



Effective 3/01/2022

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

SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Forms P2)	<input type="checkbox"/> Extension of IIA: Temp. Def. of SW (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Forms S & S1)	<input type="checkbox"/> Amendment to Site Plan (Forms P & P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms S & S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	<input type="checkbox"/> Sketch Plan Review and Comment (Form P2)
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Forms P & P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		
Sketch Plat Review and Comment Approval		

APPLICATION INFORMATION		
Applicant/Owner: Matthew C Sanchez		Phone: (505) 280-9142
Address: 2818 Campbell Road NW		Email: matt.sanchez@jaynescorp.com
City: Albuquerque	State: NM	Zip: 87104
Professional/Agent (if any): Isaacson & Arfman, Inc. (Contact: Fred C. Arfman)		Phone: (505) 268-8828
Address: 128 Monroe Street NE		Email: freda@iacivil.com
City: Albuquerque	State: NM	Zip: 87108
Proprietary Interest in Site: Owners	List all owners: Crystal McAlerney	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: East 1/2 of Lot 14 & Vacated Portion of	Block:	Unit: Unit 2
Subdivision/Addition: Alvarado Gardens Duranes Ditch	MRGCD Map No.:	UPC Code: 101206024319840742
Zone Atlas Page(s): G-12	Existing Zoning: R-A	Proposed Zoning: None
# of Existing Lots: 1	# of Proposed Lots: 2	Total Area of Site (Acres): 1.2949
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 2818 Campbell Rd NW	Between: Campbell Rd NW	and: Mancha Dr NW
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: 04-11-2022
Printed Name: Fred C. Arfman	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Your attendance is required.

SKETCH PLAT REVIEW AND COMMENT

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 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 on-line resources such as Dropbox or FTP. 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
- Letter describing, explaining, and justifying the request
- Scale drawing of the proposed subdivision plat
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

MAJOR SUBDIVISION FINAL PLAT APPROVAL

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 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 on-line resources such as Dropbox or FTP. 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
- Proposed Final Plat
- Design elevations & cross sections of perimeter walls
- Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer

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

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 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 on-line resources such as Dropbox or FTP. 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
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- 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
- Sidewalk Exhibit and/or cross sections of proposed streets
- Proposed Infrastructure List, if applicable
- Required notice with content per IDO Section 14-16-6-4(K)
 - Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
- Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)
- Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer

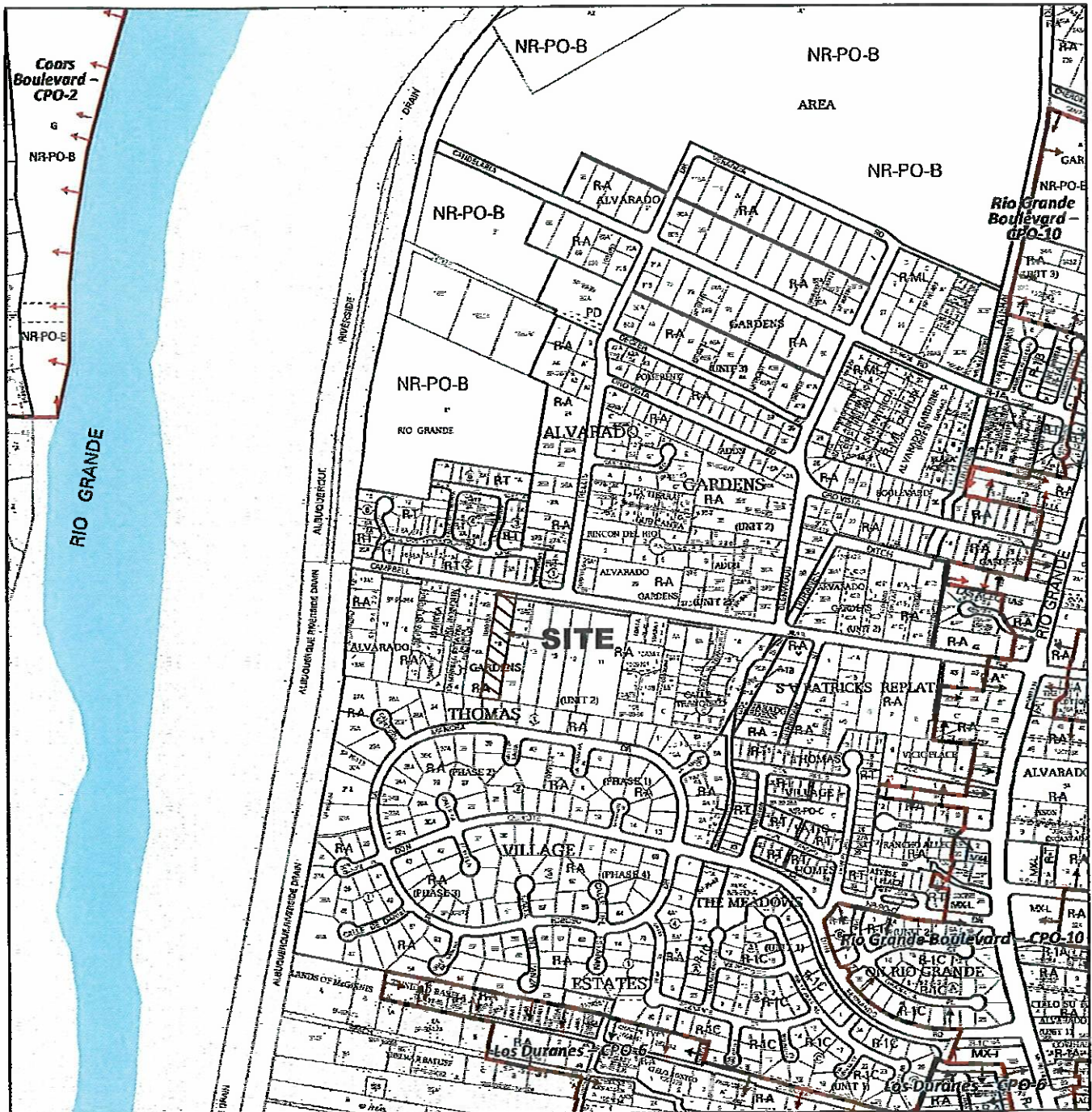
Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.

MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST

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 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 on-line resources such as Dropbox or FTP. 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
- 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
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan
- 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.

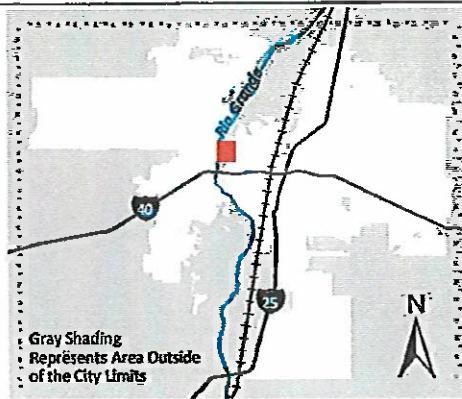


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).



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 6, 2022

Jolene Wolfley, DRB Chair
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 Minor Sketch/Preliminary/Final Plat review 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.

A Water and Sanitary Sewer Availability Statement (#210228) dated April 21, 2021, was issued from the ABCWUA. A request to update the statement will be submitted.

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.


Fred C. Arfman, PE

Attachments: Development Review Application, Zone Atlas Page, Sketch Plat

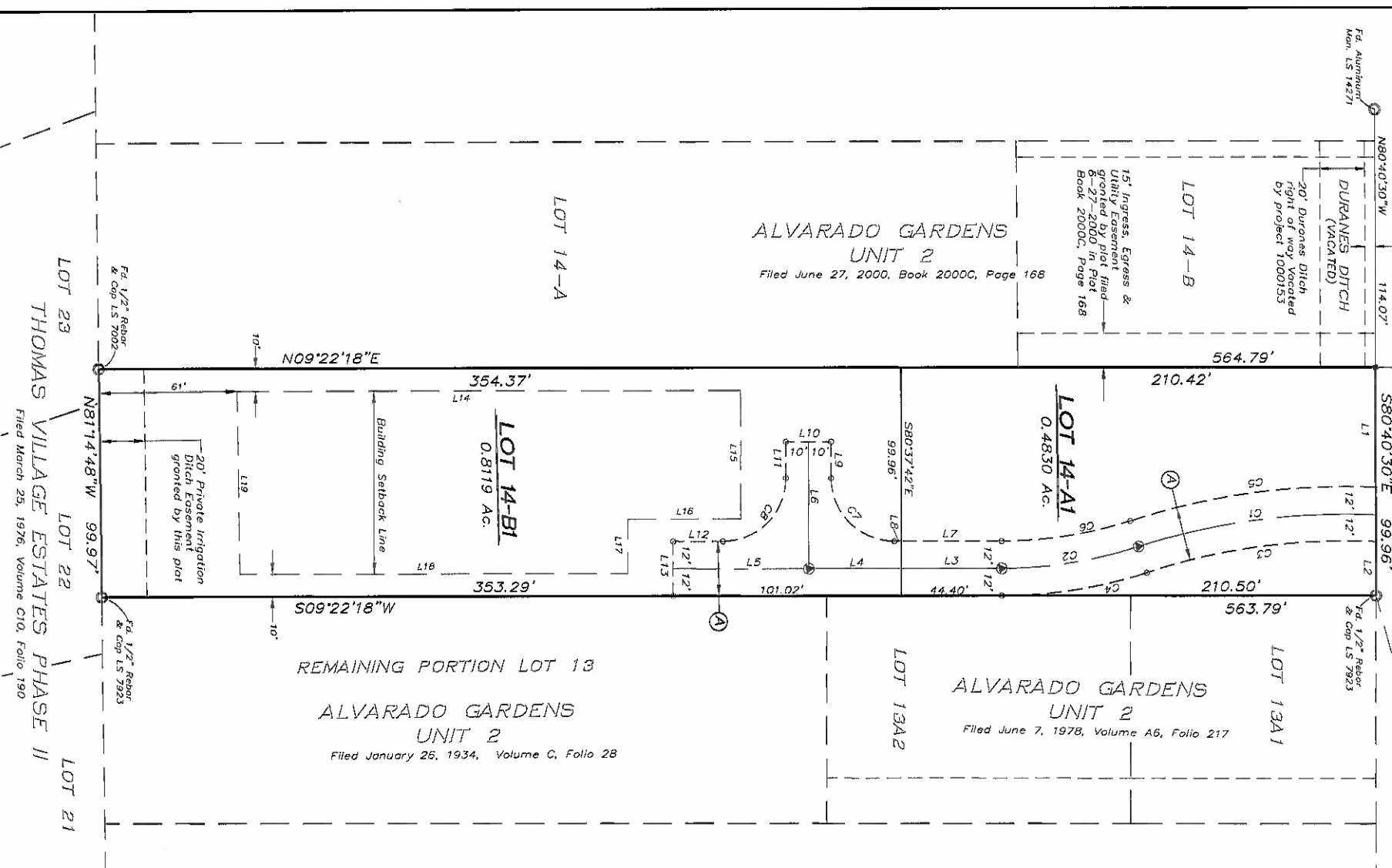
CAMPBELL ROAD NW.

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
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALLILLO COUNTY, NEW MEXICO
APRIL, 2022

Albuquerque Control Survey Monument "3-G13AR"
New Mexico State Plane Coordinates
(Central Zone - NAD 83)
North = 1,500,719.134 U.S. survey feet
Delta Alpha = -001423.60"
Ground to Grid Factor = 0.999894045
Elevations = Not Published



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

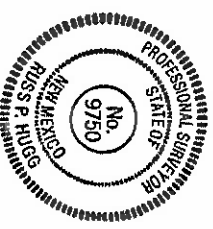
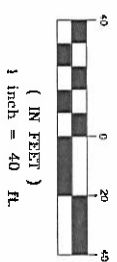
LINE TABLE

LINE	LENGTH	BEARING
L1	64.26	S80°40'30"E
L2	35.70	S80°40'30"E
L3	44.40	S09°22'18"W
L4	41.02	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	3.02	S09°22'18"W
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



BOUNDARY AND TOPOGRAPHIC SURVEY OF
THE EAST HALF OF LOT 14
ALVARADO GARDENS UNIT NO. 2

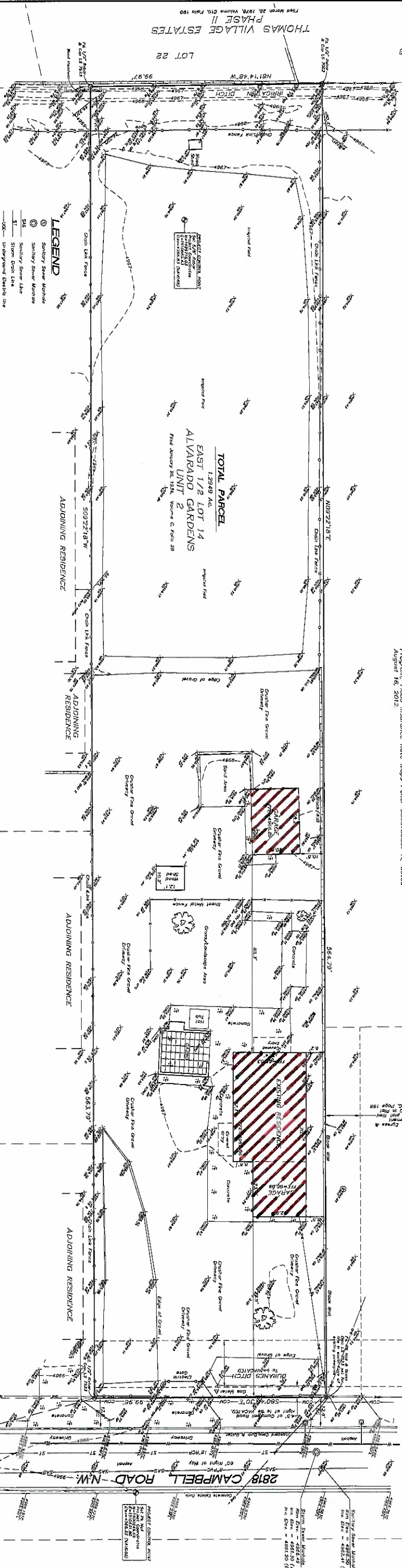
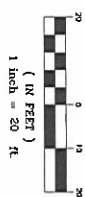
SITUATE WITHIN
THE TOWN OF ALBUQUERQUE GRANT
IN
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH, 2021

LOT 14-A

ALVARADO GARDENS
UNIT 2

LOT 14-B

FLOOD ZONE DETERMINATION
The subject property lies within a Zone X (Area with reduced flood risk due to levees) as shown on the National Flood Insurance Program 1:50,000 Flood Insurance Rate Maps Panel 5501(C03) 7L, dated August 16, 2013.



EXISTING CONDITIONS

UTILITY DISCLAIMER

EXISTING INFORMATION FROM PLANS AND RECORDS HAVE BEEN RECORDED AND CHECKED FOR ACCURACY. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY AND HAS BEEN ADVISED BY THE CLIENT THAT THE INFORMATION IS CORRECT. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY AND HAS BEEN ADVISED BY THE CLIENT THAT THE INFORMATION IS CORRECT. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY AND HAS BEEN ADVISED BY THE CLIENT THAT THE INFORMATION IS CORRECT. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY AND HAS BEEN ADVISED BY THE CLIENT THAT THE INFORMATION IS CORRECT.

GENERAL NOTES

1. Bearings are given and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
2. Distances are ground.
3. Distances along curved lines are arc lengths.
4. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parentheses ().
5. All corners found in place and held were tagged with a brass disk stamped "HUGO L.S. 9750" unless otherwise indicated hereon.
6. All corners that were set are either a 5/8" rebar with cap stamped "HUGO L.S. 9750" or a concrete nail with brass disk stamped "HUGO L.S. 9750" unless otherwise indicated hereon.
7. Vertical datum shown hereon, was based upon Albuquerque Central Survey Monument "A" having a published elevation of 4970.87 feet (NAVD 88).
8. Contour interval shown hereon is One (1) foot.
9. City of Albuquerque Zone Atlas Page 6-12.

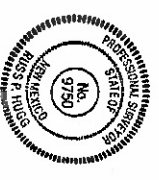
LEGAL DESCRIPTION

That certain parcel of land situated within the Town of Albuquerque Grant in Projected Section 10, Township 10 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, and more particularly the East half (E1/2) of Lot numbered Fourteen (14), Alvarado Gardens Unit No. 2 as the same is shown and designated on the plat hereof, filed in the Office of the Clerk of Bernalillo County, New Mexico on January 26, 1934 in Volume C, Folio 28.

SURVEYORS CERTIFICATION

I, Russ F. Hugg, New Mexico Professional Surveyor, Number 9750, hereby certify that the foregoing is a true and correct copy of the original ground survey performed by me or under my supervision; that I am responsible for this survey; that this survey is true and correct to the best of my knowledge and belief; and that this survey complies with the Standards for Surveying in New Mexico, and that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act and that this is a survey plat of one existing lot.

Russ F. Hugg
N.M.P.S. No. 9750



SURVTEK, INC.
Computing Surveyors
700 East Central, Albuquerque, New Mexico 87104

Alvarado Gardens Unit 2, Subdivision 3-C-2347
Center Point - 4448.812 Survey Feet
Easting - 4584.4348 U.S. Survey Feet
Northing - 4970.8700 U.S. Survey Feet
Ground to Grid Factor = 0.99984345