



Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2022-007324 Date: 5/10/2023 Agenda Item: #6 Zone Atlas Page: J-13

Legal Description: Block 4 Tractio Park & City Electric Addition

Location: 2100 & 2124 Central Ave SW

Application For: VA-2023-00129-Sidewalk Waiver (DHO)

1. No objections
 - a. This does not affect the Water Authority.

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

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2022-007324
2100 & 2124 Central Ave. SW

AGENDA ITEM NO: 6

SUBJECT: Sidewalk Waiver

ENGINEERING COMMENTS:

1. The justification is acceptable, 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: May 10, 2023

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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

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

DRB Project Number: 2022-007324 Hearing Date: 05-10-2023
 Project: Lots A & B, Block 4, Traction Park & City Electric Addition Agenda Item No: 6

<input type="checkbox"/> Sketch Plat	<input 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"/> Site Plan for Bldg. Permit <input type="checkbox"/> Site Plan for Subdivision	<input type="checkbox"/> Bulk Land Plat
<input type="checkbox"/> SIA Extension	<input type="checkbox"/> DPM Variance	<input type="checkbox"/> Vacation of Public Easement	<input type="checkbox"/> Vacation of Public Right of Way

ENGINEERING COMMENTS:

- Hydrology defers to Transportation on Sidewalk Waiver.

RESOLUTION/COMMENTS:

Code Enforcement:

Water:

Transportation:

Planning:

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: 5/10/2023

AGENDA ITEM NO: 6

DHO PROJECT NUMBER:

PR-2022-007324

VA-2023-00129 – SIDEWALK WAIVER

SKETCH PLAT 7-20-22

IDO - 2021

PROJECT NAME:

ARCH + PLAN LAND USE CONSULTANTS agent for **VIA REAL ESTATE LLC** requests the aforementioned action(s) for all or a portion of: **BLOCK 4, TRACTION PARK & CITY ELECTRIC ADDITION** zoned **MX-M**, located at **2100 & 2124 CENTRAL SW** between **RIO GRANDE BLVD** and **CLAYTON ST** containing approximately **1.0665** acre(s). (J-13)

PROPERTY OWNERS: VIA REAL ESTATE LLC

REQUEST: SIDEWALK WAIVER TO MAINTAIN THE EXISTING 6-FOOT SIDEWALK WIDTH ALONG A PREMIUM TRANSIT-DESIGNATED STREET (CENTRAL AVENUE)

COMMENTS:

1. Code Enforcement has no comments and no objections.



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

PR-2022-006841

SD-2023-00090 – PRELIMINARY/FINAL PLAT

SKETCH PLAT 6-22-22 (DRB)

IDO - 2021

CSI – CARTESIAN SURVEYS, INC. agent for VINODH PERUMAL requests the aforementioned action(s) for all or a portion of: LOTS 1, 2 & 5, BLOCK 3, SIGMA CHI ADDITION zoned R-MH, located at 1801 MESA VISTA DR NE between BUENA VISTA ST NE and YALE BLVD NE containing approximately 0.4672 acre(s). (J-15)

PROPERTY OWNERS: 1801 MESA VISTA LLC

REQUEST: INTERIOR LOT LINE ELIMINATION FOR 3 EXISTING LOT CONSOLIDATIONS INTO ONE NEW LOT. DETERMINATION REQUEST TO ALLOW EXISTING ADJOINING 16 FT ALLEYWAY WIDTH TO REMAIN UNCHANGED

Comment:

07-15-2022

Street trees required on Central Ave SW if new development is applicable per IDO Section 5-6(B); including renovation or redevelopment of an existing building valuing \$500,000 or more.

05-10-2023

No additional comments for this 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.