

CITY OF ALBUQUERQUE
ADMINISTRATIVE APPROVAL (AA)- SITE DEV PLAN AMENDMENT
ROUTING & REVIEW SHEET

APPLICATION #: <u>15 AA - 10007</u>	PROJECT #: <u>1000633</u>
PROJECT NAME: <u>FED BLDG @ JOURNAL CTR 2 (4400 WASTHEAD)</u>	
APPLICANT or AGENT: <u>ASSET MANAGEMENT SOLUTIONS</u>	
PHONE # and E-MAIL: <u>855-7607</u>	<u>norm@assetmanagementnm.com</u>
ZONE ATLAS PAGE: <u>D-17</u>	
ADMINISTRATIVE APPROVAL (AA) for:	<input type="checkbox"/> EPC CASE <input checked="" type="checkbox"/> DRB CASE

CURRENT PLANNING	DATE RECEIVED: <u>1/23/2015</u>
APPLICATION COMPLETE:	DATE:
APPLICATION INCOMPLETE:	DATE: <u>1/26/2015</u>
ROUTING NEEDED:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
COMMENTS:	
<u>NEED PKING REQUIRED CALCS TO DETERMINE IF</u>	
<u>THEY STILL MEET THE MIN. REQ'D. IF NOT ZHE.</u>	
<u>SENT EMAIL.</u>	

TRANSPORTATION (505) 924-3630	DATE RECEIVED:
PLANS DISAPPROVED:	DATE:
PLANS APPROVED:	DATE:
COMMENTS:	

UTILITIES (505) 924-3989	DATE RECEIVED:
PLANS DISAPPROVED:	DATE:
PLANS APPROVED:	DATE:
COMMENTS:	

HYDROLOGY (505) 924-3986	DATE RECEIVED:
PLANS DISAPPROVED:	DATE:
PLANS APPROVED:	DATE:
COMMENTS:	

PLANNING DIRECTOR (505) 924-3860	DATE RECEIVED: <u>3.4.2015</u>
PLANS DISAPPROVED:	DATE:
PLANS APPROVED:	DATE: <u>3.4.2015</u>
COMMENTS:	
<u>Revisions to parking area to</u>	
<u>add 6 mc spaces + add an</u>	
<u>emergency generator.</u>	
<u>Revised parking calcs. on sheet 2</u>	
<u>513 Req'd was provided.</u>	



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- ☐ for Subdivision
☐ for Building Permit
☒ Administrative Amendment (AA)
☐ Administrative Approval (DRT, URT, etc.)

- ☐ IP Master Development Plan
☐ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- ☐ Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- ☐ Annexation
☐ DT 2010 SDP Conditional Use (\$100)
☐ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
☐ Adoption of Rank 2 or 3 Plan or similar
☐ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

D A APPEAL / PROTEST of...

- ☐ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102.

Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Asset Management Solutions (Norm Ultemeyer) PHONE: 505-855-7607
 ADDRESS: 4700 Montgomery NE #200 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: norm@assetmanagementsolutions.com
 APPLICANT: Albuquerque GSA DOI, LLC PHONE: 505-855-7607
 ADDRESS: 4700 Montgomery NE, #200 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: _____
 Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: Amend parking spaces from 613 to 607

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ☐ Yes. ☐ No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Lot 10A Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Journal Center Phase 2, Unit 1
 Existing Zoning: IP Proposed zoning: same MRGCD Map No. _____
 Zone Atlas page(s): D-17.2 UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.):
AA-1000633 (Attached)

CASE INFORMATION:

Within city limits? ☒ Yes Within 1000FT of a landfill? ☐ No
 No. of existing lots: _____ No. of proposed lots: _____ Total site area (acres): _____
 LOCATION OF PROPERTY BY STREETS: On or Near: 4400 Masthead NE
 Between: _____ and _____
 Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐ Review Date: _____

SIGNATURE Norm Ultemeyer DATE 1/20/15
 (Print Name) Norman Ultemeyer - Asset Management Solutions Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY

Revised: 11/2014

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>15AA - 10007</u>	<u>AA</u>	_____	<u>\$45.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
				Total
				<u>\$45.00</u>

Hearing date N/A

1-20-15
 Staff signature & Date

Project # 1000633

FORM P(4): SITE DEVELOPMENT PLAN REVIEW – ADMINISTRATIVE APPROVAL (AA)

☒ **AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (AA02)**

☐ **AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION (AA03)**

- ☒ Letter describing and justifying the request
- ☒ One (1) copy of all applicable sheets of the approved Site Development Plan being amended, folded to fit into an 8.5" x 14" pocket. Approved site development plans should contain signatures of the Development Review Board (DRB).
- ☒ Copy of EPC or DRB Official Notice of Decision associated with the approved site development plan
- ☒ One (1) copy of the proposed Site Development Plan, with changes circled and noted, folded to fit into an 8.5" x 14" pocket. Refer to the Site Development Plan for Building Permit or Site Development Plan for Subdivision Checklist for information needed on the proposed Site Development Plan.
- ☒ Map from the most recent Zone Atlas, with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☒ Letter of authorization from the property owner, if the application is submitted by an agent
- ☒ Fee (see fee schedule)
- ☒ Any original and/or related file numbers must be listed on the cover application

NOTE: The next two items are also required if the square footage change is 2% or more of any building's gross floor area:

- ☐ Notification letter addressed to owners of adjacent properties and certified mail receipts
- ☐ Office of Neighborhood Coordination (ONC) inquiry response, notification letter to affected Neighborhood Associations and certified mail receipts

☐ **WIRELESS TELECOM FACILITY (WTF)- FREE-STANDING, COLLOCATION or OTHER TYPE (AA04)**
(EXCEPT FOR COLLOCATION OF A NON-CONCEALED WTF ON A STRAIGHT-ZONED SITE, WHICH GOES TO THE ZONING FRONT COUNTER AT THE BUILDING SERVICES CENTER/ EAST SIDE)

- ☐ Letter describing the request and discussion of its how it relates to the WTF Ordinance (O-06-40)
- ☐ Letter of authorization from the property owner if application is submitted by an agent
- ☐ Fee (see fee schedule)
- ☐ Any relevant file numbers (case history of previous development applications) must be listed on cover application
- ☐ Copy of EPC Official Notice of Decision, if the subject site went through the EPC process
- ☐ Proposed Site Development Plan set: title sheet, notes/photo sheet, site plan sheets, elevation sheets, landscape plan (if free-standing), and survey sheet(s) (3 copies- 11" x 17"). No electrical sheets needed.
- ☐ For collocation on a public utility pole: the PNM approved site dev. plan set for the proposed WTF (1 copy)
- ☐ Photo simulations- before and after the proposed WTF (3 views minimum)
- ☐ Site Development Plan sheets must be stamped by a registered engineer or architect.
- ☐ Copy of approved Site Development Plan being amended by adding the proposed WTF, if applicable (1 copy)
- ☐ City Zone Atlas map page, with location of the subject site clearly indicated
- ☐ 1 map showing Zoning of the subject site and adjacent properties
- ☐ 1 map showing Land Use (ex. residential, commercial, etc.) of the subject site and adjacent properties
- ☐ For free-standing WTFs: Evidence demonstrating that collocation possibilities were considered, consisting of a written response to §14-16-3-17(A)(6)(a through e) and any supporting materials such as engineering maps
- ☐ For collocation on a public utility pole: written response to items a through e in §14-16-3-17(A)(14)
- ☐ Notarized statement re: WTF capacity, number and types of proposed antennas and if another user can be accommodated on the proposed WTF [see §14-16-3-17(A)(13)(d)(2)]
- ☐ Affidavit (notarized statement) re: explanation of factual basis for the proposed WTF's engineering requirements [see §14-16-3-17(A)(13)(d)(3)] **Note: Notarized statement and affidavit must be on separate pages.**
- ☐ Letter of intent re: shared use of proposed WTF if reasonable conditions are met [§14-16-3-17(A)(13)(e)]
- ☐ For free-standing WTFs: Distance to the nearest existing free-standing WTF and the WTF owner's name [§14-16-3-17(A)(13)(d)(5) and (A)(17)]
- ☐ Office of Neighborhood Coordination (ONC) inquiry forms, response based on ¼ mile radius from subject site [§14-16-3-17(A)(13)(f)]
- ☐ Copy of letter and site plan sheet(s) to both contacts for each neighborhood association, with certified return receipts
- ☐ List of property owners within 100 feet of the subject site and copy of letter and site plan sheet(s) sent to property owners, with certified return receipts [§14-16-3-17(A)(13)(f)]
- ☐ Supplemental Application Form for Wireless Projects- filled out completely, with the required attachments provided and labeled.

NOTE: For WTFs proposed to be located on City of Albuquerque property, a lease agreement with the City will be needed. Please contact Catalina Lehner, at (505) 924-3935 for more information.

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

Norman Ultemeyer - ARS
Applicant's Name (please print!)

[Signature] 1/26/14
Applicant's Signature Date



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

Application case numbers:
15AA - 10007

[Signature] 1-20-15
Planner's Signature / Date
Project #: 1000633



OFFICIAL NOTICE OF DECISION
PAGE 2

3. Final disposition shall be through the City Real Estate Office.
4. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

If you wish to appeal this decision, you must do so by July 10, 2003, in the manner described below.

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat Extension prior to the expiration of the approval or the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

Sheran Matson, AICP, DRB Chair

cc: New Mexico Credit Union League, 9426 Indian School Rd NE, 87112
de la Torre Architects, 2400 Louisiana NE, Bldg. 3, Suite 110, 87110
Isaacson & Arfman PA, 128 Monroe St NE, 87108
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

THIS IS NOT
THE CORRECT
NOTICE SINCE
THE SDR WAS
SIGNED OFF IN
2001 PLUS
NOT CORRECT
LOCATION

6-26-2003

13. ~~Project # 1000633~~
03DRB-00987 Major-SiteDev Plan BldPermit

DE LA TORRE ARCHITECTS agent(s) for NEW MEXICO CREDIT UNION LEAGUE request(s) the above action(s) for all or a portion of Lot(s) 7 & 8, **JOURNAL CENTER - UNIT 1 - PHASE 2**, zoned IP industrial park zone, located on HANCOCK CT NE, between WASHINGTON ST NE and JEFFERSON ST NE containing approximately 2 acre(s). [REF:1000633, Z-79-80, DRB-95-268] (D-17)

At the June 25, 2003, Development Review Board meeting, the site plan for building permit was approved and signed off by the Board.

03DRB-00954 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for NEW MEXICO CREDIT UNION LEAGUE request(s) the above action(s) for all or a portion of Lot(s) 7 & 8, **JOURNAL CENTER - UNIT 1 - PHASE 2**, zoned IP, located on HANCOCK CT NE, between WOLCOTT AVE NE and JEFFERSON ST NE containing approximately 2 acre(s). [Deferred from 6/18/03](D-17)

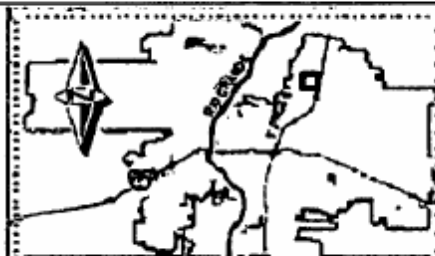
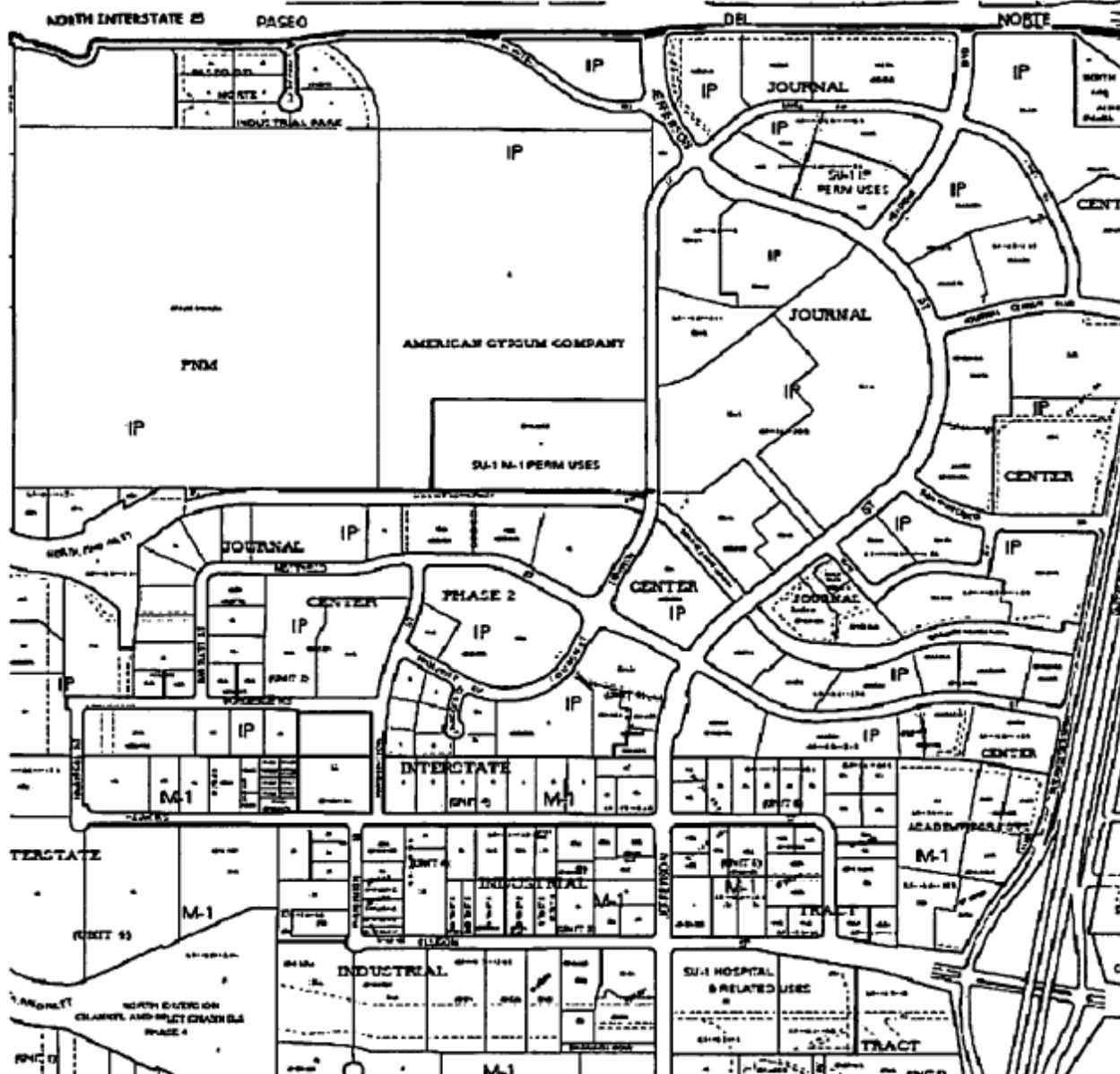
At the June 25, 2003, Development Review Board meeting, the preliminary plat was approved with final sign off delegated to Planning for the DXF file.

~~03DRB-00999 Minor-Vacation of Private Easements~~

ISAACSON & ARFMAN PA agent(s) for NEW MEXICO CREDIT UNION LEAGUE request(s) the above action(s) for all or a portion of Lot(s) 7 & 8, **JOURNAL CENTER - UNIT 1 - PHASE 2**, zoned IP, located on HANCOCK CT NE, between WOLCOTT AVE NE and JEFFERSON ST NE containing approximately 2 acre(s). (D-17)

At the June 25, 2003, Development Review Board meeting, the Vacation of Private Easements was approved as shown on Exhibit B in the Planning file, subject to these provisions:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.



Zone Atlas Page:

D-17-Z

Selected Symbols

- | | |
|----------------------|------------------------|
| SECTOR PLANS | Encroachment |
| Design Overlay Zones | 2 Mile Airport Zone |
| City Historic Zones | Airport Noise Contours |
| IS-1 Buffer Zone | Walk Overlay Zone |
| Permeable Mem. | |



500 West Monroe Street
Suite 3850
Chicago, IL 60661-3798

312-335-8300 ph
312-335-9656 fx

January 12, 2015

City of Albuquerque Planning Department

RE: Authorization to Represent Boyd Watterson/Albuquerque GSA DOI, LLC
4400 Masthead Road NE
Albuquerque, NM

Dear Albuquerque Planning Division,

As Owners of the office building located 4400 Masthead Road NE, we hereby authorize Asset Management Solutions to represent our interests and submit the necessary Administrative Amendment for changes to our parking allocations.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian R. Orr", followed by a long horizontal flourish line extending to the right.

Brian R. Orr
Vice President

Return to: CT 165476-71
Fidelity National Title
Insurance Co.

WHEN RECORDED, RETURN TO:

Albuquerque GSA DOI, LLC
500 West Monroe Street, Suite 3850
Chicago, IL 60661
Attn: Kris Jankowski

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the undersigned DI ALBUQUERQUE FUNDING COMPANY, INC., a Delaware corporation (the "Grantor"), does hereby grant and convey to ALBUQUERQUE GSA DOI, LLC, a Delaware limited liability company whose address is 500 West Monroe Street, Suite 3850, Chicago, IL, 60661 (the "Grantee"), that certain real property situated in Bernalillo County, New Mexico legally described as set forth on Exhibit A hereto, together with all rights and privileges appurtenant thereto and any improvements thereon (the "Real Estate").

The Real Estate is conveyed subject to: (A) any and all rights-of-way, liens, claims, commitments, covenants, agreements and encumbrances of record, (B) any and all matters that would be disclosed by an accurate survey or physical inspection of the Real Estate, (C) the rights of tenants under unrecorded leases, (D) applicable local, state and federal laws, ordinances and regulations, including but not limited to building restrictions and zoning laws, and (E) the lien for non-delinquent real estate taxes, water and sewer charges and assessments.

Grantor, as Grantor's sole warranty herein, warrants to Grantee and Grantee's successors and assigns, that the Real Estate is free of any encumbrance made or suffered by Grantor except as set forth above, and that Grantor will defend title to the Real Estate (subject, however, to the foregoing exceptions) against the lawful claims of all persons claiming title to the Real Estate (or any part thereof) by, through or under Grantor, but not otherwise.

[A separate signature page follows.]

Recorded Electronically

ID 2014093012

County BERNALILLO

Date 11/21/14

Time 11:56AM

Simplifile.com 800.480.5857

Return to: FT:165976-7J

Fidelity National Title

Insurance Co.

WHEN RECORDED, RETURN TO:

Albuquerque GSA DOI, LLC
500 West Monroe Street, Suite 3850
Chicago, IL 60661
Attn: Kris Jankowski

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the undersigned DI ALBUQUERQUE FUNDING COMPANY, INC., a Delaware corporation (the "Grantor"), does hereby grant and convey to ALBUQUERQUE GSA DOI, LLC, a Delaware limited liability company whose address is 500 West Monroe Street, Suite 3850, Chicago, IL, 60661 (the "Grantee"), that certain real property situated in Bernalillo County, New Mexico legally described as set forth on Exhibit A hereto, together with all rights and privileges appurtenant thereto and any improvements thereon (the "Real Estate").

The Real Estate is conveyed subject to: (A) any and all rights-of-way, liens, claims, commitments, covenants, agreements and encumbrances of record, (B) any and all matters that would be disclosed by an accurate survey or physical inspection of the Real Estate, (C) the rights of tenants under unrecorded leases, (D) applicable local, state and federal laws, ordinances and regulations, including but not limited to building restrictions and zoning laws, and (E) the lien for non-delinquent real estate taxes, water and sewer charges and assessments.

Grantor, as Grantor's sole warranty herein, warrants to Grantee and Grantee's successors and assigns, that the Real Estate is free of any encumbrance made or suffered by Grantor except as set forth above, and that Grantor will defend title to the Real Estate (subject, however, to the foregoing exceptions) against the lawful claims of all persons claiming title to the Real Estate (or any part thereof) by, through or under Grantor, but not otherwise.

[A separate signature page follows.]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed this 17th day of November, 2014.

DI ALBUQUERQUE FUNDING
COMPANY, INC., a Delaware corporation

By [Signature]
Name: Bernard J. Angelo
Title: Vice President

STATE OF NEW YORK
COUNTY OF SUFFOLK

This instrument was acknowledged before me on November 17, 2014, by Bernard J. Angelo, the Vice President of DI ALBUQUERQUE FUNDING COMPANY, INC., a Delaware corporation.

(Seal)



[Signature]
Notary Public

My commission expires: 2/19/2017

LAUREN A. GERRIE
NOTARY PUBLIC-STATE OF NEW YORK
No. 01016276584
Qualified in Suffolk County
My Commission Expires February 19, 2017

Exhibit A to Limited Warranty Deed

Legal Description

A certain tract of land situate within the Elena Gallegos Grant, within projected Section 23, Township 11 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being Lot 10A, as the same are shown on the Plat of Lots 10A & 11A, Journal Center, Phase 2, Unit 1, Albuquerque, New Mexico, recorded in the office of the County Clerk of Bernalillo County, New Mexico on November 28, 2001, in Book 2001C, Page 311, as Document No. 2001140658, and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone NAD 1927 Datum) and ground distances as follows:

Beginning at the northwest corner of said Lot 10A, a point of curvature on the easterly right-of-way line of Washington Street NE, whence the Albuquerque City Survey (ACS) "Reeves 2, 1991", a standard NGS 3-1/2 inch brass tablet set in a concrete apron (having New Mexico State Plane Grid Coordinates, Central Zone NAD 1927) of X=394,062.557 and Y=1,516,507.279 bears N 76 deg. 42' 13" W, a distance of 2373.47 feet and from said point of beginning running thence along the northwesterly boundary line of said Lot 10A and also along said right-of-way line, 47.12 feet along the arc of a curve to the right having a radius of 30.00 feet and a chord which bears N 45 deg. 19' 56" E, a distance of 42.43 feet to a point of tangency on the northerly boundary line of said Lot 10A and also being a point on the southerly right-of-way line of Masthead Street NE, thence running along the northerly boundary line of said Lot 10A, and also along said right-of-way line, S 89 deg. 40' 04" E, a distance of 260.12 feet to a point of curvature; thence, 182.06 feet along the arc of a curve to the right having a radius of 344.00 feet and a chord which bears S 74 deg. 30' 20" E, a distance of 179.95 feet to a point of tangency; thence, S 59 deg. 20' 37" E, a distance of 326.02 feet to a point of curvature; thence, 138.69 feet along the arc of a curve to the right having a radius of 92.00 feet and a chord which bears S 16 deg. 09' 27" E, a distance of 125.92 feet to a point on the southeasterly boundary line of said Lot 10A and also being a point on the northwesterly right-of-way line of Tiburon Street NE, thence running along the southeasterly boundary line of said Lot 10A, the northwesterly right-of-way line of said Tiburon Street NE and also along the northeasterly right-of-way line of Wolcott Avenue NE, S 27 deg. 01' 43" W, a distance of 141.19 feet to a point of curvature; thence, 564.15 feet along the arc of a curve to the right having a radius of 344.00 feet and a chord which bears S 74 deg. 00' 38" W, a distance of 503.02 feet to a point of tangency; thence, N 59 deg. 00' 27" W, a distance of 194.95 feet to the southwest corner of said Lot 10A; thence leaving said right-of-way line along the westerly boundary line of said Lot 10A, N 30 deg. 13' 19" E, a distance of 229.57 feet to a point; thence, N 59 deg. 46' 41" W, a distance of 217.48 feet to a point on curve on said easterly right-of-way line of Washington Street NE; thence along said right-of-way line, 86.64 feet along the arc of a curve to the left having a radius of 530.00 feet and a chord which bears N 05 deg. 00' 56" E, a distance of 86.55 feet to a point of tangency; thence, N 00 deg. 19' 56" E, a distance of 76.83 feet to the point and place of beginning.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4135
www.bhinc.com
voice: 505.821.1000
facsimile: 505.798.7988
toll free: 800.877.5332

November 13, 2002

Mr. Roger Green
Acting DRB Chair
City of Albuquerque
Planning Department

Re: 4400 Masthead Office Building (Project number 1000633, Application number 01420-01574)

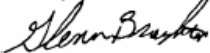
Dear Mr. Green,

The purpose of this submittal is to request an amendment to an approved Site Plan for Building Permit (Project number 1000633, Application number 01420-01574). Modifications have been made to all applicable drawing sheets and are included with this submittal. Changes are shown encircled in drawing clouds and include the following:

1. Handicap spaces have been relocated from adjacent to the building to the closest parking row across the main drive aisle. This change was necessary to address security concerns related to vehicular proximity to a Federal Government building.
2. This change resulted in the loss of 29 parking spaces. The parking calculation verbiage has been amended accordingly and sufficient parking remains to serve the site. No accessible parking spaces were lost as a result of this modification.
3. Concrete bollards and walls have been added to the area in front of the building for the same security related reasons.
4. A pedestrian plaza has been added to the area at the rear of the building. This plaza leads to a new door, added to address code related egress requirements.

All other features of the building and site remain unchanged. Please review this request and, if acceptable, provide an Administrative Amendment approval for these changes. Do not hesitate to call with comments or questions.

Sincerely,



Glenn Broughton, PE
Project Manager

c.c. Tom Davidson
Bruce Stidworthy

A:\mnyden\020147\data\10\site_amend

ENGINEERING
SPATIAL DATA
ADVANCED TECHNOLOGIES



January 12, 2015

City of Albuquerque Planning Department

RE: 4400 Masthead Road NE Office Building
Administrative Amendment Request
Albuquerque, NM

Dear Albuquerque Planning Division,

On behalf of the Owners (Albuquerque GSA DOI, LLC), Asset Management Solutions hereby submits a request to amend the Site Plan at 4400 Masthead Road NE. The project was originally approved and completed in November 2001 under Project Number 1000633 (See Attached approved Site Plan).

The property was originally approved with 613 parking spaces. Over the past 13 years there have been several changes to the parking lot including:

- the addition of six (6) motorcycle spaces;
- added a Security Command Center for First Responders and Tenant Communications;
- installed an emergency generator for one of the anchor tenants

The addition of these items has modified the number of parking spaces available today from 613 to 607. We would hereby like to request the following for approval:

Original Site Plan	# of Spaces	Revised Site Plan:	# of Spaces
Parking	597	Parking	585
Handicap	16	Handicap	16
Motorcycle	0	Motorcycle	6
Total	613	Total	607

All other features of the building remain unchanged. Please review this request and, if applicable provide an Administrative Amendment approval for these changes. Please do not hesitate to call with comments or questions.

Sincerely,
Asset Management Solutions as Authorized Agent for Owner

Norm Ullemeyer
Director
(505) 855-7607
Email: norm@AssetManagementNM.com

enclosure

Cc:

WASHINGTON ST.



AREA 2
1 WEST / 2 SOUTH

AREA 1
1 WEST / 1 SOUTH

AREA 3
1 WEST / 2 SOUTH

SECURITY
CORRAL
CENTER

CAP GENERATOR

DESIGNATED
SMOKING

DESIGNATED
LANE

BIKE ENCLOSURE

MOTORCYCLE

DOCK

EXPECTANT MOTHERS
AND

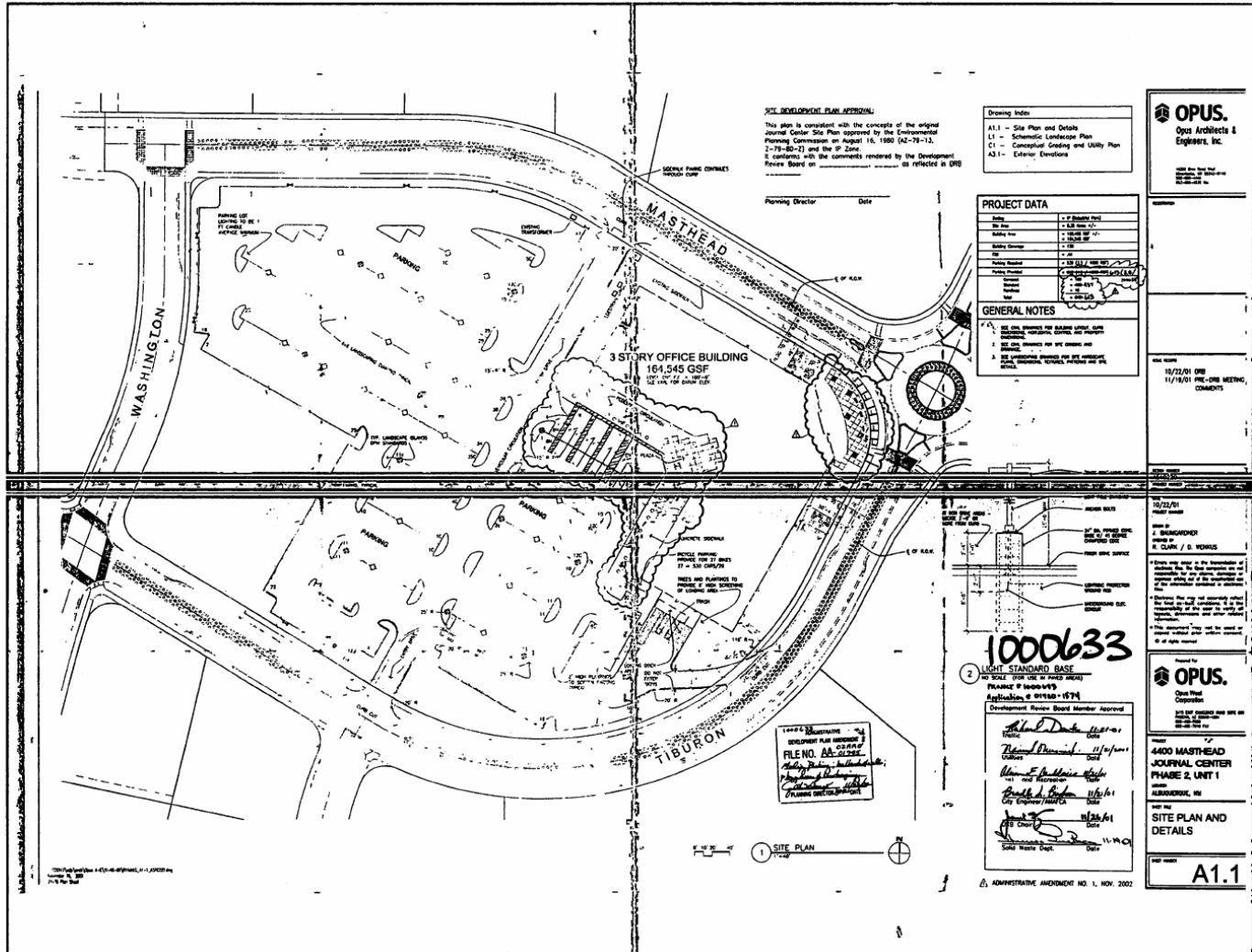
4400 MASTHEAD

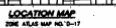
PICNIC
TABLES

MASTHEAD ROAD

WOLCOTT AVE

TIBURON

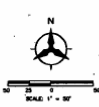




CURVE DATA							
No.	Delta	Tangent	Sta	Radius	Chord	Chord Bearing	
01	80°59'50"	35.00	47.15	35.00	62.43	94°59'19" E	
02	21°59'17"	62.12	165.00	354.00	176.89	89°39'20" E	
03	80°59'50"	35.00	1128.89	62.00	125.52	51°00'37" E	
04	82°37'50"	354.00	354.15	354.00	363.62	37°49'00" SE	
05	80°59'50"	35.00	568.64	62.00	66.00	160°00'37" E	
06	82°37'50"	6.21	1.12	354.00	12.42	52°00'37" E	
07	80°59'50"	17.52	25.02	354.00	25.00	52°00'48" E	

TANGENT DATA	
No.	MEASUREMENT DISTANCE
01	80°59'17" E 35.00
02	82°37'50" E 35.00
03	50°59'17" E 35.00

	REQUIRED	ACTION	COMPLETION
Parking (please register)	Not Determined	800 spaces	Not Determined
Building Height (see allowed)	Not Determined	48' ±	Not Determined
Soils (see allowed)	SR, SR-2, etc. FL	SR, SR-2, etc. FL	Yes
Setbacks (see required)			
Front	30'	25' if 1st floor;	
Side	30'	Building Corner	Yes

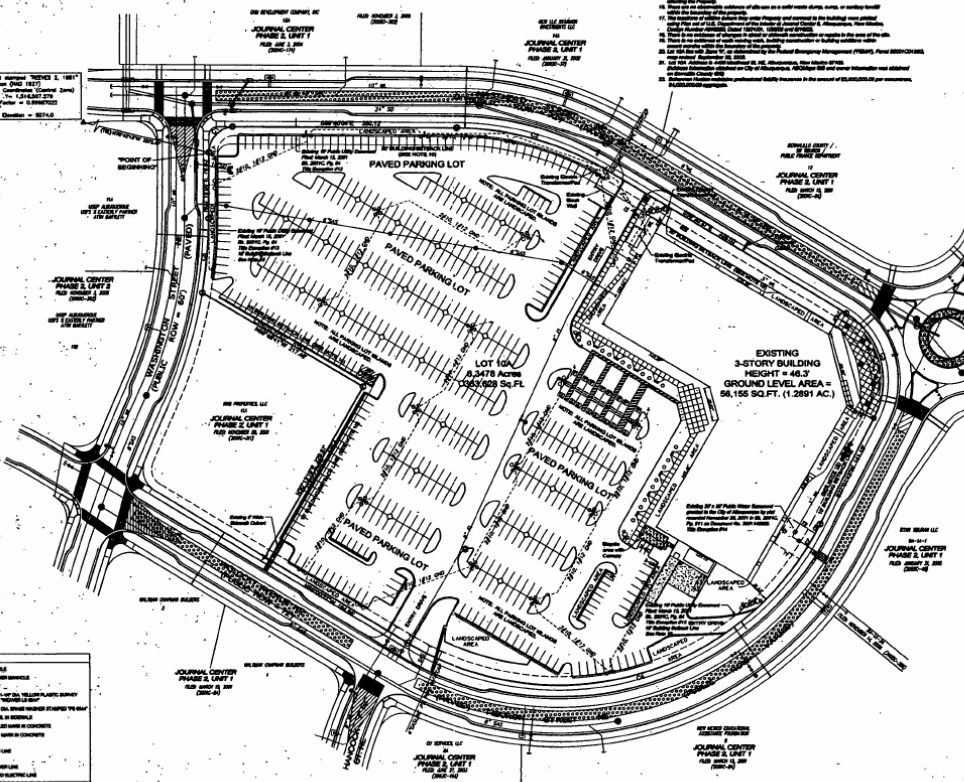
[illegible]

ALTA/ACSM LAND TITLE SURVEY
LOT 10A
JOURNAL CENTER
PHASE 2, UNIT 1
ALBUQUERQUE, NEW MEXICO
NOVEMBER, 2014

[illegible]

SCHEDULE BII TITLE EXCEPTIONS

- [illegible]



SURVEYOR'S CERTIFICATION

**Re: Rating-Investor Title Insurance Company, a California corporation,
 American Gilt GIL LLC, a limited liability company,
 GE Mortgage Funding Company, Inc., a Delaware limited liability company**

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Uniform Standard Official Requirements for ALTA/ACSM Land Title Surveys, duly established and adopted by the ALTA and NSPS, and Practice Book 1, 2, 3, 4, 5, 6, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 81

Robert G. Smith Date: 10/11/2014
Robert G. Smith
New Mexico Professional Surveyor 10400
Company:
1100 Jefferson St. NE
Albuquerque, NM 87102



LEGE

[illegible]

Bohannon ▲ Huston

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Dicome, Kym

From: Norm Ullemeyer <norm@assetmanagementnm.com>
Sent: Wednesday, February 18, 2015 3:04 PM
To: Dicome, Kym
Subject: FW: 4400 Masthead notice frm City

Kym,
Please see calcs done by our architect. Let me know if this is helpful to push the Amendment along or if we need something more formal.

Thanks.

Norm Ullemeyer
Asset Management Solutions
4700 Montgomery NE, Suite 200
Albuquerque, NM 87109
Phone: 505-855-7607
Fax: 505-837-0633
Cell: 505-573-0435
Email: norm@AssetManagementNM.com

From: Kevin Kofchur [<mailto:KevinK@dpsdesign.org>]
Sent: Wednesday, December 03, 2014 6:00 PM
To: Norm Ullemeyer
Subject: RE: 4400 Masthead notice frm City

Norm,
I don't think Zoning reviewed our drawings since it was submitted as a TI. I ran a parking calculation at the beginning of the project to make sure we had enough spaces per code. I took into consideration the addition of the generator enclosure, the square footages are based off what was listed in the building permit set by Opus.

Required Parking

1st floor: 49,158 sf/200 = 246
2nd floor: 52,089 sf/300 = 174
3rd floor: 52,515 sf/300 = 175
Total req. parking 595 spaces

Total parking spaces currently provided: 612 spaces

We have more than adequate parking spaces for the entire building even after the enclosure was built.
-Kevin

From: Norm Ullemeyer [<mailto:norm@assetmanagementnm.com>]
Sent: Wednesday, December 03, 2014 4:48 PM
To: Kevin Kofchur
Subject: 4400 Masthead notice frm City

Kevin,

Did we get proper approval on parking reduction from the City when we located the Generator?

Norm Ullemeyer

Asset Management Solutions

4700 Montgomery NE, Suite 200

Albuquerque, NM 87109

Phone: 505-855-7607

Fax: 505-837-0633

Cell: 505-573-0435

Email: norm@AssetManagementNM.com

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Dicome, Kym

From: Dicome, Kym
Sent: Monday, January 26, 2015 1:36 PM
To: 'norm@assetmanagementnm.com'
Subject: FW: AA for 4400 Masthead

From: Dicome, Kym
Sent: Monday, January 26, 2015 1:35 PM
To: 'norm@assetmanagementnm.com'
Subject: AA for 4400 Masthead

Mr. Ullemeyer;

I am in receipt of your AA request. I will need more information to determine if I can act on this request. I need to see the parking calculations that show what is required. I need this information to determine if you still meet the minimum required. I do not have the authority to grant a parking variance if you are proposing to reduce the number of parking spaces required. That is down through the Zoning Hearing Examiner.

If you still meet the minimum, I will need a site plan (full sized) of the approved and one showing the changes. I will need three sets to approve, if it is determined that I can act on this request. One set copy goes to Zoning, one to the applicant and one stays in our record file.

Let me know if you need anything else.

Kym E. Dicome
Current Planning Manager
Urban Design and Development
Planning Department
City of Albuquerque
505-924-3814 direct

*agent called.
2/17/2015. asking
for status. called
back, left message
about the email
sent. 2-17-15*

Dicome, Kym

From: Norm Ullemeyer <norm@assetmanagementnm.com>
Sent: Wednesday, February 18, 2015 3:04 PM
To: Dicome, Kym
Subject: FW: 4400 Masthead notice frm City

Kym,

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Thanks.

Norm Ullemeyer
Asset Management Solutions
4700 Montgomery NE, Suite 200
Albuquerque, NM 87109
Phone: 505-855-7607
Fax: 505-837-0633
Cell: 505-573-0435
Email: norm@AssetManagementNM.com

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Sent: Wednesday, December 03, 2014 6:00 PM
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February 28, 2015

City of Albuquerque Planning Department

RE: 4400 Masthead Road NE Office Building
Administrative Amendment Request
Albuquerque, NM

*Norm
Dropped off
3.4.2015*

Dear Albuquerque Planning Division,

On behalf of the Owners (Albuquerque GSA DOI, LLC), Asset Management Solutions hereby submits a request to amend the Site Plan at 4400 Masthead Road NE. The project was originally approved and completed in November 2001 under Project Number 1000633 (See Attached approved Site Plan).

The property was originally approved with 613 parking spaces. Over the past 13 years there have been several changes to the parking lot including:

- the addition of six (6) motorcycle spaces;
- installed an emergency generator for one of the anchor tenants

The addition of these items has modified the number of parking spaces available today from 613 to 611. We would hereby like to request the following for approval:

Original Site Plan	# of Spaces	Revised Site Plan:	# of Spaces
Parking	597	Parking	589
Handicap	16	Handicap	16
Motorcycle	0	Motorcycle	6
Total	613	Total	611

All other features of the building remain unchanged. Please review this request and, if applicable provide an Administrative Amendment approval for these changes. Please do not hesitate to call with comments or questions.

Sincerely,
Asset Management Solutions as Authorized Agent for Owner

Norm Ullemeyer

Norm Ullemeyer
Director
(505) 855-7607
Email: norm@AssetManagementNM.com

enclosure

Cc:

Dicome, Kym

From: Dicome, Kym
Sent: Friday, February 27, 2015 11:24 AM
To: 'norm@assetmanagementnm.com'
Subject: AA

Norm;

I will need three full sized sets of the originally approved and the proposed site plans with the parking calcs. Those calculations need to include the proposed and required. Once I receive those I am ready to sign off.

Thanks.

Kym E. Dicome
Current Planning Manager
Urban Design and Development
Planning Department
City of Albuquerque
505-924-3814 direct

SITE DEVELOPMENT PLAN APPROVAL

This plan is consistent with the concepts of the original Journal Center Site Plan approved by the Environmental Planning Commission on August 16, 1980 (AZ-79-13, Z-79-80-2) and the ID Zone. It conforms with the comments rendered by the Development Review Board on _____ as reflected in DRB _____

Planning Director _____ Date _____

OPUS.
Opus Architects & Engineers, Inc.
10000 New York Ave.
Suite 100, San Diego, CA 92121
619-444-4444

DRIVING INDEX
A1.1 - Site Plan and Details
L1 - Schematic Landscape Plan
C1 - Conceptual Grading and Utility Plan
A3.1 - Exterior Elevations

PROJECT DATA	
Zone	• B (Business Park)
Site Area	• 8.0 Acres ±
Building Area	• 164,545 SF ±
Building Coverage	• 18%
Pool	• 0.0
Pool Required	• 1.00 (1.00) / 1.00 (1.00)
Pool Provided	• 1.00 (1.00) / 1.00 (1.00)
Pool	• 0.0
Pool	• 0.0

GENERAL NOTES

- SEE CIVIL DRAWINGS FOR BUILDING LAYOUT, CURB ELEVATIONS, SIDEWALKS, CONTROL AND PROPERTY LINES.
- SEE CIVIL DRAWINGS FOR SITE GRADING AND DRAINAGE.
- SEE LANDSCAPE DRAWINGS FOR SITE HARDSCAPE, PLANT, TREES, FENCES, FURNITURE AND SITE DETAILS.

ADMINISTRATIVE AMENDMENT
FILE # 1000633 PROJECT # 1000633
REMOVED TO PARKING FROM TO
ADD 6 MOTORCYCLE SPACES
AND 11 EMERGENCY GENERATOR
APPROVED BY _____ DATE 10/22/01

PROJECT NUMBER: 1000633
PROJECT NAME: 4400 MASTHEAD JOURNAL CENTER PHASE 2, UNIT 1

DATE: 10/22/01
DRAWN BY: J. BAUMGARDNER
CHECKED BY: R. CLARK / D. WENKUS

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1000633

LIGHT STANDARD BASE
NO SCALE (FOR USE IN PARKED AREAS)

Application of 01450-1594
Development Review Board Member Approval

Date 11/1/01

Date 11/1/01

Date 11/1/01

Date 11/1/01

Date 11/1/01
Solid Waste Dept. Date 11/1/01

ADMINISTRATIVE AMENDMENT NO. 1, NOV. 2002

OPUS.
Opus Architects & Engineers, Inc.
10000 New York Ave.
Suite 100, San Diego, CA 92121
619-444-4444

DRIVING INDEX
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1000633

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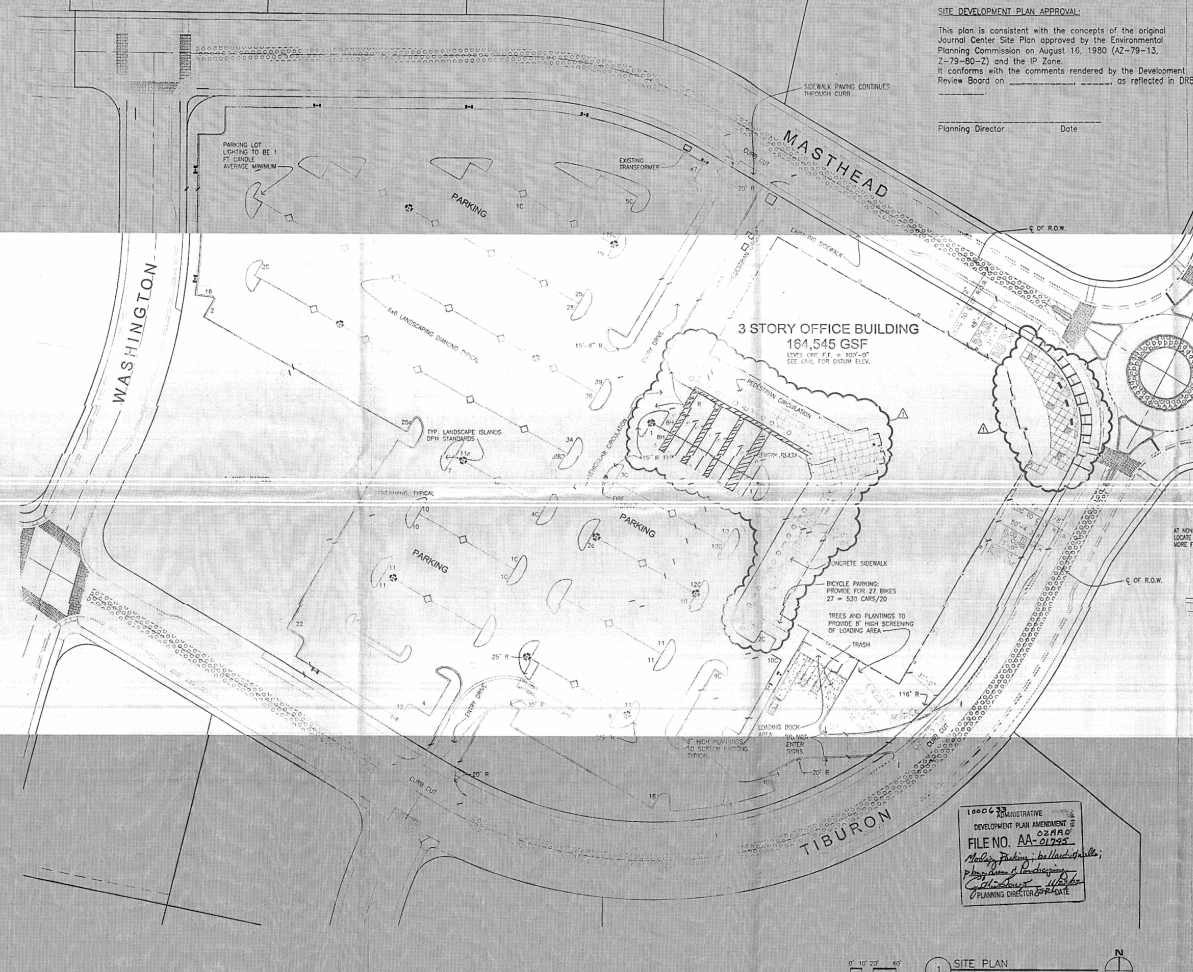
Date 11/1/01

Date 11/1/01

Date 11/1/01
Solid Waste Dept. Date 11/1/01

ADMINISTRATIVE AMENDMENT NO. 1, NOV. 2002

A1.1



1000633 Administrative Development Plan Amendment 2
November 16, 2001
7:10 A.M. Plot Sheet

1000633 ADMINISTRATIVE
DEVELOPMENT PLAN AMENDMENT 2
FILE NO. AA-01752
Holding Parking - to be used for
Emergency Generator
City Engineer/AMF/JCA
PLANNING DIRECTOR/BAUMGARDNER

ADMINISTRATIVE AMENDMENT NO. 1, NOV. 2002

A1.1

\\20050261\SURVEY\GRAPHICS\20050261 Tract EA ALTA Revised Nov2004.dgn 03. 2005/11/23/14:52:27 AM gpr2045