



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

PR-2019-002573

SD-2024-00157 – PRELIMINARY PLAT

*SKETCH PLAT 6-5-24 (DFT)
IDO – 2023*

ISAACSON & ARFMAN, INC. | JUSTIN T. SIMENSON agent for LAS VENTANAS NM, INC. | T. SCOTT ASHCRAFT requests the aforementioned action(s) for all or a portion of: LOTS 3 & 4, Block 17, Unit 3, NORTH ALBUQUERQUE ACRES zoned R-1D, located on GLENDALE AVE NE between BARSTOW ST NE and VENTURA ST NE containing approximately 1.7728 acre(s). (B-20)

PROPERTY OWNERS: LAS VENTANAS NM INC

REQUEST: Preliminary plat for the subdivision of two lots into three

Comments

11-20-2024

No objections to the requested action.

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

DEVELOPMENT HEARING OFFICER - HYDROLOGY SECTION
Anthony Montoya, Jr., PE, Senior Engineer | 505-924-3314 amontoya@cabq.gov

DRB Project Number: 2019-002573 Hearing Date: 12-04-2024
Project: Lots 3&4, Blk 17, Unit 3 of North Alb. Acres (located on Glendale between Barstow and Ventura) Agenda Item No: 1

<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 Conceptual Grading & Drainage Plan with engineer's stamp 10/09/2024 (Hydrotrans # B20D066).
- Hydrology needs an approved Grading and Drainage Plan prior to approval of Preliminary Plat or Site Plan for Building Permit.
- Comment - Prior to submitting for Building Permit, a licensed New Mexico civil engineer will need to submit a Grading & Drainage Plan to Hydrology for review & approval if one of these conditions is met. (500 cy of grading, 1,000 sf of proposed building, or 10,000 sf of proposed paving).

☐ 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: 2019-002573
Glendale between Barstow and Ventura

AGENDA ITEM NO: 1

SUBJECT: Preliminary Plat

ENGINEERING COMMENTS:

1. All sketch comment shave been addressed. No objection

. 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: December 4, 2024

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

HEARING DATE: 12/4/2024 -- **AGENDA ITEM:** #1

Project Number: PR-2019-002573

Application Number: SD-2024-00157

Project Name: Glendale Ave between Barstow and Ventura

Request:

Preliminary Plat

**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.*

*Items in **Green** type are compliant*

- This is a request for a proposed replat to subdivide two existing lots, Lots 3 and 4, Block 17, North Albuquerque Acres, Tract 1, Unit 3, into three lots (Lot 3-A at 0.5899 acres, Lot 3-B at 0.5895 acres, and Lot 3-C at 0.5890 acres).
- The subject property is located within an Area of Consistency, and is not located within any type of Center or Corridor.
- Subject property is located at Glendale Ave NE between Barstow St NE and Ventura St NE. This request is to replat lots 3 and 4 from two lots into three lots. A sketch plat was previously submitted for DFT review (PR-2019-002573) on February 1st, 2023 and again on June 5th, 2024. The previous sketch plat was to subdivide the lots into four lots instead of the currently proposed three lots.

**(See additional comments on next page)*

ITEMS THAT NEED TO BE CORRECTED/COMPLETED

- Application and project numbers must be added to all plat sheets.
- 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.
- After DHO approval and final sign off, a recorded copy of the plat must be sent to Angela Gomez at agomez@cabq.gov and to Jay Rodenbeck at jrodenbeck@cabq.gov.
- Per 6-6(K)(2)(l) of the IDO, the applicant shall record the Plat with the Bernalillo County Clerk within 3 months after the date of the final signature on the Plat, or the subdivision shall be voided.

ITEMS IN COMPLIANCE/STANDARD COMMENTS

- Due to the inclusion of the 84" Storm Drain and Scour wall this Preliminary Plat is being reviewed as a Major Preliminary Plat.

6-6(L)(3) Review and Decision Criteria

An application for a Subdivision of Land – Major shall be approved if it meets all of the following criteria.

6-6(L)(3)(a) A Preliminary Plat shall be approved if it complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.

6-6(L)(3)(b) A Final Plat shall be approved if it includes all changes, conditions, and requirements contained in the Preliminary Plat approval.

- Per code enforcement comments received on June 5th 2024 a deviation request per 6-4(O) would need to be submitted with justification for the Contextual lot sizes. Follow up review with Code Enforcement found that the buildings are within the allowable sizes and **will not** require deviations.
- Per transportation comments received on June 5th, 2024. Transportation comments note in their memo that curb and gutter and a 5-foot sidewalk with a 4 to 6-foot landscape buffer would be required along Glendale, with all work in the ROW needing to be placed on an Infrastructure List and financially-guaranteed. The applicant has provided an Infrastructure list showing the widening of the sidewalk to 5' along the South side of Glendale.

- Links to the IDO and DPM are featured below:

<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1>

<https://www.cabq.gov/planning/boards-commissions/development-process-manual-executive-committee>

- The Applicant had obtained the required utility/AMAFCA, City Surveyor, Surveyor, and Property Owner(s) signatures on the Plat.
- An Infrastructure List was submitted with this application submittal and annotates the change in proposed name and improvements required.
- The AGIS DXF file approval must be submitted.
- The sensitive lands analysis dated August 23, 2024 shows that the El Camino arroyo is being protected from disturbance by a scour wall. Furthermore, the El Camino arroyo is not a 'Major Arroyo' per the IDO definition and does not qualify as a sensitive land feature. There are no other sensitive land features as defined by the IDO on the site per the Analysis. Therefore, the proposed subdivision can be reviewed by the DHO as presented.



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: Jacob Boylan
Planning Department

DATE: 12/02/24