



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: 6/11/2025 Agenda Item: #8 Zone Atlas Page: J-13

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

Request: lot consolidation of Lots 23 & 24, Block 41, Perea Addition. A DHO Waiver on Alley ROW Width to be submitted concurrent with minor plat.

Location: 701 14th St NW between Marble & Granite NW

☒ **Approved No Conditions**

☐ **Approved W/Conditions**

☐ **Not Approved**

Application For: – MINOR_PLT-2025-00005 – MINOR PRELIMINARY/FINAL PLAT

1. No objection.



DEVELOPMENT FACILITATION TEAM

Parks and Recreation Department

PR-2025-011406

MINOR_PLT-2025-00005 – MINOR PRELIMINARY/FINAL PLAT

SKETCH 2-12-25 (DFT)

IDO - 2025

FIERRO & COMPANY ROBERT FIERRO | VERONICA HERRERA agents for PHILIP JOHN AND ISABELLE DOUCEDAME requests the aforementioned action(s) for all or a portion of: Lot/Tract 23 & 24, PEREA ADDN zoned R-T, located at 701 14TH ST NW between MARBLE & GRANITE NW containing approximately 0.325 acre(s). (J-13)

PROPERTY OWNERS: Philip John and Isabelle Doucedame

REQUEST: lot consolidation of Lots 23 & 24, Block 41, Perea Addition. A DHO Waiver on Alley ROW Width to be submitted concurrent with minor plat

Comments:

06.11.2025

Parks and Recreation has no objections to this request.

DEVELOPMENT HEARING OFFICER - HYDROLOGY SECTION
Anthony Montoya, Jr., PE, Senior Engineer | 505-924-3314 amontoya@cabq.gov

DRB Project Number: 2025-011406 Hearing Date: 06-11-2025
Project: 701 14th Street NW Agenda Item No: 8

<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 checked="" type="checkbox"/> Vacation of Public Right of Way

ENGINEERING COMMENTS:

- Hydrology has no objection to the platting action.
- Hydrology has no objection to the Waiver Request.
- Comment - Prior to submitting for Building Permit, 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: 8

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. 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

DATE: June 11, 2025

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

MEETING DATE: 6/11/25 -- **AGENDA ITEM:** #8

Project Number: PR-2025-011406

Application Number: MINOR_PLT-2025-00005

Project Name: Lots 23-A, Block 41, Perea Addition

Request: Sketch Plat – 701 14th St. NW

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

BACKGROUND

- This is a request for a Minor Preliminary/Final Plat to consolidate Lots 23 and 24 to become Lot 23-A, Block 41, of the Perea Addition.
- The subject property, 701 14th St. NW, is within the CPO-3 Downtown Character Protection Overlay zone and is zoned R-T.
- A sketch Plat was reviewed on February 12th, 2025 by DFT staff and a review of the non-conforming driveway as well as the 16' alleyway.
- On March 26th, 2025 DHOWVR-2025-00005 was approved for the 16' alleyway width.

COMMENTS

- The existing driveway is a nonconforming site feature of the subject properties. It was determined to meet the standards of 6-8 and does not require a waiver to continue to exist.

**(See additional comments on next pages)*

6-8(G) NONCONFORMING SITE FEATURES

6-8(G)(1) Authority to Continue

Except for property acquired by government entities (addressed in Subsection 14-16-6-8(H)), a lot that does not comply with the standards of this IDO in Sections 14-16-4-3 (Use-specific Standards); 14-16-5-3 (Access and Connectivity); 14-16-5-5 (Parking and Loading); 14-16-5-6 (Landscaping, Buffering, and Screening); 14-16-5-7 (Walls and Fences); 14-16-5-8 (Outdoor and Site Lighting); or 14-16-5-9 (Neighborhood Edges), except for the Building Height Stepdown provision, may continue to be used and occupied, and uses may be changed or expanded as allowed by other provisions of this Section 14-16-6-8, notwithstanding those nonconformities, unless and until the gross floor area of the primary building on the lot is expanded pursuant to the criteria in Subsection 14-16-6-6(C) (Expansion of Nonconforming Use or Structure), at which time any portion of the lot affected by the expansion shall be brought into compliance with any relevant standards in the Sections listed above in this provision, unless specified otherwise in this IDO.

➤ DFT staff (transportation) did request a note on the plat which states the following:

‘Please note, parking with any part of the vehicle overlapping the public sidewalk is not allowed and the owner may be cited’.

- ✓ The Plat contains the requested note as #5 on sheet 1 of 2.
 - ✓ The DHOWVR-2025-00005 has been noted with date of approval by the DHO.
 - ✓ The Applicant properly notified the Neighborhood Associations sent by ONC per Table 6-1-1 of the IDO.
 - ✓ All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, MRGCD and AMAFCA have all been obtained on the plat.
 - ✓ Signatures from Hydrology, ABCWUA, and Transportation engineers and staff have been obtained on Form PLT and submitted with the platting application.
- Per 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.
 - After DHO approval and final sign off, a recorded copy of the plat must be sent to Jay Rodenbeck (jrodenbeck@cabq.gov), Jacob Boylan (jboylan@cabq.gov), and Angela Gomez (agomez@cabq.gov) (should the Plat be approved by the DHO).

- Per 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. The applicant shall provide the City a digital copy of the recorded plat.
- Per 6-6(K)(2)(k), The date of the DHO approval shall be recorded on the Plat.
- The application number must be added to the Plat.

***** Once approved, before a Site Plan, Plat, or Infrastructure List will be distributed for signatures, the following must be met:**

1. The Site Plan, Plat, or Infrastructure List 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 Site Plan, Plat, or Infrastructure List 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 a comment response letter separately).
3. The Site Plan, Plat, or Infrastructure List submittal to be distributed for signatures must be featured in a single PDF.
4. The Site Plan, Plat, or Infrastructure List must feature/depict the project and application numbers.
5. All Site Plan sheets must be stamped and signed by a design professional licensed in the State of New Mexico, with the Landscape Plan sheet(s) stamped and signed by a Landscape Architect licensed in the State of New Mexico.
6. The Plat must be stamped and signed by a Surveyor licensed in the State of New Mexico.
7. The title of the Site Plan, Plat, or Infrastructure must follow the following naming scheme:
 - a. Site Plan: project number_application_number_Site_Plan_Approved_date of approval
 - b. Plat: project number_application number_Plat_Approved_date of approval
 - c. Infrastructure List: project number_application number_IL_Approved_date of approval



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/ Jay Rodenbeck
Planning Department

DATE: 6/10/25