

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
September 21, 2005  
DRB Comments**

**Item # 19**

**Project # 1004413**

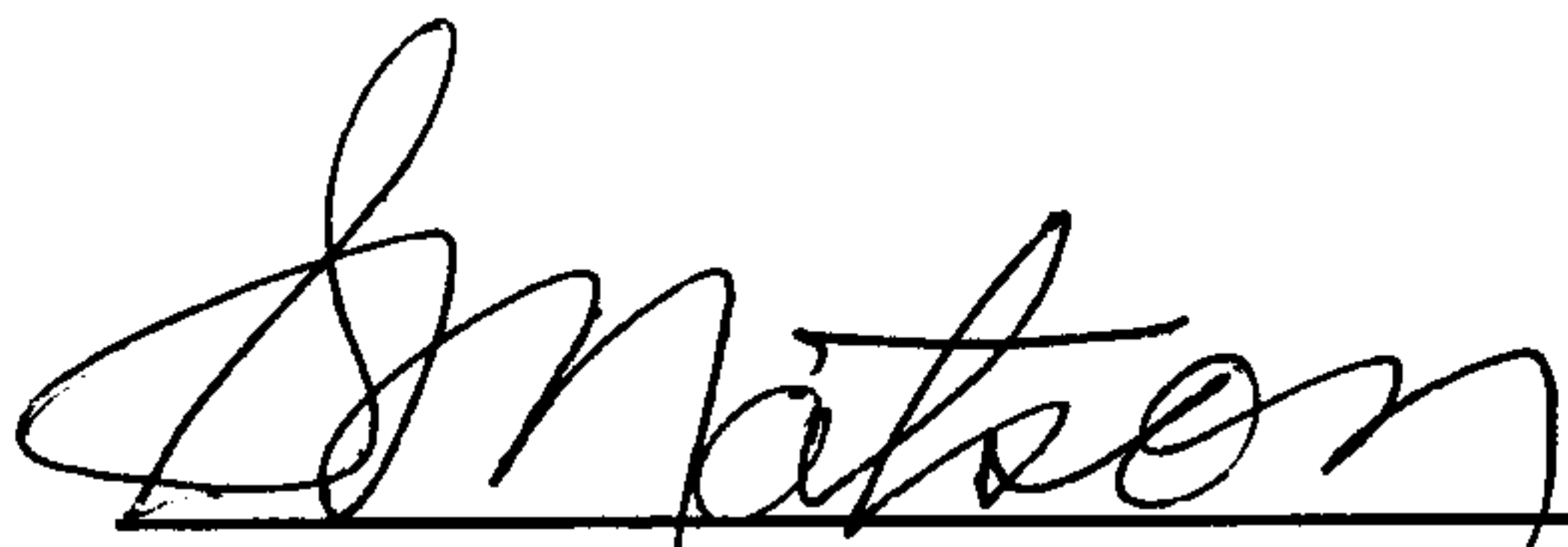
**Application # 05-01414**

**RE: Alvarado Gardens, unit 2/sketch**

Lot 43-D does not have the required lot width per the RA-2 zone.

Lot 43-C does not have the required lot width per the RA-2 zone.

Need proof of demolition of existing structures prior to Planning signing the plat.

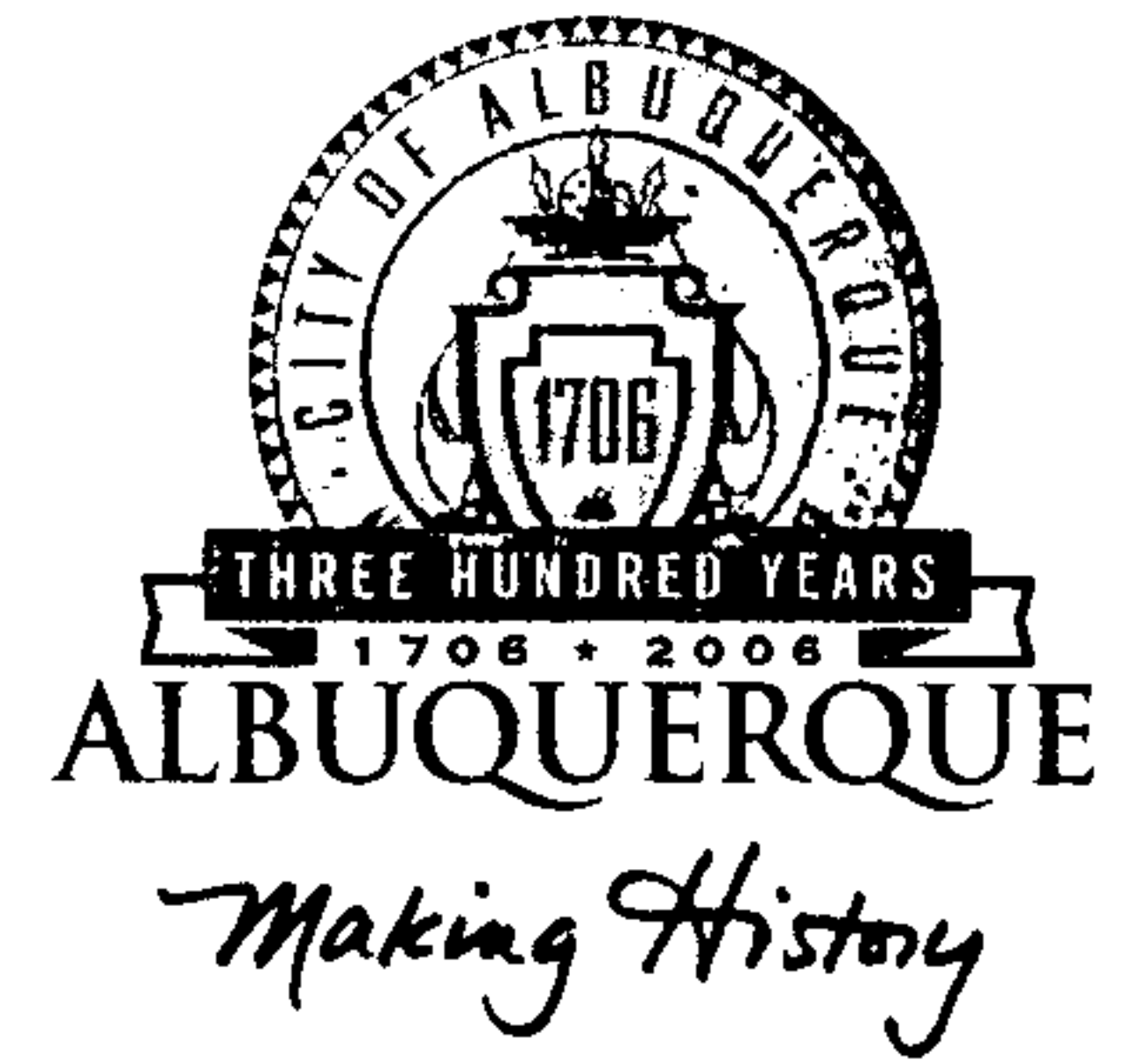


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Sheran Matson, AICP DRB Chair  
924-3880 fax 924.3864 smatson@cabq.gov



# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1004413**

**AGENDA ITEM NO: 19**

**SUBJECT:**

Sketch Plat/Plan

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

An approved drainage plan is required for Preliminary Plat approval.

Albuquerque

New Mexico 87103

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED *discussed* X; WITHDRAWN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:** September 21, 2005

/

**DEVELOPMENT REVIEW BOARD**  
**UTILITY DEVELOPMENT**  
**Standard Comment Sheet**

DRB-1004413

Item No. 19

Zone Atlas G-12

DATE ON AGENDA 09/21/05

INFRASTRUCTURE REQUIRED  YES ( ) NO

CROSS REFERENCE: N/A

TYPE OF APPROVAL REQUESTED: ( ) ANNEXATION

SKETCH PLAT ( ) PRELIMINARY PLAT ( ) FINAL PLAT

( ) SITE PLAN REVIEW AND COMMENT ( ) SITE PLAN FOR SUBDIVISION

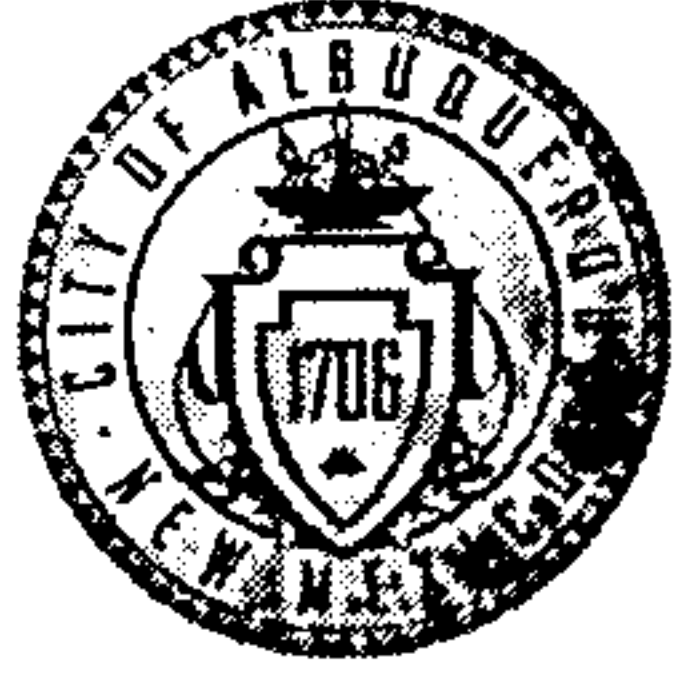
( ) SITE PLAN FOR BUILDING PERMIT

Comments:

1. Must request a Water/Sewer Availability Statement prior to Preliminary Plat approval.
2. For a 4 lot subdivision, public water/sewer line extensions will be required. Minimum public easement width will be 25, with a separate 10' wide PUE for a total easement encumbrance of 35'.
3. A 3 lot subdivision would allow private water/sewer service lines within the private easement as shown.

If you have any questions or comments please call Roger Green at 924-3989.





## IMPACT FEES – # 1004413

Development Review Board 9/21/05 Agenda Item #19  
Sketch Plat: Lot 43, Alvarado Gardens Subdivision, Unit 2

Construction of a new single family residence within the proposed subdivision will require payment of Impact Fees. Based on a house size of approximately 2,000 square feet, it is estimated that impact fees will total approximately \$1,296 if a building permit is obtained by December 30, 2005, \$2,554 if a permit is obtained prior to December 29, 2006, and \$3,812 thereafter.

JACK CLOUD  
IMPACT FEE ADMINISTRATOR

## PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
9/21/05	Alvarado Gardens Proj 1004413	Sketch / Plot	comments given

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form **S**

**SUBDIVISION**

Major Subdivision action  
 Minor Subdivision action **SKETCH**  
 Vacation  
 Variance (Non-Zoning)

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

...for Subdivision Purposes  
 ...for Building Permit  
 IP Master Development Plan  
 Cert. of Appropriateness (LUCC) **L**

Supplemental form **Z**

**ZONING & PLANNING**

Annexation  
 County Submittal  
 EPC Submittal  
 Zone Map Amendment (Establish or Change Zoning)  
 Sector Plan (Phase I, II, III)  
 Amendment to Sector, Area, Facility or Comprehensive Plan  
 Text Amendment (Zoning Code/Sub Regs)

**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: TURNER & MARGARET BRANCH PHONE: 247-3965  
 ADDRESS: 2025 RIO GRANDE BLVD NW FAX: \_\_\_\_\_  
 CITY: ALBU STATE NM ZIP 87104 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER List all owners: N/A  
 AGENT (if any): SURVEYS SOUTHWEST LTD PHONE: 998-0303  
 ADDRESS: 333 LOMAS BLVD NE FAX: 998-0306  
 CITY: ALBU STATE NM ZIP 87102 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: DIVIDE ONE EXISTING LOT INTO FOUR NEW LOTS & TO PROVIDE ACCESS TO SAID 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. NORTH 1/2 OF LOT 43 Block: N/A Unit: 2  
 Subdiv. / Addn. ALVARADO GARDENS  
 Current Zoning: BA-2 Proposed zoning: N/A  
 Zone Atlas page(s): G-12-Z No. of existing lots: 1 No. of proposed lots: 4  
 Total area of site (acres): 1.2166 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.) Within 1000FT of a landfill?  No  
 UPC No. 1-012-060-497-230-40314 MRGCD Map No. N/A  
 LOCATION OF PROPERTY BY STREETS: On or Near: RIO GRANDE BLVD NW  
 Between: KESTREL CT. NW and ORO VISTA 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.): ZA-68-76  
2-80-37

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

SIGNATURE Dan Graney DATE 9-12-05  
 (Print) Dan Graney  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 9/01, 3/03, 7/03, 10/03, 3/04

	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> INTERNAL ROUTING				
<input type="checkbox"/> All checklists are complete	<u>05DRB - 01414</u>	<u>SK</u>	<u>S(3)</u>	<u>\$ - 0 -</u>
<input checked="" type="checkbox"/> All fees have been collected				\$
<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 checked="" type="checkbox"/> F.H.D.P. density bonus				\$
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$
	Hearing date <u>09/21/2005</u>			Total \$ <u>- 0 -</u>

Vin Dis 9/13/05  
 Planner signature / date

Project # 1004413



**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
- 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.

Dan Graney  
Dan Graney

Applicant name (print)

9.12.05  
Applicant signature / date



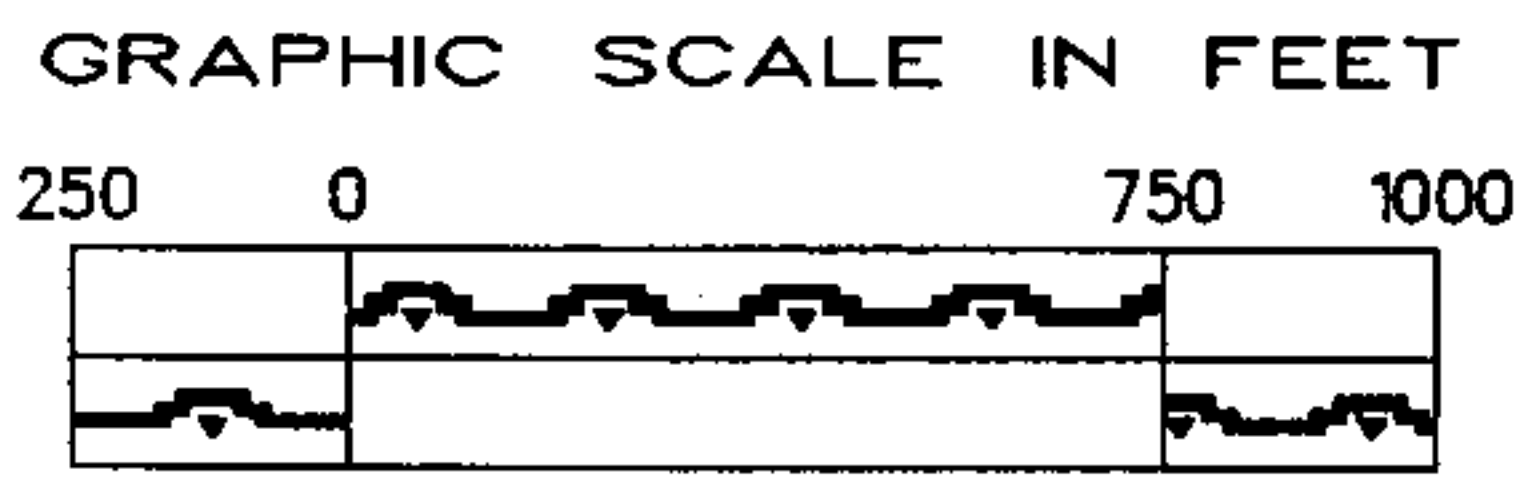
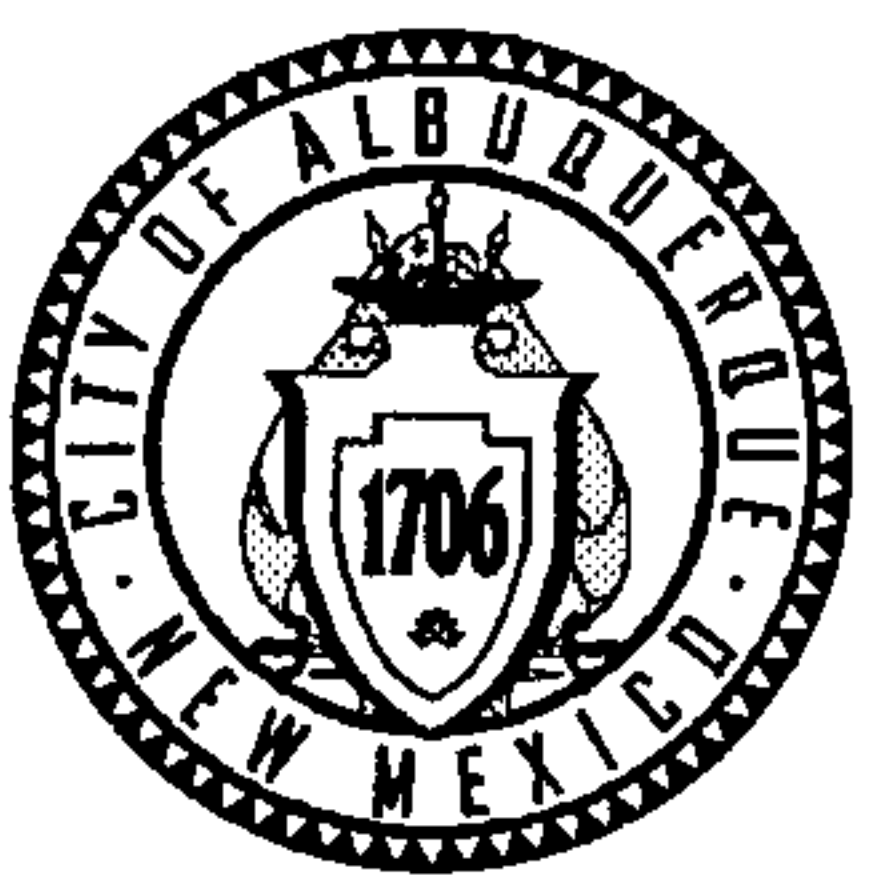
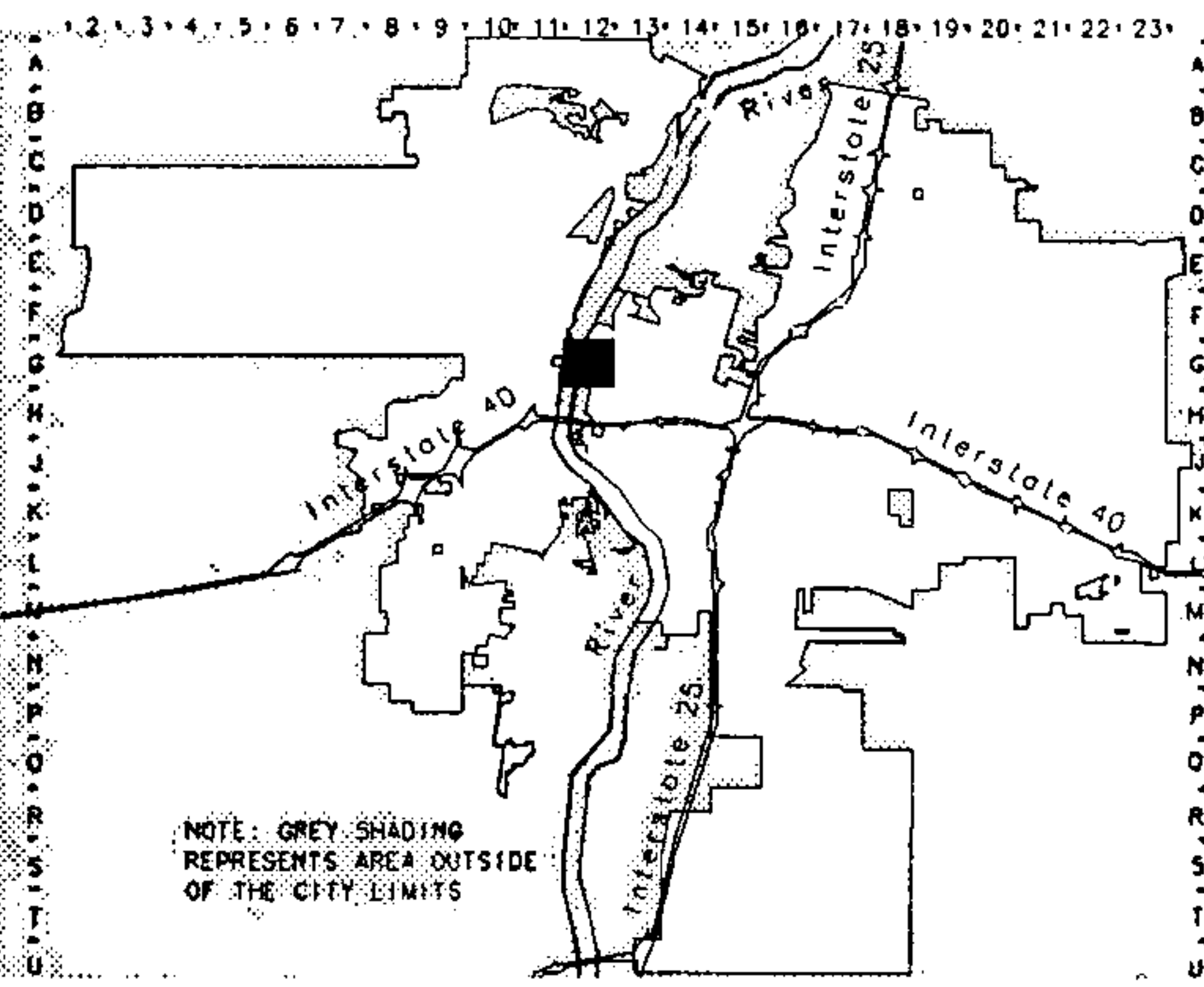
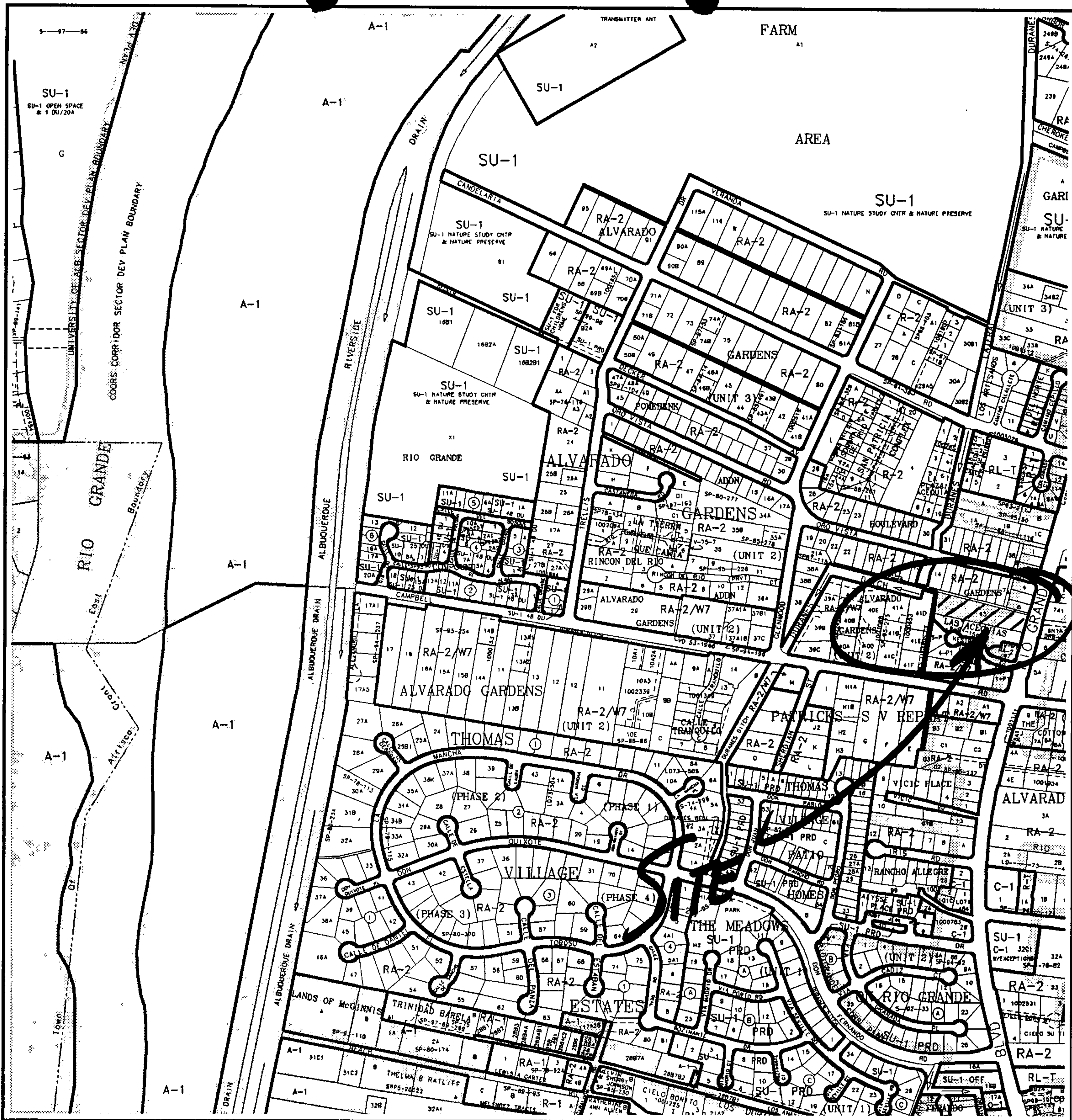
Form revised 3/03, 8/03 and 11/03

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

Application case numbers  
05DRB - 01414

Li Jiao 9/13/05  
Planner signature / date

**Project # 1004413**



**A**lbuquerque **G**eographic **I**nformation **S**ystem  
**PLANNING DEPARTMENT**

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**Zone Atlas Page**

**G-12-Z**

Map Amended through August 03, 2004

# *Surveys Southwest, LTD*

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*333 Lomas Blvd., NE \* Albuquerque, New Mexico 87102 \* 998-0303 \* Fax 998-0306*

August 12, 2005

DEVELOPMENT REVIEW BOARD MEMBERS  
PLAZA DEL SOL  
600 SECOND STREET NW  
ALBUQUERQUE, NM 87102

REF: LOTS 43-A, 43-B, 43-C & 43-D, ALVARADO GARDENS, UNIT 2

Dear Board Members:

The purpose of the above referenced plat is to create Four (4) new lots for new residences. The existing buildings are to be torn down for this development.

If you have any questions please feel free to contact me.

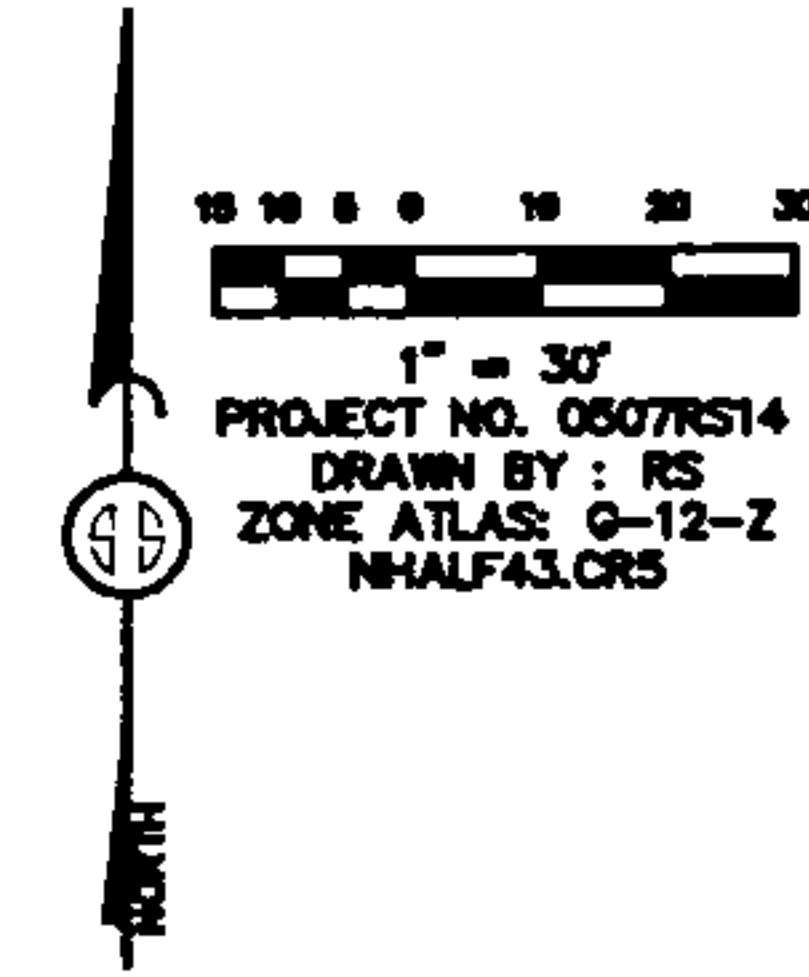
Sincerely,

Dan Graney  
President

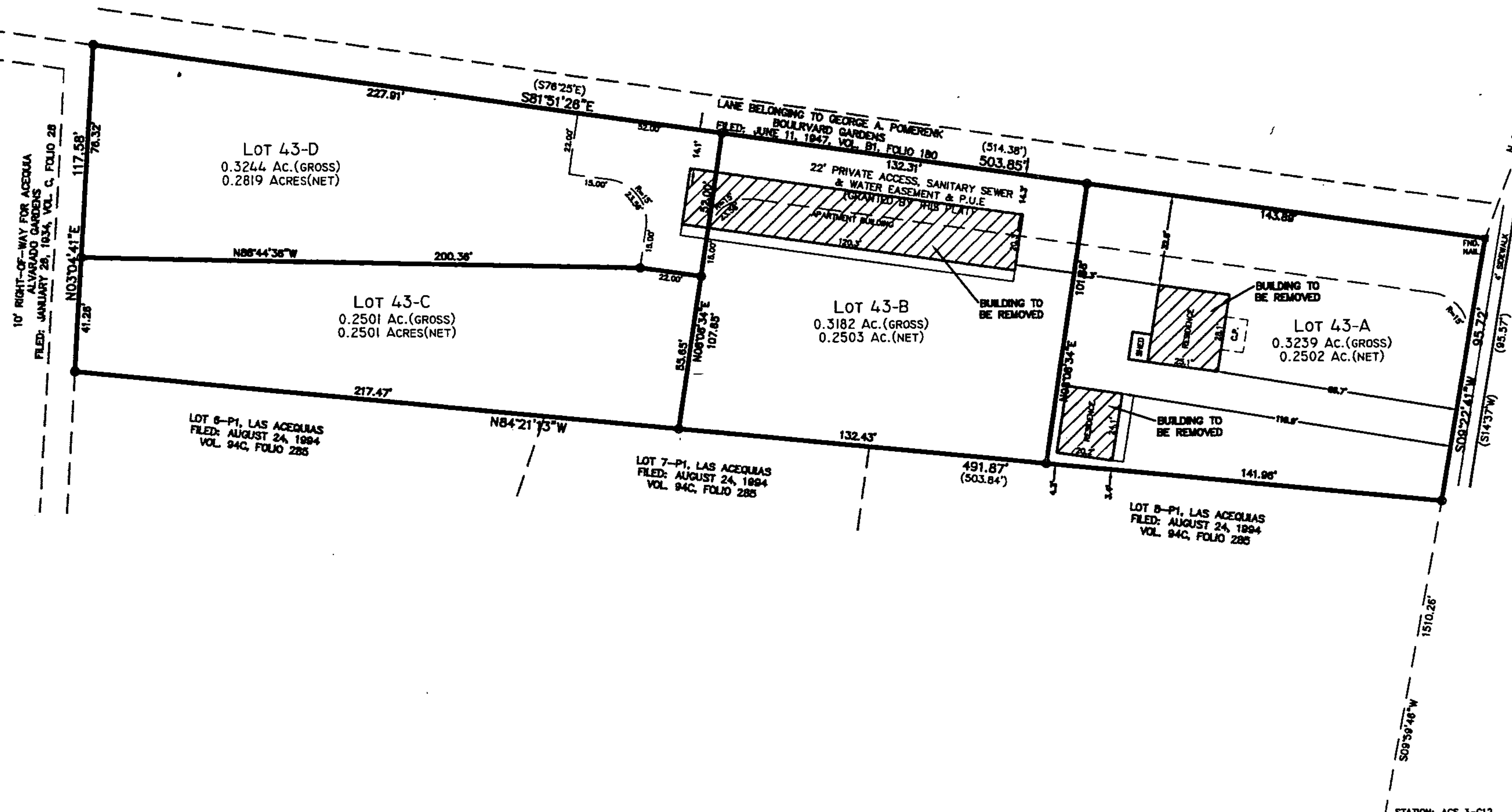
PLAT OF  
 LOTS 43-A, 43-B, 43-C & 43-D  
 ALVARADO GARDENS, UNIT No. 2  
 SECTION 1, T. 10 N., R. 2 E., N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JULY, 2005  
 SHEET 2 OF 2

LINE TABLE		
LINE	LENGTH	BEARING
L1	22.00	N08°08'34"E
L2	37.00	N81°31'28"W
L3	27.00	N08°08'34"E
L4	22.00	N81°31'28"W
L5	27.00	S08°08'34"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	42.41	27.00	90°00'00"	38.18	N38°31'28"W
C2	42.41	27.00	90°00'00"	38.18	S33°08'34"W



STATION: ACS 10-C13-A  
 X = 373478.96  
 Y = 1501045.77  
 GROUND TO GRID = 0.9998792  
 DELTA ALPHA = -00°14'36"  
 NEW MEXICO STATE PLANE  
 COORDINATE SYSTEM  
 CENTRAL ZONE  
 NAD 1927



RIO GRANDE BOULEVARD N.W.  
 (XX) PUBLICLY DEDICATED RIGHT-OF-WAY

**MONUMENT LEGEND**

- △ - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRITSKO LS8886" UNLESS OTHERWISE NOTED

STATION: ACS 3-C12  
 X = 37288.43  
 Y = 1488806.10  
 GROUND TO GRID = 0.9998812  
 DELTA ALPHA = -00°14'40"  
 NEW MEXICO STATE PLANE  
 COORDINATE SYSTEM  
 CENTRAL ZONE  
 NAD 1927

**SURVEYS SOUTHWEST LTD.**

333 LOMAS BLVD., N.E.  
 ALBUQUERQUE, NEW MEXICO  
 87102

PHONE: (505) 998-0303  
 FAX: (505) 998-0306

T10N R2E SEC. 1