



Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2022-007223 Date: 5/24/2023 Agenda Item: #3 Zone Atlas Page: G-14

Legal Description: Lots 3 & 4 Belmont Place Addition

Location: 4517 5th St. NW

Application For: SD-2023-00103 – Preliminary/Final Plat (DHO)

1. No objection.
2. Please add the following note to the plat.
 - a. “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.”

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

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2022-007223
4517 5th Street

AGENDA ITEM NO: 3

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. 5th Street is a local street and requires 5' sidewalk with a 4-6' landscape buffer. From the plat it appears there is adequate ROW to fit this in.

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: May 24, 2023

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APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __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

DRB Project Number: 2022-007223 Hearing Date: 05-24-2023
Project: Lot 3-A, Belmont Place Agenda Item No: 3

<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.
- 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

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: 5/24/2023

AGENDA ITEM NO: 3

DHO PROJECT NUMBER:

PR-2022-007223

SD-2023-00103 – PRELIMINARY/FINAL PLAT

SKETCH PLAT 7-13-22 (DRB)

IDO - 2021

PROJECT NAME:

EDUARDO LOPEZ requests the aforementioned action(s) for all or a portion of: **LOTS 3 & 4 BELMONT PLACE ADDITION** zoned **R-1B**, located at **4517 5TH ST NW between 5TH and BELLROSE** containing approximately **0.16** acre(s). **(G-14)**

PROPERTY OWNERS: LOPEZ EDUARDO & PORTILLO MAGALY

REQUEST: LOT CONSOLIDATION FOR TWO LOTS INTO ONE LOT

COMMENTS:

1. Property is zoned R-1B, and must meet all dimensional requirements. This consolidation enables it to do so.
2. Property is located in an Area of Consistency, and the consolidated lot will meet the contextual lot size requirements, when compared to other developed lots on the same block.
3. Code Enforcement has no objections.



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

HEARING DATE: 5/24/23 -- **AGENDA ITEM:** #3

Project Number: PR-2022-007223

Application Number: SD-2023-00103

Project Name: 4517 5th St

Request:

Preliminary/Final Plat

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

COMMENTS:

Applicant is seeking to consolidate two lots into one. Eliminating a lot line.

*Previous DRB sketch plat completed in July of 2022.

1. Items Needing to be Completed or Corrected

- 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.
- Older DRB signature block needs to be replaced with current DHO signature block. Here is the DHO webpage:
<https://www.cabq.gov/planning/boards-commissions/development-hearing-officer>
- Please clarify utility easement information. It appears to be noted, but not drawn.

2. Standard Comments and Items in Compliance

- Per Code Enforcement, new lot in is compliance with the contextual standards in an area of consistency.

**(See additional comments on next page)*

- 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.
- All final Plan sheets need to be sealed and signed by a design professional licensed in the State of New Mexico.
- After DHO approval and final sign off, a recorded copy of the plat must be sent to the Planning Manager-Jay Rodenbeck.
- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions. Re-plating action cannot increase any existing nonconformity or create a new nonconformity.

3. Future Development Guidance.

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

- Future development must meet all applicable standards and provisions the IDO (R-1B) and the DPM.
**Submitted plans should demonstrate how standards are being met for any applicable previous approvals and/or current standards.*
- ❖ **Table III – Provisions for ABC Comp Plan Centers & Corridors.**
- ❖ 4-2 Allowed Uses, table 4-2-1. ***Reference Use Specific Standards any new uses and/or development. 4-3-B-1 Single Family Dwelling**
- ❖ 5-1 Dimension Standards for R-1B. 5-1-G Exceptions and Encroachments.
***Plans will need to show Dimensional standards detail for new development.**
- ❖ 5-3 Access & Connectivity requirements.
Including but not limited to 5-3-C-3.
- ❖ 5-5 Parking & Loading requirements, Table 5-5-1
***Site Plans will need to demonstrate compliance of parking requirements.**
- ❖ 5-7 Walls/Fences, table 5-7-1. ***Development requires separate permitting.**
- ❖ 5-8 for Outdoor Lighting requirements.
- ❖ Section 6-1, table 6-1-1 for notice requirements.
- ❖ 7-1 Development, dwelling and use definitions.



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FROM: Robert Webb/Jay Rodenbeck/Jolene Wolfley
Planning Department

DATE: 05/22/23





DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

PR-2022-007223

SD-2023-00103 – PRELIMINARY/FINAL PLAT

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IDO - 2021

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PROPERTY OWNERS: LOPEZ EDUARDO & PORTILLO MAGALY

REQUEST: LOT CONSOLIDATION FOR TWO LOTS INTO ONE LOT

Comments:

05-24-2023

No comments or objections to the requested action.

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