



Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2023-009411 Date: 2/07/2024 Agenda Item: #5 Zone Atlas Page: G-15

Legal Description: [LOT B1A BLOCK 4, SUNDT'S INDUSTRIAL AREA SUBDIVISION]

Location: [501 CANDELARIA RD NE between 2nd ST NE and HIGH ST NE]

Application For: SD-2024-00018-PRELIMINARY/FINAL PLAT (DHO)

1. Previous Comments: (Accounts have been verified, do easements still need to be incorporated? Is there an exhibit that shows the locations?)
 - a. No objection, however, please confirm the lots have separate water and sanitary sewer services and have adequate easements if the private services are crossing lots. Provide an exhibit showing that is the case.
 - b. For future development, Request an availability/serviceability statement online at the following link: http://www.abcwua.org/Availability_Statements.aspx. Requests shall include fire marshal requirements.

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

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: 02/07/2024

AGENDA ITEM NO: 5

DHO PROJECT NUMBER:

PR-2023-0009411

SD-2024-00018 – – PRELIMINARY/FINAL PLAT

SKETCH PLAT 11-1-23 (DFT)

IDO - 2022

PROJECT NAME:

JAG PLANNING & ZONING, LLC | JUANITA GARCIA agent for **CHARLES F. BREWER** requests the aforementioned action(s) for all or a portion of: **LOT B1A BLOCK 4, SUNDT'S INDUSTRIAL AREA SUBDIVISION** zoned **NR-LM**, located at **501 CANDELARIA RD NE** between **2ND ST NE** and **HIGH ST NE** containing approximately **2.951** acre(s). **(G-15)**

PROPERTY OWNERS: BREWER OIL CO

REQUEST: DIVIDE ONE TRACT AND CREATE TWO TRACTS AND GRANT ANY EASEMENTS AS SHOWN

COMMENTS:

1. Prior comments from Sketch Plat 11/1/2023 have been addressed. Code Enforcement has no objections.

Comments from 11/1/23 Sketch Plat:

1. Any shared vehicular access, shared parking, or other relevant easements must be addressed if they would negatively impact the existing code requirements for either proposed plat, as per IDO 5-4(C)(5).
2. Code Enforcement has no other comments or objections.

DEVELOPMENT HEARING OFFICER - HYDROLOGY SECTION
Renée Brissette, PE, Senior Engineer | 505-924-3995 rbrissette@cabq.gov

DRB Project Number: 2023-009411 Hearing Date: 02-07-2024
Project: 501 Candelaria Rd NE Agenda Item No: 5

<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"/> 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:

- Add a Cross Lot Drainage Easement note specifying the beneficiary and maintenance agreement.
- 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).

☐ APPROVED
☐ DENIED

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

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2023-009411
501 Candelaria

AGENDA ITEM NO: 5

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. Justification to allow landscaping behind sidewalks are sufficient and Transportation has no objection. Justification to allow 5.05' sidewalk for a portion of the sidewalk along Edith to remain in lieu of the required 6' is acceptable to Transportation. No objection.
2. Unless there is a proposed barrier to vehicles crossing over the proposed property line a cross lot access easement will be required on the plat.
3. For future development an approved TCL will be required prior to site plan or building permit. Please submit a Traffic Scoping Form to Matt Grush to determine if a TIS will be required.

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: February 7, 2024

ACTION:

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

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



DEVELOPMENT HEARING OFFICER

Planning Comments

HEARING DATE: 2/7/24 -- **AGENDA ITEM:** #5

Project Number: PR-2023-009411

Application Number: SD-2024-00018

Project Name: 501 Candelaria NE

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 comment or corrections.

Background:

- A Sketch Plat for the proposed platting action was reviewed by the Development Facilitation Team (DFT), with comments provided to the Applicant on October 31st, 2023.
- Applicant is requesting a Preliminary/Final Plat and DHO Determination for Sidewalk and Landscape Buffer requirements.
- The IDO zone district for the subject site is NR-LM and the Railroad & Spur mapped area. It is located on the corner of Candelaria NE and Edith.

1. Items that need to be completed or corrected

- Please confirm the details of the proposed Preliminary/Final plat and determination; subdividing one lot into two lots.
- Please confirm if the proposed replat will be affecting access/circulation.

**(See additional comments on next pages)*

- Please confirm that the dimensional standard requirements for the existing development will not be affected by the replat.
 - The submittal included a detailed justification letter per IDO section 6-6-P and DPM section 2 & 7.
 - 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.
****Verification of standards per Transportation****
Justification to allow landscaping behind sidewalks is sufficient and Transportation. Justification to allow 5.05' sidewalk for a portion of the sidewalk along Edith to remain in lieu of the required 6' is acceptable to Transportation. No objection.
 - A copy of the AGIS-approved DXF file must be submitted prior to the final sign-off of the Plat.
 - Per 6-6(L)(2)(d)(7) of the IDO, the date of the DHO approval shall be recorded on the Plat.
 - After DHO approval and final sign off, a recorded copy of the plat must be sent to Jay Rodenbeck at jrodenbeck@cabq.gov and Angela Gomez at agomez@cabq.gov.
 - 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.
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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 submitted 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 NR-LM*) 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 NR-LM.
- ❖ **5-1 Dimension Standards for NR-LM.** 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.*
- ❖ **5-2(I)(4) Landscaping Adjacent to Arroyos**
- ❖ **5-2(E) Cumulative Impacts – Railroad & Spur mapped area.**
- ❖ **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.**
- ❖ **5-11-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.**



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FROM: Robert Webb/Jay Rodenbeck
Planning Department

DATE: 2/5/24