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-2020-004757	7/20/2022	#7
Zone Atlas Page: K-9	Legal Description: Lot(s) TRACT C48 AND C49, TOWN OF ATRISCO GRANT Location: VOLCANO RD between CENTRAL AVE and BRISTOL ST	
Request For: SI-2021-00307 – SITE PLAN (Sketch plat 12-9-20)		

ABCWUA Comment:

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

1. No objections to the final site plan approval.
2. Information Only:
    a. Availability Statement # 210111 has been issued and provides the conditions for service.

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:*** *7/20/2022*

AGENDA ITEM NO: 7

DRB PROJECT NUMBER:
PR-2020-004757
SI-2021-00307 – SITE PLAN
(sketch plat 12-9-20)

PROJECT NAME:
KIMLEY-HORN agent for **MACRITCHIE** requests the aforementioned action(s) for all or a portion of **TRACT C48 AND C49, TOWN OF ATRISCO GRANT,** zoned NR-BP, located on **VOLCANO RD between CENTRAL AVE and BRISTOL ST** containing approximately 9.59 acre(s). (K-9)

PROPERTY OWNERS: JUANITA GARCIA GONZALEZ

REQUEST: REVIEW OF PROPOSED RV STORAGE FACILITY ON 9.59 ACRE SITE LOCATED AT THE NORTHWEST CORNER OF CENTRAL AVE AND VOLCANO RD

COMMENTS:
1. Code Enforcement has no comments or objections to the corrections submitted.

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2020-004757 AGENDA ITEM NO: 7
Volcano and Central

SUBJECT: Preliminary and Final Plat

ENGINEERING COMMENTS:

1. No objection
2. Reminder: Public roadway improvements for Volcano Road shall be reviewed and approved through the City work order process prior to construction.

. 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 20, 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APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __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: 2020-004757 Hearing Date: **07-20-2022**

Project: Tracts C48 & C49, Unit 4, Town of Atrisco Grant Agenda Item No: **7**

☐ 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 (K09D046) with engineer's stamp date: 06/01/22.
- Hydrology has no objection to the Revised Site Plan of Building Permit.

RESOLUTION/COMMENTS:

Code Enforcement:

Water:

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 #7

Project Number: PR-2020-004757

Application Number: SI-2021-00307
Project Name: RV park

Request: Site Plan DRB Correction

COMMENTS:

- The Site Plan – DRB for PR-2020-004757 / SI-2021-00307 was approved by the DRB on May 5, 2021. After DRB approval of the Site Plan – DRB, Solid Waste required the relocation of the trash enclosure and updated dimensions prior to their approval and signature. Additional revisions to the approved Site Plan - DRB include the relocation of RV storage stalls within the interior of the site, and the addition of 5 RV storage stalls near the entrance to the site. The total number of RV storage stalls on the original Site Plan – DRB approval was 418 RV storage stalls, while the corrected Site Plan – DRB depicts 429 storage stalls, an approximate a 2.6% increase in RV storage stalls; relocation of the temporary office building; revised water and sewer lines per DRC; and additional curb and gutter at the site entrance to aid in stormwater.

- One of the conditions of approval for the May 5, 2021 Site Plan approval was to obtain Solid Waste approval and signature, but Solid Waste cannot approve and sign the Site Plan approved by the DRB on May 5, 2021, requiring DRB review and approval of the corrected Site Plan with the relocated trash enclosure.

- The revisions depicted on the corrected Site Plan – DRB would go through an Administrative Amendment review and approval process if the original Site Plan – DRB was fully signed by all DRB members. However, the lack of a Solid Waste signature and approval prevents the DRB Chair from signing the Site Plan – DRB, requiring DRB approval a corrected Site Plan – DRB through Other Matters in lieu of an Administrative Amendment approval.

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: Jay Rodenbeck
Planning Department

DATE: 7/19/22

_____

DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

PR-2020-004757 SI-2021-00307 – SITE PLAN (sketch plat 12-9-20) KIMLEY-HORN agent for MACRITCHIE requests the aforementioned action(s) for all or a portion of TRACT C48 AND C49, TOWN OF ATRISCO GRANT, zoned NR-BP, located on VOLCANO RD between CENTRAL AVE and BRISTOL ST containing approximately 9.59 acre(s). (K-9) [Deferred from 3/31/21]
PROPERTY OWNERS: JUANITA GARCIA GONZALEZ
REQUEST: REVIEW OF PROPOSED RV STORAGE FACILITY ON 9.59 ACRE SITE LOCATED AT THE NORTHWEST CORNER OF CENTRAL AVE AND VOLCANO RD

PR-2020-004757
SD-2021-00238 – PRELIMINARY/FINAL PLAT
STEPHEN LITSAS, KIMLEY-HORN agent for VOLCANO RV LP requests the aforementioned action(s) for all or a portion of: TRACT C48 & C49, TOWN OF ATRISCO GRANT zoned NR-BP, located on VOLCANO RD between CENTRAL AVE and BRISTOL ST containing approximately 9.59 acre(s). (K-09)
PROPERTY OWNERS: VOLCANO RV LP
REQUEST: COMBINE TWO LOTS AND DEDICATE RIGHT-OF-WAY ALONG VOLCANO RD BASED UPON APPROVED CITY COUNCIL VACATION REQUEST AND DRB SITE PLAN

PR-2020-004757
SI-2021-00307 – SITE PLAN
(sketch plat 12-9-20)
KIMLEY-HORN agent for MACRITCHIE requests the aforementioned action(s) for all or a portion of TRACT C48 AND C49, TOWN OF ATRISCO GRANT, zoned NR-BP, located on VOLCANO RD between CENTRAL AVE and BRISTOL ST containing approximately 9.59 acre(s). (K-9)
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<u>03-31-2021</u>
What does the hatch represent in the stormwater detention area? The plan shows drought tolerant trees and shrubs, and seeded detention / stormwater detention. No objection to request.

<u>04-21-2021</u>
Please submit plant list for seed mix.

DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

05-05-2021
There are a few seed mixes noted. Page 15 of the plan set (Pg 105 of 123 of pdf) notes Short Grass Mix and Detention Basin Mix. The Short Grass Mix is similar to the Native Grass Seed Mix Spec 1012.2.2.3. Typically for drainage areas, we asked for a combination of grasses and wildflowers per City specs Section 1012, Miscellaneous Seeding (section 1000 landscaping combined files.pdf (cabq.gov)). The Detention Basin Mix on pg 15 is for higher soil saturation. Do you expect water to be detained regularly? Do you expect to use irrigation to establish the seed?

12-01-2021
No comments.

07-20-2022
No additional comments.