



**Development Review Board (DRB)  
Review Comments  
Utility Development Section  
Reviewer: Blaine Carter, P.E.  
Phone: 505.415.9188**

<b>DRB Project No:</b>  PR-2021-005927	<b>Date:</b>  09/01/21	<b>Item No:</b>  #13
<b>Zone Atlas Page:</b>  F-11	<b>Legal Description: Lot(s)</b> <b>LOT 4, LANDS OF OBLESTER ROMERO</b>  <b>Location:</b> <b>4732 WESTWARD LN between ATRISCO DR and NORTHERN TRAIL</b>	
<b>Request For:</b> <b>PS-2021-00104 – SKETCH PLAT</b>		

**ABCWUA Comment:**

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

1. We do not show an existing account for this parcel in GIS. Please provide existing account information if one is in service. If this is a duplex on one parcel a multifamily account is typically required.
2. Request an availability/serviceability statement online at the following link:  
[http://www.abcwua.org/Availability\\_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx). Requests shall include fire marshal requirements. An executed statement must be obtained prior to approval.
3. This project is within the adopted service area.
4. Pro rata is not owed for this property.
5. Utility Plan:

- a. If the availability statement requires extensions, construction plans will need to be submitted through the DRC process.
  - b. If no extensions are required, then it appears Tapping Permits are the applicable process to obtain service. Tapping permits may be submitted by the underground utility contractor directly to the ABCWUA. In this case, construction is not required prior to plat approval.
- 6. Infrastructure List:
  - a. The improvements required in the Availability Statement, IF ANY, shall be incorporated into the infrastructure list.
- 7. Plat:
  - a. Please indicate the existing service locations if any. As needed, provided private easements such that the existing services can be maintained.
- 8. Easements:
  - a. Side yard easements are not acceptable for public waterline or sanitary sewer. If no other corridor is available for such extensions, a separate tract that is owned and maintained by the Homeowners Association (HOA) shall be created and an exclusive public water and/or sanitary sewer easement shall be granted to the Water Authority along this tract.
  - b. The surveyor shall field verify the location of existing private water and/or private sanitary sewer services to determine if private service easements are needed to preserve the existing service(s) for the newly created lots. The width of the private service easement shall be determined by the engineer or surveyor.

# 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.*

Carl Garcia, Code Supervisor  
Planning Department  
505-924-3838 [cagarcia@cabq.gov](mailto:cagarcia@cabq.gov)

**DATE:** 9/1/2021

**AGENDA ITEM NO:** 13

**DRB PROJECT NUMBER:**

**PR-2021-005927**

**PS-2021-00104 – SKETCH PLAT**

**PROJECT NAME:**

**ARCH + PLAN LAND USE CONSULTANTS** agent for **OBLESTER & REMEDIOS ROMERO** requests the aforementioned action(s) for all or a portion of: **LOT 4, LANDS OF OBLESTER ROMERO** zoned R-T, located at **4732 WESTWARD LN** between **ATRISCO DR** and **NORTHERN TRAIL** containing approximately 1.0594 acre(s). (F-11)

**REQUEST:**

1. CREATE 3 LOTS FROM ONE EXISTING LOT

**COMMENTS:**

Area of consistency

14-16-5-1(C)(2) Contextual Residential Development in Areas of Consistency

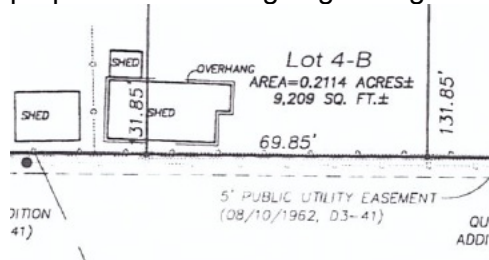
**DEVELOPMENT REVIEW BOARD - HYDROLOGY SECTION**  
Renée Brissette, PE, Senior Engineer | 505-924-3995 [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov)

DRB Project Number: 2021-005927 Hearing Date: 09-01-2021  
Project: Lot 4, Lands of Obleser Romero Agenda Item No: 13

<input checked="" type="checkbox"/> Sketch Plat	<input type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Temp Sidewalk Deferral	<input type="checkbox"/> Sidewalk Waiver/Variance	<input type="checkbox"/> Site Plan for Bldg. Permit <input type="checkbox"/> Site Plan for Subdivision	<input type="checkbox"/> Bulk Land Plat
<input type="checkbox"/> SIA Extension	<input type="checkbox"/> DPM Variance	<input type="checkbox"/> Vacation of Public Easement	<input type="checkbox"/> Vacation of Public Right of Way

**ENGINEERING COMMENTS:**

- The existing shed structure will need to be demolished / removed prior to platting since a proposed lot line is going through the structure.



- Comment – Lots 4-B & 4-C  
Approved grading and drainage plan is required prior to Building Permit if one of these conditions is met. (500 cy of grading, 1,000 sf of proposed building, or 10,000 sf of proposed paving).

**RESOLUTION/COMMENTS:**

Code Enforcement:

Water:

Transportation:

Planning:

☐ APPROVED  
☐ DENIED

DELEGATED TO: ☐ TRANS ☐ HYD ☐ WUA ☐ PRKS ☐ PLNG  
Delegated For: \_\_\_\_\_  
SIGNED: ☐ I.L. ☐ SPSP ☐ SPBP ☐ FINAL PLAT  
DEFERRED TO \_\_\_\_\_

DEVELOPMENT REVIEW BOARD  
TRANSPORTATION DEVELOPMENT

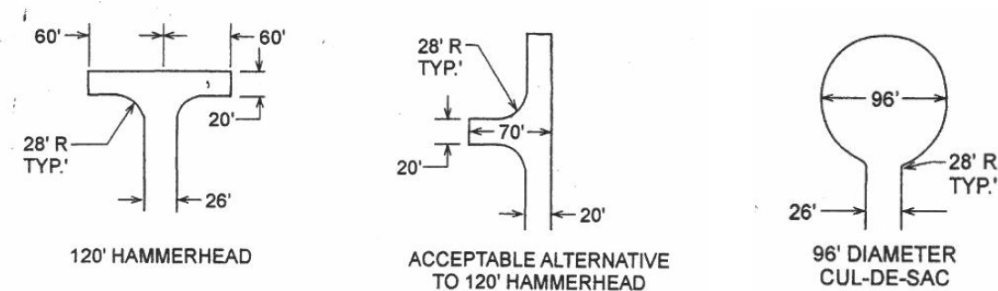
DRB Project Number: 2021-005927  
4732 Westward Lane

AGENDA ITEM NO: 13

SUBJECT: Sketch Plat

ENGINEERING COMMENTS:

1. Because Westward Lane is over 150 feet long, a turn-around is required per the DPM requirements.



2. 5-foot sidewalk is required along the frontage of all three parcels proposed along with curb. Otherwise, submit a separate DRB application requesting a sidewalk waiver.

\*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: Jeanne Wolfenbarger, P.E.  
Transportation Development  
505-924-3991 or [jwolfenbarger@cabq.gov](mailto:jwolfenbarger@cabq.gov)

DATE: September 1, 2021

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ACTION:

APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_

DEVELOPMENT REVIEW BOARD  
TRANSPORTATION DEVELOPMENT

DELEGATED: \_\_\_\_\_ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)

# Development Review Board

## Planning Dept. - Sketch Plat Comments

*Project #:PR-2021-005927      Application #PS: -2021-00104*

*Meeting Date/Item Number: 13*

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### Standard comments:

- This PR# has been assigned to this subject site. Any applications (vacations, platting, site plans, etc..) for this subject site MUST reference this PR#. It must be noted on the application with the submittal for future actions.
- Must submit any DRB signed off site plans, variances and/or NOD with submittal for building permit.
- Note that the document titles listed in the submitted PDF must not include symbols (+, &, etc....) and title should be a short and abbreviated as possible.

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Plat will require City Surveyor, Surveyor and property owner signature.

See table 6-6-1 of the IDO for notice requirements.

Confirm that the existing building will meet setback requirements with the proposed lot lines

See Code Enforcement Comments for allowed lot size.



## DEVELOPMENT REVIEW BOARD

### Parks and Recreation Department

PR-2021-005927

PS-2021-00104 – SKETCH PLAT

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PROPERTY OWNERS: X

REQUEST: CREATE 3 LOTS FROM ONE EXISTING LOT

Date

No Comments.