



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

TO: PROJECT NO. 1004606
 ALL MEMBERS Valle Vista Units 1-2

- Jack Cloud, DRB Chairman, Planning Department
- Curtis Cherne, P.E., Hydrology
- Kristal Metro, P.E., Transportation Development
- Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA
- ~~Christina Sandoval~~, Parks/Municipal Development
- Carol DuMont

NEXT HEARING DATE: September 10, 2014

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFIINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION:

1. DRB approved sidewalk deferral exhibits dated 6/17/14 for Units 1 and 2.
2. Revised sidewalk deferral exhibits dated 9/10/14 highlighting changes from approved sidewalk exhibits.
3. Revised justification letters for changes to the sidewalk deferral exhibits.

CONTACT NAME: Scott Steffen

TELEPHONE: 823-1000 EMAIL: ssteffen@bhinc.com

September 4, 2014

Jack Cloud, Chair
Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Re: Valle Vista Unit 1 – Infrastructure List and Sidewalk Deferral/Waiver Exhibit Amendments
(DRB 1004606)

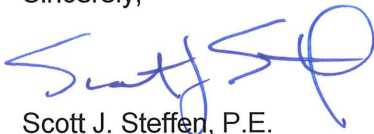
Dear Mr. Cloud:

The purpose of this letter is to describe the proposed amendments to the infrastructure list and sidewalk deferral/waiver request for Valle Vista Unit 1. We are requesting the following revisions to the sidewalk associated with Unit 1:

1. Waive the sidewalk on the south side of Valle Jardin Lane from the west boundary to Valle Prado Lane. This section of Valle Jardin Lane will not continue to the subdivision to the west due to limitations for gated subdivisions in the Volcano Trails Sector Plan. Therefore, Valle Jardin will be a stub street with no lots fronting the south side of the street. Waiving sidewalk in this location would not impact pedestrian circulation in the subdivision. This revision is highlighted in green on the revised sidewalk exhibit dated 9/10/14.
2. Defer sidewalk construction from Unit 1 to Unit 2 on the east side of Valle Prado Lane between the future (Unit 2) Valle Jardin Lane and Valle Cantero Lane. The deferral is being requested to reduce damage to sidewalks due to Unit 2 construction. Lot 7, Unit 2 fronts Valle Prado Lane and home construction would damage the sidewalk if it is not deferred to Unit 2 home construction. The Lot 8 Unit 2 side yard wall construction would damage the sidewalk if built with Unit 1. Deferring the sidewalk for this section of Valle Prado Unit 1 does not impact the pedestrian circulation for Unit 1 as there is sidewalk on the west side of Valle Prado Lane to Woodmont Avenue. This revision is highlighted in blue on the revised sidewalk exhibit dated 9/10/14.

The Unit 1 infrastructure list and sidewalk deferral/waiver exhibit have been updated to reflect the proposed revisions. Please place these items on the DRB Agenda to be heard on September 10, 2014. Don't hesitate to contact me at 823-1000 with questions or comments.

Sincerely,



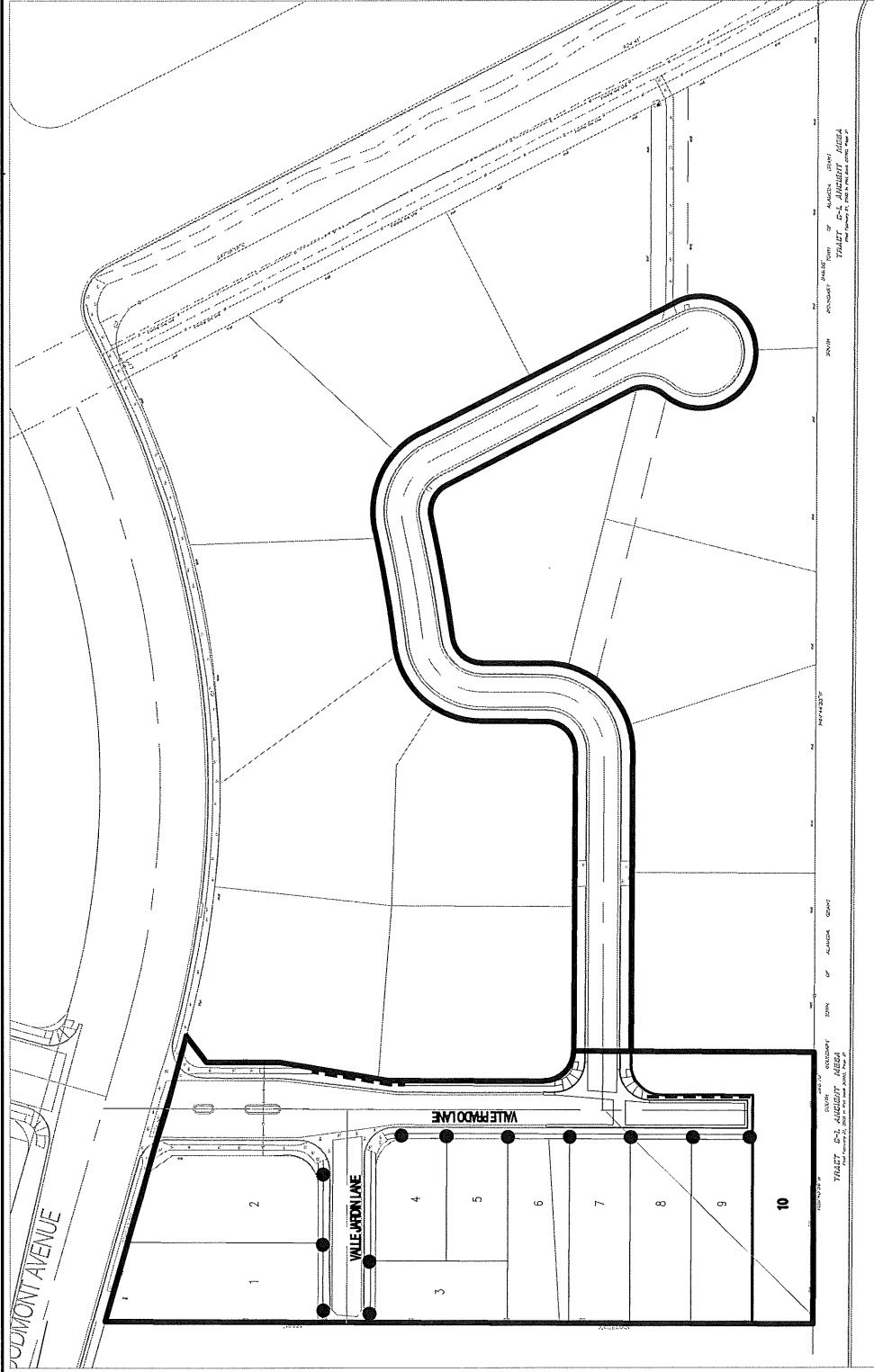
Scott J. Steffen, P.E.
Vice President
Community Development & Planning

Enclosures

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲



DEFERRED sidewalks to be built on a lot-by-lot basis as home construction is completed. The deferral is requested to reduce damage to sidewalks due to building construction activities.



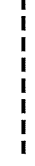
EXHIBIT "B"

VALLE VISTA UNIT 1

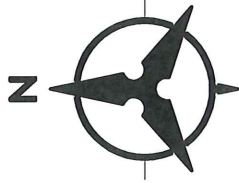
SIDEWALK DEFERRAL/WAIVER EXHIBIT

06/17/2014

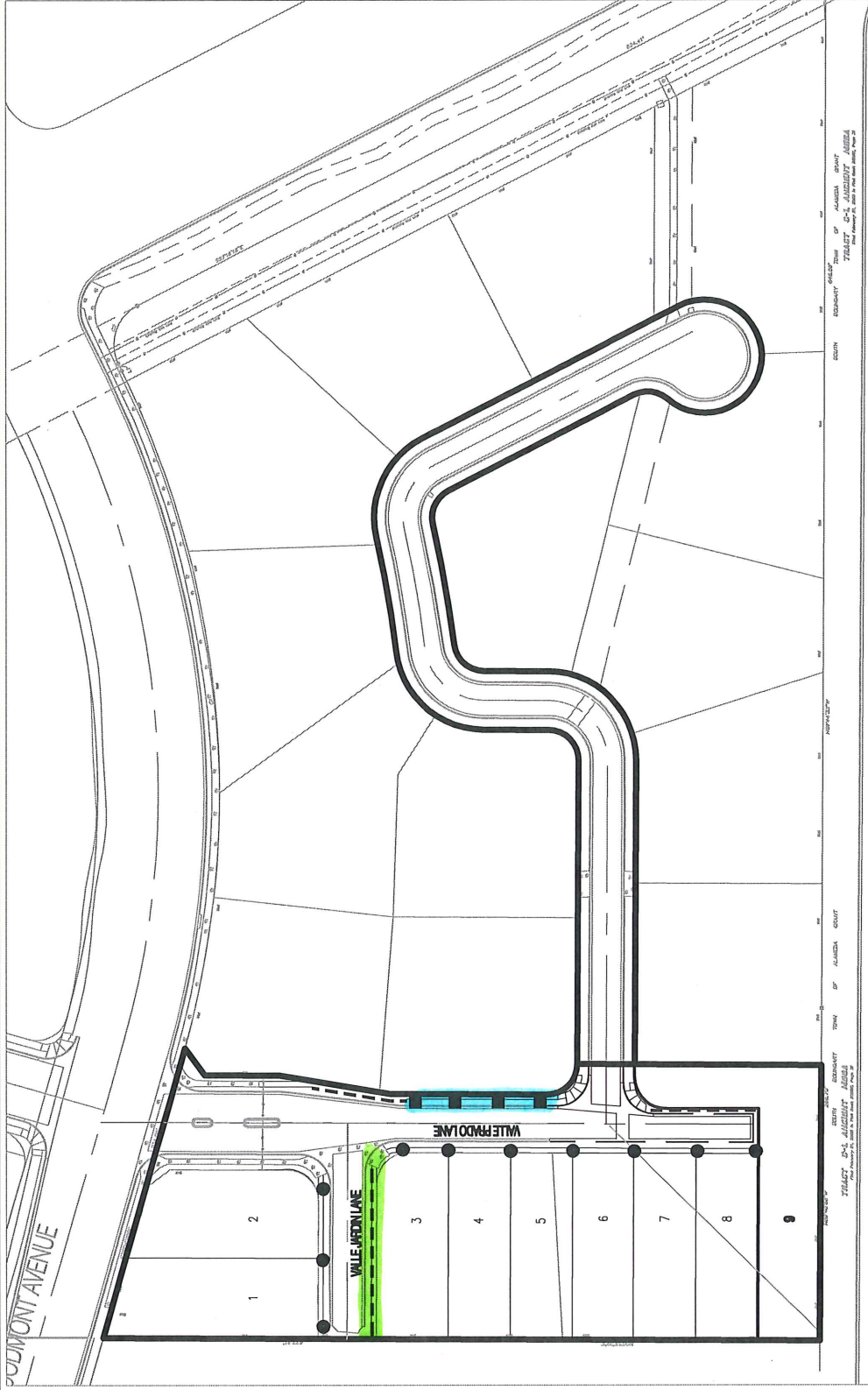
WAIVED sidewalks are requested



Bohannan  **Huston**



NOT TO SCALE



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 DEFERRED sidewalks to be built on a lot-by-lot basis as home construction is completed. The deferral is requested to reduce damage to sidewalks due to building construction activities.

 WAIVED sidewalks are requested

■ ■ ■ ■ ■
 DEFER sidewalk to Valle Vista Unit 2. The deferral is requested to reduce damage to sidewalks due to Unit 2 construction activities. Lot 7 Unit 2 fronts Valle Prado Lane. Lot 8 Unit 2 side yard wall construction would damage the sidewalk. Unit 1 lots on the west side of Valle Prado Lane will have access to sidewalk on the west side of Valle Prado Lane to Woodmont Avenue.

EXHIBIT "B"
VALLE VISTA UNIT 1
SIDEWALK DEFERRED/WAIVER EXHIBIT
REVISED 09/10/2014



September 4, 2014

Jack Cloud, Chair
Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Re: Valle Vista Unit 2 – Infrastructure List and Sidewalk Deferral/Waiver Exhibit Amendments
(DRB 1004606)

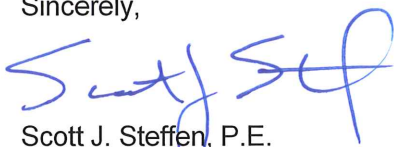
Dear Mr. Cloud:

The purpose of this letter is to describe the proposed amendments to the infrastructure list and sidewalk deferral/waiver request for Valle Vista Unit 2. We are requesting the following revisions to the sidewalk associated with Unit 2:

1. Add sidewalk from Unit 1 to Unit 2 on the east side of Valle Prado Lane between Valle Jardin Lane and Valle Cantero Lane. Temporary deferral of sidewalk construction is requested for Lot 7, Unit 2. The sidewalk along the Lot 8 Unit 2 side yard would be constructed with the Unit 2 public work order. This revision is highlighted in green on the revised sidewalk exhibit dated 9/10/14.
2. Remove the sidewalk deferral of the mid-block ramp and sidewalk to the east of the ramp on Lot 5. This revision is highlighted in blue on the revised sidewalk exhibit dated 9/10/14.

The Unit 2 infrastructure list and sidewalk deferral/waiver exhibit have been updated to reflect the proposed revisions. Please place these items on the DRB Agenda to be heard on September 10, 2014. Don't hesitate to contact me at 823-1000 with questions or comments.

Sincerely,



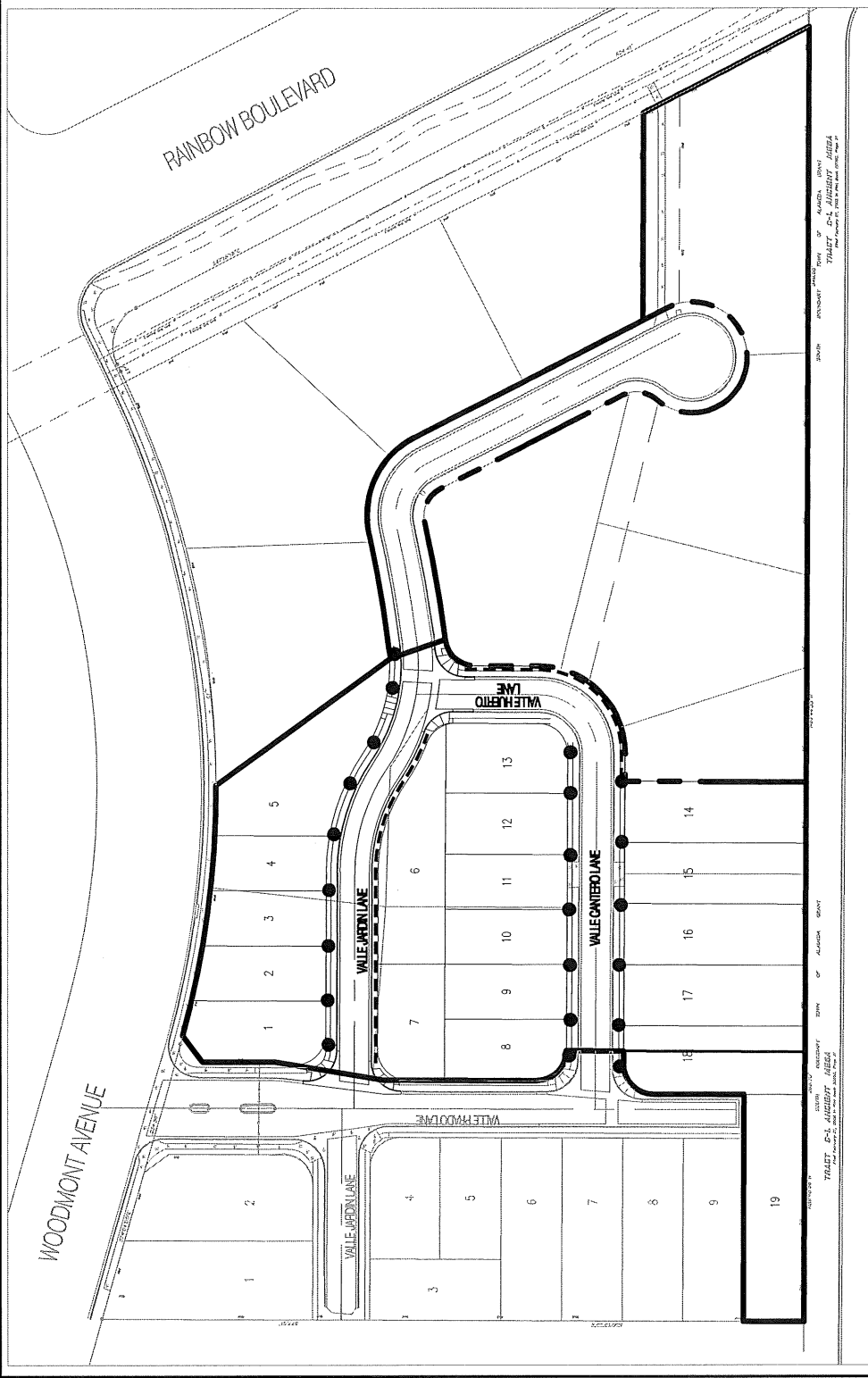
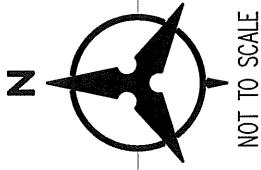
Scott J. Steffen, P.E.
Vice President
Community Development & Planning

Enclosures

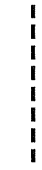
Engineering ▲

Spatial Data ▲

Advanced Technologies ▲



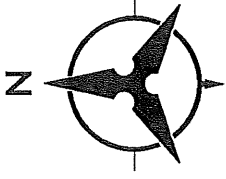
DEFERRED sidewalks to be built on a lot-by-lot basis as home construction is completed. The deferral is requested to reduce damage to sidewalks due to building construction activities.



WAIVED sidewalks are requested (See exhibit "B-2")

EXHIBIT "B"
VALLE VISTA UNIT 2
SIDEWALK DEFERRAL/WAIVER/VARIANCE EXHIBIT
06/17/2014





NOT TO SCALE

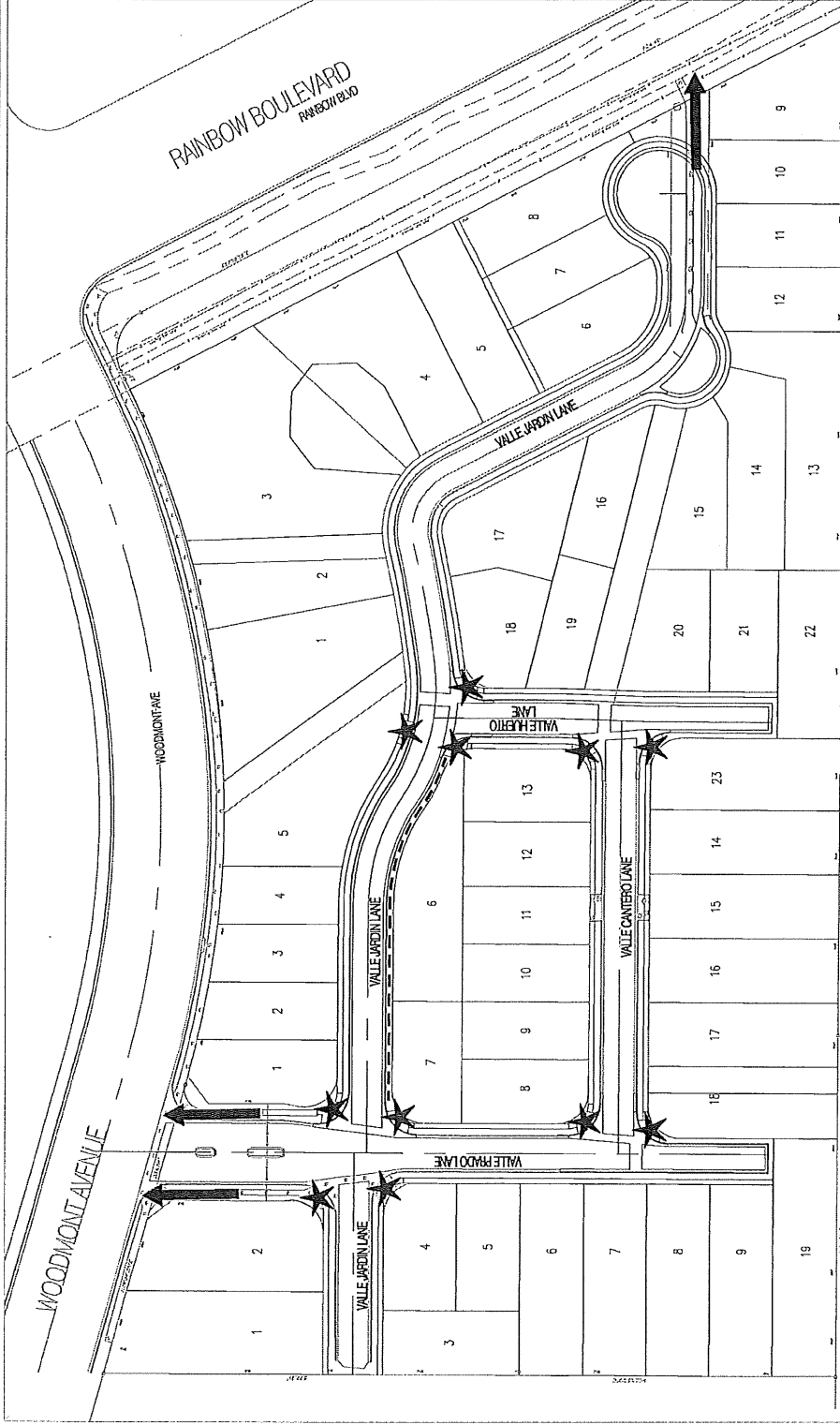
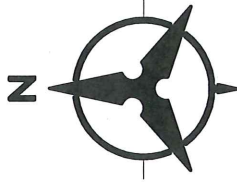


EXHIBIT "B-2"
VALLE VISTA UNIT 2
SIDEWALK WAIVER/VARIANCE
EXHIBIT
06/10/2014

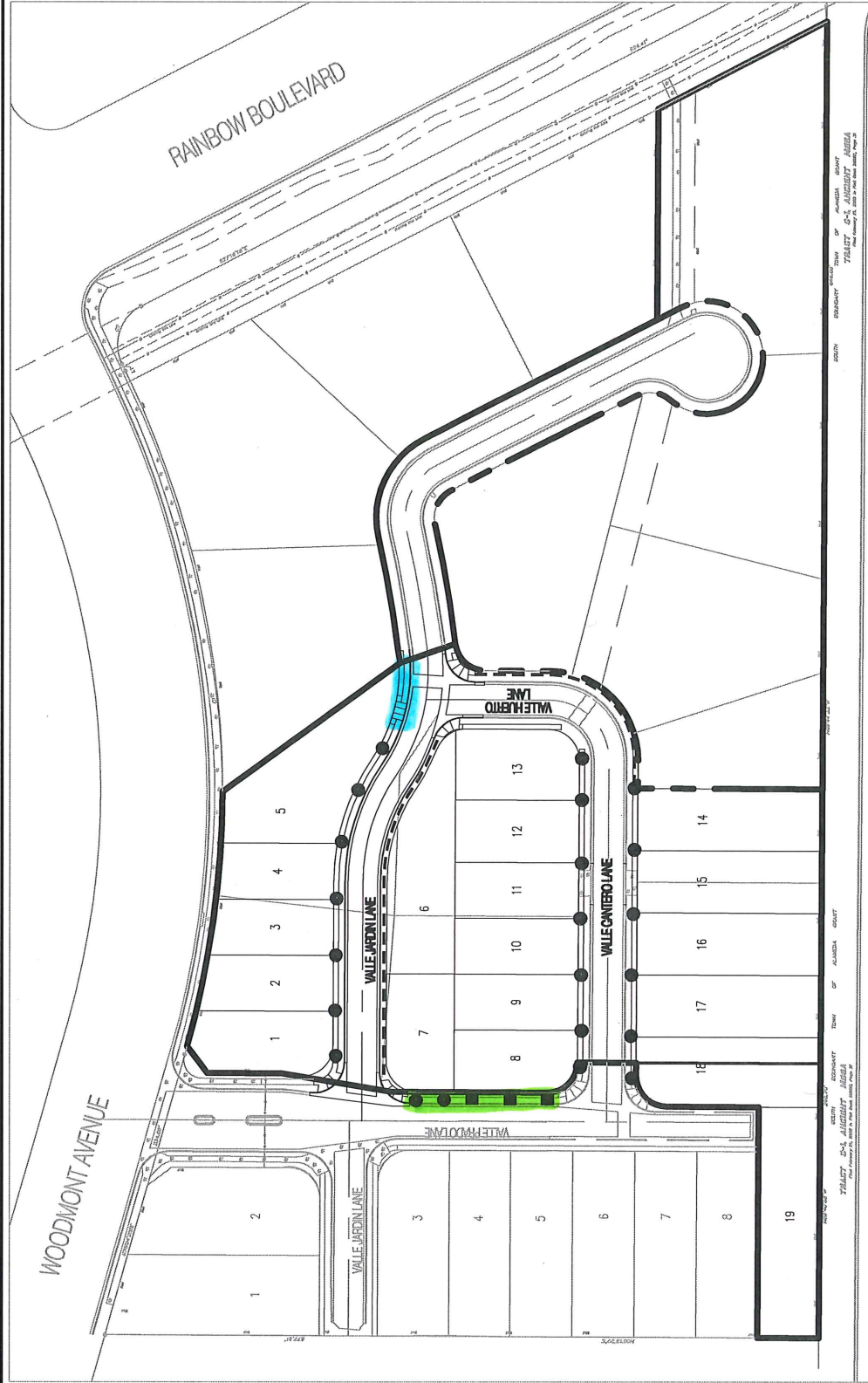
THIS REQUEST TO WAIVE SIDEWALK REQUIREMENTS FOR VALLE VISTA UNIT 2 IS FOR THE SOUTH SIDE OF VALLE JARDIN LANE BETWEEN VALLE PRADO LANE AND VALLE HUERTO LANE. LOT 6, VALLE VISTA UNIT 2, IS THE ONLY LOT THAT FRONTS THIS PORTION OF VALLE JARDIN LANE AND THE DRIVEWAY ACCESS WILL BE NEAR VALLE HUERTO LANE. THE WAIVER OF SIDEWALK IN THIS AREA WILL NOT RESULT IN PEDESTRIANS TAKING A LESS DIRECT ROUTE OF TRAVEL THAN IF THE SIDEWALK WERE PRESENT. THE PROPOSED MID-BLOCK ADA RAMP ON THE NORTH SIDE OF VALLE JARDIN LANE OPPOSITE VALLE HUERTO LANE ALLOWS THE RESIDENTS OF LOT 6 AND THOSE PEDESTRIANS TRAVELING NORTH FROM THE CUL-DE-SAC END OF VALLE JARDIN LANE ON THE SOUTH SIDE OF THE STREET TO CROSS VALLE JARDIN AT THIS LOCATION INSTEAD OF AT VALLE PRADO LANE.

- * ----- WAIVED sidewalks are requested
- * HANDICAP RAMP
- > PEDESTRIAN CONNECTION

Bohannon  **Huston**



NOT TO SCALE



DEFERRED sidewalks to be built on a lot-by-lot basis as home construction is completed. The deferral is requested to reduce damage to sidewalks due to building construction activities.

WAIVED sidewalks are requested (See exhibit "B-2")

Sidewalk deferred from Valle Vista Unit 1, to be built with Valle Vista Unit 2.

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EXHIBIT "B"

VALLE VISTA UNIT 2

SIDEWALK DEFERRAL/WAIVER/VARIANCE EXHIBIT REVISED 09/10/2014

