



Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2024-010040 Date: 03/13/2024 Agenda Item: #1 Zone Atlas Page: C-17

Legal Description: Lots 3 & 4, Horizon Village

Request: Adjust Lot Line between Lots 3 & 4.

Location: 8831 & 8835 Horizon Way between Horizon Blvd and Aerostat Pl

Application For: SD-2024-00040 – Preliminary/Final Plat

1. No objection to the proposed lot line adjustment.

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: 03/13/2024

AGENDA ITEM NO: 6

DHO PROJECT NUMBER:

PR-2024-010040

SD-2024-00040 – PRELIMINARY/FINAL PLAT
IDO - 2022

PROJECT NAME:

ALDRICH LAND SURVEYING agent for **CLEARBROOK INVESTMENTS, INC.** requests the aforementioned action(s) for all or a portion of: **LOTS 3 & 4, HORIZON VILLAGE** zoned **R-ML**, located at **8831 & 8835 HORIZON WAY** between **HORIZON BLVD** and **AEROSTAT PL** containing approximately **0.1352** acre(s). **(C-17)**

PROPERTY OWNERS: CLEARBROOK INVESTMENTS INC

REQUEST: ADJUST LOT LINE BETWEEN LOTS 3 & 4

COMMENTS:

1. Property is zoned R-ML and. All dimensional standards for lot size and width must be met as per IDO section 5-1(C), Table 5-1-1, as well as setback and height requirements for future development.
2. Lot width measurements should be shown on plat to ensure minimum lot widths are being met.
3. Property is located within an Area of Consistency. If plan is to develop property with low-density residential dwelling(s), then the Contextual Lot size standards would apply and must be between .0630 to .1051 acre. Proposed revised lot sizes are within the allowed Contextual lot size standards for low-density residential.
4. For Future Development: Property is located within Sub Area 2 of CPO-10, North I-25 Overlay zone, and must meet all development standards, accordingly.
5. CE has no further comments and no objections.

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

DRB Project Number: 2024-010040 Hearing Date: 03-13-2024
Project: Lots 3 & 4, Horizon Village Agenda Item No: 6

<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:

- 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

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2024-010040
8831 & 8835 Horizon Way

AGENDA ITEM NO: 6

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. No objection

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: March 13, 2024

ACTION:

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

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



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

HEARING DATE: 3/13/24 -- **AGENDA ITEM:** #6

Project Number: PR-2024-010040

Application Number: SD-2024-00040

Project Name: Horizon Village / Clearbook Investments, Inc

Request:

Adjusting lot line between lots UPC #'S 101706401746620901 & 101706401746620902

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

BACKGROUND

- This is a request to be able to adjust the lot line between lots 3 & 4. The subject property is zoned R-ML, with MX-M to the east and NR-LM to the north and south. The subject property is within the Area of Consistency and is not located within any type center or corridor (regarding the subject property's location within the Area of Consistency, Code Enforcement has confirmed that the proposed replat would meet the Contextual Lot Size Standards of 5-1(C)(2)(b) of the IDO). The subject property is located within the North I-25 – CPO-10 (3-4). The subject property is not affected by any Bikeways and Trails. There is a Regional Principal Arterial to the south of this site (Alameda Blvd).

COMMENTS

Note: Items in **orange type** require a response.

1. ITEMS THAT NEED TO BE COMPLETED OR CORRECTED

- Please add the project and application numbers to the Plat.
- Prior to final sign-off of the plat, the AGIS office must approve the DXF file and proof of approval must be provided.
- 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.

- After DHO approval and final sign off, a **recorded copy of the plat** must be sent to Angela Gomez at agomez@cabq.gov and to Jay Rodenbeck at jrodenbeck@cabq.gov.

2.STANDARD COMMENTS AND ITEMS IN COMPLIANCE

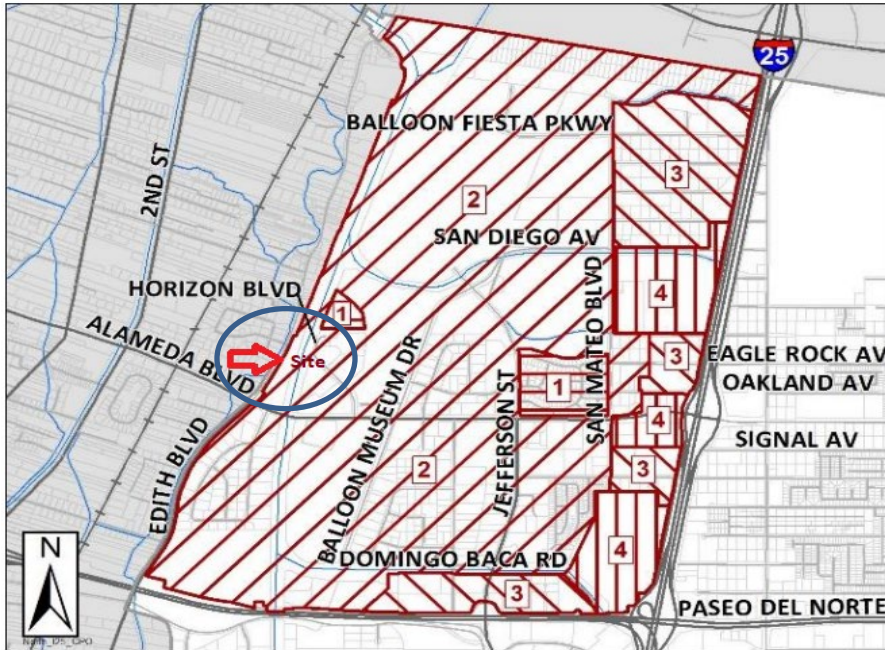
Table 6-1-1: Summary of Development Review Procedures															
DHO = Development Hearing Officer EPC = Environmental Planning Commission LC = Landmarks Commission															
ZHE = Zoning Hearing Examiner LUHO = Land Use Hearing Officer															
X = Required [] = Public Hearing < > = Quasi-judicial Hearing															
R = Review/Recommend D = Review and Decide AR = Appeal Review / Recommend AD = Appeal Review and Decide															
	Mtgs		Public Notice				Review and Decision-making Bodies							Specific Procedures	
Subsection	6-4(B)	6-4(C)	6-4(K)(2)	6-4(K)(3)	6-4(K)(4)	6-4(K)(5)	6-4(K)(6)	6-2(B)	6-2(D)	6-2(E)	6-2(H)	6-2(J)	6-2(I)		6-2(A)
Application Type	Neighborhood	Pre-application	Email	Mailed	Posted Sign	Published	Web Posting	City Staff ^[1]	DHO	EPC	LC	ZHE	LUHO		City Council ^[2]
Subdivision of Land – Minor			X				X	R	<D>				<AR>		<AD>

- Per Table 6-1-1, all public notice requirements have been satisfied by the applicant (Email and Web posting).
- Per 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.
- All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are provided on the Plat.

3.FUTURE DEVELOPMENT GUIDANCE

- 2-3(E) RESIDENTIAL – MULTI-FAMILY LOW DENSITY ZONE DISTRICT (R-ML)**

- 3-4(K) NORTH I-25 – CPO-10 (see boundary below)



- 4-2 ALLOWABLE USES

Table 4-2-1: Allowable Uses

P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory
 CV = Conditional if Structure Vacant for 5+ years T = Temporary CT = Conditional Temporary
 Blank Cell = Not Allowed

Zone District >>	Residential					Mixed-use				Non-residential							Use-specific Standards
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	NR-PO	
Land Uses	A	B	C														
PRIMARY USES THAT MAY BE ACCESSORY IN SOME ZONE DISTRICTS																	
RESIDENTIAL USES																	
Household Living																	
Dwelling, single-family detached	P	P	P	P	P		P										4-3(B)(1)
Dwelling, mobile home			P														4-3(B)(2)
Dwelling, cluster development	P	P		P	P		P										4-3(B)(3)
Dwelling, cottage development	P	P	P	P	P		P										4-3(B)(4)
Dwelling, two-family detached (duplex)		P		P	P		P										4-3(B)(5)
Dwelling, townhouse				P	P	P	P	P	P	P							4-3(B)(6)
Dwelling, live-work				C	C	P	P	P	P	P	CA	CA					4-3(B)(7)
Dwelling, multi-family					P	P	P	P	P	P	CV						4-3(B)(8)

- **5-2(I) MAJOR ARROYO STANDARDS**
 - 5-2(I)(2) Drainage
- **5-2(H) LANDFILL BUFFERS**
- **5-3 ACCESS AND CONNECTIVITY**
 - 5-3(C)(3) Driveways, Drive Aisles, and Access
 - 5-3(C)(3)(b): Low density residential requires a 20-foot driveway, exclusive of sidewalk.
- **5-4 SUBDIVISION OF LAND**
 - 5-4(C) COMPLIANCE WITH ZONING REQUIREMENTS
- **5-5 PARKING AND LOADING**
 - Table 5-5-1
- **5-7 WALLS AND FENCES**
 - Check in with CODE Enforcement for separate permit
- **5-8 OUTDOOR AND SITE LIGHTING**
- **7-1 DEFINITIONS**
 - Development / Dwelling definitions

DEFINITIONS

Minor Subdivision Any subdivision that meets the eligibility requirements for a Subdivision of Land – Minor pursuant to Subsection 14-16-6-6(K).



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FROM: Marcelo Ibarra/Robert Webb/Jay Rodenbeck
Planning Department

DATE: 3/12/24
