



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

Supplemental Form (SF)

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 2nd 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: 897-0000
 ADDRESS: PO Box 1328 FAX: 898-5195
 CITY: Cornales STATE NM ZIP 87048 E-MAIL: tompatrick@communitysciences.com

APPLICANT: Jack Freed PHONE: _____
 ADDRESS: 2704 Campbell Rd. NW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87104 E-MAIL: jlsgard@gmail.com
 Proprietary interest in site: owner List all owners: Laura Freed

DESCRIPTION OF REQUEST: sketch plat review for minor plat

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. 10-A-3 Block: - Unit: 2
 Subdiv/Addn/TBKA: Alvarado Gardens
 Existing Zoning: RA-2/W-7 Proposed zoning: same MRGCD Map No -
 Zone Atlas page(s): G-12-7 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.):
13DRB-70638, 70639, 70640, 70665

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): 1.0420

LOCATION OF PROPERTY BY STREETS: On or Near: Campbell Rd. NW
 Between: Glenwood and Trellis

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

SIGNATURE Thomas W. Patrick DATE 6.07.2010

(Print Name) THOMAS W. PATRICK Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY

Revised: 6/2011

	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> INTERNAL ROUTING				
<input type="checkbox"/> All checklists are complete				\$
<input type="checkbox"/> All fees have been collected				\$
<input type="checkbox"/> All case #s are assigned				\$
<input 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				Total
<input type="checkbox"/> F.H.D.P. fee rebate				\$
	Hearing date			

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
- ___ 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. PATRICK
 Applicant name (print)
 Thomas W. Patrick
 Applicant signature / date



6-07-2006

Form revised October 2007

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

Application case numbers

Project #

Planner signature / date

Community Sciences Corporation

Professional Land Surveying & Planning

505.897.0000

505.898.5195 Fax

www.communitysciences.com

June 7, 2016

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

RE: 2704 Campbell Road NW, Albuquerque, NM 87104
Lot 10-A-3, Alvarado Gardens
DRB Project No. 1009721
Associated application numbers: 13DRB-70638, 70639, 70640 and 70665.

Dear Mr. Cloud and Board Members,

Community Sciences Corporation (CSC) is acting as the agent for Jack and Laura Freed, owners of Lot 10-A-3.

Mr. Freed wishes to re-initiate the Minor Platting action for Lot 10-A-3. Originally submitted in 2013, this action was never completed due to financial restraints on construction.

The purpose of the plat is to divide Lot 10-A-3 into two new lots, one with an existing residence and one vacant, suitable for building.

We have changed the position of the fire apparatus turnaround from the south end of the property to a 60' "Y" straddling the new property line. The previous configuration proved to be unworkable due to the existing studio/shop on Lot 10-B obstructing turnaround.

We are proposing the addition of 4 additional feet of access and utility easement to the existing 24' wide easement. We will be asking for a variance to the DPM right-of-way width due to existing conditions.

We will be asking for a waiver to the sidewalk requirement. In the earlier waiver request, Hydrology Section indicated a preference that the sidewalk not be built due to the increase in impervious area.

We will renew our request for a vacation of the existing private septic tank easement. This vacation was approved in a prior action (13DRB-70638) but expired when the plat was not finalized. Would a separate vacation plat be more efficient?
The vacation authorization by the property owners should be in your files.

We will propose constructing a new gravel road only as far as the south end of the fire apparatus turnaround. Lot 10-E will benefit from the new road but will continue to be adequately served by the existing roadway between that point and the north line of Lot 10-E.

The turnaround will also be graveled.

CSC questions being required to construct the gravel roadway and asphalt apron across Lot 10-A-2-A-1 to the north; this lot is in different ownership and is not a part of this plat. Can Mr. Freed be required to build a road across someone else's property? Easement and road maintenance clauses in preceding plats indicate that the adjoiners are also responsible for maintenance of the road across their own properties. (See note 6 on the Sketch Plat.)

Please consider our application and we look forward to your comments and response.

Respectfully,

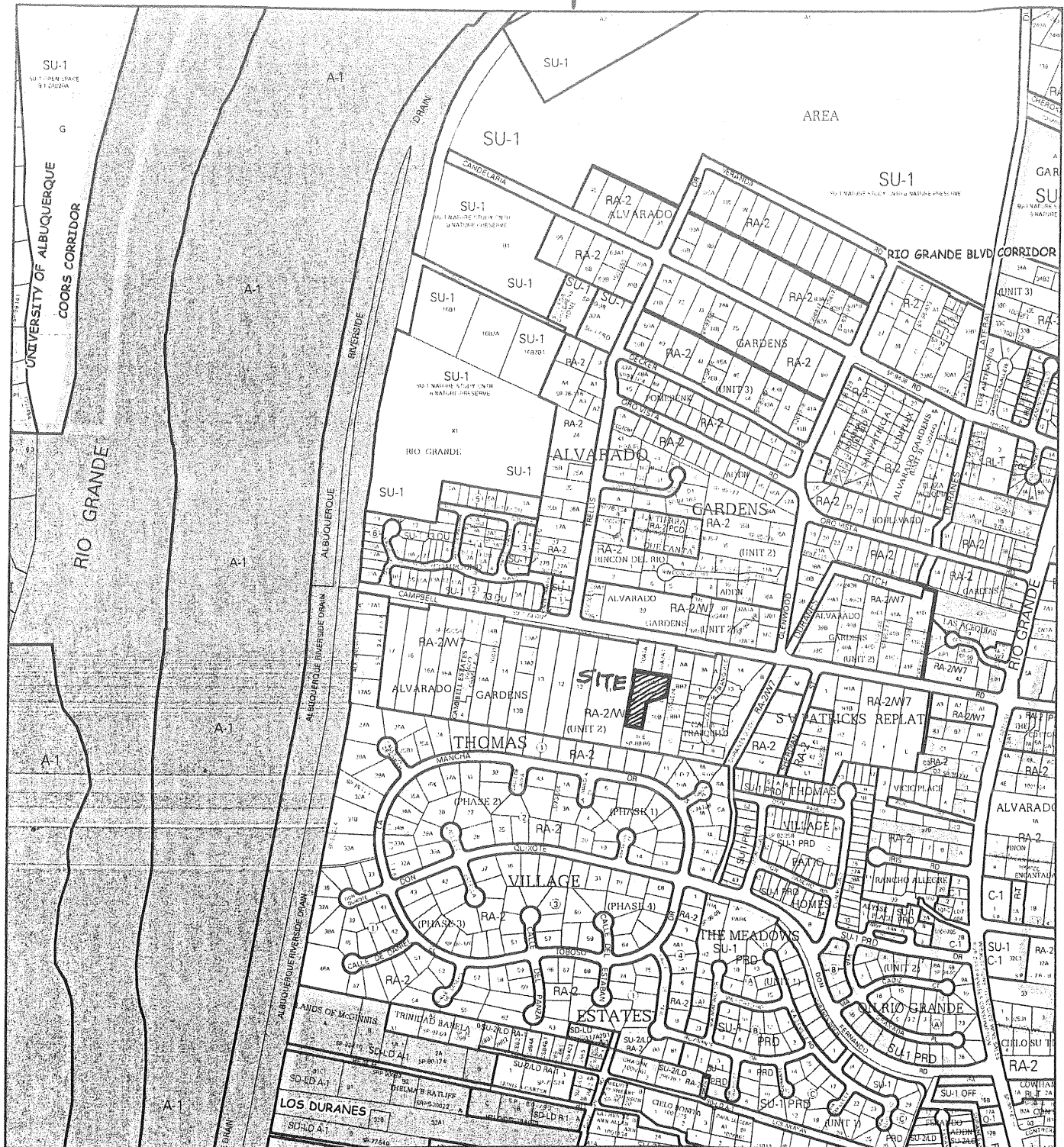
A handwritten signature in black ink, appearing to read "Thomas W. Patrick", followed by a long horizontal line extending to the right.

Thomas W. Patrick

New Mexico Professional Surveyor No.12651

Community Sciences Corporation

2704 Campbell Rd. NW



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

