



Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2022-007397 Date: 6/11/2025 Agenda Item: #9 Zone Atlas Page: H-14

Legal Description: Lot 8A, McDonald Acres Subdivision

Request: Subdivide 1 existing R1D zoned lot into 2 lots

Location: 3021 11th St NW .574 acres

☒ **Approved No Conditions**

☐ **Approved W/Conditions**

☐ **Not Approved**

Application For: DHOWVR-2025-00018 – DHO WAIVER

1. No objection



DEVELOPMENT FACILITATION TEAM

Parks and Recreation Department

PR-2022-007397

DHOWVR-2025-00018 – DHO WAIVER

IDO - 2025

EDGAR MATA agent for J. D HICKMAN requests the aforementioned action(s) for all or a portion of: Lot/Tract 8A, MCDONALD ACRES zoned R-1D, located at 3021 11Th ST NW containing approximately 0.574 acre(s). (H-14)

PROPERTY OWNERS: J. D Hickman

REQUEST: subdivide 1 existing R1D zoned lot into 2 lots

Comments:

06.11.2025

Parks and Recreation has no objections to this request.

DEVELOPMENT HEARING OFFICER - HYDROLOGY SECTION
Anthony Montoya, Jr., PE, Senior Engineer | 505-924-3314 amontoya@cabq.gov

DRB Project Number: 2022-007397 Hearing Date: 06-11-2025

Project: 3021 11th Street NW Agenda Item No: 9

<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 (HT#H13D122) with engineer's stamp 10/29/24.
- 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

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2022-007397
3017 11th Street NW

AGENDA ITEM NO: 9

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

Previous comments not addressed:

1. 11th is a local street and requires 5' sidewalk with a 4' to 6' landscape buffer. Please provide a cross section at the street dimensioning ROW, Walls or fences, sidewalk width, buffers, curb and gutter.
2. The existing driveway to this property appears as it will need to be relocated based on your proposed plat and the aerial photos.

. 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: June 11, 2025

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

MEETING DATE: 6/11/25 -- **AGENDA ITEM:** #9

Project Number: PR-2022-007397

Application Number: DHOWVR-2025-00018

Project Name: Tract 8-A

Request: Minor Preliminary/Final Plat

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

BACKGROUND

- This application was incorrectly applied for as a DHO Waiver by the applicant in ABQ-Plan. The only request in the justification letter was for a platting action.
 - ❖ Hence, the applicant must submit the correct application in ABQ-Plan as the advertisement for the application was for a waiver not a platting action.
- The request is to subdivide existing Lot 8-A into two lots (Lot 8-A1 at 0.249-acres in size and Lot 8-A2 at 0.327-acres in size) in the McDonald Acres subdivision located at 3021 11th Street NW.
 - ❖ This *may be a, Minor or Major Preliminary Plat, (depending on the Engineers comments regarding infrastructure requirements).*
- The subject property is zoned R-1D (Residential – Single Family Zone District). It is in an area of consistency.
- This was reviewed for a Sketch Plat in August of 2022 by the DRB and again on September 18th of 2024.

**(See additional comments on next pages)*

IDO/DPM COMMENTS

The following comments were from the previous Sketch plats that were not addressed:

Transportation:

- 11th is a local street and requires 5' sidewalk with a 4' to 6' landscape buffer.
- Please provide a cross section at the street dimensioning ROW, Walls or fences, sidewalk width, buffers, curb and gutter.
- 5' sidewalk is required. All cracked and broken sidewalk and curb and gutter will need to be repaired
- The existing driveway to this property appears as it will need to be relocated based on your proposed plat and the aerial photos.

Code Enforcement:

- Current Assigned Address to the property remains as 3021 11th St NW – it was never changed when re-platted and split into lots 7A and 8A. **New addresses must be requested after recording of Final Plat.**
- Property is within an Area of Consistency and meets the required Dimensional standards of IDO 5-1(C), Table 5-1-1 as well as the Contextual lot size required per IDO 5-1(C)(2)(b).
 - Proposed lot sizes are within the allowed Contextual lot size range, as calculated and shown in notes attached, below:
 - Average Lot size in this block on 11th Street, south of Phoenix Ave, is 0.2827 acre.
 - Maximum allowed Lot size is 125% of average lot size = 0.3534 acre, or 15,393 sq ft
 - Minimum allowed Lot size is 75% of average lot size = 0.2120 acre, or 9235 sq ft.

Planning:

- Submit the correct platting action application in ABQ-Plan.
- Future Development must meet all applicable requirements of the IDO, DPM, or other adopted City regulations.
- Project and application numbers must be added to Plat sheets.
- The subject property is **not** located within 660 feet of Major Public Open Space and/or a tribal boundary. A Pre-Submittal Tribal Meeting request will **not** be required for future platting.



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: Antoni Montoya/ Jay Rodenbeck
Planning Department

DATE: 6/10/2025