DEVELOPMENT REVIEW BOARD - **HYDROLOGY SECTION**

David G. Gutierrez, PE, Senior Engineer | 505-924-3695 dggutierrez@cabq.gov

DRB Project Number: 2022-006611 Hearing Date: **06-8-2022**

Project: **7100 Lomas** Agenda Item No: **14**

☐ 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:

- Hydrology has no objection to the proposed lot consolidation.
- Any future plans an 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:

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 _____

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-2022-006611	06/08/2022	#14
Zone Atlas Page: K-19	**Legal Description:** Lot(s) TRACT A1, AND UNPLATTED LAND W/ ½ OF LOT 1 EXC. NORTH 170' OF WEST 25' TRACT A, GLOBE SUBDIVISION **Location:** 7100 LOMAS NE between LOUISIANA BLVD and CHAMA ST.	
Request For: SD-2022-00085 – PRELIMINARY/FINAL PLAT		

ABCWUA Comment:

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

1. Please advise as to the resolution of the following comment from Sketch Plat: There is an existing public waterline stub into this property. It will need to be located and easement granted per the standard widths.
2. Otherwise, no objections to the lot consolidation.
3. 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. Easements for standard sized water meters need to be 5'x5' and include the length of the water service if located on private property. For larger meters that require a meter vault, a 35'x35' easement is required. Actual easement widths may vary depending on the depth of the lines to be installed.

4. If existing conditions consist of a shared easement with public waterline and/or sanitary sewer along with other utilities, this existing easement may remain as is without the need for an exclusive easement, as approved by the Water Authority.
5. For information only:
    a. The subject parcel(s) have an existing ABCWUA water and sewer account.
    b. Availability Statement #211122 has been issued and provides the conditions for service. Routine connections are available.
    c. This project is within the adopted service area.
    d. 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: 14

DRB PROJECT NUMBER:
PR-2022-006611
SD-2022-00085 – PRELIMINARY/FINAL PLAT

PROJECT NAME
ARCH + PLAN LAND USE CONSULTANTS agent for **7100 LOMAS LLC & 7220 LOMAS LLC** requests the aforementioned action(s) for all or a portion of: **TRACT A-1 AND UNPLATTED LAND W/ ½ OF LOT 1 EXC. NORTH 170' OF WEST 25' TRACT A, GLOBE SUBDIVISION** zoned **MX-M**, located at **7100 LOMAS NE between LOUISIANA BLVD and CHAMA ST** containing approximately **3.8975** acre(s). **(K-19)**

PROPERTY OWNERS: 7100 LOMAS LLC & 7220 LOMAS LLC

REQUEST: LOT CONSOLIDATION FOR 2 LOTS INTO 1 LOT, GRANT EASEMENT

COMMENTS:
1. Property is zoned MX-M, Mixed-Use Medium Intensity, and must meet all Dimensional Standards as per IDO section 5-1(D), Table 5-1-2.
2. Property is located in an Area of Change and is within a (MT) Major Transit Corridor, 660 ft from Lomas.
3. Revision of lot lines may not increase or create a nonconformity on the property.
4. Site Plan A-1 does not show the 26 ft Access Easement granted to Lot A2 (to the South) from Lomas Blvd.
5. Development must meet all applicable standards and provisions of the IDO, the DPM, and other adopted City regulations.
6. CE has no further comments at this time, and no objections.

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

DRB Project Number: 006611 AGENDA ITEM NO: 14
7100 Lomas Blvd. NE

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. On an exhibit, provide existing sidewalk widths surrounding the site, and make sure these match minimum requirements for sidewalk widths per the roadway classification. Louisiana and Lomas require at least 6-foot wide sidewalks. Chama requires at least 5-foot wide sidewalk. Additional sidewalk infrastructure and right-of-way dedication may be required.

2. Provide right-of-way dedication at the corners of the intersections in lieu of easements. (This applies to both intersections with Lomas Boulevard.) Property line corners should have curve that takes into account public infrastructure as well as site distance. All private infrastructure shall be located outside of right-of-way.

. 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

Planning - Case Comments

***HEARING DATE**: 6/8/22 -- **AGENDA ITEM**: #14*

***Project Number**: PR-2022-006611*

***Application Number**: SD-2022-00085*

***Project Name**:*

Request:
P & F Plat.

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

COMMENTS:

- The application number must be added to the Plat.
- 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.
- Clarification needed proposed use(s) and City addressing.
- Future development must meet standards and provisions of previous approved Site Plans. Changes to any previously approved Site Plan may require minor/major amendments to that plan.
  Where silent, development must meet standards and provisions of IDO and the DPM. Including but not limited to: MX-M standards, 5-1 Dimensional Standards, 5-5 Parking, 5-6 Landscaping, Buffering, Screening, and 5-11 Building/Façade Design.

<u>Disclaimer</u>: 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/Jay Rodenbeck DATE: 06/07/22
Planning Department

_____

DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

PR-2022-006611
X – PRELIMINARY/FINAL PLAT
ARCH + PLAN LAND USE CONSULTANTS agent for 7100 LOMAS LLC & 7220 LOMAS LLC requests the aforementioned action(s) for all or a portion of: TRACT A-1 AND UNPLATTED LAND W/ ½ OF LOT 1 EXC. NORTH 170' OF WEST 25' TRACT A, GLOBE SUBDIVISION zoned MX-M, located at 7100 LOMAS NE between LOUISIANA BLVD and CHAMA ST containing approximately 3.8975 acre(s). (K-19)
PROPERTY OWNERS: X
REQUEST: LOT CONSOLIDATION FOR 2 LOTS INTO 1 LOT, GRANT EASEMENT

<u>06-08-2022</u>
No objection to requested lot consolidation.