



Supplemental Form (SF)

SUBDIVISION

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

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)

SITE DEVELOPMENT PLAN

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

- 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

- Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

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 2nd 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): David A Aube PHONE: 505-998-6430

ADDRESS: 120 Vassar Street SE, Suite 100 FAX: 505-242-6881

CITY: Albuquerque STATE NM ZIP 87106 E-MAIL: daube@designgroupnm.com

APPLICANT: Jay Rembe, Rembe Urban Design + Development PHONE: (505) 453-7164

ADDRESS: 1718 Central SW, Suite A FAX: _____

CITY: _____ STATE _____ ZIP _____ E-MAIL: rembe.design@gmail.com

Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Variance to DRB ROW Radii

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. _____ 060NMT ADD LOTS 1 AND 2, 18NMT 3 X 4 BLK 60 FRACTIONAL OF LOT 3 X 4 BLK 18 RAYNOLDS ADDITION, LOTS 5 & 6 BLK NEW MEXICO TOWN CO ORIGINAL TOWNSITE & LOTS 5 & 6 BLK 18, 018 RAYNOLDS LTS 7 Subdiv/Addn/TBKA: X 8 X PORT LT7 BLK 60 NMT ADDITION, 009 018 RAYNOLDS ADDITION SO PORT OF LOTS 11 X 12

Existing Zoning: SU-1 Proposed zoning: _____ (same) _____ MRCGD Map No _____

Zone Atlas page(s): K-13 UPC Code: _____ (see attached sheet)

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1009605

CASE INFORMATION:

Within city limits? Yes No Within 1000FT of a landfill? No

No. of existing lots: 12 No. of proposed lots: 1 Total site area (acres): .98 acres

LOCATION OF PROPERTY BY STREETS: On or Near: South side of Silver Ave SW

Between: 8th Street and 9th Street

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

SIGNATURE David A Aube DATE 3-14-17

(Print Name) David A Aube Applicant: Agent:

FOR OFFICIAL USE ONLY

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers _____

Action _____

S.F. _____

Revised: 11/2014

Fees \$ _____

\$ _____

\$ _____

\$ _____

\$ _____

\$ _____

Total \$ _____

Hearing date _____

Staff signature & Date _____

Project # _____

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)** **6 MINOR**
 Scale drawing showing the location of 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
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

NA
NA

DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.


- 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
 Letter briefly describing, explaining, and justifying the deferral or extension
 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.

- VACATION OF PRIVATE EASEMENT (DRB26)**
- 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**
 Zone Atlas map with the entire property(ies) clearly outlined
 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)

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

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

DAVID A AUBE Agent
 Applicant name (print)
 Applicant signature / date


Form revised 4/07

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers _____
- Project # _____ Planner signature / date _____

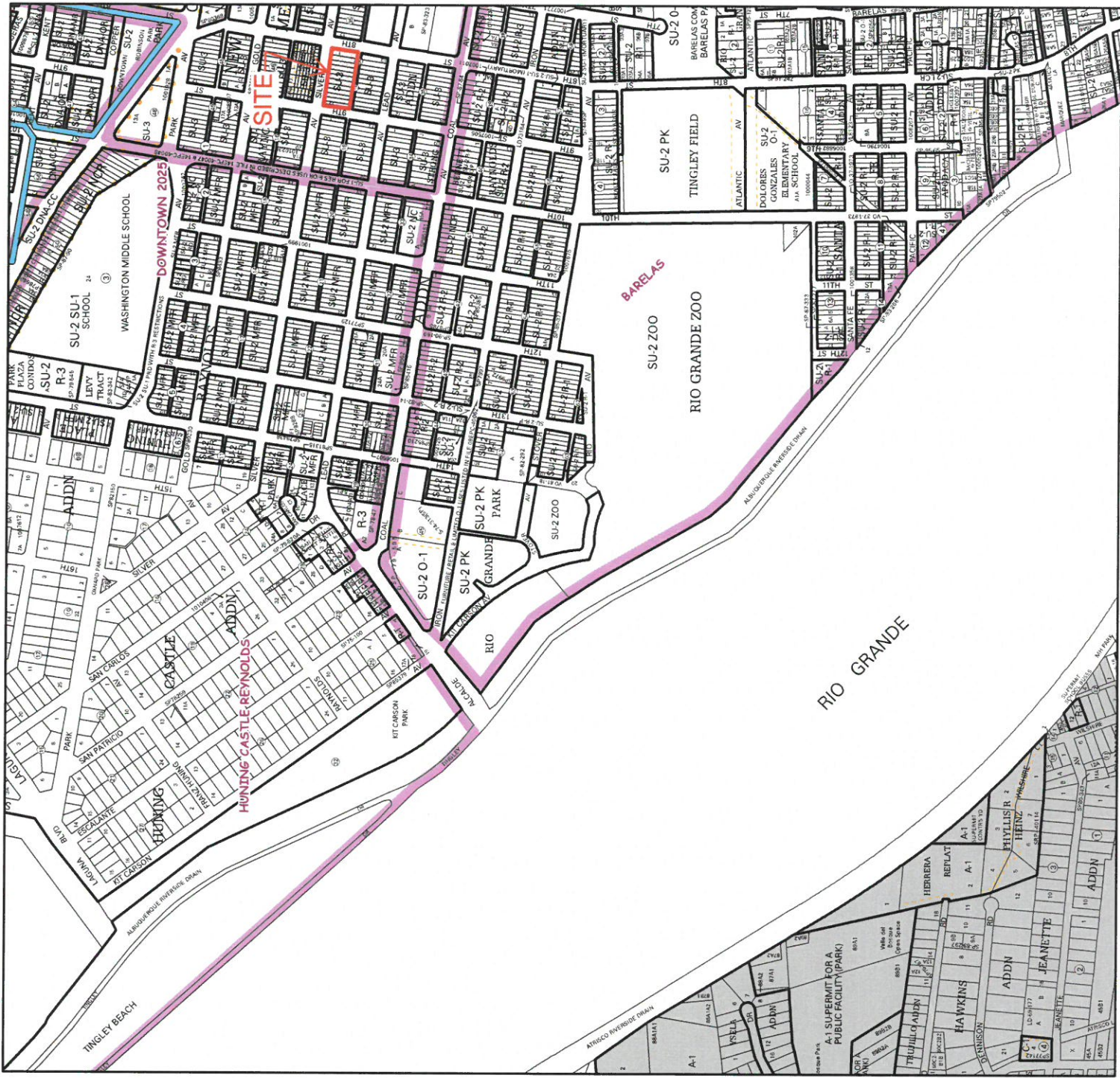
Dave Aube

From: Jay Rembe <rembe@rembedesign.com>
Sent: Monday, March 13, 2017 6:17 PM
To: Dave Aube
Cc: Felipe Rael
Subject: 8th & Silver

David Aube of the Design Group is authorized to act as Agent in the matters related to a Variance Request for right-of-way dedication on City of Albuquerque Development Review Board Case # [1009605](#) Titled GAHP Silver and 8th. The parcels being modified include Lot(s) 1-12, block 60/18, NM Town Co Townsite/ Raynolds Addition

jay rembe-ceo
rembe urban design + development
c: [\(505\)453-7164](tel:(505)453-7164)
f: [\(505\)243-0188](tel:(505)243-0188)
[1718 Central SW, Suite A](#)
[albuquerque nm 87104](#)

www.countryclubplazaabq.com
www.rembedesign.com
www.lospoblanos.com



For more current information and details visit: <http://www.cabq.gov/gis>

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
K-13-Z

SECTOR PLANS

- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone

Selected Symbols

- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone
- Petroglyph Mon.

Albuquerque Geographic Information System

Map amended through: 1/28/2016

0 750 1,500 Feet



13 March 2017

City of Albuquerque
Planning Department
Traffic Engineering Division
600 2nd Street NW
Albuquerque, NM 87102

Attention: Racquel Michel, Traffic Engineering Section Manager
Re: Sterling Downtown, DRB 1009605

Dear Racquel,

We would like to request a variance to DPM Table 23.3.3 requirements for Right of Way dedication for the northeast corner and northwest corner of the subject property. The property is located along Silver Avenue NW, located between 8th Street SW and 9th Street SW.

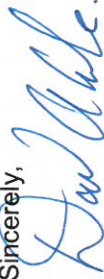
The reason for the variance is to conform to the Design Intent of the Downtown 2025 Sector Development Plan. The Downtown 2025 requests that buildings be pushed as far as possible to the ROW lines.

To further this request we have completed a Stopping Sight Distance Evaluation and based on the 18 MPH Bicycle Boulevard the stopping distance is less than 115'. Placing the vehicle at 15' back from the curb line the sight line does not even pass through the subject property and is fully contained within the public ROW.

Currently there is an ALL WAY STOP condition at the intersection of 8th Street SW and Silver Avenue SW. This would further reduce the design speed used in the evaluation of the stopping sight distance.

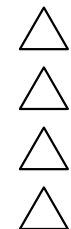
We would like to reduce the ROW radii at 8th and Silver to 5' to contain the proposed ADA curb access ramp, instead of the 25' from Table 23.3.3. We would like to eliminate the ROW dedication all together at 9th and Silver because the sign lines to not pass through the subject site and the ADA curb access ramps can easily fit within the current ROW.

Thanks you for your consideration of this variance request. Please do not hesitate to call with any questions or comments.

Sincerely,


Dave Aube, PE
The Design Group

P:\Civil\2516_GAHP 8th Silver\C2_Agency\Sterling Downtown ROW Variance.doc



SITE INFORMATION

LEGAL DESCRIPTION
060N MT ADD LOTS 1 AND 2, 18NMT3 X 4 BLK 60 FRACTIONAL OF LOT 3 X 4 BLK 18
RAYNOLDS ADDITION, LOTS 5 & 6 BLK 60 NEW MEXICO TOWN CO ORIGINAL TOWNSITE
& LOTS 5 & 6 BLK 18, 018 RAYNOLDS LOTS 7X8XPORT LT7 BLK 60 NMT ADDITION,
009 018 RAYNOLDS X LOT 10, 011 018 RAYNOLDS N PORT L11 L12,
018 RAYNOLDS ADDITION SO PORT OF LOTS 11X12

GROSS BUILDING AREA (GBA):
BUILDING (GROUND FLOOR) = 20,413 SF
TOTAL (ALL FLOORS) = 80,435 SF

BUILDING HEIGHT OVERALL 60' ABOVE FINISHED FLOOR

TOTAL SITE AREA: 42,613 SF = .98 AC

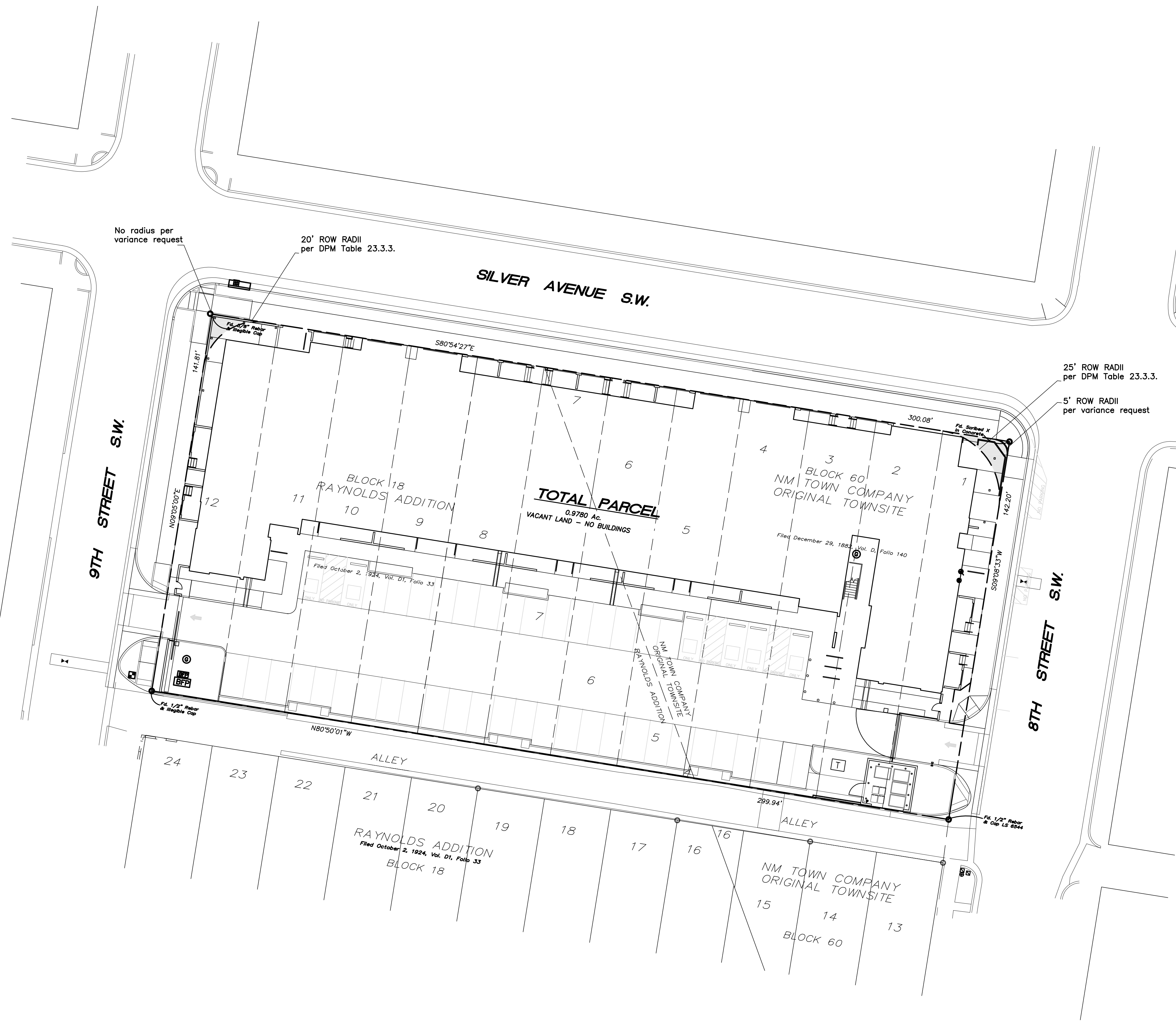
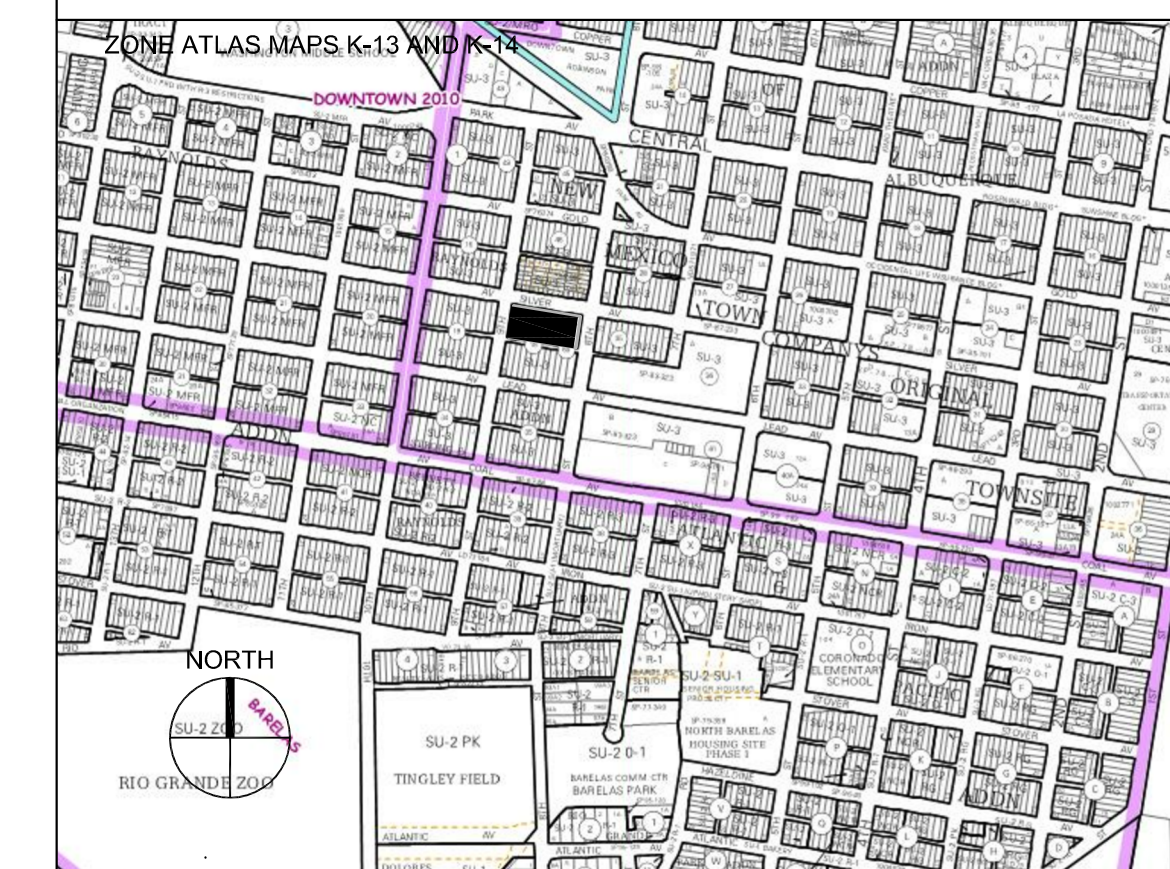
GENERAL SHEET NOTES

SHEET KEYED NOTES

PARKING

BUILDING INFORMATION

VICINITY MAP



Variance Request Exhibit

SITE INFORMATION

LEGAL DESCRIPTION
060N M T ADD LOTS 1 AND 2, 18NMT3 X 4 BLK 60 FRACTIONAL OF LOT 3 X 4 BLK 18 RAYNOLDS ADDITION, LOTS 5 & 6 BLK 60 NEW MEXICO TOWN CO ORIGINAL TOWNSITE & LOTS 5 & 6 BLK 18, 018 RAYNOLDS LTS 7X8XPORT LT7 BLK 60 NMT ADDITION, 009 018 RAYNOLDS X LOT 10, 011 018 RAYNOLDS N PORT L11 L12, 018 RAYNOLDS ADDITION SO PORT OF LOTS 11X12

GROSS BUILDING AREA (GBA):
BUILDING (GROUND FLOOR) = 20,413 SF
TOTAL (ALL FLOORS) = 80,435 SF

BUILDING HEIGHT OVERALL 60' ABOVE FINISHED FLOOR

TOTAL SITE AREA: 42,613 SF = .98 AC

GENERAL SHEET NOTES

1. FIRE SEPARATION BETWEEN FLOORS WILL BE 1 HOURS RATED ASSEMBLIES. PLEASE REFER TO FIRE 2 PLAN FOR FLOOR ASSEMBLY RATING INFORMATION AS WELL AS FOR RATED DEMISING WALL INFORMATION.
2. SECURITY GATES (BOTH PERSONNEL AND VEHICULAR) CAN BE CONTROLLED BY KEYS OR ACCESS CODES LOCATED WITHIN KNOX BOXES.
3. PREMISE IDENTIFICATION WILL BE ADDED PER CITY OF ALBUQUERQUE FIRE DEPARTMENT REQUIREMENTS.
4. ACCESS AND LOADING ZONES WILL BE IDENTIFIED IN THE FIELD PER DIRECTION FROM THE CITY OF ALBUQUERQUE FIRE DEPARTMENT.
5. VEHICLES OR OBSTRUCTIONS SHALL NOT BE LOCATED WITHIN 15' OF A FIRE HYDRANT OR 5' OF THE FDC.

SHEET KEYED NOTES

1. EXISTING STOP SIGN.
2. EXISTING SIGNALIZED INTERSECTION POLE AND MAST ARM. THESE SIGNALS ARE CURRENTLY COVERED AND READ "OUT OF SERVICE"
3. EXISTING 18 MPH SPEED LIMIT SIGN.
4. ON STREET PARKING ALLOWED ON THIS SIDE OF THE STREET.
5. "NO PARKING FIRE LANE" PER THE APPROVED FIRE 1 PLAN

PARKING

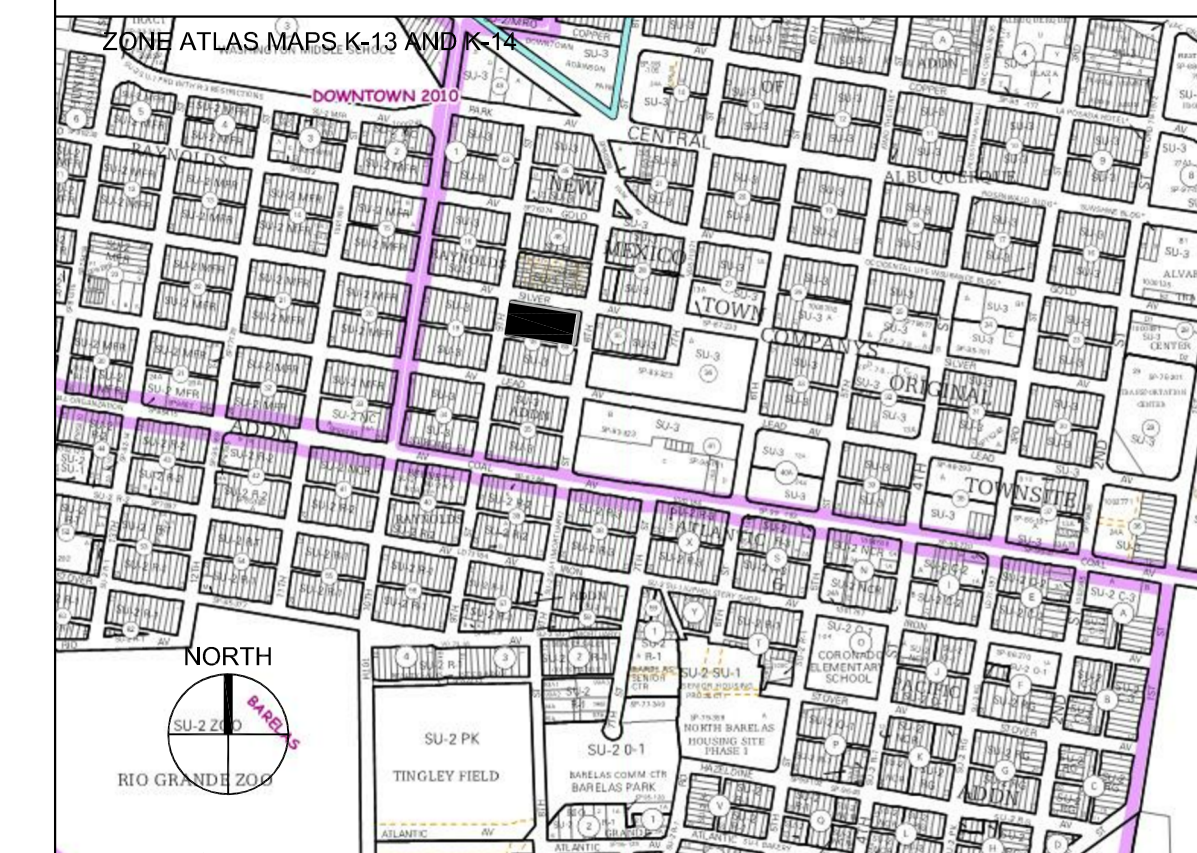
PARKING REQUIRED PER DOWNTOWN 2025 SECTOR DEVELOPMENT PLAN: 0 SPACES
PARKING PROVIDED: 46 SPACES

ACCESSIBLE PROVIDED: 6 SPACES

BUILDING INFORMATION

TOTAL BUILDING AREA = 80,347 SF
LARGEST SPACE BETWEEN DEMISING WALLS 1500 SF LOBBY AREA
TYPE V A CONSTRUCTION
FULLY SPRINKLERED

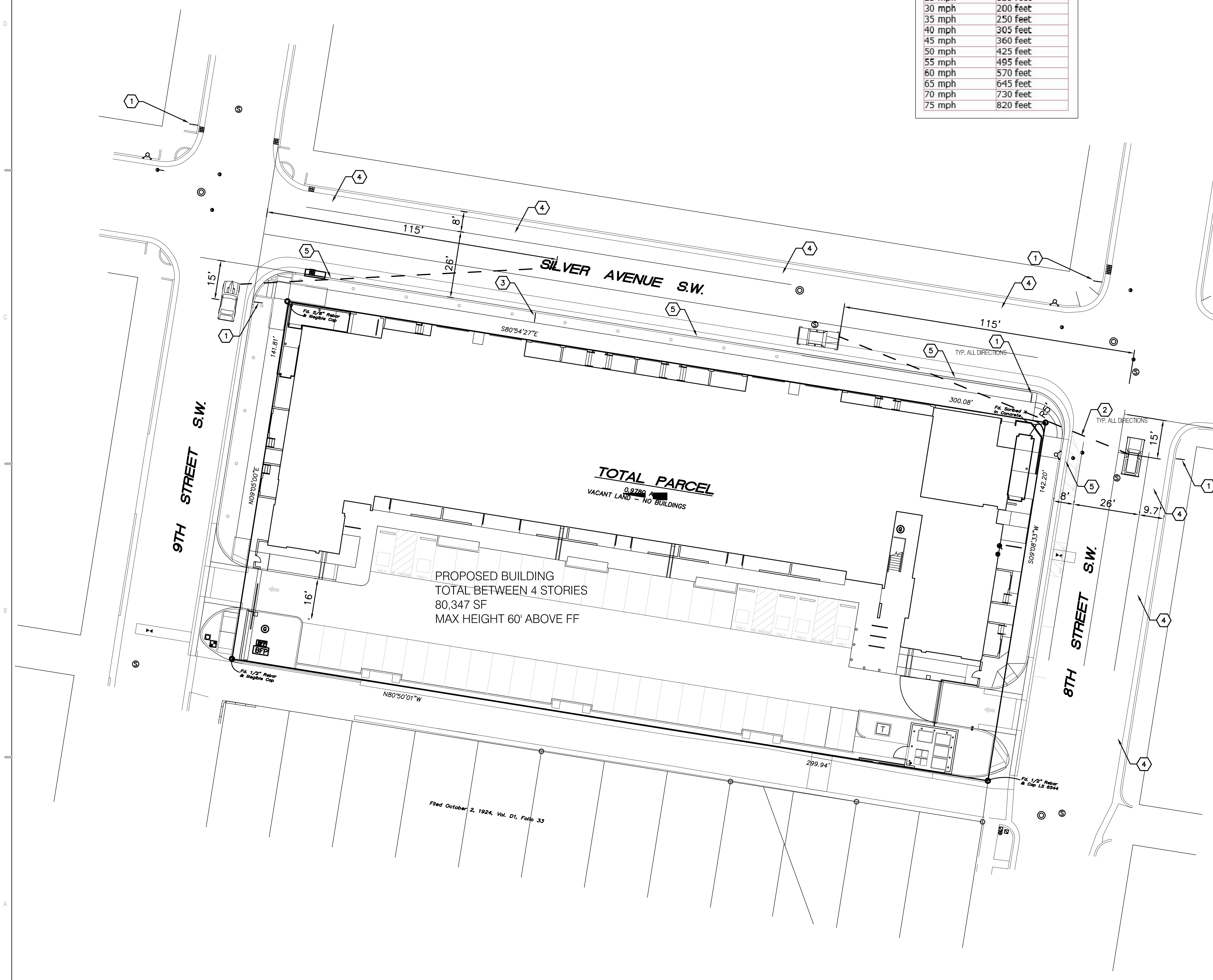
VICINITY MAP



MUTCD TABLE 6C-2

Table 6C-2. Stopping Sight Distance as a Function of Speed

Speed*	Distance
20 mph	115 feet
25 mph	155 feet
30 mph	200 feet
35 mph	250 feet
40 mph	305 feet
45 mph	360 feet
50 mph	425 feet
55 mph	495 feet
60 mph	570 feet
65 mph	645 feet
70 mph	730 feet
75 mph	820 feet



SIGHT DISTANCE DIAGRAM
1" = 20'-0"
0 10' 20' 40'

9TH STREET S.W.

SILVER AVENUE S.W.

8TH STREET S.W.

TOTAL PARCEL
0.9286 AC
VACANT LAND - NO BUILDINGS

PROPOSED BUILDING
TOTAL BETWEEN 4 STORIES
80,347 SF
MAX HEIGHT 60' ABOVE FF

Filed October 2, 1924, Vol. 01, Folio 33