



Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2023-009350 Date: 10/25/2023 Agenda Item: #4 Zone Atlas Page: K-13

Legal Description: Lots 1 and 2, The Santa Fe Addition, R-1A

Location: 1001 10th St SW between 10th St SW and SANTA FE SW

Application For: SD-2023-00177-PRELIMINARY/FINAL PLAT (DHO)

1. Each lot shall have its own separate water and sanitary sewer service prior to signature on the plat.
 - a. All proposed lots have direct access to public water and public sanitary sewer along 10th St.
 - b. Currently it appears there are only two service accounts.
2. Please provide an exhibit showing where all proposed and existing service are.

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

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2023-009350
1001 10th St

AGENDA ITEM NO: 4

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. 10th and Santa Fe are both local roads and require 5' sidewalks with a 4'-6' landscape buffer. Please provide a cross section or diagram of both roadways showing sidewalk, curb, land scape buffer and ROW line. If you are unable to meet the sidewalk and landscape buffer requirements you can request a determination with a justification letter.
2. The public alley is listed as 16' wide. Alleyways are required to be 20' wide. If you are unable to meet this requirement you may request a determination with a justification letter.

Disclaimer: The comments provided are based upon the information received from the applicant. 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: October 25, 2023

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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



DEVELOPMENT HEARING OFFICER

Planning Comments

HEARING DATE: 10/25/23 -- **AGENDA ITEM:** #4

Project Number: PR-2023-009350

Application Number: SD-2023-00177

Project Name: Replat of Lots 1 and 2, Santa Fe Addition – 1001 10th St. SW

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.*

BACKGROUND

- This proposed Minor Preliminary/Final Plat would subdivide two lots (Lot 1 and Lot 2 of the Santa Fe Addition) into three tracts (Tract 1, Tract 2, and Tract 3).

COMMENTS:

Items in **Orange** color need immediate attention

1. Items Needing to be Completed or Corrected

- Confirm compliance with section 7 of the DPM Table 7.2.29 regarding Sidewalk width and landscape buffer width requirements.
 - *Verification of standards per Transportation***
 - Santa Fe Avenue SW is a local street, requiring a 5-ft sidewalk and 5-6-ft landscape buffer
 - 10th Street SW is a local street, requiring a 5-ft sidewalk and 5-6-ft landscape buffer
- If the existing sidewalks along Santa Fe Avenue SW and 10th Street SW don't meet the width requirements per the DPM above, DHO Determinations for the existing sidewalk widths will be required to be submitted as a letter in a supplemental submittal, justifying the existing sidewalk widths per 6-6(P)(3) of the IDO.

**(See additional comments on next pages)*

- AMAFCA must sign the Plat.
- The subject site is governed by the Barelás – CPO-1 overlay zone standards and requirements per 3-4(B) of the IDO. Any requirement of the CPO-1 zone district not being met will need to be analyzed in consideration with reducing an existing non-conformity with the lot(s), and Planning staff would defer to Code Enforcement staff in this situation. The Barelás – CPO-1 overlay zone standards and requirements include the following:
 1. Per 3-4(B)(2)(a)(1) of the IDO, lots with single-family detached dwellings in the R-1 zone district are required to be a minimum of 2,500 square feet in size.
 2. Per 3-4(B)(3)(a) of the IDO, the contextual standards for front setbacks apply.
 3. Per 3-4(B)(3)(b) of the IDO, a 10-foot front setback applies, with a 20-foot front setback for garages. A 3-foot side setback applies for lots less than 40-feet in width (which Tract 1 and 2 would be less than as proposed).
- The project and application numbers must be added to the Plat prior to the final sign-off of the Plat, should the Plat be approved by the DHO.
- The City's AGIS office must approve the DXF file for the Plat prior to the final sign-off of the Plat, should the Plat be approved by the DHO.
- Per 6-6(L)(2)(d)(7) of the IDO, the date of the DHO approval shall be recorded on the Plat. Therefore, prior to final sign-off of the Plat, the date of the DHO approval must be added to the Plat (should the DHO approve the Plat).
- All standards within IDO section 5-4 Subdivision of Land and 5-4(C) Compliance with Zoning Requirements apply to platting actions.

2. Items in Compliance

- The Applicant properly the Neighborhood Associations sent by ONC per Table 6-1-1 of the IDO.
- The Applicant received all the required signatures from the Hydrology, Transportation, and ABCWUA engineers on Form S.



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FROM: Jay Rodenbeck
Planning Department

DATE: 10/23/23