



Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2021-005151 Date: 08/23/2023 Agenda Item: #10 & 11 Zone Atlas Page: A-12

Legal Description: TRACT D-1 PLAT OF TRACTS D-1, E-1, AMAFCA BLACK ARROYO CHANNEL ROW PARADISE HEIGHTS

Location: GOLF COURSE RD and WESTSIDE BLVD SE

Application For: SD-2023-00124-PRELIMINARY PLAT (DHO)

Previous comments still apply: (no additional submittals were provided for the Preliminary Plat)

1. Serviceability Letter 220719 and Development Agreement R-22-34 provides conditions for service.
2. Infrastructure List: (work with Utility Development to correct the IL)
 - a. The currently provided IL does not adequately explain the start and end location of the infrastructure improvements required. Please clearly indicate water infrastructure for example from existing 12” WL in Golf Course Rd to the eastern property boundary of proposed tracts D1A and D1D. Then name the north and south portions clearly and same with the sanitary sewer. As proposed, it is not clear and appears that the sanitary sewer line should extend all the way to Westside Dr.

3. Easements:

- a. 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.

- b. Please provide a composite of the Water Authority easements being granted to clearly show how the site will be developed regarding water and sanitary sewer infrastructure.
- c. For the 25’ public water and public sanitary sewer easement, please clearly separate the easement as bisected by the North/South property line. The easement shows 10’ on the west portion of the property line and 15’ on the east portion of the property line but it should be noted that the easement is separate on respective tracts. (e.g. a 10’ public water and public sanitary sewer easement and a 15’ public water and public sanitary sewer easement.)

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

Application For: SD-2023-00138 – VACATION OF PUBLIC RIGHT-OF-WAY

1. No comment

Application For: SD-2023-00139 – VACATION OF PUBLIC EASEMENT

1. No comment

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2021-005151
Paradise Heights – Golf Course Rd

AGENDA ITEM NO: 10 & 11

SUBJECT: Vacation of Public ROW, Vacation of Public Easement, Preliminary Plat

ENGINEERING COMMENTS:

1. No objection to the Vacations or Plat.
2. There is an approved Traffic Study dated 1/25/22. An approved Traffic Circulation Layout (TCL) is required prior to Site Plan 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 23, 2023

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: 2021-005151 Hearing Date: 08-23-2023
 Project: Tracts D1-A, D-1-B, D-1-C & D-1D Paradise Heights, Unit 1 Agenda Item No: 10 & 11

<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 checked="" type="checkbox"/> Vacation of Public Easement	<input checked="" type="checkbox"/> Vacation of Public Right of Way

ENGINEERING COMMENTS:

- Hydrology has an approved Grading & Drainage Plan (A12D008B2) with engineer's stamp 03/29/2023.
- Hydrology has no objection to the vacations.
- Hydrology has no objection to the platting action.
- Hydrology has no objection to the Infrastructure List.
- Comment - Prior to submitting for Building Permit, all lots will need 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

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: 8/23/2023

AGENDA ITEM NO: 10 & 11

DHO PROJECT NUMBER:

[PR-2021-005151](#)

SD-2023-00124 - PRELIMINARY PLAT

SD-2023-00138 – VACATION OF PUBLIC

RIGHT-OF-WAY

SD-2023-00139 – VACATION OF PUBLIC EASEMENT

PROJECT NAME:

TIERRA WEST LLC agent for **DENNIS & GEORGE LLC** requests the aforementioned action(s) for all or a portion of: **TRACT D-1 PLAT OF TRACTS D-1, E-1, AMAFCA BLACK ARROYO CHANNEL ROW PARADISE HEIGHTS** zoned **MX-M** located between **GOLF COURSE RE** and **WESTSIDE BLVD SE** containing approximately **7.6716** acre(s). (A-12) [Deferred from 7/12/23, 8/9/23]

PROPERTY OWNERS: DENNIS & GEORGE LLC

REQUEST: VACATION OF PUBLIC RIGHT OF WAY & MAJOR PRELIMINARY PLAT

COMMENTS:

1. Code Enforcement has no objections to the proposed plat and vacation actions.



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

HEARING DATE: 8/23/23 -- **AGENDA ITEMS:** #10 and #11

Project Number: PR-2021-005151

Application Numbers: SD-2023-00124, SD-2023-00138, SD-2023-00139

Project Name: Paradise Heights, Unit 1

Request:

Preliminary Plat – Major Subdivision, VPE x 2, Vacation of Public Right-of-Way

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

COMMENTS:

Items in Orange color need immediate attention

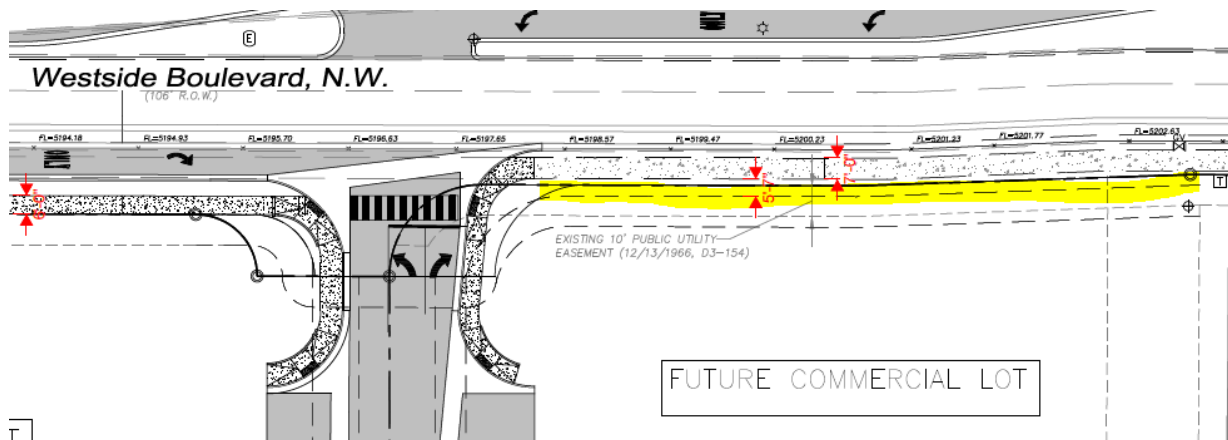
*This platting application went through a Sketch Plat which was heard by the Development Review Board (DRB) on November 9, 2022.

- This request is a subdivision of an existing tract (Tract D-1) into four lots which are proposed to be occupied by future commercial developments (per Sheet C1 of the Plat). Per 6-6(K)(1)(a) of the IDO, the inclusion of major public infrastructure on the associated Infrastructure List with this Plat required the submittal of a Major Preliminary Plat application.
- A total of 366 square feet of public right-of-way along Westside Boulevard NW is depicted on the Plat as being vacated by the City of Albuquerque. Per 6-6(M)(1)(c) of the IDO, the Development Hearing Officer (DHO) must approve such a vacation of public right-of-way.

1. Items Needing to be Completed or Corrected

- An easement or ROW is needed for the landscape buffer (5 feet 7 inches) shown below:

**(See additional comments on next page(s))*



2. Items in Compliance/Standard Comments

Update 8/21/23: The applicant provided proof of properly notifying property owners within 100 feet of the Vacation of Public Right-of-Way and Preliminary Plat applications.

~~Update 8/7/23: A Vacation of Public Right-of-Way DHO application was submitted by the Applicant for the upcoming August 9th DHO meeting after submittal of the Preliminary Plat and July 12 DHO hearing for the Plat per Planning comments on the Plat noting the requirement for a separate Vacation of Public Right-of-Way submittal. However, the required notices to property owners within 100 feet of the site were not included in the August 9th submittal for the Vacation of Public Right-of-Way DHO.~~

~~Please confirm if notices for the Vacation of Public Right-of-Way DHO were distributed to property owners within 100 feet of the site, and if so, please provide copies of the distributed documentation.~~

~~Additionally, staff discovered that the notices for the Preliminary Plat which were distributed to property owners within 100 feet of the site were an incorrect notification form (a DRB form instead of a DHO form). The correct notification form must be sent to property owners within 100 feet can be obtained at the following location:~~

~~<https://documents.cabg.gov/planning/development/hearing-officer/Mailed-Notice-PublicMeetingHearing-PropertyOwners-PrintandFill-12-23-22.pdf>~~

~~To correct notice: The Preliminary Plat and Vacation DHO notices should be sent to the property owners within 100 feet prior to hearing with the DHO.~~

Update 8/21/23: The applicant provided proof of posting signs for the Vacation of Public Right-of-Way and Preliminary Plat applications.

- The Vacations were justified per 6-6(M)(3) of the IDO.
- The proposed Vacation of Public Right-of-Way would be approved by the DHO (rather than City Council) due to less than 5,000 square feet of right-of-way being vacated per 6-6(M)(1)(c) of the IDO.
- ~~Please confirm for the DHO that all public notice requirements were fulfilled and within the submittal, including sign posting.~~
Update 8/7/23: Signs must be posted along the frontage of the subject property along Golf Course Road and Westside Boulevard. The signs must indicate the Preliminary Plat and the Vacation of Public Right-of-Way; Per Table 6-1-1 of the IDO. Pictures of the posted signs and the date of posting must be submitted to staff. The signs must remain up for the appeal period which is 15 days after the DHO decision.
- **Update 8/21/23: The applicant provided sheet C1 (Sidewalk and Paving Exhibit) confirming that all sidewalks are at least 6 feet in width. Existing sidewalks will remain and new sidewalks will be pushed back from the curb as possible.**
~~Please confirm the compliance with section 7 of the DPM Table 7.2.29 regarding Sidewalk width requirements and its landscape buffer.~~
~~-Standards and Requirements per Transportation-~~
 Property not within a Center or Corridor area.
 - Westside Boulevard NW is a Principal Arterial Roadway. A 6 ft sidewalk and 5-6 ft landscape buffer is the requirement.
 - Golf Course Road NW is a Minor Arterial Roadway. A 6 ft sidewalk and 5-6 ft landscape buffer is the requirement.
- An Infrastructure List was included in the submittal. An approved and recorded Financial Guaranty/Infrastructure Improvements Agreement will be required and submitted with a Final Plat submittal prior to the acceptance and processing of the Final Plat and placement on a DHO agenda.
- A 15 ft Landscaping Edge Buffer will be required on the eastern portion of the property abutting R-1. *Landscape buffer was not noted as of yet.
- If/once the Preliminary Plat and Vacations are approved by the DHO, a Final Plat must be submitted within 1-year of the Preliminary Plat and Vacation approvals or the Preliminary Plat and Vacations will expire per Table 6-4-3 of the IDO.
- If approved by the DHO, the AGIS office must approve the DXF file and proof of approval must be provided prior to final sign-off of the Final Plat.

- After DHO approval and final sign off of the Final Plat, a recorded copy of the plat must be sent to PLNDRS@cabq.gov and the Planning Manager-Jay Rodenbeck at jrodenbeck@cabq.gov.
 - The Final Plat must include all utility signatures and AMAFCA signature (in addition to the City Surveyor, surveyor, and owner(s) signatures).
 - Sheet C1 of the Plat depicts future commercial development on the four proposed lots. Please confirm future development on the four proposed lots (if known).
 - Building design, location and height will need to comply with IDO Section 5-9 neighborhood edges for the R-1C-zoned properties to the east of proposed Lots D-1-B and D-1-C. Building height is restricted to 30 ft when within 100ft of a protected lot.
 - All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions. Re-plating action cannot increase any existing nonconformity or create a new nonconformity.
-

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.

- ❖ 4-2 Allowed Uses, table 4-2-1. ***Reference Use Specific Standards any new uses and/or development.**
***Clarify proposed development and Uses. Submittal letter mentioned many different types. All have detailed and specific standards and requirements.**
Fueling station 4-3-D-18, carwash 4-3-D-16, restaurant 4-3-D-8, drive-through 4-3-F-4.
- ❖ 5-1 Dimension Standards for **MX-M**. 5-1-G Exceptions and Encroachments.
***Plans will need to show Dimensional standards detail for new development.**
- ❖ 5-3 Access & Connectivity requirements.
***Clarify if access is affected by proposed replat.**
- ❖ 5-5 Parking & Loading requirements, Table 5-5-1
***Plans will need to show parking calculation detail and any shared parking agreement information.**
- ❖ 5-6 Landscaping, Buffering, and Screening standards and requirements.
***Plans will need to show landscaping calculation detail. Including buffering and screening. *R-1C to the East.**
- ❖ 5-7 Walls/Fences, table 5-7-1. ***Development requires separate permitting.**
- ❖ 5-8 for Outdoor Lighting requirements.

- ❖ 5-9 Neighborhood Edges requirements will apply. ***Plans will need to show how standards are being met. *R-1-C to the East.**
- ❖ 5-12 for Signage requirements and restrictions.
- ❖ Section 6-1, table 6-1-1 for notice requirements.
- ❖ Platting actions per 6-6-K Subdivision of Land-Minor or 6-6-L Subdivision of Land-Major.
- ❖ Vacations per 6-6-M.
- ❖ 7-1 Development, dwelling and use definitions.



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: Jay Rodenbeck/Jolene Wolfley
Planning Department

DATE: 8/22/23



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

PR-2021-005151

SD-2023-00124 - PRELIMINARY PLAT

SKETCH PLAT 11-9-22 (DRB)

IDO – 2021

TIERRA WEST LLC agent for DENNIS & GEORGE LLC requests the aforementioned action(s) for all or a portion of: TRACT D-1 PLAT OF TRACTS D-1, E-1, AMAFCA BLACK ARROYO CHANNEL ROW PARADISE HEIGHTS zoned MX-M located between GOLF COURSE RE and WESTSIDE BLVD SE containing approximately 7.6716 acre(s). (A-12)

PROPERTY OWNERS: DENNIS & GEORGE LLC

REQUEST: MAJOR PRELIMINARY PLAT

Comments:

08-23-23

No Objections to the requested action. Please note that future development may require Street Trees along the frontage of Westside Blvd and Golfcourse if it meets the applicability in IDO Subsection 14-16-5-6(B)(1).

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.