



## Development Facilitation Team (DFT) – Review Comments

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

**DRB Project No: PR-2022-007645 Date: 03/22/2023 Agenda Item: #4 Zone Atlas Page: J-10**

**Legal Description: [LOT 2 TRACT S-1, UNIT 2, ATRISCO BUSINESS PARK]**

**Location: [LOS VOLCANES NW between GALLATIN PL NW and AIRPORT DR NW]**

### Application For: SD-2023-00053-PRELIMINARY/FINAL PLAT (DHO)

1. Availability Statement 221209 has been executed and provides conditions for service for a 23,700 sq ft industrial building and for the proposed subdivision.
  - a. A public water and public sanitary sewer extension is required and noted on the Infrastructure List.
2. Please ensure that the public water and public sanitary sewer infrastructure is not within a sideyard easement and is within a corridor acceptable to the Water Authority. The easement shall be aligned along an appropriate drive isle free of curb and gutter and the proposed infrastructure shall not be under parking spots or any landscaping.
  - a. The easement may need to be relocated to the entrance
3. Provide a site utility plan showing the proposed infrastructure also labeling private vs. public infrastructure on the utility plan.
4. Please add the following note to the plat:  
**ABCWUA Public Water & Sanitary Sewer Easements**  
Albuquerque Bernalillo County Water Utility Authority (ABCWUA) is granted easement(s) in the dimensions noted on this plat for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary service lines, equipment and facilities reasonably necessary to provide service together with free access on and over the easement and the right to remove trees, shrubs, undergrowth and any other obstacles, modifications, or structures which interfere with use of the easement.

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

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2022-007645  
7401 Los Volcanes

AGENDA ITEM NO: 4

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. Existing sidewalk width along Los Volcanes is called out as 4'. 6' sidewalk is required in this area with a 4-foot ADA pathway around all obstructions within right-of-way. The response to comments stated there would be a justification letter to request this remain, but I could find no justification letter in the submittal. 4' is below minimum City required sidewalk width. Please provide the required 6' minimum sidewalk.
2. For any future development, a Traffic Circulation Layout will be required prior to Building Permit. Please ensure all lots meet parking requirements for the development currently on each proposed lot.

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: March 22, 2023

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ACTION:

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

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

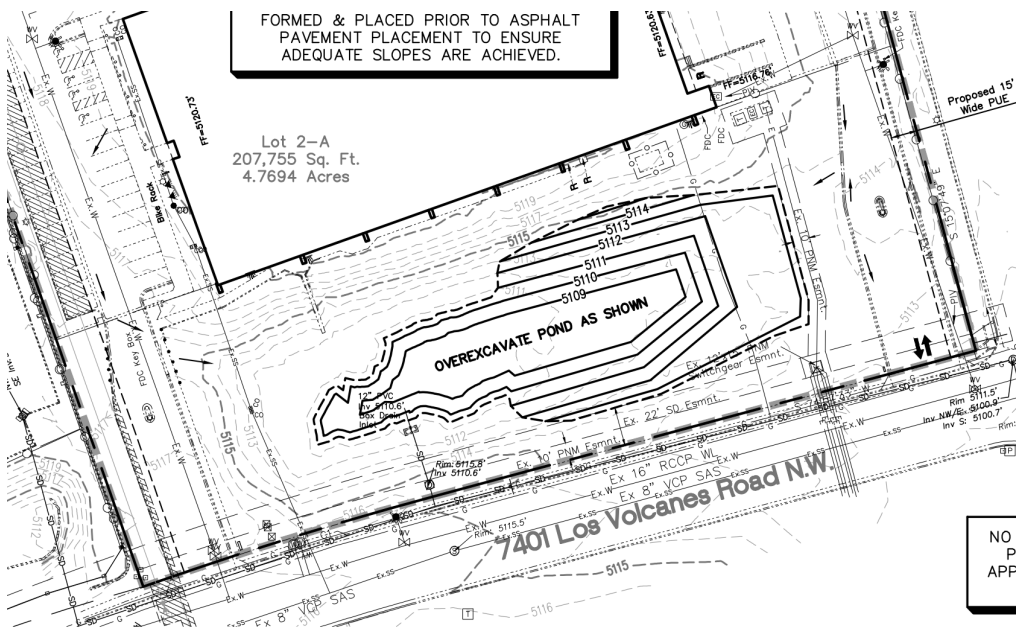
**DEVELOPMENT HEARING OFFICER - HYDROLOGY SECTION**  
 Renée Brissette, PE, Senior Engineer | 505-924-3995 [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov)

DRB Project Number: 2022-007645 Hearing Date: 03-22-2023  
 Project: Lot 2-A, 2-B, & 2-C, Tract S-1, Atrisco Business Park, Unit 2 Agenda Item No: 4

<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 an approved Conceptual Grading & Drainage Plan (J10D027) with engineer's stamp 02/21/2023.
- The existing detention pond needs to be in a private drainage easement with the drainage easement notes showing maintenance responsibility for all three lots.



- Hydrology has no objection to the Infrastructure List.
- Comment - Hydrology needs to approve the Grading & Drainage Plan prior to Building Permit.

APPROVED      DELEGATED TO:  TRANS    HYD    WUA    PRKS    PLNG  
 DENIED      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: 3/22/2023

### **AGENDA ITEM NO: 4**

### **DHO PROJECT NUMBER:**

**PR-2022-007645**

**SD-2023-00053 – PRELIMINARY/FINAL PLAT**

**IDO - 2021**

### **PROJECT NAME:**

**CARTESIAN SURVEYS, INC.** agent for **RAY'S FLOORING SPECIALISTS INC.** requests the aforementioned action(s) for all or a portion of: **LOT 2 TRACT S-1, UNIT 2, ATRISCO BUSINESS PARK**, zoned **NR-BP**, located on **LOS VOLCANES NW** between **GALLATIN PL NW** and **AIRPORT DR NW** containing approximately 11.1793 acre(s). (J-10)

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

**REQUEST:** TO SUBDIVIDE ONE EXISTING LOT TO CREATE 3 NEW LOTS, GRANT PUBLIC EASEMENTS AND SIDEWALK WIDTH DETERMINATION

### **COMMENTS:**

1. Property is zoned NR-BP and is located within the Atrisco Business Park, Z-92-57. Any changes involving the site plan must be submitted as an Amendment to any existing approved plan, and with compliance with the Atrisco Business Park Master Plan. Where they are silent, all re-plat and development must meet standards of the IDO (NR-BP), the DPM, and other City regulations.
2. The proposed lot split is removing a large number of parking spaces from the existing building. All required parking of the building located on Lot 2-A should be kept within Lot 2-A, to ensure sufficient parking is available to the existing business use. If needed, a Shared Parking Agreement may need to be recorded to allow sharing of spaces between Lot 2-A and proposed Lot 2-B.
3. Code Enforcement has no further comments at this time.



## DEVELOPMENT HEARING OFFICER

### Planning - Case Comments

**HEARING DATE:** 2/22/23 -- **AGENDA ITEM:** 2

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

**Application Number:** SD-2023-00053

**Project Name:** Los Volcanes NW (Gallatin and Airport Drive)

**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:**

- 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.  
Los Volcanes is a Major Collector (not in a Center). Please detail existing sidewalk and landscape buffer widths.  
The table requirements are for a 6-foot sidewalk and a 5-6 foot landscape buffer.  
A justification letter regarding maintain existing widths that meet ADA could be provided with the application, and the DHO would made a determination on maintaining existing widths. Any determination that is approved needs to be added as a note on the Plat.
- 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 the Atrisco Business Park plan. Where silent all development must meet standards and provisions of IDO (NR-BP) and the DPM.
- Please clarify if or how the replat will affect the existing site and site features.

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

Structures, **access, parking**, landscaping, Etc.

- 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 NR-BP. 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.



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FROM: Robert Webb/Jolene Wolfley  
Planning Department

DATE: 3/21/23

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## DEVELOPMENT HEARING OFFICER

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FROM: Robert Webb/Jolene Wolfley  
Planning Department

DATE: 3/21/23

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## DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

**PR-2022-007645**

**SD-2023-00053** – PRELIMINARY/FINAL PLAT

IDO - 2021

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PROPERTY OWNERS: GDCLV LLC ATTN: GERALD LUCERO

REQUEST: TO SUBDIVIDE ONE EXISTING LOT TO CREATE 3 NEW LOTS, GRANT PUBLIC EASEMENTS AND SIDEWALK WIDTH DETERMINATION

Comments:

09-28-2022

No Comments

03-22-2023

Future development will require Street Trees per IDO Section 5-6(B). No other comments or objections to this platting 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.