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-2022-007229	07/20/2022	2
Zone Atlas Page: K-09	Legal Description: Lot(s) TR 2 CORRECTON PLAT FOR 98TH STREET PLAZA (BEING COMPRISED OF PORTIONS OF TRACTS 1 AND 2, ROW 2, UNITE A ORIGINAL TOWNSITE OF WESTLAND) CONT .9726 AC, TOWN OF ATRISCO GRANT Location: 261 98th ST between VOLCANO DR and BLUEWATER	
Request For: SI-2022-01237 – SITE PLAN		

ABCWUA Comment:

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

1. Availability Statement #220319 has been issued and provides the conditions for service. Routine connections are available.
2. This project is within the adopted service area.
3. Pro rata is not owed for this property.
4. Utility Plan:
    a. Label the size of the grease trap and confirm if it has been inspected by ABCWUA Pretreatment.

   b. There appears to be four service connections in the right-of-way. It appears like only one service is to be used. Unused services shall be removed and capped as a condition of service.
   c. There is an existing private fire hydrant proposed to be relocated. This appears to be connected to a neighboring parcel's private fire line service. We do not allow sharing of private fire services; therefore, you should dedicate a private water easement to the adjacent parcel around the fire hydrant.
   d. What is the second connection to the grease trap adjacent to the non-kitchen sanitary line?
5. Infrastructure List:
   a. If a work order is proposed, removal of unused services may be included on the Work Order, and if so, those items should be included on an infrastructure list.
   b. If a Work Order is not otherwise necessary, removal of unused service connections may be completed via a Connection Permit and does not require listing on the infrastructure list.
6. Easements:
   a. Proper private water easements shall be granted for the relocated private fire hydrant. 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:*** *7/20/2022*

AGENDA ITEM NO: 2

DRB PROJECT NUMBER:
PR-2022-007229
SI-2022-01237 – SITE PLAN

PROJECT NAME:
ROSE MIRANDA requests the aforementioned action(s) for all or a portion of: **TR 2 CORRECTION PLAT FOR 98TH STREET PLAZA (BEING COMPRISED OF PORTIONS OF TRACTS 1 AND 2, ROW 2, UNIT A, ORIGINAL TOWNSITE OF WESTLAND) CONT 0.9726 AC, TOWN OF ATRISCO GRANT** zoned **MX-M**, located at **261 98th ST between VOLCANO DR and BLUEWATER** containing approximately **0.09726** acre(s). (**K-09)**

PROPERTY OWNERS: AIGP REALTY LLC

REQUEST: 2,600 SQ FT PANDA EXPRESS WITH DRIVE THRU

COMMENTS:

1. Property is zoned MX-M (Mixed-Use Medium Intensity), and as presented meets the Dimensional Standards required for IDO section 5-1(D), Table 5-1-2.
2. Drive-through must meet Use Specific requirements in IDO 4-3(F)(4) and Drive-Through or Drive-up Facility Design requirements in 5-5(I)(2)(a).
3. Must provide a 6 foot Landscape Buffer as per IDO 5-5(I)(2)(a) where the Drive-Through lane is adjacent to 98th Street. There must be a 3 or 4 foot wall or vegetative screen on the public street side of the buffer area, to screen the Drive-Through lane from 98th Street.
4. Any walls or fences must meet requirements of IDO 5-7, Walls & Fences, and obtain separate permit.
5. Lighting must meet requirements of IDO section 5-8 Outdoor and Site Lighting.
6. Building Design must meet all requirements of IDO 5-11 – see Planning comments for details.
7. Signs must meet requirements of IDO 5-12 and Table 5-12-2, and require separate sign permit.

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2022-007229 AGENDA ITEM NO: 2
Panda Express – 261 98th St

SUBJECT: Site Plan

ENGINEERING COMMENTS:

1. A conceptual TCL was approved on 6/15/2022 and a TIS was approved 6/7/2022.
2. No objections

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 20, 2022

ACTION:

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

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

New Mexico DEPARTMENT OF TRANSPORTATION

July 15, 2022

Angela Gomez
Administrative Assistant Development Review Services
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Subject: Comments for Design Review Board on July 20, 2022 Albuquerque, Bernalillo County, District Three

Dear Ms. Gomez:

Attached are the New Mexico Department of Transportation (NMDOT) comments on the cases that were submitted by your department for our input.

Project Number: PR-2021-005272
Case Description: DRB Site Plan.
Location: 9320 San Pedro Dr. NE, Albuquerque, NM 87113
Type of Development (Residential/Commercial): Residential
Possible Impacted NMDOT roadway(s): I-25/Frontage Rd.
Department Comments:

- NMDOT does not have any comments at this time.

Project Number: PR-2022-007229
Case Description: DRB Site Plan
Location: 261 98th St. NW, Albuquerque, NM 87123
Type of Development (Residential/Commercial): Commercial
Possible Impacted NMDOT roadway(s): I-40
Department Comments:

- NMDOT does not have any comments at this time.

If there are any questions, please feel free to contact Keith Thompson at 505.490.3752 or Keith.Thompson@state.nm.us
Sincerely,

Keith Thompson, D3 Support Engineer

cc: Nancy Perea, D3 Traffic Engineer (email)
cc: Margaret Haynes, D3 Assistant Traffic Engineer (email)

Keith Thompson Digitally signed by Keith Thompson
Date: 2022.07.15 12:05:13 -06'00'

Michelle Lujan Grisham
Governor

Michael R. Sandoval
Cabinet Secretary

Commissioners

Jennifer Sandoval
Commissioner, Vice-Chairman
District 1

Bruce Ellis
Commissioner
District 2

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District 4

Thomas C. Taylor
Commissioner
District 5

Charles Lundstrom
Commissioner, Secretary
District 6

DEVELOPMENT REVIEW BOARD - **HYDROLOGY SECTION**

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

DRB Project Number: 2022-007229 (1000870) Hearing Date: **07-20-2022**

Project: Panda Express – 98th Agenda Item No: **2**

☐ 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 an approved Grading & Drainage Plan (K09D038) with engineer's stamp 04/29/2022.
- Hydrology has no objection to the Site Plan for Building Permit.

RESOLUTION/COMMENTS:

Code Enforcement:

Water:

Transportation:

Planning:

☐ APPROVED
☐ DENIED

DELEGATED TO: ☐ TRANS ☐ HYD ☐ WUA ☐ PRKS ☐ PLNG
Delegated For: _____
SIGNED: ☐ I.L. ☐ SPSD ☐ SPBP ☐ FINAL PLAT
DEFERRED TO _____