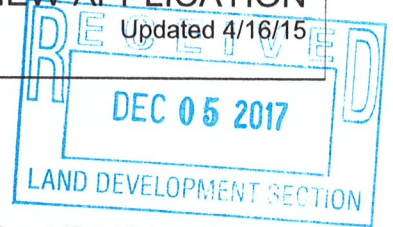


City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION



SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

Supplemental Form (SF)

- | | | |
|--------------------------|--------------------------|--|
| S | Z | ZONING & PLANNING |
| <input type="checkbox"/> | <input type="checkbox"/> | Annexation |
| V | <input type="checkbox"/> | Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans) |
| P | <input type="checkbox"/> | Adoption of Rank 2 or 3 Plan or similar |
| <input type="checkbox"/> | <input type="checkbox"/> | Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations |
| D | <input type="checkbox"/> | Street Name Change (Local & Collector) |
| L A | A | APPEAL / PROTEST of... |
| <input type="checkbox"/> | <input type="checkbox"/> | 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): ARCH + PLAN LAND USE CONSL. PHONE: 980.8365

ADDRESS: P.O. BOX 25911 FAX: _____

CITY: ALBUQUERQUE STATE NM ZIP 87125 E-MAIL: arch.plan@comcast.net

APPLICANT: JASON FILE PHONE: _____

ADDRESS: 2311 MATTHEW AV NW FAX: _____

CITY: ALBUQUERQUE STATE NM ZIP 87107 E-MAIL: _____

Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: CREATE 3 LOTS FROM EXISTING 2 LOTS + GRANT ACCESS EASEMENT

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. A-1 + 1-B Block: _____ Unit: 1

Subdiv/Addn/TBKA: BLVARADO GARDENS

Existing Zoning: RT/RA-2 Proposed zoning: N/A MRGCD Map No _____

Zone Atlas page(s): G-13 UPC Code: 1-013-060-001-084-305-09

1-013-060-007-019-305-09

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): _____

1011331

CASE INFORMATION:

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

No. of existing lots: 2 No. of proposed lots: 3 Total site area (acres): 0.60

LOCATION OF PROPERTY BY STREETS: On or Near: 2311 + 2315 MATTHEW AV NW

Between: RIO GRANDE BLVD and MATTHEW PL

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) . Review Date: 10-11-17

SIGNATURE Derrick Archuleta DATE 12.5.17

(Print Name) DERRICK ARCHULETA

Applicant: Agent:

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.

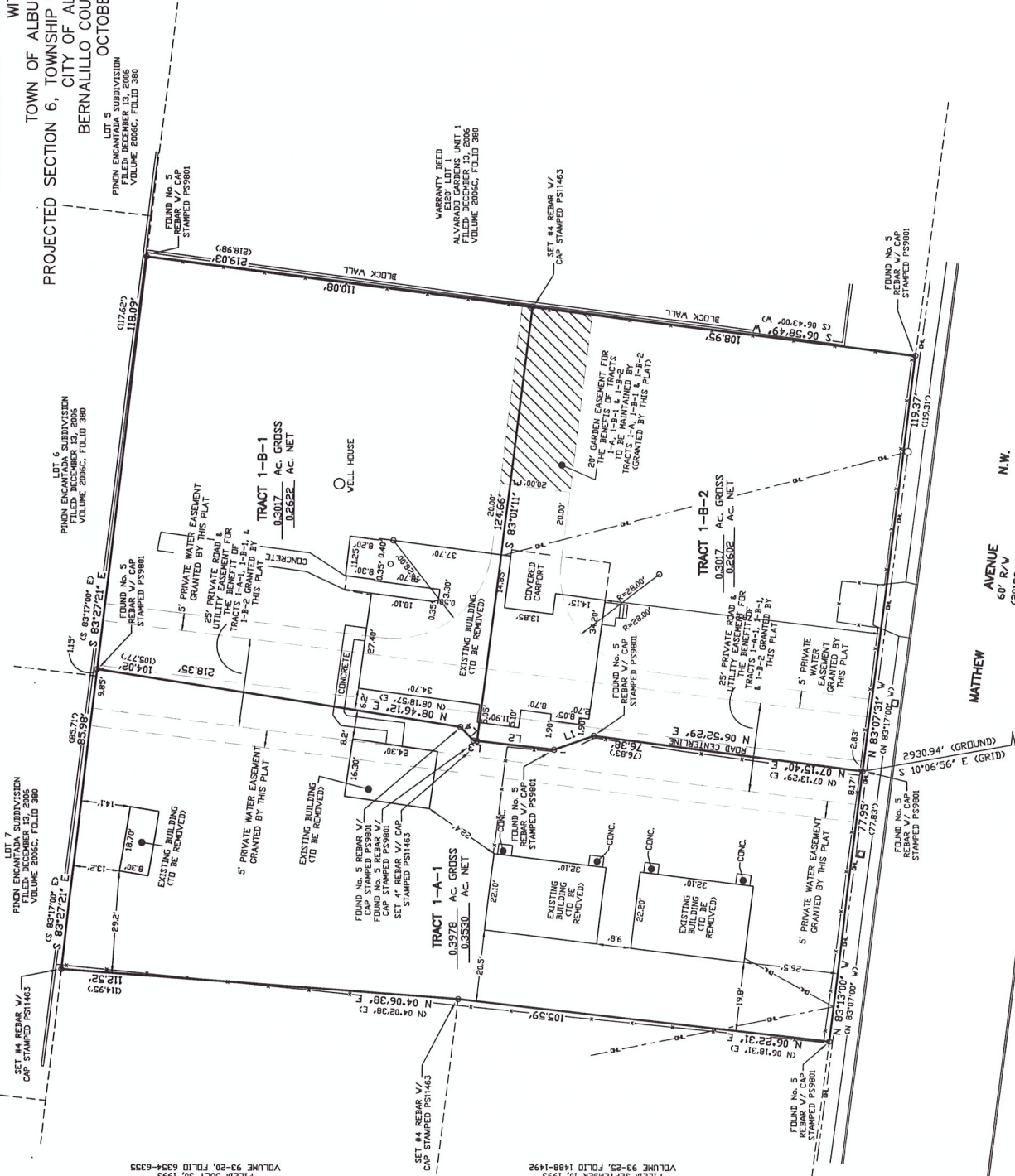
- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**
- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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**

PLAT OF TRACT 1-A-1, TRACT 1-B-1, AND TRACT 1-B-2 ALVARADO GARDENS UNIT 1

WITHIN

TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 6, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2017



LINE LENGTH	BEARING
L1 11.97'	N 19°33'57" V
(11.98')	ON 20°23'23" V
L2 21.96'	N 06°08'32" E
(21.96')	ON 06°11'56" V
L3 0.97'	N 06°08'32" E
(0.97')	ON 06°11'56" V
L4 5.40'	N 45°17'15" E
(5.46')	ON 47°14'09" E

ACS STATION "B_H13"
N=1,495,056.454 US SURVEY FEET
E=60,314,065.726 US SURVEY FEET
GEOID DATUM = 1983 NAVD
GDA = -00' 14" 32.76"
CENTRAL ZONE, NAD 1983
ELEVATION=4963.168 US SURVEY FEET
NAVD 1988

17-0430A.DWG (OCTOBER, 2017)

SPECIAL WARRANTY DEED, PORTION OF LOT 1
ALVARADO GARDENS UNIT NO. 1
FILED JULY 30, 1993
VOLUME 93-28, FOLIO 6394-6395

SPECIAL WARRANTY DEED, PORTION OF LOT 1
ALVARADO GARDENS UNIT NO. 1
FILED SEPTEMBER 10, 1993
VOLUME 93-25, FOLIO 1488-1492

LEGAL DESCRIPTION

TRACTS 1A, 1B, 1 and 1&2 ALVARADO GARDENS, UNIT 1, WITH NEW CURB, GUTTER, AND SIDEWALK PER C.O.A. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, SEPTEMBER 2011.

BASIS OF ELEVATIONS

ELEVATIONS ARE BASED ON THE LOCAL DATUM OF THE NATIONAL MAPPINGS DIVISION HAVING AN ELEVATION OF 4663.186.

DESIGN NARRATIVE

THE PROJECT IS A 10.43 AC DEVELOPED SITE WITH SEVERAL RANDOM LOT BUILDINGS AND ON-RAMP FROM THE SITE TO THE NEW DEVELOPMENT WHICH WILL INCLUDE 2 INDIVIDUAL ASPHALT PAVED ACCESS DRIVE WILL BE CONSTRUCTED TO PROVIDE CONNECTION FROM MATTHEW AVENUE TO EACH SMALL CONCRETE DRIVE CONNECTING THE ACCESS ROAD TO EACH RESIDENCE. THE CURRENT SITE IS UNAFFECTED BY UNDESIRABLE ADJACENT PROPERTIES EITHER EACH BE UNAFFECTED AS WELL AS THE NEW GRADING WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES. EACH ADJACENT PROPERTY DEVELOPER SHALL BE RESPONSIBLE FOR ACHIEVE A FIRST FLUSH VOLUME FOR THE SITE. THE SITE IS DIFFERENTIAL OF DEVELOPED FLOW TO DOWNSTREAM FACILITIES WILL BE CAPTURED IN ON-SITE PONDS. THE POND FLOW VOLUME CALCULATED FOR THE SITE.

- ### SHEET KEYNOTES
- REMOVE EXISTING DRIVEWAY
 - REMOVE EXISTING CURB AND REPLACE WITH NEW CURB, GUTTER, AND SIDEWALK PER C.O.A.
 - NEW MAIN SEWER ENHANCE PER C.O.A. STANDARD DRAWING P&S
 - 5"X10" DRAIN BLOCK AT GRADE LEVEL INV. + 66.70
 - 5"X10" DRAIN BLOCK AT GRADE LEVEL INV. + 66.70
 - MONITABLE CONCRETE CURB PER E1&E2
 - ASPHALT PAVING PER E2
 - 5" THICK, 4000 PSI, AIR ENTRAINMENT CONCRETE DRIVEWAY
 - ASPHALT PAVING PER E2

- ### LEGEND
- PROPERTY LINE
 - EXISTING CONTOUR
 - EXISTING SPOT ELEVATION
 - NEW SPOT ELEVATION
 - NEW CONTOUR
 - STORM DRAIN
 - FLOW LINE
 - TOP OF ASPHALT
 - TOP OF CONCRETE
 - FINISHED FLOOR
 - MANS
 - MANHOLE
 - SANITARY SEWER
 - INVERT
 - ROOF DRAIN
 - FLOW DIRECTION
 - SINGLE
 - ELEVATION STEP
 - NEW ASPHALT PAVING
 - NEW CONCRETE PAVING



- ### EROSION CONTROL PLAN
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
 - CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING FISH-OFF RAMP.
 - CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUNOFF ON SITE.
 - REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTY IS THE RESPONSIBILITY OF THE CONTRACTOR.
 - ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.
 - CONTRACTOR IS RESPONSIBLE FOR OBTAINING EROSION PERMIT FOR THE SITE, IF NECESSARY.

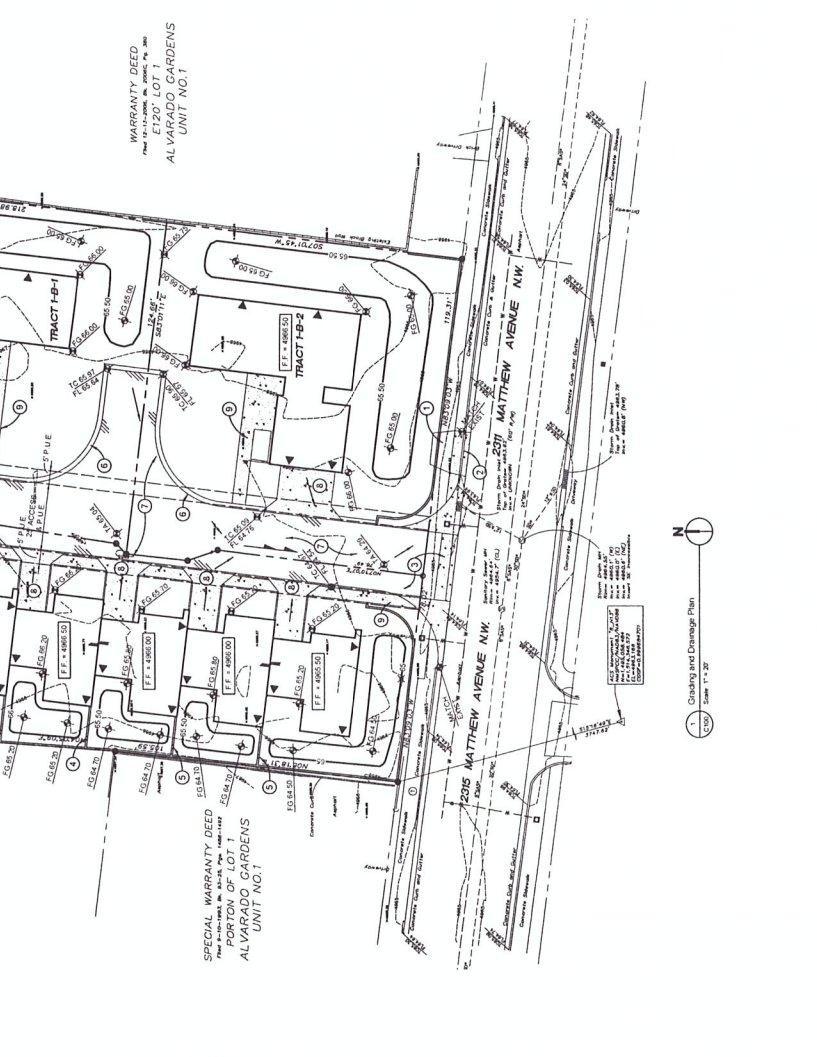
- ### HYDROLOGY CALCULATIONS
- PRECIPITATION (IN) 2.71
- DESIGN STORM (IN) 2.71
- EXISTING CONDITIONS
- | AREA (AC) | PERCENT IMPERVIOUS (%) | AREA (AC) | PERCENT IMPERVIOUS (%) |
|--------------|------------------------|-----------|------------------------|
| A 0.000 | 0% | 0.000 | 0% |
| B 0.116 | 11% | 0.116 | 11% |
| C 0.179 | 13% | 0.179 | 13% |
| D 0.000 | 0% | 0.000 | 0% |
| TOTALS 1.016 | 100% | 1.016 | 100% |
- PROPOSED CONDITIONS - EACH TOWNHOUSE UNIT
- | AREA (AC) | PERCENT IMPERVIOUS (%) | AREA (AC) | PERCENT IMPERVIOUS (%) |
|--------------|------------------------|-----------|------------------------|
| A 0.000 | 0% | 0.000 | 0% |
| B 0.116 | 11% | 0.116 | 11% |
| C 0.179 | 13% | 0.179 | 13% |
| D 0.000 | 0% | 0.000 | 0% |
| TOTALS 1.016 | 100% | 1.016 | 100% |
- PROPOSED CONDITIONS - EACH RESIDENCE
- | AREA (AC) | PERCENT IMPERVIOUS (%) | AREA (AC) | PERCENT IMPERVIOUS (%) |
|--------------|------------------------|-----------|------------------------|
| A 0.000 | 0% | 0.000 | 0% |
| B 0.116 | 11% | 0.116 | 11% |
| C 0.179 | 13% | 0.179 | 13% |
| D 0.000 | 0% | 0.000 | 0% |
| TOTALS 0.305 | 100% | 0.305 | 100% |
- FIRST FLUSH VOLUME REQUIRED: 0.44 FT³ OF 100% OF PONDING PROVIDED. RECREATIONAL UNITS: 1.072 FT³ OF 100% OF PONDING PROVIDED. TOTAL: 1.514 FT³



Walla
Professional Engineer
10000 N. MICHIGAN AVE. SUITE 100
ALBUQUERQUE, NM 87112
TEL: 505-263-4444
www.wallaprof.com

December 04, 2017
Grading and Drainage Plan
C100

FILE / GUL DEVELOPMENT
2111 2315 Matthew Ave NW, Albuquerque, NM 87104
d n c a
125 JOHNSON STREET NE ALBUQUERQUE, NM 87108
PH (505) 265-4833 FX (505) 266-0251



ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM

December 5, 2017

Kym Dicome, Acting Chair
City of Albuquerque
Development Review Board
600 2nd St NW
Albuquerque NM

RE: PROJECT #1011331/17DRB-70208 PLACEMENT ON THE AGENDA
TRACTS 1-A, 1-B-1 & 1-B-2, ALVARADO GARDENS UNIT 1

Ms. Dicome and members of the Board:

I would like to request Final Plat review for a minor subdivision and sidewalk variances for the above mentioned property to be placed on the December 13, 2017 agenda.

The property owner would like to create two (2) lots from existing Tract 1-B, Alvarado Gardens Unit 1. Proposed Tract 1-B-1 to be 0.30± acres and Lot 1-B-2 at 0.30± acres. Proposed Tracts 1-B-1 and 1-B-2 are zoned RA-2.

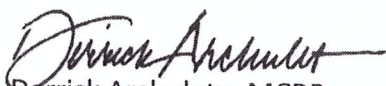
The plat also includes Tract 1-A which is zoned R-T for the purpose of reflecting proposed access to serve all 3 lots included in this platting action.

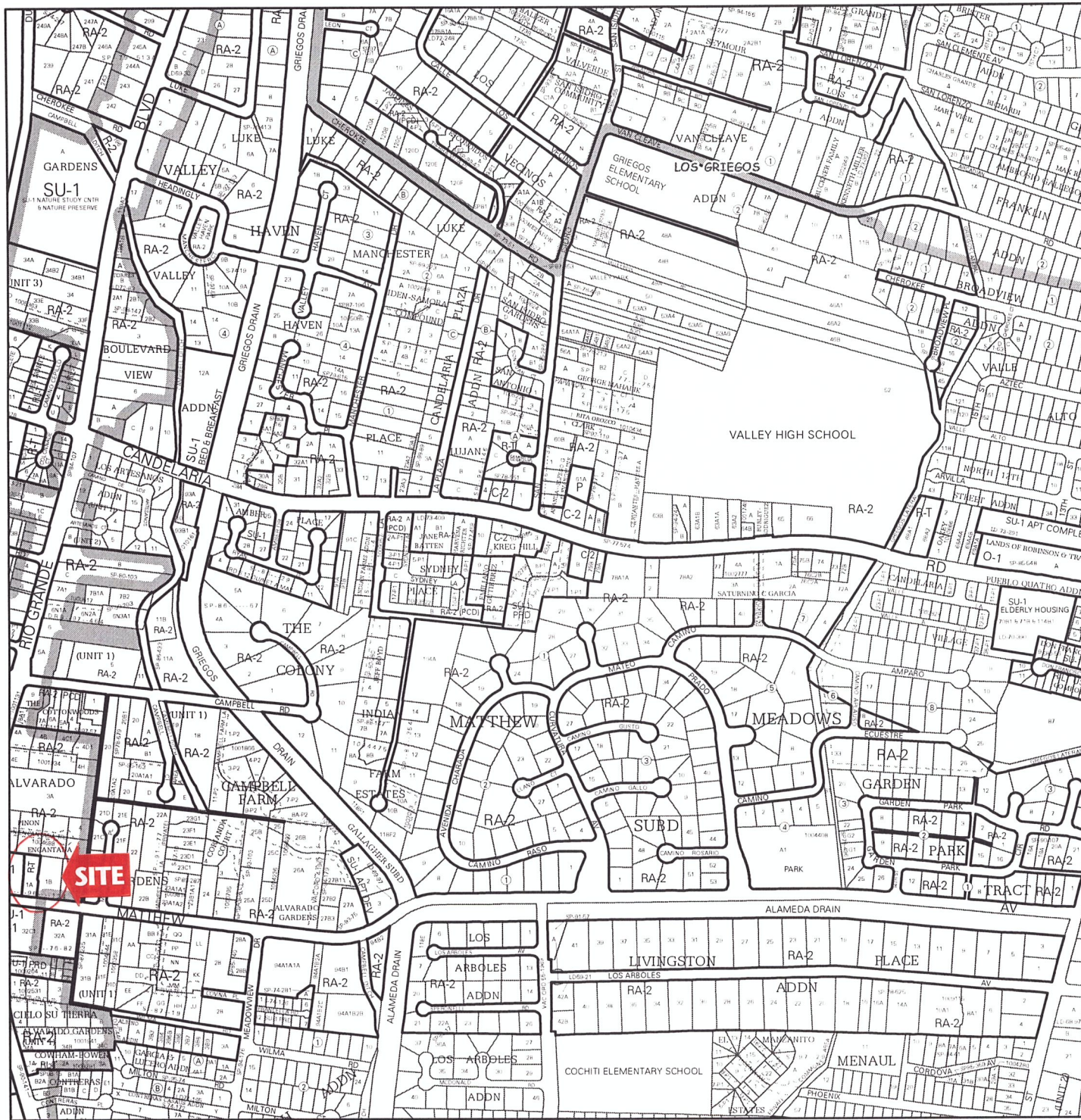
Existing parcel 1-B zoned RA-2, is vacant and was developed with a single family residence that has been removed. Existing parcel 1-A zoned R-T, includes existing buildings used for residential purposes which will eventually be removed.

At the meeting of November 16, 2017, the DRB indefinitely deferred the project in an effort to allow the applicant to continue working on infrastructure list and apply for required sidewalk variances.

Thank you for your time and consideration of the proposed application.

Sincerely,


Derrick Archuleta, MCRP
Principal



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

AGIS
Albuquerque Geographic Information System

Map amended through: 1/28/2016

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
G-13-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.	

Feet
 0 750 1,500