



PDF emailed

SUBDIVISION

Major subdivision action

☒ Minor subdivision action

☒ 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

Supplemental Form (SF)  
S Z ZONING & PLANNING

Annexation

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)

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) Community Sciences Corporation PHONE 877.000.4118

ADDRESS PO Box 1928 FAX 878.5195

CITY Cerrillos STATE NM ZIP 87048 EMAIL laurafried@communitysciences.com

APPLICANT Lauri Fried PHONE 306-9047

ADDRESS 2704 Campbell Rd. NW FAX

CITY Albuquerque STATE NM ZIP 87104 EMAIL

Proprietary interest in site owner List all owners Lauri Fried

DESCRIPTION OF REQUEST: divide one lot into two lots, grant easements, make private septic tank easement, request minor variance

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 lot D-A-3 Block - Unit 2

Subdiv/Address Alvarado Gardens

Existing Zoning EA-2/W7 Proposed zoning no change MRGCD Map No -

Zone Atlas page(s) G-12.2 UPC Code 10120603319740721

CASE HISTORY:

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

CASE INFORMATION: 288, 1009721, 13, 288-106328, 20639, 20640

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

No. of existing lots: 1 No. of proposed lots: 2 Total site area (acres): 1.0420

LOCATION OF PROPERTY BY STREETS: On or Near Campbell Rd. NW

Between Calle Triguero NW and Tellus NW

Check if project was previously reviewed by Sketch Plan/Plan or Pre-application Review Team(PRT) ☐ Review Date 6/15/2016

SIGNATURE James D. Stahl DATE 7.19.2016

(Print Name) James D. Stahl Applicant ☒ Agent ☐

FOR OFFICIAL USE ONLY

Revised 6/2011

Application case numbers

Action

S.F.

Fees

702161

-

\$45.00

702167

-

\$0

702168

-

\$0

702169

-

\$450.00

702169

CME

\$20.00

-

-

\$20.00

-

-

\$20.00

-

-

\$20.00

-

-

\$20.00

-

-

\$20.00

Staff signature & Date

7-26-16

Project #

1009721

AGIS

↑

FORM V. SUBDIVISION VARIANCES & VACATIONS

☐ BULK LAND VARIANCE (DRB04) (PUBLIC HEARING CASE)

- Application for Minor Plat on FORM S-3, including those submittal requirements. 24 copies
- Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all 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)

— List any original and/or related file numbers on the cover application

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ VACATION OF PUBLIC EASEMENT (DRB27)

☐ VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)

— The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies.

— (Not required for City owned public right-of-way)

— Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") 24 copies

— Zone Alias map with the entire property(ies) clearly outlined

— 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)

— List any original and/or related file numbers 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 30 DAYS after the filing deadline. Your attendance is required.

☐ SIDEWALK VARIANCE (DRB20)

☒ SIDEWALK WAIVER (DRB21)

— Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") 6 copies

— Zone Alias map with the entire property(ies) clearly outlined

— Letter briefly describing, explaining, and justifying the variance or waiver

— List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☒ SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)

— Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") 24 copies

— Zone Alias map with the entire property(ies) clearly outlined

— Letter briefly describing, explaining, and justifying the variance

— Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts

— Sign Posting Agreement

— Fee (see schedule)

— List any original and/or related file numbers on the cover application

DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)

☐ EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)

— Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") 6 copies

— Zone Alias map with the entire property(ies) clearly outlined

— Letter briefly describing, explaining, and justifying the deferral or extension

— List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☒ VACATION OF PRIVATE EASEMENT (DRB26)

☐ VACATION OF RECORDED PLAT (DRB29)

— The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") 6 copies

— Scale drawing showing the easement to be vacated (8.5" by 11") 6 copies

— Zone Alias map with the entire property(ies) clearly outlined

— Letter/documents briefly describing, explaining, and justifying the vacation 6 copies

— Letter of authorization from the grantors and the beneficiaries (private easement only)

— Fee (see schedule)

— List any original and/or related file numbers on the cover application

— Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Applicant name (print) Thomas W Patrick  
Applicant signature / date [Signature] 7-25-16



Fee of \$100 revised 4/07

☐ Checklists complete

☐ Fees collected

☐ Case #s assigned

☐ Related #s listed

Application Case numbers  
16-085-70266  
16-085-70347  
16-085-70268

Project # 160979  
Planner signature / date [Signature] 7-26-16

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 (1" by 17" maximum) 3 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
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- 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
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (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
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- List any original and/or related file numbers 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.

Thomas W. Rivie  
Applicant name (print)  
7-26-16  
Applicant signature / date



Form revised October 2007

- ☐ Checklists complete
  - ☐ Fees collected
  - ☐ Case #'s assigned
  - ☐ Related #'s listed
- Application case numbers  
16-086-72269  
Project #  
1809751
- Planner signature / date  
7-26-16



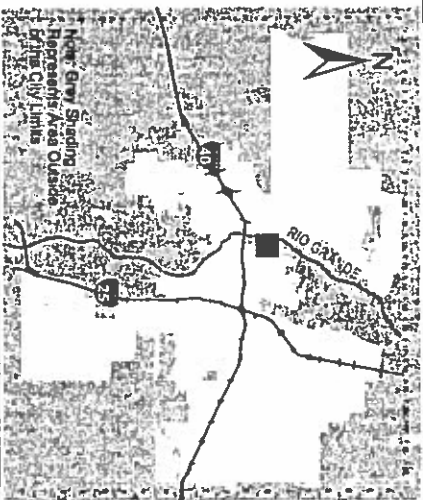


**For more current information and details visit: <http://www.cabq.gov/gis>**



**AGS**  
Atbuquerque Geographic Information Systems

Map amended through: 1/10/2013



Zone Atlas Page: G-12-Z

## Selected Symbols

**SECTOR PLANS**  Escarpment

Design Overlay Zones ☐ 2 Mile Airport Zone

City Historic Zones  
Airport Noise Contours

— Wall Overlay Zone

Petroglyph Mon.



# Community Sciences Corporation

## Professional Land Surveying & Planning

July 19, 2016

505.897.0000  
505.898.5195 Fax  
www.communitysciences.com

City of Albuquerque  
Development Review Board  
Mr. Jack Cloud, Chair

Re: 2704 Campbell Road NW  
Plat of Lots 10-A-3-A and 10-A-3-B, Alvarado Gardens Unit 2  
DRB Project No. 1009721

Dear Mr. Cloud and Development Review Board members,

Community Sciences Corporation (CSC) is acting as the agent for Mr. John Freed, Ms. Laura Freed and Ms. Anne Rosemary Davies in the matter of the Minor Subdivision of Lot 10-A-3 and the vacation of a Private Septic Easement. On behalf of our clients, CSC is requesting the following actions.

- 1. Vacation of an existing Private Septic Tank Easement.** This easement was created by the Amended Plat of Lots 10-A, 10-B, 10-C and 10-D, Alvarado Gardens Unit 2, recorded October 17, 1984 in Plat Book C25, Page 77. This easement benefitted adjoining Lot B, whose septic tank was located on Lot 10-A. Subsequently, this septic tank was abandoned and the flow was rerouted to another septic tank on the east side of Lot B. The current owner of Lot B, Ms. Anne Rosemary Davies, has given her free consent to this vacation and has signed the plat and the letter of authorization to that effect.
- 2. Waiver to sidewalk requirement.** CSC requests that a sidewalk not be required along the existing 24' wide road easement from Campbell Road. Adjoining properties on the east side have similar long driveways that serve multiple residences, e.g the access to 2640, 2644 and 2648 Campbell Road. There is no sidewalk on this particular gravel driveway. The westerly adjoining trailer park also has no sidewalks. Therefore, we submit that a sidewalk would not be in keeping with the character of the neighborhood. Additionally, a sidewalk would not protect pedestrians from the minimal traffic on this Private Road. With no pavement or curb, a new sidewalk would provide no practical purpose. Previous comments from the 2013 Minor Plat review by Hydrology Development Section indicated that a sidewalk would adversely contribute to an increase in impervious area.
- 3. Variance to Road Easement width.** The existing private road easement is 24 feet wide and was created by the Amended Plat of Lots 10-A, 10-B, 10-C and 10-D, Alvarado Gardens Unit 2, recorded October 17, 1984 in Plat Book C25, Page 77. The distance from the easterly property line to the wall and house located on the northerly adjoiner (Lot 10-A-2-A-1) is only 26 feet. Access to this house is off this driveway. CSC submits that there is no physical room for additional easement or roadway and that the existing roadway across Lot 10-A-2-A-1 adequately serves the current and future low volume of traffic on this road. CSC proposes however that an additional 4 feet of access easement be granted on proposed lots 10-A-3-A and 10-A-3-B to provide sufficient width for the construction of the new graveled 24 foot wide roadway that will extend from Campbell Road to the end of the fire protection vehicle Y-turnaround in new Lot 10-A-3-B.
- 4. Minor Subdivision Plat.** CSC submits this application for the division of Lot 10-A-3, Alvarado Gardens Unit 2 into two new lots 10-A-3-A and 10-A-3-B and requests approval of this Minor Plat and of the Vacation, Waiver and Variance requested above.

Respectfully,

A handwritten signature in blue ink, reading "Thomas W. Patrick". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Thomas W. Patrick  
New Mexico Professional Surveyor No. 12651

**Community Sciences Corporation**  
Professional Land Surveying & Planning

505.897.0000  
505.898.5195 Fax  
www.communitysciences.com

June 20, 2016

City of Albuquerque  
Development Review Board  
Mr. Jack Cloud, Chairman  
PO Box 1293  
Albuquerque, NM 87103

RE: 2704 Campbell Road NW  
Plat of Lots 10-A-3-A & 10-A-3-B, Alvarado Gardens Unit 2  
DRB Project No. 1009721

Dear Mr. Cloud and Board Members,

Community Sciences Corporation is acting as the agent for John and Laura Freed (owners of Lot 10-A-3), and Ms. Anne Rosemary Davies, beneficiary of the private septic tank easement located on the Freed's property, said Lot 10-A-3.

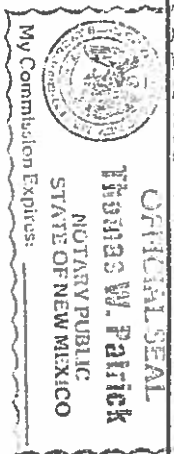
The Freed's and Ms. Davies wish to vacate said easement. Their free consent and authorization is duly given hereon:

We, the undersigned do freely give our consent to and authorization of the vacation of the private septic tank easement created by that Plat of Lots 10-A, 10-B, 10-C and 10-D, Alvarado Gardens Unit 2, recorded in the office of the County Clerk, Bernalillo County, New Mexico on October 17, 1984.

John L. Freed

Date

Acknowledgement  
State of New Mexico  
County of Bernalillo

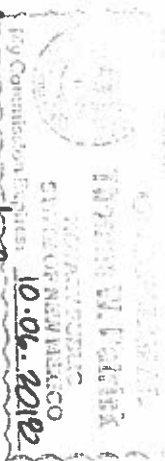


Acknowledged before me this 18th day of July, 2016  
By John L. Freed  
Notary Public Thomas W. Patrick  
My commission expires: 10-06-2018

Continued

Laura J. Freed 7/18/2016  
Date

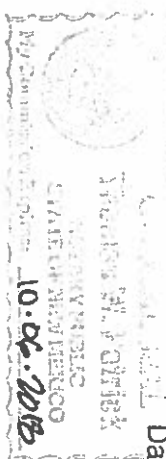
Acknowledgement  
State of New Mexico  
County of Bernalillo



Acknowledged before me this 18th day of July, 2016  
By Laura J. Freed  
Notary Public Thomas W. Patrick  
My commission expires:

Anne Rosemary Davies 7/11/16  
Date

Acknowledgement  
State of New Mexico  
County of Bernalillo



Acknowledged before me this 11th day of July, 2016  
By Anne Rosemary Davies  
Notary Public Thomas W. Patrick  
My commission expires: 10-06-2018



FIGURE 12

## INFRASTRUCTURE LIST

(REV. 8-20-05)

**TO SUBDIVISION IMPROVEMENTS AGREEMENT**

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

10-A-3-A & 10-A-3-B Antares Gardens Unit 2

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

**EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the Infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and appurtenant. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

[illegible]

Type of Improvement	Location	From	To
Asphalt Apron	Existing driveway at Campbell Rd.	Back of Sidewalk	25' South
6" gravel roadway and 4" curbs	20' easement	25' South	curb of 4" driveway
approx. 390' long	if required by fire marshal		
	for hydrant is required by fire marshal		

The items listed below are on the CIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

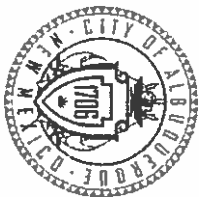
Financially Guaranteed	DRC #	Constructed	Under	DRC #	Size	Type of Improvement	Location	From	To	Approval of Creditable Items:			Approval of Creditable Items:			City User Dept. Signature	Date
										Impact Fee Administrator Signature	City User Dept. Signature	Date	Impact Fee Administrator Signature	City User Dept. Signature	Date		

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.  
Street lights per City requirements.

1																	
2																	
3																	

AGENT / OWNER		DESIGN REVIEW COMMITTEE REVISIONS															
NAME (print)		DRB CHAIR - date		PARKS & RECREATION - date		AMAFCA - date		UTILITY DEVELOPMENT - date		CITY ENGINEER - date		SIGNATURE - date		FIRM		FIRM	
Theresa W. Patrick												Community Services		TWP			

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

July 25, 2016

Tom Patrick  
Community Services Corporation  
4481 Corrales Rd  
Corrales, NM 87048  
Phone: 259-0883

Dear Tom:

Thank you for your inquiry of July 25, 2016 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* by your proposed project at **(DRB SUBMITTAL) LOT 10-A-3, ALVARADO GARDENS UNIT 2 LOCATED ON CAMPBELL ROAD NW BETWEEN CALLE TRANQUILLO NW AND TRELIS DRIVE NW** zone map G-12.

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this submittal and the contact names are as follows:

**ALVARADO GARDENS N.A. (AVG) "R"**  
\*Carolyn R. Siegel      2726 Candelaria Rd. NW/87107    344-6746 (h)  
Kristin Hodge            3031 Calle San Angel NW/87107    345-7888 (h)

**THOMAS VILLAGE N.A. (TVG) "R"**  
\*Judith Meyners      3316 Calle De Daniel NW/87104    242-7319 (h)  
Richard Meyners      3316 Calle De Daniel NW/87104    242-7319 (h)

Please note that according to §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* you are required to notify each of these contact persons by **certified mail**, return receipt requested, **before** the Planning Department will accept your application filing (**PLEASE ATTACH: 1) Copy of this letter; 2) Copy of letters sent to NA/HOA's and 3) Copy of White Receipts showing proof that you sent certified mail w/stamp from USPS showing date.**) If you have any questions about the information provided please contact me at (505) 924-3914 or via an e-mail message at [saramancini@cabq.gov](mailto:saramancini@cabq.gov).

Sincerely,  
*Sara Mancini*  
*Sara Mancini*  
Council Neighborhood Services Manager for the  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

**PLEASE NOTE:** The NA/HOA information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office.

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NA/HOA FOR THIS PLANNING SUBMITTAL.

SIDEWALK & DRIVEWAY SKETCH

DRG 1009721

CAMPBELL ROAD

19'±

41'±

EXIST.  
FIRE  
HYDRANT

7'±

SIDEWALK

CONCRETE  
DRIVEWAY

26'±

13'±

26'±

GRAVEL  
DRIVEWAY

GRAVEL  
DRIVEWAY

FENCE (TRP)

RESIDENCE  
AND  
WALL

54'±  
NTS



SCALE 1" = 10'±

N

ACCOMPANIES DRG 1009721

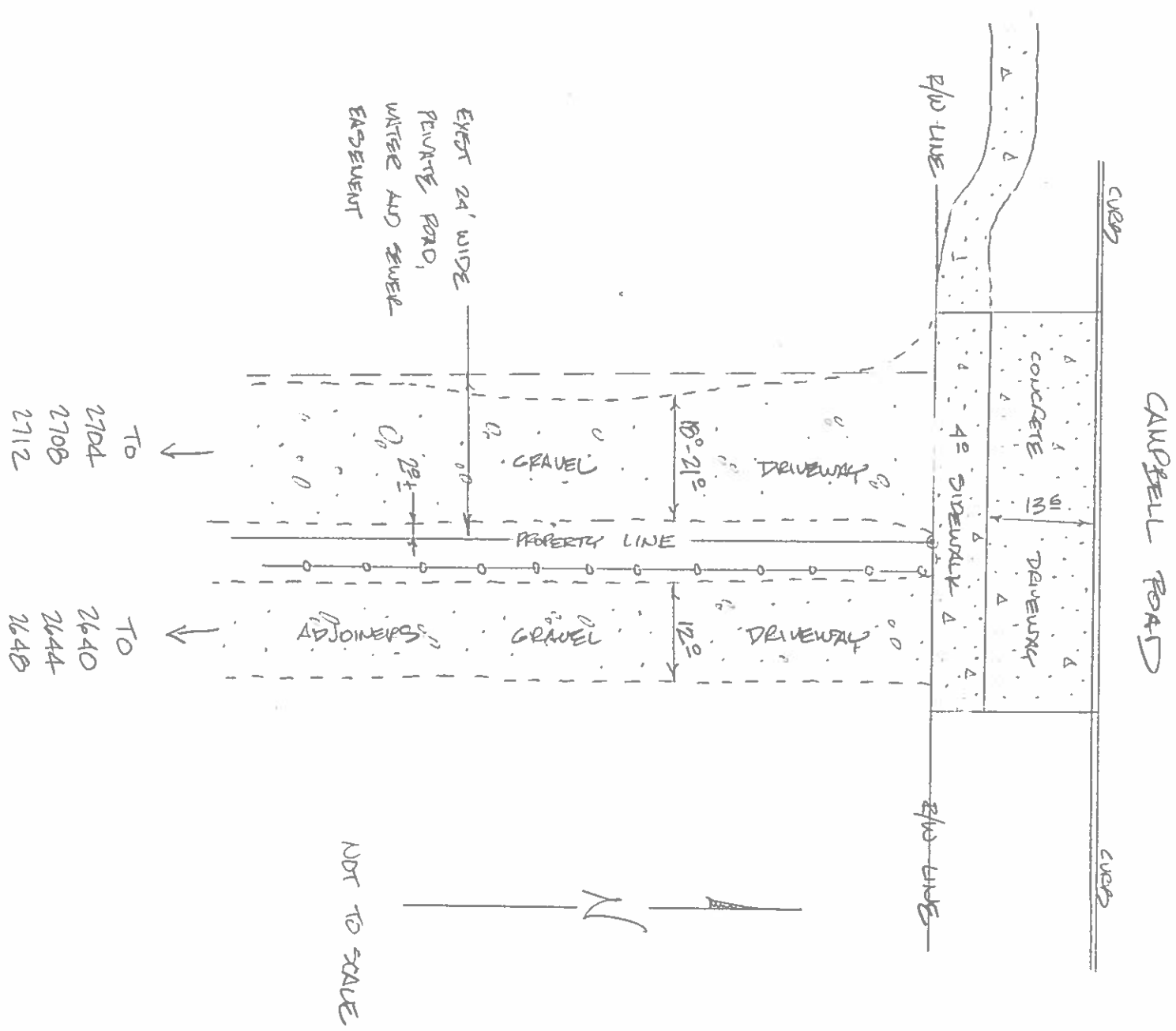
↓ TO  
2104  
2108  
2112

↓ TO  
2640  
2644  
2648

COMMUNITY SERVICES CORPORATION  
7/19/2019 *M. Ratliff*

SIDEWALK AND DRIVEWAY SKETCH NO. 2

DRS 1009721



COMMUNITY SCIENCES CORPORATION

8/29/2013

W. R. Atwell



Community Sciences Corporation  
Professional Land Surveying & Planning

July 25, 2015

505.897.0000  
505.898.5195 Fax  
www.communitysciences.com

To:

Alvarado Gardens Neighborhood Association  
Carolyn R. Siegel  
Kristin Hogge  
Thomas Village Neighborhood Association  
Judith Meyners  
Richard Meyners

Re: Proposed DRB Replat of Lot 10-A-3, Alvarado Gardens Unit 2  
2704 Campbell Road NW, Albuquerque, NM

Greetings,

Community Sciences Corporation is acting as the agent for John Freed, Laura Freed and Anne Rosemary Davies. This site is located south of Campbell Road NW between Calle Tranquillo Road NW and Trellis Drive NW; the current land use is residential. We are requesting that the Development Review Board approve the division of said Lot A-3 into two new Lots 10-A-3-A and 10-A-3-B of 0.6832 acres and 0.3588 acres respectively. We are also asking for the vacation of an abandoned septic tank easement, a waiver to the sidewalk requirement and a variance to the Design Process Manual reducing the expansion of an existing 24 foot wide access easement from 32 feet to 28 feet to accommodate a 24 foot wide roadway. The land use will continue to be residential.

I can be reached at 897-000 (office) or 259-0883 (mobile) to answer any questions that you might have. My email address is [tompatrik@communitysciences.com](mailto:tompatrik@communitysciences.com).

Thank you for your consideration of this matter.

Respectfully,



Thomas W. Patrick  
New Mexico Professional Surveyor No. 12651

U.S. Postal Service<sup>™</sup>  
**CERTIFIED MAIL<sup>™</sup> RECEIPT**  
(Domestic Mail Only. No Insurance Coverage Provided)  
For delivery information visit our website at [www.usps.com](http://www.usps.com)  
ALBUQUERQUE, NM 87107

Postage	\$3.77	0048 07
Certified Fee	\$0.00	
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$3.77	

Sent to Kristen Stoye  
Street, Apt. No. or PO Box No. 3091 Calle San Angel NW  
City, State, ZIP+4<sup>®</sup> Albuquerque NM 87107  
PS Form 3800, August 2006 See back for instructions

U.S. Postal Service<sup>™</sup>  
**CERTIFIED MAIL<sup>™</sup> RECEIPT**  
(Domestic Mail Only. No Insurance Coverage Provided)  
For delivery information visit our website at [www.usps.com](http://www.usps.com)  
ALBUQUERQUE, NM 87104

Postage	\$3.77	0048 07
Certified Fee	\$0.00	
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$3.77	

Sent to Richard Meyers  
Street, Apt. No. or PO Box No. 3316 Calle De Daniel NW  
City, State, ZIP+4<sup>®</sup> Albuquerque NM 87104  
PS Form 3800, August 2006 See back for instructions

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Postage	\$3.77	0048 07
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Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$3.77	

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Postage	\$3.77	0048 07
Certified Fee	\$0.00	
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$3.77	

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Tom Patrick

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From:	Microsoft Outlook
To:	PLNDRS@cabq.gov
Sent:	Monday, July 25, 2016 4:01 PM
Subject:	Relayed: DRB 1009721

**Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:**

[PLNDRS@cabq.gov \(PLNDRS@cabq.gov\)](#)

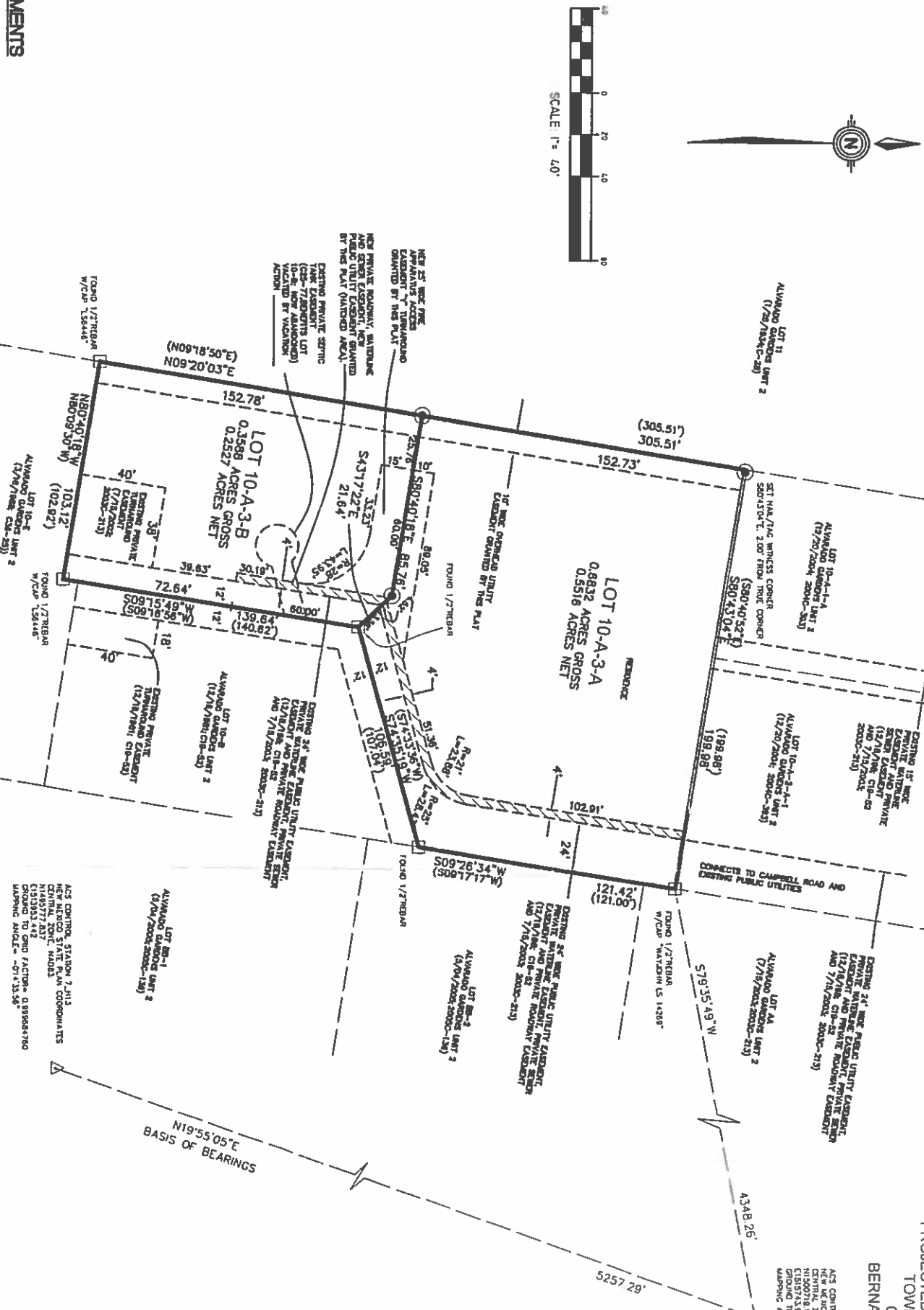
Subject: DRB 1009721

PLAT OF  
LOTS 10-A-3-A and 10-A-3-B  
ALVARADO GARDENS

UNIT 2

BEING A REPLAT OF  
LOT 10-A-3, ALVARADO GARDENS UNIT 2  
SITUATE WITHIN  
PROJECTED SECTION 1, T.10N., R.2E., N.M.P.M.,  
TOWN OF ALBUQUERQUE GRANT  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JULY, 2016

ACS CONTROL STATION 6, 6134R  
NEW MEXICO STATE PLAT COORDINATES  
NAD 83  
E1515713.549  
GROUND TO GRID FACTOR= 0.99984943  
MAGNETIC ANGLE = -07°12.60'



N19°55'05\"E  
BASIS OF BEARINGS

PLAT

LOTS 10-A-3-A AND 10-A-3-B  
ALVARADO GARDENS UNIT 2

NO.	DATE	DESCRIPTION	BY
1	7/6/16	CITY SURVEYOR'S CORRECTIONS	TMP
2			
3			
4			

PREPARED BY: F. NIZIO-BLIZET/REED REF. PLAT/SURVEY/REED 2016 FINAL PLAT 07000.DWG	DATE: 07/06/2016
SCALE: 1"=40'	DATE: 07/06/2016
OWNER: COMMUNITY SCIENCES CORPORATION	DATE: 07/06/2016
LAND PLANNING: COMMUNITY SCIENCES CORPORATION	DATE: 07/06/2016
PROJECT: ALVARADO GARDENS UNIT 2	DATE: 07/06/2016