DEVELOPMENT HEARING OFFICER

Planning - Case Comments

***HEARING DATE**: 2/22/23 -- **AGENDA ITEM**: 1*

***Project Number**: PR-2023-008238*

***Application Number**: SD-2023-00039*

***Project Name**: Eagle Rock dedication*

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:

Planning has no objections to the replatting actions.

- Final plan sheets must be sealed and signed by a design professional licensed in the State of New Mexico. Project and application numbers must be added.

- Future development must meet all applicable standards and provisions of IDO and the DPM.

- 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.
  **Compliance with section 7 of the DPM is required per Table 7.2.29.*
  Sidewalk width requirements and landscape buffer.

Please reference the following development standards from the IDO. Subject to change pending formal submittal and/or proposed development types/uses.

**(See additional comments on next page)*

- 4-2 Allowable uses and Use Specific Standards.
- 5-1 Dimension Standards. 5-1-G Exceptions and Encroachments.
  Property is in an area of consistency. Lot size calculations per Code enforcement.
- Section 6-1, table 6-1-1 for public notice requirements.
- Dedications per 6-4-R.

- Platting actions per 6-6-K Subdivision of Land-Minor or 6-6-L Subdivision of Land-Major.
- Vacations per 6-6-M. May require additional approvals.
- 7-1 Development, dwelling and use definitions.

Copies of previous actions below-

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 21, 2007

Project# 1003703
07DRB-70338 VACATION OF PUBLIC RIGHT-OF-WAY

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 1-P1 & 15-P1, Block(s) 2, **NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as EAGLE'S VIEW ESTATE),** zoned RD/3du/a, located on VENTURA ST NE BETWEEN EAGLE ROCK AVE NE AND OAKLAND AVE NE containing approximately 6 acre(s). (C-20)

At the November 21, 2007, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B)(1)(3) of the Subdivision Ordinance.

(A)(1) The public road easement vacation request was filed by the owners of a majority of the rear footage of land abutting the proposed vacation.

(B)(1) The public welfare is in no way served by retaining the public road easement.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.
2. The vacated property shall be shown on the replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

If you wish to appeal this decision, you must do so by December 6, 2007 in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

The date the determination in question is issued is not included in the 15-day period for filing an appeal.

DEVELOPMENT REVIEW BOARD
Action Sheet

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

November 21, 2007 9:00 AM
MEMBERS:

Sheran Matson, AICP, DRB Chair
Angela Gomez, Administrative Assistant

Kristal Metro, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA
Christina Sandoval, Parks & Recreation

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4.	**Project# 1003703** 07DRB-70338 VACATION OF PUBLIC RIGHT-OF-WAY	ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 1-P1 & 15-P1, Block(s) 2, **NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as EAGLE'S VIEW ESTATE),** zoned RD/3du/a, located on VENTURA ST NE BETWEEN EAGLE ROCK AVE NE AND OAKLAND AVE NE containing approximately 6 acre(s). (C-20) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.**
5.	**Project# 1003655** 07DRB-70339 VACATION OF PUBLIC RIGHT-OF-WAY	ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 15-17 & a portion of Lot 18, Block 1, **NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as LA VISTA @ DESERT RIDGE TRAILS),** zoned RD/5 & 7du/a, located on WYOMING BLVD NE BETWEEN EAGLE ROCK NW AND MODESTO NE containing approximately 2.5 acre(s). (C-19) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.**

<u>Disclaimer</u>: 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/Jolene Wolfley DATE: 02/22/23
Planning Department