



Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2023-008616

Date: 08/23/2023

Agenda Item: #8 Zone Atlas Page: D-10

Legal Description: LOT 8-A BLOCK 2 UNIT 19, VOLCANO CLIFFS SUBDIVISION

Location: 7805 AGUILA STREET NW between AGUILA ST NW and CAMINO DEL OESTE ST NW

Application For: SD-2023-00154 – PRELIMINARY/ FINAL PLAT (DHO)

1. No Objections
2. Based on Record Drawings for CPN 693391 SAD 228 sheet 74 of 156 both the resulting lots will have water and sanitary sewer connections.

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

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2023-008616
7805 Aguila

AGENDA ITEM NO: 8

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. Aguila is a local road which requires 5' sidewalk with a 4-6' landscape buffer. Please provide a diagram showing the existing sidewalk and landscape buffer to show if it meets standard.

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 23, 2023

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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

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

DRB Project Number: 2023-008616 Hearing Date: 08-23-2023
Project: Lots 8-A-1 & 8-A-2, Block 2,
Volcano Cliffs Unit 19 Agenda Item No: 8

| | | |
|--|--|--|
| <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.
- Comment - This site is within SAD 228 Master Drainage Plan. 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.

APPROVED
 DENIED

DELEGATED TO: TRANS HYD WUA PRKS PLNG
Delegated For: _____
SIGNED: I.L. SPSP SPBP FINAL PLAT
DEFERRED TO _____

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: 8/23/2023

AGENDA ITEM NO: 8

DHO PROJECT NUMBER:

PR-2023-008616

SD-2023-00154 – PRELIMINARY/ FINAL PLAT

IDO – 2022

SKETCH PLAT (DFT): 5-17-23

PROJECT NAME:

MAIA MARTIN agent for **JOE ROMERO** requests the aforementioned action(s) for all or a portion of: **LOT 8-A BLOCK 2 UNIT 19, VOLCANO CLIFFS SUBDIVISION** zoned **R-1D**, located at **7805 AGUILA ST NW between AGUILA ST and CAMINO DEL OESTE ST NW** containing approximately **0.71** acre(s). **(D-10)**

PROPERTY OWNERS: JOE ROMERO

REQUEST: LOT SUBDIVISON

COMMENTS:

1. Property is located in the R-1D zone, and must meet Dimensional standards of IDO 5-1(C), Table 5-1-1.
2. Property is located in an Area of Consistency, and so re-plat must meet requirements as per IDO 5-1(C)(2), Contextual Lot size calculations. Calculations include currently built lots addressed as 7801, 7831, and 7835 AguilA St NW and 6527, 6531, 6535, 6539 Vista Del Prado NW, all located on the same street between Azor Lane NW and Camino del Oeste NW:
Average Lot size = 0.3084 acre; 75% of avg lot = 0.2313 acre; 125% of avg lot = 0.3856 acre
Proposed lots are within the acceptable range of area of consistency for this block.
3. Code Enforcement has no objections to the proposed replat.

Future Development Notes:

4. Property is located within the Northwest Mesa Escarpment Overlay (VPO-2), the Volcano Mesa Overlay, CPO-13, and is within 330 feet of a Major Public Open Space (MPOS). Future development must meet all applicable standards of IDO section 3-6(E) for VPO-2; IDO 3-4(N) for CPO-13; and IDO section 5-2(J) for the MPOS.
5. Property is located 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.



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

PR-2023-008616

SD-2023-00154 – PRELIMINARY/ FINAL PLAT

IDO – 2022

SKETCH PLAT (DFT): 5-17-23

MAIA MARTIN agent for JOE ROMERO requests the aforementioned action(s) for all or a portion of: LOT 8-A BLOCK 2 UNIT 19, VOLCANO CLIFFS SUBDIVISION zoned R-1D, located at 7805 AGUILA ST NW between AGUILA ST and CAMINO DEL OESTE ST NW containing approximately 0.71 acre(s). (D-10)

PROPERTY OWNERS: JOE ROMERO

REQUEST: LOT SUBDIVISION

Comments:

08-23-23

Future development of the lot will need to consider IDO Subsection 14-16-5-2(J)(1) for Lots Within 330 Feet of Major Public Open Space.

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.