



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

MISCELLANEOUS APPLICATIONS		<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input type="checkbox"/> Site Plan Administrative DFT (Forms SP & P2)	PRE-APPLICATIONS	
<input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S3)	
<input type="checkbox"/> Infrastructure List or Amendment to Infrastructure List (Form S3)	<input type="checkbox"/> Sketch Plan Review and Comment (Form S3)	
<input type="checkbox"/> Temporary Deferral of S/W (Form S3)	APPEAL	
<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form S3)	<input type="checkbox"/> Decision of Site Plan Administrative DFT (Form A)	

BRIEF DESCRIPTION OF REQUEST

APPLICATION INFORMATION

Applicant/Owner:		Phone:
Address:		Email:
City:	State:	Zip:
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:	List <u>all</u> owners:	

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

Lot or Tract No.:	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s):	Existing Zoning:	Proposed Zoning
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (Acres):

LOCATION OF PROPERTY BY STREETS

Site Address/Street:	Between:	and:
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:	Date:
Printed Name:	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FORM S3: ADMINISTRATIVE APPLICATIONS – Development Facilitation Team (DFT) as of 12/25/2022**_ AMENDMENT TO INFRASTRUCTURE LIST**

A Single PDF file of the complete application including all documents being submitted must be emailed to 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 to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Proposed Amended Infrastructure List
- ___ 6) Original Infrastructure List

_ TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

A Single PDF file of the complete application including all documents being submitted must be emailed to 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 to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

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- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) A scale drawing showing the location of the deferred sidewalk with appropriate dimensions

_ EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

A Single PDF file of the complete application including all documents being submitted must be emailed to 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 to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled

- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the deferral or extension
- ___ 6) Drawing showing the sidewalks subject to the proposed deferral or extension

**_ INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA)
EXTENSION**

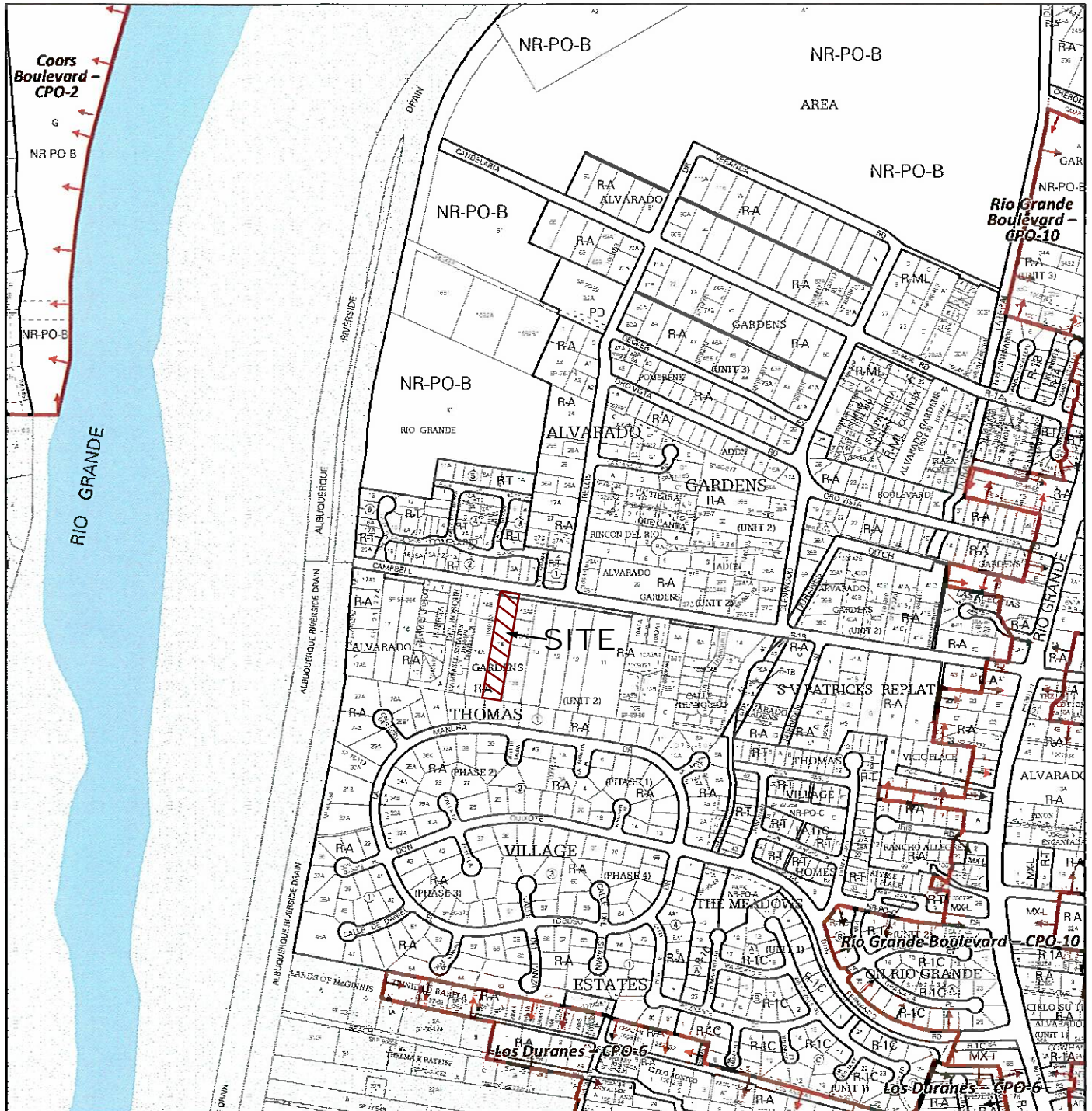
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- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- ___ 6) Preliminary Plat or Site Plan
- ___ 7) Copy of DRB approved Infrastructure List
- ___ 8) Copy of recorded IIA

_ SKETCH PLAT OR SKETCH PLAN REVIEW AND COMMENT


A Single PDF file of the complete application including all documents being submitted must be emailed to 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 to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter describing, explaining, and justifying the request
- ___ 5) Scale drawing of the proposed subdivision plat or Site Plan
- ___ 6) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

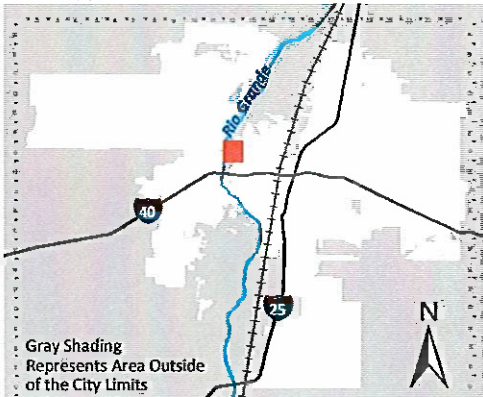


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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

0 250 500 1,000
Feet

March 25, 2024

Planning Department
City of Albuquerque
Plaza del Sol Building
600 Second NW
Albuquerque, NM 87102

Reference: **Lot 14-A1 & 14-B1, Alvarado Gardens, Unit 2**
2818 Campbell Road NW

Subject: East ½, Lot 14-A Minor Plat Description

Isaacson & Arfman, Inc., agent Crystal McAlerney & Matt Sanchez, request a Sketch Plat in preparation for a Minor Preliminary/Final Plat, Public Right-of-Way Vacation, Public Easement Vacation, and Sidewalk Waiver for the referenced project. The existing lot is semi-developed with an existing residence on the north end of the lot and will remain on future Lot 14-A1. Lot 14-B1 will comprise the remainder of the property as a developable lot. The two lots will be accessed by a common private drive along the east property line per the beneficiary and maintenance responsibilities as found on the plat.

This project was previously heard by DRB as PR2022-006847 on 04-20-2022. At the time of Prelim/ Final plat an updated Water and Sanitary Sewer Availability Statement was required. Letter #230926 dated February 29, 2024, was issued from the ABCWUA.

The Public Right-of-Way Vacation is for 4.5' of Campbell Road along the entire frontage of Lot 14. The Public Easement Vacation is for the entire 20' easement along the entire frontage of Lot 14. The Sidewalk Waiver is for the 5' sidewalk along Campbell Road at the entire frontage of Lot 14 requested at Sketch Plat. All three of these items are consistent with the surrounding lots and character of the neighborhood per IDO sections 14-16-6-6(P)(3)(a)(1)(c) and 14-16-6-6(P)(3)(a)(10).

This plat action will also grant those easements required by the utility companies and other agencies requiring easements.

Thank you for your consideration on this matter and we are poised to provide additional information upon request.

Sincerely,
Isaacson & Arfman, Inc.



Justin Thor Simenson

CAMPBELL ROAD N.W.

**SKETCH
FLAT OF**

**LOTS 14-A1 AND 14-B1
ALVARADO GARDENS UNIT NO. 2**

(BEING A REPLAT OF THE EAST 1/2 OF LOT 14, ALVARADO GARDENS UNIT 2 AND VACATED PORTION OF DURANES DITCH)

SITUATE WITHIN

THE TOWN OF ALBUQUERQUE GRANT

IN

PROJECTED SECTION 1, TOWNSHIP 10 NORTH, RANGE 2 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

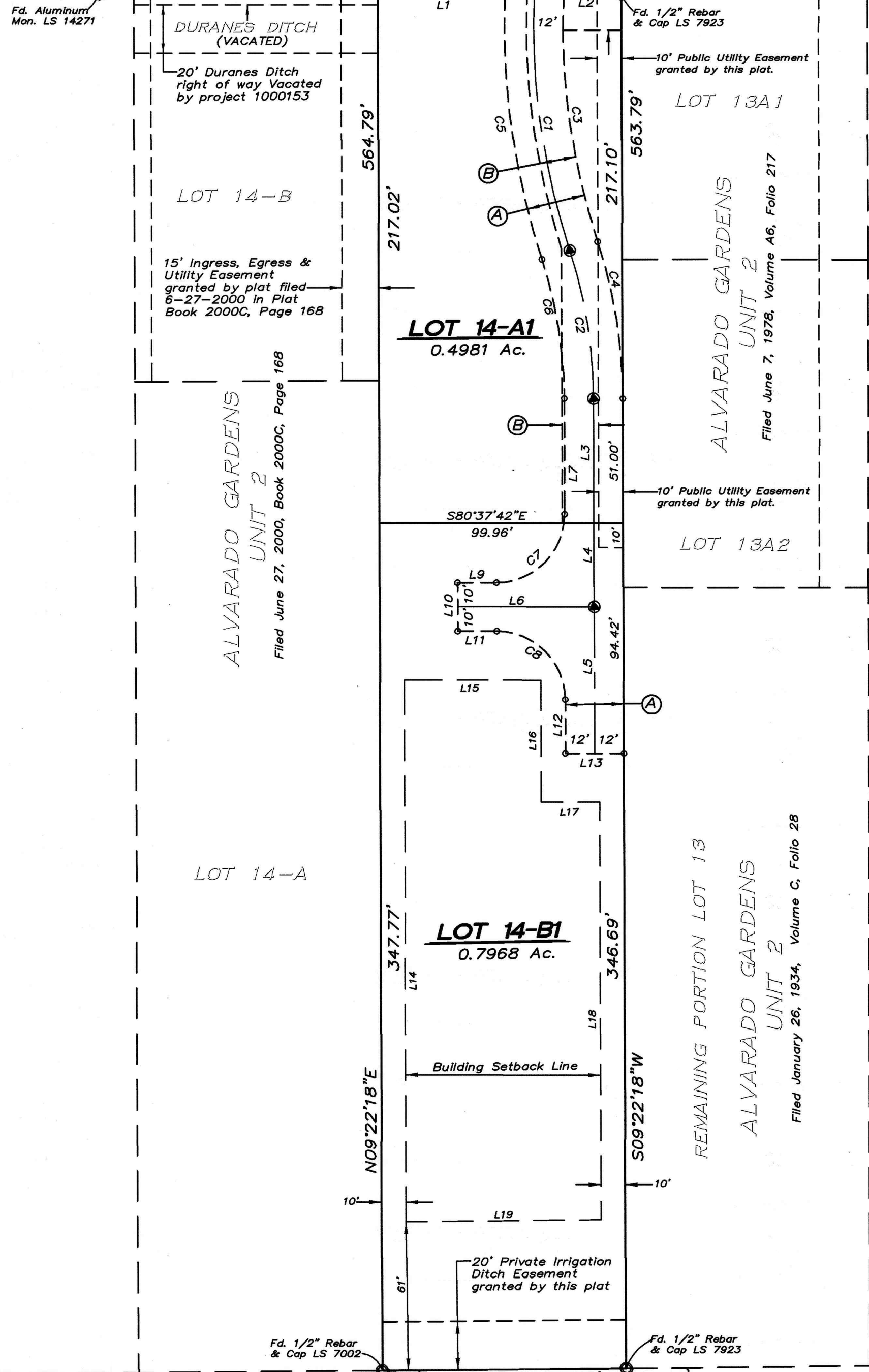
BERNALILLO COUNTY, NEW MEXICO

MAY, 2022

4.5' of Campbell Road right of way Vacated by project 1000153.
4.5' Public Utility Easement by plat filed Book 2000C, page 168.

Fd. PK Nail & Brass Disc LS 7923 set for line in south Face of existing powerpole

Albuquerque Control Survey Monument "6-G13AR"
New Mexico State Plane Coordinates
(Central Zone - NAD 83)
North= 1,500,719.134 U.S. survey feet
East= 1,515,743.949 U.S. survey feet
Delta Alpha= -00'14"23.60"
Ground to Grid Factor= 0.999684045
Elevation= Not Published



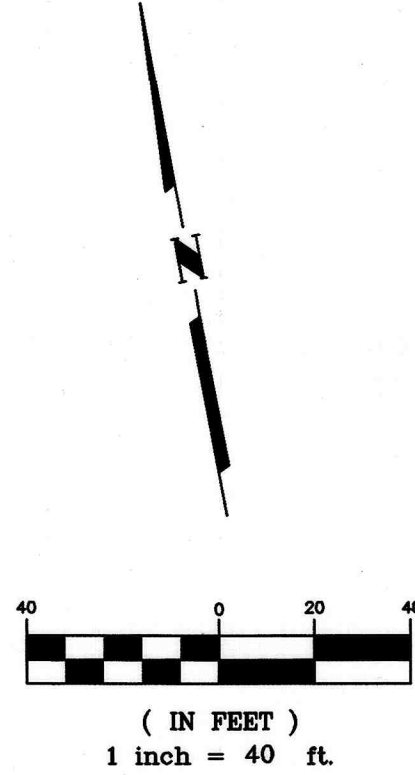
EASEMENT NOTES

(A) 24' Private Access and Public Utility Easement granted by this plat for the benefit of the owners of Lots 14-A1 and 14-B1. Said easement to be maintained by the respective owners of said Lots 14-A1 and 14-B1.

(B) 15' Private Water and Sanitary Sewer Easement granted by this plat for the benefit of the owners of Lot 14-B1. Said easement to be maintained by the owners of said Lot 14-B1.

LINE TABLE		
LINE	LENGTH	BEARING
L1	64.26	S80°40'30"E
L2	35.70	S80°40'30"E
L3	51.00	S09°22'18"W
L4	34.42	S09°22'18"W
L5	60.00	S09°22'18"W
L6	56.00	N80°37'42"W
L7	44.40	S09°22'18"W
L8	Intentionally omitted	
L9	16.00	N80°37'42"W
L10	20.00	S09°22'18"W
L11	16.00	S80°37'42"E
L12	22.00	S09°22'19"W
L13	24.00	S80°37'41"E
L14	222.25	N09°22'18"E
L15	55.96	S80°37'42"E
L16	50.00	S09°22'19"W
L17	24.00	S80°37'42"E
L18	171.39	S09°22'18"W
L19	79.96	N81°14'50"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	106.86'	300.00'	54.00'	106.29'	S01°42'56"W	20°24'30"
C2	61.72'	198.00'	31.11'	61.47'	N00°26'30"E	17°51'37"
C3	103.13'	288.00'	52.12'	102.58'	S01°46'11"W	20°31'00"
C4	65.46'	210.00'	33.00'	65.20'	N00°26'30"E	17°51'37"
C5	110.59'	312.00'	55.88'	110.01'	S01°39'57"W	20°18'31"
C6	57.98'	186.00'	29.23'	57.75'	N00°26'30"E	17°51'37"
C7	43.98'	28.00'	28.00'	39.60'	N54°22'18"E	90°00'00"
C8	43.98'	28.00'	28.00'	39.60'	N35°37'42"W	90°00'00"



NEW LOTS AND EASEMENT



SHEET 4 OF 4

SURV TEK, INC.

Consulting Surveyors
P.O. Box 66886, Albuquerque, New Mexico 87114

210006_PLAT. DWG

Phone: 505-300-4792

SKETCH
PLAT OF

LOTS 14-A1 AND 14-B1
ALVARADO GARDENS UNIT NO. 2

(BEING A REPLAT OF THE EAST 1/2 OF LOT 14, ALVARADO GARDENS UNIT 2 AND VACATED PORTION OF DURANES DITCH)

SITUATE WITHIN

THE TOWN OF ALBUQUERQUE GRANT

IN

PROJECTED SECTION 1, TOWNSHIP 10 NORTH, RANGE 2 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

MAY, 2022

Albuquerque Control Survey Monument "6-G13AR"
New Mexico State Plane Coordinates
(Central Zone - NAD 83)
North= 1,500,719.134 U.S. survey feet
East= 1,515,743.949 U.S. survey feet
Delta Alpha= -00°14'23.60"
Ground to Grid Factor= 0.999684045
Elevation= Not Published

4.5' of Campbell Road right of way Vacated by project 1000153.
4.5' Public Utility Easement by plat filed Book 2000C, page 168.

Fd. PK Nail & Brass Disc LS 7923 set for line in south Face of existing powerpole

N84°15'28"E
5067.60'

Fd. Aluminum Mon. LS 14271

Fd. 1/2" Rebar & Cap LS 7923

N80°40'30"W 114.07'

S80°40'30"E 99.96'

DURANES DITCH (VACATED)

DURANES DITCH (S81°19'E, 100')

20' Duranes Ditch right of way Vacated by project 1000153

4.5' of Campbell Road right of way Vacated by DRB— (0.0103 Ac.—cross hatched area)
4.5' Public Utility Easement granted by this plat.

LOT 14-B

564.79'

563.79'

15' Ingress, Egress & Utility Easement granted by plat filed 6-27-2000 in Plat Book 2000C, Page 168

20' Duranes Ditch right of way Vacated by DRB— (0.0459 Ac.—Cross hatched area)

LOT 13A1

ALVARADO GARDENS UNIT 2
Filed June 7, 1978, Volume A6, Folio 217

(S08°33'09"W, 243.58')

ALVARADO GARDENS UNIT 2
Filed June 27, 2000, Book 2000C, Page 168

(N09°23'09"E, 569.01) (N08°41'E, 542')

EAST 1/2 LOT 14
ALVARADO GARDENS UNIT 2
Plat filed January 26, 1934, Volume C, Folio 28
Warranty Deed filed January 25, 1962, Doc.# 96028781

LOT 13A2

(N08°41'E, 542')

LOT 14-A

N09°22'18"E

S09°22'18"W

REMAINING PORTION LOT 13

ALVARADO GARDENS UNIT 2
Filed January 26, 1934, Volume C, Folio 28

20' Private Irrigation Ditch Easement granted by this plat

Fd. 1/2" Rebar & Cap LS 7002

Fd. 1/2" Rebar & Cap LS 7923

(N81°19'W, 100')

N81°14'48"W 99.97'

(N80°55'40"W)

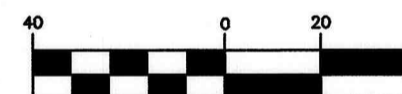
LOT 23

LOT 22

LOT 21

THOMAS VILLAGE ESTATES PHASE II

Filed March 25, 1976, Volume C10, Folio 190



(IN FEET)
1 inch = 40 ft.

EXISTING BOUNDARY AND VACATIONS



SHEET 3 OF 4

SURV TEK, INC.

Consulting Surveyors
P.O. Box 88886, Albuquerque, New Mexico 87114

Phone: 505-300-4732

210006_PLAT. DWG

