



## **Development Facilitation Team (DFT) – Review Comments**

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**Reviewer: David G. Gutierrez, P.E. | Phone: 505-289-3381 | [dggutierrez@abcwua.org](mailto:dggutierrez@abcwua.org)**

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**DRB Project No: PR-2022-007617 Date: 04/26/2023 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 JUAN TABO BLVD NE**

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

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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 a TCL will be required prior to building permit or site plan for 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](mailto:earmijo@cabq.gov)

DATE: April 26, 2023

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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APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_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](mailto:rbrissette@cabq.gov)

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DRB Project Number: 2022-007617 Hearing Date: **04-26-2023**  
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](mailto:jppalmer@cabq.gov)

DATE: 4/26/2023

### **AGENDA ITEM NO: 5**

#### **DHO PROJECT NUMBER:**

**PR-2022-007617**

**SD-2023-00056 – PRELIMINARY/FINAL PLAT**

**SKETCH PLAT 9-21-22 (DRB)**

**IDO - 2021**

#### **PROJECT NAME:**

**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) [Deferred from 3/22/23]

#### **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. Plat has been corrected and addresses prior objection by Code Enforcement for width of lot.
2. Proposed development is for multi-family use, and is adjacent to an R-1B residential zone to the south. This would require a 15 ft landscape buffer on the southern property line, as per Table 5-6-4, IDO 5-6(E)(2)(a).
3. Proposed development must meet requirements of IDO 5-9, limiting to 30 ft height within 100 ft of southern property line for R-1B zone.
4. Code Enforcement has no further comments at this time, and no objections to proposed re-plat action.



## DEVELOPMENT HEARING OFFICER

### Planning - Case Comments

**HEARING DATE:** 4/26/23 -- **AGENDA ITEM:** #4

**Project Number:** PR-2022-007617

**Application Number:** SD-2023-00056

**Project Name:** 11100 & 11200 Towner

**Request:**

*Preliminary/Final Plat*

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*\*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 analysis was completed in Sept. 2022. Comments were provided to applicant.*

**1. Items Needing to be Completed or Corrected**

- The project & application number must be added to the Plat prior to final sign-off by DFT staff, should the Plat be approved by the DHO.
- *Per Table 7.2.29 from section 7 of the DPM:*  
Towner and Collett are Local Streets. Require a 5ft Sidewalk & 4-6ft landscape buffer.  
*\*Please confirm compliance, or any waiver - DHO determination requests?*
- IL-infrastructure is showing 5ft sidewalks. Once the IL is approved, the project will need to provide a financial guarantee to DRC.
- Development clarification – Please confirm the future development of Multi-Family mentioned previously.  
**Multi-Family project will need to meet the Landscape buffer requirement per 5-6. Multi-Family next to low density residential. It will also need to meet the standards of Neighborhood edges, 5-9 which has a height limit of 30ft.**

*\*(See additional comments on next page)*

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## 2. *Standard Comments and Items in Compliance*

- All final Plan sheets need to be sealed and signed by a design professional licensed in the State of New Mexico.
- If approved by the DHO, the AGIS office must approve the DXF file and proof of approval must be provided prior to final sign-off of the Plat.
- After DHO approval and final sign off, a recorded copy of the plat must be sent to the Planning Manager-Jay Rodenbeck.
- 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

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## 3. *Future Development Guidance.*

- Future development must meet all applicable standards and provisions of the IDO per (R-MH) and the DPM.  
*\*Submitted plans should demonstrate how standards are being met for any applicable previous approvals and/or current standards.*

*Please reference the following development standards from the IDO. Subject to change pending formal submittal or change in development type/use.*

- ❖ **Table III – Provisions for ABC Comp Plan Centers & Corridors.**
- ❖ **4-2 Allowed Uses, table 4-2-1. \*Reference Use Specific Standards 4-3-B-8 for Multi-Family and R-MH standards.**
- ❖ **5-1 Dimension Standards for R-MH. 5-1-G Exceptions and Encroachments.**  
**\*Plans will need to show Dimensional standards detail for new development.**  
(Setbacks, height, usable open space, Etc).

- ❖ **5-3 Access & Connectivity** requirements.
- ❖ 5-5 Parking & Loading requirements, Table 5-5-1  
**\*Plans will need to demonstrate compliance of parking requirements.**
- ❖ 5-6 Landscaping, Buffering, and Screening standards and requirements.
- ❖ **\* Plans will need to demonstrate compliance of landscaping requirements. Provide calculation detail. Including buffering and screening. 5-6 Landscaping, Buffering, and Screening standards and requirements.**
  
- \*Be aware of several sections related to new development –  
5-6-C General Landscaping, 5-6-D Required Street Trees, 5-6-F Parking Lot Landscaping, and 5-6-G Equipment/Support areas.**
  
- ❖ 5-7 Walls/Fences, table 5-7-1. **\*Development requires separate permitting.**
- ❖ 5-8 for Outdoor Lighting requirements.
  
- ❖ Section 6-1, table 6-1-1 for public notice requirements.
- ❖ 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, 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/Jay Rodenbeck/Jolene Wolfley  
Planning Department

DATE: 04/26/23



## DEVELOPMENT HEARING OFFICER (DHO)

### Parks and Recreation Department

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

#### **PR-2022-007617**

SD-2023-00056 – PRELIMINARY/FINAL PLAT

SKETCH PLAT 9-21-22 (DRB)

IDO - 2021

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LOTS TO CREATE ONE NEW LOT, DEDICATE ADDITIONAL RIGHT-OF-WAY

ALONG TOWNER AVE NE

#### **Comments:**

04-26-2023

No comments or objections to the requested action.

Comments provided by Whitney Phelan, Senior Planner, CABQ Parks & Recreation Department. Please contact via [wphelan@cabq.gov](mailto:wphelan@cabq.gov) or 505-768-5378 with questions or concerns.