



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1010935

TO: Application No. 16drb70258

ALL MEMBERS

Jack Cloud, DRB Chairman, Planning Department

Curtis Cherne, P.E., Hydrology

Kristal Metro, P.E., Transportation Development

Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA

Carol Dumont, Parks/Municipal Development

NEXT HEARING DATE: 10/5/16

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: corrected justification letter

CONTACT NAME: DAVID SOULE

TELEPHONE: 505.321.9099 EMAIL: david@riograndeengineering.com

September 28, 2016

Jack Cloud
Chairman
Development Review Board
City of Albuquerque
600 2nd street NW
Albuquerque, NM 87102

**RE: Preliminary and Final Plat approval
Lot 7A, block A, Gentry Subdivision
Albuquerque, New Mexico**

Dear Mr. Cloud:

Rio Grande Engineering requests approval of the attached consolidation plat. The subject property is currently an assessor tract that was created by deed prior to 1974. The purpose of the plat is to consolidate the tract into one, in order to allow development. There are no improvements on the parcels. This plat is granting a 4' public sidewalk easement where the existing sidewalk on Los Arboles encroaches. There are only paving improvements on Claremont Avenue. We are requesting a variance to minimum right of way of the existing Claremont Avenue. The existing right of way is 25 feet for the entire block. We are requesting a variance to the required sidewalk standard on Claremont Avenue, which currently does not have sidewalk for the entire block. We are requesting a variance to the requirement for curb and gutter on Claremont, which does not have curb and gutter for the entire block. We are requesting a variance to the DRB that a variance to the minimum DPM standards be approved to allow Claremont to remain in its existing condition and conform to the remaining block. A design variance is supported by section 14-14-6-1-A-2, in that to bring a small portion of Claremont up to minimum standards will be an extraordinary hard ship and not practical based upon the fact Claremont is a fully developed roadway and does not meet the minimum standards for the entire block. The widening and construction of addition infrastructure will case undo burden on the owner and increase long term maintenance cost to the public.

Should you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,

David Soule, PE
RIO GRANDE ENGINEERING
PO Box 93924
ALBUQUERQUE, NM 87199
321-9099

Enclosures