



## **Development Facilitation Team (DFT) – Review Comments**

---

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

**DRB Project No: PR-2022-007589 Date: 08/23/2023 Agenda Item: #6 Zone Atlas Page: K-18**

**Legal Description: PARCELS B, C-1, C-2, D, E, TRACTS 3-6-EL-2 & 3-7-EL-1; LOTS 13 & 14, TIJERAS PLACE ADDTION**

**Location: 300 SAN MATEO BLVD NE between COPPER AVE NE and DOMINGO RD NE**

### **Application For: SD-2023-00157 – FINAL PLAT (DHO)**

1. No objection
2. The subject parcel(s) have an existing ABCWUA water and sewer account.
3. Should a change of service be required, Availability Statement #220424 has been issued and provides the conditions for service. Routine connections are available.

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

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2022-007589  
300 San Mateo

AGENDA ITEM NO: 6

SUBJECT: Final Plat

ENGINEERING COMMENTS:

1. No objection.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Ernest Armijo, P.E.  
Transportation Development  
505-924-3991 or [earmijo@cabq.gov](mailto:earmijo@cabq.gov)

DATE: August 23, 2023

---

ACTION:

APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_

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



# DEVELOPMENT HEARING OFFICER

## Code Enforcement Comments

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

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

DATE: 8/23/2023

### **AGENDA ITEM NO: 6**

### **DHO PROJECT NUMBER:**

**PR-2022-007589**

**SD-2023-00157 – FINAL PLAT**

**IDO – 2021**

**SKETCH PLAT (DFT): 1-13-23**

**PRELIMINARY PLAT 2/8/23**

### **PROJECT NAME:**

**CSI – CARTESIAN SURVEYS INC.** agent for **RHINO HOLDINGS BOULEVARD, LLC** requests the aforementioned action(s) for all or a portion of: **PARCELS B, C-1, C-2, D, E, TRACTS 3-6-EL-2 AND 3-7-EL-1; LOT 13 & 14, BLOCK 25, TIJERAS PLACE ADDITION** zoned **MX-M and MX-L**, located at **300 SAN MATEO BLVD NE between COPPER AVE NE and DOMINGO RD NE** containing approximately **3.3701** acre(s). **(K-18)**

**PROPERTY OWNERS:** RHINO HOLDING TOWER 10 LLC, RHINO HOLDINGS TOWER 17 LLC

**REQUEST:** INTERIOR LOT LINE ELIMINATION OF 9 PARCELS TO CREATE 2 NEW PARCELS. PLAT ALSO GRANTS 3 NEW EASEMENTS (PUBLIC SIDEWALK AND PUBLIC UTILITY)

### **COMMENTS:**

1. All prior concerns expressed in Sketch plat and raised in Preliminary Plat review have been addressed.
2. Code Enforcement has no comments and no objections.



## DEVELOPMENT HEARING OFFICER

### Planning - Case Comments

**HEARING DATE:** 8/23/23 -- **AGENDA ITEM:** #6

**Project Number:** PR-2022-007589

**Application Number:** SD-2023-00157

**Project Name:** 300 San Mateo Blvd. NE

**Request:**

Final Plat

---

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

#### **BACKGROUND:**

\*Sketch plat completed in January 2023 and previously in 2022.

The Final Plat request is to consolidate nine (9) existing parcels in the Tijeras Place Addition into two lots/parcels (Parcels B-1 and C-1-A) a total of 3.3701 acres in size, and vacate and grant easements as depicted on the Plat.

\*The Preliminary Plat was approved in February 2023.

#### **COMMENTS:**

Items in **Orange** color need immediate attention

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

**Please confirm that all findings from the Preliminary Plat approval have been completed and/or satisfied (requiring immediate attention).**

- **The applicant must contact the Parks and Recreation Department regarding whether existing trees will be retained on the site.**

Please note the following additional two findings from the Preliminary Plat which must be addressed prior to Building Permit approval and final sign-off of the Final Plat respectively:

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

- The final Grading & Drainage Plan will be required prior to Building Permit approval.
- The existing accessory building on the site which encroaches on the lot boundary between Parcels B-1 and C-1-A must be removed prior to the final sign-off of the Final Plat. Evidence of the demolition of the building must be submitted.

Additional requirements which must be addressed prior to the final sign-off of the Final Plat are as follows:

- The application number must be added to the Plat prior to final sign-off by DFT staff, should the Plat be approved by the DHO. All required signatures must be on the Final Plat before final sign-off.
- The AGIS office must approve the DXF file and proof of approval must be provided prior to final sign-off of the Plat.

---

## 2. Standard Comments and Items in Compliance

- Per 6-6(L)(3)(b) of the IDO, this Final Plat is reviewed on the basis that it is consistent with the Preliminary Plat approved by the Development Hearing Officer. The Final Plat is consistent with the Preliminary Plat that was approved in February 2023.
- The transfer of ownership finding was resolved with Bernalillo County by Special Warranty Deed. The document was recorded and added to the file. Along with proof that the change is reflected on the Bernalillo County web page.
- A recorded IIA has been submitted with the Final Plat to financially guarantee the infrastructure list.
- After DHO approval and final sign off, a recorded copy of the plat must be sent to the Planning Manager-Jay Rodenbeck and to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov).
- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions. Re-plating action cannot increase any existing nonconformity or create a new nonconformity.

*\*Project has been reviewed to the standards and provisions within the IDO-Integrated Development Ordinance and the standards within the DPM-Development Process Manual.*

---

### 3. Future Development Guidance.

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

- ❖ **Table III – Provisions for ABC Comp Plan Centers & Corridors. See MT-Major Transit, AC-Activity Center, PT-Premium Transit, MS-Main Street.**
- ❖ **4-2 Allowed Uses, table 4-2-1. \*Reference Use Specific Standards any new uses and/or development. \*Clarify proposed development and Uses.**
- ❖ **5-1 Dimension Standards for MX-M. 5-1-G Exceptions and Encroachments.**  
**\*Plans will need to show Dimensional standards detail for new development.**
- ❖ **5-3 Access & Connectivity requirements.**  
**\*Clarify if access is affected by proposed replat.**
  
- ❖ **5-5 Parking & Loading requirements, Table 5-5-1**  
**\*Plans will need to demonstrate compliance of parking requirements. Provide calculation detail and any shared parking agreement information. \*Clarify if parking is affected by proposed replat.**
- ❖ **5-6 Landscaping, Buffering, and Screening standards and requirements.**  
**\* Plans will need to demonstrate compliance of landscaping requirements. Provide calculation detail. Including buffering and screening. \*Clarify if parking is affected by replat.**
- ❖ **5-7 Walls/Fences, table 5-7-1. \*Development requires separate permitting.**
- ❖ **5-8 for Outdoor Lighting requirements.**
- ❖ **5-12 for Signage requirements and restrictions.**
- ❖ **Section 6-1, table 6-1-1 for notice requirements.**
- ❖ **Platting actions per 6-6-K Subdivision of Land-Minor or 6-6-L Subdivision of Land-Major.**
- ❖ **Vacations per 6-6-M.**
  - ❖ **7-1 Development, dwelling and use definitions.**



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

FROM: Robert Webb/Jay Rodenbeck/Jolene Wolfley  
Planning Department

DATE: 08/22/23

---



## DEVELOPMENT HEARING OFFICER (DHO)

### Parks and Recreation Department

<https://www.cabq.gov/parksandrecreation>

**PR-2022-007589**

SD-2023-00157 – FINAL PLAT

IDO – 2021

SKETCH PLAT (DFT): 1-13-23

PRELIMINARY PLAT 2/8/23

CSI – CARTESIAN SURVEYS INC. agent for RHINO HOLDINGS BOULEVARD, LLC requests the aforementioned action(s) for all or a portion of: PARCELS B, C-1, C-2, D, E, TRACTS 3-6-EL-2 AND 3-7-EL-1; LOT 13 & 14, BLOCK 25, TIJERAS PLACE ADDITION zoned MX-M and MX-L, located at 300 SAN MATEO BLVD NE between COPPER AVE NE and DOMINGO RD NE containing approximately 3.3701 acre(s). (K-18)

PROPERTY OWNERS: RHINO HOLDING TOWER 10 LLC, RHINO HOLDINGS TOWER 17 LLC

REQUEST: INTERIOR LOT LINE ELIMINATION OF 9 PARCELS TO CREATE 2 NEW PARCELS. PLAT ALSO GRANTS 3 NEW EASEMENTS (PUBLIC SIDEWALK AND PUBLIC UTILITY)

**Comments:**

08-23-23

If future development meets the applicability in IDO 14-16-5-6(B), Street Trees may be required.

Comments provided by Whitney Phelan, Senior Planner, CABQ Parks & Recreation Department. Please contact via [wphelan@cabq.gov](mailto:wphelan@cabq.gov) or 505-768-5378 with questions or concerns.