



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 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"/> Alternative Landscaping Plan (Form P3)	<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, DHO, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant:		Phone:
Address:		Email:
City:	State:	Zip:
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:		List <u>all</u> owners:

BRIEF DESCRIPTION OF REQUEST

Minor amendment to a pre-IDO DRB site development plan approval

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

Lot or Tract No.:	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s):	Existing Zoning:	Proposed Zoning:
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (acres):

LOCATION OF PROPERTY BY STREETS

Site Address/Street:	Between:	and:
----------------------	----------	------

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

Signature: <i>peter butterfield</i>	Date:
Printed Name:	<input 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 #

FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS**_ ARCHAEOLOGICAL CERTIFICATE**

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) Development Review application form completed, signed, and dated
- ___ 2) Form P3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Archaeological Compliance Form with property information section completed
- ___ 6) Only the information above is required unless the City Archaeologist determines that the application does not qualify for a Certificate of No Effect, in which case a treatment plan prepared by a qualified archaeologist that adequately mitigates any archeological impacts of the proposed development must be submitted and reviewed for a Certificate of Approval per the criteria in IDO Section 14-16-6-5(A)(3)(b)

_ MINOR AMENDMENT TO SITE PLAN – ADMIN, EPC, or DRB

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

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- ___ 2) Form P3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(2)
- ___ 6) The approved Site Plan being amended
- ___ 7) Copy of the Official Notice of Decision associated with the prior approval
- ___ 8) The proposed Site Plan, with changes circled and noted

Refer to the Site Plan Checklist for information need on the proposed Site Plan

Minor Amendments be within the thresholds established in IDO Table 6-4-4. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request

_ MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) Development Review application form completed, signed, and dated
- ___ 2) Form P3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Z)(1)(a)
- ___ 6) The approved Site Plan being amended
- ___ 7) Copy of the Official Notice of Decision associated with the prior approval not available, see email from Misa Bloom
- ___ 8) The proposed Site Plan, with changes circled and noted

Refer to the Site Plan Checklist for information need on the proposed Site Plan

Minor Amendments be within the thresholds established in IDO Table 6-4-4. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request

_ ACCELERATED EXPIRATION OF SITE PLAN

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- ___ 1) Development Review application form completed, signed, and dated
- ___ 2) Form P3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(C)(3)(b)
- ___ 6) Site Plan to be Expired

_ ALTERNATIVE SIGNAGE PLAN

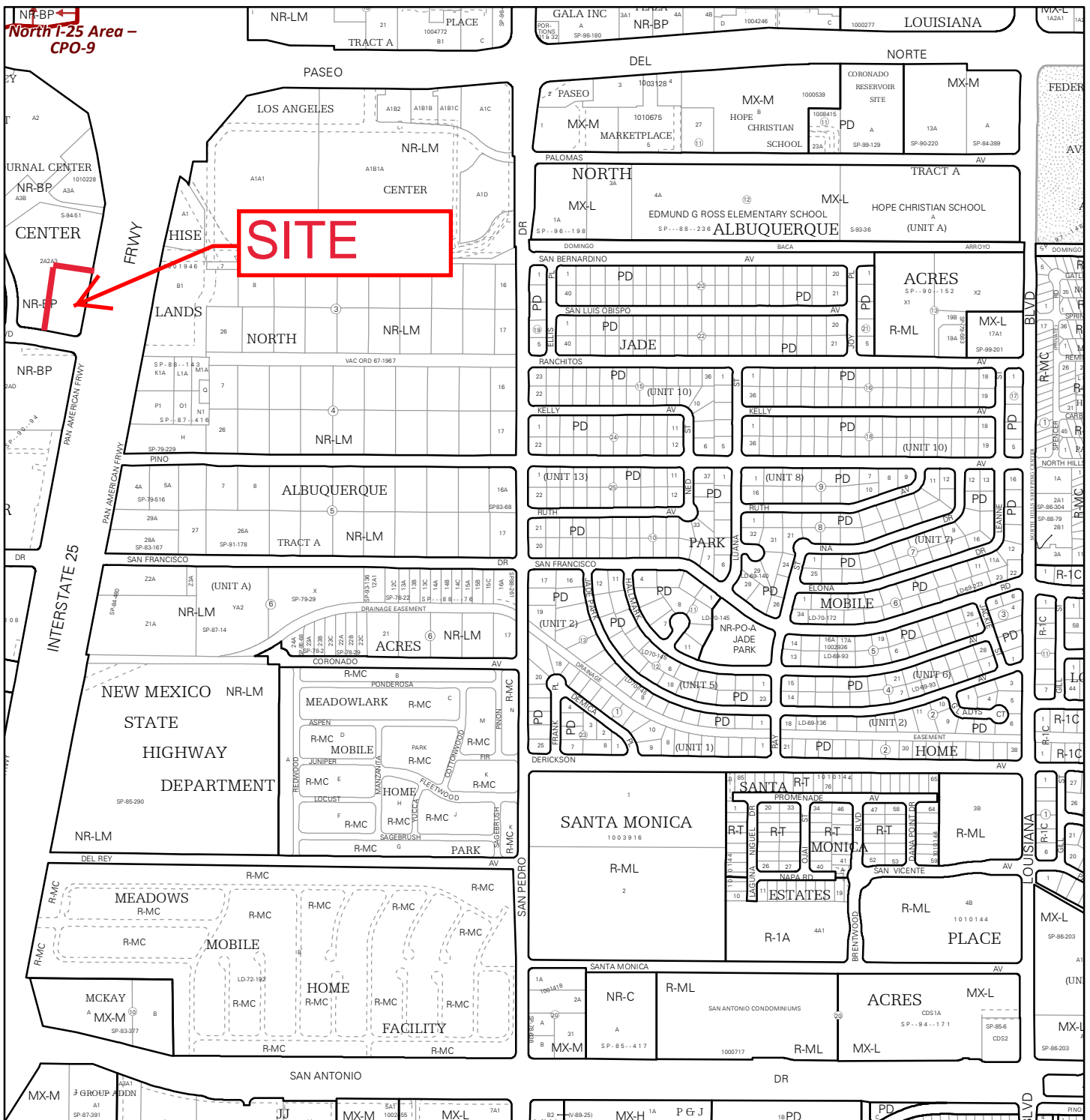
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- ___ 1) Development Review application form completed, signed, and dated
- ___ 2) Form P3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- ___ 6) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(C)(3)(b)
- ___ 7) Sign Posting Agreement
- ___ 8) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1)
 - ___ Office of Neighborhood Coordination notice inquiry response
 - ___ Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
 - ___ Proof of emailed notice to affected Neighborhood Association representatives

_ ALTERNATIVE LANDSCAPING PLAN

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) Development Review application form completed, signed, and dated
- ___ 2) Form P3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-5-6(C)(16)
- ___ 6) Landscape Plan

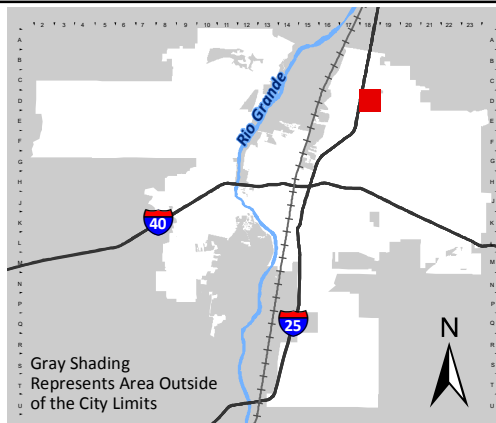


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page: D-18-Z

- Easement
 - Escarpment
 - Petroglyph National Monument
 - Areas Outside of City Limits
 - Airport Protection Overlay (APO) Zone
 - Character Protection Overlay (CPO) Zone
 - Historic Protection Overlay (HPO) Zone
 - View Protection Overlay (VPO) Zone
- Gray Shading
Represents Area Outside of the City Limits
- 0 250 500 1,000 Feet

Letter of Authorization

August 23, 2024

To whom it may concern:

I authorize Peter Butterfield Architect to act on behalf of and represent The Original Pancake House at 5161 Journal Center in pursuit of a minor site plan amendment required for the property.

If you have any questions or concerns regarding this matter, please feel free to contact me at 505-249-1960.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Migliaccio', with a large, stylized flourish at the end.

Mark Migliaccio

peter butterfield architect

• 505 514 1364 • 13013 Glenwood Hills Ct. NE • Albuquerque New Mexico 87111 •

September 10, 2024

RE: Minor Administrative Amendment to Site Plan

Lot: 2A-2A-3B-Block 0000

Subdivision: Journal Center

Zoning: NR-BP

Case Numbers: DRB-94-563, AX-79-13, Z-79-80-2

DRB Approval Number: Not available – reference attached email from Misa Bloom planner

Referenced by James Aranda, MCRP on attached Preliminary Review Team (PRT) notes dated 12/23/2022

To Whom It May Concern:

6-4(X)(2) Minor Amendments

6-4(X)(2)(a) A minor amendment must meet all the following criteria:

1. The amendment is necessary because of site conditions or user requirements that were not known, and could not reasonably have been known, at the time the City approved the approval that is proposed to be amended, and that were not created by the actions of the owner of the property.

Response:

As noted in the attached PRT notes per discussion with James Aranda, MCRP.

2. The amendment does not increase or decrease the dimension of any standard beyond the thresholds allowed as minor amendments pursuant to Table 6-4-4 (cumulative of any earlier deviations or amendments).

Response:

The approved Site Development Plan (SDP) shows the Square Footage (S.F.) of the proposed building pad to be “up to a maximum” of 8,173 S.F. There is no language in the attached SDP that would prohibit development of a building within the allowed S.F. of 8,173. The only controlling language is the “Maximum S.F.” The proposed building is less than the “Maximum S.F.” at 6,585 S.F.

3. The amendment does not decrease the total amount of open space in the development and does not reduce the size of any open space abutting a lot containing a residential use.

Response:

No changes in total open space – pad site of 8,173 S.F. was accounted for in the original SDP.

4. The amendment does not reduce any building setback adjacent to development containing residential uses by any amount.

Response:

The site is not adjacent to a residential development.

peter butterfield architect

• 505 514 1364 • 13013 Glenwood Hills Ct. NE • Albuquerque New Mexico 87111 •

5. The amendment does not increase the maximum number of residential dwelling units in the development from that shown in the existing permit, approval, or plan.

If the property is located in a DT-UC-MS-PT area, the amendment does not decrease the required number of residential dwelling units in the development from that shown in the existing permit, approval, or plan.

Response:

Not applicable.

6. The amendment does not adjust a building design standard unless doing so improves the perception of building quality, variety, durability, and articulation when viewed from adjacent streets and abutting properties.

Response:

The building design standard does not change and all materials are allowed per existing Design Review Board (DRB) approved plans.

7. The amendment does not reduce the amount of total landscaping installed on the subject property or the amount of screening or buffering required on portions of the site abutting any property containing residential dwelling units and does not waive or weaken any other landscaping or buffering requirement unless the Zoning Enforcement Office (ZEO) determines that alternative building design elements included in the amendment improve the visual quality and screening and buffering effect of landscaping as viewed from adjacent streets and public areas.

Response:

No changes to the landscaping – pad site of 8,173 S.F. was accounted for in the original SDP.

8. The amendment does not increase the traffic accessing the subject property from local streets and does not increase or decrease the number of through streets, sidewalks, trails, or trail connections passing through the property or connecting to or designed to connect to abutting properties.

Response:

No increase in traffic, pad site of 8,173 S.F. was accounted for in the original SDP.

9. The amendment does not require major public infrastructure or significant changes to access or circulation patterns on the subject property.

Response:

None required.

10. The amendment does not change a specific condition attached by a decision-making body listed in Table 6-1-1 to a prior development permit, approval, or plan for or including the subject property. For example, a specific condition attached to a prior approval requiring additional buffering to mitigate development impacts shall not be removed through a minor amendment process.

Response:

No changes to specific conditions.

peter butterfield architect

• 505 514 1364 • 13013 Glenwood Hills Ct. NE • Albuquerque New Mexico 87111 •

11. The amendment does not affect a property in an Overlay zone as regulated pursuant to 0, in which case amendments may be granted per the original approval process for the Site Plan governing the site.

Response:

Not Applicable.

12. The amendment does not approve any land use that was not authorized by the permit or approval or that is not allowed by right on the subject property.

Response:

No change to land use.

13. The amendment does not expand a nonconformity as regulated per Section 14-16-6-8 (Nonconformities).

Response:

No nonconformities exist and therefore none are expanded.

A handwritten signature in dark ink, appearing to read 'P. Butterfield', with a horizontal line extending to the right.

Peter Butterfield, Architect

INDEX OF DRAWINGS

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- 8 of 97 OVERALL GROUND FLOOR PLAN (FOR INFORMATIONAL PURPOSE ONLY)
- 9 of 97 UPPER FLOOR PLANS (FOR INFORMATIONAL PURPOSE ONLY)



VICINITY MAP
ZONE ATLAS
D-17 & D-18

SITE DATA

ARCHITECT/DEVELOPER: OCEANVIEW PROPERTIES INC.
1755 N. CONGRESS AVENUE
BOYNTON BEACH, FLORIDA 33426

BUILDING LOCATION/ LEGAL DESCRIPTION: TRACT 2A-2A-3, JOURNAL CENTER BUSINESS PARK

EXISTING ZONING: SP

ZONE MAP: D-17 & D-18

BUILDING USE: HOTEL/CONVENTION FACILITIES PROPOSED RESTAURANT (DETACHED) FUTURE

SITE: 6.15 ACRES (267,900 SQ. FT.)

LANDSCAPING: REQUIRED = 32,946 SQ. FT. PROVIDED = 97,661 SQ. FT.

PARKING/DRIVES: 115,982 SQ. FT.

BUILDING FOOTPRINT: 46,884 SQ. FT.

PARKING:

AREA OF SITE LOT COVERAGE
PARKING REQUIREMENTS
150 GUEST ROOMS @ 1 SPACE/ROOM
150 SEAT BANQUET ROOM @ 1 SPACE/4 SEATS
1000 SQ. FT. BOARD ROOMS @ 1/200 SQ. FT.
150 SEAT RESTAURANT & LOUNGE @ 1 SPACE/4 SEATS
1600 SQ. FT. GROUND OFFICE & BACK OF HOUSE/
GUEST SUPPORT SPACE @ 1 SPACE/200 SQ. FT.
795 SQ. FT. UPPER FLOOR GUEST SUPPORT SPACE
@ 1 SPACE/200 SQ. FT.

200 SEAT RESTAURANT @ 1 SPACE/4 SEATS

TOTAL PARKING REQUIRED

TOTAL PARKING PROVIDED

HC PARKING SPACES REQUIRED

SMALL CAR PARKING SPACES PROVIDED

GROUND FLOOR BUILDING AREA (INCLUDING BALCONIES, COVERED VAULTS, ENTRIES, ETC.)

SECOND FLOOR: 23,269 SQ. FT.

THIRD FLOOR: 12,461 SQ. FT.

FOURTH FLOOR: 12,261 SQ. FT.

TOTAL: 94,275 SQ. FT.

SMALL CAR : FULL SIZE RATIO = 1:7.3

13.7%

CASE NUMBER DRB-94-563

SITE DEVELOPMENT PLAN APPROVAL

THE PLAN IS CONSISTENT WITH THE CONCEPTS OF THE ORIGINAL JOURNAL CENTER SITE PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON AUGUST 10, 1980 (A-79-13, 2-79-80-2) AND THE # ZONE.

IT CONFORMS WITH THE COMMENTS RENDERED BY THE DEVELOPMENT REVIEW BOARD ON NOVEMBER 29, 1994, AS REFLECTED IN DRB-94-563.

PLANNING DIRECTOR DATE 12-20-95

Michael D. Kane 11-29-94

Robert W. Kane 11-29-94

Paul J. Dugan 11-29-95

PLANNING DEPARTMENT

TRANSPORTATION DEVELOPMENT

Robert W. Kane 11-29-94

Paul J. Dugan 11-29-95

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TRANSPORTATION DEVELOPMENT

Robert W. Kane 11-29-94

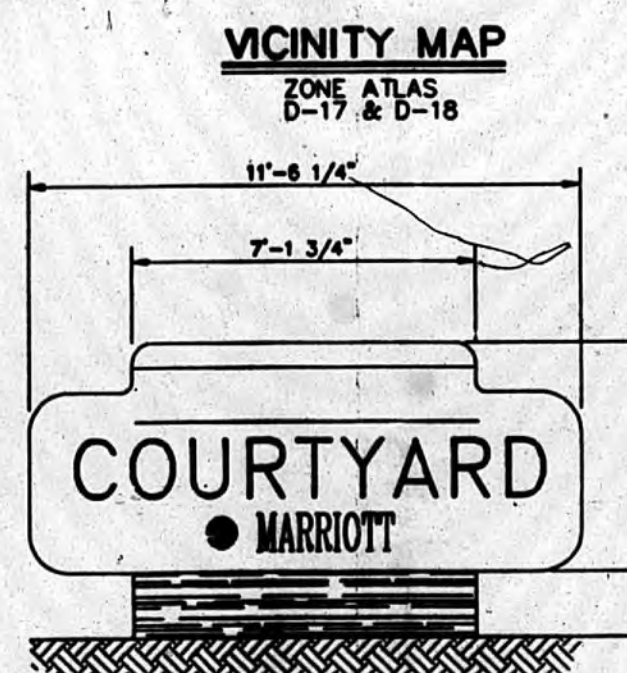
Paul J. Dugan 11-29-95

PLANNING DEPARTMENT

TRANSPORTATION DEVELOPMENT

Robert W. Kane 11-29-94

Paul J. Dugan 11-29-95



MONUMENT SIGN ELEVATION
SCALE: NONE
(2 LOCATIONS)

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	30.00'	47.12'	30.00'	42.43'	S55°43'37"W	90°00'00"
C2	1143.00'	105.29'	52.86'	105.25'	N81°54'43"W	09°16'41"
C3	30.00'	45.98'	28.30'	41.33'	N41°01'01"W	07°04'05"
C4	430.00'	161.25'	81.56'	160.21'	S06°13'33"E	21°29'09"
C5	2441.80'	235.35'	117.77'	235.26'	N21°43'48"E	09°31'20"

- GENERAL NOTES:
1. ALL PROPOSED PARKING & DRIVE AISLE SURFACES TO BE CONSTRUCTED OF ASPHALT SURFACE COURSE.
 2. ALL PROPOSED SIDEWALKS, CURB, GUTTER, TO BE CONSTRUCTED OF CONCRETE.

CURRENT LEGAL DESCRIPTION:

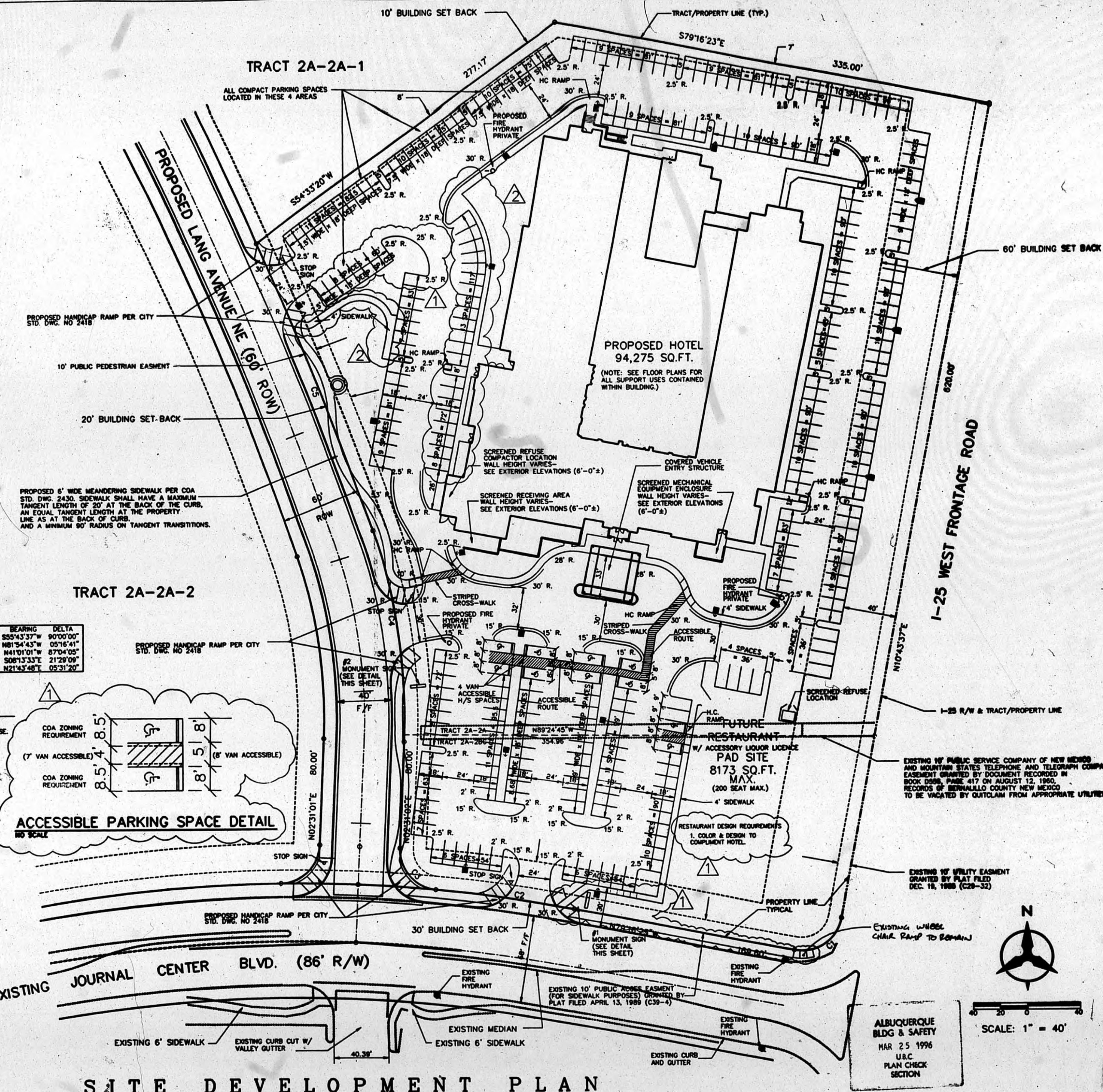
A PORTION OF TRACTS 2A-2A & 2A-2B, JOURNAL CENTER

PROPOSED LEGAL DESCRIPTION:

TRACT 2A-2A-3, JOURNAL CENTER

LEGEND

- 1. PARKING LOT LIGHTING TYPE II OUTPOST DISTRIBUTION ARROW - MAIN BEAM DIRECTION
- 2. PARKING LOT LIGHTING TYPE V - SO. DISTRIBUTION FUTURE SPEC. DELTA AN. SERIES-ROOF METAL HALOIDE CLEAN LAMP FOR HORIZONTAL MTD. MOUNTED ON DIRECT BURIAL CONCRETE POLE C.A. HT. 25'
- 3. INDICATES CURBS TO BE PAINTED RED WITH FIRE LANE DESIGNATION AT 100' MAX. INTERVALS.



SITE DEVELOPMENT PLAN

NORTH SOUTH

1755 NORTH CONGRESS AVE.
BOYNTON BEACH, FL. 33426
(407) 364-8800

REVISIONS
REV. PER DRB COMMENTS
REV. PER DRB COMMENTS



COURTYARD by MARRIOTT
Albuquerque, New Mexico

DRAWN BY:

CHECKED BY:

SITE PLAN DEVELOPMENT

ISSUED FOR:

DRB REVIEW

DATE: 10/14/94

FILE NAME: SITEPLAN.DWG

BN JOB NO. 004108.00

FILE NAME: SITEPLAN.DWG

CITY OF ALBUQUERQUE
THIS MICROFILM IS THE BEST POSSIBLE REPRODUCTION OF THE ORIGINAL DOCUMENT.

NO. 49 DATE 7/1/95

CITY OF ALBUQUERQUE

This microfilm is certified to be a complete and accurate copy of the original as it appears in the files of the PLANNING DEPT./BUILDING & SAFETY and was created in the normal course of business.

The photographic process used meets the Basic Microfilm Standards of the National Micrographics Association (ANSI-1977)

Millie Sautter
CITY CLERK

Robert W. Kane
OFFICIAL SEAL
NORBERTA SANCHEZ
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 5-8-97

CITY OF ALBUQUERQUE

peter@pba-lane.com

From: Bloom, Misa K.. <mbloom@cabq.gov>
Sent: Friday, September 6, 2024 7:28 AM
To: peter@pba-lane.com
Subject: Re: case numbers: DRB-94-563, AX-79-13, Z-79-80-2)

20240906

Peter:

Good morning. As discussed yesterday, I was unable to located any NOD's for the files you requested. These are some older files however the microfiche that they are housed on only provided limited information that was previously sent to you.

If you have any questions, please let me know. Thank you and have a wonderful day.

Respectfully submitted,



MISA K. BLOOM

(she / hers)

planner

urban design & development

o 505.924.3662

e mbloom@cabq.gov

cabq.gov/planning

Confidentiality Notice: This e-mail and any documents attached hereto are intended for the confidential use of the named recipient(s) only and are intended, to the fullest extent permitted by law, to be privileged and confidential as an attorney-client communication and/or work product. If you are not an intended recipient, or an agent responsible for delivering this communication to an intended recipient, you have received this e-mail in error. If you have received this email in error, please (i) immediately notify me by replying to this e-mail; (ii) do not review, copy, save, forward, or print this e-mail or any of its attachments; and (iii) immediately delete and/or destroy this e-mail and its attachments and all copies thereof. Thank you for your cooperation.

From: peter@pba-lane.com <peter@pba-lane.com>
Sent: Tuesday, September 3, 2024 17:48
To: Bloom, Misa K.. <mbloom@cabq.gov>
Subject: RE: case numbers: DRB-94-563, AX-79-13, Z-79-80-2)

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Good Afternoon Misa

Just following up about the 'Notice of Decision' for this site. Can you let me know?

Thank you

peter butterfield architect

505-514-1364

From: Bloom, Misa K.. <mbloom@cabq.gov>

Sent: Friday, August 23, 2024 10:02 AM

To: peter@pba-lane.com

Subject: Re: case numbers: DRB-94-563, AX-79-13, Z-79-80-2)

2024 August 23

Mr. Buttefield:

Good morning. Attached are the files you requested via the links below:

[*DRB-94-563_1*](#)

[*DRB-94-563_2*](#)

[*AX-79-13_1*](#)

[*AX-79-13_2*](#)

[*Z-79-80-2_1*](#)

[*Z-79-80-2_2*](#)

Please let me know if you require any additional information. Thank you and have a wonderful day.

Respectfully submitted,



MISA K. BLOOM

(she / hers)

planner

urban design & development

o 505.924.3662

e mbloom@cabq.gov

cabq.gov/planning

Confidentiality Notice: This e-mail and any documents attached hereto are intended for the confidential use of the named recipient(s) only and are intended, to the fullest extent permitted by law, to be privileged and confidential as an attorney-client communication and/or work product. If you are not an intended recipient, or an agent responsible for delivering this communication to an intended recipient, you have received this e-mail in error. If you have received this email in error, please (i) immediately notify me by replying to this e-mail; (ii) do not review, copy, save, forward, or print this e-mail or any of its attachments; and (iii) immediately delete and/or destroy this e-mail and its attachments and all copies thereof. Thank you for your cooperation.

From: peter@pba-lane.com <peter@pba-lane.com>
Sent: Friday, August 23, 2024 08:57
To: Bloom, Misa K.. <mbloom@cabq.gov>
Subject: case numbers: DRB-94-563, AX-79-13, Z-79-80-2)

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

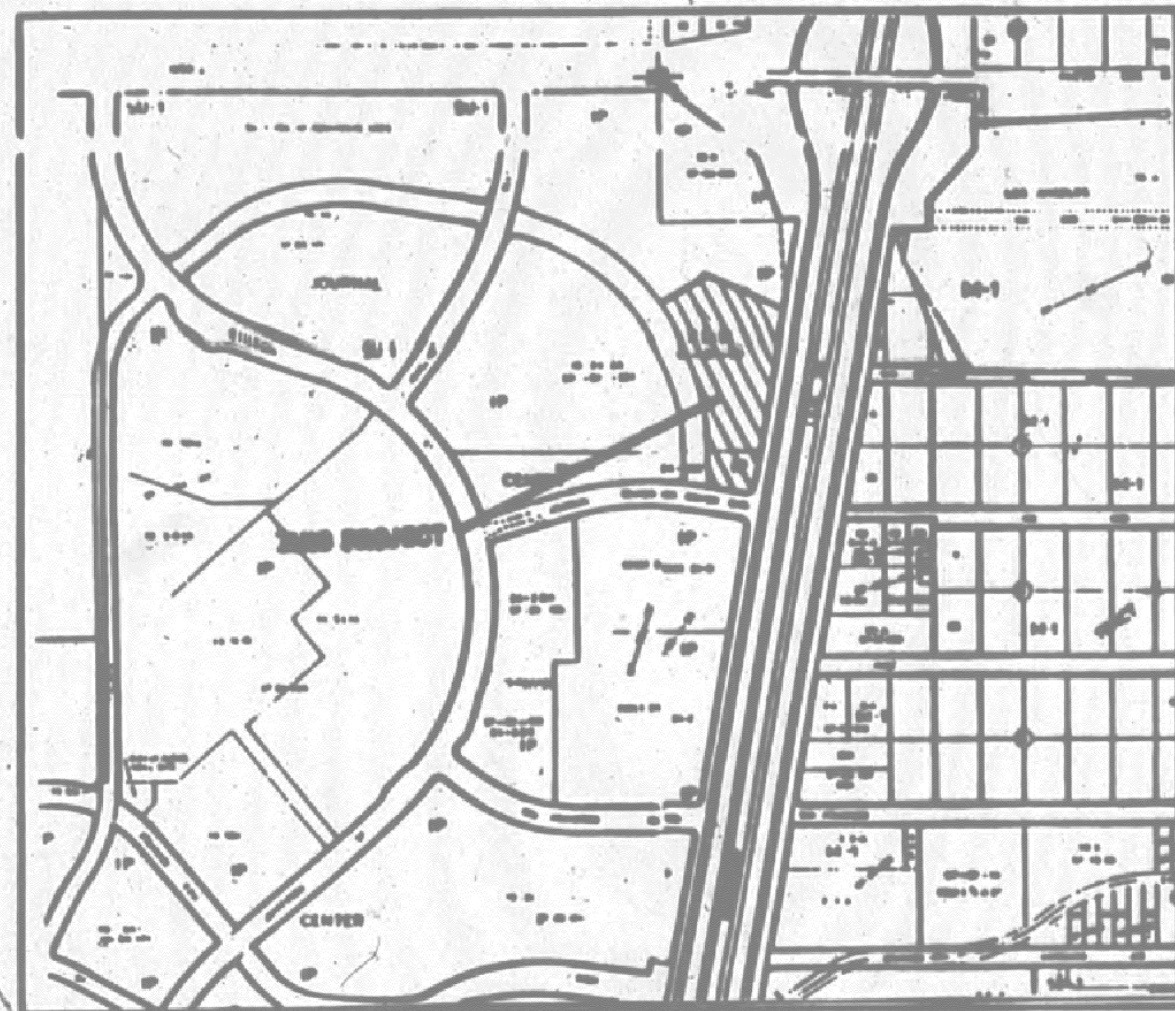
Good Morning Misa

I am looking for the relevant documents for case numbers: DRB-94-563, AX-79-13, Z-79-80-2 provided to me from PRT notes. Most importantly I need the 'Notice of Decision'. Any help you can provide is greatly appreciated, thank you.

peter butterfield architect
13013 glenwood hills ct ne
albuquerque nm, 87111
505-514-1364
peter@pba-lane.com

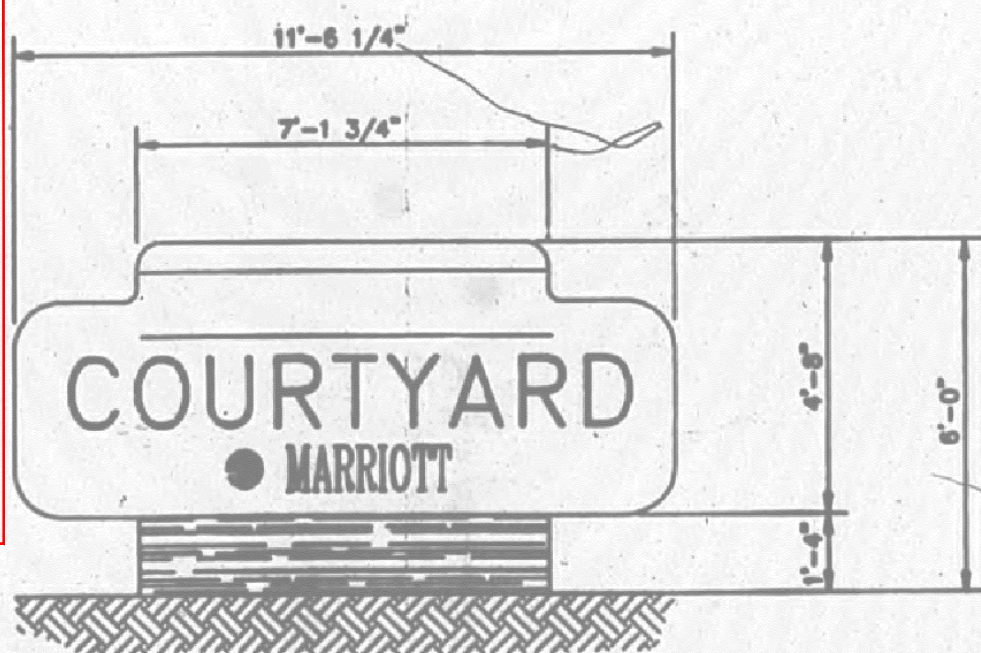
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VICINITY MAP

ZONE ATLAS D-17 & D-18



MONUMENT SIGN ELEVATION

SCALE: NONE (2 LOCATIONS)

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	30.00'	47.12'	30.00'	42.43'	S55°43'37"W	90°00'00"
C2	1143.00'	105.29'	52.68'	105.25'	N81°54'43"W	05°16'41"
C3	30.00'	45.39'	28.50'	41.33'	N41°01'01"W	87°04'05"
C4	430.00'	161.25'	81.55'	160.21'	S08°13'33"E	21°29'09"
C5	2441.80'	235.35'	117.77'	235.26'	N21°43'48"E	05°31'20"

GENERAL NOTES:

1. ALL PROPOSED PARKING & DRIVE AISLE SURFACES TO BE CONSTRUCTED OF ASPHALT SURFACE COURSE.
2. ALL PROPOSED SIDEWALKS, CURBS, GUTTER, TO BE CONSTRUCTED OF CONCRETE.

CURRENT LEGAL DESCRIPTION:

A PORTION OF TRACTS 2A-2A & 2A-2B, JOURNAL CENTER

PROPOSED LEGAL DESCRIPTION:

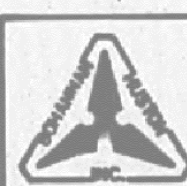
TRACT 2A-2A-3, JOURNAL CENTER

LEGEND

- PARKING LOT LIGHTING TYPE II CUTOFF DISTRIBUTION ARROW = MAIN BEAM DIRECTION
- PARKING LOT LIGHTING TYPE IV - SQ. DISTRIBUTION FUTURE SPEC. DELTA AV. SERIES-400W METAL HALIDE, CLEAR LAMP, FOR HORIZONTAL MTD. MOUNTED ON DIRECT BURIAL CONCRETE POLE, O.A. HT. 25'
- INDICATES CURBS TO BE PAINTED RED WITH FIRE LANE DESIGNATION AT 100' MAX. INTERVALS.

REVISIONS

- | | |
|---|------------------------|
| 1 | REV. PER DRB COMMENTS. |
| 2 | REV. PER DRB COMMENTS. |



COURTYARD by MARRIOTT

Albuquerque, New Mexico

DRAWN BY:

CHECKED BY:

SITE PLAN DEVELOPMENT

ISSUED FOR: DRB REVIEW

DATE: 10/14/94

BY JOB NO. 00408-00
FILENAME: SITEPLAN.DWG

UPDATED BY ROMAN 120895 AS PER DRB COMMENTS

SITE DATA

ARCHITECT/DEVELOPER: DEANSIDE PROPERTIES INC.
1755 N. CONGRESS AVENUE
BOYNTON BEACH, FLORIDA 33426

BUILDING LOCATION/LEGAL DESCRIPTION: TRACT 2A-2A-3, JOURNAL CENTER BUSINESS PARK

EXISTING ZONING: JP

ZONE MAP: D-17 & D-18

BUILDING USE: HOTEL/CONVENTION FACILITIES (PROPOSED RESTAURANT (DETACHED) FUTURE)

SITE: 6.15 ACRES (267,900 SQ. FT.)

LANDSCAPING: REQUIRED = 32,846 SQ. FT. PROVIDED = 97,661 SQ. FT.

PARKING/DRIVES: 115,982 SQ. FT.

BUILDING FOOTPRINT: 46,084 SQ. FT.

PARKING: AREA OF SITE LOT COVERAGE

PARKING REQUIREMENTS

150 GUEST ROOMS @ 1 SPACE/ROOM	150 SPACES
150 SEAT BANQUET ROOM @ 1 SPACE/4 SEATS	38 SPACES
1000 SQ. FT. BOARD ROOMS @ 1/200 SQ. FT.	5 SPACES
150 SEAT RESTAURANT & LOUNGE @ 1 SPACE/4 SEATS	38 SPACES
1000 SQ. FT. GROUND OFFICE & BACK OF HOUSE/	8 SPACES
GUEST SUPPORT SPACE @ 1 SPACE/200 SQ. FT.	5 SPACES
795 SQ. FT. UPPER FLOOR GUEST SUPPORT SPACE @ 1 SPACE/300 SQ. FT.	3 SPACES
200 SEAT RESTAURANT @ 1 SPACE/4 SEATS	50 SPACES
TOTAL PARKING REQUIRED	296 SPACES
TOTAL PARKING PROVIDED	296 SPACES
HC PARKING SPACES REQUIRED	8 SPACES
HC PARKING SPACES PROVIDED	10 SPACES
SMALL CAR PARKING SPACES PROVIDED	41 SPACES

BUILDING DATA:

GROUND FLOOR BUILDING AREA (INCLUDING BALCONIES, COVERED WALKS, ENTRIES, ETC.) 46,084 SQ. FT.
SECOND FLOOR 23,269 SQ. FT.
THIRD FLOOR 12,461 SQ. FT.
FOURTH FLOOR 12,261 SQ. FT.
TOTAL 94,275 SQ. FT.

SMALL CAR - FULL SIZE RATIO = 1:7.3
12.7%

CASE NUMBER DRB-94-563

SITE DEVELOPMENT PLAN APPROVAL

THE PLAN IS CONSISTENT WITH THE CONCEPTS OF THE ORIGINAL JOURNAL CENTER SITE PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON AUGUST 10, 1990 (AC-79-13, 2-79-80-2) AND THE JP ZONE.

IT CONFORMS WITH THE COMMENTS RENDERED BY THE DEVELOPMENT REVIEW BOARD ON NOVEMBER 20, 1994, AS REFLECTED IN DRB-94-563.

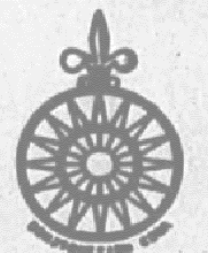
PLANNING DIRECTOR DATE 12-20-95

Michael D. 11-29-94
TRANSPORTATION DEVELOPMENT

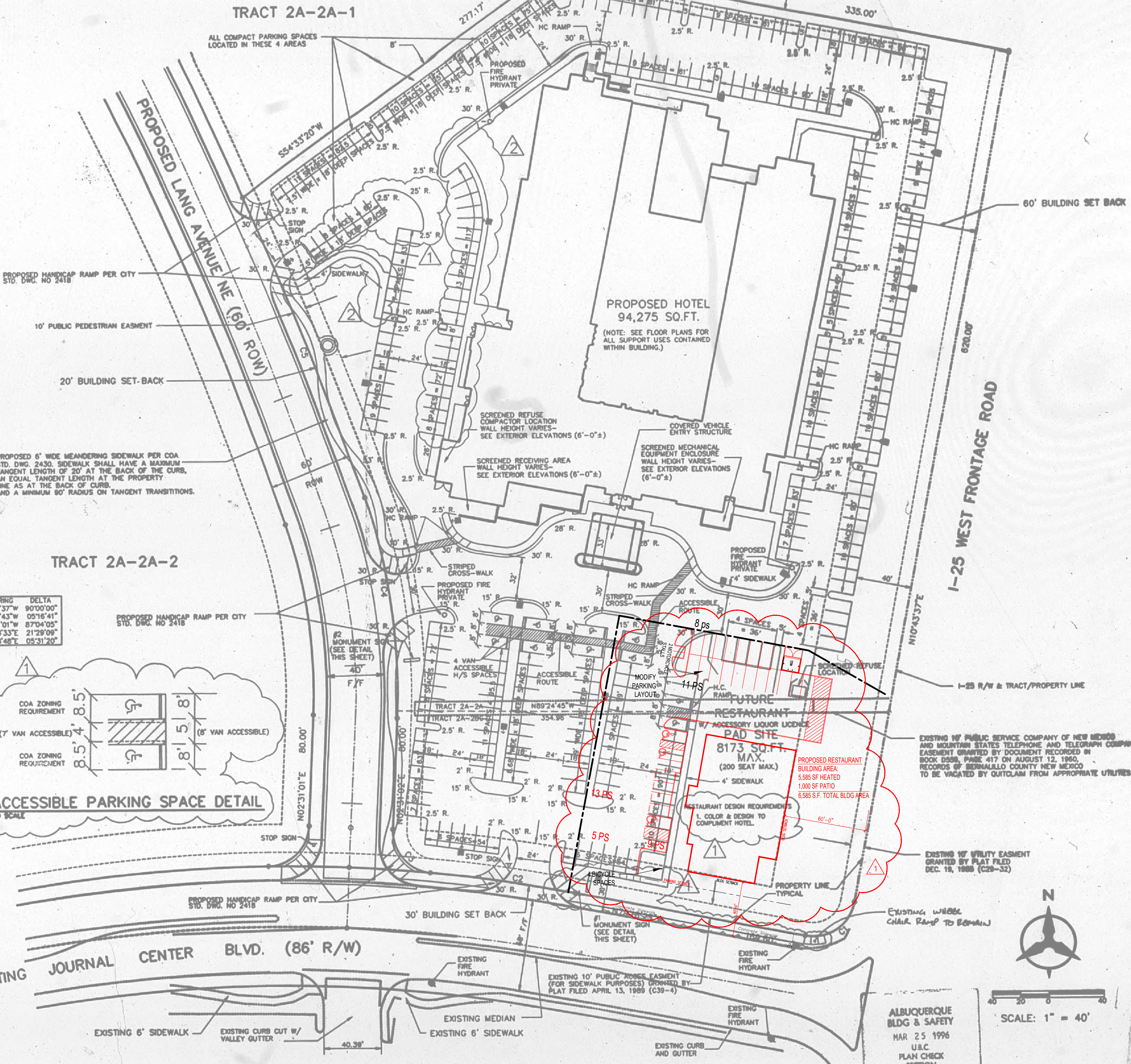
Robert W. Kane 11-29-94
PARKS & GENERAL SERVICES DEPT.

11/01/94

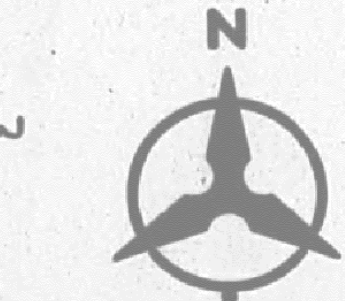
11-25-95



1755 NORTH CONGRESS AVE.
BOYNTON BEACH, FL. 33426
(407) 364-8800



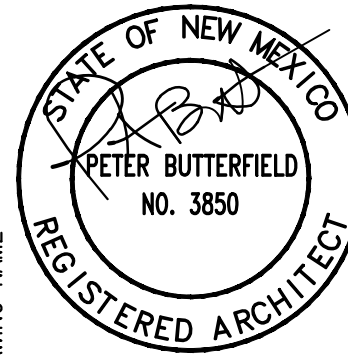
SITE DEVELOPMENT PLAN



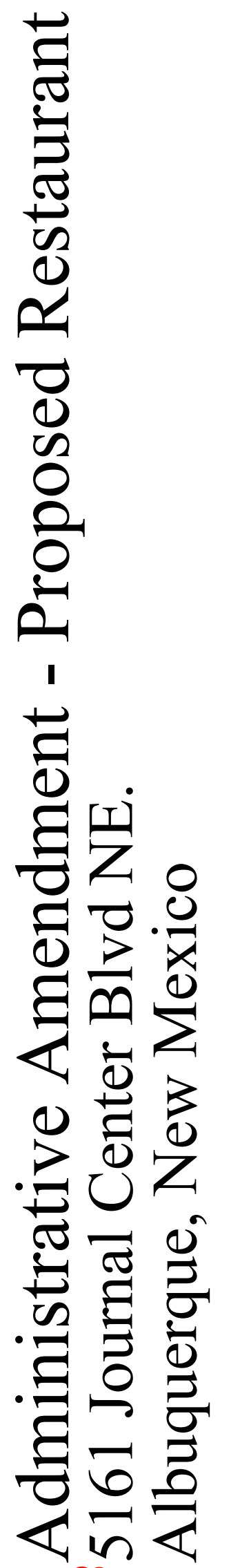
SCALE: 1" = 40'

ALBUQUERQUE BLDG & SAFETY
MAR 25 1996
U.B.C.
PLAN CHECK SECTION

1 of 97

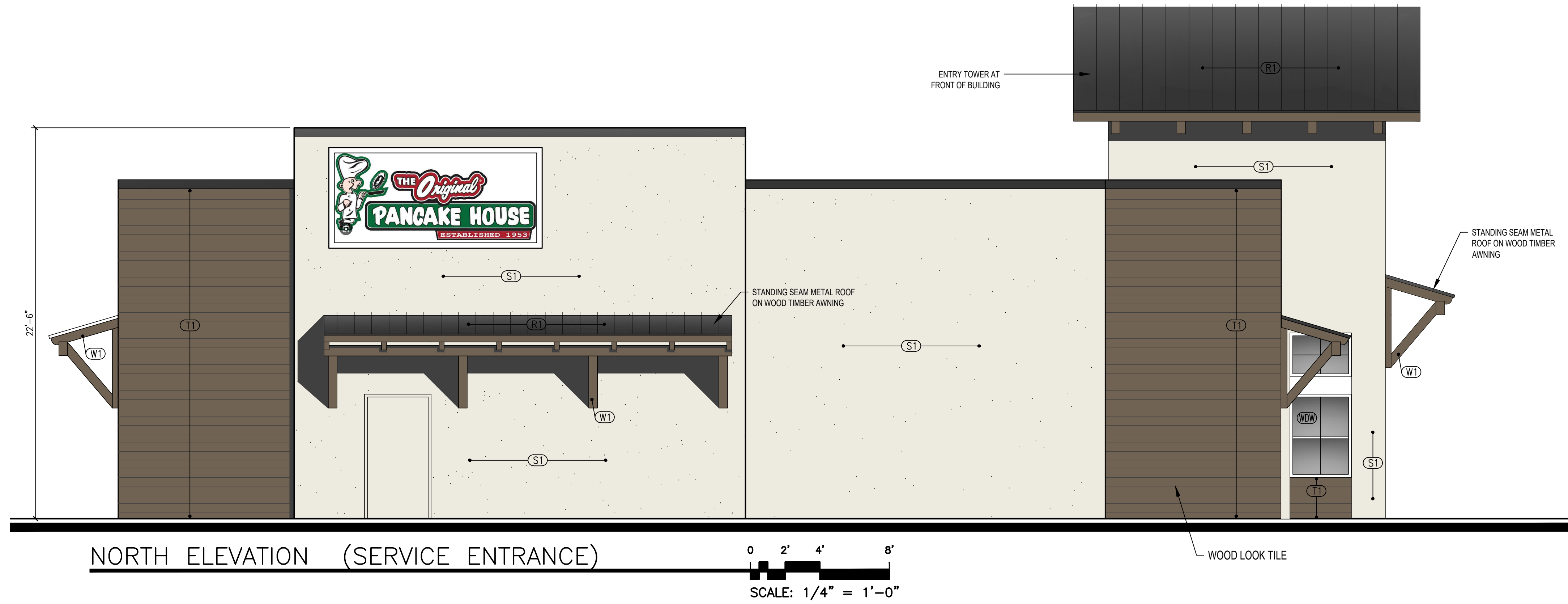
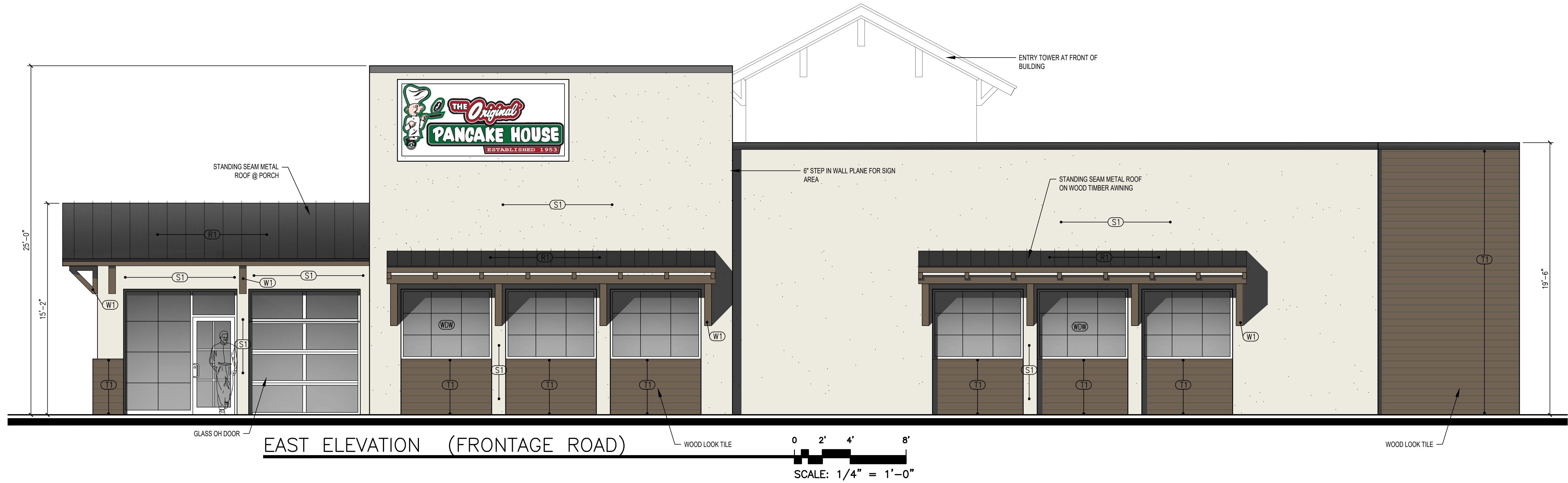


REVISIONS



#	COLOR LEGEND	
MARK	MATERIAL	COLOR
(S)	STUCCO FINISH	VERY LIGHT TAN
(R)	STANDING SEAM MTL ROOF	DARK GRAY
(T)	EXTERIOR TILE ACCENT	SIMULATED WOOD BROWN
(W)	ALUMINUM STOREFRONT	DARK GRAY
(W)	WOOD TRIM	NATURAL WOOD

SIGN DATA TABLE			
LOCATION	REQUIREMENT	ALLOWABLE SIGNAGE AREA	PROPOSED SIGNAGE AREA
WEST	SHALL NOT EXCEED THE 15% OF FAÇADE AREA, INCLUSIVE OF DOOR AND WINDOW OPENINGS:	1,925x15% = 288 SF	72 S.F.
SOUTH	SHALL NOT EXCEED THE 15% OF FAÇADE AREA, INCLUSIVE OF DOOR AND WINDOW OPENINGS:	1,396x15% = 209 SF	72 S.F.
EAST	SHALL NOT EXCEED THE 15% OF FAÇADE AREA, INCLUSIVE OF DOOR AND WINDOW OPENINGS:	1,958x15% = 242 SF	92 S.F.
NORTH	SHALL NOT EXCEED THE 15% OF FAÇADE AREA, INCLUSIVE OF DOOR AND WINDOW OPENINGS:	1,385x15% = 207 SF	72 S.F.



MARK	MATERIAL	COLOR
(S1)	STUCCO FINISH	VERY LIGHT TAN
(R1)	STANDING SEAM MTL ROOF	DARK GRAY
(T1)	EXTERIOR TILE ACCENT	SIMULATED WOOD BROWN
(WDW)	ALUMINUM STOREFRONT	DARK GRAY
(W1)	WOOD TRIM	NATURAL WOOD

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PRE-APPLICATION MEETING NOTES

PA#: _____ Notes Provided (date): _____

Site Address and/or Location: _____

Pre-application notes are for informational purposes only and are non-binding. They do not constitute an approval of any kind. Additional research may be necessary to determine the exact type of process and/or application required. Factors unknown and/or thought of as minor at this time could become significant as a case progresses.

Request _____

Basic Site Information

Current Use(s): _____ Size (acreage): _____

Zoning: _____ Overlay Zone(s): _____

Comprehensive Plan Designations

Development Area: _____ Corridor(s): _____

Center: _____ Near Major Public Open Space (MPOS)?: _____

Integrated Development Ordinance (IDO)

Please refer to the IDO for requirements regarding dimensional standards, parking, landscaping, walls, signage, etc.
<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

Proposed Use(s): _____

Use Specific Standards: _____

Applicable Definition(s): _____

Sensitive Lands: *Please see IDO Section 14-16-5-2 for information about required analysis, development standards, and changes to process that may result if this Section applies.*

Notice

Neighborhood Meeting Offer Required? (see IDO Table 6-1-1). If yes, please refer to:

<https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

Process

Decision Type(s) (see IDO Table 6-1-1): _____

Specific Procedure(s)*: _____

**Please refer to specific procedures for relevant decision criteria required to be addressed.*

Decision Making Body/ies: _____ Is this a PRT requirement? _____

Handouts Provided

- | | | | |
|--|---|--|---|
| <input type="checkbox"/> Zoning Map Amendment | <input type="checkbox"/> Site Plan Amendments | <input type="checkbox"/> Site Plan- EPC | <input type="checkbox"/> Site Plan- DRB |
| <input type="checkbox"/> Site Plan- Admin | <input type="checkbox"/> Variance-ZHE | <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Site History/Research | <input type="checkbox"/> Transportation | <input type="checkbox"/> Hydrology | <input type="checkbox"/> Fire |

If you have additional questions, please contact planningprt@cabq.gov at (505) 924-3811 to schedule a follow-up meeting.

Additional Notes:

Restaurant

An establishment that serves food and beverages that are consumed on its premises by customers seated at tables and/or counters either inside or outside the building thereon and/or that may provide customers with take-out service of food and/or beverages for off-site consumption. Sale of alcoholic beverages is controlled by other provisions in this IDO and the New Mexico State statutes regarding alcoholic drink sales. See also *Bar* and *Taproom or Tasting Room*.

Staff acknowledges the change is less than the approved square footage, process will be Administrative Amendment.

To obtain a records request contact Misa Bloom @505-924-3662 or mbloom@cabq.gov

(case numbers: DRB-94-563, AX-79-13, Z-79-80-2)