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-2022-007397	8/3/22	#6
Zone Atlas Page: H-14	Legal Description: Lot(s) 8-A, MCDONALD ACRES SUBDIVISION Location: 3017 11TH ST NW south of PHOENIX AVE NW	
Request For: PS-2022-00148 – SKETCH PLAT IDO-2021		

ABCWUA Comment:

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

1. There is not any pro-rata due on property.
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. Availability Statement 220709 has been requested and is in review. The statement will set the criteria for service. An executed statement must be obtained prior to approval.
4. This project is within the adopted service area.
5. Pro rata is not owed for this property.
6. Infrastructure List:
    a. The improvements required in the Availability Statement shall be incorporated into the infrastructure list.
7. Easements: (General Comments if needed)

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.

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:*** *8/3/2022*

AGENDA ITEM NO: 6

DRB PROJECT NUMBER:
PR-2022-007397
PS-2022-00148 – SKETCH PLAT
IDO - 2021

PROJECT NAME:
JEEBS & ZUZU, LLC requests the aforementioned action(s) for all or a portion of: **LOT 8-A, MCDONALD ACRES SUBDIVISION** zoned **R-1D**, **located at 3017 11TH ST NW south of PHOENIX AVE NW** containing approximately 0.574 acre(s). (H-14)

PROPERTY OWNERS: LISA MARIE JEFFERY

REQUEST: SUBDIVIDE ONE LOT INTO TWO NEW LOTS

COMMENTS:

1. Current Assigned Address to the property remains as 3021 11th St NW – it was never changed when re-platted and split into lots 7A and 8A. New addresses must be requested after recording of Final Plat.
2. Property is in the R-D Residential Zone and must meet Dimensional Standards of IDO 5-1(C), Table 5-1-1.
3. Property is within an Area of Consistency, and must meet required Dimensional standards for Lot Size and setbacks as noted in IDO 5-1(C)(2), Contextual Residential Development in Areas of Consistency.
4. Property must meet Contextual lot size requirements , as per IDO 5-1(C)(2)(b). ***Proposed lot sizes are within the allowed Contextual lot size range***, as calculated and shown in notes attached, below:
   - Average Lot size in this block on 11th Street, south of Phoenix Ave, is 0.2827 acre.
   - Maximum allowed Lot size is 125% of average lot size = 0.3534 acre, or 15,393 sq ft
   - Minimum allowed Lot size is 75% of average lot size = 0.2120 acre, or 9235 sq ft.
5. As per the IDO definition of Setback #2: "On an interior lot not abutting a street, side setbacks shall be followed for all lot lines (10 feet)."
6. Future Development must meet all applicable requirements of the IDO, DPM, or other adopted City regulations.

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2022-007397 AGENDA ITEM NO: 6
3017 11th Street NW

SUBJECT: Sketch Plat

ENGINEERING COMMENTS:

1. Please provide a cross section at the street dimensioning ROW, Walls or fences, sidewalk width, curb and gutter.

2. 5' sidewalk is required. All cracked and broken sidewalk and curb and gutter will need to be repaired

3. The existing driveway to this property appears as it will need to be relocated based on your proposed plat and the aerial photos.

. 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: August 3, 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: 2022-007397 Hearing Date: **08-03-2022**

Project: Lot 8-A & 8-B, McDonald Acres Subdivision Agenda Item No: **6**

☒ 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:

- The driveway for Lot 8B would require the relocation of an existing inlet.

☐ APPROVED
☐ DENIED

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

- Prior to plat submittal, Hydrology will need to approve a Grading & Drainage Plan for both lots showing the relocation of the inlet. Please note that if the lots are relatively flat and may need to follow the DPM Chapter 6 Article 6-5 (Valley Drainage Criteria).

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 - Case Comments

***HEARING DATE**: 8/3/22 -- **AGENDA ITEM**: #6*

***Project Number**: PR-2022-007397*

***Application Number**: PS-2022-00148*

***Project Name**: 3017 11th (Current address is 3021)*

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 owner(s), the City Surveyor, the utility companies, and AMAFCA are all required prior to the acceptance of the application file and the placement on a DRB agenda. AGIS must approve the DXF file. Project and application numbers must be added to Plat sheets.

- The applicant will need to work with Transportation, Hydrology, and Water Authority members on submitting the required items per checklist Form S and obtain the required signatures as a part of the application submittal process.

- 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 the IDO and the DPM. However if a property has a previously approved Site Development Plan, all proposed development must meet all standards within that plan. Proposed changes may require minor/major amendments to that plan. Where silent, development must still meet current standards of the IDO & DPM.

**(See additional comments on next page)*

- For a Residential Use please reference the following IDO sections that pertain to this project:
    - 4-3-B-1 Single Family Use Specific Standards.
    - 5-1 Dimension Standards for R-1D and 5-1-G Exceptions and Encroachments. Provide clarification on Front, Side, Rear of lot and how setbacks are being met. 5-1-C-2-B Contextual Standards for lot size. Property is within an area of consistency. Lot size calculations per Code Enforcement.
    - 5-2 Site Design and Sensitive Lands, property is within the mapped Drainage Area.
    - 5-3 Access & Connectivity, specifically 5-3-C-3 for Driveways, Drive Aisles, and Access.
    - 5-5 Parking & Loading requirement, table 5-5-1.
    - 5-7 Walls/Fences, table 5-7-1. Requires separate permitting approval.
    - 7-1 Dwelling and Development definitions.

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: 08/2/22
Planning Department

DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

PR-2022-007397
PS-2022-00148 – SKETCH PLAT
IDO - 2021
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08-03-2022
No comments for this case.