DEVELOPMENT REVIEW BOARD - **HYDROLOGY SECTION**

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

DRB Project Number: 2022-00723 Hearing Date: **07-13-2022**

Project: **4517 5th St. NW** Agenda Item No: **11**

| | | | |
|---|---|---|---|
| ☒ 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:**

- In the submittal, there were only two lots shown (3 & 4). If a third will be included, please clearly identify the lots on the proposed plat. As proposed, combining two lots, Hydrology has no objection but will require an approved Grading and Drainage plan prior to Building Permit approval.

**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: Blaine Carter, P.E.
# Phone: 505.415.9188

| DRB Project No: | Date: | Item No: |
|---|---|---|
| PR-2022-007223 | 07/13/22 | #11 |
| Zone Atlas Page: G-14 | Legal Description: Lot(s) 3 7 4, Block 5<br>Location: 4517 5TH ST NW, Between 5th St and Bellrose | |
| Request For: PS-2022-00135 – SKETCH PLAT | | |
| | | |

**ABCWUA Comment:**

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

1. No objections to the lot line removal replat.
2. Public water distribution mains and public sewer collection mains front the property and are available for direct tapping for a routine service connection.
3. An Availability Statement will NOT be required with this project.
4. This project is within the adopted service area.
5. 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:** 11

**DRB PROJECT NUMBER:**
**PR-2022-007223**
**PS-2022-00135 – SKETCH PLAT**

**PROJECT NAME:**
**EDUARDO LOPEZ** requests the aforementioned action(s) for all or a portion of: **LOTS 3 & 4, BLOCK 5, BELMONT PLACE ADDITION** zoned **R-1B**, **located at 4517 5TH ST NW, between 5TH ST and BELLROSE** containing approximately **0.16** acre(s). (G-14)

**PROPERTY OWNERS:** EDUARDO LOPEZ

**REQUEST:** COMBINE 3 LOTS INTO 1 LOT

**COMMENTS:**

1. Please note we are reviewing as combining 2 lots into 1 (Lots 3 & 4) – not 3 lots, as stated in the Request.
2. A re-plat of these lots must meet all requirements of IDO section 5-4 Subdivision of Land – including:
   - 5-4(F)(3) Lot Dimensions: "Lot sizes shall comply with all applicable standards in this IDO, including but not limited to Section 14-16-5-1 (Dimensional Standards)."
3. Property is zoned R-1B, and must meet all Dimensional Standards for the R-1B zone, as per IDO 5-1, Table 5-1-1, including minimum lot size of 5000 square feet and lot width of 35 feet.
4. Property is located in an Area of Consistency, and must meet Contextual lot size standards, as per IDO section 5-2(C)(2)(b). Calculations for Contextual lot sizes to be allowed:
   - Average block lot size for 5th St NW, between Bellrose Av and Freeman Av is 0.1848 acre
   - 75% = .1386 acre minimum lot size (6037 sq ft)
   - 125% = .2310 acre maximum lot size (10,062 sq ft)

   ***Proposed lot size of 0.1624 acre (7074 sq ft) falls within allowable range of allowed Contextual lot size.***
5. Future development must meet all Dimensional Standards in IDO 5-1 and 5-2, as noted above, must be listed as an Allowable use as per Table 4-2-1, and meet any Use-Specific standards referenced in that table.
6. Future development must meet all requirements of the IDO, DPM, and other adopted City regulations.
7. Code Enforcement has no objections.

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2022-007000 AGENDA ITEM NO: 11
4517 5th Street

SUBJECT: Sketch Plat

ENGINEERING COMMENTS:

1. 5th Street is required to have 5-foot wide sidewalk per the new DPM requirements. Please provide a cross section that shows and dimensions curb and gutter, ROW, and sidewalk width.

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

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ACTION:

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

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

# DEVELOPMENT REVIEW BOARD

## Planning - Case Comments

***HEARING DATE**: 7/13/22 -- **AGENDA ITEM**: #11*

***Project Number**: PR-2022-007223*

***Application Number**: PS-2022-00135*

***Project Name**: 4517 5th replat*

**Request**:
*Sketch Plat.*

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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 Platting actions, utility signatures, AMAFCA signatures and DXF File approval from AGIS are all required prior to the acceptance of the application file and the placement on a DRB agenda. Project and application numbers are needed on all Plan sheets.

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

- 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 any existing previously approved Site Plan. Changes to the previously approved Site Plan may require minor/major amendments. If none exist and/or where silent, all development must meet standards and provisions of IDO and the DPM.

**(See additional comments on next page)*

- Dimensional standards for the R-1B zone district is per IDO section 5-1-C and Table 5-1-1.

- The lot sizes must meet Contextual Standards of IDO 5-1-C-2. Planning defers to Code Enforcement for lot size calculations.

- Property is within a Main Street corridor. Reference table III, IDO provisions for the ABC Comp Plan.

- Property is within Site Design and Sensitive Lands Drainage Area per IDO section 5-2-G. Development must comply with the specific applicable requirements of the DPM.

- Low Density Residential Development must comply with Façade design of IDO section 5-11-C.

*<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: Robert Webb DATE: 7/8/22
Planning Department

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# DEVELOPMENT REVIEW BOARD

## Parks and Recreation Department

PR-2022-007223
PS-2022-00135 – SKETCH PLAT
EDUARDO LOPEZ requests the aforementioned action(s) for all or a portion of: LOTS 3 & 4, BLOCK 5, X SUBDIVISION zoned X, located at 4517 5TH ST NW, between 5TH ST and BELLROSE containing approximately 0.16 acre(s). (G-14)
PROPERTY OWNERS: X
REQUEST: COMBINE 3 LOTS INTO 1 LOT

07-13-2022
No Comments.