

11. **Project# 1009840**
15DRB-70476 MINOR - FINAL PLAT
APPROVAL

THE GROUP agent(s) for NAZISH LLC request(s) the above action(s) for all or a portion of Lot(s) 31, Block(s) 3, **NORTH ALBUQUERQUE ACRES Tract 3 Unit 3**, zoned RD, located on CARMEL BETWEEN VENTURA AND VILLAGE WAY containing approximately .88 acre(s). (C-20) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR ACCEMPTANCE LETTER FROM THE CITY ENGINEER AND A COPY OF LETTER FOR VARIANCE.**

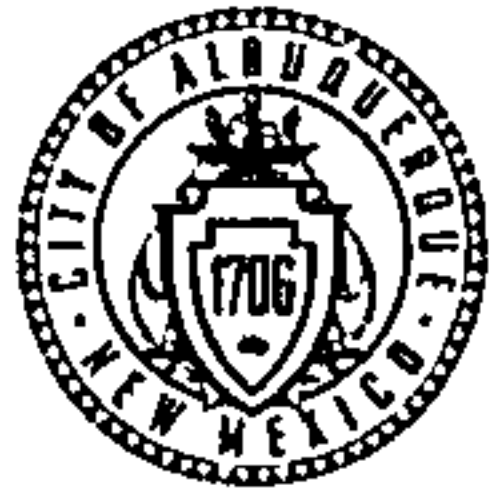
12. **Project# 1010447**
15DRB-70465 VACATION OF PRIVATE
EASEMENT
15DRB-70466 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
15DRB-70467 AMENDED SDP FOR
SUBDIVISION

TIERRA WEST LLC agent(s) for UNION NM TRUST C/O TRUSTEE OF UNION PENSION TRANS TRUST request(s) the above action(s) for all or a portion of Lot(s) 2A-1B PLAT OF TRS 2A-1A & 2A-1B, **RENAISSANCE CENTER** zoned SU-1, located on N RENAISSANCE BETWEEN UNION WAY AND ALEXANDER containing approximately 4.2978 acre(s). (F-16) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO WATER AUTHORITY AND PLANNING FOR COMMENTS. THE AMENDED SITE PLAN FOR BUILDING SUBDIVISION WAS APPROVED.**

13. **Project# 1010437**
15DRB-70461 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURV-TEK INC agent(s) for CARLISLE CONDOMINIUM, LLC request(s) the above action(s) for all or a portion of Tract(s) A, **MANKATO PLACE** zoned CCR-2, located on CENTRAL AVE SE BETWEEN CARLISLE BLVD SE AND HERMOSA DR SE containing approximately .58 acre(s). (K-16) **THE PRELIMINARY/FINAL PLAT WAS APPROVED.**

14. Other Matters: None.
ADJOURNED.



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 2, 2015

Project# 1010437
15DRB-70405 VACATION OF PUBLIC RIGHT-OF-WAY

SURV-TEK INC agents for CARLISLE CONDOMINIUM, LLC request the referenced/ above action for a portion of the East-West Alley adjacent to Tract A, **MANKATO PLACE** zoned CCR-2, located on the southeast corner of CENTRAL AVE SE and CARLISLE BLVD SE containing approximately .50 acre. (K-16)

At the December 2, 2015 Development Review Board meeting, the vacation was approved as shown on exhibit b in the planning file per section 14-14-7-2(a) (1) and (b) (1)(3) of the subdivision ordinance with the condition of adequate separation of Albuquerque/Bernalillo county sewer line.

Findings

(A)(1) The public vacation request was filed by the owners of a majority of the frontage of land abutting the proposed vacation.

(B)(1) Based on the proposed/ required replat, the public welfare is in no way served by retaining the right of way.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing approving the vacation and no objection regarding access or the abridgement of a substantial property right was raised.

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office
2. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.
3. An easement or sewerline relocation satisfactory to the ABCWUA will be required.

If you wish to appeal this decision, you must do so by December 17, 2015 in the manner described below.

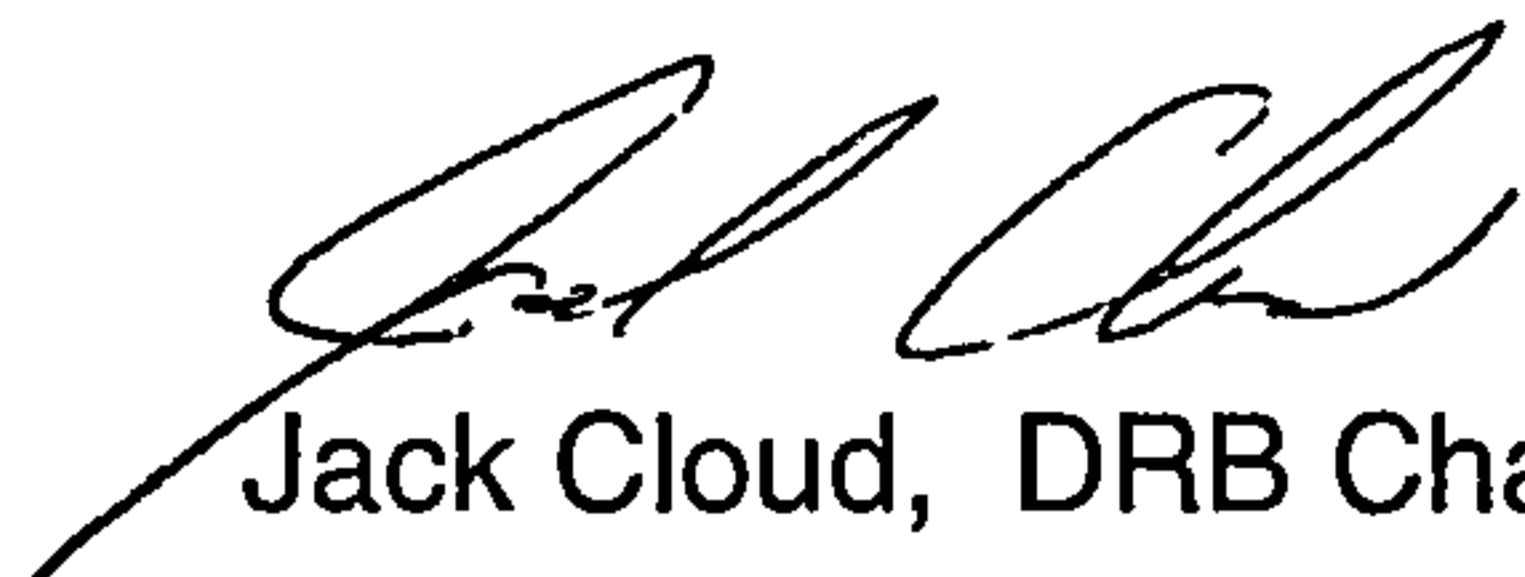
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)



Jack Cloud, DRB Chair

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

**April 15, 2015
DRB Comments**

ITEM # 14

PROJECT # 1010437

APPLICATION # 15DRB-70148

RE: Lots 1-6, Block 1, Mankato Place

An Easement Agreement regarding building encroachment is not adequate for platting; the property to the east either needs to be involved with the plat or the owner of that property will have to modify their building such that it conforms to the Building Code.

The regulations of the CCR-2 zone in the Nob Hill Highland Sector Development Plan would apply to this site. The process for development would be to go to building permit; only sites larger than 5 acres are required to go to EPC.

Randall Falkner
600 2nd Street NW, 3rd Floor
Albuquerque, NM 87102
t 505-924-3933
f 505-924-3339



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- Administrative Approval (DRT, URT, etc.)
- 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)
- 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): SURV-TEK INC PHONE: 897-3366
 ADDRESS: 9384 VALLEY VIEW DR NW FAX: 897-3377
 CITY: ALB STATE NM ZIP 87114 E-MAIL: RUSSTHUGG@SURVTEK.COM
 APPLICANT: CARLILSE CONDOMINIUM, LLC PHONE: _____
 ADDRESS: 110 RICHMOND, UNIT 204 FAX: _____
 CITY: ALB STATE NM ZIP 87106 E-MAIL: _____
 Proprietary interest in site: OWNERS List all owners: CITY OF ALBUQUERQUE

DESCRIPTION OF REQUEST: MINOR PRELIMINARY/FINAL PLAT APPROVAL TO COMBINE PORTION OF VACATED ALLEY 15DRB-70405

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 A AND PORTION OF ALLEY Block: 1 Unit: _____
 Subdiv/Addn/TBKA: MANKATO PLACE
 Existing Zoning: CCR-2 Proposed zoning: SAME MRGCD Map No. _____
 Zone Atlas page(s): K-16 UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.):
1010437 15DRB-70405

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? N/A
 No. of existing lots: 2 No. of proposed lots: 2 Total site area (acres): 0.5800
 LOCATION OF PROPERTY BY STREETS: On or Near: CENTRAL AVE SE
 Between: CARLILSE BLVD SE and TERMOUSA DR. SE
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE

DATE 12.8.15
 (Print Name) RUSSTHUGG Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

- 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.	Fees
<u>15DRB-70405</u>	<u>P&F</u>	_____	<u>\$ 285.00</u>
_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>December 23 2015</u>			Total
			<u>\$ 305.00</u>

12-15-15 Project # 1010437
 Staff signature & Date

FORM S(3): SUBDIVISION - D.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.

- N/A 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
- N/A 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)
 _____ 12-8-15
 _____ Applicant signature / date



Form revised **October 2007**

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

Application case numbers
 15DRB - _____ - 70461
 _____ - _____ - _____
 _____ - _____ - _____

_____ 12-15-15
 _____ Planner signature / date
 Project # 1010437



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

AGIS
Albuquerque Geographic Information System

Map amended through: 9/2/2014

Zone Atlas Page:
K-16-Z

Selected Symbols

Note: Grey Shading Represents Area Outside of the City Limits

0 750 1,500 Feet



PLANNING

CONSENSUS

November 5, 2015

Landscape Architecture
Urban Design
Planning Services

Mr. Jack Cloud, Chairman
Development Review Board
600 2nd Street NW
Albuquerque, NM 87102

Re: Tract A, Block 1, Mankato Place

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 812-5195
cp@consensusplanning.com
www.consensusplanning.com

Dear Chairman Cloud and DRB Members:

The purpose of this letter is to request the vacation of the northerly 2 feet of the existing 16 foot public alleyway adjacent to the subject property (See attached vacation exhibit). A Plat (minor) will be submitted to accompany this request. This request is being made on behalf of Carlisle Condominium, LLC, the owner of the property adjacent to the requested vacation.

The purpose of the vacation is to allow the construction of a required spread footing necessary for the construction of the building. The footing is designed to extend approximately 18 inches into the existing public alleyway and will be located approximately 10 feet below the existing alley. It will not interfere with any existing utilities, which include a 24 inch sanitary sewer line (approximately in the center of the existing alleyway) and a gas line located to the south of the sewer line. The existing overhead power lines will be placed underground in the alleyway as part of this project as well.

The vacation of this portion of the public alley is proposed based on the following:

1. There is a net benefit to the public welfare because the development of the new mixed use project made possible by this vacation is more beneficial to the public welfare. Since the applicant proposed to place a public access easement and retain all required utility easements within the existing alleyway, there is no negative impact to the public welfare. In fact, the development will greatly improve the public right-of-way by rebuilding the existing alley, working with PNM to place the existing overhead power lines underground, and through the development of new residential units adjacent to the alleyway, which will provide "eyes on the street", and
2. There is no convincing evidence that any substantial property right is being abridged by this action.

PRINCIPALS

James K. Stroziet, AICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP
Laurie Fiore, PLA, ASLA

We understand that the vacation is approved by the Development Review Board, that they may require that some or all of the public rights of way or easements be retained by the appropriate governmental entity as shown on the original plat. Our



PLANNING

CONSENSUS

proposal is to provide a public access easement and utility easements for the vacated portion of the alleyway to address any potential concerns in this regard.

Please do not hesitate to contact me if you have any questions regarding this request.

Sincerely,

A handwritten signature in black ink, appearing to read "James K. Strozier". The signature is fluid and cursive, with a large loop at the end.

James K. Strozier, AICP
Principal

December 3, 2015

Mr. Russ P. Hugg
Surv-Tek, Inc.
9384 Valley View Drive NW
Rio Rancho, New Mexico 87114

Re: Tract A and adjoining Public Alley, Block 1, Mankato Place,
Albuquerque, Bernalillo County, New Mexico.

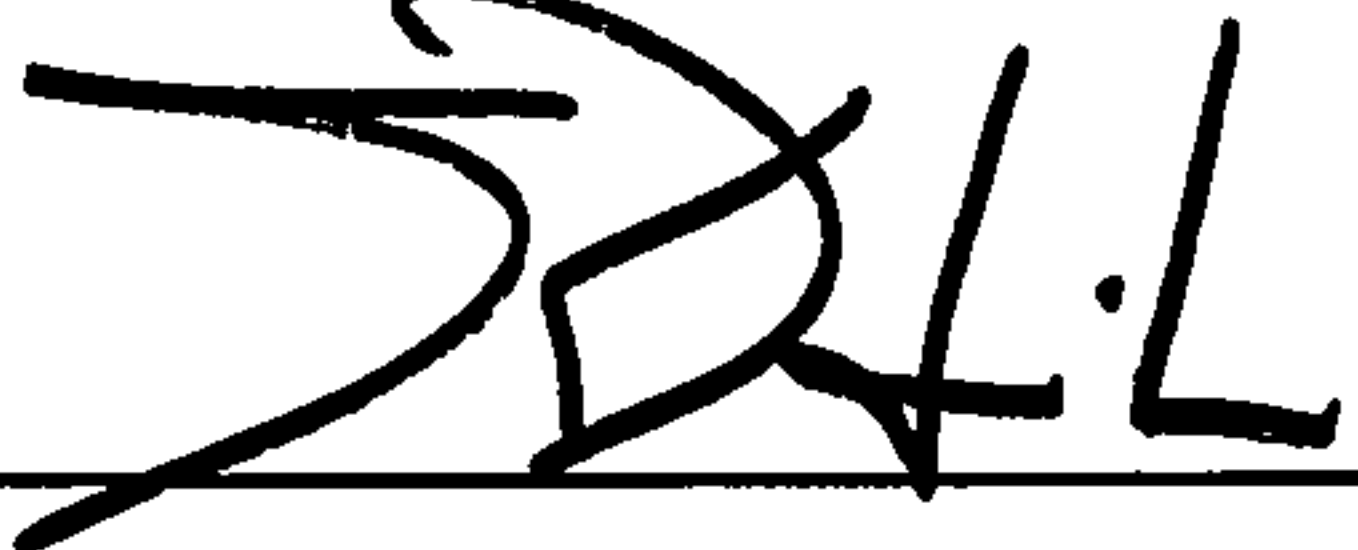
Dear Russ:

By this letter, I hereby authorize you to act as agent on behalf of Carlisle Condominium, LLC, for the purpose of Re-platting the above described lots.

Please let me know if you have any further questions.

Sincerely,

Carlisle Condominium, LLC



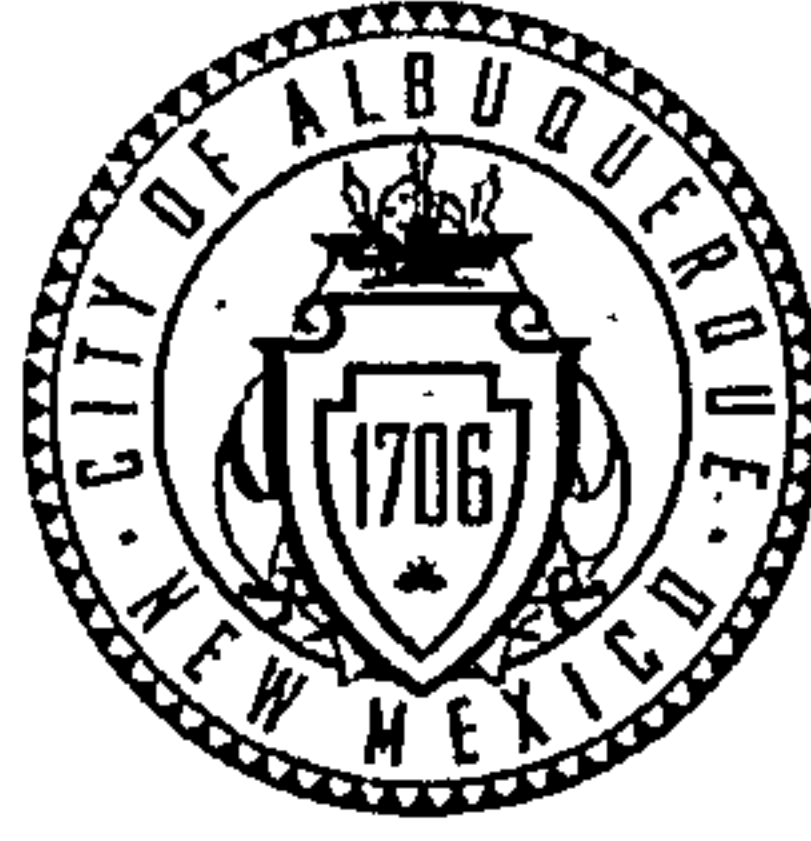
Kenny Hinkes, Managing Member

PROJECT #

1010137

DECEMBER 23. 2015

Pif



INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

TRANSPORTATION DEVELOPMENT*John MacKenzie*
TRANSIT & PARKING DEPARTMENT*Shabih Rizvi*
COUNCIL OF GOVERNMENTS.....*Kendra Watkins/Andrew Gingerich*
AMAFCA.....*Lynn Mazur*
APD CRIME PREVENTION.....*Steve Sink*
OPEN SPACE DIVISION.....*Kent Reed Swanson/Sarah Brown*
FIRE DEPARTMENT.....*Antonio Chinchilla*
ZONING ENFORCEMENT INSPECTOR.....*Vince Montano*
NEIGHBORHOOD COORDINATION.....*Stephani Winklepleck*
PNM.....*Daniel Aragon*
NEW MEXICO GAS COMPANY.....*Patrick Sanchez*
ALBUQUERQUE PUBLIC SCHOOLS.....*April Winters*
COMCAST CABLE.....*Mike Mortus*
Mid.Rio Grande Conserv. Dist. (MRGCD).....*Ray Gomez*
ENVIRONMENTAL HEALTH.....*Paul Olson*

Your comments on the following case(s) are requested.

PROJECT # 1010437

Board hearing date:

WEDNESDAY, December 2, 2015



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): SURE-TEK, INC PHONE: 897-3366
ADDRESS: 9384 VALLEY VIEW DR NW FAX: 897-3377
CITY: ALB STATE NM ZIP 87114 E-MAIL: RussHugg@SURETEK

APPLICANT: CARLISE CONDOMINIUM, LLC PHONE: _____
ADDRESS: 110 RICHMOND, UNIT 204 FAX: _____
CITY: ALBUQ STATE NM ZIP 87106 E-MAIL: _____

Proprietary interest in site: OWNERS List all owners: _____

DESCRIPTION OF REQUEST: VACATION OF A 2' FOOT PORTION OF A PUBLIC ALLEY

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 A Block: 1 Unit: _____
Subdiv/Addn/TBKA: MANKATO PLACE
Existing Zoning: CCR-2 Proposed zoning: SAME MRGCD Map No. _____
Zone Atlas page(s): K-16 UPC Code: 101205700823433410

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1010437

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? N/A
No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 0.5038
LOCATION OF PROPERTY BY STREETS: On or Near: CENTRAL AVENUE SE
Between: CARLISE BLVD SE and HERMOSA DR. SE

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

SIGNATURE [Signature] DATE 11.4.15
(Print Name) RUSS HUGG Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>ISDRB 70405</u>	<u>VROW</u>	_____	<u>\$300.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>ADY</u>	_____	<u>\$75.00</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 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>December 2, 2015</u>			Total <u>\$395.00</u>

[Signature] Staff signature & Date 11-02-15

Project # 1010437

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.**

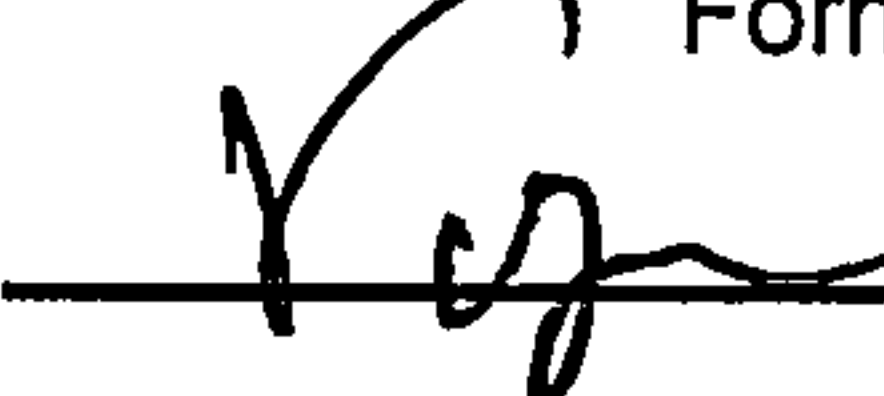
- VACATION OF PRIVATE EASEMENT (DRB26)**
 - VACATION OF RECORDED PLAT (DRB29)**
 - The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
 - Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
 - Zone Atlas map with the 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.


 Applicant name (print) _____
Russ Hugg 11/5/15
 Applicant signature / date



Checklists complete Application case numbers
 Fees collected 15DRB - 70105
 Case #s assigned _____
 Related #s listed _____

Form revised 4/07
 11-6-15
 Planner signature / date
 Project # 100437

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from November 17, 2015 To December 2, 2015

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

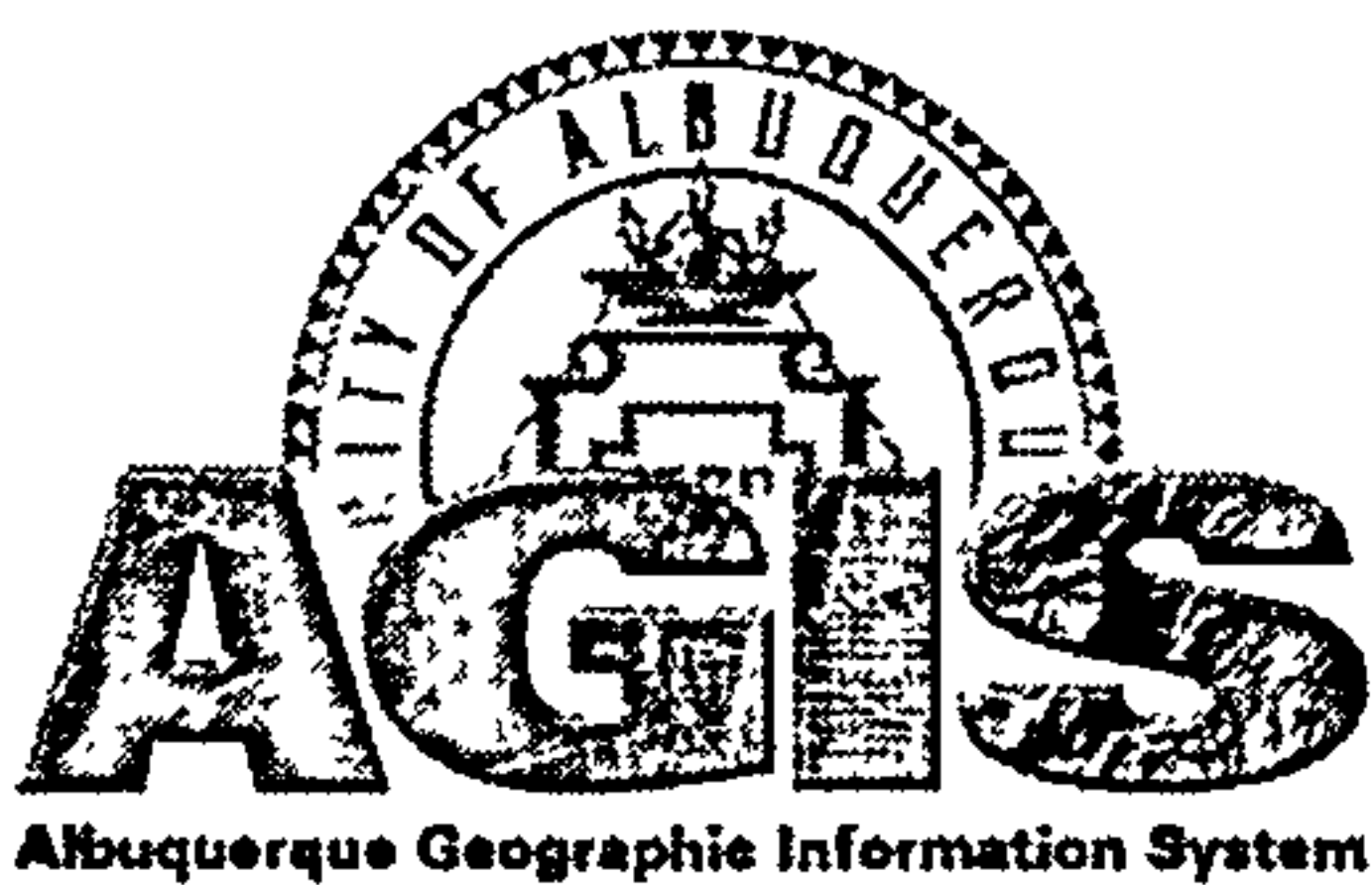
[Signature] 11/6/15
(Applicant or Agent) (Date)

I issued 2 signs for this application, 11-6-15 [Signature]
(Date) (Staff Member)

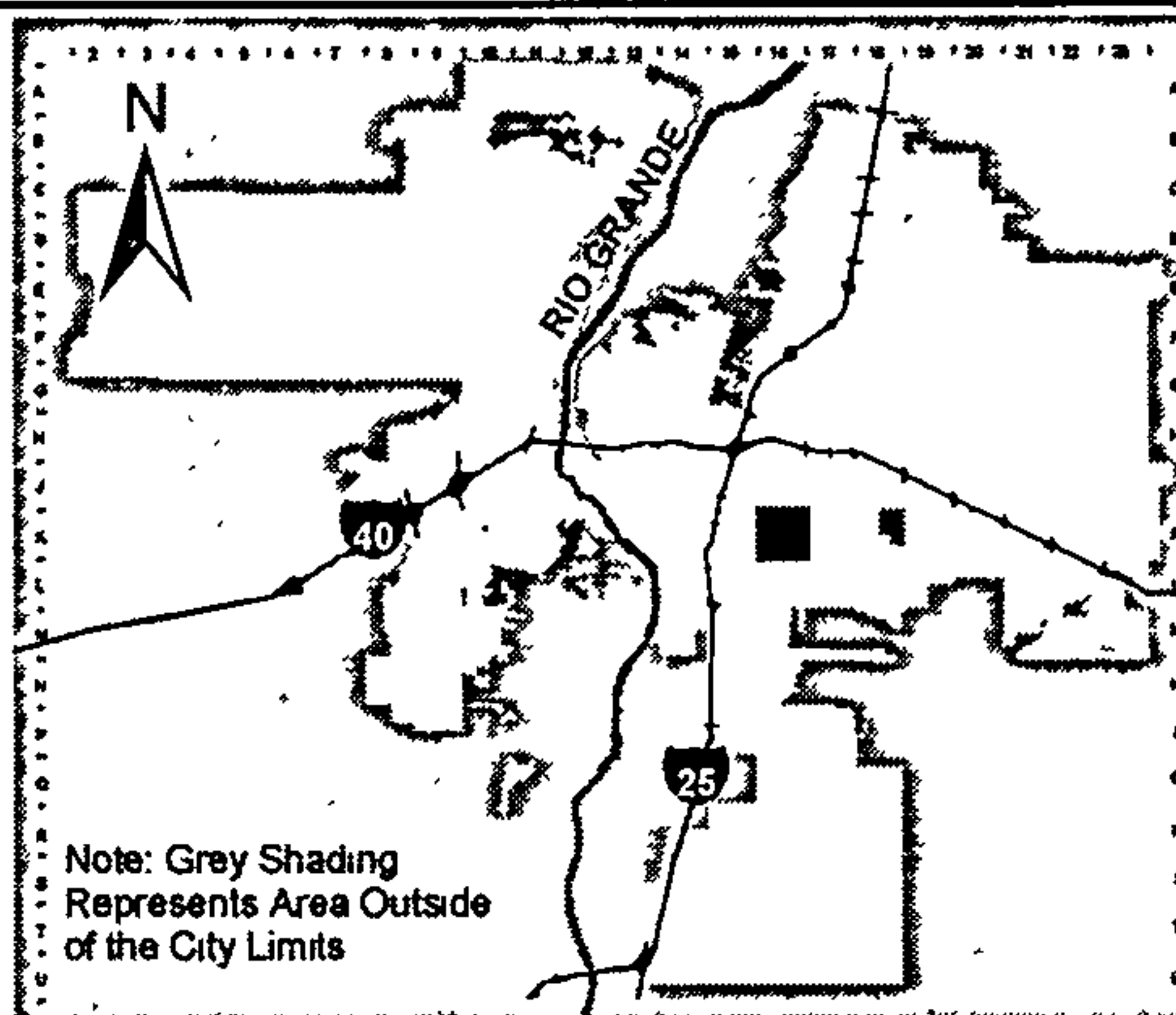
PROJECT NUMBER: 1010437



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

Zone Atlas Page:

K-16-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





CONSENSUS

November 5, 2015

Landscape Architecture
Urban Design
Planning Services

Mr. Jack Cloud, Chairman
Development Review Board
600 2nd Street NW
Albuquerque, NM 87102

Re: Tract A, Block 1, Mankato Place

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 812-5195
cp@consensusplanning.com
www.consensusplanning.com

Dear Chairman Cloud and DRB Members:

The purpose of this letter is to request the vacation of the northerly 2 feet of the existing 16 foot public alleyway adjacent to the subject property (See attached vacation exhibit). A Plat (minor) will be submitted to accompany this request. This request is being made on behalf of Carlisle Condominium, LLC, the owner of the property adjacent to the requested vacation.

The purpose of the vacation is to allow the construction of a required spread footing necessary for the construction of the building. The footing is designed to extend approximately 18 inches into the existing public alleyway and will be located approximately 10 feet below the existing alley. It will not interfere with any existing utilities, which include a 24 inch sanitary sewer line (approximately in the center of the existing alleyway) and a gas line located to the south of the sewer line. The existing overhead power lines will be placed underground in the alleyway as part of this project as well.

The vacation of this portion of the public alley is proposed based on the following:

1. There is a net benefit to the public welfare because the development of the new mixed use project made possible by this vacation is more beneficial to the public welfare. Since the applicant proposed to place a public access easement and retain all required utility easements within the existing alleyway, there is no negative impact to the public welfare. In fact, the development will greatly improve the public right-of-way by rebuilding the existing alley, working with PNM to place the existing overhead power lines underground, and through the development of new residential units adjacent to the alleyway, which will provide "eyes on the street", and
2. There is no convincing evidence that any substantial property right is being abridged by this action.

PRINCIPALS

James K. Stozier, AICP
Christopher J. Green, PLA,
ASLA, LL.D., AP
Jacqueline Fishman, AICP
Laurie Firoz, PLA, ASLA

We understand that the vacation is approved by the Development Review Board, that they may require that some or all of the public rights of way or easements be retained by the appropriate governmental entity as shown on the original plat. Our



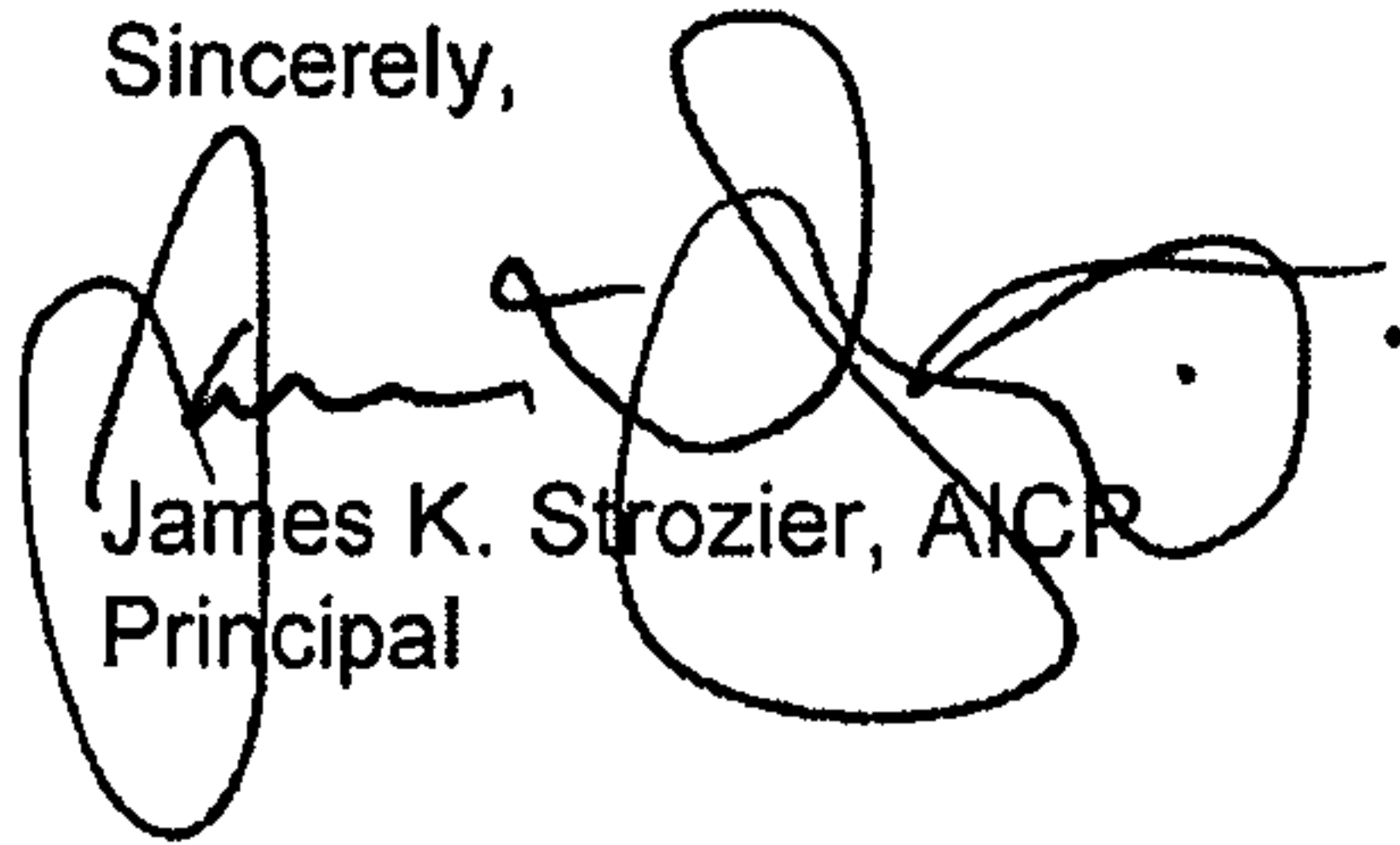
PLANNING

CONSENSUS

proposal is to provide a public access easement and utility easements for the vacated portion of the alleyway to address any potential concerns in this regard.

Please do not hesitate to contact me if you have any questions regarding this request.

Sincerely,



James K. Strozier, AICP
Principal

7014 3490 0002 0023 5921

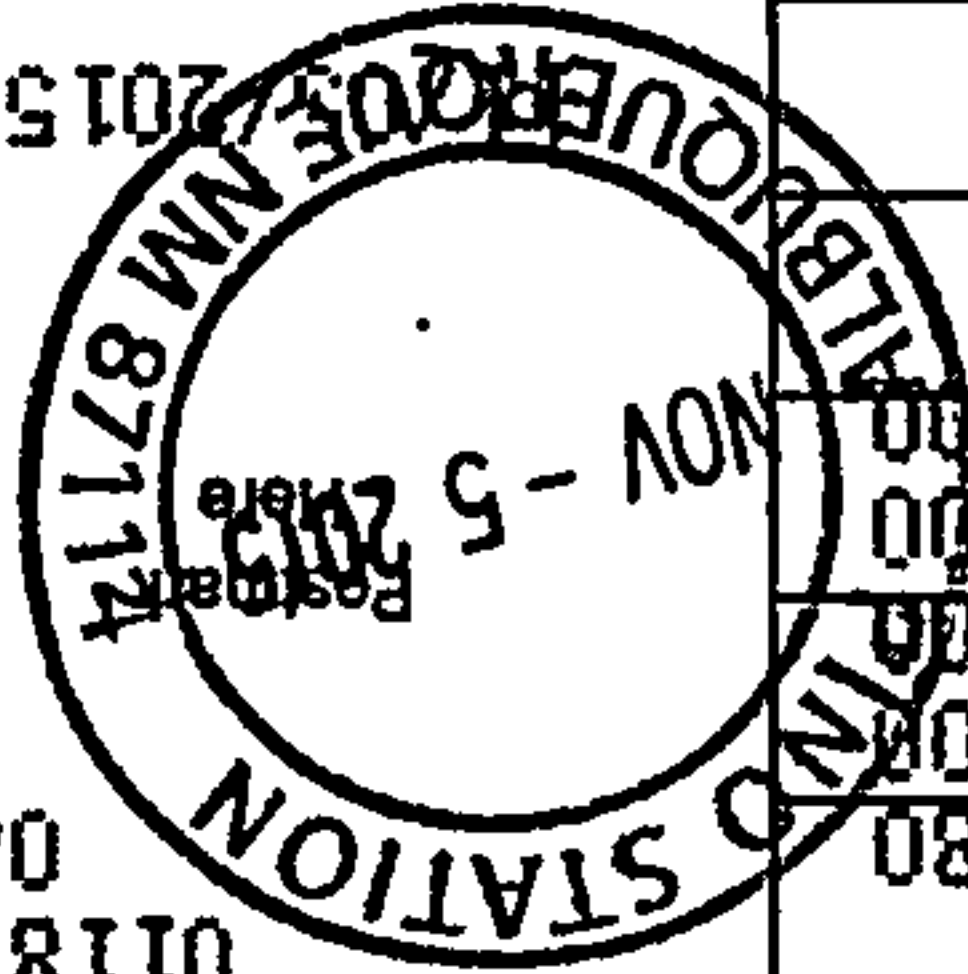
U.S. Postal Service CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Postage	\$3.45	
Certified Fee	\$0.00	
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$3.45	



Sent To: **Job Hill N' Hood Assoc.**
 Street & Apt. No., 432 Lafayette
 City, State, ZIP+4: **Albu 87106**

Certified Mail service provides the following benefits:

- A Certified Mail receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service® for a specified period.

Important Reminders:

- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
- Certified Mail service is *not* available for international mail.
- Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail Items.
- For an additional fee, you may request the following services:
 - Return receipt service, which provides you with a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your

mailpiece; include applicable postage to cover the return receipt service fee; and endorse the mailpiece "Return Receipt Requested," or see a retail associate for assistance. For an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt, present this USPS®-postmarked Certified Mail receipt to the retail associate, who will provide a duplicate return receipt for no additional fee.

- Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent. Include applicable postage to cover the restricted delivery fee and endorse the mailpiece "Restricted Delivery," or see a retail associate for assistance.

- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail Item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

IMPORTANT: Save this receipt for your records.

SURV TEK, INC.

Consulting Surveyors

9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: russhugg@survtek.com

November 5, 2015

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Nob Hill Neighborhood Association
432 Lafayette Place NE
Albuquerque, NM 87106
Attention: Susan Michie

RE: Tract A, Block 1, Mankato Place, City of Albuquerque,
Bernalillo County, New Mexico. City Zone Atlas page F-15.

The owners of the above captioned property, H. Sperial, Inc. are hereby filing application with the City of Albuquerque Development Review Board for a Vacation Action to vacate a two (2') portion of the Public Alley adjacent to Tract A, Block 1, Mankato Place as shown on the attached vacation Exhibit. The application will require a public hearing before the Development Review Board in the DRB Meeting Room in the basement floor of the Plaza Del Sol Building at Second and Roma N.W. The Chair of the Development Review Board, Mr. Jack Cloud, may be contacted at 924-3880 or by mail at P.O. Box 1293, Albuquerque, New Mexico 87103.

If you have any questions or comments on this matter please contact:

Russ P. Hugg, PS, Agent

Surv-Tek, Inc.
9384 Valley View Drive N.W.
Albuquerque, New Mexico 87114
505 897 3366

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

70174 3490 0002 2000 064E HT02
 2065 3200 0023 5907

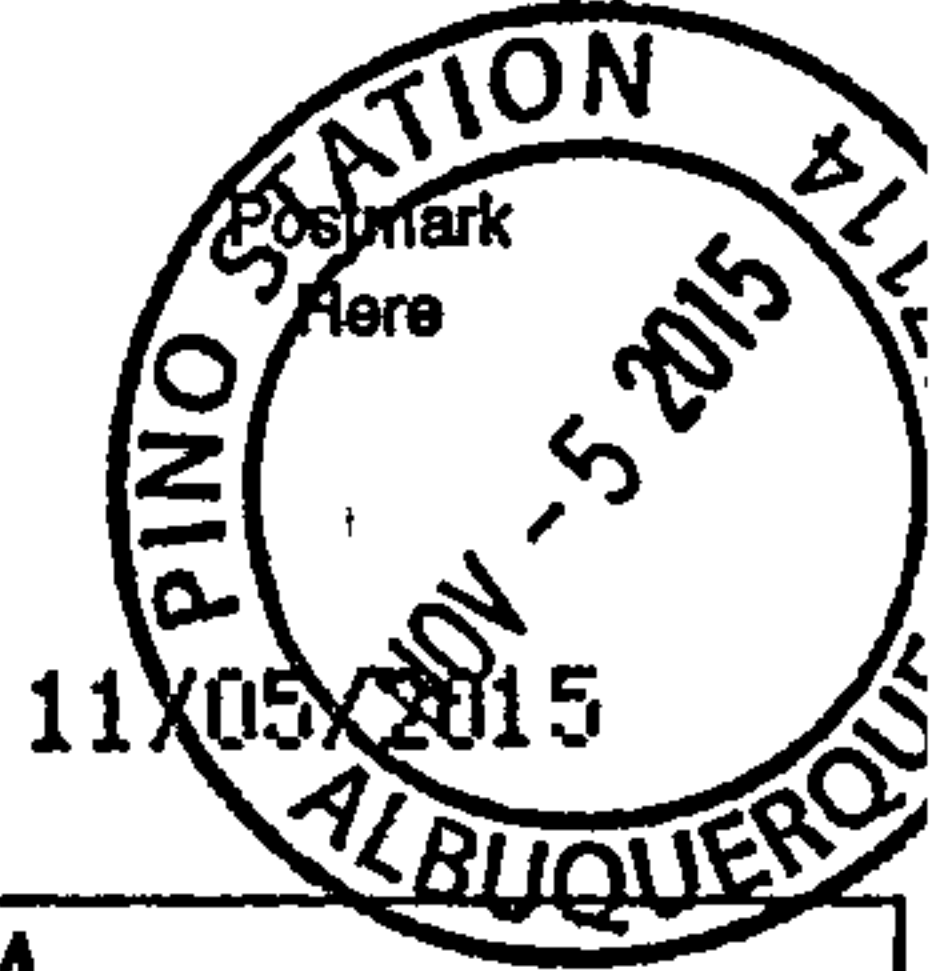
For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE NM 87106

OFFICIAL USE

Postage	\$3.45	\$2.80
Certified Fee		\$0.00
Return Receipt Fee (Endorsement Required)		\$0.00
Restricted Delivery Fee (Endorsement Required)		\$0.00
	\$1.20	
Total Postage & Fees	\$7.45	

0118
06



Sent To
 Nob Hill N'hood Assoc
 Street & Apt. No.,
 or PO Box No. 3401 Montk Vista
 City, State, ZIP+4
 ABQ 87106

Certified Mail service provides the following benefits:

- A Certified Mail receipt (this portion of the Certified Mail label).
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- For an additional fee, you may request the following services:
 - Return receipt service, which provides you with a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your

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SURV TEK, INC.

Consulting Surveyors

9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: russhugg@survtek.com

November 5, 2015

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Nob Hill Neighborhood Association
3401 Monte Vista Boulevard NE
Albuquerque, NM 87106
Attention: Ron Halbgewachs

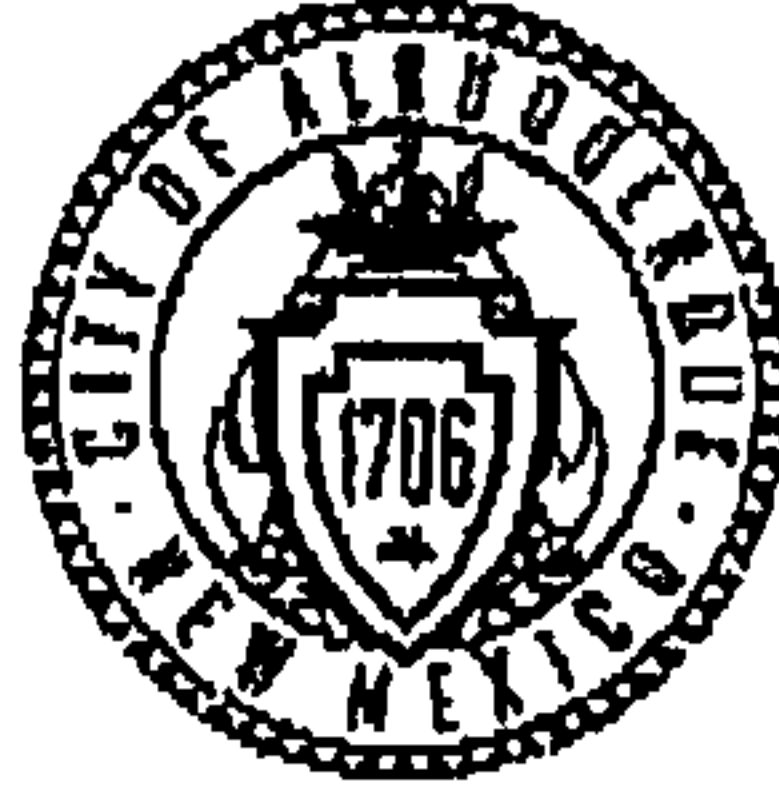
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If you have any questions or comments on this matter please contact:

Russ P. Hugg, PS, Agent

Surv-Tek, Inc.
9384 Valley View Drive N.W.
Albuquerque, New Mexico 87114
505 897 3366



City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

November 4, 2015

Russ Hugg
SURV-TEK, Inc.
9384 Valley View Dr. NW
Phone: 505-897-3366/ Fax: 505-897-3377

Dear Russ:

Thank you for your inquiry of November 4, 2015 requesting the names of ALL Neighborhood and/or Homeowners Associations who would be affected under the provisions of O-92 by your proposed project at (DRB SUBMITTAL) TRACT A, MANKATO PLACE LOCATED ON CENTRAL AVENUE SE BETWEEN CARLISLE BOULEVARD SE AND HERMOSA DR. SE zone map K-16.

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

SEE ATTACHMENT "A" FOR THE NAMES OF THE NA/HOA'S THAT NEED TO BE CONTACTED IN REGARDS TO THIS PLANNING SUBMITTAL – please attach this letter and "Attachment A" to your Application Packet ALONG with copies of the letters and certified mail receipts to the NA/HOA's.

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) 924-3906 or via an e-mail message at dcarmona@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Dalaina Carmona

Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

PLEASE NOTE: The Neighborhood 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. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION.

ATTACHMENT "A"

November 4, 2015

Russ Hugg
SURV-TEK, Inc.
9384 Valley View Dr. NW
Phone: 505-897-3366/ Fax: 505-897-3377

NOB HILL N.A. (NOB) "R"
***Susan Michie**
432 Lafayette Pl. NE/87106 918-399-4410 (c)
Ron Halbgewachs
3401 Monte Vista Blvd. NE/87106 268-1584 (h)

!!!Notice to Applicants!!!

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 recognized neighborhood 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 describe 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.

The **ONC "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 Associations (if there are associations). A copy must be submitted with application packet.

Copies of the EPC/DRB receipts to Neighborhood 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 Dalaina at 924-3906 or via an e-mail message at dcarmona@cabq.gov.

Thank you for your cooperation on this matter.

(below this line for ONC use only)

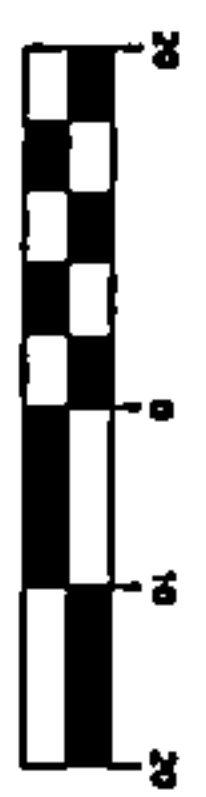
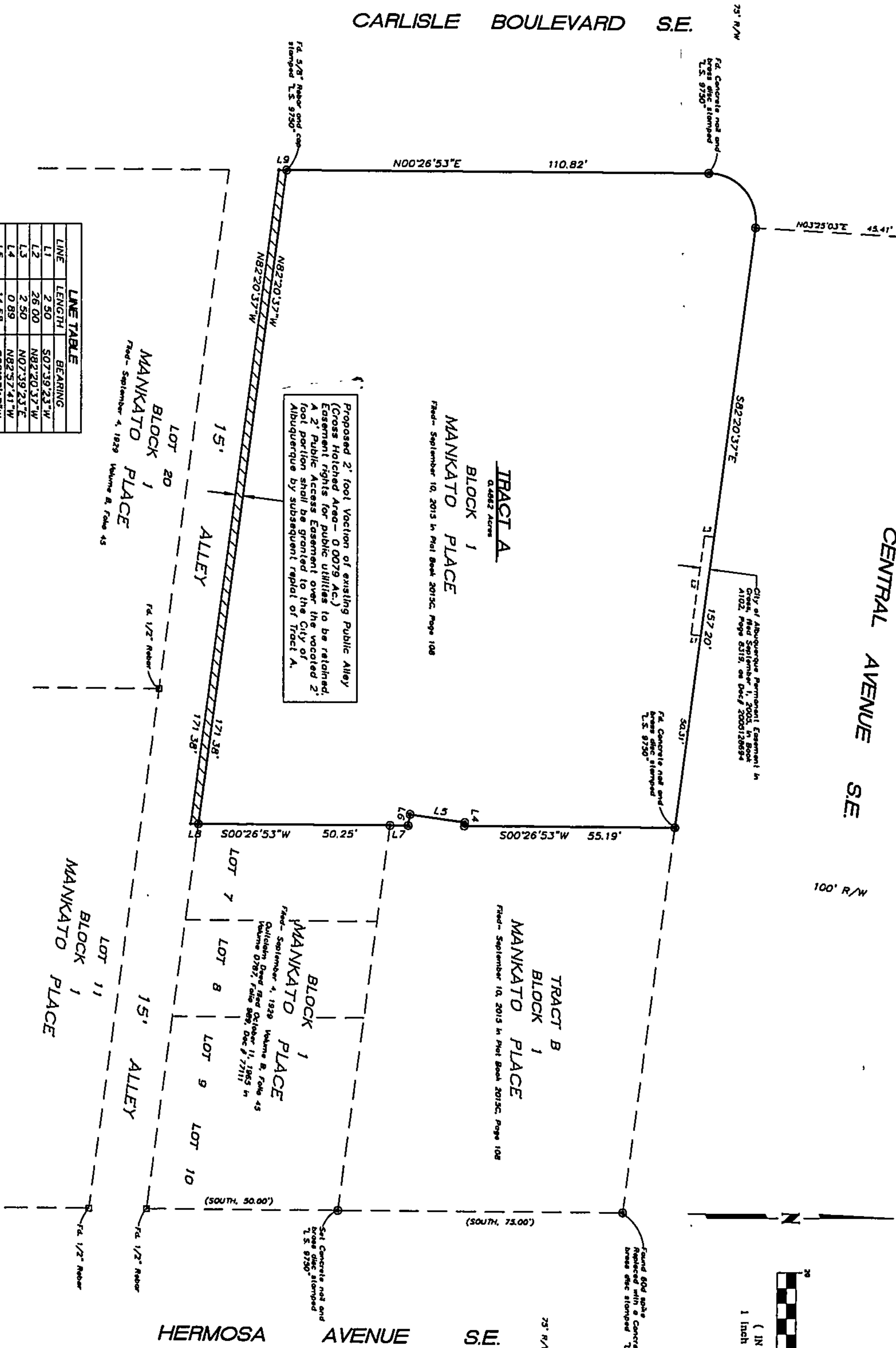
Date of Inquiry: **11/4/15** Time Entered: **11:45 a.m.** ONC Rep. Initials: **DC**

VACATION EXHIBIT
 NORTH 2' FEET OF EXISTING ALLEY

TRACT A, BLOCK 1
 MANKATO PLACE

CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER, 2015

ALBUQUERQUE CITY SURVEY DOCUMENT "S-417"
 New Mexico State Plane Coordinates,
 Central Zone (NAD 83) as defined,
 X = 1,334,401.72
 Y = 1,334,401.72
 Datum Azimuth = 001°12'13"
 Ground to grid factor = 0.999667933
 Elevation = 3202.27 feet (NAVD83)



LINE TABLE

LINE	LENGTH	BEARING
L1	2.50	S07°39'23" W
L2	26.00	N82°20'37" W
L3	2.50	N07°39'23" E
L4	0.89	N82°57'41" W
L5	14.58	S08°27'17" W
L6	2.95	S80°33'05" E
L7	4.76	S00°26'53" W
L8	2.02	S00°26'53" W
L9	2.02	N00°26'53" E

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	21.21	12.50'	14.18'	18.75'	S49.03°08' W	92°12'30"

150806-ALLEY EXHIBIT DWG

SURV TEK, INC.
 Consulting Surveyors
 5804 Valley View Drive, N.W. Albuquerque, New Mexico 87114
 Phone 505-897-3366
 Fax 505-897-3377

Replat of

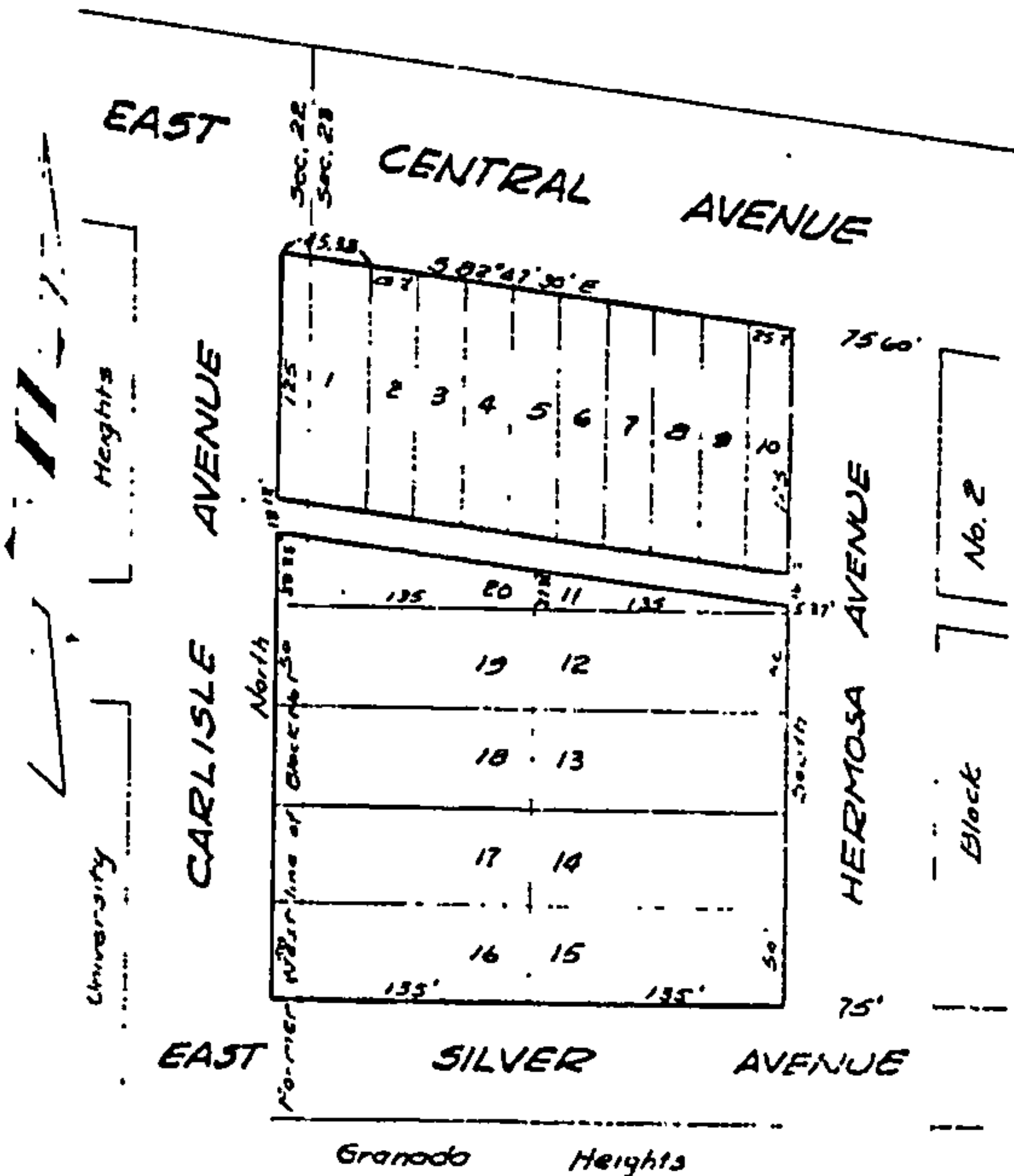
Block No. 1 MANKATO PLACE

Albuquerque

N. Mex.

Survey & Plat by Ross Engineering Office 6-11-26 W.O.B.

Scale: 1" = 100 Ft.



The foregoing subdivision of that tract of land situated in the City of Albuquerque, New Mexico, being a re-plat of Block No. 1 of Mankato Place, and more particularly described as follows: Beginning at the Northeast Corner No. 1, being the intersection of the southerly line of East Central Avenue and the easterly line of Hermosa Avenue, thence South along the easterly line of Hermosa Avenue 345.49 feet to the Southeast Corner No. 2, which point marks the intersection of said westerly line of Hermosa Avenue and the northerly line of East Silver Avenue; thence West along said northerly line of East Silver Avenue 270 feet to the Northwest Corner No. 3, being the intersection of said northerly line of East Silver Avenue with the easterly line of Carlisle Avenue; thence North along said easterly line of Carlisle Avenue 379.37 feet to the Northwest Corner No. 4, being the intersection of said easterly line of Carlisle Avenue with the southerly line of East Central Avenue, thence S. 82°47'30\"/>

S/ I. L. LUTZ

S/ MARGARET V. LUTZ

State of Kansas)
County of Jewell) ss

On this 22nd day of June 1926, personally appeared before me, a Notary Public in and for said County, I. L. Lutz and Margaret V. Lutz, his wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and seal of office at my office in Jewell County, Kansas, this 22nd day of June 1926.

SEAL

S/ W. B. WELLS

Notary Public for Jewell County, Kansas.

My commission expires February 5th 1927

I, W. B. Wells, Notary Public Engineer of the City of Albuquerque, New Mexico, do hereby certify that I have examined the foregoing replat of Block No. 1 of Mankato Place, and have approved the same this 22nd day of June 1926.

S/ W. B. WELLS

Notary Public Engineer, Albuquerque, N.M.

State of New Mexico)
County of Bernalillo) ss
This instrument was filed for record on the 4th day of September 1927 at 10:25 o'clock A.M. Recorded in Vol. _____ of Records of Bernalillo County, Folio _____
S/ Len D. Baca Clerk & Recorder
Deputy Clerk

I, Mary P. Lusk, County Clerk of Bernalillo County, New Mexico, do hereby certify that the instrument which is hereon filed is a true copy of the original under the provisions of Section 14-1-1 of the Statutes of New Mexico, Session Laws 1919, and is filed for record on the 4th day of Sept. 1927
Mary P. Lusk
County Clerk, Bernalillo County, New Mexico

B-45

PROJECT #
1010437

DECEMBER 2, 2015

VRU



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): SURV-TEK, INC PHONE: 897-3366
 ADDRESS: 9384 VALLEY VIEW DR NW FAX: 897-3377
 CITY: ALB STATE NM ZIP 87114 E-MAIL: RussHugg@SURVTEK.com

APPLICANT: H. SPERAL, INC PHONE: _____
 ADDRESS: 5933 RAVENSWOOD ROAD, BLD. A FAX: _____
 CITY: FT. LAUDERDALE STATE FL ZIP 33312 E-MAIL: _____
 Proprietary interest in site: OWNERS List all owners: MALLOT FAMILY, LLC

DESCRIPTION OF REQUEST: MINOR PRELIMINARY/FINAL PLAT APPROVAL AND MINOR SUBDIVISION DESIGN VARIANCE

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. LOTS 1 THRU 6 AND NORTH 15' OF LOTS 7 THRU 10 Block: 1 Unit: MANKATO PLACE
 Subdiv/Addr (TBKA): TRACTS A AND B, MANKATO PLACE
 Existing Zoning: CCR-2 Proposed zoning: SAME MRGCD Map No N/A
 Zone Atlas page(s): K-16 UPC Code: 101705700823433410
1017057022237

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1010437

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? N/A
 No. of existing lots: _____ No. of proposed lots: 2 Total site area (acres): .4877
 LOCATION OF PROPERTY BY STREETS: On or Near: CENTRAL AVE SE
 Between: CARLISE BLV SE and HERMOSA DR SE
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: 8-21-15

SIGNATURE

(Print Name) Russ Hugg DATE _____ Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

- 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.	Fees
<u>ISDRB - 70297</u>	<u>P&F</u>	_____	\$ <u>285.00</u>
<u>ISDRB - 70298</u>	<u>SDV</u>	_____	\$ <u>20.00</u>
_____	<u>CMF</u>	_____	\$ <u>20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Total			\$ <u>305.00</u>

Hearing date Sept 2, 2015

[Signature]
 Staff signature & Date 8-25-15

Project # 1010437

FORM S(3): SUBDIVISION - D.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)
 RUSS HUGG 8/24/15
 _____ Applicant signature / date



Form revised October 2007

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

Application case numbers
 15DRB - 70297

_____ 8-25-15
 Planner signature / date
 Project # 1010437

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**
 ✓ 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
 N/A Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 N/A 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.

Russ Hugg
 Applicant name (print)
[Signature] 8/21/15
 Applicant signature / date



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

Application case numbers
15DRB - 10298

Form revised 4/07
[Signature] 8-23-15
 Planner signature / date
 Project # 1010437

EXHIBIT A



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

AGIS
Albuquerque Geographic Information System

Map amended through: 9/2/2014

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
K-16-Z

Selected Symbols

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

0 750 1,500 Feet

SURV TEK, INC.

Consulting Surveyors

9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: russhugg@survtek.com

August 21, 2015

Albuquerque Development Review Board
PO Box 1293
Albuquerque, New Mexico 87103

Attention: Mr. Jack Cloud, Chair

RE: Lots 1 thru 6 and the North 75' feet of Lots 7 thru 10,
Block 1, Mankato Place, City of Albuquerque, Bernalillo
County, New Mexico. City Zone Atlas page K-16.
DRB Project 1010437

Dear Mr. Cloud

The owners of the above captioned property, H. Speral, Inc. and the Malott Family Trust, LLC are hereby filing application with the City of Albuquerque Development Review Board for a Minor Preliminary/Final Plat approval and Minor Design variance from minimum DPM standards for the above captioned lots. The proposed replat will eliminate all existing interior lot lines and combine all lots into two (2) tracts to accommodate for future development and resolve an existing building encroachment.

The Minor Design variance from minimum DPM standards will dedicate a 12.5' foot radius at the corner of Central and Carlisle as described in variance request from James Lewis, AIA attached hereto.

If you have any questions concerning this request, please feel free to contact me at your convenience.

Sincerely,


Russ P. Hugg, PS
Surv-Tek, Inc.

Rusty Hugg

From: Bradley, Catherine P. <cbradley@cabq.gov>
Sent: Thursday, August 20, 2015 10:35 AM
To: Rusty Hugg; Gricius, Michelle A.; Gaulden, Tim H.
Cc: Cloud, Jack W.; Trollinger, Ryan E.
Subject: RE: Tracts A and B, Mankato Place- DRB 1010437

Russ, your .dxf for Project 1010437 has been approved.

Also, please add Ryan Trollinger to your list of .dxf recipients. His email is: rtrollinger@cabq.gov

Thank you!

Catherine Bradley
GIS Coordinator
AGIS, Planning Department
600 2nd St NW
Albuquerque, NM 87102

(505)924-3929

From: Rusty Hugg [mailto:russhugg@survtek.com]
Sent: August 20, 2015 8:24 AM
To: Gricius, Michelle A.; Gaulden, Tim H.; Bradley, Catherine P.
Subject: Tracts A and B, Mankato Place- DRB 1010437

Morning

Have another summary plat for your review.
Bearings are grid and distances are ground.
Please let me know if you have any questions

Thanks

Surv-Tek, Inc.

9384 Valley View Drive, Albuquerque, NM 87114
Phone (505) 897-3366 Fax (505) 897-3377
Russhugg@survtek.com
Russ P. Hugg
NMPS No. 9750

August 13, 2015

Mr. Russ P. Hugg
Surv-Tek, Inc.
9384 Valley View Drive NW
Rio Rancho, New Mexico 87114

Re: North 75' feet of Lots 7 thru 10, Block 1, Mankato Place,
Albuquerque, Bernalillo County, New Mexico.

Dear Russ:

By this letter, I hereby authorize you to act as agent on behalf of the Malott Family [REDACTED], LLC, for the purpose of Re-platting the above described lots.

Please let me know if you have any further questions.

Sincerely,

Malott Family [REDACTED], LLC

A handwritten signature in black ink, appearing to be 'Bruce Malott', written over a horizontal line. The signature is cursive and extends to the right of the line.

By: Bruce Malott, Managing member

May 12, 2015

Mr. Russ P. Hugg
Surv-Tek, Inc.
9384 Valley View Drive NW
Rio Rancho, New Mexico 87114

Re: Lots 1 thru 6, Block 1, Mankato Place, Albuquerque,
Bernalillo County, New Mexico.


Dear Russ:

By this letter, I hereby authorize you to act as agent on
behalf of Carlisle Condominium, LLC, for the purpose of Re-
platting the above described lots.

Please let me know if you have any further questions.

Sincerely,

Center Street Properties, LLC



Kenny Hinkes, Managing Member

WARRANTY DEED (Joint Tenants)

57455

RIO 66, INC., a corporation

for consideration paid, grant to VERNON W. DYE and NORMA L. DYE, his wife as joint tenants the following described real estate in Bernalillo County, New Mexico:

A part of Lots Seven (7), Eight (8), Nine (9), and Ten (10) in Block numbered One (1), of MANKATO PLACE, in the City of Albuquerque, Bernalillo County, New Mexico, and being more particularly described as follows: *plat filed January 26, 1925.

BEGINNING at the southwest corner of the intersection of Central Avenue (U.S. Highway #66) and South Hermosa Avenue; thence Southerly along the West line of South Hermosa Avenue seventy-five (75') feet; thence West and parallel with the South line of Central Avenue One Hundred (100') feet; thence North and parallel with the West line of South Hermosa Avenue Seventy-five (75') feet to a point on the South line of Central Avenue; thence East along the South line of Central Avenue One Hundred (100') feet to the point of beginning.

Subject to easements, liens and restrictions of record.

WITNESSES

WITNESSED my hand and seal this 24th day of September, 19 65

(Seal) RIO 66, INC., a corporation (Seal)

ATTEST:

BY J. C. Love, Secretary (Seal) BY E. H. PERRY, PRESIDENT (Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 19 _____

by _____ (Name or Names of Person or Persons Acknowledging)

My commission expires: _____ (Seal)

Notary Public

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF Bernalillo

The foregoing instrument was acknowledged before me this 24th day of September, 19 65

by E. H. PERRY

President of RIO 66, Inc. (Name of Officer) (Name of Corporation Acknowledging)

a Delaware corporation, on behalf of said corporation. (State of Incorporation)

My commission expires: Sept. 12, 1966

Notary Public

FOR RECORDER'S USE ONLY

State of New Mexico } SS
County of Bernalillo }

This instrument was filed for record on

NOV 24 1968

At 3 o'clock P.m. Recorded in Vol. 12867
of records of said County Folio 33

J. C. Love Clerk & Recorder
Deputy Clerk

May 20, 2015

Chair
Maggie Hart Stebbins
County of Bernalillo
Commissioner, District 3

Vice Chair
Trudy E. Jones
City of Albuquerque
Councillor, District 8

Richard J. Berry
City of Albuquerque
Mayor

Art De La Cruz
County of Bernalillo
Commissioner, District 2

Rey Garduño
City of Albuquerque
Councillor, District 8

Debbie O'Malley
County of Bernalillo
Commissioner, District 1

Ken Sanchez
City of Albuquerque
Councillor, District 1

Ex-Officio Member
Pablo R. Rael
Village of Los Ranchos
Board Trustee

Executive Director
Mark S. Sanchez

Website
www.abcwua.org

Mark Goodwin
Mark Goodwin & Associates, PA
PO Box 90606
Albuquerque, NM 87199

RE: Water and Sanitary Sewer Availability Statement #150308
Project Name: The Carlisle - Project Location: 3600 Central Ave SE
Zone Atlas Map: K-16

Dear Mr. Goodwin:

Project Information: The subject site is located on the southeast corner of Central Ave and Carlisle Blvd. The proposed development consists of approximately 0.50 acres and the property is currently zoned CCR-2 for commercial use. The property lies geographically within the Pressure Zone 3E in the Ridgecrest trunk but will be served by infrastructure in the Pressure Zone 2E in the Freeway trunk. The request for availability indicates plans to develop a residential condominium with 34 dwelling units (DU).

Existing Conditions:

Water infrastructure in the area consists of the following:

- 42 inch CCYL San Juan Chama Transmission Main (Project #26-6809.02-09) in Hermosa Dr.
- Six inch PVC Distribution Main (Project #26-6809.02-09) in Hermosa Dr.
- Six inch CI Distribution Main (Project #03-008-62) in Central Ave.
- 12 inch PVC Distribution Main (Project #26-4324.90-96) in Central Ave.
- Six inch CI Distribution Main (No Record) that is abandoned in place along Central Ave.
- 24 inch CCYL Distribution Main (Project #09-108-52) in Carlisle Blvd.

Sanitary sewer infrastructure in the area consists of the following:

- Eight inch VCP Collector Line (Project #26-6809.05-08) in Hermosa Dr.
- 54 inch RCP Interceptor Line (Project #07-036-61) in Central and Carlisle.
- Ten inch VCP Collector Line (Project #TBK-2000/65) in Central Ave.
- 24 inch RCP Interceptor Line (Project #26-6809.05-08) south of the subject site along alley.

Water and Sewer Service: New metered water service to the property can be provided via routine connection to the six inch Distribution Main in Central Ave however, the existing fire protection plan does not work due to excessive velocities. Recommended updates to the plan are stated below which will address this issue. Service is also contingent upon compliance with the Fire Marshal's instantaneous fire flow requirements. Water service will not be sold without adequate fire protection. Water service will only be sold in conjunction with sanitary sewer service.

Sanitary sewer service can be provided via routine connection to the ten inch VCP Collector Line in Central Ave or the eight inch collector along Hermosa Dr.

Fire Protection: From the request for availability the instantaneous fire flow requirement for the project is 6668 gallons-per-minute. As modeled using InfoWater™ computer software, the fire flow cannot be met with the current proposed site layout. The six inch Distribution Main in Central is currently inadequate in size to meet the instantaneous fire flow requirements. The site plan proposed using hydrants 200, 201, 202, and 212. Hydrant 201 and 212 cannot be used simultaneously due to resulting velocities of over 12 ft/s in the six inch Distribution Main along Central Ave. In order to meet the required fire flow while maintaining a velocity of less than 12 ft/s, both a new fire hydrant and fire line will be required to connect to the existing 12 inch Distribution Main in Central Ave. Simulations have been completed with recommended layout to address the existing issue. All new required hydrants as well as their exact locations must be determined through the City of Albuquerque Fire Marshal's Office and verified through the Utility Development Office prior to sale of service.

Easements: Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated rights-of-way. A minimum width easement of 20 feet is required for a single utility and 25 feet for water and sewer both within the same easement. Easements for water meters need to be five feet by five feet and include the length of the water service if located on private property. Actual easement widths may vary depending on the depth of the lines to be installed. Acceptable easements must be documented prior to approval of service.

Pro Rata is not owed and the property can utilize the services available upon completion of the requirements of this statement to connect to water and sanitary sewer.

Design and Construction of all required improvements will be at the developer / property owner's expense. Improvements must be coordinated through the City of Albuquerque via the Work Order process. Designs must be by a licensed, New Mexico registered professional engineer. Construction must be by a licensed, bonded, public utility contractor.

Costs and Fees: In addition to installation and construction costs, any new metered water services will be subject to both water and sanitary sewer Utility Expansion Charges (UEC) payable at the time of service application. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized.

Water Use: All new development shall be required to meet the standard water usage of 180 gallons per household per day which is equivalent to 75 gallons per capita per day. Indoor water use shall consist of 70% of total use with outdoor limited to 30%. Where available, outdoor water usage shall utilize reclaimed water. All new commercial developments shall be subject to the requirements for water usage and water conservation requirements as defined by the Water Authority,

James C Lewis • Architect

General Design, Inc. 904 Princeton SE Albuquerque • NM • 87106 505-247-1529 • gdi@mac.com

April 18, 2015

Racquel M. Michel, P.E.
Transportation Department
City of Albuquerque
Albuquerque NM 87xxx

re: Project # 1010437 (15DRB-70148) Lots 1-6, Block 1, Mankato Place Subdivision

Mz. Michel

This is a request for two variances to the DPM traffic guidelines, as follows:

- (1) Regarding your comment #1, we request a smaller radius of the dedication on the northwest corner of Central Ave SE & Carlisle Blvd SE;
- (2) We request a smaller distance for the mini clear sight triangle on our garage entrance/exit.

Our reasons for asking for these variances and a justification for them are included on the attached exhibits.

I appreciate your consideration of this matter.

Sincerely

A handwritten signature in black ink, appearing to be 'JCL', with a horizontal line extending to the right.

James C Lewis

Request #1

A variance to the corner dedication at Central & Carlisle to allow a 10' radius at the property line.

Reasons For Request

Following the *Nob Hill Sector Plan* and working closely with planning staff, we have designed a concept for the development of this corner property. The concept meets the intent of the plan and has strong planning staff support. Unfortunately, a large ROW dedication will negatively impact the design.

- (1) The major feature of the project is a circular entrance and elevator tower at the Central and Carlisle corner, which was well received by planning staff; this design, however, does not work with a radius larger than ten or twelve feet.
- (2) The Sector Plans calls for 25' storefronts spaces along Central; the standard dedication encroaches on this layout and it difficult to maintain the Nob Hill look.
- (3) The sidewalk on Carlisle is unusually large: around 16'; this would allow the flowline radius to increase without requiring a large dedication.
- (4) The proposed new transit (bus) lanes will substantially change the conditions on the ground. One of the possible changes would be to make the Central sidewalk larger which would further increase the flowline radius possibilities.
- (5) And finally, there are numerous utility and other physical impediments to re-working the corner.

Justification For Request

From the aerial photo on ***Exhibit #1***, none of the existing developments in this area appear meet the DPM standards. All of the radius returns are smaller than 25' and the corner directly west of our site across Carlisle is substantially smaller than our request.

- (1) Throughout most of Nob Hill, the first lane on the south side of Central is either a parking or a bus lane, so a right turn is made into the second lane on Central. This allows a 35' turning radius at the actual traffic path.
- (2) ***Exhibit #2*** shows the variety of existing utilities and other items that are physically present in the corner area. This radius return is not easily changed.
- (3) ***Exhibit #3*** delineates our request, shows the negative impact of a 35' dedication, and also demonstrates how adequate future improvements could be made even with our dedication request.
- (4) Using our proposed 10' property line radius, our building just slightly impinged on a full 35' clear site triangle from curb to curb. However, a full 35' clear site triangle is provided when measured from the curb on Carlisle to the actual travel lane on Central.
- (5) Ignoring the issue of relocating the existing utilities, a full 25' flow line radius could be built along with a nine foot (9') sidewalk and still leave space between the back of the walk and our proposed property line.
- (6) If the Central sidewalk width is increased, or if the corner is bulged out to protect the parking lane (as is done at many Nob Hill intersections), a 35' flow line radius could be achieved.

Summary

Approving this variance will keep a spectacular design feature at a Nob Hill gateway encouraging further development east of Carlisle, it would not change existing ROW conditions, and it would allow ample options on future ROW re-configuration designs.



Exhibit #1
Existing Conditions



Existing Utilities Located At SE Central/Carlisle Corner

- Street Light
- Traffic Signal
- Traffic Signal Control Boxes (3)
- Fire Hydrant
- PNM Pole
- PNM Switch Gear
- PNM Manhole

- Handicap Ramps (2)
- Donation Box (removable)

**Exhibit #2
Existing Utilities At Corner**

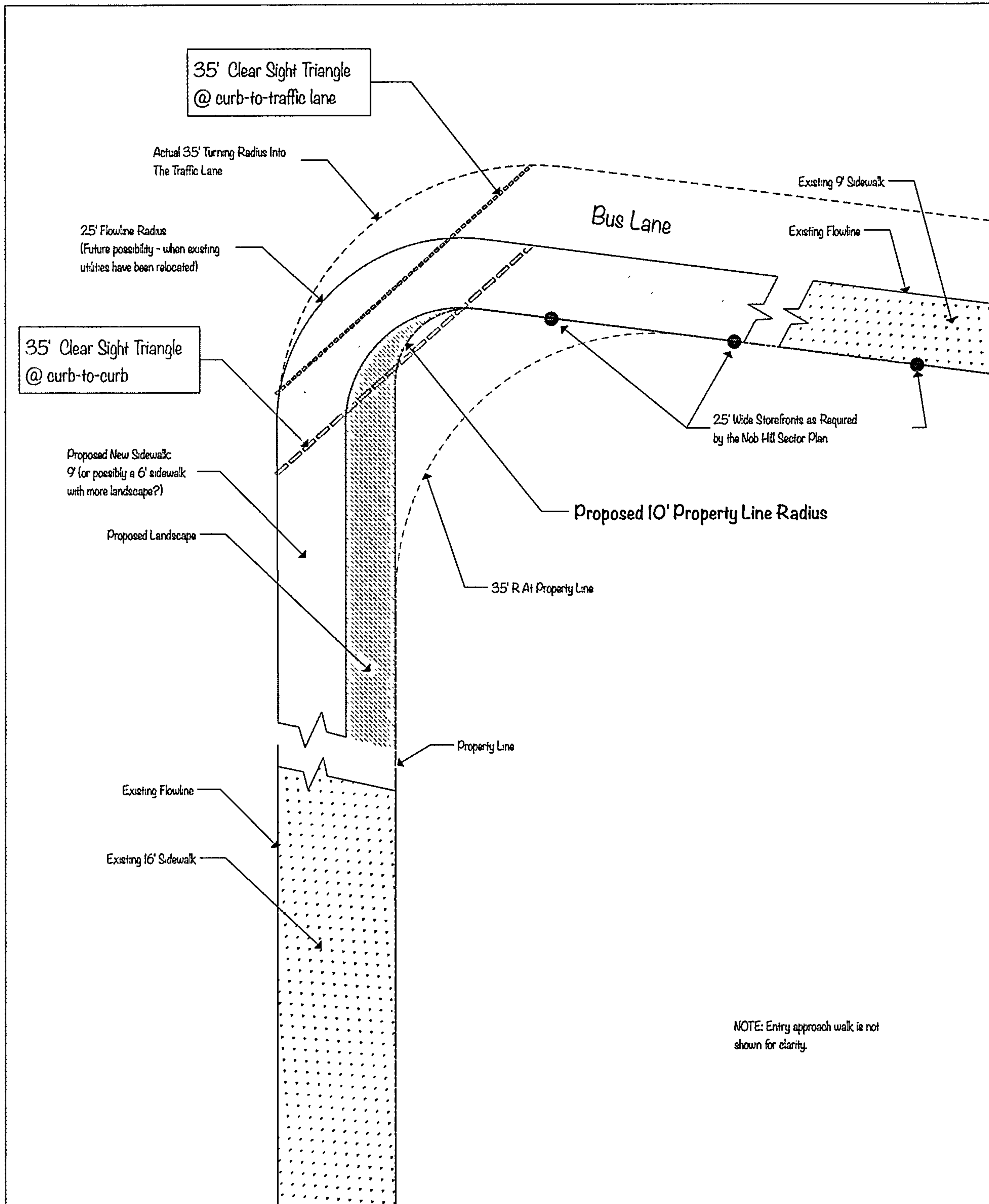


Exhibit #3
Proposed Corner Radii

Request #2

A variance to the Mini Clear Sight Triangle at the garage entrance/exit to 2'.

Reasons For Request

Providing a full 11' sight triangle (on both entrance and exit) severely compromises the building design in a number of ways, including:

- (1) Most importantly, it creates a rather large structural span along the face of the building: $24' + 11' + 11' = 46'$. With two additional stories on top, the structure needed to carry that load would require (1) such a deep beam that would either impinge on garage headroom or make the entire building taller; or (2) columns that would shorten the span; but that places a large (perhaps two foot square) impediment right back in the clear sight triangle.
- (2) Loss of space, in particular, of a good assessable, access point for the fire sprinkler riser system installation and the fire department standpipe location on the exterior of the structure.
- (3) It creates large enough nooks & crannies that tend to be attractive to homeless for use as sleeping areas (especially when covered).

Justification For Request

- (1) This is a common variance at most urban locations, including Albuquerque. See **Exhibit #4** for several examples of zero sight triangles, all from downtown Albuquerque.
- (2) The traffic speeds at this sidewalk junction are extremely slow. Traffic is coming out of a garage, must pause and wait for a door to raise, and then proceed 20' to the sidewalk. Speeds should be under 5 mph.
- (3) If needed, mirrors or other warning devices could be installed.
- (4) As Exhibit #5 shows, access is clear and easy, with a turn from and to the Bus Lane. The turn-in side doesn't require a clear sight triangle at all, since the driver sees the sidewalk before and during the turn. The turn-out approach is slow and when the driver gas reached (and stopped) at the sidewalk, (s)he can see several feet down the walk to check for pedestrians.

Summary

A common urban design feature, it appears to be used in the downtown area without significant problems and would be appropriate in Nob Hill with its increasingly urban nature.

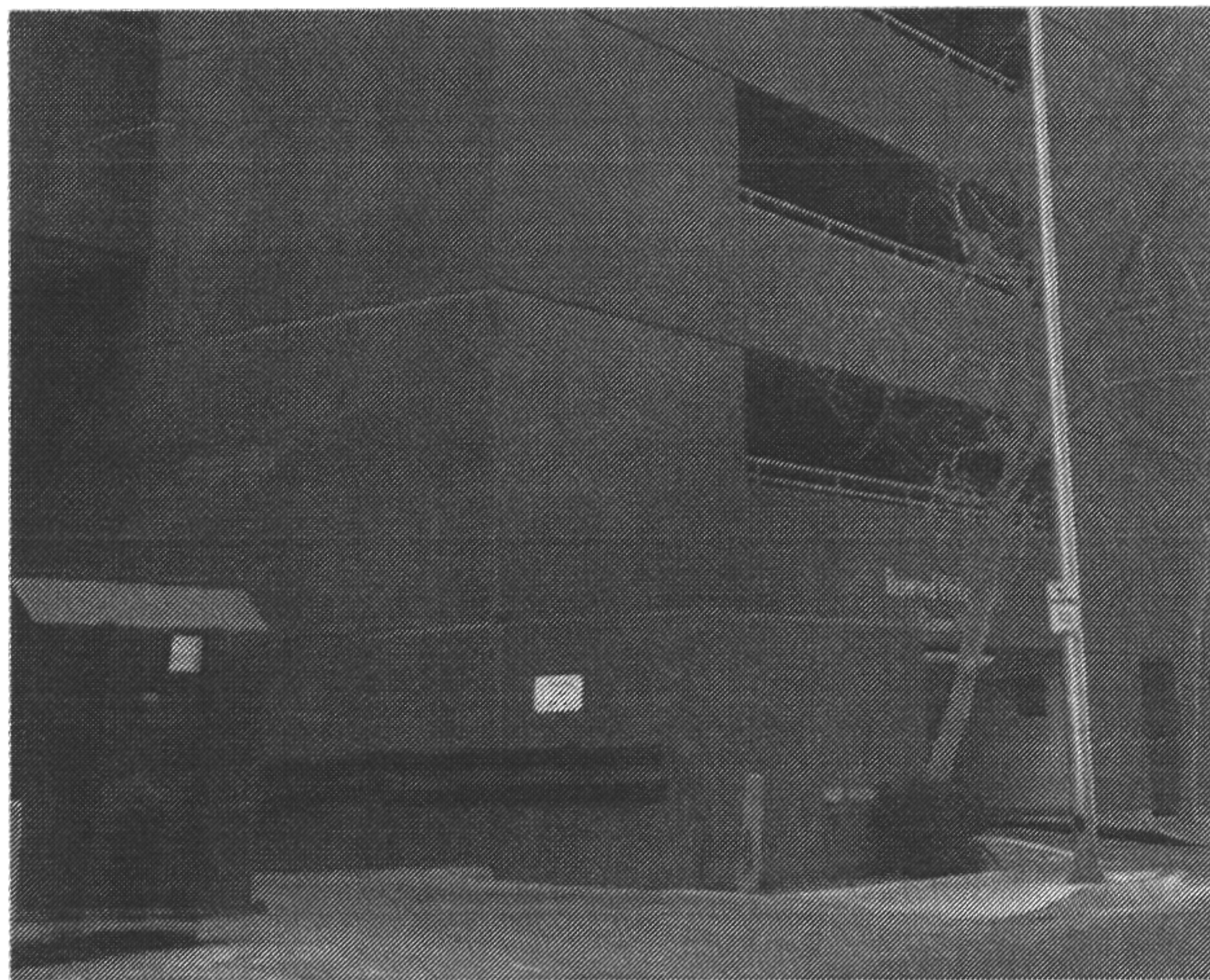


Exhibit #4
Mini Clear Site Triangle Urban Examples

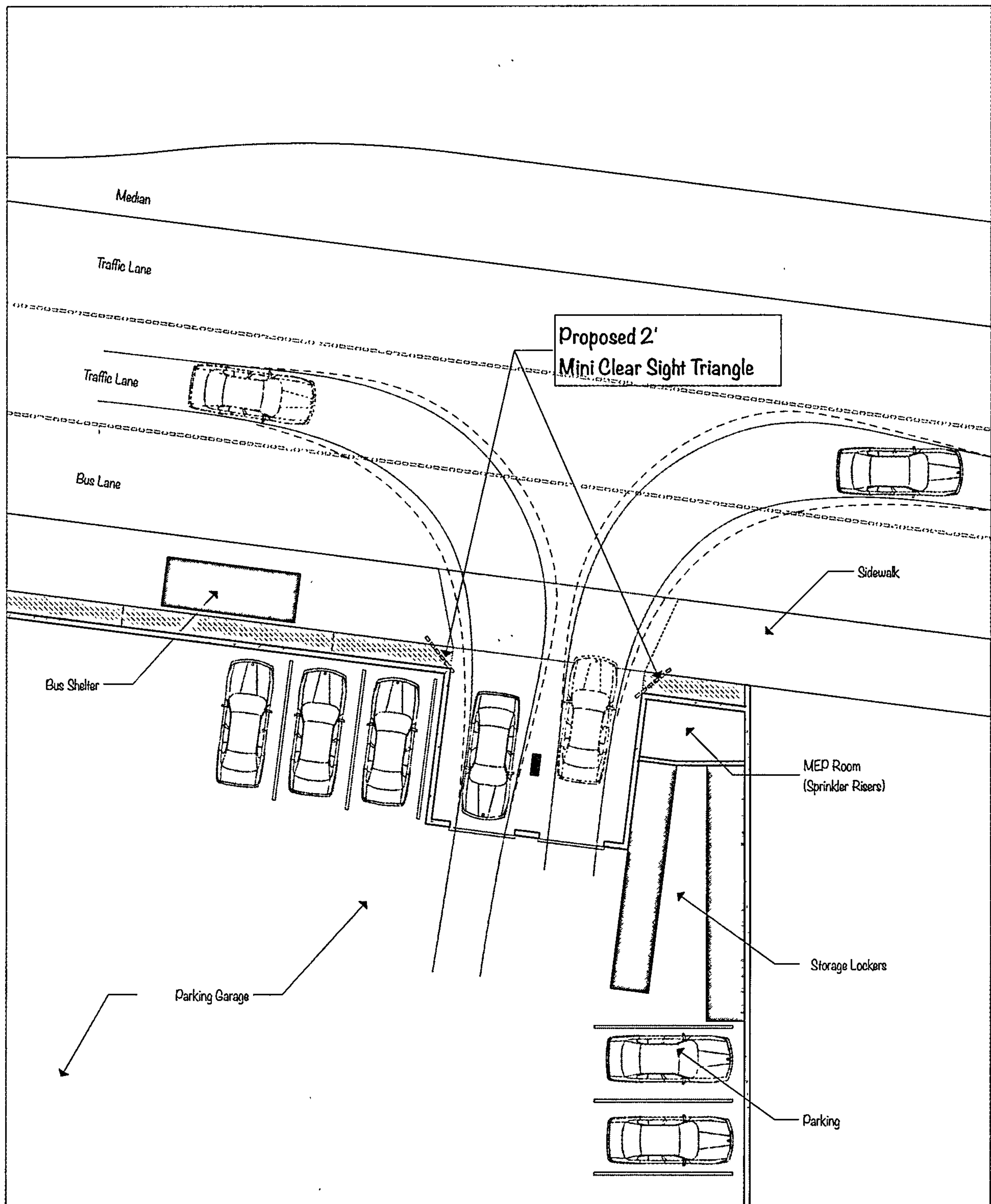


Exhibit #5
Proposed Mini Clear Site Triangle

PROJECT #

10104137

September 2, 2015

Pit



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)
- 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): SURV-TEK, INC PHONE: 897-3366
 ADDRESS: 9384 VALLEY VIEW DR NW FAX: 897-3377
 CITY: ALBUQ STATE NM ZIP 87114 E-MAIL: RUSHUGG@SURVTEK

APPLICANT: H. SPERAL, INC. PHONE: _____
 ADDRESS: 5933 RAVENSWOOD ROAD, BLD. A FAX: _____
 CITY: FT LAUDERDALE STATE FL ZIP 33312 E-MAIL: _____
 Proprietary interest in site: OWNERS List all owners: _____

DESCRIPTION OF REQUEST: SKETCH PLAT REVIEW

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. LOTS 1 THRU 6 Block: 1 Unit: MANKATO PLACE
 Subdiv/Addn/BKA: TRACT A, MANKATO PLACE
 Existing Zoning: _____ Proposed zoning: _____ MRGCD Map No N/A
 Zone Atlas page(s): K-16 UPC Code: 101705700823433410

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? N/A
 No. of existing lots: 6 No. of proposed lots: 1 Total site area (acres): 0.4877
 LOCATION OF PROPERTY BY STREETS: On or Near: CENTRAL AVE SE
 Between: CARLISE BLVD SE and HERMOSA DR SE

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

SIGNATURE [Signature] DATE 4.3.15
 (Print Name) RUSS HUGG Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> INTERNAL ROUTING	<u>15DRB - 70148</u>	<u>SK</u>		\$ <u>0</u>
<input checked="" type="checkbox"/> All checklists are complete				\$ _____
<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>April 15, 2015</u>			Total \$ <u>0</u>

[Signature] 4-7-15 Staff signature & Date Project # 100437

FORM S(3): SUBDIVISION - D.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.

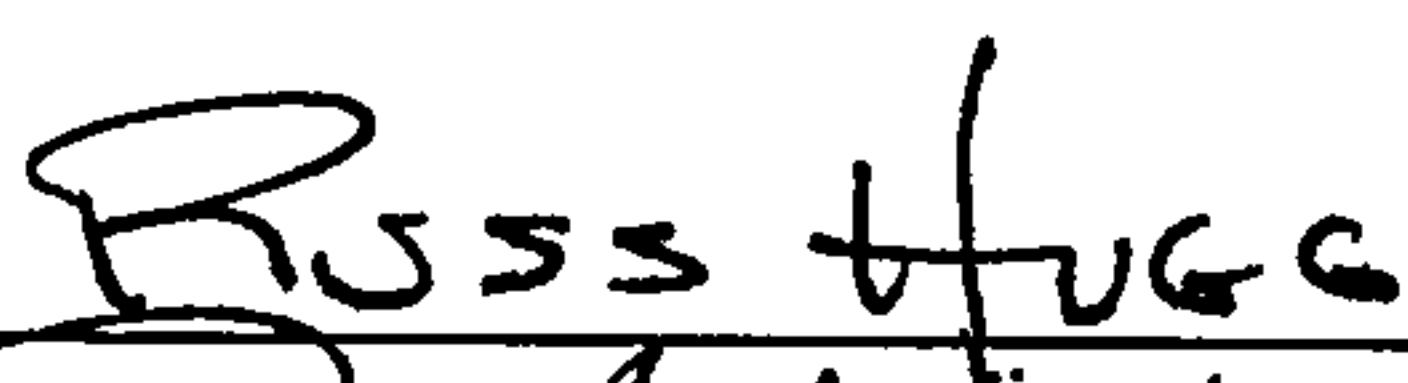
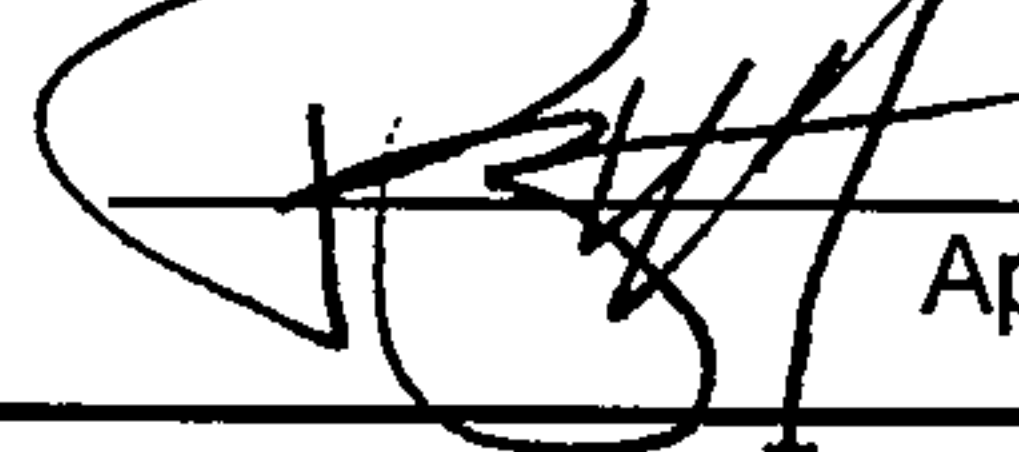
- AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** Your attendance is required.

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

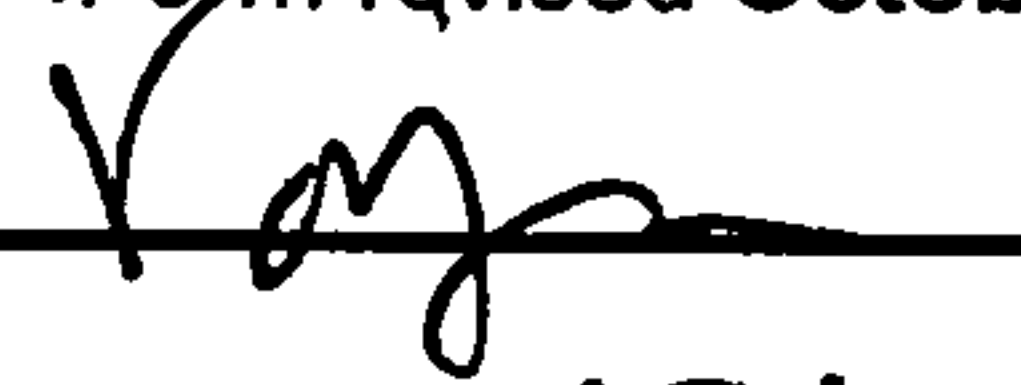
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.


 Applicant name (print) Russ Hugg

 Applicant signature / date 4.3.15



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
15DRB - 70148
 _____ - _____
 _____ - _____


 Planner signature / date 4-7-15
 Project # 1010437

SURV TEK, INC.

Consulting Surveyors

9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: russhugg@survtek.com

April 3, 2015

Albuquerque Development Review Board
PO Box 1293
Albuquerque, New Mexico 87103

Attention: Mr. Jack Cloud, Chair

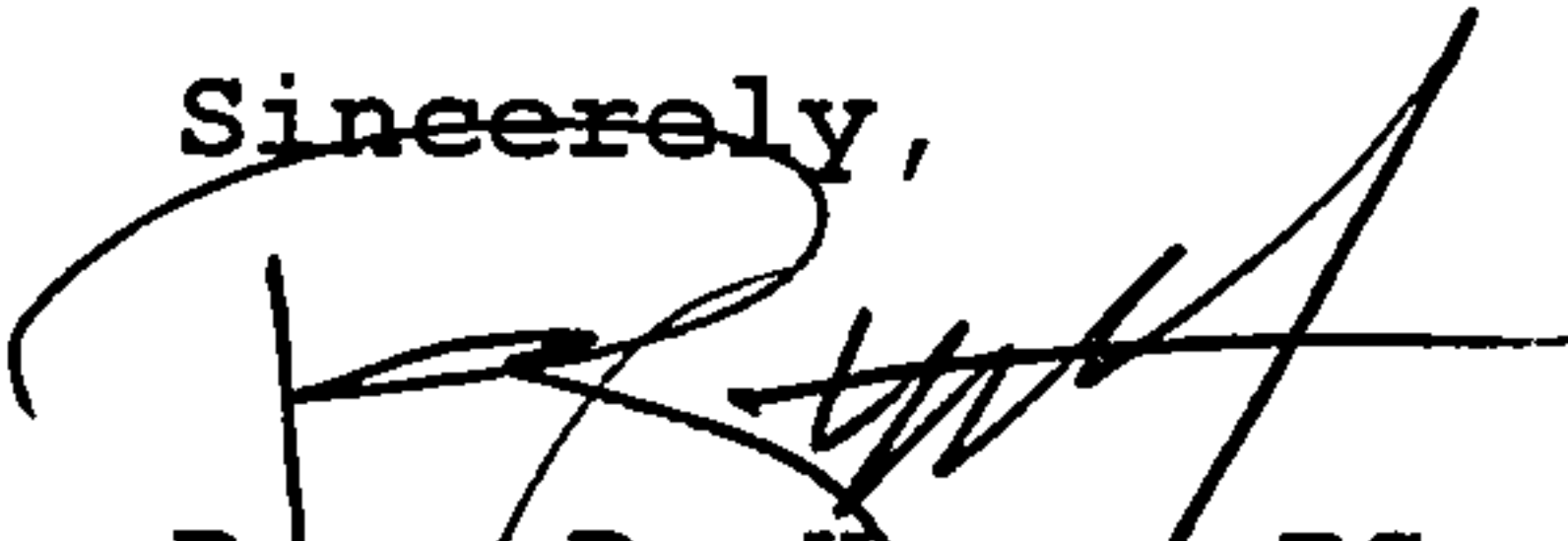
RE: Lots 1 thru 6, Block 1, Mankato Place, City of Albuquerque,
Bernalillo County, New Mexico. City Zone Atlas page K-16.

Dear Mr. Cloud

The owners of the above captioned property, H. Sperial, Inc. are hereby filing application with the City of Albuquerque Development Review Board for a Minor Sketch Plat Review of the above captioned lots. The proposed replat will eliminate all existing interior lot lines and combine all lots into one tract to accommodate for future development.

If you have any questions concerning this request, please feel free to contact me at your convenience.

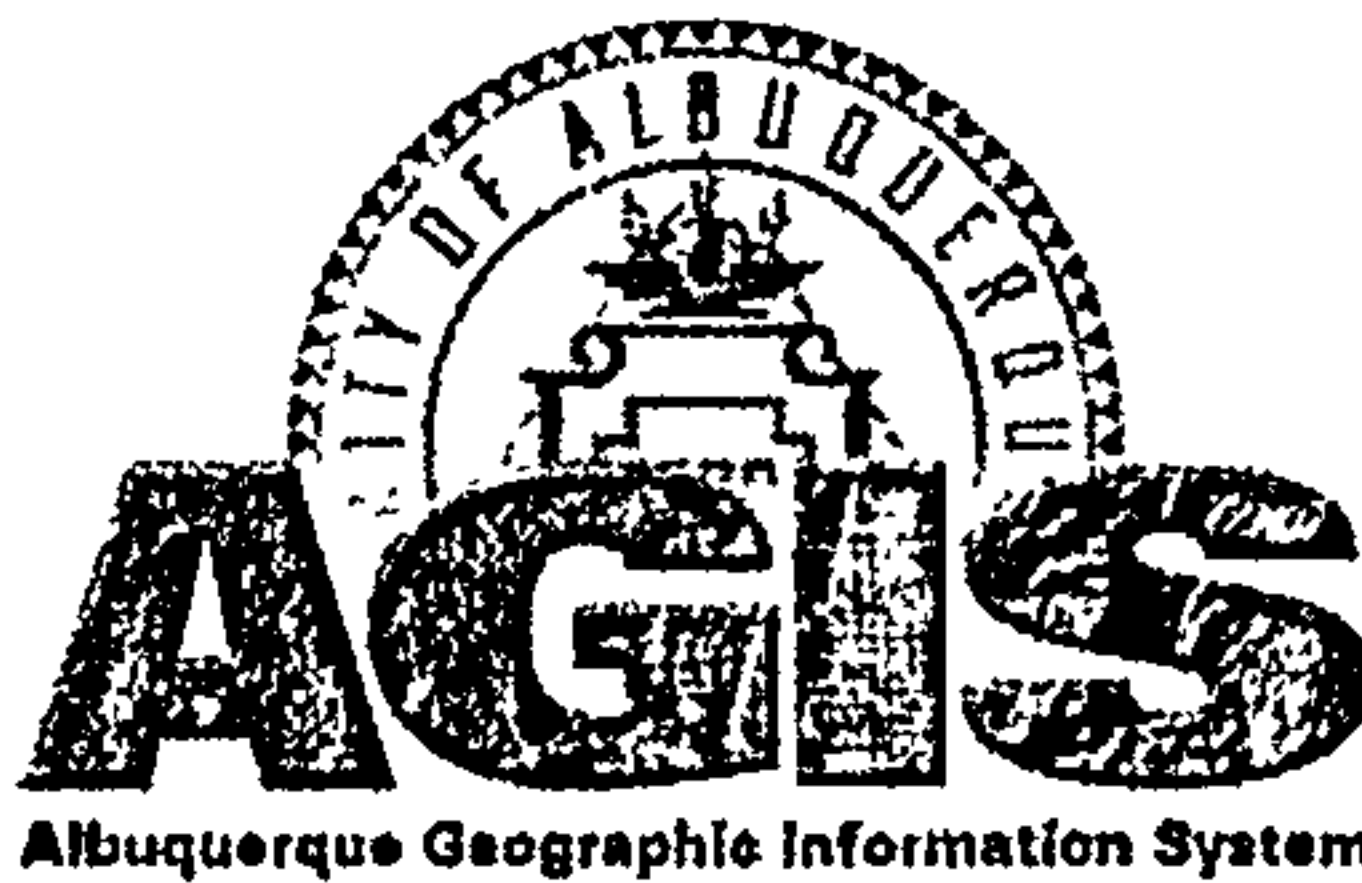
Sincerely,



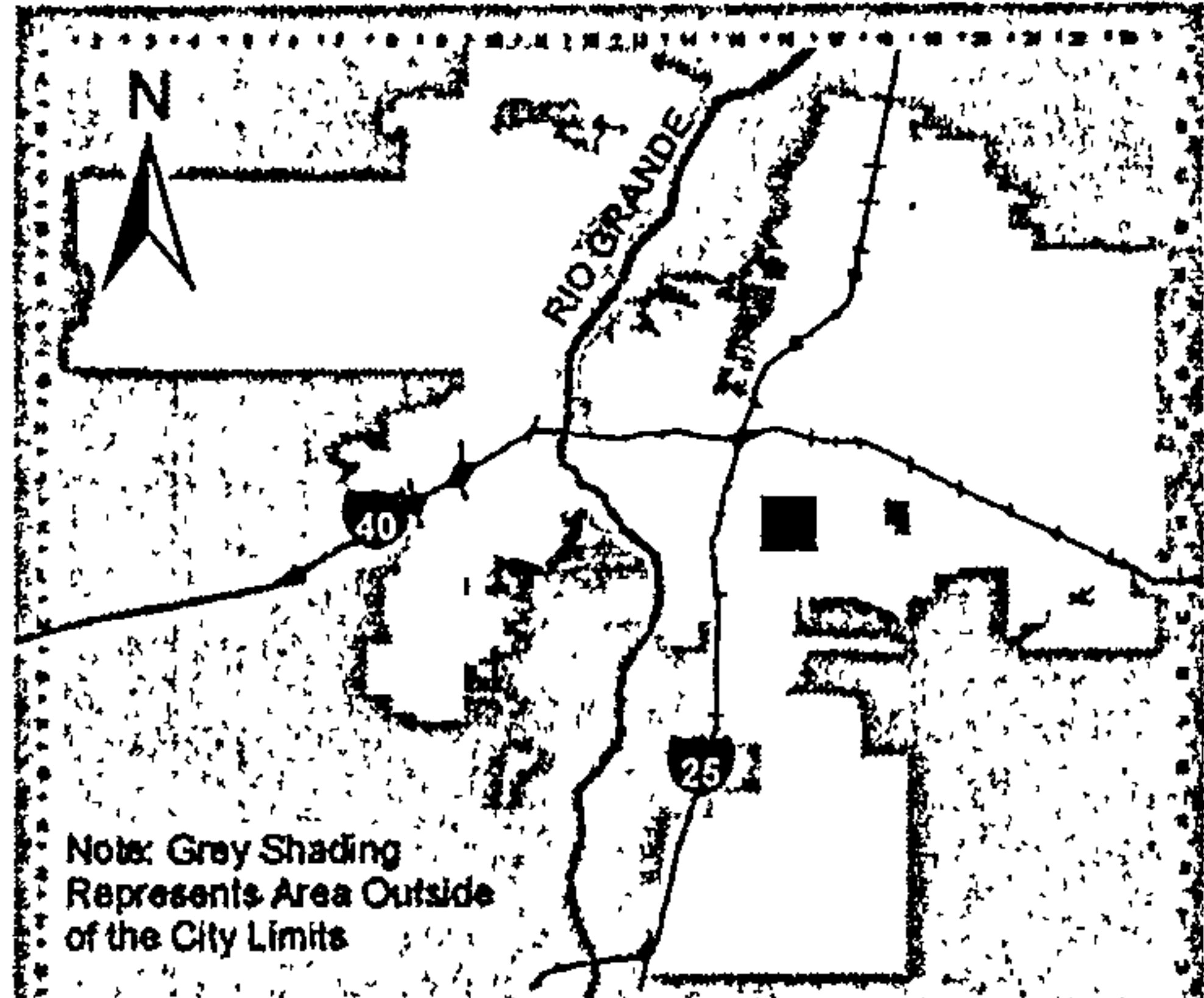
Russ P. Hugg PS
Surv-Tek, Inc.



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

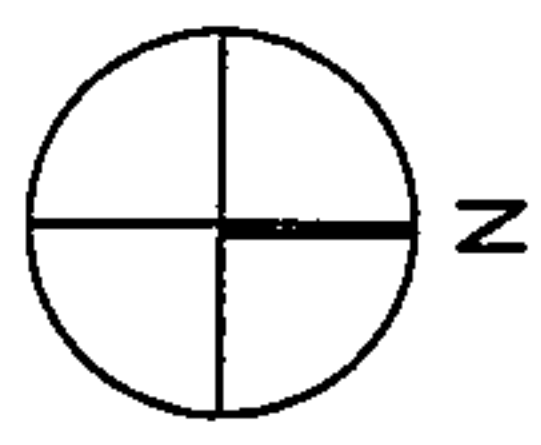
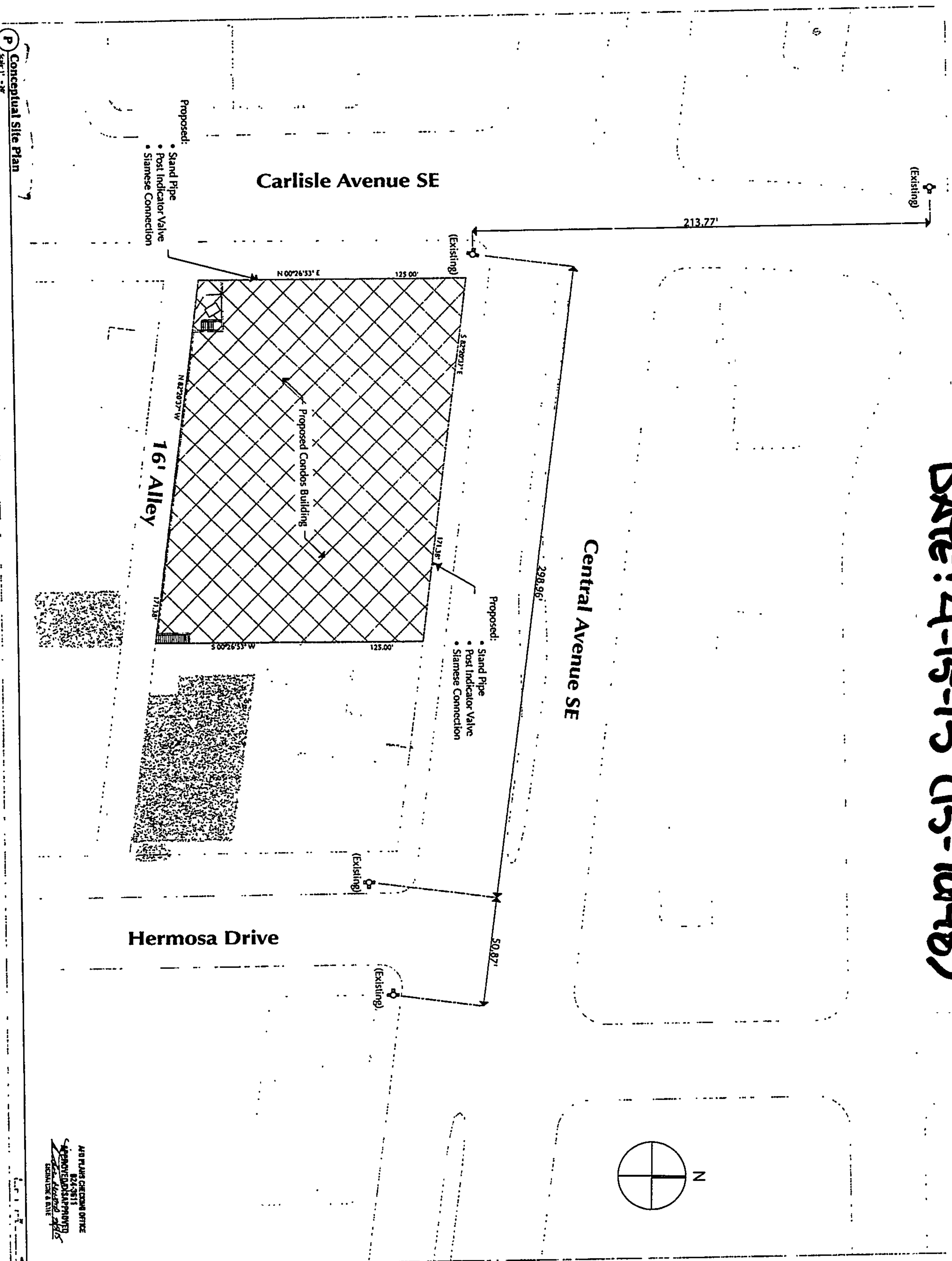
Zone Atlas Page:
K-16-Z

Selected Symbols

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

Feet
0 750 1,500

PROJECT: 1010-437
DATE: 4-15-15 (15-70418)



ASB PLANS CENTER OFFICE
 224 N 11th St
 ALBUQUERQUE, NM 87102
 (505) 243-1111
 www.asbplans.com

James C. Lewis - Architect
 General Design, Inc.
 224 N 11th St
 Albuquerque, NM 87102
 (505) 243-1111

City Of Albuquerque

Project Info
 ADDRESS
 3600 Central Ave. SE
 Albuquerque, NM 87106

CONSTRUCTION CLASSIFICATION
 Lower Floor (IIIb)
 • Parking & Retail
 • Precast Concrete
 Upper Level (2-3 Stories)
 • Condos Unit (V-A)

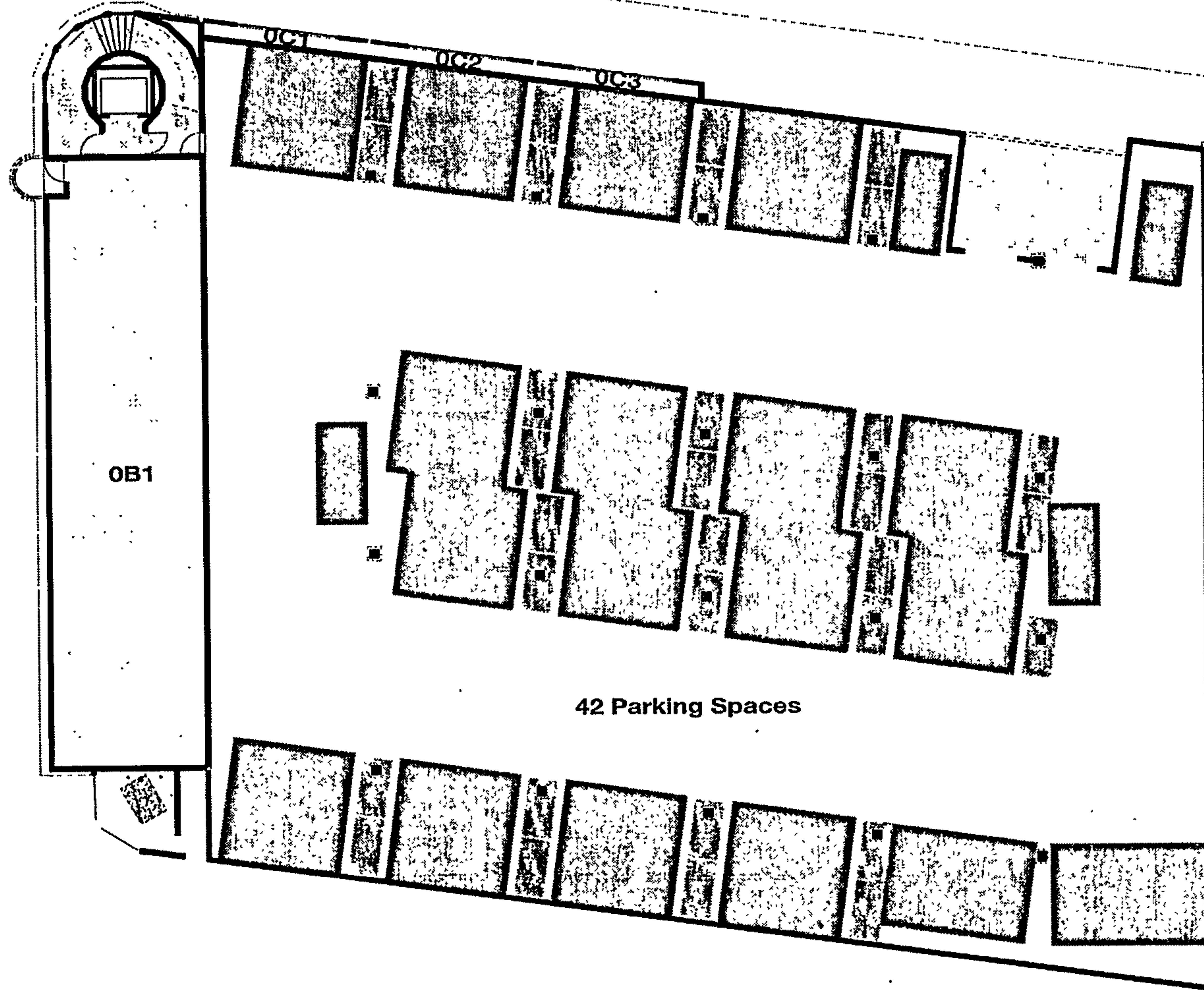
AREAS
 Lower floor
 • Parking 17,000 SF
 • Retail 2,000 SF
 • Common 1,000 SF
 Total 20,000 SF
 Upper floor
 • Units 36,000 SF
 • Common 5,000 SF
 Total 41,000 SF

FIRE FLOW CALCULATIONS
 Lower floor 3,000 gpm
 Upper floor 3,750 gpm
 Total Required: 6,750 gpm
 Sprinkled 50% reduction
 6,750 gpm ÷ 2 = 3,375 gpm

1401	
DATE 1/20/15	REVISION A
Conceptual	
Access and Fire Hydrant	
3600 Central Ave. SE Albuquerque, NM • 87106	
Conceptual Site Plan	C-100
1 OF 1	

Carlisle Avenue SE

Central Avenue SE



Lower Level Floor Plan

PRELIMINARY SITE PLAN

12/23/14

PROJECT #
10104137

APRIL 15. 2015

SK