



February 26, 2016

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

RE: Santa Monica Estates, Unit 2; Zone Atlas Map: D-18

Dear Mr. Cloud:

Isaacson & Arfman, acting as agents for the Owner of the above referenced site, is submitting a request for approval of Major Subdivision Preliminary Plat, Variance from DPM Standards, and Sidewalk Deferral and Waiver.

The site is located north of Santa Monica Ave., NE and west of Louisiana Blvd, NE, and south of the Santa Monica Estates 88-lot subdivision, currently under construction. The proposed development consists of 24 single-detached units and 3 open space tracts. New easements will be granted for utilities as noted on the preliminary plat.

SIDEWALK DEFERRAL/WAIVER: Sidewalks will be deferred adjacent to lots fronting streets, and sidewalks will be waived on one side of stub street at Laguna Niguel Drive.

JUSTIFICATION: The deferral is requested so that sidewalks are not damaged during home construction. There are no lots fronting at the side of the stub streets where the waiver is requested.

VARIANCE FROM DPM STANDARDS: 1) 15' wide waterline easement; DPM requires 20' feet wide easement. 2) 5' wide sidewalk in Santa Monica Ave; DPM requires 4' wide sidewalks for normal local streets. 3.5' ± landscape buffer in Santa Monica between back of curb and sidewalk; DPM requires 6'.

JUSTIFICATION: 1) The trench prism is only about 6' wide and will be contained within the easement. The easement width was reduced to minimize overlap with the 7.5' PUE. 2) The new sidewalk width and location will match the existing sidewalk to the west and east.

Please let me know if you have any questions regarding this submittal or if you need additional information.

Sincerely,

ISAACSON & ARFMAN, P.A.

Åsa Nilsson-Weber, P.E.

Attachments