



Development Facilitation Team (DFT) – Review Comments

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

DRB Project No: PR-2019-002114 Date: 10/25/2023 Agenda Item: #7 Zone Atlas Page: F-21

Legal Description: Sec 33 T.11N., R4E, amended plat of La Vida Llena

Location: 10501 Lagrima de Oro Rd. NE between MORRIS STREET NE and JUAN TABO BLVD NE

Application For: SD-2019-00198 – PRELIMINARY/FINAL PLAT (DHO)

1. No objection to vacations or new grant of easements.
2. New proposed easements match Record Drawing CPN706882

Application For: VA-2023-00311 – SIDEWALK WAIVER (DHO)

1. No objection to sidewalk waiver.

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2019-002144
10501 Lagrima de Oro

AGENDA ITEM NO: 7

SUBJECT: Preliminary/Final Plat, Sidewalk Waiver

ENGINEERING COMMENTS:

1. Transportation has reviewed the justification letter and is willing to allow the compromise of installing the passing zones of wider sidewalk in lieu of replacing all the sidewalk with 5' sidewalk to meet PROWAG requirements. No objection

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: October 25, 2023

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

HEARING DATE: 10/25/23 -- **AGENDA ITEM:** #7

Project Number: PR-2019-002114

Application Number: SD-2023-00198, VA-2023-00312

Project Name: 10501 Lagrima De Oro Rd NE

Request:

Preliminary/Final Plat, Sidewalk Waiver

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

BACKGROUND:

- *EPC action in June 2019. DRB action in October of 2021.
- *Previous Sketch Plats were reviewed by the Development Review Board (DRB) on October 16, 2019 per PR-2019-002114 / PS-2019-00093 and on October 6, 2021 per PR-2019-002114 / PS-2021-00119.
- On September 13, 2023, the DHO approved PR-2019-002114 to vacate portions of a public 20-foot waterline easement (SD-2023-00166) and to vacate portions of a 10-foot private utility easement (SD-2023-00167).
- The request is a minor preliminary/final plat to create 1 new parcel from 2 existing parcels. Plat also requests waiver from sidewalk requirements (4-foot wide existing sidewalk with pass zones versus required 5-foot required sidewalk).
- The subject property is currently un-platted because it was developed as part of an overall development action (PR-2019-002114 & PW# 706882) and the platting component was left unfinished. This resulted in a site constructed per previous standards and platting action to be finalized after new standards were adopted.

**(See additional comments on next page)*

1. Items Needing to be Completed or Corrected

COMMENTS:

- Applicant has requested a Sidewalk Waiver of 1-foot from the required 5-foot sidewalk due to the platting component being unfinished during overall development action.
 - Applicant has stated that criterion d. (Varying from the normal requirements and standards will encourage flexibility, economy, effective use of open space, or ingenuity in design of a subdivision, in accordance with accepted principles of site planning.) Per IDO 6-6(P)(3)(a) **General** An application for a Waiver best applies to the requested sidewalk deferral.
 - Applicant has stated that a compromise of a 5-foot wide passing area every 200-feet will be provided and all applicable waiver justifications per IDO 6-6(P) have been provided within application package.
 - Planning staff defers to **Transportation** regarding sidewalk waiver.
 - The AGIS office must approve the DXF file and proof of approval must be provided prior to final sign-off of the Plat.
 - The application number must be added to the Plat prior to final sign-off by DFT staff, should the Plat be approved by the DHO.
 - Per 6-6(L)(2)(d)(7) of the IDO, the date of the DHO approval shall be recorded on the Plat. Therefore, prior to final sign-off of the Plat, the date of the DHO approval must be added to the Plat (should the DHO approve the Plat).
 - After DHO approval and final sign off, a recorded copy of the plat must be sent to the Planning Manager-Jay Rodenbeck and PLNDRS@cabq.gov (should the Plat be approved by the DHO).
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2. Standard Comments and Items in Compliance

- The Applicant had obtained the required utility/AMAFCA, City Surveyor, Surveyor, and Property Owner signatures on the Plat.
- The Applicant received signatures from Hydrology, Transportation, and ABCWUA, on Form S confirming that any associated application submittals required from them have been submitted and approved.
- The Applicant properly notified the Neighborhood Associations sent by ONC and offered a pre-application neighborhood meeting per Table 6-1-1 of the IDO.

- All development and platting actions are subject to IDO section 5-4-C (Subdivision of Land Compliance). Action cannot increase any existing nonconformity or create a new nonconformity. *Plans should demonstrate compliance of these standards.
- Future development must meet all applicable standards and provisions of any previously approved Site Development Plan. Changes to that plan may require minor/major amendments to that plan. (Previously SU-1).
- Where silent or if one does not exist, all development must meet standards and provisions of the IDO (R-ML, previously SU-1) and the DPM.
- Submitted plans should demonstrate how standards are being met for any applicable previous approvals and/or current standards.



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FROM: Bonnie Strange/Jay Rodenbeck
Planning Department

DATE: 10/24/23