



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

MEETING DATE: 2/25/2026 -- **AGENDA ITEM:** #9

Project Number: PR-2025-020079

Application Number: Minor_PLT-2025-00065, DHOWVR-2026-00004

Project Name: 1224 Stone Street NE

Request: Minor Preliminary Plat and a DHO Waiver

**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 DHO waiver to the DPM requirements for a sidewalk, curb, gutter and the landscape buffer, per IDO 6-6(P)(3). Stone is a local road and requires a 5' sidewalk with a 4' to 6' landscape buffer.
- The subject property has never been platted, and the recorded legal description was incomplete. The applicant identified an approximately 13-foot-wide strip of land extending the length of the property that historically functioned as part of the lot but was omitted from the deed.
- A quitclaim deed from the adjacent northern property owner was obtained, which requires both lots to be platted. (All lots sharing lot lines with the subject property are part of un-platted City Parcels). The proposed plat would formally establish the lot and incorporate the additional land into the legal descriptions.
- A Sketch Plat, PA-2025-00139, was done on June 18, 2025 for all or a portion of: UNPLATTED/SPRINGER TRANSFER CO, zoned MX-T, located at 1224 STONE ST NE.
- The subject properties are zoned MX-T within the CPO-7 Martineztown/Santa Barbara area, encompass approximately 0.1734 acres, are located within 660 feet of a Major Transit Corridor, and fall within the Railroad and Spur Small Area.

**(See additional comments on next pages)*

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.

There are pre-existing obstructions that cannot be easily or economically relocated or should not be altered: There is a retaining wall on the front property (east side) that is needed, there is substantial grade difference between the neighbor to the north. There is a utility pole to the south.

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.

Public safety will not be affected.

3. The Waiver does not cause significant material adverse impacts on surrounding properties.

No adverse impacts will affect the sounding properties. No homes have sidewalk on Stone NE.

4. The Waiver will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

This waiver will not hinder any future planning or public right of way.

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.

This waiver will not conflict with the goal and provisions of any city or county or AMAFCA.

6. The Waiver will not allow, encourage, or make possible undesired development in the 100-year Floodplain.

Not applicable. This is not 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.

This waiver will not materially undermine the intent and purpose of this IDO.

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(N) (Deviations) and is granted by the DHO as part of this approval.

This waiver does not allow a lot or type of development that does not meet the applicable development standards.

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).

This waiver is the minimum necessary to provide redress as construction of sidewalk would create more disruption of the neighborhood than their construction would help.

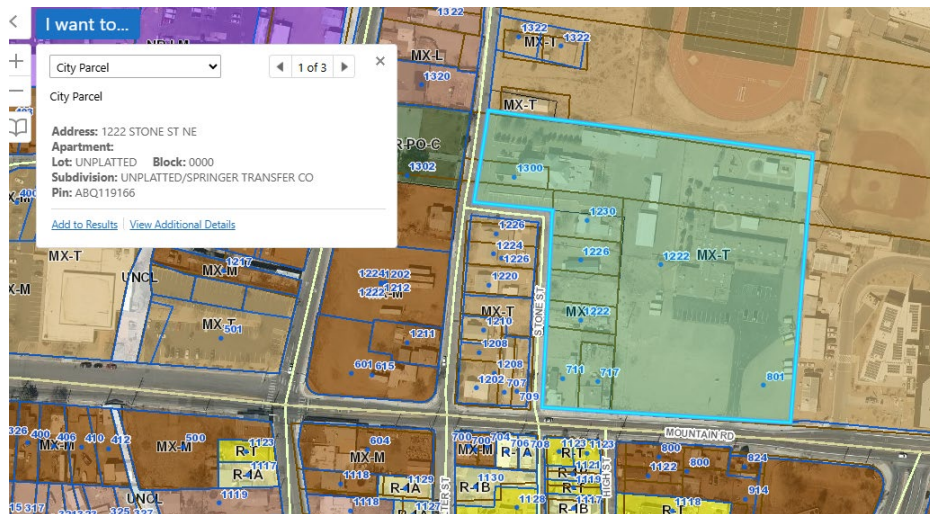
10. If the request is a for a Waiver to IDO sidewalk requirements, the area is of low-intensity land use to an extent that the normal installation of sidewalks will not contribute to the public welfare, and the absence of a sidewalk will not create a gap in an existing sidewalk system extended to 1 or more sides of the subject property.

This area is of low intensity land use to 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 (There are no sidewalk on this street) system to 1 or more sides of the subject property.

- Planning staff defer to Transportation staff regarding if the review and decision criteria for a DHO Waiver per 6-6(P)(3)(a) of the IDO were met by the justifications provided by the applicant.

Minor_PLT-2025-00065

- A copy of the original recorded plat and/or recorded deed for all of the parcels/tracts/lots within the highlighted area in the screenshot below must be submitted to clarify/confirm if the parcels/tracts/lots as depicted in the Bernalillo County Parcels database within the highlighted area match up with the legal descriptions of the recorded deeds and/or plat boundaries; if the Bernalillo County boundary lines (the brown lines in the screenshot below) are reflected by recorded deed, staff must confirm that they were recorded prior to November 16, 1973 to confirm they are legal boundaries (a replat by deed recorded on or after November 16, 1973 would be considered an “illegal replat” as the creation, elimination, or adjustment of parcel/tract/lot lines had to be completed by plat rather than deed on or after the noted date). According to City records (highlighted area), the entire area within the highlighted boundary is unplatted, requiring the submittal of the recorded plat and/or recorded deed for these properties, as they could potentially affect the boundary of the subject property for this request. -See screenshot of City/County parcels.



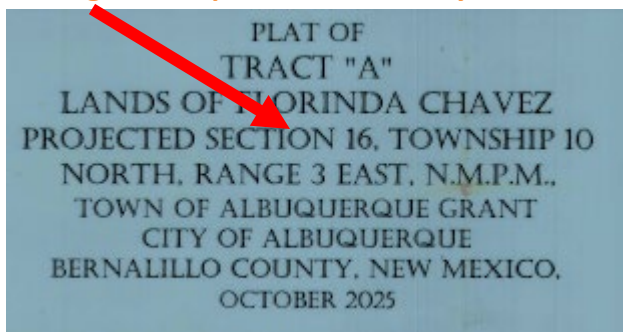
- AMAFCA must sign the Plat.



PARID: 101505904926820215 CHAVEZ FLORINDA M,		1224 STONE ST	Record Navigator 1 of 1 Return to Search Results Tax Year 2025
Class		Actions	
Class	Non Residential	Printable Summary	
Tax District	A1A	Printable Version	
Current Owner		Reports	
Owner	CHAVEZ FLORINDA M	Property Attributes	
Owner Mailing Address	1224 STONE ST NE	Go	
Unit			
City	ALBUQUERQUE		
State	NM		
Zip Code	87102 0000		
Other Mailing Address			
Ownership for Tax Year Selected			
Tax Year	2025		
Owner Name	CHAVEZ FLORINDA M		
Owner Mailing Address	1224 STONE ST NE		
Unit			
City	ALBUQUERQUE		
State	NM		
Zip Code	87102 0000		
Other Mailing Address			
Description			
Location Address	1224 STONE ST NE		
City	ALBUQUERQUE		
State	NM		
Zip Code	87102		
Property Description	TRACT OF LAND IN NW1/4 SW1/4 SW1/4 S1/2 S1/2 SEC 16 T10N 23E		
Public Improvement District			
Tax Increment Development District			
Document #			
Document #:			
Real Property Attributes			
Primary Building Area (SQ FT)			
Year Built			
Lot Size (Acres)	.188		
Land Use Code	VACANT RESIDENTIAL		
Style			



- The legal description of the County records does not match the title of the Plat.



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 The Letter provided is referencing 1222 Stone St NE and a different UPC than the request (see screenshot of letter below).

April 23, 2025

Liz Lauren LLC
 P O Box 3552
 Albuquerque, NM 871090


UPC # 1-015-058-048263-2-02-18


 **Situs: 1222 Stone St. NE, Albuquerque, NM 87102**

Dear Property Owners:

We have received your recent request for a name change for the 2025 property tax year.

Parcel: 101505804926820215	Main	Address: 1224 Stone St Ne Albuquerque, NM 87102
		1224 Stone St Ne Albuquerque, NM 87102
		1224 Stone St Ne Albuquerque, NM 87102
		1224 Stone St Ne Albuquerque, NM 87102
Agent John Paisano	Surveying Firm John Paisano	Interested Party Richard Greene



- 
 The proposed Plat features the incorporation of a 11.32-foot portion of property from the abutting property to the north at 1226 Stone Street NE, UPC #: 101505805027320214, that was conveyed by deed from the owner of the property to the north (Mary Elizabeth Fernandez) to Liz Lauren, LLC, but was not previously replatted. Therefore, the abutting property owner(s) for the property to the north of the subject property must sign this Plat, and the boundaries of the property to the north of the subject property must be incorporated into this Plat.

- All public notice requirements of IDO Section 6, Table 6-1-1 have been completed prior to submittal the platting application.
- All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are required on the Plat prior to the acceptance of the application file for the Plat and placement on a DHO agenda.

Project and Application #'s,

Prior to final sign-off of the plat, the AGIS office must approve the DXF file and proof of approval must be provided.

- The proposed platting action has been reviewed to the standards and provisions within the IDO-Integrated Development Ordinance and the standards within the DPM-Development Process Manual.

Legal Description

Minor wording and section references differ (quarter-section calls and aliquot parts).



The legal description shown on Sheet 1 and Sheet 2 is inconsistent in formatting and wording. The applicant shall revise the plat so that the legal description is identical verbatim on all sheets, certificates, and supporting documents. Any differences in aliquot calls, wording, abbreviations, or ordering must be corrected prior to approval and recordation.

Legal description must be identical word-for-word on all plat sheets, surveyor's certificate, and title report. Plat Title must clearly state:



"Plat of [Property Name or Legal Parcel Identifier], Albuquerque, Bernalillo County, New Mexico."

No reference to parent parcel or prior legal description source (deed or plat).



Reference the original plat book and page/document number.

Required to include:

- a. Township, Range, Section
- b. Quarter-quarter call
- c. Metes and bounds (if applicable)

d. Reference to controlling monumentation

e. Acreage and basis of bearing



Ownership statement must match current vesting deed or title commitment exactly. If property is held in trust, LLC, or estate, that entity must appear on the plat. Include: Owner's name(s), Mailing address and Vesting instrument (Book/Page or Instrument No.)

Acreage / Lot Size Verification Issue:

County record shows 0.188 acres, but acreage on plat must be derived from survey closure, not assessor data. If acreage differs, justification must be included.

Plat must list surveyed acreage with precision. If different from assessor, include note:



Acreage shown is based on field survey and may differ from assessor records."

Summary of Required Corrections:

The applicant must correct the following prior to plat approval:

Revise the plat title to clearly identify the action and jurisdiction.

Ensure the legal description is identical verbatim on all plat sheets and certifications.

Correct the ownership block to match the current vesting deed/title commitment exactly.

Standardize tract/lot naming across all sheets and legal text.

Confirm surveyed acreage and include discrepancy note if different from assessor data.

Add reference to the parent deed or prior plat record.

Sheet 1 (Plat Page 1)	Sheet 2 (Plat Page 2)	Issue
"TRACT OF LAND IN NW1/4 SW1/4 SW1/4 S1/2 S1/2 SEC 16 T10N R3E"	Legal description references quarter-quarter calls formatted differently (not verbatim; sequence/order differs)	Aliquot parts must be identical word-for-word
Section, Township, Range formatted in abbreviated shorthand	Section, Township, Range spelled differently / reordered	Must match exactly
No full metes and bounds narrative on Sheet 1	Metes and bounds narrative appears on Sheet 2	Legal description must be complete and identical on all sheets
Acreage derived implicitly	Acreage shown differently or stated	Acreage must match across sheets
No basis of bearing noted in description	Basis of bearing referenced elsewhere	Must be consistent

***** 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_Approved_date of approval
 - b. Infrastructure List: project number_application number_IL_Approved_date of approval

Prior to final sign-off of the Plat, the **Albuquerque Geographic Information System (AGIS) office** must approve the DXF file and proof of approval must be provided.

Instructions for submitting the DXF file and associated documentation to the AGIS office at platgisreview@cabq.gov are as follows:

Certification by Albuquerque Geographic Information System (AGIS) Division of the City Planning Department of approval of digital plat submittal. Digital plat submittals shall, at a minimum, meet all of the following criteria:

a. Data shall be in NAD83 New Mexico State Plan Grid Coordinates or ground coordinates tied to ACS (Albuquerque Control Survey) network monumentation.

b. The submittal shall disclose the coordinate system.

c. The digital submittal shall include all of the following:

i A single drawing in model space showing only parcel lines and easement lines.

ii Only final plat data shall be provided.

iii Parcel lines shall be in 1 separate layer.

iv Access easement lines and all other easements that are 20 feet wide or greater shall be in a second separate layer.

v All other easements shall be in a third separate layer.

d. The digital plat submittal shall be accepted in any of the following formats:

i DXF (Drawing Interchange Format) in ASCII (American Standard Code for Information Interchange) format.

ii Other formats directly compatible with ArcGIS Software (shapefiles or feature class within a file geodatabase) that have attributes defining which features are parcel lines, access easements, or other easements 20 feet wide or greater, and all other easements.

e. A PDF (Portable Document Format) or hard copy of all pages of the plat shall accompany the electronic digital plat submittal.

f. The assigned Planning Department project number shall be clearly

communicated, and file names shall follow this standard naming convention <DRB Project#>.file extension (.dxf, .pdf).

g. The digital plat submittal shall be validated by AGIS as a condition to final sign-off, and the validation review will be performed in a timely manner. Upon approval, AGIS staff will notify the applicant via email.



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: 2/24/2026