

PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1009604

AGENDA ITEM NO: 12

SUBJECT:

SUBDIVISION DESIGN VARIANCE

ENGINEERING COMMENTS:

The letter accompanying this request indicates a number of design variances are also requested.

Transportation Development has concerns regarding safety, performance, and maintenance of a roadway that would be constructed so far below current City of Albuquerque standards.

Clearly define what variances are being requested: street lights, curb and gutter, sidewalk, pavement design, etc. Justification must be provided.

The letter provided indicates that curb and gutter and sidewalk may be required at a later date. If this is the case, a variance would not be appropriate.

Who maintains/owns this roadway? Is there a MOU in place?

*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APPROVED \_\_\_; DENIED \_\_\_; DEFERRED \_\_\_; COMMENTS PROVIDED \_\_\_; WITHDRAWN \_\_\_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: MARCH 27, 2013

REQUEST WITHDRAWN



Supplemental Form (SF)

**SUBDIVISION**

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

**D Street Name Change (Local & Collector)**

**L A APPEAL / PROTEST of...**

- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICATION INFORMATION:**

Professional/Agent (if any): MOLTEN CORBIN PHONE: 242 5700  
 ADDRESS: 2701 MILES RD SE FAX: 242 6673  
 CITY: ALBUQUERQUE STATE NM ZIP 87106 E-MAIL: MPROVINE@MOLTENCORBIN.COM

APPLICANT: CITY OF ALBUQUERQUE ANNUAL PHONE: \_\_\_\_\_  
 ADDRESS: P.O. BOX FAX: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE NM ZIP 87119 E-MAIL: JHNDER@CAS.GOV

Proprietary interest in site: OWNER List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: SIDEWALK & CURB & GUTTER VARIANCE

Is the applicant seeking incentives pursuant to the Family Housing Development Program?  Yes.  No.

**SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.**

Lot or Tract No. ATLASCO VISTA BLVD Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: I-40 NORTH TO DE II AIRPORT  
 Existing Zoning: \_\_\_\_\_ Proposed zoning: \_\_\_\_\_ MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): D-6 THROUGH L-6 UPC Code: \_\_\_\_\_

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): \_\_\_\_\_

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: \_\_\_\_\_ No. of proposed lots: \_\_\_\_\_ Total site area (acres): \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: I-40/CENTRAL & DE II AIRPORT - ATLASCO VISTA BLVD  
 Between: \_\_\_\_\_ and \_\_\_\_\_

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

SIGNATURE [Signature] DATE 3/1/13  
 (Print Name) MIKE PROVINE Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>13 DRB - 70464</u>	<u>SW</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
				Total \$ <u>0</u>

Hearing date March 20, 2013

[Signature] 3-1-13  
 Staff signature & Date

Project # 1009604

Revised: 4/2012



**FORM V: SUBDIVISION VARIANCES & VACATIONS**

**BULK LAND VARIANCE (DRB04)**

**(PUBLIC HEARING CASE)**

- Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
- Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
- Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

**VACATION OF PUBLIC EASEMENT (DRB27)**

**VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**  
(Not required for City owned public right-of-way.)
- Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

**SIDEWALK VARIANCE (DRB20)**

**SIDEWALK WAIVER (DRB21)**

- Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the variance or waiver
- List any original and/or related file numbers on the cover application

**DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

**SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**

- Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the variance
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
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**TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**

**EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**

- Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
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**VACATION OF RECORDED PLAT (DRB29)**

- The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
- Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
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- Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
- Letter of authorization from the grantors and the beneficiaries (private easement only)
- Fee (see schedule)
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I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Mike Pro...e  
Applicant name (print)  
[Signature]  
Applicant signature / date



- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
13 - DRB - 70464

Form revised 4/07  
[Signature] 3-1-13  
Planner signature / date  
Project # 1009604





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Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

SIGNATURE: [Signature] DATE: 3/1/13  
 (Print Name): MIKE PREVINE Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

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Hearing date: March 20, 2013

[Signature] 3-1-13  
 Staff signature & Date

Project # 1009604

Revised: 4/2012

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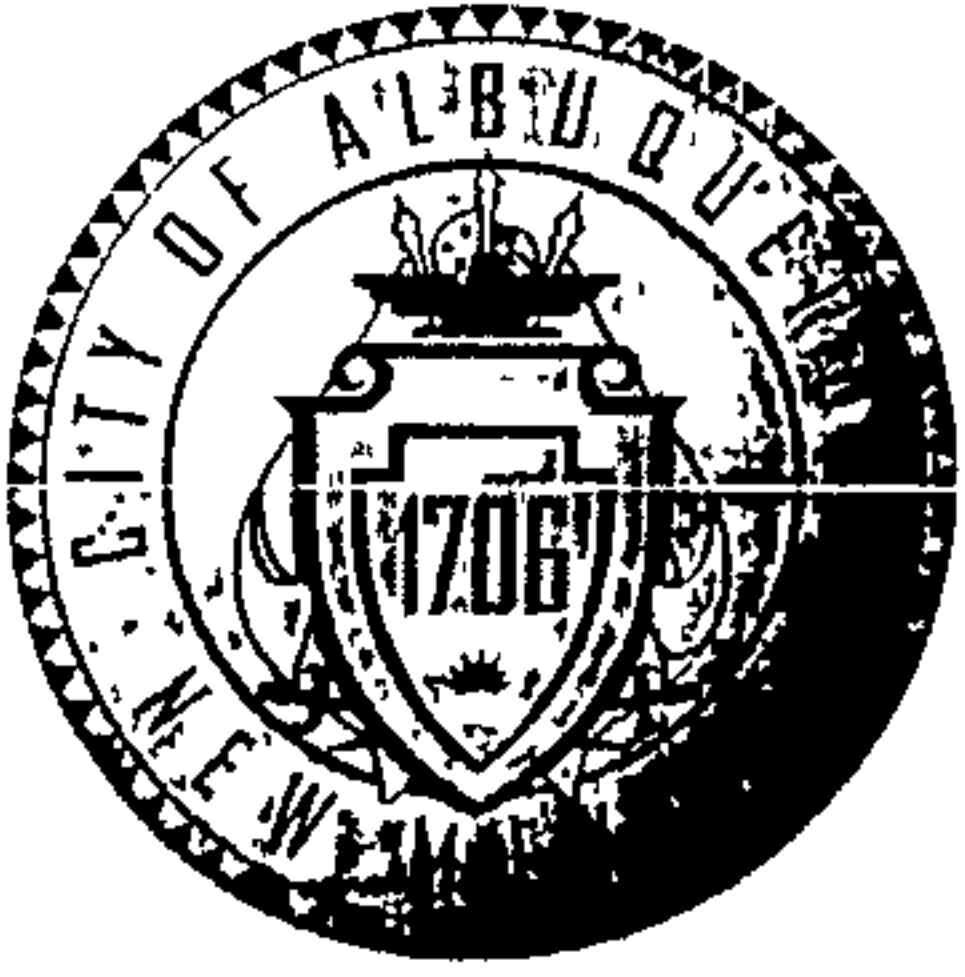
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Mince Prorise  
 Applicant name (print)  
[Signature]  
 Applicant signature / date



- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
13 - DRB - 70464

Form revised 4/07  
[Signature] 3-1-13  
 Planner signature / date  
 Project # 1009604



# CITY OF ALBUQUERQUE

Richard J. Berry  
*Mayor*

March 1, 2013

Mike Provine, PE  
Molzen Corbin  
2701 Miles Rd SE  
Albuquerque, NM 87106

RE: Atrisco Vista Reconstruction – City Project 656110 Sidewalk Variance

Dear Mr. Provine:

This letter is authorization to you to act as agent for the City of Albuquerque Aviation Department for the Sidewalk Variance application and process for the Atrisco Vista Blvd. Reconstruction (Double Eagle II Airport Access Road) project.

Please contact me at 244-7725 with any questions.

Respectfully,

A handwritten signature in black ink that reads "James D. Hinde".

James D. Hinde, C.M.  
Director of Aviation



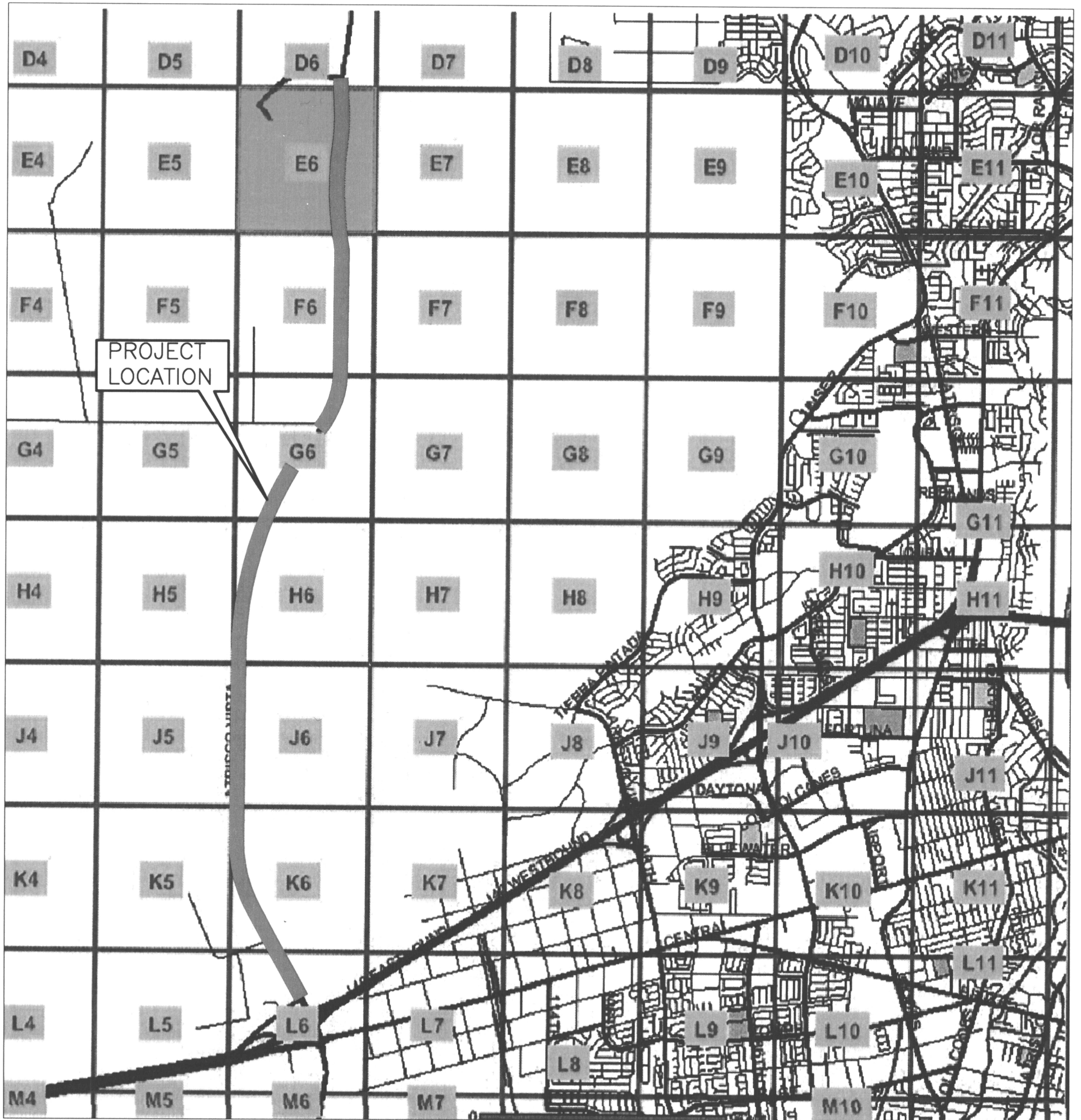
James D. Hinde  
Director of Aviation

P.O. Box 9948

Albuquerque, NM 87119-1048

[www.cabq.gov/airport](http://www.cabq.gov/airport)





Atrisco Vista Blvd. - Albuquerque Aviation Dept., Albuquerque, New Mexico

**MOLZENCORBIN**

**Zone Atlas Map**

**Zones: E6, F6, G6, H6, J6, K6 & L6**



# MOLZENCORBIN

March 1, 2013

Mr. Jack Cloud  
Chairman – Development Review Board  
Planning Department  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, New Mexico 87103

**RE: Sidewalk Variance – Atrisco Vista Blvd. Reconstruction  
City Project 656110  
CN L3095**

ABQ11-15

Dear Mr. Cloud:

We respectfully request that a sidewalk and curb and gutter variance be granted for the above-referenced project. The project is intended to reconstruct Atrisco Vista Blvd. from I-40/West Central Interchange northern project limit to the entrance road into Double Eagle II Airport. The improvements will include two 12-ft driving lanes and 10-ft shoulders with a 6-ft bicycle lane. The improvements replace the existing roadway that has two 13-ft driving lanes with 3-ft shoulders. A copy of the proposed typical section is enclosed. The roadway has been classified as a minor arterial and the design speed has been set at 45 mph.

This project is being partially funded by funding passed through NMDOT from the FHWA. An environmental assessment was prepared and a FONSI issued by the FHWA for the project. Currently, we are working through the City DRC process. The Aviation Department is the lead on the project due to the earmark funding language.

The roadway is in a rural area with no development along the alignment other than the Double Eagle II Airport on the northern portion of the road – north of Shooting Range Park Road. The southern terminus of the project is near the Tempurpedic and Shamrock Foods developments. This project will connect to the improvements made by the NMDOT as part of the I-40/West Central Interchange.

The majority of the road alignment is adjacent to undeveloped property formerly owned by Westland Development and SunCal and now is owned by Western Albuquerque Land Holdings. A master plan was prepared by Westland Development for these adjacent properties, and this portion of the project has been designated as a limited access roadway with access limited to 0.5-mile increments, I believe.

The project is being designed as a new roadway built in the western portion of the existing ROW, replacing the existing section. MRCOG has identified improvement to the roadway to a 4-lane section in the future. Our traffic model did not show warrants for the 4-lane section through the planning period, and the 2-lane alternative was selected and presented in the Phase A/B Location Study as the preferred alternative.

The development schedule of these adjacent properties is not known. The northern portion of the project is adjacent to the Double Eagle II Airport on the west and COA Open Space on the east. Currently, there is no pedestrian traffic along the roadway, and no demand for sidewalk was noted during the public

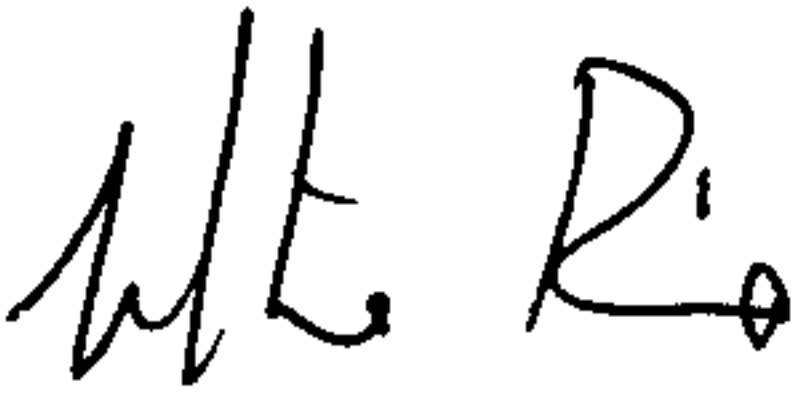
Mr. Jack Cloud  
March 1, 2013  
Page 2

comment period of the environmental assessment or at the public information meeting. As the adjacent areas develop and the intersections are built to service the surrounding development and traffic increases, sidewalk and curb and gutter may needed.

Thank you for your consideration of this request. Please contact me with any questions or comments.

Sincerely,

MOLZEN CORBIN

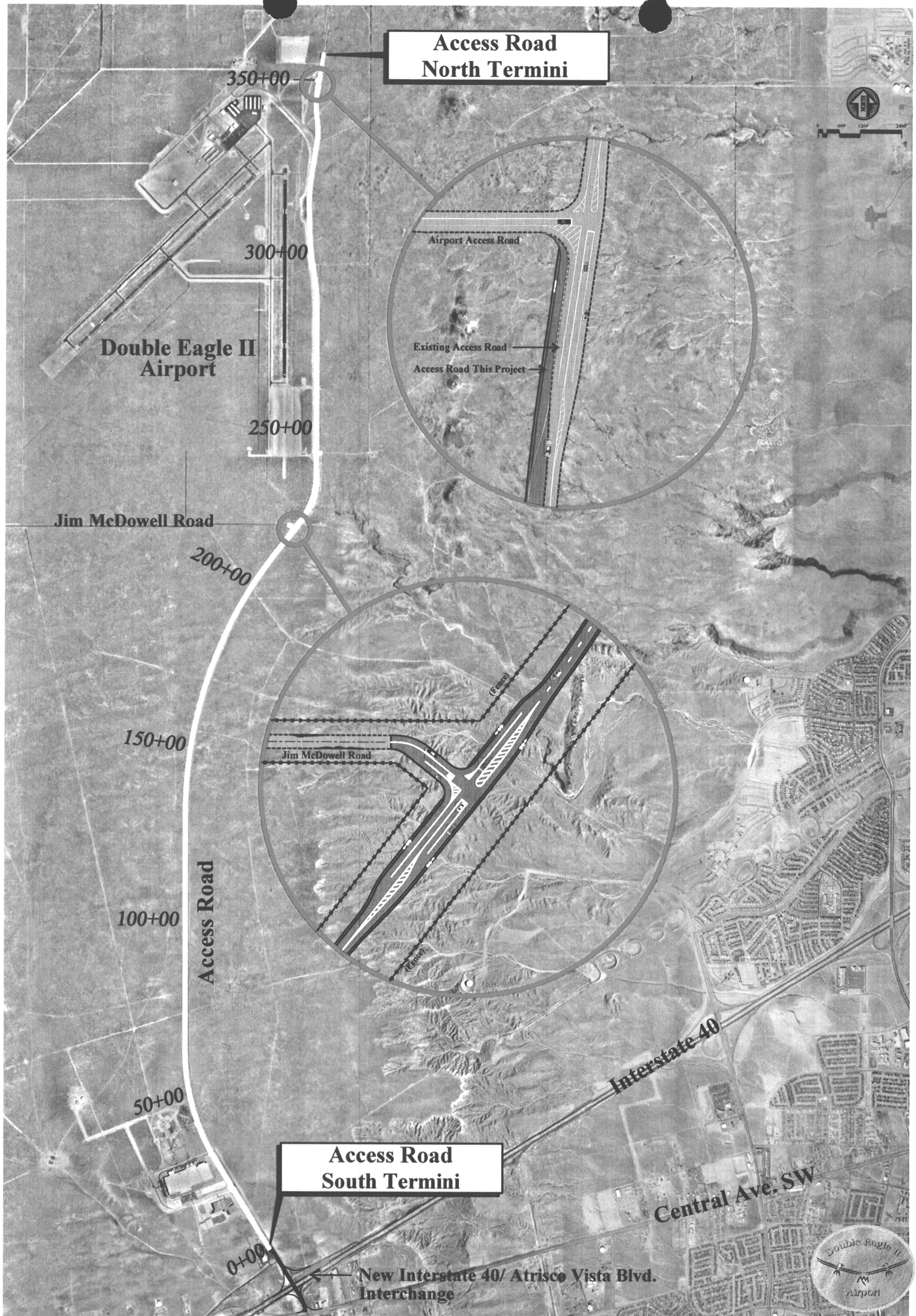
A handwritten signature in black ink, appearing to read "Mike Provine". The signature is stylized and cursive.

Mike Provine, P.E.

JMP:ps  
Enclosures

cc: Mr. Jim Hinde, C.M., Aviation Director, City of Albuquerque



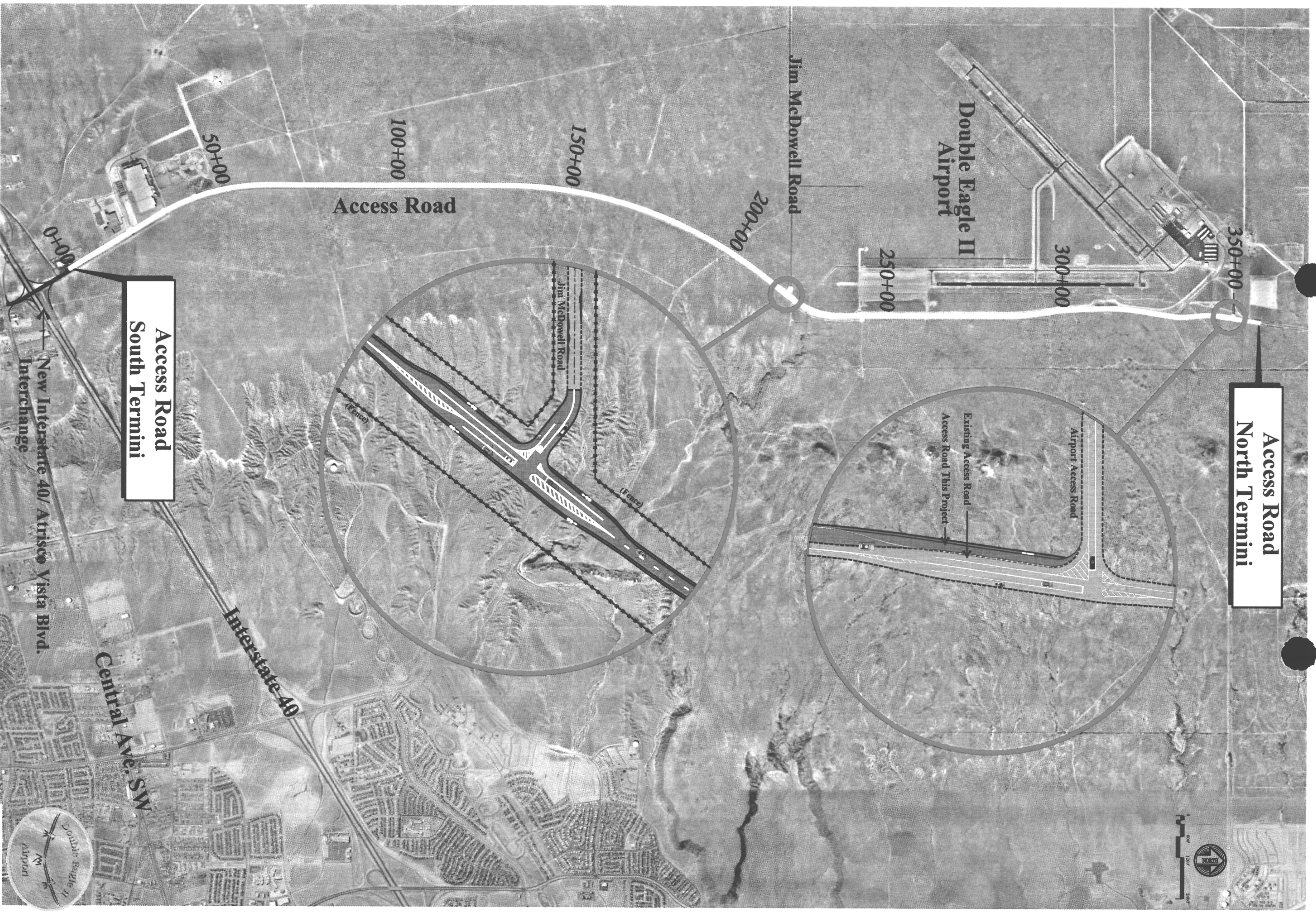


**MOLZENCORBIN**

City Of Albuquerque - Aviation Department  
 Atrisco Vista Blvd. Reconstruction  
 Figure 1-2 - Project Limits







Access Road  
North Termini


Access Road  
South Termini

**MOLZENCORBIN**

City Of Albuquerque - Aviation Department  
Atrisco Vista Blvd. Reconstruction  
Figure 1-2 - Project Limits

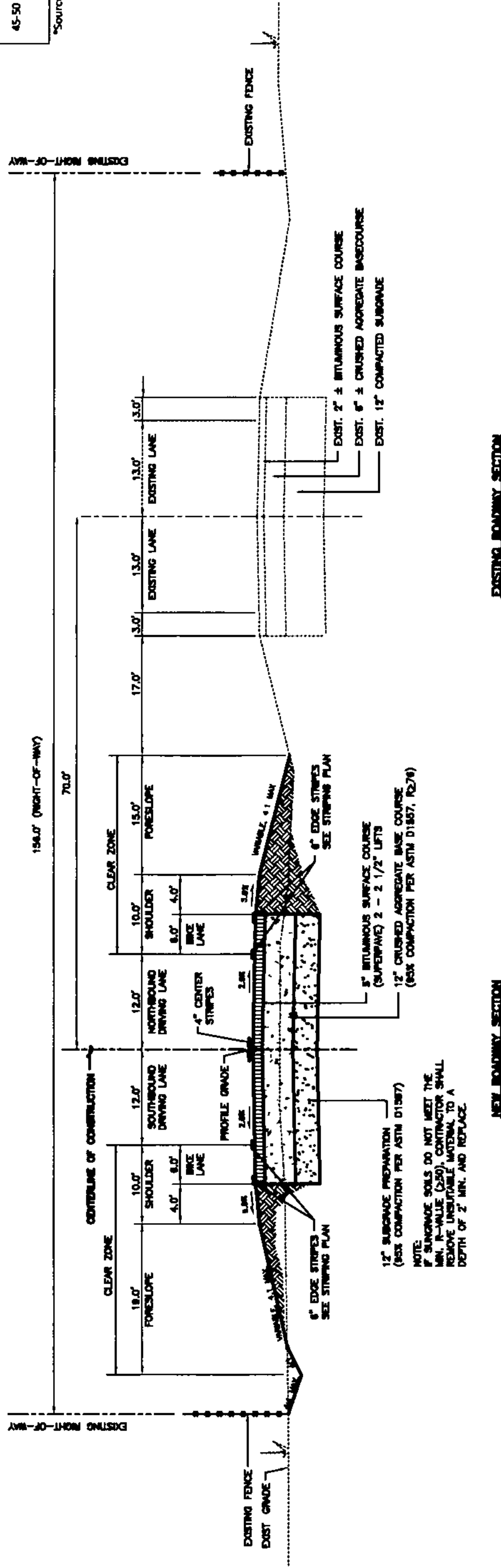




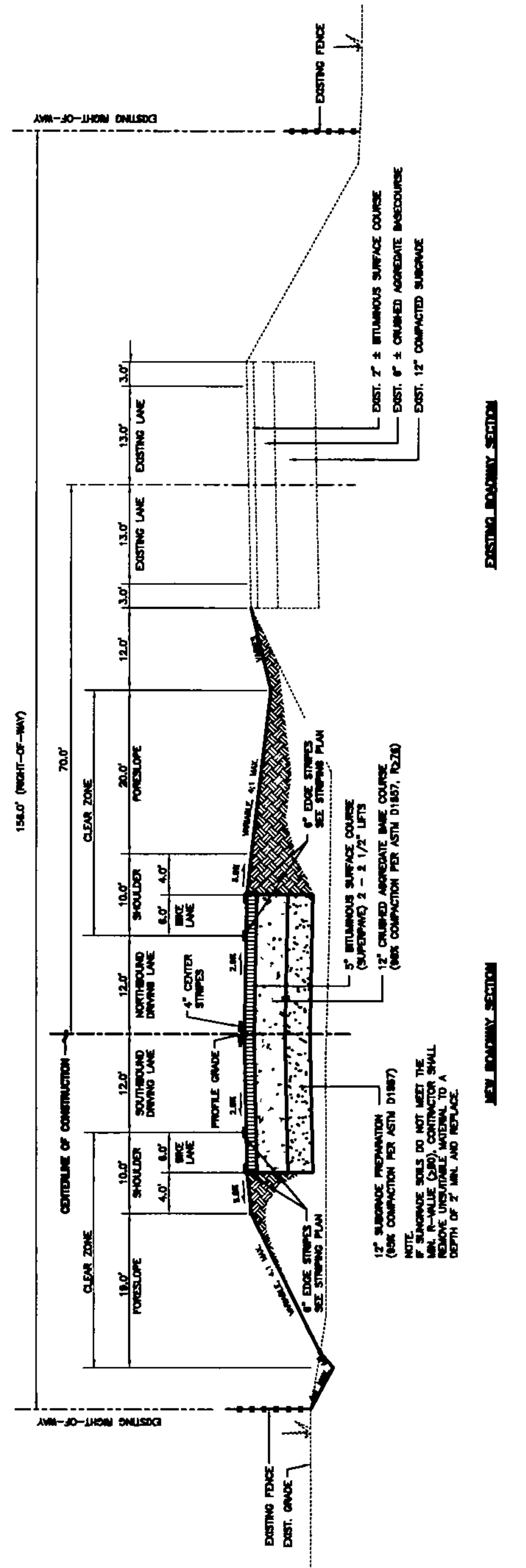
<b>ENGINEER'S SEAL</b> 		DESIGNED BY: CMO DATE: _____ DRAWN BY: CMO DATE: _____ CHECKED BY: JWP DATE: _____						
<b>SURVEY INFORMATION</b> NO. _____ BY _____ DATE _____ EASER: N-150828.004, E-1480100.107, E-15003.543 CMO TO CMO FACTOR: 0.999830580		<b>REVISIONS</b> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>REMARKS</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	REMARKS			
NO.	DATE	REMARKS						
<b>AS BUILT INFORMATION</b> BRANCH MARKS DATE _____ BY _____ CMO TO CMO FACTOR: 0.999830580		<b>PROJECT INFORMATION</b> TITLE: ATRISCO VISTA BLVD RECONSTRUCTION (DOUBLE EAGLE II ACCESS ROAD) TYPICAL PAVEMENT SECTIONS CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP						

Design Speed (mph)	ADT	Fore Slope (%)	Back Slope (%)
45-50	Under 750	5:1 - 4:1	5:1 - 4:1
50-55	750-1500	12:14	8-10
55-60	1500-3000	16-20	12-14
60-65	3000-6000	20-26	14-16
65-70	Over 6000	24-28	18-20

\*Source: 2008 AASHTO Roadside Design Guide, 3rd Edition



ATRISCO VISTA BLVD. TYPICAL PAVEMENT SECTION - STA. 11+30 TO STA. 215+00 & 245+00 TO 311+00  
 SCALE: NONE



ATRISCO VISTA BLVD. TYPICAL PAVEMENT SECTION - STA. 225+00 TO STA. 244+00  
 SCALE: NONE

City Project No. 655110  
 Zone Map No. E-5 & E-6  
 Sheet C-001 of #/##

© COPYRIGHT  
 MC PROJECT NUMBER: 18071-18.008



March 20, 2013