



**Development Review Board (DRB)  
Review Comments  
Utility Development Section  
Reviewer: Andre Houle, P.E.  
Phone: 505.415.9188**

<b>DRB Project No:</b>  PR-2022-007416	<b>Date:</b>  8/10/2022	<b>Item No:</b>  #12
<b>Zone Atlas Page:</b>  K-20	<b>Legal Description: Lot(s) 1A1 &amp; A2, SNOW VISTA INVESTORS</b>  <b>Location: 113 EUBANK BLVD NE between EUBANK BLVD SW and GLORIETA ST NE</b>	
<b>Request For: PS-2022-00151 – SKETCH PLAT</b>		

**ABCWUA Comment:**

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

1. Request an availability/serviceability statement online at the following link: [http://www.abcwua.org/Availability\\_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx). Requests shall include fire marshal requirements. An executed statement must be obtained prior to approval.
2. Lot is located at a pressure zone boundary with current service only available within the low-pressure zone.
3. This project is within the adopted service area.
4. Pro rata is not owed for this property.
5. Utility Plan:
  - a. Provide a utility plan that indicates the location of proposed services.
  - b. Show existing public water and public sewer mains and any associated easements on the utility plan.

- c. Dimension the public water and public sewer easements on the utility plan.
  - d. 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, dedicate additional easement to provide the minimum widths over the actual pipe locations.
  - e. There shall be no trees, parallel fences/sidewalks/curbs, or structures within the public water and public sewer easement.
6. Infrastructure List:
- a. Upon issuance of the Availability Statement, include the public infrastructure items in the infrastructure list.
  - b. Any existing fire hydrant that does not meet ADA shall be relocated accordingly and included on an infrastructure list. If a fire hydrant is included on an infrastructure list, the City requires this installation to be completed with a work order and not a Water Authority mini work order.
7. Plat:
- a. No Objection.
8. Easements:
- 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.



## DEVELOPMENT REVIEW BOARD

### Planning - Case Comments

**HEARING DATE:** 8/10/22 -- **AGENDA ITEM:** #12

**Project Number:** PR-2022-007416

**Application Number:** PS-2022-00151

**Project Name:**

**Request:**

*Sketch Plat.*

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*\*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.
- 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 the previously approved Site Development Plan and all conditions. Proposed changes may require minor/major amendments to that plan. Where silent, development must still meet current standards of the IDO & DPM.  
Plans must demonstrate how required standards are being met.
- For the Carwash Use at that location please reference the following IDO sections:

*\*(See additional comments on next page)*

- Table III – Provisions for ABC Comp Plan Centers & Corridors, MT-Major Transit.
- 4-3-D-16 Carwash Use Specific Standards. Please note item (b) A car wash building and any associated outdoor activities are prohibited within 50 feet in any direction of any Residential zone district. The pay stations and the drive aisles do not qualify as “outdoor activities” prohibited within 50 feet. It is important that you reduced noise from the car wash tunnel and vacuum areas. All lighting for the car wash should be angled to shine away from the residential properties. Development is abutting residential for a portion of the north property line.
- 5-1 Dimension Standards for MX-H. 5-1-G Exceptions and Encroachments. Development cannot cross over property lines. Clarification is needed on size of smaller lot and its feasibility for a future user. See **5-4(F)(4) ‘Remainder Lots Prohibited.** No subdivision shall result in any remainder lot that does not meet the standards of this IDO.’
- 5-3 Access & Connectivity requirements. Provide clarification on any proposed/existing easements. Clarify if proposed access is only from Eubank. Vacation action is recommended. Vacation of the public easements/private easement need to be justified per 6-6(M)(3) of the IDO.
- 5-5 Parking & Loading requirements, Table 5-5-1. Provide clarification on shared parking agreements and parking calculations.
- 5-6 Landscaping, Buffering, and Screening. 5-6-C Minimum Landscaping, 5-6-D Required Street Trees; 5-6-E Edge Buffer Landscaping; 5-6-F Parking Lot Landscaping; 5-6-G-3 Loading, Service and Refuse areas. Provide clarification on how standards are being met.
- 5-6-E-3-a Edge Buffer landscaping is required to be 20 feet wide adjacent to a Multi-family district. This section details the landscaping requirements for the buffer on the north property line.
- 5-7 Walls/Fences, table 5-7-1. Development requires separate permits.
- 5-11-E Building and façade design. Structures must meet these design requirements. Application should provide elevations and detail how requirements are being met.
- 7-1 Development and use definitions.
- The East Gateway mapped area has signage restrictions.



*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  
Planning Department

DATE: 08/09/22



## DEVELOPMENT REVIEW BOARD

### Parks and Recreation Department

PR-2022-007416

PS-2022-00151 – SKETCH PLAT IDO - 2021

OLSSON – COLE SCHUSTER requests the aforementioned action(s) for all or a portion of: LOT 1A1 & A2, SNOW VISTA INVESTORS zoned MX-H, located at 113 EUBANK BLVD NE between EUBANK BLVD SW and GLORIETA ST NE containing approximately 1.0618 & 0.5159 acre(s). (K-20)

PROPERTY OWNERS: POLLMAN DEAN TRUSTEE POLLMAN FAMILY RVT

REQUEST: RE-DIVIDED LOTS TO INCREASE THE AREA OF LOT H

08-10-2022

Street trees required on Eubank if new development applicable per IDO 5-6 (B). A new car wash would be applicable development requiring street trees.



DEVELOPMENT REVIEW BOARD  
TRANSPORTATION DEVELOPMENT

DRB Project Number: 2022-007416  
113 Eubank

AGENDA ITEM NO: 12

SUBJECT: Sketch Plat

ENGINEERING COMMENTS:

1. Any work within the ROW will need to be placed on an infrastructure list.
2. Please submit a TCL (Traffic Circulation Layout) to Transportation for review and approval prior to submittal to DRB.
3. A cross lot access easement will be required. Ensure Lot G-2 will have adequate space for development including required parking.
4. Please provide Traffic Scoping form to determine if a TIS will be required.

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](mailto:earmijo@cabq.gov)

DATE: August 10, 2022

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ACTION:

APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_

DELEGATED: \_\_\_\_\_ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)