DEVELOPMENT REVIEW BOARD - **HYDROLOGY SECTION**

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

DRB Project Number: 2022-007348 Hearing Date: **07-27-2022**

Project: **241 6th St. NW** Agenda Item No: **7**

☒ 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 vacation.
- After the vacation takes place, work with Real Properties for purchase and then the platting action can move forward.
- 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-2022-007348	07/27/2022	#7
Zone Atlas Page: H-14	Legal Description: Lot(s) 1 THRU 3, BLOCK 3, APACHE TRAIL Location: 2401 6TH ST NW BETWEEN PROPSECT AVE NW and TOWNER AVE NW	
Request For: PS-2022-00143 – SKETCH PLAT		

ABCWUA Comment:

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

1. The subject parcel(s) have an existing ABCWUA water and sewer account.
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.
6. Coordinate with NM 811 to field locate and survey the existing public water and sewer infrastructure. If existing infrastructure is not within the existing easements, or is within the area proposed for right-of-way vacation, dedicate additional easement to provide the minimum widths over the actual pipe locations.
7. Add the following note:

a. "Existing public water and/or sanitary sewer infrastructure may not be constructed or sized to adequately serve potential future development. Improvement or upsizing of existing public infrastructure may be required as a condition of future development approval."

8. Easements (General Comments if Needed by 811 Locates):
    a. 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.
    b. 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.
    c. Side yard easements are not acceptable for public waterline or sanitary sewer. If no other corridor is available for such extensions, a separate tract that is owned and maintained by the Homeowners Association (HOA) shall be created and an exclusive public water and/or sanitary sewer easement shall be granted to the Water Authority along this tract.
    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:*** *727/2022*

AGENDA ITEM NO: 7

DRB PROJECT NUMBER:
PR-2022-007348
PS-2022-00143 – SKETCH PLAT

PROJECT NAME:
CSI – CARTESIAN SURVEYS INC. agent for **ARMANDO RODRIGUEZ GALINDO AND CECILIA CELIS RODRIGUEZ** requests the aforementioned action(s) for all or a portion of: **LOT 1 THRU 3, BLOCK 3, APACHE TRAIL** zoned **R-1A**, **located at 2401 6TH ST NW between PROSPECT AVE NW and TOWNER AVE NW** containing approximately 0.1658 acre(s). (H-14)

PROPERTY OWNERS: GALINDO ARMANDO RODRIGUEZ & CECILIA CELIS

REQUEST: VACATE PORTION OF RIGH-OF-WAY ALONG 6TH STREET NW AND CREATE BY LOT LINE ELIMINATION, 1 NEW LOT FROM 3 EXISTING LOTS AND THE VACATED PORTION OF 6TH STREET NW

COMMENTS:

1. Property is zoned R-1A, Residential single-family zone district, and must meet all Dimensional Standards of IDO section 5-1, Table 5-1-1 (Front = 10 ft, Side on corner lot = 10 ft, Interior side = 5 ft; Rear = 10 ft).
2. Prior to submittal for re-plat, you must apply to Zoning Hearing Examiner for a Variance for the following setbacks not being met:
   a. Side Setback on corner lot street side shows as 6.8 feet, and 10 feet is required.
   b. Rear Setback shows as 8.1 feet, and 10 feet is required.
3. Though this property is located in an Area of Consistency, there is no new development being performed; therefore, section 5-1(C)(2)(b) for Contextual lot size requirements is not applicable.

DEVELOPMENT REVIEW BOARD
Code Enforcement Comments

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Jeff Palmer-Code Enforcement Supervisor
Planning Department
jppalmer@cabq.gov ***DATE:*** *727/2022*

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2022-007348 AGENDA ITEM NO: 7
2401 6th St.

SUBJECT: Sketch

ENGINEERING COMMENTS:

1. Please provide cross-sections at both 6th St. and Prospect Ave. showing dimensions for ROW line, sidewalks, curb and gutter to ensure these meet current DPM standards. Provide a plan which indicates the existing curb cut width including dimensions to the nearest property line.

. 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

Planning - Case Comments

***HEARING DATE**: 7/27/22 -- **AGENDA ITEM**: #7*

***Project Number**: PR-2022-007348*

***Application Number**: PS-2022-00143*

***Project Name**: Lot 10A, Block 3 Apache Trail*

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, all signatures from the property owners, the City Surveyor, utility companies, and AMAFCA are all required prior to the acceptance of the application file and the placement on a DRB agenda. File must include the DXF File approval from AGIS along with the project and application numbers added to Plan sheets.

- The applicant will need to work with Transportation, Hydrology, and Water Authority members on submitting the required items on checklist forms 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.

**(See additional comments on next page)*

- New development must meet all applicable standards and provisions of the IDO and the DPM.

- For Residential development please reference the following IDO sections that may be relevant to future projects:
    - Table III – Provisions for ABC Comp Plan Centers & Corridors, MS-Main Street.
    - 5-1 Dimension Standards for R-1A and Railroad & Spur Mapped area.
    - 5-2 Drainage Area for Site Design and Sensitive Lands
    - 7-1 Dwelling and development definitions.

- 1,839 square feet of ROW for 6th Street NW is proposed to be vacated on the Sketch Plat. The amount of ROW proposed to be vacated can be approved by the DRB concurrently with the platting action and will not require City Council approval.

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

DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

PR-2022-007348
PS-2022-00143 – SKETCH PLAT
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07-27-2022
No comments for this case.