



## **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-2023-008993**

**Date: 10/11/2023**

**Agenda Item: #5 Zone Atlas Page: B-20**

**Legal Description: Tract 1 Lot 3, Block 16, North Albuquerque Acres**

**Location: 8400 FLORENCE between BARSTOW and VENTURA**

### **Application For: VA-2023-00307-SIDEWALK WAIVER (DHO)**

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1. No Objections.
2. For Information purposes only:
  - a. Pro Rata:
    - i. Pro rata is owed for this property in the following amounts:
      1. Water = \$3,577.13
      2. Sewer = \$2,759.46
      3. Total = \$6,336.59
  - b. The site is within the Established Service Area and has access to public water and public sanitary sewer infrastructure along Florence. Once the mentioned pro rata is paid the site can utilize the infrastructure for service.

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2022-008993  
8400 Florence

AGENDA ITEM NO: 5

SUBJECT: Sidewalk Waiver

ENGINEERING COMMENTS:

1. Florence is a Local street and requires curb and gutter and a 5' sidewalk with a 4-6' landscape buffer. Unfortunately, we are not able to waive the requirements of curb, gutter and sidewalk for this area. Transportation has been directed to enforce this requirement in this part of the City.

Disclaimer: The comments provided are based upon the information received from the applicant. 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: October 11, 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APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_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: 2023-008993 Hearing Date: 10-11-2023  
Project: 8400 Florence Ave NE Agenda Item No: 5

<input 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 an approved Grading & Drainage Plan (B20D071) with engineer's stamp 07/20/2023.
- Hydrology has no objection.

☐ 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:** 10/11/23 -- **AGENDA ITEM:** # 5

**Project Number:** PR-2023-008993

**Application Number:** VA-2023-00307

**Project Name:** Tract 1 Lot 3, Block 16

**Request:**

*Sidewalk/DHO Waiver*

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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:**

- This request features a proposed single family detached residence currently under Site Plan Administrative/Building Permit review. The Applicant is requesting that a sidewalk along Florence Avenue not be required as other residences along Florence in the vicinity of the subject property don't have sidewalks; Florence Avenue NE is a local street, and DPM requirements note that a 5-foot wide sidewalk and a 4-6-foot landscape buffer zone are required along the portion of Florence Avenue fronting the subject property. Additionally, the Applicant is requesting that curb and gutter along Florence Avenue not be required.

**1. Items Needing to be Completed or Corrected and IDO/DPM Comments**

- The application submittal for this request features the wrong notification form; the application submittal features the notification form for an administrative review/decision (presumably for the Site Plan Administrative/Building Permit application), and the Applicant must correctly notify the North Albuquerque Acres Community Association (NA) with a DHO notification form, which can be obtained at the following link:  
[https://documents.cabq.gov/planning/development-hearing-officer/Emailed-Mailed-Notice-PublicMeetingHearing-Print&Fill\\_DHO.pdf](https://documents.cabq.gov/planning/development-hearing-officer/Emailed-Mailed-Notice-PublicMeetingHearing-Print&Fill_DHO.pdf)

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

**As the NA was not correctly notified of the Waiver application, this application can't be heard and decided by the DHO until/unless the Applicant completes the correct notification form and sends it to the NA.**

- In the notification form, it must be noted on #5 on page two of the form that this request will be decided by the DHO (check the box), and note the projected date and time (9:00 am) of the DHO meeting, as well as (in the location section) that it will be held remotely via Zoom and provide the Zoom meeting invitation link as follows: <https://cabq.zoom.us/j/84123463458>. In addition to the completed notification form, you must include the Zone Atlas Map and the Waiver Exhibit in the submittal emailed to the NA, and provide proof of email to the NA.
- On Form V2, proof of a pre-submittal neighborhood meeting was checked. However, staff was not able to find proof of a pre-submittal neighborhood meeting in the application submittal or proof that the Applicant sent such a request to the NA and the NA response. **Therefore, this application can't be heard and decided by the DHO until/unless the Applicant provides proof of a pre-submittal neighborhood meeting request.**
- If a pre-submittal neighborhood meeting request wasn't sent to the NA, the Applicant must do so before the DHO can hear and decide this request. If the NA elects to have a pre-submittal neighborhood meeting, the neighborhood meeting must be held and proof of the meeting must be provided before the waiver request can be heard and decided by the DHO. The neighborhood meeting request form can be obtained at the following link (which must be completed and emailed to the NA in addition to the DHO notification form):  
[https://documents.cabq.gov/planning/development-hearing-officer/NeighborhoodMeetingRequest-Print&Fill\\_DHO.pdf](https://documents.cabq.gov/planning/development-hearing-officer/NeighborhoodMeetingRequest-Print&Fill_DHO.pdf)

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## **2. Items in Compliance**

- The Applicant provided justification criteria for the Waiver request per 6-6(P)(3) of the IDO. Planning staff defer to Transportation staff regarding the justification criteria, and notes the presence of an elementary school (North Star Elementary School) at Florence and Ventura approximately 1,000 feet east of the subject site for the waiver request.
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*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: Jay Rodenbeck  
Planning Department

DATE: 10/10/23

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## DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

**PR-2023-008993**

VA-2023-00307 – SIDEWALK WAIVER

SKETCH PLAT 8-2-23 (DFT)

IDO – 2022

MTV/TWILIGHT HOMES VERONICA JOHNSON agent for SCOTT & JENAYA

HOWARD requests the aforementioned action(s) for all or a portion of: TRACT 1 LOT 3, BLOCK 16 zoned PD, located at 8400 FLORENCE between BARSTOW and VENTURA containing approximately 88.0 acre(s). (B-20)

PROPERTY OWNERS: HOWARD SCOTT G & JENAYA

REQUEST: WAIVER OF SIDEWALK, CURB AND GUTTER

**Comments:**

10-11-2023

No comments.

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.