



Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2025-020022 Date: 5/21/2025 Agenda Item: #8 Zone Atlas Page: L-14

Legal Description: Lots/Tracts 55 & 56, MITCHELLS—J C FIRST ADDN

Request: Consolidate two existing lots into one, and request DHO determinations from 10ft alleyway width to the North and sidewalk width along Kathryn.

Location: 229 Kathryn Avenue SE between Kathryn Ave and John Street SE

☒ **Approved No Conditions**

☐ **Approved W/Conditions**

☐ **Not Approved**

Application For: – MINOR_PLT-2025-00024 – PRELIMINARY/FINAL PLAT

1. No objections.
2. Public water distribution mains and public sewer collection mains front the property.
3. The subject parcel has an existing ABCWUA water and sewer account.
4. This project is within the established service area.



DEVELOPMENT FACILITATION TEAM

Parks and Recreation Department

PR-2025-020022

MINOR_PLT-2025-00024 – PRELIMINARY/ FINAL PLAT

CSI – CARTESIAN SURVEY'S INC. | RYAN MULHALL agent
for ELSA SAENZ requests the aforementioned action(s) for all or a portion of: Lots/Tracts 55 & 56, MITCHELLS—J C FIRST ADDITION zoned R-1A, located at 229 KATHRYN AVENUE SE between KATHRYN AVE SE NEAR JOHN STREET SE containing approximately 0.107 acre(s). (L-14)

PROPERTY OWNERS: Elsa Saenz

REQUEST: Consolidate two existing lots into one, and request DHO determinations from 10ft alleyway width to the north and sidewalk width along Kathryn

SKETCH 3-5-25 (DFT)

IDO - 2025

Comments:

5.20.2025

Parks and Recreation has no objections to this request.

DEVELOPMENT HEARING OFFICER - HYDROLOGY SECTION
Richard Martinez, PE, Senior Engineer | 505-924-3362 richardmartinez@cabq.gov

DRB Project Number: PR-2025-020022

Hearing Date: 05-21-2025

Lots/Tracts 55 & 56, Block 3
MITCHELLS ADDITION No. 1

229 KATHRYN AVENUE SE
Between KATHRYN AVE SE
NEAR JOHN STREET SE

Project: _____

Agenda Item No: 9

<input type="checkbox"/> Minor Preliminary / Final Plat	<input checked="" type="checkbox"/> Preliminary Plat	<input checked="" 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"/> DHO Waiver	<input type="checkbox"/> Vacation of Public Easement	<input type="checkbox"/> Vacation of Public Right of Way

ENGINEERING COMMENTS:

- Hydrology has no objection to the proposed plat action.
- 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: 2024-020022
229 Kathryn SE

AGENDA ITEM NO: 8

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. Transportation finds the justifications for sidewalk and alley determinations acceptable.
No objections.

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

DATE: May 21, 2025

ACTION:

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

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



DEVELOPMENT HEARING OFFICER

Planning Comments

HEARING DATE: 05/21/2025-- **AGENDA ITEM:** #8

Project Number: PR-2025-020022

Application Number: MINOR_PLT-2025-00024

Project Name: 229 Kathryn Ave SE

Request:

Preliminary/Final Plat - Requesting determination from both a sidewalk width along Kathryn and alleyway.

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

Orange Text are items need to be addressed.

BACKGROUND

- The property is currently Zoned as R1-A (Residential – Single-Family Zone District). The subject property has same zone designation on all sides.
- The subject property is not within any Character Protection Overlay zone districts, but it is within both a Mains Street (MS) corridor and 1,300 feet or ¼ of a mile from Main Street (MS) corridor area.
- The property is located within an “Area of Consistency” and lies within the boundaries of the South Broadway Neighborhood Association.

**(See additional comments on next pages)*

1. Items Needing to be Completed or Corrected

- **Prior to final sign-off of the plat, the AGIS office must approve the DXF file and proof of approval must be provided.**
- **Per 6-6(K)(2)(k), The date of the DHO approval shall be recorded on the Final Plat.**
- **The Application number must be added to 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 and **Angela Gomez** at agomez@cabq.gov (should the Plat be approved by the DHO).

2. Items In Compliance and Standard Comments

- Planning Staff have deferred both requests—the sidewalk width along Kathryn Avenue and the proposal to keep the alleyway as is to the Transportation department. Transportation has reviewed these requests and has no objections to either proposal.
- **A note will need to be included on the plat following determinations approval.**
- 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.
- **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.*
- As per Table 6-4-3, Subdivision of Land - Minor does not expire once timely recorded.
- 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.
- The applicant provided public notice in compliance with IDO Table 6-1-1. Related documents are provided in the application packet.

3. Future Development Comments

5-1(C) Residential Zone Districts

Lot size, width, usable open space, and setbacks shall be provided according to the applicable standards in Section 14-16-5-1 (Dimensional Standards).

2-3(B)(2) Use and Development Standards

Table 2-3-3: R-1 Zone District Dimensional Standards Summary

See Table 5-1-1 for complete Dimensional Standards

	R-1 Sub-zone	A	B	C	D
Site Standards					
A	Lot size, minimum	3,500 sq. ft.	5,000 sq. ft.	7,000 sq. ft.	10,000 sq. ft.
B	Lot width, minimum	25 ft.	35 ft.	50 ft.	70 ft.
C	Usable open space, minimum	N/A	N/A	N/A	N/A
Setback Standards					
D	Front, minimum	10 ft.	15 ft.		20 ft.
E	Side, minimum	Interior: 5 ft. Street side of corner lots: 10 ft.			10 ft.
F	Rear, minimum	10 ft.	15 ft.		
Building Height					
G	Building height, maximum	26 ft.			

Other Applicable IDO Sections

- ❖ **4-2 Allowed Uses**, table 4-2-1.
Follow the Use Specific Standards per 4-3 of the IDO for any proposed uses for *R-1A.
- ❖ 5-3 Use Specific Standards
- ❖ 5-4 Subdivision of Land
- ❖ **5-5 Parking & Loading requirements**, Table 5-5-1
- ❖ **5-7 Walls/Fences**, table 5-7-1. **Development requires separate permitting.*
- ❖ Vacations per 6-6-M.



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: Marcelo Ibarra/Jay Rodenbeck
Planning Department

DATE: 5/20/25