



DEVELOPMENT REVIEW BOARD
SUPPLEMENTAL SUBMITTAL

(Deadline is Friday at noon unless noted on 2019 agenda – late submittals will not be accepted unless approved by the DRB)

PROJECT NO. PR 2018-002559
Application No. SD 2019-00055

TO:

- Planning Department/Chair
 Hydrology
 Transportation Development
 Albuquerque/ Bernalillo Co. WUA
 Code Enforcement
 Parks & Rec

*(Please attach this sheet with each collated set for each board member)

NOTE: ELECTRONIC VERSION (ie disk, thumbdrive) is Required. Submittal will not be accepted without.

DRB SCHEDULED HEARING DATE: 1.15.20 HEARING DATE OF DEFERRAL: _____

SUBMITTAL DESCRIPTION: UPDATED PLAT REFLECTING CURVES ADDED TO NORTHWEST

AND NORTHEAST CORNER OF PROPERTY AS PER DPM REQUIREMENTS.

REQUEST FOR VARIANCE TO INFRASTRUCTURE LIST TO WIDEN ADJACENT

ALLEY TO THE STANDARD ALLEYWAY RIGHT OF WAY OF 20 FEET

INCLUDING DEDICATION.

CONTACT NAME: DERRICK ARCHULETA

TELEPHONE: 980-8365 EMAIL: arch.plana@comcast.net

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT

DRB Project Number: 2019-002559
University Heights Addition

AGENDA ITEM NO: 2

SUBJECT: Vacation, Plat

ENGINEERING COMMENTS:

1. Transportation Department has no objection to the vacation of the easements.
2. Right of Way dedication is required to add a curve to the northwest and northeast corners of the property abutting Silver Avenue. (Sight distance is of special concern at Silver/Cornell based on pavement markings for yielding and crosswalks.) Refer to DPM Table 23.3.3 for requirements.
3. Infrastructure list is required to widen alley, and the current standard for alleyway right-of-way is 20 feet. Right-of-way dedication is required.
4. If future development is not going to be submitted to DRB, a TCL (Traffic Circulation Layout) will be required before building permit.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Jeanne Wolfenbarger, P.E.
Transportation Development
505-924-3991 or jwolfenbarger@cabq.gov

DATE: December 18, 2019

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM

January 7, 2020

Ms. Jeanne Wolfenbarger, P.E.
Transportation Development
ZHE Division, 3rd Floor
600 Second Street NW
Albuquerque NM 87102

RE: RESPONSE TO TRANSPORTATION COMMENTS FROM DRB HEARING OF DECEMBER 18, 2019

1. **Transportation Department has no objection to the vacation of easements.**
2. Right of Way dedication is required to add a curve to the northwest and northeast corners of the property abutting Silver Avenue. (Sight distance is of special concern at Silver/Cornell based on pavement markings for yielding and crosswalks.) Refer to DPM Table 23.3.3 for requirements
RESPONSE: Updated plat reflects curves added to the northwest and northeast corners as per DPM requirements.
3. Infrastructure list is required to widen alley, and the current standard for alley way right-of-way is 20 feet. Right-of-way dedication is required.
RESPONSE: Request for waiver provided.
4. If future development is not going to be submitted to DRB, a TCL (Traffic Circulation Layout) will be required before building permit.

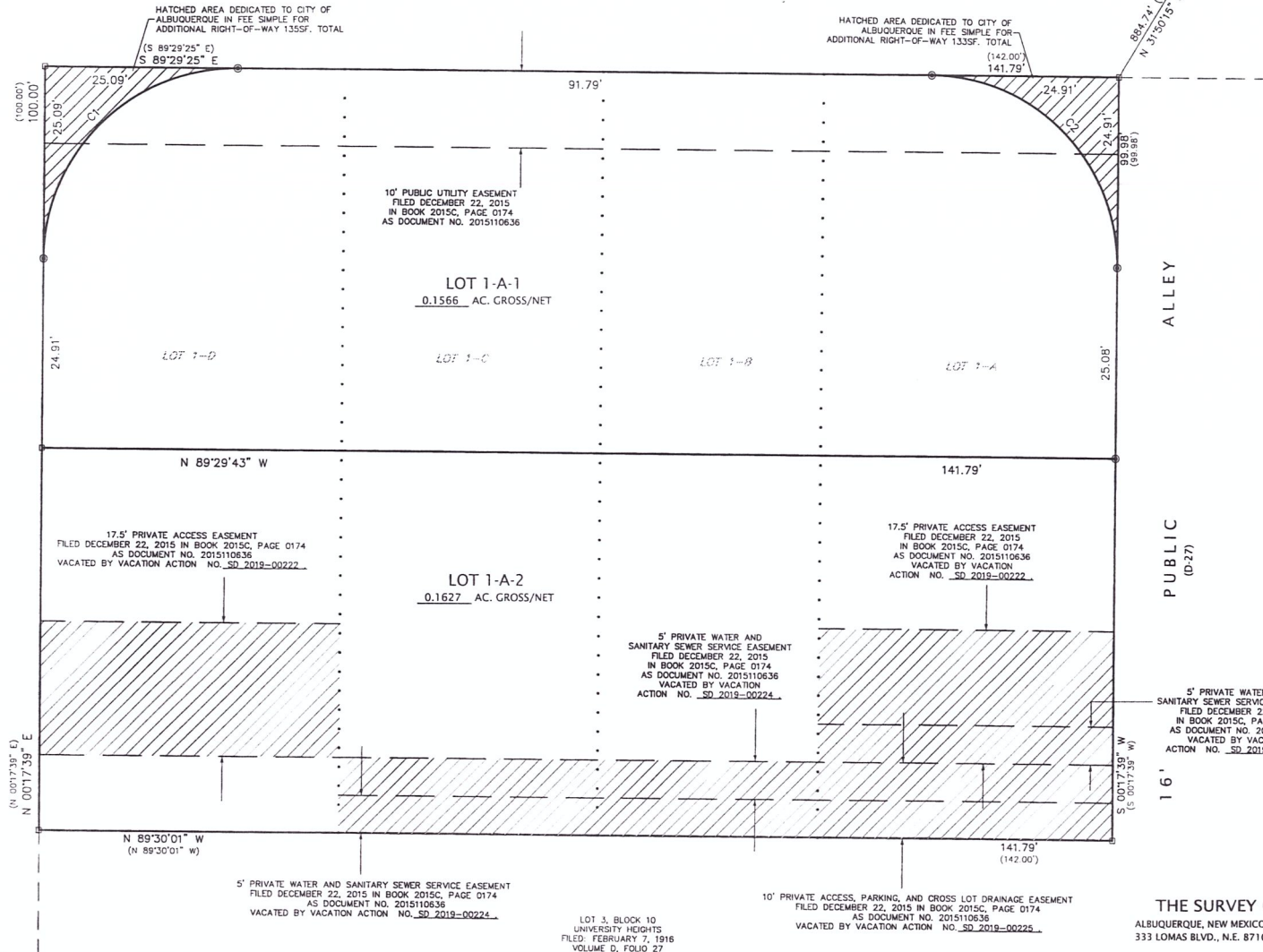
PLAT OF
LOTS 1-A-1 & 1-A-2, BLOCK 10
UNIVERSITY HEIGHTS ADDITION

WITHIN
 SECTION 22, T. 10N., R. 3E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JULY, 2019

ACS STATION "5-K16A"
 N=1,485,016.971 US SURVEY FEET
 E=1,530,465.993 US SURVEY FEET
 GRID TO GRID=0.999670253
 ΔX = -00' 12" 46.20"
 CENTRAL ZONE, NAD 1983
 ELEVATION = 5,174.054 US SURVEY FEET
 NAVD 1988

SILVER AVENUE S.E.
 60' R/W
 (D-27)

CORNELL DRIVE S.E.
 75' R/W
 (D-27)



19-0603.dwg PRINTED: 1/6/2020

LOT 3, BLOCK 10
 UNIVERSITY HEIGHTS
 FILED: FEBRUARY 7, 1916
 VOLUME D, FOLIO 27

THE SURVEY OFFICE, LLC
 ALBUQUERQUE, NEW MEXICO PHONE: (505) 998-0303
 333 LOMAS BLVD., N.E. 87102 FAX: (505) 998-0305

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LAND USE CONSULTANTS
ALBUQUERQUE NM

January 7, 2020

Ms. Jeanne Wolfenbarger, P.E.
Transportation Development
ZHE Division, 3rd Floor
600 Second Street NW
Albuquerque NM 87102

RE: A request for variance of an infrastructure list to widen an adjacent alley to the current standard for alleyway right-of-way at 20 feet and including dedication. (PR 2018-002559 / SD 2019-00055)

Ms. Wolfenbarger,

ARCH+PLAN Land Use Consultants, agent for Evan Davis respectfully request your review and consideration of a variance of an infrastructure list to widen alley to the current standard for alleyway right-of-way at 20 feet and including dedication for proposed Lots 1-A-1 and 1-A-2, Block 10, University Heights Addition. The existing alley is 16 feet in width along the eastern boundary of the property.

The intent of the subject replat is to realign the boundaries and reduce the number of lots from four to two. In addition, the request includes the vacation of private access easements and private water and sanitary sewer easements dedicated in 2015 no longer needed. The vacation action approved through this public process included notification to adjacent properties and affected neighborhood associations none of who objected. As a result, the proposed lot consolidation will reduce dependency on the alley by the subject property.

The University Heights Addition was platted in 1915 with an average of 16 foot wide alleys. In addition to access options, the alley currently serves as the location of utility poles along the eastern boundary of the subject property. Achieving the alleyway standard of 20 feet would create a challenge as it would require the relocation of 3 utility poles. Existing utility poles fall within the alley right-of-way as confirmed with PNM in their review and signature of the proposed lot consolidation. Any relocation of utility poles requires oversight and involvement by PNM and likely disruption of service throughout the duration of the project. The relocation of 3 utility poles by 4 feet by PNM would not be cost effective by the property owner and the utility company.

The application has achieved all other requirements of DRB including the Transportation Department except for the 4 additional feet requested to achieve the 20 foot standard for alleyway right-of-way. As previously mentioned, not achieving current standards necessitates the subject variance due to site constraints of the existing utility poles and the challenge and process to relocate them 4 feet.

Approval of the variance will allow the applicant to complete the lot consolidation and proceed with redevelopment of the property which has been vacant for several years.

We respectfully request your review and approval of this variance.

Sincerely,



Derrick Archuleta, MCRP

