

DEVELOPMENT REVIEW BOARD  
TRANSPORTATION DEVELOPMENT

DRB Project Number: 1011565  
City Realty Company Addition

AGENDA ITEM NO: 12

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. What are the uses of this development? A TIS or Trip Generation Exhibit may need to be provided.
3. If future development is not going to be submitted to DRB, a TCL (Traffic Circulation Layout) will be required before building permit.

*- Need curve on corner dedicated*  
*- Clarify lot lines*

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.

ACTION:

APPROVED \_\_\_; DENIED \_\_\_; DEFERRED \_\_\_; COMMENTS PROVIDED ; WITHDRAWN \_\_\_

DELEGATED: \_\_\_\_\_ TO: (TRANS) (HYD) (WUA) (PRKS) (PLNG)

FROM: Racquel M. Michel, P.E.  
Transportation Development  
505-924-3991 or [rmichel@cabq.gov](mailto:rmichel@cabq.gov)

DATE: March 21, 2018

**DEVELOPMENT REVIEW BOARD - HYDROLOGY SECTION**  
 James D. Hughes, PE, Project Engineer | 505-924-3986 [jhughes@cabq.gov](mailto:jhughes@cabq.gov)

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DRB Project Number: 1011565 Hearing Date: 03-21-2018  
 Project: 2900 & 2908 3<sup>rd</sup> St NW Agenda Item No: 12

<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:**

- An approved “G&D Plan” will be required prior to Preliminary Plat and must include an onsite pond for each lot that will limit the peak rate of discharge to 0.1 cfs/acre and a “Private Facilities Drainage Covenant” for the maintenance of the ponds.
- A note should be added stating the source of floodplain information.

**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 \_\_\_\_\_

# Planning Department- DRB Sketch Plat Review and Comment

Project: #1011565 18DRB-70083

Meeting Date: March 21, 2018

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- No objection to the plat.
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# DEVELOPMENT REVIEW BOARD

## Code Enforcement Comments

AGENDA ITEM NO: 12

DRB Project Number: 1011565

Application Number: 18DRB-70083

Project Name: \_\_\_\_\_

Request: Sketch Plat

### COMMENTS:

Property is currently Zoned R-1 or SU-2 NFTOD. As this action is not development that requires the Overlay Zone standards, the lots must meet the underlying Zone requirements. R-1 requires 5,000 Sq/Ft of lot area and a minimum lot width of 50 feet, the minimum standards do appear to have been met.

Any development of these vacant properties will require the Overlay Zone standards as called out in the North Fourth Street Rank 3 Corridor Plan prior to final IDO adoption.

IDO Zoning: MX-M, Moderate Intensity

(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: 3/21/2018  
Planning Department  
924-3466 [bmcintosh@cabq.gov](mailto:bmcintosh@cabq.gov)

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ACTION:

APPROVED \_\_\_; DENIED \_\_\_; DEFERRED \_\_\_; COMMENTS PROVIDED \_\_\_; WITHDRAWN \_\_\_

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

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## Code Enforcement Comments

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