

Done 2/20/04 CS

Completed 2/25/04  
BFB,

APPLICATION NO. 04DRB-00141	PROJECT NO. 1003088
PROJECT NAME AIYARADO GARDENS No2.	
EPC APPLICATION NO.	
APPLICANT / AGENT DWANAWAY/WALLERSTEIN// <del>LAZAR</del> <sup>NORM</sup>	PHONE NO. 243-4400
ZONE ATLAS PAGE G-12	
(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN), (IR), (AA)	
<b>ONE STOP COMMENT FORM LOG</b>	

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>WLB</i>	DATE 2-20-04	DATE
COMMENTS:		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>RST</i>	DATE 2/23/04	DATE
COMMENTS:		

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED <i>BLB</i>	DATE	DATE
PLANS APPROVED <i>TRD for BLB</i>	DATE 2-25-04	DATE
COMMENTS:		
<i>MRGCD must sign plat 1st</i>		

PARKS AND REC (505) 768-5328		
PLANS DISAPPROVED <i>CS</i>	DATE 2/23/04	DATE
PLANS APPROVED <i>CS</i>	DATE 2/24/04	DATE
COMMENTS:		
<i>Need payment for CIL for 1 lot. I will fax deposit slip to agent as soon as I can. CS</i>		

PLANNING (505) 924-3858		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>JLD</i>	DATE 2-25-04	DATE
COMMENTS:		

(Return form with plat / site plan)

AGIS ELECTRONIC APPROVAL FORM

DRB Project Case #: 1003088

Subdivision Name: Alvarado Gardens - Lots 40D & 40E

Surveyor: Thomas D. Johnston

Company/Agent: Wayjohn Surveying

Contact Person: Norm Lazar E-mail: \_\_\_\_\_

Phone: 255-2052 Fax: \_\_\_\_\_

DXF Received Date: 2/25/2004

Hard-Copy Date: 2/25/2004

Coordinate system:  NMSP Grid (NAD 83)  NMSP Grid (NAD 27)  Ground rotated to NMSP Grid  Other

*Norm A. Lazar*

2/25/04

Approved

Date

\*The dxf file cannot be accepted at this time for the following reason(s):

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

AGIS Use Only

Copied cov3088 to agiscov on 2/25/2004. Contact person notified on 2/25/2004



**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: 1003088**

**AGENDA ITEM NO: 22**

**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:**

MRGCD signature required.

**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:

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

**DATE:** November 5, 2003

*discussed*



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

Development Review Board Comments

**Project Number:** 1003088  
**Application Number:** 03DRB-01870

**DRB Date:** 11/5/03  
**Item Number:** 22

**Subdivision:**

East 1/2 Tract 40, Alvarado Gardens, Unit 2

**Zoning:** RA-2

**Zone Page:** G-12

**New Lots (or units) :** 3

**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:**

This request will be subject to the following requirements of the City Park Dedication and Development Ordinance:

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 3 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

The third lot appears unbuildable?

**Signed:** 

Christina Sandoval, (DMD)

Phone: 768-3808

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
Development Review Board  
November 5, 2003 Comments**

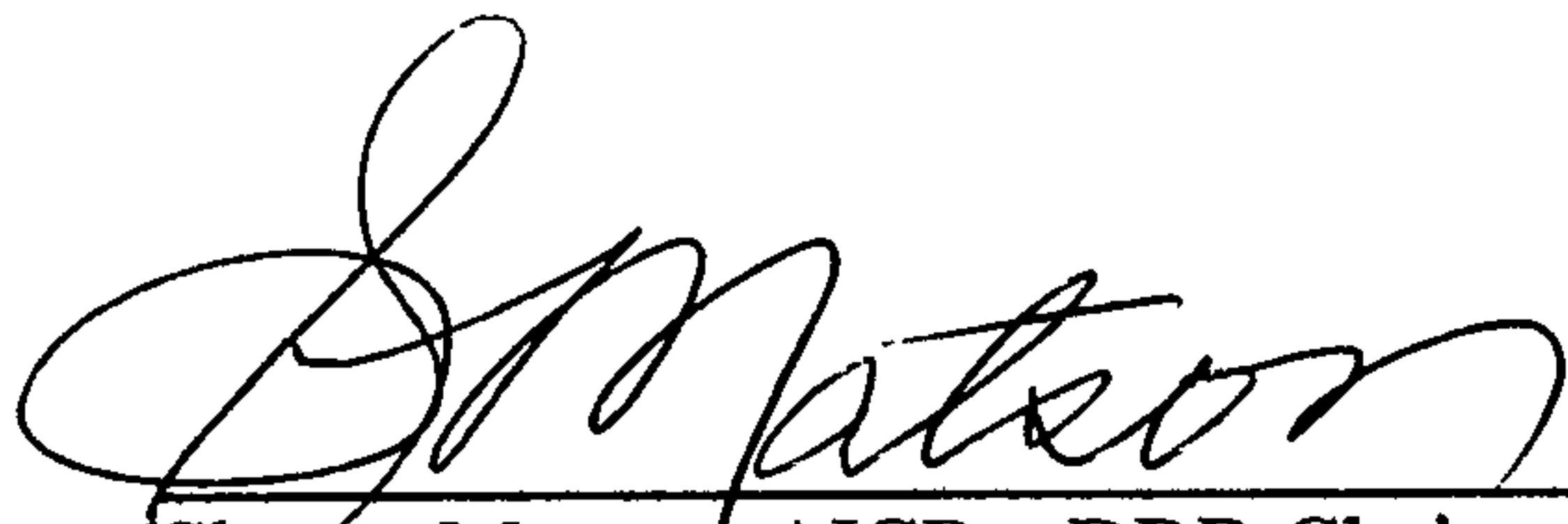
**ITEM # 22**

**PROJECT # 1003085**

**APPLICATION # 03DRB-0180<sup>20</sup>~~3~~**

**RE: Alvarado Gardens Unit 2/sketch**

The zoning requirements for developing RA2 zoned property should be followed.



---

Sheran Matson, AICP DRB Chair  
924-3880 Fax 924-3864 smatson@cabq.gov



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

## DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB- 1003088 Item No. 22 Zone Atlas G-12

DATE ON AGENDA 11-5-03

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
1	MINIMUM CLEAR EASEMENT NEEDS TO BE 22'
2	TURN-AROUND NEEDS TO BE APPROVED BY FIRE / SOLID WASTE
3	ROADWAY WILL NEED 6" DEEP FINISH 22' WIDE ENTRY (25') WILL NEED TO BE PAVED.

If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:

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

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form		Supplemental form	
<b>SUBDIVISION</b>	<b>S</b>	<b>ZONING &amp; PLANNING</b>	<b>Z</b>
<input type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation	
<input type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> County Submittal	
<input type="checkbox"/> Vacation	<b>V</b>	<input type="checkbox"/> EPC Submittal	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)	
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>	<input type="checkbox"/> Sector Plan (Phase I, II, III)	
<input type="checkbox"/> ...for Subdivision Purposes		<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan	
<input type="checkbox"/> ...for Building Permit		<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)	
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<b>L</b>		
<input checked="" type="checkbox"/> Re-plat		<b>APPEAL / PROTEST of...</b>	<b>A</b>
		<input type="checkbox"/> 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 Dunaway and Nina Wallerstein PHONE: 345-0130  
 ADDRESS: 2531 Campbell Rd. NW FAX: 246-9164  
 CITY: Albuquerque STATE NM ZIP 87104 E-MAIL: nrmlazar@aol.com  
 Proprietary interest in site: owner  
 AGENT (if any): NORM LAZAR PHONE: 243-4400  
 ADDRESS: 1606 Central Ave. SE. Suite 201 FAX: 246-9164  
 CITY: Albuquerque STATE NM ZIP 87106 E-MAIL: nrmlazar@aol.com  
 cell: 720-1819

DESCRIPTION OF REQUEST: Re-plat 1.19 acre lot to 2 (two) lots per attached drawing.

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. Lots 40-D and 40-E (proposed) Block: D + E Unit: No. 2  
 Subdiv. / Adn. Alvarado Gardens  
 Current Zoning: RA-2 Proposed zoning: RA-2  
 Zone Atlas page(s): G-12 No. of existing lots: 1 No. of proposed lots: 2  
 Total area of site (acres): 1.19 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.) Within 1000FT of a landfill? no  
 UPC No. 10206043922440304 MRGCD Map No. AMAIAFC.MR&B  
 LOCATION OF PROPERTY BY STREETS: On or Near: Rio Grande NW  
 Between: Rio Grande NW and River

**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

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre application Review Team . Date of review: 02/02/04

SIGNATURE [Signature] DATE 02/02/04  
 (Print) Norm Lazar  Applicant  Agent

**FOR OFFICIAL USE ONLY**

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04DRB - 00141</u>	<u>P+E</u>	<u>5(3)</u>	<u>\$285-</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CME</u>	_____	<u>\$20-</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	Hearing date <u>1R</u>	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$305-</u>

[Signature] 2/3/04 Project # 1003088

100 3088



**FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISE...), JR 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 LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
- 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.
- Design elevations & cross sections of perimeter walls
- 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
- 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
- Infrastructure list if required (verify with DRB Engineer) **NO INTERNAL ROUTING**

**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.
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
- 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.

David Dunaway + Nina Wallerstein  
Applicant name (print)  
[Signature] 02/02/04  
Applicant signature / date



Form revised 3/03, 8/03 and 11/03

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

Application case numbers  
04 DRB- 00141

[Signature] 2/02/04  
Planner signature / date  
**Project # 1003088**

1606 CENTRAL SE SUITE 201  
ALB NM 87106 505-243-4400  
FAX 505 246-9164  
EMAIL [nrmlazar@aol.com](mailto:nrmlazar@aol.com)

**THE LAZAR  
COMPANY LLC**

**To:** DESIGN REVIEW BOARD

**From:** NORM LAZAR

**Fax:**

**Pages:**

**Phone:**

**Date:** 2/2/2004

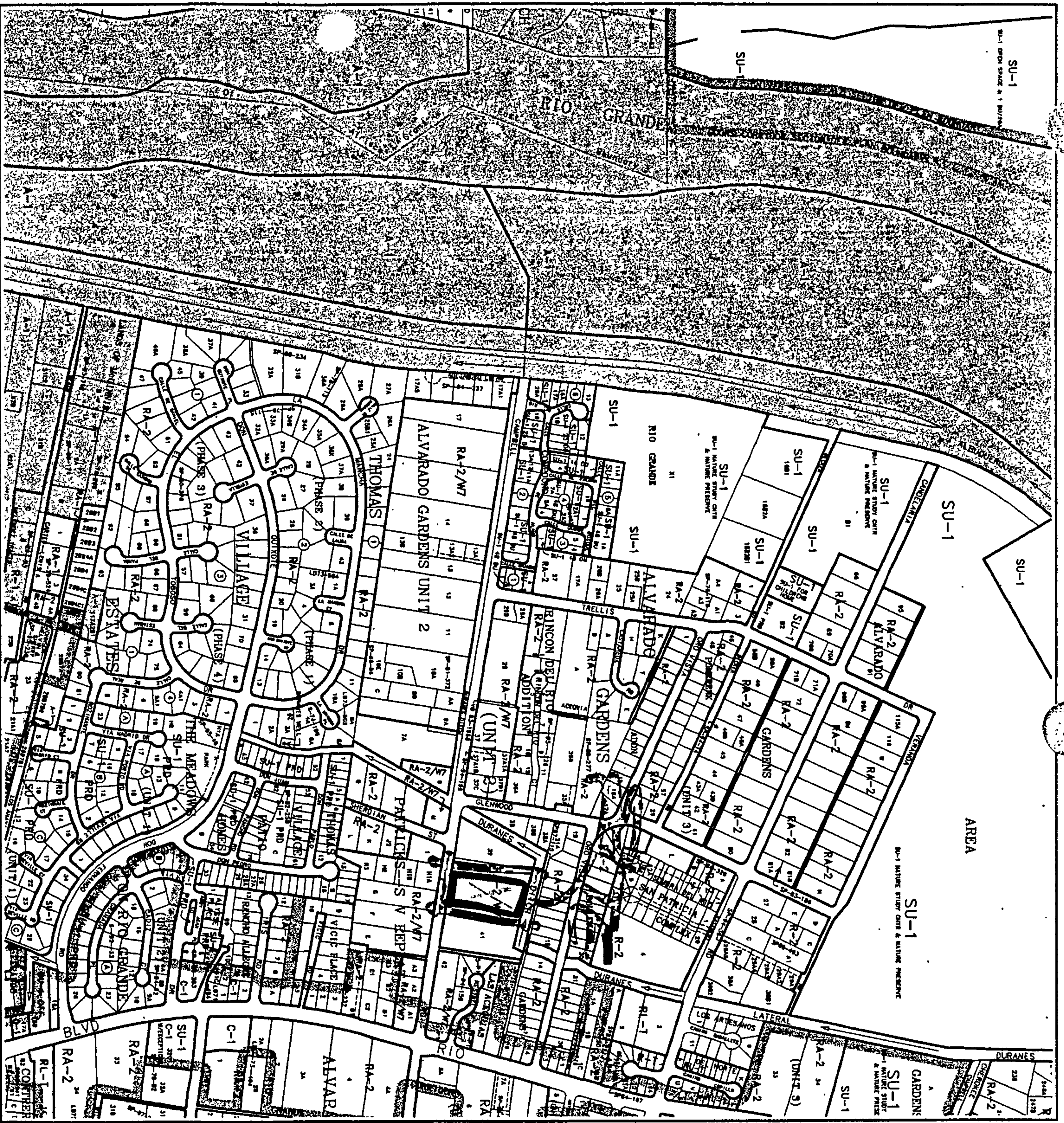
**Re:** 2531 CAMPBELL ROAD NW

**Lot:** 1.19 ac Easterly portion of Lot 40

Alvarado Gardens Unit 2

TO WHOM IT MAY CONCERN:

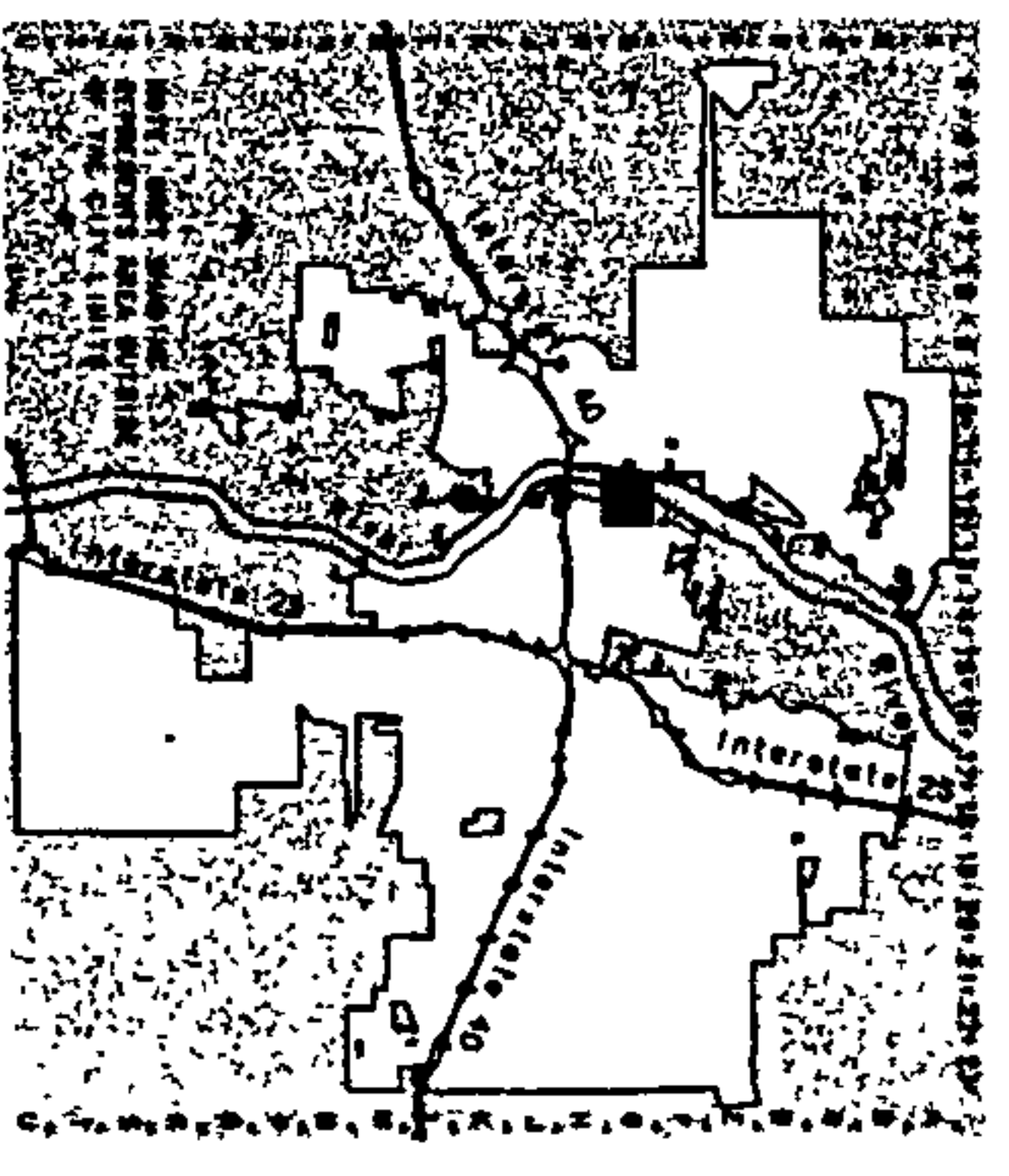
1. DUNAWAY/WALLERSTEIN'S DESIRE TO SELL SUBJECT PROPERTY (PRESENTLY 1.19 AC.). FRONT AREA OF PARCEL HAS A 2400 SF HOUSE AND IS LOCATED ON APPROX ½+- ACRE. REAR ½ +- AC PROPERTY HAS FRUIT TREES AND LARGE GARDEN.
2. WAGNER FAMILY WISHES TO PURCHASE PROPERTY WITH SON AND DAUGHTER IN LAW PURCHASING FRONT AREA WITH HOUSE AND PARENTS PURCHASING VACANT BACK LOT. WAGNER FAMILY DESIRE TO KEEP NORTHERLY LOT IN TACT AS AN ORCHARD AND PLAY AREA FOR GRANDCHILDREN (NO DEVELOPMENT IS PLANNED IN THE NEAR FUTURE FOR THE BACK LOT).
  - A. EXISTING DRIVEWAY FROM CAMPBELL EXTENDS TO REAR LOT.
  - B. ACCESS EASEMENT WILL BECOME PART OF THE REPLAT.
  - C. WAYJOHN SURVEYORS HAVE BEEN CONTRACTED TO DRAW REPLAT IF APPROVED.
3. BOTH PARTIES HAVE AGREED TO BUY AND SELL CONTINGENT ON THE REPLAT APPROVAL.
4. SCHEDULED CLOSING IS FOR MARCH 1, 2004.



**GRAPHIC SCALE IN FEET**  
 250 0 500 1000



Map Amended through November 06 1995  
 ©Copyright 1995



**LEGAL DESCRIPTION**  
 TION  
 RFE  
 REC 1

**UNIFORM PROPERTY CODE**  
 1-012-000  
**G-12-2**

# Bernalillo County New Mexico

Home Search Records General Info Help

Akanda

<b>Assessment Records</b>	
Tax Bill	
2003 Tax Details	
2002 Tax Details	
2001 Tax Details	
2000 Tax Details	
1999 Tax Details	
1998 Tax Details	
1997 Tax Details	
Tax History	

<b>General</b>	
Bill Number	2003-063549
Parcel ID	101206043922440304

<b>2003 Tax Bill Parcel/Owner</b>	
Owner	DUNAWAY DAVID K ETAL
Mailing Address	2531 CAMPBELL RD NW ALBUQUERQUE NM 87104 3103
Situs Address	2531 CAMPBELL RD NW
Township	
Range	
Section	
Lot	
Block	
Legal Desc	EAST 1/2 OF LOT 40 ALVARADO GARDENS #2 CONT 1.19 AC
Mortgage Company ID	02002233
Mortgage Company	CREDIT UNION MORTGAGE SERVICE

**Search Manager**

Current Record  
101206043922440304  
[Add to Portfolio](#)

Your Search List  
1 of 1  
 View Search List  
 Refine Search  
 New Search

Portfolio Manager

The information is current as of 18-DEC-2003.  
**Note: Amounts due are only valid through 11-JAN-2004. For payments made after that date, you will need to confirm the amounts due by contacting the Bernalillo County Treasurer's office at (505) 768-4031.**

<b>2003 Taxes Due</b>			
Type	1st Half	2nd Half	Total
Tax	\$0.00	\$889.74	\$889.74

<b>Total Taxes Due</b>	
Paid Status	Unpaid
Amount Due	\$889.74

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# Bernalillo County New Mexico

Home Search Records General Info Help

Akanda

Assessment Records
Tax Bill
2003 Tax Details
2002 Tax Details
2001 Tax Details
2000 Tax Details
1999 Tax Details
1998 Tax Details
1997 Tax Details
Tax History

<b>General Info</b>	
Bill Number	2003-063549
Parcel ID	101206043922440304
Owner	DUNAWAY DAVID K ETAL

<b>Tax Value</b>	
Tax District	A1 AM AFC MRGB
Assessed Land Value	\$61,532
Assessed Building Value	\$65,049
Taxable Value	\$42,190
Statutory Exemption	\$2,000
Veteran Exemption	\$0
<b>NET TAXABLE VALUE</b>	<b>\$40,190</b>

Search Manager

**Current Record**  
101206043922440304  
[Add to Portfolio](#)

**Your Search List**  
◀ 1 of 1 ▶

- [View Search List](#)
- [Refine Search](#)
- [New Search](#)

Portfolio Manager 0

The information is current as of 18-DEC-2003.

**Note: Amounts due are only valid through 11-JAN-2004. For payments made after that date, you will need to confirm the amounts due by contacting the Bernalillo County Treasurer's office at (505) 768-4031.**

<b>Tax Dollars</b>		
<b>Agency</b>	<b>Rate</b>	<b>Amount Due</b>
STATE	1.52	61.09
COUNTY	8.154	327.71
ALBUQ	10.995	441.90
SCHOOL APS	8.275	332.58
TVI	3.011	121.01
UNMH	6.5	261.24
AMAFCA	.861	34.60
MRGCD	4.96	199.35
<b>Total</b>	<b>44.28</b>	<b>1,779.48</b>

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**ONE STOP SHOP  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT  
Development & Building Services**

**PAID RECEIPT**

APPLICANT NAME David Dunaway / Nina Wallerstein  
 AGENT Norm Lazar  
 ADDRESS 1606 Central Ave SE Ste 201  
 PROJECT & APP # 1003088, 04DRB-00141  
 PROJECT NAME Alvarado Gardens

\$ 20 469099/4916000 Conflict Management Fee

\$ 285 441006/4983000 DRB Actions

\$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ \_\_\_\_\_ 441018/4971000 Public Notification

\$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
 Major/Minor Subdivision  Site Development Plan  Bldg Permit  
 Letter of Map Revision  Conditional Letter of Map Revision  
 Traffic Impact Study

\$ 305 TOTAL AMOUNT DUE

\*\*\*NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

\*\*\*DUPLICATE\*\*\*  
 City Of Albuquerque  
 Treasury Division

\*\*\*DUPLICATE\*\*\*  
 City Of Albuquerque  
 Treasury Division

02/03/2004 1:03PM LOC: ANNX  
 REC: Counterreceipt.doc 12/29/03 TRANS# 0015  
 Account 469099 Fund 0110  
 Activity 4916000 TRSDMH  
 Trans Amt \$20.00  
 J24 Misc \$20.00

02/03/2004 1:03PM LOC: ANNX  
 RECEIPT# 00019155 WSK COB TRANS# 0015  
 Account 441006 Fund 0110  
 Activity 4983000 TRELHM  
 Trans Amt \$20.00  
 CK \$20.00  
 CHARGE \$0.00

Thank You

Thank You



### TREASURY DIVISION DAILY DEPOSIT PARKS AND RECREATION DEPARTMENT CASH IN LIEU

Prepared By: Christina Sandoval Phone Number: 768-5328

CHECK AMOUNT	FUND	ACCOUNT	ACTIVITY
\$680.00	305	461611	7213090

Project Number: 1003088  
 APP Number: 04DRB00141

**Computed as follows:**

*for Park Land Dedication Cash In Lieu:*

Estimate of Value	X	Sq. Ft. Req.	X	# of Lots/Units
\$4.00		170		1

*for Open Space Dedication Cash In Lieu:*

Estimate of Value	X	Remaining Req't. (sq. ft.)
\$0.00		0.00

Subdivision: Lot 40-D, Block D, Alvarado Gardens, Unit 2

Known As:

Zone Page: G-12 Cash In Lieu District: North Valley

04DRB-00141

These monies collected as a fee under Zoning Ordinance 14-16-9-3, in-lieu of dedication of land for a park.

These monies collected as a fee under Zoning Ordinance Section 14-16-3-8 in-lieu of dedication of land for detached open space.

**VALIDATION STAMP:**

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

City Of Albuquerque  
Treasury Division

02/24/2004 2:39PM LOC: ANNX  
 RECEIPT# 00019516 WSH 006 TRANSH 0035  
 Account 461611 Fund 0305  
 Activity 7213090 TRSEJA  
 Trans Amt \$680.00  
 J24 Misc \$680.00  
 CK \$680.00  
 CHANGE \$0.00



**City Of Albuquerque**  
 Department of Municipal Development  
 One Civic Plaza, Room 7057  
 P.O. Box 1293  
 Albuquerque, New Mexico 87103  
 Phone Number: (505) 768-3830  
 Fax Number: (505) 768-2310

DATE: 2.12.31.04 TIME: \_\_\_\_\_ A.M.  
 P.M.

TO: Norm Lazar

COMPANY: \_\_\_\_\_

FAX #: 246-9164 PHONE #: \_\_\_\_\_

FROM: Christina Santoval

PHONE #: 768-3808

Total number of pages (including cover sheet): 2

Comments: This needs to be paid prior to  
 Parks signature on the replat for this  
 property. Please call me with any questions  
 you may have.

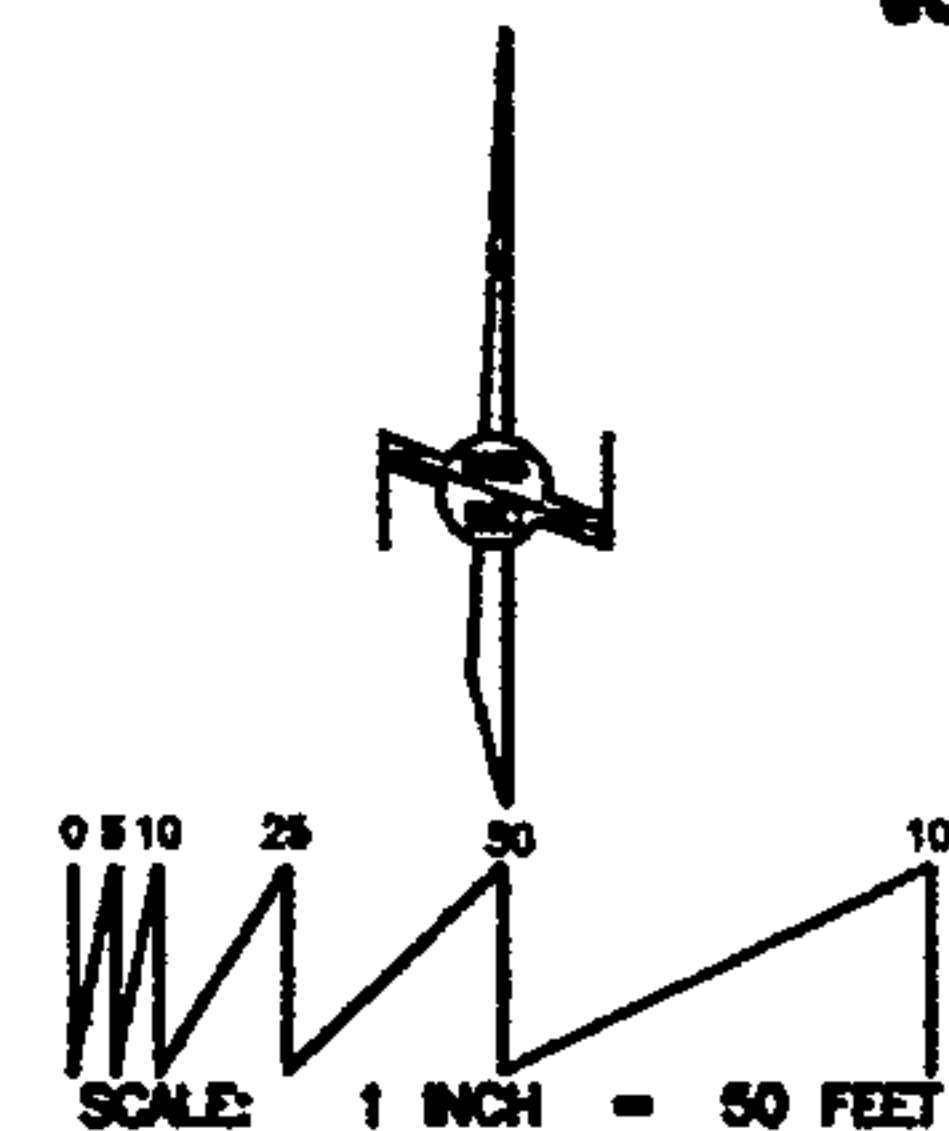


LOG NO. 2003XXXXXX

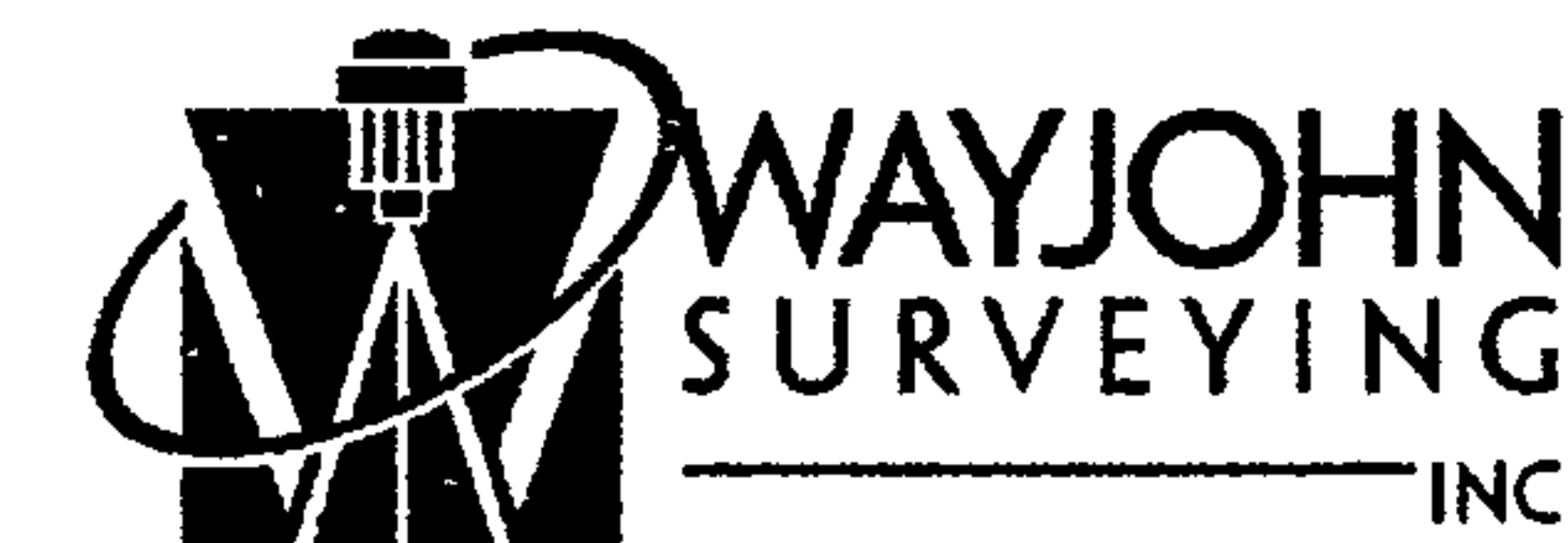
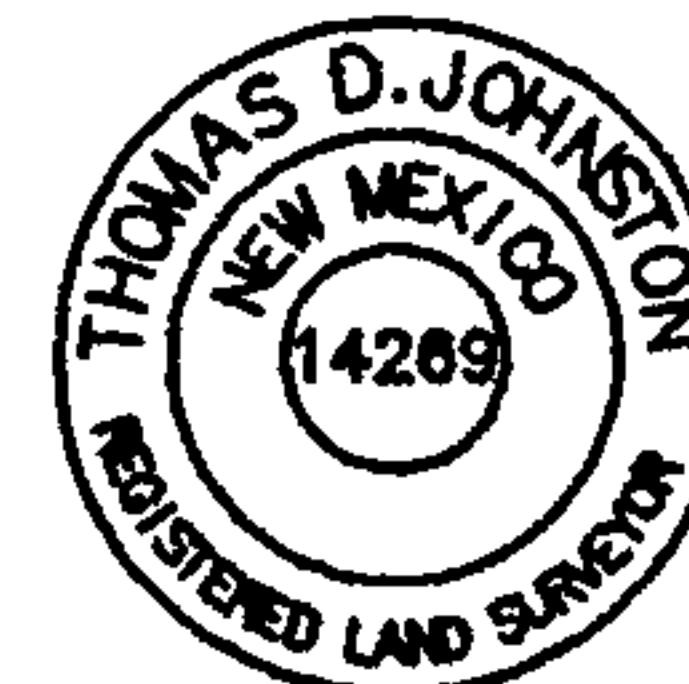
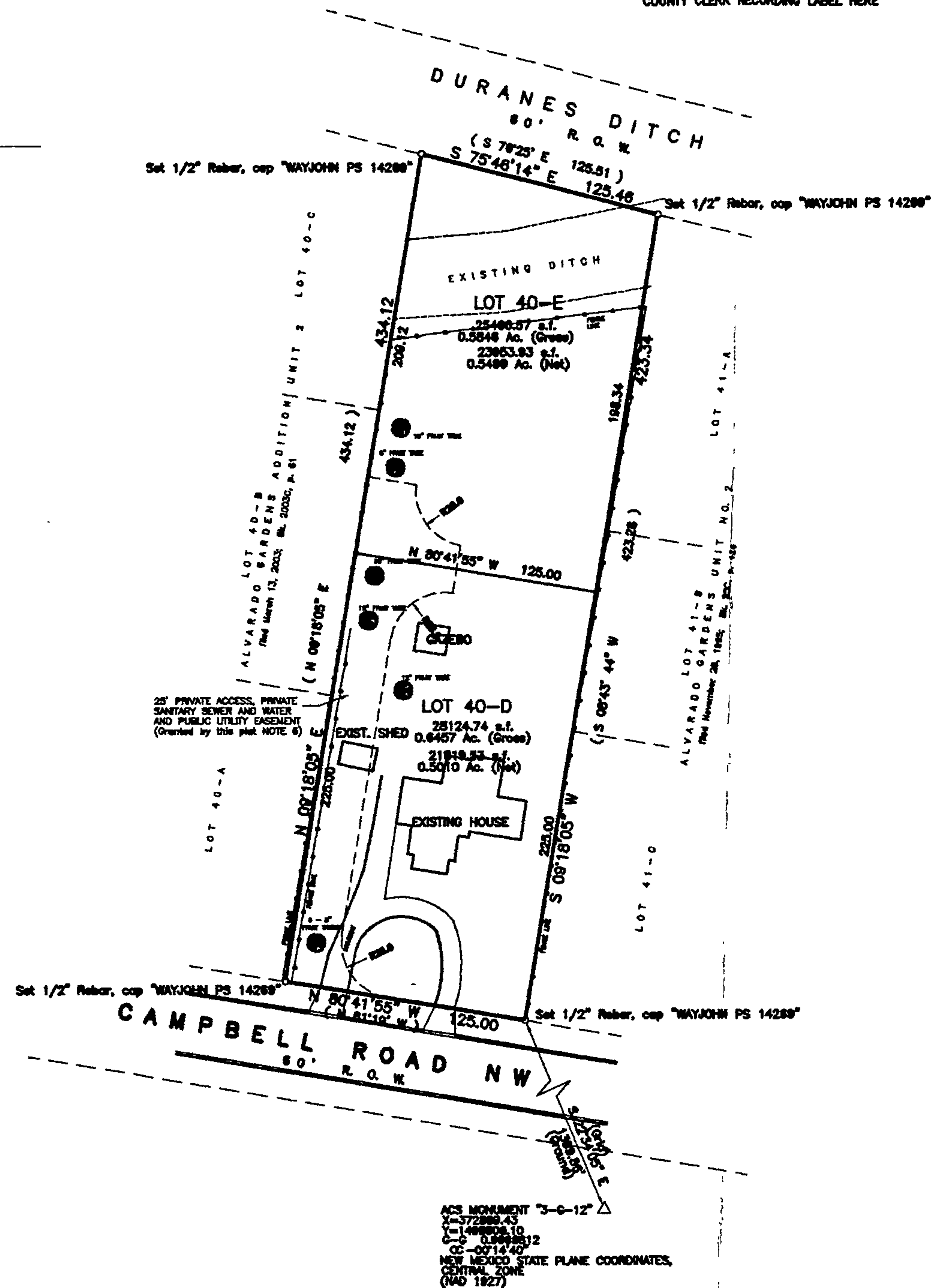
# PLAT OF LOTS 40-D AND 40-E ALVARADO GARDENS UNIT NO. 2

A REPLAT OF THE EASTERLY ONE-HALF OF LOT 40  
ALVARADO GARDENS UNIT NO. 2  
WITHIN SE 1/4, SECTION 1, T.10N., R.2E., N.M.P.M.

JULY 2003



COUNTY CLERK RECORDING LABEL HERE



330 LOUISIANA BLVD., N.E.  
ALBUQUERQUE, N.M. 87108  
PHONE: (505) 255-2052 FAX: (505) 255-2887

\*\*\*

# City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

**SUBDIVISION** Supplemental form **S**

Major Subdivision action

Minor Subdivision action

Vacation **V**

Variance (Non-Zoning)

**ZONING** Supplemental form **Z**

Annexation & Zone Establishment

Sector Plan

Zone Change

Text Amendment

**SITE DEVELOPMENT PLAN** **P**

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

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

**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 DUNAWAY & NINA WALLERSTEIN PHONE: 345-0130

ADDRESS: 2531 CAMPBELL ROAD NW FAX: \_\_\_\_\_

CITY: ALBUQUERQUE STATE NM ZIP 871 E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNER

AGENT (if any): WAYJOHN SURVEYING INC. PHONE: 265-2052

ADDRESS: 330 LOUISIANA BLVD NE FAX: 265-2887

CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: WAYJOHN SURVEYING.AOL.COM

DESCRIPTION OF REQUEST: SKETCH MINOR PLAT OF ONE LOT INTO THREE LOTS

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. E. 1/2 TRACT 40 Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv. / Addn. ALVARADO GARDENS UNIT 2

Current Zoning: RA2/W7 Proposed zoning: SAME

Zone Atlas page(s): G-12 No. of existing lots: 1 No. of proposed lots: 3

Total area of site (acres): 1.2303 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A

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. 1.012.060.439.224.40304 MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: CAMPBELL ROAD NW

Between: RIOGRANDE BLVD NW and GLENWOOD RD NW

**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 10/28/03

(Print) THOMAS D. JOHNSTON  Applicant  Agent

Form revised September 2001

**FOR OFFICIAL USE ONLY**

	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> INTERNAL ROUTING	<u>OBDRB-01870</u>	<u>SK</u>		\$ <u>[Signature]</u>
<input type="checkbox"/> All checklists are complete				\$ _____
<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>Nov 5, 2003</u>			Total \$ <u>[Signature]</u>

[Signature] 10/28/03  
Planner signature / date

Project # 1003088

**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.
  - 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
  - Infrastructure list if required (verify with DRB Engineer) **NO INTERNAL ROUTING**
- 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.

THOMAS D. JOHNSTON (AGENT)  
Applicant name (print)  
[Signature] 10/28/13  
Applicant signature / date

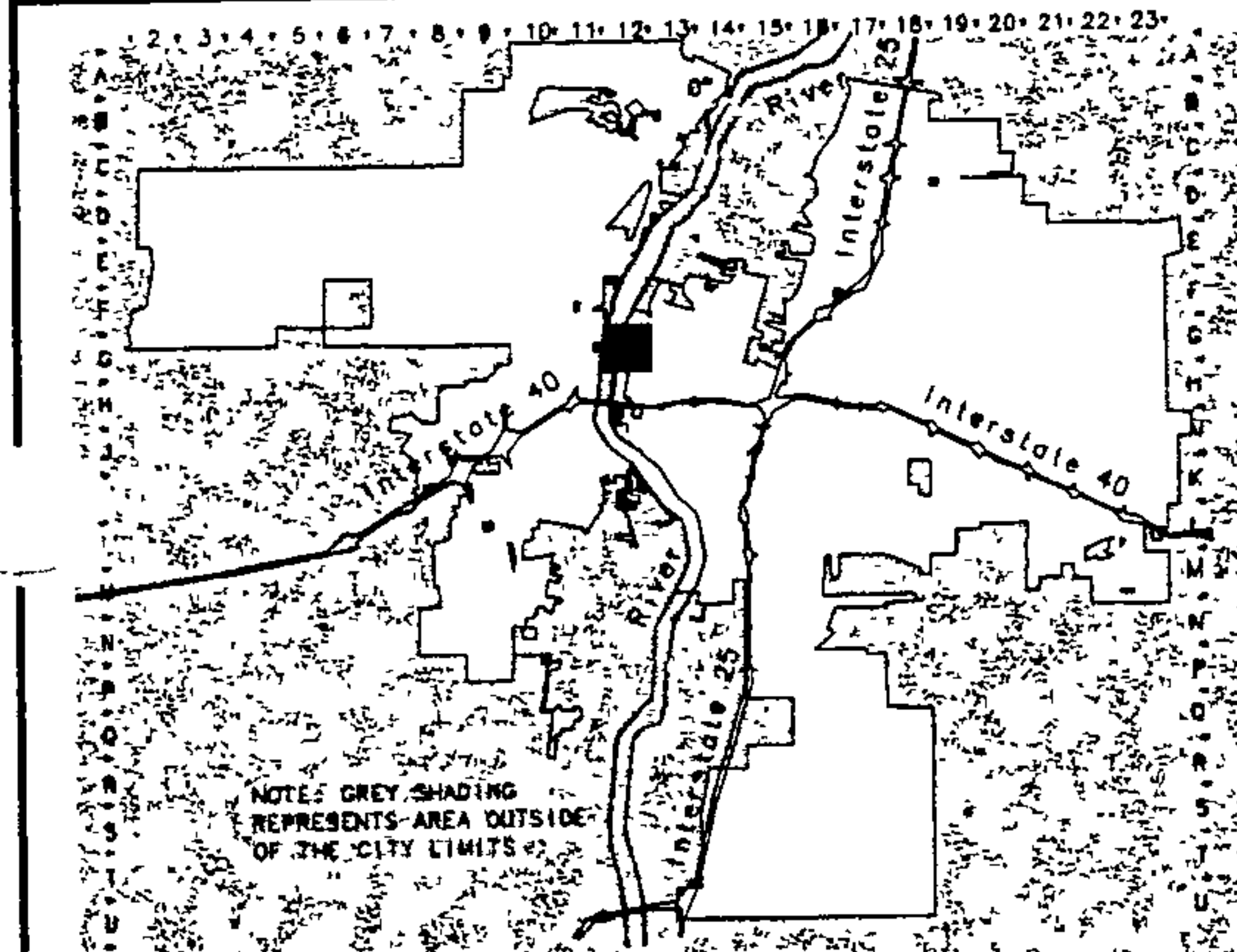
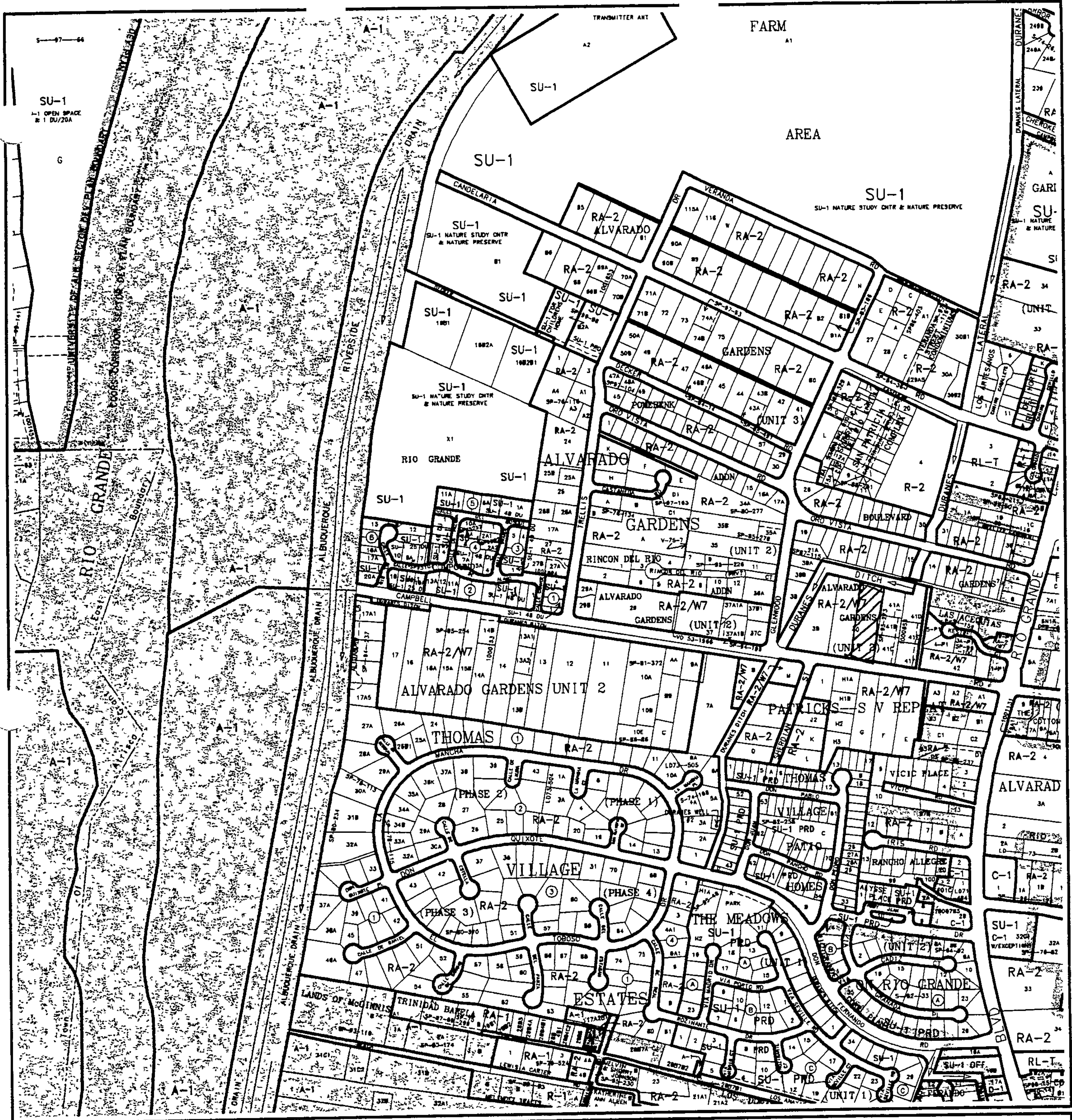


Form revised MARCH 2003

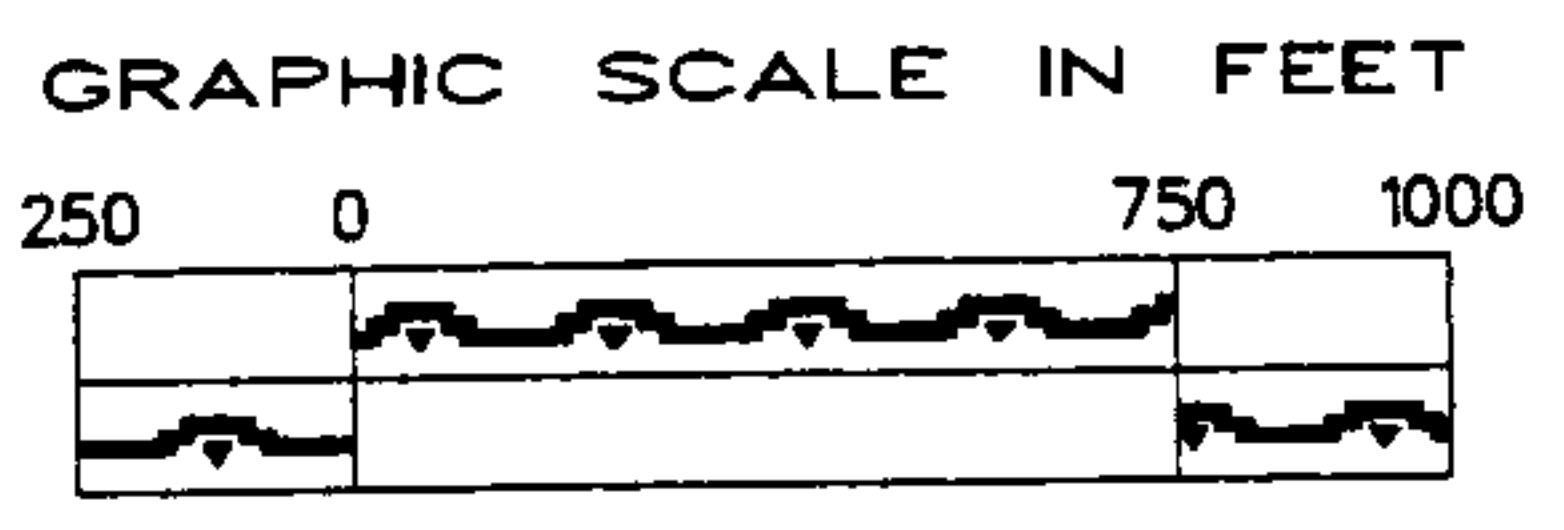
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
03023-\_\_\_\_\_-01870  
\_\_\_\_\_-\_\_\_\_\_-\_\_\_\_\_  
\_\_\_\_\_-\_\_\_\_\_-\_\_\_\_\_

[Signature] 10/28/13  
Planner signature / date  
**Project #** 1003088



CITY OF  
Albuquerque  
A G I S  
Albuquerque Geographic Information System  
PLANNING DEPARTMENT  
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**Zone Atlas Page**

**G-12-Z**

Map Amended through April 03, 2002



330 Louisiana Blvd., N.E. • Albuquerque, NM 87108 • Phone: (505) 255-2052 • Fax: (505) 255-2887

October 28, 2003

City of Albuquerque Planning  
Plaza Del Sol Building  
600 2<sup>nd</sup> Street, NW  
Albuquerque, NM 87102

RE: Replat of the East one-half of Tract 40, Alvarado Gardens Unit 2  
Minor Subdivision sketch plat

To Whom It May Concern:

This is a submittal for a sketch plat for minor subdivision. The following submittal is a three lot subdivision. The client desires to replat his parcel into three one quarter acre (net) lots. We would like to find out the feasibility of the current access easement configuration, since the client desires to preserve as many trees as possible on his property. A proposed temporary ditch easement has also been included, since the current location of the Duranes ditch is not in its existing right of way. It is my understanding that the ditch will be relocated this winter, once the irrigation waters have stopped.

Thank you for your consideration. Since this is a unique platting action, feel free to contact me if you have any questions regarding this matter.

Regards,

Thomas D. Johnston, PS

enc.

