Albuquerque Bernalillo County
Water Utility Authority

Development Review Board (DRB)
Review Comments
Utility Development Section
Reviewer: Blaine Carter, P.E.
Phone: 505.415.9188

DRB Project No:	Date:	Item No:
PR-2019-001948	6/08/22	#5
Zone Atlas Page: H-09	**Legal Description: Lot(s)** TRACT A PLAT OF PRIMA ENTRADA **Location: SONTERRO between 94TH and MIRASOL AVE**	
Request For: **SD-2022-00071 – VACATION OF RIGHT OF WAY - DRB** **SD-2022-00063– VACATION OF PUBLIC EASEMENT** **SD-2022-00064 – PRELIMINARY/FINAL PLAT**		

ABCWUA Comment:

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

SD-2022-00071 – VACATION OF RIGHT OF WAY - DRB

1. No objections.
2. As-built information shows that the WUA infrastructure is outside of the vacated area and maintenance is not impacted.

SD-2022-00063– VACATION OF PUBLIC EASEMENT

1. No objection to vacating the drainage easement for the temporary pond.

SD-2022-00064 – PRELIMINARY/FINAL PLAT

1. No objection.

2. Water and sanitary sewer services for proposed Lots 1-P1 through 7-P1 were previously installed with the public improvements for the Prima Entrada Subdivision (project #784481). It was understood that these lots were to function as a temporary pond to be later subdivided.

DEVELOPMENT REVIEW BOARD
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:*** *6/08/2022*

AGENDA ITEM NO: 5

DRB PROJECT NUMBER:
PR-2019-001948
SD-2022-00071 – VACATION OF RIGHT OF WAY - DRB
SD-2022-00063– VACATION OF PUBLIC EASEMENT
SD-2022-00064 – PRELIMINARY/FINAL PLAT

PROJECT NAME:
THE GROUP | RON HENSLEY agent for **NAZISH LLC** requests the aforementioned action(s) for all or a portion of: **TRACT A, PLAN OF PRIMA ENTRADA** zoned PC, located on **SONTERRO between 94TH and MIRASOL AVE** containing approximately **0.71** acre(s). **(H-9)**

PROPERTY OWNERS: NAZISH LLC

REQUEST: VACATION OF ROW - DRB, VACATION OF PUBLIC EASEMENT, PRELIMINARY/FINAL PLAT

COMMENTS:
1. Prior comments have been noted. No comments and no objections.

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2019-001948 AGENDA ITEM NO: 05
Sonterro and 94th Street

SUBJECT: Vacation Of Public Easements, Plat

ENGINEERING COMMENTS:

1. The Transportation Department has no objection to this proposed vacation based on past discussions.
2. Due to updated DPM requirements, include a justification letter for maintaining sidewalk at current width of under 5 feet. This should be included as part of the DRB Determination.

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: Jeanne Wolfenbarger, P.E.
Transportation Development
505-924-3991 or jwolfenbarger@cabq.gov

DATE: June 8, 2022

ACTION:

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

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

DEVELOPMENT REVIEW BOARD - **HYDROLOGY SECTION**

Renée Brissette, PE, Senior Engineer | 505-924-3995 rbrissette@cabq.gov

DRB Project Number: 2019-001948 Hearing Date: **06-08-2022**

Project: Tr A, Prima Entrada Agenda Item No: **5**

☐ Sketch Plat	☒ Minor Preliminary / Final Plat	☐ Preliminary Plat	☐ Final Plat
☐ Temp Sidewalk Deferral	☐ Sidewalk Waiver/Variance	☐ Site Plan for Bldg. Permit ☐ Site Plan for Subdivision	☐ Bulk Land Plat
☐ SIA Extension	☐ DPM Variance	☒ Vacation of Public Easement	☐ Vacation of Public Right of Way

ENGINEERING COMMENTS:

- Hydrology has an approved Revised Grading & Drainage Plan (J09D020A) with Engineer's stamp date: 08/24/20.
- Hydrology has no objection to the R.O.W. Vacation.
- **Prior to Hydrology's approval of the Vacation of Public Drainage Easement and Plat**
    - The site must be graded and the pads certified (Engineer's Certification).

- For Information. Per conversation between the City Engineer and the AMAFCA Executive Engineer, AMAFCA has established the legal right to construct the pipe across the DCLP Trust Property by Court Order. And AMAFCA accepts full responsibility of the pipe capacity and maintenance.

RESOLUTION/COMMENTS:

Code:

Water:

Parks:

Transportation:

Planning:

☐ APPROVED
☐ DENIED

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

DEVELOPMENT REVIEW BOARD

Planning Dept. - Major Case Comments

AGENDA ITEM NO. 5

Project Number: PR-2019-001948

Application Number: SD-2022-00071 – VACATION OF RIGHT OF WAY
SD-2022-00063 - VACATION OF PUBLIC EASEMENT
SD-2022-00064 - PRELIMINARY/FINAL PLAT

Project Name: Tract of Lots 1-P1 thru 7-P1 of Prima Entrada

Request: Vacation of Right of Way, Vacation of Public Easement, Preliminary/Final Plat

COMMENTS:

- The project and application numbers must be added to the Plat.
- Provide proof that downstream improvements have been constructed to accommodate run-off from the Prima Entrada subdivision.
- The easement vacation for the temporary retention pond was justified per 6-6(M)(3) of the IDO.
- The proposed ROW vacation of 397 square feet would be approved by the DRB, and does not exceed the threshold requiring City Council approval.
- The AGIS approval of the DXF file must be submitted prior to final sign-off of the Plat by Planning.
- Future development to meet all standards of previously approved development plan and/or Westland plan. Where silent, must meet all current standards within the IDO and DPM. Including but not limited to:
  2-6-B PC-Planned Community and 5-3-C Driveway Access.

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FROM: Jay Rodenbeck DATE: 6/7/22
Planning Department

DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

PR-2019-001948
SD-2022-00071 – VACATION OF RIGHT OF WAY - DRB
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05-25-2022
New development on this property should not affect the existing multi-purpose trail across Sonterro Ave NW.

06-08-2022
No additional comments.