

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat (P&F)
- Site Plan for Subdivision (SPS)
- Site Plan for Building Permit (SBP)

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

Site Plans: It is the responsibility of the applicant/agent/developer/owner to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the applicant/agent/developer/owner to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of the building permit plansets.

PROJECT# 1010377
NAME: Lands of Carl Hawkins
AGENT: Arch + Plan Land Use Consultants

Your request was approved on 8-26-10 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed as follows:

Transportation:

ABCWUA:

City Engineer:

Parks and Recreation :


Planning: AMAFCA, with my notes, etc

PLATS:

- Planning must record this plat. Please submit the following items:
 - The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). **RECORDED DATE:**
 - Tax printout from the County Assessor.
 - County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.


ALL SITE PLANS:

- 3 copies of the approved site plan. Include all pages.

5. **Project# 1010332**
15DRB-70139 - PRELIMINARY PLAT
15DRB-70140 TEMPORARY
DEFERRAL OF SIDEWALK
CONSTRUCTION
15DRB-70155 EPC APPROVED SDP
FOR SUBDIVISION 

MARK GOODWIN AND ASSOCIATES P.A. agents for
98TH ST LLC request the referenced/ above actions for
Tract 34D-1-A, **LANDS OF SALAZAR FAMILY**
TRUST, et. al. zoned SU-1/ MIXED USE, located in the
southwest corner of 98TH ST SW and GIBSON BLVD SW
containing approximately 25.17 acres. (N-9) [Deferred from
4/22/15, 5/6/15, 6/10/15] **DEFERRED TO 7/8/15.**

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

6. **Project# 1002202**
15DRB-70223 - FINAL PLAT
APPROVAL 

HUITT-ZOLLARS, INC. agent(s) for WINROCK
PARTNERS, LLC request(s) the above action(s) for all or a
portion of Lot(s) B, Tract(s) A-1-A-1-A-1, **WINROCK
CENTER ADDITION** zoned SU-3 MU-UPT, located on
LOUISIANA BLVD BETWEEN LOUISIANA BLVD
AND PENNSYLVANIA ST NE containing approximately
50.95 acre(s). (J-19) [Deferred from 6/17/15] **THE FINAL PLAT
WAS APPROVED WITH FINAL SIGN-OFF DELEGATED
TO WATER AUTHORITY FOR COMMENTS AND TO
PLANNING.**

7. **Project# 1002478**
15DRB-70192 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

TERRA LAND SURVEYS, LLC agent(s) for PASEO
PARTNERSHIP, LLC request(s) the above action(s) for all
or a portion of Lot(s) 1, **BLUE SKY BUSINESS PARK**
zoned M-2, located on JACS LANE NE BETWEEN LAS
LOMITAS DR NE AND PUEBLO RD NE containing
approximately 4.339 acre(s). (D-16) [Deferred from 5/20/15]
INDEFINITELY DEFERRED.

8. **Project# 1010377**
15DRB-70202 SIDEWALK VARIANCE
15DRB-70203 SUBDN DESIGN
VARIANCE FROM MIN DPM STDS
15DRB-70205 MINOR – PRELIMINARY/
FINAL PLAT

ARCH + PLAN LAND USE CONSULTANTS agent(s) for
ROBERT BRENNEMAN & MAGGIE ANDERSON
request(s) the above action(s) for all or a portion of Tract(s)
1 & INLY PORTION OF TRACT 2, **LANDS OF CARL
HAWKINS** zoned SU-2/LD RA-2, located on CARLOTA
BETWEEN GABALDON AND LOS LUCEROS
containing approximately .31 acre(s). (H-12) [Deferred from
5/27/15, 6/10/15] **INDEFINITELY DEFERRED.**

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT

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DRB Project Number: 1010377
Lands of Carl Hawkins

AGENDA ITEM NO: 08

SUBJECT: Preliminary/ Final Plat, Sidewalk Variance, Subdivision Design Variance

ENGINEERING COMMENTS:

1. No objection to the request.

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: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (PLNG)

SIGNED: Racquel M. Michel, P.E.
Transportation Development
505-924-3630 or rmichel@cabq.gov

DATE: June 24, 2015

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
March 4, 2015
DRB Comments

ITEM # 11

PROJECT # 1010377 APPLICATION # 15-70076

RE: Tracts 1 & 2, Lands of Carl Hawkins

It appears several Subdivision Design Variances will be needed for Carlota Road – refer to comments from Transportation Development.



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



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
- 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 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): ARCH+PLAN LAND USE CONSULTANTS PHONE: 505.980.8365
 ADDRESS: P.O. BOX 25911 FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87125 E-MAIL: arch.plan@comcast.net

APPLICANT: ROBERT BRENNEMAN & MAGGIE ANDERSON PHONE: _____
 ADDRESS: 2928 CARLOTA RD NW FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87104 E-MAIL: _____

Proprietary interest in site: OWNERS List all owners: _____

DESCRIPTION OF REQUEST: VARIANCE REQUEST TO 1) WIDTH OF RIGHT-OF-WAY, 2) WIDTH OF PAVEMENT, 3) LACK OF SIDEWALK, 4) LACK OF CURB AND GUTTER

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. TRACT 1 & WLY PORTION OF TRACT 2 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: LANDS OF CARL HANKINS
 Existing Zoning: SU-2 / LD RA-2 Proposed zoning: N/A MRGCD Map No _____
 Zone Atlas page(s): H-12 UPC Code: 1-012-059-365-446-107-85 (TRACT 1)
1-012-059-368-445-107-90 (TRACT 2, WLY PORTION)

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.):
1010377

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 2 No. of proposed lots: 1 Total site area (acres): .31

LOCATION OF PROPERTY BY STREETS: On or Near: CARLOTA ROAD
 Between: GABALDON RD and LOS LUCEROS RD

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: 3.4.15

SIGNATURE Derrick Archuleta DATE 5.19.15
 (Print Name) DERRICK ARCHULETA Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>150RB - 70202</u>	<u>SV</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>- 70203</u>	<u>SDV</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>CME</u>	_____	\$ <u>20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	<u>- 70205</u>	<u>PEP</u>	_____	\$ <u>215.00</u>
<input checked="" 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	Hearing date <u>May 27, 2015</u>	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	<u>5-19-15</u>	_____	_____	\$ 20.00
	Staff signature & Date	Project # <u>1010377</u>		<u>235.00</u>

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
- Sign Posting Agreement
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

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.

DERRICK ARHULETA

Derrick Arhuleta Applicant name (print) 5-19-15
Applicant signature / date

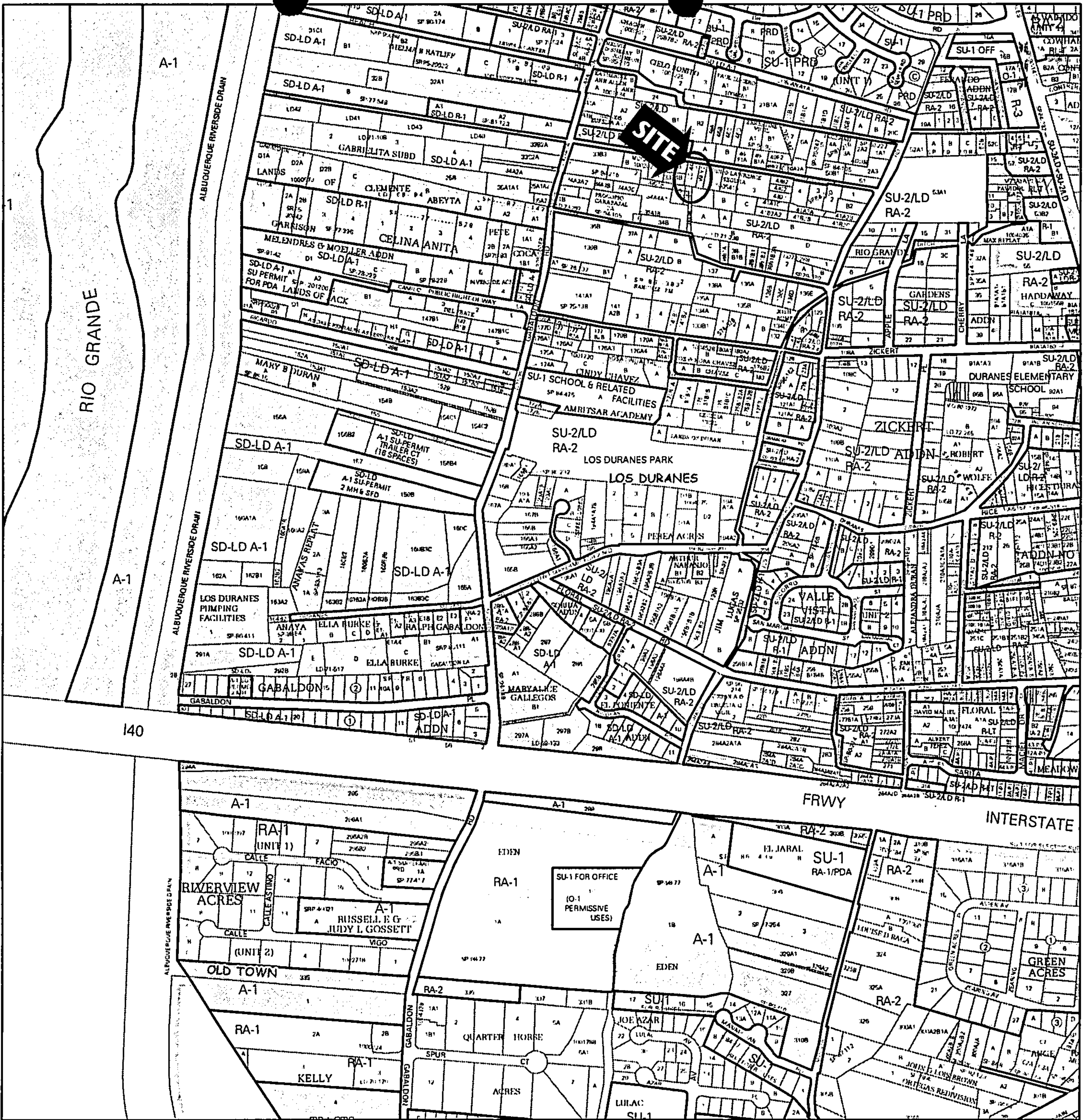


Form revised 4/07

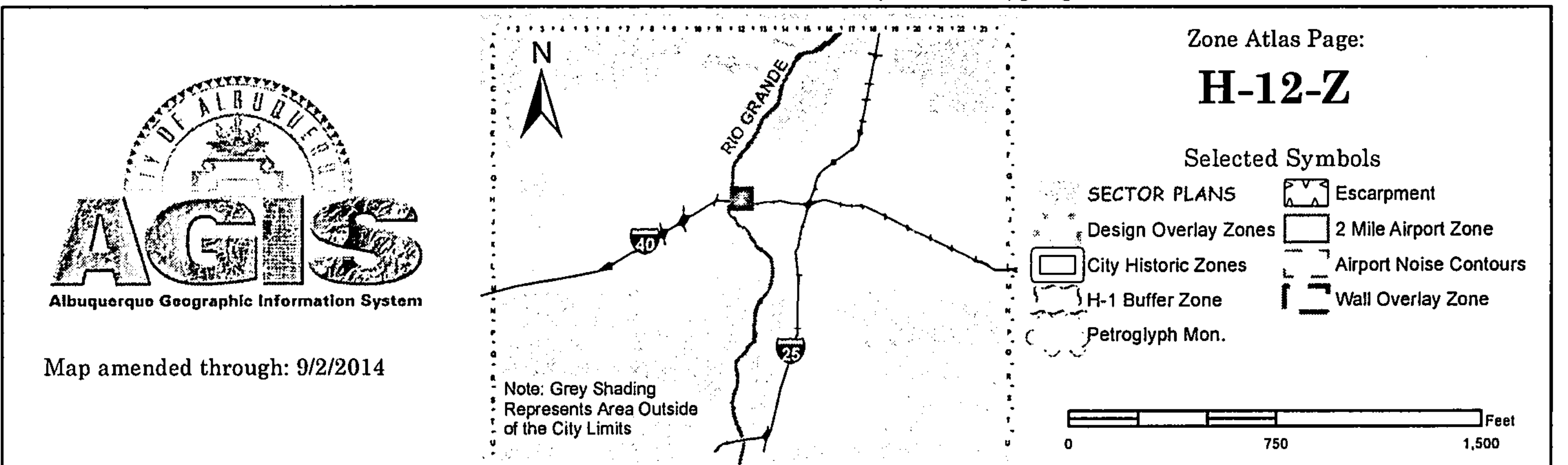
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
15 - DRB - 70202
- - - - - 70203
- - - - -

[Signature] 5-19-15
Planner signature / date
Project # 1010377



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

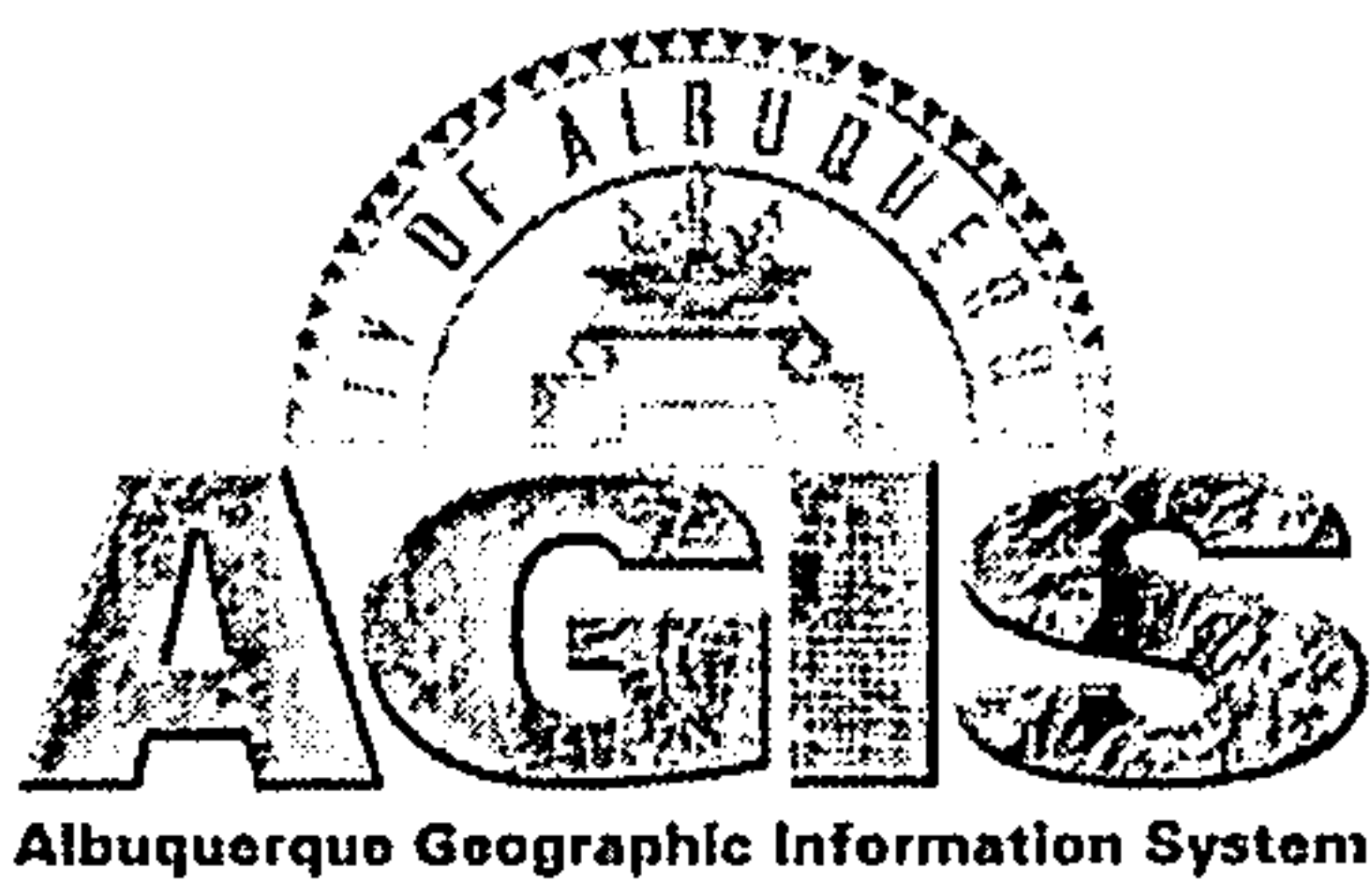


Zone Atlas Page:

H-12-Z

Selected Symbols

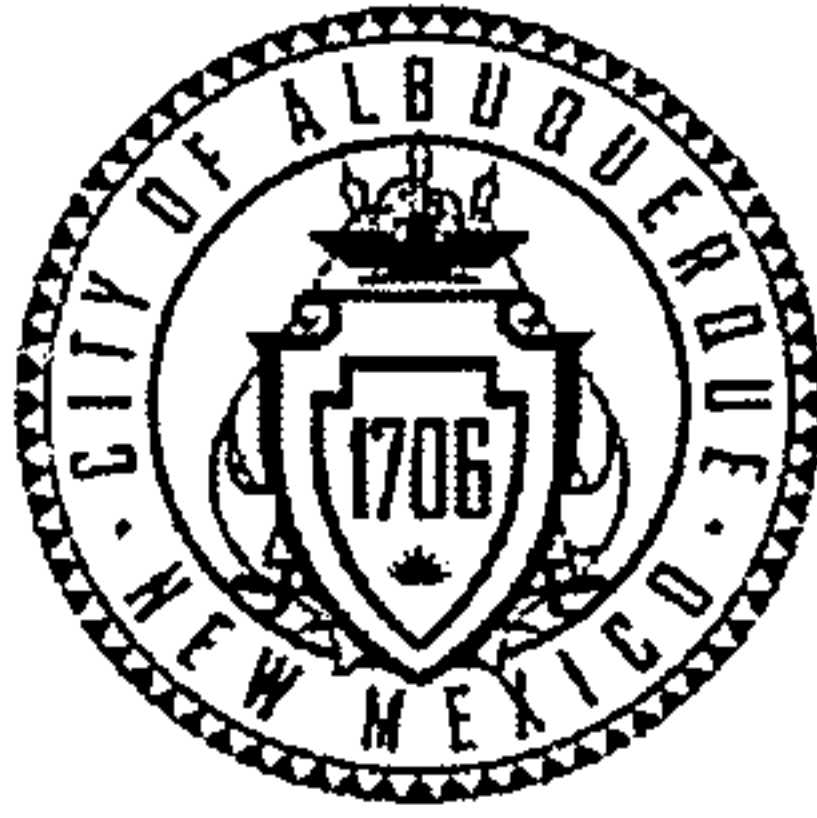
- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone



Map amended through: 9/2/2014

Note: Grey Shading Represents Area Outside of the City Limits

0 750 1,500 Feet



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

April 27, 2015

Derrick Archuleta
Arch + Plan Land Use Consultants
P.O. Box 25911/87125
Phone: 505-980-8365/Fax: 505-563-5501

Dear Derrick:

Thank you for your inquiry of **April 27, 2015** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) – TRACT 1, LANDS OF CARL HAWKINS, WESTERLY PORTION OF TRACT 2, LANDS OF CARL HAWKINS, LOCATED AT 2928 CARLOTA ROAD NW BETWEEN GABALDON ROAD NW AND LOS LUCEROS ROAD NW** zone map **H-12**.

Our records indicate that the **Neighborhood and/or Homeowner Associations and Coalitions** affected by this proposal and the contact names are as follows:

LOS DURANES N.A. "R"

William C. Herring, 3104 Coca Rd. NW/87104 243-4664 (w)
Jose Viramontes, 1317 Gabaldon Dr. NW/87104 239-8449 (w)

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

PLEASE NOTE: The Neighborhood and/or Homeowner Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office.

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION.

!!!Notice to Applicants!!!

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SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected neighborhood and/or homeowner associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describes the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
 - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-**
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- Copies of Letters to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**
- Copies of the certified receipts to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**

Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: **04/27/13** Time Entered: **4:20 p.m.** ONC Rep. Initials: **siw**

**ARCH + PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM
505-980-8365**

May 19, 2015

William C. Herring
Los Duranes Neighborhood Association
3104 Coca Rd NW
Albuquerque NM 87104

RE: 2928 Carlota Rd NW – Subdivision Design Variance

Dear Mr. Herring:

This letter is to inform yourself and the Los Duranes Neighborhood Association that a Subdivision Design Variance from the minimum Development Process Manual (DPM) standards has been submitted to the City of Albuquerque's Development Review Board for 2928 Carlota Road NW.

The property owner would like to consolidate two of their existing tracts in one lot. Tract 1 contains 0.17 acres and the Westerly portion of Tract 2 contains 0.13 acres. The proposed lot will result in a 0.3 acre lot.

The site is currently developed with a single family residence of which the existing lot line bisects the existing house which is the reason for the lot consolidation request.

A Sketch Plat was submitted to the Design Review Board on March 4, 2015 from which comments were provided for the lot consolidation. Transportation Engineering determined that since Carlota Road does not meet today's minimum road standards that variances were needed for the following: 1) width of right-of-way, 2) width of pavement, 3) lack of sidewalk and 4) lack of curb and gutter.

The property is zoned SU-2/LD RA-2 and is governed by the Los Duranes Sector Plan and the North Valley Area Plan which support the request.

If you have any questions or clarifications of the proposed lot consolidation, feel free to contact me.

Sincerely,



Derrick Archuleta, MCRP
Principal

7013 3020 0002 3242 6522

U.S. Postal Service™	
CERTIFIED MAIL™ RECEIPT	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage	\$ 0.49
Certified Fee	\$3.30
Return Receipt Fee (Endorsement Required)	\$2.70
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 6.49

Postmark Here
0106 MAY 19 2015
ALBUQUERQUE NM

Sent To	WILLIAM HERRING
Street, Apt. No., or PO Box No.	3104 COCA RD NW
City, State, ZIP+4	ALBUQUERQUE NM 87104

PS Form 3800, August 2006 See Reverse for Instructions

**ARCH + PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM
505-980-8365**

May 19, 2015

José Viramontes
Los Duranes Neighborhood Association
1317 Gabaldon Dr NW
Albuquerque NM 87104

RE: 2928 Carlota Rd NW – Subdivision Design Variance

Dear Mr. Viramontes:

This letter is to inform yourself and the Los Duranes Neighborhood Association that a Subdivision Design Variance from the minimum Development Process Manual (DPM) standards has been submitted to the City of Albuquerque's Development Review Board for 2928 Carlota Road NW.

The property owner would like to consolidate two of their existing tracts in one lot. Tract 1 contains 0.17 acres and the Westerly portion of Tract 2 contains 0.13 acres. The proposed lot will result in a 0.3 acre lot.

The site is currently developed with a single family residence of which the existing lot line bisects the existing house which is the reason for the lot consolidation request.

A Sketch Plat was submitted to the Design Review Board on March 4, 2015 from which comments were provided for the lot consolidation. Transportation Engineering determined that since Carlota Road does not meet today's minimum road standards that variances were needed for the following: 1) width of right-of-way, 2) width of pavement, 3) lack of sidewalk and 4) lack of curb and gutter.

The property is zoned SU-2/LD RA-2 and is governed by the Los Duranes Sector Plan and the North Valley Area Plan which support the request.

If you have any questions or clarifications of the proposed lot consolidation, feel free to contact me.

Sincerely,



Derrick Archuleta, MCRP
Principal

7009 2820 0002 0726 2737

U.S. Postal Service™	
CERTIFIED MAIL™ RECEIPT	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage	\$ 0.49
Certified Fee	\$3.50
Return Receipt Fee (Endorsement Required)	\$2.70
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 6.49

0106
UNIVERSITY 87196
Postmark Here
MAY 19 2015
ALBUQUERQUE NM

Sent To	JOSE VIRAMONTES
Street, Apt. No., or PO Box No.	1317 GABALDON DR NW
City, State, ZIP+4	ALBUQUERQUE NM 87104

PS Form 3800, August 2006 See Reverse for Instructions

**ARCH + PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM**

April 15, 2015

Mr. Jack Cloud, Chair
City of Albuquerque
Development Review Board
600 2nd St NW
Albuquerque NM

**RE: Sidewalk Variance and Subdivision Design Variance from minimum DPM standard for
Project #1010377 located at 2928 Carlota Rd NW**

Mr. Cloud and members of the Board:

As per comments received from Transportation Development on March 5, 2015 for Sketch Plat review, I would like to request variance consideration for the following: width right-of-way, width of pavement, lack of sidewalk and lack of curb and gutter.

The property owner would like to consolidate two of their existing lots into one tract. Tract 1 contains 0.17 acres and the Westerly portion of Tract 2 contains 0.13 acres. The purpose of the lot consolidation is to eliminate the lot line bisecting their residence.

The property is zone SU-2/LD RA-2 and is governed by the Los Duranes Sector Plan and the North Valley Area plan which support the variance request.

The Los Duranes Sector Plan was adopted in April 2012 by the Albuquerque City Council who have the authority to adopt and amend plans for the physical development of areas within the planning and platting jurisdiction of the City.

Los Duranes is one of the oldest settlements in Albuquerque, dating to the 1770's. The network of narrow winding streets reflect this long history. The Sector Plan was formulated to support the identity of a distinct area within the city. It includes measures to protect the existing built environments while allowing for development that reflect its character.

The Sector Plan codifies the existing narrow residential streets that are characteristic of a historic neighborhood. These unique conditions are codified to support the unique history of the area, its existing development pattern and road network. As a result at the parcel level there are a variety of setbacks, landscape features and parking placements due to the road patterns that exist.

Unlike the majority of the Established Urban Areas of the city as designated by the Albuquerque/Bernalillo County Comprehensive Plan, Los Duranes has developed over a two-century period to create a variety of lot size and configurations, and a unique network of narrow, winding

streets, allys, cul-de-sacs and pathways. These streets are one of the defining features of the development pattern in this portion of the city. They are also considered to slow down traffic and contribute to improved road safety within the neighborhood. Protection of existing narrow streets is therefore warranted. Carlota Road is 1,605 feet long and a width ranging at 12 feet with 3 speed humps.

The Transportation and Circulation section of the Sector Plan acknowledge that narrow roads are a major defining element of the Los Duranes neighborhood. Existing transportation conditions were reviewed in order to assess functionality, safety and character. An inventory was conducted of each of the public street within Los Duranes. The existing street network was recognized as a method to maintain the historic integrity, and supported by residents.

The Vision of the Sector Plan related to Streets and Sidwalks, state that "The narrow streets of Los Duranes are an essential part of our neighborhood character, which have been preserved and maintained in new developments." Implementation strategies specific to streets call for the City to "develop minimum city roadway standards that meet the existing roadway configurations within the Los Duranes plan area."

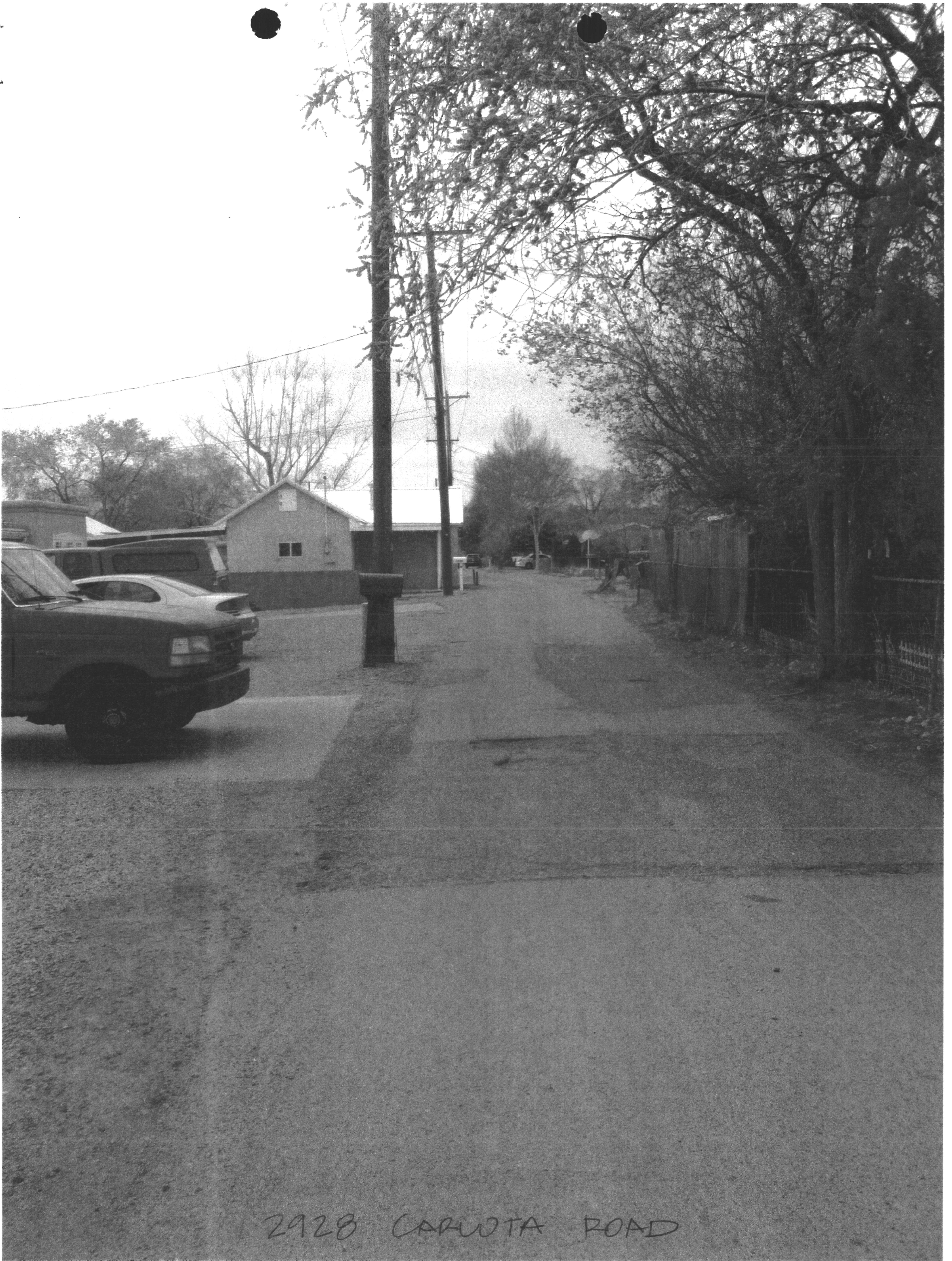
Based on the purpose of the lot consolidation, we believe a variance to the width of right-of-way, width of pavement, lack of sidewalk and lack of curb and gutter should be supported. The request is simply to combine two lots to eliminate the lot line bisecting the existing single family residence. The intent is not to change anything except to clean up the property through the DRB process.

Thank you for your time and consideration of the proposed variance requests.

Sincerely,

A handwritten signature in black ink that reads "Derrick Archuleta". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Derrick Archuleta, MCRP
Principal



2928 CARWOTA ROAD



CABLUTA ROAD

PROJECT #

1010377

15 DRB- 70202 (SV)

15 DRB- 70203 (SDV)

15 DRB- 70205 (P&F)

May 27. 2015

SDV

SV



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
- V Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- P 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 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): ARCH PLAN LAND USE CONSULTANTS PHONE: 505.980.8365
 ADDRESS: P.O. BOX 25911 FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87125 E-MAIL: arch.plan@comcast.net

APPLICANT: ROBERT BRENNEMAN ; MAGGIE ANDERSON PHONE: _____
 ADDRESS: 2928 CARLOTA RD NW FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87104 E-MAIL: _____
 Proprietary interest in site: OWNERS List all owners: _____

DESCRIPTION OF REQUEST: LOT CONSOLIDATION WESTERLY PORTION OF TRACT 2, LANDS OF CARL HAWKINS ; TRACT 1, LANDS OF CARL HAWKINS

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. TRACT 1 ; ONLY PORTION OF TRACT 2 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: LANDS OF CARL HAWKINS
 Existing Zoning: SU-2 Proposed zoning: N/A MRGCD Map No _____
 Zone Atlas page(s): H-12 UPC Code: 1-012-059-365-446-107-85 (TRACT 1)
1-012-059-368-445-107-90 (TRACT 2, ONLY PORTION)

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: 2 No. of proposed lots: 2 Total site area (acres): .31
 LOCATION OF PROPERTY BY STREETS: On or Near: CARLOTA RD NW
 Between: GABALDON RD and LOS LUCEROS RD

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

SIGNATURE Derrick Archuleta DATE _____
 (Print Name) DERRICK ARCHULETA Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>15DRB 70076</u>	<u>SP</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" 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	_____	_____	_____	\$ _____
Hearing date <u>March 4, 2015</u>				Total
_____				\$ <u>0</u>

Staff signature & Date 2-23-15

Project # 1010377

FORM S(3): SUBDIVISION - C.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**
 - ___ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ List any original and/or related file numbers on the cover application

- EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is**

required.

 - ___ Preliminary Plat reduced to 8.5" x 11"
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Copy of DRB approved infrastructure list
 - ___ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - ___ List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

- MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**
 - ___ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - ___ Design elevations & cross sections of perimeter walls **3 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - ___ Copy of recorded SIA
 - ___ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - ___ List any original and/or related file numbers on the cover application
 - ___ DXF file and hard copy of final plat data for AGIS is required.

- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**
 - ___ 5 Acres or more: Certificate of No Effect or Approval
 - ___ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
 - ___ Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - ___ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
 - ___ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - ___ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
 - ___ Infrastructure list if required (**verify with DRB Engineer**)
 - ___ DXF file and hard copy of final plat data for AGIS is required.

- AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

 - ___ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - ___ List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

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

Applicant name (print)

Applicant signature / date



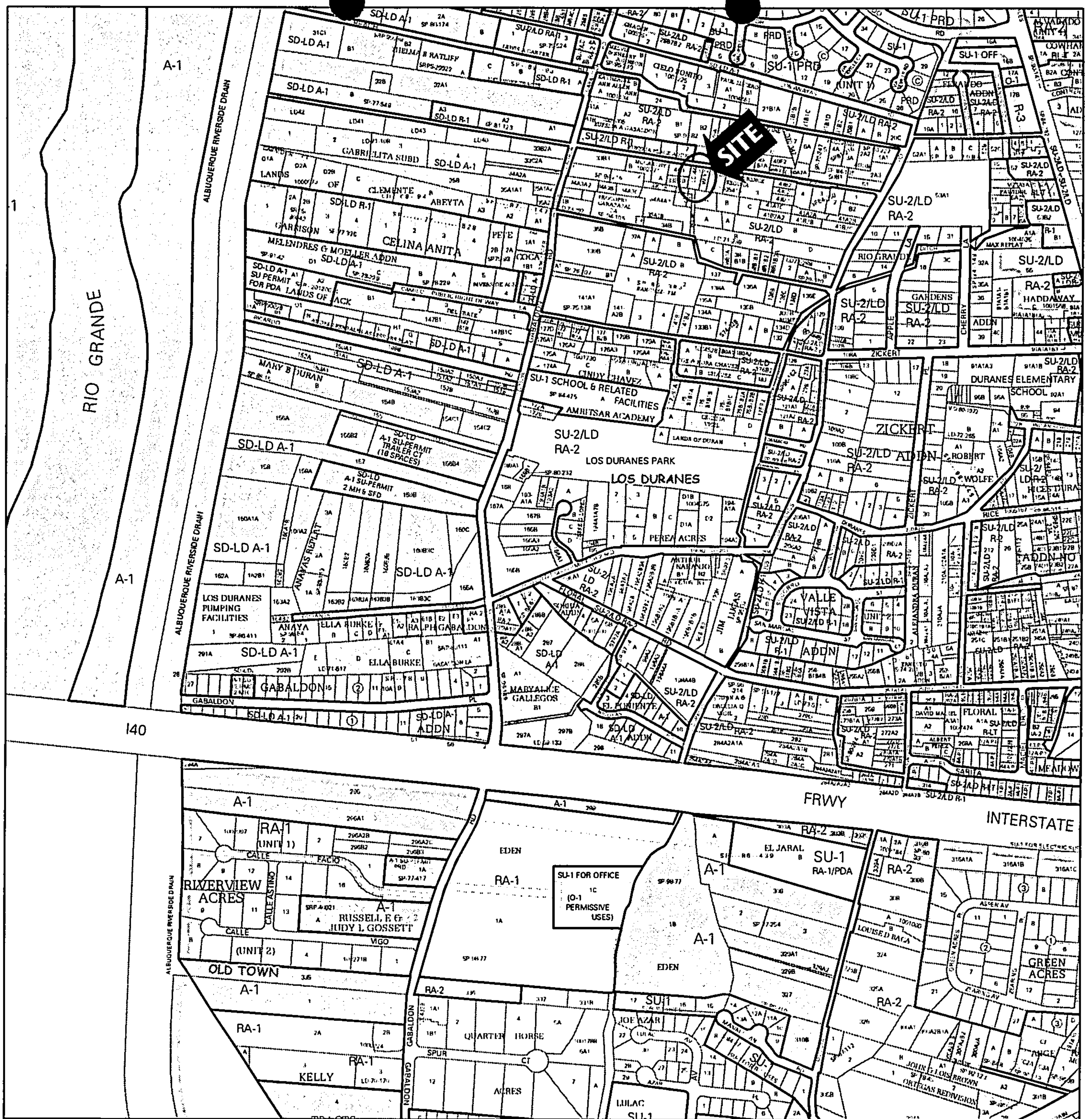
Form revised October 2007

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

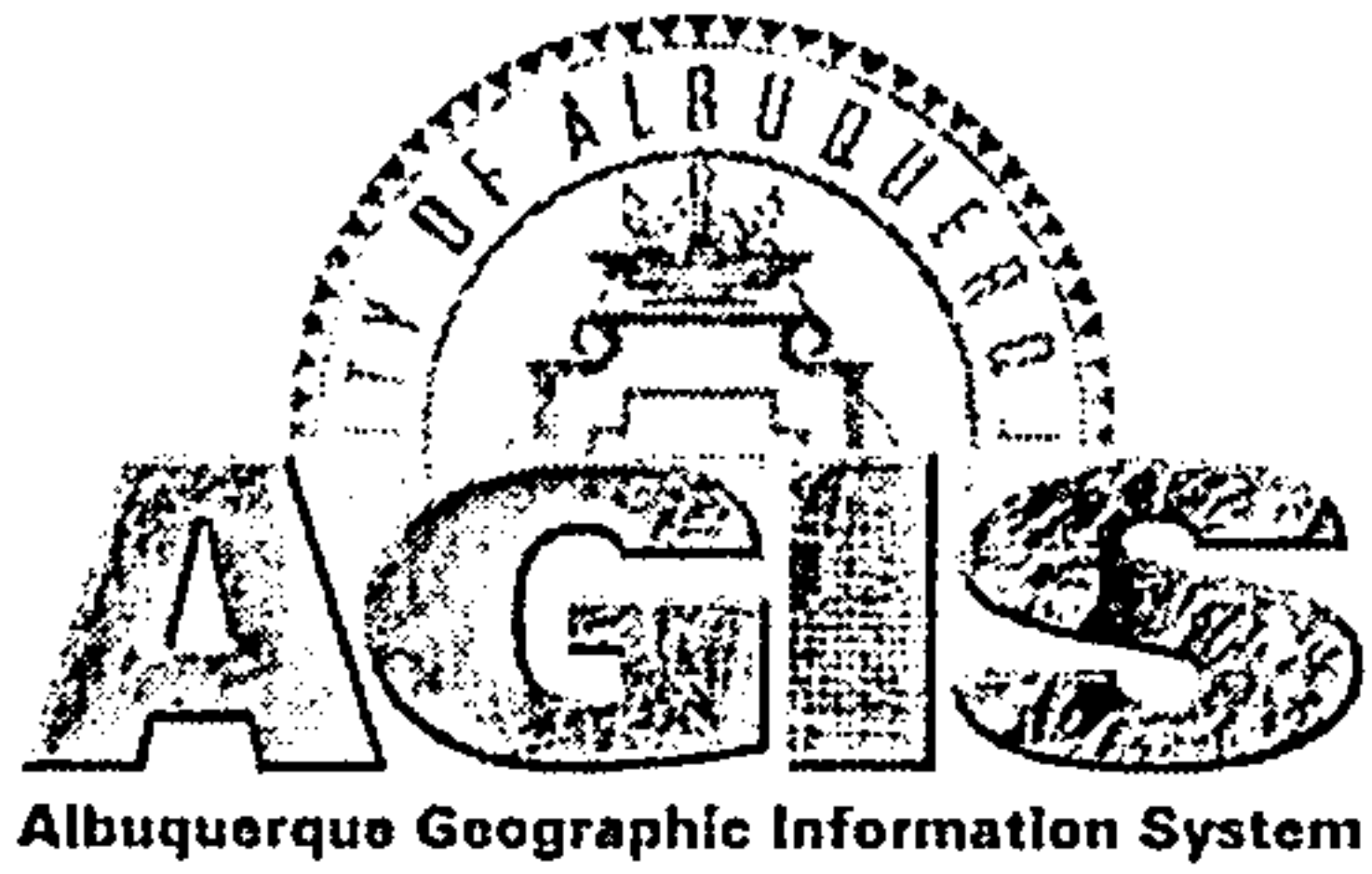
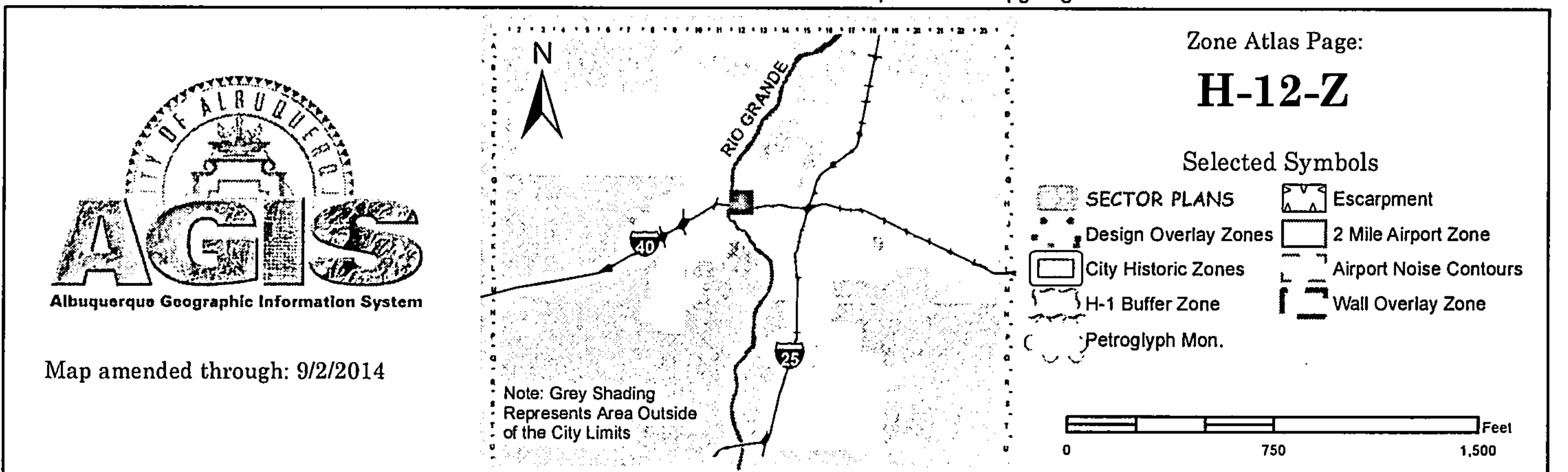
Application case numbers
15 - DRB - 70076

 Project # 1010377

 Planner signature / date 2-23-15



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



Map amended through: 9/2/2014

Note: Grey Shading
Represents Area Outside
of the City Limits

0 750 1,500 Feet

ARCH + PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM

February 19, 2015

Jack Cloud, Chair
City of Albuquerque
Development Review Board
600 2nd St NW
Albuquerque NM

RE: 2928 Carlota Rd NW – Tract 1, Lands of Carl Hawkins and Westerly portion of Tract 2, Lands of Carl Hawkins

Mr. Cloud and members of the Board:

I would like to request Sketch Plat review for a minor subdivision for the above referenced properties.

The property owner would like to consolidate two of their existing lots into one tract. Tract 1 contains 0.17 acres and the Westerly portion of Tract 2 contains 0.13 acres. The proposed lot will result in a 0.3 acre lot.

The site is developed with a single family residence of which the existing lot line bisects the existing house.

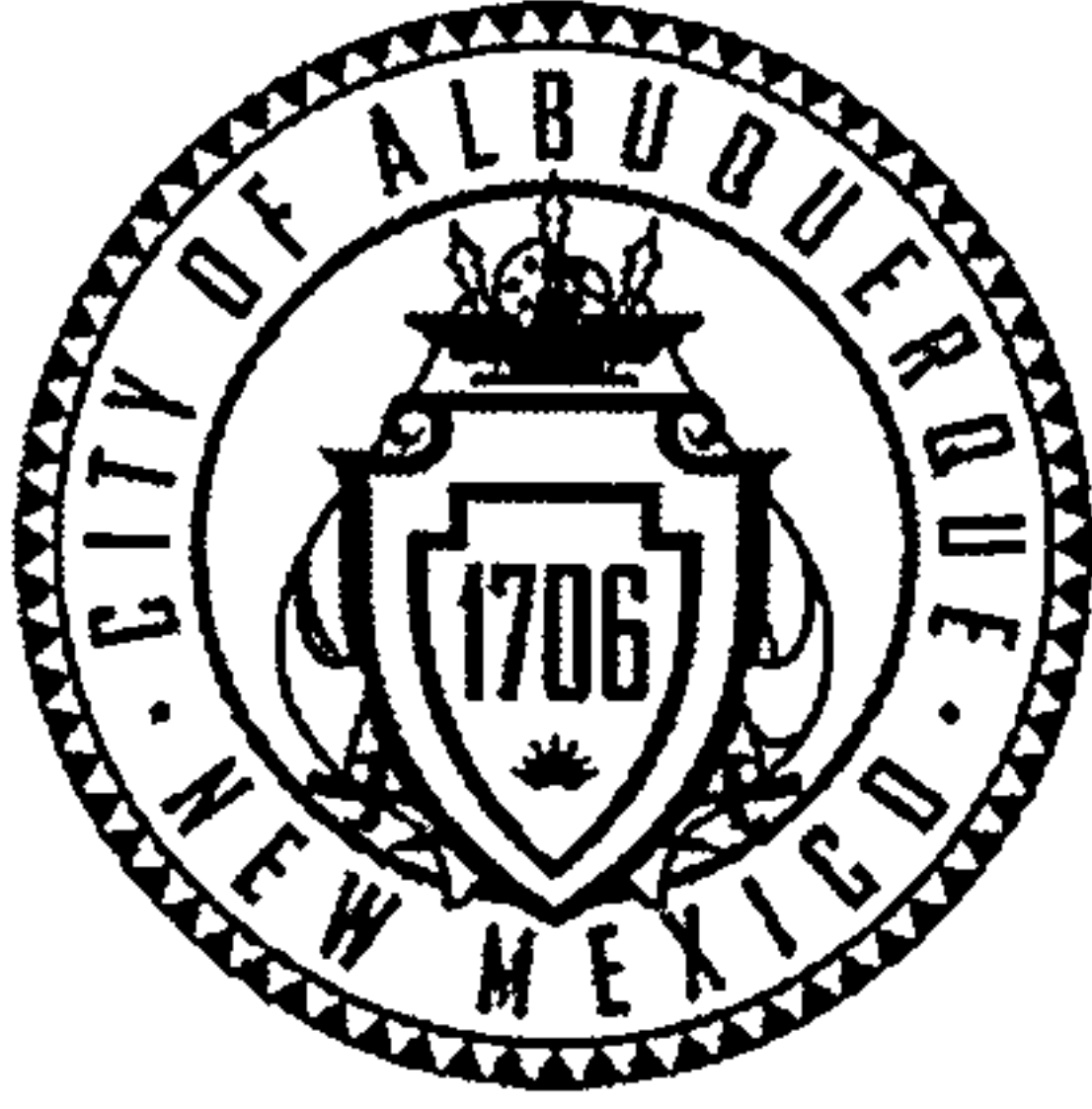
The property is zone SU-2 and is governed by the Los Duranes Sector Plan and the North Valley Area plan which support the request.

If you have any questions or clarifications of the proposed request, feel free to contact me.

Sincerely,



Derrick Archuleta, MCRP
Principal



City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103
Planning Department
Suzanne Lubar, Director

Richard J. Berry, Mayor
Administrative Officer
February 16, 2015

Robert J. Perry, Chief

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation

Project Number(s):

Case Number(s):

Agent: Surv-Tek, Inc.

Applicant: CPP Sierra Vista, LLC

Legal Description: Tract A-3-A, Sierra Vista Shopping center

Zoning: C-2(SC)

Acreage: 14.23 acres

Zone Atlas Page: G-20

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

TREATMENT PLAN REVIEW:

DISCOVERY:

SUPPORTING DOCUMENTATION:

SITE VISIT: n/a

RECOMMENDATION(S):

- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(2)—extensive previous land disturbance).***

M. J. Schmader

Matthew Schmader, PhD
Superintendent, Open Space Division
City Archaeologist

PROJECT#

1010377

March 4. 2015

SK



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1010377

TO:
 ALL MEMBERS

Application No. 15DRB-70202 / 15DRB-70203 /

15DRB-70205

- Jack Cloud, DRB Chairman, Planning Department
- Rita Harmon, P.E., Hydrology
- Racquel Michel, P.E., Transportation Development
- Kris Cadena, P.E., Albuquerque/ Bernalillo Co. WUA
- Carol Dumont, Parks/Municipal Development

NEXT HEARING DATE: 8.20.15

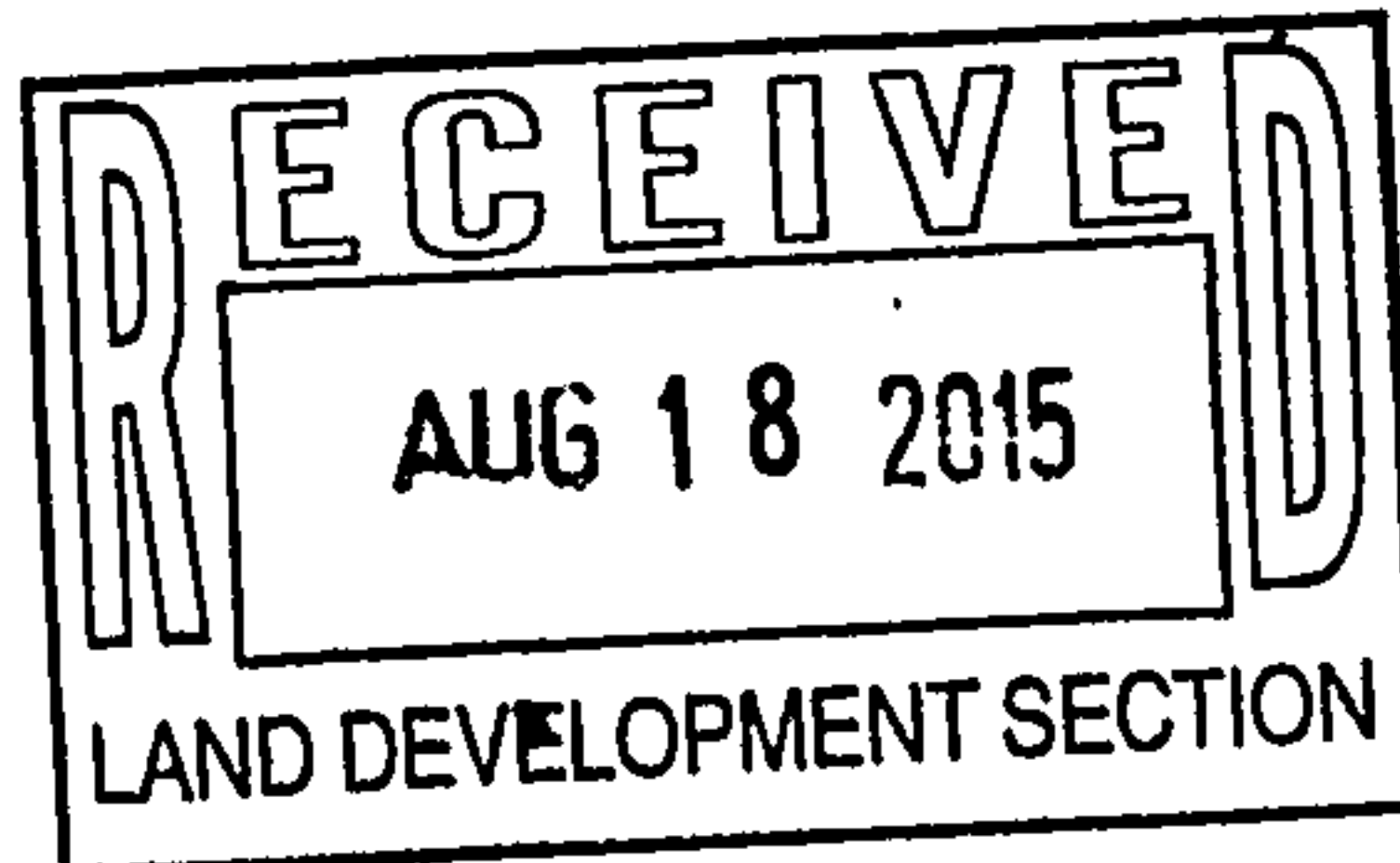
NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING 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: SIDEWALK VARIANCE (15DRB-70202)

SUBD DESIGN VARIANCE FROM MIN. DPM STANDARDS (15DRB-70203)

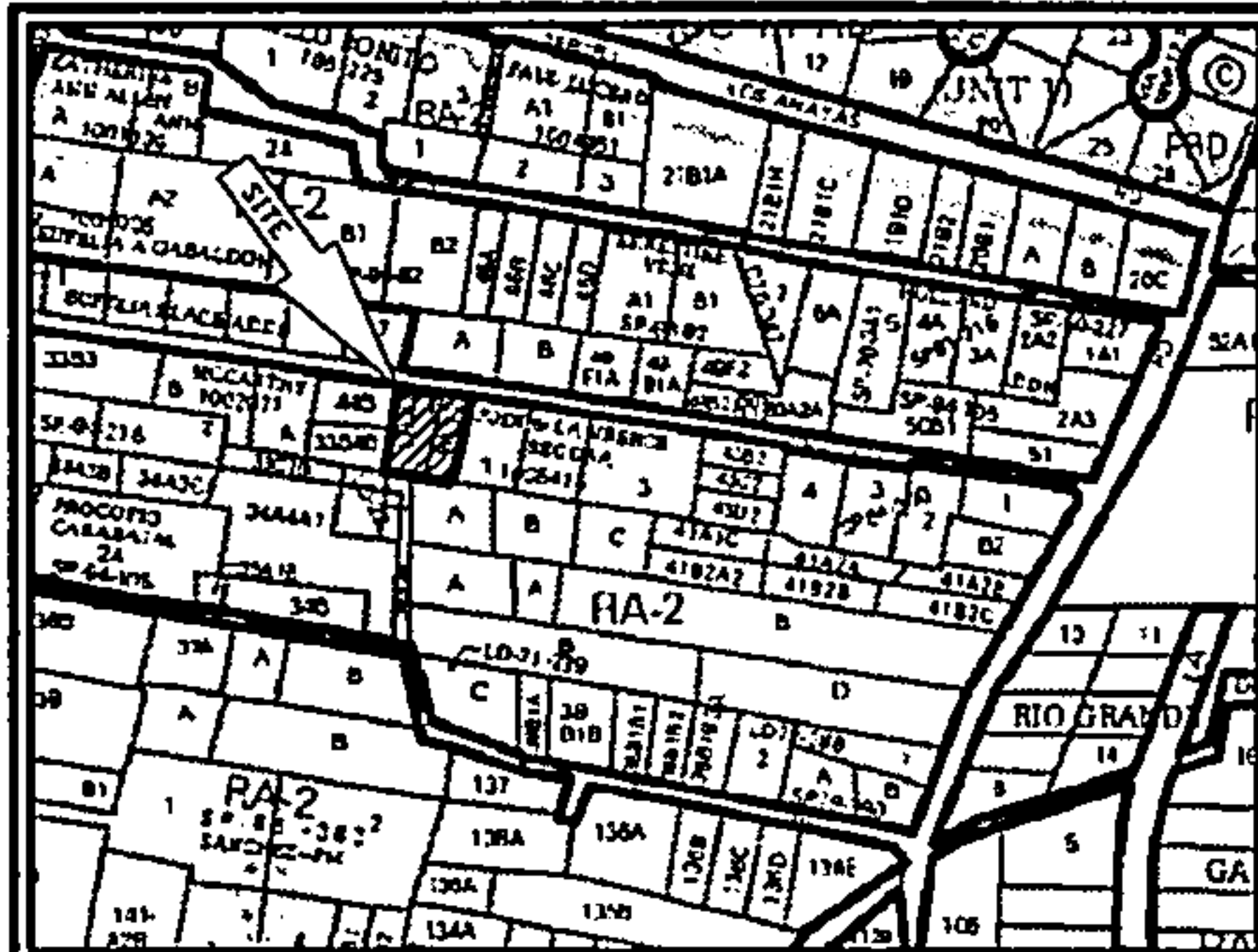
PRELIMINARY/FINAL PLAT (15DRB-70205)

ALL REQUESTS CONSIDERED AT SAME MEETING FOR
LOT CONSOLIDATION



CONTACT NAME: DERRICK ARHULETA

TELEPHONE: 505.980.8365 EMAIL: arch.plan@comcast.net



VICINITY MAP No. H-12



LEGAL DESCRIPTION

A CERTAIN TRACT OF LAND BEING ALL OF TRACT NUMBERED ONE (1) AND THE REMAINING PORTION OF TRACT NUMBERED TWO (2) OF THE PLAT OF TRACTS 1 AND 2, LANDS OF CARL HAWKINS, ALBUQUERQUE, NEW MEXICO AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 23, 1985 IN VOLUME C28, FDLID 142, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, WHENCE CITY OF ALBUQUERQUE CONTROL MONUMENT "7-H13" HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD 1983) N=1,495,777.837 AND E=1,513,953.442 BEARS S. 60 DEG. 40' 19" E., A DISTANCE OF 2640.90 FEET, RUNNING THENCE N. 80 DEG. 31' 27" W., A DISTANCE OF 104.39 FEET TO THE SOUTHWEST CORNER; THENCE N. 08 DEG. 31' 33" E., A DISTANCE OF 126.02 FEET TO THE NORTHWEST CORNER, BEING A POINT ON THE SOUTHERLY LINE OF CARLOTA ROAD; THENCE S. 80 DEG. 44' 57" E., ALONG THE SOUTHERLY LINE OF CARLOTA ROAD, A DISTANCE OF 110.22 FEET TO THE NORTHEAST CORNER; THENCE S. 11 DEG. 10' 13" W., A DISTANCE OF 126.49 FEET TO THE SOUTHEAST CORNER AND PLACE OF BEGINNING CONTAINING 0.3109 ACRES MORE OR LESS.

**PLAT OF
TRACT 1-A
LANDS OF CARL HAWKINS**

WITHIN
TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 12, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2015

PROJECT NUMBER: _____

APPLICATION NUMBER: _____

UTILITY APPROVALS:

PUBLIC SERVICE COMPANY OF NEW MEXICO _____ DATE _____

NEW MEXICO GAS COMPANY _____ DATE _____

QWEST CORPORATION D/B/A CENTURYLINK QC _____ DATE _____

COMCAST _____ DATE _____

CITY APPROVALS:

CITY SURVEYOR _____ DATE _____

*REAL PROPERTY DIVISION (CONDITIONAL) _____ DATE _____

**ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) _____ DATE _____

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____

ABCWUA _____ DATE _____

PARKS AND RECREATION DEPARTMENT _____ DATE _____

AMAFCA _____ DATE _____

CITY ENGINEER _____ DATE _____

ORB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO COMBINE THE REMAINING PORTION OF LOT 2 LANDS OF JODI AND LAWRENCE SEGURA AND TRACT 1 LANDS OF CARL HAWKINS INTO 1 LOT AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES:

- 1: UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: TOTAL AREA OF PROPERTY: 0.3109 ACRES.
- 4: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- 5: DISTANCES ARE GROUND, BEARINGS ARE GRID.
- 6: BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- 7: DATE OF FIELD WORK: DECEMBER 2014
- 8: NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. QWEST D/B/A CENTURYLINK for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgear, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM), QWEST D/B/A CENTURYLINK and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, QWEST D/B/A CENTURYLINK and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

DATE _____

ACKNOWLEDGMENT

STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS _____, DAY OF _____, 20____.

BY: _____
OWNERS NAME

MY COMMISSION EXPIRES: _____ BY: _____
NOTARY PUBLIC

SURVEYORS CERTIFICATE:

STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO, THIS _____ DAY OF _____, 2015

ANTHONY L. HARRIS, P.S. # 11463

ALBES HARRIS SURVEYING, INC. PHONE: (505) 889-8056
2411-B MONROE STREET N.E. FAX: (505) 889-8645
ALBUQUERQUE, NEW MEXICO 87110

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UPC# _____

PROPERTY OWNER OF RECORD: _____

BERNALILLO CO. TREASURER'S OFFICE: _____

PLAT OF
TRACT 1-A
LANDS OF CARL HAWKINS

WITHIN
TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 12, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2015

CARLOTA ROAD N.W.
20' R/V PER FIELD MEASUREMENTS

(S 80°44'57" E)
S 80°44'57" E
110.22'
(110.22')

EDGE OF ASPHALT

ESTATE CURB

FND #4 R/B
W/CAP PS 11463

TRACT 14-B
M.R.G.C.D. MAP No. 35

N 08°31'33" E
126.02'

WOOD FENCE

C.P.

RESIDENCE
No. 2928

CONCRETE
DRIVE

13.58'

20.88'

2.50'

13.90'

TRACT 1-A
0.3109 AC.

METAL
SPYD

(126.49')
126.49'
S 11°10'13" W
(S 11°10'13" W)

LOT 1
LANDS OF JODI AND LAWRENCE SEGURA
FILED SEPTEMBER 5, 2007
BOOK 2007C, PAGE 230

...
D.D. LOT LINE TO BE
ELIMINATED BY THIS PLAT

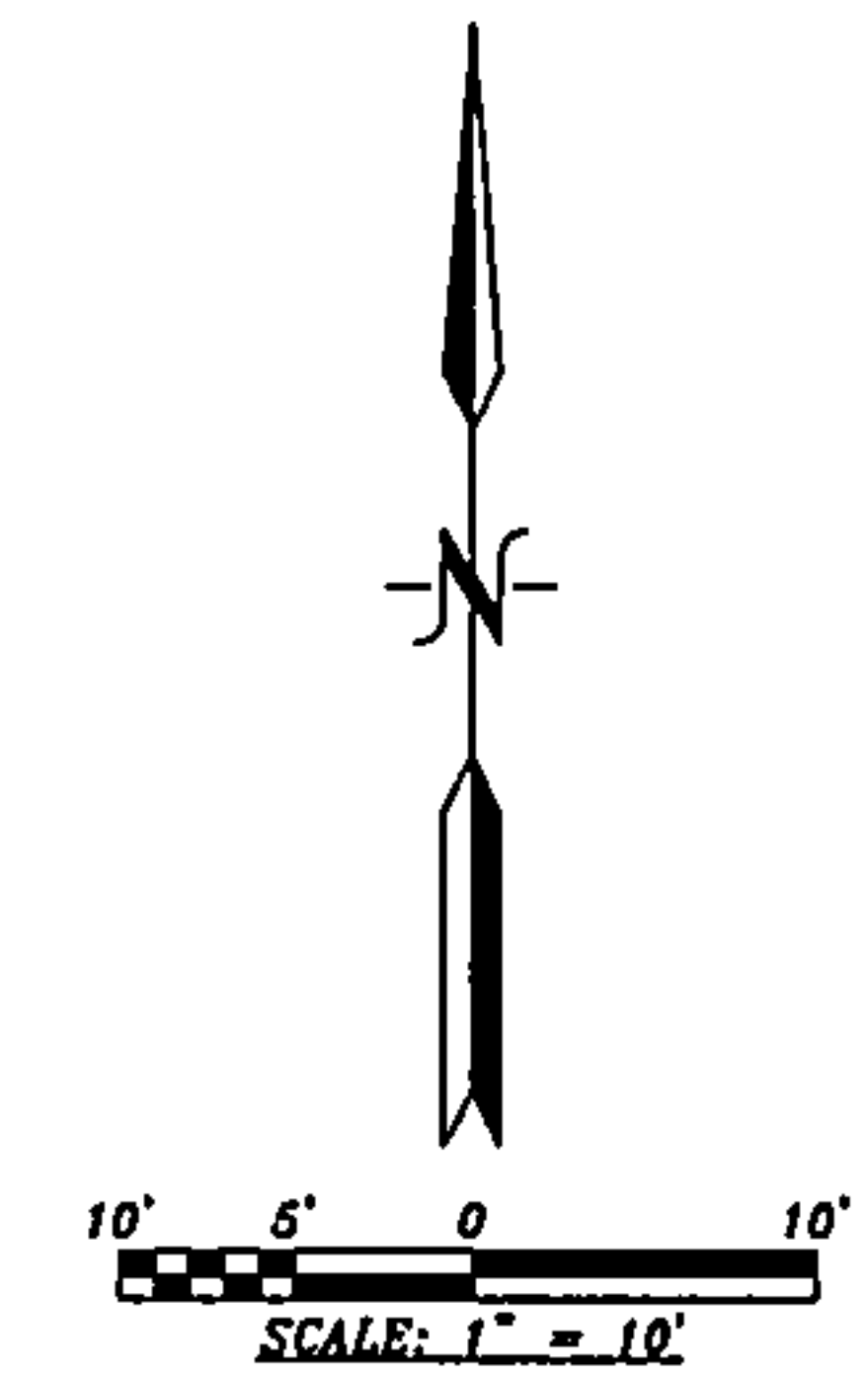
104.39'
N 80°31'27" W

LOT A
LAND OF IGNACITA MAESTES
FILED AUGUST 18, 1977
BOOK 813, PAGE 81

FND #4 R/B
W/CAP PS 11463

2640.90' (GROUND)
S 60°40'19" E (GRID)

ACS STATION "7-H13"
N=1,495,777.837
E=1,513,953.442
GRD TO GRID=0.999684760
 $\Delta\alpha = -00^{\circ} 14' 35.56''$
CENTRAL ZONE, NAD 1983

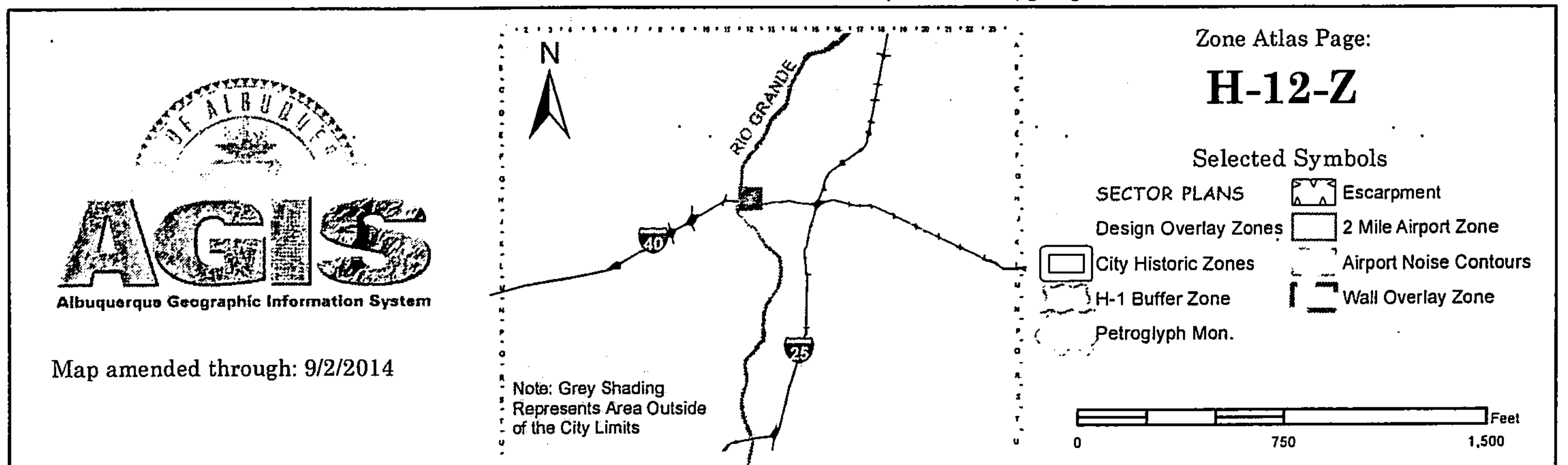


14-0644.DWG (DECEMBER, 2014)

HBS HARRIS SURVEYING, INC. PHONE: (505) 889-8056
4112-B MONROE STREET N.E. FAX: (505) 889-8645
ALBUQUERQUE, NEW MEXICO 87110



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



Zone Atlas Page:

H-12-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

AGIS
Albuquerque Geographic Information System

Map amended through: 9/2/2014

Note: Grey Shading Represents Area Outside of the City Limits

0 750 1,500 Feet

ARCH + PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM

August 18, 2015

Jack Cloud, Chair
City of Albuquerque
Development Review Board
600 2nd St NW
Albuquerque NM

RE: PROJECT #1010377/15DRB-70205/15DRB-70203/15DRB-70202

2928 Carlota Rd NW – Tract 1, Lands of Carl Hawkins and Westerly portion of Tract 2, Lands of Carl Hawkins

Mr. Cloud and members of the Board:

I would like to request Preliminary/Final Plat review for a minor subdivision for the above referenced properties. At the June 24, 2015 meeting, the Board indefinitely deferred the case subject to addressing both Subdivision Design Criteria variances and Preliminary/Final Plat at the same meeting.

At the March 24, 2015 Sketch Plat meeting it was determined that several Subdivision Design Variances would be required for this request. They are to be considered under the following 15-DRB-70202 (Sidewalk variance) and 15DRB-70203 (Subdivision Design Variances from minimum DPM standards).

The property owner would like to consolidate two of their existing tracts in one tract. Tract 1 contains 0.17 acres and the Westerly portion of Tract 2 contains 0.13 acres. The proposed lot will result in a 0.3 acre lot.

The site is developed with a single family residence of which the existing lot line bisects the existing house.

The property is zoned SU-2/LD RA-2 and is governed by the Los Duranes Sector Plan and the North Valley Area Plan which support the request.

Thank you for your time and consideration of the proposed request.

Sincerely,



Derrick Archuleta, MCRP

**ARCH + PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM**

August 18, 2015

Mr. Jack Cloud, Chair
City of Albuquerque
Development Review Board
600 2nd St NW
Albuquerque NM

RE: Sidewalk Variance (15DRB-70202) and Subdivision Design Variance from minimum DPM standard (15DRB-70203) for Project #1010377 (DRB15-70205) located at 2928 Carlota Rd NW

Mr. Cloud and members of the Board:

As per comments received from Transportation Development on March 5, 2015 for Sketch Plat review, I would like to request variance consideration for the following: width right-of-way, width of pavement, lack of sidewalk and lack of curb and gutter.

The property owner would like to consolidate two of their existing lots into one tract. Tract 1 contains 0.17 acres and the Westerly portion of Tract 2 contains 0.13 acres. The purpose of the lot consolidation is to eliminate the lot line bisecting their residence.

The property is zone SU-2/LD RA-2 and is governed by the Los Duranes Sector Plan and the North Valley Area plan which support the variance request.

The Los Duranes Sector Plan was adopted in April 2012 by the Albuquerque City Council who have the authority to adopt and amend plans for the physical development of areas within the planning and platting jurisdiction of the City.

Los Duranes is one of the oldest settlements in Albuquerque, dating to the 1770's. The network of narrow winding streets reflect this long history. The Sector Plan was formulated to support the identity of a distinct area within the city. It includes measures to protect the existing built environments while allowing for development that reflect its character.

The Sector Plan codifies the existing narrow residential streets that are characteristic of a historic neighborhood. These unique conditions are codified to support the unique history of the area, its existing development pattern and road network. As a result at the parcel level there are a variety of setbacks, landscape features and parking placements due to the road patterns that exist.

Unlike the majority of the Established Urban Areas of the city as designated by the Albuquerque/Bernalillo County Comprehensive Plan, Los Duranes has developed over a two-century period to create a variety of lot size and configurations, and a unique network of narrow, winding

streets, allys, cul-de-sacs and pathways. These streets are one of the defining features of the development pattern in this portion of the city. They are also considered to slow down traffic and contribute to improved road safety within the neighborhood. Protection of existing narrow streets is therefore warranted. Carlota Road is 1,605 feet long and a width ranging at 12 feet with 3 speed humps.

The Transportation and Circulation section of the Sector Plan acknowledge that narrow roads are a major defining element of the Los Duranes neighborhood. Existing transportation conditions were reviewed in order to assess functionality, safety and character. An inventory was conducted of each of the public street within Los Duranes. The existing street network was recognized as a method to maintain the historic integrity, and supported by residents.

The Vision of the Sector Plan related to Streets and Sidewalks, state that "The narrow streets of Los Duranes are an essential part of our neighborhood character, which have been preserved and maintained in new developments." Implementation strategies specific to streets call for the City to "develop minimum city roadway standards that meet the existing roadway configurations within the Los Duranes plan area."

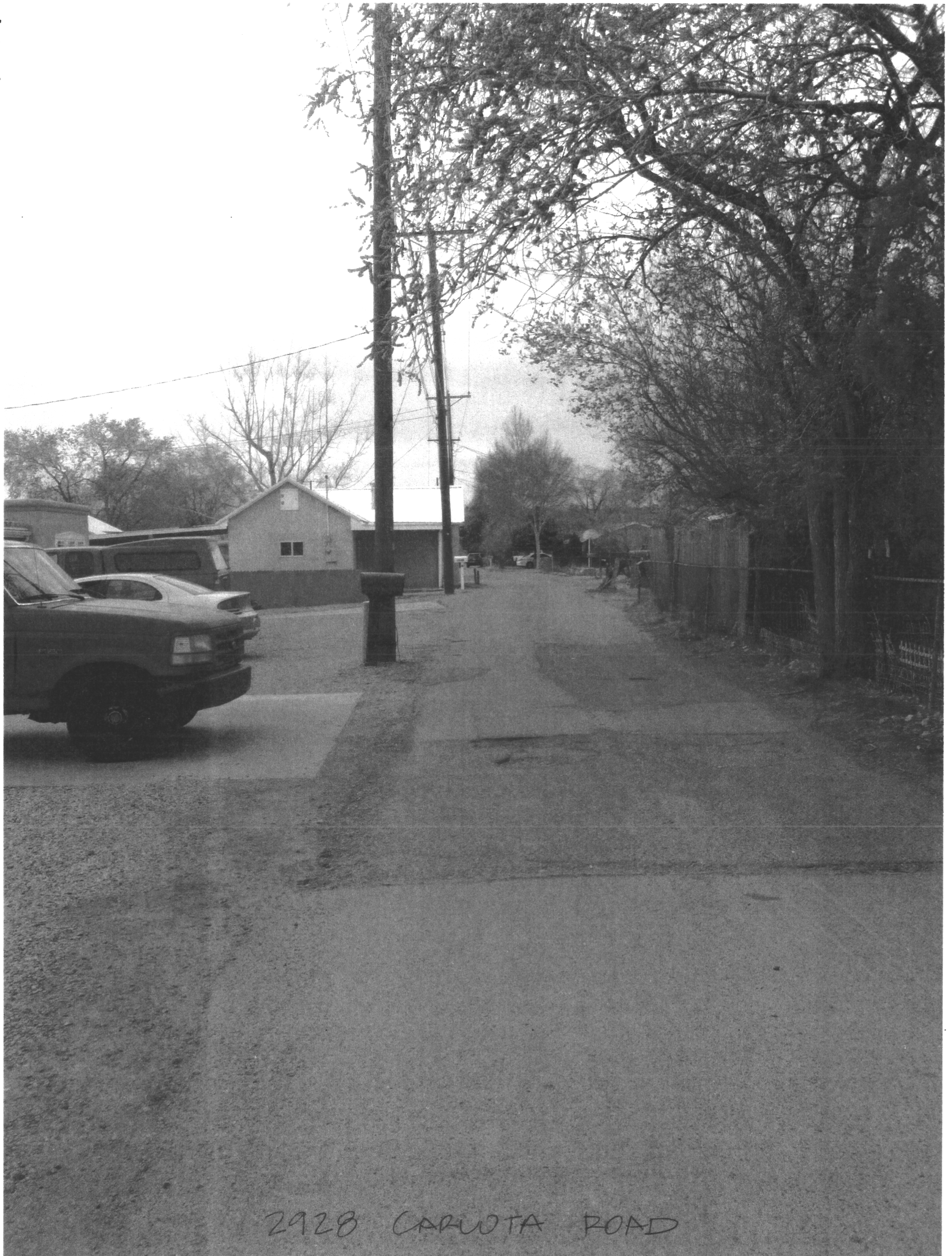
Based on the purpose of the lot consolidation, we believe a variance to the width of right-of-way, width of pavement, lack of sidewalk and lack of curb and gutter should be supported. The request is simply to combine two lots to eliminate the lot line bisecting the existing single family residence. The intent is not to change anything except to clean up the property through the DRB process.

Thank you for your time and consideration of the proposed variance requests.

Sincerely,

A handwritten signature in black ink that reads "Derrick Archuleta". The signature is written in a cursive, flowing style with a long horizontal stroke extending to the right.

Derrick Archuleta, MCRP



2928 CARWOTA ROAD



CARLOTA ROAD