uses are permissive under the site's existing "IP" zoning category. The middle seven acre lot is to be developed for use by the outdoor retailer Cabela's, who will construct a single story, 68,500 square foot building and associated site work. The remaining two lots will be developed in the near future for complimentary retail and restaurant users, or other uses permissive under IP zoning.

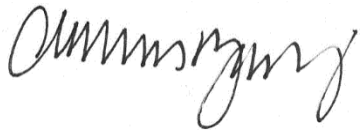
The Site Development Plan for Subdivision includes Design Standards, written to promote a consistent level of quality across the entire fourteen acres. They are based upon best practices, the City of Albuquerque's Code of Ordinances, and the Journal Center Master Plan Design Standards. The Legacy @ Journal Center Design Standards address setbacks, height, parking, pedestrian connections, landscaping, walls & fences, utilities, architecture, lighting, and signage. The Site Development Plan for Building Permit for the Cabela's site is designed to comply with the proposed Design Standards and is coordinated with the anticipated layout of the two

adjacent lots. Final layouts for the two adjacent lots will be based upon the specific requirements of the users to be located there, along with the proposed Design Standards.

We respectfully request approval of the above request. If you have any questions or need clarification of anything contained herein, please contact Kurt Browning or Brian Patterson of Titan Journal Center Investors LLC, Anthony Jaramillo of my office, or myself.

Sincerely,

Dekker/Perich/Sabatini  
Agent for Titan Journal Center Investors, LLC



Christopher R. Gunning, AIA, LEED AP  
Principal

CC: Kurt Browning  
Brian Patterson  
Anthony Jaramillo