# DEVELOPMENT HEARING OFFICER

## Planning - Case Comments

***HEARING DATE**: 11/8/23 -- **AGENDA ITEM**: #2*

***Project Number**: PR-2023-008856*

***Application Number**: SD-2023-00200*

***Project Name**: 807 Bellamah Ave.*

**Request**:
*Preliminary/Final 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:**

***Background—***

********Sketch plat completed in July of 2023.*

*Create 3 new lots from 2 existing parcels, and determination request to allow existing right-of-way width for Bellamah Ave NW.*

**-Items in** Orange **color need attention-**

### 1. <u>Items Needing to be Completed or Corrected</u>

- ***Please provide verbal confirmation at the DHO hearing that all public notice requirements were fulfilled.**
- Please ensure that the project and application numbers are added to the Plat. It is required prior to final sign-off by DFT staff.
- The CABQ AGIS division will need to approve the DXF file. Please provide approval documentation. It is required prior to final sign-off of the Plat.

**(See additional comments on next pages)*

- *Please confirm ROW development detail and the compliance of section 7 of the DPM, Table 7.2.29.
  In regards to Sidewalk width requirements and its landscape buffer.
  ***Standards per Transportation—***
  *Bellamah is a major collector and requires 6' sidewalk with 5-6' landscape buffer. The infrastructure list only shows a proposed 5' sidewalk here. Please update the infrastructure list to show 6' sidewalk.*
  *The justification for ROW to remain as-is on Bellamah is acceptable.*

- A recorded Infrastructure Improvements Agreement (IIA) must be provided to staff before final sign-off of the Plat.

- Please add the date of the DHO approval on the Plat per 6-6(L)(2)(d)(7) of the IDO.

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## 2. **Standard Comments and Items in *Compliance***

- After DHO approval and final sign off, a recorded copy of the Plat must be sent to the Planning Manager-Jay Rodenbeck and to PLNDRS@cabq.gov.

- 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.

- The Determination request included a satisfactory justification per 6-6-P-3 of the IDO.

- Proposed new lots are meeting the lot size requirement of R-1A.

***Project has been reviewed to the standards and provisions within the IDO-Integrated Development Ordinance and the standards within the DPM-Development Process Manual.***

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## 3. **Future Development Guidance**

***Please reference development standards from the IDO per CPO-12 & R-1A.***
*Standards and requirements are subject to change pending formal submittal or change in development type/use.*

*<u>Disclaimer</u>: 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 DATE: 11/8/23
Planning Department

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