Albuquerque Bernalillo County
Water Utility Authority

Development Facilitation Team (DFT) – Review Comments

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

DRB Project No: PR-2022-006708 Date: 01/25/2023 Agenda Item: #2 Zone Atlas Page: M-23

Legal Description: [LOT 6, FOUR HILLS VILLAGE 21st INSTALLMENT]

Location: [1200 HIDEAWAY LN SE between STAGECOACH RD SE and I-40]

Application For: SD-2023-00028 – PRELIMINARY/FINAL PLAT (DHO)

1. Items required:
    a. Please provide an exhibit showing locations of water and sanitary sewer infrastructure.
        i. 811 will need to be called for line locations and a survey exhibit showing public water and/or sanitary sewer infrastructure.
    b. Easements will be required for the existing public infrastructure within the existing public right-of-way proposed to be vacated.
    c. Addition of a private waterline easement will be required for existing lots 4 and 5 to the west of this property.
2. Informational
    a. There was prior correspondence and records showing a dry public sanitary sewer line. However this line is found to not be existing therefore the lots can acquire service from the west via the existing private 20’ easement.

DEVELOPMENT HEARING OFFICER (DHO)
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:*** *1/25/2023*

AGENDA ITEM NO: 2

DRB PROJECT NUMBER:
PR-2022-006708
SD-2023-00028 - PRELIMINARY/FINAL PLAT
SKETCH PLAT 3-16-22
IDO – 2021

PROJECT NAME:
JAG PLANNING & ZONING, LLC | JUANITA GARCIA agent for **NASER ALIKHANI, ALIKHANI RVT** requests the aforementioned action(s) for all or a portion of: **LOT 6, FOUR HILLS VILLAGE 21ST INSTALLEMENT** zoned **R-1D**, located at **1200 HIDEAWAY LN SE between STAGECOACH RD SE and I-40** containing approximately **3.0791** acre(s). **(M-23)**

PROPERTY OWNERS: ALIKHANI NASER TRUSTEE ALIKHANI RVT

REQUEST: INCORPORATE PORTION OF HIDEAWAY LANE SE THAT WAS VACATED INTO LOT 6. FOUR HILLS VILLAGE 21ST INSTALLMENT AND EASEMENTS AS SHOWN ON EXHIBIT.

COMMENTS:

1. Code Enforcement has no comments or objections.

(Note: Discussed with City Engineer, Shahab Biazar, prior to Hearing on 9/14/2022, who requested we approve this as it is a City required condition of the building permit, and it is not significantly affecting the Contextual non-conformity. See 6-8(B)(2)(a) Authority to Continue, and 6-8(E) Nonconforming Lots– No Variance Required, as per 6-8(E)(1). Jpalmer)

DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

PR-2022-006708
SD-2022-00117 – VACATION OF RIGHT-OF WAY
IDO - 2021
ANDREW & JUANITA GARCIA | JAG PLANNING & ZONING, LLC agent for NASER ALIKHANI | ALIKHANI RVT requests the aforementioned action(s) for all or a portion of: LOT 6, FOUR HILLS VILLAGE 21ST INSTALLMENT zoned R-1D, located on 1200 HIDEAWAY LN SE between STAGECOACH RD SE and I-40 containing approximately 3.0791 acre(s). (M-23)
PROPERTY OWNERS: ALIKHANI NASER TRUSTEE ALIKHANI RVT
REQUEST: VACATE A PORTION OF HIDEAWAY LANE

PR-2022-006708
SD-2023-00028 – PRELIMINARY/FINAL
JAG PLANNING & ZONING, LLC | JUANITA GARCIA agent for NASER ALIKHANI, ALIKHANI RVT requests the PLAT aforementioned action(s) for all or a portion of: LOT 6, IDO – 2021 FOUR HILLS VILLAGE 21ST INSTALLEMENT zoned R-1D, located at 1200 HIDEAWAY LN SE between STAGECOACH RD SE and I-40 containing approximately 3.0791 acre(s). (M-23)
PROPERTY OWNERS: ALIKHANI NASER TRUSTEE ALIKHANI RVT
REQUEST: INCORPORATE PORTION OF HIDEAWAY LANE SE THAT WAS VACATED INTO LOT 6. FOUR HILLS VILLAGE 21ST INSTALLMENT AND EASEMENTS AS SHOWN ON EXHIBIT.

<u>03-16-2022</u>
This property is adjacent to Major Public Open Space to the north and east and subject to all regulations in IDO Section 5-2(K).
Per 5-2(K)(2)(a), a single-loaded street is required adjacent to MPOS but may be waived by the Open Space Division in lieu of a 45-ft landscape buffer from the property line (no structures). All items within the landscape buffer including landscape plants and perimeter fencing must be approved by the Open Space Division. I will connect you with the Open Space Planner via email after the meeting.

<u>09-14-2022</u>
If the property is re-platted, the MPOS buffer (as required by the IDO listed above) would need to be noted at the property line.

DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

01-25-2023

A dotted line indicating MPOS buffer at the eastern property line may be required. (To be confirmed with Planning Department).

DEVELOPMENT HEARING OFFICER - MEETING

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2022-006708 AGENDA ITEM NO: 2
1200 Hideaway Ln

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. Please verify you have letters from adjacent property owners showing they declined the half of the right-of-way adjacent to their property, as that is not shown on the plat.

2. Please verify roadway width for Hideaway. If it is below 26' wide for the roadway per the DPM requirements, a DHO Determination shall need to be made.

3. 5-foot sidewalk is required along Hideaway along frontage of property. Otherwise a DHO Waiver for a sidewalk shall be provided as part of this application (Transportation has no objection to a waiver).

. 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: January 25, 2023

ACTION:

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

DEVELOPMENT HEARING OFFICER

Planning - Case Comments

***HEARING DATE**: 1/25/23 -- **AGENDA ITEM**: #2*

***Project Number**: PR-2022-006708*

***Application Number**: SD-2023-00028*

Project Name: Lot 6-A, Four Hills Village 21st Installment

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:

- Development must meet all applicable standards and provisions of the IDO, the DPM, and other adopted City regulations.

- 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.

- DXF approval from AGIS must be obtained.

- The application number must be added to the Plat.

- Add the project and application number for the ROW Vacation and the date of City Council approval as a note on the Plat.

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 DATE: 1/23/23
Planning Department

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