



Development Facilitation Team (DFT) – Review Comments

Reviewer: David Gutierrez, P.E. | Phone: 505-415-9188 | dggutierrez@abcwua.org

Project No: PR-2023-008609 Date: 3/27/2024 Agenda Item: #7 Zone Atlas Page: L-22

Legal Description: DEDICATE/DONATE THE EASTERN PORTION OF THE TRACT TO THE CITY PRD FOR USE AS A MULTI-PURPOSE TRAIL CONNECTION FROM THE END OF SKYLINE RD TO I-40 TRAIL.

Location: 12825 SKYLINE RD NE between JUAN TABO and I-40 TRAIL (SOUTH OF I-40)

Application for: SD-2024-00057 – Preliminary\Final Plat

1. Please provide an exhibit showing where public water infrastructure is present.
2. Include adjacent easements to the platted area. There should be an easement to the south of this lot along the southern border of the site.
3. For Information only:
 - a. For the site plan please ensure there are no trees or any obstructions that would damage or otherwise inhibit the operation and maintenance of the existing infrastructure running through the site.

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: 7

DHO PROJECT NUMBER:

PR-2023-008609

SD-2024-00057 – PRELIMINARY/FINAL PLAT

SKETCH PLAT 07-19-23 (DFT)

IDO - 2022

PROJECT NAME:

RIO GRANDE SURVEYING | CABQ PARKS & REC DEPT agent for **AZEEZ HINDI** requests the aforementioned action(s) for all or a portion of: **T10N R4E SEC 22** zoned **MX-M**, located at **12824 SKYLINE RD NE** between **JUAN TABO/FIGUERO** and **I-40 TRAIL** (south of I-40) containing approximately **1.556** acre(s). (**L-22**)

PROPERTY OWNERS: HINDI MONEER & AZEEZ HINDI & HINDI MONEER TRUSTEE HINDI RVT

REQUEST: CONSTRUCT PAVED MULTI-PURPOSE TRAIL CONNECTION FROM END OF SKYLINE RD NE HEADING EAST TO CONNECT WITH I-40 TRAIL LOCATED SOUTH OF I-40. FOLLOWING SKETCH PLAT, A NEW APPLICATION TO DEDICATE EASTERN PORTION OF MR. HINDI'S PROPERTY TO CITY RIGHT OF WAY WILL BE SUBMITTED

COMMENTS:

1. Code Enforcement has no comments and no objections.

Comments from DFT Sketch Plat, 7/19/23:

1. Code Enforcement has no comments and no objections.

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

DRB Project Number: 2023-008609 Hearing Date: 03-27-2024
Project: 12825 Skyline Rd NE Agenda Item No: 7

| | | |
|---|---|---|
| <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.

☐ 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: 2023-008609
12825 Skyline

AGENDA ITEM NO: 7

SUBJECT: Preliminary/Final Plat

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: March 27, 2024

ACTION:

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

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



DEVELOPMENT HEARING OFFICER

Planning Comments

HEARING DATE: 3/27/24 -- **AGENDA ITEM:** #7

Project Number: PR-2023-008609

Application Number: SD-2024-00057

Project Name: 12824 Skyline Rd NE

Request:

Preliminary/Final Plat – Dedicating ROW for completion of a P&R trail project.

**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:

- This is a request for a replat to dedicate ROW for completion of a Parks and Recreation trail project.
- The IDO zone district for the subject site is MX-M.
- Sketch Plats for this project were completed in May and July of 2023.

1. Items that need to be completed or corrected

- Confirm/discuss the details of the proposed Preliminary/Final plat; ROW, Easements, lot line adjustments.
- Please include clarification on how/if the following items are being affected:
Lot lines, easements, landscaping, existing development, access and infrastructure.
- Confirm addressing; City & County address shows on GIS as 12825 Skyline while the application lists the address as 12824 Skyline.

**(See additional comments on next pages)*

- Confirm/discuss the compliance with **Section 7 of the DPM Table 7.2.29** and Required Improvements section from 5-4(N) of the IDO. **Regarding Sidewalk width requirements and the landscape buffer.*
****Verification of standards per Transportation****
Skyline is a Local Street. Requires 5 ft Sidewalk & 4-5 ft Landscape Buffer
 - Confirm that all required on-site and off-site infrastructure improvements have been added to an Infrastructure List. As a city project confirm the IL has been signed by the Director of Parks & Recreation and/or DMD. **Please provide the completed IL.*
 - The Project and Application numbers must added to the Plat before final sign-off.
 - Prior to final sign-off of the plat, the AGIS office must approve the DXF file and proof of approval must be provided.
 - 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 and Angela Gomez at agomez@cabq.gov.
 - 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.
-

2. Standard Comments and Items in Compliance

- 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.***

3. Future Development Guidance

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 MX-L*) and the DPM. **Submitted plans should demonstrate how standards are being met for any applicable & previous approvals and/or current standards.*
- ❖ **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 MX-L.
- ❖ **5-1 Dimension Standards for MX-L**. 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.** *East Gateway mapped area.*
- ❖ **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.**
- ❖ **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: Robert Webb/Jay Rodenbeck
Planning Department

DATE: 3/27/24