



## **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-2024-010135   Date: 02/26/2025   Agenda Item: #3 Zone Atlas Page: K-13**

**Legal Description: Lot/Tract 4, and 5, Block 2, T.G. Apodaca Addition**

**Request: Eliminate an existing lot line to allow for the proposed addition to existing residence.**

**Location: 1104 9<sup>th</sup> St SW between Pacific Ave and Cromwell Ave**

### **Application For: MINOR PLT-2025-00003 – MINOR PLAT**

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1. No objection to the proposed lot line to be eliminated.



## DEVELOPMENT HEARING OFFICER (DHO)

### Parks and Recreation Department

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

**PR-2022-006568**

MINOR\_PLT-2025-00003 - MINOR PLAT

SKETCH PLAT 4-3-24 (DFT)  
IDO – 2023

WILSON & COMPANY, INC ENGINEERS & ARCHITECTS agent for PATRICK JARAMILLO requests the aforementioned action(s) for all or a portion of: Lot/Tract 4, 5, APODACA ADDN zoned R-1A, located at 1104 9TH ST SW between PACIFIC AVENUE SW and CROMWELL AVENUE SW containing approximately 0.163 acre(s). (K-13)

PROPERTY OWNERS: Hubert F Martinez

REQUEST: Eliminate an existing lot line to allow for the proposed addition to existing residence

#### **Comments:**

02-26-2025

No objections to the requested action.

Comments provided by Whitney Phelan & Hannah Aulick, Senior Planners, CABQ Parks & Recreation Department. Please contact via [wphelan@cabq.gov](mailto:wphelan@cabq.gov) or [haulick@cabq.gov](mailto:haulick@cabq.gov) or 505-768-5378 with questions or concerns.

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2024-010135  
1104 9<sup>th</sup> St.

AGENDA ITEM NO: 3

SUBJECT: Preliminary Plat

ENGINEERING COMMENTS:

1. Transportation has no objection to the determination for sidewalks to remain. 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 26, 2025

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ACTION:

APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_

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



## DEVELOPMENT HEARING OFFICER

### Planning Comments

**HEARING DATE:** 2/26/25 -- **AGENDA ITEM:** #6

**Project Number:** PR-2024-010135

**Application Number:** PLT-2025-00003

**Project Name:** 1104 9<sup>th</sup> St SW

**Request:**

*Preliminary/Final Plat; Dedicating ROW and granting easements.*

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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.*

**COMMENTS:**

Items in **orange type** need comment or corrections.

**Background:**

- The site is currently a single-family home made up of two lots. Lot 4 & lot 5, block 2 of the Apodaca Addition.
- The lot is in an area of consistency, however contextual lot size would not apply. The lot has existing residential development and the replat will eliminate an existing non conformity.
- Applicant is requesting a Preliminary/Final Plat to eliminate a lot line for the future development of an addition/alternation to the home.
- Future development must meet all applicable standards and provisions of the IDO. (per R-1A and CPO-1) and the DPM. Here is a link to both:

<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1>

<https://www.cabq.gov/planning/boards-commissions/development-process-manual-executive-committee>

## 1. Items that need to be completed or corrected

- A plat approval would not be affected. *However, for the proposed addition shown on the sketch, you'll need to confirm with Code Enforcement if setback standards from IDO section 3-4-B-3--(CPO-1) and/or section 5-1 are being met. \*Include Hydrology in that analysis.*  
*Side, minimum: 3 feet for lots less than 40 feet in width outside the Main Street area, or the setback required for adequate spacing between buildings as required by with Articles 14-1, 14-2, and 14-3 of ROA 1994 (Uniform Administrative Code and Technical Codes, Fire Code, and Uniform Housing Code).*
  - At the hearing, please explain and confirm the details of the proposed Preliminary/Final plat for the DHO.
  - Clarify the differences in the submitted plat sheet and site sketch. Structures and property lines do not appear to match.
  - Clarify sidewalk development. Please include ADA access details, sidewalk width construction details, and if an Infrastructure List will be a part of the platting action.  
*Per Transportation: 9th is a local road and requires 5' sidewalk with a 4' to 6' landscape buffer.*
  - The Project & Application numbers must be added to the Plat before final sign-off.
  - A copy of the AGIS-approved DXF file must also be submitted before the final sign-off of the plat.
  - The date of the DHO approval shall be recorded on the Plat, per 6-6(L)(2)(d)(7) of the IDO,
  - 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.*
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## 2. Standard 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.
- \*Applicant/Agent to ensure all final submitted documents are sealed and signed by a design professional licensed in the State of New Mexico.
- Signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA were all provided on the plat sheet.

- 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.
- Drainage Ponds must meet Standard Specification 1013 or better. See [Drainage Ponds Slope Stabilization and Seeding Requirements.pdf \(cabq.gov\)](https://cabq.gov/Drainage%20Ponds%20Slope%20Stabilization%20and%20Seeding%20Requirements.pdf)

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

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### **Future Development Guidance**

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

- Future development is subject to the standards and provisions within the approved Site Plan. Where silent it is subject to the IDO and the DPM. The subject property is zoned R-1A and within CPO-1. *\*Submitted plans should demonstrate how standards are being met.*
- ❖ **3-4(B)BARELAS – CPO-1.**
- ❖ **4-2 Allowed Uses**, table 4-2-1.  
*\*Follow the Use Specific Standards per section 4-3 of the IDO.*
- ❖ **5-1 Dimension Standards.** 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.*
- ❖ **5-3 Access & Connectivity requirements.**
- ❖ **5-4 Subdivision of Land.**
- ❖ **5-5 Parking and loading.**
- ❖ **5-7 Walls/Fences**, table 5-7-1. **\*Development requires separate permitting.**
- ❖ **5-8 for Outdoor Lighting requirements.**
- ❖ **5-11 Building/Façade Design.**
- ❖ **5-13 Operation and Maintenance**
- ❖ **Section 6-1, table 6-1-1 for public notice requirements.**
- ❖ **7-1 Development 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: Robert Webb/Jay Rodenbeck  
Planning Department

DATE:2/26/25

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