

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

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

AGENDA ITEM NO: 4

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.

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](mailto:earmijo@cabq.gov)

DATE: September 13, 2023

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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APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_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: 09-13-2023  
Project: 4000 2nd St. NW Agenda Item No: 4

|   |   |   |
|---|---|---|
| <input checked="" type="checkbox"/> Minor Preliminary /<br>Final Plat | <input type="checkbox"/> Preliminary Plat               | <input type="checkbox"/> Final Plat                         |
| <input type="checkbox"/> Temp Sidewalk<br>Deferral                    | <input type="checkbox"/> Sidewalk<br>Waiver/Variance    | <input type="checkbox"/> Bulk Land Plat                     |
| <input type="checkbox"/> DPM Variance                                 | <input type="checkbox"/> Vacation of Public<br>Easement | <input type="checkbox"/> Vacation of Public<br>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 \_\_\_\_\_



## DEVELOPMENT HEARING OFFICER

### Planning Comments

**HEARING DATE:** 9/13/23 -- **AGENDA ITEM:** #4

**Project Number:** PR-2021-005714

**Application Number:** SD-2023-00165

**Project Name:** Lot 1-A Monkbridge Addition

**Request:** Preliminary/Final Plat

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

#### COMMENTS:

- This proposed Plat would consolidate 8 existing lots into a single lot (Lot 1-A) a total of 2.0711-acres in size.
- **\*Please confirm ROW development and any changes. Include compliance detail for section 7 of the DPM Table 7.2.29 regarding Sidewalk width requirements and its landscape buffer.**
  - \*Verification of standards per Transportation\***
    - Headingly Ave NW is a local street, requiring a 5-ft sidewalk and 5-6-ft landscape buffer
    - 2<sup>nd</sup> Street NW is a minor arterial, requiring a 6-ft. sidewalk and 5-6-ft landscape buffer.
- Future development must meet all applicable standards and provisions of the IDO and the DPM.  
Here is a link to both:  
[https://documents.cabq.gov/planning/IDO/2022\\_IDO\\_AnnualUpdate/IDO-2022AnnualUpdate-EFFECTIVE-2023-07-27.pdf](https://documents.cabq.gov/planning/IDO/2022_IDO_AnnualUpdate/IDO-2022AnnualUpdate-EFFECTIVE-2023-07-27.pdf)  
<https://www.cabq.gov/planning/boards-commissions/development-process-manual-executive-committee>  
**\*Submitted plans should demonstrate how standards are being met for any applicable previous approval and/or all current standards.**

*\*(See additional comments on next page)*

- All standards within IDO section 5-4 Subdivision of Land and 5-4(C) Compliance with Zoning Requirements apply to platting actions.  
**\*Confirm that no new nonconformities will be created with replat.**

**Preliminary/Final Plat submittal information—**

- DXF approval from AGIS must be obtained. The application number must be added to the Plat.
- Once/if the plat is approved by the DHO, the date of DHO approval must be added to the plat prior to final sign-off of the plat.

***Please reference the following development standards from the IDO. Subject to change pending formal submittal or change in development type/use.***

- ❖ **4-2 Allowed Uses, Table 4-2-1.**  
Follow the Use Specific Standards per 4-3 of the IDO for any proposed uses within the NR-LM zone district.
- ❖ **Table 5-1-3: Dimension Standards for NR-LM.**  
**\*Plans should include measurements for setback, separation, height elevations, etc. All will need to show standards and requirements are being met.**
- ❖ 5-5 Parking & Loading requirements, Table 5-5-1
- ❖ **5-6 Landscaping, Buffering, and Screening requirements.**  
**Per Table 5-6-4 and 5-6(E)(4) of the IDO, a landscaped buffer area at least 25-feet in width must be provided on the northern boundary of the subject property along the property line between the subject property and the R-ML and R-1C-zoned properties. The landscaped edge buffer area provided must meet the requirements of 5-6(E)(4)(b) of the IDO.**
- ❖ 5-7 Walls/Fences, table 5-7-1. **\*Development requires separate permitting.**
- ❖ 5-8 for Outdoor Lighting requirements. Also reference CPO-5.
- ❖ **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, dwelling and use definitions.



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FROM: Jay Rodenbeck  
Planning Department

DATE: 9/12/23



## DEVELOPMENT HEARING OFFICER (DHO)

### Parks and Recreation Department

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

**PR-2021-005714**

SD-2023-00165 – PRELIMINARY/FINAL PLAT

IDO – 2022

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)

PROPERTY OWNERS: J & M DISCOUNT TOWING LLC & GONZALES MARY ELLEN  
REQUEST: LOT CONSOLIDATION: 8 LOTS INTO 1 LOT

**Comments:**

09-13-2023

No comments or objections to the request.

Comments provided by Whitney Phelan, Senior Planner, CABQ Parks & Recreation Department. Please contact via [wphelan@cabq.gov](mailto:wphelan@cabq.gov) or 505-768-5378 with questions or concerns.