



August 11, 2016

Mr. Jack Cloud
DRB Chair
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87103

**RE: Stormcloud Subdivision, Units 4A & 4B Preliminary Plat
and Bulk Land Variance
Existing Legal: Tracts B & J, The Crossing and
Tract R, Stormcloud Unit 3
Zone Atlas Map: H-9
DRB Project No.: 1005029**

Dear Mr. Cloud:

Isaacson & Arfman, acting as agents for the Owner of the above referenced site located east and south of Tierra Pintada Blvd and west of Unser Blvd is submitting a request for approval of a preliminary plat for Units 4A & 4B, easement vacation and bulk land variance. The application also includes requests for sidewalk deferral and design variances along with justifications for the variances.

A one-year extension of the preliminary plat for Units 4 and 5 was approved at DRB on February 24, 2016. Because the layout of Unit 4 was changed, a new preliminary plat submittal was required. The Unit 5 layout has not changed.

Unit 4 has been split into Units 4A and 4B and 27 additional lots have been created. The developer would like to proceed with a bulk land plat creating 3 tracts for Unit 5, Unit 4A (including the Mirehaven Arroyo) & Unit 4B. The improvements for the Mirehaven Arroyo will be tied to the bulk tract that develops first.

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VACATION OF PUBLIC EASEMENTS: Easements will be vacated as noted on the attached Easement Vacation Exhibit.

JUSTIFICATION: Easements are no longer needed, and new easements will be granted.

SIDEWALK DEFERRAL: Sidewalks will be deferred adjacent to lots fronting streets—see attached Sidewalk Deferral Exhibit.

JUSTIFICATION: The deferral is requested so that sidewalks are not damaged during home construction.

SUBDIVISION DESIGN VARIANCES: See attached Design Variance Exhibit.

JUSTIFICATION: See attached Design Variance Exhibit.

Please call me at 266-1688 or email at asaw@iacivil.com if you have questions regarding this submittal.

Thank you.

Sincerely,

ISAACSON & ARFMAN, P.A.



Asa Nilsson-Weber, P.E.

Attachments