

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

DRB Project No: PR-2020-003485	Date: 09/01/21	Item No: #12
Zone Atlas Page: J-14	Legal Description: Lot(s) TRACT A- & LOT 8-A, BLOCK N, BERNALILLO COUNTY METROPOLITAN COURT & MANDELL BUSINESS RESIDENCE ADDITION Location: 412 MARBLE/804 5TH ST between LOMAS BLVD and MARBLE AVE	
Request For: PS-2021-00103 – SKETCH PLAT		

ABCWUA Comment:

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

1. Coordinate with NM811 on the field location of the public water and public sewer mains. Once the lines are located, survey the locations and show those on the plat. Public water and public sewer easements are required prior to approval over all existing public water and public sewer mains.
2. No objections to the vacation provided the required public water and public sewer easements are provided. Note that the submitted plat does not appear to include easements under the existing right-of-way that is to be vacated, yet there are public mains in this location. This also applies to the alley that is proposed for vacation.

UTILITY DEVELOPMENT

3. The Water Authority needs to have the ability to have operate and maintain the existing infrastructure.
4. As a condition of approval, a minimum 25' public waterline and sanitary sewer easement is required.
5. Coordination with Field and Collections may be helpful to understand the access requirements.

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.

Carl Garcia, Code Supervisor
Planning Department
505-924-3838 cagarcia@cabq.gov

DATE: 9/1/2021

AGENDA ITEM NO: 12

DRB PROJECT NUMBER:

PR-2020-003485

PS-2021-00103 – SKETCH PLAT

PROJECT NAME:

ARCH + PLAN LAND USE CONSULTANTS agent for **BERNALILLO COUNTY METROPOLITAN COURT** requests the aforementioned action(s) for all or a portion of: **TRACT A-1 & LOT 8-A, BLOCK N, BERNALILLO COUNTY METROPOLITAN COURT & MANDELL BUSINESS RESIDENCE ADDITION** zoned MX-M, MX-H and MX-FB-UD, located at **412 MARBLE/804 5TH ST** between **LOMAS BLVD and MARBLE AVE** containing approximately 3.9 acre(s). (J-14)

REQUEST:

1. LOT CONSOLIDATION FOR 2 LOTS INTO ONE LOT, VACATION OF PUBLIC RIGHT-OF-WAY, VACATION OF PUBLIC EASEMENT

COMMENTS:

Code Enforcement has no comments no objections.

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT

DRB Project Number: 2021-003485
412 Marble/804 5th Street

AGENDA ITEM NO: 12

SUBJECT: Sketch Plat

ENGINEERING COMMENTS:

1. The Transportation Department has no objection to the vacation action. Official vacation action shall be required through City Council.
2. Lomas Blvd. is a regional principal arterial, and 4th Street and 5th Street are minor arterial roadways. Minimum right-of-way widths are required for the roadway classification per the DPM criteria, or an administrative width waiver is needed to justify the current widths.
3. This site is located within a downtown center where 10-foot sidewalk is required on all surrounding arterial roadways. If it is desired to apply for a DRB waiver to the site, written justification shall be provided.

*Please remember to email me directly with an electronic copy of all supplemental submittal documents.

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: September 1, 2021

ACTION:

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

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

DEVELOPMENT REVIEW BOARD - HYDROLOGY SECTION

Ernest Armijo, PE, Principal Engineer | 505-924-3986 earmijo@cabq.gov

DRB Project Number: 2020-003485 Hearing Date: 9-1-2021

Project: 412 Marble/804 5th – Metro Court Agenda Item No: 12

<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:

- With the public utility easement within the proposed vacated ROW of Slate St. Hydrology has no objection.
- Note: An approved Grading and Drainage plan will be required prior to building permit if any of the following conditions are met: 500 cy of grading, 1000 sf of proposed building, or 10,000 sf of proposed paving

RESOLUTION/COMMENTS:

Code Enforcement:

Water:

Transportation:

Planning:

Parks:

☐ APPROVED
☐ DENIED

DELEGATED TO: ☐ TRANS ☐ HYD ☐ WUA ☐ PRKS ☐ PLNG

Delegated For: _____

SIGNED: ☐ I.L. ☐ SPSP ☐ SPBP ☐ FINAL PLAT

DEFERRED TO _____



Middle Rio Grande Conservancy District

1931 2nd St Sw | 87102-4515

PO Box 581 | 87103-0581

Albuquerque, New Mexico

Ph: (505) 247-0234 | Email: mapping@mrgcd.us

MRGCD Engineering/Mapping Plat Reviews

Review Date:	9/1/2021	Hearing Date:	8/30/2021
Project No:	PR2020-003485	Application No:	
Agenda:	DRB	Completed By:	RJA
Plat Type:	Sketch Plat/	County:	

Plat/Survey Title:

PLAT OF TRACT A-1-A BERNALILLO COUNTY METROPOLITAN COURT

R/W Centerline, Bearings and Distances Referenced: N/A

MRGCD Water Service Charge Paid: N/A

MRGCD Signature Line Provided: NO

MRGCD Approval Note: NO

MRGCD Signed off for Final Approval on: _____

Engineering/Mapping Comments:

1. Please add MRGCD signature line with other signatories on page 1.
2. Please add MRGCD Approval Note to page 1 of plat.
3. Final Plat Approval Signature required by the MRGCD.

Licensing/Lands Comments:

Development Review Board

Planning Dept. - Sketch Plat Comments

Project #:PR-2020-003485

Application #PS: -2021-00103

Meeting Date/Item Number: 12

Standard comments:

- This PR# has been assigned to this subject site. Any applications (vacations, platting, site plans, etc..) for this subject site MUST reference this PR#. It must be noted on the application with the submittal for future actions.
 - Must submit any DRB signed off site plans, variances and/or NOD with submittal for building permit.
 - Note that the document titles listed in the submitted PDF must not include symbols (+, &, etc....) and title should be a short and abbreviated as possible.
-

Please see the procedures for vacation below

6-6(M) VACATION OF EASEMENT, PRIVATE WAY, OR PUBLIC RIGHT-OF-WAY All applicable provisions of Section 14-16-6-4 (General Procedures) apply unless specifically modified by the provisions of this Subsection 14-16-6-6(M) or the DPM. 6-6(M)(1) Applicability This Subsection 14-16-6-6(M) applies to all applications for any of the following Vacations: 6-6(M)(1)(a) Vacation of Public or Private Easement or Private Way Any public or private easement or private way shown on a recorded plat. 6-6(M)(1)(b) Vacation of Public Right-of-way – Council Any public right-of-way that meets any of the following thresholds: 1. More than 500 square feet or the entire width of a platted alley. 2. More than 5,000 square feet or the entire width of a street, including any or all of the right-of-way. 6-6(M)(1)(c) Vacation of Public Right-of-way – DRB Any public right-of-way that does not meet the thresholds in Subsection (b) above.

6-6(M)(2) Procedure 6-6(M)(2)(a) The City may retain, use, or dispose of any vacated public right-ofway in any manner that the City, in its discretion, deems appropriate. 6-6(M)(2)(b) The City Planning Department staff shall review the application and forward a recommendation to the DRB. 6-6(M)(2)(c) The DRB shall conduct a public meeting on the application. 6-6(M)(2)(d) For a Vacation of Public or Private Easement or Private Way or for a Vacation of Public Right-of-way – DRB, the DRB shall make a decision on the application. 6-6(M)(2)(e) For a Vacation of Public Right-of-way – Council, the DRB shall make a recommendation and forward the application to City Council for inclusion on the consent agenda for approval without first going to any City Council committee. 6-6(M)(2)(f) If an application for a Vacation of Public Right-of-way is approved, all of the following requirements shall apply: 1. Within 7

days of the approval, the applicant shall coordinate with the Real Property Division of the City Department of Municipal Development and send notice of the approved vacation by First Class Mail to all abutting property owners. The letter shall include the contact information for the Real Property Division of the City Department of Municipal Development, as well as any other information as directed by the Real Property Division of the City Department of Municipal Development: a. Abutting property owners have 30 days from the receipt of the notice to notify the Real Property Division of the City Department of Municipal Development of the intent to purchase the vacated right-of-way, or any portion thereof, or possibly forfeit their right to do so. b. Within 7 days of receipt of the notice of intent to purchase, the Real Property Division of the City Department of Municipal Development will provide the interested property owner with a purchase price for the desired portion of the vacated public right-of-way. 2. Any property owner that purchases vacated public right-ofway shall obtain a Subdivision of Land – Minor or a Subdivision of Land – Major, as applicable, to combine the vacated rightof-way with their property within 1 year of the approval of the Vacation or the Vacation is voided. The zone district boundary will be extended to the new lot lines established by the subdivision.

6-6(M)(3) Review and Decision Criteria An application for a Vacation of Easement, Private Way, or Public Right-of-way shall be approved if it meets any of the following criteria: 6-6(M)(3)(a) The public welfare does not require that the easement, private way, or public right-of-way be retained. 6-6(M)(3)(b) There is a net benefit to the public welfare because the development made possible by the Vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the Vacation, and there is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

Plat will require City Surveyor, Surveyor and property owner signature.

See table 6-6-1 of the IDO for notice requirements.



DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

PR-2020-003485

PS-2021-00103 – SKETCH PLAT

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PROPERTY OWNERS: X

REQUEST: LOT CONSOLIDATION FOR 2 LOTS INTO ONE LOT, VACATION OF PUBLIC RIGHT-OF-WAY, VACATION OF PUBLIC EASEMENT

09-01-2021

No Comments.

