



## **Development Facilitation Team (DFT) – Review Comments**

---

**Reviewer: David G. Gutierrez, P.E. | Phone: 505-289-3381 | [dggutierrez@abcwua.org](mailto:dggutierrez@abcwua.org)**

---

**Project No: PR-2021-005296**

**Date: 2/28/2024 Agenda Item: #3**

**Zone Atlas Page: H-15**

**Legal Description: TRACTS S-A-1 AND 2-A-2, MUELLER INDUSTRIAL SUBDIVISION**

**Location: 600 CANDELARIA RD NE between EDITH RD and I-25.**

### **Application For: SD-2024-00016 – PRELIMINARY/FINAL PLAT**

1. No objection to the preliminary/final plat.
2. For informational purposes only:
  - a. The site has existing water, fire, and sewer services.

**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](mailto:jppalmer@cabq.gov)

DATE: 02/28/2024

#### **AGENDA ITEM NO: 3**

#### **DHO PROJECT NUMBER:**

**PR-2021-005296**

**SD-2024-00016 – PRELIMINARY/FINAL PLAT**

**IDO - 2022**

#### **PROJECT NAME:**

**SBS CONSTRUCTION AND ENGINEERING, LLC** agent for **DONAHUE FAMILY TRUST** requests the aforementioned action(s) for all or a portion of: **TRACTS S-A-1 AND 2-A-2, MUELLER INDUSTRIAL SUBDIVISION** zoned **NR-GM**, located at **600 CANDELARIA RD NE** between **EDITH RD** and **I-25** containing approximately **5.2438** acre(s). **(H-15)** (deferred from 2/7/24c)

**PROPERTY OWNERS:** DONAHUE FAMILY TRUST

**REQUEST:** REPLAT OF PROPERTY TO INCLUDE GATE AND SMALL ISLAND INTO PROPOSED TRACT 2-A-1-A MUELLER INDUSTRIAL SUBDIVISION

#### **COMMENTS:**

1. Code Enforcement has no objections.

Comment from 4/7/21 DRB and 2/7/24 DHO:

1. CE reviewed this project and has no comments or objections.



## DEVELOPMENT HEARING OFFICER (DHO)

### Parks and Recreation Department

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

**PR-2021-005296**

SD-2024-00016 – PRELIMINARY/FINAL PLAT

IDO - 2022

SBS CONSTRUCTION AND ENGINEERING, LLC agent for DONAHUE FAMILY TRUST requests the aforementioned action(s) for all or a portion of: TRACTS S-A-1 AND 2-A-2, MUELLER INDUSTRIAL SUBDIVISION zoned NR-GM, located at 600 CANDELARIA RD NE between EDITH RD and I-25 containing approximately 5.2438 acre(s). (H-15) [deferred from 2/7/24c]

PROPERTY OWNERS: DONAHUE FAMILY TRUST

REQUEST: REPLAT OF PROPERTY TO INCLUDE GATE AND SMALL ISLAND INTO PROPOSED TRACT 2-A-1-A MUELLER INDUSTRIAL SUBDIVISION

**Comments:**

02-28-2024

No comments or objections to the requested action.

Comments provided by Whitney Phelan, Senior Planner, CABQ Parks & Recreation Department. Please contact via [wphelan@cabq.gov](mailto:wphelan@cabq.gov) or 505-768-5378 with questions or concerns.

DEVELOPMENT HEARING OFFICER - **HYDROLOGY SECTION**  
Renée Brissette, PE, Senior Engineer | 505-924-3995 [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov)

---

DRB Project Number: 2021-005296 Hearing Date: 02-28-2024  
Project: Tracts 2-A-1-A & 2-A-2-A, Mueller  
Industrial Subdivision 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 no objection to the platting action.
- Comment – **Tract 2-A-2-A** - 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: 2021-005296  
600 Candelaria

AGENDA ITEM NO: 3

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. Justification for leaving landscape buffer as existing is acceptable to Transportation. All other comments have been addressed, 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](mailto:earmijo@cabq.gov)

DATE: February 28, 2024

---

ACTION:

APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_

DELEGATED: \_\_\_\_\_ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)



## DEVELOPMENT HEARING OFFICER

### Planning Comments

**HEARING DATE:** 2/28/24 -- **AGENDA ITEM:** #3

**Project Number:** PR-2021-005296

**Application Number:** SD-2024-00016

**Project Name:** 600 Candelaria NE

**Request:**

Preliminary/Final Plat

---

*\*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 type** need comment or corrections.

*\*Deferred from February 7<sup>th</sup>. Memo updated per the supplemental submittal information.*

#### Background:

- Applicant is requesting a Preliminary/Final Plat.
- The IDO zone district for the subject site is NR-GM and is located in the Railroad & Spur mapped area.

---

#### 1. Items that need to be completed or corrected

- The Project and Application numbers must be added to the plat before final sign-off.
- A copy of the AGIS-approved DXF file must be submitted prior to the final sign-off of the Plat.
- Per 6-6(L)(2)(d)(7) of the IDO, the date of the DHO approval shall be recorded on the Plat.

*\*(See additional comments on next pages)*

- Demonstrate compliance with **Section 7 of the DPM Table 7.2.29** and Required Improvements section from 5-4(N) of the IDO. \*Regarding Sidewalk width requirements and the landscape buffer.

***\*Verification of standards per Transportation\****

*Previous comments were satisfied. Transportation has approved.*

*A DHO determination request was included in the submittal. The submittal also included a detailed justification letter per IDO section 6-6-P and per the DPM.*

---

## **2. Standard Comments and Items in Compliance**

- Per 6-6(K)(2)(I) 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.
- After DHO approval and final sign off, a recorded copy of the plat must be sent to Jay Rodenbeck at [jrodenbeck@cabq.gov](mailto:jrodenbeck@cabq.gov) and Angela Gomez at [agomez@cabq.gov](mailto:agomez@cabq.gov).
- Applicant to ensure that all Final submitted documents are sealed and signed by a design professional licensed in the State of New Mexico
- All public notice requirements of IDO Section 6, Table 6-1-1, have been completed prior to this submittal. Related documents are included in the submittal package.
- Signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are all provided on the plat sheet.
- 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.
- An Archaeological Certification was completed with this submittal, and a Certificate of No Effect & Approval were issued by the acting City Archaeologist.
- Applicant confirmed that the proposed replat will not affect access/circulation.
- Applicant confirmed that the dimensional standard requirements for the existing development are not affected by the replat.

***\*Project has been reviewed to the standards and provisions within the IDO-Integrated Development Ordinance and the standards within the DPM-Development Process Manual.***

---

### 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 NR-GM*) 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.  
Follow the Use Specific Standards per 4-3 of the IDO for any proposed uses for NR-GM.
- ❖ **5-1 Dimension Standards for NR-GM.** 5-1-G Exceptions and Encroachments.  
*\*Plans should include measurements for setback, separation, height elevations, etc.  
All will need to show standards and requirements are being met.*
- ❖ **5-2(I)(4) Landscaping Adjacent to Arroyos**
- ❖ **5-2(E) Cumulative Impacts – Railroad & Spur mapped area.**
- ❖ **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.** *\*Several standards exist.*
- ❖ **5-7 Walls/Fences**, table 5-7-1. **\*Development requires separate permitting.**
- ❖ **5-8 for Outdoor Lighting requirements.**
- ❖ **5-11-E Building/Façade Design.**
- ❖ **5-12 Signage requirements.**
- ❖ **5-13 Operation and Maintenance**
- ❖ **Section 6-1, table 6-1-1 for public notice requirements.**
- ❖ **6-4(R) Dedications.**
- ❖ **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 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: Robert Webb/Jay Rodenbeck/Jolene Wolfley  
Planning Department

DATE: 2/27/24