



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: 08/09/2023 Agenda Item: #4 Zone Atlas Page: E-10

Legal Description: Lot 12 Block 7, Volcano Cliffs Subdivision

Location: 8035 KIBO DR between SHIPROCK CT and END OF CUL DE SAC

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

1. No objections as this does not affect the ABCWUA

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

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2023-008608
8035 Kibo

AGENDA ITEM NO: 4

SUBJECT: Vacation of Public Easement

ENGINEERING COMMENTS:

1. 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: August 9, 2023

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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

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: 8/9/2023

AGENDA ITEM NO: 4

DHO PROJECT NUMBER:

PR-2023-008608

SD-2023-00144 – VACATION OF PUBLIC EASEMENT

SKETCH PLAT 05-17-23 (DFT)

IDO – 2022

PROJECT NAME:

ENRICO QUINTANA AND MICHELLE GALLEGOS requests the aforementioned action(s) for all or a portion of:
LOT 12 BLOCK 7, VOLCANO CLIFFS SUBDIVISION UNIT 5 zoned **X**, located at **8035 KIBO DR** between **SHIPROCK CT** and **END OF CUL DE SAC** containing approximately 0.27 acre(s). (E-10)

PROPERTY OWNERS: D & S ONE INC

REQUEST: VACATE UNUSED UTILITY EASEMENT IN BACKYARD OF PROPERTY

COMMENTS:

1. Code Enforcement has not comments and no objections.



DEVELOPMENT FACILITATION TEAM

Planning - Case Comments

HEARING DATE: 08/09/23 -- **AGENDA ITEM:** #4

Project Number: PR-2023-008608

Application Number: SD-2023-00087

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

Request:

DHO - Vacation of Utility Easement

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

COMMENTS:

- **6-6(M) VACATION OF EASEMENT, PRIVATE WAY, OR PUBLIC RIGHT-OF-WAY** All applicable provisions of Section 14-16-6-4 (General Procedures) apply unless specifically modified by the provisions of this Subsection 14-16-6-6(M) or the DPM.

1. Items Needing to be Completed or Corrected

- Per Table 6-4-3 of the IDO, the easement vacation approved by the DHO must be shown on a new plat application. The easement vacation expires within 1-year after DHO approval. If the Vacation of Easement is approved on August 9, 2023, it will expire by August 25, 2024, unless on an approved plat.
- The Utility easement is not being shown as such on the recorded plat in the application file, however it is shown in an Improvement Location Report (ILR # 213974). Planning staff defers to the City Engineer and the Principal Hydrology Engineer as to whether or not this suffices as proof of the utility easement.
- The Plat needs to include a 45-foot landscape buffer on a new plat where a house is not constructed. The Open Space Superintendent will need to approve any landscaping in this area. No structures are allowed unless they already exist, i.e., the existing house.
 - 8035 Kibo Dr NW is adjacent to NR-PO-B (Major Public Open Space). Per **5-2(J)(2) Lots Adjacent to Major Public Open Space subsection 5-2(J)(2)(a) Lots of Any Size**

**(See additional comments on next page)*

Development on lots of any size adjacent to Major Public Open Space shall:

1. Be platted and/or designed to incorporate a single-loaded street between the Major Public Open Space and development, with access generally prohibited unless approved by the Open Space Division of the City Parks and Recreation Department. Where a single-loaded street is not desired by the Open Space Division of the City Parks and Recreation Department, a landscape buffer with a minimum width of 45 feet may be substituted as approved by the Open Space Superintendent. Existing vegetation on the Official Albuquerque Plant Palette may count toward satisfying the requirements of Subsection 14-16-5-6(C)(2) (Minimum Landscape Area) with approval from the Open Space Superintendent. Plant selection and location is subject to approval by the Open Space Superintendent.

**Planning staff defers to Parks and Recreation regarding this requirement.*

- Planning Staff defers to Hydrology for the following:
 - Retention pond shown on Grading & Drainage plan approved by Hydrology on 12/11/2020 was required for approval of Grading & Drainage plan. Coordinate with Hydrology for revision of Grading & Drainage plan. **Manage stormwater per Subsection 14-16-5-4(H).**

2. Prior to Preliminary/Final Platting:

- **Minor Preliminary/Final Plat application forms:**
X:\PL\SHARES\PL-Share\DHO\DHO Forms\DHO front counter forms\DHO_Application.pdf
<X:\PL\SHARES\PL-Share\DHO\DHO Forms\DHO front counter forms\Form S2.pdf>
- **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 required 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 will need to be completed prior to submitting the platting application, including notifying the Neighborhood Association contacts sent to you by the Office of Neighborhood Coordination (ONC). To obtain the list of Neighborhood Association contacts, you will need to contact ONC at onc@cabq.gov and at (505) 768-3334.
- **As a Minor Preliminary/Final Plat application is required,** the Neighborhood Association contacts sent by ONC will need to be notified by email only.
Neighborhood Association Notification Form:
X:\PL\SHARES\PL-Share\DHO\DHO Forms\Emailed-Mailed-Notice-PublicMeetingHearing-Print&Fill_DHO.pdf

- The applicant will need to work with Transportation, Hydrology, and Water Authority members on submitting the required items per checklist form PLT for DHO-platting actions.
- The AGIS office must approve the DXF file and proof of approval must be provided.

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.

- **Check and demonstrate compliance with section 2 of the DPM, Table 2.6.2, regarding Summary of Related Building Permits (swimming pool).**
All below-ground public or private swimming pools require a permit and separate electrical, plumbing, and mechanical permits. Swimming pool plans will be reviewed by NM Gas Company, PNM, and Qwest to ensure that utility lines are not interfered with and by the Environmental Health Department to ensure that the plans for public swimming pools meet the requirements of Article 10-3 Swimming Pool Ordinance (ROA 1994).
- 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.
- Prior to Building/Pool Permit approval, applicant shall be required to submit a revised Grading & Drainage plan to Hydrology. **5-4(J)(1) General 5-4(J)(1)(a)** Grading and erosion control practices shall comply with the DPM.
- 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.



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: Bonnie Strange/Jay Rodenbeck/Jolene Wolfley
Planning Department

DATE: 8/8/23



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

<https://www.cabq.gov/parksandrecreation>

PR-2023-008608

SD-2023-00144 – VACATION OF PUBLIC EASEMENT
SKETCH PLAT 05-17-23 (DFT)
IDO – 2022

ENRICO QUINTANA AND MICHELLE GALLEGOS requests the aforementioned action(s) for all or a portion of: LOT 12 BLOCK 7, VOLCANO CLIFFS SUBDIVISION UNIT 5 zoned X, located at 8035 KIBO DR between SHIPROCK CT and END OF CUL DE SAC containing approximately 0.27 acre(s). (E-10)

PROPERTY OWNERS: D & S ONE INC

REQUEST: VACATE UNUSED UTILITY EASEMENT IN BACKYARD OF PROPERTY

Comments:

08-09-2023

Please add “45’ open space landscaping buffer” on the plat with notation that the adjacent property is “Major Public Open Space”. Only plants approved by Open Space may be located within the buffer.

Comments provided by Whitney Phelan, Senior Planner, CABQ Parks & Recreation Department. Please contact via wphelan@cabq.gov or 505-768-5378 with questions or concerns.