

DEVELOPMENT REVIEW BOARD - HYDROLOGY SECTION
 James D. Hughes, PE, Project Engineer | 505-924-3986 jhughes@cabq.gov

DRB Project Number: 1010327 Hearing Date: 5-24-2017

Project: Penny Addition Agenda Item No: 10

<input checked="" type="checkbox"/> Sketch Plat	<input type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Temp Sidewalk Deferral	<input type="checkbox"/> Sidewalk Waiver/Variance	<input type="checkbox"/> Site Plan for Bldg. Permit <input type="checkbox"/> Site Plan for Subdivision	<input type="checkbox"/> Bulk Land Plat
<input type="checkbox"/> SIA Extension	<input type="checkbox"/> DPM Variance	<input type="checkbox"/> Vacation of Public Easement	<input type="checkbox"/> Vacation of Public Right of Way

ENGINEERING COMMENTS:

- Cross lot Drainage easement needed on lot 1A for the benefit of lot 1B.

*NOTES
SUFFICIENT*

RESOLUTION/COMMENTS:

Parks & Rec:

Water:

Transportation:

Planning:

APPROVED
 DENIED

DELEGATED TO: TRANS HYD WUA PRKS PLNG
 Delegated For: _____
 SIGNED: I.L. SPSP SPBP FINAL PLAT
 DEFERRED TO _____

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT

DRB Project Number: 1010327
Norris & Margaret Penny Addition

AGENDA ITEM NO: 10

SUBJECT: Sketch Plat

ENGINEERING COMMENTS:

1. Provide a sidewalk exhibit showing the location, width, and defining the distance from back of curb to the property line. Right of way dedication may be required.
2. If future development is not going to be submitted to DRB, a TCL (Traffic Circulation Layout) will be required before building permit.
3. A 6' wide sidewalk along McLeod will be required at building permit.
4. It appears parking spaces, are located in the right of way. Please remove or a revocable permit is needed; please contact Jeanne Wolfenbarger (924-3992) for more information.
5. Any change to the access along Pan American must be approved by the NMDOT.

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.

RESOLUTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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

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

DATE: May 24, 2017

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
May 24, 2017
DRB Comments**

ITEM # 10

PROJECT # 1010327 APPLICATION # 17-70141

RE: Lot 1, Norris and Margaret Penny Addition

It appears several easements are needed for access and drainage – refer to comments from Transportation Development and Hydrology.

Each proposed parcel must meet the requirements of the Zoning Code; in this case, setbacks and landscaping could be an issue.



Jack Cloud, DRB Chairman
924-3880/ jcloud@cabq.gov



**Development Review Board (DRB)
Review Comments
Utility Development Section
Reviewer: Jon Ertsgaard, P.E.
Phone: 505.289.3028**

DRB Project No: 1010327	Date: 05/24/2017	Item No: #10
Zone Atlas Page: F-17	Legal Description: Lot(s) 1, Norris and Margaret Penny Addition Location: On Pan American East Fwy NE and McCleod Rd. NE	
Request For: 17DRB-70141 Sketch Plat Review And Comment		

ABCWUA Comment:

Please provide written description of how the following comments were addressed with the next submittal.

1. No objection assuming that Planning/Zoning will allow.
2. If landscape irrigation is required an independent metered connection to the public water system will be required.