



Development Facilitation Team (DHO) – Review Comments

Reviewer: David G. Gutierrez, P.E. | Phone: 505-289-3381 | dggutierrez@abcwua.org

Project No: PR-2018-001579 Date: 7/12/2023 Agenda Item: #4 Zone Atlas Page: J-19

Legal Description: Parcel D1A, Winrock Center Addition (MX-M)

Location: Indian School Rd between Uptown Loop and Pennsylvania

Application For: SD-2023-00098 – Preliminary/Final Plat (DHO)

1. Request an availability/serviceability statement online at the following link: http://www.abcwua.org/Availability_Statements.aspx. Requests shall include fire marshal requirements. An executed statement must be obtained prior to approval of any development and service being provided to the site.
- Previous comments still apply as noted below: no new submittals were provided:
2. The site has access to sanitary sewer along Indian School however does not have direct access to a sanitary line within the site. If the development would like to acquire service via on-site sanitary sewer an Availability Statement may be needed for this to take place.
3. The site can access water infrastructure south of the site via routine connection.
4. The site does not owe pro rata.
5. For platting purposes only.
6. Utility Plan:
 - a. Provide a utility plan that indicates the location of proposed services.
 - b. Show existing public water and public sewer mains and any associated easements on the utility plan.
 - c. Dimension the public water and public sewer easements on the utility plan.
 - d. Coordinate with NM 811 to field locate and survey the existing public water and sewer infrastructure. If existing infrastructure is not within the existing easements, dedicate additional easement to provide the minimum widths over the actual pipe locations.

Comment: (Provide written response explaining how comments were addressed)

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2018-001579
Winrock Center

AGENDA ITEM NO: 4

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. Indian School in this area is considered a Minor Arterial within a center and requires 10' sidewalk with 6-8' landscape buffer. Your cross section only shows a 6' sidewalk with no buffer. Also, you list an 80' ROW fronting this property and a minor arterial should have a minimum of 82' ROW. ROW dedication is required to construct required sidewalk, landscape buffer and provide minimum width.

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: Ernest Armijo, P.E.
Transportation Development
505-924-3991 or earmijo@cabq.gov

DATE: July 12, 2023

ACTION:

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

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

DEVELOPMENT HEARING OFFICER - HYDROLOGY SECTION
Renée Brissette, PE, Senior Engineer | 505-924-3995 rbrissette@cabq.gov

DRB Project Number: 2018-001579 Hearing Date: 07-12-2023
Project: Parcel D-1A-1 & D-1A-2, Winrock Center Addition Agenda Item No: 4

<input checked="" 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"/> Bulk Land Plat
<input type="checkbox"/> DPM Variance	<input type="checkbox"/> Vacation of Public Easement	<input type="checkbox"/> Vacation of Public Right of Way

ENGINEERING COMMENTS:

- Add a Cross Lot Drainage Easement note specifying the beneficiary and maintenance agreement.
- Comment – **Parcel D-1A-2** - Prior to submitting for Building Permit, a licensed New Mexico civil engineer will need to submit a Grading & Drainage Plan to Hydrology for review & approval if one of these conditions is met. (500 cy of grading, 1,000 sf of proposed building, or 10,000 sf of proposed paving).

APPROVED
 DENIED

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

DEVELOPMENT HEARING OFFICER

Code Enforcement Comments

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

Jeff Palmer-Code Enforcement Supervisor
Planning Department
jppalmer@cabq.gov

DATE: 7/12/2023

AGENDA ITEM NO: 4

DHO PROJECT NUMBER:

PR-2018-001579

**SD-2023-00098 – PRELIMINARY/FINAL PLAT
IDO - 2021**

PROJECT NAME:

SCOTT EDDINGS | HUITT-ZOLLARS agent for **WINROCK PARTNERS LLC** requests the aforementioned action(s) for all or a portion of: **PARCEL D1A, WINROCK CENTER ADDITION** zoned **MX-M**, located on **INDIAN SCHOOL RD** between **UPTOWN LOOP** and **PENNSYLVANIA** containing approximately **4.13** acre(s). **(J-19)** [Deferred from 5/24/23c, 6/14/23c, 6/28/23]

PROPERTY OWNERS: WINROCK PADS LLC C/O COFORGE BPS

REQUEST: COMMERCIAL LOT SPLIT

COMMENTS:

1. Please confirm adequate parking will be provided for all businesses affected in the lot split, as there is a significant amount of parking access on parcel D-1A-2 that is being removed from the building/business located on parcel D-1A-1. A re-plat cannot create a nonconformity to compliance.
2. Please confirm if there are existing shared parking easements and/or agreements in place to service the need of each proposed lot.
3. Code Enforcement has no other comments or objections.