



## **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-2023-008235 Date: 4/24/2024 Agenda Item: #1 Zone Atlas Page: L-15**

**Legal Description: Tract 1-B University Village**

**Request: Subdivide One Existing lot into 2 new lots**

**Location: 1907 Buena Vista Dr. SE between Gibson Blvd and Ross Ave**

### **Application For: SD-2024-00054 – Preliminary/Final Plat (DHO)**

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**1.No objection**

- a. Add the following note on the plat when easements are being granted for public water and/or public sanitary sewer infrastructure.

**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.

### **Application For: VA-2024-00083 – Waiver to DPM (DHO)**

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**1.No objection**

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

# 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: 04/24/2024

### **AGENDA ITEM NO: 1**

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

**PR-2023-008235**

**SD-2024-00054 – PRELIMINARY/FINAL PLAT**

**VA-2024-00083 – WAIVER TO DPM**

**SKETCH PLAT 03-01-23 (DFT)**

**IDO - 2022**

#### **PROJECT NAME:**

**ARCH + PLAN LAND USE CONSULTANTS LLC** agent for **RICHARD CHESS** requests the aforementioned action(s) for all or a portion of: **TRACT 1-B, UNIVERSITY VILLAGE zoned R-MC/PD**, located at **1907 BUENA VISTA DR SE** between **GIBSON BLVD and ROSS AVE** containing approximately **33.45** acre(s). **(L-15)** [Deferred from 3/27/24L]

**PROPERTY OWNERS:** CHESS RICHARD T ETUX

**REQUEST:** SUBDIVIDE ONE EXISTING LOT INTO 2 NEW LOTS

#### **COMMENTS:**

1. Code Enforcement has no comments and no objections.

## 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:** 04/24/2024

Comments from 3/27/24 DHO Hearing:

1. The prior concerns expressed in Sketch Plat on 03/01/2023 have been addressed with the Administrative Amendment approved 11/06/2023, and included with the submittal.
2. Code Enforcement has no objections.

*Comments from DFT Sketch Plat, 3/1/23:*

1. *There are existing manufactured homes on a portion of the lot currently zoned PD. Proposed re-plat appears to show a portion of the PD lot remaining as part of the adjacent R-MC lot – along with a block of remaining manufactured homes. Please clarify.*
2. *If the PD lot is being split as noted above, this may require a re-zoning of that portion of the lot. A PD zone district must contain at least 2 acres – and the remaining PD portion with the manufactured homes on it would not meet that criteria.*
3. *Code Enforcement has no further comments at this time.*

**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: 2023-008235 Hearing Date: 04-24-2024  
Project: University Village Agenda Item No: 1

<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 checked="" 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 (L15D008B) with engineer's stamp 08/24/2023.
- Hydrology has no objection to the platting action.
- Hydrology has no objection to the DPM Variance.
- 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: 2023-008235  
1907 Buena Vista

AGENDA ITEM NO: 1

SUBJECT: Preliminary/Final Plat, Waiver DPM

ENGINEERING COMMENTS:

1. All comments have been addressed. No objection.

Future Development

2. Before a site plan can move forward a Traffic Circulation Layout must be submitted and approved. A Traffic Scoping Form needs to be sent to Matt Grush ([mgrush@cabq.gov](mailto:mgrush@cabq.gov)) to determine if a TIS is required.

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: April 24, 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:** 4/24/24 -- **AGENDA ITEM:** #1

**Project Number:** PR-2023-008235

**Application Number:** SD-2024-00054, VA-2024-00083

**Project Name:** 1907 Buena Vista Dr. SE

**Request:**

*Preliminary/Final Plat – Subdivide one lot into two. Waiver to IDO/DPM standards.*

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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 comment or corrections.

**Background:**

- The Minor Preliminary/Final Plat application is a request to subdivide an existing tract into two tracts (Tract 1-B-1 at 30.6830-acres in size and Tract 1-B-2 at 2.7556 acres in size).
- A Waiver to the Sidewalk width and Landscape Buffer requirements per Table 7.2.29 of the DPM was submitted in association with the platting application.
- The IDO zone district for the subject site is R-MC and PD.

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#### 1. ITEMS THAT NEED TO BE COMPLETED OR CORRECTED

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- **An updated plat sheet addressing the following comments must be submitted to the DFT staff.**
- An Administrative Amendment (AA) on the subject property was approved in November of 2023. (see below).

\*Please add this note to the plat.

*This Plat and future platting actions as well as future site development must meet the standards of the AA-Minor Amendment, PR-2023-008235/SI-2023-01455, which was approved by the Zoning*

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

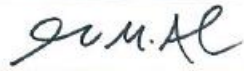
Enforcement Officer on 11/6/23, along with previous governing Site Plan approvals as well as standards from the IDO/DPM where the AA and any previous governing Site Plan approvals are silent.

## ADMINISTRATIVE AMENDMENT

**FILE #:** PR-2023-008235

**PROJECT #:** SI-2023-01455

Minor Amendment to approved Site Plan for Subdivision to memorialize phase 1-A parcel boundary (File DRB-88-171); Action will facilitate for subsequent re-plat of the subject site; Tract 1-B-1 is 30 acres in size and developed with a manufactured home community. No zone district boundaries changed with this action; No change to site access, site layout, circulation, parking, landscaping or existing structures on site.



Digitally signed by James M.  
Aranda  
Date: 2023.11.06 08:33:50 -07'00'

11/6/2023

**APPROVED BY**

**DATE**

- Confirm/discuss the details of the proposed Preliminary/Final plat; ROW, Easements, lot line adjustment. **\*Completed\***
- Please clarify the lots that will be included in the platting application (see AGIS maps below:) **\*Completed\***

City Parcel

Address: 1907 BUENA VISTA DR SE  
Apartment:  
Lot: 1A Block: 0000  
Subdivision: UNIVERSITY VILLAGE  
Pin: ABQ178063

[Remove from Results](#) [View Additional Details](#)





**Address:** 1907 BUENA VISTA DR SE  
**Apartment:**  
**Lot:** 1B **Block:** 0000  
**Subdivision:** UNIVERSITY VILLAGE  
**Pin:** ABQ178624

City Parcel

Address: 1907 BUENA VISTA DR SE  
Apartment:  
Lot: 18 Block: 0000  
Subdivision: UNIVERSITY VILLAGE  
Pin: ABQ178624

[Add to Results](#) | [View Additional Details](#)

The map displays the University Village subdivision, bounded by University Blvd to the north and Gibson Blvd to the south. The map shows several lots, including L15D002A, L15D002B, L15D003, L15D004, L15D005, L15D006, L15D007, L15D008, L15D009, L15D010, L15D011, L15D012, L15D013, L15D014, L15D015, L15D016, L15D017, L15D018, L15D019, L15D020, L15D021, L15D022, L15D023, L15D024, L15D025, L15D026, L15D027, L15D028, L15D029, L15D030, L15D031, L15D032, L15D033, L15D034, L15D035, L15D036, L15D037, L15D038, L15D039, L15D040, L15D041, L15D042, L15D043, L15D044, L15D045, L15D046, L15D047, L15D048, L15D049, L15D050, L15D051, L15D052, L15D053, L15D054, L15D055, L15D056, L15D057, L15D058, L15D059, L15D060, L15D061, L15D062, L15D063, L15D064, L15D065, L15D066, L15D067, L15D068, L15D069, L15D070, L15D071, L15D072, L15D073, L15D074, L15D075, L15D076, L15D077, L15D078, L15D079, L15D080, L15D081, L15D082, L15D083, L15D084, L15D085, L15D086, L15D087, L15D088, L15D089, L15D090, L15D091, L15D092, L15D093, L15D094, L15D095, L15D096, L15D097, L15D098, L15D099, L15D100. The map also shows the location of Lowell Elem School and the Genevieve Arroyo. The map is overlaid with a grid of streets, including University Blvd, Gibson Blvd, Sunshine Terrace Av, and others. A red circle highlights a specific lot in the center of the map.

- 3



- The date of the DHO approval shall be recorded on the Plat, per 6-6(L)(2)(d)(7) of the IDO.
- 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).
- Any granted waivers/determinations must be noted on the 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.

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## 2. STANDARD COMMENTS AND ITEMS IN COMPLIANCE

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- An archeological Certificate of No Effect has been included in the application package.
- 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.
- Applicant to ensure that all Final submitted documents are sealed and signed by a design professional licensed in the State of New Mexico.
- Signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are all provided on the plat sheet.
- 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.

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

- Per 6-6(K)(3) of the IDO, an application for a Subdivision of Land – Minor 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.
- Landscape Buffer Waiver request along Buena Vista Drive complies with 6-6(P)(3) of the IDO An application for a Waiver – DHO shall be approved if it complies with all of the following applicable criteria:

c. The established neighborhood character or landscaping on the site would be damaged to a degree that outweighs the public interest in the City's normal technical standards in that location.

2. The Waiver will not be materially contrary to the public safety, health, or welfare.

3. The Waiver does not cause significant material adverse impacts on surrounding properties.

Due to existing obstructions and challenges, such as existing Utility Poles, fences, and the existing slope, applicant is unable to provide a landscape buffer. This request is consistent with the neighborhood character, is not materially contrary to the public safety, health, or welfare, and does not cause significant material adverse impacts on surrounding properties.

*If the DHO approves this request, a note reflecting the granted Waiver must be added to the plat sheet.*

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### 3. FUTURE DEVELOPMENT GUIDANCE

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*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 R-MC & PD*) and the DPM. *\*Submitted plans should demonstrate how standards are being met for any applicable & previous approvals and/or current standards.*

**Due to the floating zone line and PD zone, future development will require either a Zone Map Amendment or Site Plan-EPC. Per 6-6-K-2-c and 6-7-G-2-f.**

- ❖ **2-6(A) Planned Development Zone District (PD)**
- ❖ **2-3(C) RESIDENTIAL – Manufactured Home Community Zone District (R-MC)**
- ❖ **3-3 Airport Protection Overlay Zone**
- ❖ **4-2 Allowed Uses**, table 4-2-1.  
Follow the Use Specific Standards per section 4-3 of the IDO for any proposed uses for R-MC.
- ❖ **5-1 Dimension Standards for R-MC.** 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.*

- ❖ **5-2 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.*  
*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, and 5-6-E Edge buffer requirements.*
- ❖ **5-7 Walls/Fences**, table 5-7-1. **\*Development requires separate permitting.**
- ❖ **5-8 for Outdoor Lighting** requirements.
- ❖ **5-11-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.**
- ❖ **Zone Map Amendment 6-6-K-2-c and 6-7-G-2-f.**
- ❖ **7-1 Development, Dwelling, 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: Hannah Aulick/Robert Webb/Jay Rodenbeck  
Planning Department

DATE: 4/24/24

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