

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: 04/24/2024

AGENDA ITEM NO: 5

DHO PROJECT NUMBER:

PR-2023-008674

SD-2024-00056 – PRELIMINARY

SKETCH PLAT 6-7-23 (DFT)

IDO - 2022

PROJECT NAME:

TIERRA WEST LLC agent for **GALBRETH WILLIAM E TRUSTEE GALBRETH RVT** requests the aforementioned action(s) for all or a portion of: **NE Corner Tr 310; The N'ly Parts of TS 308, 309 & 310; Tr Comprising Por. TR 310, UNIT 8 ATRISCO GRANT** zoned **MX-T** located at **5720, 5720 MIAMI RD NW** between **MIAMI and COORS BLVD NW** containing approximately **5.4683** acre(s). **(H-11)**

PROPERTY OWNERS: BUTTERFLY HOLDINGS LLC

REQUEST: SUBDIVISION OF LAND - PRELIMINARY PLAT FOR PLAYA DEL SUR

COMMENTS:

1. Code Enforcement has no comments and no objections.

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jppalmer@cabq.gov

DATE: 04/24/2024

Comments from 4/10/24 DHO Hearing:

2. Property is zoned MX-T, and is located within the CPO-2 Coors Blvd Overlay zone. Must meet setback, dimensional, and development standards as per MX-T IDO 5-(D), Table 5-1-2 and/or CPO-2, IDO 3-4(C) as applicable.
3. The Development plan appears to be for townhouses, duplexes, and single family homes. These are all allowable uses in the MX-T zone district.
4. Future development must provide a minimum 20 ft driveway for each unit, as per IDO 5-3(C)(3)(b).
5. Code Enforcement has no further comments at this time, and no objections.

Comments from 6/7/23 DFT Sketch Plat:

1. Property is zoned MX-T, and is located within the CPO-2 Coors Blvd Overlay zone. Must meet setback, dimensional, and developmental standards as per MX-T IDO 5-(D), Table 5-1-2 and/or CPO-2, IDO 3-4(C) as applicable.
2. Proposed locations of manufactured homes must meet setback requirements of MX-T, including 5 ft front, 0 ft interior and 5 ft street side, and 15 ft rear setbacks. Please show how this will be met on each lot.
3. Proposed locations of manufactured homes must have a minimum 20 ft driveway, not including the sidewalk, as per IDO 5-3(C)(3)(b). Please show how this will be met on each lot.
4. Code Enforcement has no further comments at this time.



Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2023-008674 Date: 04/24/2024 Agenda Item: #5 Zone Atlas Page: H-11

Legal Description: NE Corner TR 310; The N'y Parts TS 308, 309 & 310; Tr Comprising Por. TR 310, Unit 8 Atrisco Grant.

Request: Subdivision of Land – Preliminary Plat for Playa Del Sur

Location: 5720 Miami Rd NW between MIAMI and COORS BLVD NW

Application For: SD-2024-000056-Preliminary Plat

1. Availability Statement 230531 has been executed and provides conditions for service.
2. Infrastructure List:
 - a. 8-inch sanitary sewer infrastructure is not required along Miami Rd. (delete)
 - b. 8-inch water and sanitary sewer lines along Marlin St. needs to extend up to lot 21 and 22... however this can be elaborated.
 - c. ¾" services can be removed since all waterlines and sewer lines include services... is there a reason for the specific line item for services?
3. Infrastructure will need to be constructed or financially guaranteed prior to final sign off of plat.
4. Infrastructure will be required for the site to provide adequate service to each of the proposed lots.
 - a. Each lot shall have separate water and separate sanitary sewer service.
 - b. Fire protection requirements must be met and water infrastructure improvements may be required dependent upon the fire flow requirements for the site.
 - c. Add the following note on the plat when easements are being granted for public water and/or public sanitary sewer infrastructure. This note needs to be placed on the cover sheet of the plat.
ABCWUA Public Water & Sanitary Sewer Easements
Albuquerque Bernalillo County Water Utility Authority (ABCWUA) is granted easement(s) in the dimensions noted on this plat for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary service lines, equipment and facilities reasonably necessary to provide service together with free access on and over the easement and the right to remove trees, shrubs, undergrowth and any other obstacles, modifications, or structures which interfere with use of the easement.

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

Application For: SD-2024-00077-Vacation of Public Easement

1. No objection

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

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2023-008674
5720 Miami Rd

AGENDA ITEM NO: 5

SUBJECT: Preliminary Plat, Vacation of Easement

ENGINEERING COMMENTS:

1. Transportation has an approved conceptual TCL dated 2/16/2024. All comments have been addressed. No objection.
2. As reminder, a full TCL will be required prior to building permit.

. 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: April 24, 2024

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: 2023-008674 Hearing Date: **04-24-2024**
Project: Playa Del Sur Subdivision Agenda Item No: **5**

<input type="checkbox"/> Minor Preliminary / Final Plat	<input checked="" 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 Revised Conceptual Grading & Drainage Plan (H11D075) with engineer's stamp 02/02/2024.
- Hydrology has no objection to the vacations.
- Hydrology has no objection to the platting action.
- Hydrology has no objection to the Infrastructure List.

☐ APPROVED
☐ DENIED

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