



Development Facilitation Team (DFT) – Review Comments

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

DRB Project No: PR-2022-007348 Date: 08/23/2023 Agenda Item: #5 Zone Atlas Page: H-14

Legal Description: LOTS 1 THRU 3 BLOCK 3, APACHE TRAIL

Location: 2401 6TH ST NW between PROSPECT AVE NW and TOWER AVE NW

Application For: SD-2023-00152-PRELIMINARY/FINAL PLAT (DHO)

1. No objection to the proposed lot consolidation once the right-of-way is vacated.
Comment: (Provide a written response explaining how comments were addressed)

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2022-007348
2401 6th St.

AGENDA ITEM NO: 5

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. All comments have been addressed. No objection.

. 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: August 23, 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APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __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: 2022-007348 Hearing Date: 08-23-2023
Project: 2401 6th St NW Agenda Item No: 5

<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.

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: 8/23/2023

AGENDA ITEM NO: 5

DHO PROJECT NUMBER:

PR-2022-007348

SD-2023-00152 – PRELIMINARY/ FINAL PLAT

IDO – 2022

SKETCH PLAT (DFT): 7-27-22

PROJECT NAME:

CSI - CARTESIAN SURVEYS, INC. agent for **ARMANDO RODRIGUEZ GALINDO & CECILIA CELIS RODRIGUEZ** requests the aforementioned action(s) for all or a portion of: **LOTS 1 THRU 3 BLOCK 3, APACHE TRAIL** zoned **R-1A**, located at **2401 6TH ST NW** between **PROSPECT AVE NW** and **TOWNER AVE NW** containing approximately **0.1658** acre(s). (H-14)

PROPERTY OWNERS: GALINDO ARMANDO RODRIGUEZ & CECILIA CELIS

REQUEST: CREATE ONE NEW LOT FROM 3 EXISTING LOTS AND THE VACATED PORTIONS OF 6TH ST NW AND PROSPECT AVE NW (1,839 SQ FT)

COMMENTS:

1. Property is zoned R-1A, Residential single-family zone district, and must meet all Dimensional Standards of IDO section 5-1, Table 5-1-1 (Front = 10 ft, Side on corner lot = 10 ft, Interior side = 5 ft; Rear = 10 ft).
2. As recorded on the plat, prior to submittal for re-plat, Zoning Hearing Examiner has reportedly approved Variances for the following setbacks not being met:
 - a. Side Setback on corner lot street side shows as 6.8 feet, and 10 feet is required.
 - b. Rear Setback shows as 8.1 feet, and 10 feet is required.
3. Though this property is located in an Area of Consistency, there is no new development being performed; therefore, section 5-1(C)(2)(b) for Contextual lot size requirements is not applicable.
4. Code Enforcement has no further comments, and no objections.