



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

SUBDIVISIONS		
<input type="checkbox"/> Major – Preliminary Plat (Form P1)	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major - Final Plat (Form S1)	MISCELLANEOUS APPLICATIONS	
<input type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	PRE-APPLICATIONS
	<input type="checkbox"/> Sidewalk Waiver (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input checked="" type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		
request waiver to dpm related to width of existing access		

APPLICATION INFORMATION		
Applicant: JODY MASTERS		Phone:
Address: 3901 SOLANO		Email:
City: albuquerque	State: nm	Zip: 87110
Professional/Agent (if any): Rio Grande Engineering		Phone: 505.321.909
Address: PO BOX 93924		Email: david@riograndeengineering.com
City: albuquerque	State: nm	Zip: 87199
Proprietary Interest in Site: owner by deed		List all owners: sole
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: 300-A-1		Block:
Subdivision/Addition:		Unit:
MRGCD Map No.: 38		UPC Code: 101205946000640260
Zone Atlas Page(s): H12	Existing Zoning: RA	Proposed Zoning RA
# of Existing Lots: 1	# of Proposed Lots: 2	Total Area of Site (Acres): 0.92
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 2737 CARSON	Between: MONTOYA ST	and: RIO GRANDE BLVD
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		

Signature: <i>DM Soule</i>	Date: 7/2/20
Printed Name: DAVID SOULE	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting Date:				Fee Total:	
Staff Signature:	Date:			Project #	

FORM V2: Waiver– DRB

Please refer to the DRB case schedules for meeting dates and deadlines. Your attendance is required.

>> INFORMATION REQUIRED FOR ALL VARIANCE/WAIVER AND VACATION APPLICATIONS

- Interpreter Needed for Meeting? if yes, indicate language: _____
- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form V at the front followed by the remaining documents in the order provided on this form.
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent

WAIVER – IDO

- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(L)(3), compliance with the DPM, and all improvements to be waived, as applicable. *Note: If the request is based on a bulk land transfer, an application for Subdivision of Land – Minor shall be filed concurrently with the variance request and notice shall be provided on that plat regarding the applicant's agreement that building permits shall not be issued before further action by the DRB.*
- Scale drawing showing the location of the proposed variance or waiver, as applicable (7 copies, not to exceed 8.5" by 14")
- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
 - Office of Neighborhood Coordination neighborhood meeting inquiry response
 - Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
 - If a meeting was requested/held, copy of sign-in sheet and meeting notes
- Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination Public Notice Inquiry response
 - Proof of emailed notice to affected Neighborhood Association representatives


WAIVER – DPM (MUST BE HEARD WITH SUBDIVISION/SITE PLAN ACTION)

- Justification letter describing, explaining, and justifying the request per the criteria in DPM – Chapter 2
- Drawing showing the easement or right-of-way to be vacated (7 copies, not to exceed 8.5" by 11")
- Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
 - Proof of emailed notice to affected Neighborhood Association representatives
- Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing* **this step is not required if variance is to be heard with minor subdivision plat**
- Sign Posting Agreement - **this step is not required if variance is to be heard with minor subdivision plat**

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

- Letter describing, explaining, and justifying the deferral or extension
- Drawing showing the sidewalks subject to the proposed deferral or extension (7 copies, not to exceed 8.5" by 14")

<p><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting, if required, or otherwise processed until it is complete.</i></p>	
Signature:	Date:
Printed Name:	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Case Numbers:	Project Number:
Staff Signature:	
Date:	

April 10, 2020

Jeanne Wolfenbarger, PE
Transportation Development
Development Review Board
City of Albuquerque
600 2nd street NW
Albuquerque, NM 87102

**RE: Design waiver to DPM standard
Private access width
Lots 1&2 Masters Subdivision
Albuquerque, New Mexico**

Dear Mr. Cloud:

Rio Grande Engineering requests approval of a design waiver to the minimum width for a private access easement. The variance is to allow for the existing 20' access easement to be utilized. The access easement is existing and primarily offsite. The easement services this lot and more than 8 lots that it crosses. Due to the easement being a pre-existing one and with all private improvements placed adjacent to existing easement, widening is not possible, and an undue burden on the existing tract. The easement is widened to 22' when it enters this site, which conforms to the minimum standard for private ways servicing 2 lots. The variance pertains only to the existing easement that is not part of this property, but does provide the sole access.

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



A: 23'-0"
 B: 20'-8"
 C: 20'-2"
 D: 17'-6"
 E: 19'-7"
 F: 21'-0"
 G: 21'-7" (15'-0")
 H: 24'-0" (14'-0")
 I: 21'-0" (15'-6")

J: 19'-0"
 K: 22'-1" (19'-4")
 L: 20'-0"
 M: 21'-7"
 N: 20'-8"
 O: 27'-2"
 P: 20'-2"
 Q: 19'-0"
 R: 19'-0"

S: 18'-4"
 T: 17'-8"
 U: 14'-6"
 V: 15'-8"
 W: 17'-4"
 X: 18'-4"
 Y: 20'-0"
 Z: 20'-8"

AA: 24'-4"
 BB: 24'-0"
 CC: 22'-0"
 DD: 21'-2"

Carson Road Widths

Measured On: 24 June 2020

David Soule

From: Derrick Archuleta [arch.plan@comcast.net]
Sent: Wednesday, June 10, 2020 11:57 AM
To: david@riograndeengineering.com; Maple, Gary
Subject: Fwd: 2743 CARSON RD NW Public Notice Inquiry
Attachments: H-12 ZONE ATLAS.PDF

Called Dalaina and she worked on it right away.

Derrick

----- Original Message -----

From: "Carmona, Dalaina L." <dlcarmona@cabq.gov>
 To: "arch.plan@comcast.net" <arch.plan@comcast.net>
 Date: June 10, 2020 at 11:47 AM
 Subject: 2743 CARSON RD NW Public Notice Inquiry

Dear Applicant,

See list of associations below regarding your Public Notice Inquiry. In addition, we have included web links below that will provide you with additional details about the new Integrated Development Ordinance (IDO) requirements. The web links also include notification templates that you may utilize when contacting each association. Thank you.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip
West Old Town NA	Glen	Effertz	gteffertz@gmail.com	2918 Mountain Road NW	Albuquerque	NM	87104
West Old Town NA	Gil	Clarke	g.clarke45@comcast.net	2630 Aloysia Lane NW	Albuquerque	NM	87104

IDO – Public Notice Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/public-notice>

IDO – Neighborhood Meeting Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

IDO - Administration & Enforcement section:

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Thanks,



Dalaina L. Carmona

Senior Administrative Assistant

Office of Neighborhood Coordination

Council Services Department

1 Civic Plaza NW, Suite 9087, 9th Floor

Albuquerque, NM 87102

505-768-3334

dlcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf**
Of webmaster@cabq.gov
Sent: Wednesday, June 10, 2020 9:41 AM
To: Office of Neighborhood Coordination <arch.plan@comcast.net>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

DERRICK ARCHULETA

Telephone Number

505-980-8365

Email Address

arch.plan@comcast.net

Company Name

ARCH+PLAN LAND USE CONSULTANTS

Company Address

P.O. BOX 25911

City

ALBUQUERQUE

State

NM

ZIP

87125

Legal description of the subject site for this project:

TRACT 300-A-1
MRGCD MAP 38

Physical address of subject site:

2743 CARSON RD NW

Subject site cross streets:

BETWEEN MONTOYA ST & RIO GRANDE BLVD

Other subject site identifiers:

This site is located on the following zone atlas page:

H-12

=====

This message has been analyzed by Deep Discovery Email Inspector.

David Soule

From: David Soule [david@riograndeengineering.com]
Sent: Thursday, June 11, 2020 12:44 PM
To: 'gteffertz@gmail.com'; 'g.clarke45@comcast.net'
Cc: 'Derrick Archuleta'
Subject: Offer for meeting to discuss variance request to dpm standards- carson road

Attachments: PLAT COMMENTS.pdf; drbletter041020.pdf; PRELIMINARY PLAT PR 2019-002332.pdf

My name is David Soule, we are working for the owner of a parcel at the west end of Carson Road. The property is zoned RA and we want to split into two parcels. The right of way and public access easement to our tract is 20' wide. The width does not satisfy the current minimim standards for easements and rights of way. Since the easement exists we are requesting a variance to DPM Standards to allow us to utilize this 20' roadway rather than expand the width. Per the requirements we are to explain our request and offer a meeting with the neighborhoods to meet. This email serves as this request. Please respond back if a meeting is desired or if it is not. Thank you

David Soule
Rio Grande Engineering
505.321.9099



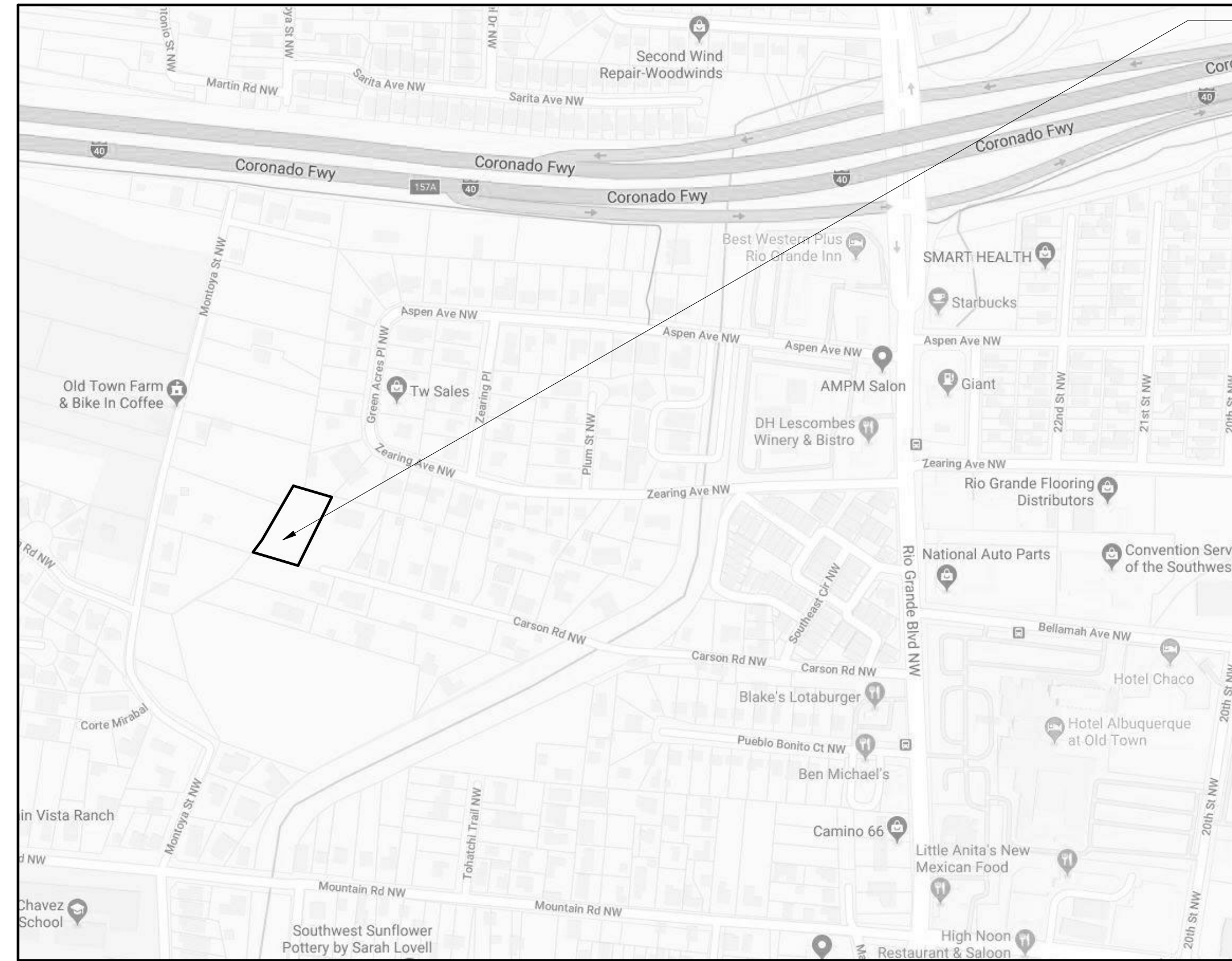
PLAT
MENTS.pdf (554



drbletter041020. PRELIMINARY
pdf (27 KB) \T PR 2019-0023



PROPERTY INFORMATION



LOCATION MAP

PROJECT LOCATION
PROPERTY ADDRESS 2737 Carson Road NW
 Albuquerque, NM 87104
IDO ZONE DISTRICT R-A (Rural Agricultural)
UPC # 101205946000640260
LEGAL DESCRIPTION Lot/Block: MAP 38 TRACT 300A1
ZONE ATLAS PAGE H-12-Z



1 Site Plan - Fire 1
 1/16" = 1'-0"



LOTS 1 + 2
 2747 Carson Road NW
 Albuquerque, New Mexico 87104

MODULUS DESIGN LLC
 912 Broadway Blvd. NE
 Albuquerque, NM 87102
 P 505.842.0354
 F 505.243.3669

SUBMITTED FOR
 REVIEW, PENDING FIRE
 MARSHALL APPROVAL

FIRE 1

Fire 1 - Site Plan - DRB
 SCALE: 1/16" = 1'-0"
 7/2/2020 3:12:04 PM