



Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2024-011129 Date: 11/20/2024 Agenda Item: #3 Zone Atlas Page: B-20

Legal Description: Lot 018 Tract 1, Block 17 Unit 3, North Albuquerque Acres

Request: DFT Sketch Plat, pre-application Meeting for a sidewalk, curb and gutter waiver to DHO 2. Requesting a Sidewalk waiver request for the property legally described as 018 017TR 1 UNIT 3 NO ALBUQ ACRES, Acres: 0.8864. The property is in an area that used to be unincorporated by the City and has predominantly rural in character. The request is to waive the standard street section of sidewalk, curb and gutter for a rural roadway.

Location: 9001 Modesto Ave NE

Application For: – VA-2024-00313 – SIDWALK WAIVER

1. No comments or objections.



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

PR-2024-011129

VA-2024-00313 – SIDEWALK WAIVER

*SKETCH PLAT 11-6-24 (DFT)
IDO – 2023*

TIERRA WEST, LLC agent for WILKE LTD COMPANY requests the aforementioned action(s) for all or a portion of: LOT 018 TRACT 1, BLOCK 17, UNIT 3 zoned PD, located at 9001 MODESTO AVE NE containing approximately 0.8864 acre(s). (B-20)

PROPERTY OWNERS: TAYLOR SETH & ARGI

REQUEST: Requesting a Sidewalk waiver request for the property legally described as 018 017TR 1 UNIT 3 NO ALBUQ ACRES, Acres: 0.8864. The property is in an area that used to be unincorporated by the city and has predominantly rural in character. The request is to waive the standard street section of sidewalk, curb and gutter for a rural roadway.

Comments

11-20-2024

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
Richard Martinez, PE, Senior Engineer | 505-924-3362 richardmartinez@cabq.gov

DRB Project Number: 2024-011129 Hearing Date: 11-20-2024

Project: Lot 018 Tract 1, Block 17, Unit 3
9001 Modesto Ave, NE Agenda Item No: 3

<input type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Temp Sidewalk Deferral	<input checked="" 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 sidewalk, curb, and gutter waiver request.
- 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: 2024-011129
9001 Modesto

AGENDA ITEM NO: 3

SUBJECT: Sidewalk Waiver

ENGINEERING COMMENTS:

1. Transportation is not in support of the waiver of sidewalk in this area. The area is not fully developed with several lots still available to build on and there are no physical obstructions to the sidewalk. Modesto is a minor collector and requires curb, gutter, 6' sidewalk with a 5' to 6' landscape buffer.
2. Please confirm ROW limits as many of the roadways in North Albuquerque Acres area have the roadways in easement where ROW dedication would 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: November 20, 2024

ACTION:

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

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



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

HEARING DATE: 11/20/24 -- **AGENDA ITEM:** # 3

Project Number: PR-2024-011129

Application Number: VA-2024-00313

Project Name: Lot 18, Tract 1, Block 17, Unit 3, North Albuquerque Acres @ 9001 Modesto Ave. NE

Request:

Sidewalk/DHO Waiver

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

COMMENTS:

Background

- This is a request for a DHO Waiver from the requirement to construct sidewalk, curb and gutter along Modesto Avenue NE, which is required per the IDO/DPM for the construction of a proposed single-family residential dwelling on the site in question at 9001 Modesto Ave. The Applicant is requesting that the noted required improvements along Modesto Ave. be waived as the area is of low-intensity land use to an extent that the normal installation of sidewalks will not contribute to the public welfare.

1. Items Needing to be Completed or Corrected and IDO/DPM Comments

- Per 6-6(P)(2)(e) of the IDO, any Waivers granted that are associated with a Site Plan (the proposed single-family residential dwelling would require a Site Plan Administrative approval with a Building Permit(s)) shall be noted on the approved Site Plan.

**(See additional comments on next page)*

2. Items in Compliance

- The Applicant provided justification criteria for the Waiver request per 6-6(P)(3) of the IDO. **Planning staff defer to Transportation staff regarding the justification criteria; Transportation in their memo note that they are not in support of the waiver of sidewalk in this area, noting that the area is not fully developed with several lots still available to build on and there are no physical obstructions to the sidewalk.**
 - Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.
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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: Jay Rodenbeck
Planning Department

DATE: 11/18/24
