



Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2023-08998 Date: 09/13/2023 Agenda Item: #7 Zone Atlas Page: E-24

Legal Description: Lot 72, The Highlands at High Desert

Location: 13724 Apache Plume Pl NE between Elena Gallegos Pl NE and Foothills of the Sand

Application For: SD-2023-00171-Vacation of Private Easement (DHO)

1. No Objection

Application For: SD-2023-00172-Vacation of Private Easement (DHO)

1. No Objection

Application For: SD-2023-00169-Preliminary/Final Plat (DHO)

1. No Objection

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2023-008998
13724 Apache Plume NE

AGENDA ITEM NO: 7

SUBJECT: Vacation of Private Easement, Preliminary/Final Plat

ENGINEERING COMMENTS:

1. Transportation has reviewed the justification letter for excluding sidewalks and has no objection to this or the vacations.

. 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: September 13, 2023

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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

DEVELOPMENT HEARING OFFICER - HYDROLOGY SECTIONTiequan Chen, P.E., Principal Engineer | 505-924-3695 tchen@cabq.govDRB Project Number: 2023-008998 Hearing Date: 9-13-2023Project: Replat of Lot 72, The Highlands at
High Desert, Unit 2, located at
13724 Apache Plume Place NE Agenda Item No: 7

<input type="checkbox"/> Sketch Plat	<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"/> Site Plan for Bldg. Permit <input type="checkbox"/> Site Plan for Subdivision	<input type="checkbox"/> Bulk Land Plat
<input type="checkbox"/> SIA Extension	<input type="checkbox"/> DPM Variance	<input checked="" type="checkbox"/> Vacation of Private Easements	<input type="checkbox"/> Vacation of Public Right of Way

ENGINEERING COMMENTS:

- Hydrology has no objection to the vacations.
- 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).

RESOLUTION/COMMENTS:

Water:

Code:

Parks:

Transportation:

Planning:

☐ APPROVED
☐ DENIEDDELEGATED TO: ☐ TRANS ☐ HYD ☐ WUA ☐ PRKS ☐ PLNG

Delegated For: _____

SIGNED: ☐ I.L. ☐ SPSP ☐ SPBP ☐ FINAL PLAT

DEFERRED TO _____



DEVELOPMENT HEARING OFFICER

Planning Comments

HEARING DATE: 9/13/23 -- **AGENDA ITEM:** #7

Project Number: PR-2023-008998

Application Number: PS-2023-00133

Project Name: 13724 Apache Plume Pl NE – Building footprint adjustment

Request: Vacation of private easement x 2, Preliminary/Final Plat

**These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

COMMENTS:

- The building envelope was created by the Plat. Existing property lines are not being affected or adjusted.
- Approval from the High Desert association/committee has been provided 8/13/23.
- Justification letter to request a DHO determination has been submitted. Applicant requests a determination from DHO to allow the frontage to remain as-is, per HDROA NCC policy to keep natural ground along frontages by policy (per pages 39 & 40 of the High Desert Guidelines) "The Natural Areas on a lot should remain free from any improvements". Planning staff defer to **Transportation** staff to determine whether or not the justification criteria are met.
- Future development must meet all applicable standards and provisions of the IDO (per R-1D and CPO-5) and the DPM.

Here is a link to both:

<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1>

<https://www.cabq.gov/planning/boards-commissions/development-process-manual-executive-committee>

****Submitted plans should demonstrate how standards are being met for any applicable previous approval and/or all current standards.***

**(See additional comments on next page)*

- All standards within IDO section 5-4 Subdivision of Land and 5-4(C) Compliance with Zoning Requirements apply to platting actions.
***Confirm that no new nonconformities will be created with replat.**

Preliminary/Final Plat submittal information—

- DXF approval from AGIS must be obtained. The application number must be added to the Plat.
- 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.

Please reference the following development standards from the IDO. Subject to change pending formal submittal or change in development type/use.

- ❖ **3-4(F) HIGH DESERT – CPO-5, Character Protection Overlay.**
- ❖ **4-2 Allowed Uses**, table 4-2-1.
 Follow the Use Specific Standards per 4-3 of the IDO for any proposed uses.
 *R-1D allows Single Family – Low Density Residential development.
- ❖ **5-1 Dimension Standards for R-1D and CPO-5.** 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.
- ❖ 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.
- ❖ 5-3 Access & Connectivity requirements.
5-3(C) Driveways for Low Density Residential.
- ❖ 5-5 Parking & Loading requirements, Table 5-5-1
- ❖ 5-7 Walls/Fences, table 5-7-1. ***Development requires separate permitting.**
- ❖ 5-8 for Outdoor Lighting requirements. Also reference CPO-5.
- ❖ **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: Bonnie Strange/Jay Rodenbeck
Planning Department

DATE: 9/12/23



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

PR-2023-008998

SD-2023-00171 - VACATION OF PRIVATE EASEMENT

SD-2023-00172 - VACATION OF PRIVATE EASEMENT

SD-2023-00169 – PRELIMINARY/FINAL PLAT

IDO – 2022

CSI-CARTESIAN SURVEYS, INC. agent for DAVID AND SHIRLEY FITE requests the aforementioned action(s) for all or a portion of: LOT 72, THE HIGHLANDS AT HIGH DESERT zoned R-1D, located at 13724 APACHE PLUME PL NE between ELENA GALLEGOS PL NE and FOOTHILLS OF THE SANDIAS containing approximately 0.6132 acre(s). (E-24)

PROPERTY OWNERS: DAVID AND SHIRLEY FITE

REQUEST: ADJUST THE BUILDING ENVELOPE WHICH SERVES AS AN EXCLUSION AREA FOR THE DRAINAGE EASEMENT, DHO DETERMINATION TO ALLOW FRONTAGE TO REMAIN AS-IS

Comments:

09-13-2023

No Comments or Objections to the Requested Actions.

Comments provided by Whitney Phelan, Senior Planner, CABQ Parks & Recreation Department. Please contact via wphelan@cabq.gov or 505-768-5378 with questions or concerns.