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-2022-006846	6/29/2022	#10
Zone Atlas Page: C-12	Legal Description: Lot(s) A-1-B-1, FOUNTAIN HILLS PLAZA SUBDIVISION Location: NUNZIO AVE NW AND PARDISE BLVD NW	
Request For: SD-2022-00101 – PRELIMINARY/FINAL PLAT		

ABCWUA Comment:

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

1. Availability Statement #200301 was issued on July 14, 2020 and is the basis for Service Connection Agreement C-21-8. This is a further subdivision of the previously created lot.
2. Routine connections remain available, no additional infrastructure is warranted for this lot split.
3. Include the following note:
    i. "Existing public water and/or sanitary sewer infrastructure may not be constructed or sized to adequately serve potential future development. Improvement or upsizing of existing public infrastructure may be required as a condition of future development approval."
4. Pro rata is not owed for this property.
5. Easements (Standard Comments):
    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.

c. 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.

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:*** *6/29/2022*

AGENDA ITEM NO: 10

DRB PROJECT NUMBER:
PR-2022-006846
SD-2022-00101 – PRELIMINARY/FINAL PLAT

PROJECT NAME:
NOVUS PROPERTIES LLC |MICHAEL MONTOYA, TRULA HOWE requests the aforementioned action(s) for all or a portion of: **A2B1, FOUNTAIN HILLS PLAZA SUBDIVISION** zoned **SU-1**, **located between NUNZIO AVE NW and PARADISE BLVD NW** containing approximately 4.2586 acre(s). (C-12)

PROPERTY OWNERS: NOVUS PROPERTIES LLC

REQUEST: SUBDIVIDE LOT A2B1 INTO 2 LOTS, A2B1A & A2B1B

COMMENTS:

1. Property is zoned NR-C (Non-Residential Commercial Zone), and must meet all Dimensional Standards as per IDO section 5-1(E), Table 5-1-3.
2. Re-plat must meet all standards in IDO sections 5-3 Access & Connectivity and 5-4 Subdivision of Land.
3. Re-plat of property cannot increase any existing nonconformity or create a new nonconformity.
4. Future development must meet all applicable standards of IDO part 14-16-5, Development Standards, and all other applicable standards and provisions of the IDO, DPM, and any other City regulations.

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2022-006846 AGENDA ITEM NO: 10
Fountain Hills (Nunzio Avenue)

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

No Objection

1. If future development is not going to be submitted to DRB, a TCL (Traffic Circulation Layout) will be required before building permit. Follow all applicable IDO and DPM requirements.

. 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: June 29, 2022

ACTION:

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

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

DEVELOPMENT REVIEW BOARD - **HYDROLOGY SECTION**

Renée Brissette, PE, Senior Engineer | 505-924-3995 rbrissette@cabq.gov

DRB Project Number: 2022-006846 Hearing Date: **06-29-2022**

Project: Fountain Hills – Nunzio and Paradise Agenda Item No: **10**

☐ 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
☐ IIA Extension	☐ DPM Variance	☐ Vacation of Public Easement	☐ Vacation of Public Right of Way

ENGINEERING COMMENTS:

- Hydrology has no objection to the platting action.
- Comment - For 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 grading, 1,000 sf of propose structure or 10,000 sf of proposed paving.

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 - Case Comments

***HEARING DATE**: 6/29/22 -- **AGENDA ITEM**: #10*

***Project Number**: PR-2022-006846*

***Application Number**: SD-2022-00101*

***Project Name**: Tracts A-2-B-1A & A-2-B-1-B Fountain Hills Plaza*

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 corrected the Plat (the Plat is depicting the Sketch Plat number).
- DXF file approval email from AGIS must be submitted prior to final sign-off from Planning.
- 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.
- Provide clarification on modifications to access and existing easements.
- Confirmation must be provided regarding previous Site Plan approvals on the site. If there's a governing previous Site Plan approval on the site, an Administrative Amendment approval may be required for the previous Site Plan approval depicting the subdivision. Did a previous site plan allow Paradise Boulevard to be an access point?

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: 06/27/22
Planning Department

DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

PR-2022-006846
PS-2022-00068 – SKETCH PLAT
NOVUS PROPERTIES LLC, / MICHAEL MONTOYA, TRULA HOWE requests the aforementioned action(s) for all or a portion of: LOT A-2-B-1, FOUNTAIN HILLS PLAZA zoned NR-C, located on NUNZIO AVE NW near PARADISE BLVD NW containing approximately 4.2546 acre(s). (C-12)
PROPERTY OWNERS: NOVUS PROPERTIES LLC
REQUEST: SUBDIVIDE ONE EXISTING LOT INTO 2 NEW LOTS

PR-2022-006846
SD-2022-00101 – PRELIMINARY/FINAL PLAT
NOVUS PROPERTIES LLC |MICHAEL MONTOYA, TRULA HOWE requests the aforementioned action(s) for all or a portion of: A2B1, FOUNTAIN HILLS PLAZA SUBDIVISION zoned SU-1, located between NUNZIO AVE NW and PARADISE BLVD NW containing approximately 4.2586 acre(s). (C-12)
PROPERTY OWNERS: NOVUS PROPERTIES LLC
REQUEST: SUBDIVIDE LOT A2B1 INTO 2 LOTS, A2B1A & A2B1B

<u>04-20-2022</u>
The Long Range Bikeway System (LRBS) Map shows a proposed bike trail on Paradise, however it looks like this has recently been constructed. The LRBS also shows a proposed bike trail on Nunzio, but this requirement is being waived in this case due to existing sidewalk and the map will have to be updated.

Meeting notes:
Provide Infrastructure List signed to show financial agreement.

<u>06-29-2022</u>
No additional comments.