

Janpele 5-9-05020

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. Project # 1003694 DRB Application No.: 05DRB-00613 (P&F) Project Name ALVARADO GARDENS UNIT 2 Phone No.: 401-7844 Agent: Christopher Calott Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on ______ 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 regimed. 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)

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 # 1003694
Project Name ALVARADO GARDENS UNIT 2	
Agent: Christopher Calott	Phone No.: 401-7844
Your request for (SDP for SUB), (SDP for BP), (FIN approved on 4 20 05 by the DRB with delegorstanding SIGNATURES COMMENTS TO B	IAL PLATS), (MASTER DEVELOP. PLAN), was gation of signature(s) to the following departments. E ADDRESSED
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CITY ENGINEER / AMAFCA:	
- PARKS/CIP: Park ded, cotion	70
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PLANNING (Last to sign): AGIS D	Xt required.
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 Planning must record this plat. Please The original plat and a mylar copy Tax certificate from the County Tree 	for the County Clerk.
-Recording fee (checks payable to	the County Clerk). RECORDED DATE:
-Tax printout from the County Asse	essor.
Include 3 copies of the approved	site plan along with the originals.
	ist be obtained prior to the recording of the plat
with the County Clerk. Property Management's signatur	e must be obtained prior to Planning Department's
signature.	
AGIS DXF File approval required	· ————————————————————————————————————
Copy of recorded plat for Planni	ng. OHAY

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
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	Approved Date
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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 TRELLIS 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.

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

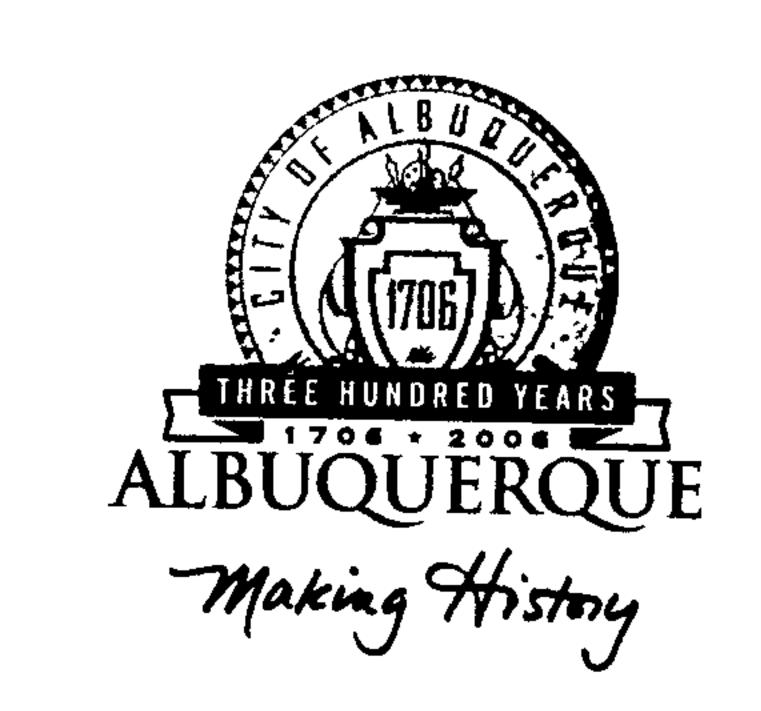
Project Number: 1003694	DRB Date:	4/20/2005
Application Number: 05DRB-00613	ltem Number:	22
Subdivision:	Request for:	
Lots BB, Alvarado Gardens No. 2		
Zoning: RA-2	✓ Preliminary Plat ✓ Final Plat	
Zone Page: G-12	Vacation of Public	c RoW
New Lots (or units): 1	☐ Vacation of Public Vacation of Private Vacation of Private Temp. Deferral of ☐ Sidewalk Variance ☐ SIA Extension	te Easement f Sidewalk Construction
	Other	
Parks and Recreation Comments:	Subd Design Vari	iance
This request will be subject to the following requirements of the Ordinance:	e City Park Dedication	and Development
Prior to sign-off on the final plat, a fee in-lieu of and equal to th dedication for 1 new residential lots will be required. The fee we to be provided by the City Real Property office. Alternatively, the information mutually acceptable to the applicant and the City.	vill be based on an esti	imate of land value
The park development requirement will be met via the paymen permit for each new dwelling unit.	t of a fee prior to issua	nce of building
Signed: Signed:		
Christina Sandoval, (DMD)	Phone: 768-3808	

CITY OF A BUQUERQUF

FOR:

SIGNED: Bradley L. Bingham

City Engineer/AMAFCA Designee



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:
Albuquerque	The Hydrology Section has no objection to the subject request. No adverse comments.
New Mexico 87103	RESOLUTION:
www.cabq.gov	APPROVED; DENIED; DEFERRED; COMMENTS PROVIDED; 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

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.

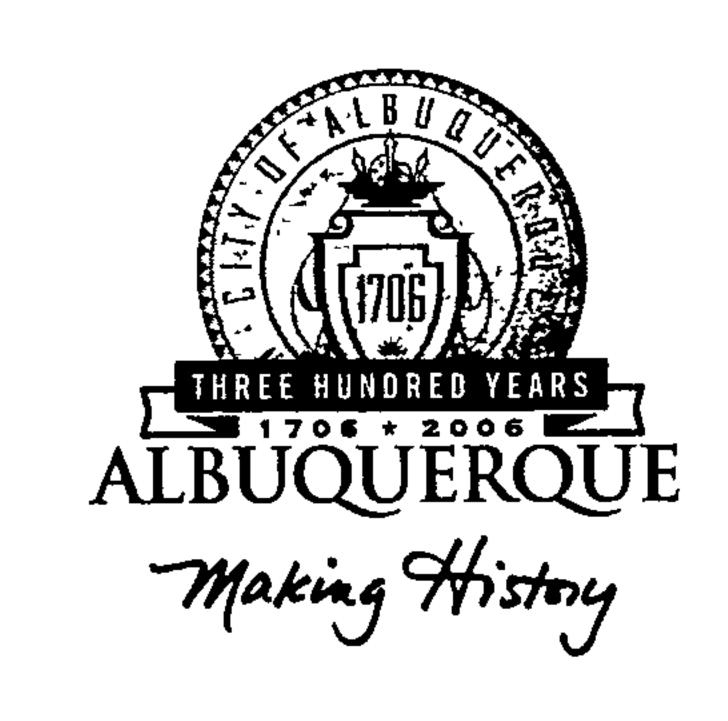
Note on Exhibit D where location of Subdivision Variance is located.

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 ALLUQUERQUE,



PLANNING DEPARTMENT DEVELOPMENT AND BUILDING SERVICES HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

	DRB CASE NO/PROJEC'	Т NO: 1003694	AGENDA ITEM NO: 16
	SUBJECT:		
	 (01) Sketch Plat/Plan (02) Bulk Land Variance (03) Sidewalk Variance (03a) Sidewalk Deferral (04) Preliminary Plat 	 (05) Site Plan for Sube (06) Site Plan for BP (07) Vacation (08) Final Plat (09) Infrastructure List 	(11) Grading Plan(12) SIA Extension(13) Master Dev. Plan
	ACTION REQUESTED:		
P.O. Box 1293	REV/CMT:(x) APP:() SIGN	V-OFF:() EXTN:() AME	ND:()
Albuquerque	ENGINEERING COMMENTS No adverse comments.		
New Mexico 87103			
www.cabq.gov	RESOLUTION: APPROVED; DENIED	; DEFERRED; CON	کنی کی کی اللہ MENTS PROVIDED <u>X</u> ; WITHDRAWN
	SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP)	BY: (UD) (CE) (TRANS) (PKS) (PLNG)
	DELEGATED: (SEC-PLN) (S	SP-SUB) (SP-BP) (FP)	TO: (UD) (CE) (TRANS) (PKS) (PLNG)
	FOR: SIGNED: Bradley L. Bingham City Engineer/AMAFCA	A Designee	<u>DATE</u> : October 6, 2004

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-	1003694	Item	No.	16	Zone A	tlas	G-12
DATE	ON AGENDA	10-6-04					
INFRA	STRUCTURE	REQUIRED ((X)YI	ES () NO			
CROSS	REFERENCE						
							
TYPE	OF APPROVA	L REQUESTE	ED:				
(X)SK	ETCH PLAT	() PRELIMI	INAR	PLAT ()	FINAL	PLAT	
()SI	TE PLAN RE	VIEW AND	COMMI	ENT ()SIT	E PLAN	FOR	SUBDIVISION
()SI	TE PLAN FO	R BUILDING	3 PEF	RMIT			
No.	······································		Co	omment			

- 1) Where does lot AA take access from?
- 2) Access for 4 lots requires a 32' easement with sidewalk on one side. (city has allowed 28' with sidewalk)
- 3) Did the previous plat call out the maintenance and beneficiaries of the existing easement?

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

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,

Christopher Calott, AIA

PLANNING TRACKING LOG

Date Project Name &# Action Request Action Taken

12/6-104 \$ 1003694 Rhetch Comments

Chuandes

Landens 2

4/20/05 pame Prely Final approved to
SDV Delegated

A City of Ibuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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Current Zoni Zone Atlas p Total area of Within city Li UPC No. LOCATION Between: CASE HISTOR List any curr Check-off if SIGNATURE (Print) FOR OFFICIA 3/04 INTERN All check All case Case his Site is w	ages(s)_ f site (acre imits? \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	Yes. Yes. TING complete n collected signed een sent ire listed Oft of a landfill bonus	No, (but site is wing 3018240) TS: On or Near: hat may be relevant to you went by Sketch Plat/Plan Application 05DRC 05DRC	e: dwellings thin 5 miles our applicate case nur	revisting lots: per gross acre: of the city limits.) APBELL and ion (Proj., App., Discorrer-Application The pre-Application The pre-	Within MR Ro A= RB-, AX_,Z_,V_,S_ Review Team Action Action Action	No. of propode dwellings per 1000FT of GCD Map No. of DATE Applicate Applicate sevised 9/01, S.F. S.F. S.C.3	r net acre: a landfill? /// // // // // // // // // // // //	6/2004 Agent

Planner signature / date

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, 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. Verzone 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 NIT 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 Mainfrastructure list if required (verify with DRB Engineer) NO INTERNAL ROUTING Para 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 MP-15TOPHER CAN any information required but not submitted with this application will <u>Applicant name (print)</u> -07 likely result in deferral of actions. NEW MEXICO Applicant signature / date F)orm/fevised 1/1/04 Checklists complete Application case numbers Fees collected Planner signature / date Case #s assigned Project # Related #s listed

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 Mar	nuai.
	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	<u>d.</u>
	VACATION OF PUBLIC RIGHT-OF-WAY	
_	VACATION OF PUBLIC RIGHT-OF-WAT	
	The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies	5 .
	(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 in	nto
	an 8.5" by 14" pocket) 24 copies Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopie	ed)
	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	<u>. t</u>
	SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT	
M	PROCESS MANUAL)	
	SIDEWALK DESIGN VARIANCE	
	SIDEWALK WAIVER	
J	Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) 6 copies for	
4	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).	ed)
1/	ν Letter briefly describing, explaining, and justifying the variance of 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 requi	<u>irea.</u>
	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.	54)
	Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopie Letter briefly describing, explaining, and justifying the deferral or extension	;u)
	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 requ	<u>ired.</u>
_	NA O ATION OF BRUATE FACTRENIT	
	VACATION OF PRIVATE EASEMENT The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) 6 copies	s 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	5" by
	14" pocket) 6 copies Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopie	2d)
	Letter briefly describing, explaining, and justifying the vacation	<i>,</i>
	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 requ	<u>ired.</u>
_		
_	the applicant, acknowledge that MMSTOPUSP ANDT	4
	ny information required but not	
	column deformations / // off 4/2/2005	
IINC	Applicant signature / date	ICO
	Form revised-4/03 and October 2003	
	1 Checklists complete Application case numbers	05
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	Case #s assigned	
	Related #s listed ————————————————————————————————————	



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, 2004 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.

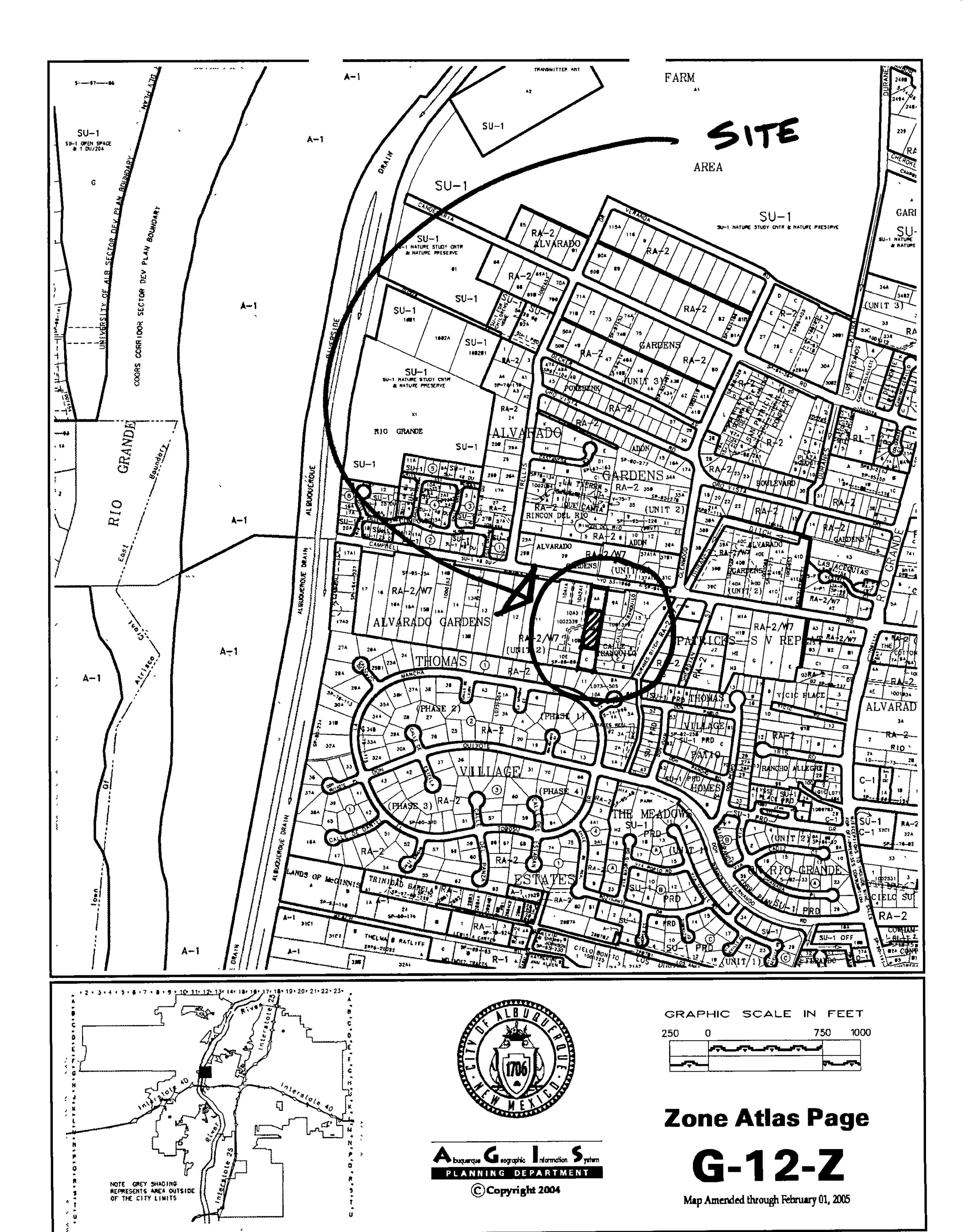
When Rosemary Glenn and I divided her property in order to sell me the back lot, the middle lot was left large enough to be divided into two lots in the future.

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

Respectfully,

Hildreth Barker, A.I.A.

Owner of 2648 Campbell Road N.W.



D101.1 Scope. Fire apparatus access and all other applicable requirements dance 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

103.1 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 130 lect (73 . 73 and turnaround provisions in accordance with Table D103.4.

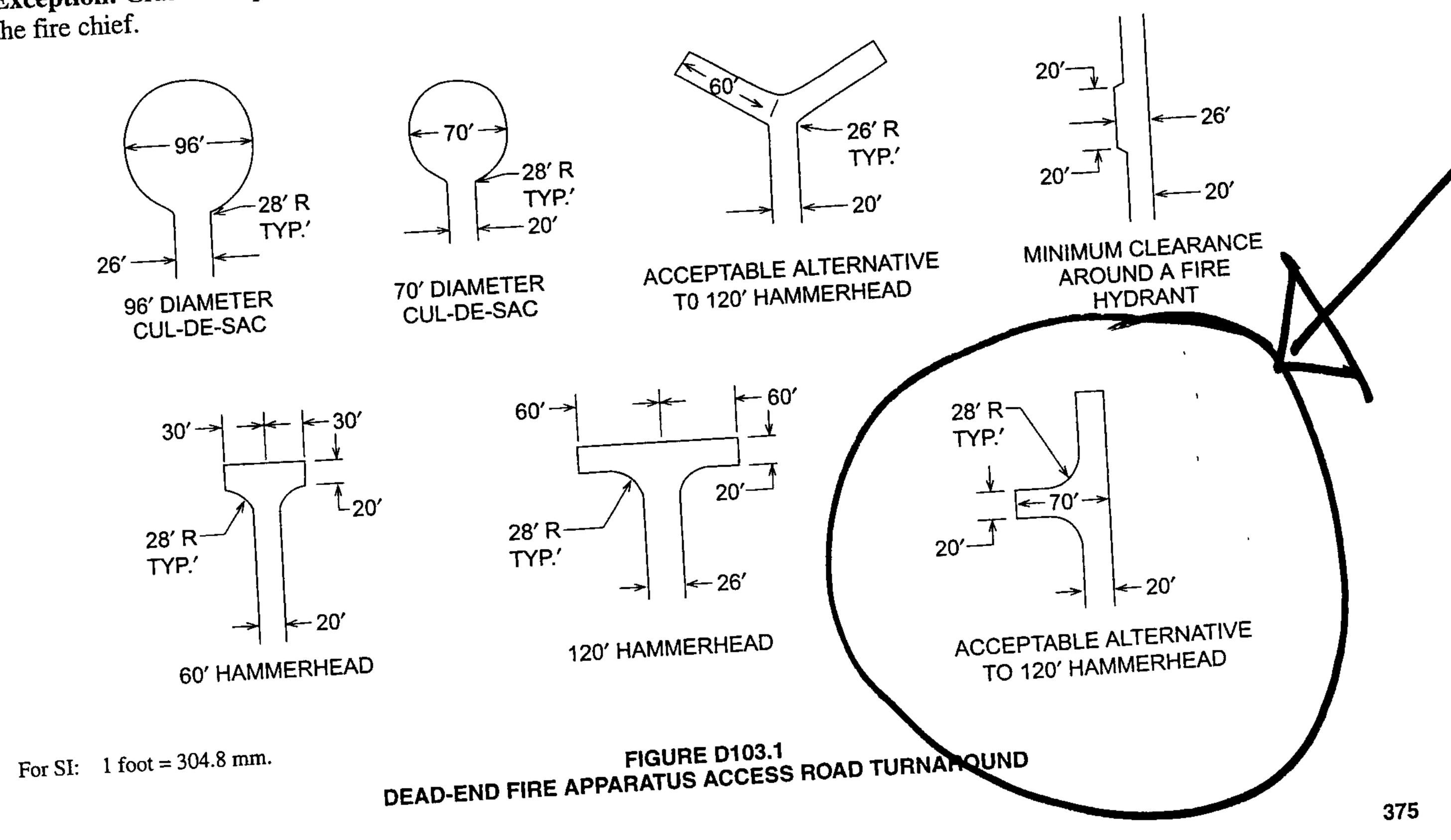
TABLE D103.4 REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS

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).





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

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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.

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Very Best,

Christopher Calott, AIA

Partner

Infill Solutions

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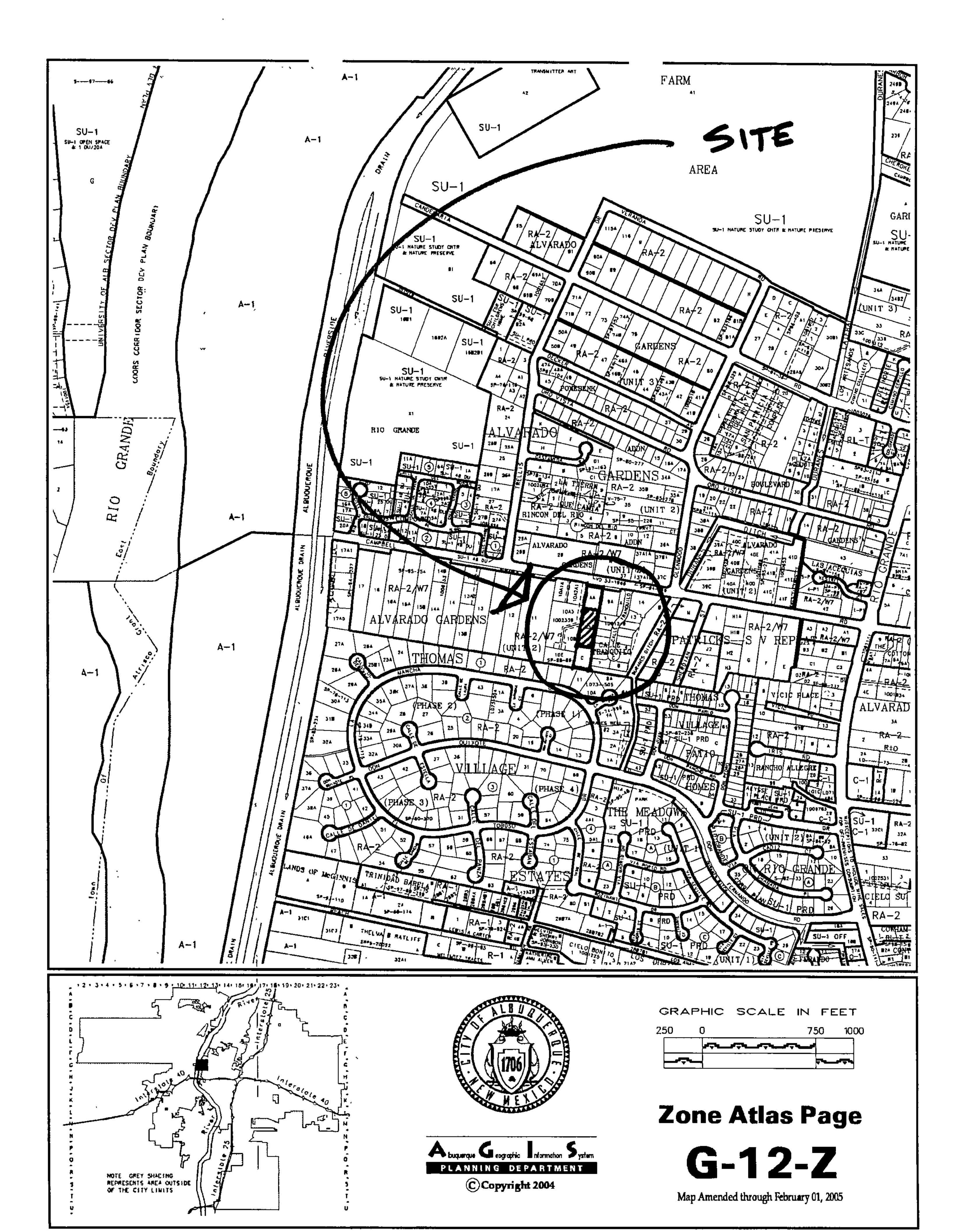
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Respectfully,

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Owner of 2648 Campbell Road N.W.



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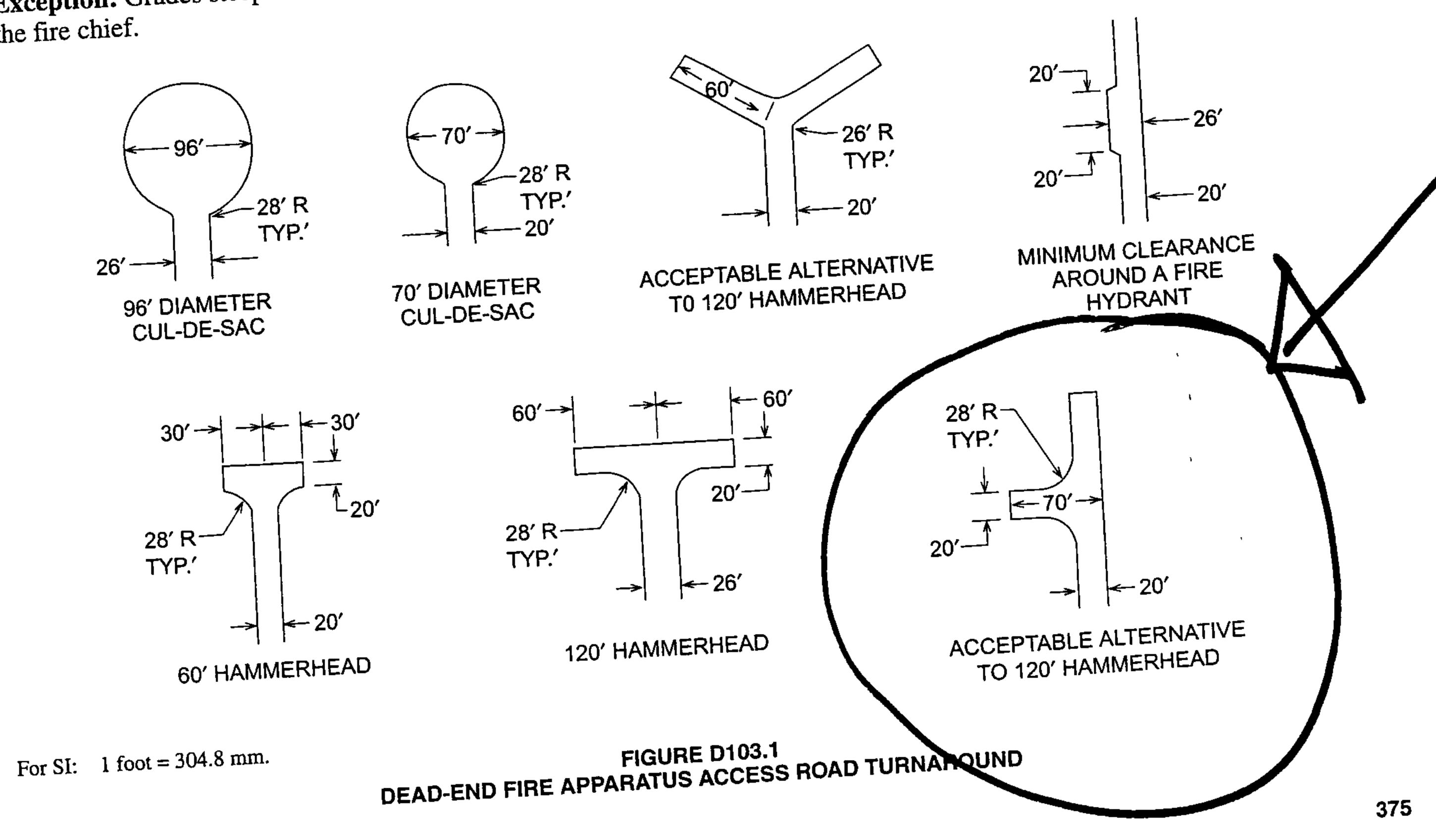
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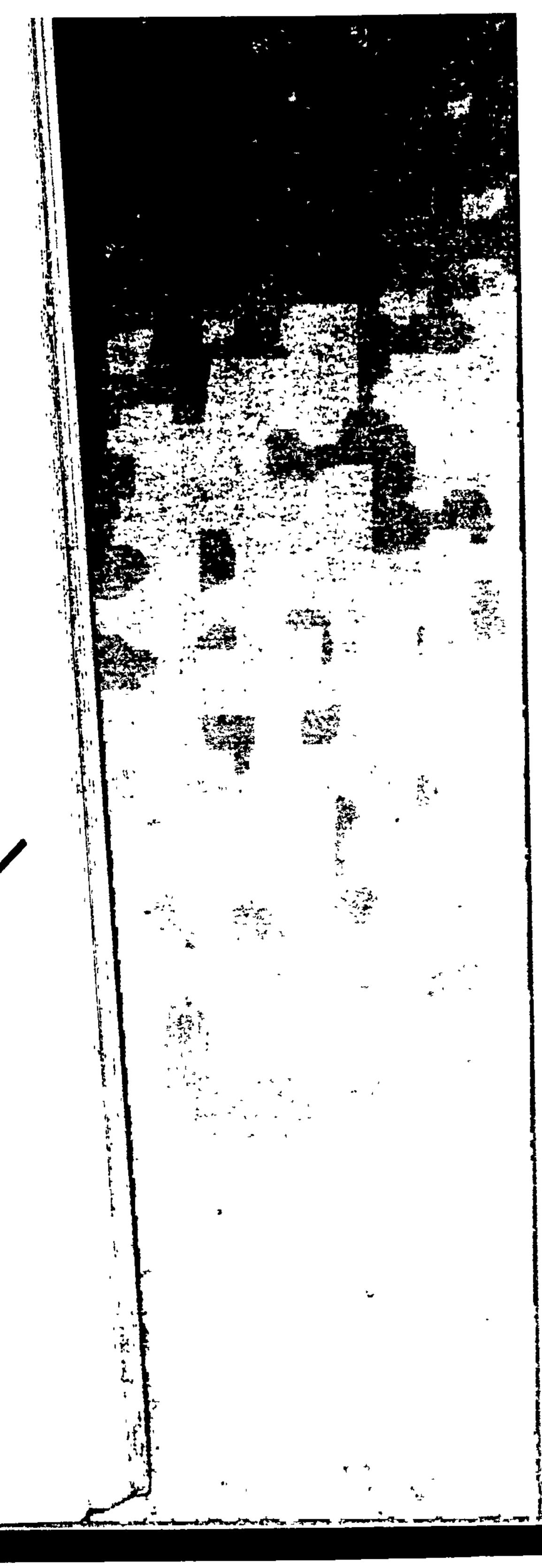
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1. The minimum gate width shall be 20 feet (6096 mm).





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

PAID RECEIPT

APPLICANT NAME	Christopher CAlott.	
AGENT	<u>SAMO</u>	
ADDRESS .	723-B Silver SW.	•
PROJECT & APP #	1003694/DRB0613	-
PROJECT NAME	Alvanado Gundens	
\$ 20,00 441032/	3424000 Conflict Management Fee	•
\$' <u>285.00</u> 441006/	/4983000 DRB Actions	•
\$441006/	4971000 EPC/AA/LUCC Actions & All Appeals	•
\$441018/	4971000 Public Notification	•
()Ma ()La	/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY ajor/Minor Subdivision ()Site Development Plan ()Bldg I etter of Map Revision ()Conditional Letter of Map Revision raffic Impact Study	Permit
\$ 305 TOTA	L AMOUNT DUE	
*** <u>NOTE</u> : If a subseque additional charge.	ent submittal is required, bring a copy of this paid receipt with yo	u to avoid an
City Tre 7/12/2005 RECEIPT# 0004 Account 4410 Activity 4983 Trans Amt J24 Misc MC		
Of Albuquerque easury Division 12:03PH 12:03PH 0202 WSH 007 T 000 Fund 01 5000 \$305.	City Of Albuquerqu Treasury Division	
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Thank You

\$20.00

J24 hisc

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

PAID RECEIPT

APPLICANT NAME	Christophen Calott
AGENT	SAME
ADDRESS .	723-B Silver Sw.
PROJECT & APP #	1003694/05 DRB 00614 5W
PROJECT NAME	Alvanado Pardem #2
\$ 20.00 441032	2/3424000 Conflict Management Fee
\$ 441006	5/4983000 DRB Actions
\$441006	5/4971000 EPC/AA/LUCC Actions & All Appeals
\$441018	8/4971000 Public Notification
()N () I	5/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY*** Iajor/Minor Subdivision ()Site Development Plan ()Bldg Permit Letter of Map Revision ()Conditional Letter of Map Revision Traffic Impact Study
\$ 20 ° TOTA	L AMOUNT DUE

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

City Of Albuquerque

Treasury Division

4/12/2005 12:05PM LOC: AMMN RECEIFTH 00040203 WSH 007 TRANSH 0042

Account 441032 Fund 0110

CHANGE

Activity 3424000 TRSL.S Trans Amt #20.00

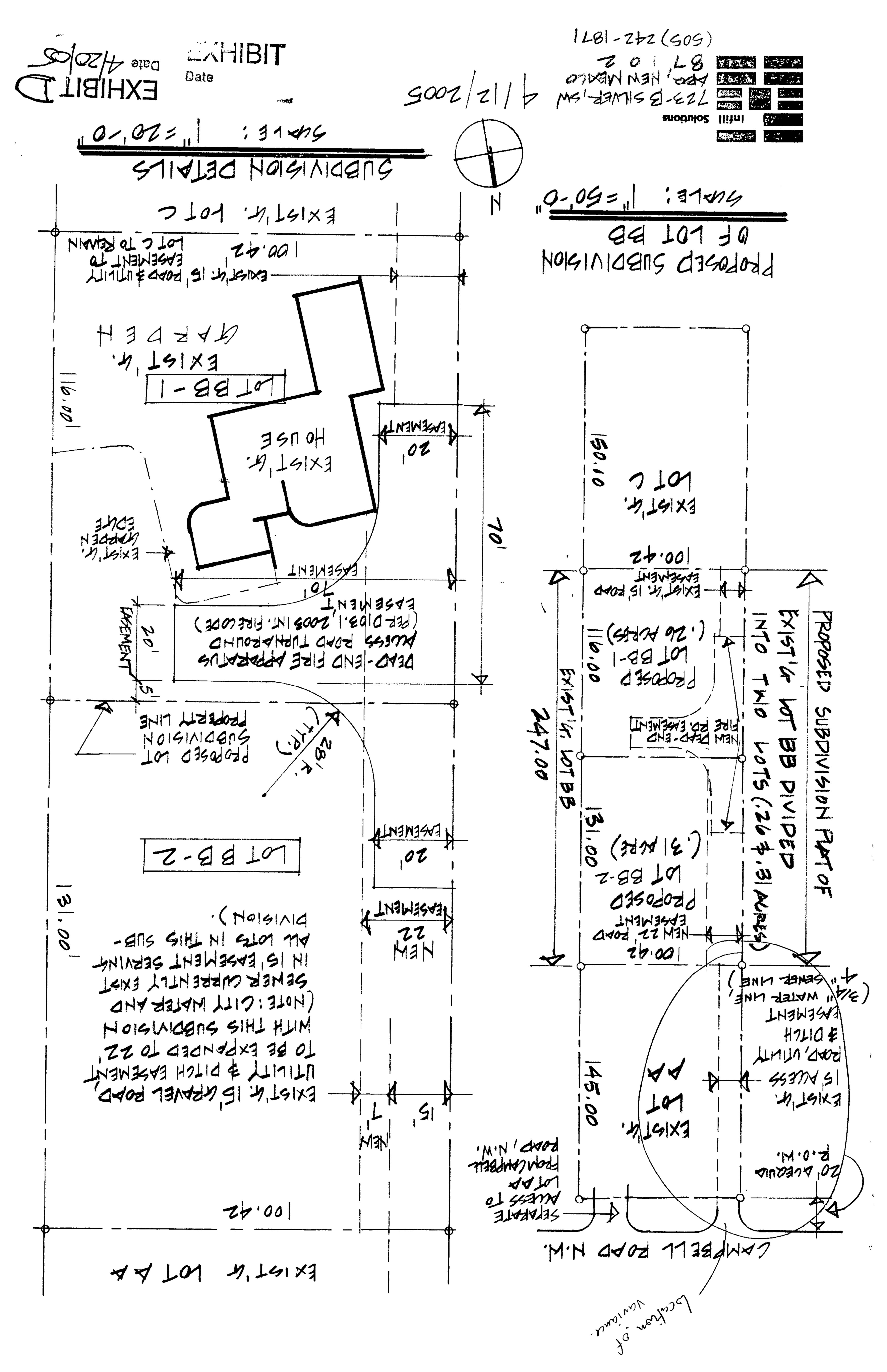
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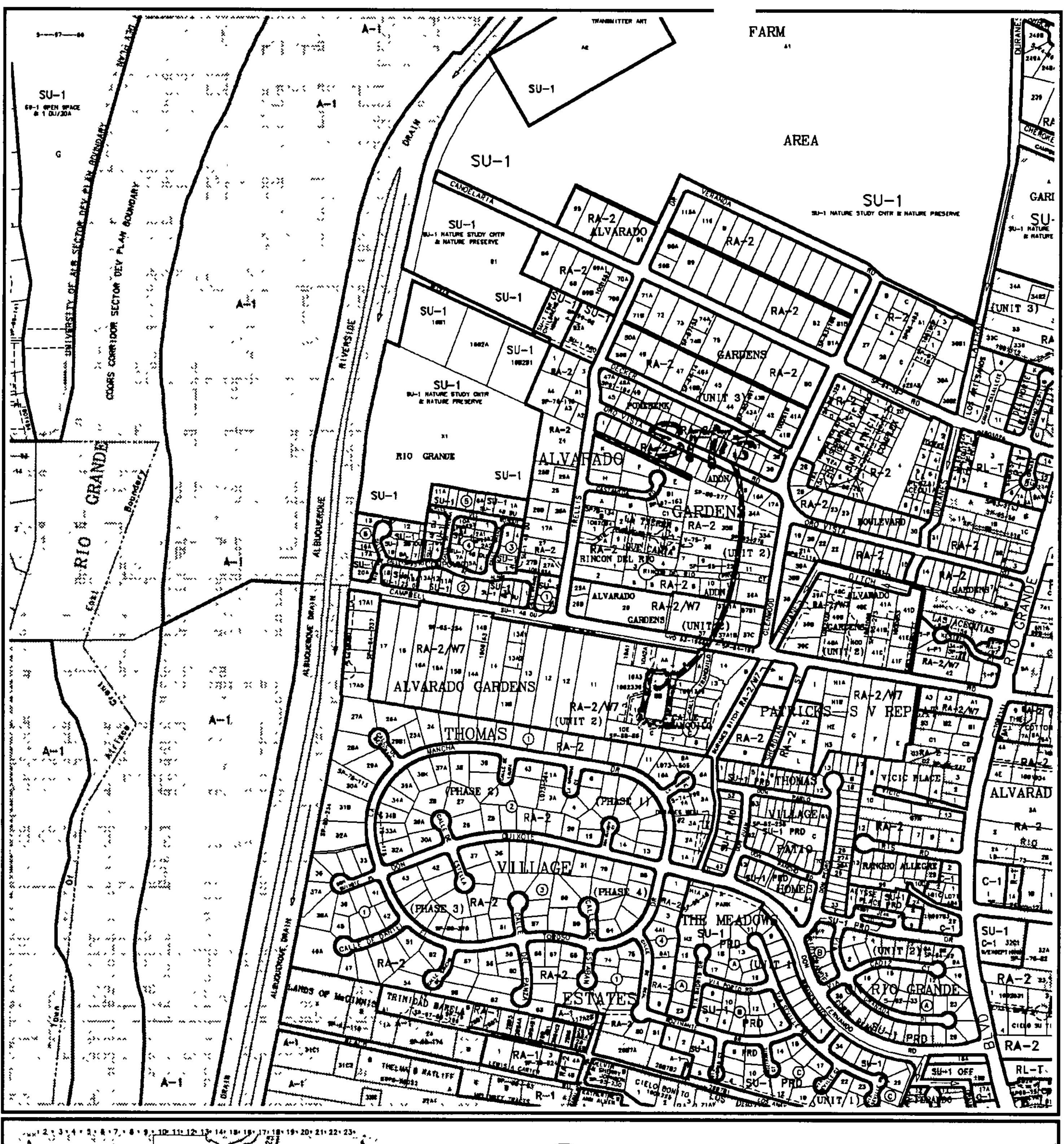
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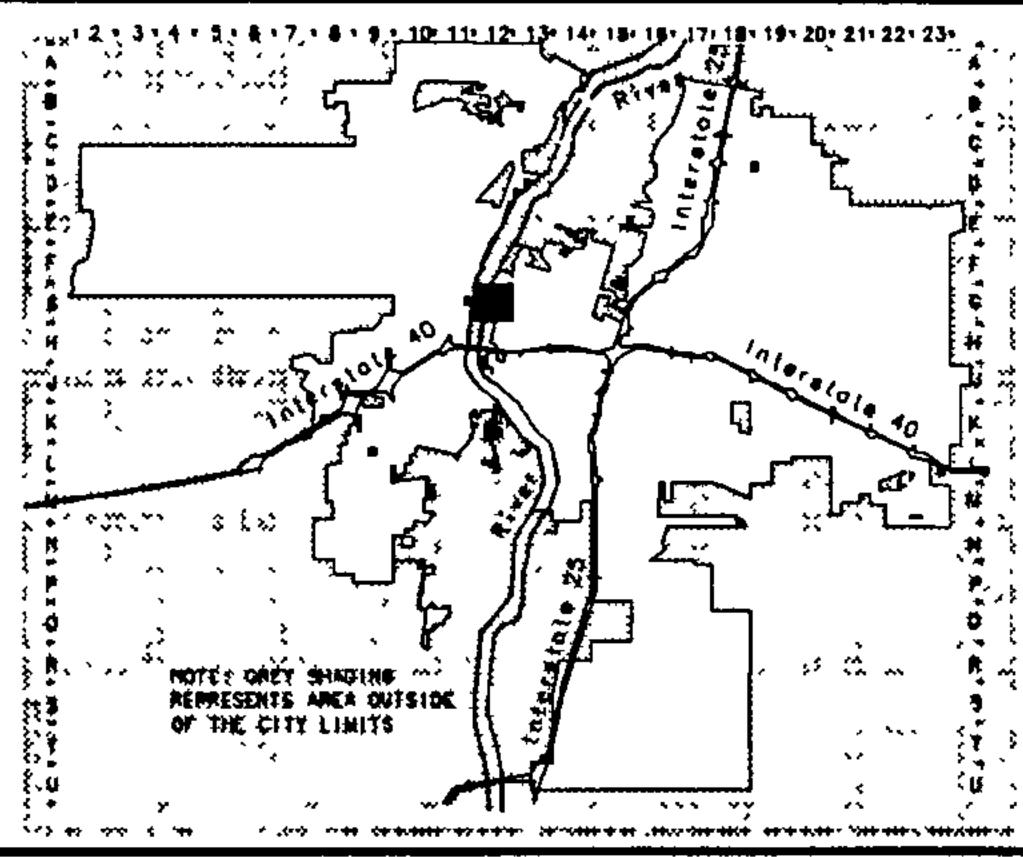
Thank You

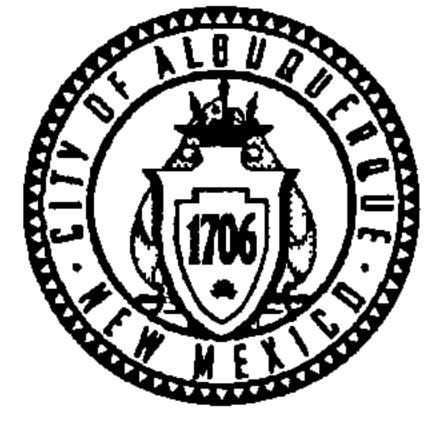
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additional charge.



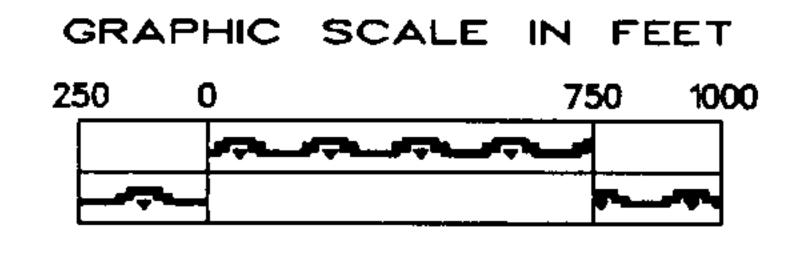






Abuqueque Geographie Information System
PLANNING DEPARTMENT

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Zone Atlas Page

G-12-Z

Map Amended through September 01, 2004

A City of Albuquerque

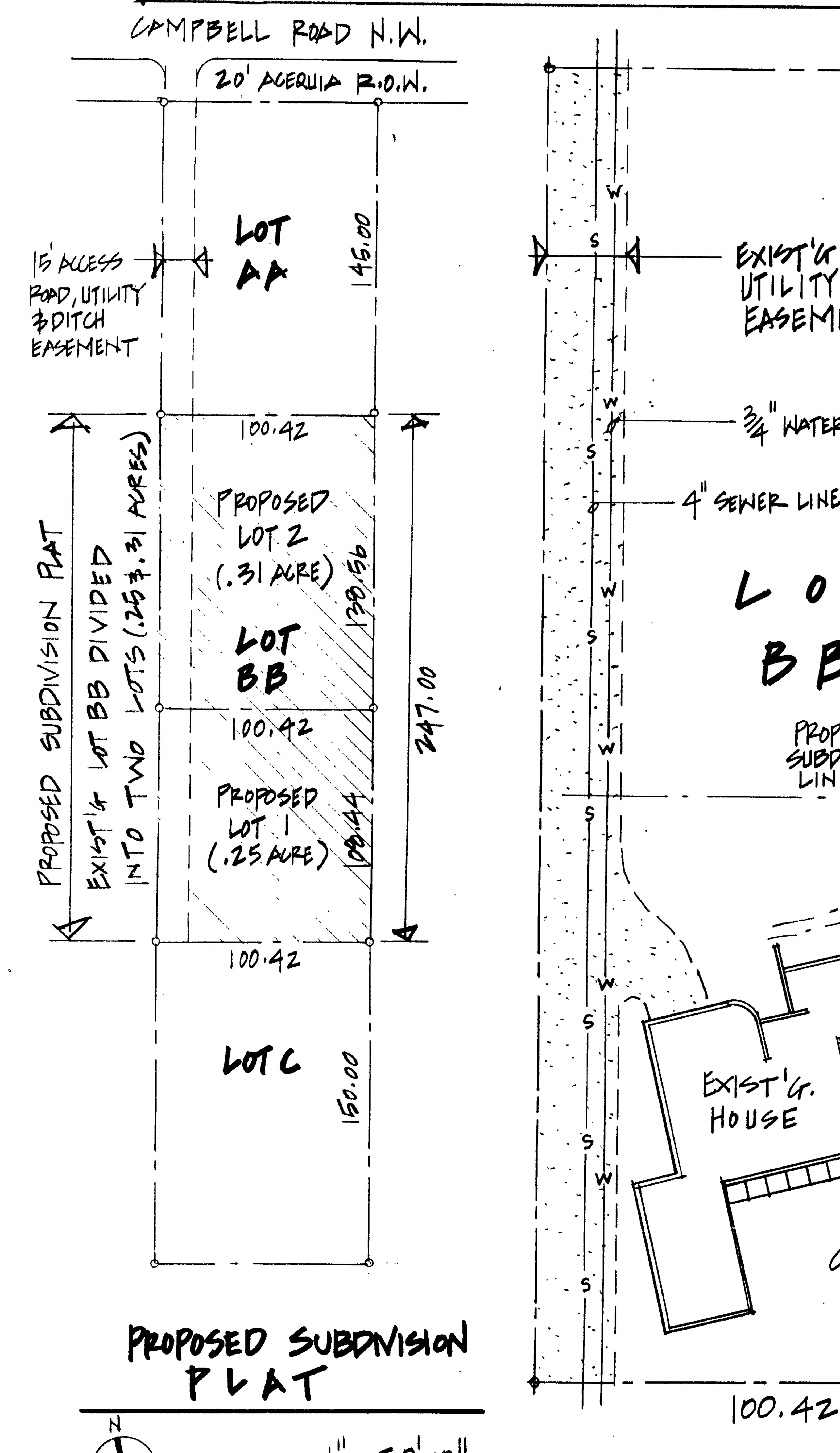


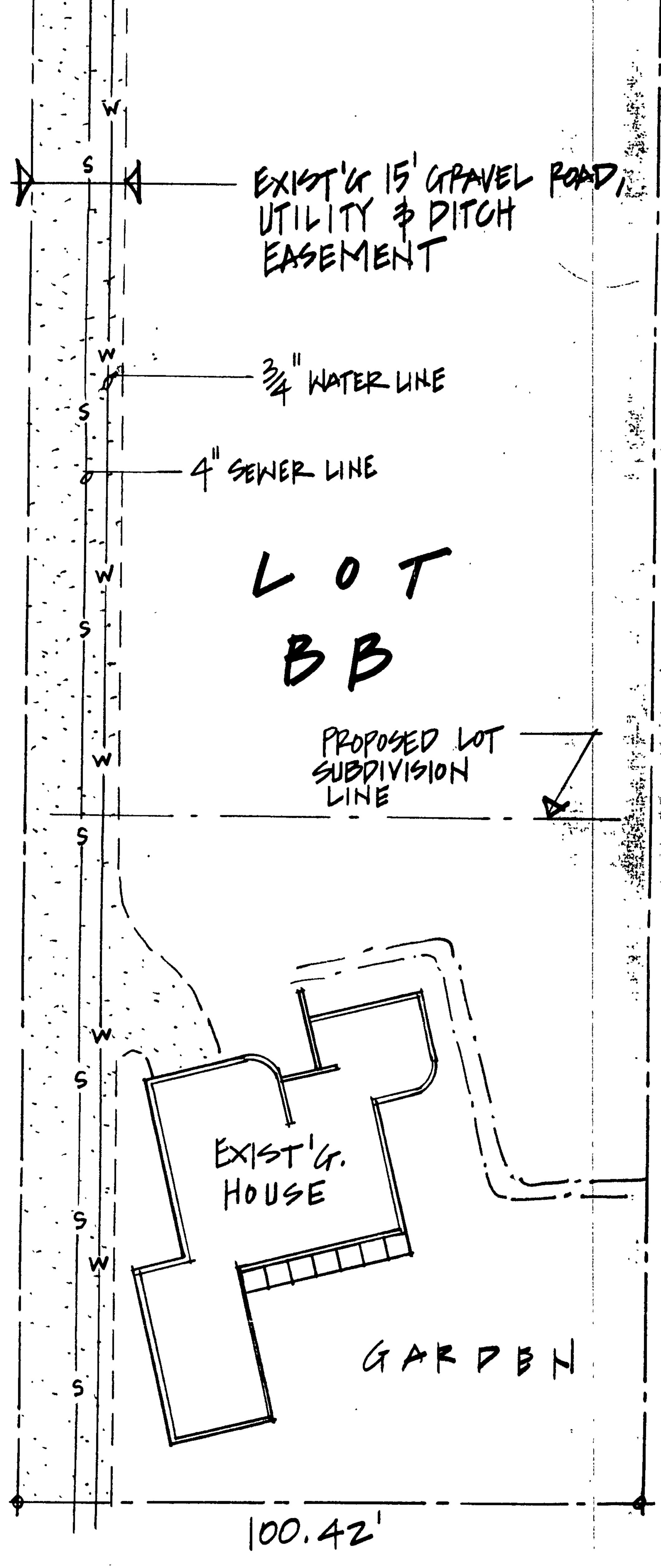
DEVELOPMENT REVIEW APPLICATION

Supr		Supplemental form		
SUBDIVISION	S	ZONING	Z	
-	tion	Annexation	& Zone Establishment	
Major Subdivision ac Minor Subdivision ac	tion/SKETM PUR	7) Sector Plan		
Vacation	V	Zone Char	ige	
Variance (Non-Zonin	ng)	Text Amen	dment	
		APPEAL / PROTES	T of	
SITE DEVELOPMENT PLAN		Decision b	y: DRB, EPC,	
for Subdivision Pu		LUCC, Planning D	hirector or Staff.	
for Building Permit		ZHE, Zoning Boar		
iP Master Developm		ZME, Zuillig boar	u oi rippoulo	
Cert. of Appropriate				
RINT OR TYPE IN BLACK INK ONLY	. The applicant or age	nt must submit the comp	leted application in person to the	
lanning Department Development Servi	ices Center, 600 2" Stre	sei Maa' Vipridneidne' iaia	8/102. Fees must be paid at the	
me of application. Refer to supplement	al forms for submittal re	equirements.		
PPLICANT INFORMATION:			NF. 401-7844	
NAME: CHP-15TOPHEP		PH(
ADDRESS: 723-13 511	VER AVE,	2. W. FAX	242-1872	
A 1 Q Inum Oile	STATE VM	ZIP 87/0Z E-N	All: ChrisColoft @ AOL. CO	
	11/1/12			
Proprietary interest in site:		DH	ONE:	
AGENT (if any):				
ADDRESS:		FA)		
CITY:	STATE	ZIPE-N	A L:	
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DESCRIPTION OF THE COLUMN AND ADDRESS OF THE				
		Land December 2	1 No	
Is the applicant seeking incentives pursuan	it to the Family Housing Deve	elopment Program: res.		
SITE INFORMATION: ACCURACY OF THE LI	EGAL DESCRIPTION IS CR	UCIAL! ATTACH A SEPARAT	E SHEET IF NECESSART.	
	BB	Block:	Unit	
Lot or Tract No	2-ADD RAPH	DENS UNIT	2	
Subdiv / Addn.	7	JAM		
Current Zoning		roposed zoning:	No of proposed late: 2	
Zone Atlas page(s):	N	lo. of existing lots:	No. of proposed lots:	
Total area of site (acres)	Density if applicable. dwelling	ngs per gross acre:	dwellings per net acre	
hut sit	e is within 5 miles of the city		thin 1000FT of a landfill?	
Within city limits? \(\sqrt{Yes} \q	330/82407	725 M	RGCD Map No	
	/ <i>)</i> /	1PBELL POAD		
LOCATION OF PROPERTY BY STREETS	5. On or 1466	GLENWOOD		
Between TREWS	K. NV and			
		DDD AV	Z V C MA Z	
CASE HISTORY: List and current or prior case number that	may be relevant to your app	lication (Proj., App., DRB-, AX_	,Z V_, S etc.)	
		,,, '		
Check-off if project was previously review	ed by Sketch Plan Plan	re-application Review Team	Date of review	
SIGNATURE	0/1/		DATE	
MEUS	TOPHER LAL	077	Applicant Agent	
(Pilit)			Form revised September 2001	
FOR OFFICIAL USE ONLY	Application case n	umbers / Ac	ction S.F. Fees	
INTERNAL ROUTING	Application case in	01485 3	Ketu S(3) \$ ~ 00	
All checklists are complete	<u> </u>		<u> </u>	
All fees have been collected All case #s are assigned	·		<u> </u>	
· · · · · · · · · · · · · · · · · · ·	*		<u> </u>	
Case history #s are listed			\$	
Site is within 1000ft of a landfill			Total	
The Harman density bonus	Hearing date	UCT. 611 04	<u>\$</u> 00	
F.H.D.P. fee rebate	, , , , , , , , , , , , , , , , , , ,		10 -71 -1	
12re	1Dent 9/2704	Project #	1003094	
	Planner signature / date			
—	····			

FORM S(3): SUBDIVI	SION - レ.六.B. MEÈTING (UNA	DVERTISED) OR IN	ΓERNAL ROUTING
SKETCH PLAT REVISCALE Scale drawing of the meetings. Sketch Site sketch with me improvements, Zone Atlas map with Letter briefly described.		YOUR ATTEN of fit into an 8.5" by 14" pool of ing, Bldg. setbacks, adjace use (folded to fit into an 8.5 d clearly outlined and cross uest	DANCE IS REQUIRED. ket) 6 copies for unadvertised ent rights-of-way and street
Preliminary Plat red Zone Atlas map with Letter briefly describ Copy of previous D Copy of the LATES Any original and/or r Extensions are not rev Extension of preliminary	the entire property(ies) precisely and bing, explaining, and justifying the request. B. approved infrastructure list. Tofficial D.R.B. Notice of approval for related file numbers are listed on the criewed through internal routing. In plat approval expires after one year.	d clearly outlined and crossuest r Preliminary Plat Extension cover application	
Proposed Final Plat internal routing. Design elevations & Zone Atlas map with Original Mylar drawin Property owner's an SIA financial guaran Landfill disclosure an Any original and/or re	n the entire property(ies) precisely and ng of the proposed plat for internal rou d City Surveyor's signatures on the M	3 copies 3 copies 4 clearly outlined and cross 9 uting only. Otherwise, bring 9 ylar drawing 8 awing if property is within a 8 over application	shatched (to be photocopied) g Mylar to meeting. a landfill buffer
Proposed Preliminar 4 copies for inter Site sketch with meaning improvements, or	N PRELIMINARY / FINAL PLAT Ary / Final Plat (folded to fit into an 8.5" rnal routing. Assurements showing structures, parking etcetera, if there is any existing land use the entire property(ies) precisely and ing, explaining, and justifying the required of the proposed plat for internal round City Surveyor's signatures on the Mylar drawn EHD signature line on the Mylar drawn elated file numbers are listed on the cequired (verify with DRB Engineer) ARD COPY OF FINAL PLAT DATA	by 14" pocket) 6 copies for any Bldg. setbacks, adjace se (folded to fit into an 8.5 clearly outlined and cross lest uting only. Otherwise, bring lar drawing awing if property is within a cover application NO INTERNAL RO	nt rights-of-way and street 5" by 14" pocket) 6 copies. hatched (to be photocopied) g Mylar to meeting. a landfill buffer
AMENDMENT TO INF AMENDMENT TO GR PLEASE NOTE: There a amendments. Significan Proposed Amended pocket) 6 copie Original Preliminary for unadvertised Zone Atlas map with Letter briefly describit Original Mylar drawin Property owner's and Any original and/or re-	ELIMINARY PLAT (with minor care RASTRUCTURE LIST (with minor ADING PLAN (with minor changer are no clear distinctions between significate the clear distinctions between significate the changes are those deemed by the Elementary Plat, Infrastructure List, and soft of unadvertised meetings. Plat, Infrastructure List, and/or Gradin meetings the entire property(ies) precisely and ing, explaining, and justifying the required of the proposed amended plat for indicated file numbers are listed on the cast approval expires after one year	es) ificant and minor changes ORB to require public notice and/or Grading Plan (folded g Plan (folded to fit into an clearly outlined and cross est aternal routing only. Other alar drawing, if the plat is b	e and public hearing. I to fit into an 8.5" by 14" 1 8.5" by 14" pocket) 6 copies hatched (to be photocopied) wise, bring Mylar to meeting.
I, the applicant, acknow any information require submitted with this applicant likely result in deferral of	ication will	Applicant s	nt name (print) ALBUQUERQUE NEW MEXICO Ignature / date
Checklists complete Fees collected Case #s assigned Related #s listed	Application case numbers 04086	Form revised 3/03, 8/03 Project #	1003 & 8/04 Alexhert 9/27/04 Planner signature / date 1003694

SKETCH PLAT SUBDIVISION PLANIFOR: LOT BB, AWARADO GARDENS, U





EXISTA LOT SITE PLAN

1 = 20 -01

CHRESTOPHER CALOTT ARCHITECT: 723-B SILVER, S.W., ABQ., 87102 P: 401-7844

SEPTEMBER 25, 2004