



Development Facilitation Team (DFT) – Review Comments

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

DRB Project No: PR-2022-007680 Date: 5/24/2023 Agenda Item: #3 Zone Atlas Page: J-13

Legal Description: LOTS 2 AND 3, SUBDIVISION OF LOT 13 OF NAVAJO ADDITION

Location: 1125 12TH ST NW between SUMMER AVE NW and SAWMILL RD NW

Application For: SD-2023-00088 – Preliminary/Final Plat (DHO)

1. No objection to the proposed lot line adjustment.
 - a. However, any necessary sidewalk work would need to ensure the proposed hydrant is not in an ADA path.

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: 6

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. All comments have been addressed and justification satisfies Transportation. No objection to the plat or infrastructure list.

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APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __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

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

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: 6

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)**
[Deferred from 4/26/23c]

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: 5/24/23 -- **AGENDA ITEM:** #6

Project Number: PR-2022-007680

Application Number: SD-2023-00088

Project Name: 1125 12th 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:

- *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.*

***Deferred from 4/26/23.**

Applicant has updated plat to show granting of easement.
Sidewalk along Summer Ave NW to wrap around existing obstructions.
Infrastructure list included for sidewalk mentioned.
Updated plat to have application number.

*Applicant continues to request a determination from sidewalk width requirements for both frontages and from the buffer requirement for Summer Ave.

1. Items Needing to be Completed or Corrected

- Planning has no additional comments.

2. Standard Comments and Items in Compliance

- 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.

**(See additional comments on next page)*

- 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 of IDO (R-1A) 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-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
***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-2022-007680

SD-2023-00088 – PRELIMINARY/FINAL PLAT

SKETCH PLAT 10-6-22 (DRB)

IDO - 2021

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Comments:

05-24-2023

No objections to the requested platting 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.