DEVELOPMENT REVIEW BOARD - **HYDROLOGY SECTION**

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

DRB Project Number: 2021-005439 Hearing Date: **06-08-2022**

Project: Lots 3-A-1-A-1 & 3-A-1-A-2, Albuquerque West Unit 2 Agenda Item No: **13**

☐ 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 and Drainage Plan (C13D016H) with engineer's stamp date 04/13/22.
- Hydrology has no objection to the proposed easement vacation or amendment.

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 _____

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-2021-005439	6/8/2022	#13
Zone Atlas Page: C-13	**Legal Description: Lot(s)** 2-A-1-B-2-B-2, 2-A-1-B-2-B-3, 3-A-1-A, ABQ WEST UNIT 2 **Location:** HIGH ASSETS WAY between PASEO DEL NORTE NW and EAGLE RANCH RD NW	
Request For: SD-2022-00083 – VACATION OF PRIVATE EASEMENT SD-2022-00082 – AMENDMENT TO PRELIMINARY PLAT		

ABCWUA Comment:

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

SD-2022-00083 – VACATION OF PRIVATE EASEMENT

1. No objections to the easement vacation.

SD-2022-00082 – AMENDMENT TO PRELIMINARY PLAT

1. No objections. Prior comments have been addressed.
2. Information Only:
    a. Availability Statement #211112 has been issued and provides the conditions for service. Routine connections are available.
    b. This project is within the adopted service area.
    c. Pro rata is not owed for this property.

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: 13

DRB PROJECT NUMBER:
PR-2021-005439
SD-2022-00083 – VACATION OF PRIVATE EASEMENT
SD-2022-00082 – AMENDMENT TO PRELIMINARY PLAT

PROJECT NAME
MODULUS ARCHITECTS, INC. AND LAND USE PLANNING agent for **DEEPESH KHOLWADWALA | SUN CAPITAL HOTELS** requests the aforementioned action(s) for all or a portion of: **LOTS 2-A-1-B-2-B-2, 2-A-1-B-2-B-3, 3-A-1-A, ABQ WEST UNIT 2** zoned **MX-M**, located on **HIGH ASSETS between PASEO DEL NORTE NW and EAGLE RANCH RD NW** containing approximately **4.079** acre(s). **(C-13)**

PROPERTY OWNERS: ZIA TRUST INC CUSTODIAN SHAFFER JASON A IRA

REQUEST: AMENDMENT TO PRELIMINARY PLAT TO VACATE A PRIVATE EASEMENT

COMMENTS:

1. No comments or objections.

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

DRB Project Number: 005439 AGENDA ITEM NO: 13
High Assets (between Paseo del Norte and Eagle Ranch)

SUBJECT: Vacation of private easement, Amendment to Preliminary Plat

ENGINEERING COMMENTS:

1. The Transportation Department has no objection to the proposed action.

. 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

Planning Dept. - Minor Case Comments

HEARING DATE/AGENDA ITEM 13

Project Number: PR-2021-005439

Application Number: SD-2022-00083 – VACATION OF PRIVATE EASEMENT
SD-2022-00082 – AMENDMENT TO PRELIMINARY PLAT

Project Name: Albuquerque West Unit 2

Request: Vacation of Private Easement, Amendment to Preliminary Plat

COMMENTS:

- 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.

- DXF File approval from AGIS 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.

- 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.

- Future development will be subject to the IDO MX-M zone.

- The site is within the Coors Boulevard Character Protection Overlay zone, see the zone for specific requirements.

- The site is within 660 feet of a Major Transit Corridor.

- The Vacation of Private Easement request was justified per 6-6(M)(3) of the IDO.

- Please note that the Sensitive Lands Analysis should include some current photos of the site (see table), even to show that features do not exist. It will not be required for this submittal, but please note for future project submittals.

<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: 6-7-22
Planning Department

DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

PR-2021-005439
SD-2022-00027 – PRELIMINARY PLAT
MODULUS ARCHITECTS, INC. & LAND USE PLANNING agent for DEEPESH KHOLWADWALA C/O SUN CAPITAL HOTEL requests the aforementioned action(s) for all or a portion of: LT 2-A-1-B-2-B-2, 2-A-1-B-2-B-3, 3-A-1-A, ABQ WEST UNIT 2, zoned MX-M, located on HIGH ASSETS ABQ between PASEO DEL NORTE NW and EAGLE RANCH RD NW containing approximately 4.079 acre(s). (C-13)
PROPERTY OWNERS: ZIA TRUST INC CUSTODIAN SHAFFER JASON A IRA
REQUEST: SUBDIVIDE 3 EXISTING PARCESL INTO 2 TRACTS, VACATE EXISTING PRIVATE ACCESS, DRAINAGE, SIDEWALK AND UTILITY EASEMENTS, GRANT CROSS LOT DRAINAGE EASEMENT

<u>03-16-2022</u>
The MRMPO Long Range Bikeway System Map shows a Proposed Multi-Purpose Trail on All Saints Rd NW, however the Infrastructure List shows sidewalk. Can sidewalk be replaced with 10-ft wide asphalt multi-purpose trail with minimum 2-ft shoulders included in 5-ft landscape buffer on All Saints Rd NW?

<u>03-30-2022</u>
Although the LRBS shows a Proposed Multi-Purpose Trail, the Parks and Recreation Department will not require it because there is not a good potential connection point, and Transportation does not recommend a trail.

<u>04-13-2022, 05-18-2022, 06-08-2022</u>
No additional comments.