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-2021-006297	7/20/22	#6
Zone Atlas Page: D-16	Legal Description: Lot(s) LOT 2 BLOCK 16, SANTA BARBARA SUBDIVISION Location: 7300 SANTA BARBARA RD near RANCHO DE PALOMAS RD NE	
Request For: SD-2022-00039 – PRELIMINARY/FINAL PLAT		

ABCWUA Comment:

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

1. No new files received. Previous comments below.
2. Provide a letter from the HOA that the HOA will provide service to the included lots from the existing master metered HOA system. A note on the plat should be included which states this.
3. Field locate the ABCWUA waterline that is directly west of this parcel and dedicate public waterline easement as may be appropriate for the field located line. It appears to run west of the proposed lots with the drainage easement.
4. Information Only:
    a. Availability Statement #220204 has been issued and provides the conditions for service. Water and sewer service is to be provided from the existing HOA system.
    b. No infrastructure list items are required.
    c. This project is within the adopted service area.
    d. Pro rata is not owed for this property.

5. Easements:
    a. Include all public water and/or sanitary sewer easements on the plat, including those that are adjacent to the subject property's boundaries. Surveyor shall field verify the location of existing public water and/or sanitary sewer infrastructure to determine if existing public water and/or sanitary sewer easements are sufficient. If the easement(s) does not exist, a new easement shall be granted. The width of the easement shall be the standard width, unless specified by the Water Authority.
    b. Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated rights-of-way. A minimum width easement of 20' is required for a single utility and 25' for water and sewer both within the same easement.
    c. 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.

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:*** *7/20/2022*

AGENDA ITEM NO: 4

DRB PROJECT NUMBER:

(AKA: PR-2021-006287)
PR-2021-006297
SD-2022-00039 – PRELIMINARY/FINAL PLAT

PROJECT NAME:
COMMUNITY SCIENCES CORPORATION agent for **RACHEL MATTHEW DEVELOPMENT CORPORATION & THE SANTA BARBARA HOMEOWNERS ASSOCIATION/ELISA CARDENAS** requests the aforementioned action(s) for all or a portion of: **LOT 2 BLOCK 16, SANTA BARBARA SUBDIVISION zoned R-T, located at 7300 SANTA BARBARA RD near RANCHO DE PALOMAS RD NE** containing approximately X acre(s). (D16)
[Deferred from 3/9/22, 4/6/22, 4/20/22, 4/27/22,5/4/22, 5/11/22,5/18/22, 6/8/22, 6/22/22]

PROPERTY OWNERS: SANTA BARBARA HOMEOWNERS ASSOCIATION

REQUEST: SUBDIVIDE ONE LOT INTO FOUR LOTS

COMMENTS:

1. All prior comments have been noted and addressed. No further comments, and no objections.

DEVELOPMENT REVIEW BOARD
Code Enforcement Comments

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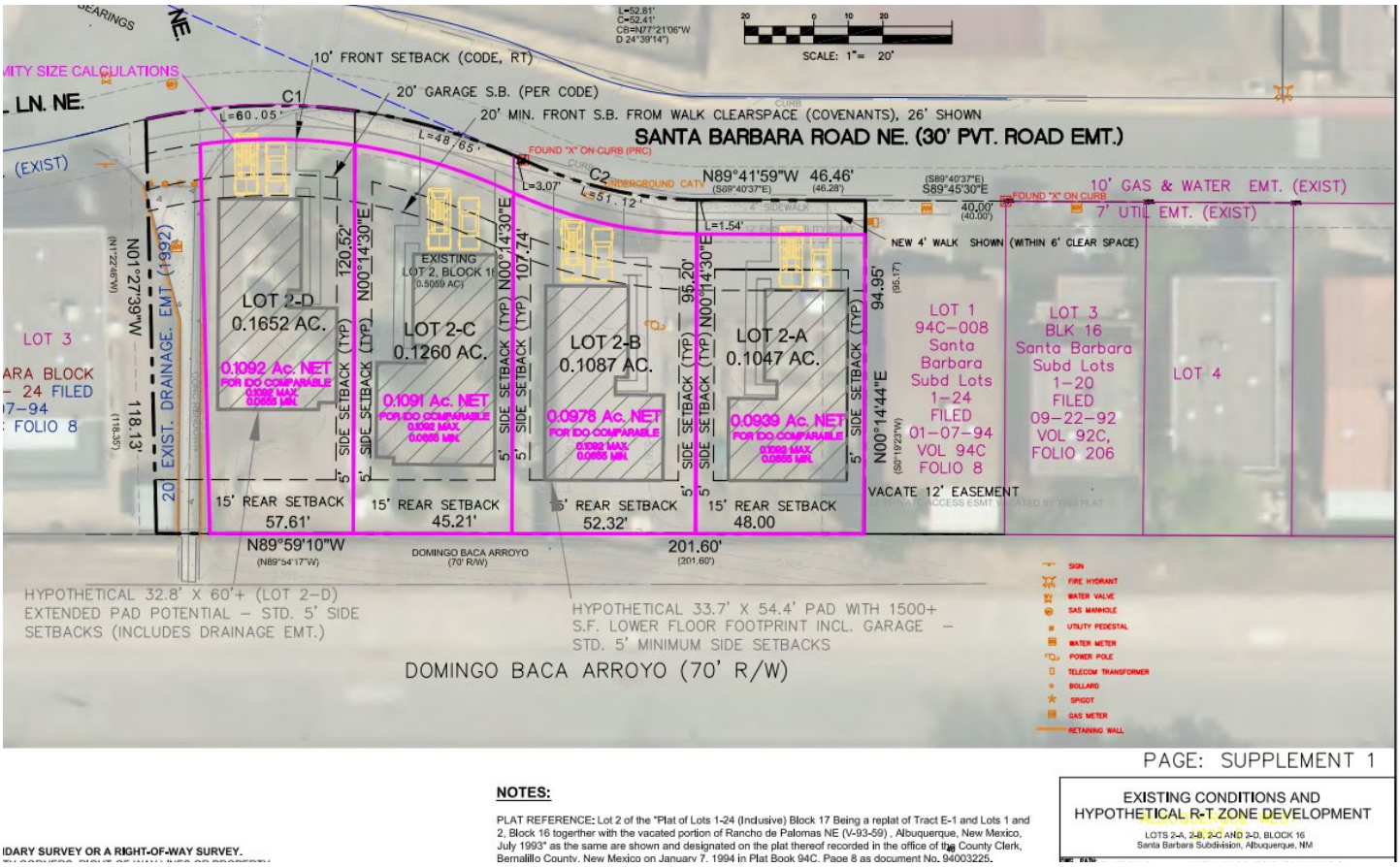
Jeff Palmer-Code Enforcement Supervisor
Planning Department
jppalmer@cabq.gov ***DATE:*** *7/20/2022*

Screen shot excerpt of 3/9/22 submittal showing allowed "Net Lot Sizes" for Area of Consistency:



Comments from 3/9/22:

1. Property is zoned R-T and is located in an Area of Consistency. All standards and requirements of the IDO, DPM, and other relevant City regulations must be met.
2. As per prior communications with Planning Staff and calculations of Area of Consistency, these lot sizes must fall within .0655 acre minimum (75%) and .1092 acre maximum (125%) for consistency. The modified net size of proposed lots falls within what is allowed by the Area of Consistency calculations.
3. No additional comments or objections.

DEVELOPMENT REVIEW BOARD
Code Enforcement Comments

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Jeff Palmer-Code Enforcement Supervisor
Planning Department
jppalmer@cabq.gov ***DATE:*** *7/20/2022*

Comments from 12/15/21 Sketch Plat:

- *Development must meet all applicable standards and provisions of the IDO, the DPM, and other adopted City regulations. Including but not limited to: IDO sections 5-3 Access & Connectivity, 5-4 Subdivision of land.*
- *More information would be needed to determine dimensional standards. What type of R-1?*
- *Platting action cannot create a new nonconformance.*
- *Area of consistency.*

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2021-006297 AGENDA ITEM NO: 4
7300 Santa Barbara

SUBJECT: Preliminary/Final Plat, Infrastructure List

ENGINEERING COMMENTS:

1. No objection.

. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Ernest Armijo, P.E.
Transportation Development
505-924-3991 or earmijo@cabq.gov

DATE: July 20, 2022

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: 2021-006297 Hearing Date: **07-20-2022**

Project: Tracts 469 & 470 Lands of Atrisco Land Grant-7300 Santa Barbara Agenda Item No: **4**

☐ 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 Private Easement	☐ Vacation of Public Right of Way

ENGINEERING COMMENTS:

- Hydrology has an approved Grading & Drainage Plan (D19D001F) with engineer's stamp date: 06/13/2022.
- Hydrology has no objection to the Platting action.

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. 4

Project Number: PR-2021-006297 AKA PR-2021-006287

Application Number: SD-2022-00039 – PRELIMINARY/FINAL PLAT

Project Name: Lots 2-A, 2-B, 2-C and 2-D, Block 16 Santa Barbara Subdivision

Request: Preliminary/Final Plat

COMMENTS:

7/19/22 Update:

- **The sidewalk included on the Infrastructure List is noted as deferred. If the construction of sidewalk along Santa Barbara is going to be temporarily deferred, a separate application requesting the deferral of construction of the sidewalk (a Minor action) needs to be submitted and approved by the DRB.**

- **The revised Plat submitted June 9, 2022 doesn't include utility and AMAFCA signatures or the owner's signature (the latest Plat which features those signatures was submitted on April 28, 2022). Those signatures might need to be obtained on the Sheet 1 of the Plat again.**

5/17/22 Update:

- **There is an Infrastructure List included with the application submittal. Therefore, a recorded Infrastructure Improvements Agreement (IIA) must be submitted prior to final sign off from Planning.**

- **The Infrastructure List must be updated with the project and application numbers for the Plat.**

- The AGIS DXF file must be received prior to final sign off from Planning.

DEVELOPMENT REVIEW BOARD

Planning Dept. - Minor Case Comments

- ~~Utility and AMAFCA signatures are need on the Plat prior to final sign off from Planning and distribution of the Plat for DRB signatures.~~

- ~~The application number for the Plat must be corrected to SD-2022-00039.~~

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: 7/19/22
Planning Department