DEVELOPMENT REVIEW BOARD - **HYDROLOGY SECTION**

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

DRB Project Number: 2022-007143 Hearing Date: **06-22-2022**

Project: **4201 San Mateo Blvd NE** Agenda Item No: **4**

☒ 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: Kristopher Cadena, P.E.
Phone: 505.289.3301

DRB Project No:	Date:	Item No:
PR-2022-007143	6/22/2022	#4
Zone Atlas Page: G-17	Legal Description: Lot(s) 3 UNIT 1, VISTA GRANDE LAND CO. ADD. NO. 1 Location: 4201 SAN MATEO BLVD NE between MONTGOMERY BLVD and DOUGLAS MAC ARTHUR RD	
Request For: PS-2022-00120-SKETCH PLAT		

ABCWUA Comment:

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

1. There is an existing 8" sanitary sewer along the alley. Coordinate with NM One Call to identify the location of this line. A public sanitary sewer easement may be required on the proposed plat such that the existing sanitary sewer line is located within a 20' wide public sanitary sewer easement.
2. For information only.
    a. Property has existing service.
    b. If additional service is desired, please coordinate with Utility Development.

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: 4

DRB PROJECT NUMBER:
PR-2022-007143
PS-2022-00120 – SKETCH PLAT

PROJECT NAME:
ISAACSON & ARFMAN, INC. | FRED C. ARFMAN, PE agent for **ONETEN REI | NICO FRICCHIONE** requests the aforementioned action(s) for all or a portion of: **LOT 4 & SOUTHERLY PORTION OF LOT 3 UNIT 1, VISTA GRANDE LAND CO. ADD. NO. 1** zoned **MX-L**, **located at 4201 SAN MATEO BLVD NE between MONTGOMERY BLVD and DOUGLAS MACARTHUR RD** containing approximately 0.5380 acre(s). (G-17)

PROPERTY OWNERS: BRUNNER KIMBERLY DEE TRUSTEE RUFFIN JR TRUST & BRUNNER KIMBERLY DEE & ETAL

REQUEST: SKETCH PLAT REVIEW AND COMMENT

COMMENTS:

1. No comments and no objections.

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

DRB Project Number: 007143 AGENDA ITEM NO: 04
Douglas MacArthur and San Mateo

SUBJECT: Sketch Plat

ENGINEERING COMMENTS:

1. Provide plat showing vacated alley and/or corresponding documentation for verification. The current GIS map is still showing this as right-of-way.

2. Provide minimum R/W width for Douglas MacArthur to make sure it meets minimum width requirements per its roadway classification.

3. Ensure a 4-foot ADA pathway around all obstructions within right-of-way. There is a powerpole along San Mateo Boulevard; show minimum 4-foot dimension from the powerpole to the back of curb.

4. There are several curb cuts along this property. It is requested to eliminate any unused or excess curb cuts. Two of these are located too close to the intersection.

5. For any future development, go through Traffic Circulation Layout review prior to obtaining a building permit.

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:

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**: #4*

***Project Number**: PR-2022-007143*

***Application Number**: PS-2022-00120*

***Project Name**: 4201 San Mateo*

Request:
Sketch Plat.

**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 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.

- 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 MX-L standards, standards for development next to residential, and requirements for development in an Area of Change next to Area of consistency.

- Please clarify approval date of the ROW Vacation and if platting action was completed afterward.

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 DATE: 06/20/22
Planning Department

DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

PR-2022-007143
PS-2022-00120 – SKETCH PLAT
ISAACSON & ARFMAN, INC. | FRED C. ARFMAN, PE agent for ONETEN REI | NICO FRICCHIONE requests the aforementioned action(s) for all or a portion of: LOT 4 & SOUTHERLY PORTION OF LOT 3 UNIT 1, VISTA GRANDE LAND CO. ADD. NO. 1 zoned X, located at 4201 SAN MATEO BLVD NE between MONTGOMERY BLVD and DOUGLAS MACARTHUR RD containing approximately 0.5380 acre(s). (G-17)
PROPERTY OWNERS: X
REQUEST: SKETCH PLAT REVIEW AND COMMENT

06-22-2022
Street trees required if new development is applicable per IDO Section 5-6(B).