



## Development Facilitation Team (DFT) – Review Comments

Reviewer: David G. Gutierrez, P.E. | Phone: 505-289-3381 | [dggutierrez@abcwua.org](mailto:dggutierrez@abcwua.org)

Project No: PR-2020-003443 Date: 02/07/2024

Agenda Item: #10

Zone Atlas Page:

Legal Description: Lots 5 & 6, Unser and McMahon Center

Location: Unser Blvd between McMahon Blvd and Bandelier Dr. NW

### Application For: SD-2024-00017 – PRELIMINARY/FINAL PLAT

1. There is an existing Development Agreement R-20-24 that provides access to public water and public sanitary sewer infrastructure.
  - a. For future development, please request an availability/serviceability statement online at the following link: [http://www.abcwua.org/Availability\\_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx). Requests shall include fire marshal requirements.
2. No objection to the proposed lot consolidation, however, please add the following note to the plat.
  - i. “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 HEARING OFFICER

### Code Enforcement Comments

*Disclaimer: Comments provided are based upon information received from applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning staff.*

Jeff Palmer-Code Enforcement Supervisor  
Planning Department  
[jppalmer@cabq.gov](mailto:jppalmer@cabq.gov)

**DATE:** 02/07/2024

#### **AGENDA ITEM NO: 10**

#### **DHO PROJECT NUMBER:**

**PR-2020-0003443**

**SD-2024-00019 – PRELIMINARY/FINAL PLAT**

**SKETCH PLAT 1-17-24 (DFT)**

**IDO - 2022**

#### **PROJECT NAME:**

**FIERRO & COMPANY** agent for **HOLLY PARTNERS, LLC** requests the aforementioned action(s) for all or a portion of: **LOTS 5 & 6, UNSER MCMAHON CENTER** zoned **MX-M**, located on **UNSER BLVD NW** between **MCMAHON BLVD NW** and **BANDELIER DR NW** containing approximately **1.903** acre(s). **(A-11)**

**PROPERTY OWNERS:** HOLLY PARTNERS LLC

**REQUEST:** RECONFIGURE 2 LOTS VIA LOT LINE ADJUSTMENT BETWEEN LOTS 5 & 6 OF UNSER AND MCMAHON CENTER

#### **COMMENTS:**

1. Comments from Sketch Plat on 1/17/24 have been addressed. Code Enforcement has no objections.

Comments from 1/17/24 DFT Sketch Plat:

1. Code Enforcement has no comments and no objections to the proposed lot line removal.
2. The property is zoned MX-L in our AGIS system, but MX-M on the submittal. Please confirm correct zone prior to submittal.

DEVELOPMENT HEARING OFFICER - **HYDROLOGY SECTION**  
Renée Brissette, PE, Senior Engineer | 505-924-3995 [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov)

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DRB Project Number: 2020-003443 Hearing Date: 02-07-2024  
Project: Lots 5-A & 6-A Unser & McMahon Center Agenda Item No: 10

<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 needs to approve the Conceptual Grading & Drainage Plan for Lot 5-A prior to Site Plan for Building Permit or Platting action.
- Comment – **Lot 5-A & 6-A** – 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: 2020-003443  
Unser and McMahon

AGENDA ITEM NO: 10

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. No objection to the re-plat.
2. As a reminder, an approved TCL will be required prior to Site Plan or Building Permit.

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: February 7, 2024

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ACTION:

APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_

DELEGATED: \_\_\_\_\_ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)



## DEVELOPMENT FACILITATION TEAM

### Planning - Case Comments

**MEETING DATE:** 2/7/24 -- **AGENDA ITEM:** #10

**Project Numbers:** PR-2020-003443

**Application Numbers:** SD-2024-00014

**Project Name:** Dunkin Donuts, Unser Boulevard

**Request:**

Minor 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.*

**Comment in orange require a response.**

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#### BACKGROUND

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- This request is a replat proposed on the subject site in the Unser & McMahon Center to reconfigure two lots by a lot line adjustment between Lots 5 and 6 of the Unser and MacMahon Center subdivision.
- The application is being reviewed according to the IDO effective July 2023.

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#### 1. Items Needing to be Completed or Corrected

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*Note: Items in orange type require a response.*

- The application numbers must be added to the Plat. Final platting documents must be sealed and signed by a design professional licensed in the State of New Mexico.
- If infrastructure is needed, an IL-Infrastructure list, and/or IIA-Infrastructure Improvements Agreement with financial guarantee will be required.
- Prior to final sign-off of the plat, the AGIS office must approve the DXF file and proof of approval must be provided.

*\*(See additional comments on next pages)*

- Per 6-6(K)(2)(k), The date of the DHO approval shall be recorded on the final plat, and verification of compliance with conditions of approval shall be dated and verified by the signatures of the required commenting agencies pursuant to Subsection 14-16-6-4(J)(2).
- Demonstrate compliance with section 7 of the DPM Table 7.2.29 and Required Improvements section from 5-4(N) of the IDO. In regards to the Sidewalk width requirements and the accompanying landscape buffer. This matter may have been established by previous infrastructure list.  
\*Verification of standards per Transportation\*

This site is located along Unser Boulevard - Regional Principal Arterials. (6-foot sidewalk and 6-8-foot landscape buffer zone is required). Planning defers to Transportation to determine compliance with this code.

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## 2. Standard Comments and Items in Compliance

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- Per 6-6(K)(3) Review and Decision Criteria, an application for a Subdivision of Land – Minor shall be approved if it complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.
- Public notice requirements per Table 6-1-1, have been completed prior to formal platting submittal (Email to relevant Neighborhood Association and Web Posting). Such notices are provided in the application packet.
- All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, MRGCD and AMAFCA have all been obtained on the plat.
- Signatures from Hydrology, ABCWUA, and Transportation engineers and staff have been obtained on Form PLT and submitted with the platting application.
- Final documents are sealed and signed by a design professional licensed in the State of New Mexico.
- After acceptance of the Plat application, DXF approval from AGIS must be obtained.
- After DHO approval and final sign off, a **recorded copy of the plat must be sent to the Planning Manager-Jay Rodenbeck** and [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) (should the Plat be approved by the DHO).

*\*(See additional comments on next pages)*

- Per 6-6(K)(2)(I), 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.
- *All standards within IDO section 5-4 Subdivision of Land and 5-4(C) Compliance with Zoning Requirements apply to platting actions.*

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### 3. Guidance for Future Development

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*Please refer to Sketch Plat notes from 1-17-24 (DFT meeting), for more detailed notes on future development.*

- Future development must meet all applicable standards and provisions of the IDO (*per MX-L*), 5-4(C) Compliance with Zoning Requirements, and the DPM.  
**\*Submitted plans should demonstrate how standards are being met for any applicable previous approvals and/or current standards.**

***Please reference the following development standards from the IDO. Subject to change pending formal submittal or change in development type/use.***

- ❖ 4-2 Allowed Uses, table 4-2-1.
- ❖ 5-1 Dimension Standards  
*\*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.  
  
5-3(C) Driveways for Low Density Residential.
- ❖ 5-4 Subdivision of Land
- ❖ 5-5 Parking & Loading requirements, Table 5-5-1
- ❖ 5-6 Landscaping, Buffering, and Screening
- ❖ 5-7 Walls/Fences, table 5-7-1. *\*Development requires separate permitting.*
- ❖ 5-8 for Outdoor Lighting requirements.
- ❖ 5-13 Operation and Maintenance

*\*(See additional comments on next pages)*

- ❖ Section 6-1, table 6-1-1 for public notice requirements.
- ❖ 6-4(R) Dedications.
- ❖ Platting actions per 6-6-K Subdivision of Land-Minor or 6-6-L Subdivision of Land-Major.
- ❖ Vacations per 6-6-M.
- ❖ 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: Hannah Aulick/Jay Rodenbeck/Jolene Wolfley  
Planning Department

DATE: 2/5/24

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*\*(See additional comments on next pages)*