

DEVELOPMENT FACILITATION TEAM

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2023-008786  
13309 Pino Ridge

AGENDA ITEM NO: 7

SUBJECT: Sketch

ENGINEERING COMMENTS:

1. Both Pino Ridge and Cherry Sage are local road and require 5' sidewalks with 4-6' landscape buffer. If you are unable to meet this requirement you may request a waiver with a justification letter.

. 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](mailto:earmijo@cabq.gov)

DATE: June 21, 2023

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ACTION:

APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_

DELEGATED: \_\_\_\_\_ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)



## **Development Facilitation Team (DFT) – Review Comments**

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**Reviewer: David G. Gutierrez, P.E. | Phone: 505-289-3381 | [dggutierrez@abcwua.org](mailto:dggutierrez@abcwua.org)**

**Project No: PR-2023-008786    Date: 06/21/2023    Agenda Item: #8    Zone Atlas Page:**

**Legal Description: REZONE/MODIFY BUILDING ENVELOPE (12,000 SQ FT) WITHIN LAND PLAT FOR COMPLIANCE**

**Location: 13309 Pino Ridge Pl NE**

**Application For: PS-2023-00111-SKETCH PLAT (DFT)**

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1. No objection.

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

DEVELOPMENT FACILITATIVE TEAM (DFT) - **HYDROLOGY SECTION**

Renée Brissette, PE, Senior Engineer | 505-924-3995 [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov)

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DRB Project Number: 2023-008786 Hearing Date: 02-21-2023

Project: 13309 Pino Ridge Pl NE Agenda Item No: 7

<input checked="" type="checkbox"/> Sketch Plat	<input type="checkbox"/> Site Plan for Bldg. Permit
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**ENGINEERING COMMENTS:**

- This is an existing house on this lot.



- Hydrology has no objection to the rezone/ Modify Building Envelope action.

APPROVED  
 DENIED

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

**DEVELOPMENT FACILITATIVE TEAM (DFT)**  
**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](mailto:jppalmer@cabq.gov)*

**DATE:** 6/21/2023

**AGENDA ITEM NO: 7**

**PROJECT NUMBER:**

**[PR-2023-008786](#)**

**PS-2023-00111 - SKETCH PLAT**

**REQUEST:** REZONE / MODIFY BUILDING ENVELOPE(12,000 SQ FT) WITHIN LAND PLOT FOR COMPLIANCE

**LOCATION:** 13309 PINO RIDGE PL between CHERRY SAGE COURT and PINO RIDGE PL NE

**COMMENTS:**

1. Property is zoned R-1D, and is located within the High Desert Character Protective Overlay zone, CPO-5, IDO 3-4(F). Proposed changes remain within a maximum 12000 square foot required building envelope.
2. Code Enforcement has no further comments and no objections.



## DEVELOPMENT FACILITATION TEAM

### Planning Comments

**HEARING DATE:** 6/21/23 -- **AGENDA ITEM:** #7

**Project Number:** PR-2023-008786

**Application Number:** PS-2023-000

**Project Name:** 13309 Pino Ridge – Building footprint adjustment

**Request:**

*Sketch Plat*

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

**COMMENTS:**

- The building envelope was created by the Plat. If not already completed, it will need to be surveyed and shown on a new plat.  
Existing property lines are not being affected or adjusted.
- Future development must meet all applicable standards and provisions of the IDO (per R-1D and CPO-5) and the DPM.  
***\*Submitted plans should demonstrate how standards are being met for any applicable previous approvals and/or current standards.***
- All public notice requirements of IDO section 6, table 6-1-1 will need to be completed prior to formal platting submittal.
- For platting actions, all signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are all required prior to the acceptance of the application file.  
After acceptance of the Plat application, DXF approval from AGIS must be obtained. The project and application numbers must be added to the Plan sheets.
- The applicant will need to work with Transportation, Hydrology, and Water Authority members on submitting the required items per checklist form S for platting actions.  
Obtain all required signatures as a part of the application submittal process.

*\*(See additional comments on next page)*

***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.  
Follow the Use Specific Standards per 4-3 of the IDO for any proposed uses.  
\*R-1D allows Single Family – Low Density Residential development.
- ❖ **5-1 Dimension Standards for R-1D and CPO-5. 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.**
- ❖ All standards within **IDO section 5-4-C (Subdivision of Land Compliance)** apply to all re-platting actions. Re-plating action cannot increase any existing nonconformity or create a new nonconformity.
- ❖ 5-3 Access & Connectivity requirements.  
**5-3(C) Driveways for Low Density Residential.**
- ❖ 5-5 Parking & Loading requirements, Table 5-5-1
- ❖ 5-7 Walls/Fences, table 5-7-1. **\*Development requires separate permitting.**
- ❖ 5-8 for Outdoor Lighting requirements. Also reference CPO-5.
- ❖ **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: 6/20/23



## DEVELOPMENT FACILITATION TEAM

Parks and Recreation Department

### **PR-2023-008551 – THIRD SUBMITTAL**

SI-2023-00778 – SITE PLAN DFT

REQUEST: MIXED USE DEVELOPMENT TO INCLUDE 405 DWELLING UNITS AT A DENSITY OF 42.52 DU/AZ AND APPROX. 13,500 SQ FT OF COMMERCIAL SPACES

LOCATION: SW CORNER UNIVERSITY AND STRYKER SE between UNIVERSITY BLVD and DEKOONING AVE

### **Comments:**

06-21-2023

Site Plan approved, no additional comments.