



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input checked="" type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		Appeals
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: Journal Publishing Company		Phone: (505)823-3400
Address: 7777 Jefferson Street NE		Email: bfantl@abqpubco.com
City: Albuquerque	State: NM	Zip: 87109
Professional/Agent (if any): Jorge Gonzales, architect/James Hendrix, NTM		Phone: (505)250-0226 (J Hendrix)
Address: 7777 Jefferson Street NE		Email: jimmyhendrix323@gmail.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site:		List <u>all</u> owners:

BRIEF DESCRIPTION OF REQUEST

zoning approval of construction of Television Set/Backlot in Albuquerque Journal parking lot for Loud House TV episodic series and feature film


SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: 5C1A1 and 5C1B1		Block:	Unit:
Subdivision/Addition:		MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): d-17-Z	Existing Zoning: NR-BP		Proposed Zoning: no change
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (acres): 28.73	

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 7777 Jefferson Street NE	Between: Masthead NE	and: Headline NE
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

Signature: 		Date: 12-5-2023
Printed Name: Brian Fantl		<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date: Project #

ALBUQUERQUE JOURNAL

Largest Circulation in New Mexico

MORNING - SUNDAY

Journal Publishing Company

P. O. Drawer J

ALBUQUERQUE, N. M. 87103

December 5, 2022

Administrative Amendment: Letter of Authorization

To Whom It May Concern:

This letter authorizes Jorge Gonzales, Architect, and Jimmy Hendrix, Set Designer with NTM, LLC Loud house TV Series, to act as agents in seeking approval through Administrative Amendment under the Allowable Minor Amendment on behalf of Journal Publishing Company.

Contact information for these agents is as follows:

Jorge Gonzales, Architect
505-263-0917 or jorge@ig-ads.com

Jimmy Hendrix, Set Designer, NTM, LLC "The Really Loud House"
505-250-0226 jimmy hendrix 323 @ gmail . com

Thank you,



Brian Fantl
Journal Publishing Company

ALBUQUERQUE JOURNAL

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MORNING - SUNDAY

Journal Publishing Company

P. O. Drawer J

ALBUQUERQUE, N. M. 87103

December 5, 2022

Administrative Amendment: Justification Letter

To Whom It May Concern:

Journal Publishing Company is seeking zoning approval through Administrative Amendment under the Allowable Minor Amendment on behalf of our tenant and production company NTM, LLC doing the REALLY LOUD HOUSE live-action television series and feature film. The company is filming a live-action adaption of a cartoon series, The Loud House, from Nickelodeon.

The project is construction of a Television Series Exterior Set/Backlot. This collection of unoccupied structures is built to look like neighborhood houses and the surrounding neighborhood. They mimic houses from the Nickelodeon cartoon, Loud House. This project serves as the background sets for filming of the TV series and upcoming feature film in the exterior scenes for the show. The structures do not serve as residences and are not permanently occupied. They are constructed in a way to be taken down and removed when the film production company is finished with them.

We seek this approval because the project is in our existing parking lot in the middle of Journal Center- Premier Business and Industrial Park. It will be standing and in use longer than the given time of 180 days maximum stated for temporary structures/movie sets by the City of Albuquerque.

If you have any questions about this project, you can contact:
Brent Morris, Unit Production Manager, NTM, LLC "The Really Loud House"
505-903-9802 or brentmo.pro@gmail.com

Jorge Gonzales, Architect
505-263-0917 or jorge@jg-ads.com

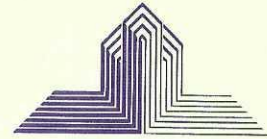
Jimmy Hendrix, Set Designer, NTM, LLC "The Really Loud House"
505-250-02226

Thank you,



Brian Fantl
Journal Publishing Company

JOURNAL
CENTER
CORPORATION



~~December 14, 2022~~

Journal Publishing Company ETAL
Attn: Mr. Brian Fantl
7777 Jefferson Street NE
Albuquerque, NM 87109

RE: 7801 Tiburon Street NE, Albuquerque, NM 87109
Legal Description: TR 5C-1B-1 PLAT OF TRACTS 5-B-1-A-1-A-1, 5-B-1-B-1-A, 5C-1A-1, 5C-1A-2,
AND 5C-1B-1 JOURNAL CENTER (A REPLAT OF TRACTS 5-B-1-A-1-A, 5-B-1-B-1, 5C-1A AND 5C-1B
JOURNAL CENTER)

Dear Mr. Fantl:

The Journal Center Architectural Review Committee (JCARC) has reviewed the proposed amendment to the current Site Development Plan package submitted by Jorge Gonzales, Architect and Jimmy Hendrix, Set Designer with NTM, LLC Loud House TV Series on behalf of Journal Publishing Company, owner of the referenced property. The JCARC approves the proposed amendment, which will allow use of a portion of the site as an outdoor filming area, with the following conditions:

1. Any unfinished portions of the exterior of the existing "house" structures shall be completed so they appear to be finished buildings.
2. The existing pyracantha hedges along the property lines shall remain and be maintained as a visual screen for adjacent properties and the public roadways.
3. This approval of the use of the "house" structures is temporary and shall expire eighteen months from the date of this letter unless an extension is requested of and approved by the JCARC.
4. Construction of any future outdoor film set structures shall require the advance review and approval by the ARC.

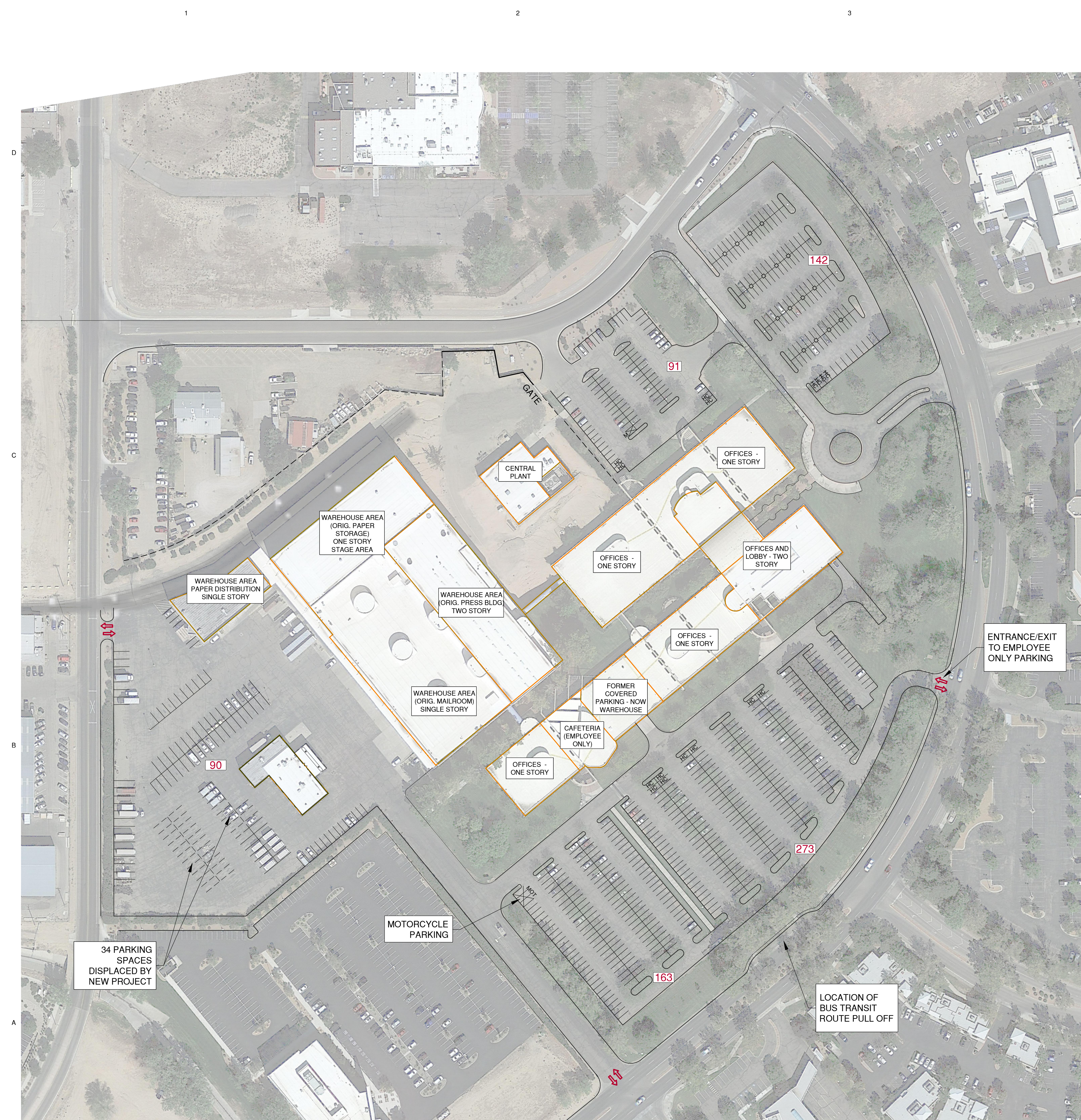
We understand this approval letter will be included with the Site Plan - DRB submittal for review by the Development Review Board.

Please do not hesitate to call our office if you have any questions as you move forward with the project.

Sincerely,

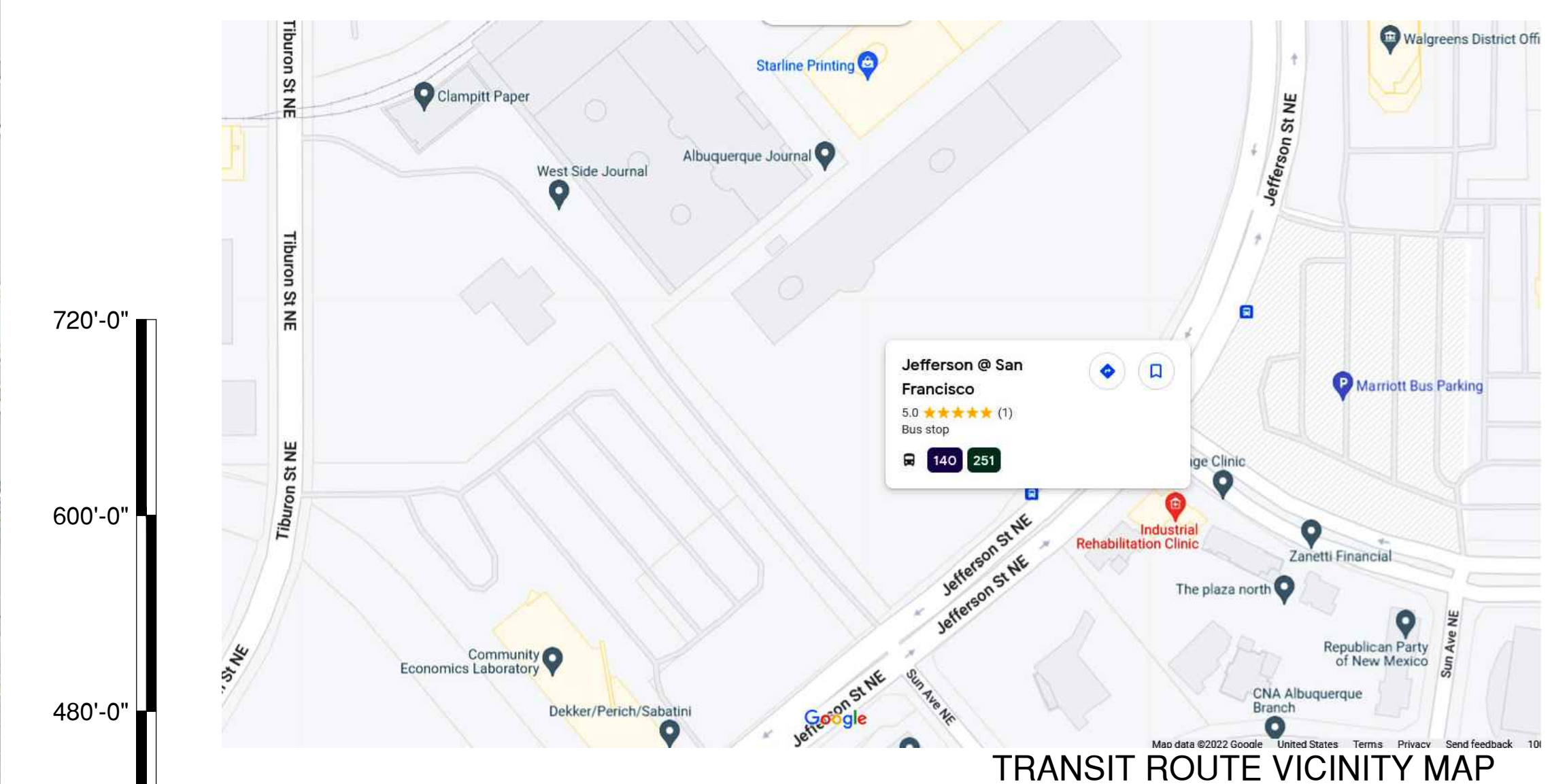
Journal Center Corporation
Journal Center Architectural Review Committee

Lowell A. Hare
President & CEO



A1 OVERALL SITE PLAN - EXISTING PRIOR TO TELEVISION SET
SCALE: 1" = 60'-0"

PARKING CALCULATIONS			
EXISTING BUILDING:			
OFFICE OCCUPANCY - FIRST/GROUND FLOOR	100,184 SQ FT	1 SPACE / 200 SQ FT	501 SPACES
OFFICE OCCUPANCY - SECOND FLOOR	27,875 SQ FT	1 SPACE / 300 SQ FT	93 SPACES
CAFETERIA (EMPLOYEE ONLY, DOESN'T ADD OCCUPANCY)			
	7,627 SQ FT		
NEW STRUCTURES:			
TV/FILM SET : UTILITY OCCUPANCY - FIRST/GROUND FLOOR AND MEZZANINE	4,080 SQ FT	1 SPACE / 1000 SQ FT	5 SPACES
TV/FILM SET : FAKE LANDSCAPE AREA AROUND STRUCTURES	10,848 SQ FT		
PARKING MODIFICATIONS			
300'-0" OF REGULAR TRANSIT ROUTE (-10% REQ'T)			-69 SPACES
TRANSIT PULL-OFF AT BUS STOP (-5% REQ'T)			-34 SPACES
TOTAL NET SPACES REQUIRED			588 SPACES
TOTAL NET SPACES PROVIDED (DISPLACED PARKING SPACES NOT IN THIS COUNT)			768 SPACES



SHEET INDEX	
SITE 01 -	ADMINISTRATIVE AMENDMENT - EXISTING SITE PLAN AND PARKING CALCULATIONS
SITE 02 -	ADMINISTRATIVE AMENDMENT - REFERENCE SITE PLAN (ORIGINAL SUBMITTAL TO CITY)
SITE 03 -	ADMINISTRATIVE AMENDMENT - NEW SITE PLAN AND GRADING / DRAINAGE NOTES; DISTANCES TO PERMANENT FACILITIES
SITE 04 -	ADMINISTRATIVE AMENDMENT - NEW ENLARGED SITE PLAN AND STRUCTURE GROUP INFO; CODE ANALYSIS; GENERAL NOTES ON USAGE OF STRUCTURES
PLAN 02 -	ADMINISTRATIVE AMENDMENT - FLOOR PLANS OF STRUCTURES; ELEVATION DRAWINGS OF STRUCTURES; REFERENCE PHOTOS
SECT 03 -	SECTION DRAWINGS; REFERENCE PHOTOS
FRAM 04 -	WALL PLATE (GROUND), PLATFORM, FLOOR, AND ROOF FRAMING PLANS AND DETAILS
REFS 05 -	REFERENCE PHOTOS OF PROJECT

RELEASE DATE : 12/06/2022

UNIT PRODUCTION MGR : BRENT MORRIS

LINE PRODUCER : MELANIE KIRK

LINE PRODUCTION DESIGNER : DEBORAH RAYMOND

ART DIRECTOR : MARK SYLBERT

CONST COORDINATOR : BILL HOLMQUIST

SET DESIGNER / DRAWN BY : JAH

SET # 995-A01

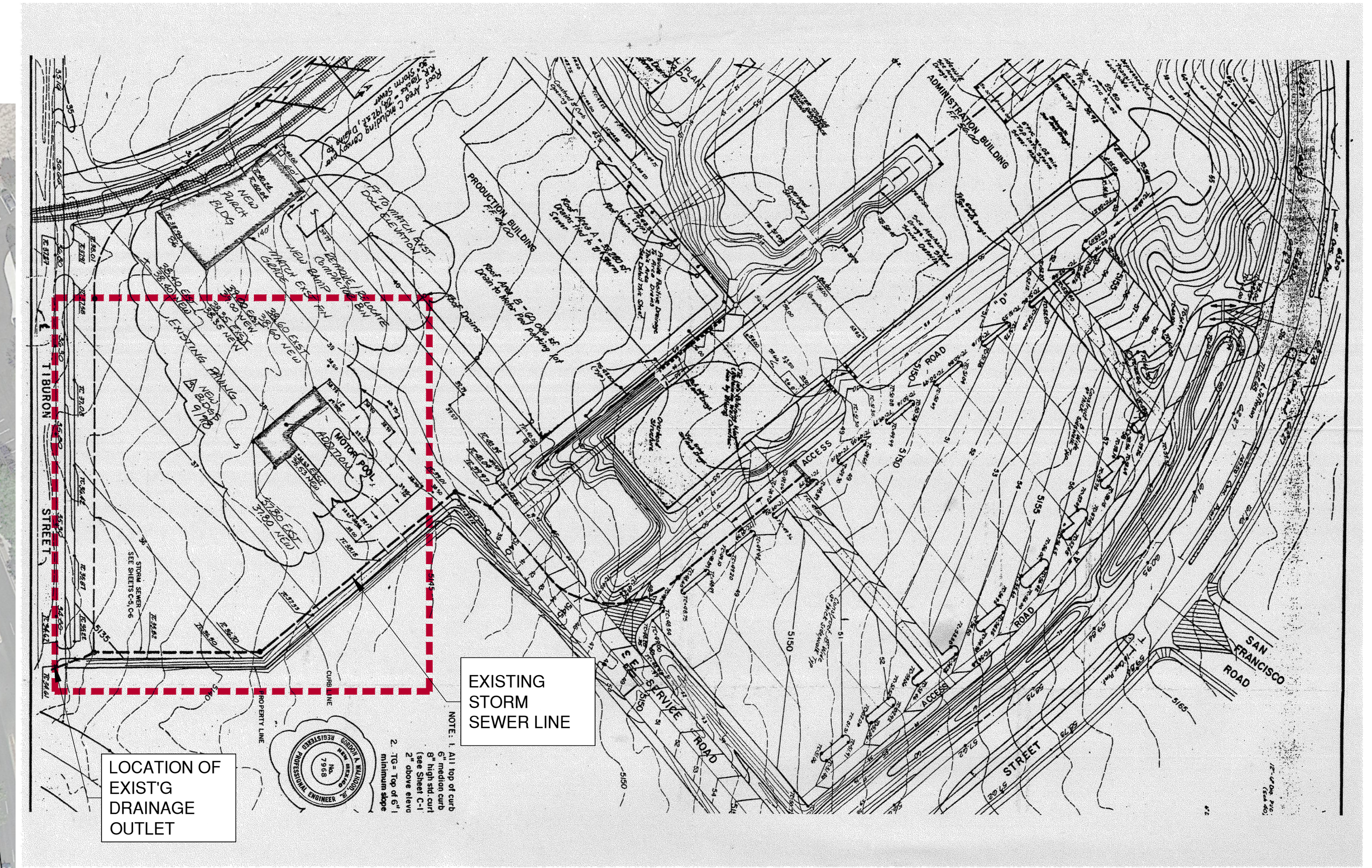
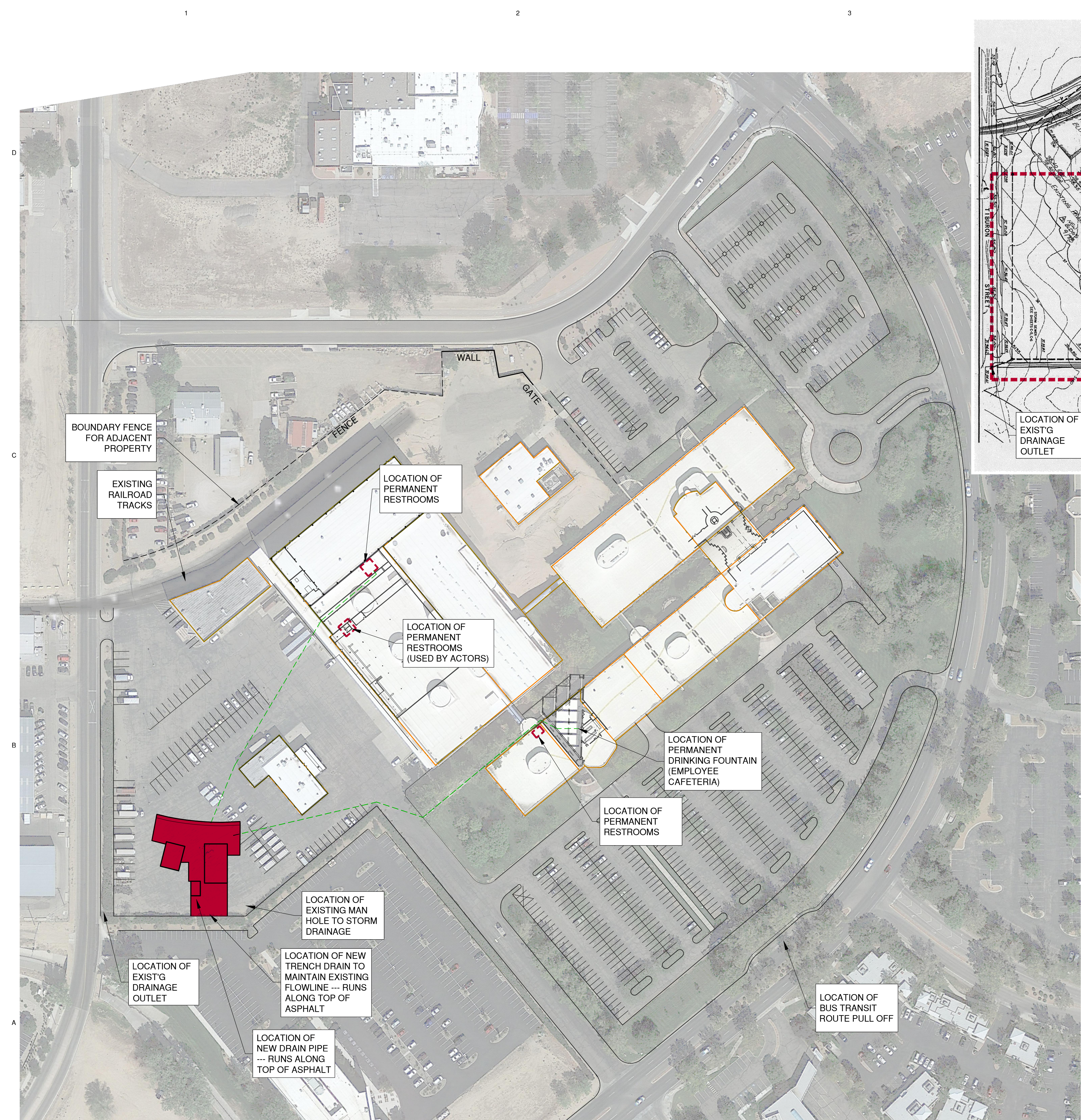
LOCATION: ABC JOURNAL BACKLOT
7777 JEFFERSON ST NE
ALBUQUERQUE, NM 87109

SET: EXT LOUD HOUSE - BACKLOT SET

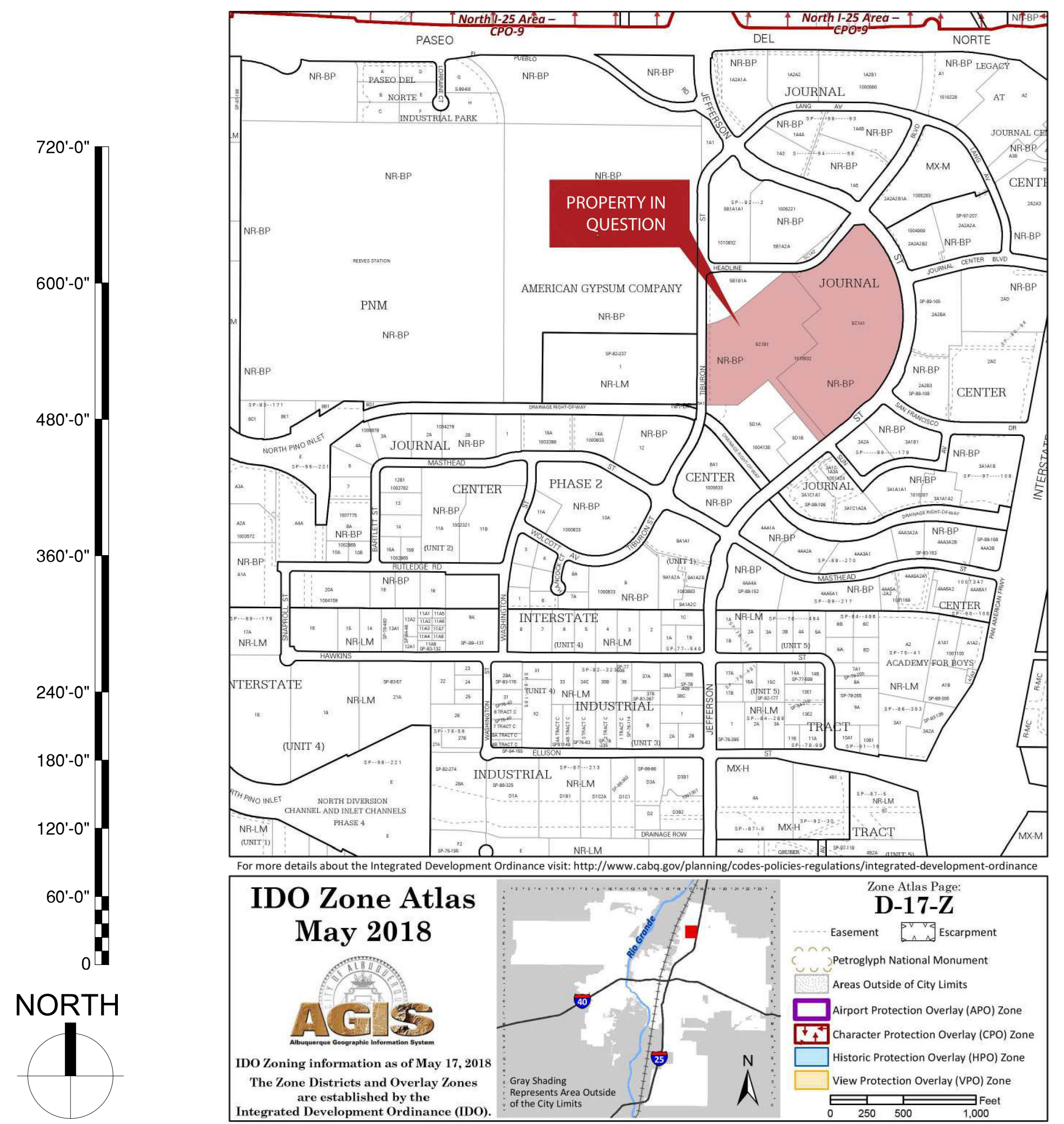
EXISTING SITE PLAN

SHEET #

SITE 01



SITE DRAINAGE AND GRADING REFERENCE





CODE ANALYSIS

- 1. CODE USED FOR DESIGN/ANALYSIS**

A. INTERNATIONAL BUILDING CODE, 2021"

2. OCCUPANCY CLASSIFICATION (IBC SECTION 302)

GROUP U - UTILITY
INCIDENTAL USES (RARE/UNIQUE INSTANCES):
S-2 AND B (EXPLAINED IN "GENERAL NOTES FOR USAGE")

3. TOTAL AREA (IBC 503.1)

BUILDING AREA (ENCLOSED)

MAIN STRUCTURE - BLDG A - MAIN FLOOR	1,799 SQ FT
MAIN STRUCTURE - BLDG A - MEZZANINE	827 SQ FT
BUILDING B - ONE STORY	308 SQ FT
BUILDING C - ONE STORY	1,146 SQ FT
TOTAL ENCLOSED AREA	4,080 SQ FT

OUTDOOR (NON CONDITIONED)

FAKE LANDSCAPE AREA	9,622 SQ FT
MAIN STRUCTURE - PORCH	323 SQ FT
TOTAL OUTDOOR AREA	9,945 SQ FT
TOTAL CONSTRUCTED AREA OF SET	14,025 SQ FT

4. ALLOWABLE HEIGHT AND STORIES (IBC TABLE 504.3)

ALLOWABLE HEIGHT AND STORIES:
GROUP U OCCUPANCY 40' / 1 STORY

5. ALLOWABLE FLOOR AREA (IBC 506)

A. BASIC ALLOWABLE FLOOR AREA (IBC TABLE 503)
GROUP U OCCUPANCY = 5,500 sf

6. ALLOWABLE AREA MODIFICATION (IBC 506.1)

NONE TAKEN

7. TYPE OF CONSTRUCTION (IBC CHAPTER 6)

TYPE V-B
- 9. LOCATION ON PROPERTY (IBC 704.3)**

TABLE 705.5 - FIRE RESISTANT RATING FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE
FOR WITHIN PROJECT:
FOOTNOTE H - "FOR A BUILDING CONTAINING ONLY A GROUP U OCCUPANCY, THE EXTERIOR WALL SHALL NOT BE REQUIRED TO HAVE A FIRE-RESISTANCE RATING WHERE THE FIRE SEPARATION DISTANCE IS 5 FEET."

FOR EXISTING BUILDINGS CLOSE TO PROJECT:
ALL OTHER BUILDINGS GREATER THAN 30 FEET FROM PROJECT (FOR REQ'T FOR EXTERIOR WALL FIRE RESISTANCE)

10. OCCUPANCY LOADS (IBC TABLE 1004.1.2)

MOST COMMON OCCUPANCY ACCESSORY STORAGE AREA
MAIN STRUCTURE - BLDG A -

X/300	2,251 SQ FT
X/20 (375 SQ FT)	= 9 OCCUPANTS
TOTAL	= 19 OCCUPANTS
	= 28 OCCUPANTS
BUILDING B - "GARAGE"	308 SQ FT
X/300	= 1 OCCUPANT
BUILDING C - "HOUSE"	1,146 SQ FT
X/300	= 4 OCCUPANTS

GENERAL NOTES FOR USAGE

- A. THE STRUCTURES SHOWN IN THESE DRAWINGS ARE TV SERIES SETS. THEIR MAIN PURPOSE AND USE ARE WHEN SCHEDULED TO BE FILMED ON CAMERA BY "THE COMPANY" (THE TERM FOR THE PRODUCTION GROUP CREATING THE TV SERIES.) THESE ARE NON-PERMANENT STRUCTURES. THE MAJORITY OF OCCUPANCY BY PEOPLE DURING FILMING IS AROUND THE STRUCTURES IN QUESTION, NOT INSIDE THEM. THE NEXT MOST COMMON OCCUPANCY BY PEOPLE WOULD BE CONSTRUCTION AND SET DECORATING CREW MEMBERS WORKING ON THE SETS TO PREPARE THEM TO BE FILMED.
- B. WHEN NOT BEING USED FOR THEIR MAIN PURPOSE AND USE, THE STRUCTURES ARE CLOSED, LOCKED AND UNDER SURVEILLANCE AND SECURITY. THE STRUCTURES ARE NOT UNATTENDED.
- C. THE CONSTRUCTION TEAM OF THE COMPANY LOOK AFTER AND MAINTAIN THE STRUCTURES TO KEEP THEM FROM FALLING INTO DISREPAIR DURING THE PERIOD OF USAGE.
- D. ALL ELECTRICAL POWER TO THE STRUCTURES IS TEMPORARY AND DISCONNECTED FROM POWER SOURCE WHEN NOT IN USE.
- E. THERE IS NO PERMANENT OCCUPANCY BY PEOPLE AND NO SLEEPING IN THESE STRUCTURES (AS DEFINED IN THE BUILDING CODE)
- F. ALMOST 100% AMBULATORY PERSONNEL IN AND AROUND STRUCTURES WHEN IN USE. ACCESSIBILITY ADDRESSED IMMEDIATELY ON A NEED BY NEED BASIS. THESE STRUCTURES ARE NOT OPEN TO THE PUBLIC.
- G. ON RARE BASIS, AREA INSIDE OF "MAIN STRUCTURE BUILDING A" (SEE SITE PLAN) USED AS HOLDING AREA FOR BACKGROUND ACTORS BEING FILMED FOR THAT DAY --- OCCUPANCY/USE IS SIMILAR TO WAITING AREA IN BUSINESS OCCUPANCY OR A CLASSROOM. SEATING IS NON-PERMANENT AND SEPARATED BY COVID REQUIRED DISTANCES (I.E. NON-DENSE SEATING.) NUMBER OF BACKGROUND ACTORS AVERAGES 5 - 20 PEOPLE. BACKGROUND ACTORS ACCOMPANIED AND SUPERVISED BY AT LEAST ONE COMPANY STAFF MEMBER
- H. CONSTRUCTION MATERIALS, TOOLS AND SET DRESSING ITEMS ARE SOMETIMES STORED ON A TEMPORARY/USE-BASED BASIS. NO AEROSOL PAINTS OR FLAMMABLE MATERIALS ARE STORED (THOSE ARE STORED IN OTHER AREAS ON PROPERTY IN PRESCRIBED CABINETS - NOT IN THIS PROJECT.)



EXISTING MOTOR POOL BLDG FOR ALBUQUERQUE JOURNAL - VIEW FROM BACKLOT SET. EXISTING MOTOR POOL BUILDING IS CONCRETE BLOCK

RELEASE DATE : 12/06/2022

UNIT PRODUCTION MGR :	BRENT MORRIS
LINE PRODUCER :	MELANIE KIRK
PRODUCTION DESIGNER :	DEBORAH RAYMOND
ART DIRECTOR :	MARK SYLBERT
CONST COORDINATOR :	BILL HOLMQUIST
SET DESIGNER / DRAWN BY :	JAH

SET # : 995-A01

LOCATION :
ABQ JOURNAL BACKLOT
7777 JEFFERSON ST NE
ALBUQUERQUE, NM 87109

SET: EXT LOUD HOUSE - BACKLOT SET

NEW ENLG SITE PLAN

SHEET #
SITE 04

