



Development Facilitation Team (DFT) – Review Comments

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

DRB Project No: PR-2023-007911 Date: 03/22/2023 Agenda Item: #6 Zone Atlas Page: J-13

Legal Description: [35' PORTIONS OF LOTS 11-14 AND WEST 6" OF LOT 15, BLOCK 28, PEREA ADDITION]

Location: [506 14th ST NW between LOMAS BLVD NW and ORCHARD AVE NW]

Application For: SD-2023-00058-PRELIMINARY/FINAL PLAT (DHO)

1. No objection

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

Application For: VA-2023-00076-WAIVER TO DPM (DHO)

2. No objection

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

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2022-007911
506 14th St

AGENDA ITEM NO: 6

SUBJECT: Preliminary/Final Plat, DPM Waiver

ENGINEERING COMMENTS:

1. No objection to the consolidation.
2. The alley on the east side of the property is constrained with power poles on the side of the applicant's property and walls on the opposite side. Transportation has no objection to allowing this to remain as is.

. 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: March 22, 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APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __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: 2022-007911 Hearing Date: 03-22-2023
Project: Lot 11-A, Block 28 Perea Addition Agenda Item No: 6

<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.
- Hydrology has no objection to the Waiver to DPM.

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: 3/22/2023

AGENDA ITEM NO: 6

DHO PROJECT NUMBER:

PR-2022-007911

SD-2023-00058 – PRELIMINARY/FINAL PLAT

VA-2023-00076 – WAIVER TO DPM

IDO - 2021

PROJECT NAME:

CARTESIAN SURVEYS, INC. agent for **ROBERT A. SALINAS** requests the aforementioned action(s) for all or a portion of: **35' PORTIONS OF LOTS 11-14 AND WEST 6" OF LOT 15, BLOCK 28, PEREA ADDITION** zoned **R-1A**, located at **506 14TH ST NW** between **LOMAS BLVD NW** and **ORCHARD AVE NW** containing approximately .0758 acre(s). (J-13)

PROPERTY OWNERS: SALINAS ROBERT A

REQUEST: ELIMINATE INTERIOR LOT LINES OF 5 EXISTING LOTS TO CREATE ONE NEW LOT. ADDITIONALLY, REQUESTING A WAIVER FROM ALLEYWAY WIDTH STANDARDS, GIVEN LONGSTANDING 10 FT ALLEYWAY ADJOINING EAST OF PROPOSED LOT

COMMENTS:

1. Comments from 11/30/22 Sketch Plat were noted and have been addressed. As the proposed platting action does not increase the non-conformity of the southern side setback deficiency, no variance will be required.
2. Future development involving expansion or rebuilding of the primary residence may require a Variance.
3. Code Enforcement has no further comments and no objection.



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

HEARING DATE: 3/22/23 -- **AGENDA ITEM:** #6

Project Number: PR-2022-007911

Application Number: SD-2023-00058

VA-2023-00076

Project Name: 506 14th

Request:

Preliminary/Final Plat; Waiver to DPM to maintain 10-foot alley in lieu of 20-foot alley requirement

**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 in November 30, 2022.**

- Subdivision of Land per IDO section 5-4.
Including but not limited to 5-4-C, 5-4(K) Dedication of Land for Public Purposes, and 5-4(P) Additional Design Criteria and Construction Standards.
Please confirm that you are creating an east-west lot line per the County parcel with this plat. This line does not exist for the City parcels (parcel lines running north/south).
- Please clarify compliance of section 7 of the DPM, Table 7.2.29, regarding sidewalk width and landscape buffer.
14th Street is a local road with desired sidewalk width of 5 feet and a 4-6 foot landscape buffer. Please provide widths of existing sidewalk/landscape buffer. **If less than these amounts, provide a letter of justification to maintain existing widths.**
The Parcel is in a Major Transit Corridor (Lomas) while not having frontage on Lomas. This would generally require a 6-10 foot sidewalks and 6-8 foot landscaping buffer. However, this application is meaningfully decreasing the degree of nonconformity in creating one lot for the existing building. Therefore, this standard can be waived.
- The request for a DPM waiver to retain a 10-foot alley (in lieu of standard 20-foot alley) that has been in use since the 1950s has submitted justification.

**(See additional comments on next page)*

Defer to Transportation. Please confirm the property access/parking for 506 14th Street.

- The DXF file must be approved by AGIS, and the approval from AGIS must be submitted prior to final sign-off from Planning should the Plat be approved by the DHO.
- Future development must meet all applicable standards and provisions of IDO (R-1A, CPO-3) and the DPM.
- *Please clarify how or if the re-plat is affecting the site, site features or existing structures. Such as access, demo, dimensional standards, etc.
- Please reference the following development standards from the IDO. Subject to change depending on specific development type and use.
 - 3-4(D) Downtown Neighborhood Area – CPO-3
 - 4-2 Allowed Uses, table 4-2-1. Reference Use Specific Standards.
 - 5-1 Dimension Standards for R-1A. Area of Consistency.
 - Note regarding contextual standards:
 - 5-1(C)(2)(b) Lot Size In any Residential zone district in an Area of Consistency, the minimum and maximum lot sizes for construction of new low density residential development shall be based on the size of the Bernalillo County Tax Assessor’s lot, or a combination of adjacent Tax Assessor’s lots, on the portions of the blocks fronting the same street as the lot where the new low-density residential.
 - 5-1-G Exceptions and Encroachments.
 - 5-3 Access & Connectivity requirements.
 - 5-5 Parking & Loading requirements, Table 5-5-1. Provide clarification on any shared parking agreements and provide parking calculations.
 - 5-6 Landscaping, Buffering, and Screening standards and requirements. Clarify minimum landscaping requirements are being met and provide calculations.
 - 5-7 Walls/Fences, table 5-7-1. Development requires separate permits.
 - 5-8 for Outdoor Lighting requirements.
 - 5-11-C for Building and façade design requirements.
 - 5-12 for Signage requirements.
 - 7-1 Development, dwelling and use definitions.



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FROM: Robert Webb/Jolene Wolfley
Planning Department

DATE: 3/21/23



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

HEARING DATE: 3/22/23 -- **AGENDA ITEM:** #6

Project Number: PR-2022-007911

Application Number: SD-2023-00058

VA-2023-00076

Project Name: 506 14th

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FROM: Robert Webb/Jolene Wolfley
Planning Department

DATE: 3/21/23



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

PR-2022-007911

SD-2023-00058 – PRELIMINARY/FINAL PLAT

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Comments:

11-30-2022

No Comments.

03-22-2023

No comments or objections to either the waiver or the 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.