

new sheet

24-03
JMC

Done Complete
3-20-03

PROJECT NO. 1002383	APPLICATION NO. 02DRB 01881
PROJECT NAME C.A.P. Properties	
APPLICANT / AGENT Tuvia West	PHONE NO. 858 3100 ext. 23
ZONE ATLAS PAGE 7-14	DATE SUBMITTED 12/12/02

ONE STOP CASE TRACKING LOG

(This tracking log is for DRB Delegation Actions / Over the Counter Routing)
(rev. 8/02)

TYPE OF APPROVAL	TRANSP DEV	UTILITY DEV	PARKS & REC	HYD DEV (City Engr)	PLANNING	
					CASE PLANNER	DRB CHAIR
SDP-Building Permit / SDP-Subdivision	F: 12-13-01 D: 12-13-02 F: 3-12-01 D: 3-12-01 A: 3-17-03	F: 12-13-02 D: 12-13-02 F: 3-12-01 D: 3-12-03	F: 12-17-02 D: 3-19-03 A: 12-20-02	F: 12-13-02 D: _____ F: _____ D: _____ A: 12-18-02	F: _____ D: _____ F: _____ D: _____ A: _____	F: 3-19-02 D: _____ F: _____ D: _____ A: 3-19-02
Administrative Amendments (AA's) 3-11	F: _____ D: 3-12-03 F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: 3-12-03	F: _____ D: _____ F: _____ D: _____ A: _____	F: 3-13-01 D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	
Minor Plat / Major Final Plat	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____		
Vacation-Private Easement	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____		

Project 1002383

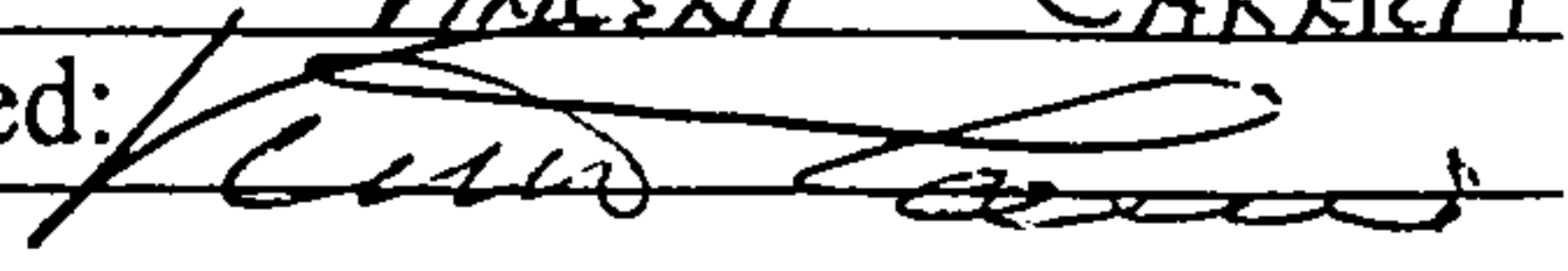
First Review- Total City Days	
Second Review- Total City Days	
Third Review- Total City Days	
Subtotal	
Total Number of Developer Days (from back of form)	
Total Days	

12/20/02 called agent 2M/02
 12/30/02 TW KK 12/30/02
 12-31-02 checked out by agent bid
 3/12/03 new duplicate mylan submitted today for signatures
~~3-12-03~~
 3-17-03 vince ✓ out mylan for copy & agis' Bo

*Business Days
 **Pulled by Agent (P)

PLANS RELEASED TO APPLICANT OR AGENT TO CORRECT REJECTS

First Review		
Called Applicant: 12-20-02	Date Returned:	Developer Days:
Date Released: 12-31-02	3/12/03 K.KLINE	
Print Name: KAREN KLINE		
Signed: Karen Kline		

Second Review		
Called Applicant: 3/17-03 BA	Date Returned:	Developer Days:
Date Released: 3-17-03	3/19/03 K.K.	
Print Name: VINCENT CARRICA		
Signed: 		

Third Review		
Called Applicant: 3/21/03	Date Returned:	Developer Days:
Date Released: 3/27/03		
Print Name: KAREN KLINE	Plan picked up from	
Signed: K. Kline		

Fourth Review		
Called Applicant:	Date Returned:	Developer Days:
Date Released:		
Print Name:		
Signed:		

Done 12.13.02 CS

PROJECT NO. 1002383	APPLICATION NO. 02023 01881
PROJECT NAME CAP Properties	
EPC APPLICATION NO.	
APPLICANT / AGENT Tracy West	PHONE NO. 858 3100
ZONE ATLAS PAGE	
ONE STOP COMMENT FORM LOG	

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED TR	DATE 12-12-02	DATE
PLANS APPROVED TR	DATE 3-17-03	DATE
1 - Dedicate R/W 10' from face of streets curb on GRIEGOS.		
COMMENTS:		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED RL	DATE 12/13/02	DATE
PLANS APPROVED RL	DATE 3/12/03	DATE
Need separate water/sewer accounts established. Show location of existing and proposed meters		
COMMENTS:		

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED BBB	DATE 12/18/02	DATE
COMMENTS:		

PARKS AND REC (505) 768-5328		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED CS	DATE 2/20/02	DATE
COMMENTS:		

PLANNING (505) 924-3858		
PLANS DISAPPROVED AM	DATE 3/25/03	DATE
PLANS APPROVED AM	DATE	DATE
AG is approved submitted		
COMMENTS:		

(Return form with plat / site plan)

3/19/03 *W. L. G. Sim* 2383

AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 1002383 Subdivision Name _____

Surveyor Precision Company _____

Contact person Vince Carrica Phone # 858-3100 email VCarrica@tierrawestllc.com

Patricia M. Gpt _____ 3-19-03
Approved *Not Approved Date

DXF RECEIVED 3-18-03 DATE VIA EMAIL
 HARD-COPY RECEIVED 3-19-03 DATE
 DISCLOSURE STATEMENT

* NMSP NAD27 bearing shown on plat are grid all dist. are ground

*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 necessary to rotate 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:

* Note: disclosure appears to be incorrect; the
coord ~~are~~ appear to be local ground.
Also, the tie seems to locate the plat
about 10'± to far east.

City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

SUBDIVISION Supplemental form **S**

Major Subdivision action

Minor Subdivision action

Vacation **V**

Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

Cert. of Appropriateness (LUCC) **L**

ZONING Supplemental form **Z**

Annexation & Zone Establishment

Sector Plan

Zone Change

Text Amendment

APPEAL / PROTEST of... **A**

Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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.

APPLICANT INFORMATION:

NAME: CAP II -- 4TH/GRIEGOS LLC PHONE: 884-3578

ADDRESS: 2525 SAN PEDRO NE FAX: _____

CITY: ABQ STATE NM ZIP 87110 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: MINOR 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. TRACTS 1 & 2 Block: _____ Unit: _____

Subdiv. / Addn. C.A.P. PROPERTIES

Current Zoning: C-2 Proposed zoning: SAME

Zone Atlas page(s): F-14 No. of existing lots: 1 No. of proposed lots: 2

Total area of site (acres): 2.4835 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. _____ MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: 4TH STREET

Between: GRIEGOS STREET and SHANGRI LA STREET

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 87-22

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

SIGNATURE [Signature] DATE 12/12/04

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

FOR OFFICIAL USE ONLY

	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> INTERNAL ROUTING	<u>02023</u>	<u>01881</u>		
<input type="checkbox"/> All checklists are complete		<u>P+7</u>		\$ <u>285.00</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 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				\$ _____
	Hearing date <u>Int. Rout.</u>			Total \$ <u>285.00</u>

[Signature]
Planner signature / date

Project # 1002383

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, 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)
- 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. BOHANNAN, P.E.

[Signature]

Applicant name (print)

[Signature]
Applicant signature / date



Form revised September 2001

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

Application case numbers
 020703 - 01881

[Signature] 12/12/02
 Planner signature / date

Project # 1002383

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 & 4TH 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

CAP

AGENT

Tiera West

ADDRESS

8509 Jefferson

PROJECT NO.

1002383

APPLICATION NO.

02DRB 01881

\$ 285⁰⁰ 441006 / 4983000 (DRB Cases)

\$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)

\$ _____ 441018 / 4971000 (Notification)

\$285⁰⁰ **Total amount due**

DUPLICATE
City of Albuquerque
Treasury Division

12/12/2002 3:22PM LOC: ANNX
RECEIPT# 00001229 WSH 007 TRANSH 0037
Account 441006 Fund 0110
Activity 4983000 TRSCCS
Trans Amt \$285.00
J24 Misc \$285.00
CK CHANGE

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

7487

DATE 12.12.02

95-32
1152 1070

PAY TO THE ORDER OF

City of Albuquerque

\$ 285⁰⁰

Two hundred eighty five & no/100

DOLLARS

Bank of America.

ACH R/T 107000327

FOR

Penna J Bohannon

⑈007487⑈ ⑆107000327⑆ 001700062381⑈

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

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

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

December 12, 2002

Mr. Roger Green, Acting DRB Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

**RE: Preliminary/Final Plat Approval
Tracts 1 & 2, C.A.P. Properties
Zone Atlas Page F-14**

Dear Roger:

Tierra West LLC, on behalf of CAP II—4TH/GRIEGOS, LLC, requests Preliminary/Final Plat approval for the above referenced property. The property is located on 4th Street between Griegos Street and Shangri-La Street. A Grading and Drainage Plan was approved on July 11, 2002. The site is an existing single, 2.5-acre commercial lot that is being subdivided into two commercial lots. Reciprocal access easements are in place to provide ingress and egress to the proposed lots. All services are provided to the site and the existing drives are being utilized to handle the traffic. A TCL was submitted.

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: James Peterson

JN: 220021
RRB/kk



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

July 11, 2002

JW 220021
Incoming
Drainage
cc: Bill Johns
Vince

Ronald R. Bohannon, P.E.
Tierra West, LLC
8509 Jefferson NE
Albuquerque, NM 87113
Attn: Vince Carrica

Re: Walgreen's 4th and Griegos Grading & Drainage Plan, Engineer's stamp dated 7-01-02 (F14/D53)

Dear Mr. Bohannon,

Based on the information provided in your submittal dated July 1, 2002, City of Albuquerque Hydrology approves the above referenced plan for:

- Final Plat action by the Development Review Board (DRB), and
- Building Permit.

Please attach a copy of this approved plan to the construction sets before sign-off by Hydrology.

Before release of the Certificate of Occupancy, an Engineer's Certification of the grading and drainage plan per the DPM checklist will be required.

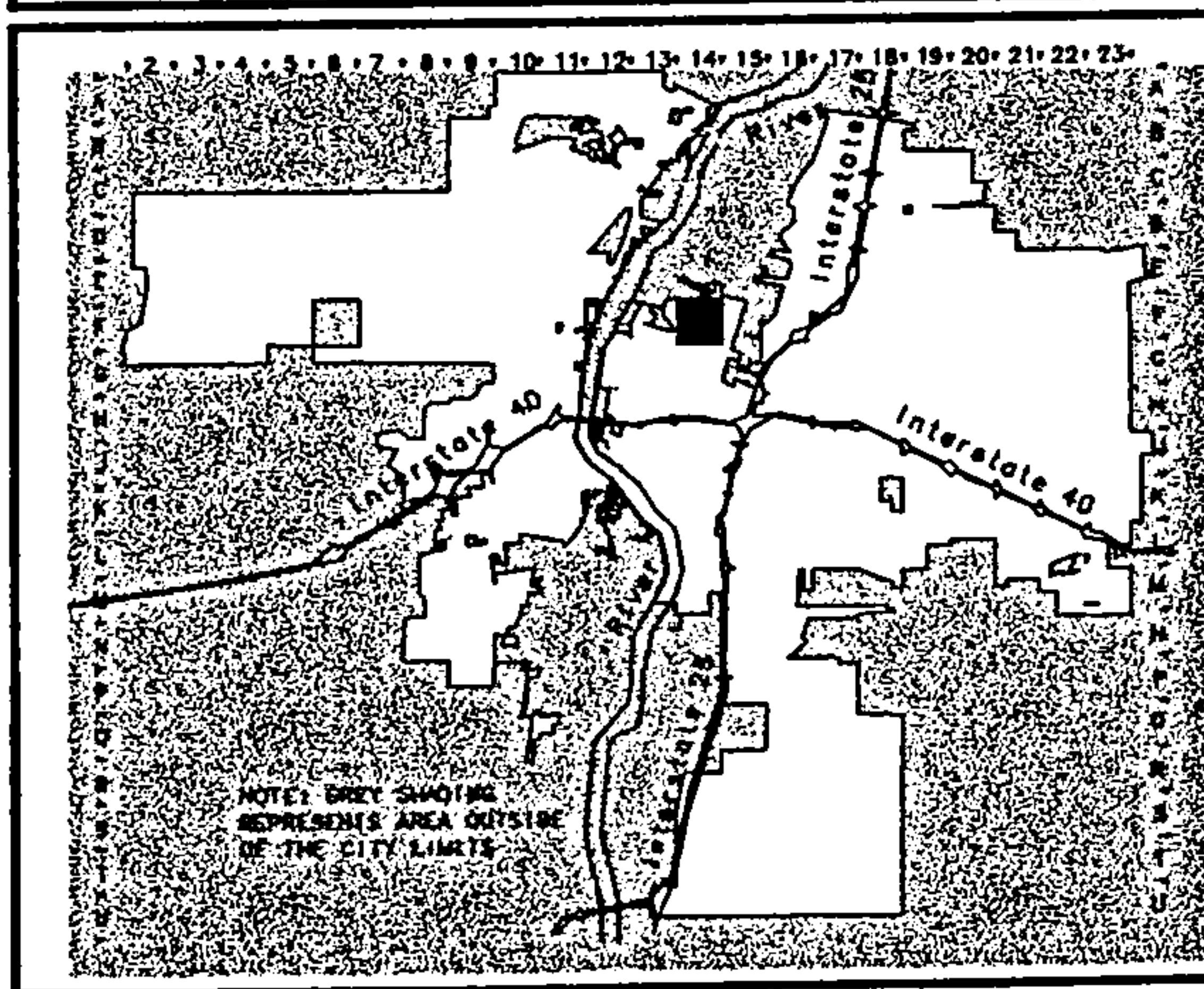
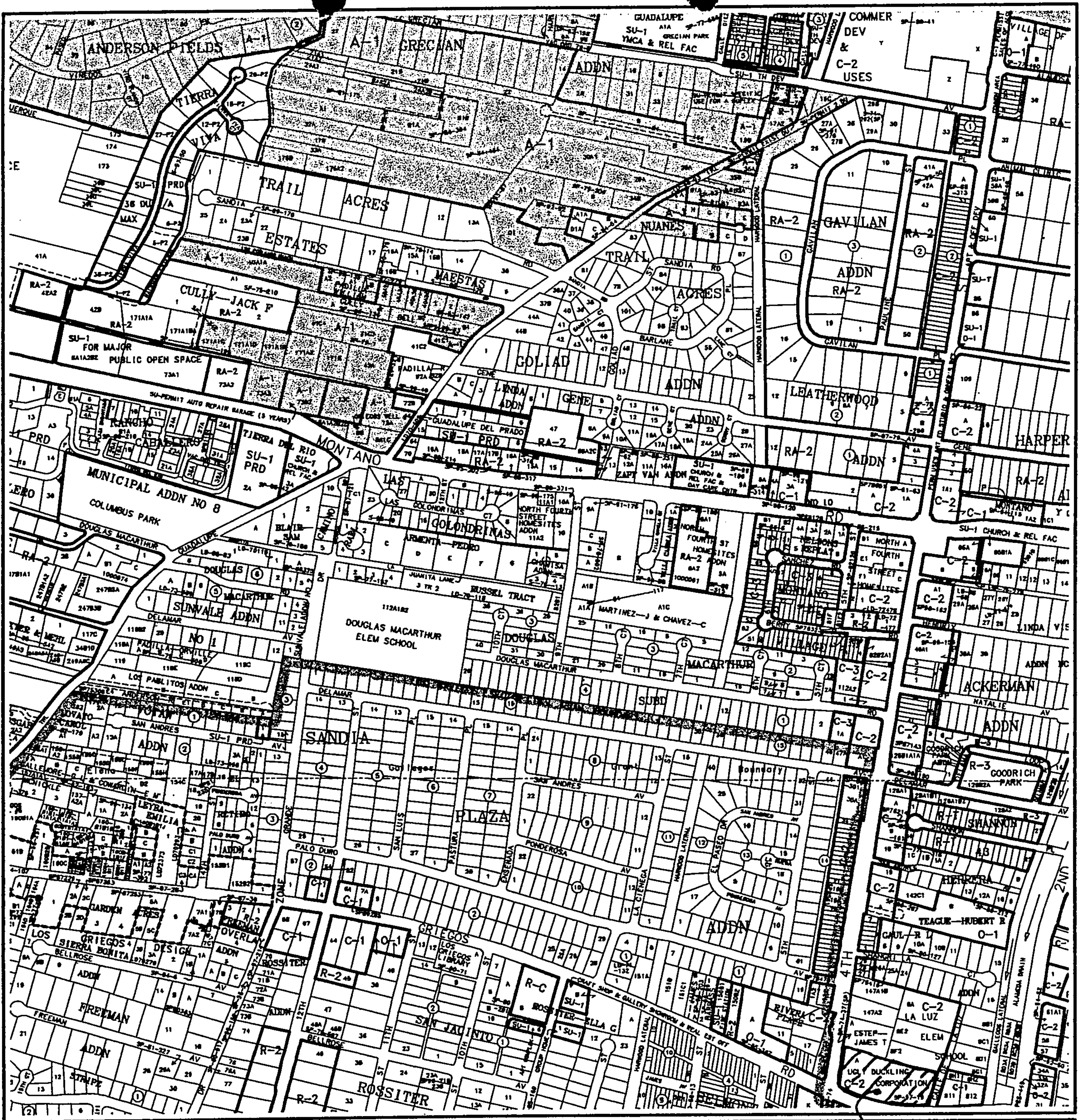
Your plan specifies in the Notice to Contractors, that the "contractor must contact line locating service, 765-1234 for location of existing utilities." Please note that this is no longer the point of contact; instead it is New Mexico One Call System at 260-1990.

If you have any questions, please call me at 924-3988.

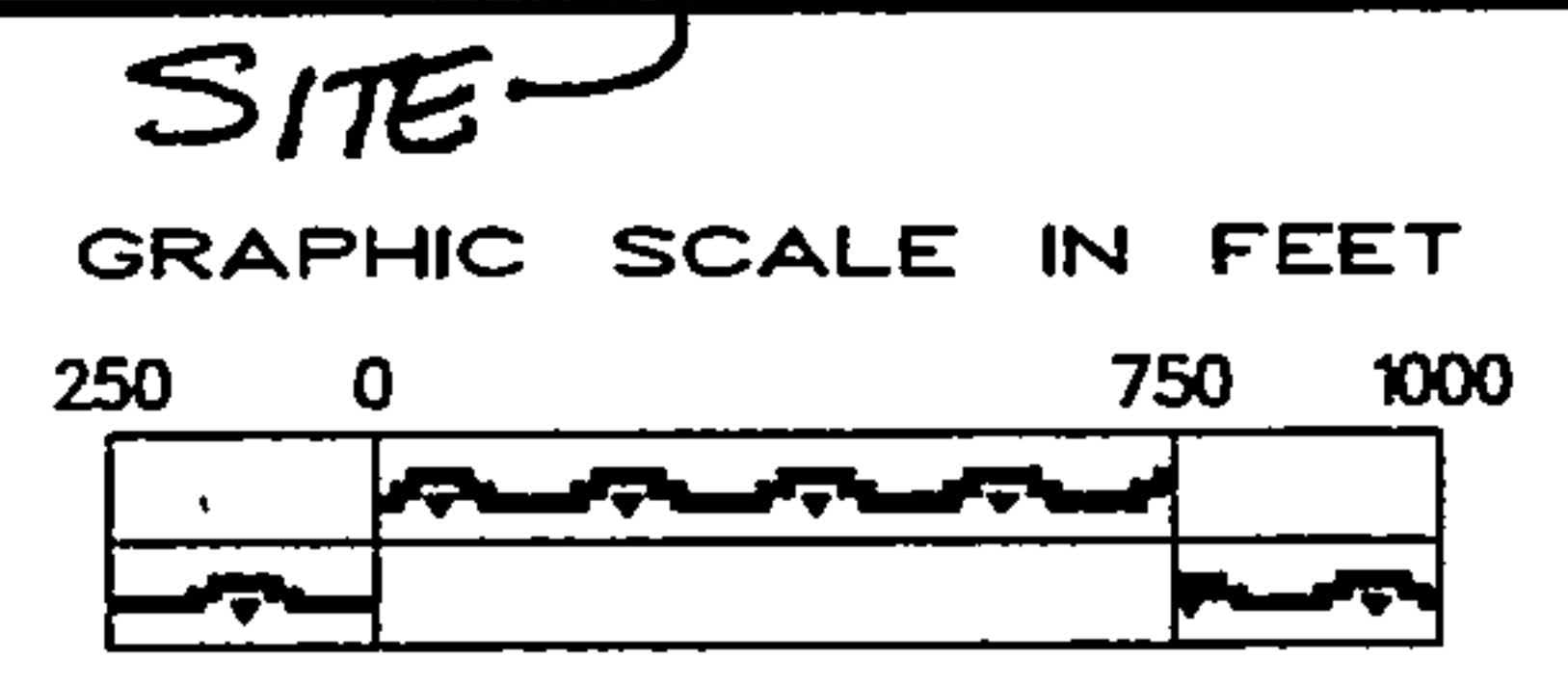
Sincerely,

Nancy Musinski, P.E.
Hydrology/Utility Development
City of Albuquerque Public Works

cc: Terri Martin, Hydrology
file



CITY OF
Albuquerque
AGIS
Albuquerque Geographic Information System
PLANNING DEPARTMENT
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Zone Atlas Page

F-14-Z

Map Amended through July 19, 2001