DEVELOPMENT REVIEW BOARD SUPPLEMENTAL RESUBMITTAL

PROJECT NO. 1010832

Application No. 16DRB-70319

TO:

**\_\_\_Jack Cloud, DRB Chairman, Planning Department**

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| **\_\_\_Doug Hughes, P.E., Hydrology**  **\_\_\_Racquel Michel, P.E. , Transportation Development**  **\_\_\_Kris Cadena, P.E., Albuquerque/ Bernalillo Co. WUA** |  |
| **\_\_\_Jayson Coffee, Parks/Municipal Development**  **NOTE: PDF Required \*(Please attach this sheet with each collated set per board member)** |  |

**NEXT HEARING DATE: Nov. 1, 2017\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**NOTE:** REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFIINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: Preliminary/final plat approval being requested, including a new Sidewalk Variance.

Sidewalk Variance:

One of the comments was that a sidewalk had to be installed along the south side of the new roadway. A new sidewalk easement is being granted and new sidewalk is to be installed along the south side of Headline Blvd. from Tiburon St. to the existing sidewalk that is located just south of Jefferson St. The required sidewalk width is 6’ but there are locations along the route of the proposed sidewalk that are between 5’ and 6’ wide due to the existence of a 6’ high CMU privacy wall that was built by the adjoining owner (exhibit is attached). If the sidewalk has locations that are only 5 feet wide, it will still comply with the provisions of PROWAG. Removal and replacement of the wall one foot back from its existing location would impart an undue hardship upon the applicants without a tangible benefit to the public. The pertinent criterion for this variance requests is based upon the DPM, Vol. 1, Introduction of Chapter 12, Section A.7., which states: “Pre-existing conditions that cannot be easily or economically relocated or should not be altered, such as man-made obstructions.”

This case was deferred on 9-14-16 due to comments by the Board, which have all been addressed as follows:

Planning

1. The easements for private improvements in the R/W have been removed.
2. The zoning note has been removed.
3. Maintenance of private easements language has been added.

Transportation

1. An access easement has been added across Tract 5-B-1-A-2-A.
2. Sidewalk is to be built on south side of Headline within a new sidewalk easement. An IL is also provided for the new sidewalk.
3. Dedication of R/W area in SF has been added to Note 6 under Subdivision Data.

Utilities

1. Location of the 10” water line has been confirmed that it’s within R/W.
2. A new 35’ x 35’ public easement is being granted for the 4” water meter vault, by this plat.

CONTACT NAME: John MacKenzie\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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