



Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2022-007520 Date: 01/17/2024 Agenda Item: #11 Zone Atlas Page: NR-LM

Legal Description: Lot A, Rafar Investments

Location: 8235 Washington St NE between Paseo Del Norte NE and Anaheim NE

Application For: PS-2024-00002 – SKETCH PLAT

1. Availability Statement 220526 provided conditions to serve a hydrogen generation facility use and required public extensions. This statement is expired and will require a new one for any changes or to move forward with future proposed development.
2. The proposed plat is not changing the lot and is only for the proposed vacation therefore please only ensure to show how the statement requirements will be met for future development regarding easements.
3. No objections to the proposed vacation.
4. Please show all easements that are for public and private water and sanitary sewer.

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

Application For:

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

DEVELOPMENT FACILITATION TEAM
TRANSPORTATION DEVELOPMENT

DRB Project Number: 2022-007520
8235 Washington St. NE

AGENDA ITEM NO: 11

SUBJECT: Sketch

ENGINEERING COMMENTS:

1. Railroad easements are not under the jurisdiction of Transportation. Please provide documentation of ownership of the railroad and of their agreement to vacate this easement.
2. An approved TCL (Traffic Circulation Layout) will be required prior to site plan or Building Permit.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

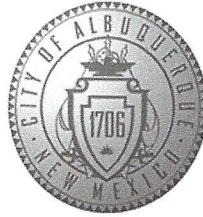
FROM: Ernest Armijo, P.E.
Transportation Development
505-924-3991 or earmijo@cabq.gov

DATE: January 17, 2024

ACTION: _____

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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



DEVELOPMENT FACILITATION TEAM

Parks and Recreation Department

PR-2022-007520

PS-2024-00002 – SKETCH PLAT

REQUEST: Vacate Existing 34 foot Railroad Easement

LOTS/SUBDIVISION: Lot A, Rafar Investments

ADDRESS/LOCATION: 8235 Washington St NE between Paseo Del Norte NE and Anaheim NE

ZONED: NR-LM

IDO: 2022

Comments:

01-17-2024

[No comments.](#)

DEVELOPMENT FACILITATIVE TEAM (DFT) 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
jeppalmer@cabq.gov

DATE: 01/17/2024

AGENDA ITEM NO: 11

PROJECT NUMBER:

[PR-2022-007520](#)

PS-2024-00002 – SKETCH PLAT

REQUEST: Vacate Existing 34 foot Railroad Easement

LOTS/SUBDIVISION: Lot A, Rafar Investments

LOCATION: 8235 Washington St NE between Paseo Del Norte NE and Anaheim NE

ZONED: NR-LM

IDO: 2022

COMMENTS:

1. Code Enforcement has no comments and no objections to the proposed action.

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

DRB Project Number: 2022-007520

Hearing Date: 01-17-2024

Project: Lot A Rafar Investments

Agenda Item No: 11

<input checked="" 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 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 has sent a comment letter (C17D130) on March 7, 2022.
- Hydrology will need a notarized letter from the owner of the existing rail road easement stating that they are vacating their rail road easement.
- Hydrology needs to approve the Grading & Drainage Plan prior to the platting action.

RESOLUTION/COMMENTS:

Code Enforcement:

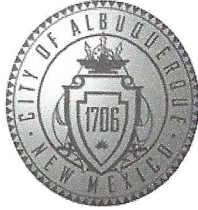
Water:

Transportation:

Planning:

☐ APPROVED
☐ DENIED

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



DEVELOPMENT FACILITATION TEAM

Planning - Case Comments

MEETING DATE: 1/17/24 -- **AGENDA ITEM:** #11

Project Number: PR-2022-007520

Application Number: PS-2024-00002

Project Name: Lot A-1 Rafar Investments (Vacate existing 34-foot railroad easement)

Request:

Sketch Plat – 8235 Washington St. NE

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

1. BACKGROUND

- This is a request for a Sketch Plat review of a future vacation of easement application to vacate a 34-foot railroad easement.
 - The subject site is zoned MX-M, and is located at 8737 Central Avenue NW.
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2. IDO/DPM COMMENTS

- An application to vacate the 34-foot railroad easement will require the submittal and Development Hearing Officer (DHO) approval of a Vacation of Easement application.
- The application forms for a Vacation of Easement are featured in the following links:
https://documents.cabq.gov/planning/development-hearing-officer/DHO_Application.pdf
<https://documents.cabq.gov/planning/development-hearing-officer/Form%20V.pdf>
- Written and signed documentation from the railroad(s) stating they have no objection to the vacation must be provided prior to DHO approval of the Vacation.

**(See additional comments on next page)*

- Per Table 6-4-3 of the IDO, a Vacation of Easement expires within 1-year of not platted, requiring the submittal of a platting application within 1-year of DHO approval of the Vacation of Easement (see platting application instructions below).
- A platting application will require the submittal and Development Hearing Officer (DHO) approval of a Minor Preliminary/Final Plat application.
- The application forms for a Minor Preliminary/Final Plat are featured in the following links:
https://documents.cabq.gov/planning/development-hearing-officer/DHO_Application.pdf
<https://documents.cabq.gov/planning/development-hearing-officer/Form%20S2.pdf>

Signatures from Hydrology, ABCWUA, and Transportation engineers and staff must be obtained on Form PLT and submitted with the platting application. They will not sign Form PLT until/unless they receive any/all required associated application approvals as listed on Form PLT. Form PLT can be obtained at the following link:

<https://documents.cabq.gov/planning/development-hearing-officer/Form%20PLT.pdf>

- The Plat must be created, as well as sealed and signed by a surveyor licensed in the State of New Mexico.
- All public notice requirements of IDO Section 6, Table 6-1-1 will need to be completed prior to submitting the platting application, and included in the platting application packet. For a Minor Preliminary/Final Plat, Neighborhood Associations (NA's) as identified by the Office of Neighborhood Coordination (ONC) must be notified by email of the proposed platting application. Notifications sent to the NA's must include the following:
 1. Completed notification form noting the application type, date/time of the DHO meeting, and that the DHO meeting will be held remotely via Zoom, providing the Zoom link to the meeting. A blank notification form can be obtained at the following link:
https://documents.cabq.gov/planning/development-hearing-officer/Emailed-Mailed-Notice-PublicMeetingHearing-Print&Fill_DHO.pdf
 2. Zone Atlas Map sheet with the site highlighted and labeled

3. Copy of the Plat

In the platting application packet, in addition to including the documentation listed above, proof of email to the NA's must be included along with the ONC confirmation email with the list of NA's to contact. ONC can be contacted at: onc@cabq.gov as well as (505) 768-3334.

- All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are required on the Plat prior to the acceptance of the application file for the Plat and placement on a DHO agenda.
- The following will need to be on the final platting sheets:
Project and Application #'s, documents signed/stamped by a design professional licensed in the State of NM.
- Prior to final sign-off of the plat, the AGIS office must approve the DXF file and proof of approval must be provided.
- The proposed platting action would be reviewed to the standards and provisions within the IDO-Integrated Development Ordinance and the standards within the DPM-Development Process Manual. Here is a link to both:
<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1>
<https://www.cabq.gov/planning/boards-commissions/development-process-manual-executive-committee>

All standards within IDO section 5-4 Subdivision of Land and 5-4(C) Compliance with Zoning Requirements apply to platting actions.

https://documents.cabq.gov/planning/development-hearing-officer/DHO_Application.pdf

<https://documents.cabq.gov/planning/development-hearing-officer/Form%20S.pdf>

<https://documents.cabq.gov/planning/development-hearing-officer/Form%20S2.pdf>

- **If infrastructure is needed**, an IL-Infrastructure list, and/or IIA-Infrastructure Improvements Agreement with financial guarantee will be required.



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FROM: Jay Rodenbeck
Planning Department

DATE: 1/16/24