



## **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 - 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: 6

<input type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Temp Sidewalk Deferral	<input checked="" 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 waiving the sidewalks, curb, gutter, or landscape buffer.
- 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 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: 6**

### **DHO PROJECT NUMBER:**

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

SD-2024-00145 PRELIMINARY/ FINAL PLAT

SKETCH PLAT: 5/1/24 (DFT)

IDO -2023

### **PROJECT NAME:**

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 OWNER:**

David & Melissa Ramirez & Lolo Chavez

### **REQUEST:**

Lot line adjustment

### **COMMENTS:**

1. All prior comments and concerns have been addressed.
2. Code Enforcement has no further comments, and 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:** 10/30/2024

### ***Comments on DFT Sketch Plat, 5/01/2024:***

1. Property is zoned R-A, and must meet Dimensional Standards of IDO 5-1(C), Table 5-1-1, including minimum lot size of 10,890 ft (0.25 acre), minimum lot width of 75 ft, and setbacks of 20 ft Front; 10 ft, Side, and 25 ft, Rear.
2. Property is located within an Area of Consistency, as well, and must meet Contextual Lot Size standards, as per IDO 5-1(C)(2) for construction of new residential development.
3. Proposed lot sizes fall within the allowable contextual lot sizes for this area. Allowable lot size range:
  - Minimum lot size 75% = .3025 acre
  - Maximum lot size 125% = .5041 acre.

*Note: Contextual lot size calculations were based on the lots fronting on Westward Lane, the same street as the proposed lot for new development: Total = 2.8228 acres/7 lots = 0.4033 Average lot size.*

4. Code Enforcement has no further comments and no objections to the proposed re-plat action.

### ***Comments of 12/13/23 DFT Sketch Plat:***

#### ***Property replat located at 4815 Northern Trail, to split 2/3-acre lot into two new lots:***

1. Property is zoned R-A, and must meet Dimensional Standards of IDO 5-1(C), Table 5-1-1, including minimum lot size of 10,890 ft (0.25 acre), minimum lot width of 75 ft, and setbacks of 20 ft Front; 10 ft, Side, and 25 ft, Rear.
2. Property is located within an Area of Consistency, as well, and must meet Contextual Lot Size standards, as per IDO 5-1(C)(2) for construction of new residential development.
3. Contextual lot size calculations will be based on the street fronting the same street as the proposed lot for new development, on Westward Ln.
  - 5909 = 0.210
  - 5915 = 0.212
  - 5919 = 0.213
  - 5925 = 0.4278
  - 5900 = 0.26
  - 5904 = 0.26
  - 4732 = 1.24
  - Total = 2.8228/7 = 0.4033. Allowable lot size range: Minimum 75% = .3025; Maximum 125% = .5041.
4. As per these calculations, the proposed smaller lot size would need to obtain a Variance to Contextual lot size required prior to re-plat.
5. No further comments at this time.

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2023-009637  
4815 Northern Trail

AGENDA ITEM NO: 6

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. 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)