



Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2022-007903 Date: 1/22/2025 Agenda Item: #1 Zone Atlas Page: L-20

Legal Description: BLOCK 56-A, TRACT A, LOTS 5-10, SKYLINE HEIGHTS ADDITION

Location 600 MOON SE between SOUTHERN SE and SANTA CLARA SE

Request For: Incorporate vacated portions of Santa Clara Ave, Altez St and Erbbe ST SE Right-of-Way with adjacent properties and dedicate private and public easements as shown and to create one new lot.

Application For: SD-2025-00001 – PRELIMINARY PLAT

1. No objection.

Application For: VA-2025-00003 – SIDEWALK WAIVER

1. No objection.

Application For: VA-2025-00001 – WAIVER TO DPM

1. No objection.

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
jppalmer@cabq.gov

DATE: 01/22/2025

AGENDA ITEM NO: 1

PROJECT NUMBER:

[PR-2022-007903](#)

SD-2025-00001 – PRELIMINARY PLAT

VA-2025-00003 – SIDEWALK WAIVER

VA-2025-00001 – WAIVER TO DPM

SKETCH PLAT 7-3-24 (DFT)

IDO - 2023

PROJECT NAME:

JAG PLANNING & ZONING, JUANITA GARCIA agent for **SOME INVESTMENTS, LLC AND OTHERS** requests the aforementioned action(s) for all or a portion of: **BLOCK 56- A, TRACT A, LOTS 5-10, SKYLINE HEIGHTS ADDITION** zoned **NR-C** located at **600 MOON SE** between **SOUTHERN BLVD SE** and **TRUMBULL AVE SE** containing approximately **6.1948 acre(s). (L-20)**

PROPERTY OWNERS: SOME INVESTMENTS LLC

REQUEST: Incorporate vacated portions of Santa Clara Ave, Altez St and Erbbe ST SE Right-Of-Way with adjacent properties and dedicate private and public easements as shown and to create one new lot.

COMMENTS:

1. Code Enforcement has no comments and no objections.



DEVELOPMENT FACILITATION TEAM

Parks and Recreation Department

PR-2022-007903

SD-2025-00001 – PRELIMINARY PLAT

VA-2025-00003 – SIDEWALK WAIVER

VA-2025-00001 – WAIVER TO DPM

for all or a portion of: **BLOCK 56-A, TRACT A, LOTS 5-10, SKYLINE HEIGHTS ADDITION** zoned **NR-C** located at **600 MOON SE** between **SOUTHERN BLVD SE** and **TRUMBULL AVE SE** containing approximately **6.1948** acre(s). (**L-20**)

REQUEST: Incorporate vacated portions of Santa Clara Ave, Altez St and Erbbe ST SE Right-Of-Way with adjacent properties and dedicate private and public easements as shown and to create one new lot.

SKETCH PLAT 7-3-24 (DFT)
IDO - 2023

Comments:

1.21.2025

No objections to the requested actions. Please confirm the items below.

07-10-2024

Please verify whether the existing landscape buffers are adequate to accommodate landscaping that could be required if the site is redeveloped. Future redevelopment may require street trees. IDO 14-16-5-6(D) has more information regarding the street tree ordinance and requirements.

No other comments at this time.

DEVELOPMENT HEARING OFFICER - HYDROLOGY SECTION
Anthony Montoya, Jr., PE, Senior Engineer | 505-924-3314 amontoya@cabq.gov

DRB Project Number: 2022-007903 Hearing Date: 01-22-2025
600 Moon SE -
BLOCK 56- A, TRACT A, LOTS
5-10, SKYLINE HEIGHTS
Project: ADDITION Agenda Item No: 1

<input type="checkbox"/> Minor Preliminary / Final Plat	<input checked="" 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 needs an approved Grading and Drainage Plan prior to approval of Preliminary Plat or Site Plan for Building Permit.
- 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: 2022-007903
600 Moon St.

AGENDA ITEM NO: 1

SUBJECT: Preliminary Plat, Sidewalk Waiver, Waiver to DPM

ENGINEERING COMMENTS:

1. No objection to sidewalk or DPM waiver. As these streets are private and there are no properties which pedestrian traffic is required Transportation has no objection.
2. No objection to plat.
For Future Development
3. A Traffic Circulation layout will be required prior to Site plan or Building Permit.
4. A Traffic Scoping Form will be required for review to determine if a Traffic Impact Study is required.

. 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 22, 2025

ACTION:

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

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



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

HEARING DATE 01/22/25 AGENDA ITEM No. 1

Project Number: PR-2022-007903

Application Number: SD-2025-00001-Preliminary Plat
VA-2025-00003-Sidewalk Waiver
VA-2025-00001-Waiver to DPM

Project Name: 600 Moon SE between SOUTHERN BLVD SE and TRUMBULL AVE SE

Request: Major Preliminary Plat, Waiver to DPM for sidewalk and landscape buffer. Incorporate vacated portions of Santa Clara Ave SE, Altez St SE and Erbbe St SE Right-of-Way to combine with adjacent properties and dedicate private and public easements as shown to create one new lot.

BACKGROUND

- There are 8 existing lots and the proposed Preliminary Plat would create 9 lots. Lot 56A, Block 56A is being subdivided to become Block 56-A1 and Block 56-A2. It would incorporate the vacated portions of Santa Clara Ave SE, Altez St SE and Erbbe St SE with adjacent properties and dedicate private and public easements.
- The vacation of right-of-way of Santa Clara Ave. SE and Altez St SE was approved by the City Council in April of 2024 (EC-24-88); and both are intended to remain as a private access easement with public utility easements. Erbbe St. was vacated by the City Commission in 1957. The Applicant is requesting to incorporate the vacated streets into the properties included in this Plat as well and to maintain the vacated Erbbe St. as another public utility easement.
- Per Table 6-4-3, the Platting action for the Vacation is compliant within the time frame of one year from City Council's approval.
- This is also a request for a Waiver to section 7 of the DPM, Table 7.2.29, regarding Sidewalk width requirements and a landscape buffer to allow existing conditions to remain along Santa Clara Ave SE and Altez St SE.

- Southern Blvd SE is a Minor Collector which requires a 6-foot sidewalk and a 5–6-foot Landscape Buffer.
- Santa Clara Ave SE, Altez St SE, and Moon St are local roadways which require a 5-foot sidewalk and a 4-6-foot Landscape Buffer.
- The subject site is zoned NR-C and is not located within any overlay zones, corridors and/or Centers.

COMMENTS

Items in orange type need attention

- Add a note to the plat stating approval of the vacated right-of-way of Santa Clara Ave. SE and Altez St SE by City Council with date.
- Planning defers to Transportation regarding the Sidewalk Waiver request and its compliance with 6-6(P)(3) of the IDO.
- The required signatures from the surveyor, property owner(s) and the City Surveyor for a Major Preliminary Plat are on the Plat.
- DXF approval from AGIS has been obtained.
- Applicant has provided an Infrastructure List to provide/repair sidewalks on Southern Blvd and Moon St.
- Project and application numbers must be added to the Plat and Infrastructure List.
- An Archaeological Certificate of No Effect was submitted with this request.
- Per 6-6(L)(2)(c) Preliminary Plat, the applicant shall provide an IIA and construction plans and specifications for all required improvements conforming to the Preliminary Plat, pursuant to Subsection 14-16-6-4(Q). **A recorded IIA based on the approved Infrastructure List must be submitted with a Final Plat application submittal prior to the acceptance of the Final Plat application submittal and placement on a DHO agenda.**
- All public notice requirements of IDO Section 6, Table 6-1-1, have been completed prior to this submittal. Related documents are included in the submittal package.

- The Real Property Division will need to sign the plat regarding the acquisition of the right-of-way, once approved.

Waiver to DPM (VA-2025-00001)

The applicant has shown justification for a Waiver to the sidewalk widths and landscape buffer due to 'pre-existing obstructions that cannot be easily or economically relocated' such as the present utility poles. This waiver request is not materially contrary to the public safety, health, or welfare.

Transportation has no objections to the waiver requests.

6-6(L)(2)(d) Final Plat

1. Within 1 year after DHO approval, or approval with conditions, of a Preliminary Plat, the applicant shall submit a Final Plat that includes all changes, conditions, and requirements contained in the Preliminary Plat approval.
2. City Planning Department staff shall refer the submittal to required commenting agencies pursuant to Subsection 14-16-6-4(I).
3. Required commenting agencies pursuant to Subsection 14-16-6-4(I) shall review the submittal and forward any comments and a recommendation to the DHO.
4. The DHO shall conduct a public hearing and make a decision on the application.
5. Final Plats shall include a list of any Vacations, Variances, Waivers, and deviations granted as an exhibit or note.
6. Staff from required commenting agencies pursuant to Subsection 14-16-6-4(I)(5) shall review final plats administratively for compliance with conditions of approval, DPM standards, and zoning standards.
7. The date of the DHO approval shall be recorded on the final plat, and verification of compliance with conditions of approval shall be dated and verified by the signatures of the required commenting agencies pursuant to Subsection 14-16-6-4(I)(5) and certifications required by the DPM.

8. The applicant shall then record the final plat with the Bernalillo County Clerk as soon as possible, but in no case more than 30 consecutive days from the date of the last signature on the final plat, or the subdivision shall be voided.
 - a. A plat that is not recorded in a timely manner may not be used as the basis for legal transfer of property where a subdivision is required.
 - b. The applicant shall provide the City a digital copy of the recorded plat.

6-6(L)(3) Review and Decision Criteria

An application for a Subdivision of Land – Major shall be approved if it meets all of the following criteria.

- 6-6(L)(3)(a) A Preliminary Plat shall be approved if it complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.
- 6-6(L)(3)(b) A Final Plat shall be approved if it includes all changes, conditions, and requirements contained in the Preliminary Plat approval.

****Beginning at 5:00 pm on January 16, 2025, our current POSSE and AVOLVE application processing systems will be taken offline as we transition to our new software system, ABQ-PLAN. As of this date and time (January 16, 2025 at 5:00 pm), our online application processing services will not be available, we will not be able to accept payments, and users will not be able to apply for new applications at PLNDRS@cabq.gov. We anticipate the transition will be complete and ABQ-PLAN will go live on January 28, 2025.*

Visit <https://www.cabq.gov/planning/abq-plan> for more information. While PLNDRS@cabq.gov will otherwise continue to be available for supplemental submittals for already-active cases and inquiries, the response time might be delayed.



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: Antoni Montoya/Jay Rodenbeck
Planning Department

DATE: 1/21/2025



Kizito Wijenje
EXECUTIVE DIRECTOR

January 10, 2025

MEMORANDUM

- To:** **Angela Gomez**, DHO Hearing Monitor, agomez@cabq.gov
Robert Lucero, DHO Hearing Officer
Brennon Williams, DHO Hearing Officer
Matt Myers, DHO Hearing Officer
Robert Webb, DHO Planner, rwebb@cabq.gov
Development Facilitation Team (DFT)
Jay Rodenbeck, Planning Department, jrodenbeck@cabq.gov
Ernest Armijo, P.E., Transportation Development, Planning Department,
earmijo@cabq.gov
Tiequan Chen, P.E., Hydrology & City Engineer's Representative, Planning Department,
tchen@cabq.gov
David Gutierrez, P.E., Albuquerque/Bernalillo County Water Utility Authority,
dggutierrez@abcwua.org
Jeff Palmer, Code Enforcement Division's Representative, Planning Department,
jppalmer@cabq.gov
Cheryl Somerfeldt, Parks and Recreation, csomerfeldt@cabq.gov
- Cc:** Kizito Wijenje AICP, Executive Director, APS Capital Master Plan
Karen Alarid, Executive Director APS Facility Planning & Construction
Serina Gallegos, APS Real Estate
Margaret Callahan, APS Real Estate
John Valdez, AICP, Facilities Master Planner, State of NM Public Schools Facilities Authority
Sarah Young, AICP, Senior Planner Manager, APS Capital Master Plan
Cordell Bock, Planner II, APS Capital Master Plan
Hodgin Serrullo, Planner II, APS Capital Master Plan
- From:** Rachel Hertzman, AICP, Planner II, APS Capital Master Plan
- Re:** CABQ Development Hearing Officer Case January 22, 2025, PR #2022-007903 (Case 1 of 1)
- 1. Project #2022-007903**
- a. DHO Description: Incorporate vacated portions of Santa Clara Ave, Altez St and Erbbe St SE Right-Of-Way with adjacent properties and dedicate private and public easements... to create one new lot.



Kizito Wijenje

EXECUTIVE DIRECTOR

- b. Site Information: Skyline Heights Addition, Block 56-A, Tract A.
- c. Site Location: Located at 600 Moon SE between Southern Blvd SE and Trumbull Ave SE.
- d. Request Description: Consolidation into one lot. Request approval of a waiver for the sidewalk, landscape, curb, and gutter requirements.
- e. No comments.

Emailed January 9, 2025
DHO Comments for Meeting on 1/22/2025

To: Angela Gomez, Development Review Services Hearing Monitor
City of Albuquerque

From: Jared Romero, P.E., CFM, Drainage Engineer
AMAFCA

RE: DHO COMMENTS for PR-2022-007903

BLOCK 56-A, TRACT A, LOTS 5-10, SKYLINE HEIGHTS ADDITION: ZAP: L-20

SD-2025-00001 –
PRELIMINARY
PLAT

- AMAFCA has no adverse comments to the preliminary plat

VA-2025-00003 –
SIDEWALK
WAIVER

AMAFCA has no adverse comments to the request for waiver of the DPM requirements for sidewalk and landscape buffer.

VA-2025-00001 –
WAIVER TO
DPM