



## **Development Facilitation Team (DFT) – Review Comments**

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**Reviewer: David G. Gutierrez, P.E. | Phone: 505-289-3381 | [dggutierrez@abcwua.org](mailto:dggutierrez@abcwua.org)**

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**Project No: PR-2023-009475      Date: 2/07/2024      Agenda Item: #9      Zone Atlas Page: H-14**

**Legal Description: Lots 49 & 50, Block 2, Towner Addition**

**Location: 709 Towner Ave NW between 6<sup>th</sup> ST NW and 9<sup>th</sup> ST NW**

### **Application For: SD-2024-00014-PRELIMINARY/FINAL PLAT (DHO)**

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1. No objections.
2. For information purposes only:
  - a. Public water distribution mains and public sewer collection mains front the property and are available for direct tapping for a routine service connection.
  - b. This project is within the established service area.
  - c. Pro rata is not owed for this property.

# 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:** 02/07/2024

### **AGENDA ITEM NO: 9**

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

**PR-2023-0009475**

**SD-2024-00018 -- PRELIMINARY/FINAL PLAT**

**SKETCH PLAT 11-29-23 (DFT)**

**IDO - 2022**

#### **PROJECT NAME:**

**CSI - CARTESIAN SURVEYS INC.** agent for **PEARL Y. SANDOVAL** requests the aforementioned action(s) for all or a portion of: **LOTS 49 & 50, BLOCK 2, TOWNER ADDITION** zoned **R-1A, TOWNER ADDITION**, located at **709 TOWNER AVE NW** between **6TH ST NW** and **9TH ST NW** containing approximately **0.1673** acre(s). **(H-14)**

**PROPERTY OWNERS:** SANDOVAL PEARL Y

**REQUEST:** CREATE ONE NEW LOT FROM TWO EXISTIG LOTS. INFRASTRUCTURE LIST PROVIDED FOR WIDENING OF SIDEWALK.

#### **COMMENTS:**

1. The proposed lot size of 0.1673 acre is within the allowed Contextual Lot size calculated and presented in the Sketch Plat on 11/29/23, allowing a range of 0.1404 acre to 0.2340 acre.
2. Code Enforcement has no objections.

## 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:** 02/07/2024

Comments from 11/29/23 Sketch Plat:

1. Property is zoned R-1A and must meet Dimensional Standards of IDO 5-1(C), Table 5-1.
2. Property is located within an Area of Consistency, and must meet Contextual Lot Size requirements as per IDO 5-1(C)(2)(b). Contextual lot sizes are measured for all developed properties on portions of the blocks fronting the same street as the proposed lot. This would include properties on Towner Av NW between 6<sup>th</sup> St NW and 9<sup>th</sup> St NW, addressed as 519 to 819 Towner Av NW. Contextual lot size calculations are:
  - Average lot size = 0.1872 acre
  - 75% of avg lot size = 0.1404 acre
  - 125% of avg lot size = 0.2340 acre

**Proposed lot size is 0.1673 acre, which is within the allowed contextual lot size for this block.**
3. CE has no further comments at this time.

**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: 2023-009475 Hearing Date: 02-07-2024  
Project: 709 Towner Ave NW Agenda Item No: 9

<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.
- Comment – Prior to submitting for Building Permit, a licensed New Mexico civil engineer will need to submit a Grading & Drainage Plan to Hydrology for review & approval if one of these conditions is met. (500 cy of grading, 1,000 sf of proposed building, or 10,000 sf of proposed paving).

☐ APPROVED  
☐ DENIED

DELEGATED TO: ☐ TRANS ☐ HYD ☐ WUA ☐ PRKS ☐ PLNG  
Delegated For: \_\_\_\_\_  
SIGNED: ☐ I.L. ☐ SPSP ☐ SPBP ☐ FINAL PLAT  
DEFERRED TO \_\_\_\_\_

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2023-009475  
709 Towner

AGENDA ITEM NO: 9

SUBJECT: Preliminary/Final Plat

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: February 7, 2024

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ACTION:

APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_

DELEGATED: \_\_\_\_\_ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)



## DEVELOPMENT FACILITATION TEAM

### Planning Comments

**HEARING DATE:** 07/02/24 -- **AGENDA ITEM:** #9

**Project Number:** PR-2023-009475

**Application Number:** SD-2024-00014

**Project Name:** 709 Towner Ave NW between 6<sup>th</sup> St NW and 9<sup>th</sup> ST NW

**Request:**

Minor Preliminary/Final Plat

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*\*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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- This is a request to consolidate two existing lots (lots 49 and 50, block 2 of Towner Addition) into one. The property is vacant except for a shed in the rear of Lot 49, located at 709 Towner Avenue NW.
- The IDO zone district for the subject site is R-1A, Single-Family, and is located in an Area of Consistency. The lot located in the north side of the subject lot is within an Area of Change and all other lots adjacent to the subject property are located in Area of Consistency.
- This property is not located within any overlay zones and is not within or in proximity to any corridors. The subject property is in proximity to Indian School Activity Center.

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#### 1. Items Needing to be Completed or Corrected

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

- Demonstrate compliance with section 7 of the DPM Table 7.2.29 and Required Improvements section from 5-4(N) of the IDO. In regards to the Sidewalk width requirements and the accompanying landscape buffer.  
**\*Verification of standards per Transportation\***  
Provide measurement for the existing ROW and distance from curb to property line along street frontage.

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

❖ Owner Ave NW is a local street. Not in a Center or Corridor area.  
This street requires a 5-foot side walk and 4-6-foot landscape buffer. **Please clarify regarding the landscape buffer size.**

- The project and application numbers must be added to the Plat. Final platting documents must be sealed and signed by a design professional licensed in the State of New Mexico.
- An Infrastructure List (IL) is included in this application, an IIA-Infrastructure Improvements Agreement with financial guarantee based on the approved IL will be required prior to final sign-off of the Plat.
- Per 6-6(K)(2)(k), The date of the DHO approval shall be recorded on the Final Plat, and verification of compliance with conditions of approval shall be dated and verified by the signatures of the required commenting agencies pursuant to Subsection 14-16-6-4(J)(2).

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## **2. Standard Comments and Items in Compliance**

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- Per 6-6(K)(3) Review and Decision Criteria, 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. This lot consolidation reduces the non-conformity (existing lot lines through the building). Per 5-4(C)(1)(b) nonconforming lots may be replatted without requiring a Variance to lot size if the replat meaningfully decreases the degree of already existing nonconformity.
- Public notice requirements per Table 6-1-1, have been completed prior to formal platting submittal (Email and Web Posting). Such notices are provided in the application packet.
- All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, MRGCD and AMAFCA have all been obtained on the plat.
- Final documents are sealed and signed by a design professional licensed in the State of New Mexico.
- After acceptance of the Plat application, DXF approval from AGIS must be obtained.

- After DHO approval and final sign off, a **recorded copy of the plat must be sent to the Jay Rodenbeck** at [jrodenbeck@cabq.gov](mailto:jrodenbeck@cabq.gov) and **Angela Gomez** at [agomez@cabq.gov](mailto:agomez@cabq.gov) (should the Plat be approved by the DHO).
- Per 6-6(K)(2)(I), the applicant shall record the final 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. The applicant shall provide the City a digital copy of the recorded plat.

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### 3. Guidance for Future Development

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- Future development must meet all applicable standards and provisions of the IDO (*per R-1A*), 5-4(C) Compliance with Zoning Requirements, and the DPM.  
**\*Submitted plans should demonstrate how standards are being met for any applicable previous approvals and/or current standards.**

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

- ❖ **4-2 Allowed Uses**, table 4-2-1.  
Follow the Use Specific Standards per 4-3 of the IDO for any proposed uses for \*R-1A.
- ❖ **5-1 Dimension Standards for R-1A**. 5-1-G Exceptions and Encroachments.  
*\*Plans should include measurements for setback, separation, height elevations, etc. All will need to show standards and requirements are being met.*

Per Table 5-1-1 – Residential Zone District Dimensional Standards – For lots located within R-1A zone districts the following standards need to be met:

#### **Site Standards**

Minimum Lot Size: 3,500 q. ft.

Minimum Lot Width: 25 ft.

#### **Setback Standards**

Minimum Front Setback: 10 ft.

Interior Side Setback: 5 ft.

***In the R-1A sub-zone, one internal side setback may be 0 ft. if the opposite internal side setback is at least 10 ft.***

Minimum Rear Setback: 10 ft.

Building Height Maximum: 26 ft.

*Planning defers to Code Enforcement for Contextual Residential Development Standards in an Area of Consistency.*

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



- ❖ 5-3(C) Driveways for Low Density Residential.
- ❖ 5-4 Subdivision of Land
- ❖ 5-5 Parking & Loading requirements, Table 5-5-1
- ❖ 5-6 Landscaping, Buffering, and Screening
- ❖ 5-7 Walls/Fences, table 5-7-1. *\*Development requires separate permitting.*
- ❖ **5-8** for Outdoor Lighting requirements.
- ❖ 5-13 Operation and Maintenance
- ❖ Section 6-1, table 6-1-1 for public notice requirements.
- ❖ 6-4(R) Dedications.
- ❖ 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: Hannah Aulick/Jay Rodenbeck/ Jolene Wolfley  
Planning Department

DATE: 02/5/24