



## **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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**Project No: PR-2022-007903 Date: 2/07/2024**

**Agenda Item: #4**

**Zone Atlas Page: L-20**

**Legal Description: LOT 56-A, SKYLINE HEIGHTS ADDITION**

**Location 600 MOON SE between SOUTHERN SE and SANTA CLARA SE**

**Application For: Vacate Santa Clara Ave SE and Altez ST NE (Public Right-Of-way) as shown on maps and convert into private right-of-way**

### **Application For: SD-2024-00007 – VACATION OF PUBLIC RIGHT-OF-WAY**

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1. No objection to the proposed vacation.
  - a. Please note the corridor being vacated needs to include proper easements prior to signature of the plat. Please work with Utility Development to ensure that is completed.
  - b. Please review Sketch Plat comments and address those for the plat when that application comes in.

## 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:** 02/07/2024

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

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

**PR-2022-0007903**

**SD-2024-00007 – VACATION OF PUBLIC RIGHT-OF-WAY**

*SKETCH PLAT 12-13-23 (DFT)*

*IDO - 2022*

#### **PROJECT NAME:**

**JAG PLANNING & ZONING, LLC | JUANITA GARCIA** agent for **SOME INVESTMENTS, LLC** requests the aforementioned action(s) for all or a portion of: **LOT 56-A, SKYLINE HEIGHTS ADDN** zoned **NR-C** located at **600 MOON ST SE** between **SOUTHERN SE** and **SANTA CLARA SE** containing approximately **0.9335** acre(s).  
**(L-20)**

**PROPERTY OWNERS:** SOME INVESTMENTS LLC GROUP II U26 VC LLC C/O WRIGHT BILLY J ROOM 115 & TRACT 5 U26 LLC

**REQUEST:** VACATE SANTA CLARA AVE SE AND ALTEZ ST NE

#### **COMMENTS:**

1. Code Enforcement has no comments and no objections.

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: 2022-007903 Hearing Date: 02-07-2024  
Project: 600 Moon SE 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 type="checkbox"/> Vacation of Public Easement	<input checked="" type="checkbox"/> Vacation of Public Right of Way

**ENGINEERING COMMENTS:**

- Hydrology has no objection to the vacating of the Public R.O.W.

**Comments - PLAT**

- Hydrology will need a Public Drainage Easement over the two existing public storm drains (a 24-in and a 48-in).
- Please add the City's standard drainage easement language to the plat.

**DRAINAGE EASEMENT LANGUAGE FOR SUBDIVISION PLAT**

Areas designated on the accompanying plat as "drainage easements" are hereby dedicated by the owner as a perpetual easement for the common use and benefit of the various lots within the subdivisions for the purpose of permitting the conveyance of storm water runoff and the constructing and maintaining of drainage facilities in accordance with standards prescribed by the City of Albuquerque. Grantor shall construct drainage facilities in the easement in accordance with standards prescribed by the City and plans and specifications approved by the City Engineer in accordance with the Drainage Report with engineer's stamp date \_\_\_\_\_ and the Grading and Drainage Plan with engineer's stamp date \_\_\_\_\_ which report and plans are on file in the office of the City Engineer File # \_\_\_\_\_. No fence, wall, planting, building or other obstruction may be placed or maintained in easement area without approval of the City Engineer of the City of Albuquerque. There also shall be no alteration of the grades or contours in said easement area without the approval of the City Engineer. It shall be the duty of the lot owners of this subdivision to maintain said drainage easement and facilities at their cost in accordance with standards prescribed by the City of Albuquerque. The City shall have the right to enter periodically to inspect the facilities. In the event said lot owners fail to adequately and properly maintain drainage easement and facilities, at any time following fifteen (15) days written notice to said lot owners, the City may enter upon said area, perform said maintenance, and the cost of performing said maintenance shall be paid by applicable lot owners proportionately on the basis of lot ownership. In the event lot owners fail to pay the cost of maintenance within thirty (30) days after demand for payment made by the City, the City may file a lien against all lots in the subdivision for which proportionate payment has not been made. The obligations imposed herein shall be binding upon the owner, his heirs, and assigns and shall run with all lots within this subdivision.

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

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

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The Grantor agrees to defend, indemnify, and hold harmless, the City, its officials, agents and employees from and against any and all claims, actions, suits, or proceedings of any kind brought against said parties for or on account of any matter arising from the drainage facility provided for herein or the Grantor's failure to construct, maintain, or modify said drainage facility.

☐ 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: 4

SUBJECT: Vacation of Public ROW

ENGINEERING COMMENTS:

1. No objection to the Vacation.

For Plat

2. Santa Clara and Altez would need to meet design requirements of a local roadway including having a 5' sidewalk with 4' to 6' landscape buffer.
3. Moon is a local road and requires a minimum 5' sidewalks with a 4' to 6' landscape buffer. Southern is a minor collector and requires a 6' sidewalk with a 5' to 6' landscape buffer.

For Future Development

4. A Traffic Circulation layout will be required prior to Site plan or Building Permit.
5. 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](mailto:earmijo@cabq.gov)

DATE: February 7, 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:** 2/7/24 -- **AGENDA ITEM:** #4

**Project Number:** PR-2022-007903

**Application Number:** SD-2024-00007

**Project Name:** 600 MOON ST SE

**Request:**

Vacation of Public Right of Way

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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:

Items in **orange type** need to be addressed

#### Background:

- Two separate Sketch Plats were completed for this location; the first Sketch Plat was reviewed by the Development Review Board (DRB) on November 30<sup>th</sup>, 2022, and the second Sketch Plat was reviewed by the Development Facilitation Team (DFT) with comments provided to the applicant on December 12<sup>th</sup>, 2023.
- Applicant is requesting a Vacation of Public Right of approximately 40,665 sq. ft. Per 6-6(M)(1)(b) of the IDO, the vacation of more than 5,000 square feet or the entire width of a street requires City Council approval, with the DHO being a recommending body.
- The IDO zone district for the subject site is NR-C and is located on the corner of Southern Ave. and Moon St.

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#### 1. Items that need to be completed or corrected

- Please confirm the details of the proposed Public Right of Way Vacation.

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

- A platting application for DHO review and approval must be submitted within one year of City Council approval of the Vacation, and the platting application will not be accepted and placed on a DHO agenda until/unless the City Council approves the ROW Vacation.
- Please confirm that the dimensional standard requirements for the existing development will not be affected by the Vacation and future replat.
- Per the submittal letter, please confirm that the existing access and the existing utilities will not be affected by the Vacation and future replat.
- Future platting action will need to demonstrate compliance with **Section 7 of the DPM Table 7.2.29** and Required Improvements section from 5-4(N) of the IDO. \*Regarding Sidewalk width requirements and the landscape buffer.  
**\*Verification of standards per Transportation\***  
*Santa Clara and Altez would need to meet design requirements of a local roadway including having a 5' sidewalk with 4' to 6' landscape buffer.*  
*Moon is a local road and requires a minimum 5' sidewalks with a 4' to 6' landscape buffer. Southern is a minor collector and requires a 6' sidewalk with a 5' to 6' landscape buffer.*
- The Application numbers must be added to the Vacation documentation and the future Plat & Infrastructure List (IL) prior to final sign-off of the Plat.
- A copy of the AGIS-approved DXF file must be submitted prior to the final sign-off of the Plat.
- Per 6-6(L)(2)(d)(7) of the IDO, the date of the DHO approval shall be recorded on the Plat.
- After DHO approval and final sign off of the replat, 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).
- A complete Infrastructure List (IL) and a recorded Infrastructure Improvements Agreement (IIA) based on the IL must be submitted prior to final sign-off of the future Plat.
- Per 6-6(K)(2)(I) of the IDO, the applicant shall record the Plat with the Bernalillo County Clerk within 3 months after the date of the final signature on the Plat, or the subdivision shall be voided.
- Be aware of 6-4(J) **Referrals to Commenting Agencies** – Mapped area of Kirtland Air Force Base staff.

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

- Final submitted documents must be sealed and signed by a design professional licensed in the State of New Mexico.

- The submittal included justification detail for the proposed Vacation per IDO section 6-6-M-3.
- 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.
- All public notice requirements of IDO Section 6, Table 6-1-1 were completed and included in the submittal. There were no neighborhood associations to contact for this location, per ONC. However, Neighborhood property owners were sent notice by mail.

***\*Project has been reviewed to the standards and provisions within the IDO-Integrated Development Ordinance and the standards within the DPM-Development Process Manual.***

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### **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-C*) 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**, table 4-2-1.  
Follow the Use Specific Standards per 4-3 of the IDO for any proposed uses for NR-C.
- ❖ **5-1 Dimension Standards for NR-C.** 5-1-G Exceptions and Encroachments.  
*\*Plans should include measurements for setback, separation, height elevations, etc.*  
*All will need to show standards and requirements are being met.*
- ❖ **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.** *\*Several standards exist.*
- ❖ **5-7 Walls/Fences**, table 5-7-1. **\*Development requires separate permitting.**
- ❖ **5-8 for Outdoor Lighting requirements.**
- ❖ **5-11-E Building/Façade Design.**
- ❖ **5-12 Signage requirements.**
- ❖ **5-13 Operation and Maintenance**
- ❖ **Section 6-1, table 6-1-1 for public notice requirements.**
- ❖ **6-4(R) Dedications.**
- ❖ 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 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  
Planning Department

DATE: 2/5/24



**Kizito Wijenje**  
EXECUTIVE DIRECTOR

January 24, 2024

**MEMORANDUM**

**To:** **Angela Gomez**, DHO Hearing Monitor, [agomez@cabq.gov](mailto:agomez@cabq.gov)  
**Robert Webb**, DHO Planner, [rwebb@cabq.gov](mailto:rwebb@cabq.gov)  
Development Facilitation Team (DFT)  
Jay Rodenbeck, Planning Department, [jrodenbeck@cabq.gov](mailto:jrodenbeck@cabq.gov)  
Ernest Armijo, P.E., Transportation Development, Planning Department,  
[earmijo@cabq.gov](mailto:earmijo@cabq.gov)  
Tiequan Chen, P.E., Hydrology & City Engineer's Representative, Planning  
Department, [tchen@cabq.gov](mailto:tchen@cabq.gov)  
David Gutierrez, P.E., Albuquerque/Bernalillo County Water Utility Authority,  
[dggutierrez@abqwua.org](mailto:dggutierrez@abqwua.org)  
Jeff Palmer, Code Enforcement Division's Representative, Planning Department,  
[jppalmer@cabq.gov](mailto:jppalmer@cabq.gov)  
Cheryl Somerfeldt, Parks and Recreation, [csomerfeldt@cabq.gov](mailto: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 February 7, 2024, PR #2022-007903  
(Case 1 of 2)

**1. Project #2022-007903**

- a. DHO Description: SD-2024-00007, Vacation of Public Right-Of-Way
- b. Site Information: Skyline Heights Addition, Lot 56-A.
- c. Site Location: 600 Moon Street SE, between Southern SE and Santa Clara SE.
- d. Request Description: Vacate Santa Clara Ave SE and Altez St NE.
- e. No comment.

**Emailed January 23, 2024**  
DHO Comments for Meeting on 2/7/2024

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

**From:** Jared Romero, P.E., CFM, Development Review Engineer  
AMAFCA

**RE: DHO COMMENTS for PR-2022-007903**

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**LOT 56-A, SKYLINE HEIGHTS ADDN:**

**ZAP: L-20**

SD-2024-00007 –  
VACATION OF  
PUBLIC RIGHT-  
OF-WAY

- AMAFCA concurs with City of Albuquerque Hydrology Section regarding the requirement for a public drainage easement for maintenance of the existing storm drain system in the roadway.