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-2021-006121	06/08/2022	#8
Zone Atlas Page: H-13	Legal Description: Lot(s) 24A, 23 AND NORTHERLY PORTION OF 22, BLOCK 7, JASON BARON BURG PARK Location: STREETS 1022 21ST ST NW between ASPEN and I-40	
Request For: PS-2022-00108 – SKETCH PLAT 1022 21ST ST NW between ASPEN and I-40		

ABCWUA Comment:

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

1. 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.
2. An Availability Statement will NOT be required with this project.
3. This project is within the adopted service area.
4. 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: 8

DRB PROJECT NUMBER:
PR-2021-006121
PS-2022-00108 – SKETCH PLAT

PROJECT NAME
CSI – CARTESIAN SURVEYS, INC. agent for **JEFFERY A. AND MICHELLE L. KIDWELL** requests the aforementioned action(s) for all or a portion of: **LOTS 24-A, 23 AND NORTHERLY PORTION OF LOT 22, BLOCK 7, JOHN BARON BERG PARK** zoned **X**, located at **1022 21ST ST NW between I-40 and ASPEN AVE NW** containing approximately **0.2281** acre(s). **(H-13)**

PROPERTY OWNERS: KIDWELL JEFFERY A & MICHELLE L

REQUEST: CREATE ONE NEW LOT FROM 3 EXISTING LOTS

COMMENTS:

1. Replat of property cannot increase an existing nonconformity or create a new nonconformity to the IDO.
2. Must meet all standards of IDO section 5-4, Subdivision of Land: particularly IDO 5-4(C) Compliance with Zoning Requirements.
3. Property is zoned R-1A, and must meet Dimensional Standards of IDO section 5-1(C), Table 5-1-1.
4. Property is located in CPO-12, SawMill/Wells Park Character Protection Overlay zone. Development must meet all Dimensional and other standards/requirements, which may be more restrictive than R-1A.
5. Failure to meet Dimensional standards of R-1A or CPO-12 when replatted may be allowed as a nonconformance, but it cannot be increasing the extent of nonconformance. If so, a Variance must first be obtained See IDO section 6-8 Nonconformities, and IDO section 5-4(C)(1)(b).
6. Please describe the use of the Two Story Building with Garage – is it being used as a residence or an accessory building?
7. Accessory buildings in a required setback area are not allowed to be higher than the primary building/residence on the lot, as per IDO section 5-11(C)(4)(b), Accessory Buildings.
8. Property is located in an Area of Consistency, and new development must meet Contextual Lot Size standards, as per IDO section 5-1(C)(2).

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

DRB Project Number: 006121 AGENDA ITEM NO: 8
1022 21st Street

SUBJECT: Sketch Plat

ENGINEERING COMMENTS:

1. Due to existing turnaround being inadequate for a 150-foot long dead-end street, provide a public easement within driveway for a turnaround.

2. Per the new DPM requirements, 5-foot wide sidewalk is required in lieu of 4 feet.

. 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**

Ernest Armijo, P.E., Principal Engineer | 505-924-3986 earmijo@cabq.gov

DRB Project Number: 2021-006121 Hearing Date: **6-7-2022**

Project: 1022 21st St. Agenda Item No: **8**

☒ 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:

- No objection
- For any future development an approved Grading and Drainage plan will be required prior to building permit if any of the following conditions are met: 500 cy of proposed grading, 1,000 sf of proposed structure, or 10,000 sf of proposed paving.

RESOLUTION/COMMENTS:

Water:

Code:

Parks & Rec.:

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 - Case Comments

***HEARING DATE**: 6/8/22 -- **AGENDA ITEM**: #8*

***Project Number**: PR-2021-006121*

***Application Number**: PS-2022-00108*

***Project Name**: 1022 21st St NW*

Request:
Sketch Plat, create one lot from three.

**These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

COMMENTS:

For future platting action submittals-

- The project and application numbers must be added to Plan sheets, prior to final sign-off from Planning.
  Utility signatures, AMAFCA signatures and DXF File approval from AGIS will be required for the Preliminary and/or Final Plat actions. Those signatures must be obtained and included with all submittals prior to the acceptance of that application and the placement on a DRB agenda.

- All Plan sheets must be sealed and signed by a design professional licensed in the State of New Mexico. Future Landscape Plans must be sealed and signed by a Landscape Architect licensed in the State of New Mexico.

- The applicant will need to work with Transportation, Hydrology, and Water Authority members on submitting the required items on Form S or P as a part of the application process and obtain the required signatures.

- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions. Re-plating action cannot increase any existing nonconformity or create a new nonconformity.

**(See additional comments on next page)*

- Future development must meet standards and provisions of IDO and the DPM. Including but not limited to: R-1A standards, CPO-12 standards, 4-2 Allowable Uses and 6-8 Nonconformities.

- Clarification is needed regarding retaining or demolishing existing structures. AGIS overhead does not appear to match the plan sheets.

- Planning defers to Code Enforcement for the review of contextual standards. It appears that buildings may currently be straddling lot lines; reconfiguring lots could eliminate this condition and thereby reduce a nonconformity. It appears that the southerly portion of Lot 22 that would create a new nonconformity to lot size. Please explain. See IDO **5-4(F)(4) Remainder Lots Prohibited** "No subdivision shall result in any remainder lot that does not meet the standards of this IDO."

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: Robert Webb/Jolene Wolfley DATE: 06/07/22
Planning Department

DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

PR-2021-006121
PS-2022-00108 – SKETCH PLAT
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PROPERTY OWNERS: KIDWELL JEFFERY A & MICHELLE L
REQUEST: CREATE ONE NEW LOT FROM 3 EXISTING LOTS

06-08-2022
No comments for this request.