



**City of Albuquerque**  
**Parks and Recreation Department**  
PO Box 1293, Albuquerque, New Mexico 87103  
Inter-Office Correspondence

Development Review Board Comments

**Project Number:** 1001915  
**Application Number:** 02DRB-00650

**DRB Date:** 5/8/02  
**Item Number:** 17

**Subdivision:**

Lot 22 & 23 Block E Lavaland Addn

**Zoning:** R-1

**Zone Page:** K-11


**New Lots (or units):** 0

**Request for:**

- Sketch Plat Review & Comment
- Bulk Land Variance
- Site Development Plan for Subdivision
- Site Development Plan for Building Permit
- Preliminary Plat
- Final Plat
- Vacation of Public RoW
- Vacation of Public Easement
- Vacation of Private Easement
- Temp. Deferral of Sidewalk Construction
- Sidewalk Variance
- SIA Extension
- Other

**Parks and Recreation Comments:**

What are your plans for development? Creating new lots?

**Signed:**   
Adrienne Candelaria, DRB/EPC Senior Planner (PRD)

Phone: 768-5328



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

## DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1001915

Item No. 17

Zone Atlas K-11

DATE ON AGENDA 5-08-02

INFRASTRUCTURE REQUIRED (?) YES ( ) NO

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

### TYPE OF APPROVAL REQUESTED:

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

No.	Comment
<input type="checkbox"/>	No adverse comment.

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

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**City of Albuquerque**  
**CITY OF ALBUQUERQUE**  
 P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103  
**PUBLIC WORKS DEPARTMENT**  
**DEVELOPMENT SERVICE**  
**HYDROLOGY DEVELOPMENT SECTION**

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1001915**

**AGENDA ITEM NO: 17**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

The Hydrology Section has no objection to the subject request.

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED X; 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:

*discussal*

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

**DATE:** May 8, 2002




CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

May 8, 2002

**17. Project #1001915  
Application # 02DRB-00650  
Lavaland Addition**

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1. The letter to the DRB dated 4/23/02 indicates that you own a portion of Lot 22 and that your neighbor owns the other portion. When did this action take place? Please provide deeds showing the transaction. If this occurred after 1973, the lot split may be illegal.
2. The property is zoned R-1. According to the Zoning Code, the minimum lot area is 5,000 square feet and the minimum lot width is 50 feet. The proposed new lot does not meet the criteria. A lot size variance and a lot width variance could be requested from the Zoning Hearing Examiner.
3. The City Surveyor and property owner/s must sign the plat prior to submittal for action by the DRB.
4. Include the Project # and Application # on the plat.
5. Property Management's signature is required only on plats that vacate public right-of-way or dedicate parkland.
6. Planning signs last. All other City agencies and public utilities must sign the plat prior to requesting final sign-off by Planning.
7. The deadline for submittal is every Tuesday at noon for minor plats. The case is heard the following week by the DRB. Some minor plats, i.e., those not requiring infrastructure, may be routed internally.

  
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Janet Cunningham-Stephens, DRB Chair  
Planning Manager, Land Development Coordination  
Tel: 505-924-3880 FAX: 505-924-3864

# A City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

Supplemental form **S**

**SUBDIVISION**

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**

Supplemental form **Z**

**ZONING**

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 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: DAVID A. Tedesco PHONE: 505-765-9322

ADDRESS: 332 Dolores NW. FAX: \_\_\_\_\_

CITY: Albua STATE NM ZIP 87105 E-MAIL: \_\_\_\_\_

Proprietary interest in site: \_\_\_\_\_

AGENT (if any): N/A PHONE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: Move lot line so both properties are buildable. Sketch

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 23 and south 1/2 lot 22 Block: E Unit: \_\_\_\_\_

Subdiv. / Addn. LAVAland addition

Current Zoning: R-1 Proposed zoning: R-1

Zone Atlas page(s): K-11 No. of existing lots: 2 No. of proposed lots: 2

Total area of site (acres): 1/4 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: Bluewater - Coors.

Between: AVALEN and Blue water

**CASE HISTORY:**

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

ZA-73-68

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

SIGNATURE David A. Tedesco DATE 4/25/02

(Print) DAVID A. Tedesco  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised September 2001

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>02DRB - 00650</u>	<u>SK</u>		\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected				\$
<input type="checkbox"/> All case #s are assigned				\$
<input checked="" 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 checked="" type="checkbox"/> F.H.D.P. density bonus				\$
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$
	Hearing date <u>May 8, 2002</u>			Total \$ <u>0</u>

Paul Carabe 4/25/02  
Planner signature / date

Project # 1001915

**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.

David A. Tedesco 4/24/02  
 Applicant name (print) / date  
DAVID A. Tedesco  
 Applicant signature / date



Form revised September 2001

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

Application case numbers  
02 DRB - - 00650  
 - - -  
 - - -

Paul Carter 4/25/02  
 Planner signature / date

**Project #** 1001915

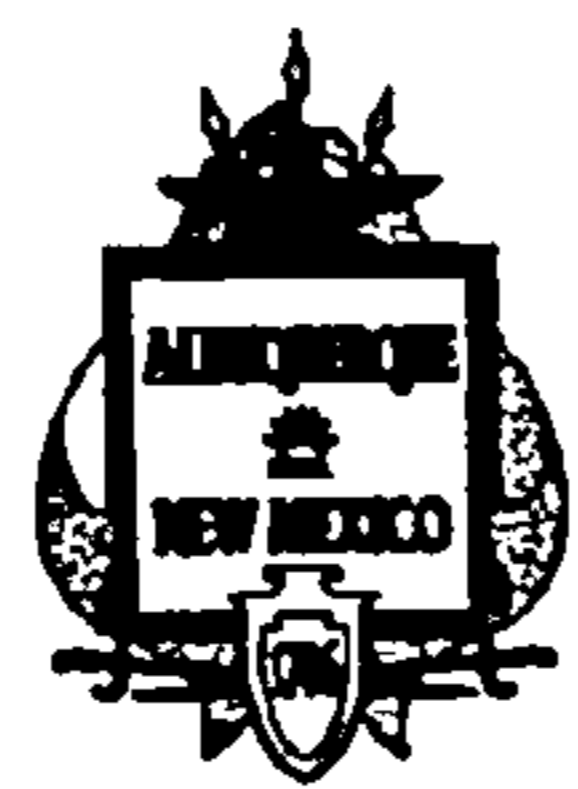
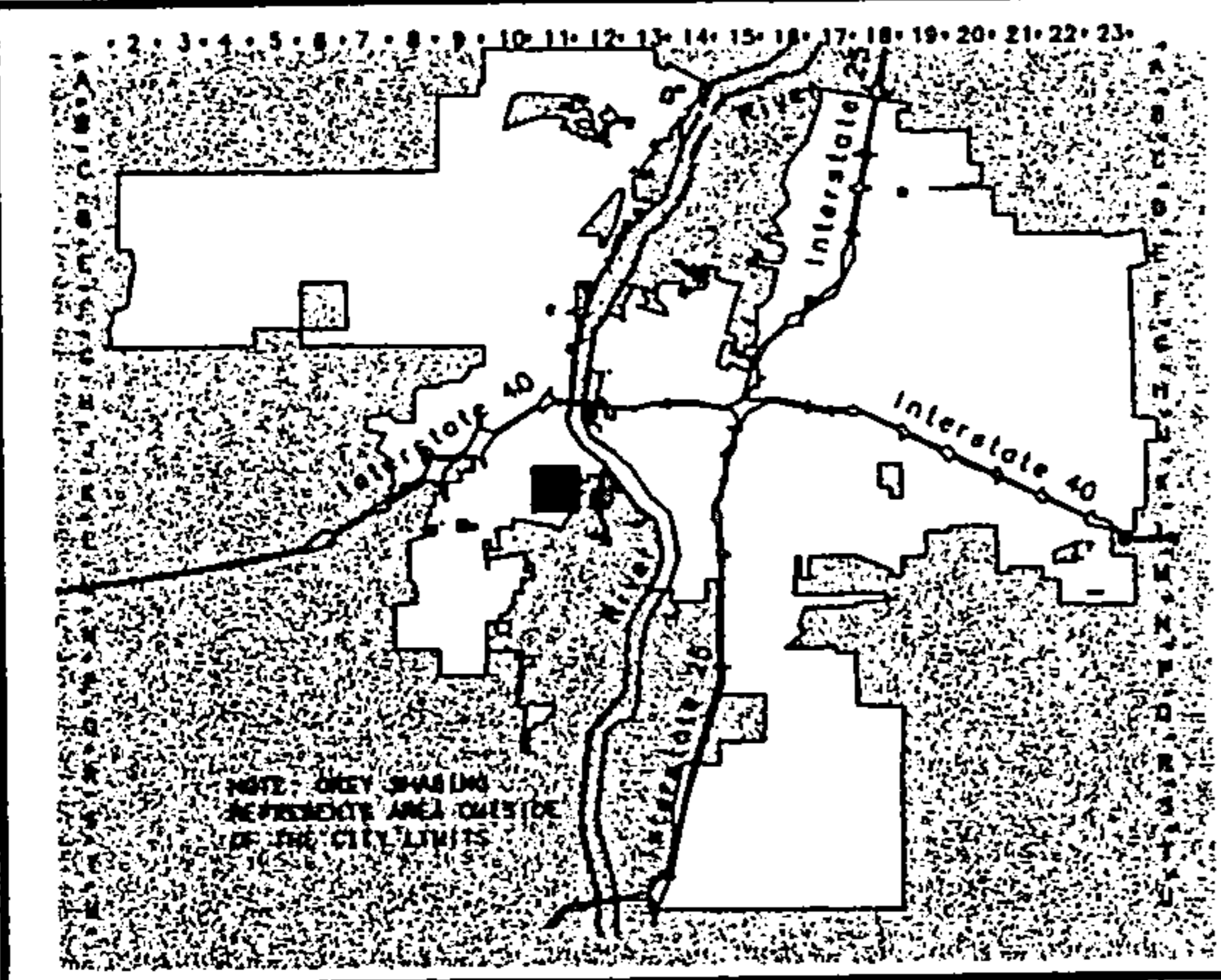
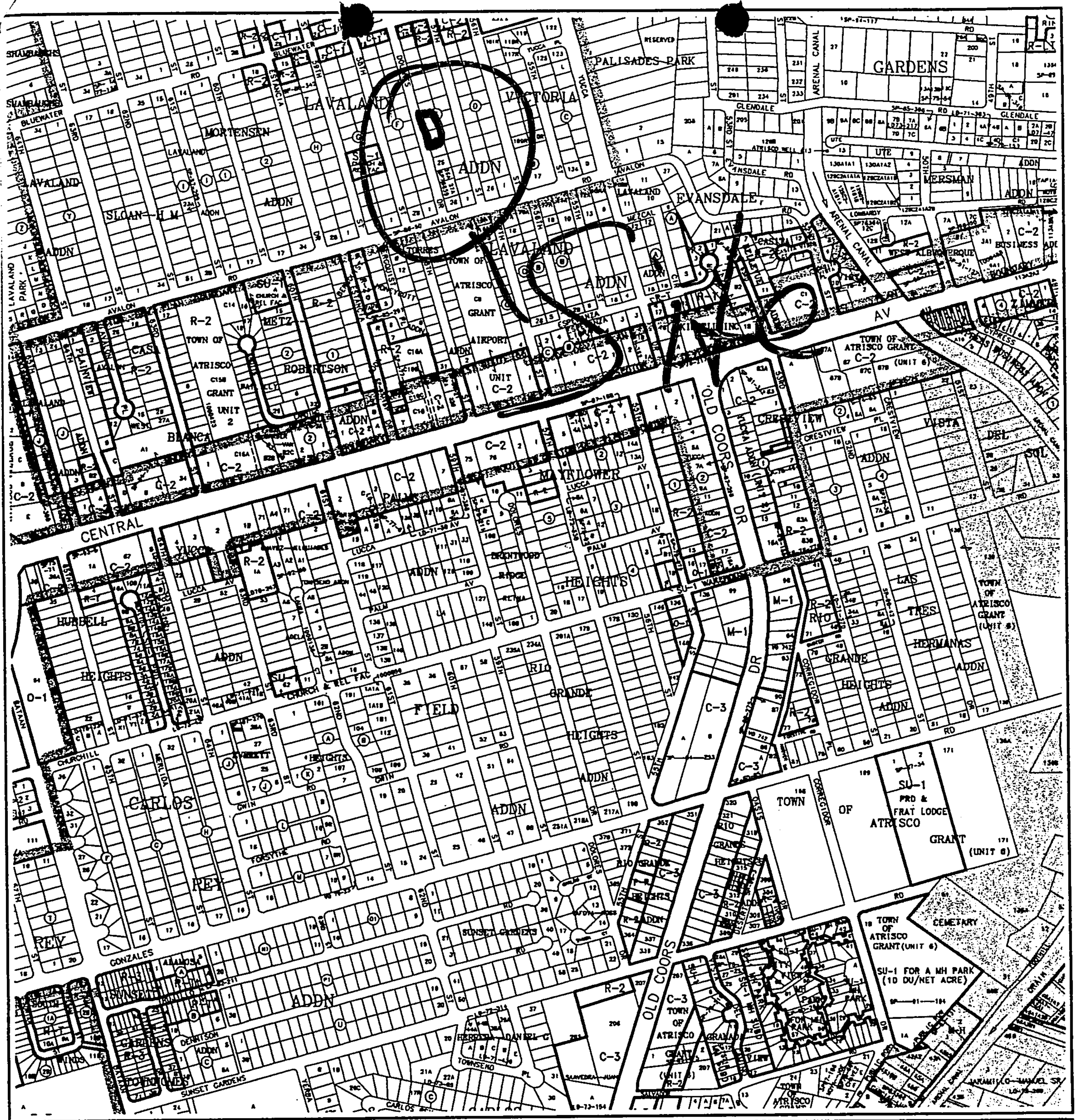
4-23-02

DAVID Tedesco  
332 Dolores N.W.  
Albany, N.M. 87105  
831-1387H  
765-9322W  
250-5170C

Dear Sirs,

Enclosed is our sketch of proposed replatting of our property @ 332 Dolores N.W. Our neighbor to our North, owns the N.  $\frac{1}{2}$  of lot 22. We own the South  $\frac{1}{2}$  of lot 22 and, all of Lot 23. In order for us to compete with other homes in the LAVALAND Addition as to real estate prices, I will need to cut down on lot size and price. I would like to sell our home on lot 23 with as little square footage as possible and have enough square footage to our North to build a small house like our neighbors to our north. I've used the example of moving the lot line 10' to the South, and still have  $12\frac{1}{2}$  feet to our house.

Thank you.



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

**K-11-Z**

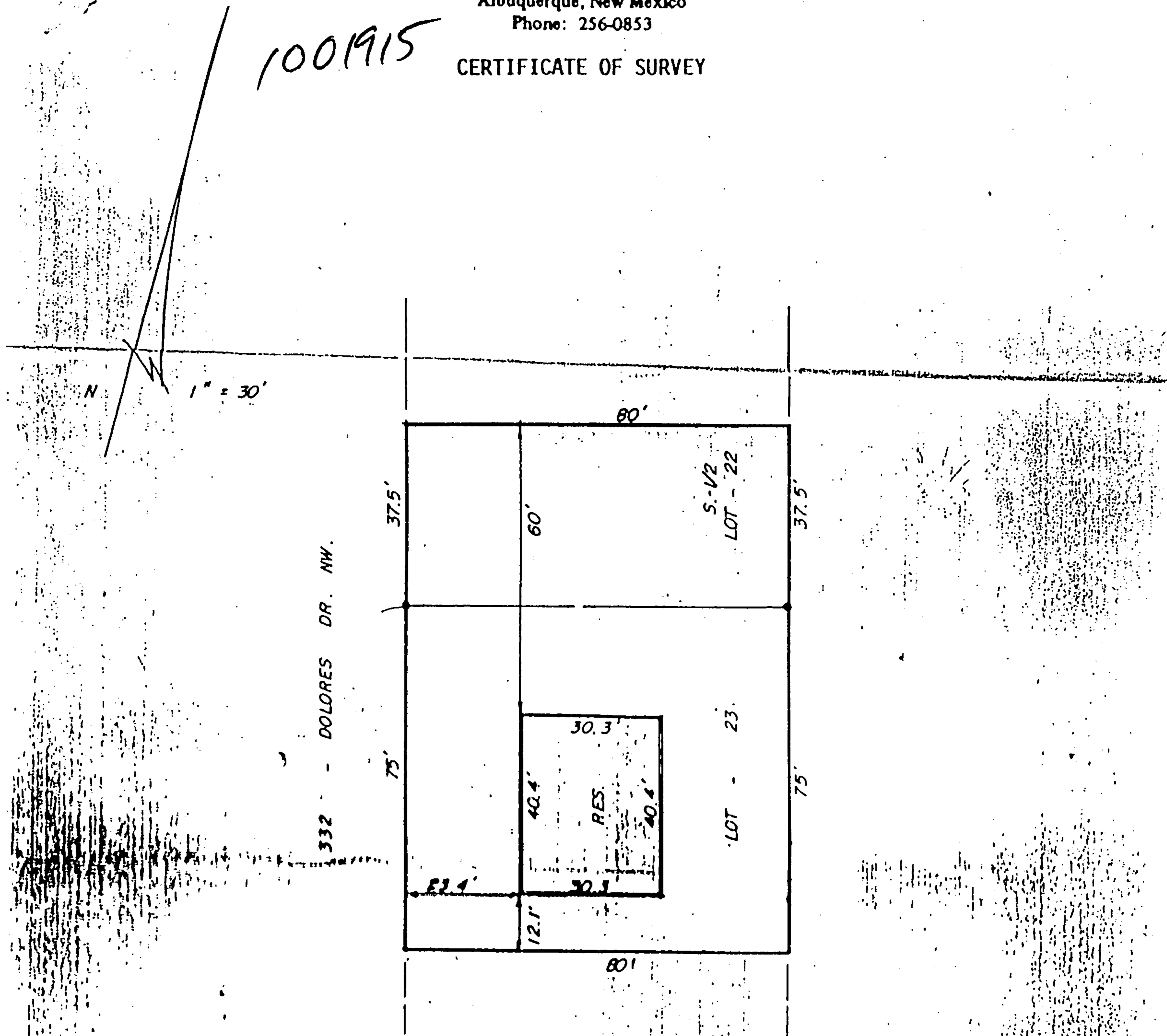
Map Amended through July 18, 2001



511 San Mateo, N.E.  
Albuquerque, New Mexico  
Phone: 256-0853

1001915

CERTIFICATE OF SURVEY



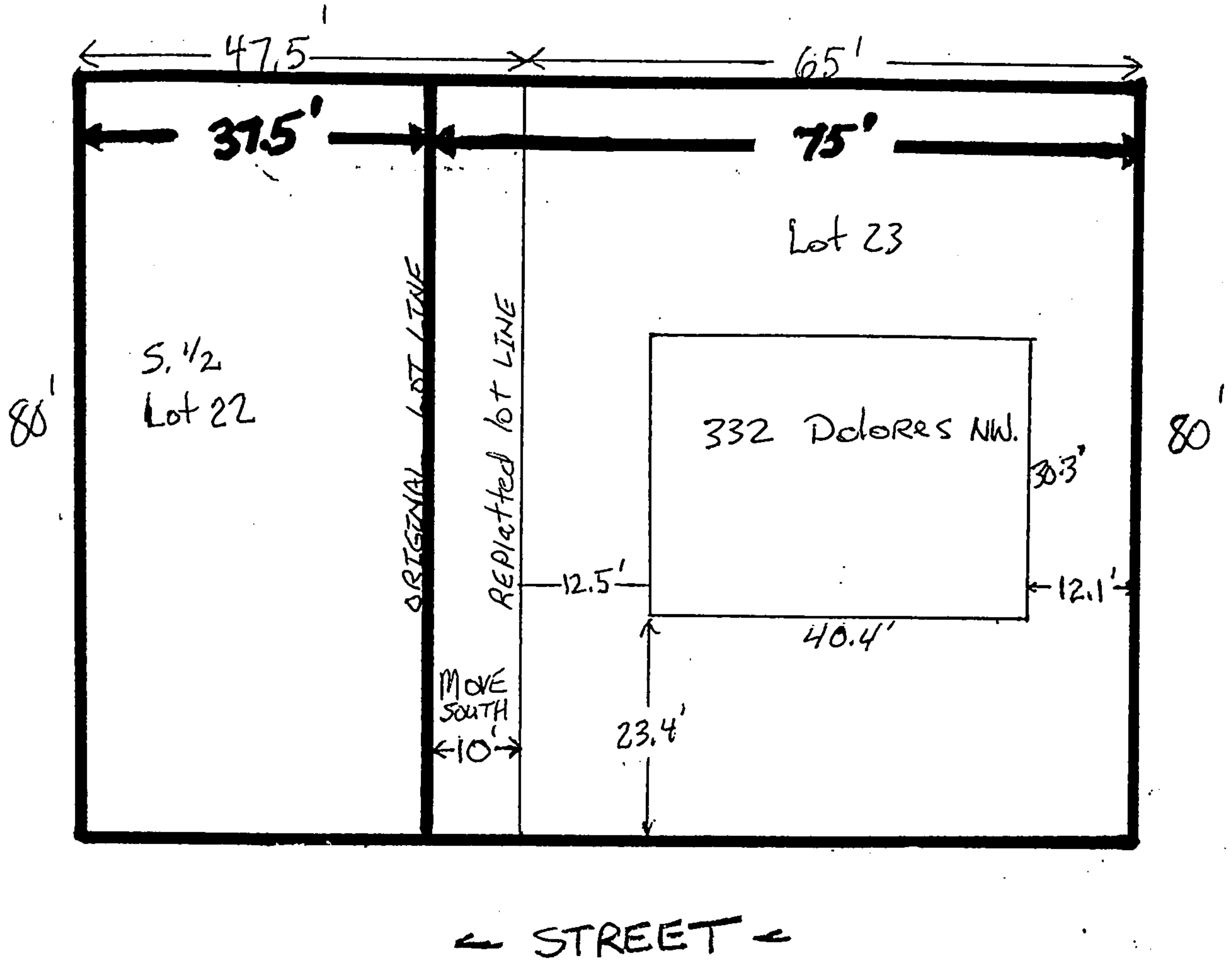
Unless otherwise indicated, unrecorded easements, overhang of eaves, private and community walls, driveways, steps, and other improvements subject to confirmation, but not shown on the plat of record, are not covered by this certificate. This certificate does not constitute a boundary or corner survey.

I, Verlon E. Hall, New Mexico Registered Land Surveyor No. 3241, do hereby certify that I have checked the location of the buildings and improvements on the following described real estate:

Lot numbered Twenty-three (23) and The South One-half (S. 1/2) of Lot numbered Twenty-two (22) in Block lettered "E" of the LAVALAND ADDITION, an Addition to the City of Albuquerque, New Mexico, as the same is shown and designated on the Plat of Block "E" of said Addition, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on March 9, 1944.

Keplat Lot 22 & 23

47.5  
 2.5  
 ---  
 50.0



← N

——— ORIGINAL LOT LINE  
 \_\_\_\_\_ Replatted

Lot 23 5200 ft<sup>2</sup>  
 Lot 22 3800 ft<sup>2</sup> } replatted