

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT

DRB Project Number: 1002739
Anderson Heights

AGENDA ITEM NO: 07

SUBJECT: Amended Preliminary Plat, Amended Site Plan for Subdivision, Sidewalk Deferral

ENGINEERING COMMENTS:

1. No objection to the request.

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: Racquel M. Michel, P.E.
Transportation Development
505-924-3991 or rmichel@cabq.gov

DATE: April 25, 2018

ACTION:

A-SPS
A-PrePlat
X SW DEF

Signed IL
SPS

APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN

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

**DEVELOPMENT REVIEW BOARD
HYDROLOGY SECTION**

Dana Peterson PE., 924-3695, dpeterson@cabq.gov

DRB Project Number: 1002739 Hearing Date: 04-25-2018
 Project: Heritage Trails
AKA - Anderson Heights Unit 4A Agenda Item No: 6

TYPE OF REQUEST:

<input type="checkbox"/> Sketch Plat	<input type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Extension Major Preliminary Plat	<input type="checkbox"/> Final Plat
<input checked="" type="checkbox"/> Temp Sidewalk Deferral	<input type="checkbox"/> Sidewalk Waiver/Variance	<input checked="" type="checkbox"/> Amendment To Preliminary Plat	<input checked="" type="checkbox"/> Site Plan for Subdivision
<input type="checkbox"/> SIA Extension (2yr)	<input type="checkbox"/> SIA Extension - Sidewalk	<input type="checkbox"/> Vacation of Public Easement	<input type="checkbox"/> Vacation of Public Right of Way

ENGINEERING COMMENTS:

- Hydrology has an approved drainage report with Engineer's stamp date: 3/15/18, an approved drainage report supplement with Engineer's stamp date: 4/13/18, and an approved grading plan with Engineer's stamp date: 4/13/18
- The following conditions of Final Plat apply:
 - Written permission must be obtained from the lot owner for the work required west of 118th St in the form of a Bernalillo County Recorded Drainage Easement and Bernalillo County Recorded Agreement and Covenant, granted by the lot owner of parcel 2-B.

Dedicate easement on Final Plat as follows:

- Tract XX is hereby dedicated by the owner as a perpetual public easement for the common use and benefit of the various lots within the subdivisions for the purpose of permitting the conveyance of storm water runoff and the constructing and maintaining of drainage facilities in accordance with standards prescribed by the City of Albuquerque. No fence, wall, planting, building or other obstruction may be placed or maintained in easement area without approval of the City Engineer of the City of Albuquerque. There also shall be no alteration of the grades or contours in said easement area without the approval of the City Engineer. It shall be the duty of the lot owners of this subdivision to maintain said drainage easement and facilities at their cost in accordance with standards prescribed by the City of Albuquerque. The City shall have the right to enter periodically to inspect the facilities. In the event said lot owners fail to adequately and properly maintain drainage easement and facilities, at any time following fifteen (15) days written notice to said lot owners, the City may enter upon said area, perform said maintenance, and the cost of performing said maintenance shall be paid by applicable lot owners proportionately on the basis of lot ownership. In the event lot owners fail to pay the cost of maintenance within thirty (30) days after demand for payment made by the City, the City may file a lien against all lots in the subdivision for which proportionate payment has not been made. The obligations imposed herein shall be binding upon the owner, his heirs, and assigns and shall run with all lots within this subdivision.

DEVELOPMENT REVIEW BOARD
HYDROLOGY SECTION

Dana Peterson PE., 924-3695, dpeterson@cabq.gov

The Grantor agrees to defend, indemnify, and hold harmless, the City, its officials, agents and employees from and against any and all claims, actions, suits, or proceedings of any kind brought against said parties for or on account of any matter arising from the drainage facility provided for herein or the Grantor's failure to construct, maintain, or modify said drainage facility.

Dedicate easement on Final Plat as follows:

- Tracts A-2, C, D, F, L, R, X, Y, Z, and ZZ are hereby dedicated by the owner as perpetual private easements for the common use and benefit of the various lots within the subdivisions for the purpose of permitting the conveyance of storm water runoff and the constructing and maintaining of drainage facilities in accordance with standards prescribed by the City of Albuquerque. No fence, wall, planting, building or other obstruction may be placed or maintained in easement area without approval of the City Engineer of the City of Albuquerque. There also shall be no alteration of the grades or contours in said easement area without the approval of the City Engineer. It shall be the duty of the lot owners of this subdivision to maintain said drainage easements and facilities at their cost in accordance with standards prescribed by the City of Albuquerque. The City shall have the right to enter periodically to inspect the facilities. In the event said lot owners fail to adequately and properly maintain drainage easements and facilities, at any time following fifteen (15) days written notice to said lot owners, the City may enter upon said area, perform said maintenance, and the cost of performing said maintenance shall be paid by applicable lot owners proportionately on the basis of lot ownership. In the event lot owners fail to pay the cost of maintenance within thirty (30) days after demand for payment made by the City, the City may file a lien against all lots in the subdivision for which proportionate payment has not been made. The obligations imposed herein shall be binding upon the owner, his heirs, and assigns and shall run with all lots within this subdivision.

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RESOLUTION/COMMENTS:

Parks & Rec:

Water:

Transportation:

Planning:

DEVELOPMENT REVIEW BOARD

Code Enforcement Comments

AGENDA ITEM NO: 6

DRB Project Number: 1002739

Application Number: 18DRB-70002; 18DRB-70003; 18DRB-70004

Project Name: _____

Request: Preliminary Plat, Site Plan for Subdivision, Sidewalk Deferral

COMMENTS:

No objection.

(Comments may continue onto the next page)

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

FROM: Benjamin McIntosh, Code Enforcement Supervisor DATE: 4/25/2018
Planning Department
924-3466 bmcintosh@cabq.gov

ACTION:

APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

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

DEVELOPMENT REVIEW BOARD

Code Enforcement Comments

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