

DEVELOPMENT REVIEW BOARD  
TRANSPORTATION DEVELOPMENT

DRB Project Number: 1011598  
Signal Village

AGENDA ITEM NO: 13

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. Follow DPM table 23.2.2 for private access road requirements.
3. For final plat, any access easements need to be shown with all beneficiaries and maintenance responsibilities listed.
4. Infrastructure is required for this request. Provide an Infrastructure list for approval.
5. Stub streets over 150' long need to have a vehicular turnaround (i.e. 96' cul-de-sac or 120' hammerhead)

6. DMD Project located on Ventura. Contact  
John McKenzie

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](mailto:rmichel@cabq.gov)

DATE: April 18, 2018

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ACTION:

APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED ~~X~~; WITHDRAWN \_\_

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

# Planning Department- DRB Sketch Plat Review and Comment

Project: # 1011598

Meeting Date: April 18, 2018

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- Site is zoned RD 5 du/acre and is located in the La Cueva SDP.
- No objections to the replat.

DEVELOPMENT REVIEW BOARD  
**HYDROLOGY SECTION**

James D. Hughes Principal Engineer 924-3986 [jhughes@cabq.gov](mailto:jhughes@cabq.gov)

DRB Project Number: 1011598 Hearing Date: 4-18-2018

Project: Signal Village Subdivision Agenda Item No: 13

**TYPE OF REQUEST:**

<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 Building Permit	<input 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:**

- An approved Drainage report is required prior to Preliminary Plat approval.
- A recorded SIA is required prior to Final Plat approval.
- A public drainage easement must be shown on both the preliminary and final plats to contain the floodplain.
- A Public Drainage Easement and an Agreement and Covenant must be recorded for the arroyo improvements prior to work order.
- Show the existing floodplain on both the Preliminary and Final Plat and include a reference to the source of the information and effective date.
- A LOMR must be received from FEMA removing the Floodplain Prior to issuance of any building permits.

**RESOLUTION/COMMENTS:**

# DEVELOPMENT REVIEW BOARD

## Code Enforcement Comments

AGENDA ITEM NO: 13

DRB Project Number: 1011598

Application Number: 18DRB-70121

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

Request: Sketch Plat

### COMMENTS:

Property is Zoned R-D 5DU/A currently. IDO Zoning is R-1D, Single-Family (Extra Large Lot).

A re-plat submitted after May 17<sup>th</sup> will be required to meet all requirements of the IDO.

(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: 4/18/2018  
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)

# DEVELOPMENT REVIEW BOARD

## Code Enforcement Comments

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