

March 31, 2015

Jack Cloud
Development Review Board Chairman
City of Albuquerque
600 2nd Street NW - 1st Floor
Albuquerque, NM 87102

Re: Request for Replat: Legacy at Journal Center.

Dear Mr. Cloud:

This letter and its attachments request Development Review Board (DRB) approval for the replat of the Legacy at Journal Center, currently known as Tracts 2A-2A-1 and Tract H, Journal Center. This replat proposes to combine two parcels into one, incorporate vacated public right-of-way (Headline Blvd.) into the newly created parcel, acknowledge recent easement vacation actions, and grant new easements. The vacation actions were reviewed and approved by the DRB and City Council as actions 14DRB 70314 and 14DRB 70315.

Please review the information included with this submittal and schedule for DRB review at the nearest opportunity. Let me know if you have questions or need additional information.

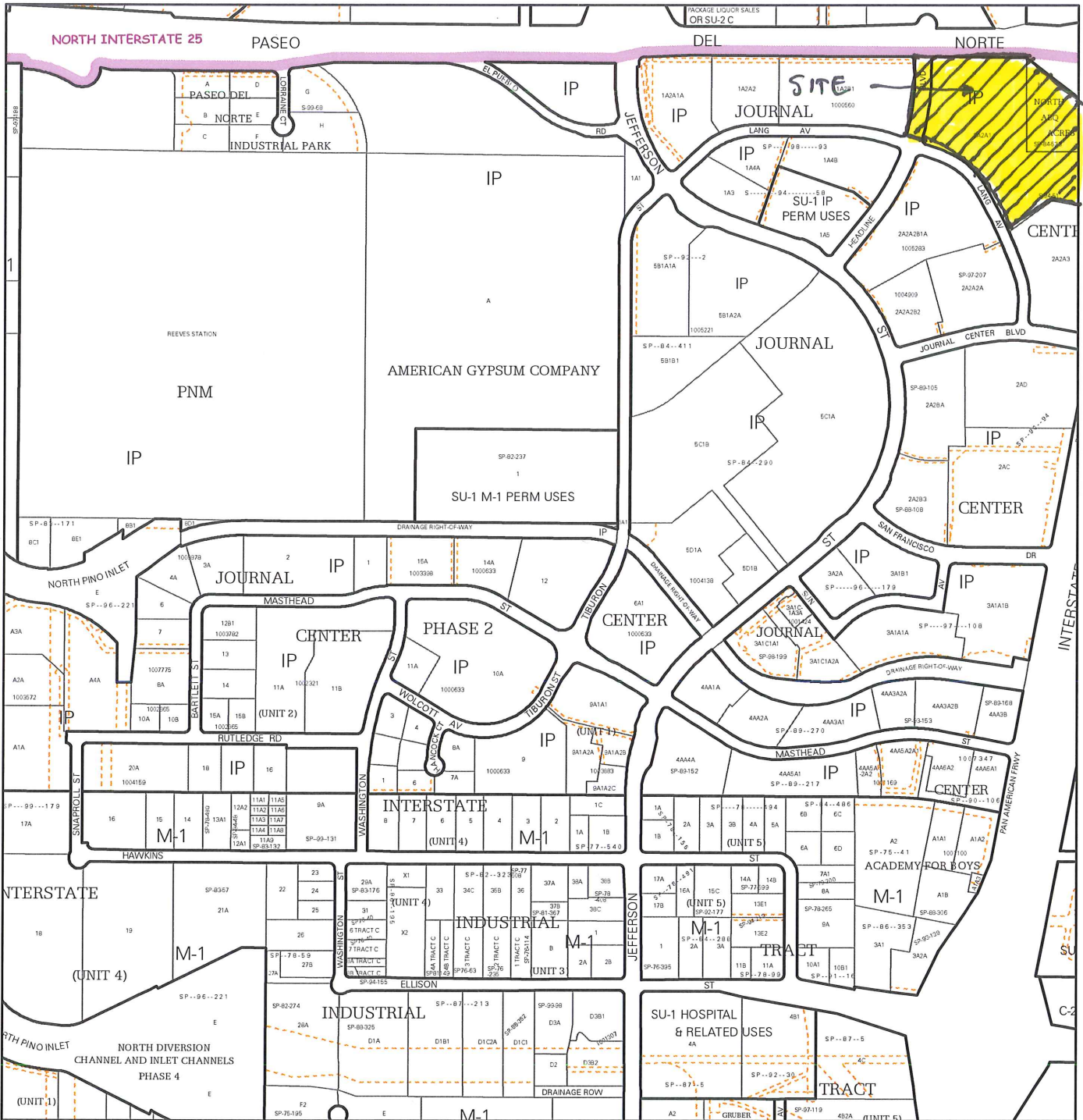
Sincerely,



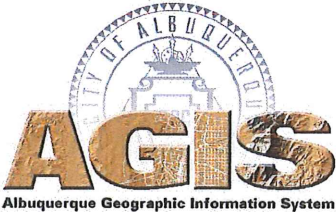
Paul M. Wymet, AIA, AICP
Senior Project Manager
Community Development & Planning

PMW/jcm
Enclosures

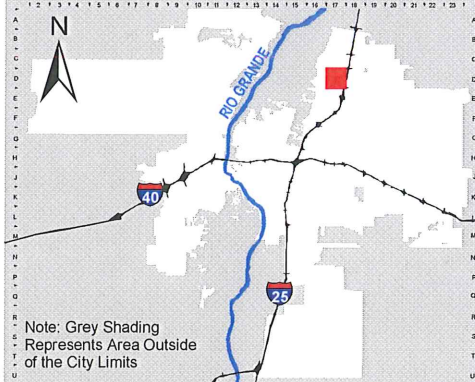
cc: Lowell Hare, Journal Center (w/encls.)
Kurt Browning, Titan Development (w/encls.)
James Topmiller, BHI



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












Map amended through: 4/2/2012

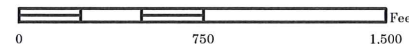


Note: Grey Shading Represents Area Outside of the City Limits

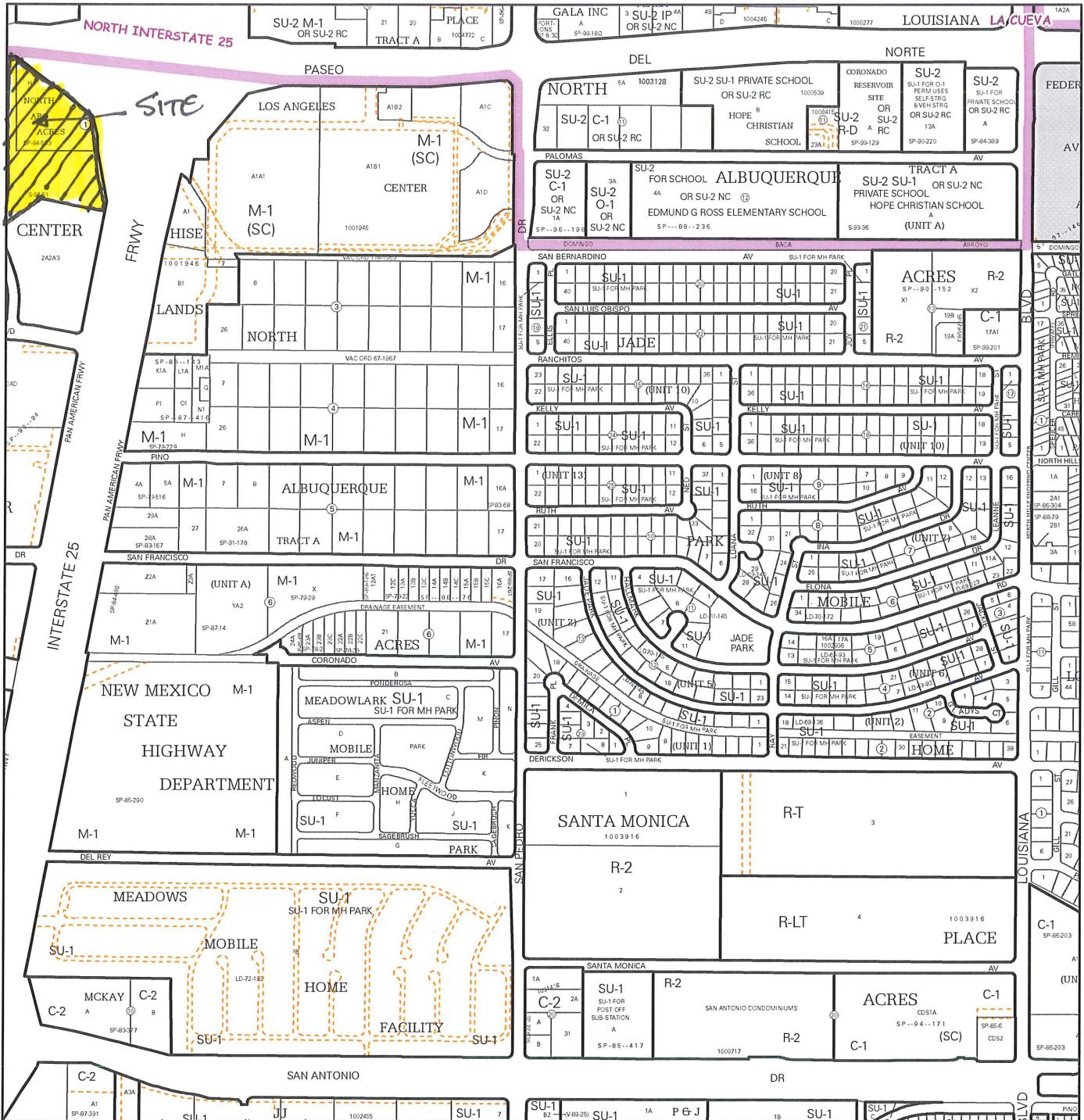
Zone Atlas Page:
D-17-Z

Selected Symbols

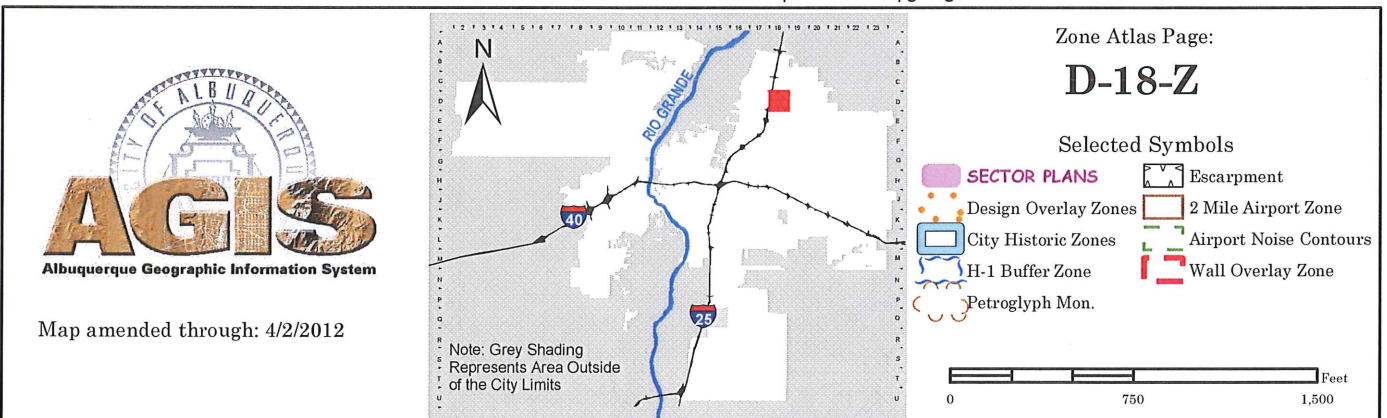
 SECTOR PLANS	 Escarpment
 Design Overlay Zones	 2 Mile Airport Zone
 City Historic Zones	 Airport Noise Contours
 H-1 Buffer Zone	 Wall Overlay Zone
 Petroglyph Mon.	



0 750 1,500 Feet



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



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

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

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** Your attendance is required.
 - Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - List any original and/or related file numbers on the cover application

- EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** Your attendance is required.
 - Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Copy of DRB approved infrastructure list
 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

- MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** Your attendance is required.
 - Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
 - Design elevations & cross sections of perimeter walls **3 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Copy of recorded SIA
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - List any original and/or related file numbers on the cover application
 - DXF file and hard copy of final plat data for AGIS is required.

- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** Your attendance is required.
 - 5 Acres or more: Certificate of No Effect or Approval
 - Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
 - Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
 - Infrastructure list if required (**verify with DRB Engineer**)
 - DXF file and hard copy of final plat data for AGIS is required.

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

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

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

Amended preliminary plat approval expires after one year

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

PAUL M. WYMER
 Applicant name (print)
Paul M. Wymer 3/31/15
 Applicant signature / date



Form revised October 2007

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

Application case numbers
- - - - -
- - - - -
- - - - -

Project # _____
 Planner signature / date _____



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- 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
- Street Name Change (Local & Collector)
- 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): Bohannan Huston, Inc. PHONE: 505-823-1000
 ADDRESS: 7500 Jefferson St. NE, Courtyard One FAX: 505-798-7988
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: pwymer@bhinc.com
 APPLICANT: Journal Center Corporation PHONE: 505-823-7000
 ADDRESS: 7777 Jefferson St. NE FAX: 505-823-7702
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: LAH7575@aol.com; kbrowning@titan-development.com
 Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Re-Plat, Combine 2 parcels into one and incorporate vacated Right-of-Way into the new parcel. Acknowledge easement vacations.

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; 2A-1, H Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Journal Center
 Existing Zoning: I-P Proposed zoning: No Change MRGCD Map No _____
 Zone Atlas page(s): D-17-Z, D-18-Z UPC Code: 101706350448510701

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): _____
14DRB 70314, 14DRB 70315

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 2 No. of proposed lots: 1 Total site area (acres): 14.6215
 LOCATION OF PROPERTY BY STREETS: On or Near: Lang Avenue
 Between: Headline Blvd. and Paseo del Norte
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE DATE 3-31-15
 (Print Name) Paul Wymer Applicant: Agent:

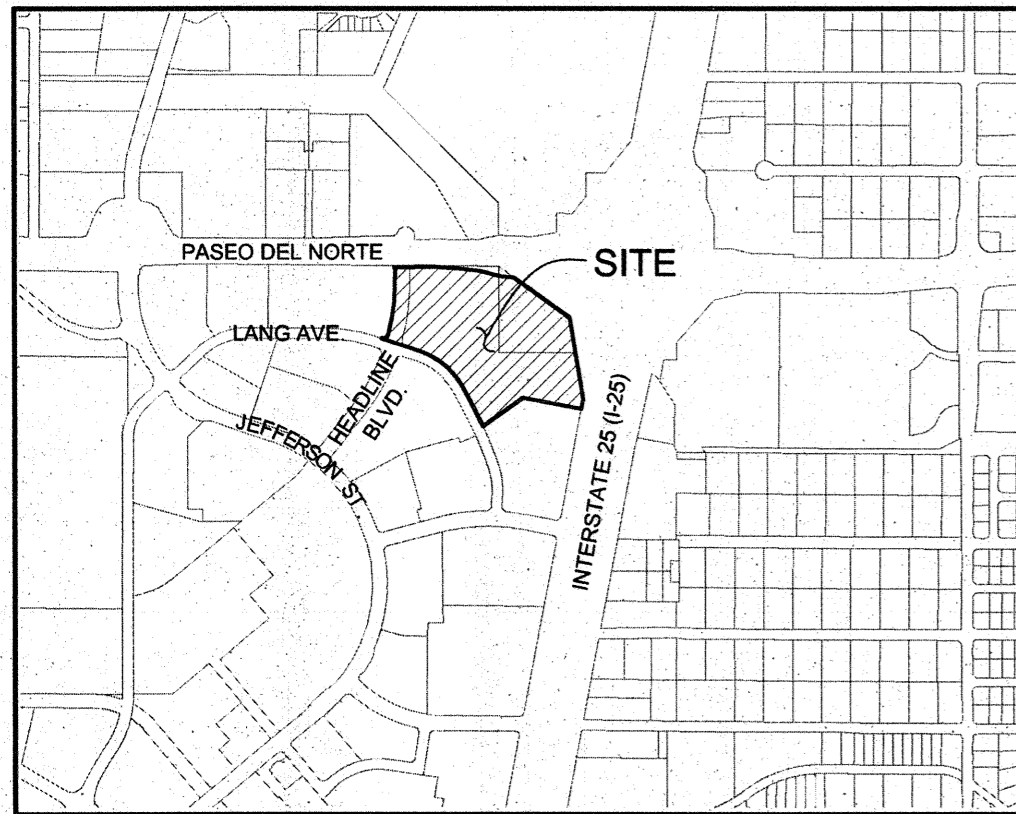
FOR OFFICIAL USE ONLY

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	_____	_____	_____	\$ _____
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input 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				Total
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date _____			

Revised: 11/2014

Project # _____

Staff signature & Date _____



LOCATION MAP
NOT TO SCALE

SUBDIVISION DATA

1. DRB No. _____
2. Zone Atlas Index Number: D-17 & D-18.
3. Zoning: IP
4. Gross Subdivision Acreage: **14.6215 Acres.**
5. Total number of Lots/Tracts Created: 1
6. 0.86 acre of Headline Blvd. public street right-of-way vacated by Vacation Action 14DRB-70315.
7. Easements vacated by Vacation Action 14DRB-70314.
8. Date of Survey: May, 2014.
9. Plat is located within the Elena Gallegos Grant, projected Sections 23 & 24, Township 11 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, City of Albuquerque, New Mexico.

PURPOSE OF PLAT

The purpose of this Plat is to Vacate a portion of Headline Blvd. Right-of-way, Replat Tract 2A-2A-1 and Tract H as shown on the Plats recorded December 19, 1994 in Book 94C, Page 420 and December 20, 1984 in Book C25, Page 190; to eliminate lot lines, vacate easements and grant new easements.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation D/B/A CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

FREE CONSENT

The plat shown hereon is made with the owner(s) free consent and in accordance of the desires of the undersigned owner(s), the execution of this plat is their free act and deed. Those signing as owner(s) warrant that they hold among them, complete indefeasible title in fee simple to the land shown on this plat. Owner(s) hereby affirm that the described property shown on this plat lies within the platting and subdivision jurisdiction of Albuquerque, New Mexico. Said owner(s) hereby grant all Easements as shown on this plat.

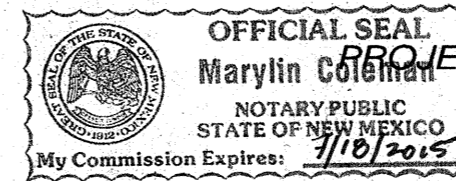
Lowell A. Hare
Lowell A. Hare
President and CEO Journal Center Corporation, a Delaware Corporation

State of New Mexico)
) SS
County of Bernalillo)

This instrument was acknowledged before me on 26 day of March, 2015, by

Lowell A. Hare, as President and CEO of Journal Center Corporation, a Delaware corporation.

By: *Marilyn Coleman* My Commission Expires: July 18, 2015
Notary Public



NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1983.
2. Basis of Bearings established from NGS Monument "ZAB_B" to NMSHC Monument "I-25-11" being North 10°36'38" East.
3. Distances are ground distances.
4. Project combined factor = 0.9996693 scaled about X=0, Y=0..
5. Record Bearings and distances are shown in parentheses ().
6. Pursuant to section 14-14-4-7 of the City of Albuquerque Code of Ordinances, "No property within the area of this Plat shall at anytime be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirements shall be a condition to approval of this plat."
7. City of Albuquerque zoning and development regulations and procedures shall apply to lands within this plat if the land is sold to any private parties.
8. Easements of record are based on Title Reports prepared for NMDOT CN A301180 Parcels 2-5 and 2-10, both labeled as Fifth Continuance dated February 24, 2014 Project MGS-025-4(127)233.
9. As of the filing of this plat, NMDOT R/W Parcels 2-5 and 2-10 have been acquired by Special Warranty Deed from owner. Monumentation maps were not provided and monuments had no been set at the time of fieldwork. Record data from the Special Warranty Deeds was used to develop the tract boundary.

DESCRIPTION

A certain tract of land situate within the Elena Gallegos Grant, in projected Sections 23 & 24, Township 11 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, City of Albuquerque, New Mexico, being and comprising Tract 2A-2A-1 of JOURNAL CENTER, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on December 19, 1994 in Book 94C, Page 420, Tract H of NORTH ALBUQUERQUE ACRES, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on December 20, 1984 in Book C25, Page 190, and a portion of Headline Blvd., as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo, New Mexico on June 30, 1983 in Book C21, Page 126, and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone NAD 1983) and ground distances as follows:

Beginning at the southeast corner of said Tract A, being a point on the westerly right-of-way line of Interstate 25 (I-25), also being a found rebar with plastic cap stamped, "LS 10464", WHENCE City of Albuquerque Control Monument "ZAB_B", being a stainless steel rod set beneath a 5.5" NGS access cover, having New Mexico State Plane Grid Coordinates, (Central Zone NAD 1983), of X=1,540,960.370 and Y=1,519,518.103 bears North 23°38'51" East a distance of 1583.03 feet;
THENCE leaving said westerly -25 right-of-way, along the southerly boundary of the tract herein described, North 79°12'55" West a distance of 335.27 feet to a found rebar with plastic cap stamped, "LS 10464";
THENCE South 54°28'02" West a distance of 277.23 feet to a found rebar with plastic cap stamped, "LS 10464", also being a point on the northerly right-of-way of Lang Avenue;
THENCE continuing along the northerly right-of-way of Lang Avenue, 271.53 feet along the arc of a curve to the left, having a radius of 2441.93 feet, a central angle of 06°22'16" and a chord bearing North 27°40'34" West a distance of 271.40 feet to a point of compound curvature;
THENCE 306.39 feet along the arc of a curve to the left, having a radius of 430.00 feet, a central angle of 40°49'31" and a chord bearing North 51°16'28" West for a distance of 299.95 feet to a point of tangency;
THENCE North 71°41'13" West a distance of 226.26 feet to a point of curvature (non-tangent), said point being the southwest corner of the tract herein described;
THENCE leaving the northerly right-of-way of Lang Avenue and continuing along the westerly boundary of said tract, 48.76 feet along the arc of a curve to the left, having a radius of 30.00 feet, a central angle of 93°07'41" and a chord bearing North 61°44'56" East for a distance of 43.57 feet to a point of tangency;
THENCE 290.70 feet along the arc of a curve to the left, having a radius of 1126.05 feet, a central angle of 14°47'30" and a chord bearing North 7°47'21" East for a distance of 289.90 feet to a point of tangency;
THENCE North 0°23'30" East a distance of 79.74 feet to a point of curvature;
THENCE 15.93 feet along the arc of a curve to the left, having a radius of 25.00 feet, a central angle of 36°30'10" and a chord bearing North 17°51'35" West for a distance of 15.66 feet to a point on the northerly boundary of said tract, also being a point on the southerly right-of-way of Paseo Del Norte;
THENCE along the northerly boundary of said tract, also being the southerly right-of-way of Paseo Del Norte, North 89°44'35" East a distance of 231.17 feet to a point of curvature;
THENCE 130.00 feet along the arc of a curve to the right, having a radius of 1028.00 feet, a central angle of 07°14'44" and a chord bearing South 86°49'54" East for a distance of 129.91 feet to a point of tangency;
THENCE South 83°12'32" East a distance of 121.94 feet;
THENCE South 75°47'15" East a distance of 116.13 feet;
THENCE South 83°12'32" East a distance of 79.82 feet;
THENCE along the easterly boundary of said tract, also being the westerly right-of-way of said I-25 South 54°32'21" East a distance of 389.13 feet;
THENCE South 9°21'41" East a distance of 469.00 feet to a found NMDOT brass cap stamped, "RW 383+73.2";
THENCE South 10°43'37" West a distance of 57.17 feet to the POINT OF BEGINNING.

Tract contains 636,911.7633 sq.ft. or 14.6215 acres, more or less.

PLAT OF TRACT A LEGACY AT JOURNAL CENTER

(A REPLAT OF TRACTS 2A-2A-1 & TRACT H JOURNAL CENTER & VACATED RIGHT OF WAY OF HEADLINE BLVD.)
ELENA GALLEGOS GRANT
PROJECTED SECTIONS 23 and 24, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
BERNALILLO COUNTY, CITY OF ALBUQUERQUE, NEW MEXICO
APRIL, 2015

PROJECT NUMBER _____

APPLICATION NUMBER _____

UTILITY APPROVALS:

QWEST CORPORATION d/b/a CENTURYLINK QC _____ DATE _____

COMCAST CABLE _____ DATE _____

PNM ELECTRIC SERVICES _____ DATE _____

NEW MEXICO GAS COMPANY _____ DATE _____

CITY APPROVALS:
Soren M. Benham P.S. 3/26/15
CITY SURVEYOR _____ DATE _____

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY _____ DATE _____

PARKS & RECREATION DEPARTMENT _____ DATE _____

A.M.A.F.C.A. _____ DATE _____

CITY ENGINEER _____ DATE _____

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

REAL PROPERTY DIVISION _____ DATE _____

TAX CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # _____

PROPERTY OWNER OF RECORD: _____

BERNALILLO COUNTY TREASURER'S OFFICE DATE _____

SURVEYOR'S CERTIFICATION

I, Alan R. Benham, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all existing easements as shown on the plats of record, or made known to me by the owner, utility companies, or other interested parties and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

Alan R. Benham
Alan R. Benham
New Mexico Professional Surveyor 15700

Date: MAR 26, 2015

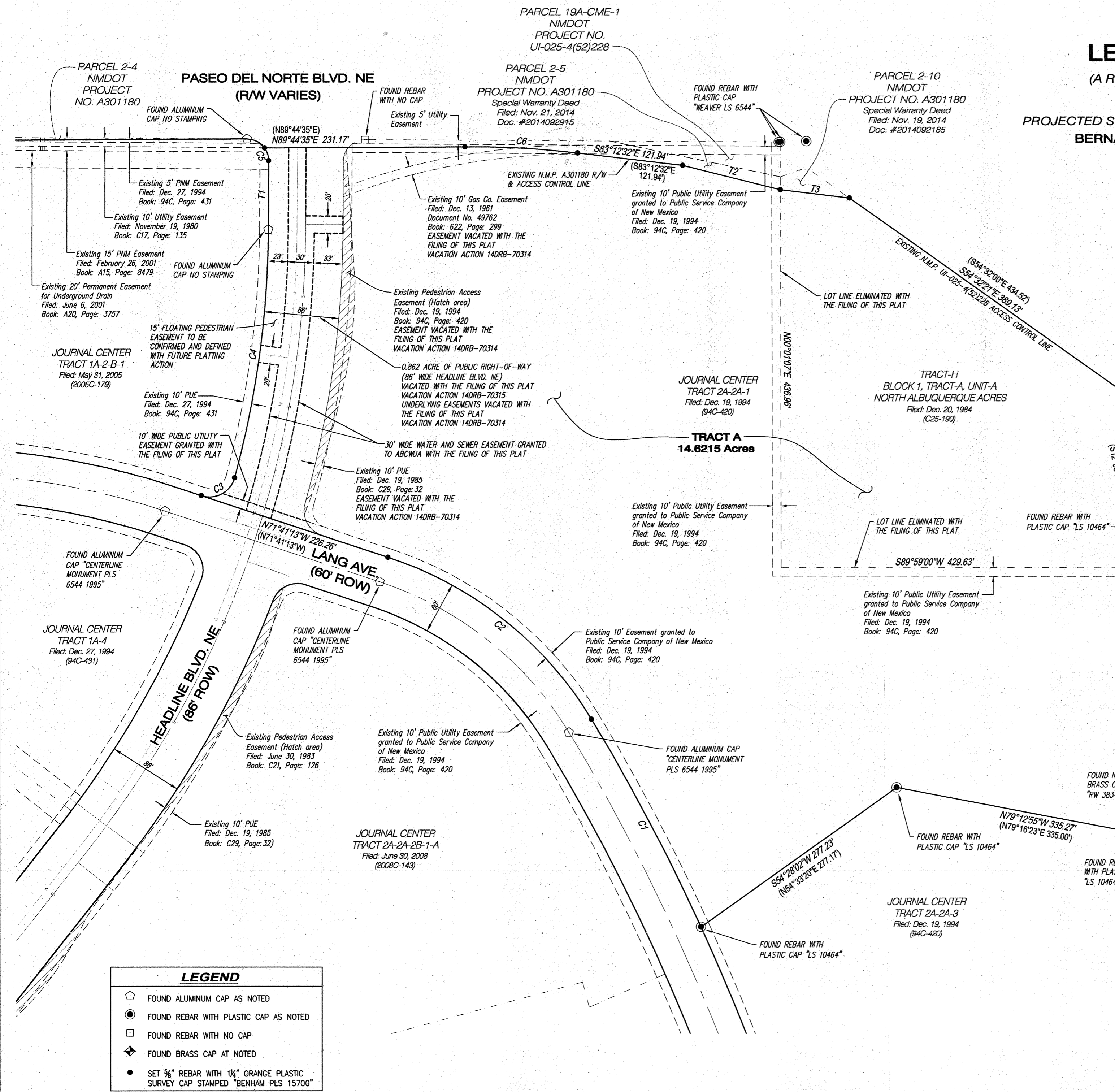


Bohannon & Huston

Courtyard I 7500 Jefferson St. NE
Albuquerque, NM 87109 (505) 823-1000

PLAT OF TRACT A LEGACY AT JOURNAL CENTER

(A REPLAT OF TRACTS 2A-2A-1 & TRACT H JOURNAL CENTER
& VACATED RIGHT OF WAY OF HEADLINE BLVD.)
ELENA GALLEGOS GRANT
PROJECTED SECTIONS 23 and 24, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
BERNALILLO COUNTY, CITY OF ALBUQUERQUE, NEW MEXICO
APRIL, 2015

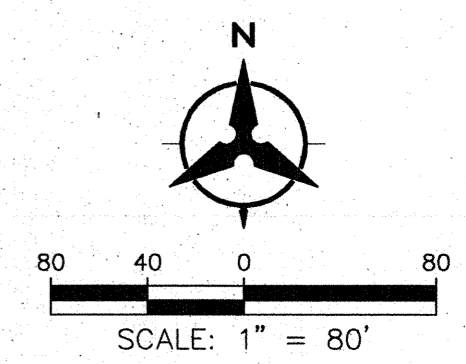


CURVE DATA						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BEARING
C1	06°22'16"	135.91'	271.53'	2441.93'	271.40'	N27°40'34"W
(C1)	(06°22'16")	(135.90')	(271.53')	(2441.90')	(271.39')	(N27°40'35"W)
C2	40°49'31"	160.02'	306.39'	430.00'	299.95'	N51°16'28"W
(C2)	(40°49'29")	(160.02')	(306.39')	(430.00')	(299.95')	(N51°16'28"W)
C3	93°07'41"	31.68'	48.76'	30.00'	43.57'	N61°44'56"E
(C3)	(93°08'38")	(31.69')	(48.77')	(30.00')	(43.57')	(N61°44'49"E)
C4	14°47'30"	146.17'	290.70'	1126.05'	289.90'	N07°47'21"E
(C4)	(14°47'00")	(146.08')	(290.54')	(1126.05')	(289.73')	(N07°47'00"E)
C5	36°30'10"	8.24'	15.93'	25.00'	15.66'	N17°51'35"W
(C5)				(25.00')		
C6	07°14'44"	65.09'	130.00'	1028.00'	129.91'	S86°49'54"E
(C6)	(07°14'44")	(65.09')	(130.00')	(1028.00')	(129.91')	(S86°49'54"E)

City of Albuquerque Control Monument "NMSHC 1-25-11"
Geographic Position (NAD 1983)
N.M. State Plane Coordinates (Central Zone)
X = 1,542,232.560 Y = 1,526,309.141
Ground-to-Grid Factor = 0.99966571
ΔCX = -00°11'21.89"
Elevation = 5209.617 (NAVD 1988)

TANGENT DATA		
ID	BEARING	DISTANCE
T1	N00°23'30"E	79.74'
(T1)	(N00°23'30"E)	(80.00')
T2	S75°47'15"E	116.13'
(T2)	(S75°47'15"E)	(116.13')
T3	S83°12'32"E	79.82'
(T3)	(S83°12'32"E)	(79.82')
T4	S10°43'37"W	57.17'
(T4)	(S10°43'37"W)	(57.12')

City of Albuquerque Control Monument "ZAB_B, 1994"
Geographic Position (NAD 1983)
N.M. State Plane Coordinates (Central Zone)
X = 1,540,960.370 Y = 1,519,518.103
Ground-to-Grid Factor = 0.999666140
ΔCX = -00°11'30.25"
Elevation = 5195.09 (NAVD 1988)



LEGEND	
	FOUND ALUMINUM CAP AS NOTED
	FOUND REBAR WITH PLASTIC CAP AS NOTED
	FOUND REBAR WITH NO CAP
	FOUND BRASS CAP AS NOTED
	SET 5/8" REBAR WITH 1/4" ORANGE PLASTIC SURVEY CAP STAMPED "BENHAM PLS 15700"



Bohannon & Huston
Court yard 1 7500 Jefferson St. NE
Albuquerque, NM 87109 (505) 823-1000

P:\20150051\SURVEY\GRAPHICS\20150051_Headline_PLAT.dwg
Thu, 26-Mar-2015 8:49:am, Plotted by: TGNZALES



City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103
Planning Department
Suzanne Lubar, Director

Richard J. Berry, Mayor
Administrative Officer
March 31, 2015

Robert J. Perry, Chief

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation

Project Number(s):

Case Number(s):

Agent: Bohannan-Huston Inc

Applicant: Journal Center Corp.

Legal Description: Tract 2A-2A-1 and Tract H, Journal Center

Zoning: I-P

Acreage: 14.6215 +/- acres

Zone Atlas Page: D-17-Z, D-18-Z

PROVISIONAL CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

TREATMENT PLAN REVIEW:

DISCOVERY:

SUPPORTING DOCUMENTATION: Zone Atlas Pages and Aerial image

SITE VISIT: n/a

RECOMMENDATION(S):

- ***PROVISIONAL CERTIFICATE OF NO EFFECT IS ISSUED to allow platting process to continue.***
- ***Archaeological survey evaluation by Matt Schmader pending and required prior to issuance of building permit.***

Mark S. Chavez

Assistant Superintendent, Open Space Division
City of Albuquerque