



## **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-2022-007645 Date: 12/04/2024 Agenda Item: #4 Zone Atlas Page: J-10**

**Legal Description: [LOT 2-A thru 2-C, Tract S-1, UNIT 2, ATRISCO BUSINESS PARK,]**

**Request: Minor Subdivision to vacate public easement for water and sewer, regranting against Western side of three existing lots.**

**Location: [7401 LOS VOLCANES NW between BEN KEITH WAY and AIRPORT DR SW.]**

### **Application For: PS-2024-00154 – SKETCH PLAT**

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1. Confirmation with approved construction plan is needed prior to final sign off.
2. With confirmation, I have no objections to the proposed vacation or granting of new easement with the following conditions.
  - a. Please provide a trench prism showing the infrastructure and disturbances are within the proposed easement.
  - b. Provide necessary easement bump-outs for the proposed hydrants and water service as needed.
  - c. For reference please provide distances from edge of easement to the waterline and sanitary sewer line.



## DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

**PR-2022-007645**

**SD-2024-00165 – VACATION OF PUBLIC  
EASEMENT**

**SD-2024-00164 – PRELIMINARY/FINAL PLAT**

*SKETCH PLAT 9-18-24 (DFT)  
IDO – 2023*

**CSI – CARTESIAN SURVEYS, INC.** agent for GDCLV, LLC requests the aforementioned action(s) for all or a portion of: LOTS 2-A THRU 2-C, TRACT S-1, UNIT 2, ATRISCO BUSINESS PARK zoned NR-BP located at 7401 LOS VOLCANES RD NW between BEN E. KEITH WAY NW and AIRPORT DR NW containing approximately 11.0992 acre(s). (J-10)

**PROPERTY OWNERS:** GDCLV LLC ATTN: GERALD LUCERO

**REQUEST:** Minor Subdivision to vacate public easement for water and sewer, regranting against western side of three existing lots

### **Comments**

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**12-04-2024**

No objections to the requested action.

Note for future development: Street trees will be required along Los Volcanes Rd NW per 5-6(D)(1) of the IDO. City Forestry will need to evaluate the existing tree conditions.

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

**DEVELOPMENT HEARING OFFICER - HYDROLOGY SECTION**  
Anthony Montoya, Jr., PE, Senior Engineer | 505-924-3314 [amontoya@cabq.gov](mailto:amontoya@cabq.gov)

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DRB Project Number: 2022-007645 Hearing Date: **12-04-2024**

Project: 7401 Los Volcanes Rd NW Agenda Item No: **4**

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

**ENGINEERING COMMENTS:**

- Hydrology has an approved Grading & Drainage Plan with engineer's stamp 8/1/2023
- 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).

☐ 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: 2022-007645  
7401 Los Volcanes

AGENDA ITEM NO: 4

SUBJECT: Preliminary/Final Plat, Vacation of Public Easement

ENGINEERING COMMENTS:

1. Transportation has an approved TCL dated 11/22/2023. No objection.

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](mailto:earmijo@cabq.gov)

DATE: December 4, 2024

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ACTION:

APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_

DELEGATED: \_\_\_\_\_ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)



## DEVELOPMENT HEARING OFFICER

### Planning Comments

**HEARING DATE:** 12/04/2024 **AGENDA ITEM:** #4

**Project Number:** PR-2022-007645

**Application Numbers:** SD-2024-00165 Vacation of Public Easement

SD-2024-00164 Preliminary / Final Plat

**Project Name:** 7401 Los Volcanes Rd NW

**Requests:** Minor Subdivision to vacate public easement for water and sewer, re-granting against western side of three existing lots.

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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.*

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### BACKGROUND

**Items in orange type need immediate attention**

- These are requests for a Preliminary/Final Plat and Vacation of Public Water/Sewer Easement. It will create three new lots from three existing lots. Proposed Lots 2-A-A1 thru 2-C-1, Tract S-1 of the Atrisco Business Park, Unit 2, being comprised from Lot 2-A thru 2-C, Tract S-1 of the Atrisco Business Park, Unit 2.
- The property address is 7401 Los Volcanes Rd NW zoned NR-BP (Non-Residential – Business Park Zone District) and is located within Los Volcanes Neighborhood Association. It is within an area of change and not found within any special city Centers or corridors.
- The subject property is not located within any overlay zone districts. The tracts are not facing any streets. The subject property has a bike lane on Los Volcanes Rd, which is considered a Major Collector Street in the Long-Range Roadway System, (LRRS). Table 7.2.29 of the DPM- N/A and Cumulative Impacts- N/A.
- On February 14<sup>th</sup>, 2024, the Development Facilitation Team (DFT) approved a Site Plan Administrative DFT for PR-2022-007645 / SI-2023-01509 to construct a 23,924 square foot cannabis cultivation and product production facility on the subject property.

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

- On May 10<sup>th</sup>, 2023, the Development Hearing Officer (DHO) approved a Minor Preliminary/Final Plat for PR-2022-007645 / SD-2023-0053 to subdivide one existing lot 11.1793 acres in size into three lots (Lot 2-A, Lot 2-B, and Lot 2-C, Atrisco Business Park, Unit 2).

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## COMMENTS

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### 1. Items to be Completed or Corrected

- The application number must be added to the Plat.
- The AGIS office must approve the DXF file and proof of approval must be provided prior to final sign-off of a plat.
- A minor change to the infrastructure was submitted. This change must be approved.
- The date of the DHO approval shall be recorded on the Plat, per 6-6(K)(2)(k) of the IDO.
- A recorded Infrastructure Improvements Agreement (IIA) based on the IL must be submitted 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 Jay Rodenbeck at [jrodenbeck@cabq.gov](mailto:jrodenbeck@cabq.gov) and Angela Gomez at [agomez@cabq.gov](mailto:agomez@cabq.gov).
- Previously this project location had an approved Platting action and Site Plan. Within those submittal/approvals, there was an approved Landscaping Plan. There are trees in the new easement and vacated easement areas. An amendment to the Site Plan/Landscaping Plan approval will be needed in order to revise tree, and possibly shrub, locations to both avoid the utility easement and also to meet the full standards within IDO section 5-6. Please clarify and confirm that the required standards for IDO section 5-6-G are being met.

### 2. Items in Compliance or Standard Comments

- Vacation of Easement: The applicant had a sketch plat to review the vacation on 09/18/24 as required by the IDO. This is a public waterline and public sanitary sewer easement granted with the filing of a plat submitted in August of 2023, benefiting two tracts including 2-B, and 2-C.

- **This vacation of private easement request meets the following IDO criteria:**

*6-6(M)(3)(a) The public welfare does not require that the easement, private way, or public right-of-way be retained.*

*6-6(M)(3)(b) There is a net benefit to the public welfare because the development made possible by the Vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the Vacation, and there is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.*

**This is a functional easement that is being relocated against the western property line. Additionally, this request allows the property to be re-platted in order to create a new more appropriate developable area within tracts 2-B and 2-C. It would be more accommodating to have such easement relocated against such property line. The existing easement will be made redundant with this action; therefore, Planning has no objection to this request. Regarding this action, Planning defers to other DFT staff for confirmation of compliance with the IDO and DPM.**

- **The Subdivision of Land-Minor request meets the following IDO criteria:**

**6-6(K)(3)** *Any application for a Subdivision of Land-Minor shall be approved if it complies with all applicable provisions of this IDO, the DPM, and other adopted City regulations, and any conditions specifically applied to the development of the property in a prior permit or approval affecting the property.*

- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions. Re-platting action cannot increase any existing nonconformity or create a new nonconformity.

**\*Submitted plans should demonstrate how standards are being met for any applicable previous approvals and/or current standards.**

- The application includes an Archeological Certificate of 'No Effect' dated 02/13/2022 for Lot 2, Unit 2, Atrisco Business Park, Tr. S-1.
- The applicant provided public notice in compliance with IDO Table 6-1-1. Related documents are provided in the application packet.
- All final platting documents must be signed/stamped by a design professional licensed in the State of NM.

- ***If there are existing uses on the subject site and/or if a building permit(s) for future uses has been submitted***, a parking calculation table(s) must be provided as part of the platting application submittal confirming the existing land uses on the subject site, their minimum parking space requirements per Table 5-5-1 of the IDO (per lot), and their proposed/available parking spaces after the proposed subdivision (per lot). Adequate parking per Table 5-5-1 of the IDO must be provided for all the uses on the noted lots after the subdivision, or a Shared Parking Agreement(s) must be executed and recorded to accommodate any deficiencies (if any Shared Parking Agreement(s) are executed/recorded, the minimum parking requirements for all the lots included in the Agreement(s) in total must be met). ***If the entirety of the subject site is vacant and/or a building permit(s) for future uses has not been submitted, the parking calculation table is not required with the platting application.***

*Please confirm if an approved Site Development plan associated with this property exists and whether or not any changes to the parking lot layout will happen through this re-platting action.*

### **3. Future Development Guidance**

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

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

**4-2 Allowed Uses** per Table 4-2-1

**4-3 Use-specific Standards**

**5-1 Dimensional standards**

**5-2 Site Design and Sensitive Lands**

**5-3 Access & Connectivity requirements.**

**5-4 Subdivision of Land**

**5-5 Parking & Loading requirements**, Table 5-5-1. Calculations required.

**5-6**

**Landscaping, buffering, and Screening.** *Plans will need to demonstrate compliance of landscaping requirements. Provide calculations & detail.*

**5-7 Walls and Fences**

**5-8 Outdoor and Site Lighting**

**5-11 Building Design**

**5-12 Signs**





*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: Marcelo Ibarra/Jolene Wolfley/Jay Rodenbeck  
Planning Department

DATE: 12/3/24