

DEVELOPMENT FACILITATIVE TEAM (DHO)

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: 05/07/2025

AGENDA ITEM NO: 6

PROJECT NUMBER:

PR-2024-010329

**MINOR_PLT-2025-00014 – PRELIMINARY/FINAL PLAT
SKETCH PLAT 5-15-24 (DFT)**

IDO – 2023

PROJECT NAME:

TIM ALDRICH agent for **LAS VENTANAS NM, INC** requests the aforementioned action(s) for all or a portion of: **LOT/TRACT 97B, MAP 34 TR 97B** zoned **R-A**, located at **2611 Rio Grande Blvd NW** containing approximately **0.9042** acre(s). **(G-12)**

PROPERTY OWNERS: Las Ventanas NM, Inc

REQUEST: Subdivide 1 existing tract into 3 tracts. Grant private access and public utility easements. Grant ABCWUA public water and sanitary sewer easement. The new tract adjacent to Rio Grande will contain the existing residence.

COMMENTS:

1. Code Enforcement has no comments and no objections.

DEVELOPMENT FACILITATIVE TEAM (DHO)

Code Enforcement Comments

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*Jeff Palmer-Code Enforcement Supervisor
Planning Department
jppalmer@cabq.gov*

DATE: 05/07/2025

Comments from 5/15/24 Sketch Plat:

- 1. Zoned R-A and requires 75 ft lot width a variance is required.*
- 2. A variance to the required 10 ft side yard setback if the buildings are attached. Are the buildings attached or are they free standing to determine if a deviations may be applied.*
- 3. Code Enforcement has no further comments or objections at this time.*



DEVELOPMENT FACILITATION TEAM

Parks and Recreation Department

PR-2024-010329

MINOR_PLT-2025-00014 – PRELIMINARY/FINAL PLAT

TIM ALDRICH agent for LAS VENTANAS NM, INC requests the aforementioned action(s) for all or a portion of: LOT/TRACT 97B, MAP 34 TR 97B zoned R-A, located at 2611 Rio Grande Blvd NW containing approximately 0.9042 acre(s). (G-12)

REQUEST: Subdivide 1 existing tract into 3 tracts. Grant private access and public utility easements. Grant ABCWUA public water and sanitary sewer easement. The new tract adjacent to Rio Grande will contain the existing residence

IDO - 2025

COMMENTS

5.06.2025

No comments or objections to the requested actions.

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2024-010329
2611 Rio Grande

AGENDA ITEM NO: 6

SUBJECT: Sketch Plat

ENGINEERING COMMENTS:

1. Rio Grande is a Minor Arterial and requires 6' sidewalk with a 5' to 6' landscape buffer. You are only showing 4' sidewalk and 3' buffer.
2. The access easement needs to be a minimum of 22' wide for access to 3 properties. You are only showing 20'.

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FROM: Ernest Armijo, P.E.
Transportation Development
505-924-3991 or earmijo@cabq.gov

DATE: May 7, 2025

ACTION:

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

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



DEVELOPMENT HEARING OFFICER

Planning Comments

HEARING DATE: 5/7/2025 **AGENDA ITEM:** #6

Project Number: PR-2024-010329

Application Numbers: Minor PLT-2025-00014

Project Name: 2611 Rio Grande Blvd NW

Request: Proposed Minor Subdivision to subdivide 1 existing tract into 3 new tracts along with the granting of easements.

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

BACKGROUND

Items in **orange type** need immediate attention

- This request is for approval of a Minor subdivision seeking to subdivide 1 tract into 3 new tracts from the existing Tract 97-B.
- The property address is 2611 Rio Grande Blvd NW zoned R-A (Residential Rural and Agricultural) and is located within the Near North Valley CPA. It is within an area of consistency and is within the Rio Grande Boulevard CPO-11.
- The subject property has an existing paved bike trail along Rio Grande Blvd SW. Subject property is not located within any PT/MT/ or MS Corridors.

IDO/DPM COMMENTS

5-1(C)(2) Contextual Residential Development in Areas of Consistency

5-1(C)(2)(b) Lot Size

In any Residential zone district in an Area of Consistency, the minimum and maximum lot sizes for construction of new low-density residential development shall be based on the size of the Bernalillo County Tax Assessor's lot, or a combination of adjacent Tax Assessor's lots, on the portions of the blocks fronting the same street as the lot where the new low-density residential development is to be

**(See additional comments on next pages)*

constructed, rather than on the size of the individual subdivision lots shown on the existing subdivision plat.

1. New low-density residential development shall not be constructed on a Tax Assessor's lot, or combination of abutting Tax Assessor's lots, that is smaller than 75 percent of the average of the size of the Tax Assessor's lots, or combinations of adjacent Tax Assessor's lots, that contain a primary building on those blocks.
2. Within UC-MS-PT areas or within 1,320 feet (¼ mile) of DT-UCMS-PT areas, new low-density residential development on a lot 10,000 square feet or larger shall not be constructed on a Tax Assessor's lot, or combination of abutting Tax Assessor's lots, that is smaller than 50 percent of the average of the size of the Tax Assessor's lots, or combinations of adjacent Tax Assessor's lots, that contain a primary building on those blocks.
3. New low-density residential development shall not be constructed on a Tax Assessor's lot, or combination of abutting Tax Assessor's lots, that is larger than 125 percent of the average of the size of the Tax Assessor's lots, or combinations of adjacent Tax Assessor's lots, that contain a primary building on those blocks. On lots that include sensitive lands or are adjacent to sensitive lands or Major Public Open Space, the lot may be up to 150 percent larger.
4. In making these calculations, the size of any Tax Assessor's lot or combination of adjacent tax assessor's lots containing primary buildings on that block that are not low-density residential development shall be ignored.
5. In making the calculations in Subsections 1 through 4 above, any lots owned by the applicant with existing site features that are to be preserved, including but not limited to areas of open space or existing structures, shall not be considered in the contextual standards calculations for lot size.

Contextual Lot Size Cals:

$$0.16 + 0.3617 + 0.3319 + 0.3401 + 0.4356 = 1.6293 / 5 = 0.3259 \text{ Average}$$

$$0.3259 * 1.25 = 0.41 \text{ Acres Max}$$

$$0.3259 * .75 = 0.24 \text{ Acres Min}$$

All lots for this subdivision are within the allowable size minimums and maximums called out by the contextual lot size standards in the IDO.

6-6(K) SUBDIVISION OF LAND – MINOR

All applicable provisions of Section 14-16-6-4 (General Procedures) apply unless specifically modified by the provisions of this Subsection 14-16-6-6(K) or the DPM.

6-6(K)(2) Procedure

6-6(K)(2)(a) City Planning Department staff shall refer the application for comment and forward any comments received from commenting agencies pursuant to Subsection 14-16-6-4(I) to the DHO.

6-6(K)(2)(b) City staff and commenting agencies shall review the application and forward any comments and a recommendation to the DHO.

6-6(K)(2)(c) If the subdivision will result in a lot line that does not coincide with a zone district boundary (i.e., create a "floating zone line"), the applicant shall obtain a Zoning Map Amendment - EPC or Zoning Map Amendment - City Council, as applicable, to establish zone boundaries that coincide with the lot line before a final plat can be approved.

6-6(K)(2)(d) If the subdivision is associated with a Vacation Public Right-of-Way pursuant to Subsection 14-16-6-6(M), the zone district boundary shall be extended to the new property line created by platting the vacated public right-of-way into abutting properties.

6-6(K)(2)(e) The DHO may grant a Waiver to a DPM standard as part of this approval pursuant to Subsection 14-16-6-6(P) (Waiver – DRB).

6-6(K)(2)(f) The DHO may grant a deviation to a Development Standard in the IDO as part of this approval per the thresholds in Section 14-16-6-4(P) (Deviations).

6-6(K)(2)(g) Final plats shall include a list of any Vacations, Variances, Waivers, and deviations granted as an exhibit or note.

6-6(K)(2)(h) The DHO shall conduct a public hearing and make a decision on the application.

6-6(K)(2)(i) The applicant shall provide an IIA and construction plans and specifications for all required infrastructure conforming to the plat, pursuant to Subsection 14-16-6-4(P) (Required Improvements and Financial Assurance).

6-6(K)(2)(j) Staff from required commenting agencies pursuant to Subsection 14-16-6-4(I)(5) (Development Hearing Officer Applications) shall review plats administratively for compliance with conditions of approval, DPM standards, and zoning standards.

6-6(K)(2)(k) The date of the DHO approval shall be recorded on the original drawing of the final plat, and verification of compliance with conditions of approval shall be dated and verified by the signatures of the required commenting agencies pursuant to Subsection 14-16-6-4(I)(5) (Development Hearing Officer Applications).

6-6(K)(2)(l) The applicant shall record the final 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.

1. A plat that is not recorded in a timely manner may not be used as the basis for legal transfer of property where a subdivision is required.
2. The applicant shall provide the City a digital copy of the recorded plat.

6-6(K)(3) Review and Decision Criteria

An application for a Subdivision of Land – Minor shall be approved if it complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.

STANDARD COMMENTS

- There were 3 Variances listed on the plat VA-2024-00360, VA-2025-00003, VA-2025-00004. Applicant will need to show proof that the variances were accepted and approved through submission of the Notice of Decision for the cases.
- The application number must be added to the Plat.
- The AGIS office must approve the DXF file and proof of approval must be provided prior to final sign-off of a plat.
- The date of the DHO approval shall be recorded on the Plat, per 6-6(K)(2)(k) 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 and Angela Gomez at agomez@cabq.gov.



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FROM: Jacob Boylan
Planning Department

DATE: 5/7/25