



DEVELOPMENT FACILITATION TEAM

Planning - Case Comments

HEARING DATE: 10/16/25 -- **AGENDA ITEM:** #10

Project Number: PR-2019-002639

Application Number: PA-2025-00327

Project Name: 200 Lomas Blvd NW

Request: Sketch Plat

*These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals. **Comments that need attention are provided in orange color.**

BACKGROUND

- The IDO Zone District for this property is **Form-based Urban Development (MX-FB-UD)** and is located within:
 - an area of Consistency
 - Central ABQ Planning Areas (CPA)
 - the ABQCore Neighborhood Association
 - Downtown Center
 - the Railroad and Spur Small Area
 - Major Transit Corridor
 - a (1/4 mile) of a Premium Transit Station
 - Main Street
- In August 2025 this site was reviewed by DFT staff for a sketch plan.
- Is within the fast-track housing area.

**(See additional comments on next pages)*

IDO/DPM COMMENTS

Request – Subdivision

The subject site is currently comprised of 48 lots. We are seeking to consolidate these into two (2) lots to facilitate redevelopment of the existing building. We would like to confirm the appropriate subdivision process, i.e., Subdivision Major or Subdivision Minor.

- **This is dependent on how the applicant will be associating an infrastructure List if one is required. Will it be associated with the plat or the Site Plan?**

Request – Waiver

The existing sidewalk is 7-foot wide. Per IDO and DPM, a 10-foot sidewalk with a 6-foot and 8-inches landscaped buffer is required. We would like to confirm that a sidewalk waiver would be required to maintain the existing 7-foot-wide sidewalk.

- Yes, Waivers would be required to the sidewalk width and landscape buffers if the applicant does not meet the DPM requirements. Any waivers would need to be approved prior to the final plat approval. These can be done concurrently as 2 separate waivers.

PLAT DOCUMENTATION

- Form PLT with signatures from Hydrology, Transportation, and ABCWUA
<https://documents.cabq.gov/planning/development-hearing-officer/Form%20PLT.pdf>
- Zone Atlas map with the entire site clearly outlined and labeled
Can be obtained at: <https://data.cabq.gov/business/zoneatlas>
- Proposed Preliminary/Final Plat with the surveyor's, property owner's, City Surveyor's, utility, and AMAFCA signatures on the Plat
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use
- Sidewalk Exhibit and/or cross sections of proposed streets
- Proposed Infrastructure List, if applicable

- Signed letter of authorization from the property owner if application is submitted by an agent

- Letter describing, explaining, and justifying the request per the criteria in IDO 14-16-6-6(K)(3)

PUBLIC NOTICE:

- Office of the Neighborhood Coordination notice inquiry response

<https://www.cabq.gov/office-of-neighborhood-coordination>

- Proof of email notice to affected Neighborhood Association representatives per IDO section 6-4(J)(2)

<https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-MailedNotice-PublicHearing-Print&Fill.pdf>

Per Subsection 14-16-2-4(E)(3) the purpose of the MX-FB-UD sub-zone is to allow a mix of high-density residential and high-intensity non-residential development in areas designated as Downtown or Urban Center in the ABC Comp Plan, as amended. The MX-FB-UD sub-zone is intended to create a compact, pedestrian-oriented urban form with uses that are served by and support transit.

- Per IDO section 6-6(K) **SUBDIVISION OF LAND – MINOR**

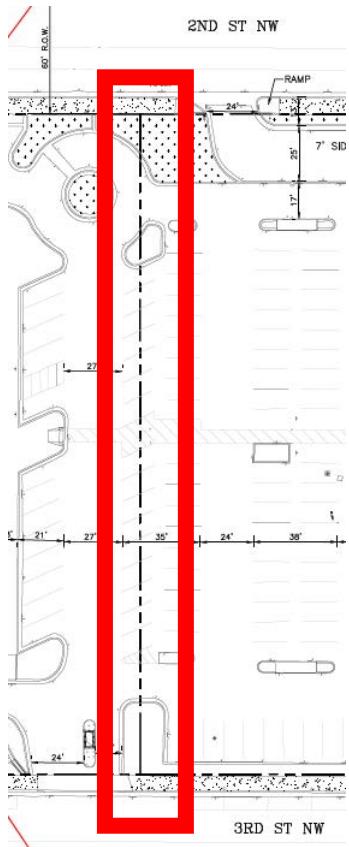
6-6(K)(1)(a) Approval of a subdivision of land within the City that:

1. Creates 10 or fewer lots on any single lot that has been recorded as a single lot for at least 3 years previously.
2. **Does not require any new streets.**
3. **Does not require major public infrastructure.**
4. Does not create any lots that do not front on a public or private street previously approved by the city.
5. Is on land 5 acres or greater adjacent to Major Public Open Space with a Site Plan – EPC.
6. Is on land zoned NR-SU or PD with a Site Plan – EPC.
7. Is on land zoned NR-BP with a Master Development Plan.
8. Is on land zoned PC with a Framework Plan.

- If it doesn't meet the criteria listed above, it must be processed as a Major Subdivision of Land under Section 6-6(L) of the IDO.
- 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.

In this case, the property line that is being created cannot pass-through parking spaces.



- Depict existing conditions on the plat.
- Please confirm that this area—parcels 6 through 26—was formerly an alleyway that was officially vacated in April of 1973.
- A platting application will require the submittal and Development Hearing Officer (DHO) approval of a Minor Preliminary/Final Plat application.
- A Minor Preliminary/Final Plat application can be applied for at the ABQ-PLAN portal (click on the 'ENTER ABQ-PLAN' icon in the ABQ-PLAN webpage accessible at the following link below to enter the ABQ-PLAN portal):
<https://www.cabq.gov/planning/abq-plan/abq-plan>
<https://www.cabq.gov/planning/download-forms-applications>
- Within the ABQ-PLAN webpage, there's also a link to an ABQ-PLAN Resources and FAQs

webpage to access guides and tutorials to assist with creating an account and applying for applications in ABQ-PLAN (you will be applying for a ‘Minor Plat Application’):

<https://www.cabq.gov/planning/abq-plan/abq-plan-resources-and-faqs>

- The DHO application form and Form S2 are no longer required to be included with the application submittal for a Minor Preliminary/Final Plat in ABQ-PLAN. However, for reference to submittal requirements for this application, you can continue to refer to the checklist of items for this application on Form S2, featured in the following link:
<https://documents.cabq.gov/planning/development-hearing-officer/Form%20S2.pdf>
- Signatures from Hydrology, ABCWUA, and Transportation engineers and staff must be obtained on Form PLT and submitted with the platting application. They will not sign Form PLT until/unless they receive any/all required associated application approvals as listed on Form PLT. Form PLT can be obtained at the following link:
<https://documents.cabq.gov/planning/development-hearing-officer/Form%20PLT.pdf>
- The Plat must be created, as well as sealed and signed by a surveyor licensed in the State of New Mexico.
- All public notice requirements of IDO Section 6, Table 6-1-1 will need to be completed prior to submitting the platting application, and included in the platting application packet. For a Minor Preliminary/Final Plat, Neighborhood Associations (NA’s) as identified by the Office of Neighborhood Coordination (ONC) must be notified by email of the proposed platting application. Notifications sent to the NA’s must include the following:
 1. Completed notification form noting the application type, date/time of the DHO meeting, and that the DHO meeting will be held remotely via Zoom, providing the Zoom link to the meeting. A blank notification form can be obtained at the following link:
https://documents.cabq.gov/planning/development-hearing-officer/Emailed-Mailed-Notice-PublicMeetingHearing-Print&Fill_DHO.pdf
 2. Zone Atlas Map sheet with the site highlighted and labeled
 3. Copy of the Plat
- In the platting application packet, in addition to including the documentation listed above, proof of email to the NA’s must be included along with the ONC confirmation email with the list of NA’s to contact. ONC can be contacted at: onc@cabq.gov as well as (505) 768-3334.

- For Platting actions, all signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are all required prior to the acceptance of the application file and the placement on a DHO agenda.
- The following will need to be on the final platting sheets:
Project and Application #'s, documents signed/stamped by a design professing licensed in the State of NM.
- 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 would be reviewed to the standards and provisions within the IDO-Integrated Development Ordinance and the standards within the DPM-Development Process Manual. 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>
- **If infrastructure is needed**, an IL-Infrastructure list, and/or IIA-Infrastructure Improvements Agreement with financial guarantee will be required.

**** 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: 10/21/25

DEVELOPMENT FACILITATIVE TEAM (DFT) - HYDROLOGY SECTION
Anthony Montoya, Jr., PE, Senior Engineer | 505-924-3314 amontoya@cabq.gov

DRB Project Number: PR-2019-002639 Hearing Date: 10-22-2025
Project: 200 LOMAS BLVD NW between
2nd and 3rd ST Agenda Item No: 10

Sketch Plat Site Plan for Bldg.
Permit

ENGINEERING COMMENTS:

- Add a 20' public drainage easement centered on the existing storm drain line to the plat.



- Hydrology has no objection to the platting action to remove the lot lines
- 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. SPSD SPBP FINAL PLAT

DEFERRED TO: _____



Development Facilitation Team (DFT) – Review Comments

Reviewer: David Gutierrez | Phone: 505-289-3381 | dggutierrez@abcwua.org

Project No: PR-2019-002639 Date: 10/22/2025 Agenda Item: #10 Zone Atlas Page: J-14

Legal Description: Lots/Tracts: Listed Applications, ARMIJO-FRANCISCO Y OTERO

Location: 200 Lomas Blvd NW between 2nd and 3rd ST

Request: Application for subdivision action

Approved No Conditions

Approved W/Conditions

Not Approved

Application For: PA-2025-00327 - SKETCH

Comment:

1. Need to add the following note to the plat: "Existing public water and/or sanitary sewer infrastructure may not be constructed or sized to adequately serve potential future development. Improvement or upsizing of existing public infrastructure may be required as a condition of future development approval."

Comment: (Provide written response explaining how comments were addressed)

DEVELOPMENT FACILITATION TEAM

TRANSPORTATION DEVELOPMENT

Project Number: 2019-002639

AGENDA ITEM NO: 10

200 Lomas NW

SUBJECT: Sketch

ENGINEERING COMMENTS:

1. Lomas, 2nd, and 3rd are Principal arterial require 10' sidewalks and 6'-8' landscaping buffer. Existing widths are 7' along 2nd and 3rd, 8' along Lomas, require to be widened to 10'.
2. Roma is local road requires 5' sidewalk and 4'-6' landscaping buffer, the existing 7' sidewalk is in compliance.
3. Any future development will require an approved TCL prior to site plan or building permit. Also, a Traffic Scoping Form would need to be submitted to determine if a TIS would be required.

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: Sertil Kanbar, PE
Transportation Development
505-924-3909 or skanbar@cabq.gov

DATE: October 22, 2025

ACTION:

APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN

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