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-2021-005482 | 6/8/2022 | #12 |
| Zone Atlas Page: M-15 | Legal Description: Lot(s) TRACTS A-1A, B-1 AND C-1<br>Location: 2121 YALE BLVD SE between GIBSON BLVD SE and MILES RD | |
| Request For:<br>SD-2022-00081 – FINAL PLAT | | |
| | | |

**ABCWUA Comment:**

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

**SD-2022-00081 – FINAL PLAT**

1. No objections.
2. Availability Statement #210509R has been issued and sets the criteria for service. Public improvements are required.
3. This project is within the adopted service area.

# 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:** 12

**DRB PROJECT NUMBER:**
**PR-2021-005482**
**SD-2022-00081 – FINAL PLAT**

**PROJECT NAME**
**GALLOWAY & COMPANY, INC. | AARON MCLEAN** agent for **I-25 & GIBSON, LLC | WES BUTERO** requests the aforementioned action(s) for all or a portion of: **TRACTS A-1A, B-1, C-1** zoned **NR-C**, located at **2121 YALE BLVD SE between GIBSON BLVD SE and MILES RD** containing approximately **7.18** acre(s). **(M-15)**

**PROPERTY OWNERS:** I25 & GIBSON LLC

**REQUEST:** SUBDIVISION OF APPROX 7.18 ACRES CONSISTING OF 3 EXISTING TRACTS INTO 6 COMMERCIAL LOTS WITH ASSOCIATED INFRASTRUCTURE IMPROVEMENTS.

**COMMENTS:**

1. Reminder of comment made in Preliminary Plat regarding division of lots between and Area of Change and an Area of Consistency. *Property is Zoned Non-Residential Commercial Zone, NR-C. Tracts A-1A and B-1 (Lots D, E, F and part of C are located in an Area of Change; Tract C-1(Lots A, B, and part of C) are located in an Area of Consistency. There will be a required Landscape buffer of 25 feet on the Area of Change property abutting the Area of Consistency property, as per IDO section 5-6(E)(5), Table 5-6-5.*
2. No new comments, and no objections.

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

DRB Project Number: 005482 AGENDA ITEM NO: 12
2121 Yale Blvd. SE

SUBJECT: Final 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

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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: 2021-005482 Hearing Date: **6-7-2022**

Project: 2121 Yale Agenda Item No: **12**

| | | | |
|---|---|---|---|
| ☐ Sketch Plat | ☐ Minor Preliminary / Final Plat | ☐ Preliminary Plat | ☒ Final Plat |
| ☐ Temp Sidewalk Deferral | ☐ Sidewalk Waiver/Variance | ☐ Site Plan for Bldg. Permit<br>☐ 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 Conceptual Grading and Drainage (M15D021) with approval date of 1/6/22.

**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. - Minor Case Comments

*HEARING DATE/AGENDA ITEM NO. 12*

*Project Number:* PR-2021-005482
*Application Number:* **SD-2022-00081**

*Project Name: Lots A Thru F Lovelace Heights Addition*

Request: Final Plat

**COMMENTS:**

- The application number must be added to the Plat.
- The AGIS DXF file approval email must be submitted prior to final sign-off.
- Future development may require rescinding existing site plan, and then each lot could submit for the Site Plan –DRB. Or a complete replacement of the entire site plan for the entire site could be considered per Site Plan – DRB approval (refer to recent Council approved amendment that will become effective in later summer.)

*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: 6-7-22

# DEVELOPMENT REVIEW BOARD

## Parks and Recreation Department

PR-2021-005482
PS-2021-00065 -SKETCH PLAT
GALLOWAY & COMPANY, INC. (AARON MCLEAN) agent(s) for PRIME PROPERTIES, LLC request(s) the aforementioned action(s) for all or a portion of: TRACTS A-1A, B-1 AND C-1 LOVELACE HEIGHTS ADDITION, zoned XXX, located at 2121 YALE BLVD SE between GIBSON BLVD SE and MILES RD, containing approximately 7.29 acre(s). (M-15)
PROPERTY OWNERS: REAL ROCK HOLDINGS, LLC REQUEST: 6 PROPOSED COMMERCIAL LOTS, RANGING IN AREA FROM 0.77 ACRES TO 1.85 ACRES, 2 NEW CURB CUTS THAT ARE PROPOSED ALONG GIBSON BLVD.

PR-2021-005482
SD-2022-00036 – PRELIMINARY PLAT
GALLOWAY & COMPANY, INC./A ARON MCLEAN agent for I-25 & GIBSON LLC/ WES BUTERO requests the aforementioned action(s) for all or a portion of: TRACTS A-1A, B-1 AND C-1, LOVELACE HEIGHTS ADDITION zoned NR-C, located at 2121 YALE BLVD SE between GIBSON BLVD SE and MILE RD containing approximately 7.18 acre(s). (M-15)
PROPERTY OWNERS: I25 & GIBSON LLC
REQUEST: SUBDIVIDE 3 EXISTING TRACTS INTO 6 COMMERCIAL LOTS WITH ASSOCIATED INFRASTRUCTURE IMPROVEMENTS

PR-2021-005482
SD-2022-00081 – FINAL PLAT
GALLOWAY & COMPANY, INC. | AARON MCLEAN agent for I-25 & GIBSON, LLC | WES BUTERO requests the aforementioned action(s) for all or a portion of: TRACTS A-1A, B-1, C-1 zoned NR-C, located at 2121 YALE BLVD SE between GIBSON BLVD SE and MILES RD containing approximately 7.18 acre(s). (M-15)
PROPERTY OWNERS: I25 & GIBSON LLC
REQUEST: SUBDIVISION OF APPROX 7.18 ACRES CONSISTING OF 3 EXISTING TRACTS INTO 6 COMMERCIAL LOTS WITH ASSOCIATED INFRASTRUCTURE IMPROVEMENTS.

<u>05-26-2021</u>
Gibson Blvd SE and Yale Blvd SE are of classifications requiring street trees if new development is applicable pursuant to IDO Section 5-6(B). Sections of Gibson have a multi-purpose trail on

the south side, and these properties may need to include a 10-ft asphalt multi-purpose trail in lieu of sidewalk along Gibson upon development.

03-30-2022
PRD met with the applicant and it is understood a 10-ft multi-purpose trail will be provided on the south side of Gibson Blvd on the subject property and is listed on the Infrastructure List; however the plat states concrete sidewalk. Also, can you please clarify the dimension of the buffer between the curb and trail?

04-06-2022, 06-08-2022
No additional comments.