



Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2023-008608 Date: 03/27/2023 Agenda Item: #5 Zone Atlas Page: E-10

Legal Description: Lot 12 Block 7, Unit 5, Volcano Cliffs Subdivision

Request: Formalize vacation of disused PUE

Location: 8035 KIBO DR between RIMROCK DR SW and SHIPROCK CT

Application For: SD-2023-00144 – Vacation of public easement (DHO)

1. No objections as this does not affect the ABCWUA

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*

DATE: 03/27/2024

AGENDA ITEM NO: 5

DHO PROJECT NUMBER:

PR-2023-008608

SD-2024-00052 – PRELIMINARY/FINAL PLAT

SKETCH PLAT 0517-23 (DFT)

IDO - 2022

PROJECT NAME: CSI – CARTESIAN SURVEYS, INC. agent for BARRY GLASS EDUCATIONAL FOUNDATION requests the aforementioned action(s) for all or a portion of: **LOTS 150-A and 150-B, TOWN OF ATRISCO GRANT, UNIT 6** zoned **R-T**, located at **6800 GONZALES RD SW** between **AIRPORT DR SW** and **ADRIAN ST SW** containing approximately **5.6498** acre(s). (**K-10**)

PROPERTY OWNERS: BARRY GLASS EDUCATIONAL FOUNDATION

REQUEST: CREATE ONE NEW LOT FROM TWO EXISTING LOTS

COMMENTS:

1. Code Enforcement has no objections.

Comments from DFT Sketch Plat, 5/17/23:

- 1. Property is zoned R-ID and must meet all Dimensional standards of IDO 14-16-5-1(C), Table 5-1-1.*
- 2. Property is located within the Northwest Mesa Escarpment Overlay (VPO-2) and development must meet all applicable standards of IDO section 3-6(E), including the Height Restrictions Sub-Area.*
- 3. Property is located within the Volcano Mesa Overlay, CPO-13, and development must meet all applicable standards of IDO section 3-4(N).*
- 4. Property is located within 330 feet of a Major Public Open Space (MPOS), and must abide by related restrictions in proposed development, as per IDO 5-2(J). All modifications of landscape and construction must be approved by Parks and Open Space.*
- 5. In ground swimming pools may not be closer than 5 feet from any lot line or building, as per IDO 5-1(G), Table 5-1-4.*
- 6. ADDED COMMENT – No concerns on vacating the easement (in answer to his inquiry).**

RESPONSE(from applicant in new submittal): Noted

DEVELOPMENT HEARING OFFICER - HYDROLOGY SECTION
Renée Brissette, PE, Senior Engineer | 505-924-3995 rbrissette@cabq.gov

DRB Project Number: 2023-008500 Hearing Date: 03-27-2024
Project: 8035 Kibo Dr NW Agenda Item No: 5

<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 an approved Grading & Drainage Plan (E10D090) with engineer's stamp 12/10/2020.
- Hydrology has no objection to the platting action.

☐ 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: 2023-008608
8035 Kibo

AGENDA ITEM NO: 5

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. Justification letter to allow sidewalk to remain 4.2' is acceptable. No objection.

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

DATE: March 27, 2024

ACTION:

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

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



DEVELOPMENT FACILITATION TEAM

Planning - Case Comments

HEARING DATE: 3/27/2024 -- **AGENDA ITEM:** #5

Project Number: PR-2023-008608

Application Number: SD-2024-00052

Project Name: Formalization of Vacation of Utility Easement at 8035 Kibo Dr. NW

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.*

Background:

- This is a request for the review of a Preliminary/Final Plat to formalize the vacation of a disused PUE on Lot 12, Block 7, Volcano Cliffs sub-division, Unit 5.
- On August 9, 2023, the Development Hearing Officer (DHO) approved the request for the vacation of the PUE for the subject property, per PR-2023-008608/SD-2023-00144.

1. Items Needing to be Completed or Corrected

Items in **orange** still need to be addressed.

- The Plat needs to depict the 45-foot landscape buffer abutting the Major Public Open Space (NR-PO-B-zoned) abutting the eastern boundary of the subject property. The Open Space Superintendent will need to approve any landscaping in this area. No structures are allowed within the buffer unless they already exist, i.e., the existing house.

Please demonstrate compliance with the 45' Landscape buffer on the Plat.

- 5-1(G) Exceptions and Encroachments may encroach into a required setback, but in-ground swimming pools shall not be closer than 5 ft. from any lot line or building. Ensure pool is being construction 5' minimum from all lot lines.

The layout on the Plat does not match the building permit issued for the pool construction. Please confirm that this standard is being met and annotate on the Plat.

**(See additional comments on next pages)*

- Please add the application number to the Plat.
- The AGIS office must approve the DXF file and proof of approval must be provided.
- Per 6-6(K)(2)(k) The date of the DHO approval shall be recorded on the original drawing of 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(J)(2).

2. Standard Comments and Items In Compliance:

- Per 6-6(M)(2)(g) 2 – “Any property owner that purchases vacated public right-of way shall complete all of the following requirements within 1 year of the approval of the Vacation or the Vacation shall be voided”. The application for vacation of easement was approved on August 9, 2023.
- Required Signatures on the Plat for Minor Preliminary/Final Plat applications to the DHO: All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are provided on the Plat prior to the acceptance of the application file for the Plat and placement on a DHO agenda.
- All public notice requirements of IDO Section 6, Table 6-1-1 have been completed prior to submitting the platting application, including notifying the Neighborhood Association contacts sent to you by the Office of Neighborhood Coordination (ONC).

Future Development Guidance

Please reference the following development standards from the IDO.

<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/integrated-development-ordinance>

***Subject to change pending formal submittal and/or changes in development type/use. Changes may also require amendments to previous approvals.**

- Future development must meet all applicable standards and provisions of the IDO per (R-1D) and the DPM.
***Submitted plans should demonstrate how standards are being met for any applicable previous approvals and/or current standards.**
- **Please reference the following development standards from the IDO. Subject to change pending formal submittal or change in development type/use.**

- ❖ 4-2 Allowed Uses, table 4-2-1. ***Reference Use Specific Standards of section 4-3. 4-3-B-1 for Single Family Housing**
- ❖ 5-7 Walls/Fences, table 5-7-1. ***Development requires separate permitting.**
- ❖ Section 6-1, table 6-1-1 for public notice requirements.
- ❖ Platting actions per 6-6-K Subdivision of Land-Minor or 6-6-L Subdivision of Land-Major.
- ❖ Vacations per 6-6-M.



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FROM: Jacob Boylan/Hannah Aulick/Jay Rodenbeck
Planning Department

DATE: 3/26/24