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-2020-003688	6/29/22	#4
Zone Atlas Page: J-11	**Legal Description:** Lot(s) 42-55, DAVID-PEREA-COURSON SUBDIVISION **Location:** 62ND ST between CLOUDCROFT RD NW and COORS BLVD NW	
Request For: SD-2021-00196 – PRELIMINARY PLAT		

ABCWUA Comment:

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

1. No objections.
2. Availability Statement #200905 has been issued and sets the criteria for service. This statement was executed on October 13, 2020, and is valid one year from issuance. The project is on-going and this statement can continue to be utilized.
3. For information only.
    a. This project is within the adopted service area.
    b. Pro rata is not owed for this property.
    c. Infrastructure List:
        i. No objections.

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:*** *6/29/2022*

AGENDA ITEM NO: 4

DRB PROJECT NUMBER:
PR-2020-003688

SD-2021-00196 – PRELIMINARY PLAT

PROJECT NAME:
ISAACSON & ARFMAN INC. – FRED ARFMAN/IAN ANDERSON agent for **GREATER ALBUQUERQUE HABITAT FOR HUMANITY – DOUG CHAMPLIN/BILL** REILLY requests the aforementioned action(s) for all or a portion of: **LOTS 42 THRU 55, DAVID-PEREA-COURSON SUBDIVISION** zoned R-1B, located at **62nd ST NW between CLOUDCROFT RD NW and COORS BLVD NW** containing approximately 2.13 acre(s). (J-11) *[Deferred from 11/3/21, 11/17/21, 12/1/21, 12/15/21, 1/12/22, 2/2/22, 4/6/22, 4/20/22, 5/18/22. 6/22/22]*

PROPERTY OWNER: GREATER ALBUQUERQUE HABITAT FOR HUMANITY, LONNIE YANES

REQUEST: NEW SINGLE-FAMILY RESIDENTIAL DEVELOPMENT. PLAT WILL REVISE CURRENT LOT LINES, DEDICATE NEW PUBLIC RIGHT OF WAY AND NEW EASEMENTS ASSOCIATED WITH THE DEVELOPMENT.

COMMENTS:

1. Re-plat must meet all requirements of IDO sections 5-3 Access & Connectivity and 5-4 Subdivision of Land – including sections 5-4(F)(3) Lot Dimensions.
2. Property is Zoned R-1B (Residential Single Family):
   - R-1B standards will apply, as per IDO section 5-1(C)(1) and Table 5-1-1. Minimum Lot size is 5000 sq ft.
   - Area of consistency: Contextual lot size will apply, as per IDO 5-1(C)(2).
   - Calculations for Contextual lot sizes to be allowed:

   Average block lot size is .1521 acre
   75% = .1140 acre minimum lot size (4965 sq ft)
   125% = .1901 acre maximum lot size (8281 sq ft)
3. Please note that the Preliminary Plat update submittal on 10/13/2021 met contextual lot size requirements. However, current submittal does not appear to meet contextual lot size requirements, as proposed lot sizes are .1085 acre (4725 sq ft).

DEVELOPMENT REVIEW BOARD
Code Enforcement Comments

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Jeff Palmer-Code Enforcement Supervisor
Planning Department
jppalmer@cabq.gov ***DATE:*** *6/29/2022*

4. Property is within CPO-2: Coors Boulevard Protection Overlay -- all development and design standards apply, as per IDO 3-4(C), including specific Grading standards.
5. Future Development must meet all Development Standards as noted in IDO 14-16-5, CPO-2 in IDO section 3-(4), and any other standards in the IDO, DPM, or other adopted City regulations.

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2020-003688 AGENDA ITEM NO: 4
62nd Street

SUBJECT: Preliminary Plat

ENGINEERING COMMENTS:

1. I have reviewed the sidewalk waiver request and unfortunately there is not sufficient justification to allow this waiver. Please proceed with the 5' sidewalk requirement.

Previous Comments still to be addressed:

2. Provide a cross-section for the proposed roadway improvements. 5-foot wide sidewalk is the minimum required sidewalk width per DPM requirements. On the infrastructure list, specify both sidewalk, curb and turn-around under the item description. Curb and sidewalk shall be specified on "both sides".

3. On infrastructure list, separately list the access easement requirement and type of pavement proposed.

4. On the exhibit provided, show and label the existing Coors Blvd. sidewalk that is being tied into.

5. Verify with NMDOT that they concur with the layout since the proposed subdivision is adjacent to their right-of-way. Any work within NMDOT right-of-way requires a permit.

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

DATE: June 29, 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: 2020-003688 Hearing Date: **06-29-2022**

Project: Lots A-J & 50A, 51A, 53A, 54A, & 55A, Davis-Perea-Courson Subdivision Agenda Item No: **4**

☐ 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 Grading & Drainage Plan (J11D043) with engineering stamp date of 06/07/22.
- Hydrology has no objection to the Preliminary Plat.
- Hydrology has no objection to the Infrastructure List.

RESOLUTION/COMMENTS:

Water:

Code Enforcement:

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

HEARING DATE/AGENDA ITEM #4

Project Number: PR-2020-003688

Application Number: SD-2021-00196

Project Name:

Request: PRELIMINARY PLAT: NEW SINGLE-FAMILY RESIDENTIAL DEVELOPMENT. PLAT WILL REVISE CURRENT LOT LINES, DEDICATE NEW PUBLIC RIGHT OF WAY AND NEW EASEMENTS ASSOCIATED WITH THE DEVELOPMENT.

COMMENTS:
Update 6/27/22:

- **A Sidewalk Waiver from the requirement to construct a new sidewalk along the 62nd Street extension has been noted in a justification letter but not applied for separately. A separate Sidewalk Waiver application is needed, and the Waiver must be noted on the Plat.**

- **Utility and AMAFCA signatures will be required for the Final Plat, and must be obtained and included with the Final Plat application submittal prior to acceptance of the Final Plat and placement on a DRB agenda.**

- **Signatures from Hydrology, Transportation, and ABCWUA must be obtained on Form S.**

- **DXF File approval from AGIS will be required for the Final Plat.**

- **Final Plat is required within one year of Preliminary Plat approval.**

- **A recorded IIA will be required with the Final Plat, and must be obtained and included with the Final Plat application submittal prior to the acceptance of the Final Plat and placement on a DRB agenda.**

- ~~Please confirm ownership for lot 51A, the city's AGIS system and County Assessor data show that it is owned by Lonnie Yanes.~~

- The IDO section 5-3(C)(3)(b) requires a 20-foot-long driveway, please confirm that the lots will allow sufficient drive way length.

- See transportation comments for access and road details.

<u>Disclaimer</u>: 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: Jay Rodenbeck DATE: 6-27-22
Planning Department

DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

PR-2020-003688
PS-2021-00113 – SKETCH PLAT
ISAACSON & ARFMAN, INC./FRED ARFMAN & IAN ANDERSON agent for GREATER ALBUQUERQUE HABITAT FOR HUMANITY/DOUG CHAMPLIN & BILL REILLY requests the aforementioned action(s) for all or a portion of: LOTS 42-55, DAVID-PEREA-COURSON SUBDIVISION zoned R-1B, located at 62ND ST NW between CLOUDCROFT RD NW and COORS BLVD NW containing approximately 2.13 acre(s). (J-11)
PROPERTY OWNERS: GREATER ALBUQUERQUE HABITAT FOR HUMANITY, LONNIE YANES
REQUEST: PREVIOUS SKETCH PLAT REVIEW FOR PROPERTY HAS EXPIRED. RESUBMITTING FOR UPDATED PLAT FOR SKETCH PLAT REVIEW AND COMMENT PRIOR TO UPCOMING PRELIMINARY PLAT SUBMITTAL.

PR-2020-003688
SD-2021-00196 – PRELIMINARY PLAT
ISAACSON & ARFMAN INC. – FRED ARFMAN/IAN ANDERSON agent for GREATER ALBUQUERQUE HABITAT FOR HUMANITY – DOUG CHAMPLIN/BILL REILLY requests the aforementioned action(s) for all or a portion of: LOTS 42 THRU 55, DAVID-PEREA-COURSON SUBDIVISION zoned R-1B, located at 62nd ST NW between CLOUDCROFT RD NW and COORS BLVD NW containing approximately 2.13 acre(s). (J-11)
[Deferred from 11/3/21, 11/17/21, 12/1/21]
PROPERTY OWNERS: GREATER ALBUQUERQUE HABITAT FOR HUMANITY, LONNIE YANES
REQUEST: NEW SINGLE-FAMILY RESIDENTIAL DEVELOPMENT. PLAT WILL REVISE CURRENT LOT LINES, DEDICATE NEW PUBLIC RIGHT OF WAY AND NEW EASEMENTS ASSOCIATED WITH THE DEVELOPMENT.

<u>09-29-2021</u>
Please answer for the record:
The City Parks Department encourages recreational opportunities within a 10-minute walk.
Will the property be gated?
Will there be any street landscape?
Will lot 55A rear of house face Coors?
What is the treatment of the ponding area?

<u>11-03-2021</u>
Please answer for the record:
Coors Blvd SE, which is of a classification that would typically require street trees – what is the landscape treatment?
There is a retaining wall detail – what will be on top of the retaining wall?
Will there be a gate detail at 62nd and Coors?

DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

Applicant Answers: Street landscape proposed to match what is currently on Coors Blvd. There will be an offset of 2-ft from Coors at the end of 62nd. Landscape trees triangular – dedicate to the City - public ROW.
There will be a screening wall at lot 55a and retaining wall for pond to create storage top of wall match existing grade. Shared access to lot 51a. There will be a gate to the proposed pond on tract A with 3:1 side slopes and aggregate on bottom of pond.

11-03-2021, 02-02-2022, 03-02-2022, 04-06-2022, 05-16-2022, 06-22-2022
No new submittal. Is there more information about street ROW dedication for landscaping?

06-22-2022
No objection to requested sidewalk waiver.