

DEVELOPMENT FACILITATIVE TEAM (DFT)

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: 01/24/2024

AGENDA ITEM NO: 2

PROJECT NUMBER:

PR-2023-009380

SD-2024-00010 – PRELIMINARY/FINAL PLAT

IDO: 2022

PROJECT NAME:

CSI – CARTESIAN SURVEYS, INC. agent for **TIRYAKI AND MARTHA AHMET** requests the aforementioned action(s) for all or a portion of: **LOTS 1 THRU 7, BLOCK 3, PANORAMA ADDITION** zoned **MX-M**, located at **SW CORNER OF SAN JACINTO AVE AND GEORGENE DR NE** between **COPPER AVE NE and CONEJO RD NE** containing approximately **0.4824** acre(s). (**K-22**)

REQUEST: CREATE ONE NEW LOT FROM 7 EXISTING LOTS. PROPOSED PLAT DEDICATES ADDITIONAL RIGHT-OF-WAY AT NE AND SE CORNERS OF PROPOSED LOT FOR SIGHT TRIANGLE.

PROPERTY OWNERS: TIRYAKI & MARTHA AHMET

ADDRESS/LOCATION: SW CORNER OF SAN JACINTO AVE and GEORGENE DR NE between COPPER AVE NE and CONEJO RD NE

ZONED: MX-M

COMMENTS:

1. Property is zoned MX-M, and must meet all Dimensional standards of IDO 5-1(C) and Table 5-1-1.
2. Property is located in an Area of Consistency and borders R-MH across alley. Future development may require a 20 ft landscape buffer on the alley side, as per IDO 5-6(E)(3), Table 5-6-4.
3. Code Enforcement has no further comments at this time.



Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2023-009380

Date: 1/24/2024

Agenda Item: #2 Zone Atlas Page: K-2

Legal Description: [Lots 1 thru 7, Block 3, Panorama Addition]

Location: [SW Corner of San Jacinto Ave and Georgene Dr NE between Copper Ave NE and Conejo Rd NE]

Application For: SD-2024-00010 – PRELIMINARY/FINAL PLAT

1. No objection

a. Future request for Availability will be required when development moves forward.

Comment: (Provide written response explaining how comments were addressed)

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2023-009380
San Jacinto and Georgene

AGENDA ITEM NO: 2

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. Georgene and San Jacinto are both local roads and require 5' sidewalks with a 4'-6' landscape buffer. The sidewalk along Georgene is adequate, and the sidewalk and buffer called out in the Infrastructure list for San Jacinto is adequate, but there is no landscape buffer shown for Georgene nor is there one on the Infrastructure list. You will need to provide the landscape buffer along Georgene or request a waiver with a justification letter.

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

DATE: January 24, 2024

ACTION:

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

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



DEVELOPMENT HEARING OFFICER

Planning Comments

HEARING DATE: 1/24/24 -- **AGENDA ITEM:** #2

Project Number: PR-2023-009380

Application Number: SD-2024-00010

Project Name: San Jacinto Ave. and Georgene Dr.

Request:

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:

Items in **orange type** need to be addressed

Background

- Sketch Plat completed in October 2023.
- Applicant is requesting a Preliminary/Final Plat to create one new lot from 7 existing lots.
- The IDO zone district for the subject site is MX-M.

1. Items that need to be completed or corrected

- Please confirm the replat request for a lot consolidation. Proposed lot consolidation includes the elimination of existing interior lot lines, dedication of ROW, and IL-Infrastructure List.
- The Project & Application numbers must be added to the Plat prior to final sign-off.
- The Planning Department's AGIS Division must approve the DXF file prior to the final sign-off of the Plat.

**(See additional comments on next pages)*

- Per 6-6(L)(2)(d)(7) of the IDO, the date of the DHO approval shall be recorded on the Final Plat.
- After DHO approval and final sign off, a recorded copy of the plat must be sent to the Planning Manager-Jay Rodenbeck and PLNDRS@cabq.gov .
- Demonstrate compliance with **section 7 of the DPM Table 7.2.29** and Required Improvements section from 5-4(N) of the IDO. *Regarding Sidewalk width requirements and the landscape buffer. Provide measurement for the existing ROW and distance from curb to property line along street frontages. ***Verification of standards per Transportation***
Georgene and San Jacinto are both local roads and require 5' sidewalks with a 4'-6' landscape buffer. The sidewalk along Georgene is adequate, and the sidewalk and buffer called out in the Infrastructure list for San Jacinto is adequate, but there is no landscape buffer shown for Georgene nor is there one on the Infrastructure list. You will need to provide the landscape buffer along Georgene or request a waiver with a justification letter.
- Please clarify if the proposed replat or development will address the areas highlighted in yellow below?



- A recorded Infrastructure Improvements Agreement (IIA) based on the IL must be submitted prior to final sign-off of the Plat.
 - Per 6-6(K)(2)(I) of the IDO, the applicant shall record the Plat with the Bernalillo County Clerk within 3 months after the date of the final signature on the Plat, or the subdivision shall be voided.
-

2. Standard Comments and Items in Compliance

- All public notice requirements of IDO Section 6, Table 6-1-1, have been completed prior to this submittal. Related documents are included in the submittal package.
- Final documents must be sealed and signed by a design professional licensed in the State of New Mexico.
- Signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are all provided on the plat sheet.
- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions. Re-platting action cannot increase any existing nonconformity or create a new nonconformity.

****Project has been reviewed to the standards and provisions within the IDO-Integrated Development Ordinance and the standards within the DPM-Development Process Manual.***

3. Future Development Guidance

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 MX-M*) 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 MX-M.
- ❖ **5-1 Dimension Standards for MX-M**. 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.

- ❖ 5-3 Access & Connectivity requirements.
- ❖ 5-4 Subdivision of Land
- ❖ 5-5 Parking & Loading requirements, Table 5-5-1. Calculations required.
- ❖ 5-6 Landscaping, buffering, and Screening. **Several standards exist.*
- ❖ 5-7 Walls/Fences, table 5-7-1. ***Development requires separate permitting.**
- ❖ 5-8 for Outdoor Lighting requirements.
- ❖ 5-9 Neighborhood edges.
- ❖ 5-11-E Building/Façade Design.
- ❖ 5-12 Signage requirements.
- ❖ 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 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: Robert Webb/Jay Rodenbeck
Planning Department

DATE: 1/22/24