

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

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

Site Plans: It is the responsibility of the applicant/agent/developer/owner to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the applicant/agent/developer/owner to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of the building permit plansets.

Project #: 1009974 Application #: 13DRB-70800
 Project Name: Alvarado Gardens Unit Z
 Agent: Garcia/Kraemer & Assoc. Phone #:

****Your request was approved on 3-12-14 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed****

- TRANSPORTATION:
- ABCWUA:
- CITY ENGINEER / AMAFCA:
- PARKS / CIP:

PLANNING (Last to sign): also, utility signatures, to record
with Private Planning Council, remove sheet
at time

PLATS:





Planning must record this plat. Please submit the following items:

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
- Tax printout from the County Assessor.
- County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.

- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.


ALL SITE PLANS:

- 3 copies of the approved site plan. Include all pages.


7. **Project# 1004036**
13DRB-70795 2YR SUBD IMP AGMT EXT
(2YR SIA) 
- MAX F & VICTORIA CONTRERAS request(s) the above action(s) for all or a portion of Lot(s) A & B, **MAX REPLAT** zoned R-1, located on RIO GRANDE BLVD NW between LOS ANAYAS NW and ZICKERT NW containing approximately 1.0661 acre(s). (H-12) **AN EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT (SIA) WAS APPROVED THROUGH JULY 31, 2014.**
8. **Project# 1004462**
13DRB-70799 EXT OF SIA FOR TEMP
DEFR SDWK CONST
- ANDALUCIA DEVELOPMENT request(s) the above action(s) for all or a portion of **ANDALUCIA @ LA LUZ Unit(s) 3**, zoned SU-1 PRD 5 DU/A, located on NAMASTE RD NW AND SEVILLA AVE NW containing approximately 22.8321 acre(s). (F-11) **TWO YEAR EXTENSION TO THE AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**
9. **Project# 1003257**
13DRB-70797 EXT OF SIA FOR TEMP
DEFR SDWK CONST
13DRB-70798 EXT OF SIA FOR TEMP
DEFR SDWK CONST 
- MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for SAPPHIRE, LLC & VANTAGE BUILDERS, LLC request(s) the above action(s) for all or a portion of **SALTILLO Units 1 & 2**, zoned R-1, located on MCMAHON BETWEEN MARAVILLAS NW AND CALABACILLAS ARROYO containing approximately 71.23 acre(s). (A-10) **A TWO YEAR EXTENSION TO THE AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED FOR DRB APPLICATION 13DRB-70797. A TWO YEAR EXTENSION TO THE AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED FOR DRB APPLICATION 13DRB-70798.**
10. **Project# 1004715**
13DRB-70796 EXT OF SIA FOR TEMP
DEFR SDWK CONST 
- MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Block(s) 19, 20, Tract(s) 1-A-4, **JUAN TABO HILLS Unit(s) 2**, zoned R-D, located on POCONO BETWEEN SALVATOR AND MAYWOOD containing approximately 82.9917 acre(s). (M-21 & 22) **A TWO YEAR EXTENSION TO THE AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**
11. **Project# 1009924**
13DRB-70800 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 
- GARCIA/ KRAEMER & ASSOC. agent(s) for CONSTANTINE & JAN NELLOS request(s) the above action(s) for all or a portion of Lot(s) 126-A, **N'1Y PORTION OF ABANDONED DURANES DITCH** zoned R-1, located on SHERIDAN AND CAMBELL containing approximately .6104 acre(s). (G-12) **INDEFINITELY DEFERRED.**

8. **Project# 1009974**
14DRB-70045 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 

CARTESIAN SURVEYS INC agent(s) for SCOTT ASHCRAFT request(s) the above action(s) for all or a portion of Lot(s) 16-A & 17-A, **THE LEGENDS AT HIGH DESERT** zoned SU-2 HD/C-1; R-T, located on GHOST FLOWER TRIAL NE BETWEEN CANDELARIA ST NE AND IMPERATA ST NE containing approximately .2343 acre(s). (E-23) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR UTILITIES SIGNATURES AND FOR AGIS DXF.**

9. **Project# 1009710**
13DRB-70546 -PRELIMINARY/ FINAL PLAT
13DRB-70557 -VACATION/ PRIVATE ESMT
14DRB-70047 - SIDEWALK VARIANCE
14DRB-70048 - TEMP DEFR SWDK CONST


ARCH + PLAN LAND USE CONSL. agent(s) for CHRISTOPHER SANCHEZ request(s) the above action(s) for all or a portion of Lot(s) P-1, Q-1& R-1, **THE PALISADES** zoned R-1, located on 5215, 5209 & 5219 LA BAJADA NW containing approximately .4944 acre(s). (J-11) [*deferred from 5/22/13, 2/19/14*]
WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/26/14, THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS DEFERRED FOR THE SUBDIVISION IMPROVEMENTS AGREEMENT (SIA). THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE SIDEWALK VARIANCE WAS WITHDRAWN. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE.

10. **Project# 1009924**
13DRB-70800 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 

GARCIA/ KRAEMER & ASSOC. agent(s) for CONSTANTINE & JAN NELLOS request(s) the above action(s) for all or a portion of Lot(s) 126-A, **N'1Y PORTION OF ABANDONED DURANES DITCH & Lot(s) N & P ALVARADO GARDENS UNIT 2** zoned R-1 & RA-2, located on SHERIDAN AND CAMBELL containing approximately 1.6426 acre(s). (G-12) [*deferred from 12/31/13, 1/29/14,2/5/14*]
DEFERRED TO 3/12/14.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
February 26, 2014
DRB Comments**

ITEM # 10

PROJECT # 1009924

APPLICATION # 13-70800

**RE: Tract 126-A Conservancy Map #34, AND Lot P,
Alvarado Gardens Addition Unit 2**

✓ The leader for the "ZONING LINE etc." note does not correctly point to the boundary of the different zones on proposed Lot P1, which is the 'OLD LOT LINE.' The note should be revised to simply read "ZONE BOUNDARY" and point to where the two lots are being joined.

There are utility lines down the eastern edge of proposed Lot P-3, P-2 etc. and a utility pole within the proposed access easement; a utility easement is needed, and the access easement or the utility pole need to be adjusted.

While staking of property corners was not evident on-site, there was new fence construction and there is no evident permit.

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

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
January 29, 2014
DRB Comments**

ITEM # 6

PROJECT # 1009924

APPLICATION # 13-70800

**RE: Tract 126-A Conservancy Map #34, AND Lots N & P,
Alvarado Gardens Addition Unit 2**

A leader is needed for the "ZONING LINE etc." note to point to the boundary of the different zones on proposed Lot P1, or the note could be relocated to coincide with the 'OLD LOT LINE' designation – as shown, it cannot be determined whether the 'Zoning Line' continues on the labeled bearing or follows the lot line(s). Per previous comments, a simple "ZONE BOUNDARY" designation would be sufficient (and preferable).

Also per previous comments, the platting appears to include TR 126-B which is shown by the County Assessor to be owned with adjacent Lot Q; title documentation/ Assessor clarification is needed.

The submitted Site Sketch appears incomplete based on aerial/ street photography– measurements for structures/ setbacks needs to include fences, walls, utility poles and utility lines.

The proposed 'PRIVATE DRIVE, etc.' needs to be labelled as an EASEMENT and maintenance responsibilities need to be clearly noted on the plat.

f Drainage

Minimum lot size on the R-1 portion of the plat would be 6,000 sq ft NET unless a lot size variance is approved by the ZHE, or if it can be documented that the proposed 5,000 sq ft lots would not depart from a pattern of larger developed lots which constitutes the established low density/ RA-2 character of the Campbell Road neighborhood. Please note that the property to the west is a Private Commons Development of 14 lots on 4 acres, wherein all of the area gained through lot sizes under 10,640 sq ft was required to be set aside in a pattern of Private Common Areas to maintain the low density character of the neighborhood.

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

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
December 31, 2013**

ITEM # 11 DRB Comments

PROJECT # 1009924 APPLICATION # 13-70800

**RE: Tract 126-A Conservancy Map #34, AND Lots N & P,
Alvarado Gardens Addition Unit 2**

Please note Development Review Application – SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL – this application is for more than 1 lot (AKA TR 126-A MRGCD Map 34) but in fact the No. of existing lots is 3, No. of proposed lots is 4.

The 2 other existing lots are zoned RA-2 and per the Zoning Code, the boundary of a zone is a lot line unless clearly otherwise shown; a line identified as “ZONE BOUNDARY” is needed on proposed Lot P-1 to allow AGIS to clearly identify the different zones. The platting appears to include TR 126-B which is shown by the County Assessor to be owned with adjacent Lot Q.

Regarding Supplemental Form S(3) checklist for MINOR SUBDIVISION (DRB 16), property owner’s signature needs to be clearly discernable/ reproducible. A Site Sketch is not optional – measurements for structures/ setbacks and rights of way/ street improvements are required to determine if dedications or variances are needed.

The proposed ‘Private Drive’ needs to conform to the minimum requirements of Table 23.2.2 of the DPM, which will require an Infrastructure List; additionally this ‘drive’ needs to be labelled as “PRIVATE ACCESS/ WATER SERVICE/ SANITARY SEWER SERVICE EASEMENT” and maintenance responsibilities need to be clearly noted on the plat.

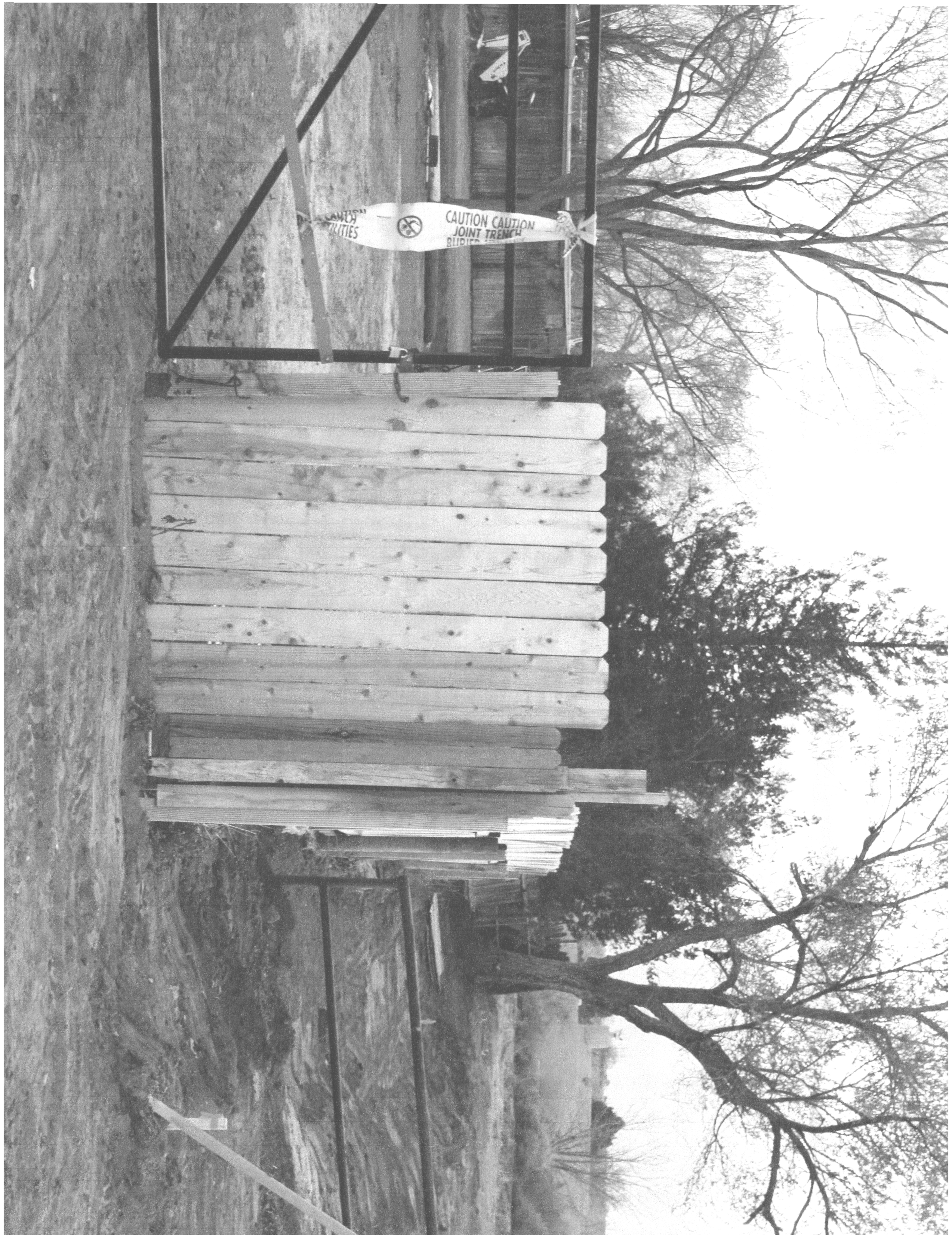
Minimum lot size on the R-1 portion of the plat would be 6,000 sq ft NET unless it can be demonstrated that 5,000 sq ft lots would not depart from a pattern of larger developed lots which constitutes the established character of the neighborhood, otherwise a lot size variance would be required. Please note that the property to the west is a PCD of 14 lots on 4 acres. Additionally, it appears a lot width variance will be needed regardless of applicable lot size.

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



2-560
199111

CAUTION CHILDREN SWIMMING POOL



CAUTION UTILITIES

CAUTION CAUTION JOINT TRENCH BUDIES





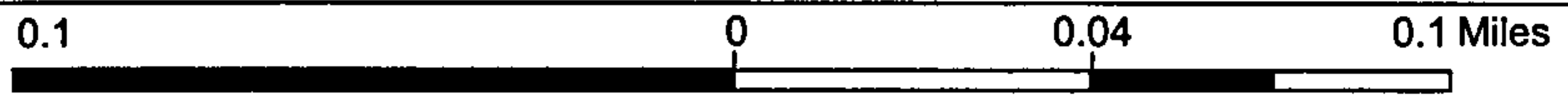
City of Albuquerque



Legend

- Bernalillo County Parcels
- Zoning**
 - RESIDENTIAL
 - COMMERCIAL
 - OFFICE
 - INDUSTRIAL / WHOLESALE / MANUFACTURING
 - INSTITUTIONAL / GOVERNMENT
 - UTILITIES / TRANSPORTATION
 - OPEN SPACE / RECREATION / AGRICULTURE
 - RESIDENTIAL / AGRICULTURAL
 - NOT CLASSIFIED
- Zone Grid
- Municipal Limits**
 - CORRALES
 - EDGEWOOD
 - LOS RANCHOS
 - RIO RANCHO
 - TIJERAS
 - UNINCORPORATED AREAS
- World Street Map

Notes



WGS_1984_Web_Mercator_Auxiliary_Sphere
12/17/2013 © City of Albuquerque

This map is a user generated static output from www.cabq.gov/gis and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

1:2,583

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

12/17/2013 Issued By: BLDAVM 219563

Category Code **910**
2013 070 800

Application Number: 13DRB-70800, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: SHERIDAN AND CABELL

Project Number: 1009924

Applicant

CONSTANTINE & JAN NELLOS

2717 SHERIDAN ST NW
ALBUQUERQUE NM 87104

Agent / Contact

GARCIA/KRAEMER & ASSOC.
JONATHAN C TURNER
600 1ST ST NW SUITE 211
ALBUQUERQUE NM 87102

BILYBOMON@HOTMAIL.COM

Application Fees	
APN Fee	
Conflict Mgmt Fee	\$20.00
DRB Actions	\$285.00
TOTAL:	\$305.00

City of Albuquerque Treasury
Date: 12/17/2013 Office: AMMEY
Stat ID: W5000008 Cashier: IKSCXG
Batch: 2990 Trans #: 37
Permit: 2013070800
Receipt Num 00167791
Payment Total: \$305.00
0701 Conflict Mgmt. Fee \$20.00
0703 DRB Actions \$285.00
Cash Tendered: \$305.00



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 Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

D L A APPEAL / PROTEST of...

- Street Name Change (Local & Collector)
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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): Garcia/Kraemer and Associates PHONE: 440-1524
 ADDRESS: 600 1st NW Suite 211 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: jturner@garciakraemer.com

APPLICANT: Constantine & Jan Nelles PHONE: _____
 ADDRESS: 2717 Sheridan St NW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87104 E-MAIL: _____

Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: _____

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. 126-A Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Nly portion of abandoned Duranes ditch
 Existing Zoning: R-1 Proposed zoning: _____ MRGCD Map No 34
 Zone Atlas page(s): G-12 UPC Code: 101206037518040284

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:
 Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: 2 Total site area (acres): 0.6104
 LOCATION OF PROPERTY BY STREETS: On or Near: Sheridan St NW
 and Campbell Rd NW and _____

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

SIGNATURE Jonathan C. Turner DATE 12/17/13
 (Print Name) JONATHAN C. TURNER Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>13 DRB- 70800</u>	<u>P&F</u>	_____	\$ <u>285.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
<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>305.00</u>

Hearing date Dec. 31, 2013
12-17-13
 Staff signature & Date

Project # 1009924

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.**

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.**
 - NA** 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
 - NA** Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
 - NA** 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
 - NA** 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
 - NA** 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.

JONATHAN C. TURNER
Applicant name (print)
Jonathan C. Turner
Applicant signature / date



Form revised October 2007

[Signature] 12-17-13
Planner signature / date
Project # 1009924

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
13 - DRB - 70800



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
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- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

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- Annexation
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- L A APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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.

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 APPLICANT: Constantine & Jan Nellas PHONE: _____
 ADDRESS: 2717 Sheridan St NW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87104 E-MAIL: _____
 Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST:

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. 126-A Block: _____ Unit _____
 Subdiv/Addn/TBKA: Nly portion of abandoned Duranes ditch
 Existing Zoning: R-1 Proposed zoning: _____ MRGCD Map No 34
 Zone Atlas page(s) G-12 UPC Code: 1012016037518040284

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:

Within city limits? Yes Within 1000FT of a landfill? NO
 No of existing lots: 1 No. of proposed lots: 2 Total site area (acres) 0.6104
 LOCATION OF PROPERTY BY STREETS: On or Near Sheridan St NW
and Campbell Rd NW and _____

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

SIGNATURE Jonathan C. Turner DATE 12/17/13
 (Print Name) JONATHAN C. TURNER Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>13 DRB- 70800</u>	<u>P&F</u>	_____	<u>\$ 285.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<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	_____	_____	_____	\$ _____
Hearing date <u>Dec. 31, 2013</u>				Total <u>\$ 305.00</u>

[Signature]
 Staff signature & Date 12-17-13

Project # 1609924

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.

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- Letter briefly describing, explaining, and justifying the request
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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
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- 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.

JONATHAN C. TURNER

Applicant name (print)

Jonathan C. Turner

Applicant signature / date



Form revised **October 2007**

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

Application case numbers
13 - DRB - 70800

[Signature] 12-17-13
Planner signature / date

Project # 1009924

GARCIA/KRAEMER & ASSOCIATES

600 1ST St NW

Suite 211

Albuquerque, NM 87102

(505) 242-5566

jturner@garciakraemer

December 17, 2013

Mr. Jack Cloud, Chair

Development Review Board

PO Box 1293

Albuquerque, New Mexico 87103

RE: Tract 126-A N'y portion of abandoned Duranes ditch

Dear Mr. Cloud,

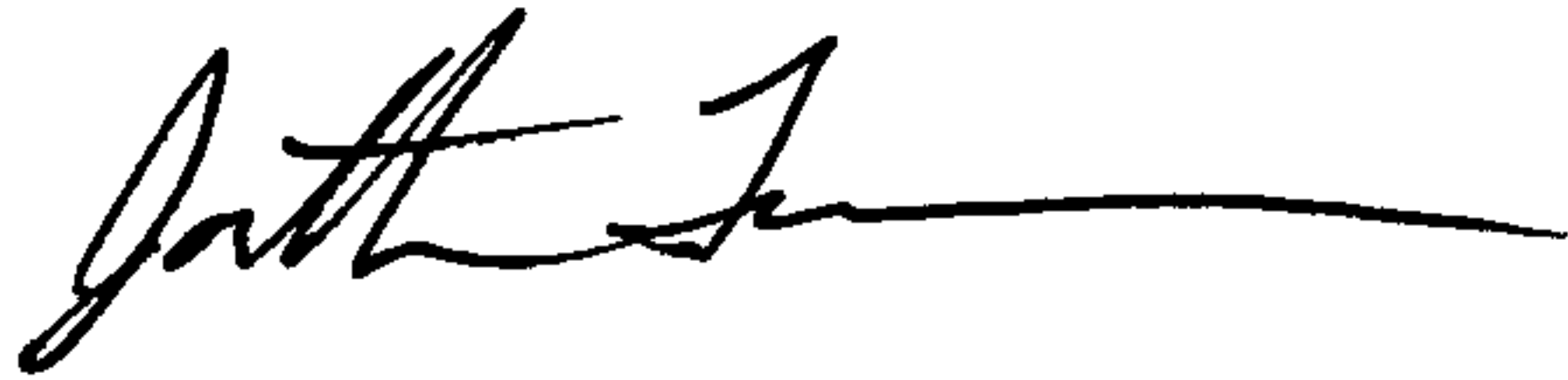
The owners of the above referenced property, Constantine and Jan Nellos, are hereby filing application with the City of Albuquerque Development Review Board for a preliminary/final plat approval. The subject property is a portion of the abandoned Duranes ditch located on Zone atlas page G-12 as shown on the accompanying map. The property was sold to Mr. and Ms. Nellos by way of metes and bounds; therefore, there is no final platting action or existing lot or block number recorded on file with the Bernalillo County Clerk. The purpose of this request is to obtain preliminary/final plat approval to create two lots on the subject parcel and have the new lots recorded with the County Clerk in order to gain full legal descriptions and final platting. The current zoning of the property is R-1, single family residential, and is located within the Established Urban area of the Albuquerque/Bernalillo Comprehensive plan and within the North

Valley Area rank II plan. The property has both access and sewer/ water availability from Campbell Rd. The proposed two lots are as shown on the submitted survey. Lot P-2 contains .1148 acres and lot N-2 has a gross acreage of .1531 and a net acreage of .1158. The net acreage of lot N-2 is exclusive of the access easement granted by this plat for access from lot N-2 to P-2. We believe that the size of the proposed lots are in harmony and consistent with the residential platting of the surrounding neighborhood. Lot 9 of the Calle Tranquilo Subdivision, which is immediately adjacent to the west of this property, was approved by the City of Albuquerque and contains a gross lot area of .11 acres and is zoned RA-2 requiring a minimum of .25 acres in lot size. Thus, the proposed platting action if approved, would not be inconsistent nor in conflict with prior City platting approvals of adjacent properties in the neighborhood or with recognized area plans or policies. Therefore, we respectfully request approval of this preliminary/final plat approval application and request.

Please feel free to contact me if you have any questions.

8712

Sincerely,




Jonathan Turner

14

4.051 C

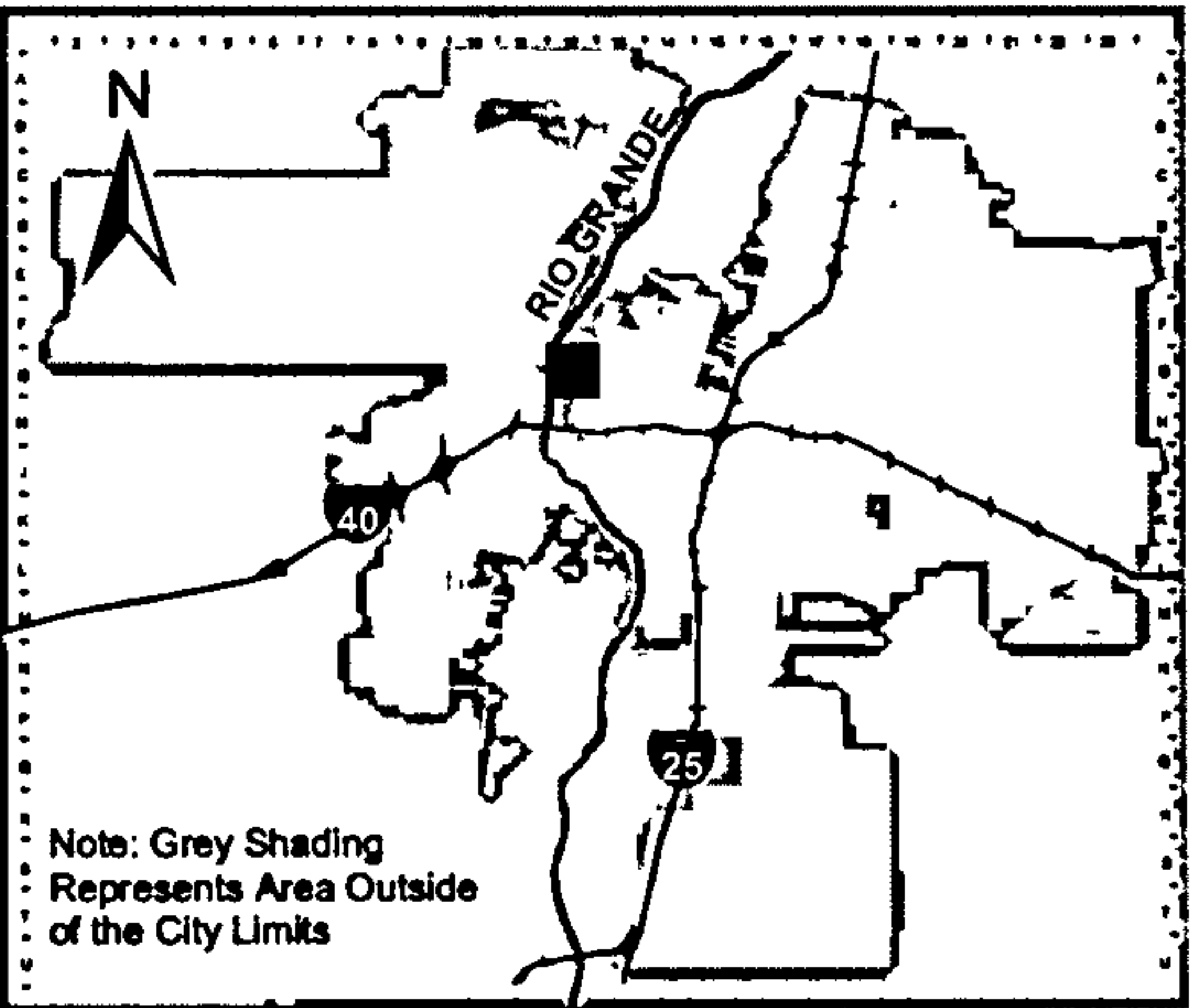


For more current information and details visit: <http://www.cabq.gov/gis>



AGIS
Albuquerque Geographic Information System










Map amended through: 6/7/2013



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
G-12-Z

Selected Symbols

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

0 750 1,500 Feet

COPY

DRB Project # _____

APS Cluster Valley

EXHIBIT B

FINAL

PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and

Connie Nelos ("Developer") effective as of this 12 day of December, 2013 and pertains to the subdivision commonly known as _____, and more particularly described as Alvarado Gardens Addition, Unit 2 MAP-G-12
lots N-1, N-2, P-1 and P-2 (use new legal description of subdivision) (the "Subdivision".)

WHEREAS, In order to provide for APS becoming more knowledgeable of development plans within the City so that APS may better plan for future growth, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

WHEREAS, Developer is proposing the development of a new subdivision, and requires APS approval of the plat for said subdivision; and

WHEREAS, DEVELOPER is required by the Albuquerque Subdivision Ordinance to provide appropriate infrastructure and improvements as a condition of developing a subdivision; and

WHEREAS, as a condition of approving such plat APS requires the provision of appropriate infrastructure and facilities or the payment of a facilities fee for each new residence to be constructed to help defray the cost of school construction, expansion, or maintenance;

THEREFORE, in consideration of the mutual promises contained herein, APS and Developer agree as follows:

1. Developer agrees that a facilities fee will be paid to APS for each dwelling unit to be constructed in the Subdivision.
2. The amount of the fee shall be:
 - If the permit is issued on or after January 1, 2010, the fee shall be \$2975 per dwelling unit.
 - If the permit is issued on or after August 1, 2011 the fee shall be \$1075 per dwelling
 -

The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60%) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).

3 . Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this agreement.

4 . Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.

5 . This contract may be recorded in the office the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."

6 . APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgement in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.

DRB Project # _____

APS Cluster Valley

C. Nellos
Signature
Constantino N Nellos
Name (typed or printed) and title owner

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on Dec. 12, 2012, by Constantino N. Nellos
as owner of NEZUS BETHAIR, INC., a corporation.

[Signature]

Notary Public

My commission expires: 10/25/2017

(Seal)

ALBUQUERQUE PUBLIC SCHOOLS

By: [Signature]
Signature

Elvira Lopez, Planner-Demographer
Name (typed or printed) and title

STATE OF NEW MEXICO

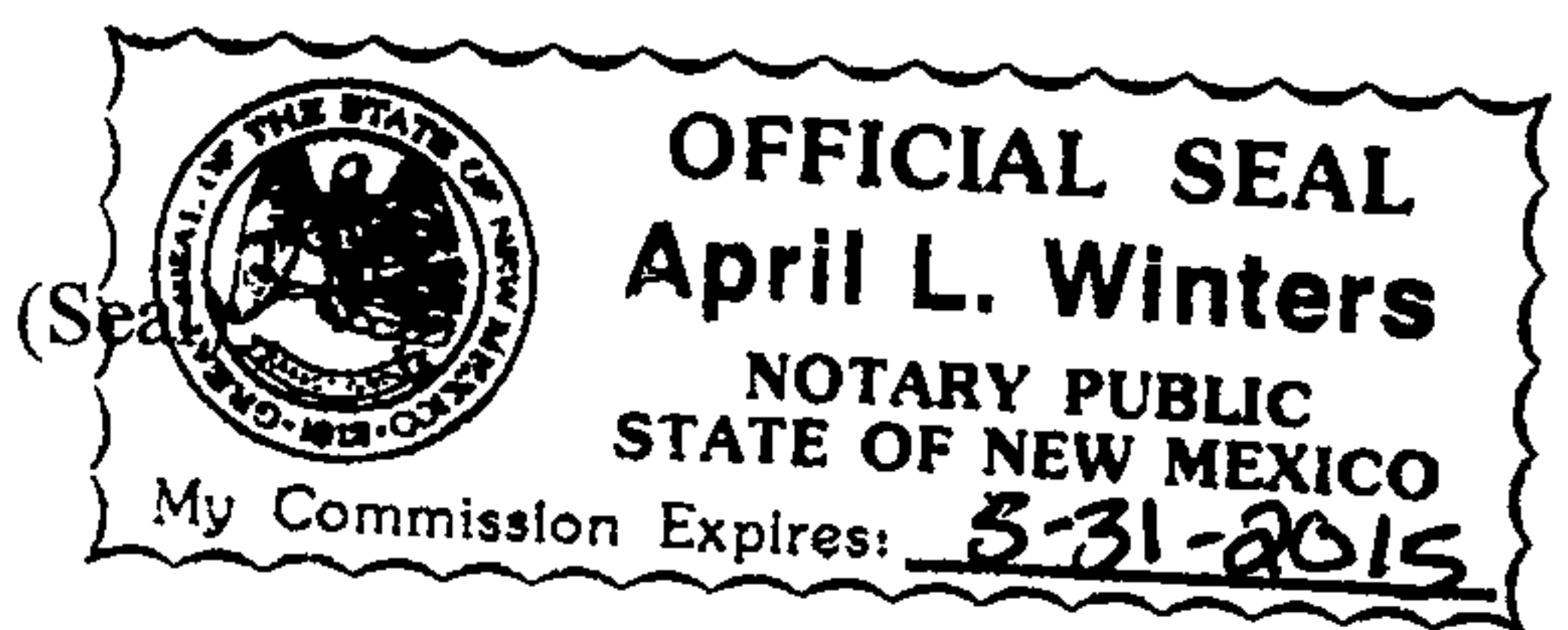
COUNTY OF BERNALILLO

This instrument was acknowledged before me on Dec 12, 2013, by Elvira Lopez
as Planner Demographer of the Albuquerque Municipal School District No. 12,
Bernalillo and Sandoval Counties, and school district organized and existing under the laws of the State
of New Mexico.

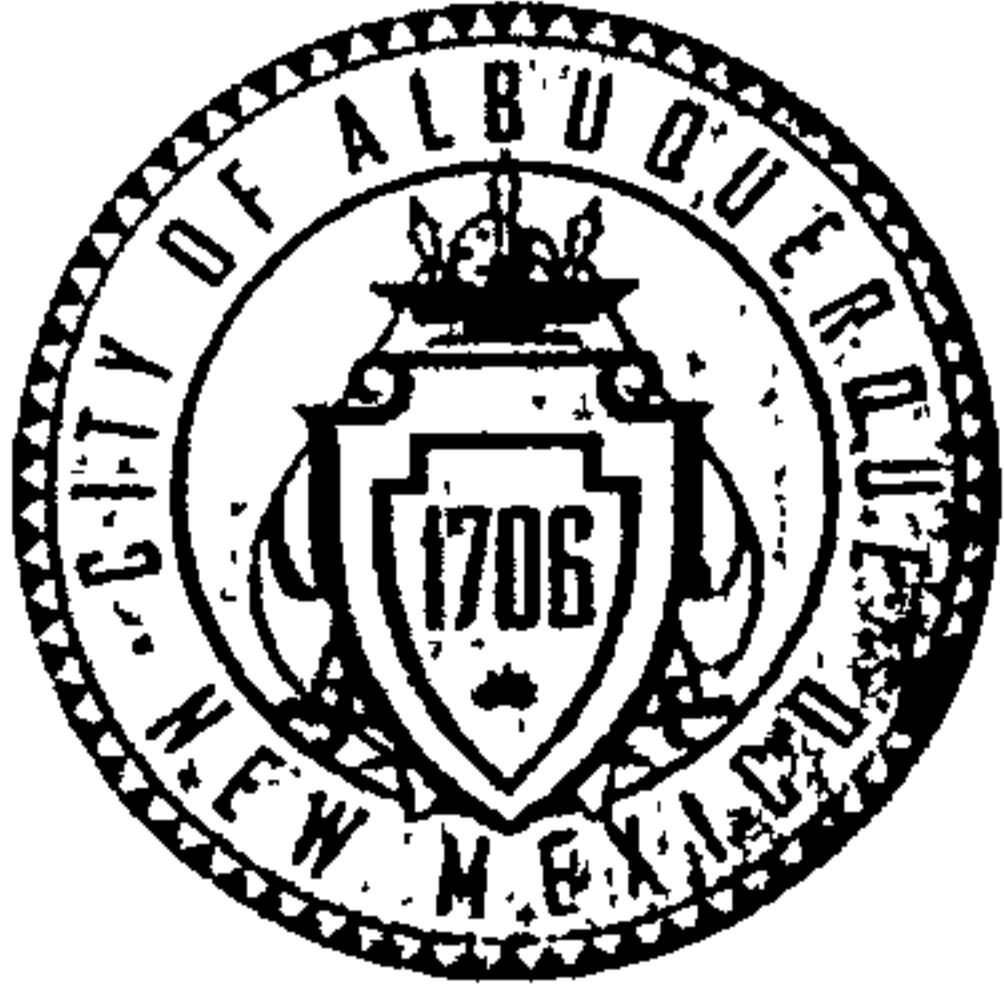
[Signature]

Notary Public

My commission expires: May 31, 2015



(Seal)



CITY OF ALBUQUERQUE

Planning Department

Building Safety

DEMOLITION PERMIT APPLICATION PROCEDURES

MAR 12 2011

PERMIT #: 20140000 R

I.B.C

- If fences or rails are required for pedestrian traffic is to be rerouted, provide Transportation Development with a site plan showing location of canopies, fences or rails and method of rerouting.
- Obtain fugitive dust permit and asbestos notification from Environmental Health Department.
- Prior to commencement of work, insure disconnection of all gas and electric supply systems by Public Service Company of New Mexico and Gas Company of New Mexico.
- Confer with Albuquerque Bernalillo County Water Utility Authority (ABCWUA) when a fire hydrant will be employed during the demolition (505-768-3647).
- Demolition of sidewalks or drive pads requires permits from Construction Coordination Division, Plaza Del Sol, 8th floor, room 800.
- For further pertinent information, please refer to the following codes: National Fire Protection Association and International Building Code, "Protection of Pedestrians during Construction or Demolition".
- All demolition and salvage activities are confined to the subject address private property.
- Provide all information below.
- Applicant needs to walk application to the various divisions / departments for approval.
- All approvals required prior to permit issuance.

ADDRESS: 2564 Campbell Road NW.

LOT: P-2 BLOCK: - SUBDIVISION Alvarado Gardens Addition
ZONE: R-1 ZONE MAP: B-12

DESCRIPTION OF DEMOLITION: Shed Removal

COMMERCIAL

RESIDENTIAL

SIZE OF BUILDING: 800^{sq} Sq. Ft., # OF STORIES: 1 HEIGHT OF BUILDING: 12 Ft.

OWNER NAME: CONSTANTINE NELLOS TELEPHONE NUMBER: (505) 263 2513

ADDRESS: 2117 SHERIDAN RD NW APO, NM

CONTRACTOR COMPANY NAME: Douglas W. Simms

ADDRESS: 2629 Teodoro Rd NW.

CONTACT NAME: Doug Simms TELEPHONE NUMBER: 505-263-2513

CONTRACTOR'S LICENSE #: 352170 BB90 STATE CRS TAX ID #: 02-404680

& CITY BUSINESS LICENSE #: FA 0088372

Time period in which demolition work is to be performed: 1 day . MARCH 5th thru MARCH 31ST

Statement of measures to be used to control or prevent particulate matter from becoming airborne: WATER HOSE

NO PERSON SHALL DEMOLISH BUILDING WITHOUT FIRST OBTAINING A PERMIT FROM THE BUILDING SAFETY DIVISION. APPROVALS BY THE FOLLOWING CITY OF ALBUQUERQUE AGENCIES ARE REQUIRED PRIOR TO ISSUANCE OF PERMIT.

ENVIRONMENTAL HEALTH DEPARTMENT, Soil Disturbance Division
1 Civic Plaza, City/County Building - 3rd floor, room 3047.
Call Charles Aragon @ 505-238-1186 or Damon Reyes @ 505-768-1958 for an appointment.

APPROVED DISAPPROVED

SIGNATURE: [Signature] DATE: 2/28/14

ENVIRONMENTAL HEALTH DEPARTMENT, Asbestos / Dust Control Division
1 Civic Plaza, City/County Building - 3rd floor, room 3047.
Call Chris Luna @ 505-205-3900 or Damon Reyes @ 505-768-1958 for an appointment.

APPROVED DISAPPROVED

SIGNATURE: [Signature] DATE: 2/28/14

FIRE MARSHALL'S OFFICE, Plan Review Division
Plaza Del Sol Building - 4th floor.

APPROVED DISAPPROVED

SIGNATURE: [Signature] DATE: 2-26-14

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY,
New Services Division Plaza Del Sol Building, ground level - west side.
Call for pre-approval @ 505-924-3920.

APPROVED DISAPPROVED

SIGNATURE: [Signature] DATE: 2/26/14

PLANNING DEPARTMENT, Historic Preservation Division
Plaza Del Sol Building, 3rd floor.
Office hours: 9am - 5pm.

APPROVED DISAPPROVED

SIGNATURE: [Signature] DATE: 2/26/14

2013-2014... with...

PLANNING DEPARTMENT, Transportation Development Division
Plaza Del Sol Building, ground level - west side.

APPROVED DISAPPROVED

SIGNATURE: [Signature] DATE: 2/26/14

PLANNING DEPARTMENT, Zoning Enforcement Division
Plaza Del Sol Building, 3rd floor.

APPROVED DISAPPROVED

SIGNATURE: [Signature] DATE: 2-28-14



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1009924

Application No. 13ARB-70800

TO: ALL MEMBERS

Jack Cloud, DRB Chairman, Planning Department

Curtis Cherne, P.E., Hydrology

Kristal Metro, P.E., Transportation Development

Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA

Carol Dumont, Parks/Municipal Development

NEXT HEARING DATE: JANUARY 29, 2014

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

SUBMITTAL DESCRIPTION: PRELIMINARY / FINAL PLAT APPROVAL

CONTACT NAME: JONATHAN TURNER

TELEPHONE: 505-440-1524 EMAIL: jturner@garciakraemer.com

GARCIA/KRAEMER & ASSOCIATES

600 1ST St NW Suite 211

Albuquerque, NM 87102

(505) 440-1524 mobile

(505) 242-9028 office

January 21, 2014

Mr. Jack Cloud, Chairman
Development Review Board
600 2nd ST. NW
City of Albuquerque, New Mexico 87102

RE: DRB Project # ¹⁰⁰¹⁹²⁴~~1002005~~

Dear Mr. Cloud:

Garcia/Kraemer and Associates, acting as agent for Constantine and Jan Nellos, is hereby requesting to be heard at the next scheduled DRB hearing on January 29, 2014 for the above referenced project. The project was indefinitely deferred at DRB on December 31, 2013, and we believe we have now addressed all of the board's comments and concerns for preliminary/final plat approval. Please feel free to contact me if you have questions, and thank for your consideration in this matter.

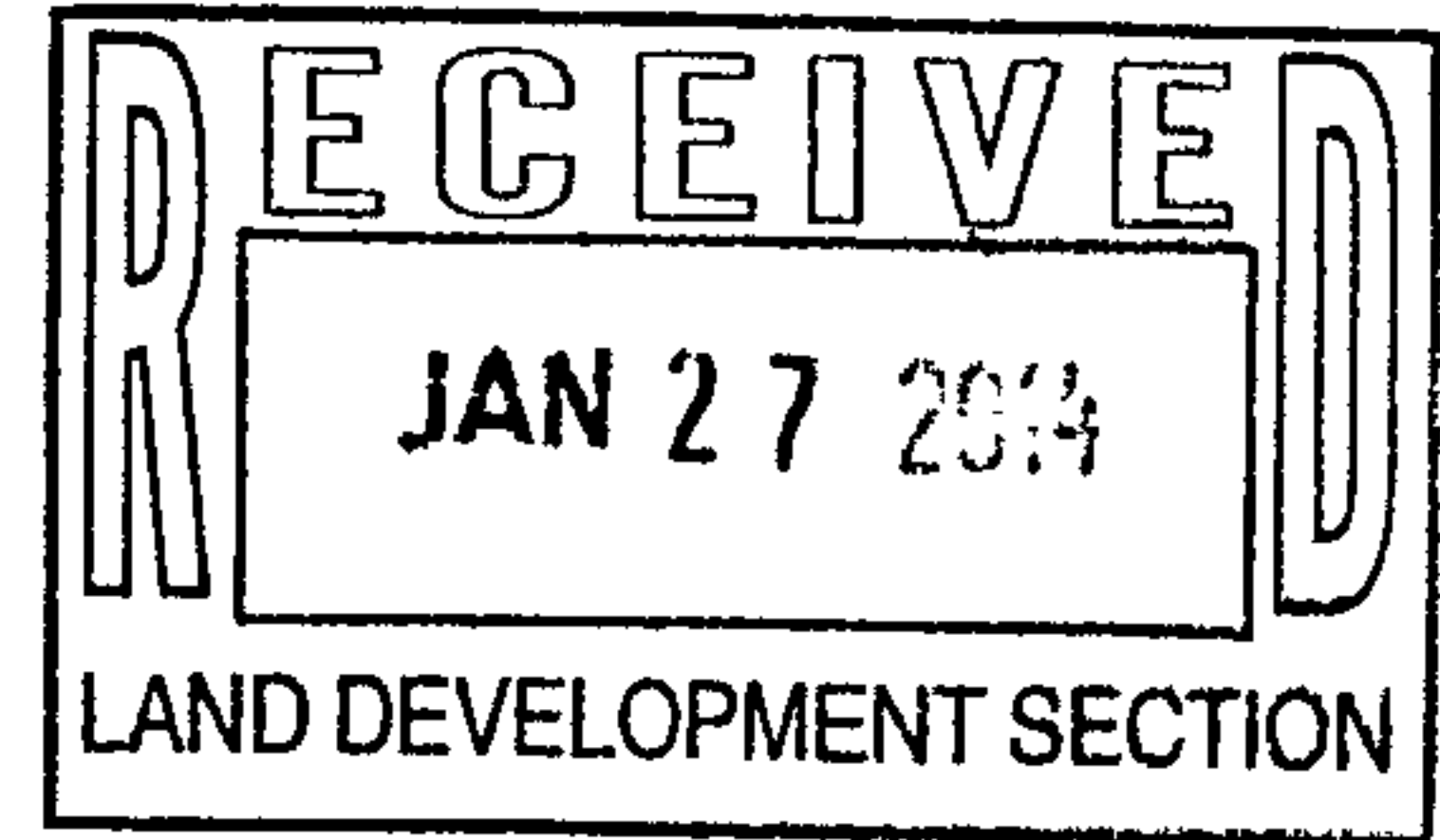
Sincerely,


Jonathan Turner

Garcia/Kraemer and Associates
505-440-1524

RIO GRANDE ENGINEERING OF NEW MEXICO, LLC

January 20, 2014



Mr. Curtis Cherne, PE
Principal Engineer
Hydrology
City of Albuquerque

**RE: Grading and Drainage Narrative Plan
Proposed lot P-2, Alvarado Gardens Addition, Unit 2**

Dear Mr. Cherne:

The purpose of this letter is to provide a practical narrative plan for any future proposed residential development on the referenced lot. The purpose of this plan is to provide guidelines to the lot owner and set conditions that will satisfy the City Engineer regarding approval of the subdivision creating this parcel.

The subject site is located within a fully developed semi-rural area of the north valley. The site is located with Flood zone X (shaded). The surrounding lots vary in size but are generally .3 acres. The site is bound to the west by the Duranes Ditch, to the north by a .11 acre residential property, to the east by a .5 acre developed residential lot, and to the south by a .87 acre developed residential property. *[The site does not have any significant upland flow.]* The adjacent Duranes ditch banks are the basin areas high point. The lot is level and is approximately 6" below the adjacent top of curb grade on Campbell road. The site currently generates 325 cubic feet of storm water at a peak runoff rate of .26 cfs. The lot appears to retain the majority due to shallow ponding and discharging excess to the lot to the east.

The development of this site shall conform to the valley drainage flat grading requirements. The total allowed impervious area shall be limited to 2,500 square feet. The finished floor of any structure shall be 6" higher than the average grade of the east property line. The site must retain onsite 650 cubic feet of storm water associated with the new construction. The roof and area of home shall drain to the ponding areas. The ponding must be in shallow stormwater harvesting ponds with a maximum depth of 18". The ponds shall overflow to the north within the proposed 12' access utility and drainage easement and to Campbell road if practical. *low*

The volume is equivalent to the increase volume generated during a 100-year, 10-day design storm event. The retained volume is greater than total volume of the 100-year, 6-hour event. The onsite harvesting is greater than the soon to be implemented harvest requirement of retaining the first .44".

The parameters presented in this submittal should demonstrate the proposed subdivision will not create a lot that will be problematic to build on. We have included the supporting calculations prepared utilizing the Development Process Manual chapter 22. The proposed 5000 square foot lot can be developed as described. It is within the city of Albuquerque's discretion to require a grading plan at time of building permit.

Should you have any questions regarding this submittal, please do not hesitate to contact me.

Sincerely,



1/20/14

David Soule, PE
Rio Grande Engineering
david@riograndeengineering.com
505.321.9099



Google earth



Weighted E Method

lot N2

Existing Developed Basins

Basin	Area (sf)	Area (acres)									100-Year, 6-hr.			10-day
			Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Volume (ac-ft)
			%	(acres)	%	(acres)	%	(acres)	%	(acres)				
PROPOSED	5000	0.115	0%	0	34.0%	0.039	16.0%	0.01837	50%	0.057	1.506	0.014	0.42	0.022
CURRENT	5000	0.115	0%	0	100.0%	0.115	0.0%	0	0%	0.000	0.780	0.007	0.26	0.007

Equations:

$$\text{Weighted E} = \frac{E_a \cdot A_a + E_b \cdot A_b + E_c \cdot A_c + E_d \cdot A_d}{\text{Total Area}}$$

$$\text{Volume} = \text{Weighted D} \cdot \text{Total Area}$$

$$\text{Flow} = Q_a \cdot A_a + Q_b \cdot A_b + Q_c \cdot A_c + Q_d \cdot A_d$$

Where for 100-year, 6-hour storm (zone 3)

Ea= 0.53	Qa= 1.56
Eb= 0.78	Qb= 2.28
Ec= 1.13	Qc= 3.14
Ed= 2.12	Qd= 4.7

FLOW SUMMARY		10 DAY	6 HOUR	
EXISTING FLOW	0.007	325 CF	325	0.26 CFS
PROPOSED	0.022	961 CF	627.5	0.42 CFS
INCREASE		636 CF	302.5	0.15 CFS

$$x \frac{0.007 \text{ ac-ft}}{\text{ac}} / \frac{43560 \text{ ft}^2}{\text{ac}}$$

$$304 \text{ ft}^3$$

25

$$\frac{304 \text{ ft}^3}{2500 \text{ ft}^2}$$

$$E = 1.13 \text{ ac} \times \frac{.78''}{\text{ac}} \times \frac{1 \text{ ft}}{12''} = .017$$

$$E_D = .057 \times \frac{2.12''}{\text{ac}} \times \frac{1 \text{ ft}}{12''} = .0102$$

$$E_C = .018 \times \frac{1.13}{12} = .002$$

E_P



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1009924

Application No. 13-DRB-70800

TO: ALL MEMBERS

Jack Cloud, DRB Chairman, Planning Department

Curtis Cherne, P.E., Hydrology

Kristal Metro, P.E., Transportation Development

Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA

Carol Dumont, Parks/Municipal Development

NEXT HEARING DATE: _____

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. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFIINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: SUBMIT REVISED PLAT FOR PRELIMINARY/FINAL
PLAT APPROVAL
5 week mitigation

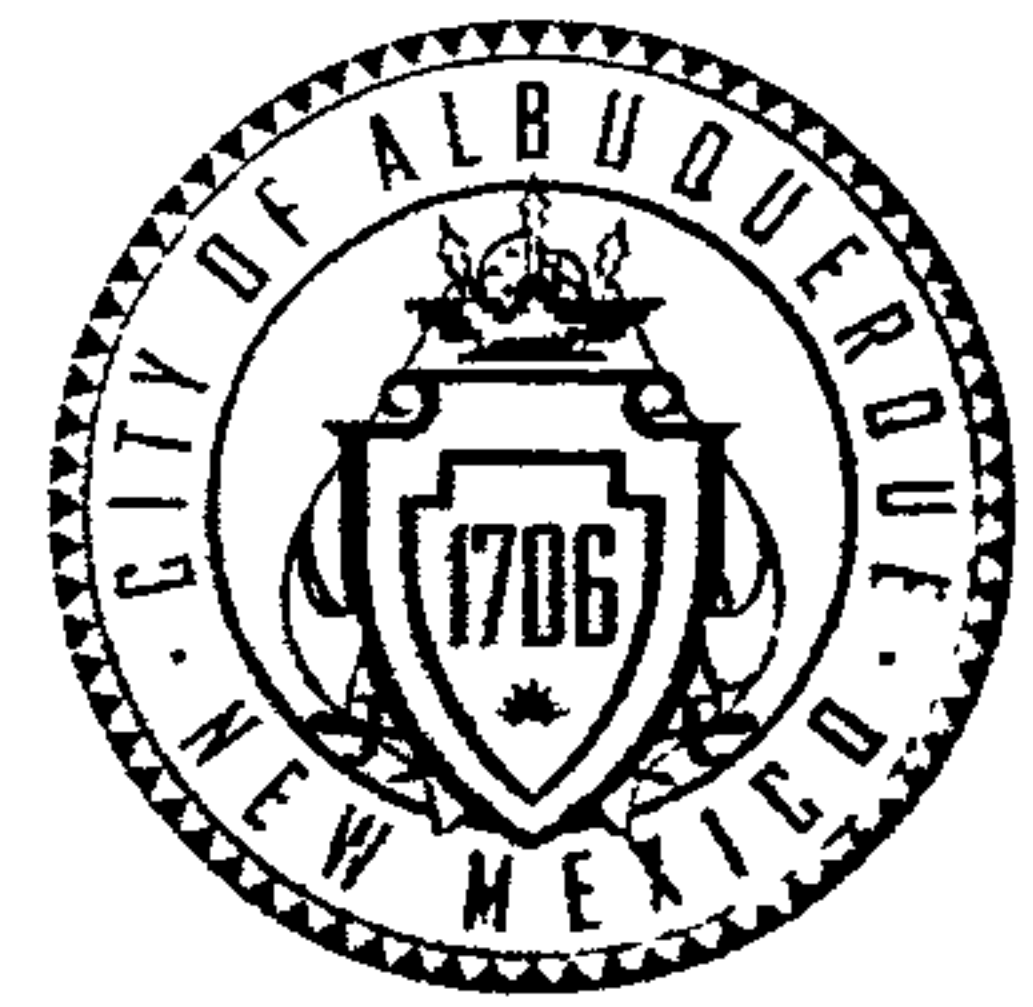
CONTACT NAME: JONATHAN TURNER

TELEPHONE: (505) 440-1524 EMAIL: jturner@garciakraemer.com

CITY OF ALBUQUERQUE

CODE ENFORCEMENT DIVISION

Plaza Del Sol Building, Suite 500
600 2nd Street NW
Albuquerque, New Mexico 87102



Richard J. Berry, Mayor

February 3, 2014

Jonathan C. Turner
Garcia/Kraemer & Associates
600 1st St. NW, Suite 211
Albuquerque, New Mexico 87102

Dear Mr. Turner:

As we recently discussed, the proposed 5,000-square foot lots for the Alvarado Gardens Addition, Unit 2 subdivision (proposed Lots N-2 and P-2) are consistent with the "established character of the neighborhood" as referenced in Section 14-16-2-6(D)(2)(b) of the Zoning Code when compared to existing lots west and south of the proposed subdivision.

PO Box 1295

This opinion is based upon the historical practice of this office concerning the word "neighborhood". This term is specifically defined in the Albuquerque/Bernalillo County Comprehensive Plan to mean:

Albuquerque

"an area of a community with characteristics that distinguish it from other community areas and which may include distinct ethnic or economic characteristics, schools or social clubs, or boundaries defined by physical barriers such as major highways and railroads or natural features such as rivers" (p. C-4).

New Mexico 87103

If you have additional questions regarding this matter, please feel free to contact me at (505) 924-3454 or bnwilliams@cabq.gov.

www.cabq.gov

Sincerely,

Bremon Williams
Code Compliance Manager

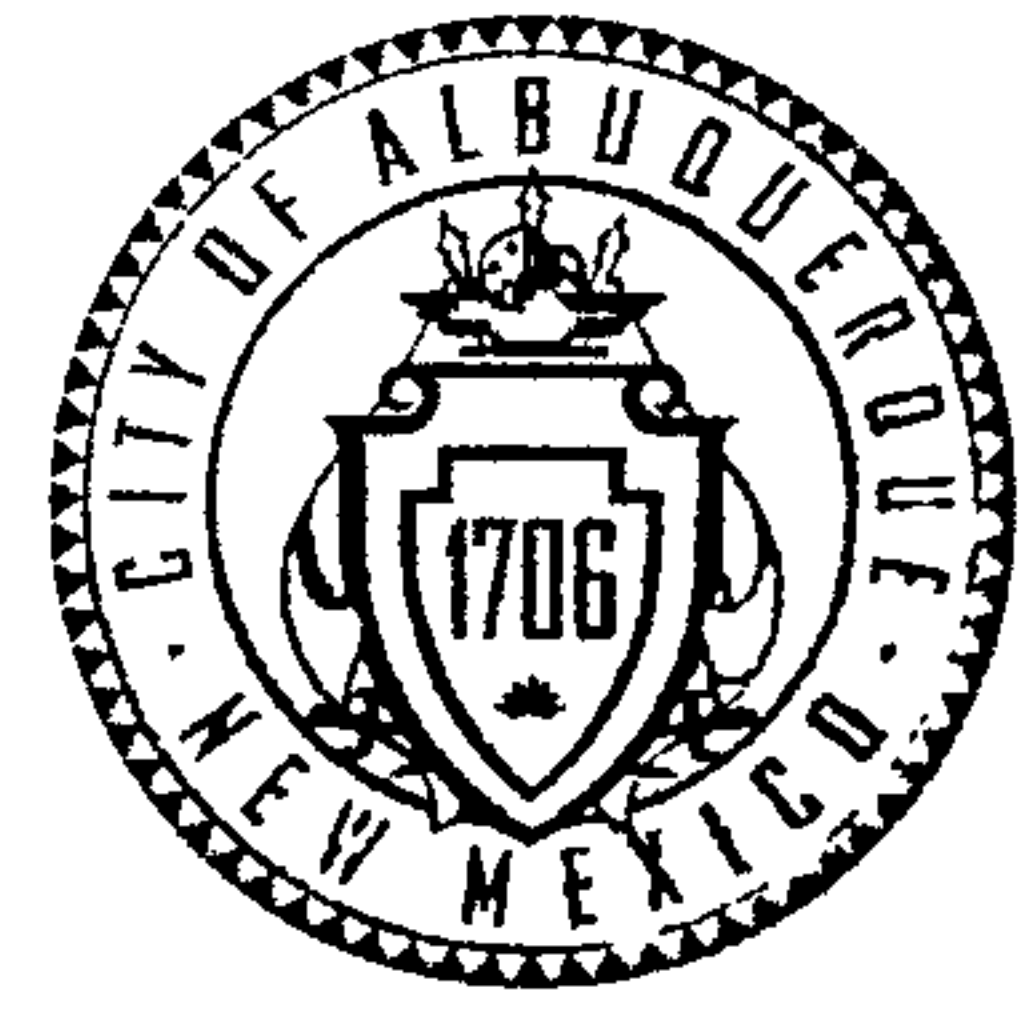
CITY OF ALBUQUERQUE

CODE ENFORCEMENT DIVISION

Plaza Del Sol Building, Suite 500

600 2nd Street NW

Albuquerque, New Mexico 87102



Richard J. Berry, Mayor

February 14, 2014

Jonathan C. Turner
Garcia/Kraemer & Associates
600 1st St. NW, Suite 211
Albuquerque, New Mexico 87102

Re: 2714 Sheridan St. NW
2715 Sheridan St. NW
2717 Sheridan St. NW
2720 Sheridan St. NW
2725 Sheridan St. NW
2728 Sheridan St. NW
2731 Sheridan St. NW
2542 Campbell Rd. NW
2556 Campbell Rd. NW

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Dear Mr. Turner:

Based on a review of our records, this letter will confirm that there are no zoning code violations for the above referenced properties.

If you have additional questions regarding this matter, please feel free to contact me at (505) 924-3454 or bnwilliams@cabq.gov.

Sincerely,

Brennon Williams
Code Compliance Manager

December 31. 2013