



Ms. Jolene Wolfley, DRB Chair  
Development Review Board  
City of Albuquerque  
600 Second Street NW  
Albuquerque, NM. 87102

August 9, 2022

**RE: DRB CORRECTION TO THE DRB APPROVED SITE PLAN AMENDMENT PROJECT #1000389 / SI-2021-01915 – NEW PROJECT #PR-2021-006237**

Dear Chairwoman Wolfley,

Modulus Architects, Inc., hereafter referred to as “Agent” represents Sun Center Partners LLC., hereafter referred to as “Applicant”. The Development Review Board (DRB) held a public meeting for Site Plan Amendment (SI-2021-01915) SITE PLAN AMENDMENT and a Waiver (VA-2021-00451 WAIVER) and approved the following actions at that meeting. Subsequently, an error was found on our Site Plan so we are requesting a CORRECTION to the following actions:

---

**SI-2021-0191S SITE PLAN AMENDMENT**

1. The subject property consists of a parking lot and was approved to be constructed as a parking lot by the DRB on April 24, 2002 per Project #1000389, DRB96-389. This is a request to remove the 2.983 acres of Tract 2A-2B3 from the prior Site Plan - DRB approval to permit flexibility for future developments while abiding by the IDO allowable uses for the NR-BP zone district.
2. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

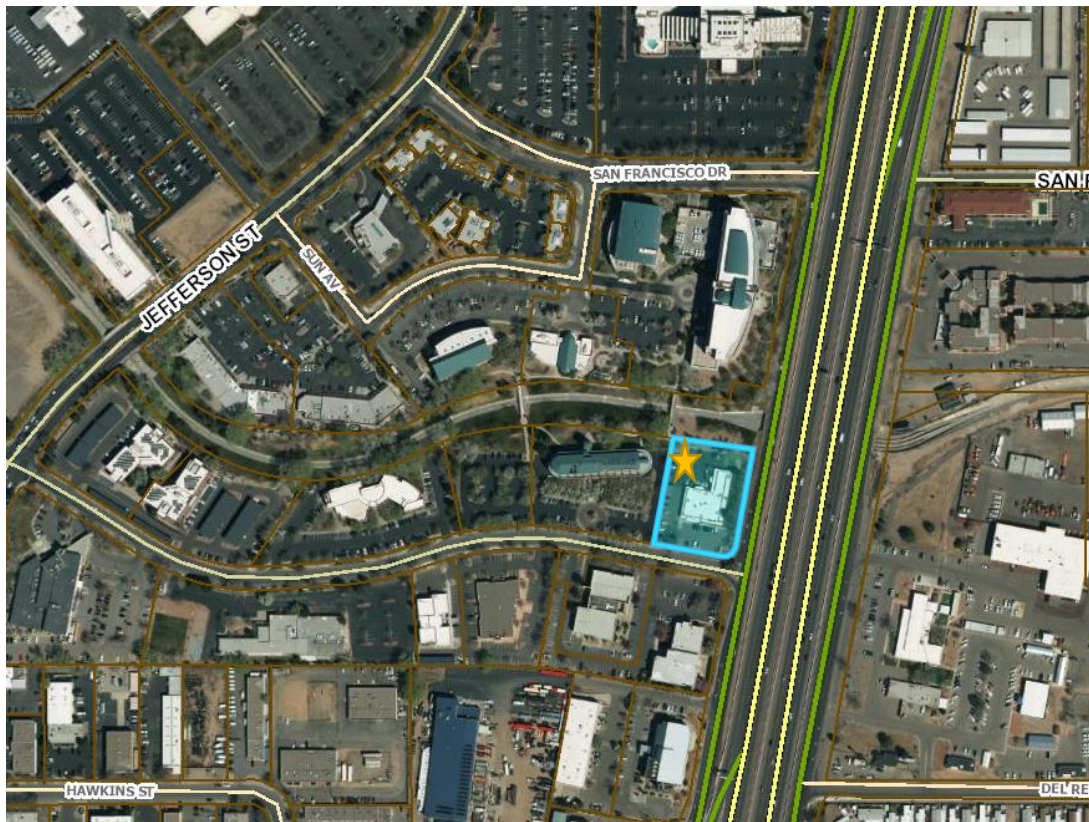
**VA-2021-004S1 WAIVER**

1. The applicant proposes a waiver from the Journal Center Master Plan parking requirements. This request removes 314 parking spaces from the development approved per #1000389, DRB96-389, leaving 630 parking spaces.

---

The overall Campus Site Plan included 5141 Masthead ST NE (TR 4AA-3B) however this structure was left off the site plan and the parking requirement for this structure was incorrectly left off the plan and was shown as a parking lot only when in actuality, there is a building consisting of 10,395 square feet on this site. This CORRECTION to the previous DRB Amendment correctly identifies this structure on the Site Plan. The approved DRB plans showed Tract 4AA-3B with a parking lot that had 126 spaces which in fact only had 67 spaces with an old building that remained.

In addition to this correction, we have provided updated parking calculations per the Parking Study Reduction approved by the Planning Director on April 25, 2022 per IDO 5-5(C)(5)(e). We are requesting a CORRECTION that shows the current condition of the site on the site plan and to update the current parking calculations.



**CONCLUSION**

We would like a Correction to reflect the current conditions and to have an accurate parking count for the overall Site Plan. Our submittal includes the approval letter from the City of Albuquerque regarding the Parking Study Reduction.

Sincerely, *Angela M. Williamson*

Angela M. Williamson, CEO/Principal (Agent)  
Modulus Architects & Land Use Planning, Inc.  
100 Sun Ave NE, Suite 600  
Albuquerque, New Mexico 87109  
Office: 505.338.1499 ext. 1000  
Cell: 505.999.8016  
Email: [awilliamson@modulusarchitects.com](mailto:awilliamson@modulusarchitects.com)

