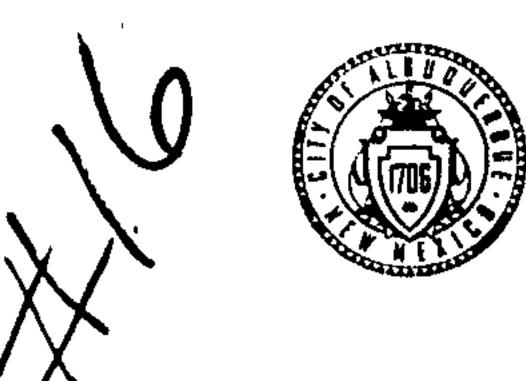


COMPLETED \$12,01,06 2H DRB CASE ACTION LOG (PREL & FINAL PLAT)

REVISED 9/28/05

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

	on No.: 06DRB-01628 (P&F)	Project # 10	04602
	ALVARADO GARDENS NO. 2		
Agent: Doug	Smith	Phone No.:	255-5577
approved on _	or (SDP for SUB), (SDP for BP), (FIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII	gation of signat	ure(s) to the following departments.
TRÂN	SPORTATION:		
UTILI	ΓIES:		
CITY CITY	ENGINEER / AMAFCA:		
PARKDD	S / CIP:		
PLAN		skf mficuries	on 2 easements
	County Treasurer's signature mu with the County Clerk.	reasurer. the County Classor. Include all ust be obtained.	Clerk. erk). RECORDED DATE: pages. d prior to the recording of the plat ained prior to Planning Department's



DRB CASE ACTION LOG (PREL & FINAL PLAT)

REVISED 9/28/05

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.: 06DRB-01628 (P&F)	Project # 10	04602	
Project Name: ALVARADO GARDENS NO. 2	Dhana Na : OFF FF77		
Agent: Doug Smith	Phone No.:	255-5577	
Your request for (SDP for SUB), (SDP for BP), (Fapproved on 11121 ob by the DRB with delease OUTSTANDING SIGNATURES COMMENTS TO	INAL PLATS), (egation of signal BE ADDRESSE	MASTER DEVELOP. PLAN), was ture(s) to the following departments:	
TRANSPORTATION:			
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UTILITIES:	4		
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CITY ENGINEER / AMAFCA:	-		
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D PARKS/CIP:	•	<u>, </u>	
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'			
PLANNING (Last to sign): record		3	
A613	dkt		
Whatenace act	unfuhrus	on 2 easements	
with the County Clark	reasurer. to the County Classor. lan. Include all lust be obtained. d.	erk). (RECORDED DATE:	

4602

4

DXF Electronic Approval Form

DRB Project Case #:	1004602		
Subdivision Name:	ALVARADO GARDENS UNI	T 2 LOT G1 G2 & F1	
Surveyor:	DOUGLAS H SMITH		
Contact Person:	DOUGLAS H SMITH		
Contact Information:	255-5577		
DXF Received:	11/29/2006	Hard Copy Received: 11/29/200	6
Coordinate System:	Ground rotated to NMSP Grid	<u> </u>	
			}
Da amu		11.29.2006	
	Approved	11.29.2006 Date	
	Approved be accepted (at this time) for	Date	
		Date	

AGIS Use Only

Copied fc 4602

to agiscov on 11/29/2006

Contact person notified on 11/29/2006



DEVELOPMENT REVIEW BOARD ACTION SHEET

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

November 29, 2006

9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development Brad Bingham, Alternate City Engineer

Roger Green, Utility Development Christina Sandoval, Parks & Recreation

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

A. Call to Order:

9:00 A.M.

Adjourned: 11:08 A.M.

- B. Changes and/or Additions to the Agenda
- C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. Project # 1004989

Approval
06DRB-01412 Major-Vacation of Public
Easements
06DRB-01413 Minor-Subd Design (DPM)
Variance
06DRB-01414 Minor-Sidewalk Waiver
06DRB-01415 Minor-Temp Defer SDWK

06DRB-01411 Major-Preliminary Plat

BOHANNAN HUSTON INC agent(s) for MESA VERDE DEVELOPMENT CO request(s) the above action(s) for all or a portion of Tract(s) A, UNIT 2, WILDERNESS @ HIGH DESERT (to be known as WILDERNESS CANON @ HIGH DESERT) zoned SU-2, HD/R-R, located on HIGH DESERT PL NE, between TRAILHEAD RD NE and EMBUDITO VIEW CT NE containing approximately 4 acre(s). [REF: 06DRB-00933, 04DRB-00713, 04DRB-01723] [Deferred from 10/25/06 & 11/8/06 & 11/15/06 & 11/22/06 & 11/29/06] (F-23) DEFERRED AT THE AGENT'S REQUEST TO 12/6/06.

2. Project # 1004999 06DRB-01578 Major-Vacation of Pub Right-of-Way GLEN EFFERTZ request(s) the above action(s) for all or a portion of Tract(s) 316, OLD TOWN ELEMENTARY SCHOOL, zoned RA-1 residential zone, located on MOUNTAIN RD NW, between RIO GRANDE NW and GALBALDON NW containing approximately 1 acre(s). [REF: 06DRB-00965] (J-12) VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.

3. Project # 1003369 06DRB-01601 Major-Vacation of Pub Right-of-Way 06DRB-01602 Major-Vacation of Public Easements ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 16, Tract(s) 3, Unit 3, NORTH ALBUQUERQUE ACRES (to be known as VINTNER COURT SUBDIVISION) zoned R-D (5 DU/acre) located on WILSHIRE NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [REF: 04DRB-00510, 04DRB-00511, 04DRB-00513, 04DRB-00519, 04DRB-00514] (C-20) VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.

4. Project # 1002372
06DRB-01597 Major-Amnd Prelim Plat
Approval
06DRB-01598 Minor-Sidewalk Waiver
06DRB-01599 Minor-Temp Defer SDWK

ENGINEERING CONSULTANTS THOMPSON INC agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 223 & 224, AIRPORT UNIT, TOWN OF ATRISCO GRANT (to be known as LAS PLAYAS SUBDIVISION) zoned R-2, located on GLENRIO RD NW, between 68th ST NW and 72ND ST NW containing approximately 9 acre(s). [REF: 06DRB-01084] (J-10) WITH THE SIGNING OF THE AMENDED INFRASTRUCTURE LIST DATED 11/29/06 AND APPROVAL OF THE AMENDED GRADING PLAN ENGINEER STAMP DATED 11/2/06 THE AMENDED PRELIMINARY PLAT WAS APPROVED. AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. A SIDEWALK VRIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN

ON EXHIBIT C IN THE PLANNING FILE. 06DRB-01600 THE EXTENSION OF SIA FOR TEMP DEFERRAL OF SDWK WAS DELETED FROM THE AGENDA AS IT WAS NOT NEEDED.

5. Project # 1005031 06DRB-01077 Major-Vacation of Public Easements

SURV-TEK agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS, UNIT 2 (to be known as SANTA FE 3 @ THE TRAILS, UNIT 2) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018] [Deferred from 8/23/06 & 9/13/06 & 9/27/06 & 10/4/06 & 10/25/06 & 11/29/06] (C-9) DEFERRED AT THE AGENT'S REQUEST TO 12/20/06.

06DRB-01017 Major-Preliminary Plat Approval 06DRB-01018 Minor-Temp Defer SDWK SURV TEK & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS UNIT 2 (to be known as SANTA FE 3 @ THE TRAILS, UNIT 2) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). (Listed as Project 1004644 in error) [Deferred from 8/9/06 & 8/23/06 & 9/13/06 & 9/27/06 & 10/4/06 & 10/25/06 & 11/29/06] (C-9) DEFERRED AT THE AGENT'S REQUEST TO 12/20/06.

06DRB-01282 Minor-Subd Design (DPM) Variance

WILSON AND COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9A, THE TRAILS UNIT 2 (to be known as SANTA FE 3 @ THE TRAILS, UNIT 2) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018, DRB-01077] Deferred from 9/13/06 & 9/27/06 & 10/4/06 & 10/25/06 & 11/29/06] (C-9) DEFERRED AT THE AGENT'S REQUEST TO 12/20/06.

6. Project # 1004428

06DRB-01121 Major-Vacation of Public Easements 06DRB-01119 Major-Preliminary Plat Approval 06DRB-01122 Minor-Temp Defer SDWK MARK GOODWIN & ASSOCIATES agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3A, RR-3B, RR-3C, RR-3D and RR-3E, TOWN OF ATRISCO GRANT (to be known as **CEJA VISTA**) zoned SU-1, C-1, R-LT, located on DENNIS CHAVEZ BLVD SW, between MEADE AVE SE and 118TH ST SW containing approximately 99 acre(s). [REF: 05DRB-01460, 05DRB-01461] [Deferred from 8/30/06 & 9/27/06 & 10/4/06 & 10/18/06 & 11/1/06 & 11/29/06] (P-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/13/06.**

7. Project # 1005070 06DRB-01154 Major-Preliminary Plat Approval 06DRB-01156 Minor-Sidewalk Waiver

06DRB-01155 Minor-Temp Defer SDWK

SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, THE TRAILS, UNIT 2 (to be known as TAOS @ THE TRAILS, UNIT 2) zoned SU-2-SRLL, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). [Deferred from 9/6/06 & 9/13/06 & 9/27/06 & 10/11/06 & 10/25/06 & 11/29/06] (C-9) DEFERRED AT THE AGENT'S REQUEST TO 12/20/06.

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

8. Project # 1002330 06DRB-01642 Minor-SiteDev Plan BldPermit/EPC

JIM MEDLEY ARCHITECT AIA agent(s) for ULTIMATE CAR WASH request(s) the above action(s) for all or a portion of Tract(s) G-2-A-2, MONTGOMERY COMPLEX, zoned SU-1 FOR C-1, located on MONTGOMERY BLVD NE, between CARLISLE BLVD NE and I-25 containing approximately 1 acre(s). [REF: 06EPC-00954] [Maggie Gould, EPC Case Planner] [Indef deferred from 11/29/06] (F-16) INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.

9. Project # 1002455
06DRB-01648 Minor-SiteDev Plan
Subd/EPC
06DRB-01649 Minor-SiteDev Plan
BldPermit/EPC

TAFAZZUL HUSSAIN agent(s) for DOUGLAS SIMMS request(s) the above action(s) for all or a portion of Lot(s) 2-7, J J SUBDIVISION, zoned SU-1 FOR C-1 USES, located on SAN ANTONIO DR NE, between I-25 and SAN PEDRO NE containing approximately 8 acre(s). [REF: 06DRB-00610, 06EPC-00458, 06EPC-01076] [Carmen Marrone, EPC Case Planner] [Indef deferred from 11/29/06] (E-18) INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.

10. Project # 1003714 06DRB-01646 Minor-SiteDev Plan Subd/EPC 06DRB-01647 Minor-SiteDev Plan BldPermit/EPC 06DRB-01645 Minor-Prelim&Final Plat Approval TIERRA WEST LLC agent(s) for LB/VCC EAGLE RANCH LLC request(s) the above action(s) for all or a portion of Tract(s) C-2 & C-3, ADOBE WELLS SUBDIVISION, VENTURE COMMERCE CENTER, zoned SU-1 FOR IP, C-2, R-2, located on EAGLE RANCH RD NW, between WESTSIDE DR NW and COORS BLVD NW containing approximately 7 acre(s). [REF: 06EPC-01306, 06EPC-01307] [Catalina Lehner, EPC Case Planner] [Deferred from 11/29/06] (B-13) DEFERRED AT THE AGENT'S REQUEST TO 12/6/06.

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

11. Project # 1001028 06DRB-01655 Minor-Final Plat Approval PRECISION SURVEYS INC. agent(s) for RON AND TINA CERROS request(s) the above action(s) for all or a portion of Tract (s) 1 (to be known as LOTS 1-A & 1-B, LANDS OF ALEJANDRO GARCIA, zoned R-1, located on 49TH ST NW, between BLUEWATER NW and ALEJANDRO ST NW containing approximately 1 acre(s). (J-11) THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR RECORDED APS DOCUMENT, APS STATEMENT ON THE PLAT, AGIS DXF FILE AND TO RECORD.

12. Project # 1004932 06DRB-01654 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC. agent(s) for ALAN M. & LINDA MALOTT request(s) the above action(s) for all or a portion of Block(s) B (to be known as LOT B-1, MONTE VISTA ADDITION, zoned O-R, located on CAMPUS BLVD NE and TULANE AVE NE and containing approximately 1 acre(s). [Indef deferred from 11/29/06] (K-16) INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.

13. Project # 1002739 06DRB-01635 Minor-Amnd Prelim Plat Approval

06DRB-01636 Minor-Sidewalk Waiver 06DRB-01637 Minor-Temp Defer SDWK MARK GOODWIN & ASSOCIATES PA agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for PARCELS 7 & 8A, ANDERSON HEIGHTS, UNIT 5, zoned RD, R-LT, located on 118TH ST SW, between DENNIS CHAVEZ BLVD SW and COLOBEL AVE SW containing approximately 69 acre(s). [REF: 05DRB-01832, 05DRB-01834, 05DRB-01835] [Deferred from 11/29/06] (P-8) DEFERRED AT THE BOARD'S REQUEST TO 12/6/06.

14. Project # 1005261

06DRB-01652 Minor-Vacation of Private Easements
06DRB-01651 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES INC agent(s) for CITY OF ALBUQUERQUE, C/O STUDIO SOUTHWEST ARCHITECTS, request(s) the above action(s) for Lot(s) 1 & 2, Block(s) 2, BRATINA ADDITION NO. 2 & Lot(s) 1-10 & 19-21, FRANCHINI ADDITION & Lot(s) 1, TOWNES ADDITION, zoned M-1 light manufacturing zone, located on BROADWAY BLVD NE, between JOHN ST NE and ROMA AVE NE containing approximately 2 acre(s). (J-14) THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.

15. Project # 1004161 06DRB-01650 Minor-Extension of Preliminary Plat JEFF MORTENSEN & ASSOCIATES agent(s) for WILLIAM & BENITA BRENNAN request(s) the above action(s) for all or a portion of Lot(s) 4 & 5 (to be known as PLAZA ESCONDIDO) RIVERSIDE PLAZA, zoned SU-1 FOR PRD (8 du/a) located on WINTER HAVEN RD NW, between LA ORILLA RD NW and MONTANO PLAZA DR NW containing approximately 3 acre(s). [REF: 05DRB-01724, 05DRB-01725, 05DRB-01726, 05DRB-01727, 05DRB-01728] (E-12) A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.

16. Project # 1004602 — 06DRB-01628 Minor-Prelim&Final Plat Approval

DOUG SMITH agent(s) for ROBERT JENKINS request(s) the above action(s) for all or a portion of Lot(s) G & westerly portion of Lot(s) F, ALVARADO GARDENS NO. 2, zoned RA-2, located on CASTANEDA RD NW, between ORO VISTA RD NW and CAMPBELL RD NW containing approximately 1 acre(s). [REF: 06DRB-01098 (G-12) THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE, MAINTENANCE AND BENEFICIARIES OF THE 2 EASEMENTS AND TO RECORD THE PLAT.

17. Project # 1005250
06DRB-01613 Minor-Prelim&Final Plat
Approval

JOSE RODRIGUEZ request(s) the above action(s) for all or a portion of Lot(s) A, B & C, Block T-1, CARLOS REY SUBDIVISION, zoned R-2 residential zone, located on CHURCHILL RD SW, between COORS BLVD SW and BATAAN DR SW containing approximately 1 acre(s). [Deferred from 11/15/06 & 11/22/06 & 11/29/06] (K-10) DEFERRED AT THE AGENT'S REQUEST TO 12/6/06.

18. Project # 1002730

06DRB-01521 Minor-Final Plat Approval

ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II LLC request(s) the above action(s) for all or a portion of Lot(s) 13-A-1, Block(s) 6, Tract(s) 3, NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as VILLA FIRENZE) zoned R-D, located on CORONA AVE NE, between VENTURA ST NE and MENDOCINO DR NE containing approximately 4 acre(s). [REF: 06DRB-01204] [Deferred from 10/25/06 Indef deferred 11/8/06 & Indef deferred 11/29/06] (C-20) INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.

06DRB-01555 Minor-Subd Design (DPM) Variance

ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II LLC request(s) the above action(s) for all or a portion of Lot(s) 13-A-1, Block(s) 6, Tract(s) 3, NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as VILLA FIRENZE) zoned R-D, located on CORONA AVE NE, between VENTURA ST NE and MENDOCINO DR NE containing approximately 4 acre(s). [REF: 06DRB-01204] Indef deferred 11/8/06] (C-20) A SUBDIVISION DESIGN VARIANCE FROM THE MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

NO ACTION IS TAKEN ON THESE CASES: APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

19. Project # 1005262 06DRB-01653 Minor-Sketch Plat or Plan DON GORMAN agent(s) for MIKE MIDANI request(s) the above action(s) for all or a portion of Lot(s) 4 & 5, Block(s) 7, DALE BELLAMAH ADDITION, zoned R-3 residential zone, located on ALVARADO DR NE, between INDIAN SCHOOL RD NE and CONSTITUTION AVE NE containing approximately 1 acre(s). (J-18) THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.

20. Project # 1005258 06DRB-01640 Minor-Sketch Plat or Plan ANGELA BLAIR agent(s) for CHRISTOPHER & JEANETTE CHAVEZ request(s) the above action(s) for all or a portion of Tract(s) 242C, MARTINEZTOWN, zoned SU-2/NCR, located on EDITH BLVD NE, between LOMAS NE and MOUNTAIN NE containing approximately 1 acre(s). (J-14) THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.

21. Project # 1005259
06DRB-01641 Minor-Sketch Plat or Plan

AZEEZ HINDI request(s) the above action(s) for CANYON ACRES, zoned C-1, located on SKYLINE NE, between FIGUEROA NE and TRAMWAY BLVD NE containing approximately 2 acre(s). (L-22) THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.

22. ADJOURNED: 11:08 A.M.

CITY OF AI UQUERQUE

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



PLANNING DEPARTMENT DEVELOPMENT AND BUILDING SERVICES HYDROLOGY DEVELOPMENT SECTION

City Engineer / AMAFCA Designee

DEVELOPMENT REVIEW BOARD - SPEED MEMO

DRB CASE NO/PROJECT NO: 1004602 AGENDA ITEM NO: 16			NO: 16	
SUBJECT:				
Final Plat Preliminary Plat				
ACTION REQUE	STED:			
REV/CMT: ()	APPROVAL: (X)	SIGN-OFF: ()	EXTN: ()	AMEND: ()
ENGINEERING (COMMENTS:			
No adverse commen	nts.			
RESOLUTION:				
APPROVED; D	ENIED; DEFERREI	D; COMMENTS	PROVIDED; WI	THDRAWN
DELEGATED: (SE	EC-PLN) (SP-SUB) (SI	P-BP) (FP) TO: (I	JD) (CE) (TRANS)	(PRKS) (PLNG)
SIGNED: Bradley	L. Bingham		DATE: NOV	EMBER 29, 2006

CITY OF ALPUQUERQUE



PLANNING DEPARTMENT DEVELOPMENT AND BUILDING SERVICES HYDROLOGY DEVELOPMENT SECTION

	DEVELOPMEN	NT REVIEW BOAR	D – SPEED MEMO)		
	DRB CASE NO	D/PROJECT NO: 1	<u>1004602</u> <u>AG</u>	ENDA ITEM	NO: 14	
	SUBJECT:					
	Sketch Plat					
	ACTION REQUE	STED:				
	REV/CMT: (X)	APPROVAL: ()	SIGN-OFF: ()	EXTN: ()	AMEND: ()	
	ENGINEERING (COMMENTS:				
P.O. Box 1293	No adverse comme	nts.				
Albuquerque						
New Mexico 87103						
zww.cabq.gov						
	RESOLUTION:			discu		
		ENIED; DEFERRE				
	DELEGATED: (SI	EC-PLN) (SP-SUB) (S	P-BP) (FP) TO: (UI) (CE) (TRANS) (PRKS) (PLNG))
	SIGNED: Bradley	L. Bingham		DATE: AUG	UST 9, 2006	

SIGNED: Bradley L. Bingham

City Engineer / AMAFCA Designee



DEVELOPMENT REVIEW BOARD UTILITY DEVELOPMENT Standard Comment Sheet

DRB-1004602 Item No. 🕦 14 Zone Atlas G-12

DATE ON AGENDA 3/22/06 9/9/06

INFRASTRUCTURE REQUIRED ()YES (X)NO

CROSS REFERENCE: N/A

TYPE OF APPROVAL REQUESTED: () ANNEXATION

(X) SKETCH PLAT () PRELIMINARY PLAT () FINAL PLAT

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

() SITE PLAN FOR BUILDING PERMIT

Comments:

1. A new water and sewer account will need to be opened and new separate connections made on the 2^{nd} house prior to Final Plat approval. Tapping Permits will be required through this office.

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



IMPACT FEES

Development Review Board 8/9/06

Project Number; 1004602

Agenda Item #14

Site: Alvarado Gardens Unit 2

Lot/s: G & Westerly Portion of F Zoned R-A-2

The creation of a 3rd lot from 2 existing lots with existing dwellings will not require the payment of impact fees.

JACK CLOUD
IMPACT FEE ADMINISTRATOR

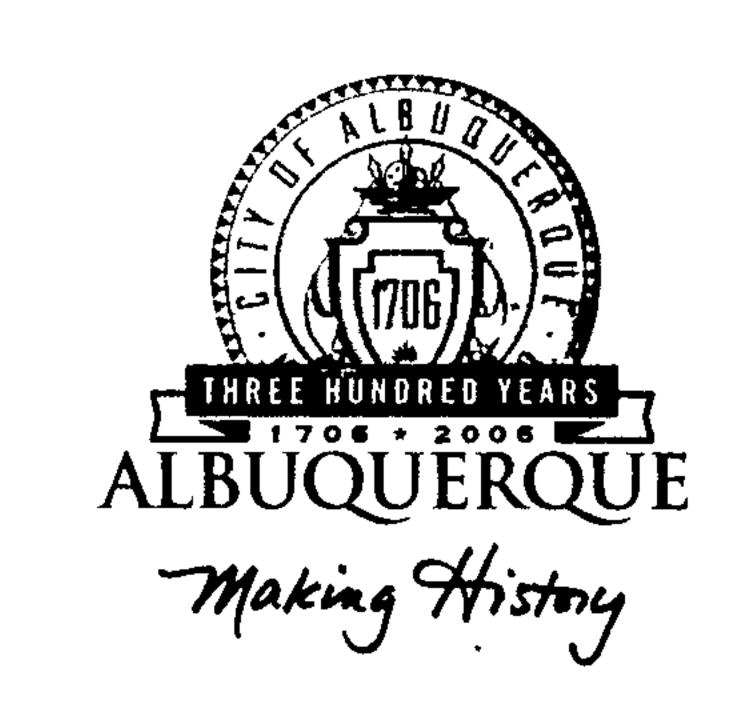


200 Haa/

PLANNING TRACKING LOG

	Project Name & #		Action Taken
3/22/06	alvarado Garden Unit 5	Metit	1 mm m
	Pry: 1004602		Man Man
8/9/06		Metek	- mult
	Dry 100460	12.	Men Chen

CITY OF AI UQUERQUE



PLANNING DEPARTMENT DEVELOPMENT AND BUILDING SERVICES HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004602

AGENDA ITEM NO: 16

SUBJECT:

Sketch Plat/Plan

ACTION REQUESTED:

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

P.O. Box 1293 ENGINEERING COMMENTS:

This submittal did not provide enough information for our review and comments, consequently, we will defer our

comments to the DRB hearing.

Albuquerque

www.cabq.gov

New Mexico 87103

<u>RESOLUTION:</u>

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

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

SIGNED: Bradley L. Bingham

DATE: March 22, 2006

City Engineer/AMAFCA Designee

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-	1004602	Item	No. 16	Zone	Atlas	G-12
DATE	ON AGENDA	3-22-06				
INFRA	STRUCTURE	REQUIRED	(X) YES	() NO		
CROSS	REFERENC	'E:				
						
TYPE	OF APPROV	'AL REQUES'	'ED:			
(X)SK	ETCH PLAT	' ()PRELIN	IINARY I	PLAT () FIN	JAL PLAT	
()SI	TE PLAN R	EVIEW AND	COMMENT	r () SITE E	LAN FOR	SUBDIVISION
()SI	TE PLAN F	OR BUILDIN	IG PERM	ΣT		
No.			Comr	nent		

- 1) Applicant will need to provide a cross-section of the existing road improvements in relation to the right-of-way in order to evaluate infrastructure requirements.
- 2) Is there sidewalk?

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

CITY OF ALBUQUERQUE Planning Department March 22, 2006 DRB Comments

ITEM # 16

PROJECT # 1004602 APPLICATION # 06-00316

RE: Alvarado Gardens, Unit 2/sketch

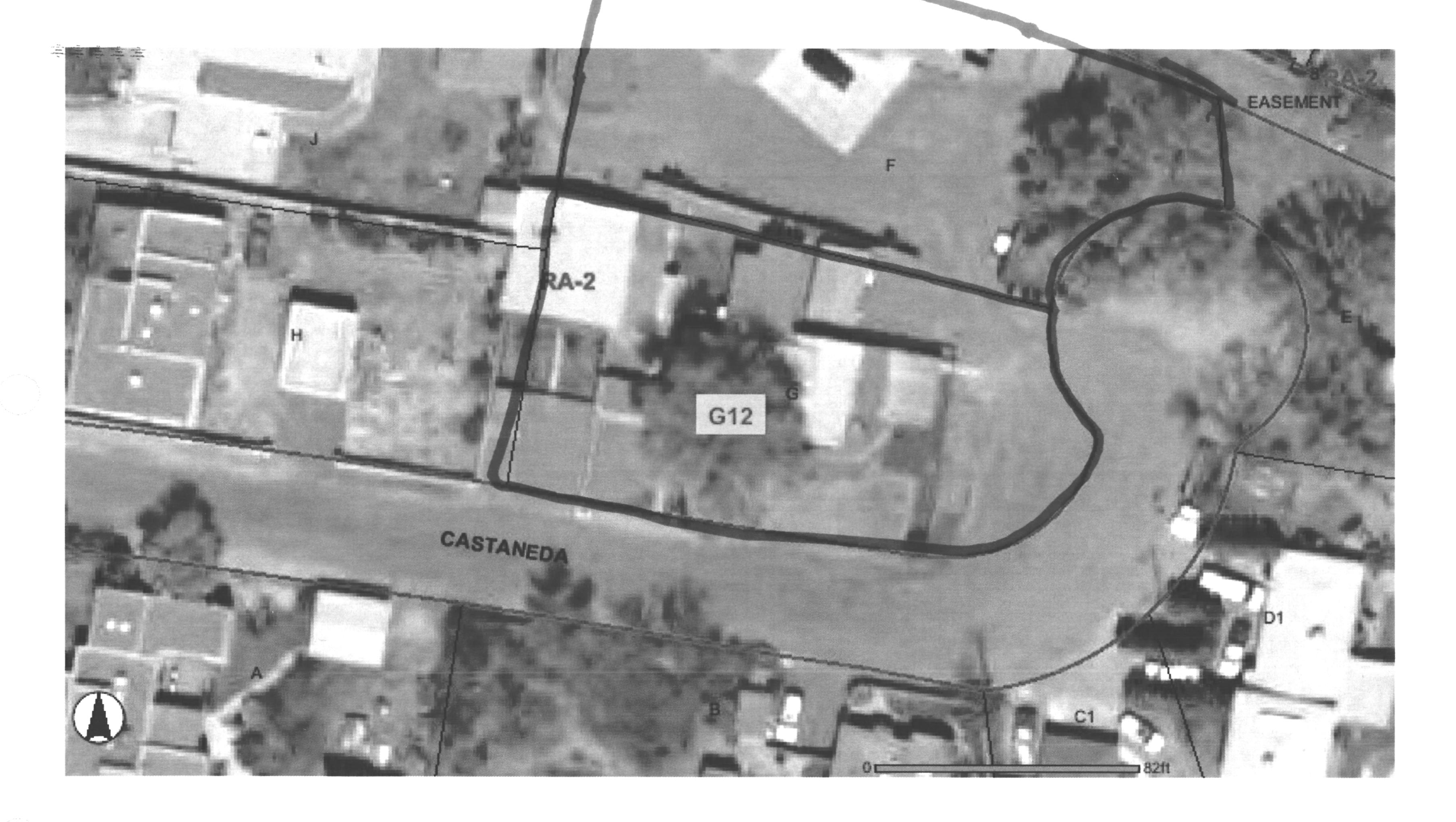
Please clarify where the lot lines are on the sketch.

A special exception has been granted for lot width as well lot size. The sketch does not seem to agree with the granted exceptions.

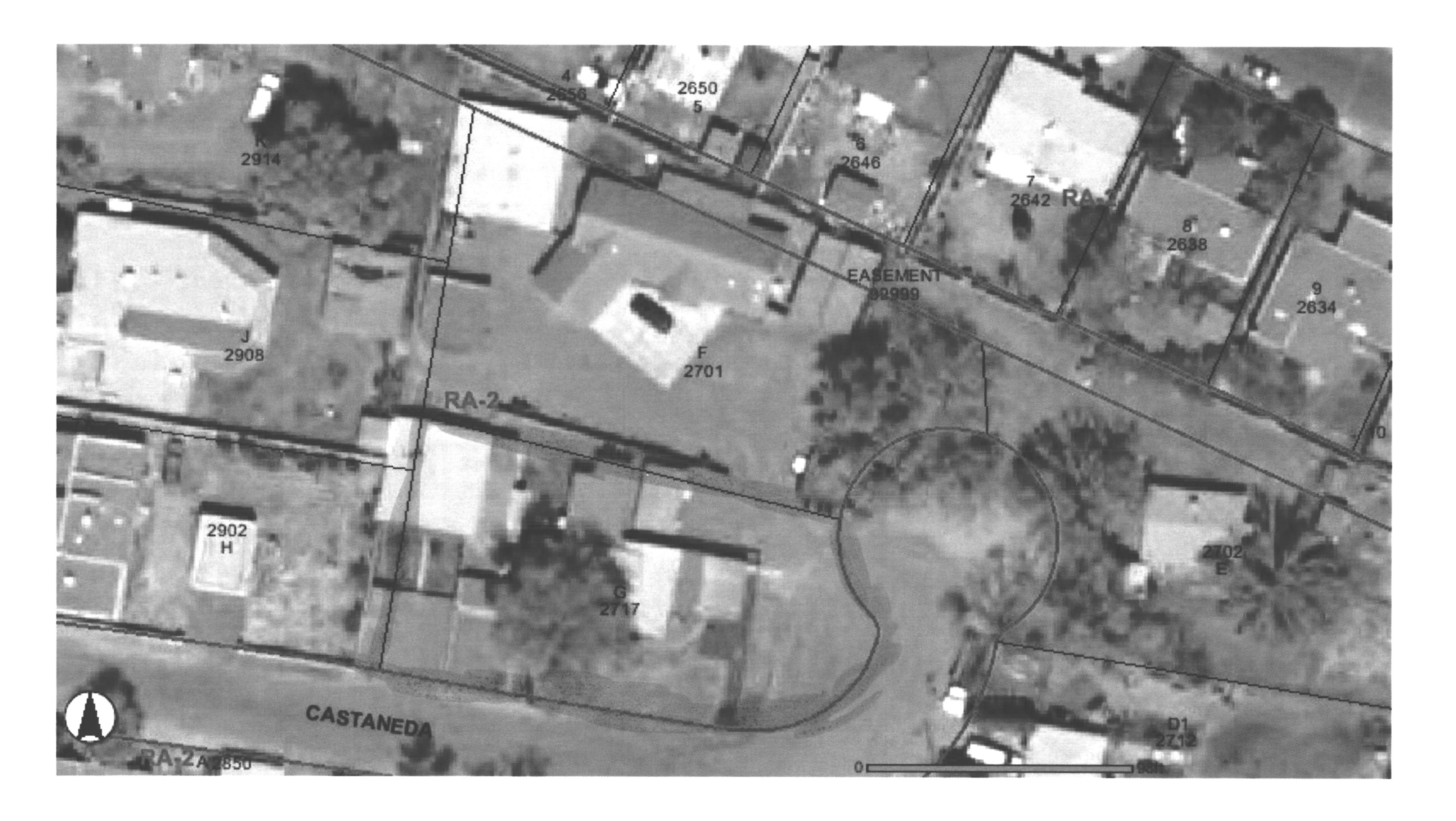
Andrew Garcia, Planning Alternate

924-3858 fax 924-3864 agarcia@cabq.gov

3/2000 lots are When losses platted, the approved ZHE Mareances much be met.



ArcIMS Viewer



The lag of the state of the sta



IMPACT FEES – # 1004602

Development Review Board 3/22/06 Agenda Item #16 Sketch Plat: Lot G, Alvarado Gardens Subdivision, Unit 2

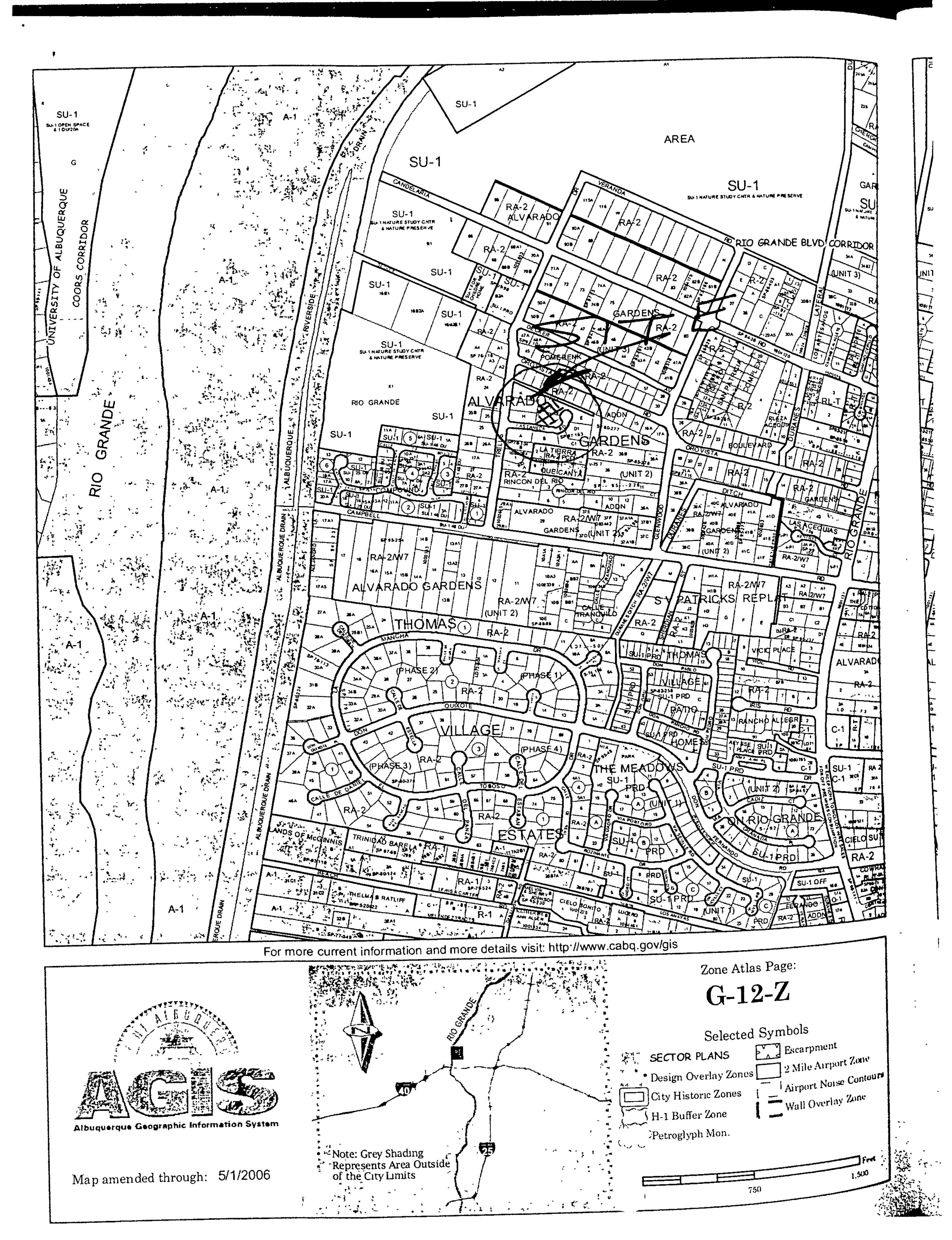
Construction of a new single family residence within the proposed subdivision will require payment of Impact Fees. Based on a house size of approximately 2,000 square feet, it is estimated that impact fees will total approximately \$2,554 if a permit is obtained prior to December 29, 2006 and \$3,812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

JACK CLOUD
IMPACT FEE ADMINISTRATOR

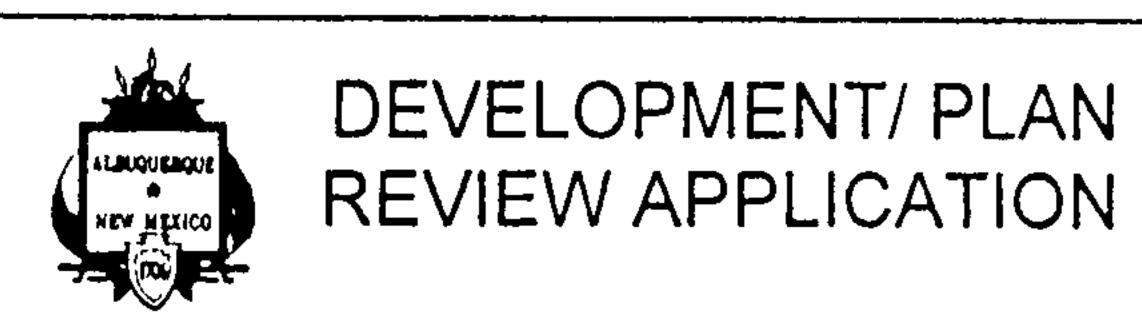
FINAL PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

APS, having reviewed the proposed plat of Lot G & Westerly Portion of Lot F, Alvarado Gardens, Unit 2, which is zoned as RA-2, on November 15, 2006 submitted by Doug Smith, owner of above property, has determined that no Pre-Development Facilities Fee Agreement is required with respect to that proposed plat because the property owner is creating three lots from two lots to reflect the three existing residences on the above property.

ALBUQUERQUE PUBLIC SCHOOLS
By: Bead Ourbe Signature
Dr. Brad Winter, Executive Director Facilities & Support Operations
STATE OF NEW MEXICO
COUNTY OF BERNALILLO
This instrument was acknowledged before me on 11-20-200 Brad Winter
as Executive Director of the Albuquerque
Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district
organized and existing under the laws of the State of New Mexico.
(Seal) OFFICIAL SEAL Mary Ann Rhinehart Notary Public NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 9-13-2010 My Commission Expires: 9-13-2010



Acity of Albuquerque



	Suppleme	ntal form	
SUBDIVISION ,'Major Subdivision action	S	Z ZONING & PL	
Minor Subdivision action		Annex	cation County Submittal
Vacation	V		EPC Submittal
Variance (Non-Zoning)		Zone N Zoning)	Map Amendment (Establish or Change
SITE DEVELOPMENT PLAN	P	Sector	r Plan (Phase I, II, III)
for Subdivision Purposes			dment to Sector, Area, Facility or nensive Plan
for Building Permit		Text A	mendment (Zoning Code/Sub Regs)
IP Master Development Plan Cert. of Appropriateness (LUCC)	•	Street A APPEAL / PR	Name Change (Local & Collector)
STORM DRAINAGE	D	Decision	n by: DRB, EPC, LUCC, Planning Director or Staff,
Storm Drainage Cost Allocation Plan			ning Board of Appeals
PRINT OR TYPE IN BLACK INK ONLY. The application Development Services Center, 600 2 nd application. Refer to supplemental forms for submit	* Street NW A	Jhuquerque NIM 87	leted application in person to the Planning 7102. Fees must be paid at the time of
APPLICANT INFORMATION:	•		
NAME: Robert Senki	V		PHONE: 345-2177_
ADDRESS: 2717 Castaneda	R.d	k) (1)	FAX:
CITY: A-1004		ZIP 87107	
Proprietary interest in site: Dwner			PE-MAIL:
AGENT (if any): DOOG 3 mil	LIST <u>an</u> (owners: Kober	
ADDRESS: 2121 San Mateo	1/		PHONE: 255 5577
			FAX: 266-0019
DESCRIPTION OF DESCRIPTION OF A 1	STATE A/M	ZIP <u>27/10</u>	E-MAIL:
DESCRIPTION OF REQUEST: Peplat Zo	Existin	<u>G 10+5</u>	1 n to 3
1 - 41 - 12 - 12 - 13 - 14 - 15 - 15 - 15 - 15 - 15 - 15 - 15	· · · · · · · · · · · · · · · · · · ·	——————————————————————————————————————	·
Is the applicant seeking incentives pursuant to the Family	Housing Develop	ment Program?Y	/es No.
SITE INFORMATION: ACCURACY OF THE LEGAL DESCRI	PTION IS CRUCIA	AL! ATTACH A SEPAR	RATE SHEET IF NECESSARY.
Lot or Tract No. Lot 6' E Westerly	Port.	F Block	k: Unit:
Subdiv. / Addn. Alvarado Eare	dens		
Current Zoning: 2-A-2	Prop	osed zoning: 12 -	- A - Z
Zone Allas page(s): 5-12	No. (of existing lots:	No. of proposed lots: 3
Total area of site (acres): 0.7984 Density if appl	icable: dwellings	per gross acre.	dualings per not sees:
Within city limits? Yes. No, but site is within 5 mile	es of the city limite)	
UPC No. 1012060350306101	つう Or tire City infills	··)	Within 1000FT of a landfill?
LOCATION OF PROPERTY BY STREETS: On or Near:	010-	11/1000	MRGCD Map No. NA
Between: ORO Visia Rd Nu	$\frac{173/H}{1}$	NEDH KO	
CASE HISTORY:	and	Campoe	2/ Rd Nu
List any current or prior case number that may be relevan	ı It to your applicatio	nn/Drai Ann DDD A	vave allegation along
	it to Jour application	ייי (ריטן., App., טתם-, א	(^_,Z_, V_, S_, etc.): [[600] [6
Check-off if project was previously reviewed by Sketch Plans SIGNATURE	at/Plan 2 or Pro	application Davious Tea	2 2 10/0/0/
SIGNATURE	//	application review tea	m : Date of review; O 7 00 DATE ////////////////////////////////////
(Print)	h		
	•		Applicant Agent
FOR OFFICIAL USE ONLY		······································	Form revised 4/04
INTERNAL ROUTING' All checklists are result to	case numbers		Antion OF -
All checklists are complete All fees have been collected	3	628	Pater 5(3) \$ 355 (2)
All case #s are assigned			ME \$ 20.00
AGIS copy has been sent Case history #s are listed		· ····································	<u> </u>
Site is within 1000ft of a landfill			<u> </u>
F.H.D.P. density bonus F.H.D.P. fee rebate	. 1	1	
Hearing date	te 11129	00	\$37500
Dander Handley 1114	01	Project #	1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-
1			

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) UK INTERNAL ROUTING YOUR ATTENDANCE IS REQUIRED. SKETCH PLAT REVIEW AND COMMENT Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing. __ Bite 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 Your attendance is required. MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT Preliminary Plat reduced to 8.5" x 11" Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied) Letter briefly describing, explaining, and justifying the request Copy of previous D.R.B. approved infrastructure list __ Copy of the 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. Your attendance is required. MAJOR SUBDIVISION FINAL PLAT APPROVAL Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only 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 __ Copy of recorded SIA ___ 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. Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only 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 Applicant name (print) submitted with this application will, ALBUQUERQUE likely result in deferral of actions. Applicant signature / date Form revised 8/04, 1/05, 10/05 & NOV 06 Application case numbers Checklists complete (c/)RB-Fees collected Planner signature / date Case #s assigned Project # Related #s listed



CITY OF ALBUQUERQUE OFFICE OF THE ZONING HEARING EXAMINER NOTIFICATION OF DECISION

ROBERT JENKINS request(s) a special exception to Section 14. 16. 2. 5. (D).: a VARIANCE of 23 feet to the 75 foot lot width requirement And a VARIANCE OF 2,890 sq ft to the 10,890 sq ft lot size requirement on all or a portion of Lot(s) G, Alvarado Gardens Addition, zoned RA-2 and located at 2717 CASTANEDA RD NW (G-12)

Special Exception No:	05ZHE - 01890
	05ZHE - 01891
Project No:	1004602
Hearing Date:	01-17-06
Closing of Public Record:	01-17-06
Date of Decision:	01-31-06

STATEMENT OF FACTS: The Applicant, Robert Jenkins, requests a variance of 23 feet to the 75 foot lot width area requirement and a variance of 2,890 sq. ft. to the 10,890 sq. ft. lot size. Mr. Jenkins has owned this property for over 20 years. He intends to build a double, detached garage. This matter has also gone before the Development Review Board for purposes of splitting the existing lot. The applicant has indicated that he is required to split this lot and that the smaller lot will be 8000 sq. ft. This is the lot in which he intends to develop a home for his own residential purposes.

Mr. and Mrs. Dallas, who are immediate neighbors, appeared at the hearing for purposes of clarification and understanding of the applicant's request. The applicant and the adjacent neighbors were given an opportunity to meet in the anteroom of the Zoning Hearing room for purposes of discussions and clarifications.

An onsite inspection reveals that this lot is exceptional as compared to other lots in the vicinity.

The applicant has demonstrated sufficient exceptionality as to warrant approval of this request with conditions.

AS TO BOTH (2) VARIANCES:

Based on all of the testimony and a review of the entire file, it is determined there is substantial evidence to make the following findings and conclusions:

FINDINGS AND CONCLUSIONS: I find that this parcel is exceptional as compared to other parcels in the vicinity and, therefore, it meets the test for the granting of a variance as provided for by Section 14. 16. 2. 5. (D).: I further find that, as a result of the exceptional aspect of the property, the regulations produce an unnecessary hardship in that it will limit the owner's reasonable use of the property and/or deprive the owner of a reasonable return on the property. Furthermore, I find that the particular variance is appropriate to prevent the unnecessary hardship and further find that the variance will differ from development which will be permitted under the existing regular zoning

ZHE Decision 05ZHE - 01890 & 01891 Page 2

regulations no more than what is necessary to overcome the unnecessary hardship. Finally, the variance will not significantly interfere with the enjoyment of other land in the vicinity and is consistent with the spirit of the Zoning Ordinance, substantial justice and the general public interest.

DECISION: Approved with conditions.

CONDITIONS:

1. The applicant must comply with any setback requirements that are attached to RA-2 zones.

APPEAL IS TO THE BOARD OF APPEALS WITHIN 15 DAYS OF THE DECISION. A filing fee of \$55.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. Please present this letter of notification when filing an appeal. When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14. 16. 4. 4. (B)., of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

ZHE Decision 05ZHE - 01890 & 01891 Page 3

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.

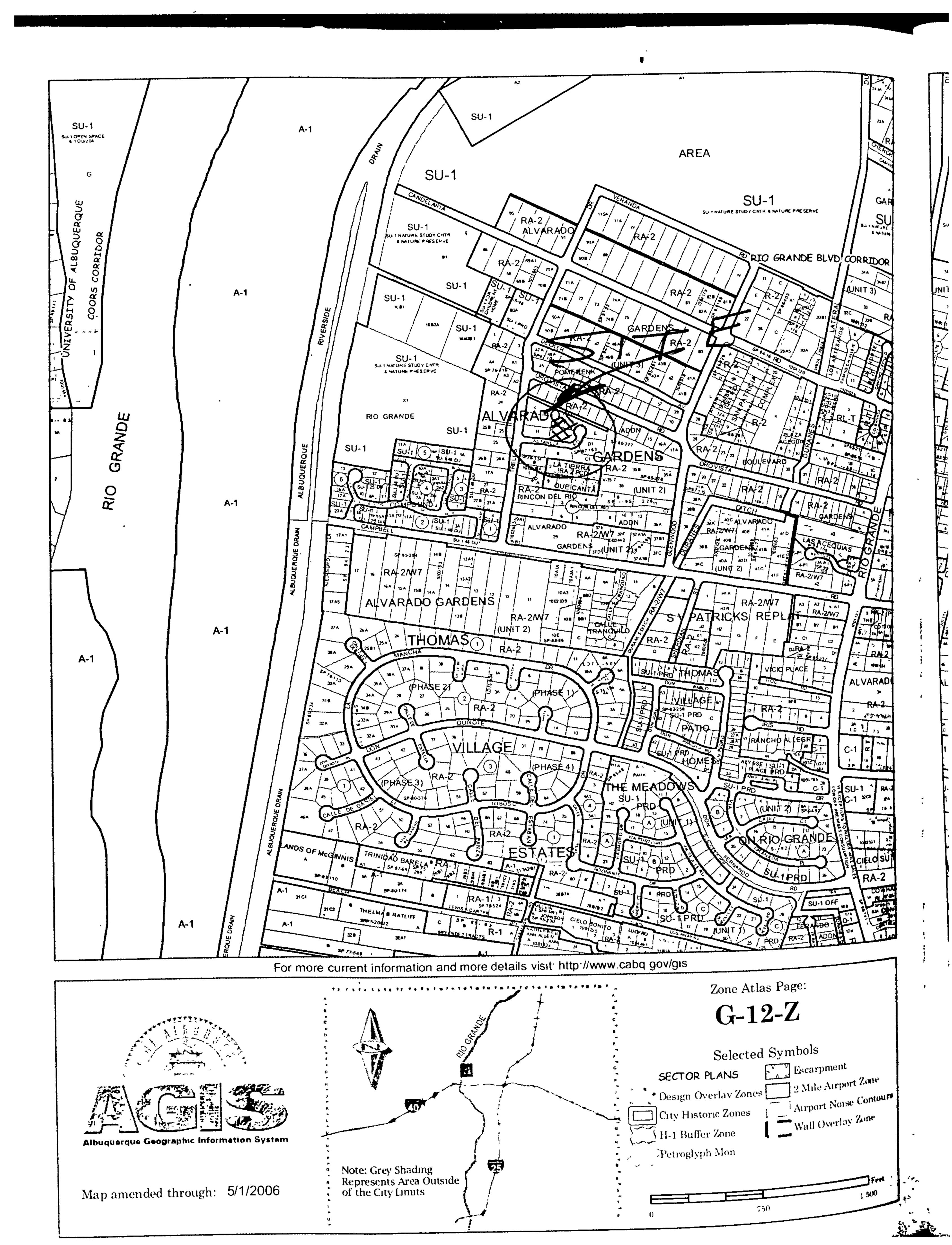
Roberto Albertorio, Esq.

Zoning Hearing Examiner

cc: Zoning Enforcement (2)

ZHE File

Robert Jenkins, 2701 Castaneda NW, 87107



DRB Project #	,
---------------	---

FINAL PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

APS, having reviewed the proposed plat of Lot G & Westerly Portion of Lot F, Alvarado Gardens, Unit 2, which is zoned as RA-2, on November 15, 2006 submitted by Doug Smith, owner of above property, has determined that no Pre-Development Facilities Fee Agreement is required with respect to that proposed plat because the property owner is creating three lots from two lots to reflect the three existing residences on the above property.

property.
ALBUQUERQUE PUBLIC SCHOOLS By: Signature
Dr. Brad Winter, Executive Director Facilities & Support Operations
STATE OF NEW MEXICO COUNTY OF BERNALILLO
This instrument was acknowledged before me on 11-20-200 Brad Winter as Executive Director of the Albuquerque
Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district
organized and existing under the laws of the State of New Mexico.
(Seal) OFFICIAL SEAL Mary Ann Rhinehart Notary Public NOTARY PUBLIC STATE OF NEW MEXICO My commission expires: 9-13-2010 My Commission Expires: 9-13-2010

DOUG SMITH SURVEYING, INC.

2121 San Mateo Blvd. N.E. Albuquerque, New Mexico 87110

Phone: (505)255-5577 Fax: (505)266-0019

November 14, 2006

Development Review Board.

The owners of Lot "G" and a portion of Lot "F" ALVARADO GARDENS. UNIT 2 are requesting a replat of the 2 lots to enable them to build on and sell a 3rd lot.

Douglas H. Smith, H.M. D.3. 2002

CITY OF ALBUQU. QUE P.O. BOX 1313 Albuquerque, NM 87103

Water Utility Dept: Collection Line:

28.37

(505) 768-2-3 M-F 8am - 5pm (505) 768-2830 M-F 8am - 5pm

Solid Waste Mgmt Dept: (505) 761-8100

To Pay on-line: http://www.cabq.gov/onlinesvcs/servicecenter

Account Number: 3489625932 Bill Number 54 Name on Account: Robert Jenkins Bill Date: Account Summary 07/10/2006 Page: 1 Due By: 07/25/2006 Activity Type Your water and wastewater services are billed by the City of Albuquerque on behalf of the Amount Albuquerque Bemalillo County Water Utility Authority Previous Balance 0.00 Payments Andrea 3-07 pour de la servicio del servicio del servicio de la servicio del serv 0.00 Current Charges 53.95 Adjustments 0.00 Current Balance 53.95 **Current Activity Detail** Service Address: 2717 B CASTANEDA RD NW chago Water Residential Wastewater (Sewer) Residential 06/03/2006 - 07/05/2006 06/03/2006 - 07/05/2006 Base Charge Base Charge 6.73 Commodity Charge (Units x \$0.846) Commodity Charge (Units x \$0.624) 5.69 16.07 State Surcharge (Unit x \$0.0244) 4.74 0.46 Facility Rehab Facility Rehab 3.30 3.76 Tax Tax 0.69 1.35 Subtotal Subtotal

Sustainable Water Supply
06/03/2006 - 07/05/2006

Base Charge
Commodity Charge (Units x \$0.371)

Tax

Subtotal

11.16

Meter Reads

Meter# Read Type 66465771 E		Winter Avg	Conserv Avg	Curr. Read	Prev Read	Usage Units	Gals		ļ
00403771	7	8	8	19	0	19	14,212	E Est read	

ATTENTION RECYCLERS! Your annual Recycle Bag Coupon will be mailed with your August water/solid waste bill. Thank you

Please detach and return this portion with your payment. See important information on the other side.

City of Albuquerque P.O Box 1293 Albuquerque, NM 87103-1293

Account Number Service Address

3489625932 2717 B CASTANEDA RD NW

Due By:

07/25/2006

Amount Due:

Amount Paid

14.42

AUTOCR
Robert Jenkins
2717 B CASTANEDA RD NW
ALBUQUERQUE NM 87107

City of Albuquerque P.O Box 1313 Albuquerque, NM 87103-1313

\$53.95

Account number: 13140 M E HUPBELL-JENKINS Name on Account: Page: 1 07/05/2006 Bill Date: 07/20/2006 Due By: **Account Summary** Your water and wastewater services are billed by the City of Albuquerque on behalf of the Amount **Activity Type** Albuquerque Bernalillo County Water Utility Authority Previous Balance 83.16 -83.16 **Payments Current Charges** 105.02 Adjustments 0.00 105.02 Current Balance **Current Activity Detail** Service Address: 2717 CASTANEDA RD NW Water Residential 06/03/2006 - 07/05/2006 6.73 Base Charge Commodity Charge (Units x \$0.846) 26.23 State Surcharge (Unit x \$0.0244) 0.76 Facility Rehab 5.44 1.96 Tax 41.12 Subtotal Wastewater (Sewer) Residential 06/03/2006 - 07/05/2006 5.69 Base Charge Commodity Charge (Units x \$0.624) 11.86 5.56 Facility Rehab 1.16 Tax 24.27 Subtotal Sustainable Water Supply 06/03/2006 - 07/05/2006 3.58 Base Charge Commodity Charge (Units x \$0.371) 11.50 0.75 Tax 15.83 Subtotal 8242025287 Solid Waste Residential 06/03/2006 - 07/05/2006 8.18 Residential Basic Service Residential Recycling 1.89 0.68 Residential Environmental 0.58 Fuel Surcharge 0.57 Tax 11.90 Subtotal 8242025297

ATTENTION RECYCLERS! Your annual Recycle Bag Coupon will be mailed with your August water/solid waste bill. Thank y for recycling!

Flease detach and return this portion with your payment. See important information on the other side.

City of Albuquerque P.O Box 1293 Albuquerque, NM 87103-1293

Solid Waste Residential

Service Address Account Number 2717 CASTANEDA RD NW 7974039560

Due By:

07/20/2006

Amount Due:

\$105.02 will be drafted from your Bank Account.

** C018 AUTOCR M E HUPBELL-JENKINS 2717 CASTANEDA RD NW ALBUQUERQUE NM 87107-2916

City of Albuquerque P.O Box 1313

Albuquerque, NM 87103-1313

CITY OF ALBUQUERQUE P.O. BOX 1313

Albuquerque, NM 87103

Water Utility Dept: Collection Line:

Solid Waste Mgmt Dept:

(505) 768-2800 M-F 8am - 5pm (505) 768-2830 M-F 8am - 5pm

(505) 761-8100

To Pay on-line: http://www.cabq.gov/onlinesvcs/servicecenter

Account Number:

7826039560

Bill Number 4136

Page: 1

Name on Account:

ROBERT JENKINS

Bill Date:

Due By:

03/02/2006 03/17/2006

Account Summary

Activity Type

Amount

Your water and wastewater services are billed by the City of Albuquerque on behalf of the Albuquerque Bernalillo County Water Utility Authority

Previous Balance 42.19 **Payments** -42.19 **Current Charges** 30.84 Adjustments 0.00 Current Balance

Current Activity Detail

Service Address:

2701 CASTANEDA RD NW

30.84

Water Residential 02/02/2006 - 03/02/2006 Base Charge

Wastewater (Sewer) Residential 02/02/2006 - 03/02/2006 Base Charge 6.73

5.69

Facility Rehab Tax

Facility Rehab 1.10 Tax 0.39

1.80

Subtotal

8.22

Subtotal

0.37 7.86

11.00

Sustainable Water Supply 02/02/2006 - 03/02/2006 Base Charge		Solid Waste Residential 02/02/2006 - 03/02/2006	
Tax	3.58	Residential Basic Service	7 6'
Subtotal	0.18	Residential Recycling	7.6
Subiolai	3.76	Residential Environmental	1.89
		Fuel Surcharge	0.68
		Tax	0.24
		Subtotal	0.52

Meter Reads

1	14010-H	Dand Y		· 			- -			
Ł	Meter#	Read Type	Billing Size	Winter Avg	Conserv Avg	Curr. Read	Prev Read	Usage Units	Cala	
(03270	R	•	^				Osage Orits	Gals	f
Ì	000.0	**	•	3	7	1,428	1,428	0	0	R Reg read

Effective January 1, 2006 your water summer surcharge will be based upon your individual Residential Average Winter Consumption (AWC), calculated from your water use in December through March, and not the class average AWC.

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

PAID RECEIPT

APPLICANT NAME	Sakert Jenkins:
AGENT	Daug Smith
ADDRESS	
PROJECT & APP #	1004602 106ABO1628
PROJECT NAME	Christa Stables
\$_20,00 441032/34	124000 Conflict Management Fee
\$ 35.5.00 441006/49	983000 DRB Actions
\$441006/49	971000 EPC/AA/LUCC Actions & All Appeals
\$441018/49	971000 Public Notification
()Majon () Lett	983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY*** or/Minor Subdivision ()Site Development Plan ()Bldg Permit ter of Map Revision ()Conditional Letter of Map Revision ffic Impact Study
\$ 375.00 TOTAL	AMOUNT DUE
***NOTE: If a subseauent	t submittal is required, bring a copy of this paid receipt with you to avoid

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

· · · · · · · · · · · · · · · · · · ·	SHANCE	J24 M150 CK	E	Activity 4983000	Account 441006	RECEIPI# 00069867	11/21/2006	City Of
Thank You			\$375		And	#5#		City Of Albuquerque Treasury Division.
•	\$0.00 **********************************	Constant 00	eter:	recision (SCC)	eipt	006 TRAC:	6/21/0	

City Of Albuquerque Treasury Division

LOC: ANN

\$20.00

11/21/2006 11:11AM

RECEIPT# 00069866 WS# 006 TRANS# 0020
Account 441032 Fund 0110
Activity 3424000 TRSCCS

Trans Amt \$375.00

J24 Misc .

Thank You

(LOT G-1 & Westerly portion of Lot F) ALVARADO GARDENS, UNIT NO. 2 GRAPHIC SCALE IN FEET) inch = 30 ft. LS55-19-RP.DWG

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLI
C1	40.00'	45.75	43.30'	N 17°54'19" W	65°31'55"
C2	50.00	78.54	70.71	S 54°19'52" W	89*59'41"
LINE	BEARING	DISTANCE			
Li	S 75°47'00" I	19.03			
L2	S 55°39'20" I	66.21	7		
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S 091939 W 29.17 N 80°40'21" W 7.29 N 10°45'02" E

> Electric Meter Anchor Power Pole Riser Water Meter Power Lines

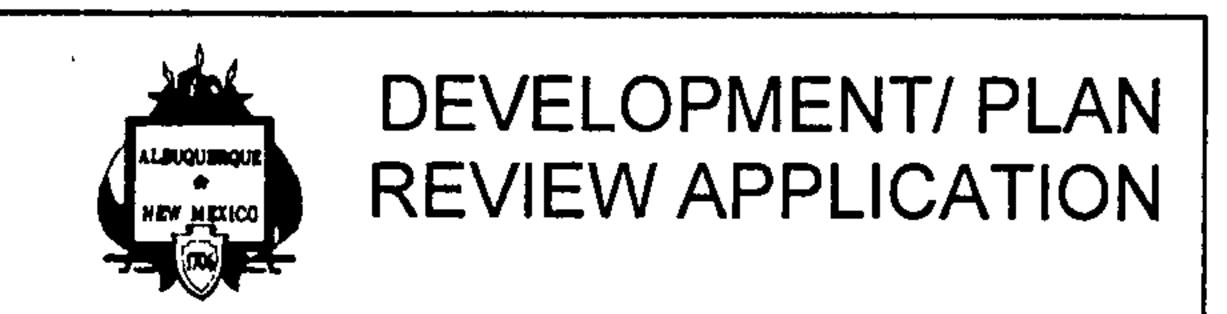
LEGEND

ACS BRASS CAP "10-G13A" (FOUND IN PLACE) NEW MEXICO STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE)(NAD 1927) X=373,478.96' FEET Y=1,501,045.77' FEET GROUND TO GRID FACTOR=0.9996792 $DELTA/ALPHA = -00^{\circ}14'36"$

Found rebar w/cap "7002" Residence 89' out Car L07 200 46, (to be removed) Easterly Portion of Lot "F" 3/12/46, C1-24 Sewer utility area 91.67Residence Port -Existing 15' Utility & Access Easement, Filed 5/20/88, 10'x80' Water & Bk. Misc. 623A, Pg. 479-480 Sewer Easement to-Additional 5' Granted be created by this by this plat Fence 35.3, N 84°28'29" E N 80°40'21" W 2328.39

2717 & 2701 CASTANEDA ROAD N.W.

Acity of Albuquerque

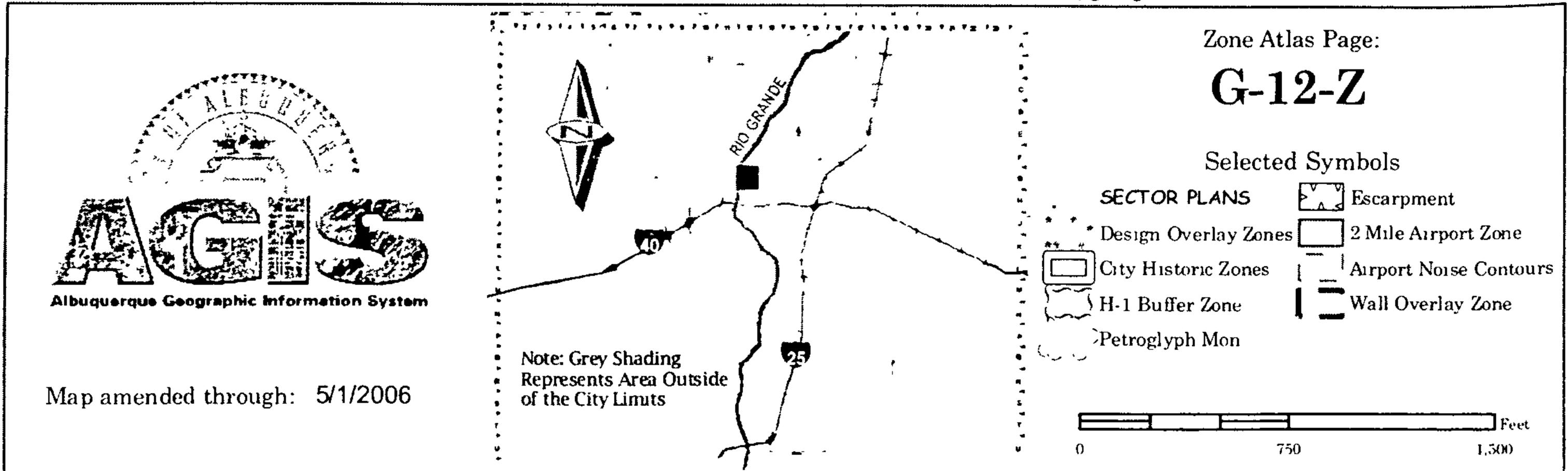


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		variance (Non-Lonning)			Zone i Zoning)	Map Amendment (Est	tablish of Change
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		for Subdivision Purpose	es			dment to Sector, Area	
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		for Building Permit				mendment (Zoning C	• •
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AG	SENT (if any	y): Dous	Smith			PHONE: 253	5557
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DOUG SMITH SURVEYING, INC.

2121 San Mateo Blvd. N.E. Albuquerque, New Mexico 87110

Phone: (505)255-5577 Fax: (505)266-0019

Aug. 1, 2006

Development Review Board:

The owner of Lot "G" & the Westerly portion of Lot "F" ALVARADO GARDENS No. 2 is requesting a replat to divide the 2 Lots into 3 Lots to enable him to sell 1.

Douglas H. Smith, N.M.P.S. 1002

SITE SKETCH (LOT G-1 & Westerly portion of Lot F) ALVARADO GARDENS, UNIT NO. 2 GRAPHIC SCALE (IN FEET) 1 inch = 30 ft.LS55-19-RP.DWG

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANG
C1	40.00'	45.75	43.30'	N 17°54'19" W	65°31'55"
	50.00	78.54	70.71	S 54°19'52" W	89*59'41"
LINE	BEARING	DISTANCE			
L1	S 75°47'00"	E 19.03'			
L2	S 55°39'20"	E 66.21'			

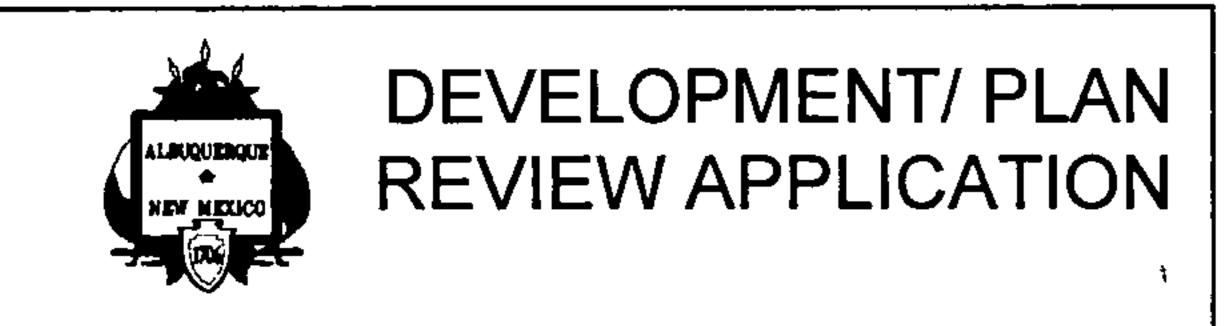
LEGEND Electric Meter Anchor Power Pole Riser Water Meter Power Lines --- OHP ---

S 09°19'39" W 29.17 N 80°40'21" W 7.29 N 10°45'02" E 70.02

ACS BRASS CAP "10-G13A" (FOUND IN PLACE) NEW MEXICO STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE)(NAD 1927) X=373,478.96' FEET Y=1,501,045.77' FEET GROUND TO GRID FACTOR=0.9996792 $DELTA/ALPHA=-00^{\circ}14'36"$

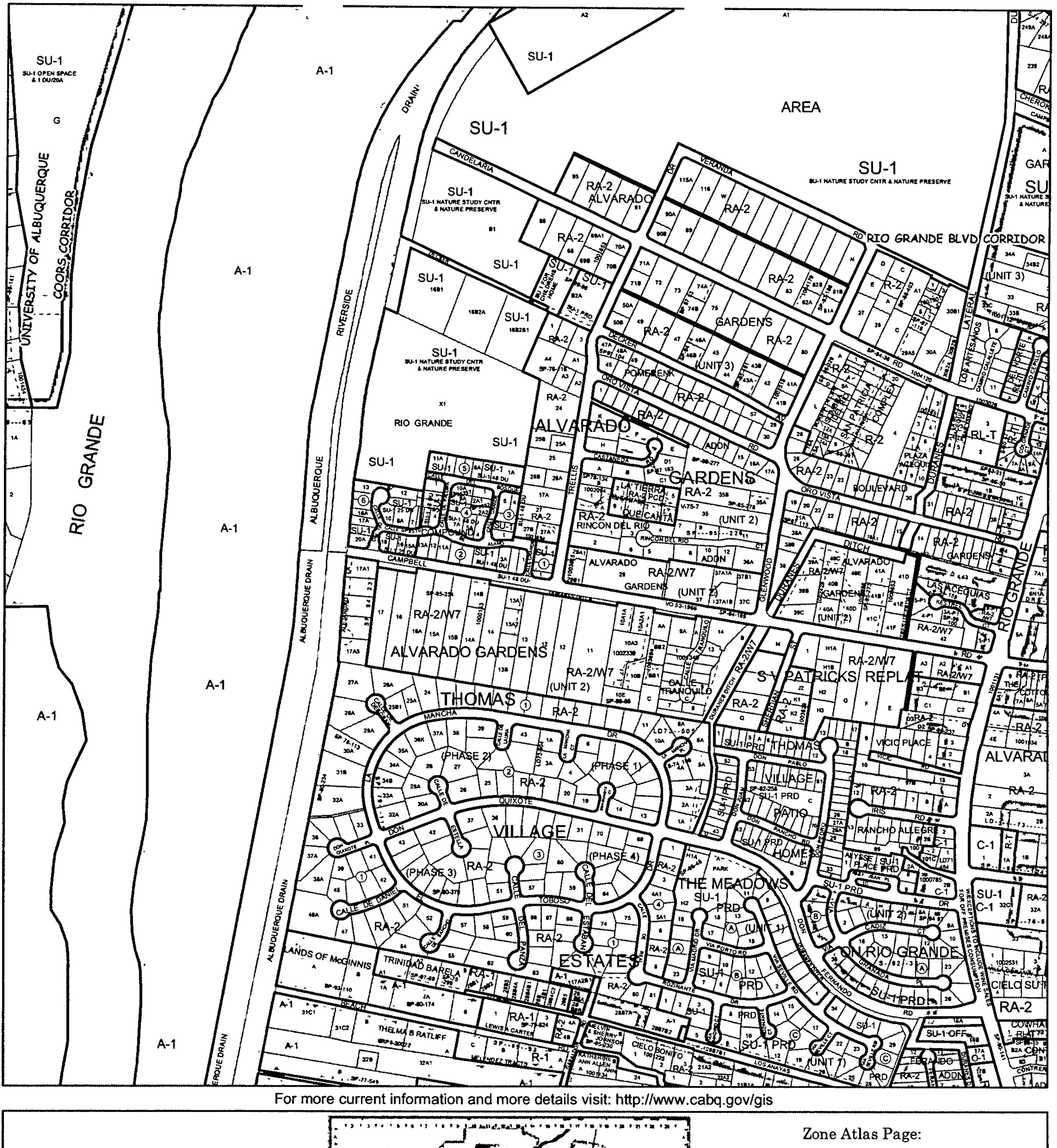
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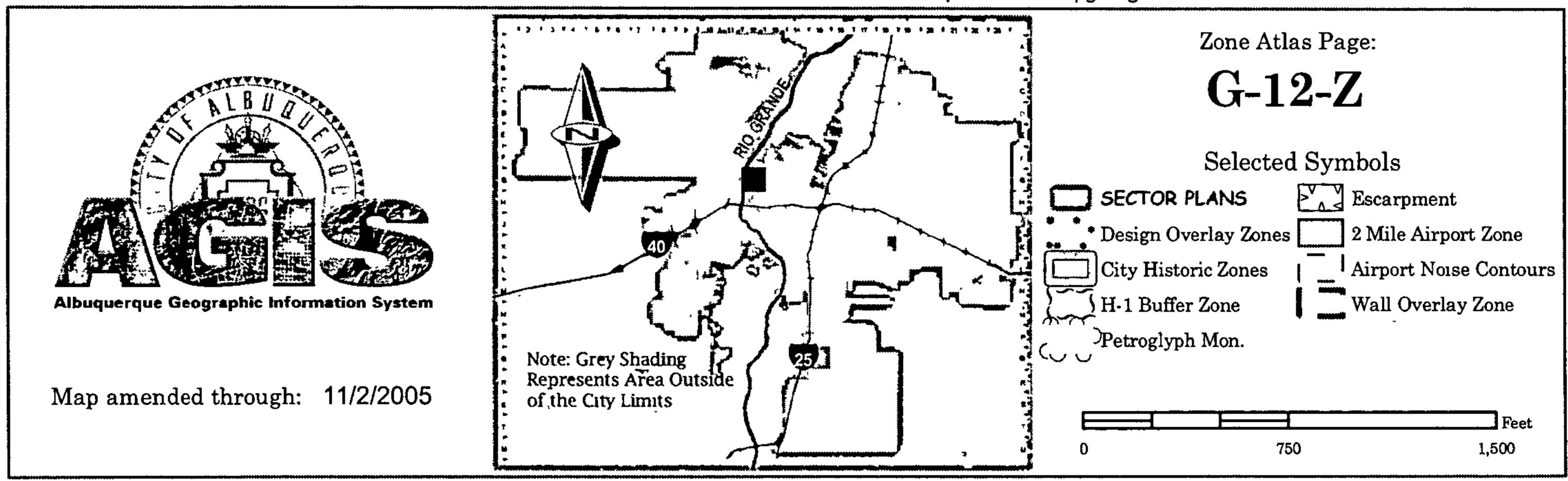
A City of Ibuquerque



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December 12, 2005

City of Albuquerque

RE: Re-plat request for 2717 Castaneda NW 87107

This property is exceptional because there are two residences on this. They seem to have been there for a very long time. It would be logical for each residence to have it's own parcel of land. The remedy for this exceptionality is to subdivide the property so each residence will have it's own parcel of land.

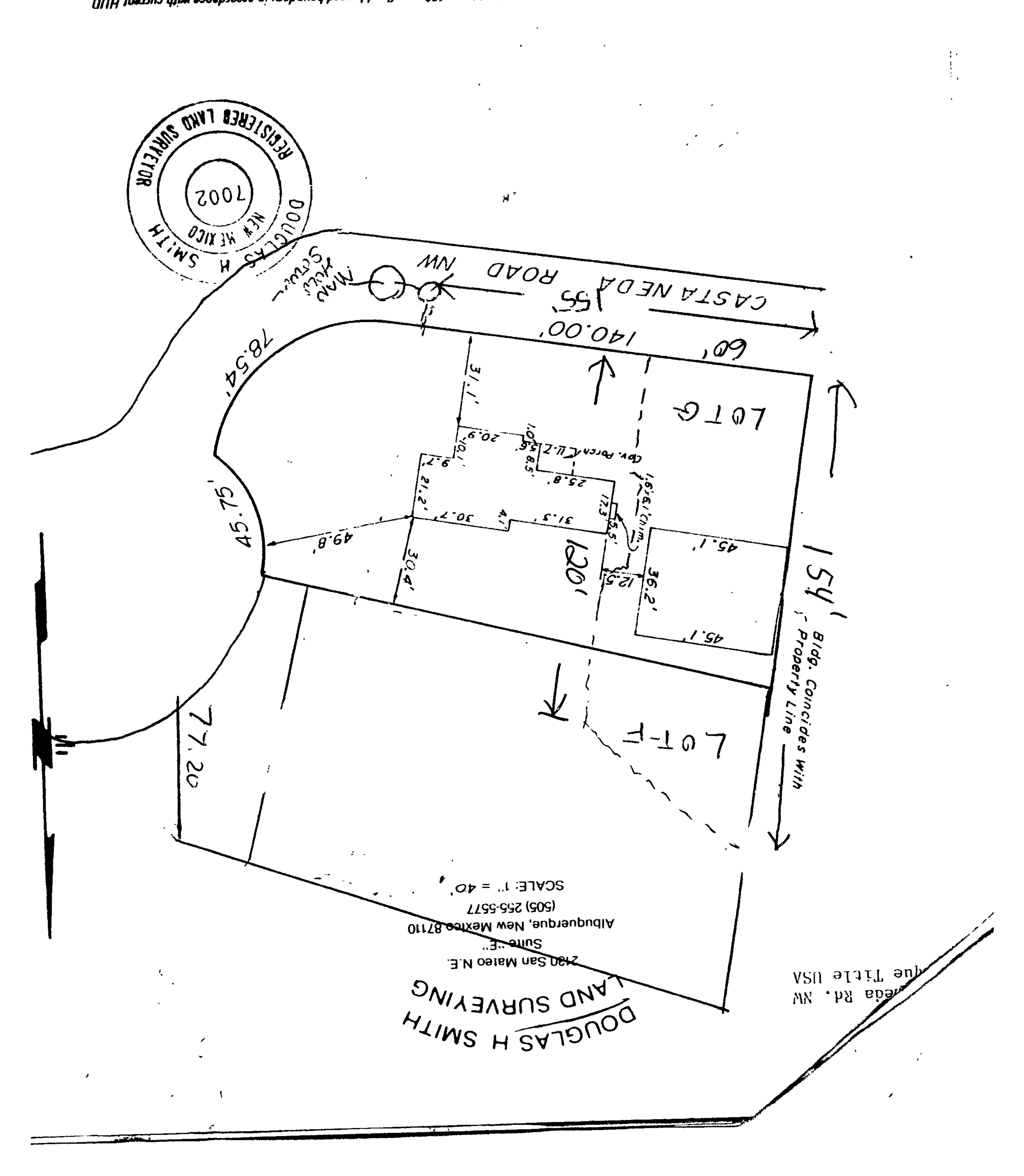
This is an unnecessary hardship since there are two residences on only one parcel. Since we are at the age of retirement, we are looking toward our future. We feel that it is necessary to subdivide the property so we can have a smaller place to live with less maintenance, as we grow older. We would like to sell the larger piece of property and invest our money for our future retirement.

Subdividing this parcel into two parcels in no way interferes with the enjoyment of the other land. There have been two residences on the property for years and this would stay unchanged except there would be two pieces of property. It would continue to blend with the rural of the area and would remain as a low-density property. In fact, these two properties would have more land than many parcels in the surrounding area. This cul-desac is the only neighborhood in the area that has regulations.

We are hopeful that the City of Albuquerque understands the reasons for our request and will grant us the variance.

Respectfully submitted,

Robert and Madeleine Jenkins



It is hereby certified that the above described property is not located within a 100 year flood hazerd boundary in accordance with current HUD federal administration flood hazerd boundary maps dated October 14, 1983.

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