



Development Facilitation Team (DFT) – Review Comments

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

DRB Project No: PR-2023-008090 Date: 03/22/2023 Agenda Item: NA Zone Atlas Page: J-17

Legal Description: Lots 1 thru 5 BLOCK 4, WH Richardson's of Tract 4 Pueblo Alto

Location: 4915 Lomas Blvd NE between QUINCY ST NE and MONROE ST NE

Application For: SD-2023-00057 – PRELIMINARY/FINAL PLAT (DHO)

1. No objection to the lot consolidation.
2. For future development please request an availability/serviceability statement online at the following link: http://www.abcwua.org/Availability_Statements.aspx. Requests shall include fire marshal requirements.

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

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2023-008090
4915 Lomas

AGENDA ITEM NO: 8

SUBJECT: Sketch Plat

ENGINEERING COMMENTS:

1. Please provide a diagram showing sidewalk widths in relation to the property line. You have provided required sidewalk and landscape buffer on the infrastructure list but it needs to be determined if this would fit within the existing ROW or if ROW dedication would be required.
2. Lomas, as a Principal Arterial, also requires a minimum ROW width of 106' based on the DPM table 7.3.34. Any deviations from this would require a DHO Determination based on a justification letter that would need to be provided. I did not see a justification letter attached.
3. The curb cut on Quincy nearest to Lomas is too close to the intersection. In its current configuration the ADA ramp makes a sharp transition from corner curb ramp transition to driveway transition. A minimum 5' flat portion of sidewalk needs to be between the corner ramp transition and the driveway transition to meet ADA standards. Calling this out on the infrastructure list is not needed and just needs to be show on a plan.
4. Future development will require an approved TCL prior to building permit.

. 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: March 22, 2023

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APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __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

DRB Project Number: 2023-008090 Hearing Date: 03-22-2023
 Project: Lots 1 – 5, WH Richardson’s
Subdivision of Tract 4, Pueblo Alto Agenda Item No: 8

<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 no objection to the platting action.
- Comment - Hydrology will need an approved Grading and Drainage Plan is required prior to Building Permit 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

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: 3/22/2023

AGENDA ITEM NO: 8

DHO PROJECT NUMBER:

PR-2023-008090

**SD-2023-00057 – PRELIMINARY/FINAL PLAT
IDO - 2021**

PROJECT NAME:

JUANITA GARCIA | JAG PLANNING & ZONING, LLC agent for **GUTIERREZ DASKALOS, LLC** requests the aforementioned action(s) for all or a portion of: **LOTS 1 THRU 5 BLOCK 4, WH RICHARDSON'S OF TRACT 4 PUEBLO ALTO** zoned **MX-M**, located at **4915 LOMAS BLVD NE** between **QUINCY ST NE** and **MONROE ST NE** containing approximately 0.3096 acre(s). (J-17)

PROPERTY OWNERS: GUTIERREZ DASKALOS LLC

REQUEST: REPLAT 5 LOTS INTO ONE NEW LOT, DEDICATE RIGHT-OF-WAY AND DEDICATE EASEMENTS AS SHOWN

COMMENTS:

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



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

HEARING DATE: 3/22/23 -- **AGENDA ITEM:** #8

Project Number: PR-2023-008090

Application Number: SD-2023-00057

Project Name: 4915 Lomas

Request:

Preliminary/Final Plat

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

COMMENTS:

- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions.
- The plat sheet needs a signature block. See the DHO website for the proper signature block.
- The DXF approval from AGIS must be obtained and the project and application numbers must be added to the Plat prior for final signoff.
- All Plan sheets must be sealed and signed by a design professional licensed in the State of New Mexico. Future Landscape Plans must be sealed and signed by a Landscape Architect licensed in the State of New Mexico.
- Please clarify compliance of section 7 of the DPM, Table 7.2.29, regarding sidewalk width and landscape buffer.
Lomas is a Major Transit Corridor requiring 6-10 foot sidewalk and 6-8 foot landscape buffer. Infrastructure list includes a 6 foot sidewalk. **Justify why a 5 foot landscape buffer is being provided.**
Quincy Road is a local road requiring a 5-foot sidewalk and a 4-6 foot landscape buffer. A landscape buffer currently exists, but there are no plants in the buffer. The infrastructure list shows a new 5-foot sidewalk. **Please detail how you are maintaining a minimum 4-foot landscape buffer.**

**(See additional comments on next page)*

- Applicant has indicated that no shared parking agreement exists with Los Cuates restaurant. Please confirm in an email for the application record.
- Future development must meet all applicable standards and provisions of IDO (MX-M) and the DPM. ***Plans should demonstrate how standards are being met.**
- Please reference the following development standards from the IDO. Subject to change pending formal submittal and/or proposed development types/uses.
 - Table III – Provisions for ABC Comp Plan Centers & Corridors.
 - 4-2 Allowed Uses, table 4-2-1. ***Reference Use table and Use Specific Standards for proposed development standards, requirements, and restrictions.**
 - 5-1 Dimension Standards for MX-M. 5-1-G Exceptions and Encroachments. ***Plans should include setback measurements and elevations with height measurements.**
 - 5-3 Access & Connectivity requirements. ***Clarify if access is affected by replat.**
 - 5-5 Parking & Loading requirements, Table 5-5-1. ***Clarify if parking is affected by replat**
 - 5-6 Landscaping, Buffering, and Screening standards and requirements. Be aware of several sections related to new development - **5-6-C General Landscaping, 5-6-D Required Street Trees, 5-6-F Parking Lot Landscaping, 5-6-G Equipment/Support areas. 5-6-E Edge buffer requirements.**
 - 5-7 Walls/Fences, table 5-7-1. *Development requires separate permitting. 5-7-D-3 for wall height exceptions.
 - 5-8 for Outdoor Lighting requirements.
 - **5-11 Building and façade design requirements.** 5-12 for Signage requirements and restrictions.
 - **Section 6-1, table 6-1-1 for public notice requirements.**
 - 7-1 Development, dwelling and use definitions.



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FROM: Robert Webb/Jolene Wolfley
Planning Department

DATE: 3/21/23



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

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Planning Department

DATE: 3/21/23