



PLAN SNAPSHOT REPORT MAJOR_PLT-2025-00005 FOR CITY OF ALBUQUERQUE

Plan Type: Preliminary Plat Applications	Project: PR-2022-006627 (PR-2022-006627)	App Date: 04/24/2025
Work Class: Major Preliminary Plat	District: City of Albuquerque	Exp Date: NOT AVAILABLE
Status: In Review	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To:	Approval Expire Date:

Description: We are seeking a COMBINED preliminary/final plat to subdivide one 15.42-acre lot into four approximately 4-acre lots. The plat includes the necessary easements to support access, utilities, and drainage for the proposed lots. Based on DFT staff feedback at the sketch plat review. The owner plans to develop Lot 4 as the new headquarters for Mario's Catering, LLC, his existing catering business. The remaining three lots, at approximately 4 acres each, are suitably sized for future lease or sale to other users.

Parcel: 101405523422330527	Main	Address: 251 Woodward Rd Se Albuquerque, NM 87102	Main	Zone:
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Applicant Renee Regal 9384 Valley View Drive NW Suite 100 Suite 100 Albuquerque, NM 87114 Business: (505) 366-4187 Mobile: (717) 443-3717	Agent John Stapleton 9384 Valley View Dr NW Albuquerque, NM 87114 Business: (505) 545-9607	Surveyor David Acosta Home: (505) 917-8921 Business: (505) 917-8921 Mobile: (505) 917-8921	Owner Roland Gonzalez Home: (818) 951-3555 Business: (818) 951-3555 Mobile: (818) 355-1355
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Plan Custom Fields

Existing Project Number	PR-2022-006627	Existing Zoning	NR-LM - Non-Residential - Light Manufacturing	Number of Existing Lots	1
Number of Proposed Lots	4	Total Area of Site in Acres	15.421	Site Address/Street	355 Woodward Road SE Albuquerque, NM 87102
Site Location Located Between Streets	Descanso Road SE and Woodward Road SE	Case History	PR-2022-00027	Do you request an interpreter for the hearing?	No

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Renee_Regal_4/24/2025.jpg	04/24/2025 16:08	Regal, Renee		Uploaded via CSS

Note	Created By	Date and Time Created
1. Requires: Letter of authorization from the property owner Archaeological Certificate or proof that an Archaeological Certificate has been submitted. Proof of Sketch Plat Proof of first class mailing to affected property owner RSN LLC-8100 Wyoming Blvd NE #182	Renee Zamora	04/29/2025 11:15
2. • Sites 5 acres or greater requires: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A) • Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1) Office of Neighborhood Coordination notice inquiry response ___ Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by the Planning Department ___ Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b) ___ Proof of emailed notice to affected Neighborhood Association representatives ___ Proof of first class mailing to affected Neighborhood Association representatives and property owners within 100 feet	Renee Zamora	05/19/2025 9:45

PLAN SNAPSHOT REPORT (MAJOR_PLT-2025-00005)

3. Submittal has been reviewed and is ready to be processed.

Renee Zamora

05/21/2025 13:54

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00023181	Major Preliminary Plat Fee	\$815.00	\$815.00
	Posted Sign Fee	\$20.00	\$20.00
	Facilitated Meeting Fee for Public Hearing Cases	\$50.00	\$50.00
	Published Notice Fee - Legal Ad	\$75.00	\$75.00
	Technology Fee	\$72.80	\$72.80
	Proposed Lot Fee	\$80.00	\$80.00
	Total for Invoice INV-00023181	\$1,112.80	\$1,112.80
NOT INVOICED	Intersection Fee	\$0.00	\$0.00
	Total for Invoice NOT INVOICED	\$0.00	\$0.00
Grand Total for Plan		\$1,112.80	\$1,112.80

Hearing Type	Location	Scheduled Date	Status	Subject
DHO Hearing v.1	Zoom	06/11/2025	Scheduled	DHO

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		05/21/2025 13:57	
Associate Project Number v.1	Generic Action		05/21/2025 13:57
Screen for Completeness v.1	Generic Action		05/21/2025 13:57
Verify Payment v.1	Generic Action		05/21/2025 15:20
Sign Posting v.1	Generic Action		05/21/2025 15:20
Application Review v.1		05/21/2025 15:24	
Create and Email Advertisement v.1	Generic Action		
DHO Hearing v.1	Hold Hearing	05/21/2025 15:24	05/21/2025 15:25
Major Preliminary Plat Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		
Notice of Decision v.1			
Upload Notice of Decision v.1	Generic Action		
Confirm AGIS Approval and Upload v.1	Generic Action		
Conditions of Approval v.1			
Add in Conditions of Approval v.1	Generic Action		
Signature v.1			
Confirm Latest PLAT Uploaded v.1	Generic Action		
Confirm Latest Infrastructure List Uploaded v.1	Generic Action		
Confirm Conditions Satisfied v.1	Generic Action		
Confirm Recorded IIA Uploaded v.1	Generic Action		
Signature Review for Plats v.1	Receive Submittal		
Confirm Recorded Plat is Uploaded v.1	Generic Action		
Linked Applications v.1			
Linked Major Final Plat v.1	Create Plan Case		



Tim Keller, Mayor
Sarita Nair, CAO

City of Albuquerque
P.O. Box 1293 Albuquerque, NM 87103
Planning Department
Alan Varela, Interim Director

DATE: May 2, 2025

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s): PR-2022-006627, AC-2025-00004
Agent: Community Design Solutions. LLC
Applicant: RSN, LLC
Legal Description: UPC: 101405523422330527, Lots 18-20, Lot 21 exc. N 100 ft of E 100 ft
Zoning: NR-LM
Acreage: 15.4210
Zone Atlas Page(s): M-14-Z

CERTIFICATE OF NO EFFECT: ☒ Yes ☐ No

CERTIFICATE OF APPROVAL: ☐ Yes ☒ No

SUPPORTING DOCUMENTATION:

Historic Google Earth Images, Historic Albuquerque Aerials, ARMS/NMCRIS Records

SITE VISIT: N/A

RECOMMENDATIONS:

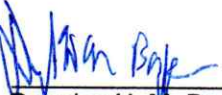
The property had been developed since at least 1959.

Therefore: CERTIFICATE OF NO EFFECT ISSUED-under 6-5(A) (3)(a) criterion 2 "The property has been disturbed through previous land use"

SUBMITTED BY:

SUBMITTED TO:

Planning, Development Services


Douglas H. M. Boggess, MA, RPA Date
Senior Principal Investigator
Acting City Archaeologist
Lone Mountain Archaeological Services, Inc.

5-2-2025



RE: PR#2022-006627

From Muzzey, Devin P. <dmuzzey@cabq.gov>

Date Fri 3/21/2025 11:10 AM

To David Acosta <David.Acosta@sam.biz>; Planning Plat Approval <platgisreview@cabq.gov>

Cc John Stapleton <John.Stapleton@cdsn.com>; Rodenbeck, Jay B. <jrodenbeck@cabq.gov>

Thanks so much David! The DXF for PR-2022-006627 – Marios Catering, Lots 1 thru 4 – has been approved. This email will notify the DHO office.

Have a great day!



Devin Muzzey

gis specialist

e dmuzzey@cabq.gov

cabq.gov/planning

Our POSSE and AVOLVE systems have been replaced with our new software system, ABQ-PLAN. POSSE and AVOLVE users can create an ABQ-PLAN account with the same email address to access their data. We have a [user guide](#), [video tutorials in English and Spanish](#), and other resources to help you get up to speed. For more information about ABQ-PLAN please visit cabq.gov/planning/abq-plan

From: David Acosta <David.Acosta@sam.biz>

Sent: Friday, March 21, 2025 8:56 AM

To: Muzzey, Devin P. <dmuzzey@cabq.gov>; Planning Plat Approval <platgisreview@cabq.gov>

Cc: John Stapleton <John.Stapleton@cdsn.com>

Subject: Re: PR#2022-006627

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

Hi Devin,

Good morning...attached is the plat. Let me know if you need anything else.

Regards,

David P. Acosta, PS

Department Operations Manager

Surveying And Mapping, LLC (SAM)

277 E Amador Ave. Suite 303

Las Cruces, NM 88001

Cell: 575-644-0250

david.acosta@sam.biz

www.sam.biz

From: Muzzey, Devin P. <dmuzzey@cabq.gov>

Sent: Friday, March 21, 2025 7:12 AM

To: David Acosta <David.Acosta@sam.biz>; Planning Plat Approval <platgisreview@cabq.gov>

Cc: John Stapleton <John.Stapleton@cdsnrm.com>

Subject: RE: PR#2022-006627

Good Morning David,

We will need the corresponding pdf file of this plat as well, in order to continue with the approval process.

Thank you,



Devin Muzzey

gis specialist

e dmuzzey@cabq.gov

cabq.gov/planning

Our POSSE and AVOLVE systems have been replaced with our new software system, ABQ-PLAN. POSSE and AVOLVE users can create an ABQ-PLAN account with the same email address to access their data. We have a [user guide](#), [video tutorials in English and Spanish](#), and other resources to help you get up to speed. For more information about ABQ-PLAN please visit cabq.gov/planning/abq-plan

From: David Acosta <David.Acosta@sam.biz>

Sent: Thursday, March 20, 2025 5:14 PM

To: Muzzey, Devin P. <dmuzzey@cabq.gov>; Planning Plat Approval <platgisreview@cabq.gov>

Cc: John Stapleton <John.Stapleton@cdsn.com>

Subject: PR#2022-006627

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

Hi Devin,

Good afternoon.....Can I please get this approved? Let me know if you have any questions.

Regards,

David P. Acosta, PS

Department Operations Manager

Surveying And Mapping, LLC (SAM)

277 E Amador Ave. Suite 303

Las Cruces, NM 88001

Cell: 575-644-0250

david.acosta@sam.biz

www.sam.biz

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Please refer to the DHO public meeting schedule for meeting dates and deadlines. Your attendance is required.

Legal/Request Descriptions & Location: ALL OF LTS 18-20, LT 21 EXC N 100 FT OF E 100 FT, POR OF LT17 LYING E OF A LINE 723.49
FT W OF NE CORNER OF LT 21 BLK A SOUTH BROADWAY ACRES #1 POR OF WESMEJO DR ADJ ON SO OF BLK 335 Woodward SE

☐ **Hydrology:**

• Sensitive Lands Analysis (5-2(C))	<u> </u> Approved	<u> X </u> NA
• Grading and Drainage Plan	<u> X </u> Approved	<u> </u> NA
• AMAFCA	<u> </u> Approved	<u> X </u> NA
• Bernalillo County	<u> </u> Approved	<u> X </u> NA
• NMDOT	<u> </u> Approved	<u> X </u> NA
• MRGCD	<u> </u> Approved	<u> X </u> NA


 Hydrology Department

3/14/2025
 Date

☐ **Transportation:**

• Traffic Circulations Layout (TCL)	<u> </u> Approved	<u> X </u> NA
• Traffic Impact Study (TIS)	<u> </u> Approved	<u> X </u> NA
• Neighborhood Impact Analysis (NIA)	<u> </u> Approved	<u> X </u> NA
• Bernalillo County	<u> </u> Approved	<u> X </u> NA
• NMDOT	<u> </u> Approved	<u> X </u> NA


 Transportation Department

3/13/2025
 Date

☐ **Albuquerque Bernalillo County Water Utility Authority (ABCWUA):**

• Availability Statement:	<u> </u> Approved	<u> </u> NA
• Development Agreement:	<u> </u> Approved	<u> </u> NA
• If None Explain: _____		


 ABCWUA

4/14/25
 Date

<input checked="" type="checkbox"/> Infrastructure Improvements Agreement (IIA*)	<u> </u> Approved
<input checked="" type="checkbox"/> AGIS (DXF File**)	<u> X </u> Approved

☐ **Signatures on Plat:**

• Owner(s)	<u> X </u> Yes	
• City Surveyor	<u> X </u> Yes	
• AMAFCA***	<u> X </u> Yes	<u> </u> NA
• NM Gas***	<u> X </u> Yes	
• PNM ***	<u> X </u> Yes	
• COMCAST***	<u> X </u> Yes	
• MRGCD***	<u> X </u> Yes	<u> </u> NA

* Prior to **Final Plat** submittals (include a copy of the recorded IIA)

** DXF file required for **Preliminary/Final Plat** and **Final Plat** approval submittals and not required for **Preliminary Plat** application

*** Signatures required for **Preliminary/Final Plat** and **Final Plat** applications and not required for **Preliminary Plat** application

Current DRC
Project Number: _____

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

**TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT HEARING OFFICER (DHO) REQUIRED INFRASTRUCTURE LIST**

Date Submitted: _____
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DHO Project No.: _____
DHO Application No.: _____

335 WOODWARD

PROPOSED NAME OF PLAT

**Lots 17, 18, 19, 20 & 21, Block A, SOUTH BROADWAY ACRES, and Tracts 64-A-1-B & 64-A-1-A-4 M.R.G.C.D. Map No. 44, Section 32, T.10N., R.3E., N.M.P.M., City of
Albuquerque, Bernalillo County, New Mexico**

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
		5'	New 5' wide sidewalk	Descanso Road SE	West end of Frontage	East end of Frontage	/	/	/
			Base course emergency vehicle turn around (hammerhead design)	Descanso Road SE on MRGCD Property	At eastern terminus of road	/	/	/	
		8"	50 LF sanitary sewer main including manholes	Internal to public utility easement	Woodward Road SE	North of Woodward 20ft into the property	/	/	/

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City requirements.

1 _____

2 _____

3 _____

AGENT / OWNER DEVELOPMENT FACILITATION TEAM APPROVALS

John Stapleton, PE

NAME (print)

Community Design Solutions

FIRM

John Stapleton

SIGNATURE - date

PLANNING - date

TRANSPORTATION DEVELOPMENT - date

UTILITY DEVELOPMENT - date

CITY ENGINEER - date

PARKS & RECREATION - date

AMAFCA - date

CODE ENFORCEMENT - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

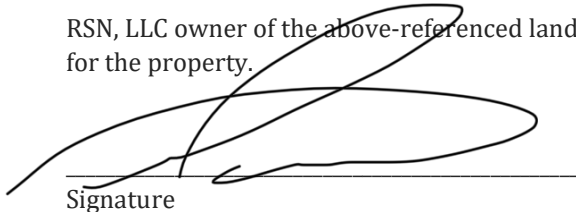
AGENT LETTER / LETTER OF AUTHORIZATION

OWNER: RSN, LLC
Roland Gonzales - Owner
roland@marioscatering.com

AGENT: Community Design Solutions, LLC | **CDS**
John Stapleton, PE
9384 Valley View Drive NW
Suite 100
Albuquerque, NM 87114
John.Stapleton@cdsnm.com

Property Description: 335 Woodward Rd SE, Albuquerque, New Mexico, 87102

RSN, LLC owner of the above-referenced land, hereby authorizes CDS as agent for a platting application for the property.


Signature

04/29/2025
Date

Mario Gonzalez
Printed Name

Renee Regal

From: Flores, Suzanna A. <Suzannaflores@cabq.gov>
Sent: Wednesday, April 9, 2025 1:28 PM
To: Renee Regal
Subject: 335 Woodward Road SE_Public Notice Inquiry Sheet Submission
Attachments: IDO Zone Atlas.pdf

Dear Applicant:

As of April 9, 2025 there are **NO** neighborhood associations to notify. You will need to attach a copy of this e-mail from the Office of Neighborhood Coordination (ONC) to your application when you submit it to the Planning Department.

Please note that the ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Thank you,

Suzie



Suzie Flores

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque
(505) 768-3334 Office

E-mail: suzannaflores@cabq.gov

Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Wednesday, April 9, 2025 11:22 AM
To: Office of Neighborhood Coordination <renee.regal@cdsnm.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

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

Public Notice Inquiry For:

Development Hearing Officer

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

RENEE REGAL

Telephone Number

717-443-3717

Email Address

renee.regal@cdsn.com

Company Name

Community Design Solutions

Company Address

9384 Valley View Drive NW

City

ALBUQUERQUE

State

NM

ZIP

87114

Legal description of the subject site for this project:

ALL OF LTS 18-20, LT 21 EXC N 100 FT OF E 100 FT, POR OF LT17 LYING E OF A LINE 723.49 FT W OF NE
CORNER OF LT 21 BLK A SOUTH BROADWAY ACRES #1 POR OF WESMEJO DR ADJ ON SO OF BLK

UPC 101405523422330527

Physical address of subject site:

335 Woodward Road SE

Subject site cross streets:

Broadway Boulevard SE

Other subject site identifiers:

This site is located on the following zone atlas page:

M-14-Z

Captcha

x

Renee Regal

To: Zamora, Renee C.; John Stapleton
Cc: Rodenbeck, Jay B.; Webb, Robert L.; Ortiz, Annette
Subject: RE: MAJOR_PLT-2025-00005 (251 WOODWARD RD SE Albuquerque, NM 87102)

From: Zamora, Renee C. <rczamora@cabq.gov>
Sent: Tuesday, April 29, 2025 11:50 AM
To: Renee Regal <renee.regal@cdsnm.com>; John Stapleton <John.Stapleton@cdsnm.com>
Cc: Rodenbeck, Jay B. <jrodenbeck@cabq.gov>; Webb, Robert L. <rwebb@cabq.gov>; Ortiz, Annette <annetteortiz@cabq.gov>
Subject: RE: MAJOR_PLT-2025-00005 (251 WOODWARD RD SE Albuquerque, NM 87102)

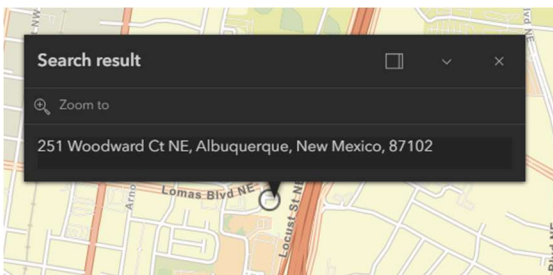
Good afternoon,
Thank you for your submittal.
We will need a bit more information before we can complete your submittal.

Please log into ABQ-PLAN to make updates regarding the following:

- Submit the letter of authorization from the property owner listed at the Bernalillo County Assessor's office - [Bernalillo County, NM - Search \(bernco.gov\)](#).
- Please submit, in ABQ-Plan, an application for an Archaeological Certificate - Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A) or proof that an Archaeological Certificate has been submitted.
- Proof of Sketch Plat per IDO Section 14-16-6-6(L)(2)(b) is required
- Proof of first class mailing to affected property owner RSN LLC-8100 Wyoming Blvd NE #182.
- We can confirm that a Pre-submittal Tribal Meeting is not required for the subject property pursuant to IDO §14-16-6-4(B). The IDO link is below:

https://documents.cabq.gov/planning/IDO/2023_IDO_AnnualUpdate/IDO_2023_AnnualUpdate_Effective.pdf
(14-16-6-4(B))

A PDF of the email from Planning staff confirming that a Pre-submittal Tribal Meeting was not required, please log in to ABQ-plan and upload this information in "other documents".



We want to ensure your project is processed correctly and in a timely manner.

If you need additional assistance, feel free to reach out to me at 505-924-3358 or contact Annette Ortiz at 505.924.3623. We're here to help.

Thank you



RENEE ZAMORA

Senior Administrative/Navigator

o 505-924-3358

e rczamora@cabq.gov

cabq.gov/planning

Our (LMS) POSSE and (E-PLAN) AVOLVE systems have been replaced with our new software system, ABQ-PLAN. (LMS) POSSE and (E-PLAN) AVOLVE users can create an ABQ-PLAN account with the same email address to access their data. We have a [user guide](#), [video tutorials in English and Spanish](#), and other resources to help you get up to speed. For more information about ABQ-PLAN please visit cabq.gov/planning/abq-plan

Renee Regal

From: Zamora, Renee C. <rczamora@cabq.gov>
Sent: Thursday, May 1, 2025 3:49 PM
To: Renee Regal; John Stapleton
Cc: Rodenbeck, Jay B.; Webb, Robert L.; Ortiz, Annette
Subject: AC-2025-00004 (251 WOODWARD RD SE Albuquerque, NM 87102)

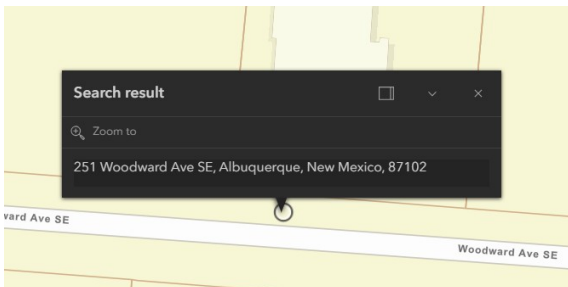
Good afternoon,
Thank you for your submittal.

- We can confirm that a Pre-submittal Tribal Meeting is not required for the subject property pursuant to IDO §14-16-6-4(B). The IDO link is below:

https://documents.cabq.gov/planning/IDO/2023_IDO_AnnualUpdate/IDO_2023_AnnualUpdate_Effective.pdf
(14-16-6-4(B))

A PDF of the email from Planning staff confirming that a Pre-submittal Tribal Meeting was not required, please log in to ABQ-plan and upload this information in “other documents”.

All other documents are acceptable.



RENEE ZAMORA

Senior Administrative/Navigator

o 505-924-3358

e rczamora@cabq.gov

cabq.gov/planning

Our (LMS) POSSE and (E-PLAN) AVOLVE systems have been replaced with our new software system, ABQ-PLAN. (LMS) POSSE and (E-PLAN) AVOLVE users can create an ABQ-PLAN account with the same email address to access their data. We have a [user guide](#), [video tutorials in English and Spanish](#), and other resources to help you get up to speed. For more information about ABQ-PLAN please visit cabq.gov/planning/abq-plan

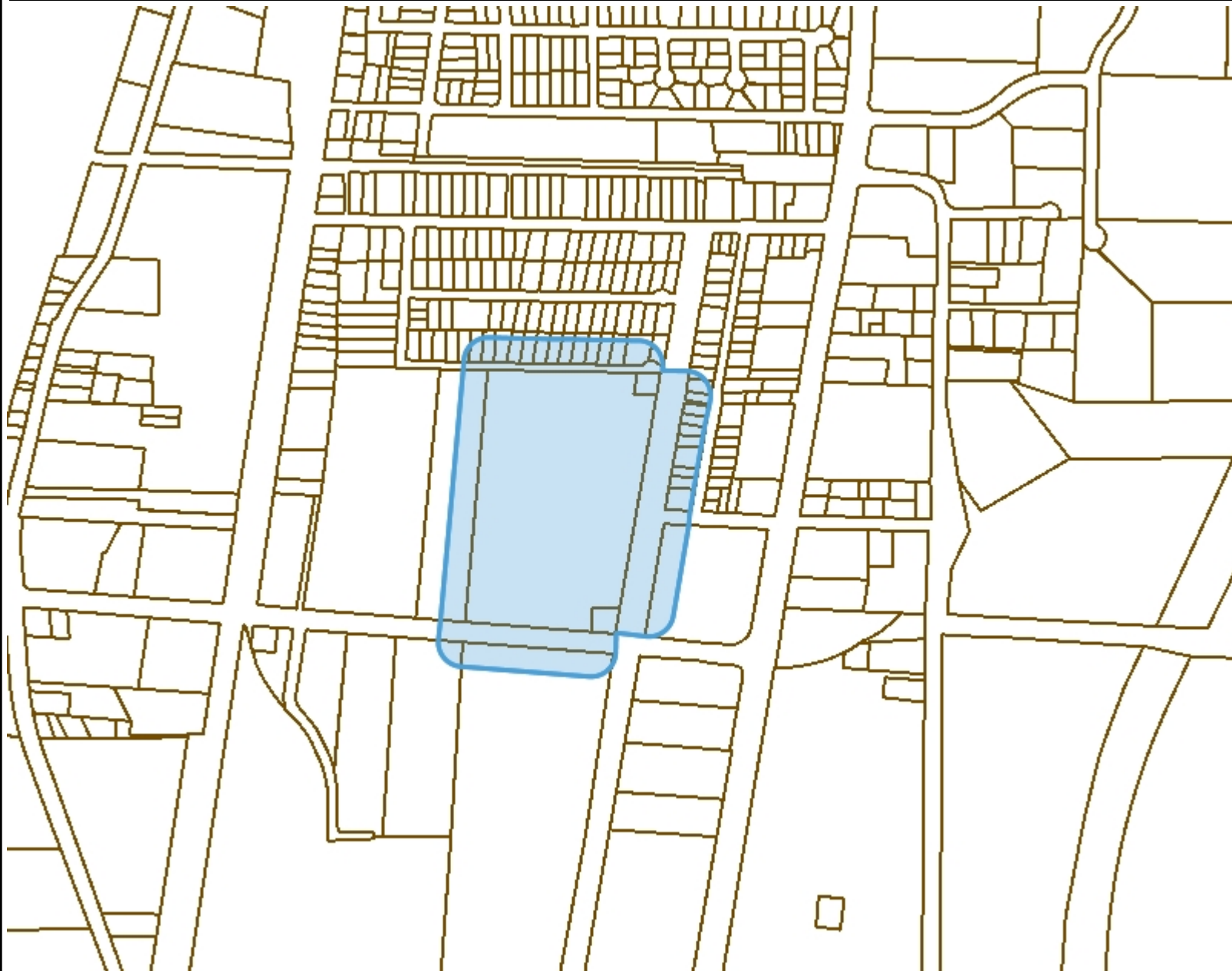


335 Woodward Rd SE



Legend

□ Bernalillo County Parcels



Notes

Buffer: 100 Ft.
ROW: Descano Rd SE; San Jose Drain;
Woodward Rd SE

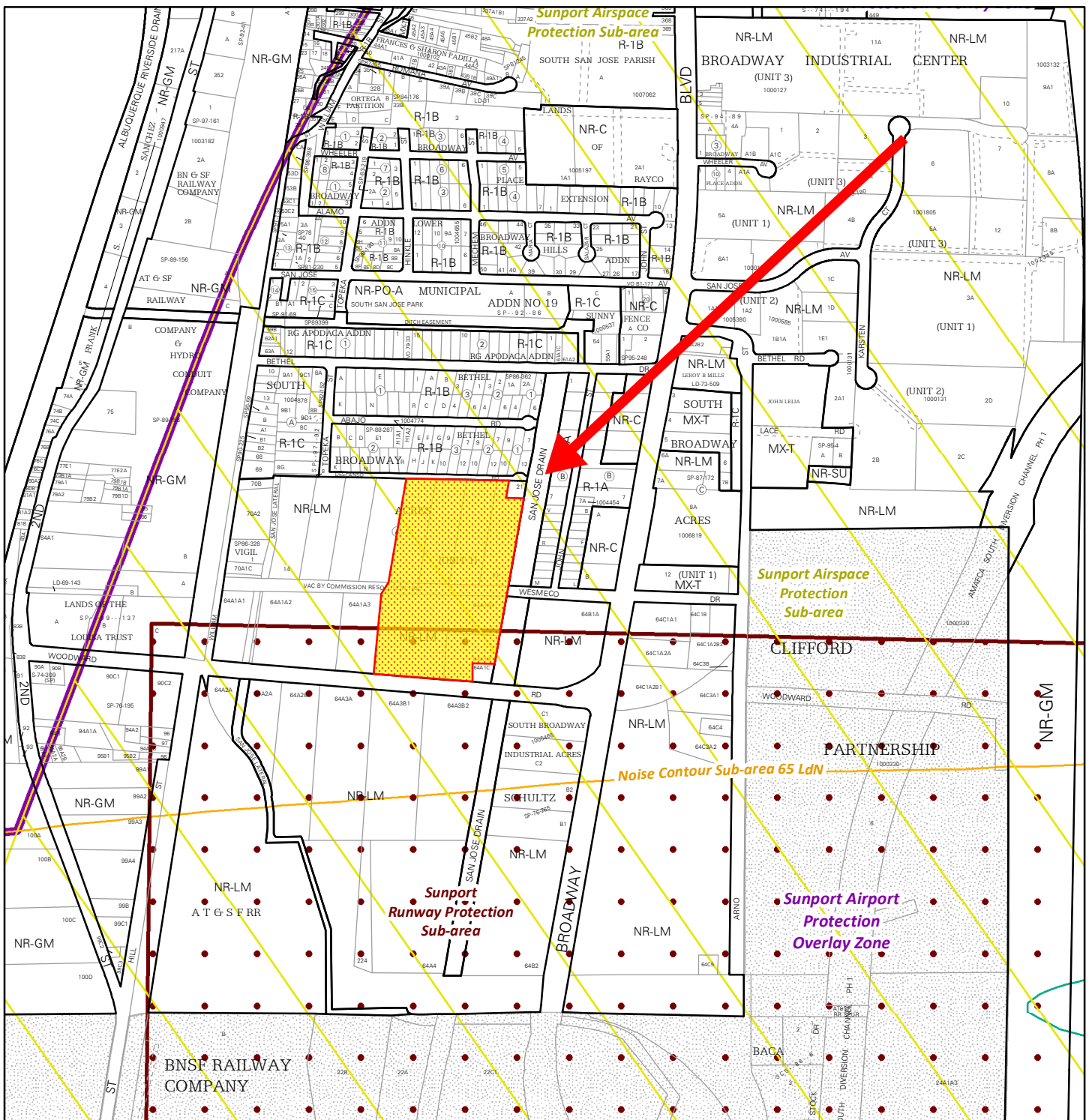
1,196 0 598 1,196 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
4/10/2025 © City of Albuquerque

1: 7,175

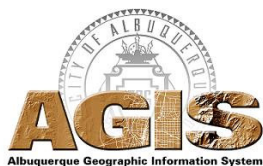
The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

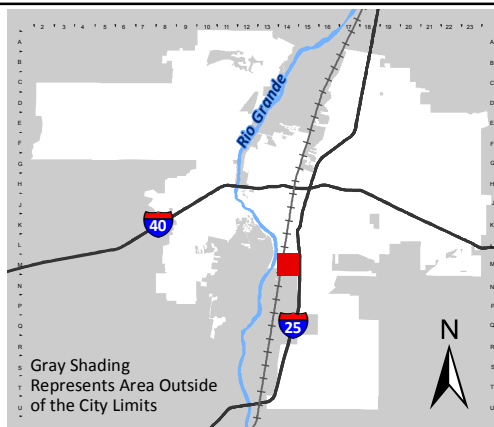


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
M-14-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

Mario's

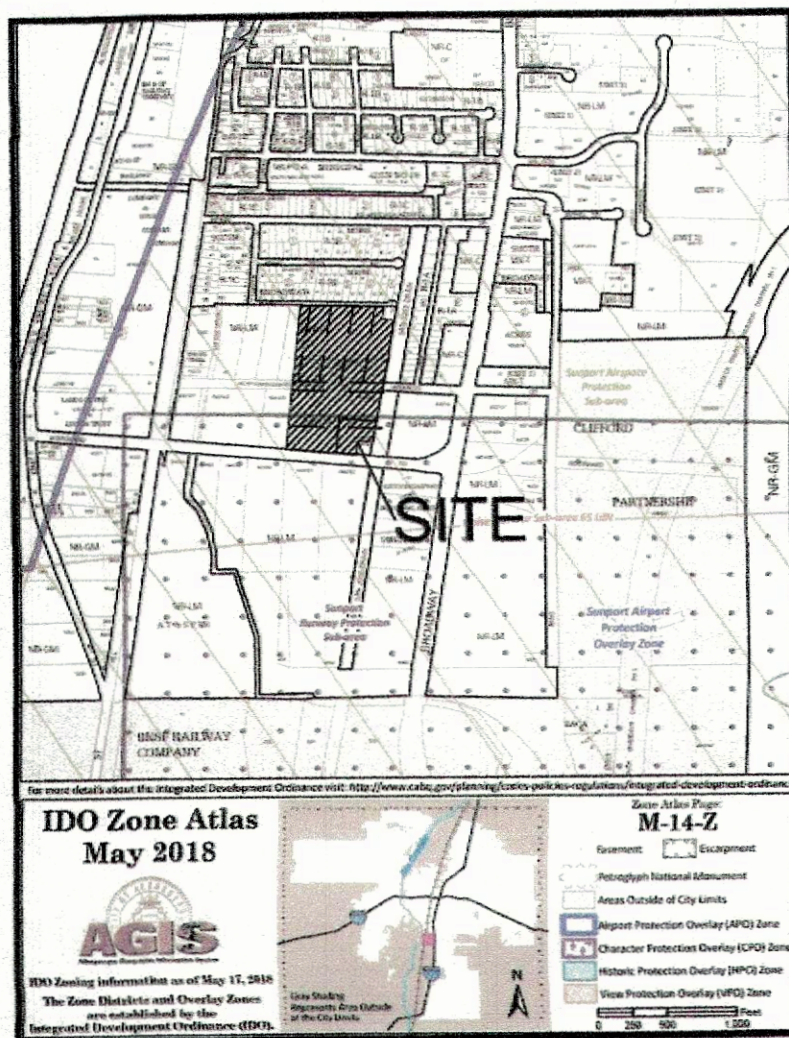
	UPC	Owner	Owner Address	Owner Address 2	Legal Description	Deeded Assessed Acreage
1	101405526727230531	ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	PO BOX 1293	ALBUQUERQUE NM 87103-1293	* 021 A N 100 OF E 100 SO BROADWAY AC .23AC	0.2
2	101405528525610153	ARMUJO GERALDINE & LOPEZ ROSE MARY	2905 JOHN ST SE	ALBUQUERQUE NM 87102-5123	* U SOUTH BROADWAY ACRES REPL TR B	0.1
3	101405523928620314	ARNOLD RANDALL E TRUSTEE ARNOLD RVT	307 DESCANSO RD SE	ALBUQUERQUE NM 87102-5148	* 012 003BETHEL SUBD	0.1697
4	101405528122510159	ARTEAGA ELOY E & ELVA MARTINA	2937 JOHN ST SE	ALBUQUERQUE NM 87102-5123	LOTS M X N M MEX CREDIT CORP REPL	0.2
5	101405521328620309	BACA FRANK N & CHARLOTTE D	222 ABAJO RD SE	ALBUQUERQUE NM 87102-5142	SIERRA REPL OF BROADWAY ACRES S # 1 LOT H REPL OF LOT 4 BLOCK A	0.1497
6	101405523328620313	BACA LEONARD & PAM	239 DESCANSO RD SE	ALBUQUERQUE NM 87102-5119	* 011 003BETHEL SUBD	0.1497
7	101405527128620320	BACA ROBERT	353 DESCANSO RD SE	ALBUQUERQUE NM 87102	* 012 001:BETHEL SUBD REPL	0.1497
8	101405525028620316	BENAVIDEZ MATTHEW & BENAVIDEZ GEORGE R II & GEORGIA P	313 DESCANSO RD SE	ALBUQUERQUE NM 87102	* 011 002BETHEL SUB REPL	0.1497
9	101405528927010150	CASTILLO JOSE R & LOURDES M	2855 JOHN ST SE	ALBUQUERQUE NM 87102-5121	* 007 S BRD WY AC #1 W100FT N1/2 LOT7	0.12
10	101405524528620315	CHAVEZ JOSIE	311 DESCANSO RD SE	ALBUQUERQUE NM 87102-5148	* 010 002BETHEL SUBD	0.1497
11	101405528424710155	CHAVEZ VICTORIA MAESTAS & CORDOVA TONY DEAN	2923 JOHN ST SE	ALBUQUERQUE NM 87102-5123	LOT S NEW MEXICO CREDIT CORPORATION (REPLAT OF LOTS 8,9 & 10& WEST POF	0.09
12	101405518622330522	CORTAZAR LABORATORIES LLC	5951 OFFICE BLVD NE	ALBUQUERQUE NM 87109-5822	A PORT LTS 16 & 17 SOUTH BROADWAY AC NO 1 & MAP 44 TR 64 A1A3 & PORT VAC	4.72
13	101405521510330409	FILM YARD LLC	366 LOS RANCHOS RD NW	ALBUQUERQUE NM 87107-6532	MRGCD MAP 44 TRS 64A3B1, 64A3B2, 64A4 & VAC W 24 FT OF SAN JOSE DRAIN AC	19.11
14	101405517313130415	FORD INVESTMENTS LLC	248 WOODWARD RD SE	ALBUQUERQUE NM 87102-5138	MAP 44 TR 64 A 3 A	4.999
15	101405519228620305	GABALDON KEVIN T	229 DESCANSO RD SE	ALBUQUERQUE NM 87102	* O 002MONTTOYA 2ND REPL	0.1397
16	101405519828720306	GONZALES ALBERT & ESTEFANA	229 1/2 DESCANSO RD SE	ALBUQUERQUE NM 87102	* P 002MONTTOYA 2ND REPL	0.139
17	01405528927510149	HEREDIA ADAM & EVANGELINA	2839 JOHN ST SE	ALBUQUERQUE NM 87102-5121	SOUTH BROADWAY ACRES NO 1 SW 50 X 100FT E & W LOT 6 BLK B	0.12
18	101405526528720318	MARTINEZ JUAN M & LAURA M	340 ABAJO RD SE	ALBUQUERQUE NM 87102-5105	1 LOTS 10 & 11 BLK 1 BETHEL SUBD REPL OF SO BROADWAY ACRES LOTS 1 2 & 3 B	0.2994
19	101405528826710151	MCINTYRE NATALIE NICHOLE	2857 JOHN ST SE	ALBUQUERQUE NM 87102-5121	B W 100FT OF S1/2 OF LOT 7 BLK B SOUTH BROADWAY ACRES EXC S20.17FT OUT	0.0803
20	101405528123510157	ORTIZ JERRY T & ROSE F	2925 JOHN ST SE	ALBUQUERQUE NM 87102-5123	* P B SOUTH BROADWAY ACRES	0.1
21	101405528123110158	ORTIZ JERRY T & ROSE F	2925 JOHN ST SE	ALBUQUERQUE NM 87102-5123	* O B SO BROADWAY ACRES	0.1
22	101405538224110156	PEREZ MANUAL R & RUELAS MARIA A	2921 JOHN ST SE	ALBUQUERQUE NM 87102-5123	* Q B SOUTH BROADWAY ACRES L Q&R	0.1
23	101405525528620317	REYES JESUS MEDINA	315 DESCANSO RD SE	ALBUQUERQUE NM 87102	* 012 002BETHEL SUBD	0.1492
24	101405523422330527	RSN LLC	8100 WYOMING BLVD NE #182	ALBUQUERQUE NM 87113-1946	ALL OF LTS 18-20, LT 21 EXC N 100 FT OF E 100 FT, POR OF LT17 LYING E OF A LINE	15.6798
25	101405522928620312	RUIZ RUBEN A	237 DESCANSO RD SE	ALBUQUERQUE NM 87102-5119	* 010 003BETHEL SUBD	0.1497
26	101405521828620310	SALAS MICHAEL R	226 ABAJO RD SE	ALBUQUERQUE NM 87102-5142	* J SIERRAS REPLAT	0.1497
27	101405522328620311	SALAS REYES & MARY E	235 DESCANSO RD SE	ALBUQUERQUE NM 87102-5119	* K SIERRAS REPLAT	0.1497
28	101405524917630528	SULLIVAN SEAN M & MARY H TRUSTEES SULLIVAN TRUST	335 WOODWARD AVE SE	ALBUQUERQUE NM 87102-5134	MAP 44 TR 64A1C CONT 0.24 AC	0.24
29	101405520128620307	TORRES AGUSTIN	329 1/2 DESCANSO RD SE	ALBUQUERQUE NM 87102-5148	LT Q BLK 2 MONTTOYA SECOND REPLAT CONT .1514 +/- AC	0.1514
30	101405520828620308	TORRES JAIME & WENDY	329 1/2 DESCANSO RD SE	ALBUQUERQUE NM 87102-5148	LT R BLK 2 MONTTOYA SECOND REPLAT CONT .1741 +/- AC	0.1741
31	101405528626010152	TORREZ SADIE	2901 JOHN ST SE	ALBUQUERQUE NM 87102-5123	* V B SOUTH BROADWAY ACRES	0.11
32	101405528525210154	VILLESICAS OMAR A	920 CRANE DR SW	ALBUQUERQUE NM 87121-8085	* T B SOUTH BROADWAY ACRES	0.1
33	101405529119440434	WILD TURKEY LLC	8830 HORIZON BLVD NE	ALBUQUERQUE NM 87113-1689	SO BDWY INDUSTRIAL ACRES TR D PLAT FILED 2 17 59 A/K/A MAP 44 TRACT 64B1A	4.69



Community Design Solutions, LLC
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87114



RSN LLC
8100 WYOMING BLVD NE #182
ALBUQUERQUE NM 87113-1946



LEGAL DESCRIPTION:

A certain tract of land situate in the Southwest Quarter (SW 1/4) of Section 32, Township 10 North, Range 3 East, Bernalillo County, New Mexico, and more particularly described as follows:

BEGINNING at the Southeast corner of the tract herein described, being a point on the Westerly right of way line of Middle Rio Grande Conservancy District San Jose Drain, Whence ACS Monument 5_M14, bears S.76°18'15"E., 652.39 feet distant;

Thence N.85°27'30"W., 109.60 feet to an angle point;

Thence S.04°32'30"W., 100.00 feet to an angle point, being a point on the Northerly right of way line of Woodward Road SE;

Thence N.85°27'30"W., 519.11 feet along said Northerly right of way line of Woodward Road SE to the Southwest corner of the tract herein described;

Thence N.04°32'30"E., 1009.13 feet to the Northwest corner of the tract herein described, being a point on the Southerly right of way line of Descanso Road SE;

Thence S.88°51'30"E., 621.35 feet along said Southerly right of way line of Descanso Road SE to corner of the tract herein described

Thence, leaving said Descanso Road SE right of way line, S.10°01'30"W., 74.70 feet to Corner of the tract herein described;

Thence S.88°51'30"E, 100.00 feet to the Northeast corner of the tract herein described, being a point on the Westerly right of way line of the San Jose Drain;

Thence S.10°01'30"W., 881.59 feet along said Westerly right of way line of said San Jose Drain to Southeast corner and the place of beginning.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMER, AND OTHER EQUIPMENT RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

QWEST CORPORATION D.B.A. CENTURY LINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF "GRANTOR" FOR PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF "GRANTEE", INCLUDING SUFFICIENT WORKING SPACE FOR ELECTRICAL TRANSFORMERS, WITHIN THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DO NOT WAIVE OR RELEASE ANY EASEMENTS OR ANY EASEMENTS RIGHTS WHICH MAY HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT

FREE CONSENT :

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THAT CERTAIN TRACT OF LAND HEREIN DESCRIBED AND BEING COMPRISED OF SHOWN LOTS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND IS THE SAME WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.SAID OWNER(S) DO HEREBY GRANT ADDITIONAL PUBLIC UTILITY EASEMENTS, IN FEE SIMPLE WITH WARRANTY COVENANTS.

OWNER

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 20 DAY OF MARCH, 2023, BY MARIO CATERING

NOTARY PUBLIC: Hadley K Wingate

MY COMMISSION EXPIRES: SEPT. 09, 2025

SURVEYOR'S CERTIFICATE:

I, DAVID P ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID P. ACOSTA, NMPLS NO. 21082

DATE

11-05-2023

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO CREATE FOUR (4) LOTS FROM SEVEN (7) LOTS AND GRANT ANY EASEMENTS AS SHOWN HEREON.

SUBDIVISION DATA:

CITY OF ALBUQUERQUE CASE NO. DRB-
ZONE ATLAS INDEX NO. M-14
DATE OF SURVEY FEBRUARY 2022
TOTAL NO. OF TRACTS EXISTING 1
TOTAL NO. OF LOTS CREATED 4
GROSS SUBDIVISION ACREAGE 15.4210 ACRES
IDO ZONE DISTRICT NR-LM

NOTES:

1. BASIS OF BEARING - NAD 83 STATE PLANE, NM CENTRAL ZONE GRID BEARINGS
2. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
3. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS () ARE PER RECORDED PLAT REFERENCED IN DOCUMENTS USED.

DOCUMENTS USED:

1. ALTA/NSPS LAND TITLE SURVEY LOTS 17, 18, 19, 20 & 21, BLOCK A SOUTH BROADWAY ACRES & TRACTS 64-A-1-B & 64-A-1-A-4 M.R.G.C.D. MAP NO. 44 DONE BY GARY GRITSKO JUNE 8, 2021
2. PLAT OF SOUTH BROADWAY ACRES UNIT 1 (FILED 10/13/1932 IN PLAT BK. C2, PG. 134)
3. M.R.G.C.D. MAP NO. 44

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE #:

BERNALILLO COUNTY TREASURE'S OFFICE:

PLAT OF LOTS 1 THRU 4 MARIOS CATERING BEING A REPLAT OF PORTION OF LOT 17 & LOTS 18, 19, 20 & 21, BLOCK A SOUTH BROADWAY ACRES UNIT 1, & TRACTS 64-A-1-B & 64-A-1-A-4 M.R.G.C.D. MAP NO. 44, SECTION 32 T10N, R3E, N.M.P.M. ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO NOVEMBER 2023

PROJECT NUMBER: APPLICATION NUMBER:

DHO APPROVAL DATE:

CITY APPROVALS:

Loren N. Risenhoover P.S.
CITY SURVEYOR

11/16/2023
DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION

DATE

UTILITIES DEVELOPMENT

DATE

PARKS AND RECREATION DEPARTMENT

DATE

4/8/2025
A.M.F.C.A.

DATE

4/16/2025
M.R.G.C.D.

DATE

ABCWUA

DATE

CITY ENGINEER

DATE

PLANNING DEPARTMENT

DATE

HYDROLOGY

DATE

CODE ENFORCEMENT

DATE

UTILITY APPROVALS:

PNM ELECTRIC SERVICES

04/23/2025

NEW MEXICO GAS

DATE

3/28/25

Thomas McClaffin

DATE

QWEST CORPORATION D.B.A. CENTURY LINK QC

DATE

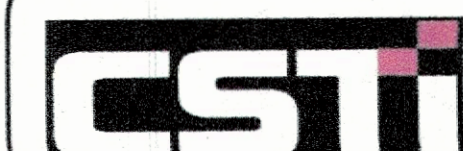
Mike Mortua
COMCAST

03-26-2025

DATE

M.R.G.C.D. NOTE:

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.



CONSTRUCTION SURVEY TECHNOLOGIES, INC.
PO BOX 65395
ALBUQUERQUE, NM 87193
575-644-0250

FINAL PLAT
OF
LOTS 1-4 MARIOS CATERING
BEING A REPLAT OF
LOTS 17, 18, 19, 20 & 21, BLOCK A
SOUTH BROADWAY ACRES,
&
TRACTS 64-A-1-B & 64-A-1-A-4
M.R.G.C.D. MAP NO. 44,
SECTION 32 T10N, R3E, N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JULY 2024

LEGEND OF SYMBOLS

- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR WITH 1" PLASTIC CAP "LS 21082" OR PK NAIL WITH SHINER "21082"

SOLAR COLLECTION NOTE:

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE

NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDING OR BEING ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT.

PRIVATE WAY NOTE::

THE PRIVATE WAY SHOWN HEREON SHALL BENEFIT AND BE MAINTAINED BY THE OWNER OR OWNERS OF ANY LAND WITHIN THIS SUBDIVISION

FLOOD ZONE INFORMATION::

THIS PARCEL OF LAND IS IN FLOOD ZONE X OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS DATED SEPT. 26, 2008. PANEL 342 OF 825, MAP NUMBER: 3500020342G

Parcel Line Table		
Line #	Length	Direction
L1	74.73	S10° 04' 40"W
L2	100.07	S88° 52' 01"E
L3	109.60	N85° 27' 30"W
L4	99.71	S4° 32' 30"W
L5	262.81	N85° 13' 00"W
L6	108.22	S89° 17' 24"W
L7	20.00	S0° 42' 36"E
L8	107.26	N89° 17' 24"E
L9	260.04	S85° 13' 00"E



SCALE 1"=80'

ACS CONTROL STATION 5_M14 NOTE:

N: 1491770.982
E: 1506437.513
NEW MEXICO STATE PLANE CENTRAL ZONE NAD83
G-G = 0.999680825
DELTA-ALPHA = -00°15'27.22"



CONSTRUCTION SURVEY TECHNOLOGIES, INC.
PO BOX 65395
ALBUQUERQUE, NM 87193
575-644-0250

Community Design Solutions

April 24, 2025

Development Hearing Officer
City of Albuquerque
600 2nd St NW
Albuquerque, NM 87102

RE: Project Description/Justification Letter for Minor Plat Application – 335 Woodward Rd SE

Dear Development Hearing Officer,

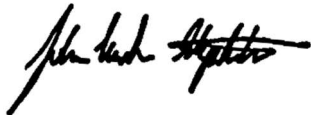
Community Design Solutions, LLC (CDS), on behalf of Mario's Catering, LLC, submits this project description/justification letter per the City's minor plat application requirements.

This request seeks to subdivide one 15.42-acre lot into four approximately 4-acre lots. The plat includes the necessary easements to support access, utilities, and drainage for the proposed lots. Based on DFT staff feedback at the sketch plat review, CDS has prepared an infrastructure list containing the developer-funded public infrastructure improvements.

The owner plans to develop Lot 4 as the new headquarters for Mario's Catering, LLC, his existing catering business. The remaining three lots, at approximately 4 acres each, are suitably sized for future lease or sale to other users.

If you have any questions or require additional information, please feel free to contact us.

Sincerely,
Community Design Solutions, LLC

A handwritten signature in black ink, appearing to read 'John Stapleton', with a stylized flourish at the end.

John Stapleton P.E.
CDS | Project Manager
505-545-9607

DEVELOPMENT FACILITATIVE TEAM (DFT)

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: 04/03/2024

AGENDA ITEM NO: 5

PROJECT NUMBER:

PR-2022-006627

PS-2024-00060 – SKETCH PLAT

ADDRESS/LOCATION: Lots 17 thru 21, tracts 64-A-1-B and 64-A-1-A-4 zoned NR-LM, located at 335 WOODWARD RD SE between DESCANSO RD and WOODWARD RD containing approximately 15.40 acre(s). (M-14)

REQUEST: SUBDIVIDE ONE LOT INTO 4 LOTS, GRANT ACCESS AND UTILITY EASEMENTS

ZONED: NR-LM **IDO:** 2022

COMMENTS:

1. The property is located with the Railroad and Spur Area, and the development plan described for Mario's Catering would include uses such as vehicle repair, cold storage warehouse, and outdoor storage of vehicles and/or equipment, each of which would trigger a Cumulative Impacts Analysis and approval by EPC, as per IDO 5-2(E)(1).
2. An EPC approved Site Plan must be obtained prior to replat, as per IDO 5-2(E)(2)(e).
3. See comments from prior Sketch Plat included in notes provided regarding Future Development, as well.
4. CE has no further comments at this time.

Comments from 3/2/22 DRB Sketch Plat:

1. Development must meet all applicable standards and provisions of the IDO, the DPM, and other adopted City regulations.
2. Property is zoned Non-Residential Light Manufacturing (NR-LM), and must meet all Dimensional Standards for this zone, as per IDO 5-1(E) and Table 5-1-3.
3. Property is located within the Kirtland AFB Military Influence Area and the APO (Airport Protection Overlay Zone, Albuquerque Int'l Sunport). Development will require referral of applications for comment to the relevant Commenting Agencies, as per IDO 6-4(J).
4. Property is within the APO (Airport Protection Overlay), IDO 3-3, the Air Space Protection Sub-area. Development must meet all standards, use, and development regulations pertaining to these areas.
5. Property is within the Railroad and Spur Area, and may need Cumulative Impacts Analysis Requirements, as per IDO 5-2(F).
6. Reference requirements of IDO 5-3 Access & Connectivity and IDO 5-4, Subdivision of Land.



DEVELOPMENT FACILITATION TEAM

Parks and Recreation Department

PR-2022-006627

PS-2024-00060 – SKETCH PLAT

Lots 17 thru 21, tracts 64-A-1-B and 64-A-1-A-4 zoned NR-LM, located at 335 WOODWARD RD SE between DESCANSO RD and WOODWARD RD containing approximately 15.40 acre(s). (M-14)

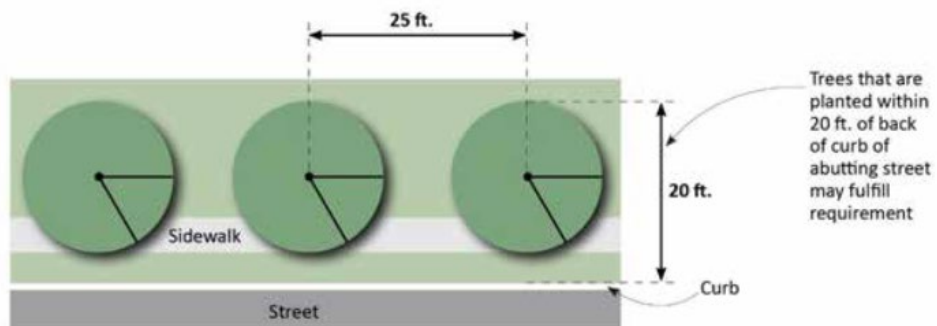
REQUEST: SUBDIVIDE ONE LOT INTO 4 LOTS, GRANT ACCESS AND UTILITY EASEMENTS

IDO: 2022

Comments:

04-03-2024

Note: Any future development on proposed lots that have frontage along Woodward Rd SE, which meets the applicability in IDO Subsection 14-16-5-6(B) will require a landscaping plan that includes Street Frontage trees as specified in 5-6(D).



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

Renée Brissette, PE, Senior Engineer | 505-924-3995 rbrissette@cabq.gov

DRB Project Number: 2022-006627 Hearing Date: 04-03-2024

Project: Lots 1 – 4, Marios Catering Agenda Item No: 5

☒ Sketch Plat

☐ Site Plan for Bldg.
Permit

ENGINEERING COMMENTS:

- Hydrology has an approved Conceptual Grading & Drainage Plan (M14D066) with engineer's stamp 05/08/2023.
- Add a Blanket Cross Lot Drainage Easement note specifying the beneficiary and maintenance agreement.
- 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

TRANSPORTATION DEVELOPMENT

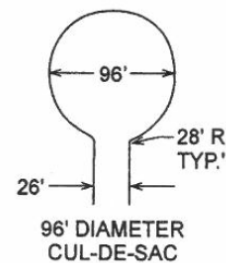
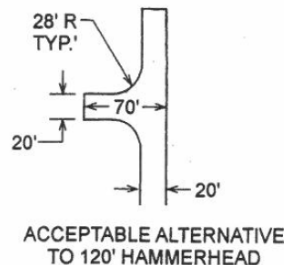
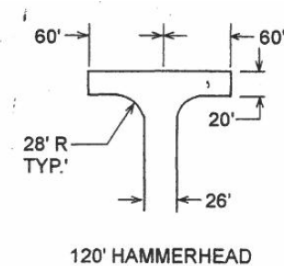
DRB Project Number: 2021-006627
335 Woodward

AGENDA ITEM NO: 5

SUBJECT: Sketch Plat

ENGINEERING COMMENTS:

1. Woodward is a Major Collector and requires 6' sidewalk with 5' to 6' landscape buffer. Descanso is a local road and requires 5' sidewalk with a 4' to 6' landscape buffer. Please provide a diagram listing the sidewalk and buffer width on both roadways. All work done in the ROW will need to be placed on an infrastructure list.
2. For Descanso Road, a turn-around is required within the property because the road is over 150 feet long. Provide right-of-way and/or easement and pavement for the turnaround. See some examples of turnarounds below.



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: April 3, 2024

ACTION:

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

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



DEVELOPMENT FACILITATION TEAM

Planning - Case Comments

MEETING DATE: 4/3/24 -- **AGENDA ITEM:** #5

Project Numbers: PR-2022-006627

Application Numbers: PS-2024-00060

Project Name: 335 Woodward Rd SE / Mario's Catering

Request:

Minor Subdivision of 1 Lot into 4 Separate Lots

**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.

BACKGROUND

- The property owner is interested in creating four lots and granting of a sixty-foot-wide access and PUE easements off of Woodward Road and extending Wesmeco Rd. across the San Jose Drain.
- The application is being reviewed according to the IDO effective July 2023.
- Property is zoned as and surrounded by NR-LM. There are some R-1B zoned areas to the north that are across Descanso Rd from the subject property.
- A proposed bike lane runs along the southern border road (Woodward Ave). Woodward is also a Major Collector Rd.
- Subject site is located in an Area of Change, but it is bordered to the East and North with Areas of Consistency.
- Site is not within any specific City Centers or Corridors.
- Site is within Cumulative Impacts Area.
- Property is intersected by the edge of the Airport Protection Overlay. Subject property

**(See additional comments on next pages)*

is within Air Space Protection SubArea as well as Albuquerque International Sunport sub-area.

- Located within a drainage area and subject to Site Design and Sensitive Lands (5-2)

1. Comments

Note: Items in orange need to be addressed.

- Please clarify the intended action for the vacation of Wesmeco Rd. Do you intend to vacate and pave this road? That answer could determine if the plat action would be minor or major.
- 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.

Woodward Ave and Descanso Rd are local roads requiring 5' sidewalk and 4'-5' Sidewalk buffers.

Verification of standards per Transportation

- Site is within Cumulative Impacts Area. Per 5-2(E)(1)(c) confirm the proposed uses for this subject property. If the use is in the list of uses, then the site plan must be approved by the Environmental Planning Commission. Catering food with cold storage would not trigger cumulative impact review.
- Airport Protection Overlay standards (including 3-3(D) DEVELOPMENT STANDARDS) may apply to this project.
- For future development a sensitive lands analysis report is required. Also please refer to 5-2(F) DRAINAGE AREAS

2. Standard Comments

- 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

**(See additional comments on next pages)*

development of the property in a prior permit or approval affecting the property.

- Please ensure that the public notice requirements per Table 6-1-1, will be completed prior to formal platting submittal. Such notices are provided in the application packet.
- All standards within IDO section 5-4 Subdivision of Land and 5-4(C) Compliance with Zoning Requirements apply to platting actions.
- 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).
- 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.
- All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, MRGCD and AMAFCA need to have all been obtained on the plat.
- Signatures from Hydrology, ABCWUA, and Transportation engineers and staff need to have been obtained on Form PLT and submitted with the platting application.
- 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)*

3. Guidance for Future Development

Table 2-5-5: NR-LM Zone District Dimensional Standards Summary		
<i>See Table 5-1-3 for complete Dimensional Standards</i>		
Site Standards		
A	Lot width, minimum	N/A
B	Building coverage, maximum	N/A
Setback Standards		
C	Front, minimum	5 ft.
D	Side, minimum	0 ft.
E	Rear, minimum	0 ft.
Building Height		
F	Building height, maximum	65 ft.
		>100 ft. from front lot line: N/A

- Please refer to 2-5(C) NON-RESIDENTIAL – LIGHT MANUFACTURING ZONE DISTRICT (NR-LM) for dimensional standards.



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.

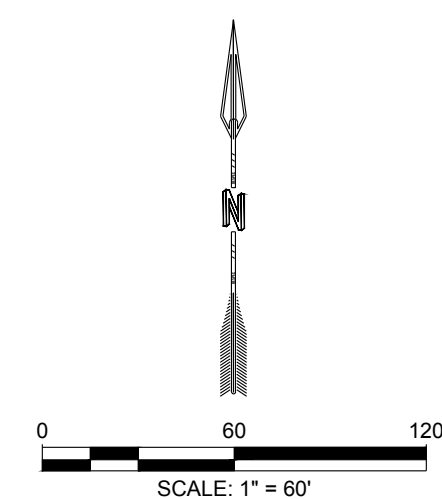
FROM: Jacob Boylan/Hannah Aulick/Jolene Wolfley
Planning Department

DATE: 4/2/24

*(See additional comments on next pages)

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 PROPOSED LOT LINES
 PROPOSED EASEMENT



MARIO'S BROADWAY
ROADWAY
APRIL 2024



RESPEC

COMMUNITY DESIGN SOLUTIONS
7770 JEFFERSON ST N.E. SUITE 200
ALBUQUERQUE, NEW MEXICO 87109
WWW.RESPEC.COM PHONE: (505) 253-9718

Community Design Solutions, LLC
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87114



RSN LLC
8100 WYOMING BLVD NE #182
ALBUQUERQUE NM 87113-1946

Sensitive Land Analysis was not required.

From: [Wolfley, Jolene](#)
To: [John Stapleton](#)
Cc: [Boylan, Jacob](#)
Subject: RE: Verifying if a sensitive lands analysis is needed for Project Number PR-2022-006627
Date: Friday, April 5, 2024 2:40:48 PM
Attachments: [image005.png](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

This Message Is From an External Sender

This message came from outside your organization.

[Report Suspicious](#)

John,

You are correct. The IDO list of features that require a Sensitive Lands Analysis is below:

Sensitive lands identified on the site:

- 5-2(C)(2) New subdivisions of land and site design shall avoid locating development, except for open spaces and areas that will not be disturbed during the development process, in the following types of sensitive lands:
- 5-2(C)(2)(a) Arroyos.
 - 5-2(C)(2)(b) Floodplains and Special Flood Hazard Areas.
 - 5-2(C)(2)(c) Irrigation facilities (acequias).
 - 5-2(C)(2)(d) Large stands of mature trees.
 - 5-2(C)(2)(e) Riparian areas.
 - 5-2(C)(2)(f) Rock outcroppings.
 - 5-2(C)(2)(g) Significant archaeological sites.
 - 5-2(C)(2)(h) Steep slopes and escarpments.
 - 5-2(C)(2)(i) Wetlands.

I should have caught that in my review. The drainage areas are reviewed per the drainage ordinance.

Thanks,



JOLENE WOLFLEY, M.C.P.

associate director

o 505.924.3891

e jwolfley@cabq.gov

From: John Stapleton <John.Stapleton@respec.com>

Sent: Friday, April 5, 2024 2:32 PM

To: Wolfley, Jolene <jwolfley@cabq.gov>

Subject: Verifying if a sensitive lands analysis is needed for Project Number PR-2022-006627

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

Hello Jolene,

One of the DFT Planning comments for Project Number PR-2022-006627 states that future development on this site requires a sensitive lands analysis report seemingly due to being in the Valley Drainage Area, IDO section 5-2(F). I have highlighted the comment on the attached document.

However, if I am reading the IDO correctly, section 5-2(F) of the IDO does not require a sensitive lands analysis, it simply mandates that development in the valley drainage area comply with the valley drainage design criteria in the DPM. Consequently, could you please verify whether the comment about a sensitive lands analysis is accurate? Thank you!

Please do not hesitate to call me to discuss!

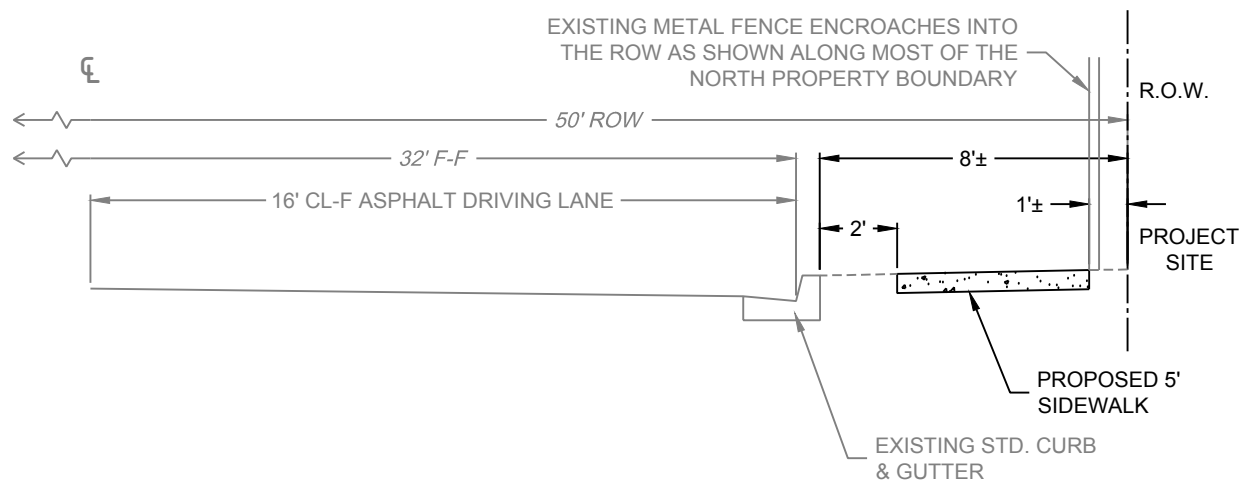
Sincerely,



John M. Stapleton
Project Manager
Community Design Solutions
7770 Jefferson NE, Suite 200
Albuquerque, NM 87109
505.545.9607 cell



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DESCANSO RD SE PROPOSED SIDEWALK EXHIBIT


NTS

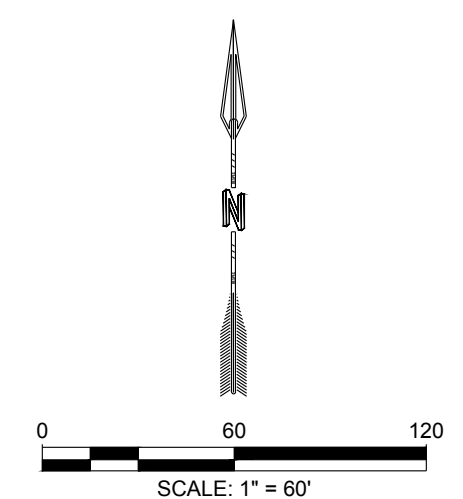


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ALBUQUERQUE, NM 87109
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[illegible]

 PROPOSED LOT LINES
 PROPOSED EASEMENT

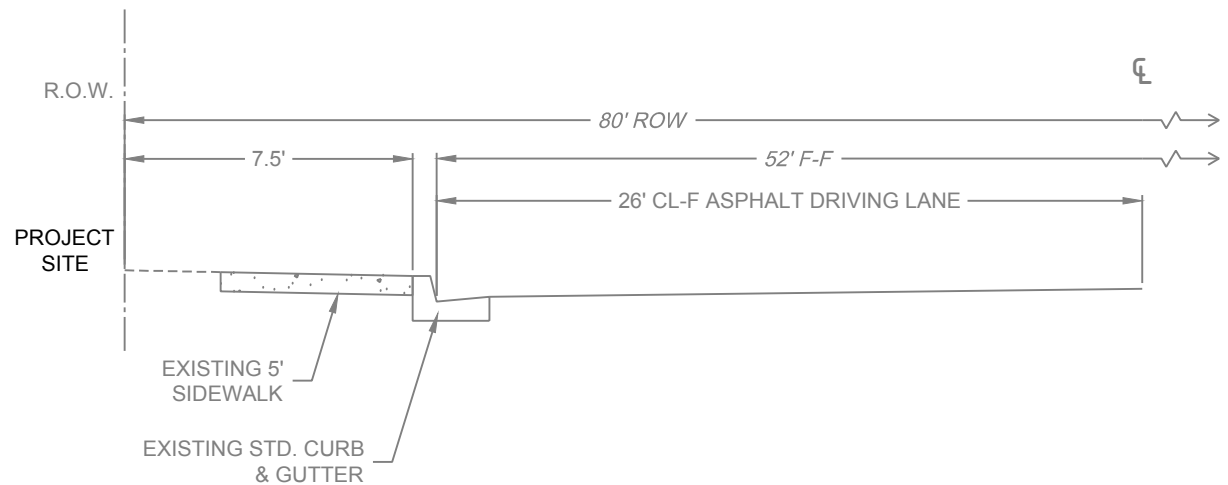


MARIO'S BROADWAY
ROADWAY
APRIL 2024



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WOODWARD RD SE EXISTING SIDEWALK EXHIBIT

NTS



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COMMUNITY DESIGN SOLUTIONS
7770 JEFFERSON STREET NE, SUITE 200
ALBUQUERQUE, NM 87109
WWW.RESPEC.COM PHONE: (505)253-9718

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

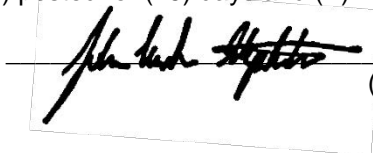
4. TIME

Signs must be posted from May 5, 2025 To May 21, 2025

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.



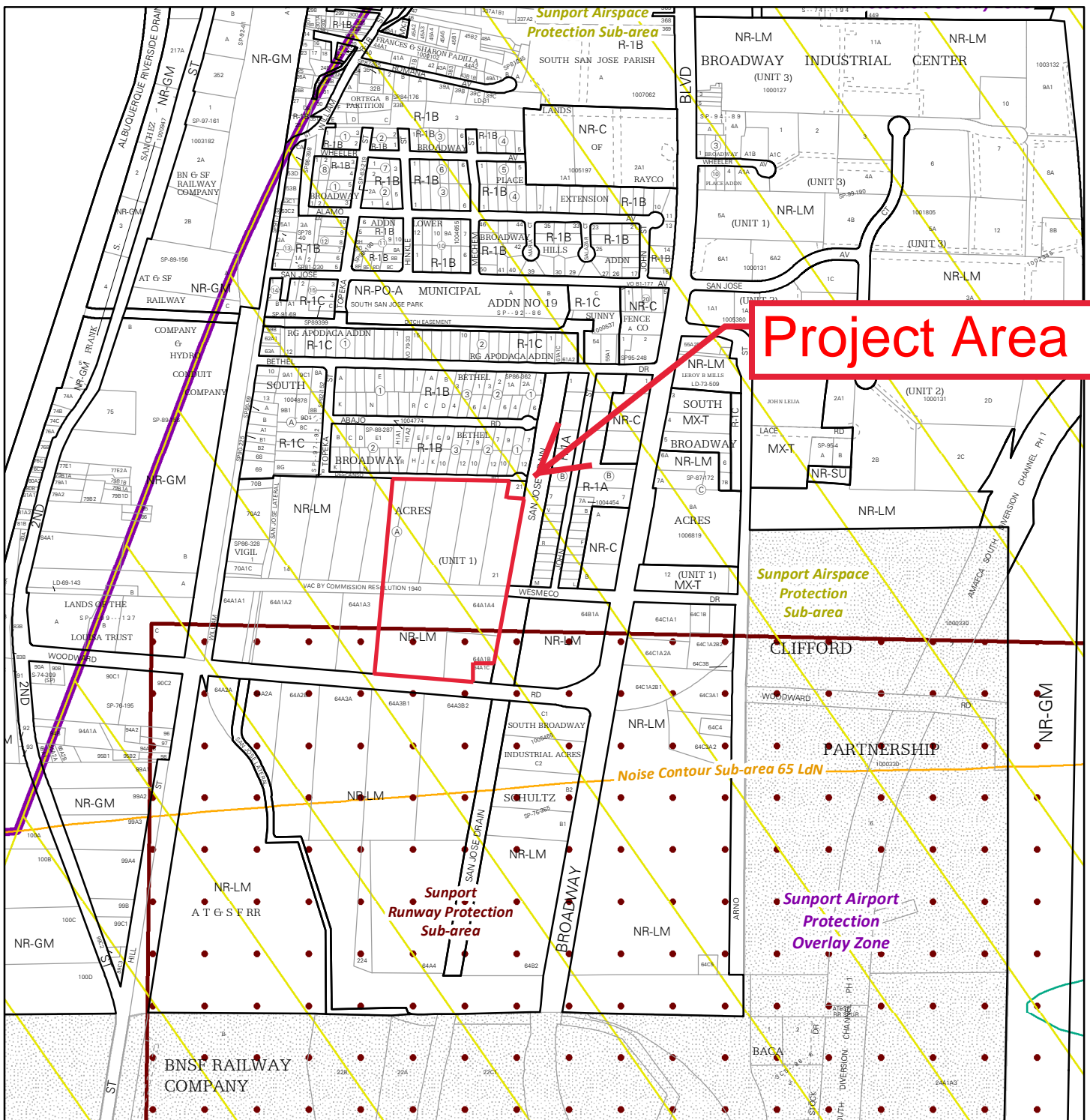
(Applicant or Agent)

04/24/2025

(Date)

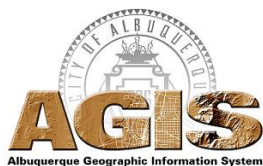
I issued _____ signs for this application, _____, _____
(Date) (Staff Member)

PROJECT NUMBER: _____

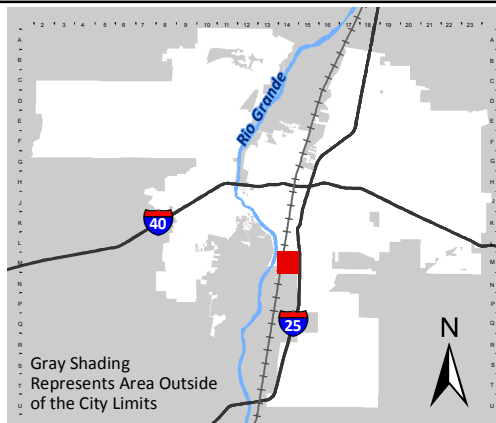


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
M-14-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet