

# 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](mailto:jppalmer@cabq.gov)

DATE: 04/24/2024

### **AGENDA ITEM NO: 6**

### **DHO PROJECT NUMBER:**

**PR-2021-005714**

**SD-2023-00165 – PRELIMINARY/FINAL PLAT**  
**SKETCH PLAT 7-14-21 (DRB) IDO - 2022**

### **PROJECT NAME:**

**ARCH + PLAN LAND USE CONSULTANTS** agent for **MARY ELLEN GONZALES** requests the aforementioned action(s) for all or a portion of: **LOTS 1 & 2 AND 8 THRU 13, MONKBRIDGE ADDITION** zoned **NR-LM**, located at **4000 2nd ST NW between HEADINGLY AVE and MESCALERO RD** containing approximately **2.0711** acre(s). **(G-14)** [Deferred from 9/13/23c, 9/27/23c, 12/6/23c, 1/10/23c, 2/7/24c, 3/27/24c]

**PROPERTY OWNERS:** J & M DISCOUNT TOWING LLC & GONZALES MARY ELLEN

**REQUEST:** LOT CONSOLIDATION: 8 LOTS INTO 1 LOT

### **COMMENTS:**

**NOTE:** There have been no further submittals of documentation to provide further comments than already presented when submitted for September 13, 2023. Those comments are repeated below:

1. As per comments in 9/13/23 DHO Hearing, the proposed use involving Light Vehicle Repair will require a Cumulative Impact Analysis, which must be done by EPC. This is required to be done prior to any platting action, as per the following excerpts of IDO 5-2(E)(2):  
**5-2(E)(2) Requirements**  
“Development or redevelopment meeting all of the criteria of Subsection 14-165-2(E)(1) shall do all of the following:”  
“5-2(E)(2)(e) **Have an approved Site Plan – EPC that meets conditions of approval deemed necessary by the EPC to further compliance with the above standards** to minimize impact on the surrounding residential uses and maximize compatibility of the proposed development **prior to the submittal of any request for platting on the property.**”
2. Code Enforcement cannot approve the proposed plat action as presented, accordingly, until accompanied by the approved Site Plan – EPC.

## DEVELOPMENT HEARING OFFICER

### Code Enforcement Comments

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Jeff Palmer-Code Enforcement Supervisor  
Planning Department  
[jppalmer@cabq.gov](mailto:jppalmer@cabq.gov)

DATE: 04/24/2024

#### PREVIOUS COMMENTS:

**Comments for 1/10/24 – Deferred: same as below**

**Comments for 12/6/23 – Deferred: same as below**

**Comments on 9/27/23 DHO Hearing - Deferred:**

1. As per comments in 9/13/23 Hearing, proposed use involving Light Vehicle Repair will require a Cumulative Impact Analysis, which must be done by EPC. This is required to be done prior to any platting action, as per the following excerpts of IDO 5-2(E)(2):

#### **5-2(E)(2) Requirements**

*“Development or redevelopment meeting all of the criteria of Subsection 14-165-2(E)(1) shall do all of the following:”*

*“5-2(E)(2)(e) Have an approved Site Plan – EPC that meets conditions of approval deemed necessary by the EPC to further compliance with the above standards to minimize impact on the surrounding residential uses and maximize compatibility of the proposed development prior to the submittal of any request for platting on the property.”*

2. Code Enforcement cannot approve the proposed plat action, accordingly, until accompanied by the approved Site Plan – EPC.

#### **Comments from 9/13/23 DHO Hearing:**

1. Property is located in the NR-LM zone, in an Area of Consistency, and within the Railroad and Spur Area.
2. CE has no objections to the proposed re-plat of the properties as proposed.  
However, we do have comments related to the proposed development at that location:
3. Proposed development of a vehicle body shop must meet all Use Specific requirements of IDO 4-3(D)(19) Light Vehicle Repair.
4. Proposed future development involving Light Vehicle Repair may require a Cumulative Impact Analysis be completed prior to development, as per IDO 4-3(D)(19)(g) and IDO 5-2(E), if it meets all criteria.
5. CE has no further comments at this time.

**NOTE: Items 3-5 require EPC approval of Site Plan prior to re-plat, due to required Cumulative Impacts Analysis.**



## **Development Facilitation Team (DFT) – Review Comments**

**Reviewer: David G. Gutierrez, P.E. | Phone: 505-289-3381 | [dggutierrez@abcwua.org](mailto:dggutierrez@abcwua.org)**

**Project No: PR-2021-005714      Date: 4/24/2024      Agenda Item: #6      Zone Atlas Page: G-14**

**Legal Description: LOTS 1 & 2 AND 8 THRU 13, MONKBRIDGE ADDITION**

**Request: Lot consolidation: 8 lots into 1 lot.**

**Location: 4000 2<sup>ND</sup> ST NW between HEADINGLY AVE and MESCALERO RD**

### **Application For: SD-2023-00165-PRELIMINARY/FINAL PLAT (DHO)**

1. Previous comments still apply – no new submittal showing the note has been added.
  - a. Preliminary plat:
    - i. Add the following note to the plat.
      1. “Existing public water and/or sanitary sewer infrastructure may not be constructed or sized to adequately serve potential future development. Improvement or upsizing of existing public infrastructure may be required as a condition of future development approval.”
    - ii. No issues with the proposed lot consolidation.
      1. Availability Letter 230411 has been issued and identifies the conditions for service for the proposed site plan. Fire flow cannot be met with existing conditions and line upsizing is required. Construction or infrastructure list with financial guarantee to install new fire hydrant and installation of new 8” main for the proposed development will be required.

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

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2021-005714  
4000 2<sup>nd</sup> Street NW

AGENDA ITEM NO: 6

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. Show existing sidewalk widths and distances from curb to right-of-way. Right-of-way dedication may be required on Headingly or 2<sup>nd</sup> Street. Your sidewalk exhibit does not show widths or distance to from curb or right-of-way.
2. 2<sup>nd</sup> Street is a Principal Arterial and requires a 6-foot sidewalk with a 5-6 foot landscape buffer along the frontage. Provide an exhibit showing proposed sidewalk, and provide additional right-of-way width for the bus stop to allow for a future bus shelter. There is a proposed bike lane along 2<sup>nd</sup> Street, please provide a cross section to show that it will fit in the existing right-of-way or right-of-way dedication may be required
3. Headingly is a Local road and requires a 5-foot wide sidewalk with 4-6 foot landscape buffer.

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FROM: Ernest Armijo, P.E.  
Transportation Development  
505-924-3991 or [earmijo@cabq.gov](mailto:earmijo@cabq.gov)

DATE: April 24, 2024

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ACTION:

APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_

DELEGATED: \_\_\_\_\_ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)

**DEVELOPMENT HEARING OFFICER - HYDROLOGY SECTION**  
Renée Brissette, PE, Senior Engineer | 505-924-3995 [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov)

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DRB Project Number: 2021-005714 Hearing Date: **04-24-2024**  
Project: 4000 2nd St. NW 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 an approved Grading & Drainage Plan (G14D100) with engineer's stamp 12/02/2022.
- 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 \_\_\_\_\_