

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
January 22, 2014
DRB Comments**

ITEM # 7

PROJECT # 1009840

APPLICATION # 13-70002/ 70004

RE: Lot 31, Block 3, North Albuquerque Acres Tract 3 Unit 3





The Planning Department would consider a modified Design Variance for reduced right of way/ sidewalk setback from the curb of 4 feet.

A recorded Subdivision Improvements Agreement/ SIA or completion and acceptance of infrastructure is required for Final Plat. Please remove Zoning Note (No. 5) from Final Plat.

Please note that maximum wall height in a residential zone is 8 feet; clear sight triangles need to be demonstrated.

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

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

7. **Project# 1009840**
14DRB-70002 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
14DRB-70004 SUBDN DESIGN
VARIANCE FROM MIN DPM STDS 
- THE GROUP agent(s) for NAVISH LLC request(s) the above action(s) for all or a portion of Lot(s) 31, Block(s) 3, **NORTH ALBUQUERQUE ACRES** zoned RD, located on CARMEL AVE BETWEEN VENTURA BLVD AND VILLAGE AVE containing approximately .88 acre(s). (C-20) **DEFERRED TO 1/22/14.**
8. **Project# 1007140**
14DRB-70006 MAJOR - FINAL PLAT
APPROVAL
- MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Tract 2-A [**TBKA JUAN TABO HILLS Unit 3B**], zoned RD, located on JUAN TABO HILLS BETWEEN MANACHOS AND TIJERAS ARROYO containing approximately 9.54 acre(s). (M-22)**THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR RECORDING INFORMATION AND TO RECORD.**
9. **Project# 1004073**
14DRB-70007 MAJOR - FINAL PLAT
APPROVAL 
- MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Lot(s) 4-A, **JUAN TABO HILLS [TBKA VOLTERRA VILLAGE]** zoned SU-1, located on JUAN TABO HILLS BETWEEN TIJERAS ARROYO GALLANT ROX containing approximately 25.84 acre(s). (M-21 AND 22) **DEFERRED TO 1/22/14.**
10. **Project# 1002739**
14DRB-70005 EXT OF SIA FOR TEMP
DEFR SDWK CONST 
- MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for KB HOME OF NEW MEXICO request(s) the above action(s) for all or a portion of **ANDERSON HEIGHTS Unit(s) 2**, zoned RD, located on 118TH ST SW BETWEEN DENNIS CHAVEZ SW AND GIBSON BLVD SW containing approximately 24.07 acres. (N-8)
- A TWO YEAR EXTENSION TO THE 4-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**
11. **Project# 1002885**
13DRB-70813 EXT OF SIA FOR TEMP
DEFR SDWK CONST 
- GARCIA/KRAEMER & ASSOCIATES agent(s) for PETE DASKALOS request(s) the above action(s) for all or a portion of **OCTILLO SUBDIVISION** zoned R-D 4 DU/ACRE, located on HOLBROOK ST NE BETWEEN ANAHEIM AVE NE AND PASEO DEL NORTE NE containing approximately 24.15 acres. (C-21)) [*Deferred from 1/8/14*]**A TWO YEAR EXTENSION TO THE AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
January 15, 2014
DRB Comments**

ITEM # 7

PROJECT # 1009840

APPLICATION # 13-70002/ 70004

RE: Lot 31, Block 3, North Albuquerque Acres Tract 3 Unit 3

The proposed Design Variance does not appear to be in accordance with accepted principles of site planning for equitable pedestrian access. The Planning Department would consider reduced right of way to minimize sidewalk setback from the curb and allow two sidewalks back to the turnaround.

A recorded Subdivision Improvements Agreement/ SIA or completion and acceptance of infrastructure is required for Final Plat. Please remove Zoning Note (No. 5) from Final Plat.

Please note that maximum wall height in a residential zone is 8 feet and minimum pilaster projection is 2 inches; clear sight triangles need to be demonstrated.

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