

# 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](mailto:jppalmer@cabq.gov)

**DATE:** 05/22/2024

### **AGENDA ITEM NO: 1**

#### **DHO PROJECT NUMBER:**

**PR-2023-008197**

SD-2024-00095 – AMENDMENT TO  
PRELIMINARY/FINAL PLAT IDO - 2022

#### **PROJECT NAME:**

DANNY MARTINEZ | LAND DEVELOPMENT PLANNING agent for ROY & EMMA LUNA requests the aforementioned action(s) for all or a portion of: LOT 90-A-1 & 90-B-1, ALVARADP GARDENS zoned R-A, located at 2733 CANDELARIA RD between CANDELARIA RD NW and TRELIS AVE NW containing approximately 0.5806 acre(s). (G-12)

#### **PROPERTY OWNERS:**

LUNA ROY R & EMMA O

#### **REQUEST:**

TO CORRECT LEGAL LOT NUMBERS FOR TWO LOTS

#### **COMMENTS:**

1. Code Enforcement has no comments to add to our 4/24/24 DHO Hearing comments, and no objections.

## DEVELOPMENT HEARING OFFICER

### Code Enforcement Comments

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*Jeff Palmer-Code Enforcement Supervisor*  
*Planning Department*  
[jppalmer@cabq.gov](mailto:jppalmer@cabq.gov)

**DATE:** 05/22/2024

Comments 4/24/24 DHO Hearing:

1. Property is zoned R-A, and is located in an Area of Consistency.
2. Proposed change meets dimensional standards for R-A zone, as per IDO 5-1(C), Table 5-1-1.
3. Contextual lot sizes do not apply as there is no new development occurring, but the redevelopment of an existing residence on the same lot.
4. Proposed residence must meet all setback and height requirements as per IDO 5-1(C), Table 5-1-1.
5. Code Enforcement has no further comments and no objections.

*Comments from DFT Sketch Plat 2/15/23:*

1. *Property is zoned R-A, and is located in an Area of Consistency.*
2. *Proposed change meets dimensional standards for R-A zone, as per IDO 5-1(C), Table 5-1-1.*
3. *Contextual lot sizes do not apply as there is no new development occurring.*
4. *Code Enforcement has no further comments and no objections.*
- 6.

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2023-008197  
2733 Candelaria

AGENDA ITEM NO: 1

SUBJECT: Preliminary/Final Plat Amendment

ENGINEERING COMMENTS:

1. 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](mailto:earmijo@cabq.gov)

DATE: May 22, 2024

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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](mailto:rbrissette@cabq.gov)

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DRB Project Number: 2023-008197 Hearing Date: **05-22-2024**  
Project: 3610 Trellis Rd Agenda Item No: **1**

<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

### Planning - Case Comments

**MEETING DATE:** 5/22/24 -- **AGENDA ITEM:** #1

**Project Numbers:** PR-2023-008197

**Application Numbers:** SD-2024-00095

**Project Name:** 2733 Candelaria Rd NW

**Request:**

*Request for approval for a Minor Amendment to Preliminary/Final plat to correct the legal lot numbers for lots 90-A-1 and 90-B-1 Alvarado Gardens, unit 3.*

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

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#### BACKGROUND

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- Applicant is requesting approval for a Minor Amendment to correct the legal lot numbers error. The original legal lot numbers were listed as lots 90-A and 90-B. With the adjustment of the lot line approved on April 24<sup>th</sup> 2024 the legal lot numbers need adjusted to reflect 90-A-1 and 90-B-1 as mentioned above to correct this error.
- A sketch plat application for this property was reviewed by the DFT staff in Feb. of 2023.
- Subject property and all surrounding lots are listed as R-A Zone district. All surrounding roads are listed as local roads. An existing bike lane runs along Candelaria. Subject property and all surrounding lots are listed as areas of consistency. Property is not within any MS-PT-MT corridors. Property is not within any defined Overlay zones. The subject property is within 330' of a Major Public Open Space.
- The DHO approval of a determination on 4/24/24 to allow the existing sidewalk is carried forward.

*\*(See additional comments on next pages)*

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## 1. ITEMS NEEDING TO BE COMPLETED OR CORRECTED

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*Note: Items in orange type require a response.*

### **5-3(C) GENERAL ACCESS AND CIRCULATION**

- The project and application numbers must be added to the Plat.
- Prior to final sign-off of the plat, the AGIS office must approve the DXF file and proof of the approval must be provided.
- The date of the DHO approval must be recorded on the Plat, per 6-6(K)(2)(k) of the IDO.
- The sidewalk determination to maintain existing sidewalk must be noted on the plat prior to final signoff.
- After DHO approval and final sign off, a recorded copy of the plat must be sent to Jay Rodenbeck at [jrodenbeck@cabq.gov](mailto:jrodenbeck@cabq.gov) and Angela Gomez at [agomez@cabq.gov](mailto:agomez@cabq.gov).

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## 2. STANDARD COMMENTS AND ITEMS IN COMPLIANCE

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- Applicant must ensure that all final platting documents are sealed and signed by a design professional licensed in the State of New Mexico.
- Per 6-6(K)(2)(l) of the IDO, the applicant shall record the Plat with the Bernalillo County Clerk within 3 months after the date of the final signature on the Plat, or the subdivision shall be voided.
- Signatures from Utility Companies, AMAFCA, Owner(s), and the City Surveyor are obtained on the plat.
- Per 6-6(K)(3) of the IDO, an application for a Subdivision of Land – Minor shall be approved if it complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.

*\*(See additional comments on next pages)*

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### 3. Guidance for Future Development

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#### 5-2(J) MAJOR PUBLIC OPEN SPACE EDGES

##### **5-2(J)(1) Lots within 330 Feet of Major Public Open Space**

The following standards apply to development within 330 feet in any direction of Major Public Open Space in order to enhance and protect Major Public Open Space. For additional standards regulating lots adjacent to major Public Open Space, see Subsection 14-16-5-2(J)(2) below.

##### **5-2(J)(1)(c) Landscaping, Buffering, and Screening**

Development shall:

1. Use native and/or naturalized vegetation for landscaping materials.

##### **5-2(J)(1)(e) Color**

1. Development shall limit the colors of exterior surfaces of structures, including but not limited to mechanical devices, roof vents, and screening materials, to those with light reflective value (LRV) rating between 20 percent and 50 percent.
2. Colors shall blend with the surrounding natural environment and generally include yellow ochres, browns, dull reds, and grey greens.
3. Trim materials on façades constituting less than 20 percent of the façade's opaque surface may be any color.

##### **5-3 Access & Connectivity requirements.**

##### **5-4 Subdivision of Land**

##### **5-5 Parking & Loading requirements, Table 5-5-1.**

##### **5-7 Walls/Fences, table 5-7-1. \*Development requires separate permitting.**

##### **5-8 for Outdoor Lighting requirements.**

##### **5-11-Building/Façade Design.**



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FROM: Jacob Boylan/Jolene Wolfley  
Planning Department

DATE: 5/22/24

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*\*(See additional comments on next pages)*



## DEVELOPMENT HEARING OFFICER (DHO)

### Parks and Recreation Department

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

**PR-2023-008197**

SD-2024-00095 – AMENDMENT TO PRELIMINARY/FINAL PLAT

IDO - 2022

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PROPERTY OWNERS: LUNA ROY R & EMMA O

REQUEST: TO CORRECT LEGAL LOT NUMBERS FOR TWO LOTS

**Comments:**

05-22-2024

Parks and Recreation has no comments at this time and no objections to the requested action.

Comments provided by Whitney Phelan, Senior Planner, CABQ Parks & Recreation Department. Please contact via [wphelan@cabq.gov](mailto:wphelan@cabq.gov) or 505-768-5378 with questions or concerns.