

Copy

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION	S Z ZONING & PLANNING
<input type="checkbox"/> Major subdivision action	<input type="checkbox"/> Annexation
<input checked="" type="checkbox"/> Minor subdivision action	<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
<input type="checkbox"/> Vacation	<input type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar
<input checked="" type="checkbox"/> Variance (Non-Zoning)	<input type="checkbox"/> Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
SITE DEVELOPMENT PLAN	P
<input type="checkbox"/> for Subdivision	<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> for Building Permit	D
<input type="checkbox"/> Administrative Amendment/Approval (AA)	L A APPEAL / PROTEST of...
<input type="checkbox"/> IP Master Development Plan	<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	
STORM DRAINAGE (Form D)	
<input type="checkbox"/> 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): 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/LDPA-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) DERECK 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>CMF</u>	_____	\$ <u>20.00</u>
<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>May 27, 2015</u>			Total \$ <u>20.00</u>

[Signature]
 Staff signature & Date 5-19-15

Project # 1010377

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 ARCHULETA
 Applicant name (print)
Derrick Archuleta 5.19.15
 Applicant signature / date



- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
15-NRB-70202
70203

Form revised 4/07
[Signature] 5-19-15
 Planner signature / date
 Project # 1010377

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
20' R/W PER FIELD MEASUREMENTS

SS 80°44'37" E
S 89°44'57" E
S 82°44'37" E
JUN 22
118227
118227

SEALINE 1289
FIG 14 213
WOOD FENCE

20' 20' 20' 155'

CONCRETE DRIVE

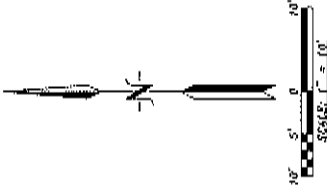
RESURFACE TO 2' MIN

LANDS OF JOEL LOT 1
FIELD MEASUREMENTS
BOOK BUREAU PAGE 230
S 11°10'11" W
S 11°10'11" E
1264.47'

WAS DELETED
BY THE ORIGINAL
OWNER
DID NOT LINE TO BE
ELIMINATED BY THIS PLAT

LOT A
CARLOTA WASTES
FIELD MEASUREMENTS
BOOK 812, PAGE 22

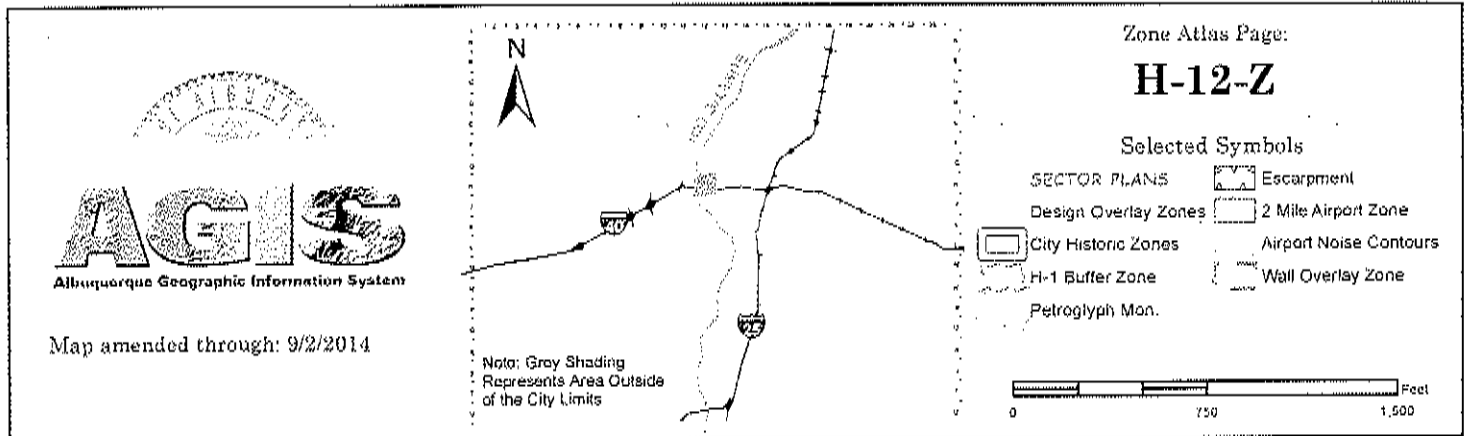
FILED FOR RECORD IN THE
OFFICE OF THE COUNTY CLERK
AT ALBUQUERQUE, NEW MEXICO
ON FEBRUARY 11, 2015
BY
TERRA RECORDS, INC.
REGISTERED PROFESSIONAL
SURVEYOR NO. 4193
CENTRAL ZONE, AND 1983
CDL NO. 8728
S 11°10'11" W
S 11°10'11" E
1264.47'



14-0644.DWG (DECEMBER, 2014)



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



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 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, flowing style with a long horizontal stroke at the end.

Derrick Archuleta, MCRP



2928 CARWOTA ROAD



CARLOTA ROAD