DEVELOPMENT REVIEW BOARD - **HYDROLOGY SECTION**

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

DRB Project Number: 2022-006841 Hearing Date: **06-22-2022**

Project: **1801 Mesa Vista Dr. NE** Agenda Item No: **5**

| | | | |
|---|---|---|---|
| ☒ 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 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: Kristopher Cadena, P.E.
# Phone: 505.289.3301

| DRB Project No: | Date: | Item No: |
|---|---|---|
| PR-2022-006841 | 6/22/2022 | #5 |
| Zone Atlas Page: J-15 | Legal Description: Lot(s) 1, 2 & 5, BLOCK 3, SIGMA CHI ADDITION<br>Location: 1801 MESA VISTA NE between BUENA VISTA ST NE AND YALE BLVD. | |
| Request For:<br>PS-2022-00124– SKETCH PLAT | | |
| | | |

**ABCWUA Comment:**

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

1. The subject parcel(s) have an existing ABCWUA water and sewer account, however it looks like the meter has been removed. If service is desired, please coordinate with Customer Service.
2. A previous sketch plat indicated redevelopment of this site. Will this site be redeveloping? If so, request an availability/serviceability statement online at the following link: http://www.abcwua.org/Availability_Statements.aspx. Requests shall include fire marshal requirements. An executed statement must be obtained prior to approval.
3. If the site will be redeveloping, provide a utility plan with the DRB submittal and the request for availability.
4. For information only.
    a. This project is within the adopted service area.

b. 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:*** *6/22/2022*

**AGENDA ITEM NO:** 5

**DRB PROJECT NUMBER:**
**PR-2022-006841**
**PS-2022-00124 – SKETCH PLAT**

**PROJECT NAME:**
**CSI – CARTESIAN SURVEYS INC.** agent for **TOGA GROUP LLC | VINODH PERUMAL** requests the aforementioned action(s) for all or a portion of: **LOTS 1, 2 AND 5 BLOCK 3, SIGMA CHI ADDITION** zoned **R-MH**, **located at 1801 MESA VISTA DR NE between BUENA VISTA ST NE and YALE BLVD NE** containing approximately 0.4672 acre(s). (J-15)

**PROPERTY OWNERS:** TOGA GROUP LLC ATTN:CLT LLC

**REQUEST:** CREATE ONE NEW LOT FROM THREE EXISTING LOTS

**COMMENTS:**
1. No comments and no objections.

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

DRB Project Number: 006841 AGENDA ITEM NO: 5
Buena Vista and Mesa Vista

SUBJECT: Sketch Plat

ENGINEERING COMMENTS:

1. Five-foot wide sidewalk is required on both Buena Vista and on Mesa Vista as part of new DPM requirements for local roadways.

2. A minimum 20-foot wide alleyway right-of-way is required in lieu of 16 feet.

3. Curves are required at intersection property corners both at Mesa Vista/Buena Vista and public alleyway/Buena Vista. Take into account location of public infrastructure and sight distances when determining radii. Keep private infrastructure outside of public right-of-way.

4. A previous proposed site plan for apartments showed primary access off of the alleyway at this location. In such a case, the alleyway was requested to be widened to accommodate additional traffic between the proposed drive entrance and Buena Vista Drive. Keep this in mind for future site plan submittals.

5. For future development, a TCL (Traffic Circulation Layout) will be required before building permit. (For any site plan that is required to be submitted to DRB for approval, a conceptual TCL is required for approval prior to submittal to DRB.)

6. Fill out Traffic Scoping Form to determine any potential Traffic Impact Study requirements for future development.

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 22, 2022

ACTION:

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)

# DEVELOPMENT REVIEW BOARD

## Planning - Case Comments

***HEARING DATE**: 6/22/22 -- **AGENDA ITEM**: #5*

***Project Number**: PR-2022-006841*

***Application Number**: PS-2022-00124*

***Project Name**: 1801 Mesa Vista*

**Request**:
*Sketch Plat. Create one lot from three.*

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**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 Plat 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.

- The applicant will need to work with Transportation, Hydrology, and Water Authority members on submitting the required items on Form S 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.

- Future development must meet all applicable standards and provisions of previous approved Site Plans. Changes to any previously approved Site Plan may require minor/major amendments to that plan.

**(See additional comments on next page)*

If none exist and/or where silent, development must meet standards and provisions of IDO and the DPM including, but not limited to, R-MH standards and Activity Center standards.

- Clarify existing conditions and future development. Previous Sketch Plat was completed for multifamily development.

*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
Planning Department

DATE: 06/20/22

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# DEVELOPMENT REVIEW BOARD

## Parks and Recreation Department

PR-2022-006841
PS-2022-00124 – SKETCH PLAT
CSI – CARTESIAN SURVEYS INC. agent for TOGA GROUP LLC | VINODH PERUMAL requests the aforementioned action(s) for all or a portion of: LOTS 1, 2 AND 5 BLOCK 3, SIGMA CHI ADDITION zoned R-MH, located at 1801 MESA VISTA DR NE between BUENA VISTA ST NE and YALE BLVD NE containing approximately 0.4672 acre(s). (J-15)
PROPERTY OWNERS: X
REQUEST: CREATE ONE NEW LOT FROM THREE EXISTING LOTS

06-22-2022
No comments for this request.