



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

<b>Administrative Decisions</b>		<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<b>Policy Decisions</b>	
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)	
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)	
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)	
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input checked="" type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)	
<b>Decisions Requiring a Public Meeting or Hearing</b>		<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)	
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Subdivision of Land – Major (Form S1)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)	
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<b>Appeals</b>	
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – DRB (Form V)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)	
<input type="checkbox"/> Variance – ZHE (Form ZHE)			

**APPLICATION INFORMATION**

Applicant: **JOHN & LAURA FREED** Phone: \_\_\_\_\_

Address: **2704 CAMPBELL RD NW** Email: \_\_\_\_\_

City: **ALBUQUERQUE** State: **NM** Zip: **87104**

Professional/Agent (if any): **ARCH + PLAN LAND USE CONSULTANTS** Phone: **505-980-8365**

Address: **P.O. BOX 25911** Email: **arch.plan@comcast.net**

City: **ALBUQUERQUE** State: **NM** Zip: **87125**

Proprietary Interest in Site: **OWNERS** List all owners: \_\_\_\_\_

**BRIEF DESCRIPTION OF REQUEST**

**REPLAT TO REFLECT PRIOR VACATION PR 2018-001559**

**SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)**

Lot or Tract No.: **10-A-3-B** Block: \_\_\_\_\_ Unit: **2**

Subdivision/Addition: **ALVARADO GARDENS** MRGCD Map No.: \_\_\_\_\_ UPC Code: **1-012-060-330-181-401-31**

Zone Atlas Page(s): **G-12** Existing Zoning: **R-A** Proposed Zoning: \_\_\_\_\_

# of Existing Lots: **1** # of Proposed Lots: **1** Total Area of Site (acres): **0.35**

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: **2710 CAMPBELL RD** Between: **GARDEN ROAD TRAILER CT** and: **CALLE TRANQUILO**

**CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)**

**PR 2018-001559 1009721**

Signature: *Derrick Archuleta* Date: **1-15-19**

Printed Name: **DERRICK ARCHULETA**  Applicant or  Agent

**FOR OFFICIAL USE ONLY**

Case Numbers	Action	Fees
-		
-		
-		

Meeting/Hearing Date: \_\_\_\_\_ Fee Total: \_\_\_\_\_

Staff Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Project # \_\_\_\_\_

**FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS**

*Please refer to the DRB minor case schedule for meeting dates and deadlines. Bring original Mylar of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.*

A Variance – DRB for the Bulk Transfer of Land requires application on Form V in addition to this FORM S2.

**INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS**

- Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_
- A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- Zone Atlas map with the entire site clearly outlined and labeled

**SKETCH PLAT REVIEW AND COMMENT**

- Letter describing, explaining, and justifying the request
- Scale drawing of the proposed subdivision plat (7 copies, folded)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use (7 copies, folded)

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

- Proposed Final Plat (7 copies, 24" x 36" folded)
- Design elevations & cross sections of perimeter walls (3 copies)
- Copy of recorded IIA
- Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer
- DXF file and hard copy of final plat data for AGIS submitted and approved

**SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)**


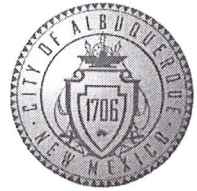
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal. (7 copies, folded)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)
- Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)
- Signed Form DRWS Drainage Report Grading and Drainage Plan, and Water & Sewer Availability submittal information
- Proposed Infrastructure List, if applicable
- Required notice with content per IDO Section 14-16-6-4(K)(6)
  - Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives
- Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer
- DXF file and hard copy of final plat data for AGIS submitted and approved

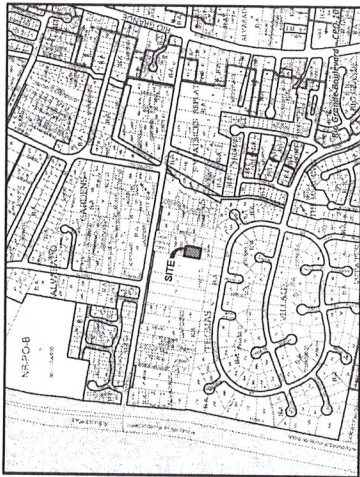
**Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.**

**MINOR AMENDMENT TO PRELIMINARY PLAT**

- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- Infrastructure List, if applicable

**Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.**

<i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i>	
Signature: 	Date: <u>1.15.19</u>
Printed Name: <u>DERRICK ARCHULETA</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
<b>FOR OFFICIAL USE ONLY</b>	
Project Number:	Case Numbers
_____	-
_____	-
_____	-
Staff Signature:	
Date:	



VICINITY MAP No. G-12

PURPOSE OF PLAT:  
THE PURPOSE OF THIS PLAT IS TO VACATE THE PRIVATE TURN-AROUND EASEMENT PER PR-2018-001559.

- GENERAL NOTES:
- UNLESS NOTED, N=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: 0.3587 ACRES.
  - ZONE, NAD 1983
  - BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
  - DISTANCES ARE GROUND, BEARINGS ARE GRID.
  - NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT OR BINDING AGREEMENT PROHIBITING SUCH UTILITIES FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT
  - PLATS USED TO ESTABLISH BOUNDARY.
  - PLAT OF LOT 10-A-3-A AND 10-A-3-B ALVARADO GARDENS UNIT 2 FILED: MAY 24, 2017 IN BOOK 2017C, PAGE 63
  - THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FEMA ZONE X, WHICH IS NOT CONSIDERED TO BE WITHIN THE 100 YEAR FLOOD PLAIN FIRM PANEL No. 35001C0331H DATED 8-15-2012.

LEGAL DESCRIPTION  
LOT NUMBERED TEN-A-THREE-B (10-A-3-B) OF THE PLAT OF LOT 10-A-3-A AND 10-A-3-B ALVARADO GARDENS UNIT 2 CITY OF ALBUQUERQUE COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 24, 2017 IN PLAT BOOK 2017C, PAGE 63.

PLAT OF  
LOT 10-A-3-B-1  
ALVARADO GARDENS UNIT 2

WITHIN  
TOWN OF ALAMEDA GRANT  
PROJECTION SECTION 1, TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JANUARY 2019

PROJECT NUMBER: \_\_\_\_\_ DATE \_\_\_\_\_  
APPLICATION NUMBER: \_\_\_\_\_ DATE \_\_\_\_\_  
UTILITY APPROVALS: \_\_\_\_\_ DATE \_\_\_\_\_  
PUBLIC SERVICE COMPANY OF NEW MEXICO \_\_\_\_\_ DATE \_\_\_\_\_  
NEW MEXICO GAS COMPANY \_\_\_\_\_ DATE \_\_\_\_\_  
QUEST CORPORATION D/B/A CENTURYLINK QC \_\_\_\_\_ DATE \_\_\_\_\_  
COMCAST \_\_\_\_\_ DATE \_\_\_\_\_  
CITY APPROVALS: \_\_\_\_\_ DATE \_\_\_\_\_  
CITY SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_  
REAL PROPERTY DIVISION (CONDITIONAL) \_\_\_\_\_ DATE \_\_\_\_\_  
\*\*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) \_\_\_\_\_ DATE \_\_\_\_\_  
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION \_\_\_\_\_ DATE \_\_\_\_\_  
ARCSWA \_\_\_\_\_ DATE \_\_\_\_\_  
PARKS AND RECREATION DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_  
AMATCA \_\_\_\_\_ DATE \_\_\_\_\_  
CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
DRB CHAIRPERSON, PLANNING DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_  
CODE ENFORCEMENT \_\_\_\_\_ DATE \_\_\_\_\_

SURVEYORS CERTIFICATE.  
STATE OF NEW MEXICO ) S.S.  
COUNTY OF BERNALILLO )

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION PLATS. I HAVE TAKEN ALL NECESSARY STEPS TO CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018

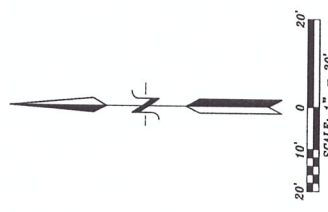
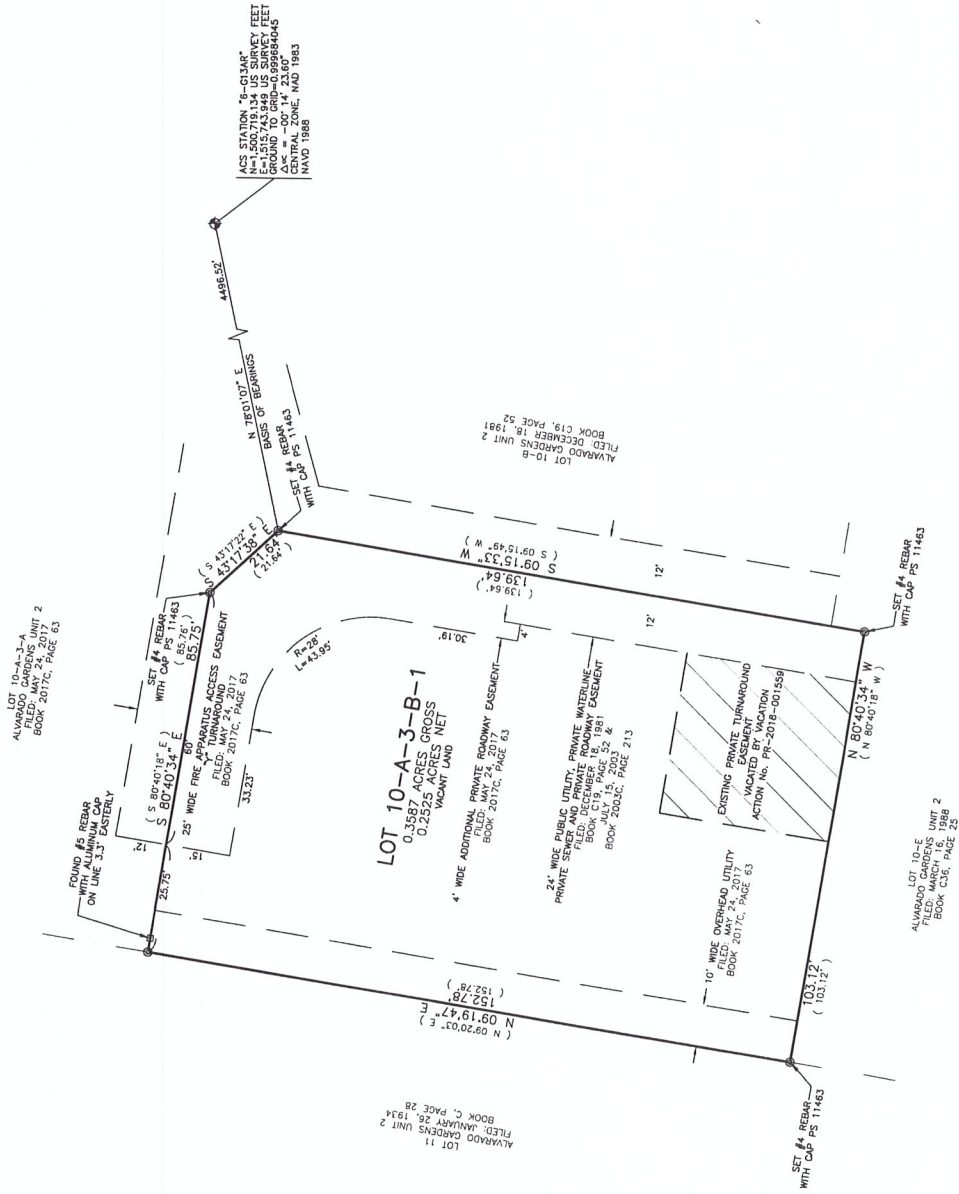
ANTHONY L. HARRIS, P.S. # 11463

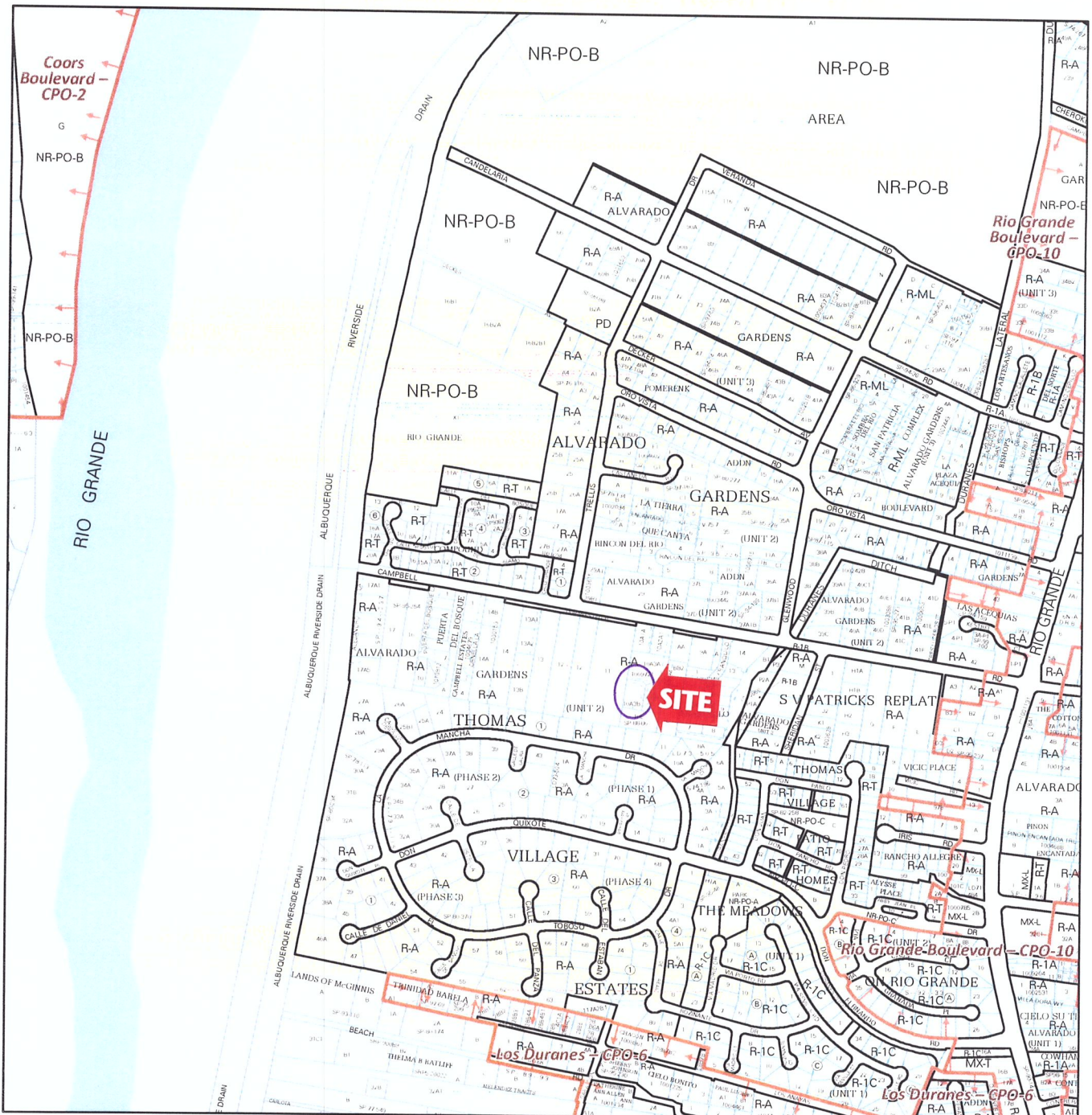
THE SURVEY OFFICE, LLC  
ALBUQUERQUE, NEW MEXICO PHONE: (505) 998-0303  
333 LOMAS BLVD., N.E. 87102 FAX: (505) 998-0305



**SKETCH PLAT OF  
LOT 10-A-3-B-1  
ALVARADO GARDENS UNIT 2**

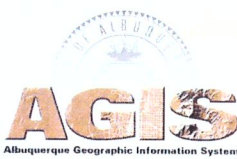
WITHIN  
TOWN OF ALAMEDA GRANT  
PROJECTION SECTION 1, TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JANUARY 2019



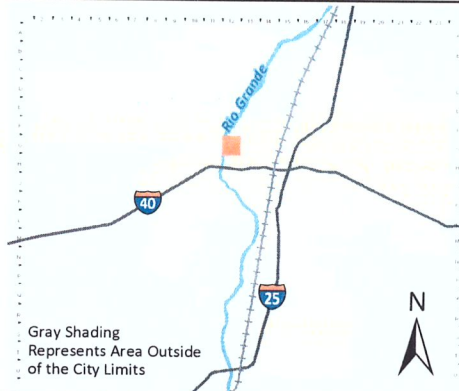


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018



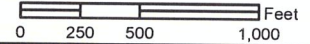
IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**G-12-Z**

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone



**ARCH+PLAN**  
**LAND USE CONSULTANTS**  
**ALBUQUERQUE NM**

January 15, 2019

Kym Dicome, Chair  
City of Albuquerque  
Development Review Board  
600 2<sup>nd</sup> St NW  
Albuquerque NM

**RE: TRACT 10-A-3-B, ALVARADO GARDENS UNIT 2**

Ms. Dicome and members of the Board:

I would like to request Sketch Plat review for a minor subdivision for the above mentioned property.

The property owner would like to replat the existing lot into one new tract to reflect Vacation of a Private Easement approved through vacation action PR 2018-001559. Proposed Tract 10-A-3-B-1 is to be 0.3587± net acres on property zoned R-A (Residential Agricultural).

The property is currently vacant.

The site is located within the Near North Valley Planning Area and governed by the Area of Consistency of the Albuquerque/Bernalillo County Comprehensive Plan.

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

Sincerely,



Derrick Archuleta, MCRP  
Principal

PLANNING DEPARTMENT  
DEVELOPMENT SERVICES DIVISION  
600 2nd Street NW, Ground Floor, 87102  
P.O. Box 1293, Albuquerque, NM 87103  
Office (505) 924-3946

## OFFICIAL NOTIFICATION OF DECISION

September 20, 2018

Blake Learmouth and Katherine Blackmon  
11116 Deer Lodge Pl SE  
ABQ, NM 87123

**Project# PR-2018-001559**  
Application# SD-2018-00079

### LEGAL DESCRIPTION:

All or a portion of LOT 10-A-3-B PLATS OF LOTS  
10-A-3-A and 10-A-3-B ALVARADO GARDENS  
UNIT 2, zoned RA located at 2710 Campbell RD  
NW, containing approximately .36 acre(s). (G-12)

On September 19, 2018, the Development Review Board (DRB) voted to APPROVE PR-2018-001559 SD-2018-00079, a Vacation of Private Easement, based on the following Findings:

1. The applicant proposes to vacate 1 private easement, a turnaround easement.
2. Pursuant to section 14-16-6-6(K)(3) The public welfare does not require that the easements be retained because the easement is no longer needed because new road construction provides a new turn around area.
3. The vacation of the easement provides a net benefit to the public welfare because there will be no detriment resulting from the vacation because the easement is longer needed. The applicant provided a letter of authorization from the property owner. The rights of other property owners are not abridged by the request because the easement only impacts the applicant's property.
4. The applicant notified property owners within 100 feet of the site and the Alvarado Gardens and Thomas Village Neighborhood Associations. The Alvarado Gardens NA replied to the applicant asking for clarification regarding the request. The applicant clarified the requested vacation and did not receive any further response.

### Condition:

A plat showing the vacated property must be approved by DRB and recorded within one year of today's action.



Official Notice of Decision

Project # PR-2018-001559 SD-2018-00079

September 19, 2018

Page 2 of 2

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **OCTOBER 4, 2018**. The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(U) of the Integrated Development Ordinance (IDO). A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Sincerely,



Kym Dicome  
DRB Chair

KD/mg