



DEVELOPMENT FACILITATION TEAM (DFT) MEETING AGENDA

July 2, 2025

(Via Public Zoom Video Conference)

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DFT - CASES FOR REVIEW AND COMMENT

Comments due – July 1st

1. [PR-2019-002380](#)
[SP-2025-00047](#) – SITE PLAN DFT

All or a portion of: **LT 2A BLK 1 PLAT OF LOT 2-A, BLOCK 1 LANDS OF THE ATRISCOGRANT (A REPLAT OF LOTS 1-A AND 2, BLOCK 1) CONT 8.6669 AC** zoned **NR-C**, located at **10000 CENTRAL AVE SW** containing approximately **8.6669** acre(s). **(L-09)**

REQUEST: Site Plan Administrative DFT to increase the square footage of a previously approved development from 44,089 square feet per a Minor-Administrative Amendment and from 49,035 square feet per the original Site Plan – DRB approval to 54,616 square feet (a major amendment)

IDO – 2025

2. [PR-2024-010691](#) *(Second Submittal)*

SP-2025-00031 – SITE PLAN DFT

All or a portion of: **Lot/Tract 11A, BLOCK 2 VOLCANO CLIFFS UNIT 14** zoned **MX-L**, located at **7520 RAINBOW BLVD BETWEEN RAINBOW BLVD NW & UNIVERSE BLVD NW** containing approximately **2.03** acre(s). **(D-09)**

REQUEST: Site Plan Administrative DFT Review for a self-storage facility

IDO – 2025

3. [PR-2024-010846](#) *(Second Submittal)*

SP-2025-00043 – SITE PLAN DFT

All or a portion of: **Lot/Tract 1 thru 5, UNIVERSITY HEIGHTS, MONTE VISTA ADDN** zoned **MX-M**, located at **3200 CENTRAL AVE SE** containing approximately **1.0847** acre(s). **(K-16)**

REQUEST: Site Plan for Hiway Hotel

SKETCH PLAT 9-25-24 (DFT)

IDO – 2025

4. [PR-2023-008710](#) *(Second Submittal)*

SI-2025-00082 – SITE PLAN DFT

SI-2024-01652 – ALTERNATIVE LANDSCAPING PLAN

All or a portion of: **TR OF LAND IN SE SW SE SEC 14 T11N R3E (AKA HARLEY TRACT WITHIN LOOP INDUSTRIALDISTRICT UNIT NO. 1) EXCL S'LY PORTOUT TO R/W** zoned **NR-LM**, located at **8200 Jefferson St NE** containing approximately **9.16** acre(s). **(C-17)**

REQUEST: New U-Haul site development

SKETCH PLAT 6-7-23 (DFT)

IDO – 2023

5.

[PR-2024-011052](#) *(Second Submittal)*

[SI-2024-01468](#) – EPC FINAL SITE PLAN SIGN-OFF

All or a portion of: **TRACT B-1 PLAT OF TRACT B-1, AND B-2 AND C-1 ADOBE WELLS SUBDIVISION CONT.** zoned **NR-C**, located at **9640 EAGLE RANCH RD. NW** containing approximately **6.3** acre(s). **(B-13)**

REQUEST: EPC Site Plan review for an approximately 5,900 square foot expansion of an existing building consisting of Light Vehicle Sales and Rental Uses.

IDO – 2023

6.

[PR-2022-006673](#)

[PA-2025-00174](#) – SKETCH

All or a portion of: **TRACT 1-A BLOCK 101 PLAT FOR TRACTS 1-A AND 2-A BLOCK 101 BRENTWOOD HILLS SUBDIVISION CONT 1.8004 AC** zoned **MX-M**, located at **2600 JUAN TABO BLVD NE** containing approximately **0.58** acre(s). **(H-21, H-22)**

REQUEST: Proposed 510 sqft drive-thru coffee shop with no onsite seating or consumption

IDO - 2025

7.

[PR-2020-004622](#)

[PA-2025-00187](#) – SKETCH

All or a portion of: **Lot/Tract 6 thru 10, UNM Gibson Commercial District** zoned **R-MH**, located on **UNIVERSITY BLVD SE between ALUMNI DR SE and VARSITY AVE SE.** (L-15)

REQUEST: Vacations of Right-of-Way and various easements, update Right-of-Way alignments, and replat the tracts into five (5) new tracts

IDO – 2025

8.

[PR-2024-010490](#)

[PA-2025-00185](#) – SKETCH

All or a portion of: **Lot/Tract 3A1, PAVILLIONS AT SAN MATEO** zoned **MX-M**, located at **4600 Cutler Blvd NE, 4610 Cutler Blvd NE, 4700 Cutler Blvd NE, 4900 Cutler Blvd NE between San Mateo Blvd NE and Washington ST NE** containing approximately 9.4 acre(s). (H-17)

REQUEST: Create six lots from one lot

IDO - 2025

9. [PR-2025-020082](#)
[PA-2025-00182](#) – SKETCH

All or a portion of: **Lot/Tract 1A, SUMMER GARDEN ADDN** zoned **MX-L**, located at **1501 MOUNTAIN RD NW** located east of 15th St and West of Sawmill road on the north side of Mountain containing approximately **0.1148, 0.1379** acre(s). (J-13)

REQUEST: Purchase the city right-of-way that crosses my property

IDO – 2025

10. [PR-2021-005862](#)
[PA-2025-00183](#) – SKETCH

All or a portion of: **Lot/Tract 16D2, EL RANCHO GRANDE UNIT 16** zoned **R-1A**, located on **Gibson Boulevard between Gibson Boulevard SW and Delgado Road SW** containing approximately **16.4561** acre(s). (M-08, N-08)

REQUEST: Proposed 102 lot layout

IDO – 2025

11. [PR-2020-003688](#)
[PA-2025-00184](#) – SKETCH

All or a portion of: **Lot/Tracts 53 thru 55, DAVIS-PEREA-COURSON** zoned **R-1B**, located on **Coors blvd between Coors blvd and Daytona Rd** containing approximately **1.74** acre(s). (J-10)

REQUEST: Approximately 1.74 acres zoned R1-B to redistribute lot lines to accommodate 13 residential lots

IDO – 2025

OTHER ACTIVE DFT CASES/APPLICATIONS UNDER REVIEW

*****(No New Information received from applicants/agents)***

[PR-2024-010931](#)

SP-2025-00005 – SITE PLAN DFT

SP-2025-00004 – ALTERNATIVE LANDSCAPING PLAN

All or a portion of: **Lot/Tract 23, ORIGINAL TOWNSITE OF WESTLAND** zoned **NR-C**, located on **Sunset Gardens SW, between 90th Street and 94th Street SW** containing approximately **8.34639** acre(s). **(K-09, L-09)**

REQUEST: Site Plan - DFT to identify Major Public Infrastructure. Phased Charter School

SKETCH PLAT 9-25-24 (DFT)

IDO – 2023

[PR-2024-011229](#)

SI-2024-01628 – SITE PLAN DFT

All or a portion of: **Tract A-2-C-2, Block 2, Unit 3, West Business Park** zoned **NR-BP**, located at **501 Unser Blvd NW between Los Volcanes and Saul Bell Road** containing approximately **4.9892** acre(s). **(K-10)**

REQUEST: Compliance with the ABQ IDO for proposed Light Vehicle Fueling Station with Auto and Truck canopies

IDO – 2023

[PR-2020-003259](#)

SI-2024-01088 – SITE PLAN DFT

All or a portion of: **TRACT 1-A-1-A PLAT OF TRACTS 1-A-1-A & 1-A-1-B, HONEYWELLSITE** zoned **NR-LM**, located at **9201 SAN MATEO BLVD NE between SAN DIEGO AVE and JEFFERSON** containing approximately **59.6960** acre(s). **(B-17)**

REQUEST: Major Amendment - Site Plan. This site plan was approved by DRB, See project number DRB-99-88

IDO -2022

[PR-2024-009765](#)

SI-2024-00468 – EPC FINAL SIGN OFF

Located at **1100 Woodward PI NE** containing approximately **2.8** acre(s).

REQUEST: Major Amendment to existing EPC Site Plan for Subdivision - Gateway Center

IDO – 2022

[PR-2023-009105](#)

SI-2023-01377 – EPC FINAL SITE PLAN

SIGN-OFF

SI-2023-01402 – EPC FINAL SITE PLAN

SIGN-OFF

All or a portion of: **Lot Tract: LOT 2-A AND 2-B LOTS 2-A, 2-B, 2-C AND 2-D COTTONWOOD CROSSING PHASE II** located at **10080 & 10088 between Coors & 7 Bar Loop**

REQUEST: EPC Final Site Plan Sign-Off

IDO – 2022



Development Facilitation Team (DFT) – Review Comments

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

| | | | |
|------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|---------------------------------------------------------|------------------------------|
| Project No: PR-2020-003688 | Date: 7/02/2025 | Agenda Item: #11 | Zone Atlas Page: J-10 |
| Legal Description: Lot/Tracts 53 thru 55, Davis-Perea-Courson | | | |
| Location: Coors Blvd between Coors Blvd and Daytona Rd | | | |
| Request: Approximately 1.74 acres zoned R1-B to redistribute lot lines to accommodate 13 residential lots | | | |
| <input checked="" type="checkbox"/> Approved No Conditions | <input type="checkbox"/> Approved W/Conditions | <input checked="" type="checkbox"/> Not Approved | |

Application For: PA-2025-00184 - SKETCH

1. A Request for Availability (250609) has been received and will provide conditions for service.
 - a. Please note there is a previous letter (200905) that provided conditions for a similar subdivision and requirements may be very similar however if any changes have taken place please elaborate.
2. It is not clear the plat boundary. Please ensure this is clearly delineated.
3. Please label all existing and proposed lots. It is not clear if lot 51-a is existing as well as lot 50-a.
4. For this plat, coordination with Utility Development will be required and a utility plan will need to be reviewed prior to any approvals to ensure the utility plan acquires adequate easements for the public infrastructure needed for the site.
5. Add the following note on the plat when easements are being granted for public water and/or public sanitary sewer infrastructure.

ABCWUA Public Water & Sanitary Sewer Easements

Albuquerque Bernalillo County Water Utility Authority (ABCWUA) is granted easement(s) in the dimensions noted on this plat for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary service lines, equipment and facilities reasonably necessary to provide service together with free access on and over the easement and the right to remove trees, shrubs, undergrowth and any other obstacles, modifications, or structures which interfere with use of the easement.

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

DEVELOPMENT FACILITATIVE TEAM (DFT) - **HYDROLOGY SECTION**

Tiequan Chen, PE, Principal Engineer | 505-924-3695 tchen@cabq.gov

DRB Project Number: PR-2020-003688, PA-2025-00184 Hearing Date: **07-02-2025**

Lots A-J & 50A, 51A, A, & 55A,
Davis-Perea-Courson

Project: Subdivision, redistribute lot lines Agenda Item No: **11**

| | |
|-------------------------------------------------|--------------------------------------------------------|
| <input checked="" type="checkbox"/> Sketch Plat | <input type="checkbox"/> Site Plan for Bldg. Permit |
|-------------------------------------------------|--------------------------------------------------------|

ENGINEERING COMMENTS:

- Hydrology has an approved Grading & Drainage Plan (J11D043) with engineer's stamp date of 06/07/2022.
- Hydrology has no objection to the Sketch Plat.

APPROVED
 DENIED

DELEGATED TO: TRANS HYD WUA PRKS PLNG

Delegated For: _____

SIGNED: I.L. SPSD SPBP FINAL PLAT

DEFERRED TO _____



DEVELOPMENT FACILITATION TEAM

Parks and Recreation Department

PR-2020-003688

PA-2025-00184 – SKETCH

All or a portion of: Lot/Tracts 53 thru 55, DAVIS-PEREA-COURSON zoned R-1B, located on Coors blvd between Coors blvd and Daytona Rd containing approximately 1.74 acre(s). (J-10)

REQUEST: Approximately 1.74 acres zoned R1-B to redistribute lot lines to accommodate 13 residential lots

IDO – 2025

COMMENTS

7.1.2025

- No comments at this time.

DEVELOPMENT FACILITATION TEAM

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2020-003688
Coors and Daytona

AGENDA ITEM NO: 11

SUBJECT: Sketch

ENGINEERING COMMENTS:

1. Coors is a Principal Arterial and a Major Transit Corridor and requires 6' to 10' sidewalks with a 6' to 8' landscape buffer. Daytona, Cloudcroft and 62nd are local roads and require 5' sidewalks with 4' to 6' landscape buffers. Please provide dimensions of existing sidewalks and buffers to determine if widening or construction is needed.
2. 62nd will need to be constructed along all frontages including roadway, curb, gutter and sidewalk.
3. All work in the ROW will need to be on an infrastructure list and be completed through work order.

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

DATE: July 2, 2025

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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



DEVELOPMENT FACILITATION TEAM

Planning - Case Comments

MEETING DATE: 7/2/25 -- **AGENDA ITEM:** #11

Project Number: PR-2020-03688

Application Number: PA-2025-00184

Project Name: 540 Coors Blvd NW – 528-564 & 536-544 Coors Blvd NW

Request: Sketch Plat

Proposed subdivision of 10 lot into 13 new lots

**These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

BACKGROUND

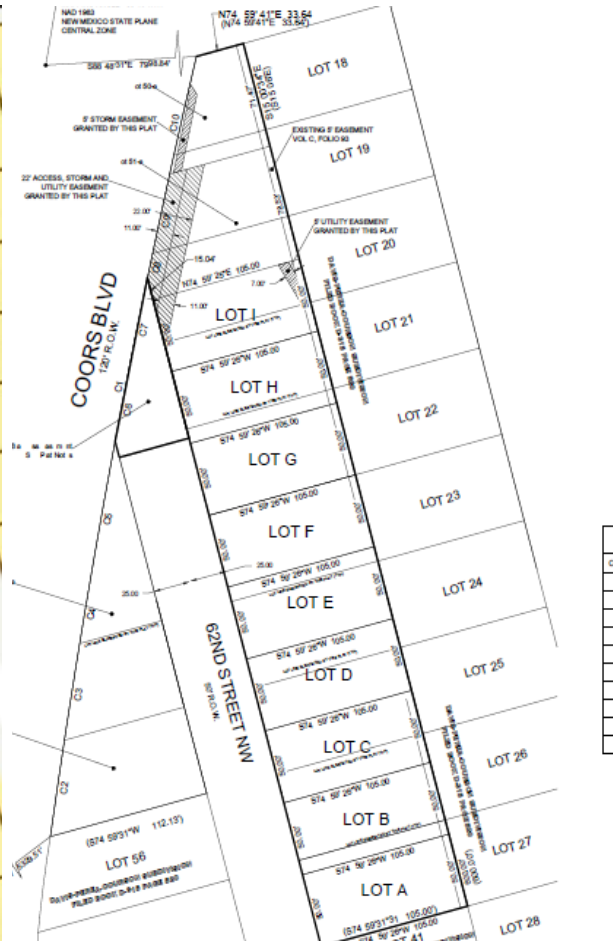
Items that need immediate attention are in orange type

- This is a request for a Sketch Plat review to divide 10 recorded parcels into 13 lots along 62nd Street and Coors Blvd NW. of the Davis-Perea-Coursons Subdivision. The goal of this request is to be able to redistribute lot lines to accommodate thirteen residential lots and provide utilities for each lot. ***See exhibits below**
- The subject property is zoned R-1B (Residential – Single-Family Zone District), and is located at 540 Coors Boulevard NW. This subject property is within the boundaries of the Coors Boulevard Character Protection Overlay (CPO-2).
- This site has been previously reviewed for a Sketch Plat under PR-2020-033688 / PS-2020-00042 & PS-2021-00112.
- The subject property is within an area of consistency and within the boundaries of the West Mesa Neighborhood Association. Additionally, this property is within the Major Transit Corridor area and the Southwest Mesa Community Planning area (CPA).

**(See additional comments on next pages)*

- Demonstrate compliance with Section 7 of the **DPM, Table 7.2.29**, regarding Sidewalk width requirements and its landscape buffer. Coors Boulevard is considered a Principal Arterial Street in the Long-Range Roadway System (LRRS). This type of street requires a 6ft sidewalk width and a 5-6ft landscape buffer.

***Verification of required standards per the Transportation section.**



IDO/DPM COMMENTS

- Subject property is located within the [Fast Housing](#) buffer area but lies outside the buffer zone for Major Public Open Space (MPOS). **Any future residential development on them can go through an expedited review process without additional fees.**

2-3(B)(2) Use and Development Standards

| Table 2-3-3: R-1 Zone District Dimensional Standards Summary | | | | | |
|--------------------------------------------------------------|----------------------------|----------------------------------------------------------|---------------|---------------|----------------|
| See Table 5-1-1 for complete Dimensional Standards | | | | | |
| R-1 Sub-zone | | A | B | C | D |
| Site Standards | | | | | |
| A | Lot size, minimum | 3,500 sq. ft. | 5,000 sq. ft. | 7,000 sq. ft. | 10,000 sq. ft. |
| B | Lot width, minimum | 25 ft. | 35 ft. | 50 ft. | 70 ft. |
| C | Usable open space, minimum | N/A | N/A | N/A | N/A |
| Setback Standards | | | | | |
| D | Front, minimum | 10 ft. | 15 ft. | 20 ft. | |
| E | Side, minimum | Interior: 5 ft. Street side of corner lots: 10 ft. | | | 10 ft. |
| F | Rear, minimum | 10 ft. | 15 ft. | | |
| Building Height | | | | | |
| G | Building height, maximum | 26 ft. | | | |

4-2 ALLOWABLE USES

- Per Table 4-2-1, R-1B zone allows for a Dwelling, single-family detached to be placed on these lots. Abide as per the Use-specific standards for this use. **See exhibit below*

4-2 ALLOWABLE USES ★

| Table 4-2-1: Allowable Uses | | | | | | | | | | | | | | | | | | | |
|----------------------------------------------------------------------------------------------------|-------------|-----|------|-----|------|-----------|------|------|------|-----------------|------|-------|-------|-------|------------------------|-------|---|---|-----------|
| P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory | | | | | | | | | | | | | | | | | | | |
| CV = Conditional if Structure Vacant for 5+ years T = Temporary CT = Conditional Temporary | | | | | | | | | | | | | | | | | | | |
| Blank Cell = Not Allowed | | | | | | | | | | | | | | | | | | | |
| Zone District >> | Residential | | | | | Mixed-use | | | | Non-residential | | | | | Use-specific Standards | | | | |
| | R-A | R-1 | R-MC | R-T | R-ML | R-MH | MX-T | MX-L | MX-M | MX-H | NR-C | NR-BP | NR-LM | NR-GM | | NR-SU | A | B | C |
| PRIMARY USES THAT MAY BE ACCESSORY IN SOME ZONE DISTRICTS | | | | | | | | | | | | | | | | | | | |
| RESIDENTIAL USES | | | | | | | | | | | | | | | | | | | |
| Household Living | | | | | | | | | | | | | | | | | | | |
| Dwelling, single-family detached | P | P | P | P | P | P | | | | | | | | | | | | | 4-3(B)(1) |

4-3 USE-SPECIFIC STANDARDS

4-3(B)(1) Dwelling, Single-family Detached

5-1 DIMENSIONAL STANDARDS

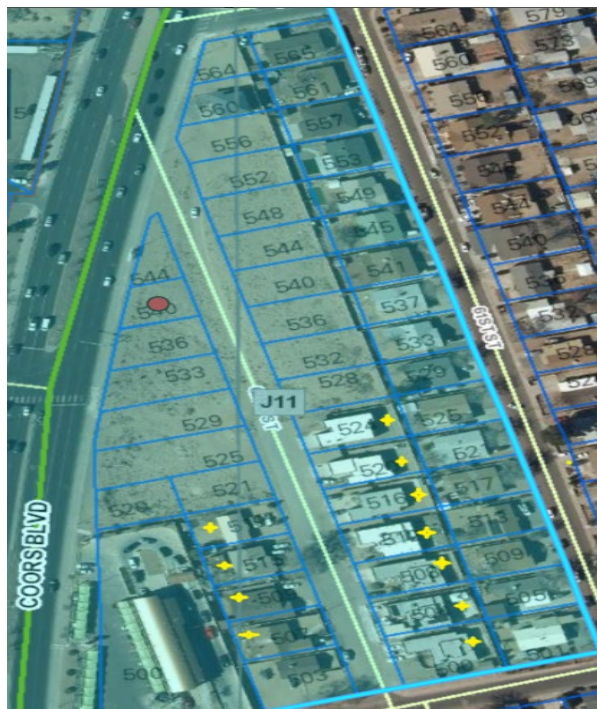
Table 5-1-1 Residential Zone District Dimensional Standards for **R-1B**

- According to Section 5-1(C)(2) of the IDO, which outlines the contextual Residential Development Standards in Areas of Consistency, the subject property is zoned R-1B and may be subject to these standards.

5-1(C)(2)(a) Applicability

5-1(C)(2)(b) Lot Size

- *In any Residential zone district in an Area of Consistency, the minimum and maximum lot sizes for construction of new low-density residential development shall be based on the size of the Bernalillo County Tax Assessor's lot, or a combination of adjacent Tax Assessor's lots, on the portions of the blocks **fronting the same street** as the lot where the new low-density residential development is to be constructed, rather than on the size of the individual subdivision lots shown on the existing subdivision plat.*
- Subject property is zoned R-1B, and is located within an Area of Consistency. It is therefore required to meet Dimensional Standards of IDO 5-1(C), Table 5-1-1 and, if applicable, the allowable Lot Size as per IDO 5-1(C)(2)(b), Contextual Residential Development in Areas of Consistency. **Planning staff defer to Code Enforcement for review of contextual lot size standards.**
- The calculations for these standards have been completed. The proposed lots now average 5,250 square-feet, which corresponds to a density of 0.1205 and meets the required standards. For reference, the average lot size in this area is 0.1483. Based on this, the allowable lot sizes for this area range from a minimum of 0.1112 to a maximum of 0.1854. **See exhibit below*



Lot sizes

average lot: 0.1483

smallest lot allowed: 0.1112

largest lot allowed: 0.1854

- The applicant has included a drawing in the submitted packet that shows that there will be a 5' storm easement, a 22' access, storm and utility easement and a 5' utility easement (lot I) granted by this plat.

5-3 ACCESS AND CONNECTIVITY

5-3(C)(3) Driveways, Drive Aisles, and Access



- 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.
 - 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.
- Per 6-4(B) of the IDO, a Pre-Submittal Tribal Meeting request must be offered to tribal contacts on file with the Planning Department if the subject property for a Minor Preliminary/Final Plat application is located within 660 feet of Major Public Open Space and/or a tribal boundary. The subject property for this Sketch Plat is not located within this area, therefore a Pre-Submittal Tribal Meeting request will ***not*** be required for a future platting application on the subject property.
- 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 professional 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

FUTURE DEVELOPMENT

- ❖ SITE DESIGN AND SENSITIVE LANDS
- ❖ 5-3 ACCESS AND CONNECTIVITY
- ❖ 5-4 SUBDIVISION OF LAND
 - 5-4(E)(1) Connectivity, Streets, and Alleys
- ❖ 5-5 PARKING AND LOADING
- ❖ 5-7 WALLS AND FENCES

DEFINITIONS

Dwelling, Single-family Detached

A residential building used for occupancy by 1 household that is not attached to any other dwelling unit through shared side or rear walls, floors or ceilings, or corner points. See also Manufactured Home and Development Definitions for Low-density Residential.

Minor Subdivision

Any subdivision that meets the eligibility requirements for a Subdivision of Land – Minor pursuant to Subsection 14-16-6-6(K)

Zoning Hearing Examiner (ZHE)

A person or firm on contract with the City who reviews and decides applications for Conditional Use Approvals, Expansions of Nonconforming Use or Structure, Permit – Carport, Permit – Wall or Fence – Major, and Variances.



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: Marcelo Ibarra/Jay Rodenbeck
Planning Department

DATE: 7/1/25

