

From: [Rodenbeck, Jay B.](#)
To: [Sergio Lozoya](#)
Cc: [Wolfley, Jolene](#); [Jacob Liberman](#); [Donna Sandoval](#); [Biazar, Shahab](#); [Armijo, Ernest M.](#)
Subject: RE: [#2023090] DHO - Subdivision - 9201 San Mateo Blvd
Date: Wednesday, September 4, 2024 4:46:00 PM
Attachments: [image001.png](#)

Sergio,

I confirmed with Shahab that the sidewalks infrastructure can be tied to the existing Site Plan Admin. DFT. Therefore, the platting application can be submitted as a Minor Preliminary/Final Plat.



Jay Rodenbeck

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From: Sergio Lozoya <SLozoya@tierrawestllc.com>
Sent: Wednesday, September 4, 2024 4:13 PM
To: Rodenbeck, Jay B. <jrodenbeck@cabq.gov>
Cc: Wolfley, Jolene <jwolfley@cabq.gov>; Jacob Liberman <jliberman@tierrawestllc.com>; Donna Sandoval <DSandoval@tierrawestllc.com>; Biazar, Shahab <sbiazar@cabq.gov>; Armijo, Ernest M. <earmijo@cabq.gov>
Subject: RE: [#2023090] DHO - Subdivision - 9201 San Mateo Blvd

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Hey Jay,

Thanks for the clarification, and no problem.

So I can better understand, are you proposing the following?

- Since the infrastructure would be tied to the Site Plan – Administrative DFT, it is possible to process the subdivision as a Minor Preliminary / Final Plat?

We would be amenable to this, pending what Shahab and Jolene would say.

Thanks,

Sergio Lozoya
Senior Planner



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From: Rodenbeck, Jay B. <jrodenbeck@cabq.gov>
Sent: Wednesday, September 4, 2024 4:08 PM
To: Sergio Lozoya <SLozoya@tierrawestllc.com>
Cc: Wolfley, Jolene <jwolfley@cabq.gov>; Jacob Liberman <jliberman@tierrawestllc.com>; Donna Sandoval <DSandoval@tierrawestllc.com>; Biazar, Shahab <sbiazar@cabq.gov>; Armijo, Ernest M. <earmijo@cabq.gov>
Subject: RE: [#2023090] DHO - Subdivision - 9201 San Mateo Blvd

Sorry, I was previously referring to the Site Plan Administrative DFT last discussed on August 7th, I mistakenly referred to it as a Sketch Plat/Plan, but it is a Site Plan Administrative DFT. If an infrastructure list featuring the sidewalks is submitted as part of a second submittal for that Site Plan and is tied to the Site Plan, then perhaps the platting application could be submitted as a Minor Preliminary/Final Plat regardless of the status of the infrastructure as the infrastructure wouldn't be tied to the Plat in that case. I defer to Jolene and Shahab on their feedback on this question.



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From: Sergio Lozoya <SLozoya@tierrawestllc.com>
Sent: Wednesday, September 4, 2024 3:57 PM
To: Rodenbeck, Jay B. <jrodenbeck@cabq.gov>
Cc: Wolfley, Jolene <jwolfley@cabq.gov>; Jacob Liberman <jliberman@tierrawestllc.com>; Donna Sandoval <DSandoval@tierrawestllc.com>; Biazar, Shahab <sbiazar@cabq.gov>; Armijo, Ernest M.

<earmijo@cabq.gov>

Subject: RE: [#2023090] DHO - Subdivision - 9201 San Mateo Blvd

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Hey Jay,

We have already submitted a Site Plan – Administrative, it is currently under review.

It was heard on August 7th (see attached planning staff comments).

We have yet to apply for a sketch plat meeting because we were under the impression that it would be a subdivision minor.

I intend to apply for a sketch plat this week for the next DFT meeting on September 18th.

Thanks,

Sergio Lozoya
Senior Planner



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From: Rodenbeck, Jay B. <jrodenbeck@cabq.gov>

Sent: Wednesday, September 4, 2024 3:48 PM

To: Sergio Lozoya <SLozoya@tierrawestllc.com>

Cc: Wolfley, Jolene <jwolfley@cabq.gov>; Jacob Liberman <jliberman@tierrawestllc.com>; Donna Sandoval <DSandoval@tierrawestllc.com>; Biazar, Shahab <sbiazar@cabq.gov>; Armijo, Ernest M. <earmijo@cabq.gov>

Subject: RE: [#2023090] DHO - Subdivision - 9201 San Mateo Blvd

Is a Site Plan Administrative DFT going to be submitted for the proposed development submitted as part of a Sketch Plat/Plan that was reviewed by the DFT on August 7th?

From: Sergio Lozoya <SLozoya@tierrawestllc.com>

Sent: Wednesday, September 4, 2024 3:46 PM

To: Rodenbeck, Jay B. <jrodenbeck@cabq.gov>

Cc: Wolfley, Jolene <jwolfley@cabq.gov>; Jacob Liberman <jliberman@tierrawestllc.com>; Donna Sandoval <DSandoval@tierrawestllc.com>; Biazar, Shahab <sbiazar@cabq.gov>; Armijo, Ernest M. <earmijo@cabq.gov>

Subject: RE: [#2023090] DHO - Subdivision - 9201 San Mateo Blvd

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Hey Jay,

Shahab confirmed that it would be considered major infrastructure, therefore we would need to apply for a Major Subdivision (see attached e-mail).

Thanks for the response!

Best,

Sergio Lozoya
Senior Planner



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From: Rodenbeck, Jay B. <jrodenbeck@cabq.gov>

Sent: Wednesday, September 4, 2024 3:43 PM

To: Sergio Lozoya <SLozoya@tierrawestllc.com>

Cc: Wolfley, Jolene <jwolfley@cabq.gov>; Jacob Liberman <jliberman@tierrawestllc.com>; Donna Sandoval <DSandoval@tierrawestllc.com>; Biazar, Shahab <sbiazar@cabq.gov>; Armijo, Ernest M. <earmijo@cabq.gov>

Subject: FW: [#2023090] DHO - Subdivision - 9201 San Mateo Blvd

Hi Sergio,

To help determine if the proposed sidewalks along San Mateo (1,256 LF of sidewalk) and Jefferson (1,178 LF) would be considered major public infrastructure or minor public infrastructure, I have copied City Engineer Shahab Biazar and Transportation Engineer Ernest Armijo in this message to hopefully confirm this question. I will also note that if the proposed development we received on August 7th as a Sketch Plat/Plan is submitted as a Site Plan Administrative DFT (the attached Planning comments note that the proposed development would be considered a major amendment to a prior DRB Site Plan approval, requiring a Site Plan Administrative DFT), the infrastructure could potentially be tied to the Site Plan, and the Plat could potentially be submitted as a Minor Preliminary/final Plat regardless of the status of the infrastructure.



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From: Sergio Lozoya <SLozoya@tierrawestllc.com>

Sent: Wednesday, September 4, 2024 1:33 PM

To: Wolfley, Jolene <jwolfley@cabq.gov>; Rodenbeck, Jay B. <jrodenbeck@cabq.gov>

Cc: Webb, Robert L. <rwebb@cabq.gov>; Jacob Liberman <jliberman@tierrawestllc.com>; Donna Sandoval <DSandoval@tierrawestllc.com>

Subject: [#2023090] DHO - Subdivision - 9201 San Mateo Blvd

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Hey Jay,

We are getting ready to submit a Subdivision application for the old Honeywell site located at 9201 San Mateo, legally described as TRACT 1-A-1-A PLAT OF TRACTS 1-A-1-A & 1-A-1-B HONEYWELLSITE ZONE ATLAS PAGE: M-10-Z.

I have a question regarding which subdivision action we should be applying for.

Under DHO Subdivision Minor – the IDO reads:

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

3. Does not require major public infrastructure.

What does “major public infrastructure” mean exactly? Our project would require only sidewalk for new infrastructure (see attached sidewalk exhibit). Would you consider this to be major? There would be sidewalk on San Mateo and Jefferson as follows:

1. San Mateo has a total of 1,256 LF of sidewalk
2. Jefferson has 1,178 LF of sidewalk.

Though it is infrastructure, we were unsure if it fell under the definition of “major” public infrastructure.

Please let us know your thoughts on this.

Thanks,

Sergio Lozoya
Senior Planner



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