

20



# DRB CASE ACTION LOG

REVISED 3/20/2003

7-3-03  
[Signature]

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: 03-00528 (P&F)	Project # 1002021
Project Name: ONE PRESIDENTIAL PLAZA	EPC Application No.:
Agent: Tierra West LLC	Phone No.: 858-3100

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 4/9/03 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

Project Number 1002021

TRANSPORTATION: - Verify Parking & Access

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

UTILITIES: - need private water/sewer easements on plat Done

- need shared sewer Agreement Done

- verify that there is account for private fire hydrant Done

\_\_\_\_\_

\_\_\_\_\_

CITY ENGINEER / AMAFCA: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

PARKS / CIP: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

PLANNING (Last to sign): \_\_\_\_\_

**Planning must record this plat. Please submit the following items:**

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_
- Tax printout from the County Assessor.

**Include 3 copies of the approved site plan along with the originals.**

**County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**

**Property Management's signature must be obtained prior to Planning Department's signature.**

**Copy of final plat AND a DXF File for AGIS is required.**

**Copy of recorded plat for Planning.**

[Handwritten marks and scribbles]

7-3-03  
JFM

APPLICATION NO. 03-00528	PROJECT NO. 1002021
PROJECT NAME ONE PRESIDENTIAL PLAZA	
EPC APPLICATION NO.	
APPLICANT / AGENT TW Bill Franklin	PHONE NO. 858-3100
ZONE ATLAS PAGE E-17	
<b>ONE STOP COMMENT FORM LOG</b>	

<b>TRANSPORTATION DEV (505) 924-3990</b>		
PLANS DISAPPROVED	DATE 7-2-03	DATE
PLANS APPROVED	DATE 7-03-03	DATE
COMMENTS:		
NEED SITE PLAN / sketch showing Property Lines & PARKING LAYOUT		
7/3/03 JW (BF) SP + TCL w/ Property Lines JFM		

<b>UTILITY DEV (505) 924-3989</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE 7/2/03	DATE
COMMENTS:		

<b>HYDROLOGY DEV (505) 924-3986</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

<b>PARKS AND REC (505) 768-5328</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

<b>PLANNING (505) 924-3858</b>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		
7/1/03 DLF Approved JFM		

(Return form with plat / site plan)

ACCT NUMBER - 22501458 - 2      CYCLE NO -  
 NAME -----  
 ADDRESS ----- 6300 JEFFERSON ST NE  
 CITY/ZIP ----- ALBUQUERQUE      87111  
 \*\*\*\*\* ACCOUNTS RECEIVABLE \*\*\*\*\* PAGES 1  
 CURRENT-BAL      30-DUE      60-DUE      90-DUE      TOTAL-DUE      DUE-DT  
                  .00                   .00                   .00                   .00                   .00      06/14/2003  
 FINAL-NOTICE      PRORATA-A/R      PRORATA-INT      UEC-A/R      PENALTY  
 00/00/0000                   .00                   .00                   .00                   .00  
 TRANS-DATE      TRANS      ADJ-CD      TRANS-AMT      RUNNING-BAL  
 05/30/2003      BILL     26.63                   .00  
 05/19/2003      PAYMT      FP     53.26-                   26.63-  
 05/14/2003      PAYMT      PP     26.63-                   26.63  
 04/30/2003      BILL     26.63                   53.26  
 03/31/2003      BILL     26.63                   26.63  
 03/11/2003      PAYMT      FP     26.63-                   .00  
 02/28/2003      BILL     26.63                   26.63  
 02/12/2003      PAYMT      FP     26.63-                   .00  
 01/31/2003      BILL     26.63                   26.63

\_\_\_\_\_ ENTER TRANS ID PRESS "ENTER" (PF22 TO GET MENU), PA1 PAGE FWD

AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 1002021 Subdivision Name One Presidential Plaza  
Surveyor Larry Medrano Company Precision Surveys/Tierra West  
Contact person Bill Franklin Phone # 858-3100 email \_\_\_\_\_

Patricia Magist \_\_\_\_\_ 7/01/03  
Approved \*Not Approved Date

DXF RECEIVED 7/01/03 DATE via email  
 HARD-COPY RECEIVED 7/01/03 DATE  
 DISCLOSURE STATEMENT

NAD 27 NMSP Grid Coor.

**\*Not Approved for one or more of the following reasons:**

**File Format and naming**

- 1) \_\_\_ Format is not DXF file in ASCII format
- 2) \_\_\_ No hard copy of the final plat submitted
- 3) \_\_\_ <DRB Project #>.dxf not used as a standard naming convention

**Coordinate System**

- 4) \_\_\_ Submittal does not include a disclosure of the datum (NAD27 or NAD83)
- 5) \_\_\_ Submittal does not specify if coordinates are based on ground or grid distances
- 6) \_\_\_ Submittal does not include information, such as a tie to an ACS monument, necessary to convert from ground to grid
- 7) \_\_\_ Lines cannot be projected/converted to correct location in NAD83 NMSP coordinate system

**Content**

- 8) \_\_\_ Submittal is not single drawing in model space showing only parcel and easement lines
- 9) \_\_\_ Digital submittal does not match final plat
- 10) \_\_\_ Parcel lines are not in one separate layer
- 11) \_\_\_ Access-easement lines and all other easements that are 20 feet wide or greater are not in a second separate layer
- 12) \_\_\_ All other easement lines are not in a third separate layer

Comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

AGIS Use Only: Copied cov 2021 to agiscov on 7/01/03 Client Notified 7/01/03

2021

AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 1002021 ~~1004209~~ Subdivision Name One Presidential Plaza

Surveyor Larry Medrano Company Tierra West

Contact person Bill Franklin Phone # 858-3100 email \_\_\_\_\_

Patricia M. Gpt \_\_\_\_\_ 3-28-03  
Approved \*Not Approved Date

DXF RECEIVED 3-28-03 DATE  
 HARD-COPY RECEIVED 3-28-03 DATE  
 DISCLOSURE STATEMENT

NMSP 27 Grid

\*Not Approved for one or more of the following reasons:

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- 12) \_\_\_ All other easement lines are not in a third separate layer

Comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

AGIS Use Only: Copied cov 4207 to agiscov on 3-28-03 Client Notified 3-28-03  
2021



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

**Plaza del Sol Hearing Room, Basement, Plaza del Sol Building**

April 9, 2003 9:00 a.m.

**MEMBERS:**

Sheran Matson, AICP, DRB Chair  
Claire Senova, Administrative Assistant

Richard Dourte, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

**NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.**

**NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946 (VOICE) OR TELETYPEWRITER (TTY) 924-3361 - TTY USERS MAY ALSO ACCESS THE VOICE NUMBER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.**

**NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE BOARD SECRETARY MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.**

- A. Call to Order: 9:00 A.M.
- B. Changes and/or Additions to the Agenda
- C. Announcements

Adjourned: 12:15 P.M.

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

- 1. **Project # 1001122**  
03DRB-00389 Major-Two Year SIA

BOHANNAN HUSTON, INC. agent(s) for CENTEX HOMES request(s) the above action(s) (Modified Procedure B Non-Work Order) for all Lot(s), **STONEBRIDGE SUBDIVISION, UNIT 1**, zoned R-1 residential zone, & SU-1 for R-2 USES, located North and East of McMahon Blvd NW between Tuscan Dr NW and Stonebridge Dr NW containing approximately 28 acre(s). [REF: 01DRB-01298, 02DRB-00896, DRB-98-124, Z-98-18] (A-12) **A 9-MONTH EXTENSION OF THE SIA WAS APPROVED. A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

03DRB-00526 Minor-Ext of SIA for Temp Defer SDWK

2. **Project # 1000984**  
03DRB-00378 Major-Vacation of Pub Right-of-Way  
03DRB-00380 Major-Vacation of Pub Right-of-Way  
03DRB-00381 Major-Vacation of Public Easements  
03DRB-00382 Major-Bulk Land Variance  
03DRB-00383 Minor-Prelim&Final Plat Approval

BOKAY CONSTRUCTION MANAGEMENT agent(s) for CURB INC. - R. J. SCHAEFER REALTY & INVESTMENTS INC., request(s) the above action(s) for all or a portion of Tract(s) A & B, Lot(s) B-34, B-35, B-36, B-37, B-38, B1B, Town of Atrisco Grant Unit 5 – (to be known as **AVALON SUBDIVISION, UNIT 4**, Tracts A, B & C, **NINETY EIGHTH STREET LAND IMPROVEMENT**, zoned IP, located on 94<sup>th</sup> ST NW, between I-40 NW and BLUEWATER RD NW containing approximately 57 acre(s). (K-9) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WTH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR THE DXF FILE AND THE 15-DAY APPEAL PERIOD.**

3. **Project # 1002322**  
03DRB-00420 – Major-Preliminary Plat Approval

MULE BARN ENTERPRISES, agent(s) for ACME REAL ESTATE FUND, LLC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 23, **ORIGINAL TOWNSITE OF WESTLAND**, zoned SU-2 special neighborhood zone, IP, located on Sunset Gardens SW between 90<sup>th</sup> St SW and 94<sup>th</sup> St SW containing approximately 8 acre(s). [REF: 02DRB-01666 SK] [Deferred from 4/9/03] (L-9) **DEFERRED AT THE AGENT'S REQUEST TO 5/7/03.**

4. **Project # 1002377**  
03DRB-00415 Major-Preliminary Plat Approval  
03DRB-00416 Major-Vacation of Public Easements  
03DRB-00417 Minor-Sidewalk Waiver

ISAACSON & ARFMAN, PA agent(s) for SANGRE DE CRISTO LLC request(s) the above action(s) for all or a portion of Tract(s) B, **LAS CASITAS DEL RIO PHASE II**, Albuquerque Christian Children's Home, zoned SU-1 PDA, located on WINTER HAVEN RD NW, NORTH OF MONTANO RD NW and SOUTH OF MONTANO PLAZA DR. NW, containing approximately 7 acre(s). [REF: 02DRB 01860, 03DRB 00126] [Deferred from 4/9/03] (E-12) **DEFERRED AT THE AGENT'S REQUEST TO 4/16/03.**

5. **Project # 1002492**  
03DRB-00261 Major-Vacation of Public Easements  
  
03DRB-00398 Minor-Prelim&Final Plat Approval
- PRECISION SURVEYS INC. agent(s) for GRANDE AVENUE PARTNERS LTD request(s) the above action(s) for all or a portion of Tract(s) A-1 & A-2, **BROWNEWELL & LAILS HIGHLAND ADDITION**, zoned SU-2-MD-1, located on DR MARTIN LUTHER KING JR AVE NE, between MULBERRY NE and CEDAR NE containing approximately 5 acre(s). [Deferred from 4/9/03] (K-15) **DEFERRED AT THE AGENT'S REQUEST TO 4/30/03.**
- PRECISION SURVEYS INC agent(s) for GRANDE AVENUE PARTNERS LTD request(s) the above action(s) for all or a portion of Block(s) 28, Tract(s) A-1 & A-2, **BROWNEWELL & LAILS HIGHLAND ADDITION**, zoned SU-2 / MD-1, located on DR MARTIN LUTHER KING JR AVE NE, between MULBERRY NE and CEDAR NE containing approximately 1 acre(s). [REF: 03DRB-00261] [Deferred from 4/9/03] (K-15) **DEFERRED AT THE AGENT'S REQUEST TO 4/30/03.**
6. **Project # 1001021**  
03DRB-00221 Major-Vacation of Public Easements  
03DRB-00222 Minor-Prelim&Final Plat Approval
- MARK GOODWIN AND ASSOCIATES, PA, agent(s) for PIERRE AMESTOY JR request(s) the above action(s) for all or a portion of Tract(s) C-1, **IRVING LAND PARTNERS**, zoned M-1 light manufacturing zone, located on Irving Blvd NW between Eagle Ranch Rd NW and Golf Course Rd NW and containing approximately 9 acre(s). [REF: V-86-65] [DEFERRED FROM 4/2/03] (B-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. PRELIMINARY AND FINAL PLAT WERE INDEFINITELY DEFERRED.**
7. **Project # 1002243**  
03DRB-00121 Major-Preliminary Plat Approval  
03DRB-00122 Minor-Temp Defer SDWK
- MARK GOODWIN & ASSOCIATES, PA agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 463, Town of Atrisco Grant, Unit 7, (to be known as **DESERT SAGE SUBDIVISION, UNIT 3**) zoned RD (9DU/AC), located on 82ND ST SW, between SAGE RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s).[REF:02EPC01460] [DEFERRED FROM 4/9/03] (L-10) **DEFERRED AT THE AGENT'S REQUEST TO 4/16/03.**



**SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)**

**NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.**

8.       **Project # 1000694**  
03DRB-00540 Minor-SiteDev Plan  
Subd/EPC

JCG & ASSOCIATES agent(s) for FAMILY WORSHIP CENTER request(s) the above action(s) for all or a portion of Tract(s) 226-230, Block(s) 2, **TOWN OF ATRISCO GRANT - AIRPORT UNIT**, zoned SU-1 for Church, located on GLENRIO RD NW, between I-40 and 72<sup>nd</sup> ST NW containing approximately 8 acre(s). [REF: 00EPC-01020, 00EPC-01021] **[Mary Piscitelli, EPC Case Planner]** [Deferred from 4/9/03] (J-10) **DEFERRED AT THE AGENT'S REQUEST TO 4/23/03.**
  
9.       **Project # 1001104**  
03DRB-00288 Minor- SiteDev Plan Subd  
03DRB-00289 Minor-Prelim&Final Plat  
Approval  
  
03DRB-00522 Minor-Sidewalk Waiver

RHOMBUS PA agent(s) for TOR & RAQUEL RASMUSSEN request(s) the above action(s) for all or a portion of Lot(s) 31 and 32, Block(s) 2, Tract(s) 3, Unit 3, **NORTH ALBUQUERQUE ACRES** (to be known as **OAKLAND MEADOWS SUBDIVISON**) zoned R-D, located on BARSTOW ST NE, between OAKLAND AVE NE and the NORTHEAST CORNER OF THE INTERSECTION, containing approximately 2 acre(s). [REF: 01DRB-00312] [Deferred from 3/5/03, 3/26/03 & 4/9/03] (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 4/16/03.**
  
10.      **Project # 1000074**  
03DRB-00392 Minor-SiteDev Plan Subd/EPC  
03DRB-00394 Minor-SiteDev Plan  
BldPermit/EPC  
03DRB-00395 Minor- Prelim&Final Plat  
Approval

TIERRA WEST LLC agent(s) for MOUNTAIN RUN PARTNERS LTD. request(s) the above action(s) for all or a portion of Tract(s) H-3-A, LA REINA DEL LOS ALTOS, to be known as **KRISPY KREME @ SANDIA PLAZA**, zoned C-2 (SC), located on JUAN TABO BLVD NE, between JANE PL. NE and CANDELARIA NE containing approximately 9 acre(s). [REF: 02EPC-01478 & 01479] **[Russell Brito (for Len Malry) EPC Case Planner]** [Deferred from 3/19/03 and 3/26/03 and deferred at the Board's request on 4/2/03, we later received notice from agent to defer to 4/16/03] (G-21) **DEFERRED AT THE AGENT'S REQUEST TO 4/16/03.**

## MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

11. **Project # 1000505**  
03DRB-00531 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for ALBERT GALLEGOS request(s) the above action(s) for all or a portion of Lot(s) 1A & 2A, Block(s) 5, **GRANT TRACT**, zoned SU-2/O, located on 6<sup>th</sup> ST NW, between MOUNTAIN RD NW and LOMAS NW containing approximately 1 acre(s). (J-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT APPROVAL DELEGATED TO PLANNING FOR THE DXF FILE.**
  
12. **Project # 1000893**  
03DRB-00536 Minor-Prelim&Final Plat  
Approval

COMMUNITY SCIENCES CORP. agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Lot(s) 157-161, **RIDGEVIEW VILLAGE, UNIT 2**, zoned R-2, located on BANDELIER DR NW, between NIGHT WHISPER RD NW and PINON DR NW containing approximately 1 acre(s). (A-11) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT APPROVAL DELEGATED TO PLANNING FOR THE DXF FILE.**
  
13. **Project # 1001067**  
03DRB-00530 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for RAHIM KASSAM request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 4-A, **SUNPORT PARK**, zoned IP, located on WOODWARD RD SE, between UNIVERSITY BLVD SE and SUNPORT PL SE containing approximately 3 acre(s). (M-15) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT APPROVAL DELEGATED TO PLANNING FOR THE DXF FILE.**

14. **Project # 1001347**  
03DRB-00538 Minor-Final Plat  
Approval
- ISAACSON & ARFMAN PA agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) B1, ALBUQUERQUE SOUTH, **EL RANCHO GRANDE UNIT 6**, zoned Under Rio Bravo SDP, located on VALLEY VIEW DR SW, between BENAVIDES SW and DE ANZA AVE SW containing approximately 20 acre(s). [03DRB-00165, 00167, 02DRB-00764, 00765, 01829, 00960, 00962] (M-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
15. **Project # 1001918**  
03DRB-00524 Minor-Final Plat  
Approval
- MARK GOODWIN & ASSOCIATES agent(s) for CURB INC request(s) the above action(s) for Parcel 6A, **EL RANCHO GRANDE I - UNIT 5B**, zoned RT, located on MUSTANG RIDGE DR SW, between BLAKE RD SW and BLACK STALLION RD SW containing approximately 10 acre(s). (N-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
16. **Project # 1002077**  
03DRB-00513 Minor-Final Plat  
Approval
- MARK GOODWIN & ASSOCIATES agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 9A & A, **EL RANCHO GRANDE I (D & S ADDITION)**, zoned R-2, located on UNSER RD SW, between BLAKE RD SW and THE AMOLE CHANNEL SW containing approximately 29 acre(s). (N-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

17. **Project # 1001903**  
03DRB-00535 Minor-Prelim&Final Plat  
Approval

MARK GOODWIN & ASSOCIATES agent(s) for D.R. HORTON CUSTOM HOMES request(s) the above action(s) for all or a portion of Lot(s) 18 & 19, **DESERT LANE SUBDIVISION**, zoned RD-7, located on DESERT EAGLE RD NE, between EAGLE ROCK AVE NE and OAKLAND AVE NE containing approximately 1 acre(s). (C-19) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT APPROVAL DELEGATED TO PLANNING FOR**

18. **Project # 1001463**  
03DRB-00479 Major-Final Plat Approval

CLARK CONSULTING ENGINEERS agent(s) for LLAVE CONSTRUCTION INC request(s) the above action(s) for all or a portion of Lot(s) 1-5 & 6A, Block(s) 19, Tract(s) 3, Unit 3, North Albuquerque Acres (to be known as **VENTURA VILLAGE** , zoned R-D residential and related uses zone, developing area, located on VENTURA NE between HOLLY NE and VENTURA NE containing approximately 5 acre(s). [REF: 01460-01291, 01494, 02EPC00148, 02EPC10058] [Deferred from 4/2/03, agent not present.] (C-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DXF FILE AND PROPERTY MANAGEMENT'S SIGNATURE.**

19. **Project # 1001534**  
02DRB-01931 Minor-Prelim&Final Plat  
Approval

CLARK CONSULTING ENGINEERS agent(s) for LLAVE CONSTRUCTION, INC. request(s) the above action(s) for all or a portion of Tract(s) A, **VINEYARD ESTATES, UNIT 4A**, zoned RD residential zone, located on the eastside of VENTURA ST NE, between ANAHEIM AVE NE and CARMEL AVE NE containing approximately 2 acre(s). [REF: 01DRB-01446] [Deferred from 1/8/03] [Final Plat was Indefinitely Deferred] [Deferred from 4/2/03 agent was not present.] (C-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DXF FILE.**

20. **Project # 1002021**  
03DRB-00528 Minor-Prelim&Final Plat Approval
- TIERRA WEST LLC agent(s) for WELSH IRREVOCABLE TRUST II - CAROLYN PICKA request(s) the above action(s) for all or a portion of Tract(s) E-2-A, **ONE PRESIDENTIAL PLAZA**, zoned IP, located on JEFFERSON ST NE, between PRESIDENTIAL DR NE and PAN AMERICAN FRWY NE containing approximately 3 acre(s). [REF: 02DRB-00919, DRB-99-206] (E-17) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR SHARED SEWER AGREEMENT, VERIFICATION OF PRIVATE FIRE HYDRANT ACCOUNT AND PRIVATE WATER AND SEWER EASEMENTS ON THE PLAT AND TO TRANSPORTATION DEVELOPMENT FOR VERIFICATION THAT ADEQUATE ACCESS AND PARKING ARE PROVIDED FOR EACH LOT AND FOR THE DXF FILE.**
21. **Project # 1002315**  
03DRB-00539 Minor-Final Plat Approval
- BOHANNAN HUSTON INC. agent(s) for HIGH DESERT INVESTMENT CORP. request(s) the above action(s) for all or a portion of Tract(s) 13A, **WILDERNESS ESTATES @ HIGH DESERT**, zoned SU-2/HD/R-R, located on TRAMWAY BLVD NE, between IMPERATA NE and WEST OF TRACT A FOREST SERVICE LAND, containing approximately 38 acre(s). [REF: 02DRB-01650] (F-23) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR RELABELING THE EASEMENT ON LOT 9, SHOW ADJOINER EASEMENTS ON THE PLAT AND AN ACCESS AGREEMENT FOR LOT 9 AND TO PLANNING FOR THE DXF FILE.**
22. **Project # 1002471**  
03DRB-00533 Minor-Prelim&Final Plat Approval
- WAYJOHN SURVEYING INC agent(s) for COE PROPERTIES INC request(s) the above action(s) for all or a portion of Lot(s) 90-B, **MRGCD MAP 39**, zoned R-1, located on ATRISCO DR SW, between GONZALES RD SW and SUNSET GARDENS RD SW containing approximately 1 acre(s). [AX-70-27] (K-12) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

23. **Project # 1001934**  
02DRB-01864 Minor-Prelim&Final Plat  
Approval

WAYJOHN SURVEYING INC., agent(s) for WILLIAM RIORDAN request(s) the above action(s) for all or a portion of Lot(s) 4, **ALVARADO GARDENS - UNIT 1**, zoned RA-2 residential and agricultural zone, located on RIO GRANDE BLVD NW, between MATTHEW NW and CAMPBELL NW containing approximately 3 acre(s). [DEFERRED FROM 12/18/02] [Final plat was indefinitely deferred for the SIA] [Deferred from 4/2/03 agent was not present] (G-12) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

24. **Project # 1002539**  
03DRB-00532 Minor-Prelim&Final Plat  
Approval

JERRY CULAK, SURVEYOR agent(s) for HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 3 & 4, **ARIAS ACRES ADDITION**, zoned S-R, located on 15<sup>TH</sup> ST NW, between MOUNTAIN NW and BELLAMAH NW containing approximately 1 acre(s). [Deferred from 4/9/03] (J-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/16/03.**

**NO ACTION IS TAKEN ON THESE CASES:**  
**APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING**

25. **Project # 1002194**  
03DRB-00537 Minor-Sketch Plat  
or Plan

GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 2 & 2B, **SUNPORT LODGINGS ADDITION**, zoned R-2, located on KATHRYN AVE SE, between GIRARD SE and GIBSON SE containing approximately 2 acre(s). (L-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. **Project # 1002566**  
03DRB-00512 Minor-Sketch Plat  
or Plan
- WILSON & COMPANY request(s) the above action(s) for **BNSF RAILROAD CROSSING FACILITY**, located on WOODWARD EAST OF SECOND SE, between SECOND SE and BROADWAY SE. (M-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
27. **Project # 1002567**  
03DRB-00514 Minor-Sketch Plat  
or Plan
- SURVEYS SOUTHWEST LTD agent(s) for STEVE KIRK request(s) the above action(s) for all or a portion of Lot(s) 5A, **COLEMAN ADDITION**, zoned R-2, located on 12<sup>TH</sup> ST NW, between MENAUL EXTENSION and LA POBLANA NW containing approximately 1 acre(s). (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
28. Approval of the Development Review Board Minutes for March 26, 2003. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 12:15 P.M.

20



# DRB CASE ACTION LOG

REVISED 3/20/2003

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: 03-00528 (P&F)

Project # 1002021

Project Name: ONE PRESIDENTIAL PLAZA

EPC Application No.:

Agent: Tierra West LLC

Phone No.: 878-3100

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 4/9/03 by the DRB with delegation of signature(s) to the following departments  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

TRANSPORTATION: - Verify Parking & Access

UTILITIES: - need private water/sewer easements on plat  
 - need shared sewer Agreement  
 - verify that there is account for private fire hydrant

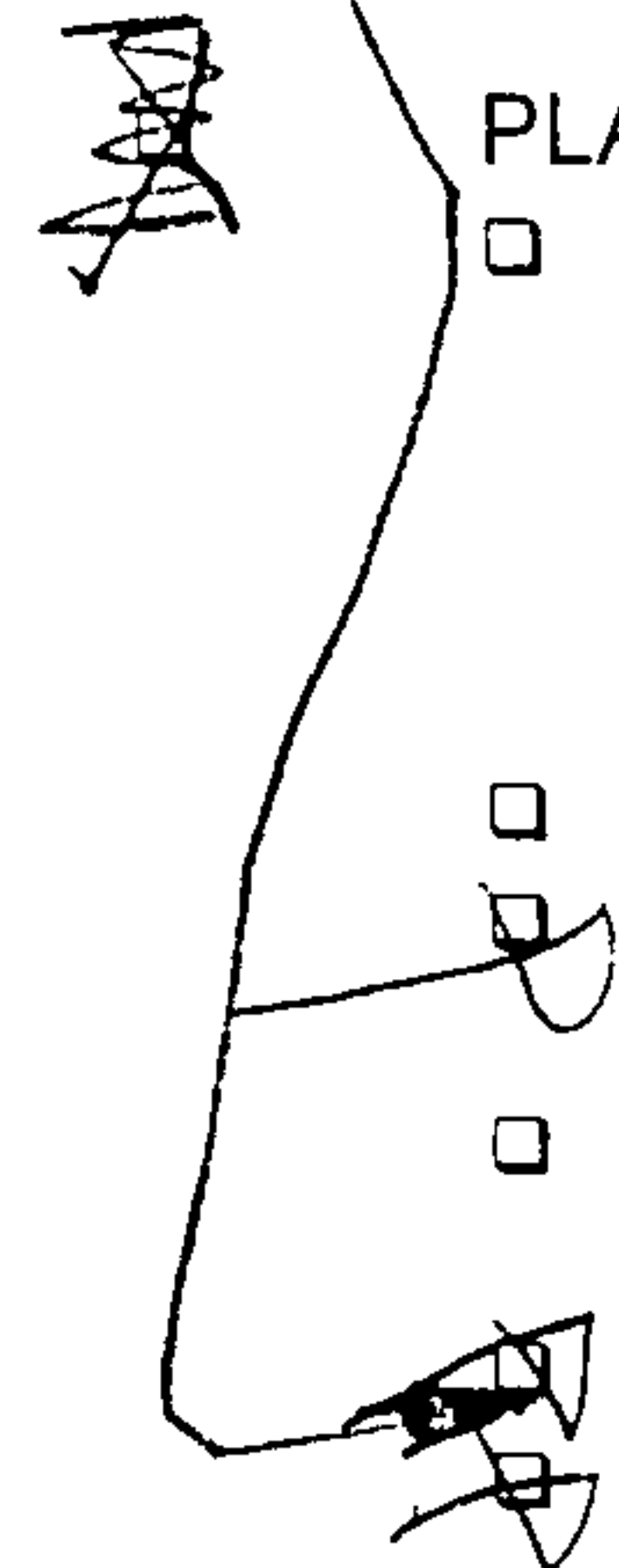
CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign):

- Planning must record this plat. Please submit the following items:**
  - The original plat and a mylar copy for the County Clerk.
  - Tax certificate from the County Treasurer.
  - Recording fee (checks payable to the County Clerk). RECORDED DATE \_\_\_\_\_
  - Tax printout from the County Assessor.
- Include 3 copies of the approved site plan along with the originals.**
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- Property Management's signature must be obtained prior to Planning Department's signature.**
- Copy of final plat AND a DXF File for AGIS is required.**
- Copy of recorded plat for Planning.**

Project Number 1002021







**City of Albuquerque**  
**CITY OF ALBUQUERQUE**  
 P.O. BOX 1299 ALBUQUERQUE, NEW MEXICO 87103  
**PUBLIC WORKS DEPARTMENT**  
**DEVELOPMENT SERVICE**  
**HYDROLOGY DEVELOPMENT SECTION**

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1002021**

**AGENDA ITEM NO: 20**

**SUBJECT:**

- |                         |                          |                              |
|-------------------------|--------------------------|------------------------------|
| (01) Sketch Plat/Plan   | (05) Site Plan for Subd  | (10) Sector Dev Plan         |
| (02) Bulk Land Variance | (06) Site Plan for BP    | (11) Grading Plan            |
| (03) Sidewalk Variance  | (07) Vacation            | (12) SIA Extension           |
| (03a) Sidewalk Deferral | (08) Final Plat          | (13) Master Development Plan |
| (04) Preliminary Plat   | (09) Infrastructure List | (14) Other                   |

**ACTION REQUESTED:**

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

**ENGINEERING COMMENTS:**

No adverse comments.

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

**SIGNED:** Bradley L. Bingham  
 City Engineer/AMAFCA Designee

**DATE:** April 9, 2003



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

## DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1002021                      Item No. 20                      Zone Atlas E-17

DATE ON AGENDA 4-09-03

INFRASTRUCTURE REQUIRED (?) YES ( ) NO

CROSS REFERENCE: \_\_\_\_\_  
\_\_\_\_\_

### TYPE OF APPROVAL REQUESTED:

- ( ) SKETCH PLAT (x) PRELIMINARY PLAT (x) FINAL PLAT
- ( ) SITE PLAN REVIEW AND COMMENT ( ) SITE PLAN FOR SUBDIVISION
- ( ) SITE PLAN FOR BUILDING PERMIT

No.	Comment
<input type="checkbox"/>	A site plan is needed. Do these new lot lines conform with the site plan for subd/building permit?
<input type="checkbox"/>	How is access addressed for these three lots?

If you have any questions or comments please call Richard Dourte at 924-3990. Meeting notes:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
Development Review Board Comments  
4/09/03**

**Item # 20**

**Project # 1002021**

**Application # 03/DRB-00528**

**SUBJECT: One Presidential Plaza/preliminary & final plat**

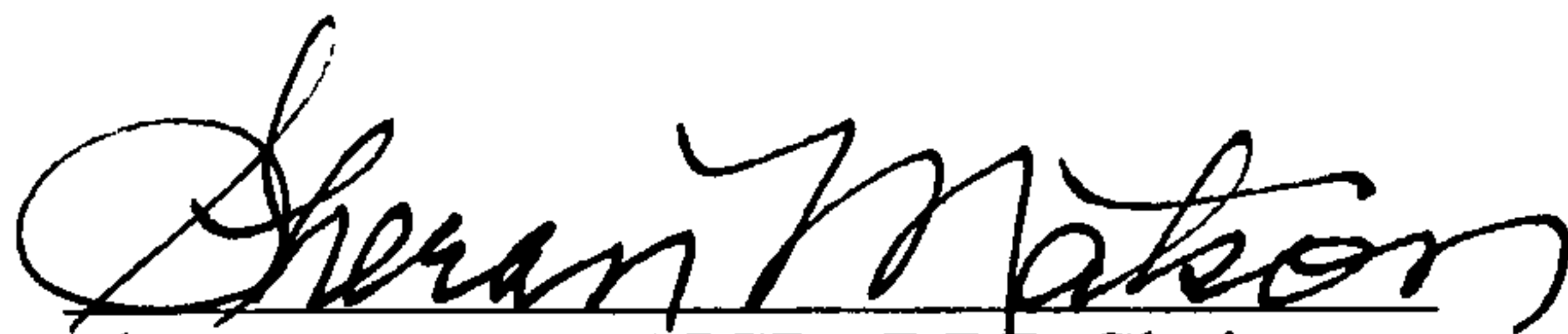
Please provide a copy of the administrative amendment for the project file.

No objection to the platting actions.

Please be sure the Project # & Application # are on the final plat.

Per DPM amendment, Planning cannot sign the final plat until AGIS has approved a digital dxf file & hard copy of the plat. Take the information to AGIS, bring the signed approval slip to the Front Counter with the mylar. Planning will sign the plat. Unfortunately, Planning does not have enough storage room to store the mylars until AGIS approval is given.

Applicant may record the plat. Please be sure to provide a recorded copy to Planning to close the file.



Sheran Matson, AICP DRB Chairperson  
924-3880 Fax 924-3864

Done  
CS  
6-19-02

# ONE STOP COMMENT FORM

02DRB 00919

DRB Case No. 1002021 SP No: \_\_\_\_\_ S No: \_\_\_\_\_  
Project Name: One Presidential Plaza Fee: \$ Paid?  Yes  No  
Agent: Tierra West Phone No: 858-3100

Completed  
6/27/02

Request For:  Site Development Plan for Building Permit/Subdivision  
 Site Plan Amendment  
 Extraterritorial Zone (ETZ) Subdivision  
 Minor Plat  
 Vacation - private easement

**TRANSPORTATION:** INFRASTRUCTURE REQUIRED?  Yes  No  
 APPROVED 6-18-02  DISAPPROVED \_\_\_\_\_  DELEGATED \_\_\_\_\_

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**UTILITIES:** INFRASTRUCTURE REQUIRED?  Yes  No  
 APPROVED 6/24/02  DISAPPROVED \_\_\_\_\_  DELEGATED \_\_\_\_\_

COMMENTS: Public W + SAS avail in Presidential Drive, although AGIS erred + omitted SAS. Field checked 6/24/02.

**PARKS:** INFRASTRUCTURE REQUIRED?  Yes  No  
 APPROVED 6/25/02  DISAPPROVED \_\_\_\_\_  DELEGATED \_\_\_\_\_

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**HYDROLOGY:** INFRASTRUCTURE REQUIRED?  Yes  No  
 APPROVED 6/24/02  DISAPPROVED \_\_\_\_\_  DELEGATED \_\_\_\_\_

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PLANNING:**  APPROVED 6/24/02  DISAPPROVED \_\_\_\_\_  DELEGATED \_\_\_\_\_

COMMENTS: ① Minor plats may be recorded by the applicant/agent. A copy of the recorded plat must be forwarded to Planning in order to close the case file. ② Please provide a digital dxf file of right-of-way, parcel and easement lines shown on the final plat, in New Mexico State Plane Feet, NAD 1927.

# A City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

<b>SUBDIVISION</b>	Supplemental form <b>S</b>	<b>ZONING</b>	Supplemental form <b>Z</b>
<input type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation & Zone Establishment	
<input checked="" type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> Sector Plan	
<input type="checkbox"/> Vacation	<b>V</b>	<input type="checkbox"/> Zone Change	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Text Amendment	
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>	<b>APPEAL / PROTEST of...</b>	<b>A</b>
<input type="checkbox"/> ...for Subdivision Purposes		<input type="checkbox"/> Decision by: DRB, EPC,	
<input type="checkbox"/> ...for Building Permit		LUCC, Planning Director or Staff,	
<input type="checkbox"/> IP Master Development Plan		ZHE, Zoning Board of Appeals	
<input type="checkbox"/> Cert. of Appropriateness (LUCC) L			

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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: THE WELSH IRREVOCABLE TRUST II (CAROLYN PICKA) PHONE: 828-1100  
 ADDRESS: 7007 WYOMING BLVD NE STE D-6 FAX: 823-9441  
 CITY: ABQ STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER/DEVELOPER  
 AGENT (if any): TIERRA WEST LLC PHONE: 858-3100  
 ADDRESS: 8509 JEFFERSON NE FAX: 858-1118  
 CITY: ABQ STATE NM ZIP 87113 E-MAIL: twllc@tierrawestllc.com

**DESCRIPTION OF REQUEST:** PRELIMINARY/FINAL PLAT

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

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

Lot or Tract No. TR. E-2-A Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. ONE PRESIDENTIAL PLAZA  
 Current Zoning: IP Proposed zoning: SAME  
 Zone Atlas page(s): E17 No. of existing lots: 1 No. of proposed lots: 3  
 Total area of site (acres): 2.43 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: \_\_\_\_\_  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO  
 UPC No. 101706234530340125 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: JEFFERSON ST NE  
 Between: PRESIDENTIAL DR NE and PAN AMERICAN FWY NE

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): DRB 99-206  
9-98-3412-97-91, 02DRB-00919 - 1002021

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: \_\_\_\_\_

SIGNATURE Sara Lavvy DATE 3/28/03  
 (Print) SARA LAVY, P.E. \_\_\_\_\_ Applicant  Agent

**FOR OFFICIAL USE ONLY**

.pdf Form revised Sept. 2001

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>03DRB - 00528</u>	<u>P+F</u>	<u>53</u>	\$ <u>355.-</u>
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>April 9 2003</u>	_____	_____	\$ <u>355.-</u>

NO  
JM 3/31/03  
 Planner signature / date

Project # 1002021

**FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING**

**SKETCH PLAT REVIEW AND COMMENT**

**Your attendance is required.**

- \_\_\_ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
- \_\_\_ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- \_\_\_ Letter briefly describing, explaining, and justifying the request
- \_\_\_ Any original and/or related file numbers are listed on the cover application

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

**Your attendance is required.**

- \_\_\_ Preliminary Plat reduced to 8.5" x 11"
- \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- \_\_\_ Letter briefly describing, explaining, and justifying the request
- \_\_\_ Copy of previous D.R.B. approved infrastructure list
- \_\_\_ Copy of the Official D.R.B. Notice of approval
- \_\_\_ Any original and/or related file numbers are listed on the cover application

**Extensions are not reviewed through internal routing.**

Extension of preliminary plat approval expires after one year.

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

**Your attendance is required.**

- \_\_\_ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- \_\_\_ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- \_\_\_ Property owner's and City Surveyor's signatures on the Mylar drawing
- \_\_\_ SIA financial guaranty verification
- \_\_\_ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- \_\_\_ Any original and/or related file numbers are listed on the cover application

**DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED**

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

**Your attendance is required.**

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.

*vacant*

- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Fee (see schedule) 355.
- Any original and/or related file numbers are listed on the cover application

**DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

**AMENDMENT TO PRELIMINARY PLAT (with minor changes)**

**Your attendance is required.**

**AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**

**AMENDMENT TO GRADING PLAN (with minor changes)**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- \_\_\_ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- \_\_\_ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- \_\_\_ Letter briefly describing, explaining, and justifying the request
- \_\_\_ Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
- \_\_\_ Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
- \_\_\_ Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

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

SARA LAVY, P.E.

*Sara Lavy*

Applicant name (print)

*3/28/03*  
Applicant signature / date



Form revised February 2003

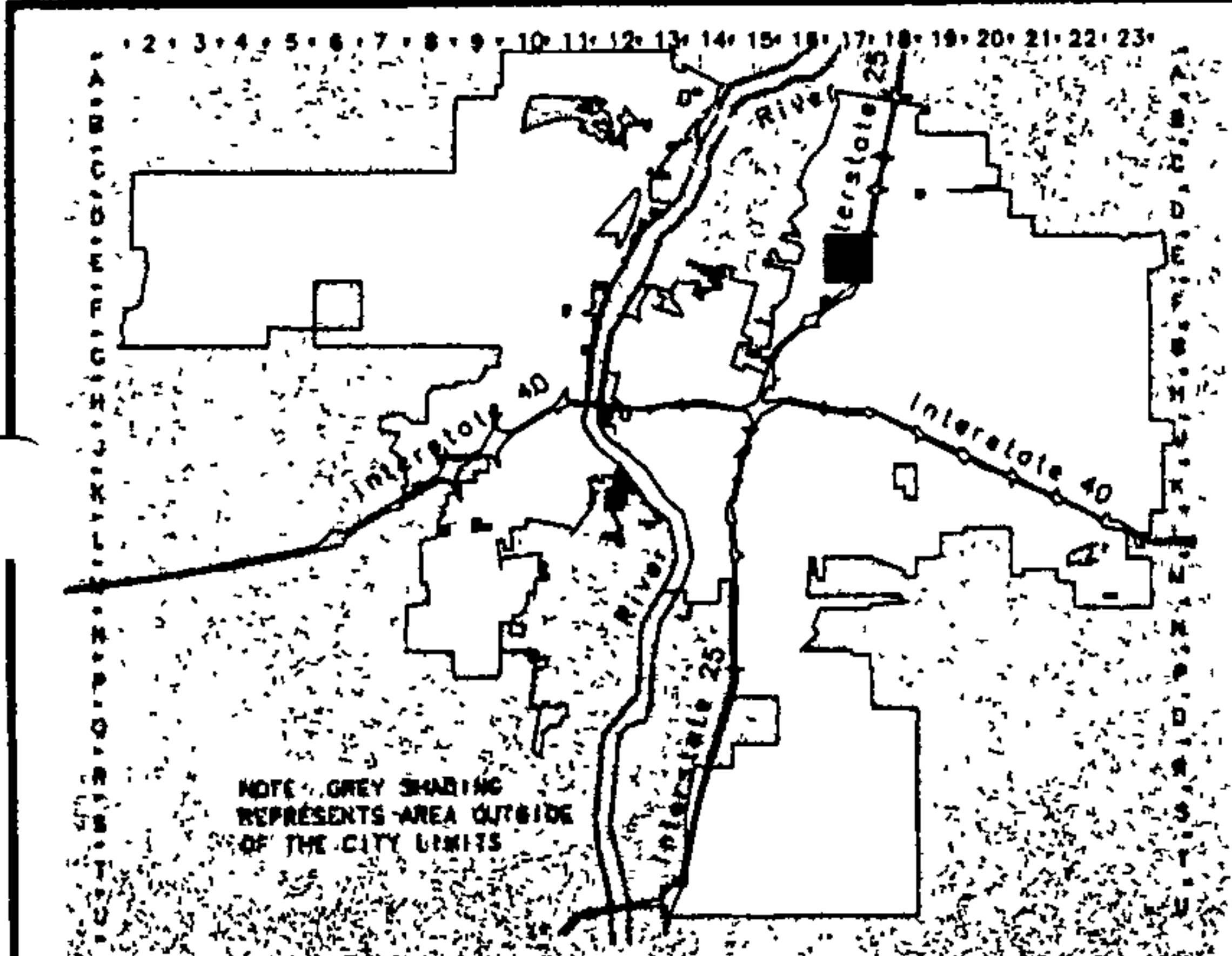
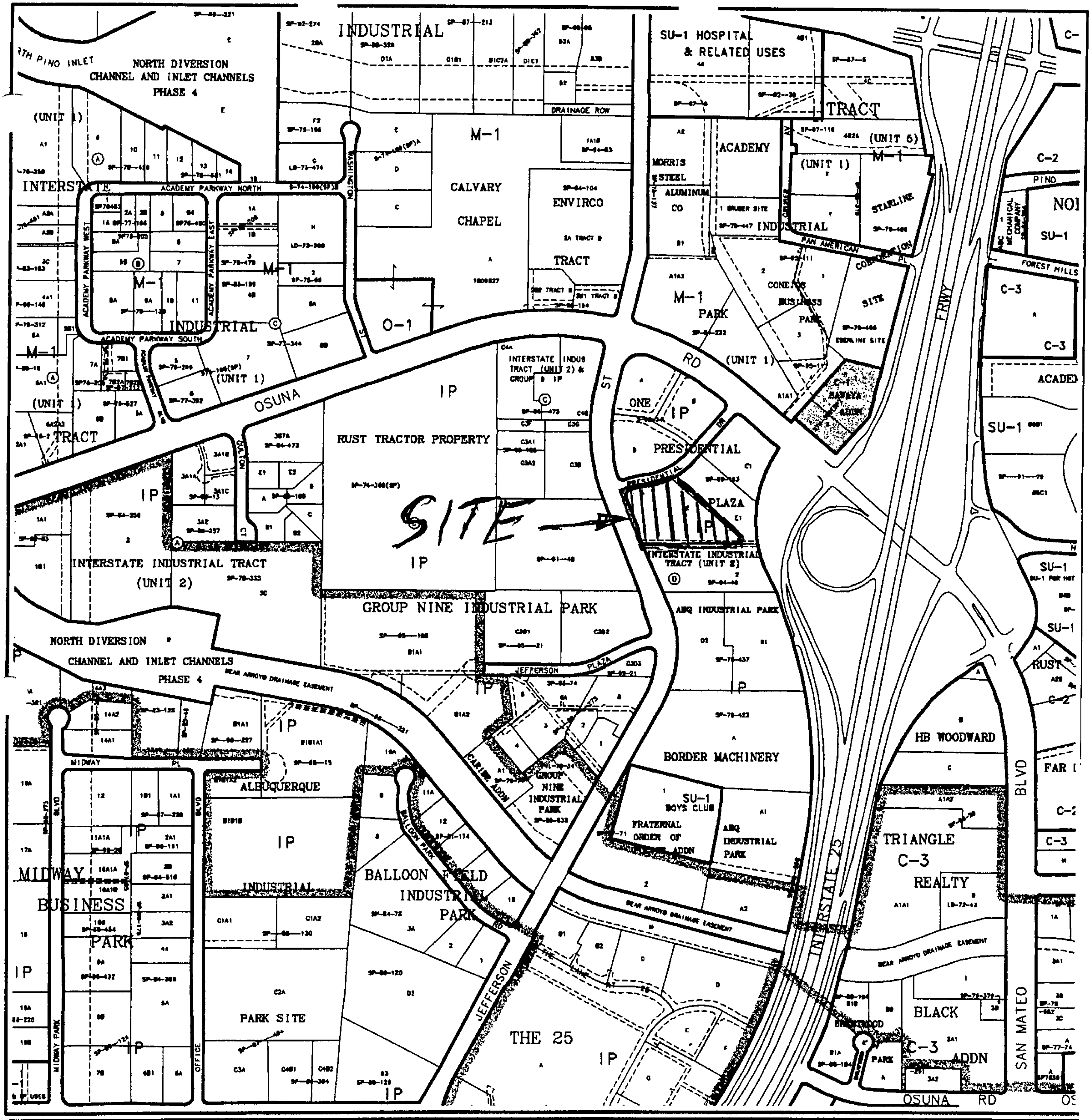
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
*03DRS - 00528*

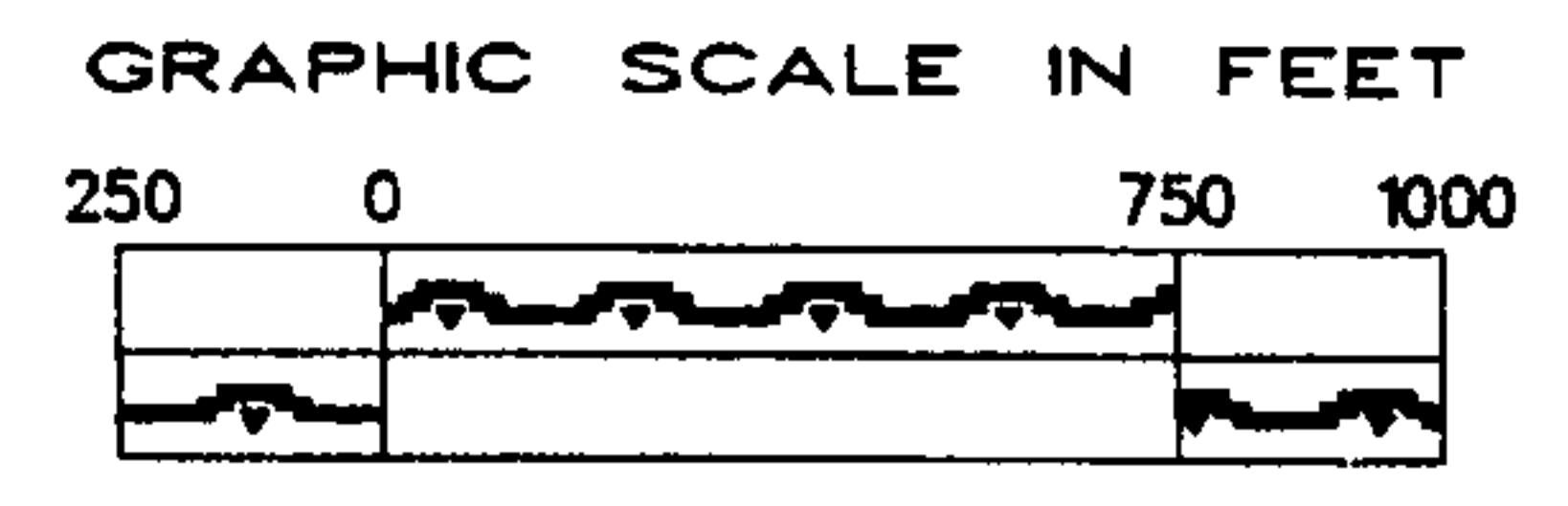
*AM 3/31/03*

Planner signature / date

**Project # 1002021**



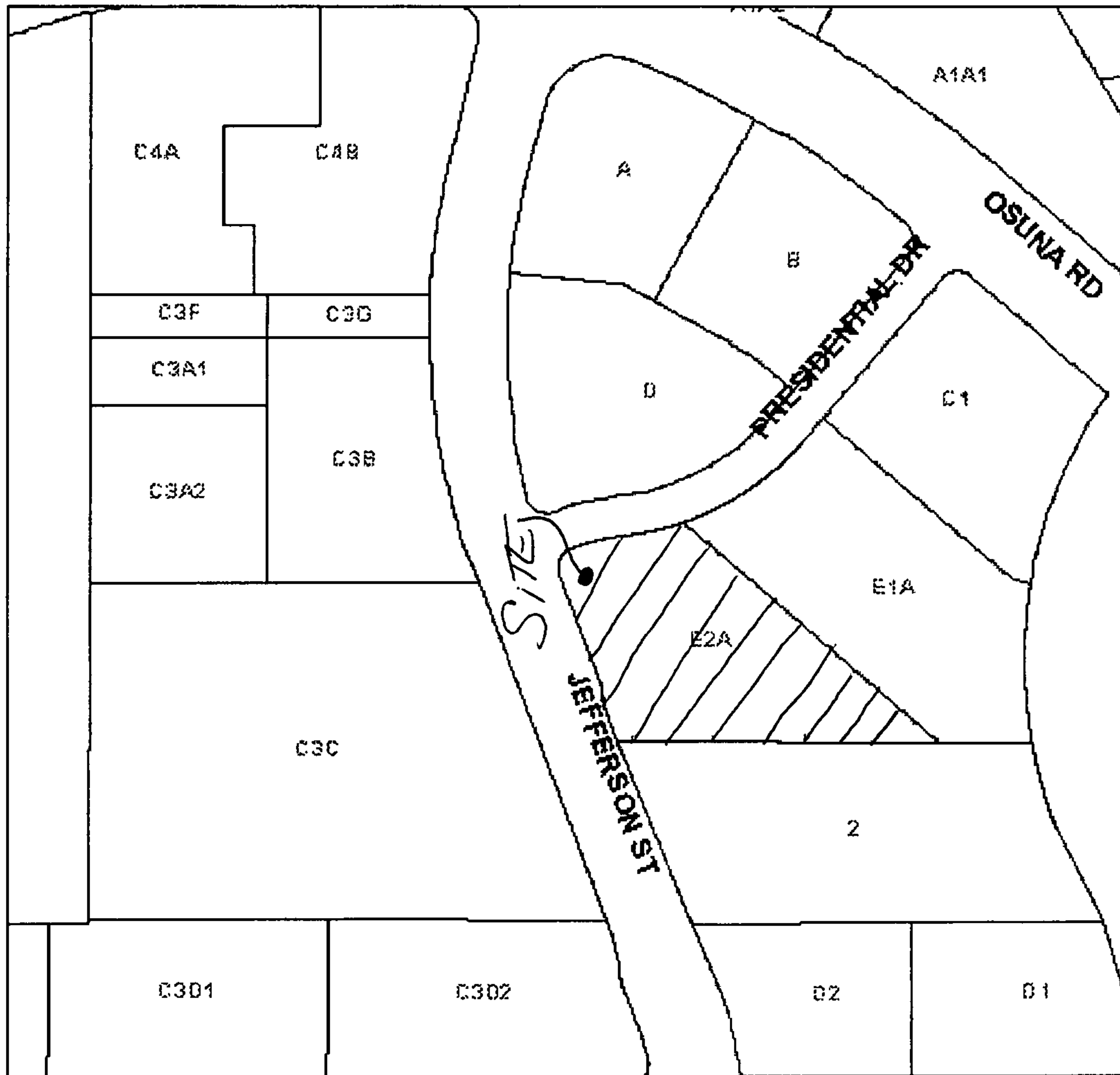
CITY OF  
Albuquerque  
A Geographic Information System  
PLANNING DEPARTMENT  
© Copyright 2001



Zone Atlas Page

E-17-Z

Map Amended through March 20, 2001



**Selected Address: 6400 JEFFERSON BLVD NE**

**Zoning: IP**

**Lot/Block/Subd: E2A , 0000 , ONE PRESIDENTIAL PLAZA**

**ZoneMap Page: E17**

**UPC #: 101706234530340125**



# TIERRA WEST, LLC

8509 Jefferson NE  
Albuquerque, NM 87113

(505) 858-3100  
fax (505) 858-1118

twllc@tierrawestllc.com  
1-800-245-3102

March 28, 2003

Ms. Sheran Matson, AICP, Chair  
Development Review Board  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

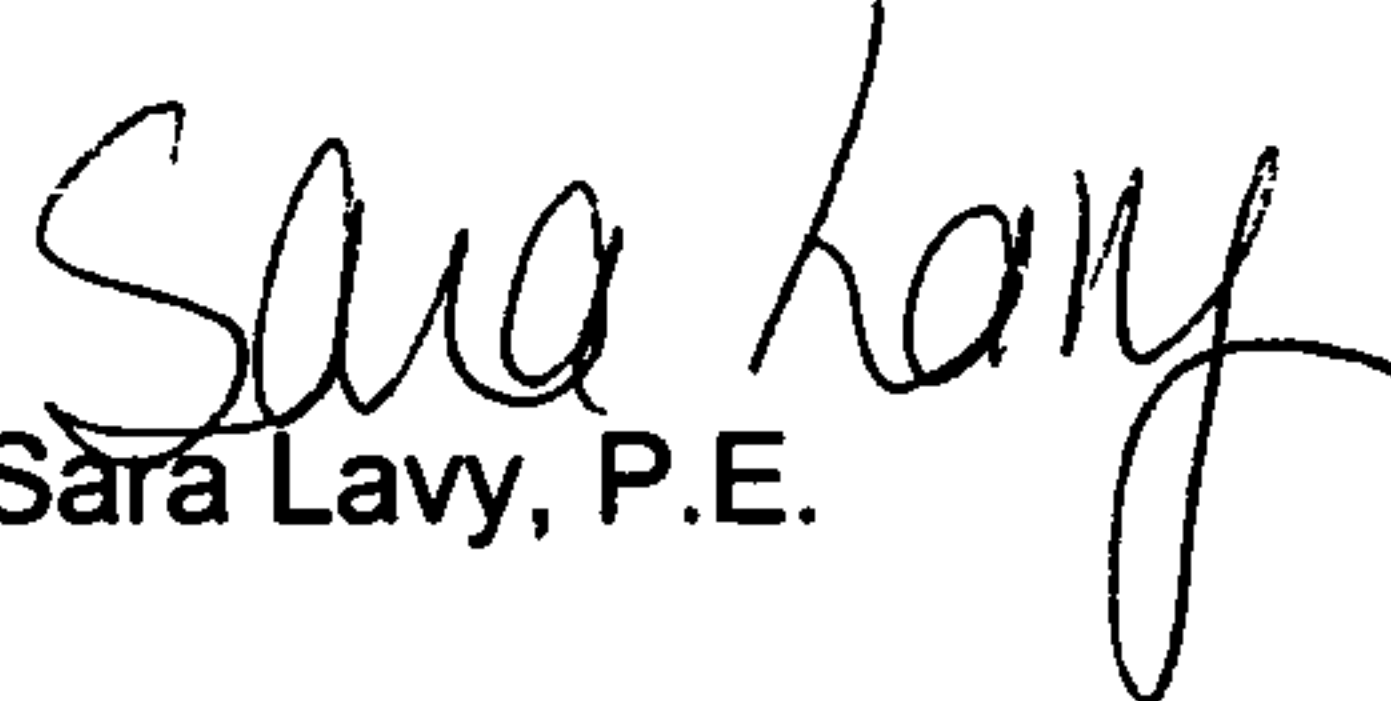
**RE: Minor Preliminary/Final Plat Approval of Lot E-2-A, One Presidential Plaza  
Zone Atlas Page E-17  
DRB Project #: 1002021**

Dear Ms. Matson:

Tierra West LLC, on behalf of The Welsh Irrevocable Trust II, requests the approval of the Preliminary/Final plat of Lot E-2-A, One Presidential Plaza. The property is located on Presidential Drive NE between Jefferson NE and the Pan American Freeway. We are proposing to subdivide Lot E-2-A into three lots. The property is zoned IP and is part of an approved Master Plan for One Presidential Plaza. We received Administrative Amendment approval on the Master Plan to subdivide the lot into 3 lots on December 23, 2002 (file #AA – 02AA-01826). The infrastructure is in place, and we obtained all utility signatures on the plat.

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

Sincerely,

  
Sara Lavy, P.E.

Enclosure/s

cc: Carolyn Pickard, Trustee

JN: 220060  
SCL/kk

ONE STOP SHOP ••• FRONT COUNTER  
City of Albuquerque • Planning Department

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)  
LAND DEVELOPMENT COORDINATION SECTION (LDC)  
Plaza Del Sol - 2nd & 4<sup>TH</sup> Floor West - 600 2nd St NW 87102  
Front Counter Main Number (505) 924-3858 or 924-3895  
Main Fax (505) 924-3864

### PAID RECEIPT

**APPLICANT NAME** WELSH  
**AGENT** TW  
**ADDRESS** \_\_\_\_\_  
**PROJECT NO.** 1002021  
**APPLICATION NO.** 03DRB - 00528

\$ 355.- 441006 / 4983000 ( DRB Cases )  
\$ \_\_\_\_\_ 441006 / 4971000 ( EPC & AA / LUCC / Appeals )  
\$ \_\_\_\_\_ 441018 / 4971000 ( Notification )  
  
\$ 355.- **Total amount due**

**TIERRA WEST LLC**  
8509 JEFFERSON NE  
ALBUQUERQUE, NM 87113  
(505) 858-3100

1144

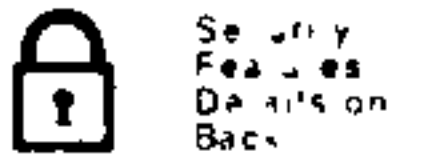
95-677/1070

DATE 3/28/03

PAY TO THE ORDER OF City of Albuquerque \$ 355 00

Three hundred fifty-five dollars & 00/100-

DOLLARS



 **HIGH DESERT STATE BANK**  
Member FDIC  
8110 Ventura NE  
Albuquerque, NM 87122

FOR \_\_\_\_\_

Donna J. Bohannon  
\*\*\*DUPLICATE\*\*\*  
City of Albuquerque  
Treasury Division

⑈001144⑈ ⑆107006677⑆0100201813⑈

03/31/2003 1:18PM LOC: ANNX  
RECEIPT# 00005246 WSH 006 TRANSH 0029  
Account 441006 Fund 0110  
Activity 4983000 TRKNDM  
Trans Amt \$355.00  
J24 Misc \$355.00  
CK \$355.00  
CHANGE 10/28/02 \$0.00

# A City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

<p style="text-align: center;">Supplemental form</p> <p><b>SUBDIVISION</b> <span style="float: right;"><b>S</b></span></p> <p><input type="checkbox"/> Major Subdivision action</p> <p><input checked="" type="checkbox"/> Minor Subdivision action</p> <p><input type="checkbox"/> Vacation</p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p><b>SITE DEVELOPMENT PLAN</b> <span style="float: right;"><b>P</b></span></p> <p><input type="checkbox"/> ...for Subdivision Purposes</p> <p><input type="checkbox"/> ...for Building Permit</p> <p><input type="checkbox"/> IP Master Development Plan</p> <p><input type="checkbox"/> Cert. of Appropriateness (LUCC) <b>L</b></p>	<p style="text-align: center;">Supplemental form</p> <p><b>ZONING</b> <span style="float: right;"><b>Z</b></span></p> <p><input type="checkbox"/> Annexation &amp; Zone Establishment</p> <p><input type="checkbox"/> Sector Plan</p> <p><input type="checkbox"/> Zone Change</p> <p><input type="checkbox"/> Text Amendment</p> <p><b>APPEAL / PROTEST of...</b> <span style="float: right;"><b>A</b></span></p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals</p>
---	---

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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: HAGEN LAND DEVELOPMENT LLC PHONE: (952) 945-9200

ADDRESS: 1589 HIGHWAY 7 STE 203 FAX: (952) 938-8234

CITY: MINNETONKA STATE MN ZIP 55305 E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNER

AGENT (if any): TIERRA WEST LLC PHONE: (505) 858-3100

ADDRESS: 8509 JEFFERSON NE FAX: (505) 858-1118

CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: twllc@tierrawestllc.com

**DESCRIPTION OF REQUEST:** REPLAT OF LOT SPLIT

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

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

Lot or Tract No. LOT E-2 & E-1 Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv. / Addn. ONE PRESIDENTIAL PLAZA

Current Zoning: IP Proposed zoning: SAME

Zone Atlas page(s): E-17 No. of existing lots: 2 No. of proposed lots: 2

Total area of site (acres): 5.2803 Density if applicable: dwellings per gross acre: 0 dwellings per net acre: 0

Within city limits?  Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO

UPC No. 101706238033340127 / 10170623663169028 MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: PRESIDENTIAL DRIVE NE

Between: OSUNA ROAD NE and JEFFERSON STREET NE

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): \_\_\_\_\_

DRB 99-206 / S-98-34 / 2-97-91 / DRB 93-188

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: \_\_\_\_\_

**SIGNATURE** \_\_\_\_\_ DATE 6/14/02

(Print) RONALD R. BOHANNAN, P.E.  Applicant  Agent

**FOR OFFICIAL USE ONLY**

.pdf Form revised Sept. 2001

<p><input checked="" type="checkbox"/> <b>INTERNAL ROUTING</b></p> <p><input checked="" type="checkbox"/> All checklists are complete</p> <p><input checked="" type="checkbox"/> All fees have been collected</p> <p><input checked="" type="checkbox"/> All case #s are assigned</p> <p><input checked="" type="checkbox"/> AGIS copy has been sent</p> <p><input type="checkbox"/> Case history #s are listed</p> <p><input checked="" type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input checked="" type="checkbox"/> F.H.D.P. density bonus</p> <p><input checked="" type="checkbox"/> F.H.D.P. fee rebate</p>	<p>Application case numbers</p> <p><u>02 DRB - 00919</u> <u>P47</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Hearing date <u>Art. Court.</u></p>	<p>Action</p> <p>S.F.</p> <p>Fees</p> <p><u>S(3) \$ 260.00</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Total</p> <p><u>\$ 260.00</u></p>
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[Signature] 6/17/02 **Project #** 1002021

Planner signature / date

**FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING**

**SKETCH PLAT REVIEW AND COMMENT**

- \_\_\_ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
  - \_\_\_ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - \_\_\_ Letter briefly describing, explaining, and justifying the request
  - \_\_\_ Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

- \_\_\_ Preliminary Plat reduced to 8.5" x 11"
  - \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - \_\_\_ Letter briefly describing, explaining, and justifying the request
  - \_\_\_ Copy of previous D.R.B. approved infrastructure list
  - \_\_\_ Copy of the Official D.R.B. Notice of approval
  - \_\_\_ Any original and/or related file numbers are listed on the cover application
- Extensions are not reviewed through internal routing.**  
 Extension of preliminary plat approval expires after one year.  
 DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

- \_\_\_ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - \_\_\_ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
  - \_\_\_ Property owner's and City Surveyor's signatures on the Mylar drawing
  - \_\_\_ SIA financial guaranty verification
  - \_\_\_ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
  - \_\_\_ Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, <sup>N/A ROWLAND</sup> if there is <sup>NON-EXISTING</sup> any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
  - Property owner's and City Surveyor's signatures on the Mylar drawing
  - Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**AMENDMENT TO PRELIMINARY PLAT (with minor changes)**

**AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**

**AMENDMENT TO GRADING PLAN (with minor changes)**

- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- \_\_\_ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - \_\_\_ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - \_\_\_ Letter briefly describing, explaining, and justifying the request
  - \_\_\_ Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
  - \_\_\_ Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
  - \_\_\_ Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.  
 DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

Ronald R. Bohannon, P.E.  
 Applicant name (print)  
[Signature]  
 Applicant signature / date



Form revised September 2001

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

Application case numbers  
020RB - 00919  
 \_\_\_\_\_ - \_\_\_\_\_  
 \_\_\_\_\_ - \_\_\_\_\_

[Signature]  
 Planner signature / date  
**Project #** 1002021

# TIERRA WEST, LLC

8509 Jefferson NE  
Albuquerque, NM 87113

(505) 858-3100  
fax (505) 858-1118

twllc@tierrawestllc.com  
1-800-245-3102

June 13, 2002

Ms. Janet Cunningham-Stephens  
Chair, Development Review Board  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

**RE: Minor Preliminary/Final Plat – Adjustment of Lot line  
Tract E-1 & E-2, One Presidential Plaza  
Zone Atlas Page E-17**

Dear Janet:

Tierra West LLC, on behalf of Hagen Land Development LLC, requests the approval of the lot line adjustment on the above referenced project. The site is located on Presidential Drive NE between Pan American Freeway I-25 Frontage Road and Jefferson Boulevard NE. The interior lot line between Tracts E-1 and E-2 is being adjusted to increase the tract size on Tract E-1. The Grading and Drainage along with the Infrastructure was completed and approved. A cross drainage easement is shown on the plat to allow drainage to follow along the south property line.

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

Sincerely,

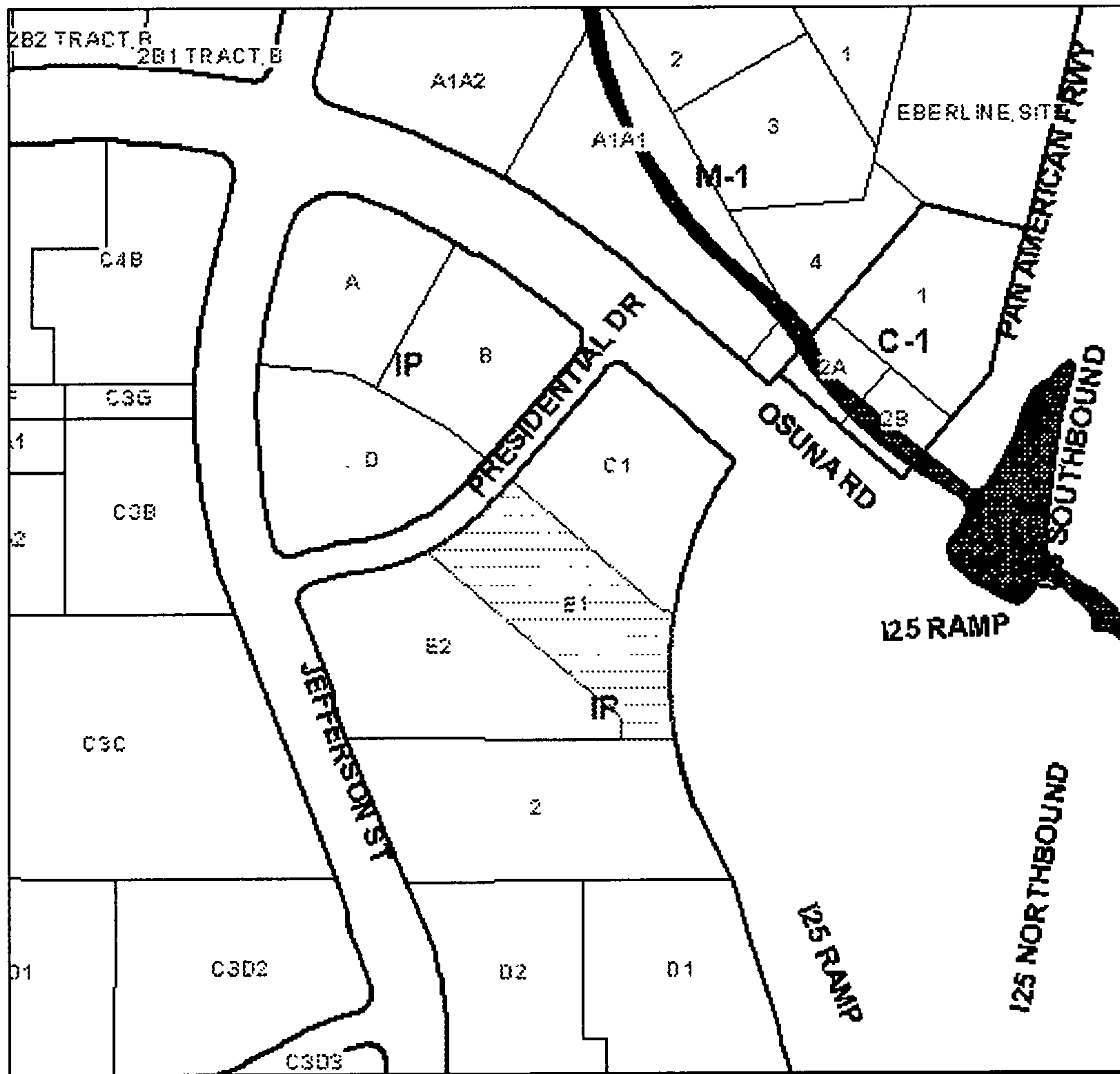


Ronald R. Bohannon, P.E.

Enclosure/s

cc: Jeff Hagen

JN: 990035CO#3  
RRB/ks



**Selected Address: 4500 OSUNA RD NE**

**Zoning: IP**

**Lot/Block/Subd: E1 , 0000 , ONE PRESIDENTIAL PLAZA**

**ZoneMap Page: E17**

**UPC #: 101706235230540125**

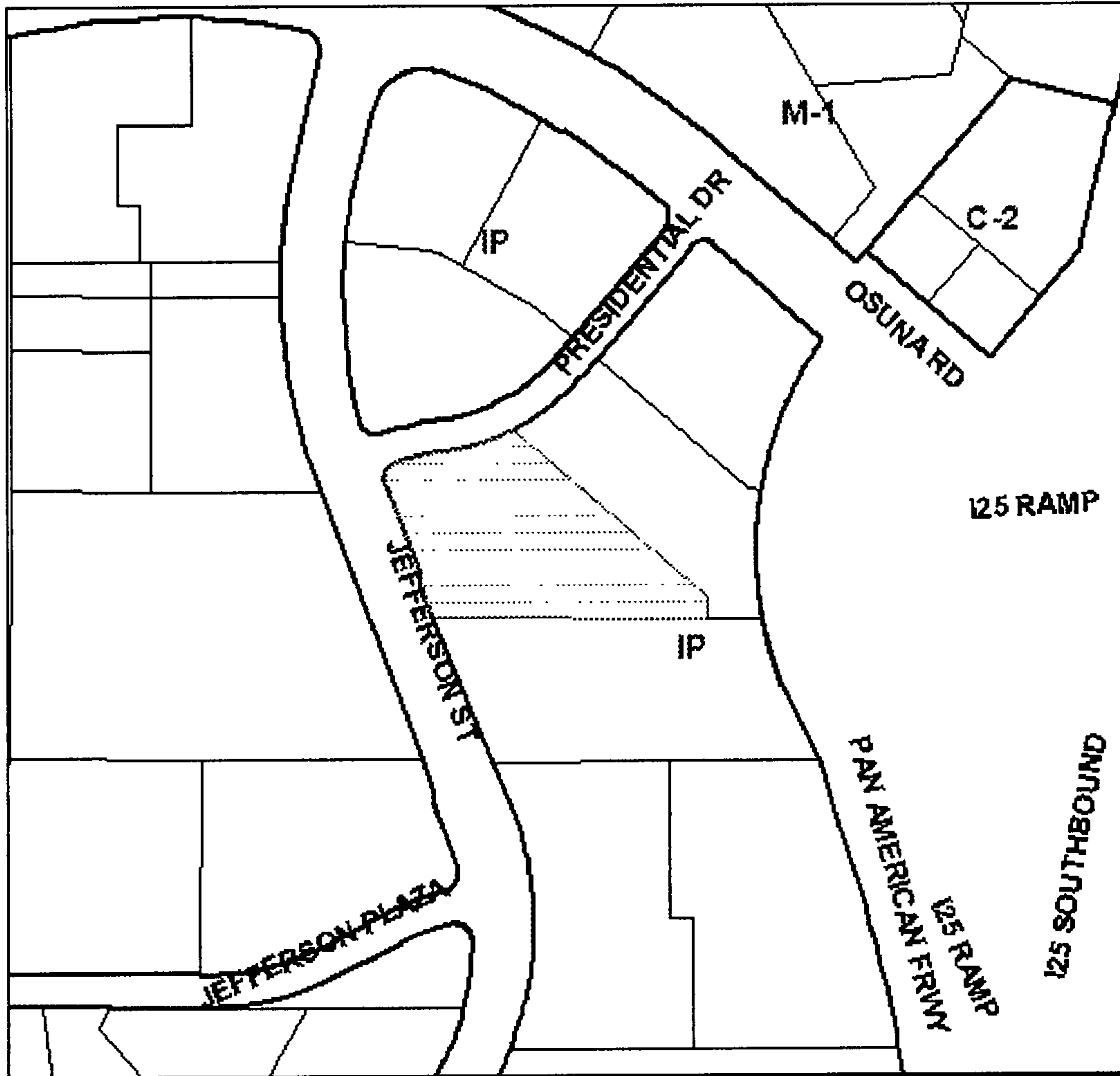
**Owner Name: HAGEN LAND DEVELOPMENT LLC**

**Owner Street Address: 1589 HIGHWAY 7**

**Owner City/State/Zip: MINNEAPOLIS / MN / 55305 MN**

**Note: Accuracy for Owner info cannot be guaranteed correct.**

**Please check with the Bernalillo County Assessor for official data.**



**Selected Address: 6400 JEFFERSON BLVD NE**

**Zoning: IP**

**Lot/Block/Subd: E2 , 0000 , ONE PRESIDENTIAL PLAZA**

**ZoneMap Page: E17**

**UPC #: 101706234530340125**

**Owner Name: HAGEN LAND DEVELOPMENT LLC**

**Owner Street Address: 1589 HIGHWAY 7**

**Owner City/State/Zip: HOPKINS / MN / 55305 MN**

**Note: Accuracy for Owner info cannot be guaranteed correct.**

**Please check with the Bernalillo County Assessor for official data.**

ONE STOP SHOP . . . FRONT COUNTER

LAND DEVELOPMENT COORDINATION DIVISION (LDC) / PLANNING  
DEVELOPMENT & BUILDING SERVICES (D&B Svcs) / PUBLIC WORKS  
Plaza Del Sol -2nd Floor West - 600 2nd St NW  
Land Development / Planning - Main Fax (505) 924-3685  
Development Services / Public Works - Main Fax (505) 924-3864

**PAID RECEIPT**

**APPLICANT NAME** Huges Land Devel.  
**AGENT** Tierra West  
**ADDRESS (w/zipCode)** 8509 Jefferson NE  
**PROJECT NO.** 1002021  
**APPLICATION NO.** 020RB 00919

\$ 260<sup>00</sup> 441006 / 4981000 (City Cases)

~~\$ 441010 / 4981000 (County)~~

\$ 441011 / 7000110 (LUCC)

\$ 441018 / 4981000 (Notification)

\$ 260<sup>00</sup> **Total amount due**

**TIERRA WEST LLC** 05/89  
8509 JEFFERSON, NE PH. 858-3100  
ALBUQUERQUE, NM 87113

7294

\*\*\*DUPLICATE\*\*\*

DATE: 6/16/02 City of Albuquerque  
Treasury Division

PAID TO THE ORDER OF City of Albuquerque  
Two hundred sixty and no/100.

06/17/2002 \$ 260.00 11:38AM

**Bank of America.**

ACH R/T 107000327

RECEIPT# ADOLLARS  7294

Account 441006 Fund 01

Activity 4981000

Amount \$260.00

*Donna J Bohannon*

⑈007294⑈ ⑆107000327⑆ ⑆001700062381⑈

CHANGE

\$260.00

\$260.00

\$0.00



**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
LAND DEVELOPMENT COORDINATION DIVISION  
PLANNING AND DEVELOPMENT FEE SCHEDULE**

# 260

Effective July 1, 2001

<b>Zone Map Amendment</b>	
Less than 1 acre	\$220
1 - 10 acres	\$220 + \$50/acre
Over ten acres	\$625 + \$10/acre
Overlay Zone	25% of the above
Establishment of Zoning Upon Annexation	No fee
Appeals for all Zoning Ordinance Matters	\$50
Zoning Ordinance Text Amendments	\$515
Deferrals Requested by Applicant	\$100
<b>Site Development Plan</b>	
Original Approval	\$350
Amendment requiring interdepartmental review and public hearing by EPC	\$230
Amendment Admin. Approval	\$40
Deferrals Requested by Applicant	\$100
<b>Plan Amendments</b>	
Comprehensive Plan Amendment	\$385
Area Plan Amendment	\$385
Facility Plan Amendment	\$385
Sector Development Plan Amendments Approval by EPC/City Council at same time of zone map amendment	\$65
Sector Development Plan Amendments Approval by EPC/City Council prior to zone map amendment	\$210
Deferrals Requested by Applicant	\$100
<b>Special Exceptions</b>	
Variances	\$90
Conditional Use	\$90
Non-conforming Use Expansion	\$90
Deferrals Requested by Applicant	\$100
<b>Landmarks and Urban Conservation Commission</b>	
Landmark Status (designation or rescission)	\$50
<b>Certificate of Appropriateness</b>	
Change to building exterior requiring building or demolition permit	\$30
Change to exterior where not building permit required and building is on Nat'l Register or is a Landmark	\$20
Change to interior which is of significance and building is a Landmark	\$20
Deferrals Requested by Applicant	\$100

<b>Zoning Enforcement</b>	
Community Residential Program Review Fees (Annual)	\$30
Community Residential Program Initial Fees	\$50
Liquor Certifications	\$65
Methadone Center Review	\$130
Plan Check Fees - Over 4000 GSF	\$40
Plan Check Fees - Less than 4000 GSF	\$20
Emergency Shelter Review	\$50
Emergency Shelter Annual Review	\$30
Public Dance Review	\$260
Sign Permits (1)	\$65 + \$0.65 sq ft after 50 sq ft
Tent Permits	\$40
Wall/Fence Permits	\$20
Zonal Certifications	\$30
Outdoor Seating Review	\$30 - \$130
<b>Subdivision Ordinance</b>	
Major Subdivision Plat	\$515 + \$15/lot and \$85 per proposed intersection (Max. fee \$3225)
Minor Subdivision Plat	\$130 + \$65/lot
Street Name Change	\$130 + \$85 per existing intersection
Vacation of Lines Established by Plat	\$270 for contiguous area when action alters public ROW; \$40 per contiguous area where no public ROW is included + \$40 per lot eliminated
Bulk Land Variance	\$130
County Subdivision	\$130 + \$5/lot
Subdivision Ordinance Text Amendment	\$515
Appeals for all Subdivision Ordinance Matters	\$175
Deferrals on public hearing case if initiated by applicant	\$100

# 260

<b>NOTIFICATION AND ADVERTISEMENT FEE</b>	
Environmental Planning Commission (EPC)	\$75/Application
Zoning Hearing Examiner (ZHE)	\$35/Application
Landmarks & Urban Conservation Commission (LUCC)	\$35/Application
Development Review Board (DRB)	\$75/Application
Appeals	\$50/Appeal