



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
- V**  Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- P**  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**  Street Name Change (Local & Collector)
- 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 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): Garcia/Kraemer and Associates PHONE: 440-1524  
 ADDRESS: 600 1<sup>st</sup> NW Suite 211 FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: jturner@garciakraemer.com

APPLICANT: Constantine & Jan Nellos 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**

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>13 DRB- 70800</u>	<u>P&amp;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.
- 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.

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

# 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: BMMEX  
Stat ID: 501000003 Cashier: TRC/CAG  
Branch: 2770 Trns #: 37  
Permit #: 2013070800  
Receipt Num: 00167791  
Payment Total: \$305.00  
0901 Conflict Mgmt Fee \$20.00  
0905 DRB Actions \$285.00  
Cash Tendered: \$305.00

# GARCIA/KRAEMER & ASSOCIATES

---

600 1<sup>ST</sup> 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'ly 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.

Sincerely,

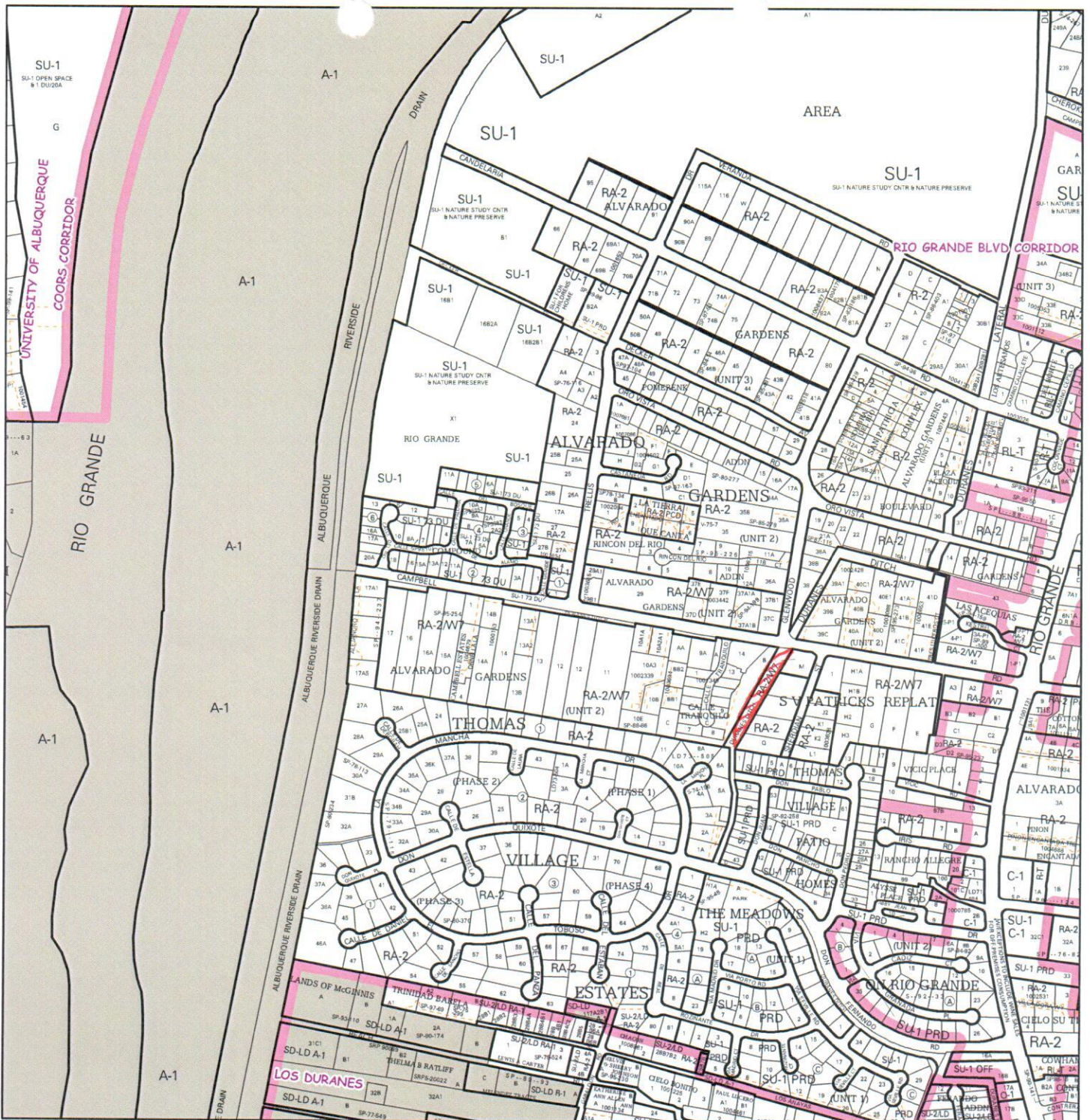


Jonathan Turner

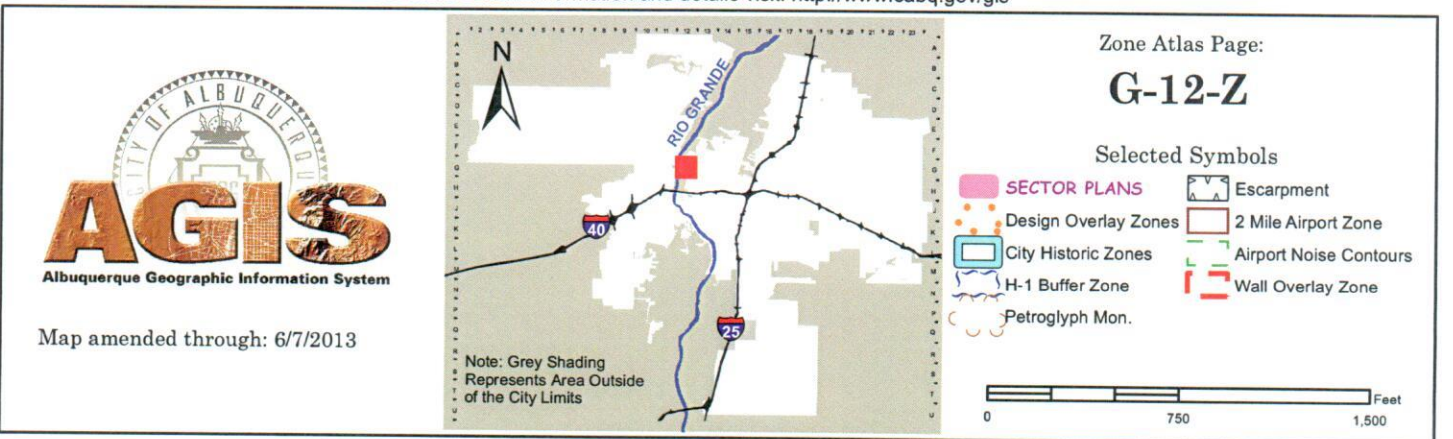
8712

14

4.05A C



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



Map amended through: 6/7/2013

Note: Grey Shading Represents Area Outside of the City Limits

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

Cowie 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, N2, 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. Nellis  
Signature  
Constantino N. Nellis  
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. Nellis  
as owner of Nexus Brestair, Inc., a corporation.

[Signature]  
Notary Public

(Seal)

My commission expires: 10/25/2017

ALBUQUERQUE PUBLIC SCHOOLS

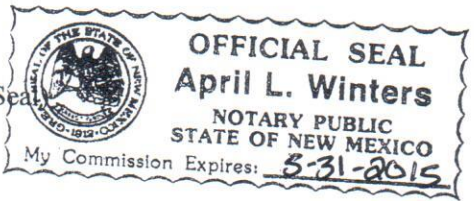
By: Elvira Lopez  
Signature  
Elvira Lopez, Planner-Demographer  
Name (typed or printed) and title

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.

April L. Winters  
Notary Public

(Seal)



My commission expires: May 31, 2015



# CITY OF ALBUQUERQUE

## Planning Department

### Building Safety

#### DEMOLITION PERMIT APPLICATION PROCEDURES

MAR 12 2014

PERMIT #: 20140000 R

I.B.C.

- If fences or rails are required or if 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: BG-12  
 DESCRIPTION OF DEMOLITION: Shed Removal

COMMERCIAL  RESIDENTIAL

SIZE OF BUILDING: 800<sup>sq</sup> Sq. Ft., # OF STORIES: 1 HEIGHT OF BUILDING: 12 Ft. 7  
 OWNER NAME: CONSTANTINE NELLOS TELEPHONE NUMBER: (505) 263 2513  
 ADDRESS: 2117 SHERIDAN RD NW ABB, NM

CONTRACTOR COMPANY NAME: Douglas W. Simms  
 ADDRESS: 2629 reodoro 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 5<sup>th</sup> thru MARCH 31<sup>ST</sup>  
 Statement of measures to be used to control or prevent particulate matter from becoming airborne: WATER HOSE



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 2<sup>nd</sup> ST. NW  
City of Albuquerque, New Mexico 87102

RE: DRB Project # <sup>1009924</sup>~~1002885~~

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,



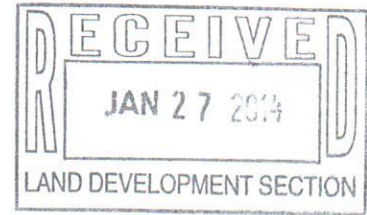
Jonathan Turner

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".



Google earth





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 INDEFINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: SUBMIT REVISED PLAT FOR PRELIMINARY/FINAL

PLAT APPRAVAL

*sweep / mutations*

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 2<sup>nd</sup> Street NW  
Albuquerque, New Mexico 87102



Richard J. Berry, Mayor

February 3, 2014

Jonathan C. Turner  
Garcia/Kraemer & Associates  
600 1<sup>st</sup> 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.

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:

"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).

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

Sincerely,

Brennon Williams  
Code Compliance Manager

PO Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)



# CITY OF ALBUQUERQUE

## CODE ENFORCEMENT DIVISION

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



Richard J. Berry, Mayor

February 14, 2014

Jonathan C. Turner  
Garcia/Kraemer & Associates  
600 1<sup>st</sup> 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](http://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](mailto:bnwilliams@cabq.gov).

Sincerely,

Brennon Williams  
Code Compliance Manager



# City of Albuquerque



1:2,583



This map is a user generated static output from [www.cabq.gov/gis](http://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

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
12/17/2013  
© City of Albuquerque

## Legend

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

## Notes