



## Development Facilitation Team (DFT) – Review Comments

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

**Project No: PR-2023-009105 Date: 8/14/2024      Agenda Item: #4      Zone Atlas Page: B-14**

**Legal Description: Lots 2-A and 2-B, Cottonwood Crossing Phase 2**

**Request: Major Preliminary Plat & Vacation Easements**

**Location: 10080 & 10088 Coors Blvd NW between Coors Blvd and 7 Bar Loop**

### Application For: PS-2024-00143- SKETCH PLAT

1. Please place a Request for Availability online at the following link:  
[http://www.abcwua.org/Availability\\_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx). Requests shall include fire marshal requirements. An executed statement must be obtained prior to approval.
2. Coordinate with NM 811 to field locate and survey the existing public water and sewer infrastructure. If existing infrastructure is not within the existing easements, dedicate additional easements to provide the minimum widths over the actual pipe locations.
3. Utility Plan:
  - a. Provide a utility plan that indicates the location of proposed services.
  - b. Show existing public water and public sewer mains and any associated easements on the utility plan.
  - c. Dimension the public water and public sewer easements on the utility plan.
  - d. Coordinate with NM 811 to field locate and survey the existing public water and sewer infrastructure. If existing infrastructure is not within the existing easements, dedicate additional easement to provide the minimum widths over the actual pipe locations.
  - e. There shall be no trees, parallel fences/sidewalks/curbs, or structures within the public water and public sewer easement. Please revise accordingly.
  - f. Please add the following notes to the Master Utility Plan
    - i. Coordination with Water Authority Cross Connection Section will be required to ensure proper backflow containment is in place prior to release of meter for the site. Contact the Cross Connection Section at 505-289-3454.
    - ii. Coordination with the Water Authority Pre-Treatment Engineer is required to ensure the site complies with Water Authority Sewer Use Ordinance. Contact the Pre-Treatment Engineer at 505-289-3439.
4. Infrastructure List:
  - a. Any required infrastructure will need to be included on an infrastructure list.
  - b. Prior to Final Plat approval/signature, construction of required infrastructure will need to be completed and accepted or financially guaranteed.

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

# 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@caba.aov](mailto:jppalmer@caba.aov)

**DATE:** 08/14/2024

### **AGENDA ITEM NO: 4**

#### **PROJECT NUMBER:**

**PR-2023-009105**

PS-2024-00143 – Sketch Plat

#### **ADDRESS/LOCATION:**

Lots 2-A and 2-B, Cottonwood Crossing Phase 2 zoned MX-T, MX-L, located at 10080 & 10088 Coors Blvd NW BETWEEN Coors Blvd and 7 Bar Loop containing approximately 3.14 acre(s). (B-14)

#### **REQUEST:**

Major Preliminary Plat & Vacation Easements  
IDO – 2023

#### **COMMENTS:**

1. Code Enforcement has no comments at this time.

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

Renée Brissette, PE, Senior Engineer | 505-924-3995 [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov)

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DRB Project Number: 2023-009105

Hearing Date: 08-14-2024

Project: Bar 7 Retail

Agenda Item No: 4

☒ Sketch Plat

☐ Site Plan for Bldg.  
Permit

**ENGINEERING COMMENTS:**

- Hydrology will need to approve a Conceptual Grading & Drainage Plan prior to plat approval.
- 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

### Parks and Recreation Department

**PR-2023-009105**

PS-2024-00143 – SKETCH PLAT

Lots 2-A and 2-B, Cottonwood Crossing Phase 2 zoned MX-T, MX-L, located at 1080 & 1088 Coors Blvd NW BETWEEN Coors Blvd and 7 Bar Loop containing approximately 3.14 acre(s). (B-14)

REQUEST: Major Preliminary Plat & Vacation Easements

IDO -2023

**Comments:**

08-14-2024

The subject site is adjacent to MPOS and within 330 ft. What was the EPC variance for the MPOS buffer? The IDO requires 45'.

DEVELOPMENT FACILITATION TEAM

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2023-009105  
10080 & 10088 Coors

AGENDA ITEM NO: 4

SUBJECT: Sketch Plat

ENGINEERING COMMENTS:

1. No objection to the Vacations.
2. There should be sidewalks internal to the site along the interior roads for ADA access.
3. An approved TCL will be required prior to site plan. Also, a Traffic Scoping Form should be completed and submitted to Curtis Cherne to determine if a traffic study is required..

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 14, 2024

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ACTION:

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

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



## DEVELOPMENT FACILITATION TEAM

### Planning - Case Comments

**HEARING DATE:** 8/14/24 -- **AGENDA ITEM:** #4

**Project Number:** PR-2023-009105

**Application Number:** PS-2024-00143

**Project Name:** 7-Bar at 1080/1088 Coors Blvd

**Request:**

*Major Subdivision Preliminary Plat and Vacation of Easements*

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

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### BACKGROUND

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Subject property is comprised of 2 currently existing lots located at 10080 and 10088 Coors BLVD legally described as Lots 2-A and 2-B, Lots 2-A, 2-B, 2-C and 2-D Cottonwood Crossing Phase II. Subject property is controlled by the cottonwood crossing, Phase I and Phase II Site Plan. Variances were acquired as part of the site plan request for VPO-1 height requirements and MPOS buffer requirements.

- Property is zoned as MX-L and MX-T
- An existing bike lane runs along Coors on the North West boundary of the subject property.
- Coors BLVD is shown as a Regional Principal Arterial roadway and is the only roadway bordering the subject property.
- Subject property is not within a city center.
- Subject property is within a Major Transit Corridor
- Subject property is not within ¼ mile of any MS/UC/PT corridors.

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

- All parcels are listed as being with in Areas of Consistency.
- Subject property is within VPO-1 Coors BLVD. Subject property is also located within CPO-2 Coors BLVD.

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## IDO/DPM COMMENTS

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Provide documentation related to the EPC decision for Zone Map Amendment, EPC Site Plan, and Variances with your plat submittal. Including the EPC Memos (or date of hearing) and Notices of Determination. Also provide updates on the status of appeals of any of these actions.

Include the Sensitive Lands Analysis done for the above actions with your plat submittal.

Verify for the DFT if this is the final version of the site plan or if there are any changes intended to be made.

### 2-4(B)(2) Use and Development Standards

Table 2-4-3: MX-L Zone District Dimensional Standards Summary			
<i>See Table 5-1-2 for complete Dimensional Standards</i>			
Development Location		General	UC-MS-PT
Site Standards			
<b>A</b>	Usable open space, minimum	≤1 BR: 225 sq. ft./unit 2 BR: 285 sq. ft./unit ≥3 BR: 350 sq. ft./unit	50% reduction
Setback Standards			
<b>B</b>	Front, minimum / maximum	5 ft. / N/A	0 ft. / 15 ft.
<b>C</b>	Side, minimum / maximum	Interior: 0 ft.; Street side: 5 ft. / N/A	0 ft. / Street side: 15 ft.
<b>D</b>	Rear, minimum	15 ft.	Street or alley: 0 ft.
Building Height			
<b>E</b>	Building height, maximum	38 ft.	55 ft.

\*(See additional comments on next page)

Table 2-4-1: MX-T Zone District Dimensional Standards Summary			
See Table 5-1-2 for complete Dimensional Standards			
Development Location		General	UC-MS-PT
Site Standards			
<b>A</b>	Usable open space, minimum	≤1 BR: 225 sq. ft./unit 2 BR: 285 sq. ft./unit ≥3 BR: 350 sq. ft./unit	50% reduction
Setback Standards			
<b>B</b>	Front, minimum / maximum	5 ft. / N/A	0 ft. / 15 ft.
<b>C</b>	Side, minimum / maximum	Interior: 0 ft.; Street side: 5 ft. / N/A	0 ft. / Street side: 15 ft.
<b>D</b>	Rear, minimum	15 ft.	Street or alley: 0 ft.
Building Height			
<b>E</b>	Building height, maximum	30 ft.	

### **3-1 OVERLAY ZONES ESTABLISHED**

#### **3-4(C) COORS BOULEVARD – CPO-2**

##### **3-4(C)(3) Setback Standards**

###### **3-4(C)(3)(a) Bosque Buffer Strip**

A 100-foot-wide buffer strip shall be established west of the Corrales Riverside Drain between the Calabacillas Arroyo and Namaste Road. The buffer strip shall remain undeveloped or be landscaped with perennial plants native to the Bosque.

###### **3-4(C)(3)(b) Setback from Coors Boulevard**

1. Setback from the public right-of-way of Coors Boulevard between Central Avenue and Western Trail or Namaste Road, minimum: 15 feet.
2. Setback from the public right-of-way of Coors Boulevard between Western Trail or Namaste Road and NM 528 (Alameda Boulevard), minimum: 35 feet.

##### **3-4(C)(4) Building Height and Bulk**

3-4(C)(4)(a) Buildings and structures shall not exceed the height limitation in the underlying zone.

3-4(C)(4)(b) Building height bonuses do not apply pursuant to Subsection 14- 16-3-1(C).

3-4(C)(4)(c) Buildings within the Coors Boulevard – VPO-1 shall comply with the height, bulk, and massing regulations of that Subsection 14-16-3-6(D).

\*(See additional comments on next page)



### **3-4(C)(5) Other Development Standards**

#### **3-4(C)(5)(a) Floodplain**

All development shall comply with all adopted drainage policies, including restrictions on development in the 100-year floodplain.

**3-4(C)(5)(b) Grading** Changes to natural topography shall be kept to a minimum. On slopes of 10 percent or greater, no grading plan shall be approved until a specific site plan has been approved for construction. Grading, drainage, or paving proposals; Master Development Plans; and Site Plans shall retain the sense of the natural features and vegetation. Reconstruction and revegetation to a natural setting shall be pursued to the maximum extent practicable.

#### **3-4(C)(5)(c) Landscaping in Setback along Coors Boulevard**

All of the following shall be incorporated into the required setback along Coors Boulevard.

1. Vegetative coverage is required for a minimum of 50 percent of the required setback area.
2. A combination of walls or decorative fences and a vegetative screen that visually screens vehicular circulation areas, parking lots, and parked cars from Coors Boulevard.

#### **3-4(C)(5)(d) Outdoor Lighting**

The mounting height of light fixtures in off-street parking, other vehicular use areas, and/or outdoor storage areas shall be no higher than 20 feet above finished grade.

#### **3-4(C)(5)(e) Architectural Design and Details**

1. The use of colors that contrast with the predominant color of the building is limited to 10 percent of each façade.
2. Parapet walls shall be treated as an integral part of the building design. Such walls shall not appear as unrelated visual elements.
3. In all zone districts, mechanical equipment shall be screened from public view from streets adjacent to the lot or from adjacent properties. The design of mechanical equipment screening shall be compatible with, and be an integral element of, the building structure. Location of such equipment within the building or at ground level is preferable to roof-mounting, unless such location would adversely affect the streetscape, pedestrian circulation, or open space.

#### **3-4(C)(5)(f) Signs**

1. Any sign type or design is prohibited that:
  - a. Consists of banners, pennants, ribbons, streamers, strings of light bulbs, or spinners, except in cases where a business must close or temporarily relocate due to fire, unavoidable casualty, force majeure, or similar circumstance. In these cases, one temporary banner up to feet by 6 feet may be allowed for up to 90 calendar days, with approval pursuant to Subsection 14-16-6-5(D)(Permit – Temporary Use).

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

- b. Is in any way animated (including twinkling or wind activated movable parts), emits smoke, visible vapors, particles or odor, or rotates or moves in any manner.
  - c. Has flashing lights incorporated as part of its design and performance.
  - d. Is located (painted, affixed, etc.) on a water tower, storage tank, smoke stack, utility pole, or other similar structure.
  - e. Is a building-mounted sign that extends above the wall of the building.
  - f. Overhangs any property line.
2. On-premises signs in Mixed-use and Non-residential zone districts shall comply with all of the following standards.
- a. Where 1 freestanding sign is allowed by the underlying zone district, a second freestanding sign is allowed on sites 5 acres or larger on any street frontage longer than 1,500 feet.
  - b. The size of freestanding and projecting signs shall comply with the sign standards in Table 5-12-2, but not exceed 75 square feet.
  - c. The height of freestanding signs in the area north of Western Trail/Namaste Road shall comply with the sign standards in Table 5-12-2, but not exceed 9 feet in height above grade.
  - d. The height of building-mounted signs shall comply with the sign standards in Table 5-12-2, but not exceed the height of the building.
  - e. No illuminated sign, or any illuminated element of any sign, shall flash, blink, or change its brightness.
  - f. No sign shall be erected, relocated, or maintained in such a manner as to cover or intrude upon any architectural features of a building such as windows, columns, moldings, or any major decoration or structural feature.

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#### **Standard Comments**

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- A Major platting application will require the submittal and Development Hearing Officer (DHO) approval of a Major Preliminary Plat application.
- 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

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

the application file and the placement on a DRB agenda. An MRGCD signature appears to also be required.

- 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.
- The Plat must be created, sealed, and signed by a surveyor licensed in the State of New Mexico.
- Prior to final sign-off of the plat, the AGIS office must approve the DXF file and proof of approval must be provided.
- If infrastructure is needed, an IL-Infrastructure list, and/or IIA-Infrastructure Improvements Agreement with financial guarantee will be required.



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FROM: Jacob Boylan/Jolene Wolfley  
Planning Department

DATE: 08/14/24

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