



## DEVELOPMENT HEARING OFFICER

### Planning - Case Comments

**HEARING DATE:** 10/30/24 -- **AGENDA ITEM:** #3

**Project Number:** PR-2024-010039

**Application Number:** PS-2024-00153

**Project Name:** 1924 Leon Ct NW

**Request:**

*Lot line adjustment between two existing lots to create two new lots*

---

*\*These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

---

#### BACKGROUND

---

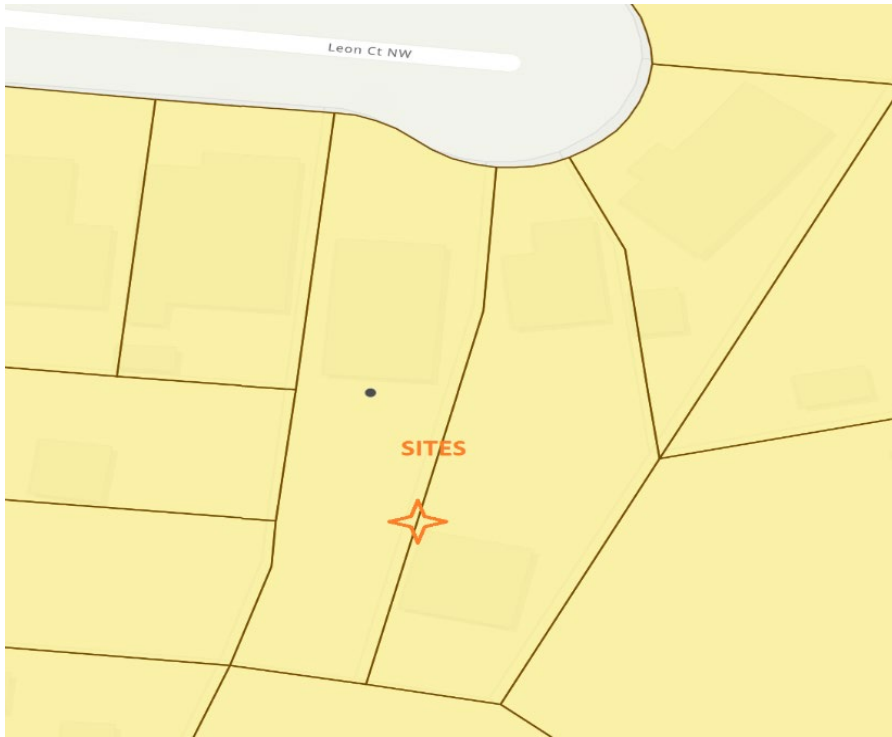
- This is a request for a replat to adjust the property line between two lots to create two new lots in the Luke Subdivision (Lot 6-A-1, Block C at 0.2545-acres in size, and Lot 6-B-1, Block C at 0.1435-acres in size). The lot line adjustment would include the garage in the SE portion of the property in order to drive vehicles more easily to the backyard. This site is zoned R-A (Residential- Rural & Agricultural)
- The subject property is NOT located within any type of Center or Corridor. It is Area of Consistency and not within any Character Protection Overlay (CPO).
- The subject property is located within the boundaries of Rio Grande Boulevard Neighborhood Association.

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

---

**IDO/DPM COMMENTS / ITEMS NEEDING TO BE COMPLETED OR CORRECTED**

---



- ZHE Variance approvals from the required side-yard setback and minimum lot width requirements are listed as notes on the Plat; the Notices of Decision for the ZHE approvals must be provided.
- The application number must be added to the Plat.
- A copy of the AGIS-approved DXF file must be submitted prior to the final sign-off of the Plat.
- Per 6-6(L)(2)(d)(7) of the IDO, the date of the DHO approval shall be recorded on the Plat.
- After DHO approval and final sign off, a recorded copy of the Plat must be sent to Jay Rodenbeck at [jrodenbeck@cabq.gov](mailto:jrodenbeck@cabq.gov) and Angela Gomez at [agomez@cabq.gov](mailto:agomez@cabq.gov).
- Per 6-6(K)(2)(l) of the IDO, the applicant shall record the 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.

- Leon Court is a local road, and requires a 5-foot-wide sidewalk and 4-6-foot landscape buffer/zone per Section 7 of the DPM, Table 7.2.29. The applicant has submitted a DHO Determination letter in the application submittal for the platting action for the existing 3.4-foot-wide sidewalk along Leon Court to remain at its current width in lieu of the IDO/DPM requirements (see comments on justification criteria below).

---

#### Standards Comments and Items in Compliance

---

- All public notice requirements of IDO Section 6, Table 6-1-1, have been completed for this submittal. Related documents are included in the submittal package.
- Signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are all provided on the Plat sheet.
- The DHO Determination was justified per 6-6(P)(3) of the IDO, including:
  1. The existing 3.4-foot-wide sidewalk along Leon Court NW is in character for the neighborhood, which is fully developed.
  2. The Determination would not materially run contrary to public safety, health, or welfare as the long-established width of the sidewalk is in character for the area.
- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions. Re-platting action cannot increase any existing nonconformity or create a new nonconformity.

***\*Project has been reviewed to the standards and provisions within the IDO-Integrated Development Ordinance and the standards within the DPM-Development Process Manual.***



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: Jacob Boylan/Jay Rodenbeck  
Planning Department

DATE: 10/29/24

---



## DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

**PR-2024-010039**

**SD-2024-00153 – PRELIMINARY/FINAL PLAT**

**SKETCH 3-20-24 (DFT)**

**IDO – 2023**

**CSI – CARTESIAN SURVEYS, INC.** agent for **RICHARD SEDILLO** requests the aforementioned action(s) for all or a portion of: **LOTS 6-A AND 6-B, LUKE SUBDIVISION** zoned **R-A**, located at **1924 LEON COURT NW** between **CHEROKEE RD NW** and **CALLE LOS VECINOS** containing approximately **0.3980** acre(s). **(F-13)**  
**PROPERTY OWNERS:** SEDILLO RICHARD L & FRANCES C

**REQUEST:** Interior lot line adjustment between two existing lots to create two new lots. Determination request from sidewalk width requirements given existing sidewalk, neighborhood character, and public traffic into cul-de-sac

### 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: 3**

### **DHO PROJECT NUMBER:**

**[PR-2024-010039](#)**

**SD-2024-00153** PRELIMINARY/ FINAL PLAT

Sketch 3.20.24 (DFT)

IDO -2023

### **PROJECT NAME:**

CSI – CARTESIAN SURVEYS, INC. agent for RICHARD SEDILLO requests the aforementioned action(s) for all or a portion of: LOTS 6-A AND 6-B, LUKE SUBDIVISION zoned RA, located at 1924 LEON COURT NW between CHEROKEE RD NW and CALLE LOS VECINOS containing approximately 0.3980 acre(s). (F-13)

### **PROPERTY OWNER:**

SEDILLO RICHARD L & FRANCES C

### **REQUEST:**

Interior lot line adjustment between two existing lots to create two new lots. Determination request from sidewalk width requirements given existing sidewalk, neighborhood character, and public traffic into cul-de-sac

### **COMMENTS:**

1. All Variances needed and noted by Code Enforcement in the DFT Sketch Plat notes on 3/20/2024 have been obtained and are noted on the Plat. See 3/20/2024 notes below, for reference.
2. Code Enforcement has no objections and no further comments.

# 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

DFT Sketch Plat 3/20/2024:

1. Property is zoned R-A, and must meet dimensional standards of IDO Table 5-1-1. Differences from these standards must obtain a Variance or Deviation approval for the amount of difference.
  - Minimum lot size = 10,000 sq ft, or 0.25 acre  
Area of Consistency and Contextual lot size do not apply, as there is no new development occurring.  
Proposed re-plat corrects non-conforming lot size on Lot 6-A-1, but significantly increases the non-conformity of Lot 6-B-1.  
**Needs Variance to minimum lot size for Lot 6-B-1.**
  - Minimum lot width = 75 feet  
Re-plat increases non-conformity of Lot 6-A-1.  
**Need Variances for both lot widths.**
  - Front setback = 20 ft
  - Side setback = 10 ft  
Re-plat decrease nonconformity of Lot 6-B-1 on west side setback, but also increases non-conformity of Lot 6-A-1 to side setback on east side of structure.  
**Need Variances for both side setbacks.**
  - Rear setback = 25 ft
2. CE has no further comments at this time.

**DEVELOPMENT HEARING OFFICER - HYDROLOGY SECTION**  
Richard Martinez, PE, Senior Engineer | 505-924-3362 [richardmartinez@cabq.gov](mailto:richardmartinez@cabq.gov)

---

DRB Project Number: 2024-010039 Hearing Date: 10-30-2024

Project: Lots 6-A and 6-B  
Luke Subdivision  
1924 and 1926 Leon Court NW Agenda Item No: 3

<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 record documentation of an approved Grading/Drainage Plans for either address, 1924 & 1926 Leon Court NW, which are protected by a levee.
- Hydrology has no objection to the Minor Preliminary / Final Plat or Sidewalk Waiver.
- An approved Grading and Drainage Plan prepared by a licensed New Mexico civil engineer is required prior to Grading Permit or Building Permit 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: 2024-010039  
1924 Leon Ct.

AGENDA ITEM NO: 3

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. The request for determination on sidewalk 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

---

ACTION:

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

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