



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

SUBDIVISIONS		<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2A)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)	
<input type="checkbox"/> Major – Bulk Land Plat (Form S1)	MISCELLANEOUS APPLICATIONS		<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)	
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS	
<input type="checkbox"/> Minor - Final Plat (Form S2)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)	
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)		
SITE PLANS		<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input checked="" type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)	
BRIEF DESCRIPTION OF REQUEST			
DRB-Site Plan			

APPLICATION INFORMATION			
Applicant: BRUNACINI DEVELOPMENT LTD CO		Phone: (505) 833-2928	
Address: PO BOX 6363		Email: ABRUNACINI@BRUNACINI.COM	
City: Albuquerque	State: NM	Zip: 87197	
Professional/Agent (if any): TIERRA WEST, LLC		Phone: (505) 858-3100	
Address: 5571 MIDWAY PARK PLACE NE,		Email: VCARRICA@TIERRAWESTLLC.COM	
City: ALBUQUERQUE,	State: NM	Zip: 87109	
Proprietary Interest in Site:	List <u>all</u> owners:		
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.: TRA-1-A A-2-A	Block:	Unit:	
Subdivision/Addition:	MRGCD Map No.:	UPC Code: 101706300323630427 / 101706300320730428	
Zone Atlas Page(s): D-16-Z D-17-Z	Existing Zoning: NR-BP	Proposed Zoning NR-BP	
# of Existing Lots: 2	# of Proposed Lots: 1	Total Area of Site (Acres): 4.7483	
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: RUTLEDGE ST NE ALBUQUERQUE 87109	Between: Rutledge Rd NE	and: Bartlett St NE	
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			
1002321, 1003572, 1000633, 1008546			

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:		Date: January 4, 2022	
Printed Name: Ronald R. Bohannon		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent	
FOR OFFICIAL USE ONLY			
Case Numbers	Action	Fees	Case Numbers
Meeting Date:		Fee Total:	
Staff Signature:	Date:	Project #	

FORM P2: SITE PLAN – DRB

Please refer to the DRB public meeting schedules for meeting dates and deadlines. Your attendance is required.

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 on a CD. PDF shall be organized with the Development Review Application and this Form P2 at the front followed by the remaining documents in the order provided on this form.

SITE PLAN – DRB

MAJOR AMENDMENT TO SITE PLAN – DRB

EXTENSION OF SITE PLAN – DRB

N/A Interpreter Needed for Hearing? ____ if yes, indicate language: _____

PDF of application as described above

Zone Atlas map with the entire site clearly outlined and labeled

Letter of authorization from the property owner if application is submitted by an agent

N/A Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A) (not required for Extension)

Signed Traffic Impact Study (TIS) Form

Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information (not required for Extension)

Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)(3)

N/A Explanation and justification of requested deviations, if any, in accordance with IDO Section 14-16-6-4(P)

Note: If requesting more than allowed by deviation, a Variance – ZHE or Variance – DRB will be required, as applicable.

Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B) (not required for Extension)

Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)(not required for extension)

Office of Neighborhood Coordination neighborhood meeting inquiry response

Proof of email with read receipt OR Certified Letter offering meeting to applicable associations

Completed neighborhood meeting request form(s)

If a meeting was requested or held, copy of sign-in sheet and meeting notes

Sign Posting Agreement

Required notices with content per IDO Section 14-16-6-4(K)(1) (not required for extension)

Office of Neighborhood Coordination notice inquiry response

Copy of notification letter, completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing to affected Neighborhood Association representatives.

Proof of emailed notice to affected Neighborhood Association representatives

Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, completed notification forms(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing

Completed Site Plan Checklist

Site Plan and related drawings

N/A Copy of the original approved Site Plan or Master Development Plan (for amendments and extensions)



Site Plan and related drawings

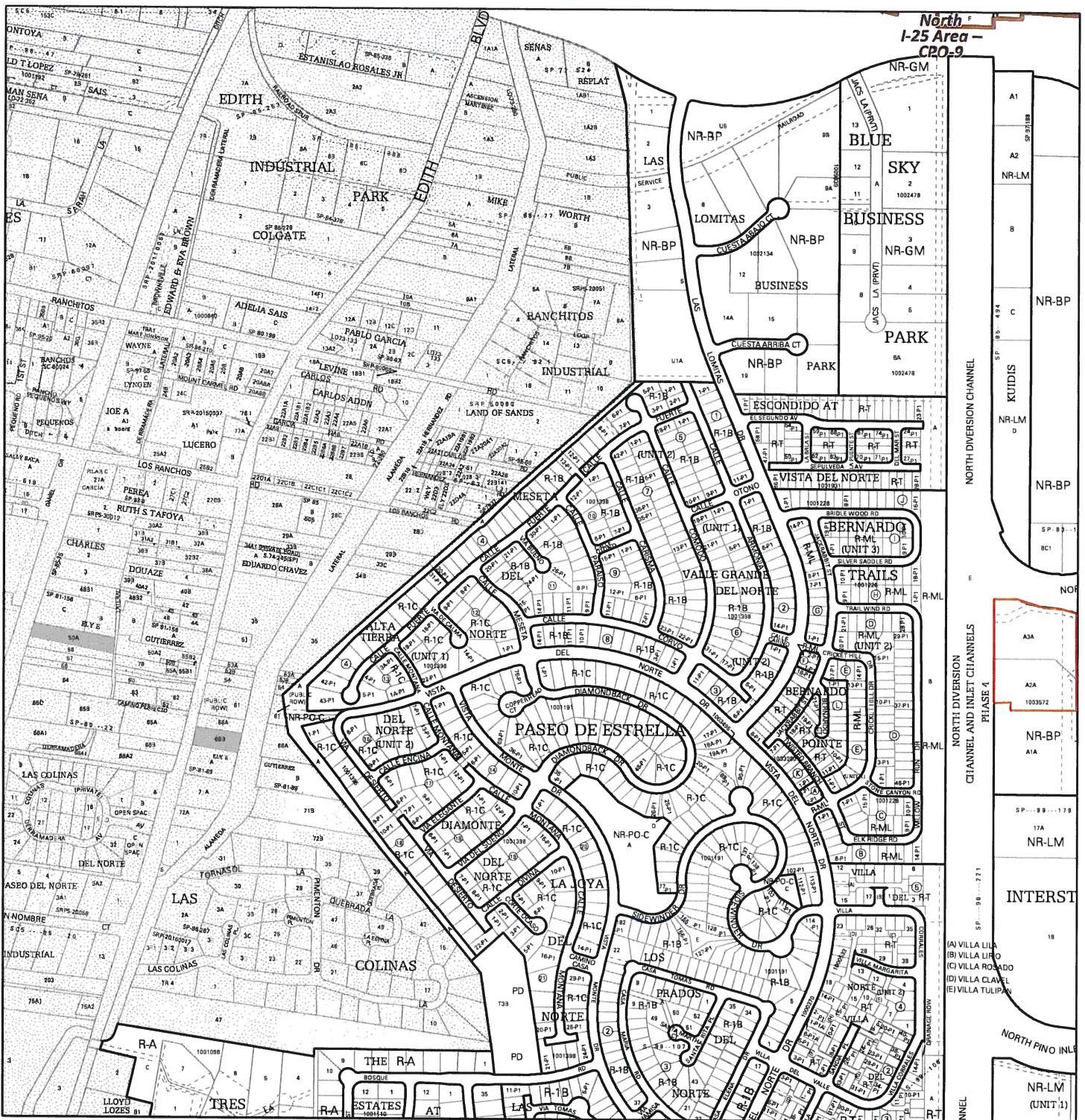
Sensitive Lands Site Analysis for new site design in accordance with IDO Section 5-2(C)

N/A Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for all commercial and multifamily site plans except if the development is industrial or the multifamily is less than 25 units

N/A Landfill disclosure statement per IDO Section 14-16-6-4(S)(5)(d)(2).(d.) if site is within a designated landfill buffer zone

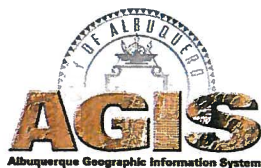
N/A Infrastructure List, if required

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting, if required, or otherwise processed until it is complete.	
Signature: 	Date: January 04, 2022
Printed Name: Ronald R. Bohannon	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Case Numbers:	Project Number:
Staff Signature:	
Date:	

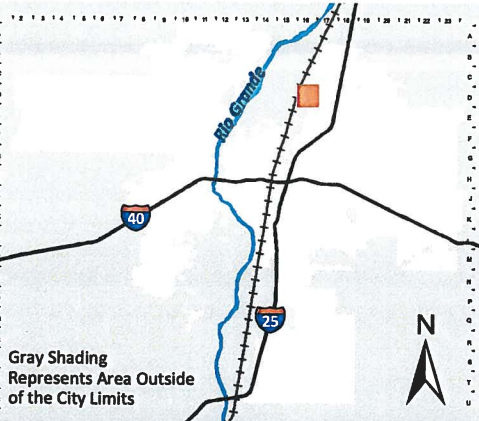


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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-16-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

0 250 500 1,000 Feet



This document is now complete.

CLOSE

DocuSign Envelope ID: 1D0893A9-9C4F-4F83-BC3E-F63AC4FBAEAD

December 21, 2021

Ms. Jolene Wolfley, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: **DRB SITE PLAN
9721 RUTLEDGE OFFICE / WAREHOUSE
TRACTS A-2-A AND A-3-A JOURNAL CENTER PHASE 2, UNIT 2
ZONE ATLAS PAGE: D-16-Z**

Dear Ms. Wolfley:

The purpose of this letter is to authorize Tierra West LLC to act as agent on behalf of Brunacini Development pertaining to any and all submittals made to the City of Albuquerque for the above-referenced site.

Angelo Brunacini

Print Name

DocuSigned by:


Signature

President

Title

12/21/2021

Date





TIERRA WEST, LLC

January 04, 2022

Ms. Jolene Wolfley
Development Review Board
600 Second NW
Albuquerque, NM 87102

**RE: REQUEST FOR SITE PLAN DRB APPROVAL
OFFICE / WAREHOUSE
9721 RUTLEDGE ROAD, NE
ZONE ATLAS PAGE D-17-Z**

Dear Ms. Wolfley:

Tierra West, LLC, on behalf of Brunacini Development, requests approval of a Site Plan - DRB for development of an office/warehouse facility on an approximate 4.75 acre site located in northeast Albuquerque in the Journal Center at the west end of Rutledge Road, NE. The property is legally described as Tracts A-2-A and A-3-A Journal Center Phase 2 Unit 2. Because the site proposes a facility larger than 50,000 sf it meets the thresholds for review by DRB.

The property is currently vacant. It is bordered on the north and west by the North Diversion Channel. It is bordered on the south and east by existing commercial/industrial buildings. Access to the site will be taken off Rutledge Rd, which is a paved road that ends at the southeast corner of the site. The site and surrounding areas are zoned NR-BP.

This development of a new office/warehouse will fill an existing need for new and expanding companies entering the Albuquerque market looking for more space than is currently available in the metro area. The growth in E-Commerce continues to drive the need for new warehousing and distribution space.

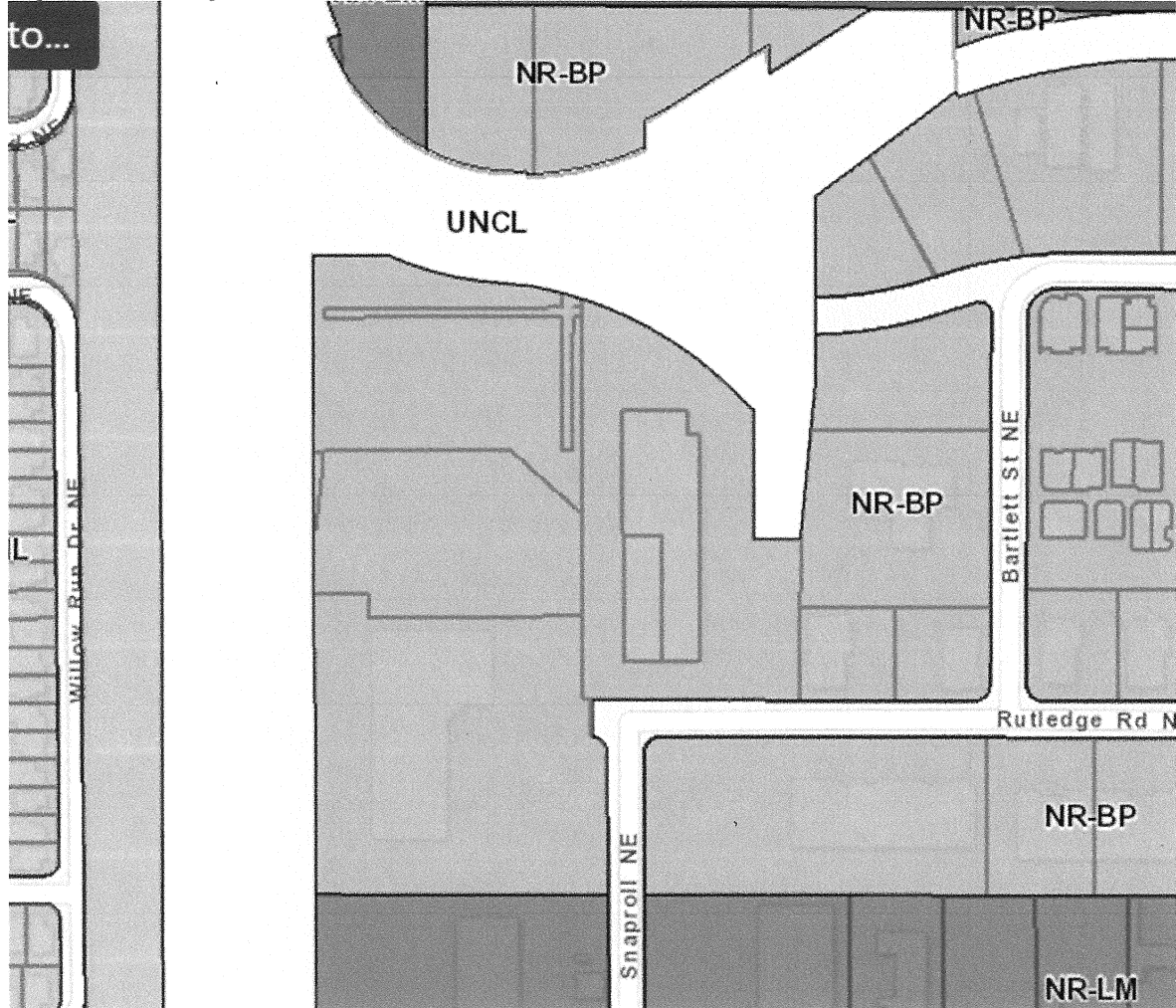
The request is for approval of a Site Plan -DRB for development of the approximate 62,045 square foot office/warehouse and associated drive aisles, parking, drainage facility and landscaping.

5571 Midway Park Pl. NE
(505) 858-3100
Albuquerque, NM 87109
fax (505) 858-1118
tierrawestllc.com
1-800-245-3102

Figure 1. Site Vicinity



Figure 2. Zoning



Context /Request

The justification presented below addresses the Site Plan for DRB request requirements pursuant to IDO Section 6-6(l)(3).

6-6(l)(3)(a) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.

Response: The proposed use is permissive in the existing NR-BP zone district. There are no Overlay zones, Small Area regulations or proximity to Major Public Open Space that place additional restrictions or procedural requirements on the property or to the Development Standards of the IDO. A sensitive lands analysis is included with this submittal confirming that the proposed development meets the requirements of the IDO in these respects.

6-6(l)(3)(b) The City's existing infrastructure and public improvements, including but not limited to its streets, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the maximum extent practicable.

Response: There is existing infrastructure to serve the proposed development. This includes the existing Rutledge Rd. roadway, water and sanitary sewer facilities and dry utility facilities. Additional approvals will be obtained from the City for grading and drainage improvements.

6-6(l)(3)(c) If the subject property is within an approved Master Development Plan, the Site Plan shall meet any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

Response: The site is located within the Journal Center Master Development Plan area. The submittal attachments have been reviewed and approved by the Journal Center Architectural Review Committee, see attached approval letter.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

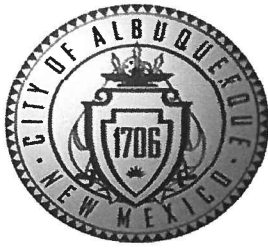
Sincerely,



Ronald R. Bohannon, P.E.

cc: Angelo Brunacini

JN: 202051
RRB/vc/ye



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 07/2019)

Project Title: TRACT A-2-A & A-3-A JOURNAL CENTER 2 Building Permit #: _____ Hydrology File #: _____

Zone Atlas Page: _____ DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: TR A-3-A PLAT OF TRACTS A-1-A, A-2-A, A-3-A & A-4-A JOURNAL CENTER PHASE 2 UNIT 2 (EXCL PORTION OUT TO R/W) CONT. 2.7385 +/- AC

City Address: RUTLEDGE ST NE ALBUQUERQUE 87109

Applicant: TIERRA WEST, LLC Contact: VINCE CARRICA

Address: 5571 MIDWAY PARK PLACE NE, ALBUQUERQUE, NM 87109

Phone#: (505) 858-3100 Fax#: _____ E-mail: VCARRICA@TIERRAWESTLLC.COM

Development Information

Build out/Implementation Year: 2022 Current/Proposed Zoning: NR-BP

Project Type: New: Change of Use: Same Use/Unchanged: Same Use/Increased Activity:

Proposed Use (mark all that apply): Residential: Office: Retail: Mixed-Use:

Describe development and Uses:
7% OFFICE / WAREHOUSE 93%

Days and Hours of Operation (if known): _____

Facility

Building Size (sq. ft.): 62,045 SF (57,702SF WAREHOUSE, 4,343SF OFFICE)

Number of Residential Units: N/A

Number of Commercial Units: ONE

Traffic Considerations

USE	ITE	SIZE	AM PEAK	PM PEAK
SMALL OFFICE	712	4,343SF	8	11
WAREHOUSE	150	57,702SF	32	35
TOTAL			40	46

Expected Number of Daily Visitors/Patrons (if known):* _____

Expected Number of Employees (if known):* 5

Expected Number of Delivery Trucks/Buses per Day (if known):* 20

Driveway(s) Located on: Street Name RUTLEDGE RD

Adjacent Roadway(s) Posted Speed: Street Name RUTLEDGE RD Posted Speed NA

Street Name Posted Speed

* If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required

Roadway Information (to be completed by City of Albuquerque staff)

Comprehensive Plan Corridor Designation/Functional Classification: local
Comprehensive Plan Center Designation: none
Jurisdiction of roadway (NMDOT, City, County): City
Adjacent Roadway(s) Traffic Volume: _____ Volume-to-Capacity Ratio: _____
Adjacent Transit Service(s): none Nearest Transit Stop(s): Jefferson/Masthead
Current/Proposed Bicycle Infrastructure: Multi-use trail nearby

TIS Determination

Note: Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

Traffic Impact Study (TIS) Required: Yes [] No Borderline []

Thresholds Met? Yes [] No

Mitigating Reasons for Not Requiring TIS: _____ Previously Studied: []

Notes:

M.P. P.E.

12/16/2021

TRAFFIC ENGINEER

DATE

Submittal

The Scoping Form must be submitted as part of any building permit application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to plndrs@cabq.gov and to the City Traffic Engineer. Call 924-3991 for information.

Site Plan Checklist

Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

1. Access -- location and width of driveways
2. Sidewalks
3. Bike Lanes (check for designated bike routes, long range bikeway system) (*check MRCOG Bikeways and Trails in the 2040 MTP map*)
4. Location of nearby multi-use trails, if applicable (*check MRCOG Bikeways and Trails in the 2040 MTP map*)
5. Location of nearby transit stops, transit stop amenities (eg. bench, shelter)
6. Adjacent roadway(s) configuration (number of lanes, lane widths, turn bays, medians, etc.)
7. Distance from access point(s) to nearest adjacent driveways/intersections

FORM DRWS: DRAINAGE REPORT/GRADING AND DRAINAGE PLAN / WATER & SANITARY SEWER AVAILABILITY
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR SUBDIVISIONS AND SITE PLANS.

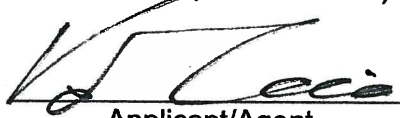
PROJECT NAME: TRACT A-2-A & A-3-A JOURNAL CENTER 2

AGIS MAP # D-16-Z

LEGAL DESCRIPTIONS: TR A-3-A PLAT OF TRACTS A-1-A, A-2-A, A-3-A & A-4-A
JOURNAL CENTER PHASE 2 UNIT 2 (EXCL PORTION OUT
TO R/W CONT. 2.7385 +/- AC

DRAINAGE REPORT/GRADING AND DRAINAGE PLAN

A drainage report/grading and drainage plan, as per the Drainage Ordinance, was submitted to the City of Albuquerque Planning Department, Hydrology Division (2nd /Ground Floor, Plaza del Sol) on _____ (date).

 12/20/2021
Applicant/Agent Date

 12/21/2021
Hydrology Division Representative Date

NOTE: A GRADING AND DRAINAGE PLAN MUST BE APPROVED PRIOR TO DRB APPROVAL

WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested to the ABCWUA (2nd/Ground floor, Plaza del Sol) on 10/21/2021 (date).

 12/17/2021
Applicant/Agent Date

 12/17/2021
ABCWUA Representative Date

Statement #211029 - Executed 11/4/2021

PROJECT # _____

PRE-APPLICATION MEETING NOTES

PA#: 21-257 Notes Provided (date): 12-21-2020

Site Address and/or Location: Tracts A-2-A & A-3-A Journal Center Phase 2 Unit 2 Rutledge St NE Albuquerque, NM 87109

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 Site Plan

Basic Site Information

Current Use(s): Vacant Size (acreage): approximately 4.74 acres
Zoning: NR-BP Overlay Zone(s): N/A

Comprehensive Plan Designations

Development Area: Change Corridor(s): N/A
Center: N/A 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): Office/warehouse
Use Specific Standards: 14-16-4-3(E)(18) Warehousing

Applicable Definition(s): Office: Establishments providing executive, management, administrative, professional services, consulting, record keeping, or a headquarters of an enterprise or organization, but not including the on-premises sale of retail goods, or any use included in the definition of personal or business services. See also Business and Establishment. Warehouse: Building frontage in which up to half of the required windows or doors may be opaque. A warehouse frontage may not have loading docks fronting a street.

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): Site plan – Admin, Site plan –DRB, or Site Plan- EPC

Specific Procedure(s)*: 14-16-6-5(g) or 14-16-6-6(j) or 14-16-6-6(i)

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

Decision Making Body/ies: Staff, DRB or EPC Is this a PRT requirement? No for Admin & Yes for DRB and EPC

Handouts Provided

- | | | | |
|---|--|--|---|
| <input type="checkbox"/> Zoning Map Amendment | <input checked="" 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 checked="" type="checkbox"/> Site History/Research | <input type="checkbox"/> Transportation | <input type="checkbox"/> Hydrology | <input type="checkbox"/> Fire |

If you have additional questions, please contact Megan Jones mdjones@cabq.gov at (505) 924-3352 to schedule a follow-up meeting.

Additional Notes:

- 1. Please refer to 6-4(Y) AMENDMENTS OF APPROVALS for Projects 1002321, 1000633, 1008546 and 1003572 for any controlling site plan and who the controlling body will be.*
- 2. There is a Master Development plan for Journal Center so you will need to consult this document for any controlling site development standards that may apply to the site. This will determine if a minor or major amendment is needed.*
- 3. Please see 6-4(Z) AMENDMENTS OF PRE-IDO APPROVALS.*
- 4. You will need to contact DMD for the status of your question.*
- 5. Please review Journal Center Master Development Standards for Site or Building related requirements, please see 14-16-4-3(E)(18) Warehousing, for use specific standards, and Table 5-1(E) NON-RESIDENTIAL ZONE DISTRICTS for Dimensional Standards.*
- 6. Please review section 14-16-2-5(B) NON-RESIDENTIAL – BUSINESS PARK ZONE DISTRICT (NR-BP) for more information.*

Yvanna Escajeda

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Wednesday, November 17, 2021 4:55 PM
To: Jaimie Garcia
Subject: Rutledge Rd NE and Paseo Del Norte NE Neighborhood Meeting Inquiry
Attachments: IDOZoneAtlasPage_D-16-Z.PDF

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	Stat
North Valley Coalition	Peggy	Norton	peggynorton@yahoo.com	P.O. Box 70232	Albuquerque	NM
North Valley Coalition	Doyle	Kimbrough	newmexmba@aol.com	2327 Campbell Road NW	Albuquerque	NM
District 4 Coalition of Neighborhood Associations	Daniel	Regan	dlreganabq@gmail.com	4109 Chama Street NE	Albuquerque	NM
District 4 Coalition of Neighborhood Associations	Mildred	Griffiee	mgriffiee@noreste.org	PO Box 90986	Albuquerque	NM
Alameda North Valley Association	Steve	Wentworth	anvanews@aol.com	8919 Boe Lane NE	Albuquerque	NM

PLEASE NOTE: The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit. <https://www.cabq.gov/planning/urban-design-development/public-notice>. Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s): <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thanks,



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334

dlcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov

Sent: Wednesday, November 17, 2021 3:32 PM

To: Office of Neighborhood Coordination <jgarcia@tierrawestllc.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:

Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:

Contact Name

Jaimie Garcia

Telephone Number

505-858-3100

Email Address

jgarcia@tierrawestllc.com

Company Name

Tierra West, LLC

Company Address

5571 Midway Park Place NE

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

TR A-3-A PLAT OF TRACTS A-1-A, A-2-A, A-3-A & A-4-A JOURNALCENTER PHASE 2 UNIT 2
(EXCL PORTION OUT TO R/W) and

TR A-2-A PLAT OF TRACTS A-1-A, A-2-A, A-3-A & A-4-A JOURNALCENTER PHASE 2 UNIT 2
(EXCL PORT OUT TO R/W)

Physical address of subject site:

Subject site cross streets:

Rutledge Rd NE and Paseo Del Norte NE

Other subject site identifiers:

This site is located on the following zone atlas page:

D-16

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: 11/22/2021

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Neighborhood Association (NA)*: District 4 Coalition of Neighborhood Associations

Name of NA Representative*: Daniel Regan

Email Address* or Mailing Address* of NA Representative: dlreganabq@gmail.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: vcarrica@tierrawestllc.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location: _____

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Rutledge St NE Albuquerque, NM 87109
TR A-3-A PLAT OF TRACTS A-1-A, A-2-A, A-3-A & A-4-A JOURNALCENTER PHASE 2 UNIT 2 (EXCL PORTION OUT TO RW)
Location Description TR A-2-A PLAT OF TRACTS A-1-A, A-2-A, A-3-A & A-4-A JOURNALCENTER PHASE 2 UNIT 2 (EXCL PORT OUT TO RW)
2. Property Owner* Brunacini Development Ltd CO
3. Agent/Applicant* *[if applicable]* Tierra West, LLC
4. Application(s) Type* per IDO **Table 6-1-1** *[mark all that apply]*
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Minor _____ (Minor or Major)

¹ Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

- Vacation _____ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: _____

Summary of project/request³:

Office Warehouse and lot line elimination.

5. This type of application will be decided by*: City Staff

OR at a public meeting or hearing by:

- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
- Landmarks Commission (LC) Environmental Planning Commission (EPC)
- City Council

6. Where more information about the project can be found*⁴:

Please contact Vince Carrica at Tierra West for more information 505-858-3100/ vcarrica@tierrawestllc.com

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)⁵ D-16-Z

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards will be requested for this project*:

Deviation(s) Variance(s) Waiver(s)

Explanation:

Not Applicable

4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1*: Yes No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas.*
- b. Access and circulation for vehicles and pedestrians.*
- c. Maximum height of any proposed structures, with building elevations.*
- d. **For residential development***: Maximum number of proposed dwelling units.
- e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map⁶:
 - a. Area of Property *[typically in acres]* 4.7453 acres
 - b. IDO Zone District NR-BP
 - c. Overlay Zone(s) *[if applicable]* Not Applicable
 - d. Center or Corridor Area *[if applicable]* Not Applicable
2. Current Land Use(s) *[vacant, if none]* Vacant

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: North Valley Coalition, District 4 Coalition of *[Other Neighborhood Associations, if any]*

Neighborhood Associations, Alameda North

Valley Association

⁶ Available here: <https://tinurl.com/idozoningmap>

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: 11/22/2021

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: District 4 Coalition of Neighborhood Associations

Name of NA Representative*: Mildred Griffiee

Email Address* or Mailing Address* of NA Representative: mgriffiee@noreste.org

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: vcarrica@tierrawestllc.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location: _____

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* Rutledge St NE Albuquerque, NM 87109
TR A-3-A PLAT OF TRACTS A-1-A, A-2-A, A-3-A & A-4-A JOURNALCENTER PHASE 2 UNIT 2 (EXCL PORTION OUT TO R/W)
Location Description TR A-2-A PLAT OF TRACTS A-1-A, A-2-A, A-3-A & A-4-A JOURNALCENTER PHASE 2 UNIT 2 (EXCL PORT OUT TO R/W)

2. Property Owner* Brunacini Development Ltd CO

3. Agent/Applicant* *[if applicable]* Tierra West, LLC

4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*

Conditional Use Approval

Permit _____ (Carport or Wall/Fence – Major)

Site Plan

Subdivision Minor _____ (Minor or Major)

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

- Vacation _____ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: _____

Summary of project/request³*:
Office Warehouse and lot line elimination.

5. This type of application will be decided by*: City Staff

OR at a public meeting or hearing by:

- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
- Landmarks Commission (LC) Environmental Planning Commission (EPC)
- City Council

6. Where more information about the project can be found⁴:

Please contact Vince Carrica at Tierra West for more information 505-858-3100/ vcarrica@tierrawestllc.com

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)⁵: D-16-Z

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant³: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards will be requested for this project*:

- Deviation(s) Variance(s) Waiver(s)

Explanation:

Not Applicable

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1*](#): Yes No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas.*
- b. Access and circulation for vehicles and pedestrians.*
- c. Maximum height of any proposed structures, with building elevations.*
- d. **For residential development***: Maximum number of proposed dwelling units.
- e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map⁶:
 - a. Area of Property [typically in acres] 4.7453 acres
 - b. IDO Zone District NR-BP
 - c. Overlay Zone(s) [if applicable] Not Applicable
 - d. Center or Corridor Area [if applicable] Not Applicable
2. Current Land Use(s) [vacant, if none] Vacant

Useful Links

Integrated Development Ordinance (IDO):
<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: North Valley Coalition, District 4 Coalition of [Other Neighborhood Associations, if any]

Neighborhood Associations, Alameda North

Valley Association

⁶ Available here: <https://tinurl.com/idozoningmap>

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: 11/22/2021

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Neighborhood Association (NA)*: North Valley Coalition

Name of NA Representative*: Doyle Kimbrough

Email Address* or Mailing Address* of NA Representative: newmexmba@aol.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: vcarrica@tierrawestllc.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location: _____

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Rutledge St NE Albuquerque, NM 87109
TR A-3-A PLAT OF TRACTS A-1-A, A-2-A, A-3-A & A-4-A JOURNALCENTER PHASE 2 UNIT 2 (EXCL PORTION OUT TO R/W)
Location Description TR A-2-A PLAT OF TRACTS A-1-A, A-2-A, A-3-A & A-4-A JOURNALCENTER PHASE 2 UNIT 2 (EXCL PORT OUT TO R/W)

2. Property Owner* Brunacini Development Ltd CO

3. Agent/Applicant* *[if applicable]* Tierra West, LLC

4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*

Conditional Use Approval

Permit _____ (Carport or Wall/Fence – Major)

Site Plan

Subdivision Minor (Minor or Major)

¹ Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

- Vacation _____ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: _____

Summary of project/request³:

Office Warehouse and lot line elimination.

5. This type of application will be decided by*: City Staff

OR at a public meeting or hearing by:

- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
- Landmarks Commission (LC) Environmental Planning Commission (EPC)
- City Council

6. Where more information about the project can be found*⁴:

Please contact Vince Carrica at Tierra West for more information 505-858-3100/ vcarrica@tierrawestllc.com

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)⁵ D-16-Z

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards will be requested for this project*:

- Deviation(s) Variance(s) Waiver(s)

Explanation:

Not Applicable

4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1*: Yes No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas.*
- b. Access and circulation for vehicles and pedestrians.*
- c. Maximum height of any proposed structures, with building elevations.*
- d. **For residential development***: Maximum number of proposed dwelling units.
- e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map⁶:
 - a. Area of Property [typically in acres] 4.7453 acres
 - b. IDO Zone District NR-BP
 - c. Overlay Zone(s) [if applicable] Not Applicable
 - d. Center or Corridor Area [if applicable] Not Applicable
2. Current Land Use(s) [vacant, if none] Vacant

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: North Valley Coalition, District 4 Coalition of [Other Neighborhood Associations, if any]
Neighborhood Associations, Alameda North

Valley Association

⁶ Available here: <https://tinurl.com/idozoningmap>

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: 11/22/2021

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: North Valley Coalition

Name of NA Representative*: Peggy Norton

Email Address* or Mailing Address* of NA Representative: peggynorton@yahoo.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: vcarrica@tierrawestllc.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location: _____

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* Rutledge St NE Albuquerque, NM 87109
TR A-3-A PLAT OF TRACTS A-1-A, A-2-A, A-3-A & A-4-A JOURNALCENTER PHASE 2 UNIT 2 (EXCL PORTION OUT TO R/W)
Location Description TR A-2-A PLAT OF TRACTS A-1-A, A-2-A, A-3-A & A-4-A JOURNALCENTER PHASE 2 UNIT 2 (EXCL PORT OUT TO R/W)

2. Property Owner* Brunacini Development Ltd CO

3. Agent/Applicant* *[if applicable]* Tierra West, LLC

4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*

Conditional Use Approval

Permit _____ (Carport or Wall/Fence – Major)

Site Plan

Subdivision _____ Minor _____ (Minor or Major)

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

- Vacation _____ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: _____

Summary of project/request³:

Office Warehouse and lot line elimination.

5. This type of application will be decided by*: City Staff

OR at a public meeting or hearing by:

- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
- Landmarks Commission (LC) Environmental Planning Commission (EPC)
- City Council

6. Where more information about the project can be found⁴:

Please contact Vince Carrica at Tierra West for more information 505-858-3100/ vcarrica@tierrawestllc.com

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)⁵ D-16-Z

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards will be requested for this project*:

- Deviation(s) Variance(s) Waiver(s)

Explanation:

Not Applicable

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)*: Yes No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas.*
- b. Access and circulation for vehicles and pedestrians.*
- c. Maximum height of any proposed structures, with building elevations.*
- d. **For residential development***: Maximum number of proposed dwelling units.
- e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map⁶:
 - a. Area of Property [typically in acres] 4.7453 acres
 - b. IDO Zone District NR-BP
 - c. Overlay Zone(s) [if applicable] Not Applicable
 - d. Center or Corridor Area [if applicable] Not Applicable
2. Current Land Use(s) [vacant, if none] Vacant

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: North Valley Coalition [Other Neighborhood Associations, if any]

District 4 Coalition of Neighborhood Associations

Alameda North Valley Association

⁶ Available here: <https://tinurl.com/idozoningmap>

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: 11/22/2021

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Neighborhood Association (NA)*: Alameda North Valley Association

Name of NA Representative*: Steve Wentworth

Email Address* or Mailing Address* of NA Representative: anvanews@aol.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: vcarrica@tierrawestllc.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location: _____

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Rutledge St NE Albuquerque, NM 87109
TR A-3-A PLAT OF TRACTS A-1-A, A-2-A, A-3-A & A-4-A JOURNALCENTER PHASE 2 UNIT 2 (EXCL PORTION OUT TO R/W)
Location Description TR A-2-A PLAT OF TRACTS A-1-A, A-2-A, A-3-A & A-4-A JOURNALCENTER PHASE 2 UNIT 2 (EXCL PORT OUT TO R/W)

2. Property Owner* Brunacini Development Ltd CO

3. Agent/Applicant* *[if applicable]* Tierra West, LLC

4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*

Conditional Use Approval

Permit _____ (Carport or Wall/Fence – Major)

Site Plan

Subdivision Minor _____ (Minor or Major)

¹ Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

- Vacation _____ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: _____

Summary of project/request³:

Office Warehouse and lot line elimination.

5. This type of application will be decided by*: City Staff

OR at a public meeting or hearing by:

- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
- Landmarks Commission (LC) Environmental Planning Commission (EPC)
- City Council

6. Where more information about the project can be found⁴:

Please contact Vince Carrica at Tierra West for more information 505-858-3100/ vcarrica@tierrawestllc.com

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)⁵ D-16-Z

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards will be requested for this project*:

- Deviation(s)
- Variance(s)
- Waiver(s)

Explanation:

Not Applicable

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)*: Yes No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas.*
- b. Access and circulation for vehicles and pedestrians.*
- c. Maximum height of any proposed structures, with building elevations.*
- d. **For residential development***: Maximum number of proposed dwelling units.
- e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map⁶:
 - a. Area of Property *[typically in acres]* 4.7453 acres
 - b. IDO Zone District NR-BP
 - c. Overlay Zone(s) *[if applicable]* Not Applicable
 - d. Center or Corridor Area *[if applicable]* Not Applicable
2. Current Land Use(s) *[vacant, if none]* Vacant

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

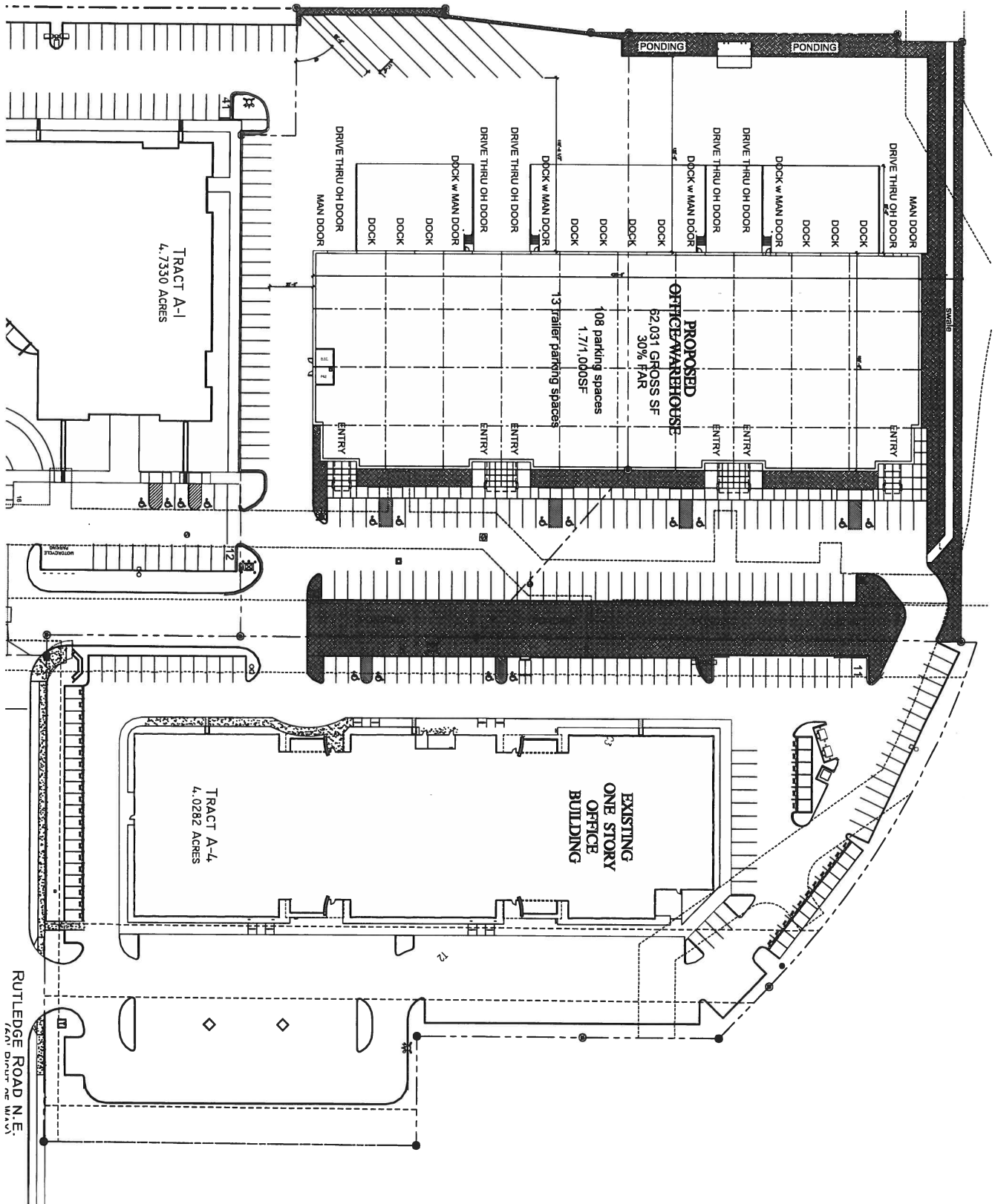
<https://tinyurl.com/IDOzoningmap>

Cc: North Valley Coalition, District 4 Coalition of *[Other Neighborhood Associations, if any]*
Neighborhood Associations, Alameda North

Valley Association

⁶ Available here: <https://tinurl.com/idozoningmap>

AMAFCA NORTH DIVERSION CHANNEL



DATE: OCTOBER, 2010
 DRAWING NAME: SITE PLAN
 SHEET NUMBER: A001

PROJECT: NEW OFFICE/WAREHOUSE BUILDING
 BRUNACINI DEVELOPMENT
 9721 RUTLEDGE ROAD, N.E.
 ALBUQUERQUE, NEW MEXICO



Yvanna Escajeda

From: Mail Delivery System <MAILER-DAEMON@exrmf-va-1-3.serverdata.net>
To: peggynorton@yahoo.com; anvanews@aol.com; newmexmba@aol.com; dlreganabq@gmail.com
Sent: Tuesday, November 23, 2021 4:41 PM
Subject: Relayed: [#2021051] Journal Center 2 DRB Site Plan & Lot Line Elimination Neighborhood Meeting Request

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

peggynorton@yahoo.com

anvanews@aol.com

newmexmba@aol.com

dlreganabq@gmail.com

Subject: [#2021051] Journal Center 2 DRB Site Plan & Lot Line Elimination Neighborhood Meeting Request

Yvanna Escajeda

From: Microsoft Outlook
To: mgriffee@noreste.org
Sent: Tuesday, November 23, 2021 4:41 PM
Subject: Relayed: [#2021051] Journal Center 2 DRB Site Plan & Lot Line Elimination Neighborhood Meeting Request

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

mgriffee@noreste.org (mgriffee@noreste.org)

Subject: [#2021051] Journal Center 2 DRB Site Plan & Lot Line Elimination Neighborhood Meeting Request

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.


4. TIME

Signs must be posted from _____ To _____

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.



(Applicant or Agent) _____ (Date)

I issued 1 signs for this application, _____ (Date), _____ (Staff Member)

PROJECT NUMBER: _____



OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT



PART I - PROCESS
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:
Application Type: DRB Site Plan
Decision-making Body: Development Review Board
Pre-Application meeting required: [X] Yes [] No
Neighborhood meeting required: [X] Yes [] No
Mailed Notice required: [X] Yes [] No
Electronic Mail required: [X] Yes [] No
Is this a Site Plan Application: [X] Yes [] No Note: if yes, see second page
PART II - DETAILS OF REQUEST
Address of property listed in application: RUTLEDGE ST NE ALBUQUERQUE 87109
Name of property owner: Brunacini Development LTD CO
Name of applicant: Tierra West, LLC
Date, time, and place of public meeting or hearing, if applicable:
January 12, 2022 - City of Albuquerque Zoom Meeting
Address, phone number, or website for additional information:
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE
[X] Zone Atlas page indicating subject property.
[X] Drawings, elevations, or other illustrations of this request.
[X] Summary of pre-submittal neighborhood meeting, if applicable.
[X] Summary of request, including explanations of deviations, variances, or waivers.
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO
SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO).
PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON
APPLICATION.

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

[Signature] (Applicant signature) January 04, 2022 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

- a. Location of proposed buildings and landscape areas.
- b. Access and circulation for vehicles and pedestrians.
- c. Maximum height of any proposed structures, with building elevations.
- d. For residential development: Maximum number of proposed dwelling units.
- e. For non-residential development:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Yvanna Escajeda

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Tuesday, December 21, 2021 9:20 AM
To: Yvanna Escajeda
Subject: Rutledge Red NE and Paseo Del Norte NE Neighborhood Meeting Inquiry
Attachments: IDOZoneAtlasPage_D-16-Z.PDF

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City
Vista Del Norte Alliance	James	Souter	jamesouter@msn.com	6928 Via del Cerro NE	Albuquerque
Vista Del Norte Alliance	Janelle	Johnson	vistadelnorte@me.com	PO Box 6270	Albuquerque
North Valley Coalition	Doyle	Kimbrough	newmexmba@aol.com	2327 Campbell Road NW	Albuquerque
North Valley Coalition	Peggy	Norton	peggynorton@yahoo.com	P.O. Box 70232	Albuquerque
District 4 Coalition of Neighborhood Associations	Daniel	Regan	dlreganabq@gmail.com	4109 Chama Street NE	Albuquerque
District 4 Coalition of Neighborhood Associations	Mildred	Griffiee	mgriffiee@noreste.org	PO Box 90986	Albuquerque
Alameda North Valley Association	Steve	Wentworth	anvanews@aol.com	8919 Boe Lane NE	Albuquerque

PLEASE NOTE: The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit. <https://www.cabq.gov/planning/urban-design-development/public-notice>. The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf. The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>

Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

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

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thanks,



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334

dlcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov

Sent: Monday, December 20, 2021 4:27 PM

To: Office of Neighborhood Coordination <yescajeda@tierrawestllc.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:
Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:

Contact Name

Yvanna Escajeda

Telephone Number

5058583100

Email Address

yescajeda@tierrawestllc.com

Company Name

Tierra West, LLC

Company Address

5571 Midway Park Place NE

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

TR A-3-A PLAT OF TRACTS A-1-A, A-2-A, A-3-A & A-4-A JOURNALCENTER PHASE 2 UNIT 2
(EXCL PORTION OUT TO R/W) and

TR A-2-A PLAT OF TRACTS A-1-A, A-2-A, A-3-A & A-4-A JOURNALCENTER PHASE 2 UNIT 2
(EXCL PORT OUT TO R/W)

Physical address of subject site:

Subject site cross streets:

Rutledge Red NE and Paseo Del Norte NE

Other subject site identifiers:

This site is located on the following zone atlas page:

D-16

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: January 4, 2022

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Neighborhood Association (NA)*: District 4 Coalition of Neighborhood Associations

Name of NA Representative*: Daniel Regan

Email Address* or Mailing Address* of NA Representative¹: dlreganabq@gmail.com

Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* RUTLEDGE ST NE ALBUQUERQUE 87109
TR A-3-A PLAT OF TRACTS A-1-A, A-2-A, A-3-A & A-4-A JOURNALCENTER PHASE 2 UNIT 2 (EXCL PORTION OUT TO R/W) or
TR A-2-A PLAT OF TRACTS A-1-A, A-2-A, A-3-A & A-4-A JOURNALCENTER PHASE 2 UNIT 2 (EXCL PORT OUT TO R/W)
Location Description _____

2. Property Owner* BRUNACINI DEVELOPMENT LTD CO

3. Agent/Applicant* *[if applicable]* TIERRA WEST, LLC

4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*

- Conditional Use Approval
- Permit _____ (Carport or Wall/Fence – Major)
- Site Plan
- Subdivision Minor (Minor or Major)
- Vacation _____ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Other: _____

Summary of project/request²:
Office Warehouse and lot line elimination

¹ Pursuant to IDO Subsection 14-16-6-4(K)(5)(a) , email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

5. This application will be decided at a public meeting or hearing by*:

- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
- Landmarks Commission (LC) Environmental Planning Commission (EPC)

Date/Time*: January 12, 2022

Location*₃: City of Albuquerque Zoom Meeting

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*₄:

Please contact Vince Carrica at Tierra West for more information (505) 858-3100 / vcarrica@tierawestllc.com

Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*₅ D-16-Z / D-17-Z

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project*:

- Deviation(s) Variance(s) Waiver(s)

Explanation*:

Not Applicable

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

One did not occur

₃ Physical address or Zoom link

₄ Address (mailing or email), phone number, or website to be provided by the applicant

₅ Available online here: <http://data.cabq.gov/business/zoneatlas/>

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ✗ a. Location of proposed buildings and landscape areas.*
- ✗ b. Access and circulation for vehicles and pedestrians.*
- ✗ c. Maximum height of any proposed structures, with building elevations.*
- ✗ d. **For residential development***: Maximum number of proposed dwelling units.
- ✗ e. **For non-residential development***:
 - ✗ Total gross floor area of proposed project.
 - ✗ Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 4.7453 acres
 2. IDO Zone District NR-BP
 3. Overlay Zone(s) [if applicable] Not Applicable
 4. Center or Corridor Area [if applicable] Not Applicable
- Current Land Use(s) [vacant, if none] Vacant
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

James Souter - Vista Del Norte Alliance
Cc: Janelle Johnson - Vista Del Norte Alliance [Other Neighborhood Associations, if any]
Doyle Kimbrough - North Valley Coalition
Peggy Norton - North Valley Coalition
~~Daniel Regan - District 4 Coalition of Neighborhood Associations~~
Mildred Griffiee - District 4 Coalition of Neighborhood Associations
Steve Wentworth - Alameda North Valley Association

⁶ Available here: <https://tinurl.com/idozoningmap>

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: January 4, 2022

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Neighborhood Association (NA)*: North Valley Coalition

Name of NA Representative*: Doyle Kimbrough

Email Address* or Mailing Address* of NA Representative¹: newmexmba@aol.com

Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* RUTLEDGE ST NE ALBUQUERQUE 87109

TR A-3-A PLAT OF TRACTS A-1-A, A-2-A, A-3-A & A-4-A JOURNALCENTER PHASE 2 UNIT 2 (EXCL PORTION OUT TO RW) ar
TR A-2-A PLAT OF TRACTS A-1-A, A-2-A, A-3-A & A-4-A JOURNALCENTER PHASE 2 UNIT 2 (EXCL PORT OUT TO RW)

Location Description _____

2. Property Owner* BRUNACINI DEVELOPMENT LTD CO

3. Agent/Applicant* *[if applicable]* TIERRA WEST, LLC

4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*

- Conditional Use Approval
- Permit _____ (Carport or Wall/Fence – Major)
- Site Plan
- Subdivision Minor (Minor or Major)
- Vacation _____ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Other: _____

Summary of project/request²:
Office Warehouse and lot line elimination

¹ Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

5. This application will be decided at a public meeting or hearing by*:

- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
- Landmarks Commission (LC) Environmental Planning Commission (EPC)

Date/Time*: January 12, 2022

Location*³: City of Albuquerque Zoom Meeting

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

Please contact Vince Carrica at Tierra West for more information (505) 858-3100 / vcarrica@tierawestllc.com

Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*⁵ D-16-Z / D-17-Z

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project*:

- Deviation(s) Variance(s) Waiver(s)

Explanation*:

Not Applicable

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1 : Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

One did not occur

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zonemap/>

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
- ✗ a. Location of proposed buildings and landscape areas.*
 - ✗ b. Access and circulation for vehicles and pedestrians.*
 - ✗ c. Maximum height of any proposed structures, with building elevations.*
 - ✗ d. **For residential development***: Maximum number of proposed dwelling units.
 - ✗ e. **For non-residential development***:
 - ✗ Total gross floor area of proposed project.
 - ✗ Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property *[typically in acres]* 4.7453 acres
 2. IDO Zone District NR-BP
 3. Overlay Zone(s) *[if applicable]* Not Applicable
 4. Center or Corridor Area *[if applicable]* Not Applicable
- Current Land Use(s) *[vacant, if none]* Vacant
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):
<https://ido.abc-zone.com/>

IDO Interactive Map
<https://tinyurl.com/IDOzoningmap>

James Souter - Vista Del Norte Alliance
 Cc: Janelle Johnson - Vista Del Norte Alliance *[Other Neighborhood Associations, if any]*
 Doyle Kimbrough - North Valley Coalition
 Peggy Norton - North Valley Coalition
 Daniel Regan - District 4 Coalition of Neighborhood Associations
 Mildred Griffiee - District 4 Coalition of Neighborhood Associations
 Steve Wentworth - Alameda North Valley Association

⁶ Available here: <https://tinurl.com/idozoningmap>

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: January 4, 2022

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Neighborhood Association (NA)*: Vista Del Norte Alliance

Name of NA Representative*: James Souter

Email Address* or Mailing Address* of NA Representative¹: jamesouter@msn.com

Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* RUTLEDGE ST NE ALBUQUERQUE 87109
TR A-3-A PLAT OF TRACTS A-1-A, A-2-A, A-3-A & A-4-A JOURNALCENTER PHASE 2 UNIT 2 (EXCL PORTION OUT TO RW) or
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Location Description _____

2. Property Owner* BRUNACINI DEVELOPMENT LTD CO

3. Agent/Applicant* *[if applicable]* TIERRA WEST, LLC

4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*

- Conditional Use Approval
- Permit _____ (Carport or Wall/Fence – Major)
- Site Plan
- Subdivision Minor (Minor or Major)
- Vacation _____ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Other: _____

Summary of project/request²:
Office Warehouse and lot line elimination

¹ Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

5. This application will be decided at a public meeting or hearing by*:

- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
- Landmarks Commission (LC) Environmental Planning Commission (EPC)

Date/Time*: January 12, 2022

Location*₃: City of Albuquerque Zoom Meeting

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*₄:

Please contact Vince Carrica at Tierra West for more information (505) 858-3100 / vcarrica@tierawestllc.com

Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*₅ D-16-Z / D-17-Z

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project*:

- Deviation(s) Variance(s) Waiver(s)

Explanation*:

Not Applicable

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#) : Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

One did not occur

₃ Physical address or Zoom link

₄ Address (mailing or email), phone number, or website to be provided by the applicant

₅ Available online here: <http://data.cabq.gov/business/zoneatlas/>

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas.*
- b. Access and circulation for vehicles and pedestrians.*
- c. Maximum height of any proposed structures, with building elevations.*
- d. **For residential development***: Maximum number of proposed dwelling units.
- e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 4.7453 acres
 2. IDO Zone District NR-BP
 3. Overlay Zone(s) [if applicable] Not Applicable
 4. Center or Corridor Area [if applicable] Not Applicable
- Current Land Use(s) [vacant, if none] Vacant
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

James Souter - Vista Del Norte Alliance
Cc: Janelle Johnson - Vista Del Norte Alliance [Other Neighborhood Associations, if any]
Doyle Kimbrough - North Valley Coalition
Peggy Norton - North Valley Coalition
~~Daniel Regan - District 4 Coalition of Neighborhood Associations~~
Mildred Griffiee - District 4 Coalition of Neighborhood Associations
Steve Wentworth - Alameda North Valley Association

⁶ Available here: <https://tinurl.com/idozoningmap>

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: January 4, 2022

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Neighborhood Association (NA)*: Vista Del Norte Alliance

Name of NA Representative*: Janelle Johnson

Email Address* or Mailing Address* of NA Representative¹: vistadelnorte@me.com

Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* RUTLEDGE ST NE ALBUQUERQUE 87109

Location Description TR A-3-A PLAT OF TRACTS A-1-A, A-2-A, A-3-A & A-4-A JOURNALCENTER PHASE 2 UNIT 2 (EXCL PORTION OUT TO RW) ar
TR A-2-A PLAT OF TRACTS A-1-A, A-2-A, A-3-A & A-4-A JOURNALCENTER PHASE 2 UNIT 2 (EXCL PORT OUT TO RW)

2. Property Owner* BRUNACINI DEVELOPMENT LTD CO

3. Agent/Applicant* *[if applicable]* TIERRA WEST, LLC

4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*

- Conditional Use Approval
- Permit _____ (Carport or Wall/Fence – Major)
- Site Plan
- Subdivision Minor (Minor or Major)
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- Variance
- Waiver
- Other: _____

Summary of project/request²:
Office Warehouse and lot line elimination

¹ Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.
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- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
- Landmarks Commission (LC) Environmental Planning Commission (EPC)

Date/Time*: January 12, 2022

Location*³: City of Albuquerque Zoom Meeting

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

Please contact Vince Carrica at Tierra West for more information (505) 858-3100 / vcarrica@tierawestllc.com

Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*⁵ D-16-Z / D-17-Z

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*⁴: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project*⁴:

- Deviation(s) Variance(s) Waiver(s)

Explanation*⁴:

Not Applicable

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

One did not occur

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zonematlas/>

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ✗ a. Location of proposed buildings and landscape areas.*
- ✗ b. Access and circulation for vehicles and pedestrians.*
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- ✗ d. **For residential development***: Maximum number of proposed dwelling units.
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 - ✗ Total gross floor area of proposed project.
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Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 4.7453 acres
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 4. Center or Corridor Area [if applicable] Not Applicable
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-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

James Souter - Vista Del Norte Alliance
Cc: Janelle Johnson - Vista Del Norte Alliance [Other Neighborhood Associations, if any]
Doyle Kimbrough - North Valley Coalition
Peggy Norton - North Valley Coalition
~~Daniel Regan - District 4 Coalition of Neighborhood Associations~~
~~Mildred Griffiee - District 4 Coalition of Neighborhood Associations~~
Steve Wentworth - Alameda North Valley Association

⁶ Available here: <https://tinurl.com/idozoningmap>

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: January 4, 2022

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Neighborhood Association (NA)*: District 4 Coalition of Neighborhood Associations

Name of NA Representative*: Mildred Griffiee

Email Address* or Mailing Address* of NA Representative¹: mgriffiee@noeste.org

Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* RUTLEDGE ST NE ALBUQUERQUE 87109

TR A-3-A PLAT OF TRACTS A-1-A, A-2-A, A-3-A & A-4-A JOURNALCENTER PHASE 2 UNIT 2 (EXCL PORTION OUT TO RW) ar
TR A-2-A PLAT OF TRACTS A-1-A, A-2-A, A-3-A & A-4-A JOURNALCENTER PHASE 2 UNIT 2 (EXCL PORT OUT TO RW)

Location Description _____

2. Property Owner* BRUNACINI DEVELOPMENT LTD CO

3. Agent/Applicant* *[if applicable]* TIERRA WEST, LLC

4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*

- Conditional Use Approval
- Permit _____ (Carport or Wall/Fence – Major)
- Site Plan
- Subdivision Minor (Minor or Major)
- Vacation _____ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Other: _____

Summary of project/request²:
Office Warehouse and lot line elimination

¹ Pursuant to IDO Subsection 14-16-6-4(K)(5)(a) , email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

5. This application will be decided at a public meeting or hearing by*:

- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
- Landmarks Commission (LC) Environmental Planning Commission (EPC)

Date/Time*: January 12, 2022

Location*₃: City of Albuquerque Zoom Meeting

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*₄:

Please contact Vince Carrica at Tierra West for more information (505) 858-3100 / vcarrica@tierawestllc.com

Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*₅ D-16-Z / D-17-Z

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project*:

- Deviation(s) Variance(s) Waiver(s)

Explanation*:

Not Applicable

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#) : Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

One did not occur

₃ Physical address or Zoom link

₄ Address (mailing or email), phone number, or website to be provided by the applicant

₅ Available online here: <http://data.cabq.gov/business/zoneatlas/>

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ✗ a. Location of proposed buildings and landscape areas.*
- ✗ b. Access and circulation for vehicles and pedestrians.*
- ✗ c. Maximum height of any proposed structures, with building elevations.*
- ✗ d. **For residential development***: Maximum number of proposed dwelling units.
- ✗ e. **For non-residential development***:
 - ✗ Total gross floor area of proposed project.
 - ✗ Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 4.7453 acres
 2. IDO Zone District NR-BP
 3. Overlay Zone(s) [if applicable] Not Applicable
 4. Center or Corridor Area [if applicable] Not Applicable
- Current Land Use(s) [vacant, if none] Vacant
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

James Souter - Vista Del Norte Alliance
Cc: Janelle Johnson - Vista Del Norte Alliance [Other Neighborhood Associations, if any]
Doyle Kimbrough - North Valley Coalition
Peggy Norton - North Valley Coalition
~~Daniel Regan - District 4 Coalition of Neighborhood Associations~~
Mildred Griffiee - District 4 Coalition of Neighborhood Associations
Steve Wentworth - Alameda North Valley Association

⁶ Available here: <https://tinurl.com/idozoningmap>

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: January 4, 2022

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Neighborhood Association (NA)*: North Valley Coalition

Name of NA Representative*: Peggy Norton

Email Address* or Mailing Address* of NA Representative¹: peggynorton@yahoo.com

Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* RUTLEDGE ST NE ALBUQUERQUE 87109

Location Description TR A-3-A PLAT OF TRACTS A-1-A, A-2-A, A-3-A & A-4-A JOURNALCENTER PHASE 2 UNIT 2 (EXCL PORTION OUT TO RW) ar
TR A-2-A PLAT OF TRACTS A-1-A, A-2-A, A-3-A & A-4-A JOURNALCENTER PHASE 2 UNIT 2 (EXCL PORT OUT TO RW)

2. Property Owner* BRUNACINI DEVELOPMENT LTD CO

3. Agent/Applicant* *[if applicable]* TIERRA WEST, LLC

4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*

- Conditional Use Approval
- Permit _____ (Carport or Wall/Fence – Major)
- Site Plan
- Subdivision Minor (Minor or Major)
- Vacation _____ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Other: _____

Summary of project/request²:
Office Warehouse and lot line elimination

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- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
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Date/Time*: January 12, 2022

Location*³: City of Albuquerque Zoom Meeting

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

Please contact Vince Carrica at Tierra West for more information (505) 858-3100 / vcarrica@tierawestllc.com

Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*⁵ D-16-Z / D-17-Z

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*⁵: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project*⁵:

- Deviation(s)
- Variance(s)
- Waiver(s)

Explanation*⁵:

Not Applicable

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#) : Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

One did not occur

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zonemap/>

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ✗ a. Location of proposed buildings and landscape areas.*
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- ✗ c. Maximum height of any proposed structures, with building elevations.*
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 - ✗ Total gross floor area of proposed project.
 - ✗ Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 4.7453 acres
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Mailed/Emailed to a Neighborhood Association**

Date of Notice*: January 4, 2022

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Neighborhood Association (NA)*: Alameda North Valley Association

Name of NA Representative*: Steve Wentworth

Email Address* or Mailing Address* of NA Representative¹: anvanews@aol.com

Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* RUTLEDGE ST NE ALBUQUERQUE 87109
TR A-3-A PLAT OF TRACTS A-1-A, A-2-A, A-3-A & A-4-A JOURNALCENTER PHASE 2 UNIT 2 (EXCL PORTION OUT TO RW) ar
TR A-2-A PLAT OF TRACTS A-1-A, A-2-A, A-3-A & A-4-A JOURNALCENTER PHASE 2 UNIT 2 (EXCL PORT OUT TO RW)
Location Description _____

2. Property Owner* BRUNACINI DEVELOPMENT LTD CO

3. Agent/Applicant* *[if applicable]* TIERRA WEST, LLC

4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*

- Conditional Use Approval
- Permit _____ (Carport or Wall/Fence – Major)
- Site Plan
- Subdivision Minor (Minor or Major)
- Vacation _____ (Easement/Private Way or Public Right-of-way)
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- Waiver
- Other: _____

Summary of project/request²:
Office Warehouse and lot line elimination

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- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
- Landmarks Commission (LC) Environmental Planning Commission (EPC)

Date/Time*: January 12, 2022

Location*³: City of Albuquerque Zoom Meeting

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

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6. Where more information about the project can be found*⁴:

Please contact Vince Carrica at Tierra West for more information (505) 858-3100 / vcarrica@tierawestllc.com

Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

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3. The following exceptions to IDO standards have been requested for this project*:

- Deviation(s) Variance(s) Waiver(s)

Explanation*:

Not Applicable

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#) : Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

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³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zonematlas/>

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- ✗ b. Access and circulation for vehicles and pedestrians.*
- ✗ c. Maximum height of any proposed structures, with building elevations.*
- ✗ d. **For residential development***: Maximum number of proposed dwelling units.
- ✗ e. **For non-residential development***:
 - ✗ Total gross floor area of proposed project.
 - ✗ Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [*typically in acres*] 4.7453 acres
 2. IDO Zone District NR-BP
 3. Overlay Zone(s) [*if applicable*] Not Applicable
 4. Center or Corridor Area [*if applicable*] Not Applicable
- Current Land Use(s) [*vacant, if none*] Vacant
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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James Souter - Vista Del Norte Alliance
Cc: Janelle Johnson - Vista Del Norte Alliance _____ [*Other Neighborhood Associations, if any*]
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Peggy Norton - North Valley Coalition
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Mildred Griffie - District 4 Coalition of Neighborhood Associations
Steve Wentworth - Alameda North Valley Association

⁶ Available here: <https://tinurl.com/idozoningmap>

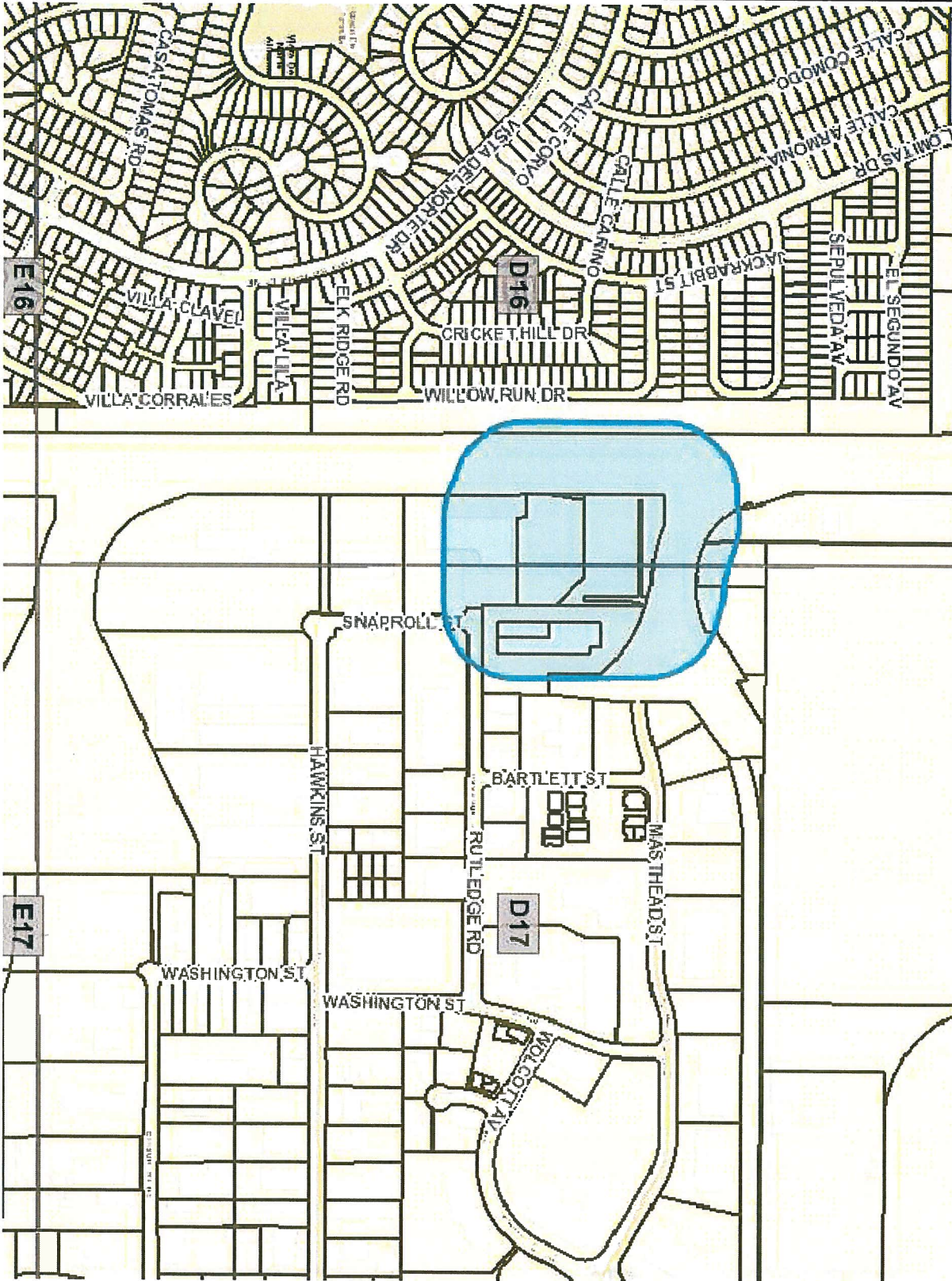


Journal Center 2 project

UNINCORPORATED



UNINCORPORATED AREAS



- Legend**
- Zone Grid
 - Primary Streets**
 - Freeway
 - Principal Arterial
 - Minor Arterial
 - Local Streets
 - + BN and SF Railroad
 - Bernalillo County Parcels**
 - Municipal Limits**
 - Cornales
 - Edgewood
 - Los Ranchos
 - Rio Rancho
 - Tijeras
 - UNINCORPORATED

Notes

Buffer: 290ft.
 ROW: 190ft.

1:202
 0 601 1,202 Feet
 WGS_1984_Web_Mercator_Auxiliary_Sphere
 © City of Albuquerque
 12/21/2021

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.
 THIS MAP IS NOT TO BE USED FOR NAVIGATION

BERNALILLO COUNTY C/O COUNTY
MANAGER
415 SILVER AVE SW
ALBUQUERQUE NM 87102-3225

AMAFCA
2600 PROSPECT AVE NE
ALBUQUERQUE NM 87107-1836

AMAFCA
2600 PROSPECT AVE NE
ALBUQUERQUE NM 87107-1836

VISTA DEL NORTE HOMEOWNERS
ASSOCIATION INC
PO BOX 6270
ALBUQUERQUE NM 87197-6270

BRUNACINI DEVELOPMENT LTD CO
PO BOX 6363
ALBUQUERQUE NM 87197

RIO SALADO RIVERVIEW LLC ATTN: US
DISTRIBUTING INC
PO BOX 20805
PHOENIX AZ 85036-0805

ASI PROPERTY MANAGEMENT LLC
PO BOX 10595
ALBUQUERQUE NM 87184-0595

G BRUNACINI & SON DEVELOPMENT LLC
PO BOX 6363
ALBUQUERQUE NM 87197

BRUNACINI DEVELOPMENT LTD CO
PO BOX 6363
ALBUQUERQUE NM 87197

AMAFCA
2600 PROSPECT AVE NE
ALBUQUERQUE NM 87107-1836

L & L INVESTMENT GROUP LLC
5116 PIEDRA ALTA LN NE
ALBUQUERQUE NM 87111-9206

G BRUNACINI & SON DEVELOPMENT LLC
PO BOX 6363
ALBUQUERQUE NM 87197

100ft Buffer

RRA WEST, LLC
WAY PARK PLACE NE
ALBUQUERQUE NM 87109



VISTA DEL NORTE HOMEOWNERS
ASSOCIATION INC
PO BOX 6270
ALBUQUERQUE NM 87197-6270

RRA WEST, LLC
WAY PARK PLACE NE
ALBUQUERQUE NM 87109



G BRUNACINI & SON DEVELOPMENT LLC
PO BOX 6363
ALBUQUERQUE NM 87197

RRA WEST, LLC
WAY PARK PLACE NE
ALBUQUERQUE NM 87109



L & L INVESTMENT GROUP LLC
5116 PIEDRA ALTA LN NE
ALBUQUERQUE NM 87111-9206

RRA WEST, LLC
WAY PARK PLACE NE
QUERQUE NM 87109



ASI PROPERTY MANAGEMENT LLC
PO BOX 10595
ALBUQUERQUE NM 87184-0595

RRA WEST, LLC
WAY PARK PLACE NE
QUERQUE NM 87109



G BRUNACINI & SON DEVELOPMENT LLC
PO BOX 6363
ALBUQUERQUE NM 87197

RRA WEST, LLC
WAY PARK PLACE NE
QUERQUE NM 87109



BRUNACINI DEVELOPMENT LTD CO
PO BOX 6363
ALBUQUERQUE NM 87197

LA WEST, LLC
WAY PARK PLACE NE
ALBUQUERQUE NM 87109



BRUNACINI DEVELOPMENT LTD CO
PO BOX 6363
ALBUQUERQUE NM 87197

ERRA WEST, LLC
WAY PARK PLACE NE
ALBUQUERQUE NM 87109



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DISTRIBUTING INC
PO BOX 20805
PHOENIX AZ 85036-0805

ERRA WEST, LLC
WAY PARK PLACE NE
ALBUQUERQUE NM 87109



BERNALILLO COUNTY C/O COUNTY
MANAGER
415 SILVER AVE SW
ALBUQUERQUE NM 87102-3225

RRA WEST, LLC
WAY PARK PLACE NE
ALBUQUERQUE NM 87109

AMAFCA
2600 PROSPECT AVE NE
ALBUQUERQUE NM 87107-1836



RRA WEST, LLC
WAY PARK PLACE NE
ALBUQUERQUE NM 87109

AMAFCA
2600 PROSPECT AVE NE
ALBUQUERQUE NM 87107-1836



RRA WEST, LLC
WAY PARK PLACE NE
ALBUQUERQUE NM 87109

AMAFCA
2600 PROSPECT AVE NE
ALBUQUERQUE NM 87107-1836



[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: January 4, 2022

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: AMAFCA

Mailing Address*: 2600 Prospect Ave NE, Albuquerque NM 87107-1836

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* RUTLEDGE ST NE ALBUQUERQUE 87109
TR A-3-A PLAT OF TRACTS A-1-A, A-2-A, A-3-A & A-4-A JOURNALCENTER PHASE 2 UNIT 2 (EXCL PORTION OUT TO RW) a
TR A-2-A PLAT OF TRACTS A-1-A, A-2-A, A-3-A & A-4-A JOURNALCENTER PHASE 2 UNIT 2 (EXCL PORT OUT TO RW)
Location Description _____
2. Property Owner* BRUNACINI DEVELOPMENT LTD CO
3. Agent/Applicant* [if applicable] TIERRA WEST, LLC
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
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 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Minor _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

Office Warehouse and lot line elimination

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: January 12, 2022

Location*²: City of Albuquerque Zoom Meeting

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found*³:
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Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

- 1. Zone Atlas Page(s)*⁴ D-16-Z / D-17-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
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Deviation(s)
 Variance(s)
 Waiver(s)

Explanation*:

Not Applicable

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas.*
- b. Access and circulation for vehicles and pedestrians.*
- c. Maximum height of any proposed structures, with building elevations.*

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Additional Information:

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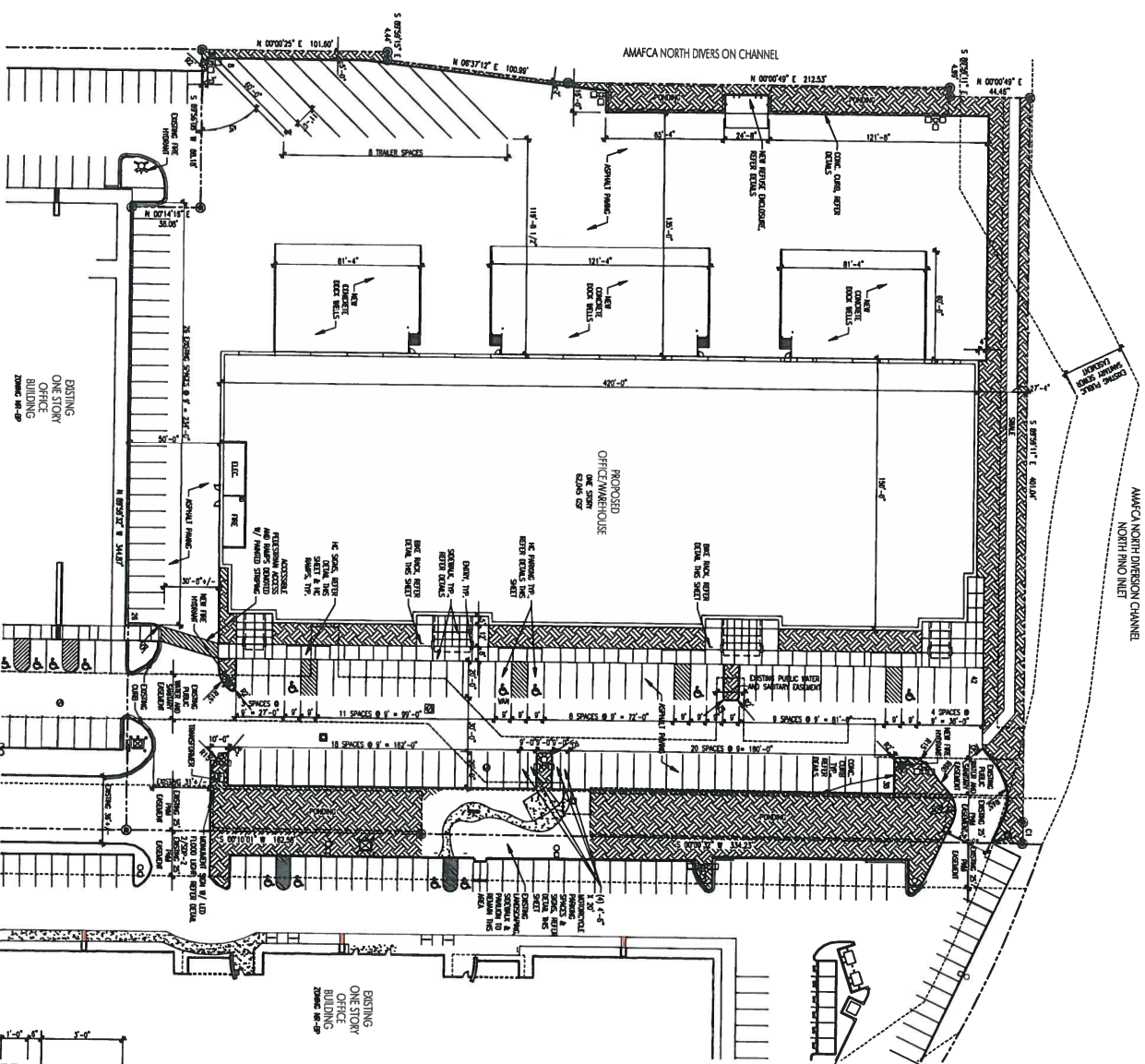
Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

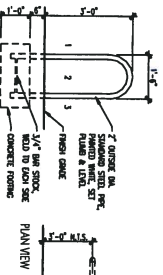
IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

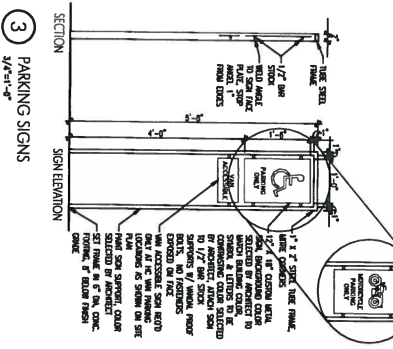
⁵ Available here: <https://tinyurl.com/idozoningmap>



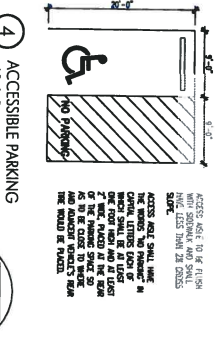
1 SITE PLAN
1" = 30'-0"



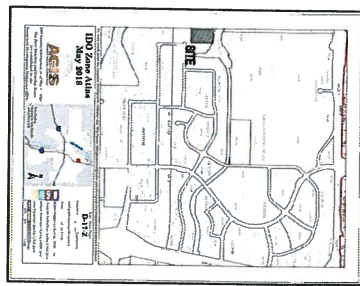
2 ELEVATION DETAIL
1/2" = 1'-0"



3 PARKING SIGNS
1/2" = 1'-0"



4 ACCESSIBLE PARKING
1/8" = 1'-0"



PROJECT INFORMATION

PROJECT: NEW OFFICE/WAREHOUSE BUILDING
 LOCATION: 9721 RUTLEDGE ROAD, N.E. ALBUQUERQUE, NM 87113
 OWNER: BRUNACINI ARCHITECTURE
 ARCHITECT: BRUNACINI ARCHITECTURE
 CLIENT ZONING CLASSIFICATION: M-1
 BUILDING AREA: 20,000 SQ FT
 FLOOR AREA: 20,000 SQ FT
 HEIGHT: 10 FT

GENERAL NOTES

- ALL SITE WORK SHALL BE CONSIDERED PER SECTION 14-11-4.
- ALL UTILITIES SHALL BE LOCATED AND DEPTH SHALL BE DETERMINED BY THE ENGINEER.
- ALL EXISTING UTILITIES SHALL BE PROTECTED AND SHALL REMAIN IN PLACE UNLESS OTHERWISE NOTED.
- ALL EXISTING UTILITIES SHALL BE PROTECTED AND SHALL REMAIN IN PLACE UNLESS OTHERWISE NOTED.
- ALL EXISTING UTILITIES SHALL BE PROTECTED AND SHALL REMAIN IN PLACE UNLESS OTHERWISE NOTED.

CLIMATE TABLE

WINDS	WINDS	WINDS	WINDS	WINDS
15	15	15	15	15
15	15	15	15	15
15	15	15	15	15

DATE: DECEMBER 8, 2021
 DRAWING NO.: 1-30
 SHEET NUMBER: SDP-1

**NEW OFFICE/WAREHOUSE BUILDING
 BRUNACINI DEVELOPMENT
 9721 RUTLEDGE ROAD, N.E.
 ALBUQUERQUE, NEW MEXICO**



SITE PLAN CHECKLIST

Project #: _____ Application #: _____

This checklist will be used to verify the completeness of site plans submitted for review by the Planning Department. **Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Also there may additional requirements if a site is located in CPO, HPO, and/or VPO or if located in DT-UC-MS or PT areas. See the IDO or AGIS for boundaries.** Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

Vinton Lewis

1-4-22

Applicant or Agent Signature / Date

Site plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. Site Plan (including utilities and easements)
2. Landscaping Plan
3. Grading and Drainage Plan
4. Utility Plan
5. Building and Structure Elevations
6. Previously approved Development Plan (if applicable)

The electronic format must be organized in the above manner.

The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A."** Each non-applicable designation must be explained by notation on the Checklist.

NOTE: There may be addition information required if site is located with a CPO, VPO or HPO and/or any other special areas as defined by the IDO.

NOTE: If there requests for deviations (Section 14-16-6-4(O), they must be clearly labelled on the site plan (Sheet 1) as well as addressed in the application letter made with the submittal.

SHEET #1 - SITE PLAN

A. General Information

1. Date of drawing and/or last revision
2. Scale: 1.0 acre or less 1" = 10'
1.0 - 5.0 acres 1" = 20'
Over 5 acres 1" = 50'
Over 20 acres 1" = 100'

SITE PLAN CHECKLIST

- 3. Bar scale
- 4. North arrow
- 5. Legend
- 6. Scaled vicinity map
- 7. Property lines (clearly identify)
- 8. Existing and proposed easements (identify each)
- 9. Phases of development, if applicable

B. Proposed Development

1. Structural

- A. Location of existing and proposed structures (distinguish between existing & proposed) and include any accessory structures
- B. Square footage of each structure
- C. Proposed use of each structure
- D. Signs (freestanding) and other improvements
- E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions
- G. Loading facilities
- H. Site lighting (indicate height & fixture type)
- I. Indicate structures within 20 feet of site
- J. Elevation drawing of refuse container and enclosure, if applicable.
- K. Existing zoning/land use of all abutting properties

2. Parking, Loading and Internal Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. Location and typical dimensions, including motorcycle spaces, bicycle spaces, ADA accessible spaces, and compact spaces
 - 2. Calculations: spaces required and proposed (include any reduction calculations) for motorcycle, bicycle, compact and ADA spaces
 - 3. On street parking spaces
- B. Bicycle parking & facilities
 - 1. Bicycle racks – location and detail
 - 2. Other bicycle facilities, if applicable
- C. Vehicular Circulation (Refer to DPM and IDO)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
 - 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Loading, service area, and refuse service locations and dimensions
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths (including ADA connection from ROW to building and from ADA parking to building)

SITE PLAN CHECKLIST

- 2. Location and dimension of drive aisle crossings, including paving treatment
- 3. Location and description of amenities, including patios, benches, tables, etc.
- E. Off-Street Loading
 - 1. Location and dimensions of all off-street loading areas
- F. Vehicle Stacking and Drive-Through or Drive-Up Facilities
 - 1. Location and dimensions of vehicle stacking spaces and queuing lanes
 - 2. Landscaped buffer area if drive-through lanes are adjacent to public R/W
 - 3. Striping and Sign details for one-way drive through facilities

3. Streets and Circulation

- A. Locate and identify adjacent public and private streets and alleys.
 - 1. Existing and proposed pavement widths, right-of-way widths and curve radii
 - 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - 3. Location of traffic signs and signals related to the functioning of the proposal
 - 4. Identify existing and proposed medians and median cuts
 - 5. Sidewalk widths and locations, existing and proposed
 - 6. Location of street lights
 - 7. Show and dimension clear sight triangle at each site access point
 - 8. Show location of all existing driveways fronting and near the subject site.
- B. Identify Alternate transportation facilities within site or adjacent to site
 - 1. Bikeways and bike-related facilities
 - 2. Pedestrian trails and linkages
 - 3. Transit facilities, including routes, bus bays and shelters existing or required

4. Phasing

- A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SHEET #2 - LANDSCAPING PLAN

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Identify nature of ground cover materials
 - A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
 - B. Pervious areas (planting beds, gravel areas, grass, ground cover vegetation, etc.)
 - C. Ponding areas either for drainage or landscaping/recreational use

SITE PLAN CHECKLIST

- 7. Identify type, location and size of plantings (common and/or botanical names).
 - A. Existing, indicating whether it is to be preserved or removed.
 - B. Proposed, to be established for general landscaping.
 - C. Proposed, to be established for screening/buffering.
- 8. Describe irrigation system – Phase I & II . . .
- 9. Planting Beds, indicating square footage of each bed
- 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 11. Responsibility for Maintenance (statement)
- 12. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 13. Landscaped buffer areas provided; dimensions, label clearly that it is a landscape buffer, square footage and percent (specify clearly on plan)
- 14. Planting or tree well detail
- 15. Street Trees (only trees from the Official Albuquerque Plant Palette and Sizing list or 8 inch caliper or larger will be counted)
- 16. Parking lot edges and interior – calculations, dimensions and locations including tree requirements
- 17. Show Edge Buffer Landscaping (14-16-5-6(D)) – location, dimensions and plant material

SHEET #3 –GRADING AND DRAINAGE PLAN

A separate grading and drainage plan (and drainage report) must be submitted to the DRS Hydrology Section prior to the DRB submittal for a site plan (See DRWS Form).

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Building footprints
- 7. Location of Retaining walls

B. Grading Information

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- 3. Identify ponding areas, erosion and sediment control facilities.
- 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SITE PLAN CHECKLIST

SHEET #4- UTILITY PLAN

- A. Fire hydrant locations, existing and proposed. (or submit signed off Fire One Plan)
- B. Distribution lines
- C. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- D. Existing water, sewer, storm drainage facilities (public and/or private).
- E. Proposed water, sewer, storm drainage facilities (public and/or private)

SHEET #5 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- A. Scale
- B. Bar Scale
- C. Detailed Building Elevations for each facade
 - 1. Identify facade orientation
 - 2. Dimensions of facade elements, including overall height and width
 - 3. Location, material and colors of windows, doors and framing
 - 4. Materials and colors of all building elements and structures
 - 5. Location and dimensions of mechanical equipment (roof and/or ground mounted)

B. Building Mounted Signage

- 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- TBD 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- TBD 6. Materials and colors for sign face and structural elements.
- 7. List the sign restrictions per the IDO



TIERRA WEST, LLC

December 21, 2021

Ms. Jolene Wolfley
City of Albuquerque – DRB Chair
600 2nd Street NW
Albuquerque NM 87102

**RE: 9721 RUTLEDGE OFFICE/WAREHOUSE
TRACTS A-2-A AND A-3-A JOURNAL CENTER PHASE 2, UNIT 2
SENSITIVE LANDS ANALYSIS**

Dear Ms. Wolfley:

Tierra West, LLC has performed a Sensitive Lands Analysis Report as required under the Integrated Development Ordinance (IDO) Section 5-2(C) for new subdivisions of land, documenting the following:

Item:	Presence:	Commentary:
Floodplains and Flood Hazard	None	See attached Firmette showing no flood plain present
Steep Slopes	None	See attached conceptual grading and drainage plan with topographic survey. No steep slopes present or required
Unstable Soils	None	Based on the geotech reports prepared for this site prepared by Vinyard & Associates (dated 3-10-2010), existing on site soils should be suitable for engineered fills.
Wetlands (Constant supply of water)	None	See attached Firmette showing no flood plain present. Attached conceptual grading and drainage plan anticipates drainage ponds onsite to retain water quality volumes from runoff of proposed impervious areas prior to it exiting the site to the west and eventually to the North Diversion Channel.
Arroyo	None	See attached ALTA/NSPS survey. No arroyos present on the site.
Irrigation Facilities (acequias)	None	See attached ALTA/NSPS survey. No irrigation facilities identified.
Escarpment	None	See attached grading and drainage plan with topographic survey. No areas of escarpment identified.
Rock outcroppings	None	No rock outcroppings were observed in onsite investigation or noted in geotechnical report prepared for this site by Vinyard & Associates (dated 3-10-2010).
Large stands of mature trees	None	Existing invasive trees at southwest corner will be removed and replaced with City approved trees and shrubs as indicated on proposed landscape plan. Existing trees at existing outdoor patio area on the east end of the project will remain in place, as will the patio area.
Archeological sites	None	No archaeological issues have been uncovered from onsite investigation or records research of the site.

5571 Midway Park Pl. NE
Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

PHOTOS:



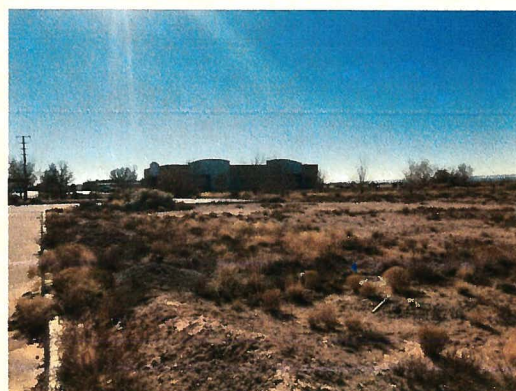
Southwest Corner Looking North



Southwest Corner Looking East



Northeast Corner Looking West



Northeast Corner Looking South



Southeast Corner Looking North

In conclusion, none of the above features have been determined to be present on this site. Various attached documents along with the above photos of the site support our findings of no onsite sensitive land issues.

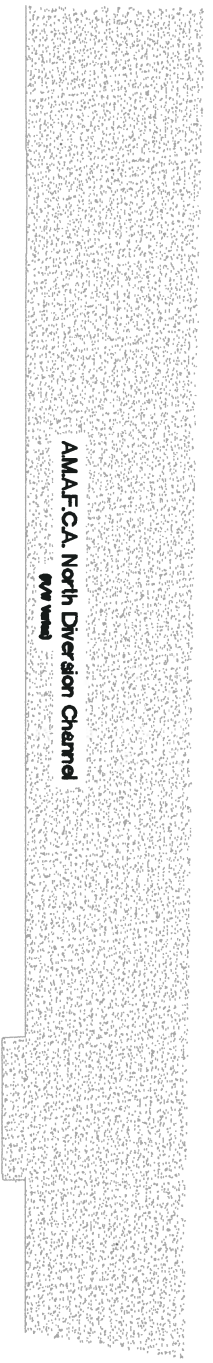
If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

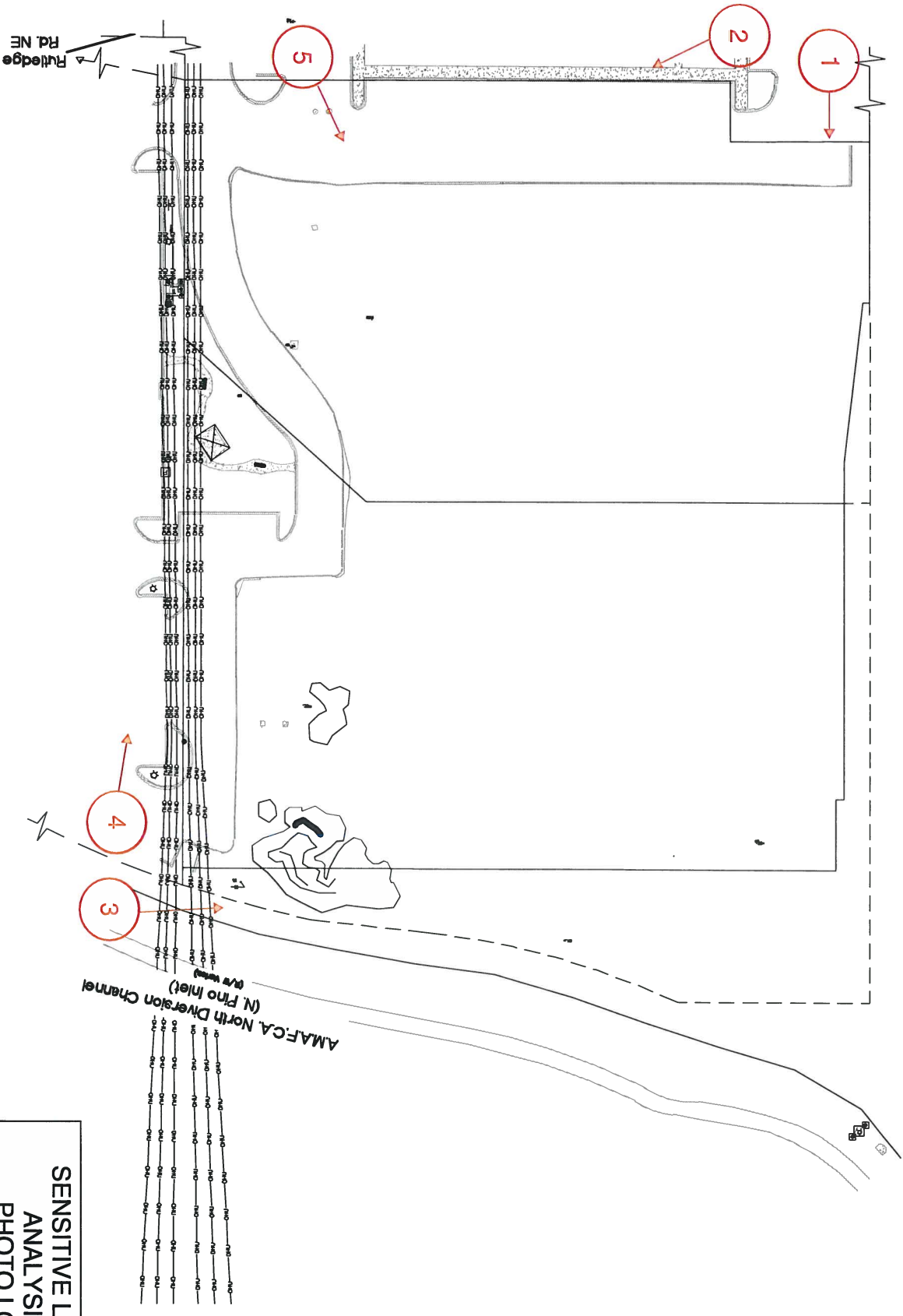
A handwritten signature in black ink, appearing to read "Ron R. Bohannon", written in a cursive style.

Ronald R. Bohannon, P.E

JN: 2021051
RRB/vc/ye



AMAFCA North Diversion Channel
(N. Pinet)



SENSITIVE LANDS
ANALYSIS
PHOTO LOG
RUTLEDGE SPEC BLDG

National Flood Hazard Layer FIRMette



106°35'31"W 35°10'59"N



Legend

SEE THIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, X, S19 With BFE or Depth Zone A-C, M, AH, VE, AR Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with draining areas of less than one square mile (Zone I)
- Future Conditions 1% Annual Chance Flood Hazard (Zone X)
- Area with Reduced Flood Risk due to Levees. See Notes. (Zone X)
- Area with Flood Risk due to Levees. (Zone D)

OTHER AREAS GENERAL STRUCTURES

- No screens Area of Minimal Flood Hazard (Zone X)
- Effective LOMRs Area of Undetermined Flood Hazard (Zone X)
- Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall

OTHER FEATURES

- 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
- 17.5 Coastal Transect
- Base Flood Elevation Line (BFE)
- Link of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

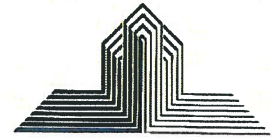
- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/14/2021 at 3:31 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmapped areas cannot be used for regulatory purposes.



December 16, 2021

Mr. Angelo Brunacini
Brunacini Development Ltd.
P.O. Box 6363
Albuquerque, NM 87197

RE: Journal Center 2 ARC Design Review – Spec Building on Rutledge NE
Tracts A-2-A & A-3-A, Plat of Tracts A-1-A, A-2-A, A-3-A & A-4-A Journal Center Phase 2 Unit 2
North of the Intersection of Rutledge & Snaproll Streets NE
Albuquerque, New Mexico

Dear Mr. Brunacini:

The Journal Center Architectural Review Committee has reviewed and approved the Design Review package submitted by Tierra West on behalf of Brunacini Development Ltd. for the referenced property.

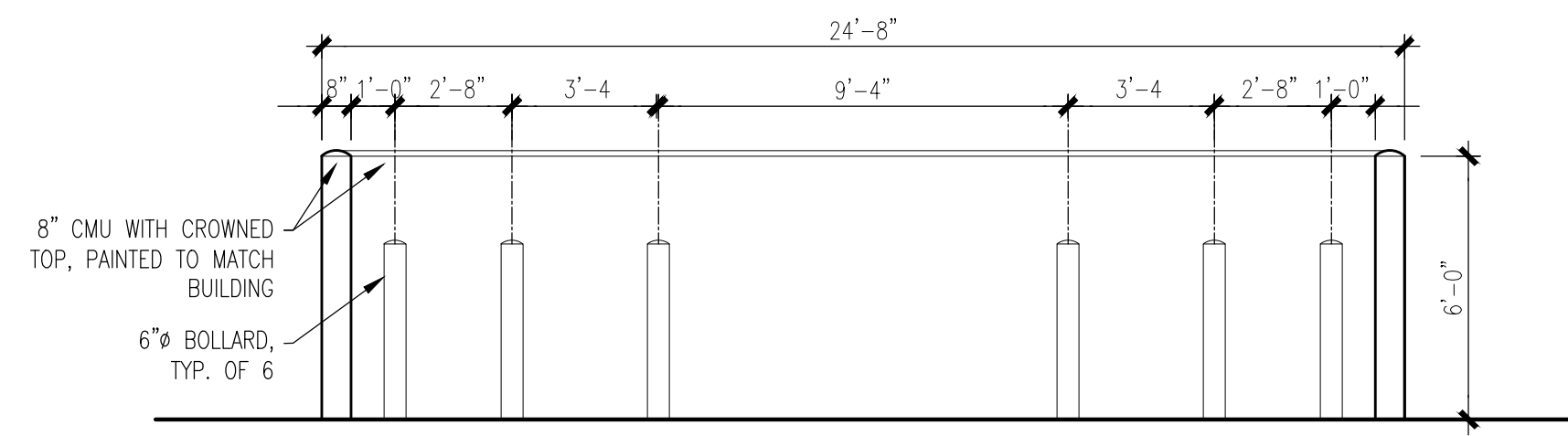
We understand this approval letter will be included with the Site Development Plan submittal for review by the Development Review Board in preparation for application for building permit.

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

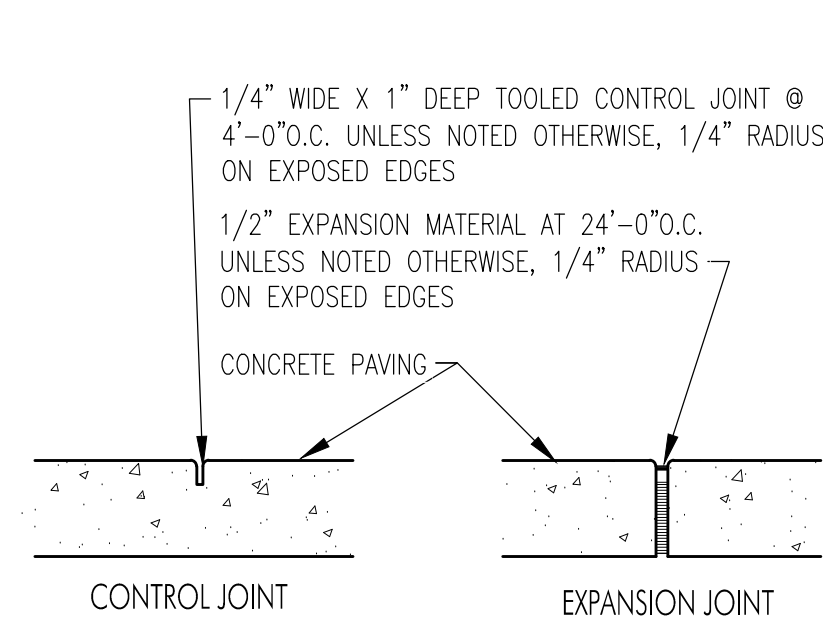
Sincerely,

Lowell A. Hare
President and CEO
Journal Center Corporation

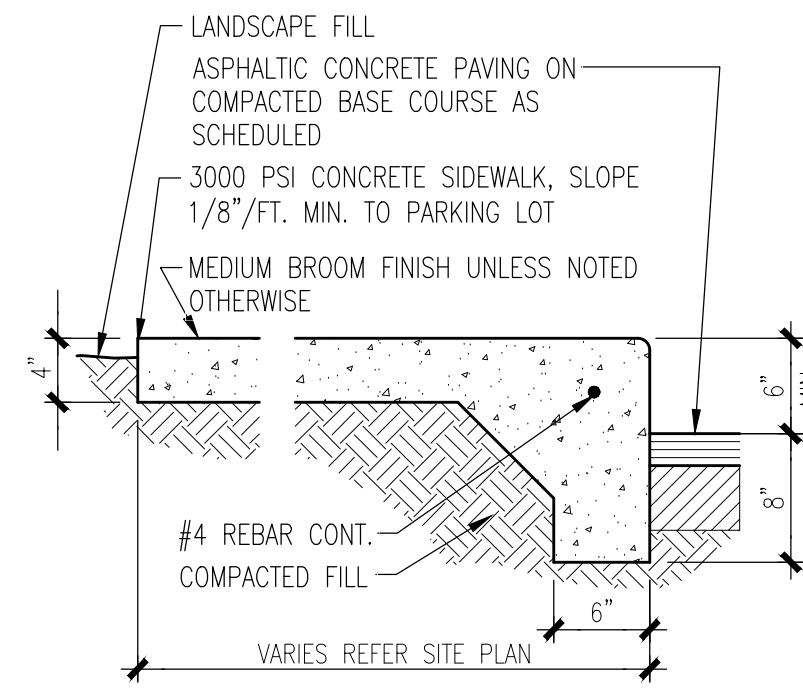
CC: Vince Carrica, Tierra West, LLC



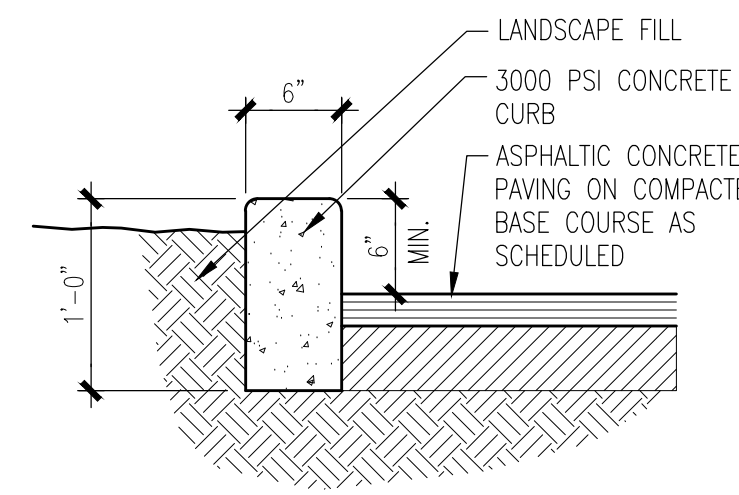
9 REFUSE SCREEN WALL ELEVATION
1/4"=1'-0"



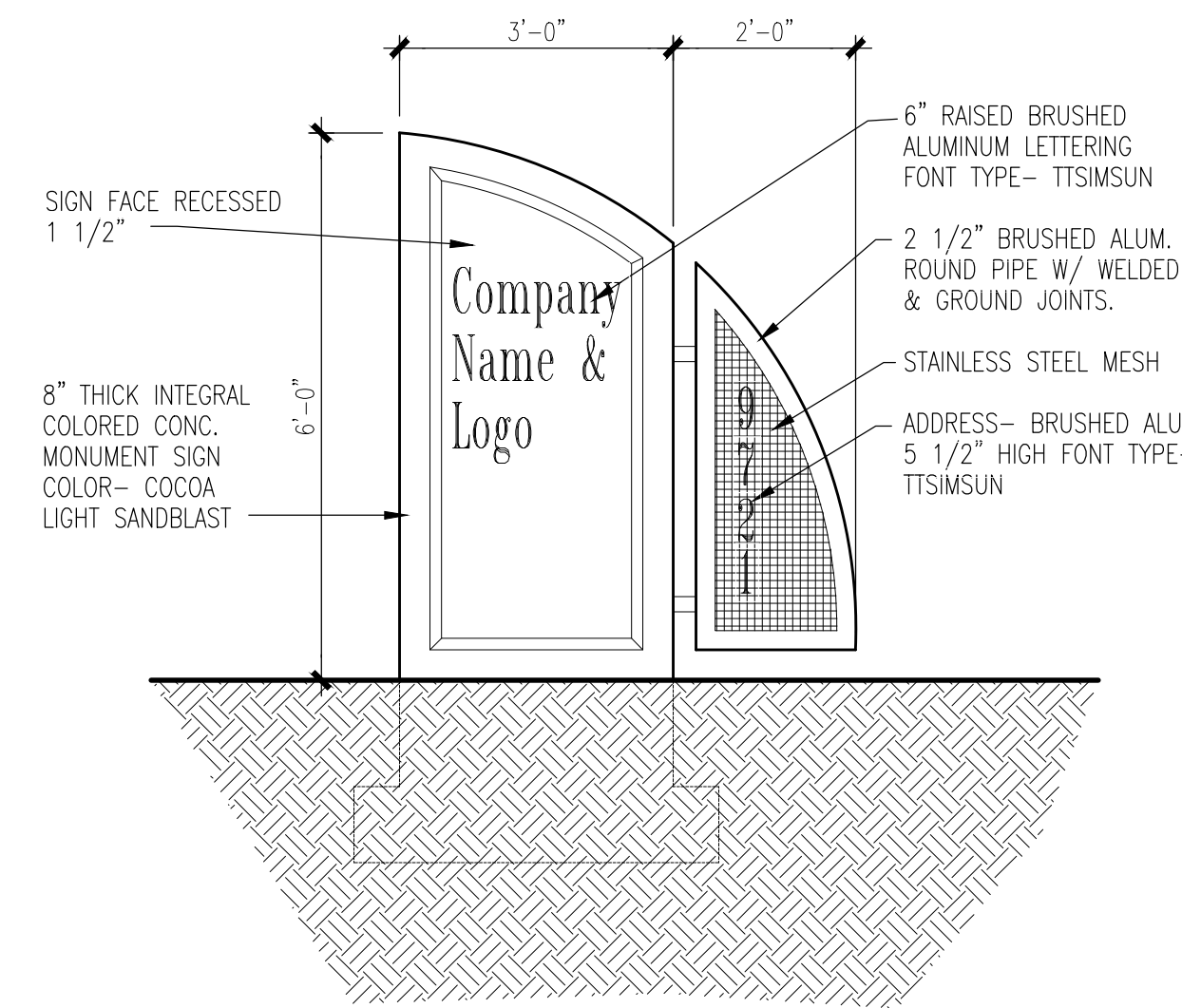
8 SECTION DETAIL
1 1/2"=1'-0"



7 SECTION DETAIL
1"=1'-0"



6 SECTION DETAIL
1"=1'-0"



5 MONUMENT SIGN
1/2"=1'-0"

NOTE: SIGNAGE MAY BE AMENDED PROVIDED IT COMPLIES WITH THE JOURNAL CENTER 2 DESIGN GUIDELINES.

EXTERIOR FINISHES

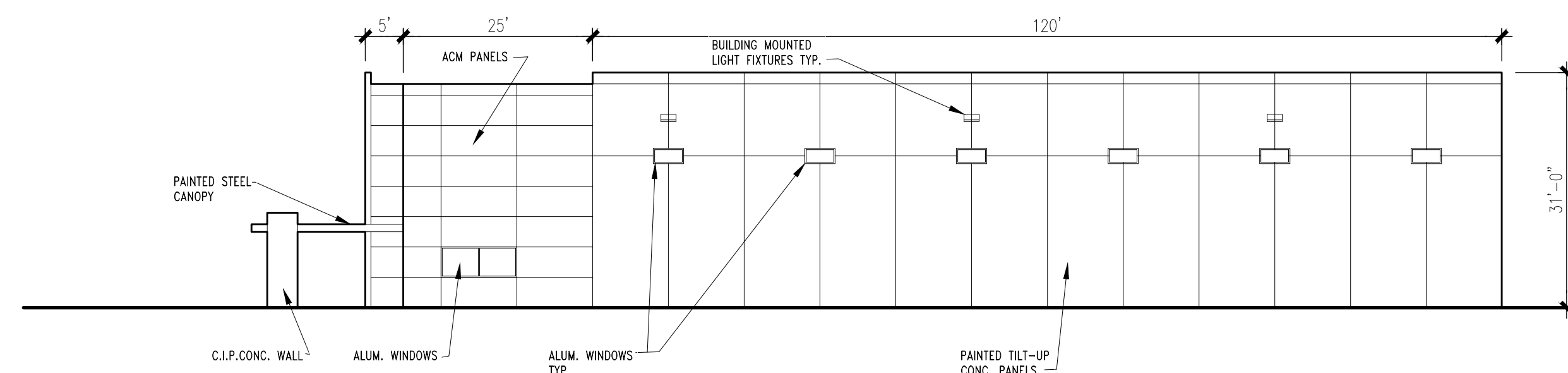
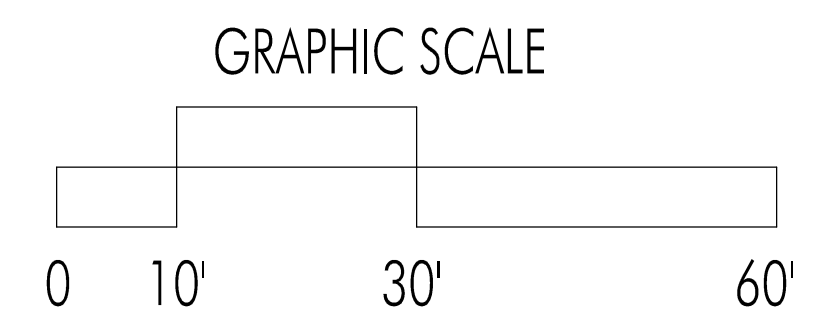
- TILT-UP CONC. PANELS- COLOR - LIGHT GRAY
- ALUMINUM COMPOSITE PANELS-COLOR- MEDIUM GRAY
- METAL ACCENT COLOR- RED
- ALUMINUM WINDOW FRAMES- CLEAR ANODIZED
- WINDOW GLAZING- 1" TINTED INSULATED TINT COLOR- SOLAR GRAY
- OVERHEAD & HM DOORS- LIGHT GRAY

ALL BUILDING MOUNTED LIGHT FIXTURES SHALL BE FULLY SHIELDED HORIZONTAL LAMPS WITH NO LIGHT, LENS OR BULB PROTRUDING BELOW THE BOTTOM OF THE CUT-OFF FIXTURE IN ORDER THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE AND NO SITE LIGHTING LIGHT SOURCE SHALL BE VISIBLE FRO THE SITE PERIMETER.

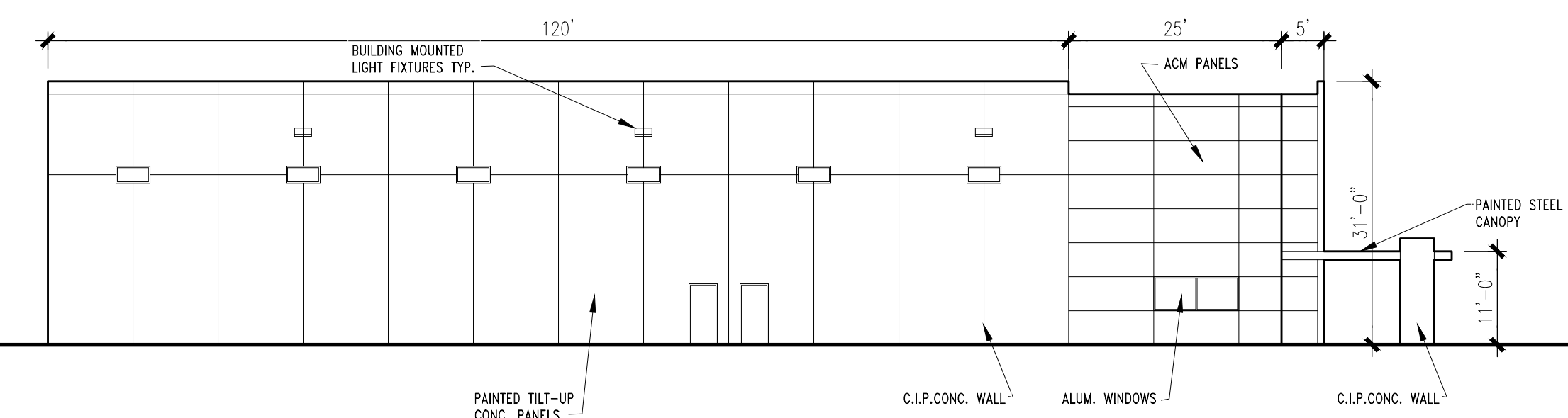
ALL BUILDING MOUNTED SIGNAGE TO BE LIGHTED EITHER INTERNALLY OR EXTERNALLY. ANY LIGHTING FOR SIGNAGE SHALL CONFORM TO NIGHT SKIES ACT. SIGNAGE MATERIAL TO BE EITHER RAISED METAL LETTERING OR TRANSLUCENT LEXAN PANELS OF ANY COLOR.
NOTE: SIGNAGE MAY BE AMENDED PROVIDED IT COMPLIES WITH THE ATRISCO BUSINESS PARK MASTERPLAN REGULATIONS.

BUILDING SIGNAGE CALCS:

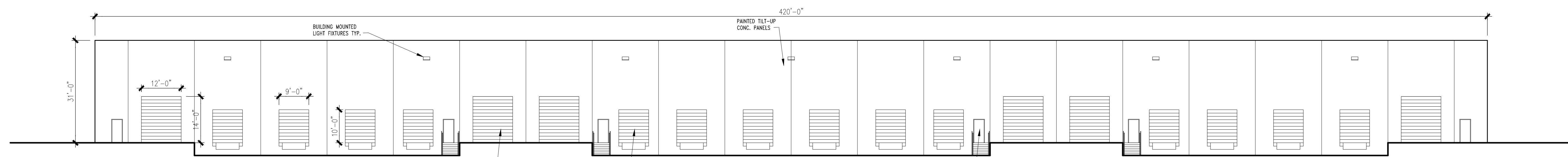
EAST ELEVATION- BLDG. AREA-12,810 S.F. SIGNAGE- 864 S.F.
864 / 12,810 = 6.7%



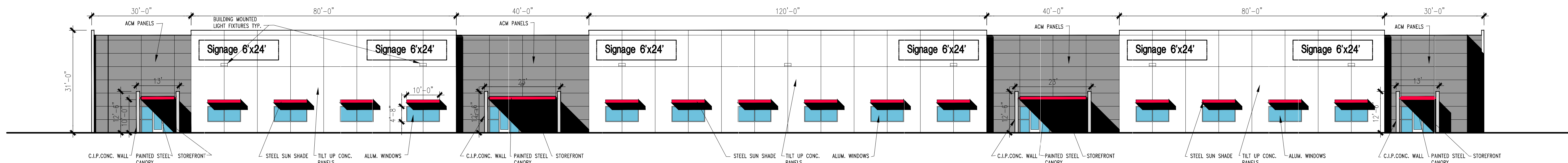
4 NORTH ELEVATION
1/16"=1'-0"



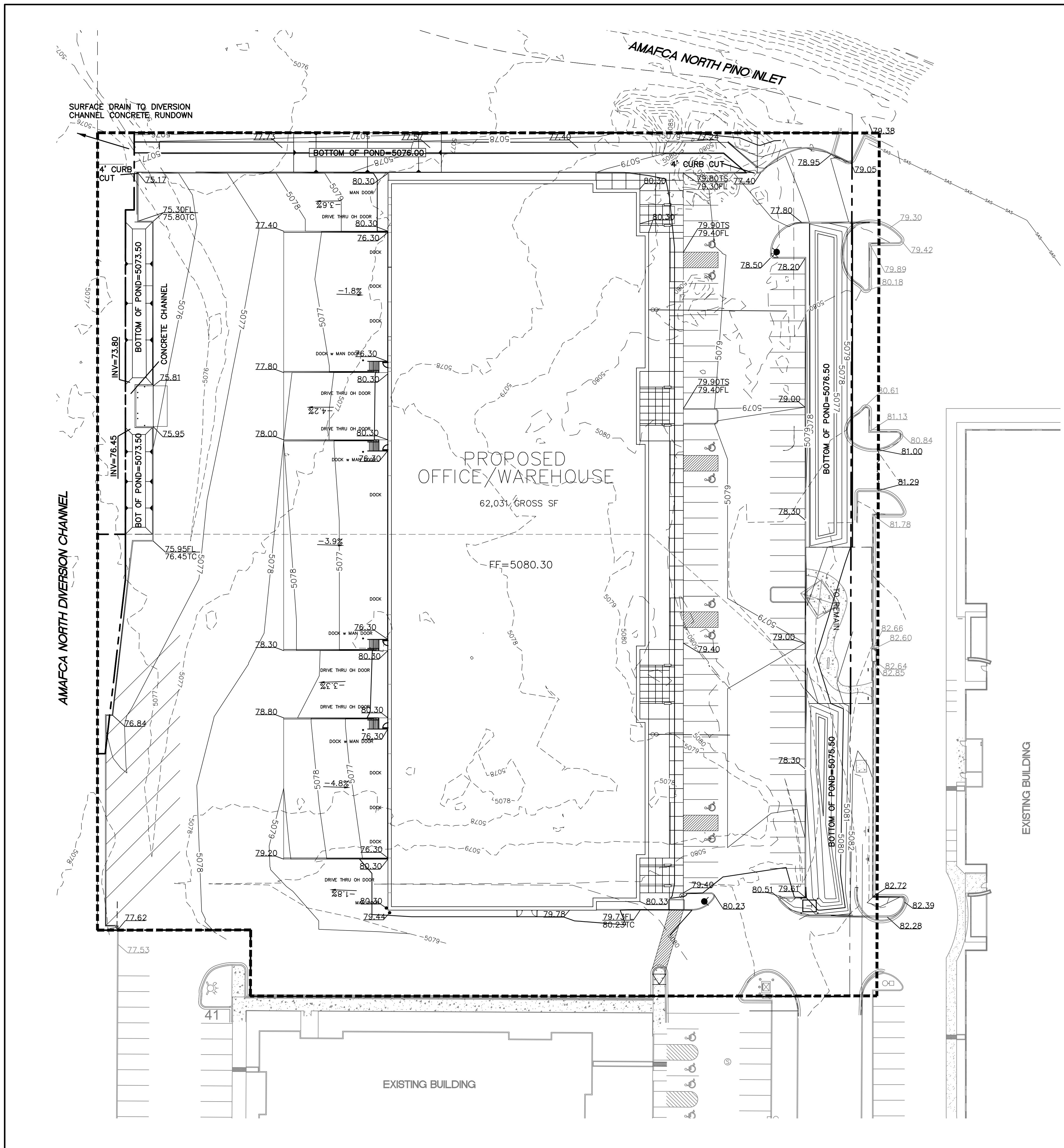
3 SOUTH ELEVATION
1/16"=1'-0"



2 WEST ELEVATION
1/16"=1'-0"



1 EAST ELEVATION
1/16"=1'-0"



LEGEND

- Curb & Gutter
- - - Boundary Line
- Building
- Existing Curb & Gutter
- ⊙ Existing SAS MH
- ⊗ Existing Gate Valve
- - - Existing Waterline
- - - Existing SAS
- ~~~~~ Water Block

NOTICE TO CONTRACTORS

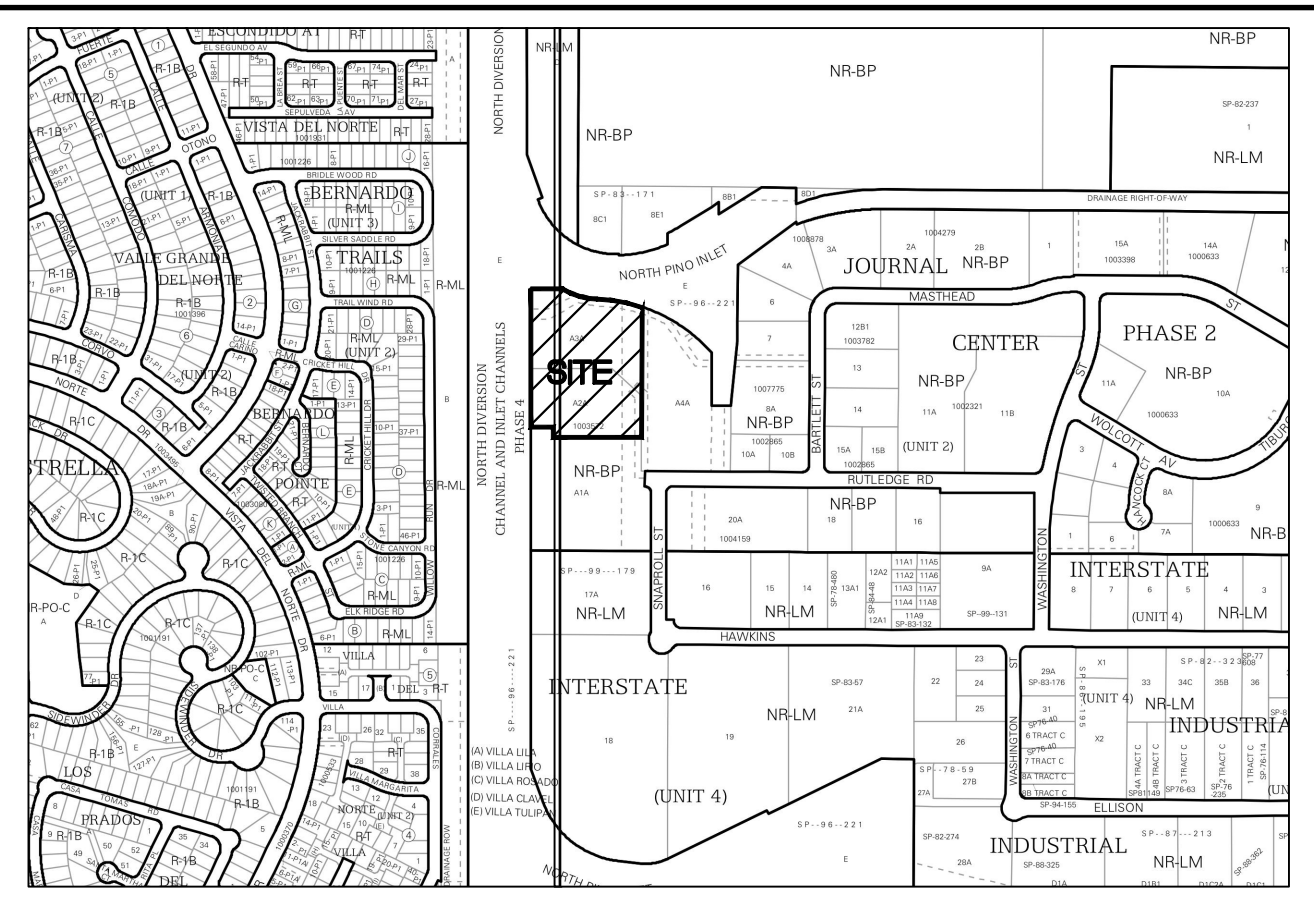
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 785-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.
6. ALL SLOPES NOT STABILIZED AT THE END OF THE PROJECT SHALL BE STABILIZED IN ACCORDANCE WITH COA SPECS OR 3" GRAVEL.

CAUTION

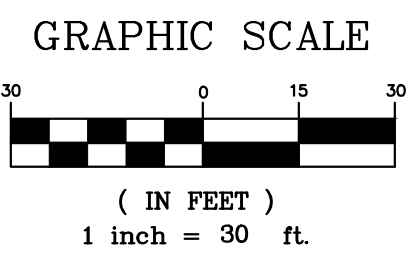
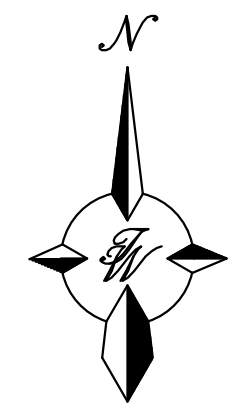
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.



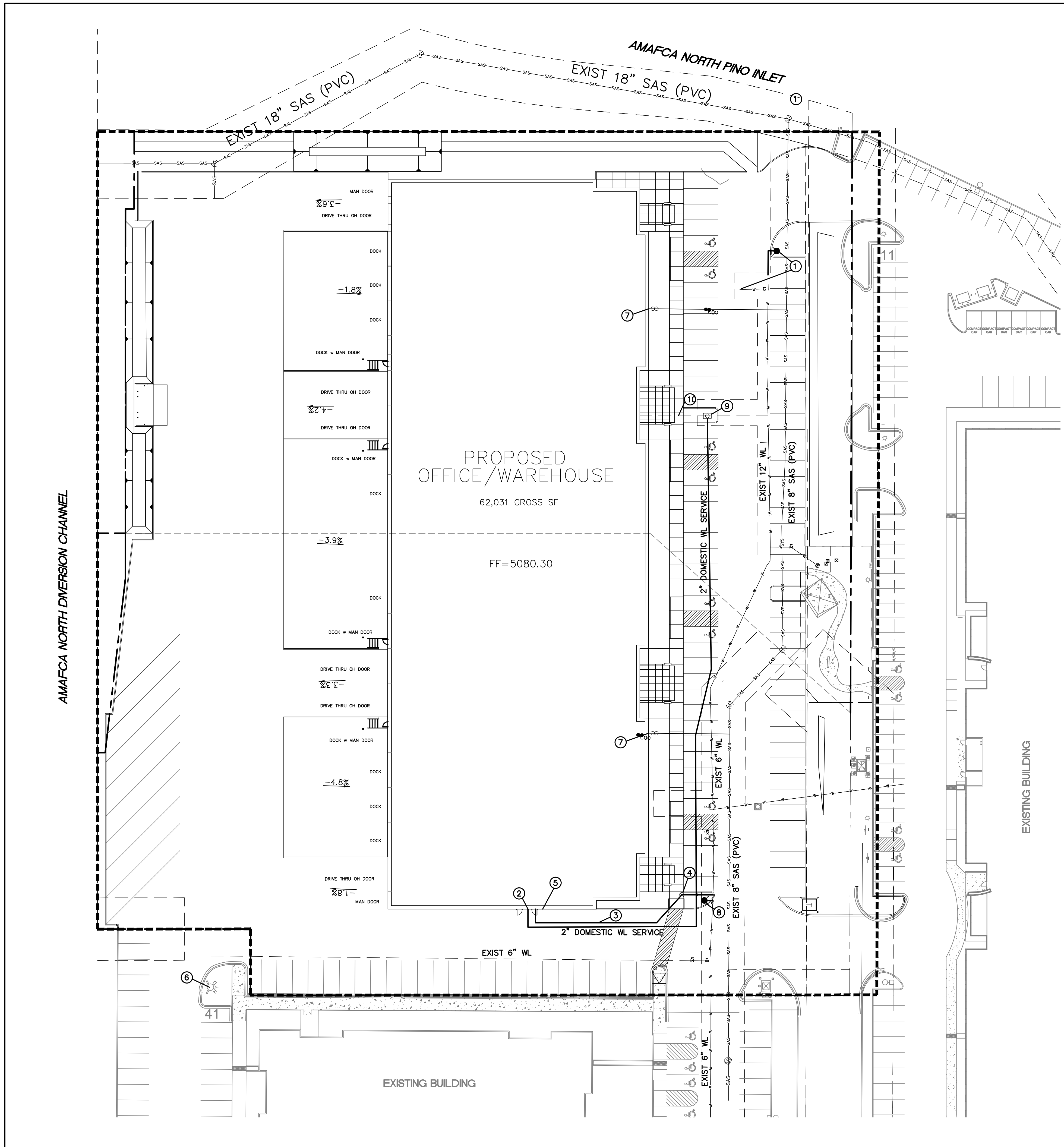
VICINITY MAP D-16Z, D-17Z



FLOOD MAP 35001C0136G



ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	BRUNACINI ALBUQUERQUE, NM	DRAWN BY pm
	RUTLEDGE SPEC BUILDING CONCEPTUAL UTILITY PLAN	DATE 12-14-21
		DRAWING
		SHEET # MU-1
	TIERRA WEST, LLC 5571 MIDWAY PARK PL. NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	JOB # 2021051

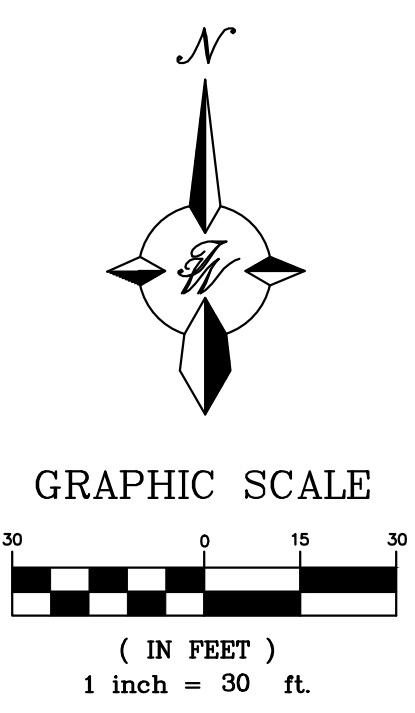


LEGEND

—	CURB & GUTTER
- - -	BOUNDARY LINE
—	BUILDING
- - -	EXISTING CURB & GUTTER
- - -	EXISTING BOUNDARY LINE
- - -	PROJECT LIMITS
●	PROPOSED HYDRANT
—	8" SAS
—	8" WL
⊙	EXISTING SAS MH
⊗	EXISTING GATE VALVE
- - -	EXISTING WATERLINE
- - -	EXISTING SAS

- KEYED NOTES**
- ① RELOCATE EXIST FIRE HYDRANT (PUBLIC) PER COA STD DWG 2340
 - ② 2" DOMESTIC WL SERVICE
 - ③ 8" FIRELINE
 - ④ PIV
 - ⑤ FDC
 - ⑥ EXISTING FIRE HYDRANT (PUBLIC)
 - ⑦ EXISTING 4" SAS SERVICE W/CLEANOUTS
 - ⑧ NEW FIRE HYDRANT W/GATE VALVE (PUBLIC) PER COA STD DWG 2340
 - ⑨ EXISTING 2" WATER METER TO REMAIN
 - ⑩ REMOVE AND DISPOSE 36 LF EXISTING WL SERVICE

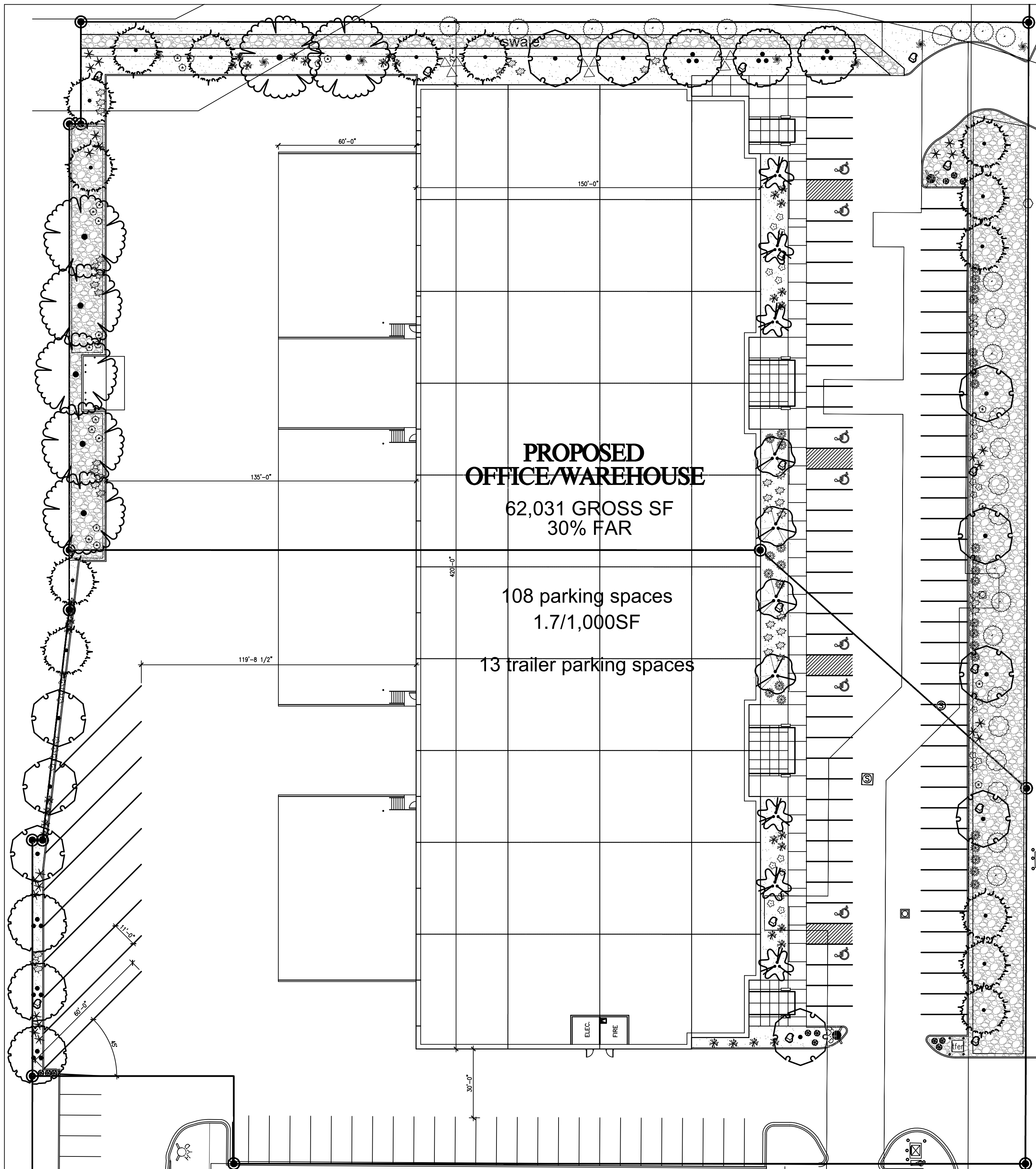
- GENERAL UTILITY NOTES:**
1. ALL WATER AND SEWER UTILITY WORK TO BE DONE IN ACCORDANCE WITH COA STANDARDS AND SPECIFICATIONS LATEST EDITION.
 2. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
 3. REFERENCE PLUMBING PLANS FOR WATER LINE RISER LOCATIONS, BACKFLOW PREVENTOR LOCATED INSIDE BUILDING
 4. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS AT LOCATIONS INDICATED AND AT MID RUN IF LONGER THAN 100'
 5. ALL PLUMBING PIPE MATERIAL TO BE USED PER UPC.
 6. FIRE LINE AND DOMESTIC WATERLINE MUST HAVE BACKFLOW PREVENTORS PER UPC. TO BE PROVIDED IN THE BUILDING
 7. ALL EX. SD INLETS AND MH'S SHALL HAVE CONCRETE COLLARS POURED AND BE ADJUSTED TO FINISHED GRADE.
 8. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
 9. ALL UTILITY DISTANCES SHOWN ARE FOR REFERENCE ONLY.
 10. PNM HAS NUMEROUS ELECTRIC FACILITIES AT THIS SITE CURRENTLY SERVING EXISTING CUSTOMERS. THE APPLICANT SHALL COORDINATE WITH PNM REGARDING THESE EXISTING FACILITIES. ANY RELOCATION, CHANGES OR REALIGNMENT OF EXISTING ELECTRIC UTILITIES WILL BE THE DEVELOPER EXPENSE. IN SOME CASES, RELOCATION OR CHANGES TO EXISTING FACILITIES MAY NOT BE FEASIBLE DUE TO PHYSICAL, USE OR SAFETY CLEARANCE CONSTRAINTS.
 11. PNM WILL REVIEW ALL TECHNICAL NEEDS, ISSUES AND SAFETY CLEARANCES FOR ITS ELECTRIC POWER SYSTEMS. ANY EXISTING AND PROPOSED PUBLIC UTILITY EASEMENTS SHALL BE INDICATED ON THE SITE PLAN UTILITY SHEET PRIOR TO DRB REVIEW. PNM'S STANDARD FOR PUBLIC UTILITY EASEMENTS IS 10 FEET IN WIDTH TO ENSURE ADEQUATE, SAFE CLEARANCES.
 12. SCREENING SHALL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET SURROUNDING ALL GROUND-MOUNTED UTILITIES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.



CAUTION
 ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

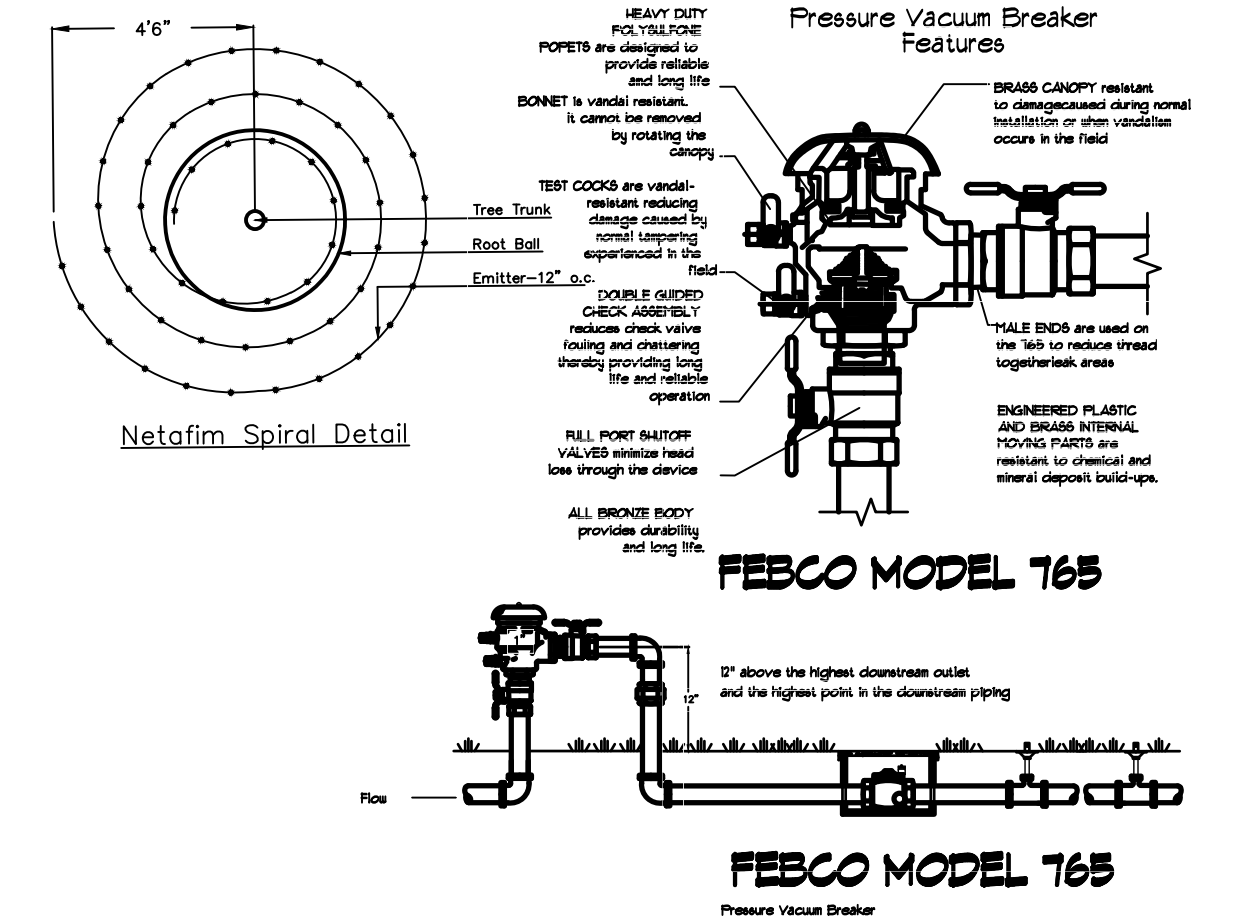
INSPECTION NOTE
 CONTRACTOR SHALL CONSULT THE LOCAL BUILDING DEPARTMENT OFFICIALS FOR ANY PLAN REVIEW, PERMITTING REQUIREMENTS OR BUILDING CODE INSPECTIONS THAT MAY BE REQUIRED TO ENFORCE LOCAL, STATE OR NATIONAL BUILDING CODES PRIOR TO CONSTRUCTING IMPROVEMENTS

ENGINEER'S SEAL	BRUNACINI ALBUQUERQUE, NM	DRAWN BY pm
	RUTLEDGE SPEC BUILDING CONCEPTUAL UTILITY PLAN	DATE 12-9-21
RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 5571 MIDWAY PARK PL. NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWING
		SHEET # MU-1
		JOB # 2021051



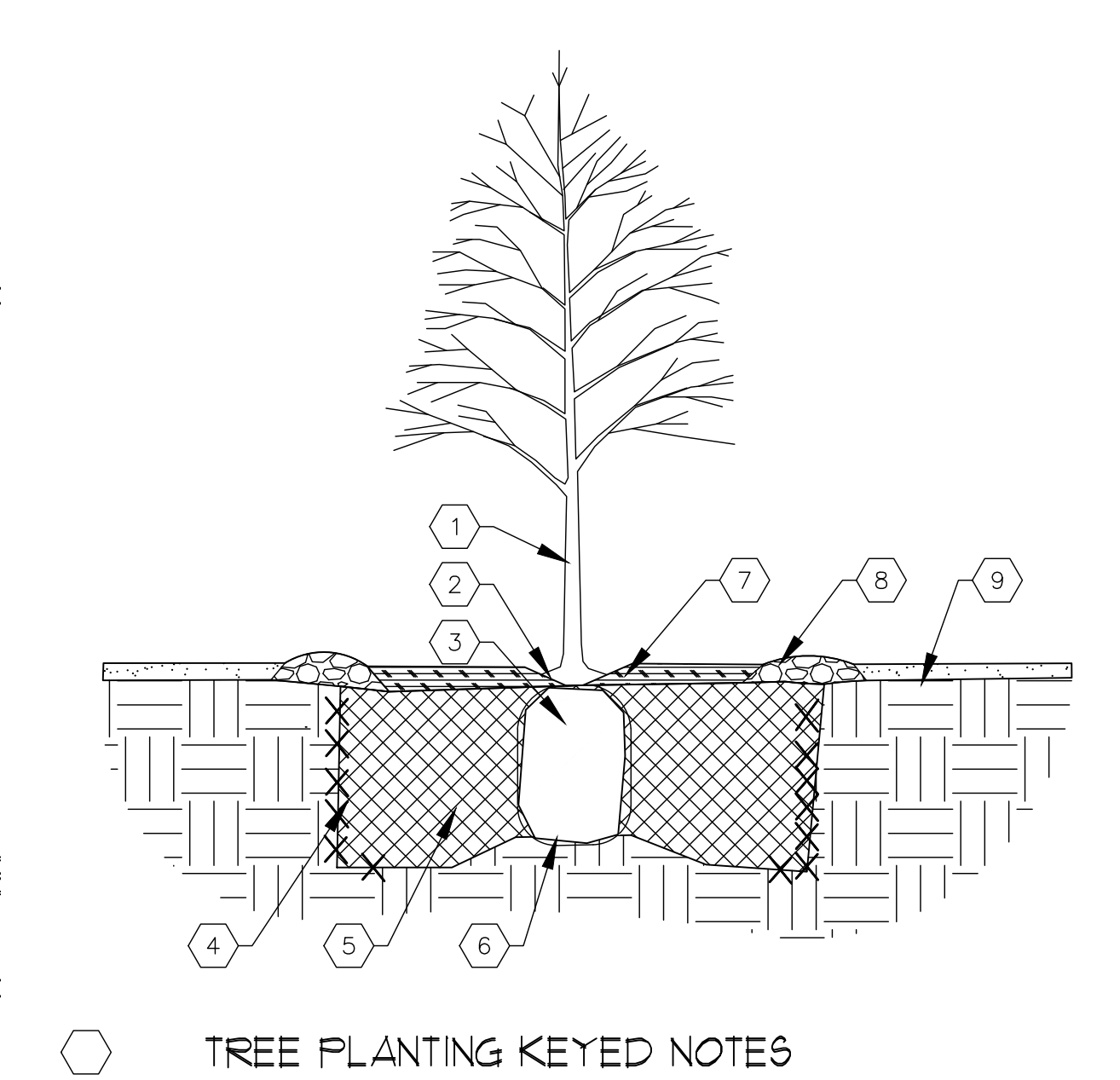
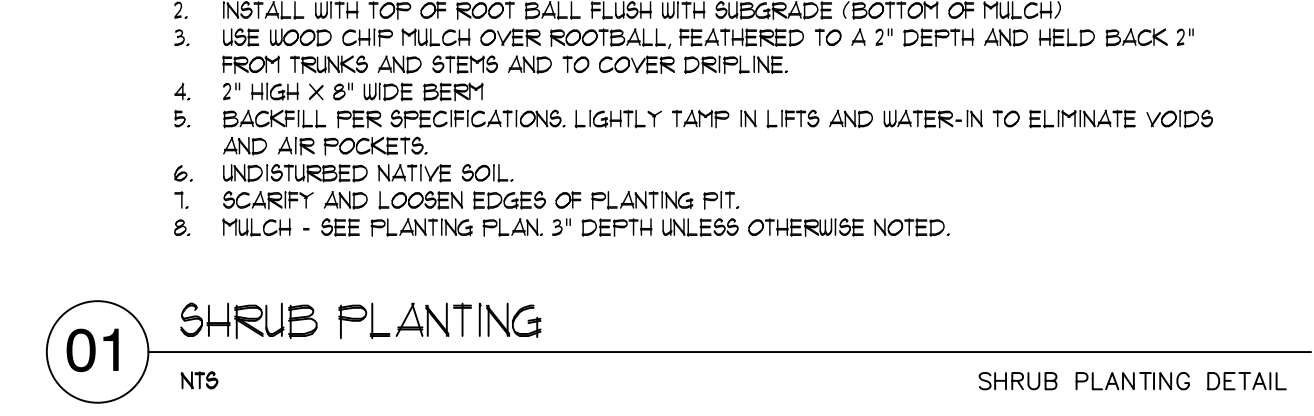
LANDSCAPE CALCULATIONS

ZONING	PD: PLANNED DEVELOPMENT
APPLICABLE REGULATION(S)	IDO 14-16-5-6 AND PART 6-6-2 OF ROA 1994
TOTAL LOT AREA (ACRES)	4.74
TOTAL LOT AREA (SF)	206150
BUILDING AREA (SF)	62031
NET LOT AREA (SF)	144119
REQUIRED LANDSCAPE (%)	15
REQUIRED LANDSCAPE (SF)	21708
LANDSCAPE PROVIDED (SF)	21985
VEGETATIVE COVER (% - REQ)	15.0
VEGETATIVE COVER (SF - REQ)	20989
VEGETATIVE COVER (SF - PROV.)	42225
REQ. TREES - 1ST AND 2ND STORY UNITS	35
PROVIDED UNIT TREES	41



LANDSCAPE LEGEND

SYMB.	QTY	SIZE (INSTALL)	COMMON/BOTANICAL	MATURE HXW	WATER USE	COVER (EA.)	TOTAL
Trees							
6	2" Cal	Sensation Box Elder <i>Acer negundo 'Sensation'</i>	40' x 30'	M	900	5400	
4	15 Gal	Desert Willow <i>Chilopsis linearis</i>	20' x 25'	L	625	2500	
1	2" Cal	Honey Locust <i>Gleditsia triacanthos inermis</i>	50' x 45'	M+	2025	14175	
14	6'+ Height	Austrian Pine <i>Pinus nigra</i>	35' x 25'	M+	625	8750	
10	2" Cal	Chinese Pistache <i>Pistachia chinensis</i>	40' x 30'	M	900	9000	
6	15 Gal	Chaste Tree <i>Vitex agnus-castus</i>	20' x 20'	M	400	2400	
41					Total Tree Coverage:	42225	
Shrubs & Groundcovers							
32	5 Gal	Blue Mist Spirea <i>Caryopteris x clandonensis</i>	3' x 3'	Low+	9	288	
8	5 Gal	Curly-Leaf Mountain Mahogany <i>Cercocarpus ledifolius</i>	15' x 15'	Low+	225	1800	
1	5 Gal	Sota <i>Dasyllirion wheeleri</i>	5' x 5'	RW	25	175	
23	5 Gal	Red Yucca <i>Hesperaloe parviflora</i>	3' x 3'	Low+	9	207	
11	5 Gal	Althea / Rose of Sharon <i>Hibiscus syriacus</i>	10' x 10'	M	100	1100	
9	5 Gal	Morning Light Maidengrass <i>Miscanthus sinensis var.</i>	5' x 5'	M	25	225	
32	5 Gal	Bear Grass <i>Nolina macrocarpa</i>	5' x 6'	RW	36	1152	
32	5 Gal	Feather Reed Grass <i>Calamagrostis arundinacea</i>	30" x 2'	M	4	128	
21	5 Gal	Tree-Leaf Sumac <i>Rhus trilobata</i>	6' x 6'	Low+	36	756	
42	5 Gal	Pink Double Knock Out Rose <i>Rosa 'Pink Double Knock Out'</i>	4' x 4'	M	16	672	
12	5 Gal	Autumn Cherry Sage <i>Salvia greggii</i>	2' x 3'	Low+	9	108	
235					Total Shrub Coverage:	7211	



Other Materials

SYMB.	QTY	TYPE
15 EA		Boulders (2-3cf) To be placed at contractor's discretion
12055 SF		Landscape Gravel A with Filter Fabric 3/4" Brown Gravel
15930 SF		Overize Landscape Gravel / No Filter Fabric 2-4" Angular Cobble/RipRap

PLANTING NOTES
ALL PLANTS TO CONTAIN BARK MULCH AROUND THE ROOTBALL, TO THE EXTENT TO COVER THE DRIP LINES.

GENERAL NOTES
IT IS THE INTENT OF THIS PLAN TO COMPLY WITH APPLICABLE CITY WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE PLANTING RESTRICTION APPROACH. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE.

LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE PROPERTY OWNER SHALL MAINTAIN STREET TREES IN A LIVING, HEALTHY, AND ATTRACTIVE CONDITION.

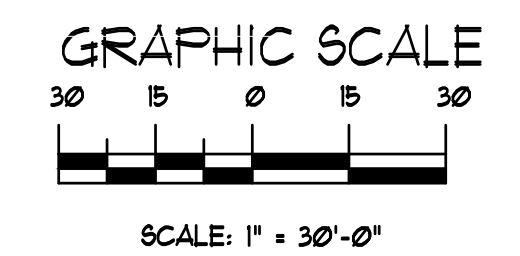
APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.

ALL LANDSCAPING WILL BE IN CONFORMANCE WITH THE CITY OF ALBUQUERQUE ZONING CODES, LAND-USE ORDINANCES, AND WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. IN GENERAL, WATER CONSERVATIVE, ENVIRONMENTALLY SOUND LANDSCAPE PRINCIPLES WILL BE FOLLOWED IN DESIGN AND INSTALLATION.

GRAY GRAVEL OVER FILTER FABRIC TO A MINIMUM DEPTH OF 3" SHALL BE PLACED IN ALL LANDSCAPE AREAS WHICH ARE NOT DESIGNATED TO RECEIVE NATIVE SEED OR OTHER HATCHED GROUNDCOVER AREA. ALL GRAVEL SHALL BE PLACED .5"-1" LOWER THAN ADJACENT HARD SURFACES.

PRIOR TO CONSTRUCTION, LANDSCAPE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITY LINES. IN CASE OF A DISCREPANCY BETWEEN UTILITIES INDICATED ON PLAN AND ACTUAL FIELD VERIFICATION, CONTRACTOR SHALL CEASE WORK AND NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY FOR DIRECTIONS ON HOW TO PROCEED.

POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES IS TO REMAIN AFTER ALL LANDSCAPE WORK IS COMPLETED.



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 Landscape Design Development

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LANDSCAPE ARCHITECTS & CONTRACTORS

DRAWN BY: JJI
 REVISION: -
 DATE: 11/11/2021
 SHEET #
 LS-101

