

DEVELOPMENT HEARING OFFICER - HYDROLOGY SECTION
Anthony Montoya, Jr., PE, Senior Engineer | 505-924-3314 amontoya@cabq.gov

DRB Project Number: 2021-005508 Hearing Date: 06-25-2025
Project: 9311 Coors NW Agenda Item No: 5

<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 has no objection to the platting action.
- 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. ☐ SPSP ☐ SPBP ☐ FINAL PLAT
DEFERRED TO _____



Development Facilitation Team (DFT) – Review Comments

Reviewer: David G. Gutierrez, P.E. | Phone: 505-289-3381 | dggutierrez@abcwua.org

Project No: PR-2021-005508 Date: 06/25/2025 Agenda Item: #5 Zone Atlas Page: C-13

Legal Description: Lot/Tract A1A1, Plaza at Paseo del Norte

Request: Create five new tracts from one existing tract and grant additional water and sewer easement with this minor subdivision plat.

Location: 9311 Coors Blvd. NW between Paseo del Norte Blvd NW and Irving Blvd NW

☐ No Conditions

☒ Approved W/Conditions

☐ Not Approved

Application For: MINOR PLT-2025-00013 – PRELIMINARY/FINAL PLAT

1. Previous Sketch Plat comment: (Did not see a revised plat)
 - a. Easement #7 is shown as 10' wide. Please provide an additional 10' to provide an adequate corridor for the existing 12-inch sanitary sewer collector line.

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



DEVELOPMENT HEARING OFFICER

Parks and Recreation Department

PR-2021-005508

MINOR_PLT-2025-00013 PRELIMINARY/FINAL PLAT

SKETCH 3-6-24 (DFT)

IDO – 2023

CSI - CARTESIAN SURVEYS agent for REGINA OKOYE requests the aforementioned action(s) for all or a portion of: Lot/Tract A1A1, PLAZA AT PASEO DEL NORTE zoned MX-M, located at 9311 COORS BLVD NW between PASEO DEL NORTE AND IRVING BLVD NW containing approximately 25.9731 acre(s). (C-13) [Deferred from 4/23/25W, 5/7/25w, 5/21/25L]

PROPERTY OWNERS: CPP PASEO I LLC

REQUEST: Create five new tracts from one existing tract, and grant additional water and sewer easement with this minor subdivision plat

DEFERRED TO JUNE 25TH, 2025

Comments:

06.11.2025

Parks and Recreation has no objections to this request.

03-06-2024

Are there any plans to future develop the site? Per the IDO all internal walkways/pedestrian paths should have connections and access to existing or proposed trails. There is a trail on the northwestern edge of the property. Please address whether this subdivision may require any easements for pedestrian access to ensure safety. Defer to Code Enforcement and Transportation.

No other comments at this time.

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2021-005508
9311 Coors NW

AGENDA ITEM NO: 5

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. Coors and Paseo del Norte are both Principal arterials and require 6' sidewalk with 5' to 6' landscape buffers. Your comment response letter stated that there was a waiver request included in the application, but I could not find one. Sidewalk must be completely contained within the ROW. ROW dedication will be required. All work in the ROW must be on an infrastructure list and be done through City work order. Your response letter mentioned that you included a waiver request, but there was no request included in the application. Waivers are submissions on their own and need to address and meet 10 criteria in order to be approved. Transportation staff along with NMDOT met with the applicant and discussed the need for sidewalk along this frontage.
2. 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.

FROM: Ernest Armijo, P.E.
Transportation Development
505-924-3991 or earmijo@cabq.gov

DATE: June 25, 2025

ACTION:

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

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