

December 19, 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 Shops @ Journal Center
Review and Approval of Site Development Plan for Subdivision & Re-plat
Legal Description: Tract A-3 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. A letter from the JCC-ARC is included as part of this submittal.

Concurrent with this application is a request for re-plat to subdivide the referenced tract into two lots. The re-plat is being submitted under separate cover by Bohannon Huston, our project civil engineer.

The site, Tract A-3, is a vacant, three acre parcel at the southwest corner of Interstate 25 and Paseo del Norte. It was created under the recently approved Site Development Plan for Subdivision (SPS) with Design Standards for Cabela's. Two lots are to be created from Tract A-3; one for the shops building proposed in this submittal, and the other for a future restaurant which will be submitted separately.

The site 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 was approved as part of the recent Cabela's SPS, and will be constructed as part of the improvements under that approval.

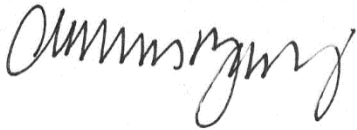
The site's existing zoning is "IP", and is within the Journal Center Master Plan. No change is requested or required for the proposed development.

The shops building's architectural theme was taken from the recently approved Site Development Plan for Subdivision's Design Standards, and is complementary to the architecture of the Cabela's building. The site layout is also based upon the approved design standards, with landscaping and pedestrian connections that unify the overall development.

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

A handwritten signature in black ink, appearing to read 'Chris Gunning', written in a cursive style.

Christopher R. Gunning, AIA, LEED AP
Principal

CC: Kurt Browning
Brian Patterson
Anthony Jaramillo