



Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2022-006794

Date: 12/06/2023

Agenda Item: #10 Zone Atlas Page: F-17

Legal Description: TR B-2 PLAT OF TR B-A, B-2 & B-3 ALLWOODS SUBDIVISION

Location: 4801 SAN MATEO NE and LUMBER AVE NE AND MCLEOD RD NE

Application For: SD-2023-00224-VACATION OF PRIVATE EASEMENT (DHO)

1. No objection

Application For: SD-2023-00225-VACATION OF PRIVATE EASEMENT (DHO)

1. No objection

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2022-006794
4801 San Mateo

AGENDA ITEM NO: 10

SUBJECT: Vacation of Private Easement

ENGINEERING COMMENTS:

1. Transportation has an approved TCL dated 8/25/2023. 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: December 6, 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APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __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: 2022-006794 Hearing Date: 12-06-2023
Project: Albuquerque Self Storage Agenda Item No: 10

<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 Conceptual Grading & Drainage Plan (F17D002K) with engineer's stamp 03/15/2022.
- Hydrology needs to have the existing structures in relationship to the plat. An aerial exhibit will do. Hydrology needs to determine where the approved Conceptual Grading & Drainage Plan is located within the plat.
- Add a Cross Lot Drainage Easement note specifying the beneficiary and maintenance agreement.
- Comment - 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

Planning Comments

HEARING DATE: 12/06/23 -- **AGENDA ITEM:** #10

Project Number: PR-2022-006794

Application Number: SD-2023-00224, SD-2023-00225

Project Name: 4801 San Mateo

Request:

Vacation of Private Easement

**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 immediate attention

Background

- Applicant is requesting two private easement Vacations. Preliminary/Final Plat was previously approved on 10/25/23. The vacations were shown on the plat. However, the vacation submittal was not included initially.

1. Items that need to be completed or corrected

- Please confirm for the DHO that this request is not introducing changes from the original DHO Preliminary/Final Plat approval.
- The Project and Application numbers must be added to the documents/drawings.

2. Standard Comments and Items in Compliance.

- All public notice requirements of IDO section 6, Table 6-1-1, were completed within the original submittal.

**(See additional comments on next pages)*

- The easements proposed to be vacated have all had their vacations justified per 6-6(M)(3) of the IDO
 - IDO zone district for the subject site is MX-H and within a MT-Major Transit Corridor.
**The project has been reviewed to the standards and provisions within the IDO-Integrated Development Ordinance and the standards within the DPM-Development Process Manual.*
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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 and/or expansion must meet all applicable standards and provisions of the IDO (*per MX-H*), 5-4(C) Compliance with Zoning Requirements, 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
 *MX-H.
- ❖ **5-1 Dimension Standards for MX-H**. 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.*
 Per Table 5-1-4- Dimensional Standards for R-1B:
- ❖ 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.
- ❖ **5-11-E Building/Facade 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: Jay Rodenbeck/Jolene Wolfley/Robert Webb
Planning Department

DATE: 12/5/23