



Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2022-006847 Date: 05/08/2024 Agenda Item: #2 Zone Atlas Page: G-12

Legal Description: East ½ of Lot 14 & Vacated Portion of Duranes Ditch, Alvarado Gardens

Request: Approval of Minor – Preliminary/Final Plat, Vacation of Public Right and Sidewalk Waiver

Location: 2818 Campbell Road NW between Campbell Road NW and Mancha Drive NW

Application For: SD-2024-00084 – Vacation of Right-of-Way

1. No objection

Application For: SD-2024-00085 – Vacation of Right-of-Way

1. No objection

Application For: SD-2024-00083 – Preliminary/Final Plat

1. Availability Statement 230926 has been executed and provides conditions for service.
 - a. Prior discussion regarding the allowed density of the lot was in question to evaluate the necessity for a public water and public sanitary sewer extension into the site to provide access to provide the full potential of the existing zoning and potential density of the subject site. The allowance for the plat to move forward was subject to evidence pertaining to the limitations of City zoning. Email correspondence on December 19, 2023 from Jeffrey Palmer with the City confirmed based upon contextual lot size, the limits of subdivision are to be between 0.4781 acre and 0.7969 acre thus requiring a variance for anything outside of these thresholds.
 - b. To note, further subdivision would be problematic for obtaining access to public water and public sanitary sewer creating a situation where it may limit any variance request to further subdivide due to any future lots not having direct access to public water and public sanitary sewer infrastructure.
2. Based on the correspondence, confirmation from the City, and the current Availability Statement provided, the Water Authority has no objection to the proposed plat.
3. Both proposed lot 14-B1 and proposed lot 14-A1 will have access to public water and public sanitary sewer infrastructure.
4. Each lot shall have separate water and separate sanitary sewer accounts and service lines.

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

Application For: VA-2024-00112 – Vacation of Right-of-Way

1. No objection

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: 05/08/2024

AGENDA ITEM NO: 2

DHO PROJECT NUMBER:

PR-2022-006847

SD-2024-00084 – VACATION OF RIGHTOF WAY

SD-2024-00085 – VACATION OF RIGHTOF-WAY

SD-2024-00083 – PRELIMINARY/FINAL PLAT

VA-2024-00112– SIDEWALK WAIVER

SKETCH PLAT 4-3-24 (DFT) IDO - 2022

PROJECT NAME:

ISAACSON & ARFMAN, INC. | JUSTIN T. SIMENSON agent for MATTHEW C. SANCHEZ requests the aforementioned action(s) for all or a portion of: EAST 1/2 OF LOT 14 & VACATED PORTION OF DURANES DITCH, ALVARADO GARDENS zoned R-A, located at 2818 CAMPBELL RD NW between CAMPBELL RD NW and MANCHA DR NW containing approximately 1.2949 acre(s). (G-12)

PROPERTY OWNERS:

SANCHEZ MATTHEW & MCALERNEY CRYSTAL CO-TRUSTEES SANCHEZ & MCALERNEY RVT

REQUEST: APPROVAL OF A MINOR - PRELIMINARY/FINAL PLAT, VACATION OF PUBLIC RIGHT-OF-WAY AND SIDEWALK WAIVER

COMMENTS:

1. Proposed replat meets requirements of Contextual Lot size for the property, as calculated and presented in prior DRB Sketch Plat on 4/20/2022 and again on 4/3/24. The Code Enforcement comments for that meeting are included in my notes provided for reference, below.
2. Code Enforcement has no further comments and no objections.

DEVELOPMENT HEARING OFFICER

Code Enforcement Comments

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Jeff Palmer-Code Enforcement Supervisor
Planning Department
jppalmer@cabq.gov

DATE: 05/08/2024

Comments from 4/3/24 DFT Sketch Plat:

1. Proposed replat meets requirements of Contextual Lot size for the property, as calculated and presented in prior DRB Sketch Plat on 4/20/2022. The Code Enforcement comments for that meeting are included in my notes provided for reference, below.
2. Code Enforcement has no further comments and no objections.

Comments from 4/20/22 DRB Sketch Plat:

1. Property is zoned R-A (Rural and Agricultural Zone), and must meet all Dimensional standards of IDO section 5-1 and Table 5-1-1.
2. Must meet all standards in IDO section 5-4 Subdivision of Land, and, more specifically, 5-4(C) Zoning Compliance and 5-4(F) Lot Dimensions.
3. Subdivision/re-plat of property cannot increase any existing nonconformity or create a new nonconformity.
4. Future development must meet all applicable standards and provisions of the IDO, DPM, and any other City regulations.
5. Property is in an Area of Consistency, and must meet all requirements as per IDO section 5-1(C)(2) regarding size of lot(s). Calculations of allowed lot sizes for this lot are a minimum of 0.4781 acre and maximum of 0.7969 acre.

Proposed lot sizes are as follows:

Lot 14-A-1 = 0.4830 acre = within the minimum allowed lot size of 0.4781 acre.

Lot 14-B-1 = 0.8119 acre = exceeds the maximum allowed lot size of 0.7969 acre.

You will need to adjust the sizes of the lots, obtain a variance to the required size, or submit a Deviation Application with your Preliminary/Final Plat application. See the attached map and calculations on the next page.

DEVELOPMENT HEARING OFFICER

Code Enforcement Comments

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Jeff Palmer-Code Enforcement Supervisor
 Planning Department
jppalmer@cabq.gov

DATE: 05/08/2024

Lots Included shown by Blue Dots:

Identify Results (8)

- Zone Grid: G12
[Zone Atlas Page PDF Map](#)
- City Parcel
 Address: 2818 CAMPBELL RD NW
 Apartment:
 Lot: 14 Block: 0000
 Subdivision: ALVARADO GARDENS UNIT 2
 Pin: ABQ75215
- Site Design and Sensitive Lands (5-2)
 Drainage Area
- Community Planning Area
 Near North Valley
- City Development Area:
 Type: Consistency
- Bernalillo County Parcels
 UPC: 101206024319840742

laying 1 - 8 (Total: 8)

I want to...

Bernalillo County Parcels

6 of 7

UPC: 101206024319840742
Owner: SANCHEZ MATTHEW C & MCALERNEY CRYSTAL
Owner Address: 2818 CAMPBELL RD NW, ALBUQUERQUE NM 87104
Situs Address: 2818 CAMPBELL RD NW, ALBUQUERQUE NM 87104
Legal Description: * 014 E 1/2 OF LOT 14 ALVARADO GDNS UNIT 2
Deeded Assessed Acres: 1.27
Calculated GIS Acres: 1.2943
Tax Year: 2021

[Remove from Results](#) | [View Additional Details](#)

Calculations based on sizes of lots in block area fronting the same road, between Ornella La and Calle Grande. Each property shown is accessed by Campbell Rd.

Contextual Lot Size Calculations for 2818 Campbell Rd NW - PR-2022-006847					
UPC	Owner	Owner Address	Deeded Assessed Acres	Notes:	
101206026219540744	BLACK DAVID L & CLAUDIA DELORENZO	2810 CAMPBELL RD NW	1.2700		
101206025220040761	WELLER JOE G & MARTHA L	2812 CAMPBELL RD NW	0.3102		
101206025321240743	HERRERA RACHEL J	2812 CAMPBELL RD NW APT A	0.2518	Note: Separate UPC for 2812A Campbell Rd	
101206025017940756	HANLEY LARRY M TRUSTEE HANLEY RVT	2814 CAMPBELL RD NW	0.6860		
101206024319840742	SANCHEZ MATTHEW C & MCALERNEY CRYSTAL	2818 CAMPBELL RD NW		Not included; applicant property	
101206023817640766	GALLEGOS JULIAN A & DEBLASSIE DENISE A	2820 CAMPBELL RD NW	0.9438		
101206024420340741	GALLEGOS JULIAN A & DEBLASSIE DENISE A	2824 CAMPBELL RD NW	0.3632		
		Total	3.8250		
		Average Size	0.6375		
		Minimum lot size = 75%	0.4781		
		Maximum lot size = 125%	0.7969		



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

PR-2022-006847

SD-2024-00084 – VACATION OF RIGHT-OF WAY

SD-2024-00085 – VACATION OF RIGHT-OF-WAY

SD-2024-00083 – PRELIMINARY/FINAL PLAT

VA-2024-00112– SIDEWALK WAIVER

SKETCH PLAT 4-3-24 (DFT)

IDO - 2022

ISAACSON & ARFMAN, INC. | JUSTIN T. SIMENSON agent for MATTHEW C. SANCHEZ requests the aforementioned action(s) for all or a portion of: EAST 1/2 OF LOT 14 & VACATED PORTION OF DURANES DITCH, ALVARADO GARDENS zoned R-A, located at 2818 CAMPBELL RD NW between CAMPBELL RD NW and MANCHA DR NW containing approximately 1.2949 acre(s). (G-12)

PROPERTY OWNERS: SANCHEZ MATTHEW & MCALERNEY CRYSTAL CO-TRUSTEES SANCHEZ & MCALERNEY RVT

REQUEST: APPROVAL OF A MINOR - PRELIMINARY/FINAL PLAT, VACATION OF PUBLIC RIGHT-OF-WAY AND SIDEWALK WAIVER

Comments:

05-08-2024

No objections to the request.

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.

DEVELOPMENT HEARING OFFICER - HYDROLOGY SECTION
Renée Brissette, PE, Senior Engineer | 505-924-3995 rbrissette@cabq.gov

DRB Project Number: 2022-006847 Hearing Date: 05-08-2024
Project: Lots 14-A1 & 14-B1 Alvarado Gardens Unit No 2 Agenda Item No: 2

<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 checked="" type="checkbox"/> Sidewalk Waiver/Variance	<input type="checkbox"/> Bulk Land Plat
<input type="checkbox"/> DPM Variance	<input type="checkbox"/> Vacation of Public Easement	<input checked="" type="checkbox"/> Vacation of Public Right of Way

ENGINEERING COMMENTS:

- Hydrology has an approved Master Drainage Plan (G12D038) with engineer's stamp 04/02/2024.
- Hydrology has no objection to the Vacations.
- Hydrology defers to Transportation on the Sidewalk Waiver.
- Hydrology has no objection to the platting action.

- 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).
- Also the Grading and Drainage Plan will have to follow the DPM Chapter 6 Article 6-5 (Valley Drainage Criteria).

☐ APPROVED
☐ DENIED

DELEGATED TO: ☐ TRANS ☐ HYD ☐ WUA ☐ PRKS ☐ PLNG
Delegated For: _____
SIGNED: ☐ I.L. ☐ SPSP ☐ SPBP ☐ FINAL PLAT
DEFERRED TO _____

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2022-006847
2818 Campbell Rd

AGENDA ITEM NO: 2

SUBJECT: Preliminary/Final Plat, Sidewalk Waiver, Vacation of ROW

ENGINEERING COMMENTS:

1. Justification for sidewalk waiver is acceptable to Transportation. No objections.

. 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: May 8, 2024

ACTION:

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

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



DEVELOPMENT FACILITATION TEAM

Planning - Case Comments

MEETING DATE: 5/8/24 -- **AGENDA ITEM:** #2

Project Number: PR-2022-006847

Application Numbers: SD-2024-00083, SD-2024-00084, SD-2024-00085, VA-2024-00112

Project Name: Lots 14-A1 and 14-B1, Alvarado Gardens Unit No. 2

Request:

Preliminary/Final Plat - Minor Lot Subdivision, 2 x Vacations of Right-of-Way, Sidewalk Waiver

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

Comment in orange require a response.

BACKGROUND:

- These are requests to subdivide an existing lot into two lots, with both lots accessed by a common private drive along the east property line; vacate a 20-foot acequia along the entire frontage of the subject property; waive the 5-foot sidewalk requirement along Campbell Road NW; and vacate 4.5-feet of right-of-way of Campbell Road along the frontage of the subject property.
- The subject property is zoned R-A, and is currently occupied by a single-family residential dwelling.
- A Sketch Plat was previously submitted for the proposed replat and reviewed by Development Review Board (DRB) staff at their April 20th, 2022 meeting, and a Sketch Plat depicting the proposed replat as well as the proposed vacations and waiver was submitted for Development Facilitation Team (DFT) review for the April 3rd, 2024 DFT meeting.
- These applications are being reviewed according to the IDO updated July 2023.

**(See additional comments on next pages)*

1. ITEMS TO BE COMPLETED OR CORRECTED

- Project and application numbers must be added to the Plat sheet.
- For the Sidewalk Waiver, the Applicant must justify the Waiver per 6-6(P)(3) of the IDO, and adequate justification was not provided in the justification letter; the justification letter addresses 6-6(P)(3)(a)(1)(c) and 6-6(P)(3)(a)(10). However, the following additional criteria must be addressed in the justification letter:

6-6(P)(3)(a)(2), 6-6(P)(3)(a)(3), 6-6(P)(3)(a)(4), 6-6(P)(3)(a)(5), 6-6(P)(3)(a)(6), 6-6(P)(3)(a)(7), 6-6(P)(3)(a)(8), and 6-6(P)(3)(a)(9).

- The justification criteria for the two Vacations of Public Right-of-Way per 6-6(M)(3) of the IDO were not addressed, and must be addressed in the justification letter.
- The DXF File must be approved by the AGIS office prior to final sign-off of the Plat.
- Per 6-6(K)(2)(g) of the IDO, the Sidewalk Waiver and two Vacations of Public Right-of-Ways and their DHO dates of approval must be noted on the Plat prior to final sign-off of the Plat.
- Per 6-6(K)(2)(K) of the IDO, the date of the DHO approval shall be recorded on the Plat, therefore requiring the date of DHO approval be added to the Plat prior to final sign-off of the Plat.
- The letter of authorization signed by the property owners (Crystal McAlerney and Matthew Sanchez) permits Isaacson & Arfman, Inc. to represent them for the Sketch Plat, and Preliminary/Final Plat, but does not include authorization for the Sidewalk Waiver or the two Vacations of Public Right-of-Way. Before those applications can be heard by the DHO, a revised letter of authorization signed by the owners permitting Isaacson & Arfman to represent them for the Sidewalk Waiver and two Vacations of Public Right-of-Way must be submitted.

2. ITEMS IN COMPLIANCE OR STANDARD COMMENTS

- Signatures from surveyor, Owner/s, City Surveyor, utilities, and AMAFCA are featured on the Plat.
- Notifications were sent to the Neighborhood Associations and (for the Vacations) property owners within 100-feet per Table 6-1-1 of the IDO, and a neighborhood meeting was offered for the Waiver and Vacation applications per Table 6-1-1.

- Transportation, Hydrology, and Water Authority have signed Form PLT for the platting application.
- Per 6-6(K)(3) of the IDO, an application for a Subdivision of Land – Minor shall be approved if it complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.
- Per 6-6(K)(2)(I) of the IDO, the applicant shall record the final plat with the Bernalillo County Clerk within 3 months after the date of the final signature on the plat, or the subdivision shall be voided.
 1. *A plat that is not recorded in a timely manner may not be used as the basis for legal transfer of property where a subdivision is required.*
 2. *The applicant shall provide the City a digital copy of the recorded 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
Planning Department

DATE: 5/7/24

To: Angela Gomez, Development Review Services Hearing Monitor
City of Albuquerque

From: Jared Romero, P.E., CFM, Development Review Engineer
AMAFCA

RE: DHO COMMENTS for PR-2022-006847

EAST 1/2 OF LOT 14 & VACATED PORTION OF DURANES DITCH, ALVARADO GARDENS **ZAP: G-12**

- | | |
|---|---|
| SD-2024-00084 –
VACATION OF
RIGHT-OF
WAY | • No adverse comments to the vacation |
| SD-2024-00085 –
VACATION OF
RIGHT-OFWAY | • No adverse comments to the vacation |
| SD-2024-00083 –
PRELIMINARY/FINAL
PLAT | • No adverse comments to subject plat |
| VA-2024-00112–
SIDEWALK WAIVER | • No adverse comments to the sidewalk
waiver |



Kizito Wijenje
EXECUTIVE DIRECTOR

May 2, 2024

MEMORANDUM

To: **Angela Gomez**, DHO Hearing Monitor, agomez@cabq.gov
Robert Webb, DHO Planner, rwebb@cabq.gov
Development Facilitation Team (DFT)
Jay Rodenbeck, Planning Department, jrodenbeck@cabq.gov
Ernest Armijo, P.E., Transportation Development, Planning Department,
earmijo@cabq.gov
Tiequan Chen, P.E., Hydrology & City Engineer's Representative, Planning
Department, tchen@cabq.gov
David Gutierrez, P.E., Albuquerque/Bernalillo County Water Utility Authority,
dggutierrez@abcwua.org
Jeff Palmer, Code Enforcement Division's Representative, Planning Department,
jppalmer@cabq.gov
Cheryl Somerfeldt, Parks and Recreation, csomerfeldt@cabq.gov

Cc: Kizito Wijenje AICP, Executive Director, APS Capital Master Plan
Karen Alarid, Executive Director APS Facility Planning & Construction
Serina Gallegos, APS Real Estate
Margaret Callahan, APS Real Estate
John Valdez, AICP, Facilities Master Planner, State of NM Public Schools Facilities
Authority
Sarah Young, AICP, Senior Planner Manager, APS Capital Master Plan
Cordell Bock, Planner II, APS Capital Master Plan
Hodgin Serrullo, Planner II, APS Capital Master Plan

From: Rachel Hertzman, AICP, Planner II, APS Capital Master Plan

Re: CABQ Development Hearing Officer Case May 8, 2024, PR #2022-006847
(Case 2 of 3)

2. Project #2022-006847

- a. DHO Description: PS-2022-00070, Preliminary Plat
- b. Site Information: Alvarado Gardens, East ½ of Lot 14 and Vacated Portion of Duranes Ditch.
- c. Site Location: 2818 Campbell Road NW, between Campbell Road NW and Mancha Drive NW.
- d. Request Description: Approval of a Minor - Preliminary/Final Plat, Vacation of Public POW, and Sidewalk Waiver.



Kizito Wijenje
EXECUTIVE DIRECTOR

- e. **APS Comments:** Application includes a request for sidewalk waiver along the road in order, “to match neighborhood character.” In our region, where traffic injuries and fatalities are among the highest in the nation, common practices are legally obligated to conform with the law to serve the best interests of the public which includes student life, health, and safety and Safe Routes To School/ Vision Zero initiatives. Sidewalk waivers do not meet this goal.



**PNM Comments
Development Hearing Officer
Public Hearing: 08 May 2024**

**PR-2022-006847 / SD-2024-00084 / -00085 / - 00083 (2818 Campbell Rd NW)
Vacation of Public Right of Way (Ditch)**

1. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
2. Any existing and/or new PNM easements and facilities need to be reflected on the resulting Plat.
3. Any existing easements may have to be revisited and new easements will need to be created for any electric facilities in the right-of-way proposed to be vacated as determined by PNM.
4. If it is determined there are PNM facilities in the right-of-way proposed to be vacated, the applicant should begin the specific processes outlined in **IDO Section 14-16-6-6(M)(2)(g)2.a.ii.** as soon as possible. Contact Rodney Fuentes via email at Rodney.Fuentes@pnmresources.com.
5. Structures, especially those made of metal, should not be within or near PNM facilities and easements without close coordination with and clearance by PNM.
6. The applicant should contact the PNM New Service Delivery Department to coordinate new or expanded electric service regarding this project as soon as possible. Please submit a service application at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.
7. If existing electric lines or facilities need to be moved, then that is at the applicant's expense. Please contact PNM as soon as possible at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.