



## **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)**

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**Project No: PR-2023-008906      Date: 09/13/2023      Agenda Item: #6 Zone Atlas Page: H-16**

**Legal Description: Tracts 1 & 2 Jones Industrial Park**

**Location: Vassar Dr NE between Phoenix Ave NE and Los Arboles Ave NE**

### **Application For: SD-2023-00168-Preliminary/Final Plat (DHO)**

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1. No objection to lot consolidation.
  - a. Add the following note to the plat.
    - i. “Existing public water and/or sanitary sewer infrastructure may not be constructed or sized to adequately serve potential future development. Improvement or upsizing of existing public infrastructure may be required as a condition of future development approval.”
2. For future development:
  - a. Infrastructure list does not include ABCWUA improvements. For future development request an availability/serviceability statement online at the following link:  
[http://www.abcwua.org/Availability\\_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx). Requests shall include fire marshal requirements.

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2023-008906  
Vasser Dr NE

AGENDA ITEM NO: 6

SUBJECT: Sketch Plat

ENGINEERING COMMENTS:

1. Vasser is a local street and requires 5' sidewalk with a 4-6' landscape buffer. In order to allow the existing sidewalk to remain we will need for 5' square passing areas be created along the sidewalk at no greater than every 200' to meet ADA standards.
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](mailto:earmijo@cabq.gov)

DATE: September 13, 2023

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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APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_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](mailto:rbrissette@cabq.gov)

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DRB Project Number: 2023-008906 Hearing Date: 09-13-2023  
Project: Lot 1-A Jone's Industrial Park Agenda Item No: 6

<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 platting action.
- 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

### Planning - Case Comments

**HEARING DATE:** 9/13/23 -- **AGENDA ITEM:** #6

**Project Number:** PR-2023-008906

**Application Number:** SD-2023-00168

**Project Name:** Vassar and Claremont (2716 Vassar)

**Request:**

Minor – 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.*

#### **BACKGROUND:**

- This is a request to combine two lots into one lot and dedicate easements as shown on the proposed plat. The current legal description is **Tracts 1 & 2, Jones Industrial Park**, containing approximately 1.0324 acres. The proposed lot will be **Lot 1-A, Jone's Industrial Park**, with a minimum lot size of 1.0324 acres.
- The property is located on Vassar Dr NE, between Phoenix Ave NE and Los Arboles Ave NE. The property is zoned NR-LM (Non-residential – Light Manufacturing Zone District) and is not subject to minimum or maximum lot size requirements.
- The site is not within an overlay zone, as identified within the integrated Development Ordinance (IDO).
- This site is located in city development area of consistency and all surrounding sites are also all located in city development area of consistency.

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

## COMMENTS:

Items in Orange color need attention

### 1. Items Needing to be Completed or Corrected

- The applicant is seeking a determination to allow the existing 4' sidewalks along Vassar Dr to remain in lieu of the 5' sidewalk. Planning defers to Transportation.
- Property is within the Menaul & University Landfill Buffer. Development will require Environmental Health approval. Please add the following note regarding this item to the title/cover page of the plat:

*The subject property is located within the Menaul and University Landfill Buffer. Therefore, certain precautionary measures need to be taken to ensure the health and safety of the public. As required by the most current version of the interim Guidelines for Development within City Designated Landfill Buffer Zones, A professional engineer with expertise in landfills and landfill gas issues will be consulted prior to the development of the site.*

**Environmental Health is expecting a letter from the owner's agent acknowledging that landfill gas mitigation is required for this development. This letter needs to be signed by Environmental Health.**

- DXF approval from AGIS must be obtained, and the project and application numbers must be added to the Plat prior to the final sign-off of the Plat should the Plat be approved by the DHO.
- Demonstrate compliance with **section 7 of the DPM Table 7.2.29** and Required Improvements section from 5-4(N) of the IDO. In regards to the Sidewalk width requirements and the accompanying landscape buffer.  
**\*Verification of standards per Transportation\***  
Provide measurement for the existing ROW and distance from curb to property line along street frontages.
  - Vassar is a local street. Not in a Center or Corridor area.  
Requires a 5ft side walk and 4-6ft landscape buffer. **Please clarify buffer zone along the sidewalk and street trees.**
- The subject site currently has two curb cuts and the applicant intends on removing them and replacing them at different locations. Sidewalks, modified curb and gutter will replace the curb and cuts. An infrastructure list has been provided to demonstrate these modifications; **A recorded Infrastructure Improvements Agreement (IIA) must be recorded and submitted to staff before final sign-off of the Plat.**

- The correct application number must be added to the Infrastructure List included with the Plat (SD-2023-00168).
- Once/if the plat is approved by the DHO, the date of DHO approval must be added to the plat prior to final sign-off of the plat.

## 2. Standard Comments and Items in Compliance

- Based on information provided by Office of Neighborhood Coordination, there are no known neighborhood associations related to the subject site. Notice requirements were fulfilled.

## 3. Future Development

***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 NR-LM*), 5-4(C) Compliance with Zoning Requirements, and the DPM.  
**\*Submitted plans should demonstrate how standards are being met for any applicable previous approvals and/or current standards.**
- ❖ **4-2 Allowed Uses**, table 4-2-1.  
Follow the Use Specific Standards per 4-3 of the IDO for any proposed uses for \*NR-LM.
- ❖ **5-1 Dimension Standards** for NR-LM. 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.*  
Per **table 5-1-3, Non-residential Zone District Dimensional Standards**, a 5-foot setback is provided on the frontage of the site along Vassar Dr.
- ❖ 5-3 Access & Connectivity requirements.
- ❖ 5-4 Subdivision of Land
- ❖ 5-5 Parking & Loading requirements, Table 5-5-1
- ❖ 5-6 Landscaping, Buffering, and Screening.
- ❖ 5-7 Walls/Fences, table 5-7-1. **\*Development requires separate permitting.**
- ❖ **5-8 for Outdoor Lighting** requirements.
- ❖ **5-11-E Façade design.**
- ❖ **5-12 for Signage.**
- ❖ **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, 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: Hannah Aulick/Jay Rodenbeck  
Planning Department

DATE: 9/13/23



## DEVELOPMENT HEARING OFFICER (DHO)

### Parks and Recreation Department

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

**PR-2023-008906**

SD-2023-00168 – PRELIMINARY/FINAL PLAT

IDO – 2022

JUANITA GARCIA – JAG PLANNING & ZONING, LLC agent for 27 HUNDRED LLC, STEPHEN BROWN requests the aforementioned action(s) for all or a portion of: TRACTS 1 & 2, JONES INDUSTRIAL PARK zoned NR-LM, located on VASSAR DR NE between PHOENIX AVE NE and LOS ARBOLES NE containing approximately 1.0324 acre(s). (H-16)

PROPERTY OWNERS: 27 HUNDRED LLC

REQUEST: COMBINE TWO LOTS INTO ONE LOT AND DEDICATE EASEMENTS

**Comments:**

09-13-2023

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](mailto:wphelan@cabq.gov) or 505-768-5378 with questions or concerns.