

**DEVELOPMENT HEARING OFFICER - HYDROLOGY SECTION**  
Anthony Montoya, Jr., PE, Senior Engineer | 505-924-3314 [amontoya@cabq.gov](mailto:amontoya@cabq.gov)

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DRB Project Number: 2023-009637 Hearing Date: 10-30-2024  
Project: Ray Pena and Quaker Heights,  
Lots 1 and 14 (5909 Westward  
Ln. and 4815 Northern Trail) 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 (DHO)

Parks and Recreation Department

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

**PR-2023-009637**

**SD-2024-00145 – PRELIMINARY/FINAL PLAT**

**SKETCH PLAT: 5/1/24 (DFT)**

**IDO -2023**

**JAG PLANNING & ZONING | JUANITA**

**GARCIA** agent for **MELISSA RAMIREZ & LOLO**

**CHAVEZ** requests the aforementioned action(s)

for all or a portion of: **Lot 1 & 14, RAY PEÑA**

**AND QUAKER HEIGHTS SUBDIVISION**

zoned **R-1 (C) & R-A**, located at **5909**

**WESTWARD LN NW and 4815 NORTHERN**

**TRAIL** containing approximately **0.87** acre(s).

**(F-11)** [Deferred from 10/9/24X]

**PROPERTY OWNERS:** David & Melissa Ramirez  
& Lolo Chavez

**REQUEST:** Lot line adjustment

### Comments:

**10-30-2024**

No objections to the requested actions.

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.





## **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-2023-009637      Date: 10/30/2024      Agenda Item: #5 & 6      Zone Atlas Page: F-11**

**Legal Description: LOT 1 and LOT 14, RAY PENA AND QUAKER HEIGHTS SUBDIVISIONS.**

**Request: 5. - Lot line adjustment    6. – Sidewalk and landscape buffer waiver to allow existing conditions to remain (final Plat is associated and pending this request)**

**Location: 5909 WESTWARD LANE NW & 4815 NORTHERN TRAIL NW**

### **Application For: VA-2024-00292 – WAIVER TO DPM**

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1. No objection

### **Application For: SD-2024-00145 – PRELIMINARY/FINAL PLAT**

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1. No objection to the proposed subdivision.
  - a. The proposed lots will have direct access to public water and public sanitary sewer infrastructure.
  - b. Please coordinate with the Fire Marshal Office to ensure adequate fire protection is in place for future development.

**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](mailto:jppalmer@cabq.gov)*

**DATE:** 10/30/2024

### **AGENDA ITEM NO: 5**

### **DHO PROJECT NUMBER:**

**[PR-2023-009637](#)**

VA-2024-00292 – WAIVER TO DPM

IDO -2023

### **PROJECT NAME:**

JAG PLANNING & ZONING, LLC | JUANITA GARCIA agent for MELISSA RAMIREZ AND LOLO CHAVEZ requests the aforementioned action(s) for all or a portion of: LOT 1 AND 14, RAY PEÑA AND QUAKER HEIGHTS SUBDIVISION zoned R-1C & R-A, located at 5909 WESTWARD LN NW & 4815 NORTHERN TRAIL NW containing approximately 0.87 acre(s). (F-11)

### **PROPERTY OWNER:**

David & Melissa Ramirez & Lolo Chavez

### **REQUEST:**

Sidewalk and landscape buffer waiver to allow existing conditions to remain (final plat is associated and pending this request)

### **COMMENTS:**

1. Code Enforcement has no comments and no objections.



DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2023-009637  
4815 Northern Trail

AGENDA ITEM NO: 5

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. The waiver is acceptable to Transportation. No objection.

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](mailto:earmijo@cabq.gov)

DATE: October 30, 2024

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ACTION:

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

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