



Development Facilitation Team (DFT) – Review Comments

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

DRB Project No: PR-2022-007617 Date: 02/08/2023 Agenda Item: #5 Zone Atlas Page: H-21

Legal Description: LOTS 4 & 5 BLOCK 90-A, SNOW HEIGHTS ADDITION

Location: 11100 & 11200 TOWNER AVE NE between COLLET ST NE and JUNA TABO BLVD NE

Application For: SD-2023-00056 – PRELIMINARY/FINAL PLAT (DHO)

Previous Comments – Sketch DRB still applicable

1. The subject parcel(s) have an existing ABCWUA water and sewer account.
2. Public water distribution mains and public sewer collection mains front the property and are available for direct tapping for a routine service connection.
3. This project is within the adopted service area.
4. Pro Rata:
 - a. Pro rata is owed for this property in the following amounts:
 - i. Sewer = \$215.58
 - ii. Total = \$215.58
 - b. Payment of pro rata is a requirement prior to approval.

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

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2022-007617
1110 & 11200 Towner Ave.

AGENDA ITEM NO: 5

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. All comments have been addressed. No objection.
2. For future development an approved TCL will be required prior to building permit.

. 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: March 22, 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APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __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: 2022-007617 Hearing Date: 03-22-2023
Project: 11100 & 11200 Towner Ave NE Agenda Item No: 5

<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 no objection to the platting action.
- Comment - Hydrology will need an approved Grading and Drainage Plan is required prior to Building Permit 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

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: 3/22/2023

AGENDA ITEM NO: 5

DHO PROJECT NUMBER:

PR-2022-007617

SD-2023-00056 – PRELIMINARY/FINAL PLAT

IDO - 2021

PROJECT NAME:

CARTESIAN SURVEYS, INC. agent for **ROBERT A. SALINAS** requests the aforementioned action(s) for all or a portion of: **35' PORTIONS OF LOTS 11-14 AND WEST 6" OF LOT 15, BLOCK 28, PEREA ADDITION** zoned **R-1A**, located at **506 14TH ST NW** between **LOMAS BLVD NW** and **ORCHARD AVE NW** containing approximately .0758 acre(s). (J-13)

PROPERTY OWNERS: MUNIZ NICOLO

REQUEST: ELIMINATE INTERIOR LOT LINE BETWEEN TWO EXISTING LOTS TO CREATE ONE NEW LOT, DEDICATE ADDITIONAL RIGHT-OF-WAY ALONG TOWNER AVE NE

COMMENTS:

1. Property is zoned R-MH, and must meet all Dimensional Standards as per IDO 5-1(C), Table 5-1-1. Minimum lot width for R-MH is 150 feet. It is not clearly marked if that is being met on the plat shown.
2. Please clarify how the proposed lot is meeting this standard. Failure to meet the minimum width would require a waiver or deviation request be filed.
3. Code Enforcement has no further comments at this time.



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

HEARING DATE: 3/20/23 -- **AGENDA ITEM:** #5

Project Number: PR-2022-007617

Application Number: SD-2023-00056

Project Name: Towner re-plat

Request:

Preliminary/Final Plat: Eliminate Interior lot line.

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

COMMENTS:

***Previous Sketch Plat in September of 2022.**

- Subdivision of Land per IDO section 5-4.
Including but not limited to 5-4-C, 5-4(K) Dedication of Land for Public Purposes, and 5-4(P) Additional Design Criteria and Construction Standards.
- Please clarify compliance of section 7 of the DPM, Table 7.2.29, regarding sidewalk width and landscape buffer.
Towner and Collet are local streets. A 5-foot sidewalk is required and is shown on the infrastructure list. A 4-6 foot landscape buffer is also desired. **Please identify that a minimum 4-foot landscape buffer is provided on the plat.** If less is being provided, provide written justification.
- The DXF file must be approved by AGIS, and the approval from AGIS must be submitted prior to final sign-off from Planning should the Plat be approved by the DHO.
- Future development must meet all applicable standards and provisions of IDO (R-MH) and the DPM.

**(See additional comments on next page)*

- Please reference the following development standards from the IDO. Subject to change depending on specific development type and use.
 - 4-2 Allowed Uses, table 4-2-1. Reference Use Specific Standards.
 - 5-1 Dimension Standards for R-MH. 5-1-G Exceptions and Encroachments.
 - 5-3 Access & Connectivity requirements.
 - 5-5 Parking & Loading requirements, Table 5-5-1. Provide clarification on any shared parking agreements and provide parking calculations.
 - 5-6 Landscaping, Buffering, and Screening standards and requirements. Clarify minimum landscaping requirements are being met and provide calculations.
 - 5-7 Walls/Fences, table 5-7-1. Development requires separate permits.
 - 5-8 for Outdoor Lighting requirements.
 - 5-11-E for Building and façade design requirements.
 - 5-12 for Signage requirements.
 - 7-1 Development, dwelling 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: Robert Webb/Jolene Wolfley
Planning Department

DATE: 3/21/23



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

HEARING DATE: 3/20/23 -- **AGENDA ITEM:** #5

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FROM: Robert Webb/Jolene Wolfley
Planning Department

DATE: 3/21/23



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

PR-2022-007617

SD-2023-00056 – PRELIMINARY/FINAL PLAT

IDO - 2021

CARTESIAN SURVEYS, INC. agent for NICOLO MUNIZ requests the aforementioned action(s) for all or a portion of: LOTS 4 & 5 BLOCK 90-A, SNOW HEIGHTS ADDITION zoned R-MH, located at 11100 & 11200 TOWNER AVE NE between COLLET ST NE and JUAN TABO BLVD NE containing approximately 0.3859 acre(s). (H-21)

PROPERTY OWNERS: MUNIZ NICOLO

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Comments:

09-21-2022

No comments for this case at this time.

03-22-2023

Any new development that meets the applicability in IDO Section 5-6(B) will require street trees.

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.