





Development Facilitation Team (DFT) – Review Comments

Reviewer: David Gutierrez | Phone: 505-289-3381 | dggutierrez@abcwua.org

Project No: PR-2021-005862 Date: 7/02/2025 Agenda Item: #10 Zone Atlas Page (M-08, N-08)

Legal Description: Lot/Tract 16D2, El Rancho Grande Unit 16 zoned R-1A

Location: Gibson Blvd between Gibson Blvd SW and Delgado Rd SW

Request: Proposed 102 lot layout

☒ **Approved No Conditions**

☒ **Approved W/Conditions**

☐ **Not Approved**

Application For: PA-2025-00183 – SKETCH

1. Coordinate with Utility Development to determine if a new Request for Availability will be required.
 - a. Has anything changed?
 - b. What has been approved if anything?
 - c. How long ago was that approval?
2. Infrastructure improvements are required and will need to be constructed or financially guaranteed prior to final sign off of the plat.
3. 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)

DEVELOPMENT FACILITATIVE TEAM (DFT)

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@caba.aov

DATE: 07/02/2025

AGENDA ITEM NO: 10

PR-2021-005862

PA-2025-00183 – SKETCH

ADDRESS/LOCATION: All or a portion of: **Lot/Tract 16D2, EL RANCHO GRANDE UNIT 16** zoned **R-1A**, located on **Gibson Boulevard between Gibson Boulevard SW and Delgado Road SW** containing approximately **16.4561** acre(s). (**M-08, N-08**)

REQUEST: Proposed 102 lot layout

IDO – 2025

COMMENTS:

1. Property is zoned R-1A and lots must meet dimensional standards of IDO 14-1-5-1(C), Table 5-1-1. If continuing on existing streets, Contextual lot size standards might apply, as per IDO section 5-1(C)(2)(b).
2. Developed lots must meet requirements for IDO 5-3(C)(3) Driveways, Drive Aisles, and Access, including provision of 20 foot driveways for each home.
3. Code Enforcement has no further comments at this time.



DEVELOPMENT FACILITATION TEAM

Parks and Recreation Department

PR-2021-005862

PA-2025-00183 – SKETCH

All or a portion of: Lot/Tract 16D2, EL RANCHO GRANDE UNIT 16 zoned R-1A, located on Gibson Boulevard between Gibson Boulevard SW and Delgado Road SW containing approximately 16.4561 acre(s). (M-08, N-08)

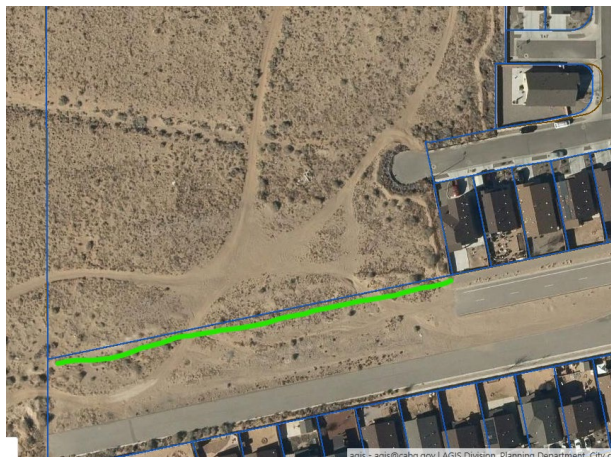
REQUEST: Proposed 102 lot layout

IDO – 2025

COMMENTS

7.1.2025

- Please provide 10' asphalt paved multi-use trail along the northern side of Gibson Blvd to connect to the existing trail to the east of the subject site. ~465 LF Please see the DPM for trail design standards. The trail is to be maintained by the property owner/HOA.
- IDO 5-3(D)(4) Trails
Trails shall be dedicated on alignments that connect to any planned or existing trails on adjacent properties, as necessary to serve the residents, occupants, and users of the proposed development, and shall be constructed pursuant to the DPM.





DEVELOPMENT FACILITATION TEAM

Parks and Recreation Department

DEVELOPMENT FACILITATIVE TEAM (DFT) - **HYDROLOGY SECTION**

Tiequan Chen, PE, Principal Engineer | 505-924-3695 tchen@cabq.gov

DRB Project Number: PR-2021-005862, PA-2025-00183 Hearing Date: **07-02-2025**

Project: Subdivide tract 16-D-2, El Rancho Grande, Unit 16 into 3 tracts and 102 residential lots. Agenda Item No: **10**

☒ Sketch Plat

☐ Site Plan for Bldg.
Permit

ENGINEERING COMMENTS:

- Hydrology will need an approved Grading and Drainage Plan prior to approval of Preliminary Plat.
- Hydrology will also need a Drainage Study showing downstream capacity.

☐ APPROVED
☐ DENIED

DELEGATED TO: ☐ TRANS ☐ HYD ☐ WUA ☐ PRKS ☐ PLNG

Delegated For: _____

SIGNED: ☐ I.L. ☐ SPSP ☐ SPBP ☐ FINAL PLAT

DEFERRED TO _____

DEVELOPMENT FACILITATION TEAM

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2021-005862
El Rancho Grande off Gibson

AGENDA ITEM NO: 10

SUBJECT: Sketch

ENGINEERING COMMENTS:

1. Gibson will need to be constructed along the frontage of the property including curb, gutter and sidewalk. Gibson is a Principal Arterial and requires 6' sidewalk with a 5' to 6' landscape buffer.
2. All internal roads will need to be built to local road standards and will require 5' sidewalks with 4' to 6' landscape buffers.
3. Prior to site plan please provide dimension of roadways and sidewalks. Also, a Traffic Scoping Form will need to be submitted to determine if a traffic study 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: July 2, 2025

ACTION:

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

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



DEVELOPMENT FACILITATION TEAM

Planning - Case Comments

HEARING DATE: 7/2/25 -- **AGENDA ITEM:** #10

Project Number: PR-2021-005862

Application Number: PA-2025-00182

Project Name: El Rancho Grande subdivision (West of Gibson & 98th)

Request:

Sketch Plat for new subdivision and major plat.

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

BACKGROUND

- The purpose of the sketch plat is for a Major Subdivision of Land to develop a 100+ lot residential subdivision.
Lot/Tract 16D2, EL RANCHO GRANDE UNIT 16 zoned R-1A, located on Gibson Boulevard between Gibson Boulevard SW and Delgado Road SW containing approximately 16.4561 acre(s). (M-08, N-08).
- *The site is in the R-1A zone district and abutting other residential development to the east. To the north it is abutting the Westgate Dam Drainage and the Ameole Drainage Channel. Bernalillo County properties are further north and to the west. **Development standards may exist for each.***
- Development is subject to the IDO, and the DPM. All standards will apply.
Here is a link to both of those:

<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1>

<https://www.cabq.gov/planning/boards-commissions/development-process-manual-executive-committee>

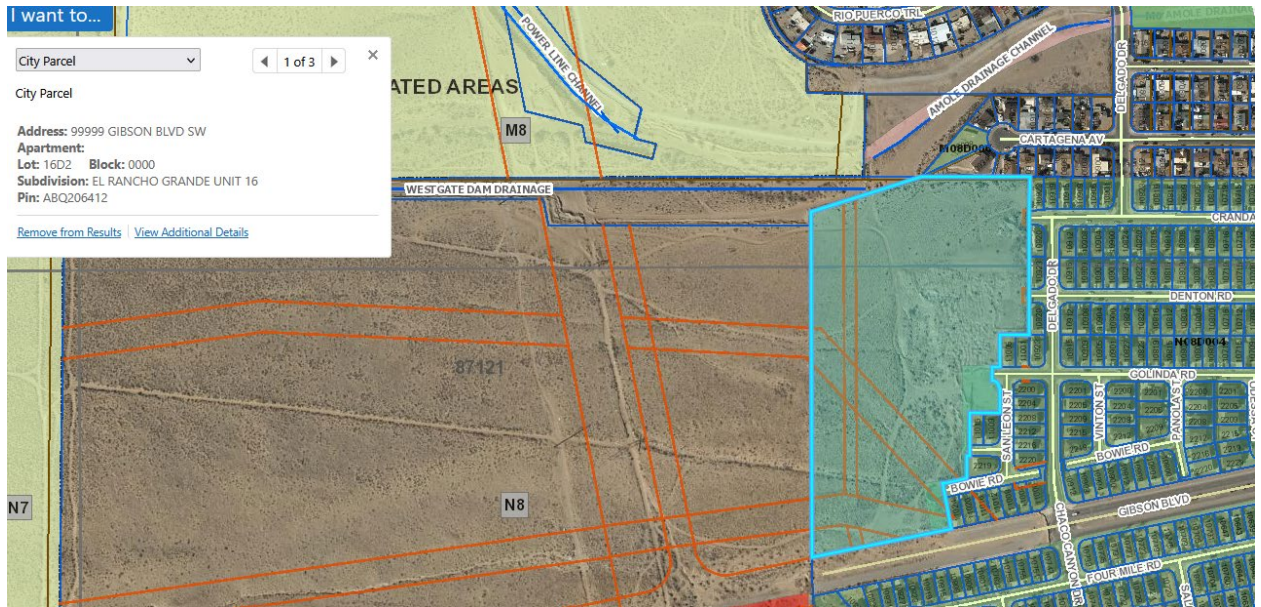
**(See additional comments on next pages)*

GENERAL COMMENTS

Guidance for future formal submittals.

**In preparation of the future formal submittal, the documents and drawings will need to clarify and demonstrate the following:*

- Specific lot size, dimensions, and show how it meets R-1A requirements.
- Clarify sidewalk width, landscape buffer, subdivision access, block length, roadways, and easements.
- A SENSITIVE LANDS ANALYSIS FORM must accompany an application for subdivision of land or site design, as applicable, for sensitive lands (ref. §14-16-5-2 of the IDO).
- Please be aware of standards within section 7 of the DPM Table 7.2.29 regarding Sidewalk width requirements and its landscape buffer.
****Verification of DPM standards per Transportation****
Any work within the ROW needs to be included on an infrastructure list..
- ***If public infrastructure is needed***, a complete Infrastructure List, followed by a required Infrastructure Improvements Agreement with a financial guarantee.
- 5-3(C)(3) Driveways, Drive Aisles, and Access -- For all low-density residential development, driveways accessed from the front or street side of the property shall be at least 20 feet long, exclusive of the sidewalk or drive pad.
- Clarify existing easements, shown below in orange in AGIS maps:



- Standards within IDO section 5-4-C, *Compliance with zoning requirements*, apply to all platting actions. *Platting and development cannot create a new nonconformity.*
- Formal submittals must be sealed and signed by a design professional licensed in the State of NM.
- **For a platting submittal**, A Major Preliminary Plat and afterwards a Final Plat application can be applied for at the ABQ-PLAN portal (click on the 'ENTER ABQ-PLAN' icon in the ABQ-PLAN webpage accessible at the following link below to enter the ABQ-PLAN portal):

<https://www.cabq.gov/planning/abq-plan/abq-plan>

<https://www.cabq.gov/planning/download-forms-applications>

Within the ABQ-PLAN webpage, there's also a link to an ABQ-PLAN Resources and FAQs webpage to access guides and tutorials to assist with creating an account and applying for applications in ABQ-PLAN (you will be applying for a 'Minor Plat Application'):

<https://www.cabq.gov/planning/abq-plan/abq-plan-resources-and-faqs>

- The DHO application form and Form S1 are no longer required to be included with the application submittal for a Major Preliminary and Final Plat in ABQ-PLAN. However, for reference to submittal requirements for this application, you can refer to the checklist of items for this application featured in the following link:

https://documents.cabq.gov/planning/online-forms/MAJOR%20PRELIMINARY%20PLAT_CHECKLIST.pdf

<https://www.cabq.gov/planning/download-forms-applications>

- Signatures from Hydrology, ABCWUA, and Transportation engineers and staff must be obtained on Form PLT and submitted with the platting application. They will not sign Form PLT until/unless they receive any/all required associated application approvals as listed on Form PLT. Form PLT can be obtained at the following link:

<https://documents.cabq.gov/planning/development-hearing-officer/Form%20PLT.pdf>

- The Plat must be created, as well as sealed and signed by a surveyor licensed in the State of New Mexico.
- All public notice requirements of IDO Section 6, Table 6-1-1 will need to be completed prior to submitting the platting application, and included in the platting application packet. For a Major Preliminary Plat, Neighborhood Associations (NA's) as identified by the Office of Neighborhood Coordination (ONC) must be notified by email of the proposed platting application, and property owners within 100-feet of the subject property will need to be notified by mail.

Notifications sent to the NA's must include the following:

Completed notification form noting the application type, date/time of the DHO meeting, and that the DHO meeting will be held remotely via Zoom, providing the Zoom link to the meeting. A blank notification form can be obtained at the following link:

<https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Mailed-Notice-PublicHearing-Print&Fill.pdf>

1. Zone Atlas Map sheet with the site highlighted and labeled.
2. Copy of the Plat

In the platting application packet, in addition to including the documentation listed above, proof of email to the NA's must be included along with the ONC confirmation email with the list of NA's to contact. ONC can be contacted at: onc@cabq.gov as well as (505) 768-3334.

A sign(s) will need to be posted on the subject property providing notification of the Major Preliminary Plat application.

- Per 6-4(B) of the IDO, a Pre-Submittal Tribal Meeting request must be offered to tribal contacts on file with the Planning Department if the subject property for a Minor Preliminary/Final Plat application is located within 660 feet of Major Public Open Space and/or a tribal boundary. The subject property for this Sketch Plat is not located within this area, therefore a Pre-Submittal Tribal Meeting request will **not** be required for a future platting application on the subject property.
- All signatures from the surveyor, property owner(s), and the City Surveyor are required on the Plat prior to the acceptance of the application file for the Plat and placement on a DHO agenda.
- The following will need to be on the final platting sheets:

Project and Application #'s, documents signed/stamped by a design professional licensed in the State of NM.
- Prior to final sign-off of the plat, the AGIS office must approve the DXF file and proof of approval must be provided.
- CABQ Environmental Health, Fire & Rescue and Solid Waste are all separate reviews from the various divisions of Planning. Here are some of the contacts:

Fire--

<https://www.cabq.gov/planning/building-safety-division/inspections-commercial>
<https://www.cabq.gov/fire/our-department/fire-marshals-office>

Environmental Health--

<https://www.cabq.gov/environmentalhealth>
<https://www.cabq.gov/environmentalhealth/food-safety>

Solid Waste—

<https://www.cabq.gov/solidwaste>
 Marez, Adrian amarez@cabq.gov

****** Once approved, before a Plat or Infrastructure List will be distributed for signatures, the following must be met:***

1. *The Plat or Infrastructure List to be distributed for signatures must depict any revisions required per the conditions and/or findings featured in the Notice of Decision for the application.*

2. *All Plat or Infrastructure List sheets must be included in the submittal to be distributed for signatures; no additional documents/sheets should be included in this submittal (for example, submit a comment response letter separately).*
3. *The Plat or Infrastructure List submittal to be distributed for signatures must be featured in a single PDF.*
4. *The Plat or Infrastructure List must feature/depict the project and application numbers.*
5. *The Plat must be stamped and signed by a Surveyor licensed in the State of New Mexico.*
6. *The title of the Plat or Infrastructure must follow the following naming scheme:*
 - a. *Plat: project number-application number-Plat date of approval*
 - b. *Infrastructure List: project number_application number_IL_Aproved_date of approval*

****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.
- ❖ **4-3 Use Specific Standards** for development. Reference table above.
**The formal submittal will need to demonstrate and explain how the proposed development will meet all of those standards.*
- ❖ **5-1 Dimension Standards.**
 5-1-G Exceptions and Encroachments.
**Plans should include measurements for setback, separation, height elevations, etc. Plans will need to demonstrate clearly how standards and requirements are being met.*
- ❖ **5-2 SITE DESIGN AND SENSITIVE LANDS.**
- ❖ **5-3 ACCESS AND CONNECTIVITY.**
- ❖ **5-4 Subdivision Of Land, 5-4(K) Dedication of Land For Public Purposes, 5-4(N) Improvements Required, 5-4(P) Additional Design Criteria and Construction Standards**
In addition to the standards set forth in this Section 14-16-5-4, the City shall maintain technical standards for infrastructure improvements in the DPM, pursuant to Subsection 14-16-1-7(A)(4). Such technical standards for infrastructure improvements shall contain the minimum acceptable design criteria and specifications for the construction of such improvements.

- ❖ **5-5 Parking & Loading** requirements, Table 5-5-1
**Plans will need to demonstrate compliance of parking requirements.
 Provide calculation detail and any shared parking agreement information.*
- ❖ **5-6 Landscaping, Buffering, and Screening** standards and requirements.
**Plans will need to demonstrate compliance of landscaping requirements.
 Provide a landscaping plan that includes calculations, buffer areas & detail.
 Be aware of several sections related to new development –
- ❖ **5-7 Walls/Fences**, table 5-7-1. **Development requires separate permitting.*
- ❖ **5-8 for Outdoor Lighting** requirements.
- ❖ **5-11-E Façade and Building design.**
**Please provide detailed elevations and a detailed explanation letter and include site plan notes as to how the proposed elevation meets all applicable sections of 5-11.*
- ❖ **5-12 for Signage.**
- ❖ **Section 6-1, table 6-1-1 for public notice** requirements.
- ❖ **6-4-R Dedications.**
- ❖ Platting actions per 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
 Planning Department

DATE: 7/2/25