



Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2023-008786 Date: 02/28/2024 Agenda Item: #2 Zone Atlas Page: E-23

Legal Description: LOT 13 UNIT 1, MOUNTAIN HIGHLANDS AT HIGH DESERT

Location: 13309 Pino Ridge Pl NE between PINO POND CT NE and CHERRY SAGE NE

Application For: SD-2024-00035-PRELIMINARY/FINAL PLAT (DHO)

1. No objection

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

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: 02/28/2024

AGENDA ITEM NO: 2

DHO PROJECT NUMBER:

PR-2023-008786

SD-2024-00035 – PRELIMINARY/FINAL PLAT

SKETCH PLAT 6-21--23 (DFT)

IDO - 2022

PROJECT NAME:

JAG PLANNING & ZONING, LLC | JUANITA GARCIA agent for **SIMEON GUZMAN** requests the aforementioned action(s) for all or a portion of: **LOT 13 UNIT 1, MOUNTAIN HIGHLANDS AT HIGH DESERT** zoned **R-1D**, located at **13309 PINO RIDGE PLACE NE** between **PINO POND CT NE** and **CHERRY SAGE NE** containing approximately **0.8432** acre(s). **(E-23)**

PROPERTY OWNERS: GUZMAN SIMEON N & MARTINEZ CHANDE

REQUEST: MODIFY BUILDING ENVELOPE

COMMENTS:

1. Code Enforcement has no comments and no objections.

Comments from DFT Sketch Plat 6/21/23:

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 HEARING OFFICER (DHO)

Parks and Recreation Department

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

PR-2023-008786

SD-2024-00035 – PRELIMINARY/FINAL PLAT

SKETCH PLAT 6-21-23 (DFT)

IDO - 2022

JAG PLANNING & ZONING, LLC | JUANITA GARCIA agent for SIMEON GUZMAN requests the aforementioned action(s) for all or a portion of: LOT 13 UNIT 1, MOUNTAIN HIGHLANDS AT HIGH DESERT zoned R-1D, located at 13309 PINO RIDGE PLACE NE between PINO POND CT NE and CHERRY SAGE NE containing approximately 0.8432 acre(s). (E-23)

PROPERTY OWNERS: GUZMAN SIMEON N & MARTINEZ CHANDE

REQUEST: MODIFY BUILDING ENVELOPE

Comments:

02-28-2024

No comments or objections to the requested action.

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.

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

DRB Project Number: 2023-008786 Hearing Date: 02-28-2024
Project: 13309 Pino Ridge PI NE Agenda Item No: 2

<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 Modify Building Envelope and 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: 2023-008786
13309 Pino Ridge

AGENDA ITEM NO: 2

SUBJECT: Sketch

ENGINEERING COMMENTS:

1. The justification to allow no sidewalk or landscape buffer are adequate. No objection.

. 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: February 28, 2024

ACTION:

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

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



DEVELOPMENT HEARING OFFICER

Planning Comments

HEARING DATE: 2/28/24 -- **AGENDA ITEM:** #2

Project Number: PR-2023-008786

Application Number: SD-2024-00034

Project Name: 13309 Pino Ridge – High Desert building envelope adjustment

Request:

Preliminary/Final Plat

**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:

- The High Desert building envelopes, a requirement that is uncommon, were created by the Plat. The building envelopes delineate the portion of the lot that can be modified from the natural desert setting. This is a request to adjust the building envelope and it does not affect the property line boundaries.
- The submittal includes a request for a DHO Determination to the Sidewalk and Landscape Buffer requirement.
- Sketch Plat was completed in June of 2023.

1. Items that need to be completed or corrected

- Provide verbal confirmation for the DHO that the approval from the High Desert association/committee has been completed. Approval stamp was provided in the file.

**(See additional comments on next page)*

- Add the Application numbers to the plat before final sign-off.
 - Add the DHO determination detail to the Plat, if request is approved.
 - A copy of the AGIS-approved DXF file must be submitted prior to the final sign-off of the Plat.
 - Per 6-6(L)(2)(d)(7) of the IDO, the date of the DHO approval shall be recorded on the Plat.
 - Demonstrate 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****
Transportation has approved.
A DHO determination request was included in the submittal. The submittal also included a detailed justification letter per IDO section 6-6-P and per the DPM.
-

2. Standard Comments and Items in Compliance

- 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.
- 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.

- Verification was provided within the submittal that dimensional standards are not affected for the existing development and that all development is within private property.

****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.

- ❖ **3-4(F) High Desert – CPO-5**
- ❖ **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.** Future development must meet all applicable standards and provisions of the IDO (per R-1D and CPO-5) and the DPM.
****Submitted plans should include measurements for setback, separation, height elevations, etc. demonstrate how standards are being met for any applicable previous approvals and/or current standards.***
- ❖ 5-1-G Exceptions and Encroachments.
- ❖ 5-3 Access & Connectivity requirements. 5-3(C) Driveways for Low Density Residential.
- ❖ 5-4 Subdivision of Land.
- ❖ 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.
- ❖ 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/Jolene Wolfley
Planning Department

DATE: 2/27/23
