

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
August 1, 2012  
DRB Comments**

**ITEM # 15**

**PROJECT # 1009355**

**APPLICATION # 12-70211**

**RE: Lot 28, Alvarado Gardens, Unit 1**

The proposal is for a "portion of" Lot 28 – the creation of this portion prior to the adoption of the current Subdivision Ordinance (1973) must be documented by deed, otherwise all of Lot 28 would need to be included in the plat. Creation of Covina Place as a private road must also be documented, to include access rights.

It appears several subdivision design variances would be required from the maximum number of lots and the maximum length of a stub street, as well as no sidewalk; refer to comments from Transportation Development.

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Jack Cloud, DRB Chairman  
924-3880/ jcloud@cabq.gov



Supplemental Form (SF)

**SUBDIVISION**

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plan boundaries)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)

**L A APPEAL / PROTEST of...**

- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, 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.

**APPLICATION INFORMATION:**

Professional/Agent (if any): N/A PHONE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

APPLICANT: Gilbert G. Gallegos PHONE: 505-8429511

ADDRESS: 2305 Covina Pl. NW FAX: \_\_\_\_\_

CITY: Albuquerque STATE NM ZIP 87104 E-MAIL: ggallegosfop@aol.com

Proprietary interest in site: owner List all owners: Gilbert G. Gallegos

DESCRIPTION OF REQUEST: Subdivide a 1/2 acre lot into 2 1/4 acre lots

Is the applicant seeking incentives pursuant to the Family Housing Development Program?  Yes.  No.

**SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.**

Lot or Tract No. South 66.61 FT, S the North 315.17 FT Block: \_\_\_\_\_ Unit: 1

Subdiv/Addn/TBKA: Alvarado Gardens, lot 28

Existing Zoning: RA-2 Proposed zoning: R MRGCD Map No. \_\_\_\_\_

Zone Atlas page(s): G-13 UPC Code: \_\_\_\_\_

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): \_\_\_\_\_

none

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? no

No. of existing lots: 1 No. of proposed lots: 2 Total site area (acres): 50

LOCATION OF PROPERTY BY STREETS: On or Near: Covina Place NW

Between: Mathew and meadowview

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

SIGNATURE Gilbert G. Gallegos DATE \_\_\_\_\_

(Print Name) Gilbert G. Gallegos Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 6/2011

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>12 DRB - 70211</u>	<u>OK</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 type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
				Total
				\$ <u>0</u>

Hearing date Aug 1, 2012

Valerie Brito

7-17-12  
Staff signature & Date

Project # 1009355



**FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING**

A **Bulk Land Variance** requires application on FORM-V in addition to application for subdivision on FORM-S.

**SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

**EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**

- Preliminary Plat reduced to 8.5" x 11"
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Copy of DRB approved infrastructure list
  - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
  - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.**

**MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- 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) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

**MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
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- Fee (see schedule)
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- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

**AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

- 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**
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- 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.

Gilbert M. Hargas  
Applicant name (print)  
Gilbert Salgado  
Applicant signature / date



Form revised **October 2007**

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
12 - DRB - 70211

Valerie Beto 7-17-12  
Planner signature / date  
Project # 1009355



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**SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.**

Lot or Tract No. South 6661 FT to the North 315.17 FT Block \_\_\_\_\_ Unit 1

Subdiv/Addn/TBKA Alvarado Gardens, lot 23

Existing Zoning RA-2 Proposed zoning R MRGCD Map No. \_\_\_\_\_

Zone Atlas page(s) G-13 UPC Code: \_\_\_\_\_

**CASE HISTORY:**

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SIGNATURE Gilbert G. Gallegos DATE \_\_\_\_\_

(Print Name) Gilbert G. Gallegos Applicant  Agent

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Revised 6/2011

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Hearing date Aug 1, 2012 Total \$ 0

Valerie Bates

7-17-12  
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Gilbert Mallegas  
Applicant name (print)  
Gilbert Mallegas  
Applicant signature / date



Form revised October 2007

- Checklists complete
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  - Related #s listed
- Application case numbers  
12 - DRB - 70211

Valerie Brito 7-17-12  
Planner signature / date  
Project # 1009355

July17, 2012

To: City of Albuquerque

From: Gilbert G. Gallegos

Ref: Subdivision Plan

I am requesting that the City of Albuquerque allow me to subdivide a ½ acre lot into two lots of equal or near equal size. The purpose of having two lots is to fill in the property thus allowing me to build or otherwise use the vacant lot as a residential site. One proposed lot currently has a house built on it and it is my intent to eventually build on the now vacant portion of the lot.

The property in question is located at 2305 Covina Place NW, Albuquerque, NM 87104 which is within the city limits of Albuquerque. The Bernalillo County Legal Description is: The South 66.61 FT of the North 315.17 FT of Lot 28 Alvarado Gardens Addn Unit #1 14654 SQ FT M/L

My telephone number is: 505-842-9511 should there be any questions concerning this matter.

July17, 2012

To: City of Albuquerque

From: Gilbert G. Gallegos

Ref: Subdivision Plan

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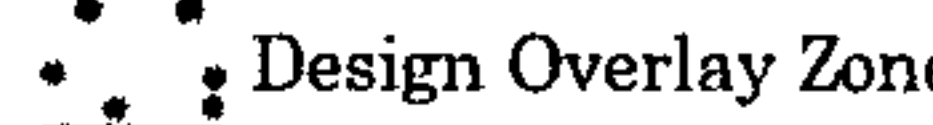

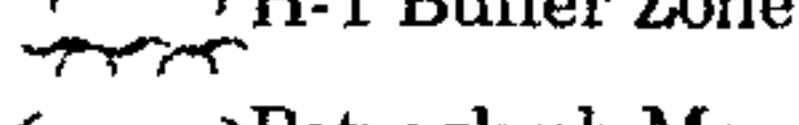


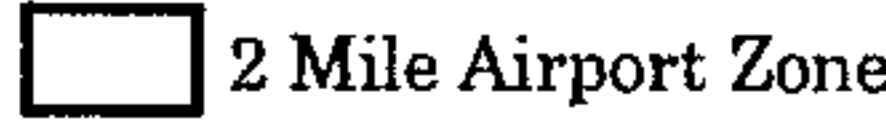
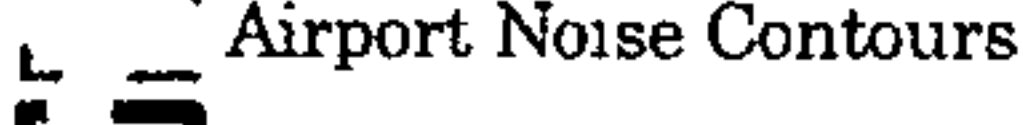
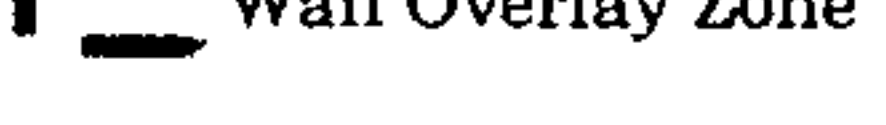


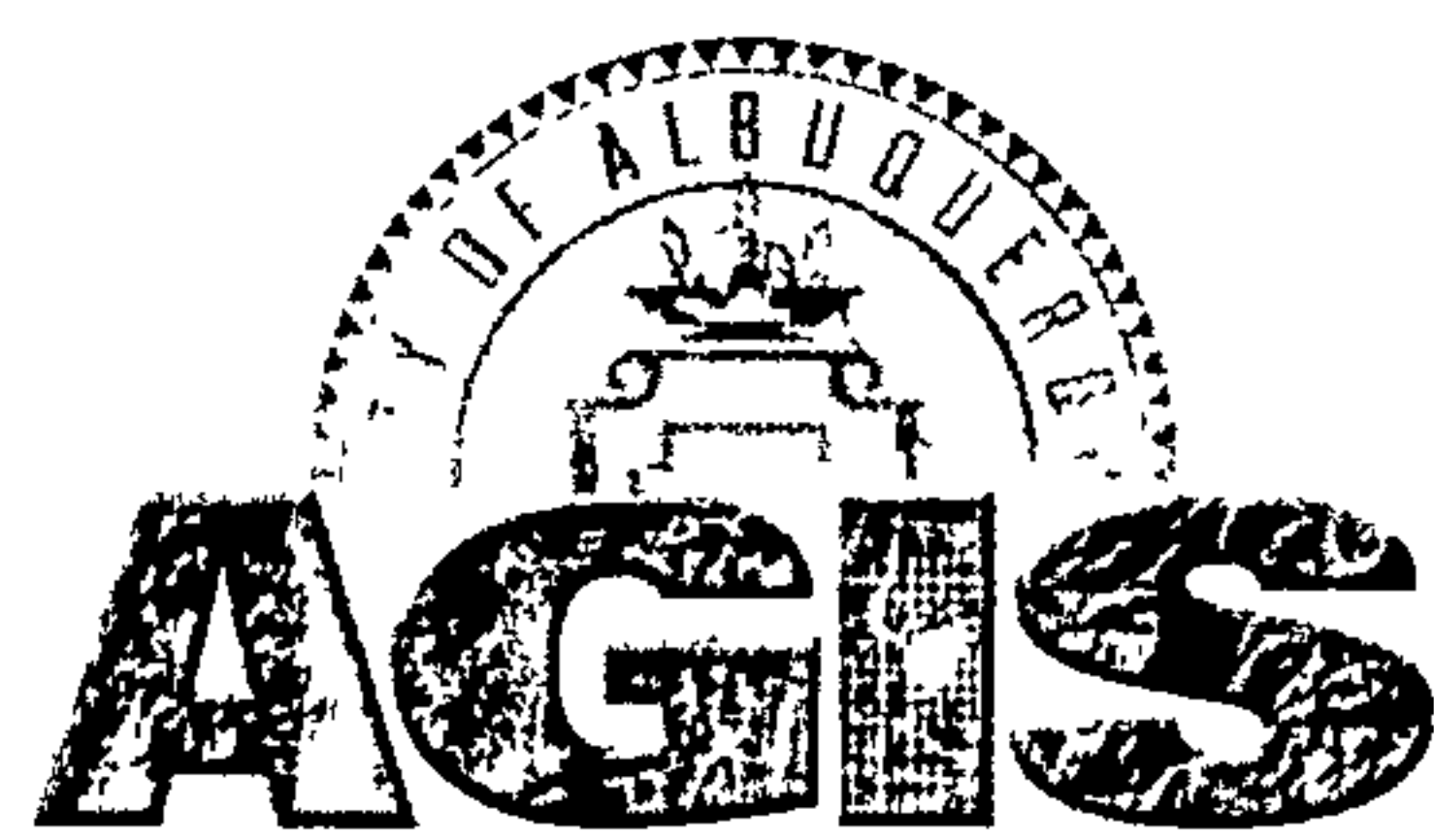
For more current information and more details visit: <http://www.cabq.gov/gis>

Zone Atlas Page:

# G-13-Z

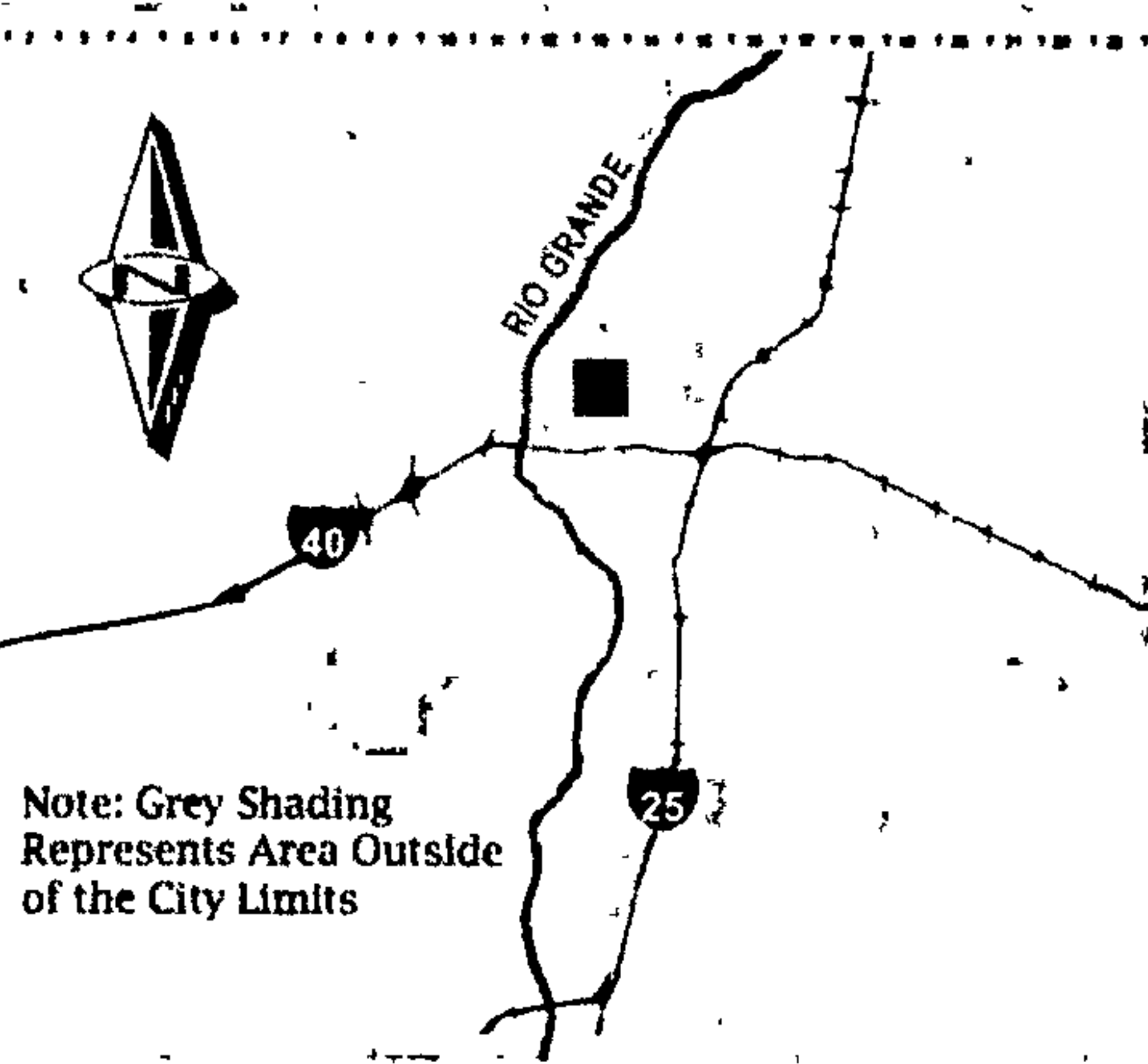
Selected Symbols

-  SECTOR PLANS
-  Design Overlay Zones
-  City Historic Zones
-  H-1 Buffer Zone
-  Petroglyph Mon.
-  Escarpment
-  2 Mile Airport Zone
-  Airport Noise Contours
-  Wall Overlay Zone



Albuquerque Geographic Information System

Map amended through: 1/24/2011



Note: Grey Shading Represents Area Outside of the City Limits

