



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 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 CONSULTANTS PHONE: 980-8365

ADDRESS: P.O. BOX 27911 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: _____ 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. 1-A & 1-B Block: _____ Unit: 1

Subdiv/Addn/TBKA: PARADISO 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

1-013-060-007-079-305-09

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: PIO 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 10.24.17

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**

**TRACT 1-A-1, TRACT 1-B-1, AND TRACT 1-B-2
ALVARADO GARDENS UNIT 1**

PLAT OF
TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 6, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2017

PROJECT NUMBER: _____ DATE _____
APPLICATION NUMBER: _____ DATE _____
UTILITY APPROVALS:
PUBLIC SERVICE COMPANY OF NEW MEXICO _____ DATE _____
NEW MEXICO GAS COMPANY _____ DATE _____
DWEST CORPORATION D78/A CENTURYLINK QC _____ DATE _____
COMCAST _____ DATE _____

CITY APPROVALS:
CITY SURVEYOR _____ DATE _____
REAL PROPERTY DIVISION (CONDITIONAL) _____ DATE _____
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) _____ DATE _____
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____
ASOWUA _____ DATE _____
PARKS AND RECREATION DEPARTMENT _____ DATE _____
AMAFCA _____ DATE _____
CITY ENGINEER _____ DATE _____
DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

LEGAL DESCRIPTION
TRACTS NUMBERED ONE-A (1-A) AND ONE-B (1-B) OF THE CORRECTED
PLAT OF LOTS 1-A AND 1-B OF ALVARADO GARDENS UNIT 1, SAME ARE
SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE
OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO
ON SEPTEMBER 17, 1996 IN PLAT BOOK 96C, PAGE 393.

VICINITY MAP No. G-13

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITIES EASEMENTS shown on this plat are granted for the common use of the Public Service Company of New Mexico (PSCNM), a New Mexico corporation, (NMED Electric Utility), New Mexico Gas Company (NMGC), a New Mexico corporation, and other electrical, gas, water, sewer, and other related facilities reasonably necessary to provide electrical services, water, sewer, and other related facilities reasonably necessary to provide natural gas services, water, sewer, and other related facilities reasonably necessary to provide communication services, and other related facilities reasonably necessary to provide cable services, and other related equipment and facilities reasonably necessary to provide cable services.

FREE CONSENT

THE SUBDIVISION HEREOF DESCRIBED IS WITH THE FREE CONSENT OF THE OWNERS AND PROPRIETOR THEREOF SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT, THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

ACKNOWLEDGMENT
STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC
THIS _____ DAY OF _____ 20____
BY: _____ OWNERS NAME
MY COMMISSION EXPIRES: _____ BY: _____ NOTARY PUBLIC

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# _____
PROPERTY OWNER OF RECORD: _____
BERNALILLO CO. TREASURER'S OFFICE: _____

17-0430A DWG (OCTOBER, 2017)

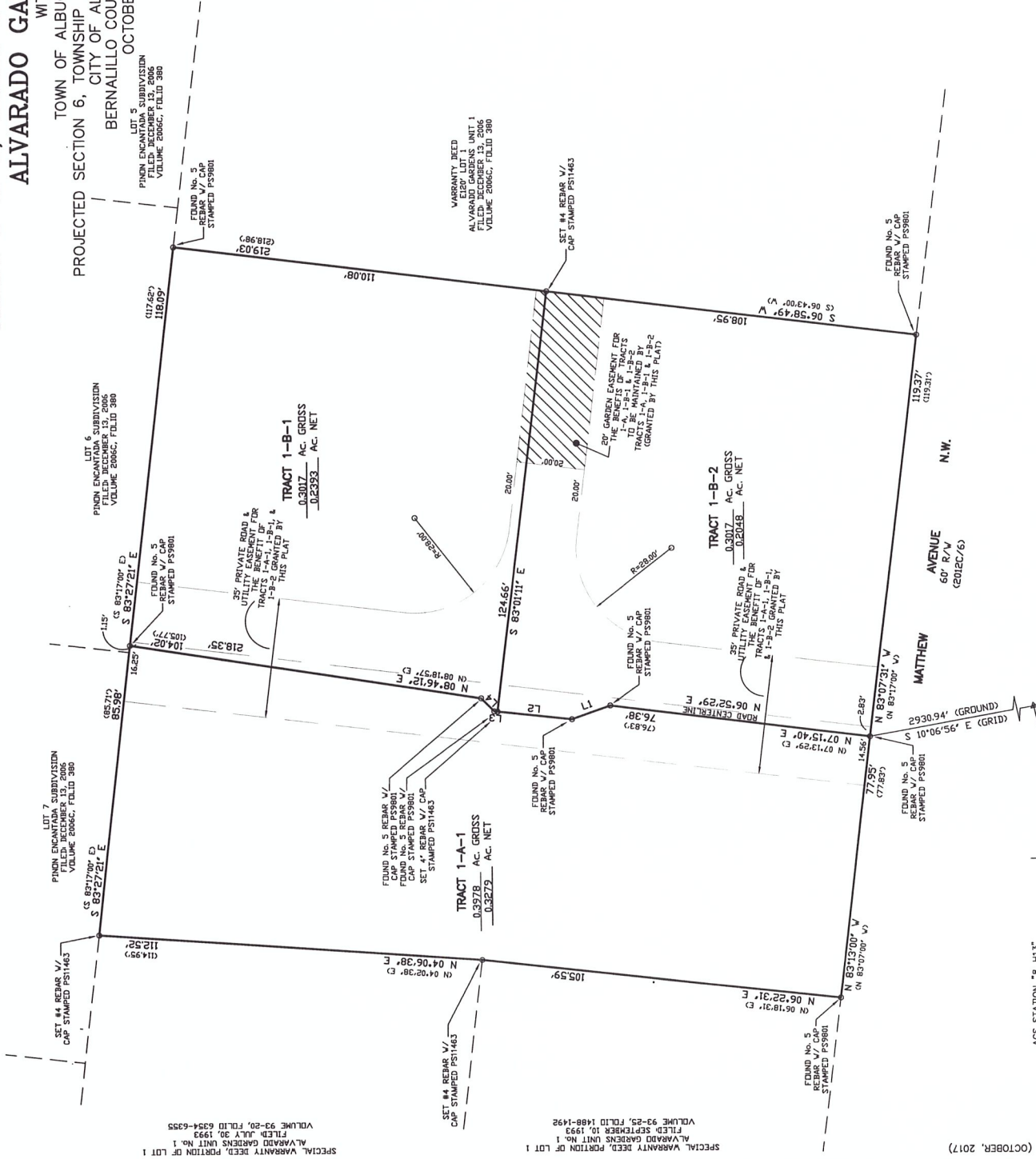
UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
TOTAL AREA OF PROPERTY: 0.6034 ACRES.
BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
DISTANCES ARE GROUND, BEARINGS ARE GRID.
BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
DATE OF FIELD WORK: JUNE 1ST, 2017
NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT.
PLATS USED TO ESTABLISH BOUNDARY.
A: CORRECTED PLAT OF ALVARADO GARDENS UNIT NO. 1 FILED: SEPTEMBER 17TH, 1996 IN VOLUME 96C, FOLIO 393

ANTHONY L. HARRIS, P.S. # 11463
THE SURVEY OFFICE, LLC
2550 RIVINGTON, NEW MEXICO 87104
PHONE: (505) 968-0000
FAX: (505) 968-0008

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.
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2017



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



17-0430A.DWG (OCTOBER, 2017)

SPECIAL WARRANTY DEED, PORTION OF LOT 1
ALVARADO GARDENS UNIT NO. 1
FILED SEPTEMBER 10, 1993
VOLUME 93-20, FOLIO 6394-6395

SPECIAL WARRANTY DEED, PORTION OF LOT 1
ALVARADO GARDENS UNIT NO. 1
FILED DECEMBER 13, 2006
VOLUME 2066C, FOLIO 380

ACS STATION "B-H13"
N=1,495,088.484 US SURVEY FEET
E=1,495,088.484 US SURVEY FEET
GRID TO GRID=0.998684701
GCS TO GRID=0.998684701
SCALE=1.000000000
CENTRAL ZONE, NAD 1983
ELEVATION=4963.188 US SURVEY FEET
NAD, 1986

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

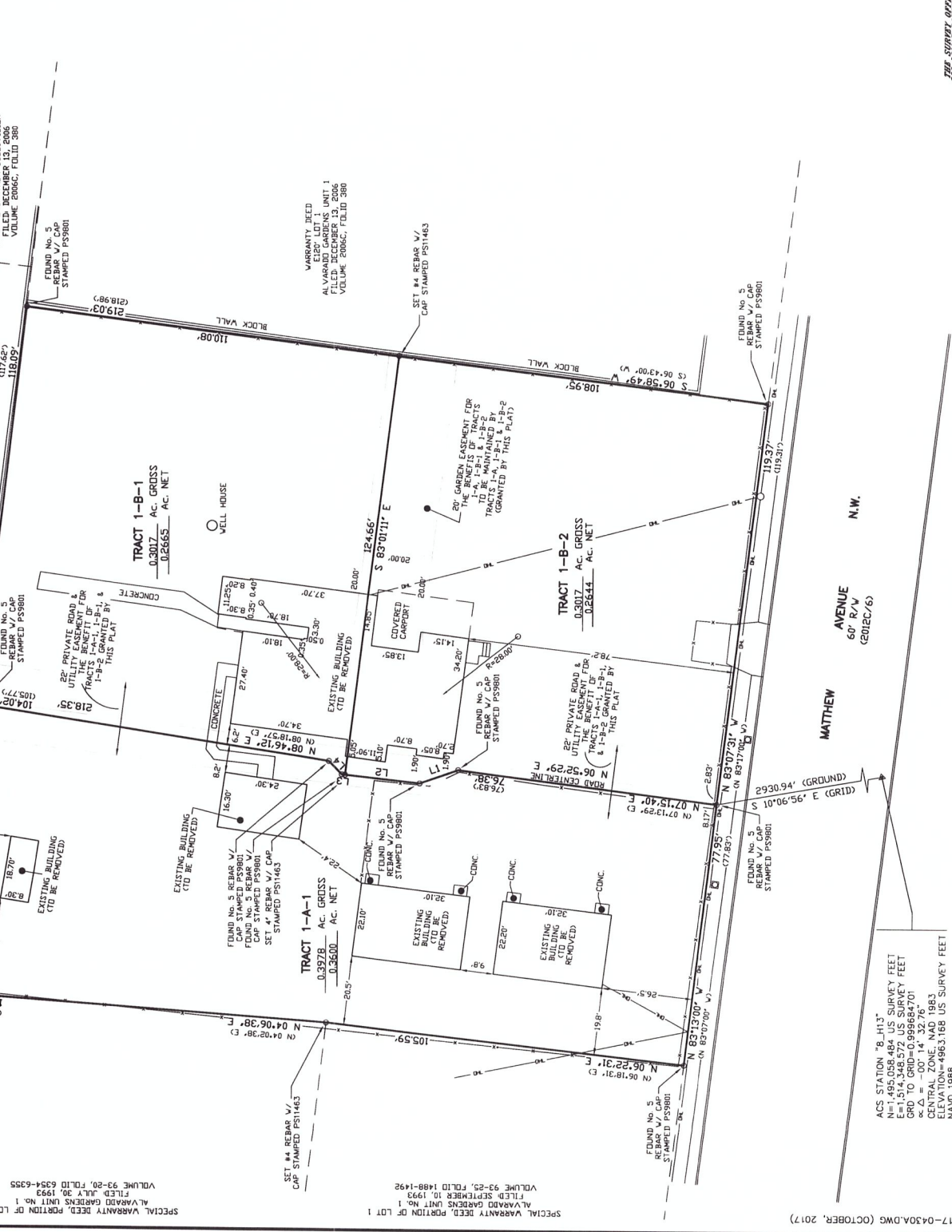
LOT 5
PINON ENCANTADA SUBDIVISION
FILED DECEMBER 13, 2006
VOLUME 2066C, FOLIO 380

LOT 6
PINON ENCANTADA SUBDIVISION
FILED DECEMBER 13, 2006
VOLUME 2066C, FOLIO 380

LOT 7
PINON ENCANTADA SUBDIVISION
FILED DECEMBER 13, 2006
VOLUME 2066C, FOLIO 380

LOT 8
PINON ENCANTADA SUBDIVISION
FILED DECEMBER 13, 2006
VOLUME 2066C, FOLIO 380

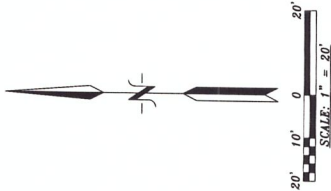
LOT 9
PINON ENCANTADA SUBDIVISION
FILED DECEMBER 13, 2006
VOLUME 2066C, FOLIO 380



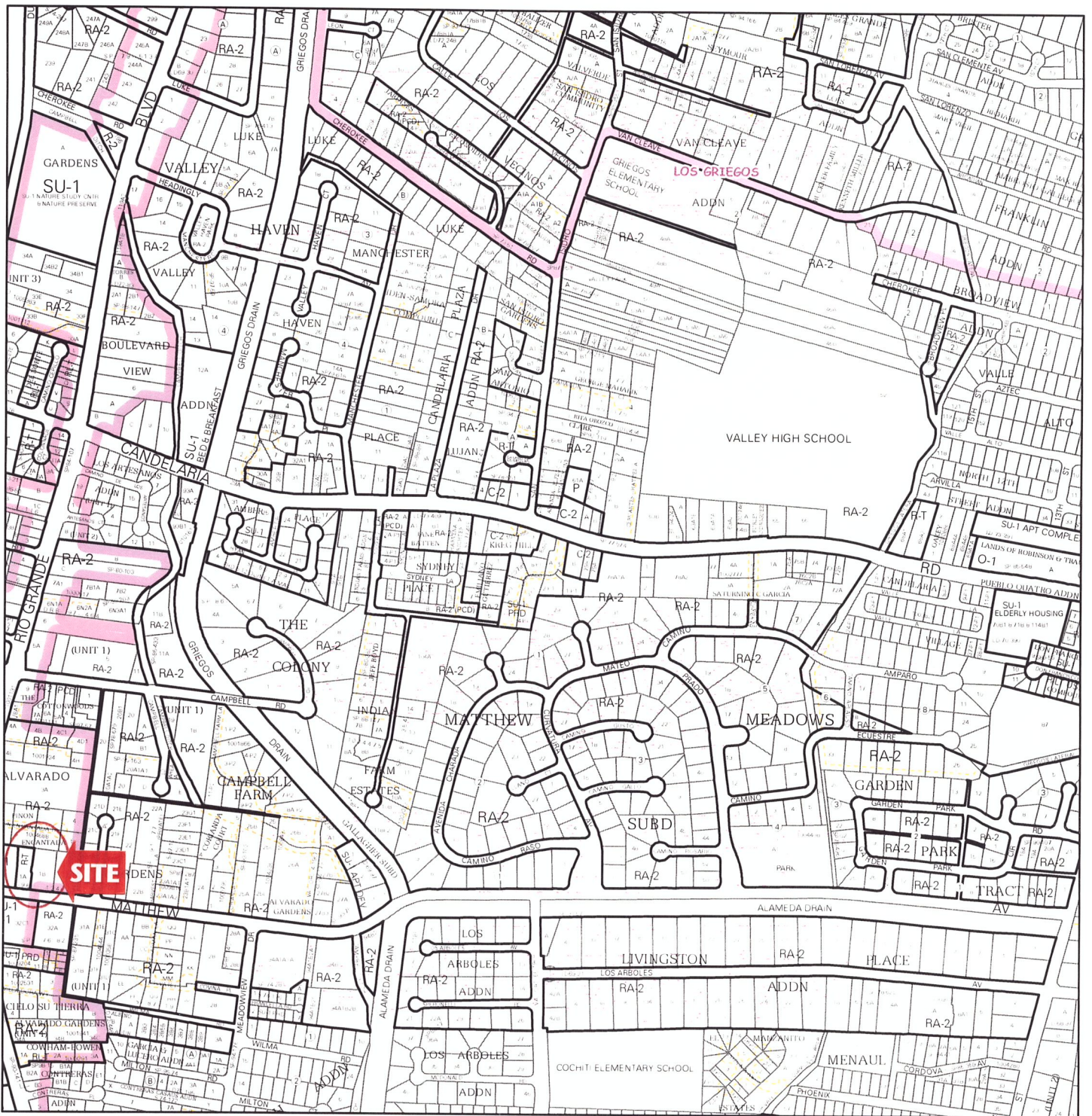
SPECIAL VARIANCE BECD, PORTION OF LOT 1
ALVARADO GARDENS UNIT No. 1
FILED JULY 30, 1993
VOLUME 93-28, FOLIO 6354-6355

SPECIAL VARIANCE BECD, PORTION OF LOT 1
ALVARADO GARDENS UNIT No. 1
FILED DECEMBER 13, 1993
VOLUME 93-25, FOLIO 1488-1492

ACS STATION "B_H13"
N=1,495,058.484 US SURVEY FEET
E=1,514,348.572 US SURVEY FEET
GRD TO GRID=0.999664701
CENTRAL ZONE NAD 1983
ELEVATION=4963.188 US SURVEY FEET
NAVD 1988



LINE LENGTH	BEARING
L1 11.97'	N 15°22'57" V
L1 11.97'	N 15°22'57" V
L2 21.96'	N 06°08'32" E
L3 0.97'	N 06°08'32" E
L4 5.40'	N 45°17'15" E
(5.463)	(n. 47°14'09" E)



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

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.	

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM

October 31, 2017

Jack Cloud, Chair
City of Albuquerque
Development Review Board
600 2nd St NW
Albuquerque NM

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

Mr. Cloud and members of the Board:

I would like to request Final Plat review for a minor subdivision for the above mentioned property. Previous Sketch Plat review was on the October 11, 2017 DRB hearing.

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.

The site is governed by the Established Urban Area of the Albuquerque/Bernalillo County Comprehensive Plan, North Valley Area Plan and the Rio Grande Boulevard Corridor Plan.

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

Sincerely,



Derrick Archuleta, MCRP
Principal

**FIGURE 12
INFRASTRUCTURE LIST**

Project Number _____

Date Submitted Oct. 24, 2017
 Date Site Plan Approved _____
 Date Preliminary Plat Approved _____
 Date Preliminary Plat Expires _____
 DRB Project No. _____
 DRB Application No.: _____

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (DRB) REQUIRED INFRASTRUCTURE IMPROVEMENTS LIST

File/Gul Development

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract 1 - B of Alvarado Gardens, Unit 1 designated on the plat entitled "Corrected Plat of Lots 1-A & 1-B of Alvarado Gardens, Unit 1, Albuquerque, New Mexico, in Section 6, T.10 N, R.3 E., N.M.P.M, Bernalillo County, New Mexico, "filed in the office of the County Clerk of Bern. Cty, NM on Sept. 17, 1996

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification
_____	_____	2"	Asphalt Paving over Base Course	Project Site	Matthew Ave.	No. Prop. Line	Inspector _____ P.E. _____ City Const _____ Engineer _____
_____	_____	1'-8"	Mountable Conc. Curb	Project Site	Matthew Ave.	No. Prop. Line	_____
_____	_____	4'-0"	Concrete Sidewalk	Project Site	Matthew Ave.	Access Drive	_____

**FIGURE 12
INFRASTRUCTURE LIST**

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Inspector	City Const Engineer
		4" Conc	Drive Pads – 8 each	Access Drive	Matthew Ave.	No. Prop. Line		
		24' Wide	Private Drive Entrance - 1 each w/Valley Gutter	Matthew Ave.				

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Inspector	City Const Engineer

NOTES
Street lights per City requirements

1

2

