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-2021-005716 | 6/08/2022 | #19 |
| **Zone Atlas Page:** K-14 | **Legal Description: Lot(s)** TRACT 93A3, MRGCD MAP 40<br><br>**Location:** 711 7TH ST SW between STOVER AVE SW and ATLANTIC AVE SW | |
| **Request For:** SD-2022-00077 – PRELIMINARY/FINAL PLAT | | |
| | | |

**ABCWUA Comment:**

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

1. No objections.
2. Information Only:
    a. The subject parcel(s) have an existing water meter box/potential service connection shown but no active accounts.
    b. Public water distribution mains and public sewer collection mains front the property and are available for direct tapping for a routine service connection.
    c. Each parcel shall have separate water and sewer services. This will require the services to be plumbed separately and a new account to be created, as well as new tapping permits for the separated lot. Because the lots are vacant, this can be accomplished after subdivision.
    d. 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:** 19

**DRB PROJECT NUMBER:**
**PR-2021-005716**
**SD-2022-00077 – PRELIMINARY/FINAL PLAT**

**PROJECT NAME:**
**CSI – CARTESIAN SURVEYS, INC**. agent for **PAULETTE BACA** requests the aforementioned action(s) for all or a portion of: **TRACT 93A3, MRGCD MAP 40 zoned R-1A**, located at **711 7TH ST SW between STOVER AVE SW and ATLANTIC AVE SW** containing approximately **0.2585** acre(s). **(K-14)**

**PROPERTY OWNERS:** LUJAN NELSON J & BACA PAULETTE

**REQUEST:** CREATE 3 NEW TRACTS FROM ONE EXISTING TRACT, ADMINISTRATIVE DECISION REQUEST FOR EXISTING SIDEWALK WIDTH

**COMMENTS:**
1. All prior comments have been noted and/or addressed. No further comments and 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:*** *6/08/2022*

*Comments made 5/25/22:*

1. Property is zoned R-1A, and is located within the Barelas Character Protection Overlay zone (CPO-1), and must meet all Dimensional standards of CPO-1, IDO section 3-4(B) and/or IDO section 5-1(C), Table 5-1-1. Where conflicting, the more restrictive Dimensional Standard will apply.
2. Property is also located in an Area of Consistency, and must meet Contextual Lot Size standards, as per IDO section 5-1(C)(2). Comments from a Sketch Plat on 7/14/21 follow:
   *"Contextual standards apply (area of consistency):*
   - *Smallest lot allowable = .1137ac*
   - *Largest lot allowable = .1895ac*
   - *Proposed lots A,B,C will require a variance to lot size"*

   ***Current submittal indicates variance requirement was noted, and a contextual lot size variance was approved for the lot acreages of the three lots under VA-2021-00442 with a decision date of 02/02/2022.***
3. All prior comments have been noted and/or addressed. Code Enforcement has no further comment, and no objection, but would like a copy of the ZHE Notice of Decision included with this submittal, for the record.

*Comments from 7/14/21 Sketch Plat:*
*Note -Site within the CPO-1 (Barelas)*
*Contextual standards apply (area of consistency):*
*Smallest lot allowable = .1137ac*
*Largest lot allowable = .1895ac*
*Proposed lots A,B,C will require a variance to lot size*

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2021-005716 AGENDA ITEM NO: 19
7th Street and Alleyway

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. The "Private Easement" is not sufficient to handle two-way traffic. If this serves as a secondary access to the businesses, the minimum width should be 20 feet.
2. Provide curve at the northeast corner of the property to account for sight distance and two-way traffic at 7th Street for the private easement.

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: June 8, 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: 2021-005716 Hearing Date: **06-08-2022**

Project: Tract 93A3, MRGCD Map 40 Agenda Item No: **19**

| | | | |
|---|---|---|---|
| ☒ 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 no objection to the platting action.
- **Comment** – Per § 14-5-2 of the Albuquerque Code of Ordinances, Hydrology will need to approve a Grading and Drainage Plan prior to Building Permit if one of these conditions is met:
    - 500 CY of grading (earthwork)
    - 1,000 SF of proposed building
    - 10,000 SF of proposed paving

**RESOLUTION/COMMENTS:**

Water:

Code:

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

*AGENDA ITEM NO. 19*

*Project Number:* PR-2021-005716

*Application Number:* SD-2022-00077 – PRELIMINARY/FINAL PLAT

*Project Name: Tracts 93A3-A, 93A3-B, and 93A3-C MRGCD Map 40*

Request: Preliminary/Final Plat

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**COMMENTS:**

**Update 6-7-22:**
**All comments have been addressed and staff have no objection to the Plat.**

- ~~The application number must be added to the Plat.~~
- ~~The approved ZHE Variances must be submitted.~~
- ~~The DXF file approval email from AGIS must be submitted.~~

*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 DATE: 6/07/22
Planning Department

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# DEVELOPMENT REVIEW BOARD

## Parks and Recreation Department

PR-2021-005716
PS-2021-00084 – SKETCH PLAT
CSI – CARTESIAN SURVEYS, INC. agent for ALEX ARGUETA requests the aforementioned action(s) for all or a portion of: TRACT 93A3, MRGCD MAP 40 zoned R-1A, located at 711 7TH ST SW between STOVER AVE SW and ATLANTIC SW containing approximately 0.2585 acre(s). (K-14)
PROPERTY OWNERS: PAULETTE BACA AND NELSON LUJAN
REQUEST: SUBDIVIDE ONE TRACT INTO 3 NEW TRACTS

PR-2021-005716
SD-2022-00077– PRELIMINARY/FINAL PLAT
CSI – CARTESIAN SURVEYS, INC. agent for PAULETTE BACA requests the aforementioned action(s) for all or a portion of: TRACT 93A3, MRGCD MAP 40 zoned R-1A, located at 711 7TH ST SW between STOVER AVE SW and ATLANTIC AVE SW containing approximately 0.2585 acre(s). (K-14)
PROPERTY OWNERS: LUJAN NELSON J & BACA PAULETTE
REQUEST: CREATE 3 NEW TRACTS FROM ONE EXISTING TRACT, ADMINISTRATIVE DECISION REQUEST FOR EXISTING SIDEWALK WIDTH

<u>07-14-2021</u>
No objection to requested lot split. Would like more information on proposal due to proximity to parks.

<u>05-25-2022, 06-08-2022</u>
No additional comments.