

done 10/15/03 CS

completed 11/3/03  
BQ.

|   |                      |
|---|----------------------|
| APPLICATION NO. 03DRB - 01764   | PROJECT NO. 1003035  |
| PROJECT NAME HAINES PARK ADDON  |                      |
| EPC APPLICATION NO.   | Karen Kline          |
| APPLICANT / AGENT Terra West  | PHONE NO. 858-3100 w |
| ZONE ATLAS PAGE J16   | 238-1947 C           |
| (SDP for SUB), (SDP for BP) (FINAL PLATS) (MASTER DEV PLAN), (IR), (AA) |                      |
| <b>ONE STOP COMMENT FORM LOG</b>  |                      |

|  |               |      |
|--|---------------|------|
| <b>TRANSPORTATION DEV (505) 924-3990</b> |               |      |
| PLANS DISAPPROVED                        | DATE          | DATE |
| PLANS APPROVED NG                        | DATE 10-15-03 | DATE |
| COMMENTS:                                |               |      |
|  |               |      |
|  |               |      |
|  |               |      |
|  |               |      |
|  |               |      |

|                                   |               |      |
|-----------------------------------|---------------|------|
| <b>UTILITY DEV (505) 924-3989</b> |               |      |
| PLANS DISAPPROVED                 | DATE          | DATE |
| PLANS APPROVED RRS                | DATE 10/16/03 | DATE |
| COMMENTS:                         |               |      |
|                                   |               |      |
|                                   |               |      |
|                                   |               |      |
|                                   |               |      |
|                                   |               |      |

|                                     |               |      |
|-------------------------------------|---------------|------|
| <b>HYDROLOGY DEV (505) 924-3986</b> |               |      |
| PLANS DISAPPROVED                   | DATE          | DATE |
| PLANS APPROVED BLB                  | DATE 10/22/03 | DATE |
| COMMENTS:                           |               |      |
|                                     |               |      |
|                                     |               |      |
|                                     |               |      |
|                                     |               |      |
|                                     |               |      |

|                                     |               |      |
|-------------------------------------|---------------|------|
| <b>PARKS AND REC (505) 768-5328</b> |               |      |
| PLANS DISAPPROVED                   | DATE          | DATE |
| PLANS APPROVED CS                   | DATE 10/24/03 | DATE |
| COMMENTS:                           |               |      |
|                                     |               |      |
|                                     |               |      |
|                                     |               |      |
|                                     |               |      |
|                                     |               |      |

|                                |              |      |
|--------------------------------|--------------|------|
| <b>PLANNING (505) 924-3858</b> |              |      |
| PLANS DISAPPROVED              | DATE         | DATE |
| PLANS APPROVED Bm              | DATE 11/3/03 | DATE |
| COMMENTS:                      |              |      |
|                                |              |      |
|                                |              |      |
|                                |              |      |
|                                |              |      |
|                                |              |      |

10/24 Called & request Approved DXF.  
(Return form with plat / site plan) BQ

leg

3035

AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 1003035 Subdivision Name Haines Park Addition <sup>lots 11A, 12A</sup> & Block 5A

Surveyor Larry Medrano Company Precision / TierraWest

Contact person Karen Kline Phone # 858-3100 email \_\_\_\_\_  
ext 220

Patricia M. Gpt \_\_\_\_\_ 10/29/03  
Approved \*Not Approved Date

DXF RECEIVED 10/27/03 DATE via email  
 HARD-COPY RECEIVED 10/28/03 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 3035 to agiscov on 10/29/03 Client Notified 10/29/03



|  |                            |   |
|--|----------------------------|---|
| <b>SUBDIVISION</b>   | Supplemental form <b>S</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 (Phase I, II, III)   |
| <input type="checkbox"/> Vacation                            | <b>V</b>                   | <input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan                            |
| <input type="checkbox"/> Variance (Non-Zoning)               |                            | <input type="checkbox"/> Zone Change  |
| <b>SITE DEVELOPMENT PLAN</b>                                 | <b>P</b>                   | <input type="checkbox"/> Text Amendment   |
| <input type="checkbox"/> ...for Subdivision Purposes         |                            | <b>APPEAL / PROTEST of...</b> <b>A</b>  |
| <input type="checkbox"/> ...for Building Permit              |                            | <input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal |
| <input type="checkbox"/> IP Master Development Plan          |                            |   |
| <input type="checkbox"/> Cert. of Appropriateness (LUCC)     | <b>L</b>                   |   |

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: <u>P J DEVELOPMENT COMMERCIAL CONSTRUCTION</u> | PHONE: <u>8797-4800</u>                |
| ADDRESS: <u>PO BOX 14903</u>                         | FAX: _____                             |
| CITY: <u>ABQ</u> STATE <u>NM</u> ZIP <u>87191</u>    | E-MAIL: _____                          |
| Proprietary interest in site: <u>DEVELOPER</u>       |  |
| AGENT (if any): <u>TIERRA WEST LLC</u>               | PHONE: <u>858-3100</u>                 |
| ADDRESS: <u>8509 JEFFERSON NE</u>                    | FAX: <u>858-1118</u>                   |
| CITY: <u>ABQ</u> STATE <u>NM</u> ZIP <u>87113</u>    | E-MAIL: <u>twllc@tierrawestllc.com</u> |

**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. LOT S 11-A & 12-A Block: 5-A Unit: \_\_\_\_\_

Subdiv. / Addn. HAINES PARK ADDITION

Current Zoning: O-1 Proposed zoning: SAME

Zone Atlas page(s): J16 No. of existing lots: 4 No. of proposed lots: 2

Total area of site (acres): 0.7495 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. 101605851634411010 MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: CARLISLE BLVD NE  
Between: ASPEN AVE NE and CONSTITUTION AVE 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.): \_\_\_\_\_

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

**SIGNATURE**

[Signature] DATE 10/24/03

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

**FOR OFFICIAL USE ONLY**

Form revised 9/01, 3/03

|  |                          |                      |       |                  |
|--|--------------------------|----------------------|-------|------------------|
| <input type="checkbox"/> INTERNAL ROUTING                    | Application case numbers | Action               | S.F.  | Fees             |
| <input type="checkbox"/> All checklists are complete         | <u>03003 - 01766</u>     | <u>R(F M. minor)</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              |                          |                      |       | Total            |
| <input type="checkbox"/> F.H.D.P. fee rebate                 | Hearing date _____       | <u>N.A.</u>          |       | <u>\$ 285.00</u> |

Melinda Hill 10/24/03  
Planner signature / date

**Project #** 1003035



**FORM S(3): SUBDIVISION . . . R.B. MEETING (UNADVERTISED), DR 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.
- ✓ 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
- N/A* 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

**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.

ROANLD R. BOHANNAN, P.E.



Applicant name (print)

10/14/03  
Applicant signature / date

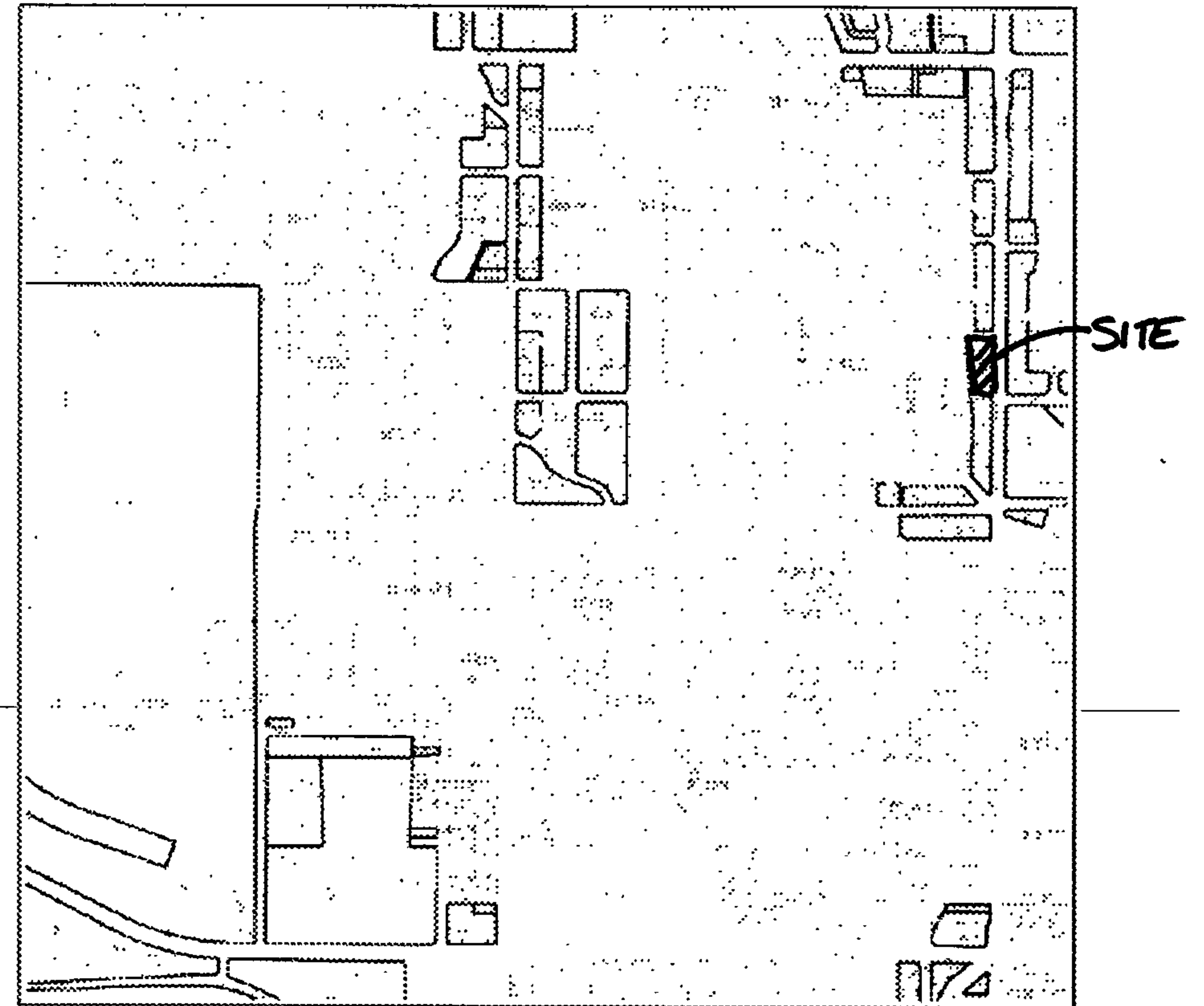


Form revised February 2003

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

Application case numbers  
03028 - - 01764  
- - -  
- - -

Maicita Hill 10/14/03  
Planner signature / date  
**Project # 1003035**



**Zoning: O-1**  
**Selected Address: 1505 CARLISLE BLVD NE**  
**Lot/Block/Subd: 11 , 5A , WOLTERS**  
**UPC #: 101605851634411010**  
**Selected Address: 1509 CARLISLE BLVD NE**  
**Lot/Block/Subd: 12 , 5A , WOLTERS**  
**UPC #: 101605851534911011**  
**Selected Address: 1513 CARLISLE BLVD NE**  
**Lot/Block/Subd: 13 , 5A , WOLTERS**  
**UPC #: 101605851535611012**  
**Selected Address: 1517 CARLISLE BLVD NE**  
**Lot/Block/Subd: 14 , 5A , WOLTERS**  
**UPC #: 101605851536211013**



Zone Atlas Page

**J-16-Z**

Map created through data by GIS

# TIERRA WEST, LLC

8509 Jefferson NE  
Albuquerque, NM 87113

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

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

October 14, 2003

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

**RE: Preliminary/Final Plat Approval  
Lots 11-A & 12-A, Block 5-A, Haines Park Addition  
Zone Atlas Page J-16**

Dear Mrs. Matson:

Tierra West LLC, on behalf of P J Development Commercial Construction, requests approval of the Preliminary/Final Plat of Lots 11-A & 12-A, Block 5-A, Haines Park Addition, between Aspen Avenue NE and Constitution Boulevard NE, which abounds Carlisle Boulevard NE. The site is located on Zone Atlas Page J-16 and is zoned O-1. The plat is being replatted from four lots into two lots to accommodate a proposed office building.

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

Sincerely,



Ronald R. Bohannon, PE

Enclosure/s

cc: Pat Joseph

JN: 230036  
RRB/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

PT Development Commercial Const

AGENT

Tierra West LLC

ADDRESS

8509 Jefferson NE

PROJECT NO.

1003035

APPLICATION NO.

03023 01764

\$ 285.<sup>00</sup> 441006 / 4983000 (DRB Cases)

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

\$ 0 441018 / 4971000 (Notification)

\$ 285.<sup>00</sup> Total amount due

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

1425

95-677/1070

DATE 10.14.03

PAY TO THE ORDER OF City of Albuquerque

\$ 285<sup>00</sup>

Two hundred eighty five & no/100

DOLLARS

City of Albuquerque  
Treasury Division

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

FOR \_\_\_\_\_

10/14/2003

Donna J Bohannon LOC: ANN

⑈001425⑈ ⑆107006677⑆0100201813⑈

RECEIPT# 0074200 W3# 006 TRANS# 0016

ACCOUNT 441006 Fund 3110

ACTIVITY 4987000

TJSEJA

Trans Amt \$285.00

J24 Misc 4285.00

CK 10/28/02 2085.00

CHANGE \$0.00