



Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2023-008890 Date: 01/24/2024 Agenda Item: #1 Zone Atlas Page: F-14

Legal Description: LOTS 10 /THRU 17, BLOCK 2, GAVILAN ADDITION.

Location: 5827 4TH ST NW between GAVILAN PL NW and PLACITAS RD NW

Application For: SD-2024-00011 – PRELIMINARY/FINAL PLAT

1. No objection to the proposed plat. However, if new service is needed or desired, request an availability/serviceability statement online at the following link:
http://www.abcwua.org/Availability_Statements.aspx. Requests shall include fire marshal requirements. An executed statement must be obtained prior to approval of any new development.

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

Application For: VA-2024-00013 – SIDEWALK WAIVER Sketch Plat 7-12-23 (DFT)

1. No objection.
 - a. Defer to the city of Albuquerque.

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

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

DATE: 01/24/2024

AGENDA ITEM NO: 1

PROJECT NUMBER:

PR-2023-008890

SD-2024-00011 – PRELIMINARY/FINAL PLAT

VA-2024-00013 – SIDEWALK WAIVER

SKETCH PLAT 7-12-23 (DFT)

IDO – 2022

PROJECT NAME:

CSI – CARTESIAN SURVEYS, INC. agent for **SANDRA MARQUEZ** requests the aforementioned action(s) for all or a portion of: **LOTS 10 THRU 17, BLOCK 2, GAVILAN ADDITION** zoned **MX-M**, located at **5827 4TH ST NW** between **PLACITAS RD NW** and **GAVI**

REQUEST: CREATE ONE NEW LOT FROM 8 EXISTING LOTS. DEDICATION OF ADDITIONAL RIGHT-OF-WAY TO 4TH ST NW, AND REQUEST A WAIVER FROM THE DPM FOR SIDEWALK WIDTH FOR PROPOSED SIDEWALK WITHIN THIS FRONTAGE. REQUEST DETERMINATION TO ALLOW THE WIDENEND RIGHT-OF-WAY WIDTH. ALSO REQUEST A DETERMINATION FROM RIGHT-OF-WAY WIDTH FOR THE ADJOINING 16' ALLEYWAY.

PROPERTY OWNERS: MARQUEZ SANDRA

LOCATION: 5827 4th ST NW between GAVILAN PL NW and PLACITAS RD NW

COMMENTS:

1. Code Enforcement has no comments and no objections.

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

DRB Project Number: 2023-008890 Hearing Date: 01-24-2024
Project: Lot 10-A Gavilan Agenda Item No: 1

<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 checked="" 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.
- Hydrology defers to Transportation on the Sidewalk Waiver.
- Comment – 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 if one of these conditions is met. (500 cy of grading, 1,000 sf of proposed building, or 10,000 sf of proposed paving).

☐ 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: 2023-008890
5827 4th St NW

AGENDA ITEM NO: 1

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. Justification to allow ROW to be widened to 79.9' rather than the prescribed 82' is acceptable and a fair compromise. Justification allow alley to remain 16' is acceptable. Justification to allow a 5' sidewalk with a 5' landscape buffer in this area rather than the required 10' – 12' sidewalk with a 6' – 8' buffer is acceptable to Transportation. Please ensure there will be at least 4' clear around any obstructions. No objection.
2. Any future development would require an approved TCL prior to site plan or 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: January 24, 2024

ACTION:

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

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



DEVELOPMENT HEARING OFFICER

Planning Comments

HEARING DATE: 1/24/24 -- **AGENDA ITEM:** #1

Project Number: PR-2023-008890

Application Number: SD-2024-00011, VA-2024-00013

Project Name: 5827 4th St.

Request:

Preliminary /Final Plat, Sidewalk Waiver

**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 to be addressed

Background:

- Two separate Sketch Plats were completed for this project in 2023.
- Applicant is requesting a Preliminary/Final Plat to create one new lot from 8 existing lots. Building permit project requires replat.
- The IDO zone district for the subject site is MX-M and within CPO-9. It is also in a MS-Main Street Corridor.

1. Items that need to be completed or corrected

- **Please confirm the details of the replat request.**
Proposed lot consolidation which includes the elimination of existing interior lot lines, dedication of ROW, Sidewalk waiver and DHO determination. The proposed new development is triggering bringing the site up to current IDO standards.
- **Please confirm that the existing development will meet the required dimensional standards and that the replat will eliminate a nonconformity without creating a new one.**

**(See additional comments on next pages)*

- 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
Justification to allow ROW to be widened to 79.9' rather than the prescribed 82' is acceptable and a fair compromise.
Justification to allow alley to remain 16' is acceptable.
Justification to allow a 5' sidewalk with a 5' landscape buffer in this area rather than the required 10' – 12' sidewalk with a 6' – 8' buffer is acceptable to Transportation.
Please ensure there will be at least 4' clear around any obstructions.
 - The Application numbers must be added to the Plat and Infrastructure List (IL) prior to final sign-off of the Plat.
 - 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.
 - After DHO approval and final sign off, a recorded copy of the plat must be sent to the Planning Manager-Jay Rodenbeck and PLNDRS@cabq.gov .
 - A recorded Infrastructure Improvements Agreement (IIA) based on the IL must be submitted prior to final sign-off of the Plat.
 - 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.
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2. Standard Comments and Items in Compliance

- 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.
- Final submitted documents must be 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.
- Both the Sidewalk Waiver and Determination requests are noted on the Plat with justification criteria included in the submittal.

- Sidewalk Waiver was justified per IDO section 6-6-P-3 and accepted by Transportation.
- 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.

****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.

- Future development must meet all applicable standards and provisions of the IDO (*per MX-M*) and the DPM. ***Submitted plans should demonstrate how standards are being met for any applicable & previous approvals and/or current standards.**
- ❖ **3-4(J) North 4th Corridor – CPO-9**
- ❖ **4-2 Allowed Uses**, table 4-2-1.
Follow the Use Specific Standards per 4-3 of the IDO for any proposed uses for MX-M.
- ❖ **5-1 Dimension Standards for MX-M.** 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.*
- ❖ **5-3 Access & Connectivity requirements.**
- ❖ **5-4 Subdivision of Land**
- ❖ **5-5 Parking & Loading requirements**, Table 5-5-1. Calculations required.
- ❖ **5-6 Landscaping, buffering, and Screening.** **Several standards exist.*
- ❖ **5-7 Walls/Fences**, table 5-7-1. ***Development requires separate permitting.**
- ❖ **5-8 for Outdoor Lighting requirements.**
- ❖ **5-9 Neighborhood edges.**
- ❖ **5-11-E Building/Façade Design.**
- ❖ **5-12 Signage requirements.**
- ❖ **5-13 Operation and Maintenance**
- ❖ **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 and use definitions.**



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FROM: Robert Webb/Jay Rodenbeck
Planning Department

DATE: 1/22/24
