Albuquerque Bernalillo County
Water Utility Authority

P.O. Box 1293
Albuquerque, NM 87103

Development Review Board (DRB)
Review Comments
Utility Development Section
Reviewer: Kristopher Cadena, P.E.
Phone: 505.289.3301

DRB Project No:	Date:	Item No:
PR-2019-001985	06/08/22	#11
Zone Atlas Page: K-14	**Legal Description: Lot(s)** 8-A, BLOCK 6, LEWIS & SIMONDS ADDITION **Location:** 812 ARNO ST SE, between SANTA FE AVE SE and PACIFIC AVE SE	
Request For: **PS-2022-00110- SKETCH PLAT**		

ABCWUA Comment:

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

1. This project is within the adopted service area.
2. Pro rata is not owed for this property.
3. The surveyor shall field verify the location of existing private water and/or private sanitary sewer services to determine if private service easements are needed to preserve the existing service(s) for the newly created lots. The width of the private service easement shall be determined by the engineer or surveyor.

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: 11

DRB PROJECT NUMBER:
PR-2019-001985
PS-2022-00110 – SKETCH PLAT

PROJECT NAME
CSI – CARTESIAN SURVEYS, INC. agent for **HOMEWISE INC.** requests the aforementioned action(s) for all or a portion of: **LOT 8-A, BLOCK 6, LEWIS AND SIMONDS ADDITION** zoned **R-1A**, located at **812 ARNO ST SE between SANTA FE AVE SE and PACIFIC AVE SE** containing approximately **0.2043** acre(s). **(K-14)**

PROPERTY OWNERS: HOMEWISE INC

REQUEST: CREATE TWO NEW LOTS FROM ONE EXISTING LOT

COMMENTS:

1. Property is zoned R-1A, and must meet all Dimensional Standards, including setbacks shown in IDO section 5-1(C), Table 5-1-1 (Front = 10 ft, Side = 5 ft Interior, Rear = 10 ft.)
2. Replat must meet all standards of IDO section 5-4, Subdivision of Land; see section 5-4(C) Compliance with Zoning Requirements. It must decrease the extent of nonconformance to setback requirements, or a Variance may be required for the difference in setback required.
3. Replat of property cannot increase an existing nonconformity or create a new nonconformity of the IDO.
4. Property is in an Area of Consistency, and must meet allowed Contextual Lot size as per IDO 5-1(C)(2).
5. Contextual Lot Size calculations are as follows for the block of 812 Arno St SE (see map below):
    - Average Lot Size (excluding 812 Arno SE) = 0.1519 acre
    - Lowest Allowed Lot Size of 75% = 0.1139 acre
    - Highest Allowed Lot Size of 125% = 0.1899 acre
6. Proposed lot sizes:
    - Lot 8-A-1 = 0.1107 acre: Below allowed lowest lot size, but within the 10% range to allow you to apply for a Deviation Request of within 10% of allowed size.
    - Lot 8-A-2 = 0.0936 acre: Below allowed lot size, must apply for and obtain a Variance to allowed lot size from the Zoning Hearing Officer.

DEVELOPMENT REVIEW BOARD
Code Enforcement Comments

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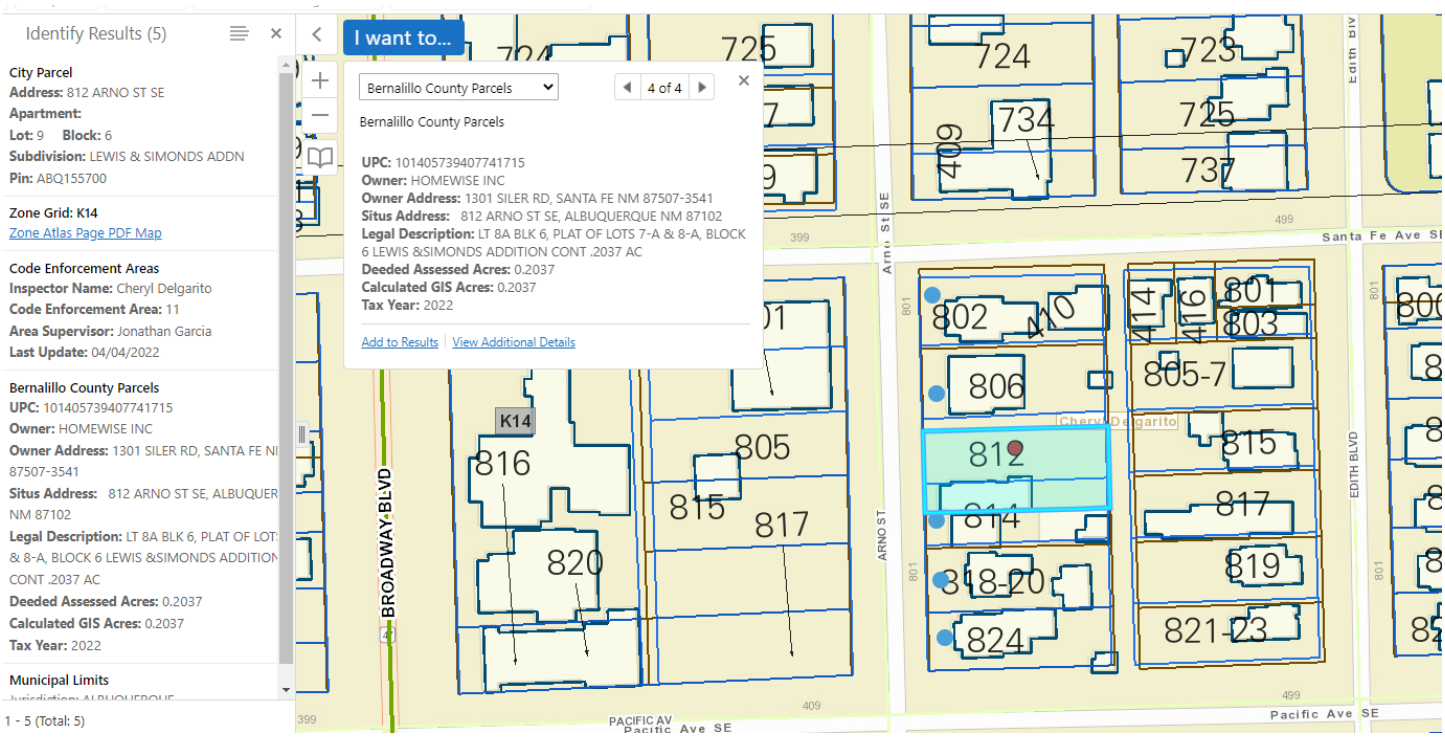
Jeff Palmer-Code Enforcement Supervisor
Planning Department
jppalmer@cabq.gov

DATE: *6/08/2022*

Map of Properties included in Contextual Lot Size Calculations for 812 Arno SE:



DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

DRB Project Number: 001985 AGENDA ITEM NO: 11
812 Arno

SUBJECT: Sketch Plat

ENGINEERING COMMENTS:

1. The alleyway shall be widened to required 20 feet or justification shall be provided to maintain it at 16 feet. If using the narrowed width, a DRB Determination will need to be made.

. 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: 2019-001985 Hearing Date: **06-08-2022**

Project: Lot 8-A-1 & 8-A-2, Block 6, Lewis & Simonds Addition Agenda Item No: **11**

☐ 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 no objection to the platting action.
- Comment – Lot 8-A-1. Approved grading and drainage plan is required prior to Building Permit if one of these conditions is met. (500 cy of grading, 1,000 sf of proposed building , or 2,000 sf of proposed paving).

RESOLUTION/COMMENTS:

Water:

Code:

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 - Case Comments

***HEARING DATE**: 6/8/22 -- **AGENDA ITEM**: #11*

***Project Number**: PR-2019-001985*

***Application Number**: PS-2022-00110*

***Project Name**:*

Request:
Sketch Plat, create two lots from one.

**These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

COMMENTS:

For future platting action submittals-

- The project and application numbers must be added to submitted Plan sheets. Utility signatures, AMAFCA signatures and DXF File approval from AGIS will be required for the Preliminary and/or Final Plat actions. Those signatures must be obtained and included with all submittals prior to the acceptance of that application and the placement on a DRB agenda.

- The applicant will need to work with Transportation, Hydrology, and Water Authority members on submitting the required items on Form S as a part of the application process and obtain the required signatures.

- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions. Re-plating action cannot increase any existing nonconformity or create a new nonconformity.

- Planning defers to Code Enforcement for Contextual Standards. Clarification needed regarding the proposed use and ZHE approvals. See IDO Table 6-4-3: ZHE approved variances expire after one year. New variances may be needed.

**(See additional comments on next page)*

- Future development must meet standards and provisions of IDO and the DPM. Including but not limited to: R-1A standards, Railroad & Spur Area, South Broadway Area, 5-1 Dimensional Standards, (Contextual Standards per Code Enforcement), 5-5 Parking, 5-6 Landscaping, Buffering, Screening, 5-9 neighborhood edges, and 5-11 Building/Façade Design.

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: Robert Webb/Jolene Wolfley DATE: 06/07/22
Planning Department

DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

PR-2019-001985
PS-2022-00110 – SKETCH PLAT
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06-08-2022
No comments for this request.