

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: 05/08/2024

AGENDA ITEM NO: 5

DHO PROJECT NUMBER:

PR-2020-004171

SD-2024-00061 - VACATION OF PUBLIC EASEMENT
SD-2024-00063 - VACATION OF PRIVATE EASEMENT
SD-2024-00066 - VACATION OF PUBLIC EASEMENT
SD-2024-00067 VACATION OF PUBLIC EASEMENT
SKETCH PLAT 12-13-23 (DFT) IDO - 2022

PROJECT NAME:

FIERRO & COMPANY agent for WILLIAM E. GALBRETH LAND DEVELOPMENT CO. LLC requests the aforementioned action(s) for all or a portion of: TRACT N-7-A-1, BULK LAND PLAT OF TRACT N-7-A-1 TANOAN PROPERTIES zoned R-1D, located at 12300 SAN ANTONIO DR between LOWELL DR NE and TENNYSON ST NE containing approximately 6.653 acre(s). (E-22)

PROPERTY OWNERS: WILLIAM E GALBRETH LAND DEVELOPMENT CO LLC

REQUEST:

CREATE 9 LOTS AND 1 TRACT, VACATE EXISTING PRIVATE AND PUBLIC EASEMENTS WITH NEW EASEMENT DEDICATIONS, SIDEWALK WAIVER AND DETERMINATION OF RIGHT-OF-WAY WITH RIGHT-OF-WAY DEDICATION.

COMMENTS:

1. Code Enforcement has no comments and no objections.

Comments from 4/10/24 DHO Hearing and prior:

1. It was determined in the 12/3/2023 DFT Sketch Plat meeting that the property has already been re-zoned to R-1D. Therefore, the lots must meet the dimensional standards for R-1D, minimum 70 ft width and 10,000 sq ft, and the lots as shown meet these requirements.
2. Property is in an Area of Consistency, but is not subject to these requirements as there are no other properties within the City of Albuquerque that are fronting that portion of the block facing San Antonio NE.
3. Code Enforcement has no further comments and no objections.

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DATE: 05/08/2024

Comments from DFT Sketch Plat 12/13/2023:

- 1. ~~Property is zoned PD, and is adjacent to the east of properties zoned R-1D. See requirements for the Planned Development Zone, IDO 2-6(A) for specific requirements.~~*
- 2. ~~If subdividing for single family residential development, must meet Dimensional Standards of IDO 5-1(C), Table 5-1-1 for the R-1D zone, including a minimum width of 75 feet and minimum size of 10,890 ft. Several lots shown are slightly deficient in one of these areas (size or width).~~*
- 3. ~~If proposing development as a subdivision, this will require EPC site plan approval and rezoning.~~*
- 4. ~~CE has no further comments at this time.~~*

NOTE: CORRECTED IN MEETING: JPalmer

- Discovered in meeting property has already been re-zoned to R-1D. Just needs to meet dimensional standards for R-1D, minimum 70 ft width and 10,000 sq ft – lots as shown meet these requirements.**
- Code Enforcement has no objections, appears to meet all requirements.**



Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2020-004171 Date: 05/08/2024 Agenda Item: #5 Zone Atlas Page: E-22

Legal Description: TRACT N-7-A-1, BULK LAND PLAT OF TRACT N-7-A-1 TANOAN PROPERTIES

Location: 12300 SAN ANTONIO DR between LOWELL DR NE and TENNYSON ST NE

Application For: Create 9 lots and 1 tract, vacate existing private and public easements with new easement dedications, sidewalk waiver and determination of right-of-way dedication.

Application For: SD-2024-00059 – Preliminary Plat

1. Availability Statement 221013 provided conditions for service for the proposed subdivision. It has since expired but if nothing has changed, the plans can move forward. Please confirm the plans are the same as initially requested in 2022.
 - a. Services do not need to be included on the infrastructure list.

Application For: VA-2024-00096 – Sidewalk Waiver

1. No objection

Application For: VA-2024-00098 – Sidewalk Waiver DPM

1. No objection

Application For: SD-2024-00061 – Vacation of Public Easement

1. No objection
 - a. The sanitary sewer easement is being replaced by a new easement.

Application For: SD-2024-00063 – Vacation of Private Easement

1. No objection.

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2020-004171
12300 San Antonio

AGENDA ITEM NO: 5

SUBJECT: Vacation of Easement

ENGINEERING COMMENTS:

1. Transportation has no objection to any of the vacations.

For Platting:

2. Transportation is satisfied with the justification for waiver to ROW requirements.
3. Transportation has reviewed the waiver to sidewalk request and based on the fact that there are no ADA facilities for sidewalk to connect to as DRB approved a crusher fine trail adjacent to this property, we have no further objections to this waiver.
4. 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: May 8, 2024

ACTION:

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

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

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

DRB Project Number: 2020-004171 Hearing Date: 05-08-2024
Project: Tuscany Village Unit 2 Agenda Item No: 5

<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 will need to approve a Revised Conceptual Grading & Drainage. The approved Conceptual G&D was for an Eight (8) Lot Subdivision. The plat that is before the DHO is a Nine (9) Lot Subdivision.
- Comment – Prior to submitting for Work Order & Grading 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 (DHO)

Parks and Recreation Department

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

PR-2020-004171

SD-2024-00061 - VACATION OF PUBLIC EASEMENT

SD-2024-00063 - VACATION OF PRIVATE EASEMENT

SD-2024-00066 - VACATION OF PUBLIC EASEMENT

SD-2024-00067 VACATION OF PUBLIC
EASEMENT

SKETCH PLAT 12-13-23 (DFT)

IDO - 2022

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Comments:

05-08-2024

No objections to the request.

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.