DEVELOPMENT REVIEW BOARD - **HYDROLOGY SECTION**

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

DRB Project Number: 2022-007000 Hearing Date: **07-13-2022**

Project: 312 Alamo Agenda Item No: **13**

☐ 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 plat.
- For future development Hydrology will need an approved Grading and Drainage plan if any of the following conditions are met: 500 cy of grading, 1,000 sf of proposed 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 _____

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-2022-007000	07/13/2022	#13
Zone Atlas Page: M-14	Legal Description: Lot(s) 9-A, BLOCK 10, LOWER BROADWAY ADDITION Location: 312 ALAMO AVE SE between HINKLE ST SE and MECHEM ST SE	
Request For: SD-2022-00102 – PRELIMINARY/FINAL PLAT		

ABCWUA Comment:

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

1. Public water distribution mains and public sewer collection mains front the property and are available for direct tapping for a routine service connection.
2. An Availability Statement will be NOT 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:*** *7/13/2022*

AGENDA ITEM NO: 13

DRB PROJECT NUMBER:
PR-2022-007000
SD-2022-00102 – PRELIMINARY/FINAL PLAT
(sketch plat 5/18/22)

PROJECT NAME:
CSI – CARTESIAN SURVEYS, INC. agent for **JULIO CARLOS AGUIRRE CARABAJAL** requests the aforementioned action(s) for all or a portion of: **LOT 9-A BLOCK 10, LOWER BROADWAY ADDITION** zoned **R-1B**, **located at 312 ALAMO AVE SE between HINKLE ST SE and MECHEM ST SE** containing approximately **0.3239** acre(s). (M-14)

PROPERTY OWNERS: VIZCAINO JESUS M & MARIA D

REQUEST: SUBDIVIDE ON EXISTING LOT INTO TWO NEW LOTS, GRANT CROSS-LOT DRAINAGE EASEMENT

COMMENTS:

1. Comments from the Sketch Plat Hearing on 5/18/22 have all been noted and/or addressed in the submittal documents for the Preliminary/Final Plat.
2. Proposed re-platted properties meet the required contextual lot size standards as per IDO 5-1(C)(2), as noted in the Sketch Plat.
3. Code Enforcement has no further comments and no objections.

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:*** *7/13/2022*

Comments from Sketch Plat, 5/18/22:

4. *Property is zoned R-1B, and must meet all Dimensional Standards in IDO section 5-1(C), Table 5-1-1.*
5. *Property is located in an Area of Consistency, and must meet contextual lot size allowed per IDO 5-1(C)(2).*
6. *Contextual lot size calculations for the block of Alamo Av SE, between Hinkle and Mechem Streets:*

   Average lot size in block area = 0.1614 acre

   Minimum allowed lot size (75%) = 0.1210 acre

   Maximum allowed lot size (125%) = 0.2018 acre

   See map below, showing properties included in block area for calculations of average. Both properties as proposed fall within the allowed contextual lot size calculations, with sizes of 0.1546 and 0.1693 acres.
7. *Property is located within the Airport Protection Overlay zone, (APO) and Airport Space Protection Sub Area. See related Use and Development requirements in IDO section 3-3. Future Development will require a referral to City and Kirtland AFB Agency for comment, as per IDO section 6-4(J).*
8. *Future Development must meet all standards of the IDO, DPM, and other adopted City regulations.*

Map below shows lots used on Alamo Av SE for contextual lot size calculations:

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2022-007000 AGENDA ITEM NO: 13
312 Alamo Street

SUBJECT: Preliminary/Final plat

ENGINEERING COMMENTS:

1. All comments have been addressed. No objection.

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

DATE: July 13, 2022

ACTION:

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

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

DEVELOPMENT REVIEW BOARD

Planning Dept. - Minor Case Comments

***HEARING DATE**: 7/13/22 -- **AGENDA ITEM**: #13*

***Project Number**: PR-2022-007000*

***Application Number**: SD-2022-00102*

***Project Name**: Lot 9-A-1 and 9-A-2, Block 10 Lower Broadway Addition*

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.
- The DXF file for the Plat must be approved by AGIS and submitted.
- 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.
- Code Enforcement confirmed that the Contextual Lot Size standards were met for the lots depicted in the Sketch Plat application. The lots in this Minor Preliminary/Final Plat application feature different lot sizes than those depicted on the Sketch Plat, but are within the minimum and maximum lot sizes determined by Code Enforcement for the Sketch Plat. Therefore, the Contextual Lot Size requirement is met for the lots as depicted on the Plat.

<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: Jay Rodenbeck DATE: 07/12/22
Planning Department

_____

DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

PR-2022-007000
SD-2022-00102 – PRELIMINARY/FINAL PLAT
(sketch plat 5/18/22)
CSI – CARTESIAN SURVEYS, INC. agent for JULIO CARLOS AGUIRRE CARABAJAL requests the aforementioned action(s) for all or a portion of: LOT 9-A BLOCK 10, LOWER BROADWAY ADDITION zoned R-1B, located at 312 ALAMO AVE SE between HINKLE ST SE and MECHEM ST SE containing approximately 0.3239 acre(s). (M-14)
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<u>07-13-2022</u>
Single family residential uses (such as what is permitted in the subject site R-1B zone) are not subject to IDO 5-6B, Landscaping and Buffering regulations. No Comments.