



Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2023-009609

Date: 2/28/2024

Agenda Item: #5 Zone Atlas Page: K-14

Legal Description: LOTS 14-A & 15-A, BLOCK 8, HIGHLAND PLACE ADDITION

Location: 706 & 708 SANTA FE ST between WALTER ST and I-25.

Application For: SD-2024-00025 – PRELIMINARY/FINAL PLAT

1. No objection to the proposed lot line adjustment.
2. For informational purposes only:
 - a. Both lots have existing water and sewer services.

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

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: 02/28/2024

AGENDA ITEM NO: 5

DHO PROJECT NUMBER:

PR-2023-009609

SD-2024-00025 – PRELIMINARY/FINAL PLAT

SKETCH PLAT 12-13-23 (DFT)

IDO - 2022

PROJECT NAME:

A D SERVICES | ADELLA GALLEGOS agent for **JAMIE & AGNES PEREZ, C/O GHI, INC.** requests the aforementioned action(s) for all or a portion of: **LOT 14-A & 15-A, BLOCK 8 HIGHLAND PLACE ADDITION** zoned **R-1A**, located at **706 & 708 SANTA FE SE** containing approximately **0.2288** acre(s). **(K-14)** (deferred from 2/7/24)

PROPERTY OWNERS: PEREZ JAIME & AGNES D C/O GHI INC

REQUEST: LOT LINE ADJUSTMENT FOR THE PURPOSE OF MOVING THE EXISTING LOT LINE BETWEEN LOT 14-A AND LOT 15-A THEREBY ELEIMINATING THE ZERO LOT LINE SIDE SETBACK THAT EXISTS ON LOT 15-A AND CREATING APPROXIMATELY A FIVE FOOT SETBACK BETWEEN THE EXISTING STRUCTURE ON LOT 15-A AND PROPERTY LINE OF LOT 14-A.

COMMENTS:

1. Code Enforcement has no objections.

Comments from 2/7/24 DHO Hearing:

1. Property is zoned R-1A and is within the Barelmas Overlay Zone, CPO-1 and appears to meet all Dimensional standards as per IDO 5-1(C), Table 5-1-1 and IDO 3-4(B) for CPO-1.
2. Code Enforcement has no objections.



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

PR-2023-009609

SD-2024-00025 – PRELIMINARY/FINAL PLAT

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IDO - 2022

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Comments:

02-28-2024

No comments or objections to the requested 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.

DEVELOPMENT HEARING OFFICER - HYDROLOGY SECTION
Renée Brissette, PE, Senior Engineer | 505-924-3995 rbrissette@cabq.gov

DRB Project Number: 2023-009609 Hearing Date: 02-28-2024
Project: 708 Santa Fe St Agenda Item No: 5

<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: 2023-009609
706 & 708 Santa Fe SE

AGENDA ITEM NO: 5

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. The justification letter to allow the sidewalk to remain as 4' rather than the required 5' is acceptable to Transportation. 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

DATE: February 28, 2024

ACTION:

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

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



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

HEARING DATE: 2/28/24 -- **AGENDA ITEM:** # 5

Project Number: PR-2023-009609

Application Number: SD-2024-00025

Project Name: Lots 14-A & 15-A, Highland Place Addition

Request:

Minor 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 is a request for a lot line adjustment to move the existing lot line between Lots 14 and 15 in the Highland Place subdivision (at 706 and 708 Santa Fe Avenue respectively) to eliminate the zero-lot line side setback that exists on the eastern boundary along Lot 15.
- The subject site is zoned R-1A. The western lot (Lot 14 at 706 Santa Fe Avenue) appears to be occupied by an accessory structure (shed), while the eastern lot (Lot 15 at 708 Santa Fe Avenue) is occupied by a single-family detached dwelling. The entirety of the subject site is owned by a single owner according to Bernalillo County property records.
- Development Facilitation Team (DFT) staff previously reviewed the proposed replat as a Sketch Plat, and provided comments to the applicant on December 12th, 2023.
- A DHO Determination is being requested for the existing 4-foot wide sidewalk along Santa Fe Avenue to remain as-is.

**(See additional comments on next page)*

COMMENTS:

Items in Orange color need to be addressed.

1. Items Needing to be Completed or Corrected and IDO/DPM Comments

- According to property records as well as the application, Jamie & Agnes Perez, C/O GHI, Inc. owns the subject property. However, the Plat is signed by David Garcia as the owner. Proof of signatory authority must be provided that David Garcia can sign the Plat as the owner.
 - The AGIS office must approve the DXF file and proof of approval must be provided prior to final sign-off of the Plat.
 - ~~The application number must be added to the Plat.~~
 - 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.
 - After DHO approval and final sign off, a recorded copy of the plat must be sent to Angela Gomez at agomez@cabq.gov and to Jay Rodenbeck at jrodenbeck@cabq.gov.
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2. Items in Compliance

- The Applicant had obtained the required utility/AMAFCA, City Surveyor, Surveyor, and Property Owner(s) signatures on the Plat.
- The Applicant properly notified the affected Neighborhood Associations via email per 6-4(K)(2) and Table 6-1-1 of the IDO.
- Per Transportation's analysis, the Applicant provided justification for the DHO Determination to permit the existing 4-foot wide sidewalk and 4-foot wide landscape buffer along Santa Fe Avenue per 6-6(P)(3) of the IDO, asserting that the sidewalk and landscape buffer are consistent with the fully-developed character of the rest of the neighborhood, that Santa Fe Avenue is a low speed roadway, and that permitting the Determination would not be materially contrary to the public safety, health, or welfare.



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FROM: Jay Rodenbeck
Planning Department

DATE: 2/26/24
