



Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2020-004024

Date: 4/24/2024

Agenda Item: #3

Zone Atlas Page: B-10

Request: Create 4 new lots from 3 existing lots, vacate a portion of single Easement [20], and Grant Public Utility Easement.

Legal Description: Tracts H-5A, H-6B and H-9A, Ventana Square at Ventana Ranch

Location: On Universe Blvd NW between Paseo Del Norte NW and Paradise Blvd NW

Application For: SD-2024-00074 – PRELIMINARY/FINAL/PLAT (DHO)

1. Plat:

a. Please add the following note to the plat:

- i. “Existing public water and/or sanitary sewer infrastructure may not be constructed or sized to adequately serve potential future development. Improvement or upsizing of existing public infrastructure may be required as a condition of future development approval.”

b. Please dimension easement 24 in the note.

c. Easement 15 appears to have linework that is not showing on the Southeast portion of the platted area. Please ensure this is visible and clearly identified.

2. Add the following note on the plat when easements are being granted for public water and/or public sanitary sewer infrastructure.

ABCWUA Public Water & Sanitary Sewer Easements

Albuquerque Bernalillo County Water Utility Authority (ABCWUA) is granted easement(s) in the dimensions noted on this plat for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary service lines, equipment and facilities reasonably necessary to provide service together with free access on and over the easement and the right to remove trees, shrubs, undergrowth and any other obstacles, modifications, or structures which interfere with use of the easement.

Comment: (Provide written response explaining how comments were addressed)

Application For: SD-2024-00075 – VACATION OF PRIVATE EASEMENT (DHO)

1.No objection

Comment: (Provide written response explaining how comments were addressed)

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: 04/24/2024

AGENDA ITEM NO: 3

DHO PROJECT NUMBER:

PR-2020-004024

SD-2024-00074 – PRELIMINARY/FINAL PLAT

SD-2024-00075 – VACATION OF PRIVATE EASEMENT

SKETCH PLAT 10-18-23 (DFT)

IDO - 2022

PROJECT NAME:

CSI - CARTESIAN SURVEYS INC. agent for **GDC VS, LLC** requests the aforementioned action(s) for all or a portion of: **TRACTS H-5A, H-6B AND H-9A zoned MX-M**, located on **UNIVERSE BLVD NW** between **PASEO DEL NORTE** and **PARADISE BLVD NW** containing approximately **5.3125** acre(s). **(B-10)**

PROPERTY OWNERS: GDC VS LLC

REQUEST: CREATE FOUR NEW LOTS FROM THREE EXISTING LOTS, VACATE PORTION OF A SINGLE EASEMENT [20], AND GRANT PUBLIC UTILITY EASEMENT

COMMENTS:

1. Code Enforcement has no comments and 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: 04/24/2024

Comments for DFT Sketch Plat, 10/18/23:

1. Property is zoned MX-M, and must Dimensional Standards as per IDO 5-1(D), Table 5-1-2.
2. Property has prior approved Site Plan under 100390, Ventana Square at Ventana Ranch. Development may require Amendment to prior approved plan.
3. Re-plat must meet all requirements of IDO 5-3, Access & Connectivity, and 5-4, Subdivision of Land, as well as the DPM and other applicable City regulations.
4. Code Enforcement has no further comments at this time.

Comments for Skettch Plat 9/28/22:

- 1. Property is zoned MX-M, and must Dimensional Standards as per IDO 5-1(D), Table 5-1-2.*
- 2. Property has prior approved Site Plan under 100390, Ventana Square at Ventana Ranch. Development may require Amendment to prior approved plan.*
- 3. Re-plat must meet all requirements of IDO 5-3, Access & Connectivity, and 5-4, Subdivision of Land, as well as the DPM and other applicable City regulations.*
- 4. Code Enforcement has no further comments at this time.*

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

DRB Project Number: 2020-004024 Hearing Date: 04-24-2024
Project: Tract H5A-1, H-6B-1, H-6B-2 & H-9A-1, Ventana Square at Ventana Ranch Agenda Item No: 3

<input checked="" type="checkbox"/> Minor Preliminary / Final Plat	<input 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 Grading & Drainage Plan (B10D003C3C) with engineer's stamp 02/20/2024.
- 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: 2021-004024
Universe Blvd. – Ventana Square at Ventana Ranch

AGENDA ITEM NO: 3

SUBJECT: Preliminary/Final Plat, Vacation of Easement

ENGINEERING COMMENTS:

1. Transportation has an approved Conceptual TCL dated 3/21/2024. No objection.
2. Future development will require a full TCL prior to Building Permit. Please submit a 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

DATE: April 24, 2024

ACTION:

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

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



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

HEARING DATE: 04/24/24 -- **AGENDA ITEM:** # 3

Project Number: PR-2020-004024

Application Number: SD-2024-00074 – Preliminary/Final Plat

SD-2024-00075 – Vacation of private easement

Project Name: Universe Blvd NW between Paseo Del Norte and Paradise Blvd NW

Request: Create four new lots from three existing lots, vacate portion of a single easement [20], and grant public utility easement.

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

BACKGROUND:

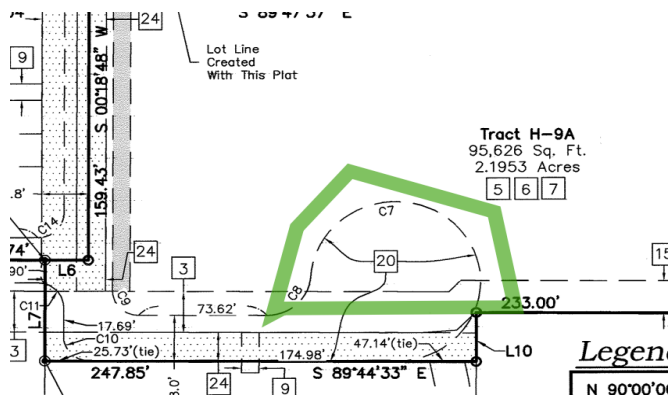
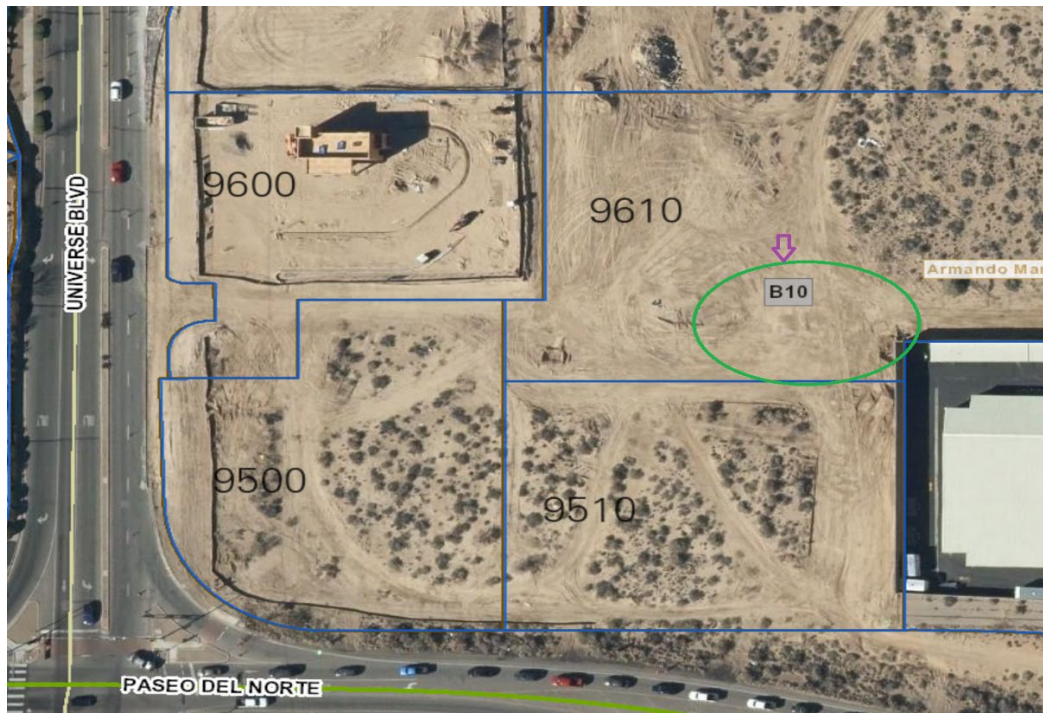
- This is a Preliminary/Final Plat review for a subdivision to create four new lots from three existing lots a total of 5.3125-acres in size, vacate a portion of a single easement (easement Note 20, existing private access easement), and to grant a public utility easement.
- The subject property is located at 9650, 9630 & 9610 Universe Blvd NW, is zoned MX-M (Mixed-use – Medium Intensity Zone District), and is not within any Neighborhood Associations. The subject property is located within an Area of Consistency and is located within 1/4mi of an Urban Center.
- The subject property is not found within any special corridors or city centers. Additionally, the subject property is not within any overlay zone districts. The lots comprising the subject property are not facing any street. *Bike Lane- N/A, LRRS- N/A, Table 7.2.29 of the DPM- N/A and Cumulative Impacts- N/A.*

**(See additional comments on next pages)*

COMMENTS:

Items in **orange** type need to be addressed.

1. Items to be Completed or Corrected



- The applicant proposes to vacate a portion of the private easement as marked in green in the above images.
 - Planning staff defers to **Transportation** regarding the compliance of the vacation of this private easement **per the DPM and IDO and the justification of its partial Vacation per 6-6(M)(3) of the 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 public infrastructure 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.

2. Items in Compliance or Standard Comments

- Vacation of Easement: The applicant had a sketch plat to review the vacation on 10/18/23 as required per Table 6-1-1 of the IDO. This is a private access easement granted with the filing of a plat submitted in July of 2021, benefiting four tracts including H-9A, and is going to be maintained by the owners of these tracts.
- **This vacation of private easement request addresses 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.

This easement does not have any existing infrastructure associated with it 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 a new more appropriate drive aisle for the related properties; therefore, Planning has no objection to this request. Regarding this action, Planning defers to other DFT staff for confirmation of compliance with these criteria.

- 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 an Archaeological Certificate of 'No Effect' dated 09/23/2020 for Tracts H-5 thru H-11.
- The applicant provided public notice in compliance with IDO Table 6-1-1. Related documents are provided in the application packet.
- Platting documents are signed/stamped by a design professional licensed in the State of NM.
- ***If there are existing uses on the subject site and/or if a building permit(s) for future uses has been submitted***, a parking calculation table(s) must be provided as part of the platting application submittal confirming the existing land uses on the subject site, their minimum parking space requirements per Table 5-5-1 of the IDO (per lot), and their proposed/available parking spaces after the proposed subdivision (per lot). Adequate parking per Table 5-5-1 of the IDO must be provided for all the uses on the noted lots after the subdivision, or a Shared Parking Agreement(s) must be executed and recorded to accommodate any deficiencies (if any Shared Parking Agreement(s) are executed/recorded, the minimum parking requirements for all the lots included in the Agreement(s) in total must be met). ***If the entirety of the subject site is vacant and/or a building permit(s) for future uses has not been submitted, the parking calculation table is not required with the platting application.***

Please confirm if an approved Site Development Plan associated with this property exists and whether or not any changes to the parking lot layout will happen through this re-platting action.

3. 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/Jay Rodenbeck
Planning Department

DATE: 4/24/24