DEVELOPMENT REVIEW BOARD - **HYDROLOGY SECTION**

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

DRB Project Number: 2022-007271 Hearing Date: **07-13-2022**

Project: **LOTS 6 THRU 11, BLOCK 9, ORIGINAL TOWNSITE OF WESTLAND** zoned **NR-BP** Agenda Item No: **10**

☒ 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:

- Please provide a blanket cross lot drainage easement naming maintenance responsibility.
- 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: Blaine Carter, P.E.
Phone: 505.415.9188

DRB Project No:	Date:	Item No:
PR-2022-007271	07/13/2022	#10
Zone Atlas Page: K-09	Legal Description: Lot(s) LOTS 6 THROU 11, BLOCK 9, ORIGINAL TOWNSITE OF WESTLAND Location: CENTRAL between 98TH ST NW and 94th ST SW	
Request For: PS-2022-00138 – SKETCH PLAT		

ABCWUA Comment:

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

1. Availability Statement #210736 has been issued and provides the conditions for service. Public extensions are required.
2. This project is within the adopted service area.
3. Pro rata is not owed for this property.
4. Infrastructure List:
    a. The improvements required in the Availability Statement shall be incorporated into the infrastructure list.
    b. This includes an eight-inch water main from west of the site, covering the site's frontage, and then continuing further east to 94th Street.
5. Easements:
    a. Call NM 811 to have the lines spotted, particularly the one in the alley behind the property. This will require minimum easements as stated below.

b. Include all public water and/or sanitary sewer easements on the plat, including those that are adjacent to the subject property's boundaries. Surveyor shall field verify the location of existing public water and/or sanitary sewer infrastructure to determine if existing public water and/or sanitary sewer easements are sufficient. If the easement(s) does not exist, a new easement shall be granted. The width of the easement shall be the standard width, unless specified by the Water Authority.
c. 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.
d. If existing conditions consist of a shared easement with public waterline and/or sanitary sewer along with other utilities, this existing easement may remain as is without the need for an exclusive easement, as approved by the Water Authority.

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: 10

DRB PROJECT NUMBER:
PR-2022-007271
PS-2022-00138 – SKETCH PLAT

PROJECT NAME:
JAG PLANNING & ZONING agent for **98 AND CENTRAL PARTNERS, LLC** requests the aforementioned action(s) for all or a portion of: **LOTS 6 THRU 11, BLOCK 9, ORIGINAL TOWNSITE OF WESTLAND** zoned **NR-BP**, **located on CENTRAL between 98TH ST NW and 94TH ST SW** containing approximately **1.3774** acre(s). (K-09)

PROPERTY OWNERS: 98TH AND CENTRAL PARTNERS LLC

REQUEST: COMBINE 6 LOTS INTO 3 LOTS, GRANT EASEMENT

COMMENTS:
1. Property is zoned NR-BP, and must meet all Dimensional Standards as per IDO 5-1(E), Table 5-1-3.
2. If there is an existing approved Business Park Site Plan, an Administrative Amendment may be needed for modification of that plan, whether for re-plat or for future development.
3. Re-plat must meet requirements of IDO sections 5-3 Access & Connectivity and 5-4 Subdivision of Land.
4. No further comments and no objections at this time.

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2022-007000 AGENDA ITEM NO: 10
Lots 6-11 Townsite of Westland – Central Ave

SUBJECT: Sketch Plat

ENGINEERING COMMENTS:

1. Provide sidewalk, cub and gutter fronting this property along frontage per DPM requirements or request sidewalk waiver for this property.

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 - Case Comments

***HEARING DATE**: 7/13/22 -- **AGENDA ITEM**: #10*

***Project Number**: PR-2022-007271*

***Application Number**: PS-2022-00138*

***Project Name**: 98th & Central replat*

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 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)*

- Future development must meet the dimensional standards of IDO section 5-1, Table 5-1-2 for NR-BP. Please note that the lot width minimum is 100 feet and the building coverage maximum is 50%.

- The property is within a Major Transit corridor. Reference Table III of the IDO 'Provisions for ABC Comp Plan Centers and Corridor Areas' that relate to a Major Transit (MT) corridor.

- Future development must meet the façade design requirements of IDO section 5-11-E.

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: 07/12/22
Planning Department

DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

PR-2022-007271
PS-2022-00138 – SKETCH PLAT
JAG PLANNING & ZONING agent for 98 AND CENTRAL PARTNERS, LLC requests the aforementioned action(s) for all or a portion of: LOTS 6 THRU 11, BLOCK 9, ORIGINAL TOWNSITE OF WESTLAND zoned NR-BP, located on CENTRAL between 98TH ST NW and 94TH ST SW containing approximately 1.3774 acre(s). (K-09)
PROPERTY OWNERS: X
REQUEST: COMBINE 6 LOTS INTO 3 LOTS, GRANT EASEMENT

<u>07-13-2022</u>
If new development is applicable per IDO 5-6b, which includes any non-residential and/or multi-family uses, street trees will be required on Central Ave NW.