



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1009178

TO: Application No. _____

ALL MEMBERS

Jack Cloud, DRB Chairman, Planning Department

Curtis Cherne, P.E., Hydrology

Kristal Metro, P.E., Transportation Development

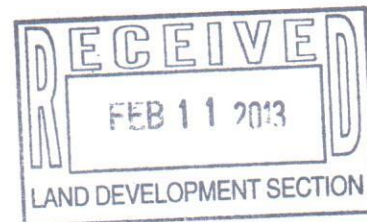
Allan Porter, P.E., Albuquerque/Bernalillo Co.WUA

Carol Dumont, Parks/Municipal Development

NEXT HEARING DATE: 02-13-13

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 INDEFINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: Vacation of Walkway supplement



CONTACT NAME: John MacKenzie

TELEPHONE: 828-7200 EMAIL: john@goodwinengineers.com



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

~ 2012 ACEC/NM Award Winner for Engineering Excellence ~
~ 2008 ACEC/NM Award Winner for Engineering Excellence ~

February 8, 2013

Mr. Jack Cloud
DRB Chairman
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**Re: Vacation of Walkway between Lots 6 and 7, Block 9, Volcano Cliffs, Unit 18
Project# 1009178**

Dear Mr. Cloud:

I am submitting this letter in support of the original request by Precision Surveys.

The eighteenth unit of Volcano Cliffs was subdivided in December of 1970. At that time, Lot 31, which is about 9 acres in size, was anticipated to become a school site that was to have been purchased or otherwise acquired by Albuquerque Public Schools. The walkway would have been used as a shortcut for students going to or coming from school. The walkway is 10 feet wide and 155 feet long, running between the NW corner of Lot 31 and Aquila Street. Lot 31 is now owned by one of the applicants, who will eventually develop Lot 31 into a new residential subdivision (sketch of subdivision attached). At the NW corner of this new subdivision the existing walkway will terminate in the back yard of a new Lot 22.

Upon development, all lots within the new subdivision will be bounded by new retaining walls and privacy walls. Privacy walls are also expected to be installed between Lots 6 and 7 with new homes once SAD 228 is completed. Preliminary indications are that the grade between the walkway and proposed Lot 22 within the new subdivision will be 7 or 8 feet.

The narrowness of this 10 foot wide walkway and its relatively long length also creates a surveillance problem for neighbors who have to guard against potential loitering problems that may occur in this secluded space.

In summary, I am requesting that this walkway be vacated because:

- 1) There is no service to the public by retaining this walkway due to the above-stated negative effects of it being preserved.
- 2) The net benefit to the public is that a potential nuisance and loitering problem will be eliminated and the owner of Lot 6, who will obtain the area of the vacated walkway, will be better able to properly maintain its condition. Vacation of the walkway will eliminate potential problems associated with climbing up or descending down the severe grade change that would have occurred between the new subdivision and the walkway.
- 3) There have not been any objections voiced by the public or surrounding property owner to this vacation. There does not appear to be any rights being abridged by this action, which may be due to the original plat not granting specific rights to any one individual or entity.

If you have any questions, please contact me.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA



John M. MacKenzie, PE
Senior Engineer

JMM/kb

CITY DEPARTMENT INFRASTRUCTURE LIST

FIGURE 12

Current DRC Project Number: 693391

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENT'S AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Date Submitted: 01-25-13
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: 1009178
DRB Application No.: _____

Lot 6 and Lot 31, Block 9, Volcano Cliffs Subdivision
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the Infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cost Engineer
		24" F-E	PAVING Perm Paving (N. Side) C&G (N. Side)	Pelirrojo Road	SW Corner Lot 31	SE Corner Lot 31	/	/	/
		5'	Sidewalk (N. Side)				/	/	/
		24" F-E	Perm Paving (E. Side) C&G (E. Side)	Aguila Street	NW Corner Lot 6	SW Corner Lot 6	/	/	/
		5'	Sidewalk (E. Side)				/	/	/
		8"	WATER PVC Waterline	Pelirrojo Road	SW Corner Lot 31	SE Corner Lot 31	/	/	/
		8"	PVC Waterline	Aguila Street	NW Corner Lot 6	SW Corner Lot 6	/	/	/
		8"	SANITARY SEWER Sanitary Sewer	Pelirrojo Road	SW Corner Lot 31	SE Corner Lot 31	/	/	/
		8"	Sanitary Sewer	Aguila Street	NW Corner Lot 6	SW Corner Lot 6	/	/	/

NOTES

The improvements identified above will be the responsibility of the City of Albuquerque, Dept of Municipal Development. By signing below, I John Mackenzie understand that my division is financially responsible for the above listed items. This agreement will constitute as a Subdivision Improvement Agreement (SIA). Acquiring funding for these items is my responsibility. These items listed above will be completed 6 months after written notification from the City Engineer. The estimated cost of these improvements are \$ _____.

AGENT / OWNER Mark J DEVELOPMENT REVIEW BOARD MEMBER APPROVALS 2/8/13

John M. Mackenzie, PE NAME (print) _____ DRB CHAIR - date _____ PARKS & GENERAL SERVICES - date _____

Mark Goodwin & Associates, PA FIRM _____ TRANSPORTATION DEVELOPMENT - date _____ AMAFCA - date _____
John Mackenzie SIGNATURE - date 01-24-13 UTILITY DEVELOPMENT - date _____ - date _____
 CITY ENGINEER - date _____ - date _____

MAXIMUM TIME ALLOWED TO CONSTRUCT _____
 THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT / OWNER

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
January 9, 2013
DRB Comments**

ITEM # 8

PROJECT # 1009178 APPLICATION # 12-70393

RE: Lots 6 & 31, Block 9, Volcano Cliffs Unit 18

Planning must record vacation plats after approval of the vacation and expiration of appeal period.

Jack Cloud, DRB Chairman
924-3880/ jcloud@cabq.gov



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TO: ALL MEMBERS

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Jack Cloud, DRB Chairman, Planning Department

Curtis Cherne, P.E., Hydrology

Kristal Metro, P.E., Transportation Development

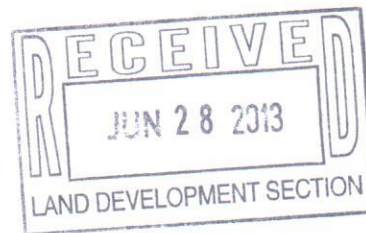
Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA

Carol Dumont, Parks/Municipal Development

NEXT HEARING DATE: July 10, 2013

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SUBMITTAL DESCRIPTION: Resubmittal (last hearing was deferred by agent.)



CONTACT NAME: Marco Cisneros

TELEPHONE: 856-5700 EMAIL: marco@presurv.com

D. Mark Goodwin and Associates, P.A.
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(505) 828-2200 ❖ (505) 797-9539 fax
e-mail: john@goodwinengineers.com

LETTER OF TRANSMITTAL

TO: Richard Dourte
City Engineer
COA One Stop

Date: January 10, 2013

RE: Lot 31, Volcano Cliffs Subd. (1009178)
Vacation of 10' Walkway Easement
(Scheduled for 01/16/13 DRB)

We are sending:

Sketch Plat/Plan
DRB Comments

For your approval For your information
 As you requested For your review
 Request for Bid Pre-Design Meeting

NOTES: From Larry Medrano, I understand you had a question about the access for Lot 31, which abuts the request for vacation of a 10 walkway easement. Here is a copy of the proposed Sketch for Lot 31, indicating all access will be from Petirrojo Road.

Project Engineer John MacKenzie

SIGNED: JM

RECEIVED
JAN 10 2013

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1009178

AGENDA ITEM NO: 1

SUBJECT:

VACATION OF PUBLIC EASEMENTS

ENGINEERING COMMENTS:

Is Lot 31 intended to be a park?

It is difficult to determine if more than one pedestrian walkway easement is provided for access to Lot 31.
Please clarify.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

RESOLUTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

SIGNED:

Kristal D. Metro
Transportation Development

505-924-3991

DATE: JANUARY 2, 2013