



DEVELOPMENT HEARING OFFICER
SUPPLEMENTAL SUBMITTAL

(Deadline is Friday at noon unless noted on DHO calendar – late submittals will not be accepted unless approved by the DHO)

PROJECT NO. PR-2023-008906
Application No. SD-2023-00168

TO:

- Planning Department
- Hydrology
- Transportation Development
- ABCWUA
- Code Enforcement
- Parks & Rec
- City Engineer

*(Please attach this sheet with each collated set for each DFT member)

NOTE: ELECTRONIC VERSION is Required. Submittal will not be accepted without.

DHO SCHEDULED HEARING DATE: 9/27/2023 HEARING DATE OF DEFERRAL: 9/13/2023

SUBMITTAL DESCRIPTION: Revised plat w/ Notes; Sidewalk Exhibit, Infrastructure List and alternate Infrastructure List and Revised justification letter

CONTACT NAME: Juanita Garcia
TELEPHONE: (305) 302-8903 EMAIL: jag@jagpandz.com



September 22, 2023

Development Hearing Officer
Development Facilitation Team
City of Albuquerque, Planning Department
600 2nd Street NW, Albuquerque NM 87102

RE: PR-2023-008906 & SD-2023-00168

Development Hearing Officer:

JAG Planning & Zoning, agent for 27 Hundred LLC, Stephen Brown, is providing the following information as a Supplemental Submittal:

1. Sidewalk Exhibit showing width of sidewalk and landscape buffer along Vassar Drive NE;
2. Updated Infrastructure List to reflect measurements identified in the Sidewalk Exhibit.

Given information that has been provided by the surveyor, it has been determined that additional area needs to be requested for the ongoing request of a Development Hearing Officer Determination to allow the existing sidewalk to remain.

DHO Determination for Sidewalk Requirements along Vassar Drive NE:

The applicant is seeking an administrative waiver to allow the existing 3.9' wide sidewalks along Vassar Dr to remain in lieu of the 5' wide sidewalk width that is typically required. There are 4' wide (or likely 3.9') sidewalks abutting the site that are consistent with existing sidewalks along Vassar NE.

The DHO determination request meets the criteria of Section 2-9(B)(2)(iii) of the DPM, which states that a waiver may be granted if, "The adjoining sidewalks are non-standard as to width and/or location, and the Waiver would enable the new and existing sidewalks to match in width and/or location, or could create a smooth transition between areas of different width and/or character."

In addition, the removal of the existing sidewalks to replace with a new sidewalk will be a hardship on the property owner and believe the existing sidewalks can accommodate ADA accessibility and pedestrians.

We respectfully request the approval of this waiver and believe the waiver does not cause significant material adverse impacts on surrounding properties and meets the waiver requirement criteria of 6-6(P) as outlined in the IDO.

Thank you for your consideration on this matter. I can be reached at (505) 362-8903 or at jag@jagpandz.com.

Sincerely,



Juanita Garcia

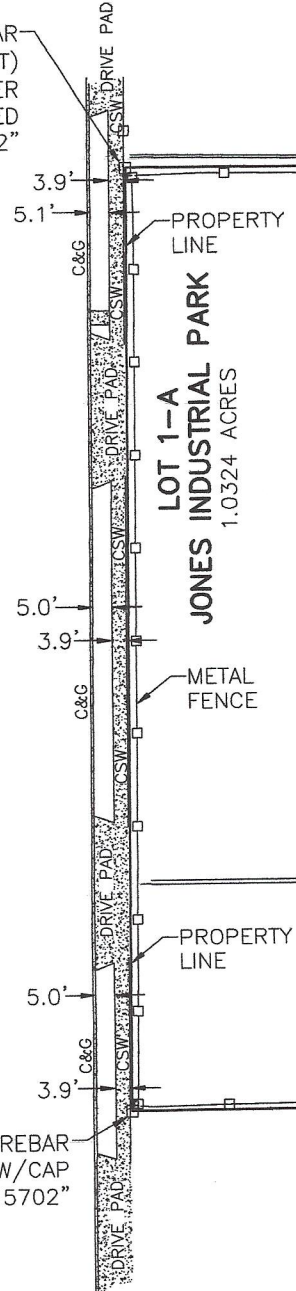
Principal

JAG Planning and Zoning, LLC

EXHIBIT EXISTING LANDSCAPE BUFFER ON VASSAR

FND. #5 REBAR
BROKEN CAP (BENT)
TAG W/WASHER
STAMPED
"NMPS LS 15702"

VASSAR DRIVE NE
(60' ROAD RIGHT-OF-WAY)



SURVEYOR'S CERTIFICATION:

I, CHRISTOPHER A. MEDINA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 15702, DO HEREBY CERTIFY THAT THIS EXHIBIT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND IS CORRECT AND TRUE TO THE BEST OF MY BELIEF AND KNOWLEDGE.

Christopher A Medina

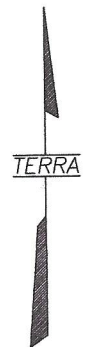
CHRISTOPHER A. MEDINA, NMPLS NO. 15702

SEPTEMBER 13, 2023

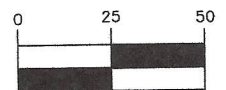
DATE

TERRA LAND SURVEYS, LLC

P.O. BOX 2532 • CORRALES, NM 87048 • (505) 792-0513



SCALE



(IN FEET)
1 inch = 50 ft.

SHEET 1 OF 1

INFRASTRUCTURE LIST

Current DRC Project Number: _____

FIGURE 12

Date Submitted: 9/13/2023

Date Site Plan Approved: _____

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

DHO Project No.: PR-2023-008906

DHO Application No.: SD-2023-00168

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT HEARING OFFICER (DHO) REQUIRED INFRASTRUCTURE LIST

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 1 & 2 JONES INDUSTRIAL PARK

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

LOTS 1 & 2 JONES INDUSTRIAL PARK

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Crnst Engineer
		24'	ENTRY DRIVEPAD W/ CURB RAMPS	VASSAR DR NE	AT NEW ENTRY		/	/	/
		STD	CURB & GUTTER & 3.9' SIDEWALK	VASSAR DR NE	AT 2 EXISTING DRIVEPADS TO BE REMOVED		/	/	/
		5' x 5'	PUBLIC SIDEWALK PASSING ZONE	VASSAR DR NE	MIDPOINT OF LOT		/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Enst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

NOTES
 If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA
 Street Lights per City Requirements

- 1 _____
- 2 _____
- 3 _____

AGENT / OWNER **DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

Scott McGee
 NAME (print)

SMM PE, LLC
 FIRM

SIGNATURE - date _____

PLANNING- date _____

PARKS & RECREATION - date _____

AMAFCA - date _____

TRANSPORTATION DEVELOPMENT - date _____

UTILITY DEVELOPMENT - date _____

CODE ENFORCEMENT - date _____

CITY ENGINEER - date _____

HYDROLOGY - date _____

MAXIMUM TIME ALLOWED TO CONSTRUCT
 THE IMPROVEMENTS WITHOUT A DRB
 EXTENSION: _____

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

INFRASTRUCTURE LIST

Current DRC Project Number: _____ Date Submitted: 9/13/2023
 Date Site Plan Approved: _____
 Date Preliminary Plat Approved: _____
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 DHO Project No.: PR-2023-008906
 DHO Application No.: SD-2023-00168

FIGURE 12

INFRASTRUCTURE LIST

EXHIBIT "A"

**TO SUBDIVISION IMPROVEMENTS AGREEMENT
 DEVELOPMENT HEARING OFFICER (DHO) REQUIRED INFRASTRUCTURE LIST**

LOT 1-A JONES INDUSTRIAL PARK

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		5'	PUBLIC SIDEWALK	VASSAR DR NE	N. PROPERTY LINE	S. PROPERTY LINE	/	/	/
							/	/	/
							/	/	/
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							/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Crst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
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Scott McGee
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SMM PE,LLC
FIRM _____ TRANSPORTATION DEVELOPMENT - date _____ AMAFCA - date _____

SIGNATURE - date _____ UTILITY DEVELOPMENT - date _____ CODE ENFORCEMENT - date _____

CITY ENGINEER - date _____ HYDROLOGY - date _____

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REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER