



Development Facilitation Team (DFT) – Review Comments

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

DRB Project No: PR-2022-007841 Date: 04/26/2023 Agenda Item: #3 Zone Atlas Page: J-13

Legal Description: Lot 13 of Navajo Addition zoned R-1A

Location: 1125 12th St. NW between Summer Ave and Sawmill Rd NW

Application For: SD-2022-00088 – Preliminary/Final Plat (DHO)

1. No objection to the proposed lot line adjustment.
2. Each lot currently has both water and sanitary sewer service.

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

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2022-007680
1125 12th St

AGENDA ITEM NO: 3

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. Transportation has no objection to the lot line adjustment.
2. Your justification letter for allowing sidewalks to remain existing width made some assumptions which need to be addressed. The letter stated that 4' sidewalk meets ADA which is only works if there is 4' clear around any obstructions and that there are 5' passing area spaced at regular intervals, which is why the City typically requires 5' minimum. There are several obstructions in the sidewalk along Summer which narrows the ADA pathway to less than 4'. Please provide a 4' clear pathway around all obstructions. The passing zones I can waive as the farthest they are allowed is 200' which is longer than the frontage on either road.

. 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: April 26, 2023

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __
DEFERRED DATE: _____

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

DEVELOPMENT REVIEW BOARD - HYDROLOGY SECTION
 Renée Brissette, PE, Senior Engineer | 505-924-3995 rbrissette@cabq.gov

DRB Project Number: 2022-007680 Hearing Date: 04-26-2023
 Project: Lots 2-A and 3-A, Block 13, Navajo Subdivision Agenda Item No: 3

<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 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 objection to the platting action.

RESOLUTION/COMMENTS:

Code Enforcement:

Water:

Transportation:

Planning:

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: 4/26/2023

AGENDA ITEM NO: 3

DHO PROJECT NUMBER:

PR-2022-007680

**SD-2023-00088 – PRELIMINARY/FINAL PLAT
SKETCH PLAT 10-6-22 (DRB) IDO - 2021**

PROJECT NAME:

CSI - CARTESIAN SURVEYS, INC. agent for **CARLA CALETTI** requests the aforementioned action(s) for all or a portion of: **LOTS 2 and 3, SUBDIVISION OF LOT 13 OF NAVAJO ADDITION** zoned **R-1A**, located at **1125 12TH ST NW** between **SUMMER AVE NW** and **SAWMILL RD NW** containing approximately **0.1876** acre(s). **(J-13)**

PROPERTY OWNERS: DANIELSEN CHELSEY & CALETTI CARLA

REQUEST: INTERIOR LOT LINE ADJUSTMENT FOR TWO EXISTING LOTS, GRANT OVERHEAD PUE, SIDEWALK DETERMINATION ALLOWING EXITING 4.1 FT SIDEWALK ALONG SUMMER AVE AND 4.6 FT ALONG 12TH ST

COMMENTS:

1. Property has obtained the required variance of 2 foot, 4 inches to the required 15 foot rear yard setback for the home located on Lot 2-A, at 1125 12th St NW:” variance VA-2022-00321. The proposed re-plat now meets IDO requirements for setbacks to existing structures.
2. Code Enforcement has no further comments and no objections.



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

HEARING DATE: 4/26/23 -- **AGENDA ITEM:** #3

Project Number: PR-2022-007680

Application Number: SD-2023-00088

Project Name: 1125 12 st NW

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:

- *Previous Sketch Plat analysis was completed in Oct 2022. Comments were provided to applicant.*
- *A ZHE variance of 2-feet 4 inches to the required 15-foot rear yard setback was approved in Dec 2022.*

1. Items Needing to be Completed or Corrected

- The project & application number must be added to the Plat prior to final sign-off by DFT staff should the Plat be approved by the DHO.
- *Per Table 7.2.29 from section 7 of the DPM:*
12th St is a Major Collector. Requires a 6ft Sidewalk & 5-6ft landscape buffer.
Summer Ave is a Local Street. Requires 5ft sidewalk & 4-6ft landscape buffer.
*Please confirm compliance, or waiver request, or DHO determination request?
- Please confirm if re-plat will include IL-infrastructure list and financial guarantee with DRC?

**(See additional comments on next page)*

- The storage shed appears to be nonconforming and built in approximately 2010. It appears to be within the street side yard setback and along the property line. Permit clarification may be needed for the accessory structure. Check with Code Enforcement and/or Building safety to clarify if additional approvals or modifications are needed.
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2. Standard Comments and Items in Compliance

- All final Plan sheets need to be sealed and signed by a design professional licensed in the State of New Mexico.
 - 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.
 - After DHO approval and final sign off, a recorded copy of the plat must be sent to the Planning Manager-Jay Rodenbeck.
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3. Future Development Guidance.

- Future development must meet all applicable standards and provisions of any previously approved Site Development Plan. Changes to that plan may require minor/major amendments to that plan. Where silent or if one does not exist, all development must meet standards and provisions of IDO (**R-1A and CPO-12**) and the DPM.
****Submitted plans should demonstrate how standards are being met for any applicable previous approvals and/or current standards.***
- 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.

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

- ❖ **Table III – Provisions for ABC Comp Plan Centers & Corridors.**
- ❖ **3-4(M) Sawmill/Wells Park – CPO-12 standards apply.**
- ❖ 4-2 Allowed Uses, table 4-2-1. ***Reference Use Specific Standards any new uses and/or development. R-1A, Single Family Development.**
- ❖ 5-1 Dimension Standards for **R-1A**. 5-1-G Exceptions and Encroachments.
***Plans will need to show Dimensional standards detail for new development.**
- ❖ 5-3 Access & Connectivity requirements.
- ❖ 5-5 Parking & Loading requirements, Table 5-5-1
***Plans will need to demonstrate compliance of parking requirements.**
- ❖ 5-6 Landscaping, Buffering, and Screening standards and requirements.
*** Plans will need to demonstrate compliance of landscaping requirements. Provide calculation detail. Including buffering and screening. *Clarify if parking is affected by replat.**
- ❖ 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.
- ❖ 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.



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: Robert Webb/Jay Rodenbeck/Jolene Wolfley
Planning Department

DATE: 04/26/23



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

PR-2022-007680

SD-2022-00088 – PRELIMINARY/FINAL PLAT

SKETCH PLAT 10-6-22 (DRB)

IDO - 2021

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EXITING 4.1 FT SIDEWALK ALONG SUMMER AVE AND 4.6 FT ALONG
12TH ST

Comments:

04-26-2023

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.