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-2022-007322	07/27/2022	#5
Zone Atlas Page: L-22	Legal Description: Lot(s) LOT 1-B-1, BLOCK 1, CHANSLOR'S REPLAT OF GALLAGHER ADDTION Location: 12201 CENTRAL AVE NE BETWEEN JUAN TABO BLVD and BURMA DR NE	
Request For: SD-2022-00107 – AMENDED INFRASTRUCTURE LIST (NEW!)		

ABCWUA Comment:

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

1. No objections.
2. The Water Authority defers to the City on the timing of the sidewalk construction.

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:*** *7/27/2022*

AGENDA ITEM NO: 5

DRB PROJECT NUMBER:
PR-2022-007322
SD-2022-00105 – EXTENSION OF INFRASTRUCURE IMPROVEMENTS AGREEMENT
SD-2022-00107 – AMENDED INFRASTRUTURE LIST

PROJECT NAME:
BRET AND DEBRA TABOR requests the aforementioned action(s) for all or a portion of: **LOT 1-B-1, BLOCK 1, CHANSLOR'S REPLAT OF GALLAGHER ADDITION** zoned **MX-H**, **located at 12201 CENTRAL AVE NE between JUAN TABO BLVD and BURMA DR NE** containing approximately 0.86 acre(s). (L-22) [Deferred from 7/20/22]

PROPERTY OWNERS: TABOR BRET & DEBRA A

REQUEST: EXTENSION OF INFRASTRUCURE IMPROVEMENTS AGREEMENT

COMMENTS:
1. No comments or objections.

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2022-007322 AGENDA ITEM NO: 5
12201 Central Ave NE

SUBJECT: IIA Extension

ENGINEERING COMMENTS:

1. All comments have been addressed. No objection.
2. For any future development on this property the entrance along Central will need to be reconstructed to meet current City standards.

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 27, 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APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __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: 2022-007322 (97396) Hearing Date: **07-27-2022**

Project: Lot 1-B-1, Block 1, Chanslor's Replat of Gallagher Addition Agenda Item No: **5**

☐ 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 SIA Extension.
- Comment - Lot 1-B-1 will need 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:

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 _____

DEVELOPMENT REVIEW BOARD

Planning Dept. - Minor Case Comments

AGENDA ITEM NO. 5

Project Number: PR-2022-007322

Application Number: SD-2022-00105 – IIA EXTENSION

Project Name: Gallagher Addition

Request: IIA Extension

COMMENTS:
7/26/22 Update:

- **The applicant has submitted an amended Infrastructure List and application which includes the 5-foot wide sidewalks.**

- **At the July 20 DRB meeting, the applicant confirmed that a 2-year extension for the IIA is being requested.**
- ~~Transportation notes that a 5-foot wide sidewalk needs to be added to the Infrastructure List. That will require an amended Infrastructure List approval.~~

- ~~The applicant must provide an extension amount requested (0 – 2 years).~~

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: Jay Rodenbeck DATE: 7/26/22
Planning Department

DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

PR-2022-007322
SD-2022-00105 – EXTENSION OF INFRASTRUCURE IMPROVEMENTS AGREEMENT
BRET AND DEBRA TABOR requests the aforementioned action(s) for all or a portion of: LOT 1-B-1, BLOCK 1, CHANSLOR'S REPLAT OF GALLAGHER ADDITION zoned MX-H, located at 12201 CENTRAL AVE NE between JUAN TABO BLVD and BURMA DR NE containing approximately 0.86 acre(s). (L-22)
PROPERTY OWNERS: TABOR BRET & DEBRA A
REQUEST: EXTENSION OF INFRASTRUCURE IMPROVEMENTS AGREEMENT

<u>07-20-2022, 07-27-2022</u>
No comments for this request.