



Development Facilitation Team (DFT) – Review Comments

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

DRB Project No: PR-2021-006308 Date: 09-27-2023 Agenda Item: 6 Zone Atlas Page: C-19

Legal Description: 17 Tract 2 BLOCK 4, UNIT 3, North Albuquerque Acres

Location: Wyoming Blvd between Alameda Blvd NE and Signal Ave NE

Application For: SD-2023-00159 – Preliminary Plat (DHO)

1. Availability Statement 221222 has been executed and provides conditions for service for 3 lot residential subdivision.
2. Infrastructure list:
 - a. Please only note public water and public sanitary sewer lines specified in the infrastructure list. For all other associated items add a note stating for each to include associated appurtenances instead of calling out specifically valves and manholes etc...
3. Please clarify how proposed lot 3 will have access to public water and public sanitary sewer infrastructure. Currently there is no easement proposed to allow a connection to the required infrastructure.
4. 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.

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2021-006308
Wyoming and Alameda

AGENDA ITEM NO: 6

SUBJECT: Preliminary Plat

ENGINEERING COMMENTS:

1. Transportation is satisfied with the justification for the 4.2' landscape buffer and defers to Park and Planning if they have any objections.
2. All other comments have been addressed. 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: September 27, 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APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __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: 2021-006308 Hearing Date: 09-27-2023
Project: Lots 1 – 3, La Cueva Views Agenda Item No: 6

<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 (C19D071) with engineer's stamp 05/02/2023.
- Hydrology has no objection to the platting action.
- Hydrology has no objection to the Infrastructure List.

☐ 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: 6

DHO PROJECT NUMBER:

PR-2021-006308

SD-2023-00159 – PRELIMINARY PLAT

PROJECT NAME:

JAG PLANNING & ZONING, LLC | JUANITA GARCIA agent for **DANNY SPURLOCK** requests the aforementioned action(s) for all or a portion of: **LOT 17, TRACT 2 BLOCK 4 UNIT 3, NORTH ALBUQUERQUE ACRES** zoned **R-1A** located on **WYOMING BLVD** between **ALAMEDA BLVD NE** and **SIGNAL AVE NE** containing approximately **0.6148** acre(s). (C-19)

PROPERTY OWNERS: LUXURY DESIGN BUILDERS

REQUEST: DIVIDE ONE EXISTING LOT INTO THREE LOTS, DEDICATE EASEMENTS

COMMENTS:

1. Code Enforcement has no objections.



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

HEARING DATE: 9/27/23 -- **AGENDA ITEM:** #6

Project Number: PR-2021-006308

Application Number: SD-2023-00159

Project Name: Wyoming and Signal

Request:

Major Preliminary Plat

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

COMMENTS:

***Deferred from 9/13/23.**

***Sketch plat completed in February of 2023.**

Requesting to divide one existing lot into three lots, dedicate easements & ROW, and create private road. The request includes allowance for a sidewalk on one side of a street serving 3 houses.

***Also requesting DHO determination to landscape buffer requirements along Wyoming.**

Justification provided in supplemental submittal.

-Items in Orange color need attention-

1. Items Needing to be Completed or Corrected

- ~~The application number must be added to the Final Plat prior to final sign-off by DFT staff, should the Plat be approved by the DHO.~~
~~The correct application number must be added to the Infrastructure List included with the Preliminary Plat application submittal (SD-2023-00159).~~
- The AGIS DXF file approval must be provided prior to final sign-off of the Final Plat.
- Please add a note to the plat with the landscaping buffer-DHO Determination detail.

**(See additional comments on next pages)*

- An Infrastructure List is included with the Preliminary/Final Plat. A recorded Infrastructure Improvements Agreement (IIA) must be recorded and submitted to staff before final sign-off of the Plat.
 - ~~Please provide confirmation at the DHO hearing that all public notice requirements were fulfilled.~~
 - ~~Per 5-1-C-2, Planning defers to Code Enforcement regarding lot size in an area of consistency.~~
~~Minimum R-1A lot size requirements are being met with this proposal.~~
 - ***Please confirm ROW development detail and the compliance of section 7 of the DPM, Table 7.2.29. In regards to Sidewalk width requirements and its landscape buffer.**
****Defer to Transportation for standards.***
The location is not in a Center.
Wyoming is a Principal Arterial with Bike Path.
Signal Ave. and Oso Cueva Ct are both Local streets.
 - Per Table 6-4-3 of the IDO, a Final Plat application submittal must be submitted within 1-year of the DHO approval of the Preliminary Plat or the Preliminary Plat will expire.
 - Per 6-6(L)(2)(d)(7) of the IDO, the date of the DHO approval shall be recorded on the Final Plat. Therefore, prior to final sign-off of the Final Plat, the date of the DHO approval must be added to the Plat.
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2. Standard Comments and Items in Compliance

- After DHO approval and final sign off, a recorded copy of the Plat must be sent to the Planning Manager-Jay Rodenbeck and to PLNDRS@cabq.gov.
- 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.
- Grading and Drainage has been approved by Hydrology.

**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.

Changes to site may require amendments to previous approvals.

❖ **Table I, II, III – Provisions for ABC Comp Plan Centers & Corridors.**

**La Cueva mapped area.*

❖ **4-2 Allowed Uses** for R-1A, table 4-2-1. **Reference Use Specific Standards for uses and/or development. *Clarify development type and land use.*

***4-3-B-1 for Single Family Detached.**

❖ **5-1 Dimension Standards** for **R-1A**. 5-1-G Exceptions and Encroachments.

**Plans will need to demonstrate that Dimensional standard requirements are being met.*

❖ **5-3 Access & Connectivity requirements**

❖ **5-4 Subdivision of Land.**

❖ 5-5 Parking & Loading requirements, Table 5-5-1

❖ **5-7 Walls/Fences**, table 5-7-1. ***Development requires separate permitting.**

❖ **5-8 for Outdoor Lighting** requirements.

❖ **Section 6-1**, table 6-1-1 for **public notice requirements.**

❖ **Dedications per 6-4-R.** **Dedication submittals are separate from plat submittals.*

❖ Platting actions per **6-6-K Subdivision of Land-Minor** or **6-6-L Subdivision of Land-Major.**

❖ **Vacations per 6-6-M.** **Vacation submittals are separate from plat submittals.*

❖ **7-1 Definitions** for development, dwelling and Uses.



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: 09/27/23



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

PR-2021-006308

SD-2023-00159 – PRELIMINARY PLAT

SKETCH PLAT 2-1-23 (DFT)

IDO – 2022

JAG PLANNING & ZONING, LLC | JUANITA GARCIA agent for DANNY SPURLOCK requests the aforementioned action(s) for all or a portion of: LOT 17, TRACT 2 BLOCK 4 UNIT 3, NORTH ALBUQUERQUE ACRES zoned R-1A located on WYOMING BLVD between ALAMEDA BLVD NE and SIGNAL AVE NE containing approximately 0.6148 acre(s). (C-19) [Deferred from 9-13-23c]

PROPERTY OWNERS: LUXURY DESIGN BUILDERS

REQUEST: DIVIDE ONE EXISTING LOT INTO THREE LOTS, DEDICATE EASEMENTS

Comments:

09-27-2023

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 or 505-768-5378 with questions or concerns.