Albuquerque Bernalillo County
Water Utility Authority

P.O. Box 1293
Albuquerque, NM 87103

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-2019-002598	06/08/2022	#8
Zone Atlas Page: F-11	Legal Description: Lot(s) TRACT J, VISTA DE LA LUZ Location: 5401 SEVILLA AVE NW between COORS BLVD NW and COSTA ALAMERIA DR NW	
Request For: PS-2022-00107 – SKETCH PLAT		

ABCWUA Comment:

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

1. 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.
2. This project is within the adopted service area.
3. Pro rata is not owed for this property.
4. Utility Plan:
    a. Provide a utility plan that indicates the location of proposed services.
    b. Show existing public water and public sewer mains and any associated easements on the utility plan.
    c. Dimension the public water and public sewer easements on the utility plan.
    d. Coordinate with NM 811 to field locate and survey the existing public water and sewer infrastructure.
5. Infrastructure List:

a. The improvements required in the Availability Statement shall be incorporated into the infrastructure list.

6. Easements:
    a. 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.
    b. The surveyor shall field verify the location of existing private water and/or private sanitary sewer services to determine if private service easements are needed to preserve the existing service(s) for the newly created lots. The width of the private service easement shall be determined by the engineer or surveyor.

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: 7

DRB PROJECT NUMBER:
PR-2019-002598
PS-2022-00107 – SKETCH PLAT

PROJECT NAME
CSI – CARTESIAN SURVEYS INC. agent for **BUCK BUCKNER, PE** requests the aforementioned action(s) for all or a portion of: **TRACT J, VISTA DE LA LUZ** zoned **PD**, located at **5401 SEVILLA AVE NW between COORS BLVD NW and COSTA ALAMERIA DR NW** containing approximately **1.87** acre(s). **(F-11)**

PROPERTY OWNERS: VIA REAL ESTATE LLC

REQUEST: CREATE 2 NEW LOTS FROM ONE EXISTING LOT

COMMENTS:

1. Must meet all standards of IDO section 5-4, Subdivision of Land.
2. Replatting cannot increase any existing nonconformity or create a new nonconformity to the IDO.
3. Property is zoned PD, Planned Development, and must follow all dimensional standards and other requirements of the original approved EPC - Site Development Plan. Where silent, the IDO requirements/standards of must be followed, as per IDO section 2-6(A), as well as standards of the IDO and other adopted City regulations.
4. Any changes to the approved EPC- Site Plan must be done through an Administrative Amendment.
5. Property is located in the CPO-2, Coors Blvd Protection Overlay Zone. If not addressed by EPC-Site Plan, the standards and requirements of CPO-2 must be followed as per IDO section 3-4(C), including Dimensional, Development, and even Grading standards.
6. Please clarify planned use of properties, especially in regard to parking. Will shared parking agreements need to be created?

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*

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

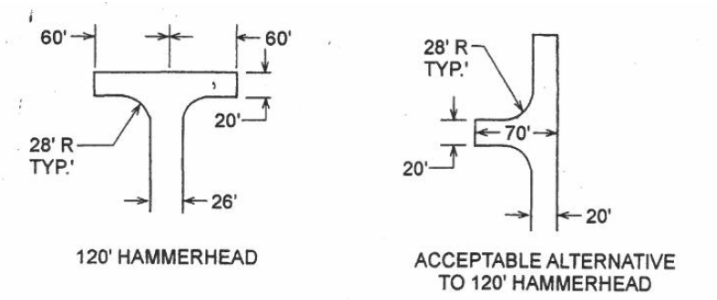
DRB Project Number: 002598 AGENDA ITEM NO: 7
5401 Sevilla Avenue (Coors and Costa Alamaria)

SUBJECT: Sketch Plat

ENGINEERING COMMENTS:

1. Due to division of lots, provide a shared access and shared parking agreement as part of the platting action.

2. Provide a public easement turnaround within driveway before the gate. Some examples for configurations are shown below:



3. 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.

4. What are the uses of this development? A TIS or Trip Generation Exhibit may need to be provided.

. 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 - **HYDROLOGY SECTION**

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

DRB Project Number: 2020-002598 Hearing Date: **06-08-2022**

Project: Tract J-1 & J-2, Vista De La Luz Agenda Item No: **7**

☒ 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:

- The originally approved Grading & Drainage Plan (F11D016) was for the entire site to drain to detention pond which then outfalls to DOT's storm drain system in Coors Blvd.

Plat -

- Add a Cross Lot Drainage Easement note specifying the beneficiary and maintenance agreement.
- Hydrology will need the Private Drainage Covenant updated showing maintenance responsibility for both Property Owners.

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 _____

DEVELOPMENT REVIEW BOARD

Planning - Case Comments

***HEARING DATE**: 6/8/22 -- **AGENDA ITEM**: #7*

***Project Number**: PR-2019-002598*

***Application Number**: PS-2022-00107*

***Project Name**: 5401 Sevilla Ave*

Request:
Sketch Plat, create two lots from one.

**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 Plan 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.

- All Plan sheets must be sealed and signed by a design professional licensed in the State of New Mexico. Future Landscape Plans must be sealed and signed by a Landscape Architect licensed in the State of New Mexico.

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

**(See additional comments on next page)*

- 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. This process to replat may require a site plan amendment to reflect the changes. Are you considering rezoning to update the PD zone category on the parcel?
  Where silent, development must meet standards and provisions of IDO and the DPM.

- Clarification will be needed on the following:
  - Previous approvals standards vs. proposed changes.
  - Future development meeting IDO section 3-4-C CPO-2.
  - Future development meeting IDO section 5-1 Dimensional Standards.
  - Future development meeting IDO section 5-3 Access & Connectivity.
  - Future development meeting IDO section 5-5 Parking & Loading.
  - Future development meeting IDO section 5-6 Landscaping, Buffering, & Screening.
  - Future development meeting IDO section 5-9 Neighborhood Edges.

- A replat must result in sufficient off-street parking associated with each use and lot. Please identify how parking would be sufficient for each use and lot after the replat. A use was not identified in this sketch plat application.

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/Jolene Wolfley DATE: 06/07/22
Planning Department

DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

PR-2019-002598
PS-2022-00107 – SKETCH PLAT
CSI – CARTESIAN SURVEYS INC. agent for BUCK BUCKNER, PE requests the aforementioned action(s) for all or a portion of: TRACT J, VISTA DE LA LUZ zoned PD, located at 5401 SEVILLA AVE NW between COORS BLVD NW and COSTA ALAMERIA DR NW containing approximately 1.87 acre(s). (F-11)
PROPERTY OWNERS: VIA REAL ESTATE LLC
REQUEST: CREATE 2 NEW LOTS FROM ONE EXISTING LOT

06-08-2022
No objection to the requested lot split.