



Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2025-011406 Date: 3/26/2025 Agenda Item: #5 Zone Atlas Page: J-13

Legal Description: Lot 23 and Lot 24, Block 41, Perea Addition

Request: for DHO Waiver Determination to allow for a 16' Alley Right of Way.

Location: 701 14th St NW

Application For: – DHOWVR-2025-00005 – DHO WAIVER

1. No objection
 - a. The request to waive the 20-ft requirement for width of the alley right-of-way, which includes an 8- inch sanitary sewer line is not unreasonable since the width of the alley between existing parcels with buildings/structures on either side of it is only about 17- 17.5 feet.



DEVELOPMENT FACILITATION TEAM

Parks and Recreation Department

PR-2025-011406

DHOWVR-2025-00005 – DHO WAIVER

VERONICA HERRERA agent for PHILLIP JOHN and ISABELLE DOUCEDAME requests the aforementioned action(s) for all or a portion of: LOTS/TRACTS 23, 24 BLOCK 41, PEREA ADDITION zoned R-T, located at 701 14TH ST NW containing approximately 0.162994 acre(s). (J-13)

PROPERTY OWNERS: PHILLIP JOHN and ISABELLE DOUCEDAME

REQUEST: REQUEST FOR DHO WAIVER DETERMINATION TO ALLOW FOR A 16' ALLEY RIGHT OF WAY

SKETCH PLAT 2-12-25 (DFT)

Comments:

3.26.2025

Parks and Recreation has no objections to the requested action.

DEVELOPMENT HEARING OFFICER - **HYDROLOGY SECTION**

Richard Martinez, PE, Senior Engineer | 505-924-3362 richardmartinez@cabq.gov

DRB Project Number: 2025-011406

Hearing Date: **03-26-2025**

LOTS/TRACTS 23, 24
BLOCK 41,
PEREA ADDITION
701 14TH ST NW

Project: _____

Agenda Item No: **5**

<input type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Extension of Preliminary Plat	<input type="checkbox"/> Final Plat, with ROW Dedication
<input type="checkbox"/> Temp Sidewalk Deferral	<input checked="" type="checkbox"/> Alley 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 Waiver of the 16-foot alley action subject to any proposed improvements adversely affecting stormwater drainage onsite and/or in the public R/W.
- Prior to submitting for a Grading Permit or 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: 2025-011399
701 14th St NW

AGENDA ITEM NO: 5

SUBJECT: Alley Determination

ENGINEERING COMMENTS:

1. Transportation has no objection to the determination as there are numerous physical obstructions to prevent widening of the alley.

. 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

DATE: March 26, 2025

ACTION:

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

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



DEVELOPMENT HEARING OFFICER

Planning Comments

HEARING DATE: 3/26/25 -- **AGENDA ITEM:** #5

Project Number: PR-2025-011406

Application Number: DHOWVR-2025-00005

Project Name: 701 14th st NW

Request: DHO Waiver for determination on 16' alleyway width

**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 immediate attention

BACKGROUND

- This is a Waiver request of 4 Feet to the requirement for a 20-foot-wide alleyway. The resulting alleyway would only be 16 feet wide. The subject property is located at 701 14th st NW (Lots/Tracts 23, 24 Block 41, Perea Addition). Waivers to items in Section 5-3 of the IDO are to be decided by the DHO.
- The IDO zone for the subject property is R-T; Residential-Transition zone district, and is located in and surrounded by Areas of Consistency. This property is located within CPO-3 Downtown Character Protection Overlay Zone.
- This property is not within any special corridor (PT/MT/MS) or City center. 14th st and Marble Ave are both categorized as local roadways.
- The subject property is seeking a lot consolidation for the site that received comments on Feb. 12th 2025 and is seeking the waiver to further their platting application towards approval.

**(See additional comments on next pages)*

IDO COMMENTS

6-6(P) WAIVER – DHO

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(P).

6-6(P)(2) Procedure

6-6(P)(2)(a) City staff and commenting agencies pursuant to Subsection 14-16-6-4(J) shall review the application and forward any comments and a recommendation to the DHO.

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

6-6(P)(2)(c) A Waiver – DHO may not be granted until after any necessary Conditional Use Approvals are obtained pursuant to Subsection 14-16-6-6(A).

6-6(P)(2)(d) Any Waivers granted that are associated with a subdivision shall be placed on the final plat and on a separately recorded document.

6-6(P)(2)(e) Any Waivers granted that are associated with a Site Plan shall be noted on the approved Site Plan.

6-6(P)(3) Review and Decision Criteria**6-6(P)(3)(a) General**

An application for a Waiver – DHO shall be approved if it complies with all of the following criteria.

1. Any of the following criteria applies.
 - a. There are pre-existing obstructions that cannot be easily or economically relocated or should not be altered, such as grades, fills, water courses, natural topographic features, man-made obstructions, or utility lines.
 - b. The area or site has been recognized as having historical, archeological, and/or architectural significance by the City, State, or federal government, and a Waiver is needed and appropriate to maintain such historical, archeological, and/or architectural significance.
 - c. The established neighborhood character or landscaping on the site would be damaged to a degree that outweighs the public interest in the City's normal technical standards in that location.
 - d. Varying from the normal requirements and standards will encourage flexibility, economy, effective use of open space, or ingenuity in design of a subdivision, in accordance with accepted principles of site planning.
2. The Waiver will not be materially contrary to the public safety, health, or welfare.
3. The Waiver does not cause significant material adverse impacts on surrounding properties.

4. The Waiver will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.
 5. The Waiver will not conflict significantly with the goals and provisions of any City, County, or AMAFCA adopted plan or policy, this IDO, or any other City code or ordinance.
 6. The Waiver will not allow, encourage, or make possible undesired development in the 100-year Floodplain.
 7. The Waiver will not materially undermine the intent and purpose of this IDO, the applicable zone district, or any applicable Overlay Zone.
 8. The Waiver does not allow a lot or type of development that does not meet the applicable Development Standards for the zone district where the lot is located, unless a deviation to such standards is within the thresholds established by Subsection 14-16-6-4(P) (Deviations) and is granted by the DHO as part of this approval.
 9. The Waiver approved is the minimum necessary to provide redress without being inconsistent with the provisions of this Subsection 14-16-6-6(P).
 10. If the request is a for a Waiver to IDO sidewalk requirements, the area is of low-intensity land use to an extent that the normal installation of sidewalks will not contribute to the public welfare, and the absence of a sidewalk will not create a gap in an existing sidewalk system extended to 1 or more sides of the subject property.
- The Applicant properly notified the Neighborhood Associations sent by ONC per Table 6-1-1 of the IDO.
 - The review criteria for a waiver requesting 4' off the required 20ft long alleyway is as follows:
 - 6-6(P)(3)(a) General
An application for a Waiver – DHO shall be approved if it complies with all of the following criteria.
 1. Any of the following criteria applies.
 - a. There are pre-existing obstructions that cannot be easily or economically relocated or should not be altered, such as grades, fills, water courses, natural topographic features, man-made obstructions, or utility lines.
 2. The Waiver will not be materially contrary to the public safety, health, or welfare.
 3. The Waiver does not cause significant material adverse impacts on surrounding properties.
 4. The Waiver will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

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

- **Planning staff recommends approval of this Waiver. The applicant has adequately justified that enforcing the minimum alleyway width of 20' outlined by the DPM would be impossible to achieve due to pre-existing obstructions on the site. The site in question is in an already fully developed area that has been built around the existing 16' walkway. Enforcing the 20' minimum rule would cause significant materially adverse impacts on the surrounding area.**

The applicant adequately justified the Waiver per 6-6(P)(3) of the IDO. Additionally, Transportation staff supports the waiver as there are numerous physical obstructions to prevent widening of the alley.



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
Planning Department

DATE: 3/25/25