



## DEVELOPMENT HEARING OFFICER (DHO)

### Parks and Recreation Department

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

**PR-2022-006674**

SD-2023-00197 – PRELIMINARY/FINAL PLAT

VA-2023-00311 – SIDEWALK WAIVER

SKETCH PLAT 3-9-22 (DRB)

IDO - 2022

CSI – CARTESIAN SURVEYS, INC. agent for HOLLY ARROYO requests the aforementioned action(s) for all or a portion of: LOT 16 & 17, LAND OF RAYMOND ORTIZ zoned R-A, located at 1825 PATRICK PLACE NW between GUADALUPE TR NW and RIO GRANDE BLVD NW containing approximately 0.2831 acre(s). (F-13) [Deferred from 10/25/23b]

PROPERTY OWNERS: ARROYO HOLLY

REQUEST: INTERIOR LOT LINE ADJUSTMENT BETWEEN TWO EXISTING LOTS TO CREATE TWO NEW LOTS, SIDEWALK WAIVER FOR PATRICK AVE

**Comments:**

12-20-2023

No comments or objections to the requested sidewalk waiver and platting actions.

Note: Proposed redevelopment of the subject site will require Street Trees as outlined in IDO Subsection 14-16-5-6(D)(1). Some street trees currently exist along Central frontage, please review with the City Forester prior to development of landscaping plan.

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.



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

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

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**Project No: PR-2022-006674**

**Date: 12/20/2023**

**Agenda Item: #8 Zone Atlas Page: F-13**

**Legal Description: LOT 16 & 17, LAND OF RAYMOND ORTIZ**

**Location: 1825 PATRICK PLACE NW between GUADALUPE TR NW and RIO GRANDE BLVD NW**

### **Application For: SD-2023-00197-PRELIMINARY/FINAL PLAT (DHO)**

Previous comments still apply: verification they have been addressed will be required prior to final sign off.

1. Availability Statement #230830 has been requested and is in review. The statement will set the criteria for service. An executed statement must be obtained prior to approval.
2. Plat:
  - a. Separate accounts shall be established for those proposed lots containing the existing dwellings prior to approval. Separate water and sanitary sewer services shall also be installed for the lots with existing dwellings prior to approval. Confirmation of both the separate accounts and separate services is required prior to plat approval.
3. For information only:
  - a. Property is within Established Service Area.
  - b. Pro-Rata is not Owed.

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

### **Application For: VA-2023-00311-SIDEWALK WAIVER (DHO)**

1. No objection to sidewalk waiver.

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

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2022-006674  
1825 Patrick Place

AGENDA ITEM NO: 8

SUBJECT: Preliminary/Final Plat, Sidewalk Waiver

ENGINEERING COMMENTS:

1. Justifications for waiving sidewalk and allowing ROW to remain as is appear to be adequate. No objection to waiver or plat.

. 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 [jwolfenbarger@cabq.gov](mailto:jwolfenbarger@cabq.gov)

DATE: December 20, 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)

DRB Project Number: 2022-006674 Hearing Date: 12-20-2023

Project: Lot 16 & 17 Lands of Raymond Ortiz Agenda Item No: 8

<input type="checkbox"/> Sketch Plat	<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 checked="" type="checkbox"/> Sidewalk Waiver/Variance	<input type="checkbox"/> Site Plan for Bldg. Permit <input type="checkbox"/> Site Plan for Subdivision	<input type="checkbox"/> Bulk Land Plat
<input type="checkbox"/> SIA Extension	<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 comments to the platting action.
- Hydrology defers to Transportation for the sidewalk waiver.

☐ APPROVED  
☐ DENIED

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



## DEVELOPMENT HEARING OFFICER

### Planning - Case Comments

**HEARING DATE:** 12/20/23 -- **AGENDA ITEM:** # 8

**Project Number:** PR-2022-006674

**Application Number:** SD-2023-00197, VA-2023-00311

**Project Name:** Lots 16-A and 17-A, Land of Raymond Ortiz

**Request:**

Minor Preliminary/Final Plat, Sidewalk Waiver

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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.*

#### BACKGROUND

- This proposed Minor Preliminary/Final Plat would adjust the boundary between two existing lots (Lot 16 and Lot 17 of the Land of Raymond Ortiz), creating two new lots (Lots 16-A at 6,776 square feet in size and 17-A at 5,554 square feet in size).
- A DHO Determination is being proposed to permit the existing 25-foot right-of-way width of Patrick Avenue NW.
- A Sidewalk Waiver is requested from the requirement to construct a sidewalk along the frontage of the subject site along Patrick Avenue NW.
- The subject site went through Sketch Plat review by the Development Review Board (DRB) on March 9, 2022.

#### COMMENTS:

Items in **Orange** color need immediate attention

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

- ~~On Sheet 3 of the Plat, ZHE Variance notes are included from the required 10-foot side yard setback, 75-foot minimum lot width, and lot size requirements. Proof of approval of the ZHE Variances and submittal of the Notices of Decision for the approvals must be submitted prior to the approval of the Plat by the DHO.~~

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

- ~~The project and application numbers must be added to the Plat prior to final sign-off by DFT staff, should the Plat be approved by the DHO.~~
  - If approved by the DHO, the AGIS office must approve the DXF file and proof of approval must be provided prior to 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. Therefore, prior to final sign-off of the Plat, the date of the DHO approval must be added to the Plat (should the DHO approve the Plat).
  - All standards within IDO section 5-4 Subdivision of Land and 5-4(C) Compliance with Zoning Requirements apply to platting actions.
  - After DHO approval and final sign off, a recorded copy of the plat must be sent to the Planning Manager-Jay Rodenbeck and [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) (should the Plat be approved by the DHO).
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## 2. Items in Compliance

- The Applicant had obtained the required utility/AMAFCA, City Surveyor, Surveyor, and Property Owner signatures on the Plat.
- The Applicant received signatures from Hydrology, Transportation, and ABCWUA, on Form S confirming that any associated application submittals required from them have been submitted and approved.
- The Applicant properly notified the Neighborhood Associations sent by ONC and offered a pre-application neighborhood meeting per Table 6-1-1 of the IDO.
- The Applicant provided justification for the DHO Determination proposed to permit the existing 25-foot right-of-way width of Patrick Avenue NW per 6-6(P)(3) of the IDO.  
**Planning staff defer to Transportation staff as to if the justification criteria are adequate.**
- The Applicant provided justification for the Sidewalk Waiver to construct a sidewalk along the frontage of the subject site along Patrick Avenue NW per 6-6(P)(3) of the IDO.  
**Planning staff defer to Transportation staff as to if the justification criteria are adequate.**



*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: 12/18/23

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