



Complete 5-9-05

DRB CASE ACTION LOG (PREL & FINAL)

REVISED 2/5/04

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.: **05DRB-00613 (P&F)**
Project Name **ALVARADO GARDENS UNIT 2**
Agent: Christopher Calott

Project # **1003694**
Phone No.: 401-7844

Project Number

1003694

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 4/20/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: Park dedication CIL

PLANNING (Last to sign): AGIS DXF required 4th FR AGIS
Copy Utilities signatures

- 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.**
- AGIS DXF File approval required.**
- Copy of recorded plat for Planning.**



DRB CASE ACTION LOG (PREL & FINAL)

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- Property Management's signature must be obtained prior to Planning Department's signature.**
- AGIS DXF File approval required.**
- Copy of recorded plat for Planning.**

OKAY

Project Number 1003694

3694

DXF Electronic Approval Form

DRB Project Case #: 1003694

Subdivision Name: ALVARADO GARDENS UNIT 2 LOTS BB1 & BB2

Surveyor: RUSS P HUGG

Contact Person: RUSS P HUGG

Contact Information: 897-3366

DXF Received: 4/20/2005 Hard Copy Received: 4/22/2005

Coordinate System: Ground rotated to NMSP Grid



Approved

04-22-2005

Date

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

AGIS Use Only

Copied cov **3694** to agiscov on **4/22/2005** Contact person notified on **4/22/2005**



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 20, 2005

22. **Project # 1003694**
05DRB-00613 Minor-Prelim&Final Plat Approval
05DRB-00614 Minor-Subd Design (DPM) Variance

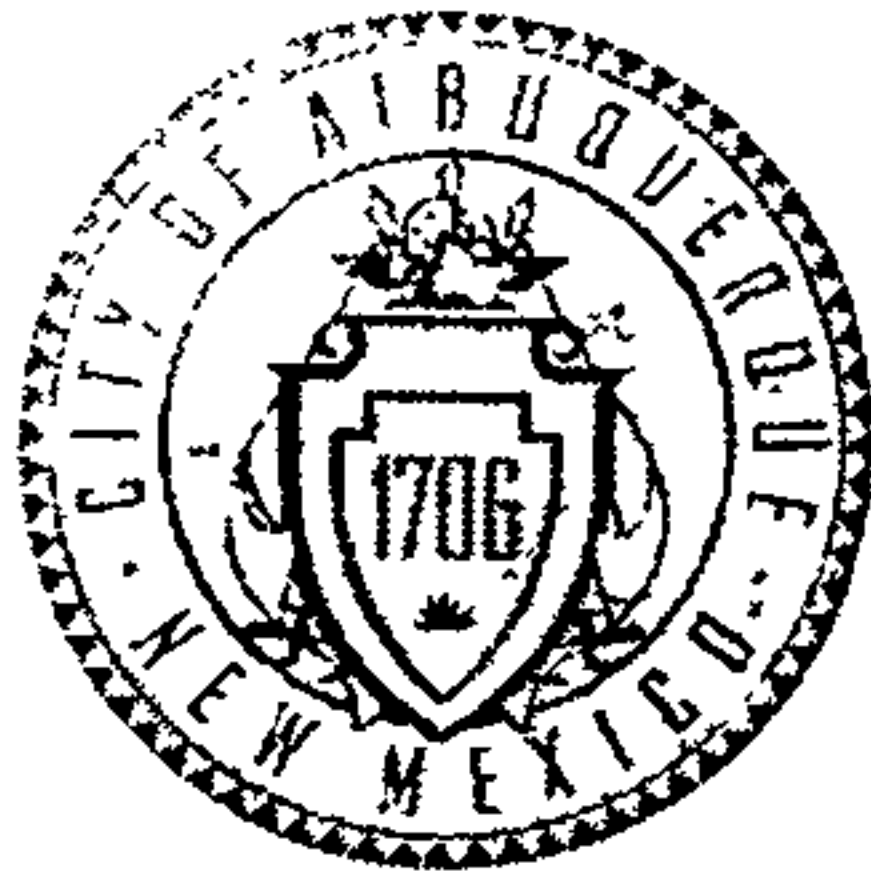
CHRISTOPHER CALOTT request(s) the above action(s) for all or a portion of Lot(s) BB, **ALVARADO GARDENS NO. 2**, zoned RA-2 W7, located on CAMPBELL RD NW, between GLENWOOD NW and TRELIS DR NW containing approximately 1 acre(s). [REF: 04DRB01485] (G-12)

At the April 20, 2005, Development Review Board meeting, the preliminary and final plat was approved with final plat sign off delegated to Parks for cash-in-lieu and Planning for the AGIS dxf file.

The subdivision design variance was approved as shown on Exhibit D in the Planning file.

For Sheran Matson, AICP, DRB Chair

Cc: Christopher Calott, Infill Solutions, 723-B Silver Ave SW, 87102
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File



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

Development Review Board Comments

Project Number: 1003694
Application Number: 05DRB-00613

DRB Date: 4/20/2005
Item Number: 22

Subdivision:

Lots BB, Alvarado Gardens No. 2

Zoning: RA-2

Zone Page: G-12

New Lots (or units) : 1

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
- Subd Design Variance

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 1 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.

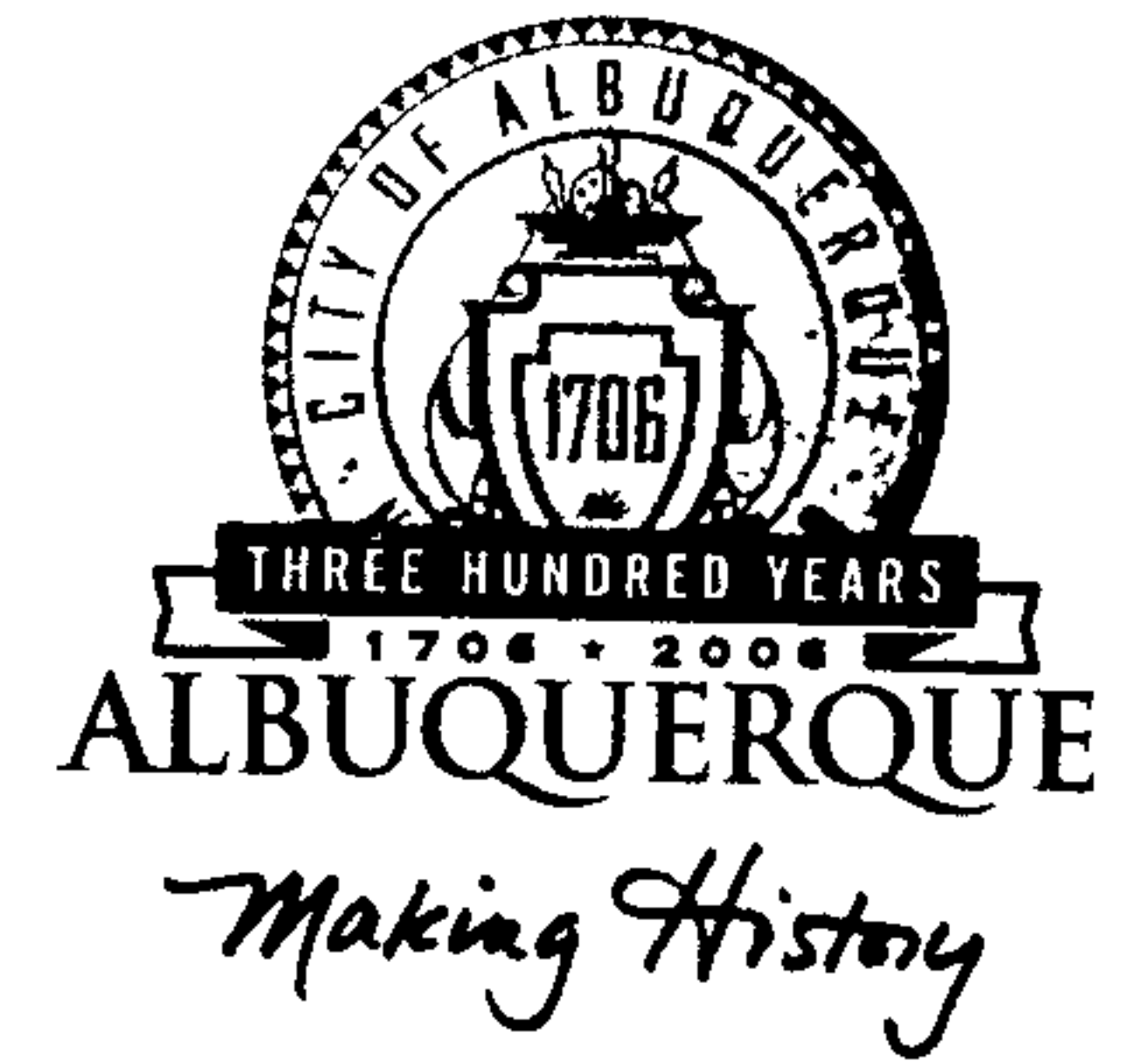
The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

Signed: 

 Christina Sandoval, (DMD)

Phone: 768-3808

CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003694

AGENDA ITEM NO: 22

SUBJECT:

DPM Variance
Final Plat
Preliminary Plat

ACTION REQUESTED:

APP
SIGN-OFF

P.O. Box 1293

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the subject request.
No adverse comments.

Albuquerque

New Mexico 87103

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN

www.cabq.gov

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 20, 2005

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
April 20, 2005
DRB Comments**

ITEM # 22

PROJECT # 1003964

APPLICATION # 05-00613

Re: Alvarado Gardens, No. 2/minor plat/SDV

There is no objection to the preliminary and final plat request.

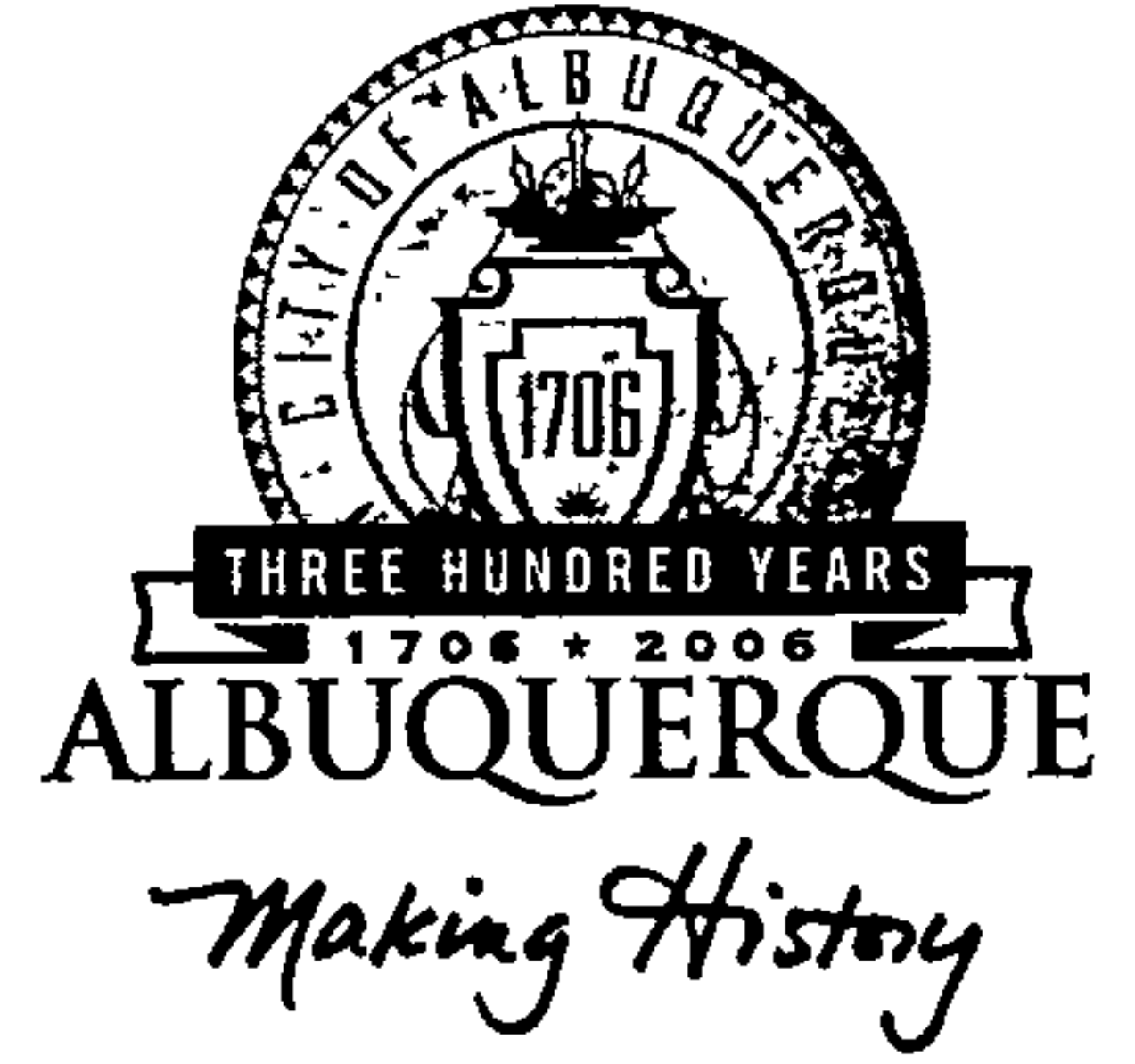
Note on Exhibit D where location of Subdivision Variance is located.

Agent may record plat provided Planning receives a copy to close the file.



Andrew Garcia, Planning Alternate
924-3895 Fax 924-3864 agarcia@cabq.gov

CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003694

AGENDA ITEM NO: 16

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 Dev. Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Cost Allocation Plan |

ACTION REQUESTED:

P.O. Box 1293

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

Albuquerque

ENGINEERING COMMENTS:

No adverse comments.

New Mexico 87103

RESOLUTION:

www.cabq.gov

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED *discussed* 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: October 6, 2004

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DRB Comments
October 6, 2004**

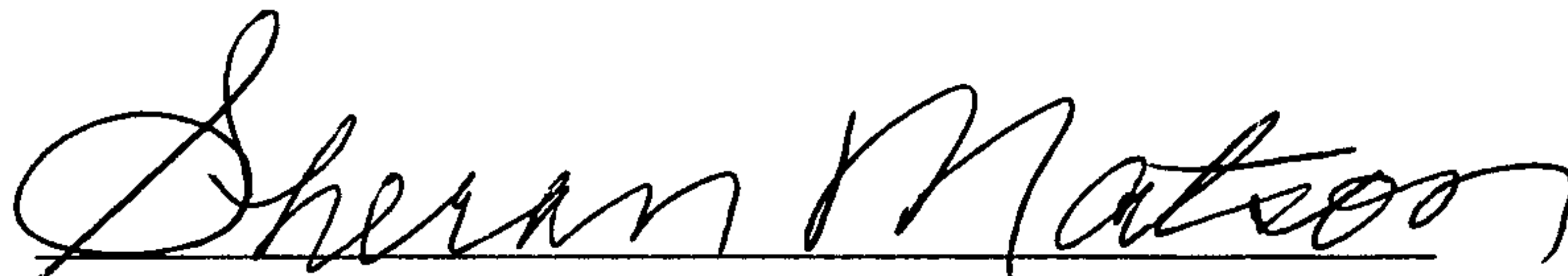
Item # 16

Project # 1003694 Application # 04-01485

RE: Lot BB, Alvarado Gardens, Unit 2/sketch

The proposed new lots meet the minimum lot size requirements for RA2 zoning.

The only comment I have is...we are the Development Review Board, rather than the Design Review Board.



Sheran Matson, AICP DRB Chair

924-3880 Fax 924-3863 smatson@cabq.gov

Christopher Calott, Architect

September 25, 2004

Design Review Board
City of Albuquerque
600 2nd Street, NW
Albuquerque, New Mexico
8 7 1 0 2

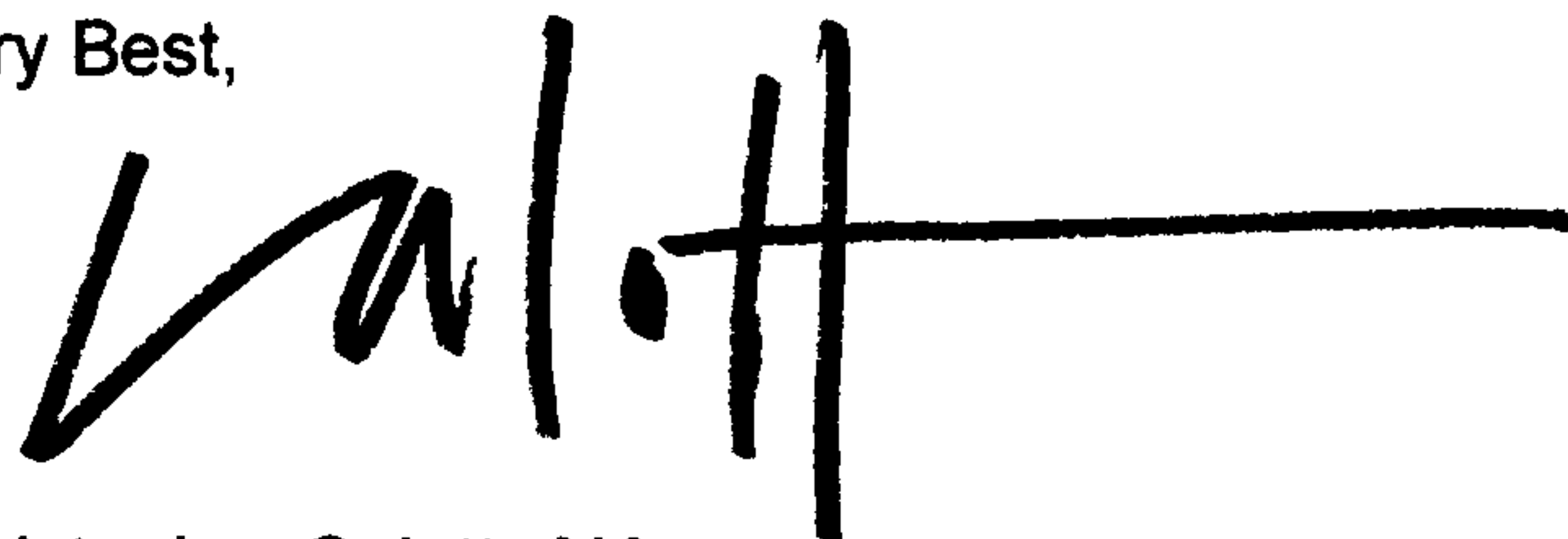
Design Review Board,

I am submitting this Sketch Plat Subdivision Plan to subdivide a single .56 acre lot into two lots. Lot BB, Alvarado Gardens, Unit 2 is located in Albuquerque's North Valley on Campbell Road and is zoned RA-2. The resulting two lots after subdivision would be .25 and .31 acres, both within the lot size requirements of the RA-2 zoning.

The lot is presently accessed off of Campbell road through a 15-foot wide access road, utility and ditch easement which serves this and one other lot. City water and sewer is presently available to this site to serve an existing house on the property. The current house sits at the far south end of this lot leaving a majority of the site unused and vacant. The proposed subdivision would balance this property with two houses set on quarter-acre lots, typical in this area of the North Valley. Finally, this lot is situated between two new subdivisions on Campbell Road which achieve far greater density than is proposed here.

Thank you for your comments, direction and, for considering this Sketch Plat subdivision proposal.

Very Best,

A handwritten signature in black ink, appearing to read 'Calott', with a long horizontal line extending to the right.

Christopher Calott, AIA

1 4 0 5 R o m a A v e n u e , N . W .
A l b u q u e r q u e , N e w M e x i c o , 8 7 1 0 4
5 0 5 . 8 4 2 . 8 6 4 7 *ChrisCalott@AOL.com*

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
12/6/04	#100369A Alvarado Garden 2	Sketch	Comments
4/20/05	same	Prel & Final SDV	Approved & delegated

A City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION	Supplemental form S	ZONING AND PLANNING	Supplemental form Z
<input type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation	
<input checked="" type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> County Submittal	
<input type="checkbox"/> Vacation	V	<input type="checkbox"/> EPC Submittal	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)	
SITE DEVELOPMENT PLAN		<input type="checkbox"/> Sector Plan (Phase I, II, III)	
<input type="checkbox"/> ... for Subdivision Purposes	P	<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)	L		
		APPEAL / PROTEST OF ...	A
		<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 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: CHRISTOPHER CALOTT PHONE: 401-7844
 ADDRESS: 723-B SILVER AVE, S.W. FAX: 242-1872
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: CHRIS@CALOTT.COM
 Proprietary Interest in Site: OWNER List all owners: INFILL SOLUTIONS
 AGENT (if any): _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: Albuquerque STATE NM ZIP _____ E-MAIL: _____

DESCRIPTION OF REQUEST: PRELIMINARY AND FINAL PLAT APPROVAL
+ SUBDIVISION DESIGN VARIANCE

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 BB Block: _____ Unit: _____
 Subdv. / Addn. ALVARADO GARDENS UNIT NO. 2
 Current Zoning: RA-2/WT Proposed zoning: SAME
 Zone Atlas pages(s) G-12 No. of existing lots: 1 No. of proposed lots: 2
 Total area of site (acres): 0.57 AC 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? N/A
 UPC No. 101206033018240725 MRGCD Map No. N/A
 LOCATION OF PROPERTY BY STREETS: On or Near: CAMPBELL ROAD, N.W.
 Between: GLEWOOD and TRELLIS DRIVE

CASE HISTORY:

List any current or prior case numbers that may be relevant to your application (Proj., App., DRB-, AX_Z_V_S_, etc.): NA
1003694 04DRB 01485

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-Application Review Team Date of review: 10/6/2004

SIGNATURE _____ DATE _____
 (Print) CHRISTOPHER CALOTT Applicant Agent

FOR OFFICIAL USE ONLY
3/04

Form revised 9/01, 3/03, 7/03, 10/03,

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>05DRB - 00613</u>	<u>PEF</u>	<u>3(3)</u>	<u>\$ 285.00</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>05DRB - 00614</u>	<u>CINF</u>		<u>\$ 20.00</u>
<input type="checkbox"/> All case #s are assigned		<u>SDV</u>		
<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 checked="" type="checkbox"/> F.H.D.P. density bonus				
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				
	Hearing date <u>4-20-05</u>			Total <u>\$ 305.00</u>

[Signature] 4-12-05
Planner signature / date

Project # 1003694

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 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 3 copies
- ___ 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
- Signed Pre-Annexation Agreement if Annexation required.
- 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**

Pend **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.

CHRISTOPHER CALOTT

Applicant name (print)

[Signature] 4/12/2005

Applicant signature / date

Form revised 1/04



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

Application case numbers
05 DRB - 00613

[Signature] 4-12-05

Planner signature / date

Project # 1003694

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE** (PUBLIC HEARING CASE)
- ___ Application for subdivision (Plat) on FORM S-3, including those submittal requirements. **24 copies** of the plat are required. The Variance and subdivision should be applied for simultaneously.
 - ___ Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived.
 - ___ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ___ Sign Posting Agreement
 - ___ Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
 - ___ Any original and/or related file numbers are listed on the cover application
- DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.**

- VACATION OF PUBLIC RIGHT-OF-WAY**
- VACATION OF PUBLIC EASEMENT**
- ___ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies**. (Not required for dedicated and City owned public right-of-way.)
 - ___ Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **24 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
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ___ Sign Posting Agreement
 - ___ Fee (see schedule)
 - ___ Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

- SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)**
- SIDEWALK DESIGN VARIANCE**
- SIDEWALK WAIVER**
- Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings. These actions are not approved through 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 variance or waiver
 - 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.**

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**
- EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**
- ___ Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings. These actions are not approved through 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 deferral or extension
 - ___ 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.**

- VACATION OF PRIVATE EASEMENT**
- ___ The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
 - ___ Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (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 vacation
 - ___ Letter of authorization from the grantors and the beneficiaries
 - ___ Fee (see schedule)
 - ___ Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
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.

CHRISTOPHER CALOTT

 Applicant name (print)
[Signature] 4/12/2005

 Applicant signature / date



Form revised 4/03 and October 2003

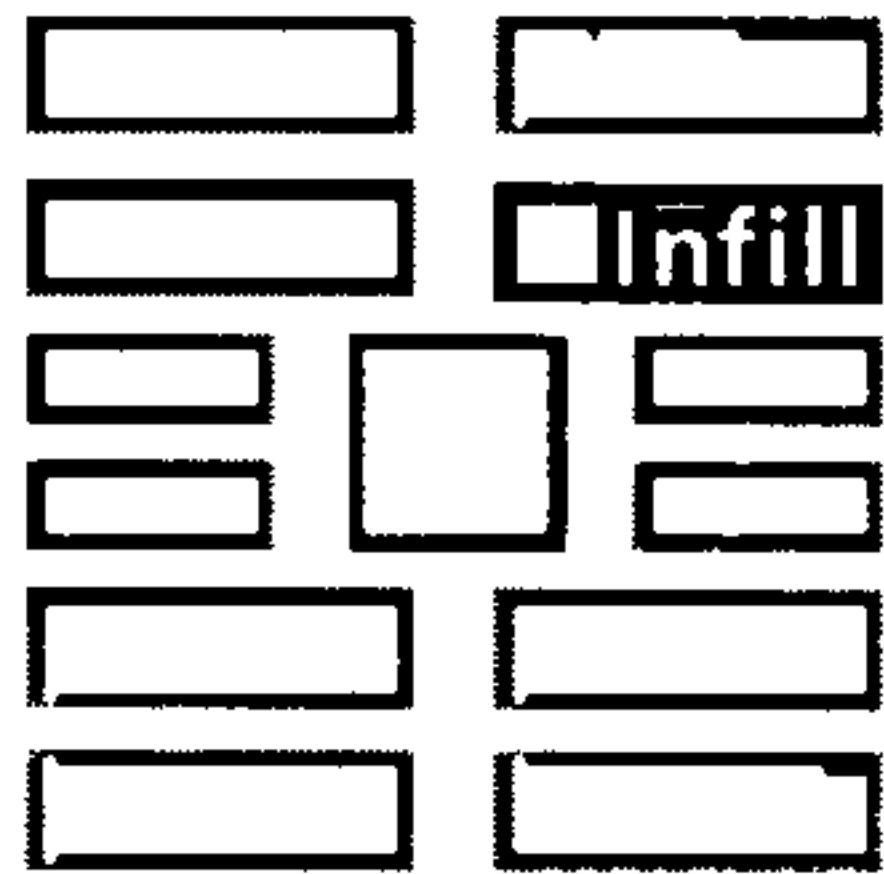
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
05DRB - 00614
 _____ - _____
 _____ - _____

[Signature] 4-12-05

 Planner signature / date
Project # 1003694

[Handwritten mark]



Infill Solutions
Innovative Urban Design and Development

Development Review Board
City of Albuquerque
Plaza Del Sol Building
Albuquerque, New Mexico, 87102

Dear Development Review Board and Chairperson,

April 12, 2005

I am submitting this application to subdivide Lot BB, Alvarado Garden Unit 2 into two residential lots. This lot is presently .57 acres and the two subdivided lots will be .31 and .26 acres, both within the allowed lot size requirements for the existing RA-2 zoning. This lot was previously subdivided in 1977 with the intention of a further subdivision as proposed in this application. I am including a letter from H. Barker recounting this history as he was part of the original subdivision action in 1977 as the recipient and current owner of Lot C.

I am applying for a minor variance from minimum Standards of the Development Process Manuel with this application to accommodate roadway access to the newly subdivided lots BB-1 and BB-2 and, existing Lot C. Currently, a 15-foot wide road, utility & ditch easement exists through Lot AA to access Lots BB and C. As I do not control Lot AA, I am unable to gain ant additional required width to this portion of the access road. However, with this platting action I am able to provide the 22-foot required access road width across my two new subdivided lots. Additionally, I have reviewed my plat with the Fire Department and have accommodated their requirements for a Dead-End Fire Apparatus Access Road Turnaround Easement on my property per their request (see Proposed Subdivision of Lot BB , Subdivision Details and Figure D103.1, 2003 International Fire Code drawings provided). Given these circumstances, I hope that these efforts will suffice to grant me a variance to maintain the existing 15-foot road width across Lot AA. Thank you for your consideration of this application for a Minor Subdivision and variance from minimum Standards of the Development Process Manuel.

Very Best,

Christopher Calott, AIA
Partner
Infill Solutions

H. BARKER ARCHITECTS • ARCHITECTS & PLANNERS, A.I.A.
209 GOLD AVENUE, S.W. • ALBUQUERQUE, NEW MEXICO 87102 • 505-842-6789 TEL • 505-842-1818 FAX • hbarkerarchitects.com

November 18, 2004

Mr. Richard Dineen
City of Albuquerque
Planning Director
Plaza Del Sol Building
Albuquerque, New Mexico 87102

RE: 2644 Campbell Road N.W.

Dear Mr. Dineen:

This letter regards Lot BB of Block 0000, Alvarado Gardens Unit 2 Subdivision.

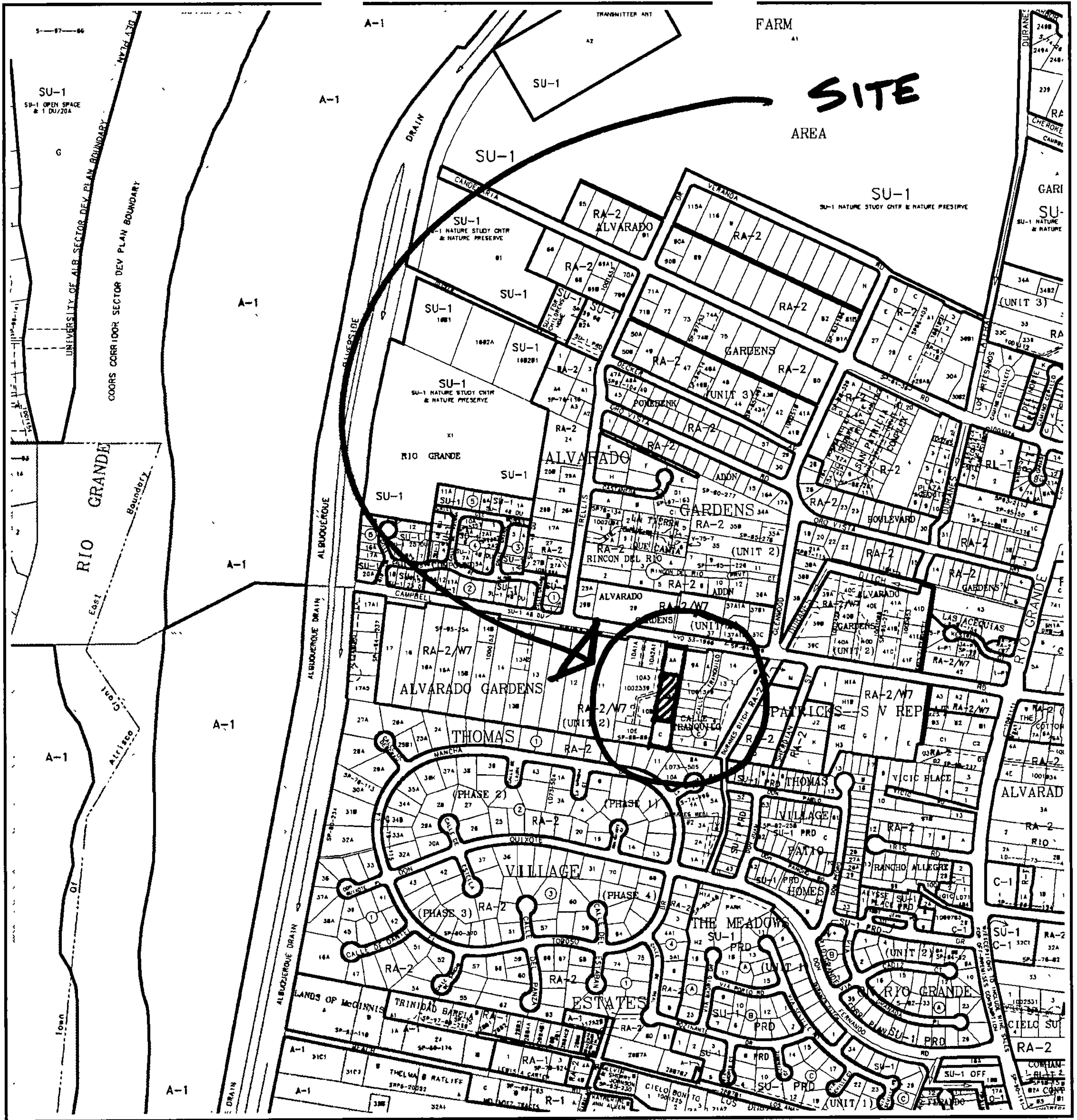
When Rosemary Glenn and I divided her property in order to sell me the back lot, the middle lot was left large enough to be divided into two lots in the future.

If you have any questions or wish to discuss this further, please contact me.

Respectfully,

A handwritten signature in black ink, appearing to read 'H. Barker', with a horizontal line underneath.

Hildreth Barker, A.I.A.
Owner of 2648 Campbell Road N.W.



SITE

AREA

SU-1

SU-1 NATURE STUDY CNTR & NATURE PRESERVE

FARM

A-1

SU-1

SU-1

A-1

A-1

A-1

A-1

A-1

5-97-86

SU-1
SU-1 OPEN SPACE
& 1 DU/20A

G

RIO GRANDE

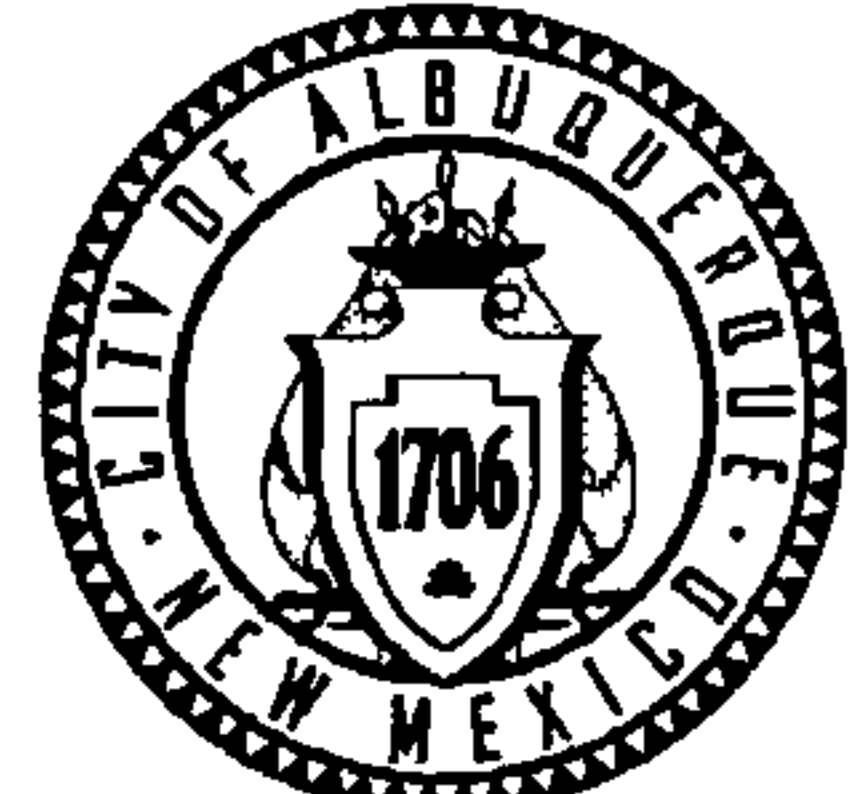
East

Alvarado

Low

A-1

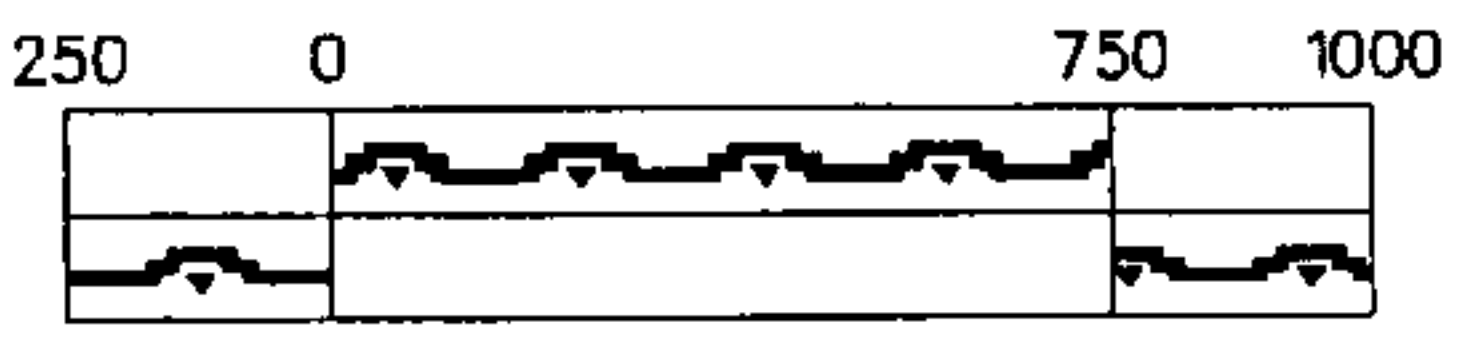
NOTE GREY SHADING
REPRESENTS AREA OUTSIDE
OF THE CITY LIMITS



Abuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET



Zone Atlas Page

G-12-Z

Map Amended through February 01, 2005

D101.1 Scope. Fire apparatus access roads shall comply with this appendix and all other applicable requirements of the *International Fire Code*.

**SECTION D102
REQUIRED ACCESS**

D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg).

**SECTION D103
MINIMUM SPECIFICATIONS**

D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm). See Figure D103.1.

D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.

Exception: Grades steeper than 10 percent as approved by the fire chief.

excess of 150 feet (45 720 mm) and turnaround provisions in accordance with Table D103.4.

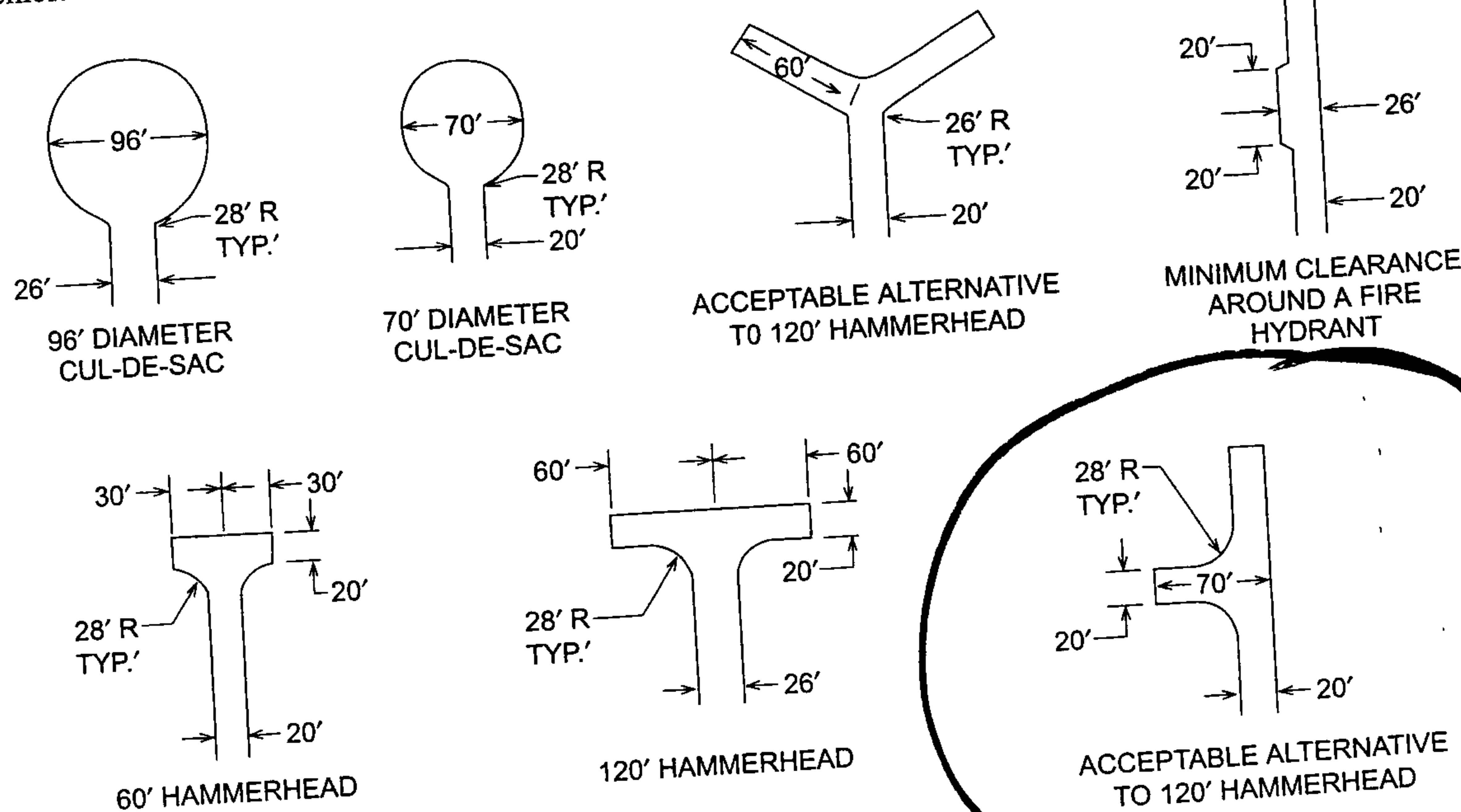
**TABLE D103.4
REQUIREMENTS FOR DEAD-END FIRE
APPARATUS ACCESS ROADS**

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0-150	20	None required
151-500	20	120-foot Hammerhead, 60-foot "Y" or 96-foot-diameter cul-de-sac in accordance with Figure D103.1
501-750	26	120-foot Hammerhead, 60-foot "Y" or 96-foot-diameter cul-de-sac in accordance with Figure D103.1
Over 750		Special approval required

For SI: 1 foot = 304.8 mm.

D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. The minimum gate width shall be 20 feet (6096 mm).



For SI: 1 foot = 304.8 mm.

**FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND**



Development Review Board
City of Albuquerque
Plaza Del Sol Building
Albuquerque, New Mexico, 87102

Dear Development Review Board and Chairperson,

April 12, 2005

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Very Best,

Christopher Calott, AIA
Partner
Infill Solutions

H. BARKER ARCHITECTS • ARCHITECTS & PLANNERS, A.I.A.
209 GOLD AVENUE, S.W. • ALBUQUERQUE, NEW MEXICO 87102 • 505-842-6789 TEL • 505-842-1818 FAX • hbarkerarchitects.com

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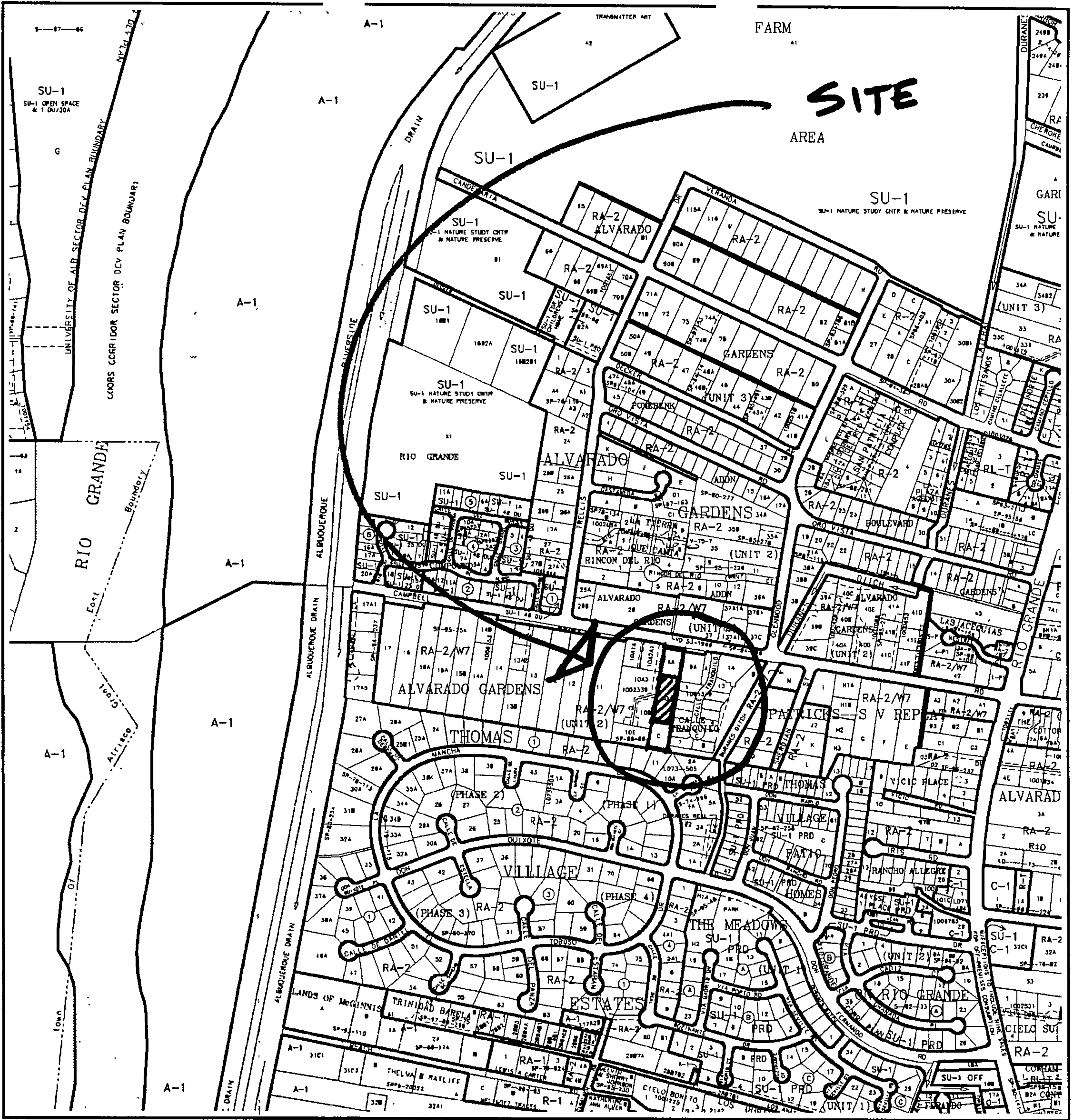
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Hildreth Barker, A.I.A.
Owner of 2648 Campbell Road N.W.



SITE

FARM

AREA

SU-1

SU-1 NATURE STUDY CNTR & NATURE PRESERVE

GARI

SU-1 NATURE & NATURE

(UNIT 3)

RA

RA

RA

RA

RA

RA

RA

RA

RA

RA

RA

RA

RA

RA

RA

RA

RA

RA

RA

RA

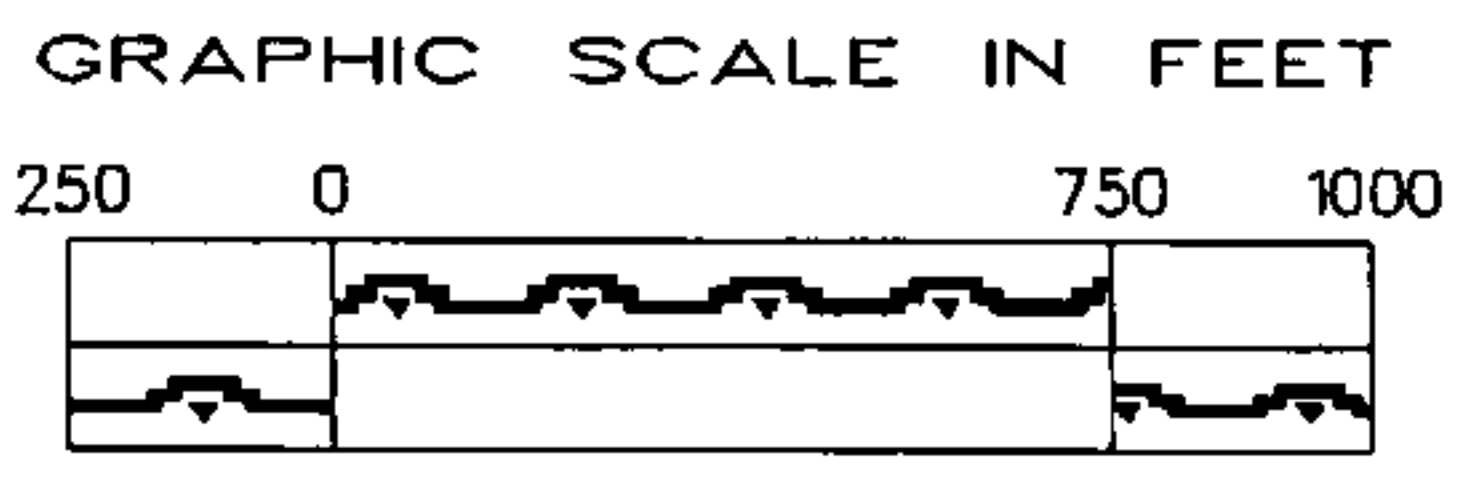
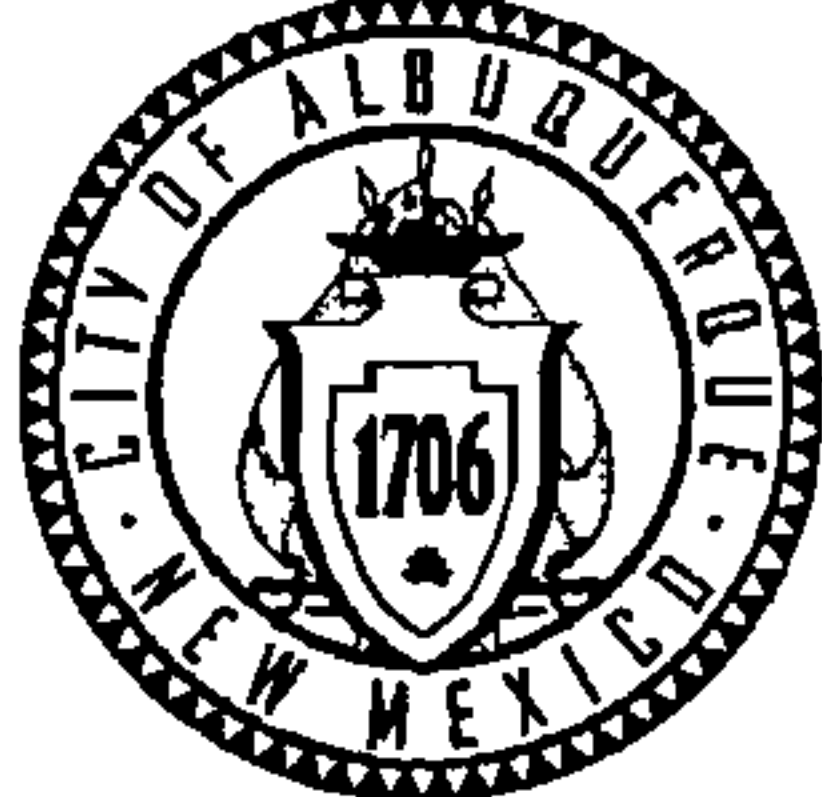
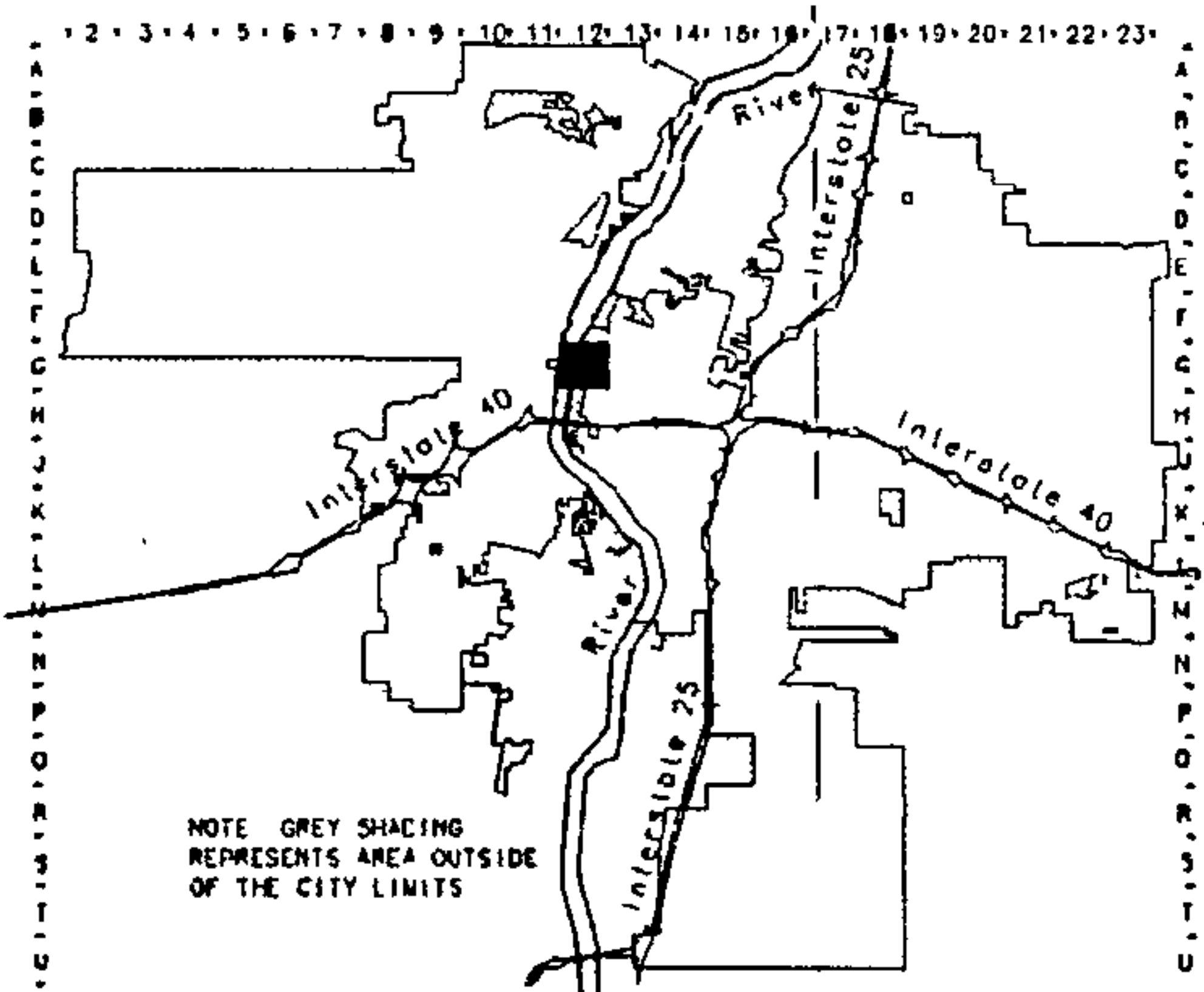
RA

RA

RA

RA

RA



Zone Atlas Page

G-12-Z

Map Amended through February 01, 2005

Abuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT

© Copyright 2004

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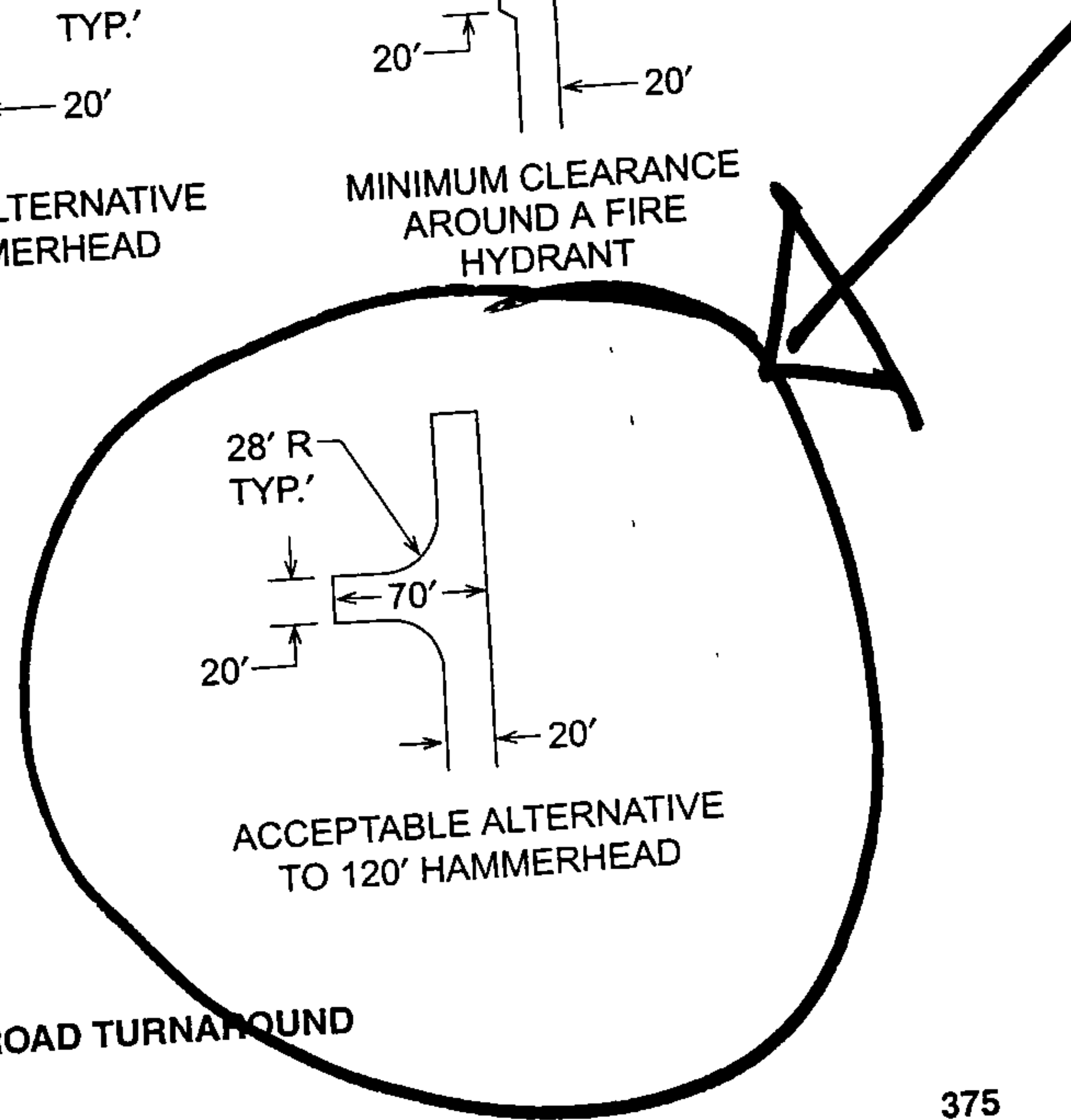
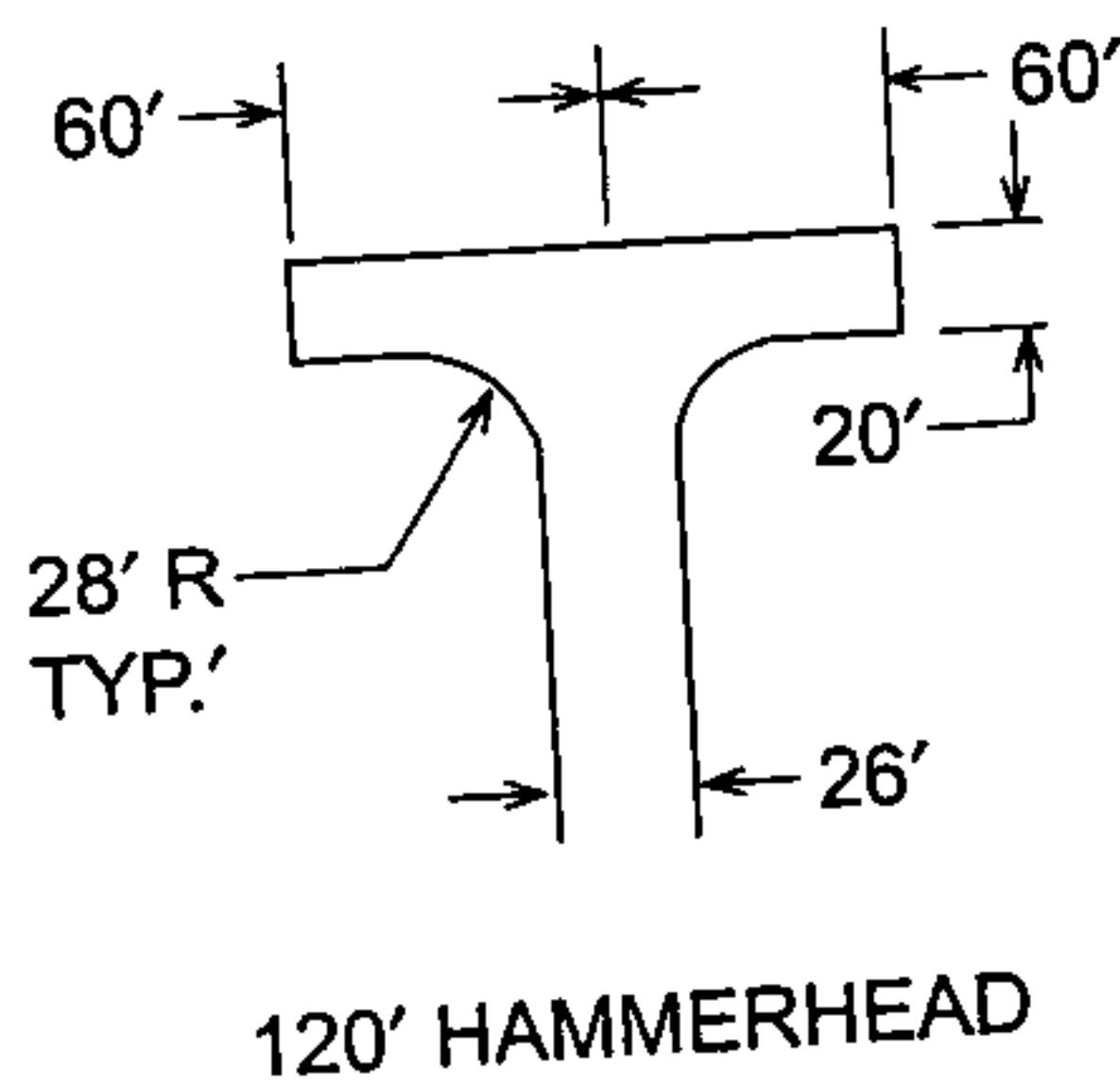
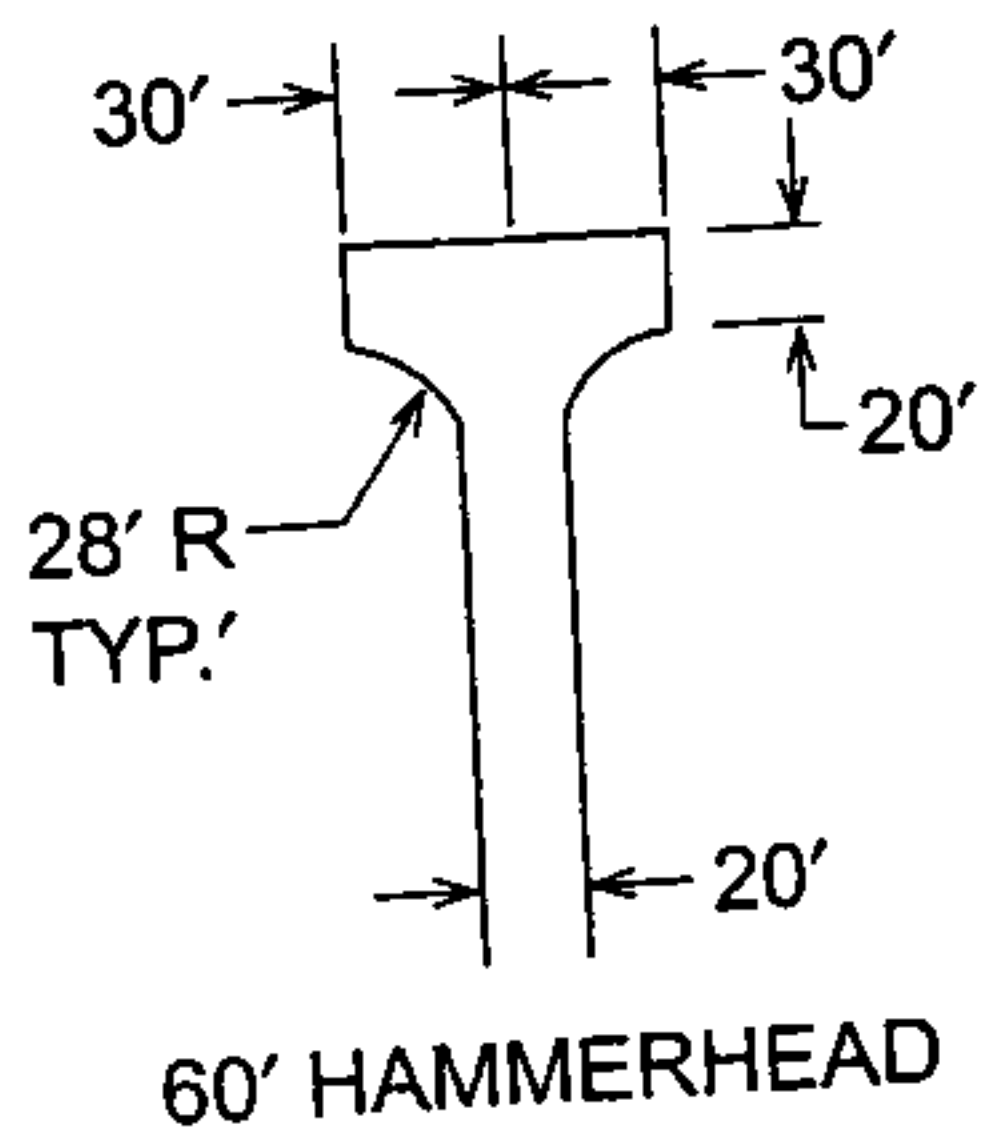
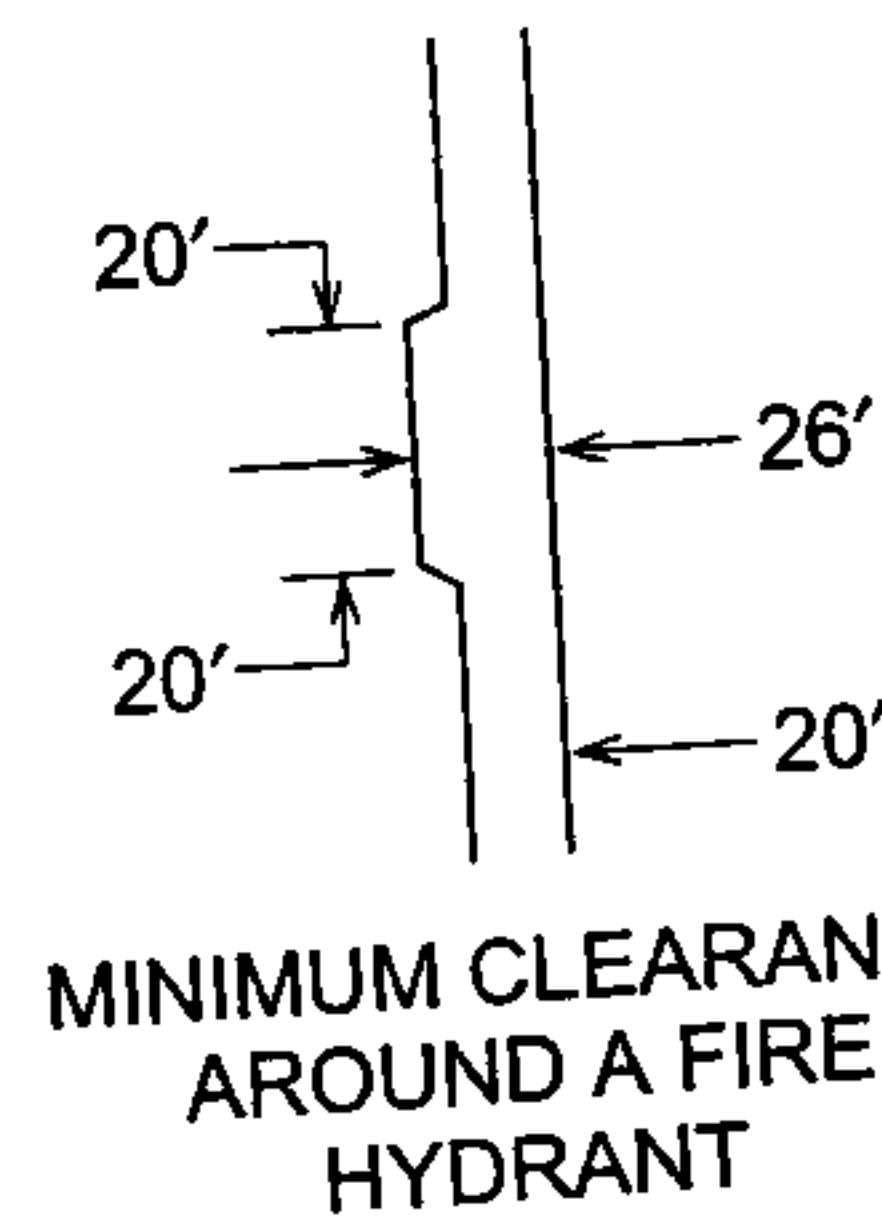
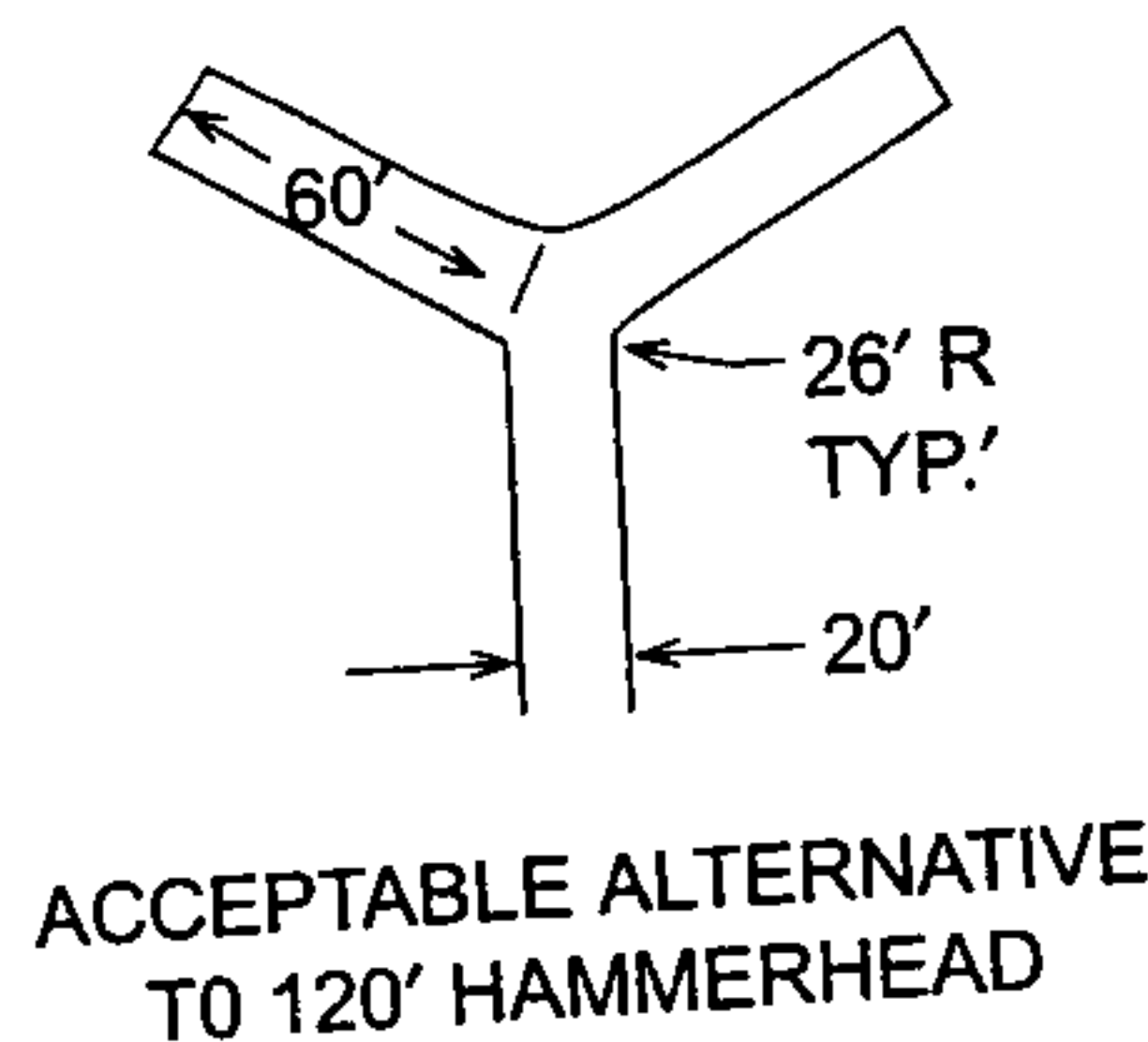
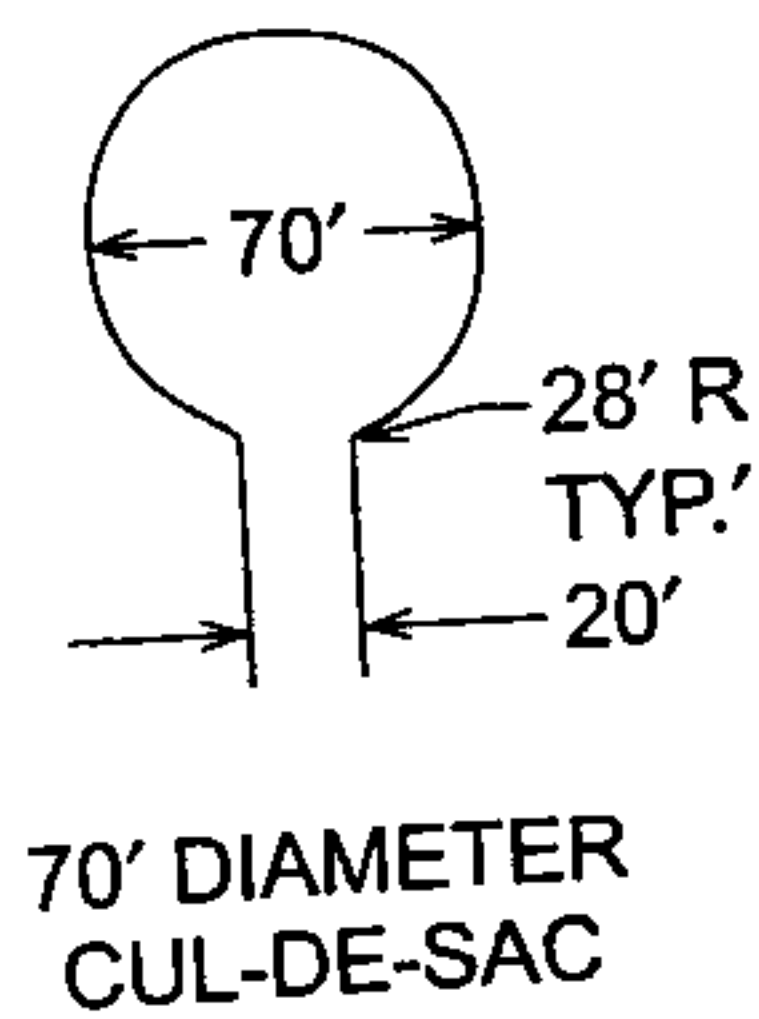
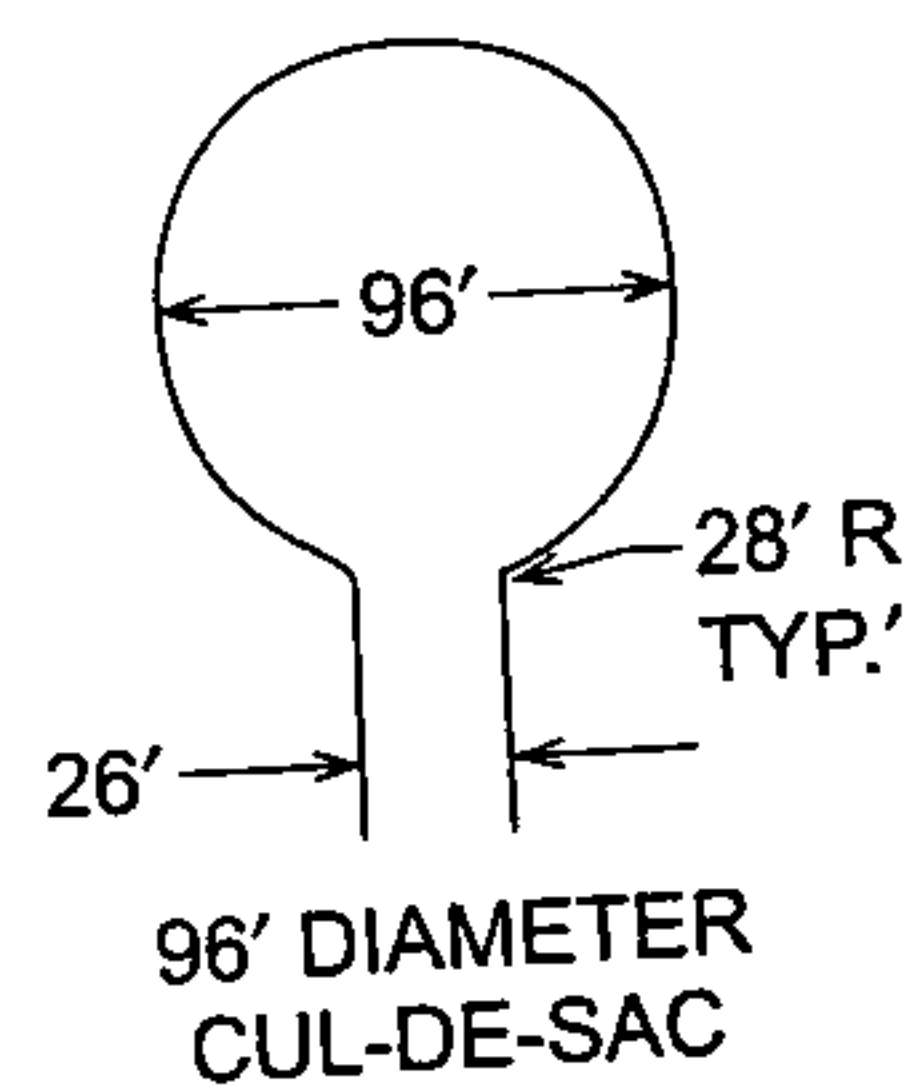
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**FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND**

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

##

PAID RECEIPT

APPLICANT NAME Christopher Calott
 AGENT Same
 ADDRESS 723-B Silver SW.
 PROJECT & APP # 100.3694/DRB 0613
 PROJECT NAME Alvarado Gardens

\$ 20.00 441032/3424000 Conflict Management Fee
 \$ 285.00 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
 \$ 305.00 TOTAL AMOUNT DUE

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

4/12/2005 12:03PM
 RECEIPT# 00040202 WSH 007 TRANS# 0041
 Account 441006 Fund 0110
 Activity 4983000
 Trans Amt \$305.00
 J24 Misc \$25.00
 MC \$105.00
 CHANGE \$0.00

City Of Albuquerque
Treasury Division

City Of Albuquerque
Treasury Division

4/12/2005 12:02PM LOC: ANNX
 RECEIPT# 00040201 WSH 007 TRANS# 0041
 Account 441032 Fund 0110
 Activity 3424000 TRSLJS
 Trans Amt \$305.00
 J24 misc \$20.00

Thank You

Thank You

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

PAID RECEIPT

APPLICANT NAME Christopher Calott
AGENT Same
ADDRESS 723-B Silver SW
PROJECT & APP # 1003694/05 DRB 00614
PROJECT NAME Alvarado Gardens #2

SDV

\$ 20.00 441032/3424000 Conflict Management Fee

\$ _____ 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

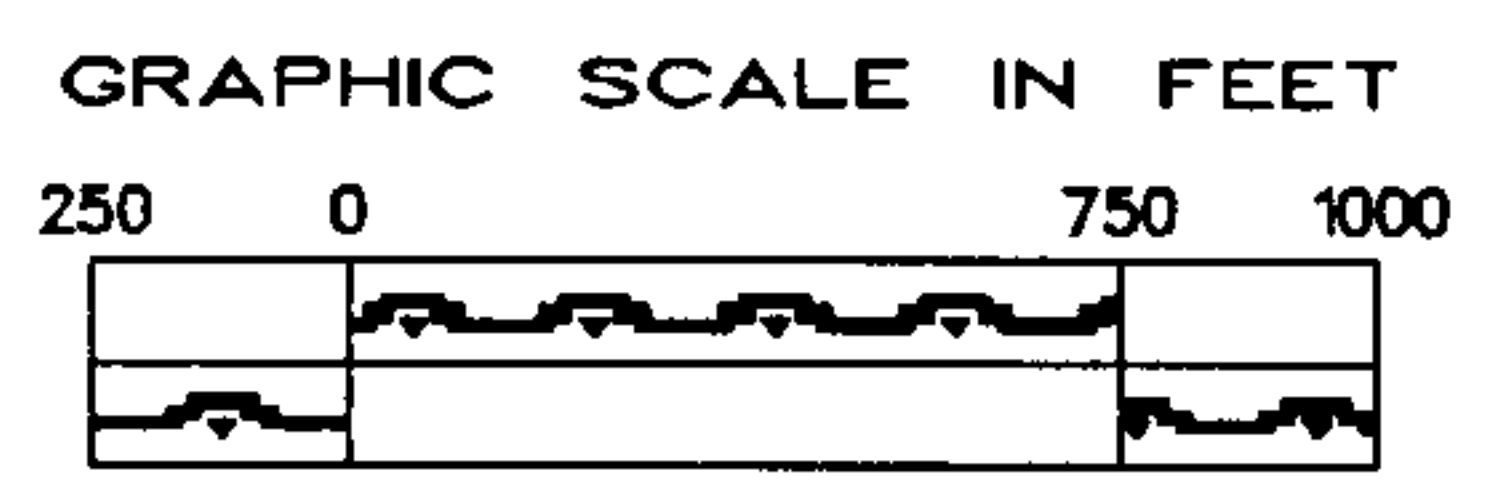
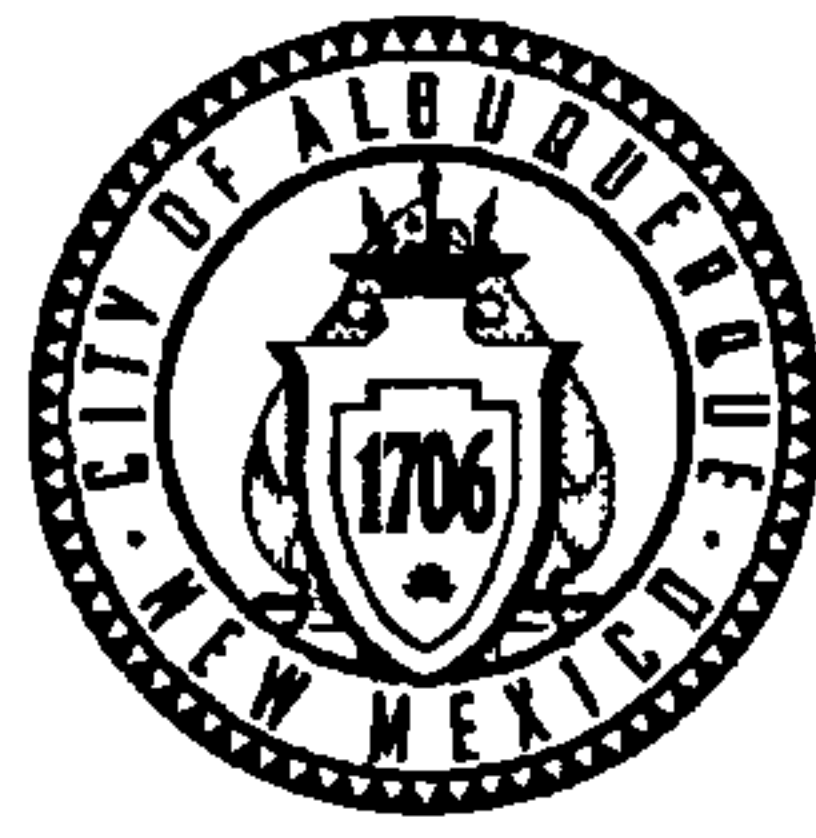
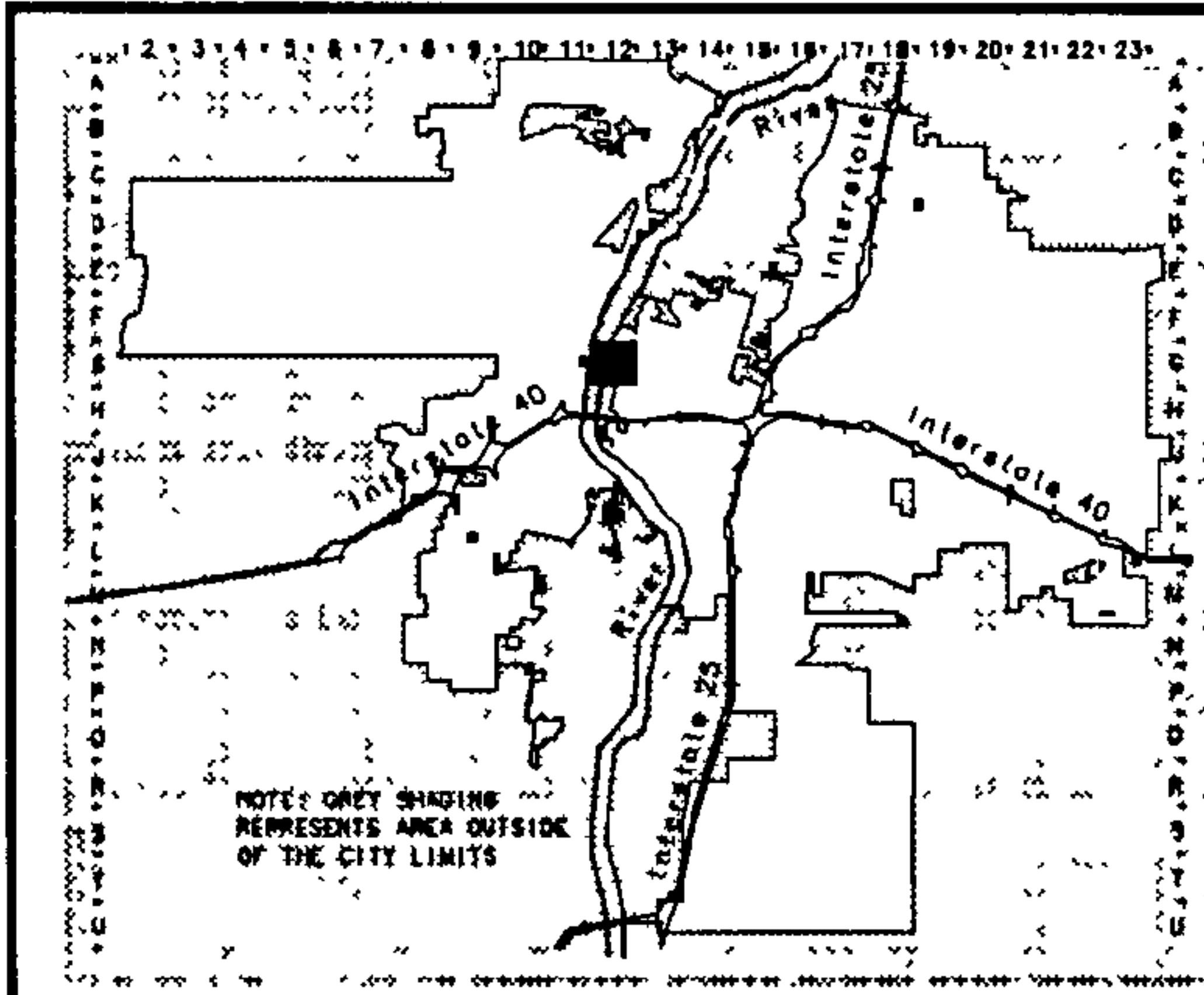
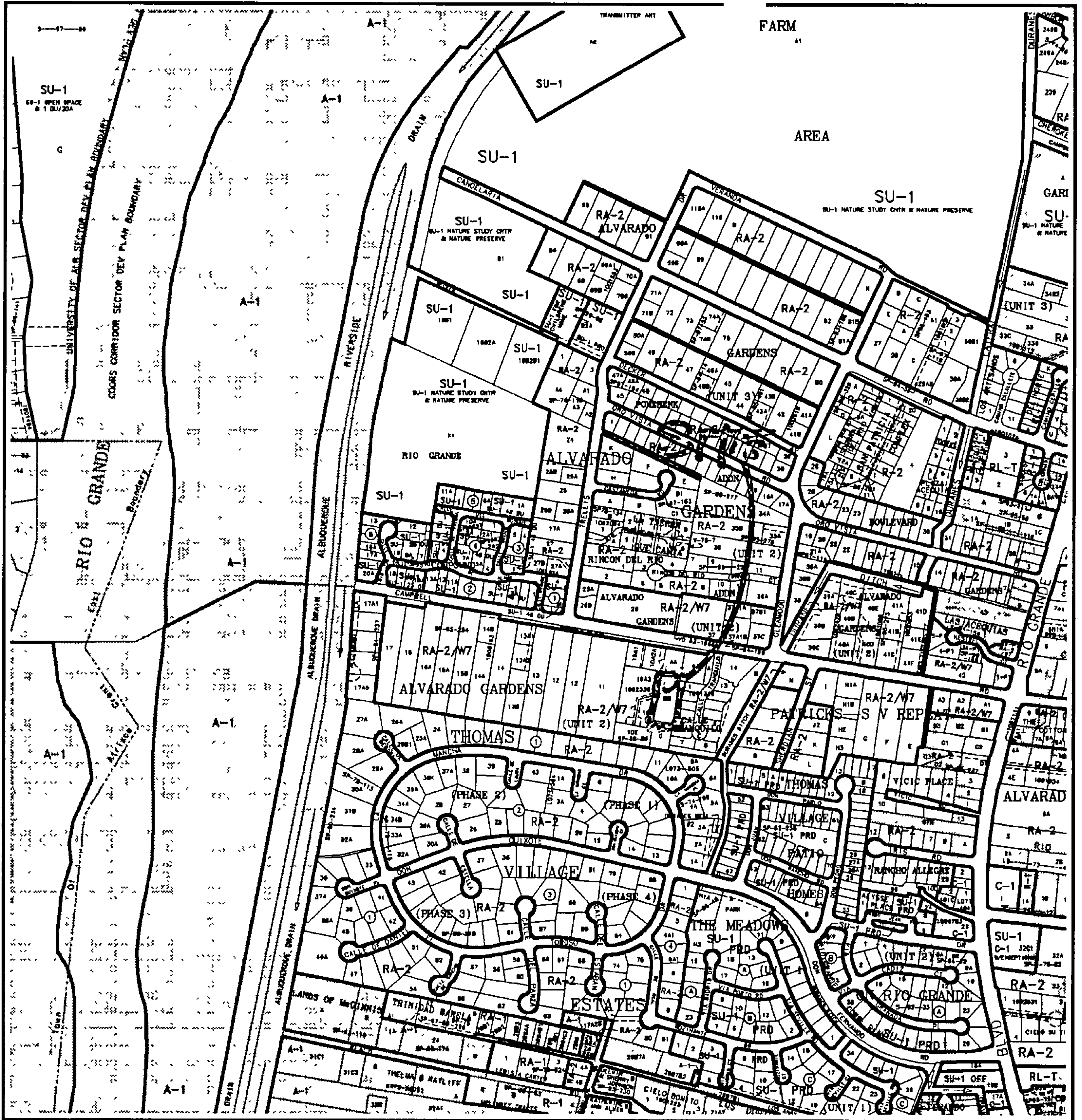
\$ 20.00 TOTAL AMOUNT DUE

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

City Of Albuquerque
Treasury Division

4/12/2005 12:05PM LOC: AMNY
RECEIPT# 00040203 WSH 007 TRANS# 0042
Account 441032 Fund 0110
Activity 3424000 TRSLUS
Trans Amt \$20.00
JE4 Misc \$20.00
FD \$20.00
CHANGE \$0.00

Thank You



Albuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT
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Zone Atlas Page
G-12-Z
 Map Amended through September 01, 2004



Supplemental form SUBDIVISION	S	Supplemental form ZONING	Z
<input checked="" type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation & Zone Establishment	
<input checked="" type="checkbox"/> Minor Subdivision action (SKETCH PLAT)		<input type="checkbox"/> Sector Plan	
<input type="checkbox"/> Vacation	V	<input type="checkbox"/> Zone Change	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Text Amendment	
SITE DEVELOPMENT PLAN	P	APPEAL / PROTEST of...	A
<input type="checkbox"/> ...for Subdivision Purposes		<input type="checkbox"/> Decision by: DRB, EPC,	
<input type="checkbox"/> ...for Building Permit		<input type="checkbox"/> LUCC, Planning Director or Staff,	
<input type="checkbox"/> IP Master Development Plan		<input type="checkbox"/> 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 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: CHRISTOPHER CALOTT PHONE: 401-7844
 ADDRESS: 723-B SILVER AVE, S.W. FAX: 242-1872
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: ChrisCalott@aol.com
 Proprietary interest in site: OWNER
 AGENT (if any): NA PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

DESCRIPTION OF REQUEST: SKETCH PLAT FOR A 2 LOT MINOR SUBDIVISION

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 BB Block: _____ Unit: _____
 Subdiv / Addn. ALVARADO GARDENS, UNIT 2
 Current Zoning RA-2 Proposed zoning: SAME
 Zone Atlas page(s): G-12-2 No. of existing lots: 1 No. of proposed lots: 2
 Total area of site (acres): .57 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. 101206033018240725 MRGCD Map No _____
 LOCATION OF PROPERTY BY STREETS. On or Near CAMPBELL ROAD NW (2644)
 Between TRELLIS DR. NW and GLENWOOD 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.): NA?

Check-off if project was previously reviewed by Sketch Plat Plan , or Pre-application Review Team Date of review DATE 9/27/2004

SIGNATURE CHRISTOPHER CALOTT DATE 9/27/2004
 (Print) CHRISTOPHER CALOTT Applicant Agent

Form revised September 2001

FOR OFFICIAL USE ONLY

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>040RB</u> - <u>01485</u>	<u>Sketch</u>	<u>5(3)</u>	\$ <u>00</u>
<input 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	Hearing date <u>Oct. 6th '04</u>			Total \$ <u>00-</u>
<input type="checkbox"/> F.H.D.P. density bonus				
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				

B. Benbert 9/27/04
 Planner signature / date

Project # 1003694

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 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 **3 copies**
- 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.

CHRISTOPHER CALOTT
Applicant name (print)
[Signature] 9/27/2004
Applicant signature / date



Form revised 3/03, 8/03, 11/03 & 8/04

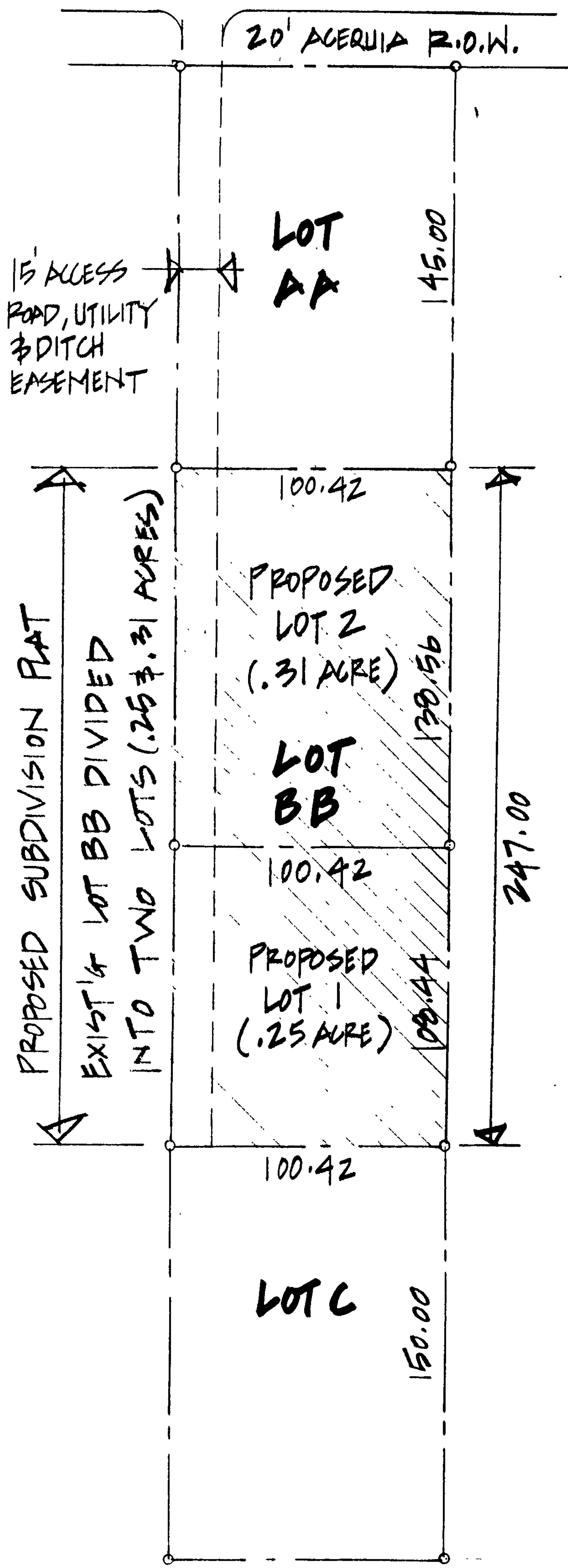
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
04ORB - 0485

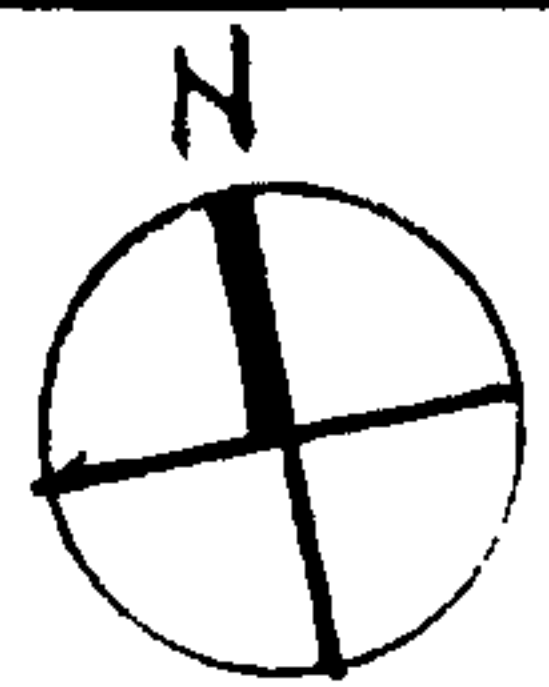
[Signature] 9/27/04
Planner signature / date
Project # 1003694

SKETCH PLAT SUBDIVISION PLAN FOR: LOT BB, ALVARADO GARDENS, UNIT 2

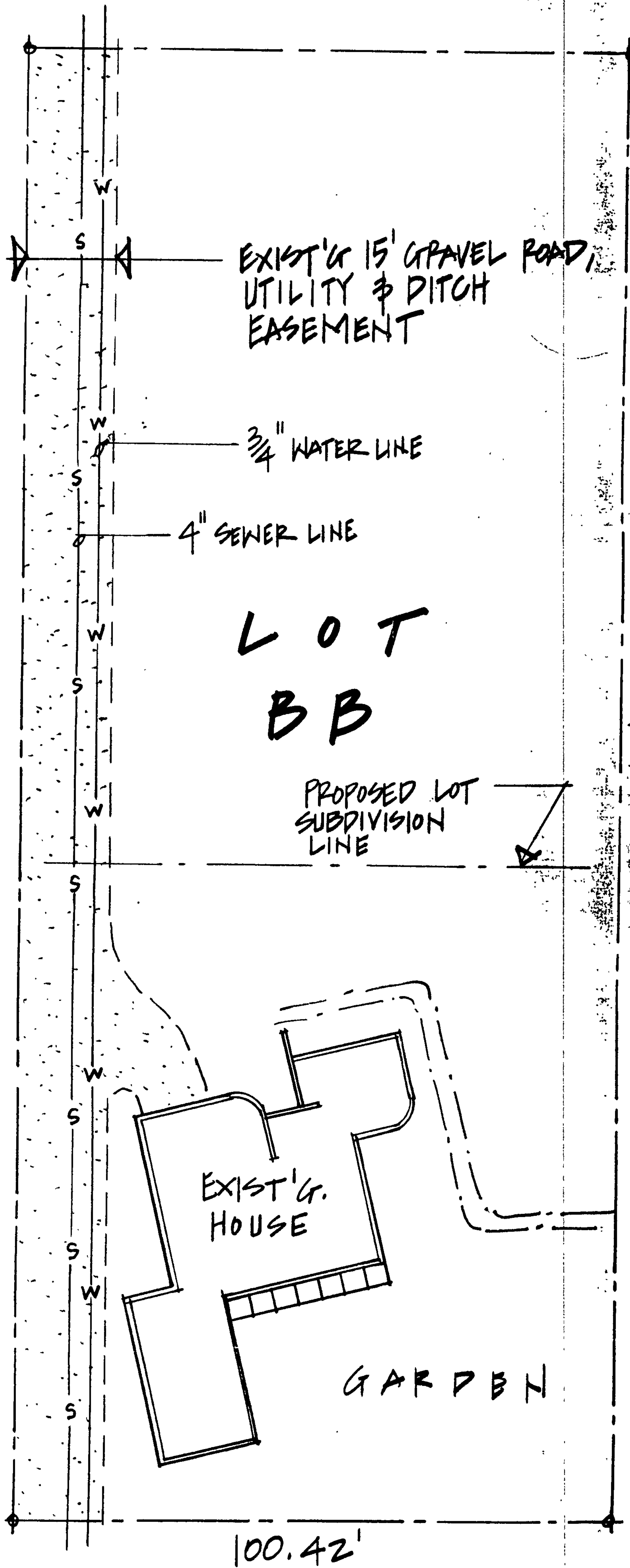
CAMPBELL ROAD N.W.



PROPOSED SUBDIVISION PLAT



1" = 50'-0"



EXIST'G LOT SITE PLAN

1" = 20'-0"

CHRISTOPHER CALOTT ARCHITECT
723-B SILVER, S.W., ABR., 87102
P: 401-7844

SEPTEMBER 25, 2004