



Development Facilitation Team (DFT) – Review Comments

Reviewer: Andre Houle, P.E. | Phone: 505-304-5993 | ahoule@abcwua.org

Project No: PR-2023-009260AKA PR-2021-006156 Date: 11/13/23 Agenda Item: 4 Zone Atlas Page: K-11

Legal Description: [Lots 1 thru 15 & Lots 17-32, Patlilly Subdivision

Request: Consolidate 40 Lots into 2 Lots, incorporate vacated Right-of-Way into the subject property, and provide easements as shown

Location: [60th St NW between Central Ave and Avalon Rd NW]

Application For: SD-2024-00160 – PRELIMINARY/FINAL PLAT

1. Please confirm lot B2A has access to public water and sanitary sewer or provide an easement for that lot.



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

PR-2023-009260 AKA

PR-2021-006156

SD-2024-00160 – PRELIMINARY/FINAL PLAT

SKETCH PLAT 5-1-24 (DFT)

IDO – 2023

JAG PLANNING & ZONING – JUANITA

GARCIA agent for ALBUQUERQUE

**HOUSING AUTHORITY requests the
aforementioned action(s) for all or a portion**

**of: LOTS 1 THRU 15 & LOTS 17 THRU 32,
PATLILLY SUBDIVISION zoned R-ML
located at 60th ST NW between CENTRAL
AVE and AVALON RD NW containing
approximately 7.0 acre(s). (K-11)**

PROPERTY OWNERS: ALBUQUERQUE

HOUSING AUTHORITY

**REQUEST: CONSOLIDATE 54 LOTS INTO 2
LOTS, INCORPORATE VACATED RIGHT-OF-
WAY INTO THE SUBJECT PROPERTY, AND
PROVIDE EASEMENTS AS SHOWN**

Comments

11-13-2024

No objections to the requested action.

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

DEVELOPMENT HEARING OFFICER - HYDROLOGY SECTION
Anthony Montoya, Jr., PE, Senior Engineer | 505-924-3314 amontoya@cabq.gov

DRB Project Number: 2023-009260 Hearing Date: 11-13-2024
Project: Patilly Subdivision, Lots 1-15 and 17-32 Agenda Item No: 4

<input type="checkbox"/> Minor Preliminary / Final Plat	<input checked="" type="checkbox"/> Preliminary Plat	<input checked="" 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 an approved Conceptual Grading & Drainage Plan with engineer's stamp 08/15/24.
- Hydrology needs to approve the Grading & Drainage Plan prior to Building Permit.
- Hydrology has no objection to the platting action.

☐ APPROVED
☐ DENIED

DELEGATED TO: ☐ TRANS ☐ HYD ☐ WUA ☐ PRKS ☐ PLNG
Delegated For: _____
SIGNED: ☐ I.L. ☐ SPSP ☐ SPBP ☐ FINAL PLAT
DEFERRED TO _____

DEVELOPMENT HEARING OFFICER

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: 11/13/2024

AGENDA ITEM NO: 4

DHO PROJECT NUMBER:

[PR-2023-009260 AKA](#)

[PR-2021-006156](#)

[SD-2024-00160](#) Preliminary/ Final Plat

SKETCH PLAN 5-01-24 (DFT)

IDO – 2023

PROJECT NAME:

JAG PLANNING & ZONING – JUANITA GARCIA agent for ALBUQUERQUE HOUSING AUTHORITY requests the aforementioned action(s) for all or a portion of: LOTS 1 THRU 15 & LOTS 17 THRU 32, PATLILLY SUBDIVISION zoned R-ML located at 60th ST NW between CENTRAL AVE and AVALON RD NW containing approximately 7.0 acre(s). (K-11)

PROPERTY OWNER:

ALBUQUERQUE HOUSING AUTHORITY

REQUEST:

CONSOLIDATE 40 LOTS INTO 2 LOTS, INCORPORATE VACATED RIGHT-OF-WAY INTO THE SUBJECT PROPERTY, AND PROVIDE EASEMENTS AS SHOWN

COMMENTS:

1. Code Enforcement has no comments or objections.

DEVELOPMENT HEARING OFFICER

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: 11/13/2024

Comments from DFT Sketch Plan, 5-01-2024:

1. Code Enforcement has no objections.
2. However, we do recommend that you work closely with City Addressing and AGIS in coordinating this transition to enable them to advise on any addressing concerns and to correct the addressing and plat information for our records on AGIS as needed. You can contact Cassandra Murillo at 505-924-3848, or email Addressing@cabq.gov to initiate communication in this matter.

Comments from DFT Sketch Plat, 10/4/2023 – PR-2023-009260:

Replat to remove lines need more details to comment on proposal.

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2023-009260
60th St. and Knotts Landing

AGENDA ITEM NO: 4

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. Transportation has no objection to the plat, but as a condition of approval the plat must state the beneficiaries and maintainance responsibilities for the access easement.

. 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: November 13, 2024

ACTION:

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

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



DEVELOPMENT FACILITATION TEAM

Planning - Case Comments

MEETING DATE: 11/13/24 -- **AGENDA ITEM:** #4

Project Number: PR-2024-006156

Application Number: SD-2024-00160

Project Name: Lots 1-15 & Lots 17-32, Patlilly Sub-Division Located at 60th St. and Central

Request:

Lot consolidation of 54 lots into 2 lots and incorporation of vacated ROW into subject property.

*Items in **Orange type** need comment or corrections.*

*Items in **Green type** are compliant.*

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

BACKGROUND

- The subject property is zoned R-ML. The southern portion of the site is located within the Central Main Street and Major Transit corridors but is not located within a center.
- There is an existing Bike Lane that runs along the Southern border (Central).
- Central is a principal Arterial and runs along the Southern border. All other border roads are local roads.
- The Southern half of both proposed lots will be in both a Major Transit and Main Street Corridors.
- The Southern Lots in the proposed lots are located in an area of change while some of the Northern proposed lots are in an area of consistency.
- Subject property is not within any Overlay Zones.

**(See additional comments on next page)*

GENERAL COMMENTS

- **6-6(K) SUBDIVISION OF LAND – MINOR**

- **6-6(K)(3) Review and Decision Criteria**

- An application for a Subdivision of Land – Minor shall be approved if it complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.

- A platting application to consolidate 54 lots into 1 lot will require the submittal and Development Hearing Officer (DHO) approval of a Minor Preliminary/Final Plat application.
- In the platting application packet, in addition to including the documentation listed above, proof of email to the NA's must be included along with the ONC confirmation email with the list of NA's to contact. ONC can be contacted at: onc@cabq.gov as well as (505) 768-3334.

Public notices were sent out to the NAs and proof was submitted as part of the application packet.

- All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are required on the Plat prior to the acceptance of the application file for the Plat and placement on a DHO agenda.

Signatures from the Surveyor, Utilities, and AMAFCA have been obtained and are on the plat.

- The following will need to be on the final platting sheets:
Project **and Application #'s**, documents signed/stamped by a design professional licensed in the State of NM.

Project numbers and Stamped documents have been provided but are lacking the application # on all documents and are in small print. Please add the application # to the required documents and add the application/project numbers to a more prominent spot on the Plat sheets above the signature boxes.

- Prior to final sign-off of the plat, the AGIS office must approve the DXF file and proof of approval must be provided.
- The proposed platting action would be reviewed to the standards and provisions within the IDO-Integrated Development Ordinance and the standards within the DPM-Development Process Manual. 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>
- **If infrastructure is needed**, an IL-Infrastructure list, and/or IIA-Infrastructure Improvements Agreement with financial guarantee will be required.

IL has been provided for the site plan that accompanies this plat. Therefore, this plat is being reviewed as a minor plat. The IL must be signed off by DFT and be financially guaranteed before final sign-off of the plat.



***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: Jacob Boylan
Planning Department

DATE: 11/12/2024