

**PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION**
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946

LETTER OF ADVICE

June 22, 2018

Arch + Plan Land Consultants
P.O. Box 25911
Albuquerque, NM 87125
arch.plan@comcast.net

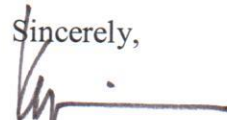
Project #: PR-2018-001244
Application #: SD-2018-00024

LEGAL DESCRIPTION:

For all or a portion of LOT J, BLOCK 1 and
LOT K, BLOCK 1 PALISADES ADDN, zoned
MX-M, located on LOMA HERMOSA PLACE
NW between LOMA HERMOSA DR. NW and
YUCCA DR. NW, containing approximately
0.172 acre(s). (J-11)

Per Section 14-16-6-6(J) of the Integrated Development Ordinance (IDO), this letter of Advice outlines requirements and recommendations of the project going forward. These comments are based on the drawings and documentation submitted for Sketch Plat Review and Comment at the DRB meeting of June 20, 2018. The DRB comments are attached to this letter. This letter is valid for one year from the meeting date noted above.

Sincerely,



Kym Dicome
DRB Chair

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT

DRB Project Number: 2018-001244
Palisades Addition

AGENDA ITEM NO: 15

SUBJECT: Sketch Plat

ENGINEERING COMMENTS:

1. What are the uses of this development? A TIS or Trip Generation Exhibit may need to be provided.
2. 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.
3. Infrastructure is required to bring the transportation facilities in this area up to current standards.

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: June 20, 2018

ACTION: _____

APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

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



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

DRB Project No: 001244	Date: 06/20/18	Item No: #15
Zone Atlas Page: J-11	Legal Description: Lot(s) for all or a portion of LOT J, BLOCK 1 and LOT K, BLOCK 1 PALISADES ADDN, zoned MX-M, Location: located on LOMA HERMOSA PLACE NW between LOMA HERMOSA DR. NW and YUCCA DR. NW,	
Request For: SD-2018-00024 – SKETCH PLAT		

ABCWUA Comment:

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

1. The WUA has no objection to the proposed lot consolidation.
2. If improvements to Loma Hermosa Place are required, then water and sanitary sewer line extensions within this corridor will also be needed. These would need to be coordinated with the Utility Development Section to define the specific requirements.

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

DRB Project Number: 2018-001244 Hearing Date: 6-20-2018

Project: Loma Hermosa Place NE Agenda Item No: 1

<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:

- A Grading and Drainage Plan is required.
- An Infrastructure List is required to include the Paved Street with Curb and Gutter on Vista Hermosa Place.

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: # *PR-2018-001244*

Meeting Date: June 20, 2018 #15

- Must have all the required signatures including property owner, utilities, AMFACA, etc..)
- Fill in the Application and Project numbers on to the plat.
- No Adverse comment to the lot consolidation plat.

DEVELOPMENT REVIEW BOARD

Code Enforcement Comments

AGENDA ITEM NO: 15

DRB Project Number: 001244

Application Number: _____

Project Name: _____

Request: Sketch Plat

COMMENTS:

Property is Zoned MX-M Mixed-Use Moderate Intensity Zone District.

Code Enforcement would have no objection to this proposed lot consolidation.

(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: 6/20/2018
Planning Department
924-3466 bmcintosh@cabq.gov

ACTION:

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

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