



Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2021-005714 Date: 09/27/2023 Agenda Item: #8 Zone Atlas Page: G-14

Legal Description: LOTS 1 & 2 AND 8 THRU 13, MONKBRIDGE ADDITION

Location: 4000 2ND ST NW between HEADINGLY AVE and MESCALERO RD

Application For: SD-2023-00165-PRELIMINARY/FINAL PLAT (DHO)

1. Preliminary plat:
 - a. 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. No issues with the proposed lot consolidation.
 - i. Availability Letter 230411 has been issued and identifies the conditions for service. Fire flow cannot be met with existing conditions and line upsizing is required. Construction or infrastructure list guarantee to install new fire hydrant and installation of new 8” main for the proposed development.

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

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2021-005714
4000 2nd Street NW

AGENDA ITEM NO: 8

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. Show existing sidewalk widths and distances from curb to right-of-way. Right-of-way dedication may be required on Headingly or 2nd Street. Your sidewalk exhibit does not show widths or distance to from curb or right-of-way.
2. 2nd Street is a Principal Arterial and requires a 6-foot sidewalk with a 5-6 foot landscape buffer along the frontage. Provide an exhibit showing proposed sidewalk, and provide additional right-of-way width for the bus stop to allow for a future bus shelter. There is a proposed bike lane along 2nd Street, please provide a cross section to show that it will fit in the existing right-of-way or right-of-way dedication may be required
3. Headingly is a Local road and requires a 5-foot wide sidewalk with 4-6 foot landscape buffer.

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: September 30, 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: 2021-005714 Hearing Date: **09-27-2023**
Project: 4000 2nd St. NW Agenda Item No: **8**

<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 (G14D100) with engineer's stamp 12/02/2022.
- 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

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: 9/27/2023

AGENDA ITEM NO: 8

DHO PROJECT NUMBER:

PR-2021-005714

**SD-2023-00165 – PRELIMINARY/FINAL PLAT
IDO – 2022**

PROJECT NAME:

ARCH + PLAN LAND USE CONSULTANTS agent for **MARY ELLEN GONZALES** requests the aforementioned action(s) for all or a portion of: **LOTS 1 & 2 AND 8 THRU 13, MONKBRIDGE ADDITION** zoned **NR-LM**, located at **4000 2nd ST NW between HEADINGLY AVE and MESCALERO RD** containing approximately **2.0711** acre(s). **(G-14)**

PROPERTY OWNERS: J & M DISCOUNT TOWING LLC & GONZALES MARY ELLEN

REQUEST: LOT CONSOLIDATION: 8 LOTS INTO 1 LOT

COMMENTS:

1. As per comments in 9/13/23 Hearing, proposed use involving Light Vehicle Repair will require a Cumulative Impact Analysis, which must be done by EPC. This is required to be done prior to any platting action, as per the following excerpts of IDO 5-2(E)(2):

5-2(E)(2) Requirements

“Development or redevelopment meeting all of the criteria of Subsection 14-165-2(E)(1) shall do all of the following:”

“5-2(E)(2)(e) Have an approved Site Plan – EPC that meets conditions of approval deemed necessary by the EPC to further compliance with the above standards to minimize impact on the surrounding residential uses and maximize compatibility of the proposed development prior to the submittal of any request for platting on the property.”

2. Code Enforcement cannot approve the proposed plat action, accordingly, until accompanied by the approved Site Plan – EPC.



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

PR-2021-005714

SD-2023-00165 – PRELIMINARY/FINAL PLAT

SKETCH PLAT 7-14-21 (DRB)

IDO – 2022

ARCH + PLAN LAND USE CONSULTANTS agent for MARY ELLEN GONZALES requests the aforementioned action(s) for all or a portion of: LOTS 1 & 2 AND 8 THRU 13, MONKBRIDGE ADDITION zoned NR-LM, located at 4000 2nd ST NW between HEADINGLY AVE and MESCALERO RD containing approximately 2.0711 acre(s). (G-14) [Deferred from 9-13-23c]

PROPERTY OWNERS: J & M DISCOUNT TOWING LLC & GONZALES MARY ELLEN

REQUEST: LOT CONSOLIDATION: 8 LOTS INTO 1 LOT

Comments:

09-27-2023

No comments or objections to the requested platting actions.

Note: The proposed future development of the site will require Street Trees per IDO 14-16-5-6(D).

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.