



Development Facilitation Team (DFT) – Review Comments

Reviewer: David G. Gutierrez, P.E. | Phone: 505-289-3381 | dggutierrez@abcwua.org

Project No: PR-2019-002042 Date: 07/24/2024 Agenda Item: #2 Zone Atlas Page: M-09

Legal Description: Lots 1-75, Tracts B and 1 thru 4, SOMBRA DEL OESTE

Request: Interior Lot Line Adjustment. Vacate and grant two private easements for drainage, grant PNM easement, and dedicate additional right-of-way for off-street parking.

Location: GIBSON BLVD SW between 98TH ST SW and BARBADOS AVE SW

Application For: SD-2024-00124-PRELIMINARY/FINAL PLAT (DHO)

1. Include all infrastructure required in the Availability Statement on an Infrastructure List and please note that signature on the plat cannot be provided until the infrastructure is constructed and accepted or financially guaranteed.

Application For: SD-2024-00125-VACATION OF PRIVATE EASEMENT (DHO)

1. No objections.

DEVELOPMENT HEARING OFFICER

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: 08/28/2024

AGENDA ITEM NO: 2

DHO PROJECT NUMBER:

[PR-2019-002042](#)

SD-2024-00124 – PRELIMINARY/FINAL PLAT

SD-2024-00125 – VACATION OF PRIVATE EASEMENT

IDO – 2023

Sketch Plat (DFT): 7-24-24

PROJECT NAME: CARTESIAN SURVEYS, INC. agent for HOMEWISE INC. requests the aforementioned action(s) for all or a portion of: Lots 1 thru 75, tracts B and 1 thru 4 zoned MX-M, located on GIBSON BLVD SW between 98TH ST SW and BARBADOS AVE SW containing approximately 6.8861 acre(s). (M-09)

PROPERTY OWNER: HOMEWISE INC.

REQUEST: Interior Lot Line Adjustment. Vacate and grant two private easements for drainage, grant PNM easement, and dedicate additional right-of-way for off-street parking.

COMMENTS:

1. Code Enforcement has no comments or objections.



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

<https://www.cabq.gov/parksandrecreation>

PR-2019-002042

SD-2024-00124 – PRELIMINARY/FINAL PLAT

SD-2024-00125 – VACATION OF PRIVATE EASEMENT

IDO – 2023

Sketch Plat (DFT): 7-24-24

CARTESIAN SURVEYS, INC. agent for HOMEWISE INC. requests the aforementioned action(s) for all or a portion of: Lots 1 thru 75, tracts B and 1 thru 4 zoned MX-M, located on GIBSON BLVD SW between 98TH ST SW and BARBADOS AVE SW containing approximately 6.8861 acre(s). (M-09)

PROPERTY OWNERS: HOMEWISE INC.

REQUEST: Interior Lot Line Adjustment. Vacate and grant two private easements for drainage, grant PNM easement, and dedicate additional right-of-way for off-street parking.

Comments:

08-28-2024

No objections to the requested action.

Note: There is existing paved multi-use trail along the Amole Arroyo to the west of the site. Comply with any design guidelines regarding adjacency or visibility to City Parks and Trails. New asphalt trail developed along Gibson must comply with requirements in the [Development Process Manual](#), Section 7-4(F)(6) Paved Trails.

Comments provided by Whitney Phelan, Senior Planner, CABQ Parks & Recreation Department. Please contact via wphelan@cabq.gov or 505-768-5378 with questions or concerns.

DEVELOPMENT HEARING OFFICER - HYDROLOGY SECTION
Renée Brissette, PE, Senior Engineer | 505-924-3995 rbrissette@cabq.gov

DRB Project Number: 2019-002042 Hearing Date: **08-28-2024**
Project: Sombra del Oeste Agenda Item No: **2**

<input type="checkbox"/> Minor Preliminary / Final Plat	<input checked="" type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Temp Sidewalk Deferral	<input type="checkbox"/> Sidewalk Waiver/Variance	<input type="checkbox"/> Bulk Land Plat
<input type="checkbox"/> DPM Variance	<input type="checkbox"/> Vacation of Public Easement	<input type="checkbox"/> Vacation of Public Right of Way

ENGINEERING COMMENTS:

- Hydrology has an approved Revised Grading & Drainage Plan (M09D032) with engineer's stamp 06/20/2024.
- Hydrology has no objection to the platting action.

☐ APPROVED
☐ DENIED

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

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2019-002042
8801 Gibson

AGENDA ITEM NO: 2

SUBJECT: Preliminary/Final Plat, Vacation of Private Easement

ENGINEERING COMMENTS:

1. No objection. Items in previously approved Infrastructure list are still required in effect with this approval.

. 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 28, 2024

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

HEARING DATE: 08/28/24 -- **AGENDA ITEM:** # 2

Project Number: PR-2019-002042

Application Number: SD-2024-00124 – Preliminary/Final Plat

SD-2024-00125 – Vacation of private easement

Project Name: Gibson Blvd NW between 98th St SW and Barbados Ave SW

Request: Interior Lot line Adjustment. Vacate and grant two private easements for drainage, grant PNM easement, and dedicate additional Right-of-Way for off street parking.

**These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

BACKGROUND

Items in orange type need to be addressed.

- This is a Preliminary/Final Plat review of a minor subdivision to redefine five tracts and 75 lots into 5 tracts and 72 lots. The purpose of such action is to dedicate (ROW) Right-of-Way for off-street parking within the subdivision and the (COA) City of Albuquerque. The action is also seeking to vacate portions of private easements [3], portions of private drainage ponding easements [5], and granting a new private and public easement [12 & 14] and a PNM easement [13].
- The subject property is zoned MX-M (Mixed-use – Medium Intensity Zone District) and is located within an Area of Change adjacent to an Area of Consistency to the north. The subject property is not located within any overlay zone districts and is not found within any special corridor. There is a Major Arroyo that is located to the west of the property.
- Per the DPM and the Long-Range Roadway System, Gibson Blvd is a Community Principal Arterial Street and has a Bike Lane on Gibson Blvd to the south. It is within the 98th/Gibson Activity Center.

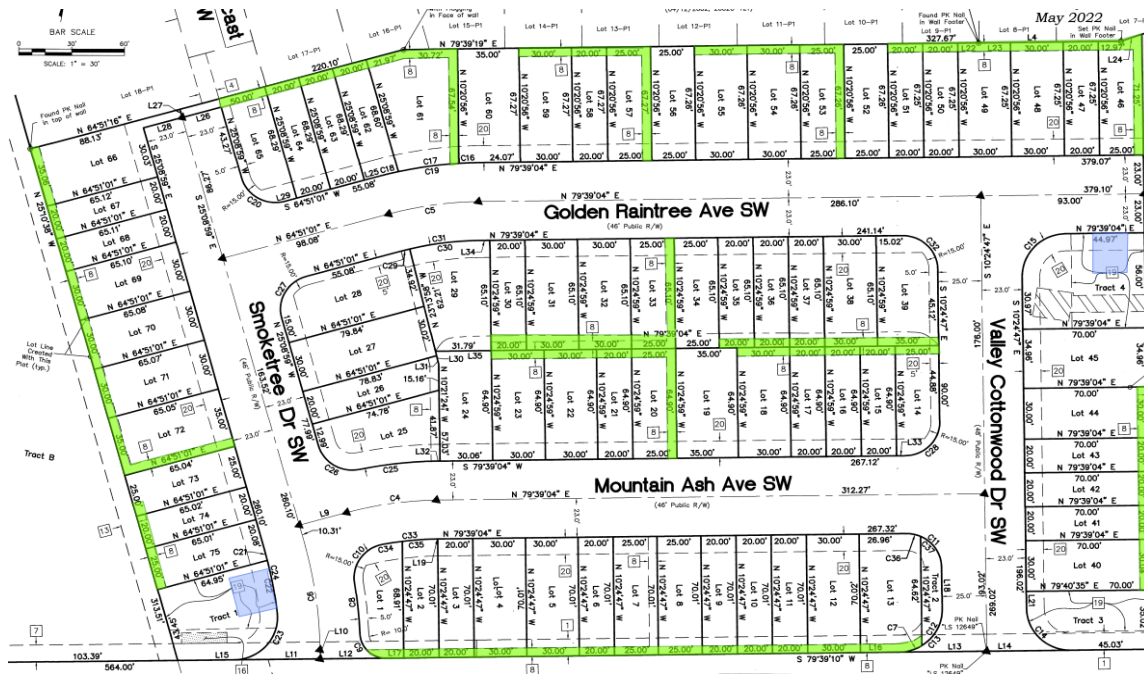
**(See additional comments on next pages)*

ITEMS TO BE COMPLETED OR CORRECTED

- The sidewalks and buffer zones must comply with *Section 7 of the DPM Table 7.2.29*, and the Required Improvements section from 5-4(N) of the IDO. *Regarding Sidewalk width requirements and the landscape buffer.

Verification of standards per Transportation

Items in previously approved Infrastructure list are still required in effect with this approval.



- The Applicant proposes to vacate the private drainage ponding easements as marked in blue and to vacate portions of the easements [3] marked in green in the above image.
 - Planning staff defer to **Hydrology/Transportation** regarding the compliance of the vacation of these private drainage ponding easements [5] with the DPM and IDO.
- The application number must be added to the Plat.
- The AGIS office must approve the DXF file and proof of approval must be provided prior to final sign-off of a plat.
- Please confirm that **no** changes to the infrastructure list is required for this request.

- The date of the DHO approval shall be recorded on the Plat, per 6-6(K)(2)(k) of the IDO.
- After DHO approval and final sign off, a recorded copy of the plat must be sent to Jay Rodenbeck at jrodenbeck@cabq.gov and Angela Gomez at agomez@cabq.gov.
- Planning staff may require comments from PNM in regards this vacation.

ITEMS IN COMPLIANCE/STANDARD COMMENTS

- **This vacation of private easement request meets the following IDO criteria:**

6-6(M)(3)(a) The public welfare does not require that the easement, private way, or public right-of-way be retained.

6-6(M)(3)(b) There is a net benefit to the public welfare because the development made possible by the Vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the Vacation, and there is no convincing evident that any substantial property right is being abridged against the will of the owner of the right.

These easements do not seem to have any existing changes to the infrastructure associated with them and therefore no substantial property right will be abridged by this request. Additionally, this request allows the property to be re-plated in order to create additional Right-of-Way for off-Street parking within the property; therefore, Planning has no objection to this request. Regarding this action, Planning staff defer to other DFT staff for confirmation of compliance with the IDO and DPM.

- **The Subdivision of Land-Minor request meets the following IDO criteria:**

6-6(K)(3) *Any application for a Subdivision of Land-Minor shall be approved if it complies with all applicable provisions of this IDO, the DPM, and other adopted City regulations, and any conditions specifically applied to the development of the property in a prior permit or approval affecting the property.*

- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions. Re-platting action cannot increase any existing nonconformity or create a new nonconformity.

***Submitted plans should demonstrate how standards are being met for any applicable previous approvals and/or current standards.**

- The application includes a Sensitive Lands Analysis for this Sombra Del Oeste Subdivision dated 02/11/2022.
- The applicant provided public notice in compliance with IDO Table 6-1-1. Related documents are provided in the application packet.
- Signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA were all provided on the plat sheet.
- Platting documents are signed/stamped by a design professional licensed in the State of NM.

5-2(I) MAJOR ARROYO EDGES

- Per IDO section 5-2(I)(2) Drainage
5-2(I)(2)(a) All subdivisions and site development shall comply with all applicable requirements of Article 14-5 of ROA 1994 (Flood Hazard and Drainage Control), the DPM, and the Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA).

5-2(I)(2)(b) Development will not be allowed to discharge stormwater runoff into an arroyo, unless an engineering analysis can demonstrate that discharge will have minimal impact on the treatment called for in the drainage management plan for the arroyo and on existing detention basins.

FUTURE DEVELOPMENT GUIDANCE

Please reference the following development standards from the IDO. Subject to change pending formal submittal or change in development type/use.

Future development must meet all applicable standards and provisions of the IDO (*per MX-M*) and the DPM. **Submitted plans should demonstrate how standards are being met for any applicable & previous approvals and/or current standards.*

4-2 Allowed Uses, table 4-2-1

5-2 Site Design and Sensitive Lands

5-3 Access & Connectivity requirements.

5-4 Subdivision of Land

5-5 Parking & Loading requirements, Table 5-5-1. Calculations required.

5-6 Landscaping, buffering, and Screening. *Plans will need to demonstrate compliance of landscaping requirements. Provide calculations & detail.*



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: Marcelo Ibarra/Robert Webb/Jay Rodenbeck
Planning Department

DATE: 8/27/24