



## **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-2024-011198   Date: 02/12/2025   Agenda Item: #6   Zone Atlas Page: L-14**

**Legal Description: Lots 5 & 6, Block 2, APODACA-GREGORIO & RAFAEL ADDITION**

**Request: Minor Subdivision plat to consolidate Lots 5 and 6, Block 2 of Gregorio & Rafael Apodaca Add. Into one new lot, and dedicate 3.6 feet or more of additional right-of-way to Jesus St SE**

**Location: 1509 Jesus St SE between Trumbull Ave SE and DAN AVE SE**

### **Application For: MINOR PLT-2025-00002 – MINOR PLAT**

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1. No objections however, any unused water service will need to be properly abandoned.



## DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

**PR-2024-011198**

**MINOR PLT-2025-00002 – MINOR PLAT**

*SKETCH PLATS 11-20-24 (DFT)  
IDO – 2023*

**CARTESIAN SURVEYS INC | RYAN MULHALL** agent for **DIANA SANDOVAL** requests the aforementioned action(s) for all or a portion of Lot/Tract 5, 6, Block 2, **APODACA--GREGORIO & RAFAEL ADDN** zoned R-1A, located at 1509 JESUS STREET SE BETWEEN TRUMBULL AVE SE and DAN AVE SE containing approximately 0.1373 acre(s). (L-14)

**PROPERTY OWNERS:** SANDOVAL-GURROLA  
DIANA C

**REQUEST:** Minor subdivision plat to consolidate Lots 5 and 6, Block 2 of Gregorio & Rafael Apodaca Add. Into one new lot, and dedicate 3.6 feet or more of additional right-of-way to Jesus St SE

### Comments

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**02-12-2025**

No objections to the requested action.

Comments provided by Whitney Phelan & Hannah Aulick, Senior Planner, 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 - **HYDROLOGY SECTION**

Richard Martinez, PE, Senior Engineer | 505-924-3362 [richardmartinez@cabq.gov](mailto:richardmartinez@cabq.gov)

DRB Project Number: 2024-011198

Hearing Date: **02-12-2025**

Project: Consolidate Lots 5 and 6, Block 2  
Gregorio & Rafael Apodaca Add.  
1509 Jesus St. SE  
Between Trumbull Ave and  
Dan Ave SE

Agenda Item No: **6**

<input checked="" type="checkbox"/> Minor 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 Plat action.
- Prior to submitting for a Building Permit for any site upgrades, 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

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2024-011198  
1509 Jesus SE

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: February 12, 2025

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ACTION:

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

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



## DEVELOPMENT HEARING OFFICER

### Planning - Case Comments

HEARING DATE 2/12/25 AGENDA ITEM No. 6

Project Number: PR-2024-011198

Application Number: MINOR\_PLT-2025-00002-Minor Plat

Project Name: LOT 5-A, BLOCK 2, GREGORIO & RAFAEL APODACA ADDITION

Request: Minor Subdivision Plat to consolidate two lots into one new lot and dedicate 3.6-feet or more of additional right-of-way to Jesus St. SE

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#### BACKGROUND

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- This is a request to consolidate Lots 5 and 6, Block 2 of Gregorio & Rafael Apodaca Addition into one new lot (Lot 5-A, Block 2 at 0.1329-acres in size), and dedicate 3.6 feet or more of additional right-of-way to Jesus St SE.
- A DHO Determination has been requested to permit the existing 16-foot-wide alleyway along the western boundary of the subject property to remain as-is.
- DFT staff reviewed a Sketch Plat of the proposed replat on November 20<sup>th</sup>, 2024 per PR-2024-011198 / PS-2024-00194.
- The subject property is zoned R-1A and is located at 1509 Jesus St. SE.

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#### COMMENTS

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Items in *orange type* need attention

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- The application number and date of DHO approval must be added to the Plat.
- Proof of approval of the DXF file from AGIS must be provided.
- Planning defers to Transportation regarding the DHO Determination request; Transportation notes in their memo that they have no objection to the request.

*\*See additional comments on next page(s)*

- A DHO-signed Notice of Decision will be posted online at: <https://www.cabq.gov/planning/boards-commissions/development-hearing-officer/development-hearing-officer-agendas-archives> within three (3) business days of a decision by the DHO per 6-4(L)(6)(a) of the IDO.
- Once/if approved by the DHO, before the Plat will be distributed for DFT/City Engineer signatures, the following must be met:
  1. The Plat to be distributed for signatures must depict any revisions required per the conditions and/or findings featured in the Notice of Decision for the application.
  2. All Plat sheets must be included in the submittal to be distributed for signatures; no additional documents/sheets should be included in this submittal (for example, submit the DXF file approval separately).
  3. The Plat submittal to be distributed for signatures must be featured in a single PDF.
  4. The Plat must feature/depict the project and application numbers.
  5. The Plat must be stamped and signed by a Surveyor licensed in the State of New Mexico.
  6. The title of the Plat must follow the following naming scheme:
    - a. PR-2024-011198\_MINOR\_PLT-2025-00002\_Aproved\_date of approval
- Once/if approved by the DHO, the Plat needs to be distributed to Jay Rodenbeck at [jrodenbeck@cabq.gov](mailto:jrodenbeck@cabq.gov) and Jacob Boylan at [jboylan@cabq.gov](mailto:jboylan@cabq.gov) for distribution for DFT/City Engineer signatures.

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## ITEMS IN COMPLIANCE

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- The required signatures from the surveyor, property owner(s), utilities, AMAFCA, and the City Surveyor for a Minor Preliminary/Final Plat are on the Plat.
- All public notice requirements of IDO Section 6, Table 6-1-1, have been completed prior to this submittal. Related documents are included in the submittal package.
- DFT staff confirmed with the applicant that a Pre-Submittal Tribal Meeting is not required per 6-4(B) of the IDO.



*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: Jay Rodenbeck  
Planning Department

DATE: 2/11/25