



## **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-2025-020023   Date: 6/11/2025   Agenda Item: # 6   Zone Atlas Page: K-14**

**Legal Description: Lots/Tracts 21 thru 24, Atlantic & Pacific Addn**

**Request: Minor Subdivision plat to consolidate four portions of a lot to create one new lot**

**Location: 718 3<sup>rd</sup> Street SW between 3<sup>rd</sup> Street between Hazeldine Ave and Stover Ave SW**

☒ **Approved No Conditions**      ☐ **Approved W/Conditions**      ☐ **Not Approved**

**Application For: – MINOR\_PLT-2025-00027 – MINOR PRELIMINARY/FINAL PLAT**

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1. No objections.



## DEVELOPMENT FACILITATION TEAM

### Parks and Recreation Department

**PR-2025-020023**

**MINOR\_PLT-2025-00027 – MINOR PRELIMINARY/FINAL PLAT**

IDO –2025

T/MPOS

CSI - CARTESIAN SURVEYS | RYAN MULHALL agent for RICK MOODAY requests the aforementioned action(s) for all or a portion of: Lot/Tract 23, 21, 24, 22, ATLANTIC & PACIFIC ADDN zoned R-ML, located at 718 3RD ST SW between HAZELDINE AVE and STOVER AVE SW containing approximately 0.1157 acre(s). (K-14)

PROPERTY OWNERS: Rick Mooday

REQUEST: Minor subdivision plat to consolidate four portions of lots to create one new lot

**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](mailto:amontoya@cabq.gov)

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DRB Project Number: 2025-020023 Hearing Date: 06-11-2025  
Project: 718 3<sup>rd</sup> Street SW Agenda Item No: 6

<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 platting 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: 2024-020023  
718 3<sup>rd</sup> SW

AGENDA ITEM NO: 6

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. 3<sup>rd</sup> is a Major Collector and requires 6' sidewalk with a 5' to 6' landscape buffer. The existing sidewalk meets requirements. 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: June 11, 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:** 6/11/25 -- **AGENDA ITEM:** #6

**Project Number:** PR-2025-020023

**Application Number:** PLT-2025-00027

**Project Name:** 718 3<sup>rd</sup> St. SW

**Request:**

Preliminary/Final Plat

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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.*

#### COMMENTS:

Items in **orange type** need comment or corrections.

#### Background:

- A sketch plat was completed for this site on March of 2025. Comments were provided to the applicant.
- This is a request for a Preliminary Final Plat. It will eliminate lot lines creating one new lot from four existing. The replat will also match boundaries with the Bernalillo County Assessor's records.
- The IDO Zone District for the subject property is R-ML. The site and development are subject to the standards of the IDO and DPM.
- Future development must meet all applicable standards and provisions of the IDO (per R-ML & CPO-1) and the DPM. Here is a link to both:  
<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1>  
<https://www.cabq.gov/planning/boards-commissions/development-process-manual-executive-committee>

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#### **1. Items that need to be completed or corrected**

- Please confirm the details of the proposed Preliminary/Final plat, easements, and previous approvals for the DHO.

- Clarify ownership status of the subject lot and the lots to the north & south.  
Rick Mooday-Zia Trust signed the plat. Bernco lists ownership as Ghelfi Corey James.
- The Project and Application numbers must be added to the plat before final sign-off.
- Per 6-6(L)(2)(d)(7) of the IDO, the date of the DHO approval shall be recorded on the Plat.
- A copy of the AGIS-approved DXF file must be submitted prior to the 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).
- Per 6-6(K)(2)(I) of the IDO, the applicant shall record the 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.

## **2. Standard Comments and Items in Compliance**

- All public notice requirements of IDO Section 6, Table 6-1-1, have been completed for this submittal.
- \*Applicant/Agent to ensure all final submitted documents are sealed and signed by a design professional licensed in the State of New Mexico.
- 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.
- Drainage Ponds must meet Standard Specification 1013 or better. See [Drainage Ponds Slope Stabilization and Seeding Requirements.pdf \(cabq.gov\)](#)

***\*Project has been reviewed to the standards and provisions within the IDO-Integrated Development Ordinance and the standards within the DPM-Development Process Manual.***

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

- 1. The 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 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 Plat or Infrastructure List submittal to be distributed for signatures must be featured in a single PDF.*

4. *The Plat or Infrastructure List 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 or Infrastructure must follow the following naming scheme:*
    - a. *Plat: project number-application number-Plat date of approval*
    - b. *Infrastructure List: project number\_application number\_IL\_Approved\_date of approval.*
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### **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 is subject to the standards and provisions within the IDO and the DPM would apply. The IDO zone district is zoned *R-ML and within CPO-1*.  
***\*Submitted plans should demonstrate how standards are being met.***
- ❖ **3-4(B) BARELAS – CPO-1**
- ❖ **4-2 Allowed Uses**, table 4-2-1. Follow the Use Specific Standards per section 4-3 of the IDO.
- ❖ **5-1 Dimension Standards**. 5-1-G Exceptions and Encroachments.  
*\*Plans should include measurements for setback, separation, height elevations, etc.*  
*All will need to show standards and requirements are being met.*
- ❖ **5-3 Access & Connectivity requirements.**
- ❖ **5-4 Subdivision of Land.**
- ❖ **5-5 Parking and loading.**
- ❖ **5-6 Landscaping, buffering, and Screening.** *Plans will need to demonstrate compliance of landscaping requirements. Provide calculations & detail.*  
*Be aware of several sections related to new development –*  
*5-6-C General Landscaping, 5-6-D Required Street Trees, 5-6-F Parking Lot Landscaping, 5-6-G Equipment/Support areas, and 5-6-E Edge buffer requirements.*
- ❖ **5-7 Walls/Fences**, table 5-7-1. **\*Development requires separate permitting.**
- ❖ **5-8 for Outdoor Lighting** requirements.
- ❖ **5-11 Building/Façade Design.**
- ❖ **5-12 Signage.**
- ❖ **5-13 Operation and Maintenance**
- ❖ **Section 6-1, table 6-1-1 for public notice requirements.**
- ❖ **Platting actions per 6-6-K Subdivision of Land-Minor or 6-6-L Subdivision of Land-Major.**
- ❖ **Vacations per 6-6-M. 6-4(R) Dedications.**
- ❖ **7-1 Development and use definitions.**



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: Robert Webb/ Jay Rodenbeck  
Planning Department

DATE: 6/10/25