



## **Development Facilitation Team (DFT) – Review Comments**

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**Reviewer: David G. Gutierrez, P.E. | Phone: 505-289-3381 |  
dggutierrez@abcwua.org**

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**Project No: PR-2024-010421   Date: 1/08/2025   Agenda Item: #4   Zone Atlas  
Page: G-13**

**Legal Description: Tract 29B and 30A, M.R.G.C.D. Map 34**

**Request: Create one new tract from two existing tracts. Proposed plat grants public utility easement along the Candelaria frontage.**

**Location: 2203 Candelaria Rd NW between Don Isidro Ln NW and Manchester Dr NW**

### **Application For SD-2025-00002 – Preliminary/Final Plat (Sketch Plat 6-5-24 (DFT))**

1. Based on Web GIS, there is an 8-inch vitrified clay sanitary sewer collector and a 4-inch PVC waterline somewhere along the west portion/edge of the property. The NM 811 field-locate and survey work conducted by surveyor did not pick up this infrastructure. It cannot be assumed without a complete field investigation that the infrastructure lies within the existing 30-foot private road/utility easement along Don Isidro Lane NW. If it indeed does not, additional easement is required to provide minimum widths over the actual pipe locations.

2. Add the following note to the plat:

#### **ABCWUA Public Water & Sanitary Sewer Easements**

Albuquerque Bernalillo County Water Utility Authority (ABCWUA) is granted easement(s) in the dimensions noted on this plat for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary service lines, equipment and facilities reasonably necessary to provide service together with free access on and over the easement and the right to remove trees, shrubs, undergrowth and any other obstacles, modifications, or structures which interfere with use of the easement.

# DEVELOPMENT FACILITATIVE TEAM (DFT)

## 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: 01/08/2025

### **AGENDA ITEM NO: 4**

#### **PROJECT NUMBER:**

**PR-2024-010421**

**SD-2025-00002 – PRELIMINARY/FINAL PLAT**

**SKETCH PLAT 6-5-24 (DFT)**

**IDO – 2023**

#### **PROJECT NAME:**

**CSI – CARTESIAN SURVEYS, INC.** agent for **ANNETTE GALLEGOS & JOHN N. GALLEGOS JR.** requests the aforementioned action(s) for all or a portion of: **TRACT 29-B AND 30-A, MRGCD MAP NO. 34** zoned **R-A**, located at **2203 CANDELARIA RD NW** between **DON ISIDRO LN NW** and **MANCHESTER DR NW** containing approximately **0.2726** acre(s). **(G-13)**

**PROPERTY OWNERS:** GALLEGOS JOHN N JR & GALLEGOS ANNETTE

**REQUEST:** Create one new tract from two existing tracts. Proposed plat grants public utility easement along the Candelaria frontage.

#### **COMMENTS:**

1. Code Enforcement has no comments and no objections.

## DEVELOPMENT FACILITATIVE TEAM (DFT)

### 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:** 01/08/2025

*Comments from DFT Sketch Plat, 6/5/2024:*

- 1. Property is zoned R-A and must meet dimensional and setback standards as per IDO 5-1(C), Table 5-1-1.*
- 2. Property is in an Area of Consistency and due to location on block, has only one lot with a structure to be utilized for comparison. However, in the Bernalillo County Assessor data, that structure and lot 30B is included with the two proposed lots 29B and 30A in the Bernalillo County Assessor's calculation of 0.53 acre. As such, it could not be subject to the contextual lot size requirements, based on the size of that lot, which is inaccurate.*
- 3. If a manual calculation of that one lot is done, based on the data presented to us, the proposed lot size of .27696 acre would closely match the remaining acreage of 2203 Candelaria (.53-.27696 = .25304), and so would be contextually consistent (within 125%).*
- 4. Code Enforcement has no further comments at this time, and no objections.*

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

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DRB Project Number: 2024-010421

Hearing Date: 01-08-2025

Tract 29-B and 30-A,  
MRGCD Map No. 34

Project: 2203 Candelaria Rd. NW  
Between Don Isidro Ln. and  
Manchester Dr. NW

Agenda Item No: 4

<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 Minor Preliminary / Final Plat action.
- 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: 2024-010421  
2203 Candelaria

AGENDA ITEM NO: 4

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. No objection to the plat.
2. For the curb cut shown on the infrastructure list, this will require a curb cut permit and does not need to be in the infrastructure list. You may contact me directly for the curb cut permit.

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: January 8, 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:** 01/08/2025 **AGENDA ITEM:** #4

**Project Number:** PR-2024-010421

**Application Numbers:** SD-2025-00002 Preliminary / Final Plat

**Project Name:** 2203 Candelaria Rd NW

**Requests:** Minor Subdivision to create one new tract from two existing tracts. Proposed plat grants a 7' public utility easement along the Candelaria frontage.

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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.*

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### BACKGROUND

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Items in **orange type** need immediate attention

- This is a request for a Preliminary/Final Plat consolidate two existing tracts into one tract, Tract 29-B-1, MRGCD Map No. 34 at 0.2726-acres in size, and grants a 7' public utility easement along the frontage of Candelaria Rd NW.
- The subject property is located at 2203 Candelaria Rd NW, is zoned R-A (Residential – Rural and Agricultural Zone District), and is located within the Rio Grande Neighborhood Association. It is within an Area of Consistency and not found within any special city Centers or corridors.
- The subject property is not located within any overlay zone districts. The subject property has a bike lane on Candelaria Rd., which is considered a Minor Arterial Street in the Long-Range Roadway System, (LRRS). Per Table 7.2.29 of the DPM, a 6' sidewalk and a landscape buffer of 5' to 6' is required for a Minor Arterial Corridor.
- On June 5th, 2024, the Development Facilitation Team (DFT) reviewed a Sketch Plat PR-2024-010421 / PS-2024-000495 to combine two tracts into one.

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



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## COMMENTS

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### 1. Items to be Completed or Corrected

- The application number must be added to the Plat and the Infrastructure List.
- Curb cut and access (ingress/egress) not shown for Proposed Lot 29-B-1; please confirm where this will be located on the Plat
- A DHO Determination letter must be submitted for the DPM-required landscape buffer of 5' to 6' as the buffer is not depicted on the plat drawings.
- 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.

- A recorded Infrastructure Improvements Agreement (IIA) must be submitted prior to final sign-off of 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).
- A Notice of Decision for this request will be posted online at <https://www.cabq.gov/planning/boards-commissions/development-hearing-officer/development-hearing-officer-agendas-archives> within three business days of a DHO decision of this request per 6-4(L)(6) of the IDO.

## 2. Items in Compliance or Standard Comments

- Compliance with Table 7.2.29 of the DPM is shown on Infrastructure List Exhibit 'A' regarding the required 6' sidewalk width.
- Proposed Tract 29-B-1 meets the dimensional standards of the R-A zone district, per IDO 5-1(C), Table 5-1-1.
- Per Code Enforcement, a manual calculation of the proposed lot size of .27696 acre would closely match the remaining acreage of lots addressed at 2203 Candelaria, and the proposed Tract meets the Contextual Lot Size requirements of 5-1(C)(2)(b) of the IDO.
- **The Subdivision of Land-Minor request meets the following IDO criteria:**

**6-6(K)(3)** *Any application for a Subdivision of Land-Minor shall be approved if it complies with all applicable provisions of this IDO, the DPM, and other adopted City regulations, and any conditions specifically applied to the development of the property in a prior permit or approval affecting the property.*
- 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.
- The applicant provided public notice in compliance with IDO Table 6-1-1. Related documents are provided in the application packet.
- Signatures from Hydrology, ABCWUA, and Transportation engineers and staff have been obtained on Form PLT.
- The proposed Plat contains all the required signatures from: utilities, AMAFCA, owner(s), surveyor, and the City Surveyor.



- All final platting documents must be signed/stamped by a design professional licensed in the State of NM.

### **3. 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 must meet all applicable standards and provisions of the IDO (Per R-A) and the DPM.

*\*Submitted plans should demonstrate how standards are being met for any applicable & previous approvals and/or current standards.*

**4-2 Allowed Uses** per Table 4-2-1

**4-3 Use-specific Standards**

**5-1 Dimensional standards**

**5-2 Site Design and Sensitive Lands**

**5-3 Access & Connectivity requirements.**

**5-4 Subdivision of Land**

**5-5 Parking & Loading requirements,** Table 5-5-1. Calculations required.

**5-6 Landscaping, buffering, and Screening.** *Plans will need to demonstrate compliance of landscaping requirements. Provide calculations & detail.*

**5-7 Walls and Fences**

**5-8 Outdoor and Site Lighting**

**5-11 Building Design**

**5-12 Signs**



*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: Antoni Montoya  
Planning Department

DATE: 01/08/2025