



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:** 03/06/2024 **Agenda Item:** #1 **Zone Atlas Page:** MX-M

Legal Description: Tract A-1-A-1, Gateway at Paseo del Norte

Request: Subdivide 1 tract into 5 new tracts. Property has been extensively developed as a commercial shopping mall, with established cross-lot easements and agreements.

Location: 9311 Coors Blvd. NW between Paseo del Norte Blvd NW and Eagle Ranch Rd NW

Application For: PS-2024- 00042 – SKETCH PLAT

1. 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 FACILITATIVE TEAM (DHO)

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

DATE: 04/23/2025

AGENDA ITEM NO: 1

PROJECT NUMBER:

PR-2021-005508

MINOR_PLT-2025-00013 – PRELIMINARY/FINAL PLAT

SKETCH PLAT 3-6-24 (DFT)

IDO - 2023

PROJECT NAME:

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)**

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.

COMMENTS:

1. Code Enforcement has no comments and no objections.

DEVELOPMENT FACILITATIVE TEAM (DHO)

Code Enforcement Comments

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*Jeff Palmer-Code Enforcement Supervisor
Planning Department
jppalmer@cabq.gov*

DATE: 04/23/2025

Comments from 3/6/24 DFT:

- 1. Property must meet requirements of IDO 5-4, Subdivision of Land, section 5-4(C). Property is zoned MX-M, and each lot proposed must meet all Dimensional standards of IDO 5-1(C), Table 5-1-2, including the following: Front setback 5ft, side setback 0 ft, Rear setbacks 15 ft*
- 2. This Property Has a Master Site Development Plan Case# 1010025*
- 3. Please clarify how Shared Parking Agreement applies to parking required/provided. Are there obligations to share parking on this lot, or additional spaces made available on another lot by the Shared Parking Agreement? IDO 5-4(D)*
- 4. Code Enforcement has no further comments or objections at this time.*

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

DRB Project Number: PR-2021-005508 Hearing Date: 04-23-2025
Project: 9311 COORS BLVD NW
between PASEO DEL NORTE
AND IRVING BLVD NW Agenda Item No: 1

☐ Minor Preliminary / Final Plat	☐ Preliminary Plat	☒ Final Plat
☐ Temp Sidewalk Deferral	☐ Sidewalk Waiver/Variance	☐ Bulk Land Plat
☐ DPM Variance	☐ Vacation of Public Easement	☐ 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 HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2021-005508
9311 Coors NW

AGENDA ITEM NO: 1

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.
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: April 23, 2025

ACTION:

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

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



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

HEARING DATE: 4/23/25 -- **AGENDA ITEM:** #1

Project Number: PR-2021-005508

Application Number: MINOR_PLT-2025-00013

Project Name: 9311 Coors Blvd NW

Request:

Create five new tracts form an existing tract.

**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 text***

BACKGROUND

- This request involves subdividing one existing tract—Lot/Tract A-1-A-1 of the Plaza at Paseo Del Norte—into five tracts. As part of the lot line adjustment, additionally water and sewer easements will also be granted.
- The property features a paved multi-use trail along its western edge and a bike lane on Coors Boulevard, which is designated as a Principal Arterial Street in the Long-Range Roadway System (LRRS). Additionally, the site is bordered to the south by interstate highways.
- The property is within Character Protection Overlay Zone (CPO-2) and is part of the Paradise Hills Civic Neighborhood Association. It is also located within the boundaries of the Northwest Mesa Community Planning Area (CPA).
- Subject property is zoned MX-M (Mixed-Use – Moderate Intensity), located at 9311 Coors Blvd NW, and within the Coors/Paseo Del Norte Activity Center. It is situated in a Major Transit Corridor and within an area of Change— except for the eastern side of the property, which lies across the street in an area of Consistency.

**(See additional comments on next pages)*

IDO/DPM COMMENTS

5-1 DIMENSIONAL STANDARDS**5-1(D) MIXED-USE ZONE DISTRICTS****5-1(D)(1) Mixed-use Zone District Table 5-1-2****5-1(D)(2) Urban Center, Main Street, and Premium Transit Areas****6-6(K) SUBDIVISION OF LAND – MINOR**

All applicable provisions of Section 14-16-6-4 (General Procedures) apply unless specifically modified by the provisions of this Subsection 14-16-6-6(K) or the DPM.

6-6(K)(2) Procedure

6-6(K)(2)(a) City Planning Department staff shall refer the application for comment and forward any comments received from commenting agencies pursuant to Subsection 14-16-6-4(J) to the DHO.

6-6(K)(2)(b) City staff and commenting agencies shall review the application and forward any comments and a recommendation to the DHO.

6-6(K)(2)(c) If the subdivision will result in a lot line that does not coincide with a zone district boundary (i.e., create a "floating zone line"), the applicant shall obtain a Zoning Map Amendment - EPC or Zoning Map Amendment - City Council, as applicable, to establish zone boundaries that coincide with the lot line before a final plat can be approved.

6-6(K)(2)(d) If the subdivision is associated with a Vacation Public Right-of-Way pursuant to Subsection 14-16-6-6(M), the zone district boundary shall be extended to the new property line created by platting the vacated public right-of-way into abutting properties.

6-6(K)(2)(e) The DHO may grant a Waiver to a DPM standard as part of this approval pursuant to Subsection 14-16-6-6(P) (Waiver – DRB).

6-6(K)(2)(f) The DHO may grant a deviation to a Development Standard in the IDO as part of this approval per the thresholds in Section 14-16-6-4(P) (Deviations).

6-6(K)(2)(g) Final plats shall include a list of any Vacations, Variances, Waivers, and deviations granted as an exhibit or note.

6-6(K)(2)(h) The DHO shall conduct a public hearing and make a decision on the application.

6-6(K)(2)(i) The applicant shall provide an IIA and construction plans and specifications for all required infrastructure conforming to the plat, pursuant to Subsection 14-16-6-4(Q).

6-6(K)(2)(j) Staff from required commenting agencies pursuant to Subsection 14-16-6-4(J)(3) shall review plats administratively for compliance with conditions of approval, DPM standards, and zoning standards.

6-6(K)(2)(k) The date of the DHO approval shall be recorded on the original drawing of 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)(3).

6-6(K)(2)(l) 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.

1. A plat that is not recorded in a timely manner may not be used as the basis for legal transfer of property where a subdivision is required.
2. The applicant shall provide the City a digital copy of the recorded plat.

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.

6-6(M) VACATION OF EASEMENT, PRIVATE WAY, OR PUBLIC RIGHT-OF-WAY

6-6(M)(1) Applicability

This Subsection 14-16-6-6(M) applies to all applications for any of the following Vacations:

6-6(M)(2)(g) If an application for a Vacation of Public Right-of-way is approved, all of the following requirements shall apply.

1. Within 7 days of the approval, the applicant shall coordinate with the Real Property Division of the City Department of Municipal Development and send notice of the approved vacation by First Class Mail to all abutting property owners. The letter shall include the contact information for the Real Property Division of the City Department of Municipal Development, as well as any other information as directed by the Real Property Division of the City Department of Municipal Development.
 - a. Abutting property owners have 30 days from the receipt of the notice to notify the Real Property Division of the City Department of Municipal Development of the intent to purchase the vacated right-of-way, or any portion thereof, or possibly forfeit their right to do so.

- b. Within 7 days of receipt of the notice of intent to purchase, the Real Property Division of the City Department of Municipal Development will provide the interested property owner with a purchase price for the desired portion of the vacated public right-of-way.
- 2. Any property owner that purchases vacated public right-of way shall complete all of the following requirements within 1 year of the approval of the Vacation or the Vacation shall be voided:
 - a. Obtain a Subdivision of Land – Minor or a Subdivision of Land – Major, as applicable, in order to combine the vacated right-of-way with their property.
 - i. The zone district boundary will be extended to the new lot lines established by the subdivision.
 - ii. In the event that there are existing utility facilities (e.g., water/sewer lines, electric lines, drainage facilities, etc.) situated on, in, or under the vacated right-of way, the purchasing property owner shall contact any affected utility promptly following the approval of the vacation to negotiate if and under what terms the property owner grants an easement for the utilities and/or if, when, and how a relocation of the utility facilities is required.
 - a. Where there is no duly recorded easement associated with the existing utility facilities because the facilities were placed on the property in accordance with a franchise agreement between the City and the utility, the purchasing property owner, at his/her sole discretion, shall advise the utility of 1 of the following:
 - 1. **That the property owner is willing to negotiate a grant of easement to accommodate all or a portion of the existing utility facilities on the property.**
 - 2. That all or a portion of the existing utility facilities on the property will need to be removed and/or relocated.
 - b. Where there is a duly recorded, valid easement associated with the existing utility facilities for the use and occupancy of the property, such easement runs with the land pursuant to Subsection 14-16-6-4(W)(1).
- 1. In the event that the purchasing property owner wants to relocate any utility facilities to accommodate new development, the purchasing property owner shall contact the affected utility to request, coordinate, and negotiate the relocation of the utility facilities, associated costs, and any new easements that are needed.

2. Any existing easements or newly granted easements shall be reflected on the Subdivision – Minor or Subdivision Major, as applicable, that is required pursuant to Subsection 14-16-6-6(M)(2)(g)2. a., above.
 - c. Record the final plat with the Bernalillo County Assessor, pursuant to Subsection 14-6-6(K)(2)(h) or 14-16-6-6(L)(2)(g)4, as applicable.
 - d. Present and execute a quitclaim deed in a form acceptable to the city to affect the transfer of ownership after recording the final plat.
 - e. Record the executed quitclaim deed with the Bernalillo County Assessor.

GENERAL COMMENTS

- Specify the number of parking spaces allocated for each proposed lot within the entire site as part of this platting action. Additionally, a parking calculation table must be submitted before the final approval of the plat. This table should show the required number of parking spaces based on the existing and proposed land uses, along with the number of parking spaces provided for each lot and/or tract involved in the platting action.
- Confirm shared access between the lots.
- The application number must be added to the Plat.
- A copy of the AGIS-approved DXF file must be submitted prior to the final sign-off of the Plat.
- The date of the DHO approval shall be recorded on the Plat.
- After DHO approval and final sign off, a recorded copy of the Plat must be sent to Jay Rodenbeck at jrodenbeck@cabq.gov and Angela Gomez at agomez@cabq.gov.
- **The Subdivision of Land-Minor request meets the following IDO criteria:**

6-6(K)(3) Any application for a Subdivision of Land-Minor shall be approved if it complies with all applicable provisions of this IDO, the DPM, and other adopted City regulations, and any conditions specifically applied to the development of the property in a prior permit or approval affecting the property.
- Signatures from Hydrology, ABCWUA, and Transportation engineers and staff have been obtained on Form PLT.

- The proposed Plat contains all the required signatures from: utilities, AMAFCA, owner(s), surveyor, and the City Surveyor.
- The applicant provided public notice in compliance with IDO Table 6-1-1. Related documents are provided in the application packet.
- 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.



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: 4/24/25