

**CSI-Cartesian Surveys Inc.**  
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April 6, 2026

Development Hearing Officer and Facilitation Team Members  
City of Albuquerque

**Re: Final Plat Review for Proposed Subdivision of Lot 1-A, Block 1, of Tijeras Park Addition, being comprised of Remaining Portions of Lots 1 thru 12, Block 1, Tijeras Park Addition and A Portion of Vacated Roma Avenue NE Right-of-Way**

Members of the Board:

Cartesian Surveys is acting as an agent for Sichler Farms, LLC, and we request a final plat review of our proposed subdivision to create one (1) new lot from the remaining portions of twelve (12) existing lots together with a portion of vacated right-of-way by eliminating all of the interior lot lines. The property is currently zoned as MX-M (Mixed Use – Medium Intensity). A sketch plat review was held on September 21, 2022 under project number PR-2022-007616, and the comments are addressed below:

**ABCWUA**

1. No objections or comments to the lot consolidation.

Noted

**Code Enforcement**

1. Code Enforcement has no comments or objections.

Noted

**Hydrology**

- Hydrology has no objection to the proposed subdivision.
- Any future plans an approved grading and drainage plan is required prior to Building Permit if one of these conditions is met. (500 cy of grading, 1,000 sf of proposed building, or 10,000 sf of proposed paving).

Noted

**Parks and Recreation**

09-21-2022

If new development is applicable per IDO Section 5-6(B), please install street trees on San Mateo Blvd NE.

## **Transportation**

1. Transportation has no objection to the lot consolidation. 6' sidewalk is required along San Mateo Blvd. fronting this property with a minimum 4' clear around obstructions such as light poles. ROW dedication may be required.
2. Any unused drive pads shall be removed and filled with curb, gutter and sidewalk.
3. For future development a TCL will be required prior to building permit or site plan for building permit.

Noted, 4-foot clearance for sidewalk is provided for with dedication of additional right-of-way to San Mateo Blvd and San Juan Road NE.

## **Planning**

- 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
- 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 DRB agenda. After acceptance of the Plat application, DXF approval from AGIS must be obtained and the project and application numbers must be added to the Plat.
- The applicant will need to work with Transportation, Hydrology, and Water Authority members on submitting the required items per checklist form S for platting actions and for P for Site Plans. Obtain all required signatures as a part of the application submittal process.
- All Plan sheets must be sealed and signed by a design professional licensed in the State of New Mexico. Future Landscape Plans must be sealed and signed by a Landscape Architect licensed in the State of New Mexico.
- Future development must meet all applicable standards and provisions of any previous approved Site Plan. Changes to any previously approved Site Plan may require minor/major amendments to that plan. Where silent or if one does not exist, all development must meet standards and provisions of IDO (MX-M) and the DPM.
- San Mateo is a Major Transit Corridor and the sidewalk may need to be widened to current standards in order to replat.
- 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, MT-Major Transit.
  - 4-2 Allowed Uses, table 4-2-1. \*Reference Use Specific Standards for new uses and/or development.
  - 5-1 Dimension Standards for MX-M. 5-1-G Exceptions and Encroachments.

**\*Clarify any demo and new development.**

- 5-3 Access & Connectivity requirements.
- 5-5 Parking & Loading requirements, Table 5-5-1
- 5-6 Landscaping, Buffering, and Screening standards and requirements.
- 5-7 Walls/Fences, table 5-7-1. Development requires separate permits.
- 5-8 for Outdoor Lighting requirements.
- 5-9 Neighborhood edge requirements. R-1 properties to the East.
- 5-11-D for Building and façade design requirements for new development.
- 5-12 for Signage requirements and restrictions.
- Section 6-1, table 6-1-1 for notice requirements.
- Platting action 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.

Noted, the freezer, shed and wooden building structures in the southwest corner of the property will be removed in the future.

Noted

Thank you for your consideration,  
Amber Palmer