



Development Facilitation Team (DFT) – Review Comments

Reviewer: David G. Gutierrez, P.E. | Phone: 505-289-3381 | dggutierrez@abcwua.org

Project No: PR-2024-009956 Date: 3/19/2025 Agenda Item: #5 Zone Atlas Page: M-9

Legal Description: 1D, Town of Atrisco Grant, projected section 33 township 10 North range 2 East.

Request: Proposed site improvements for a new tenant building with a Taco Bell quick-service restaurant with accessory drive-thru on the Endcap.

Location: 1115 Snow Vista Blvd between Sage Rd/De Vargas Rd and Benavides Rd.

Application For: SI-2024-01475 – SITE PLAN DFT

1. Availability Statement 240815 was issued on February 24, 2025 which stated the conditions for obtaining public water and sanitary sewer service. **Acknowledged**
2. Need a 20-foot SAS easement, not a 10-foot access easement for the existing 12-inch public SAS collector on the property. Also need access to the SAS manhole (M09-321) on the 12-inch for a large vactor truck for servicing the manhole. **A 20-foot Sanitary Sewer easement has been provided. The dedication documents have been provided.**
3. Provide a Utility Plan:
 - a. There is currently a sanitary sewer line that runs through the site that is shown that must maintain a clear corridor free from any trees, or major landscaping that would inhibit operation and maintenance of the line. **A 10-foot corridor has been provided. Access to this corridor has been provided at the northwest corner of the drive-through lane.**
 - b. Provide a utility plan that indicates the location of proposed service. **A Utility Plan has been provided**
 - c. Show existing public water and public sewer mains and any associated easements on the utility plan. **Existing public water and public sanitary mains and associated easements are shown on the Utility Plan.**
 - d. Dimension the public water and public sewer easements on the utility plan. **Easements are dimensioned.**
 - e. 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. **Acknowledged.**
 - f. There shall be no trees, parallel fences/sidewalks/curbs, or structures within the public water and public sewer easement. Please revise accordingly. **Acknowledged.**
 - g. Please add the following notes to the Master Utility Plan **Notes are at the bottom right of the 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.



DEVELOPMENT FACILITATION TEAM

Parks and Recreation Department

PR-2024-009956

SI-2024-01475 – SITE PLAN DFT

1D, TOWN OF ASTRISCO GRANT, PROJECTED SECTION 33 TOWNSHIP 10 NORTH RANGE 2 EAST zoned NR-C, located at 1115 SNOW VIST BLVD between SAGE RD/DE VARGAS RD and BENAVIDES RD containing approximately 1.51 acre(s). (M-9)

REQUEST: Proposed Site Improvements for New Tenant Building with Taco Bell Quick-Service Restaurant with Accessory Drive-Thru on Endcap

IDO – 2023

Sketch Plan 2/28/24

COMMENTS

Note: There is paved multi-use trail along the SE side of the Snowvista Channel which abuts the property in a corner on the back side.

- Landscape plan must be signed and sealed by a professional licensed in the State of New Mexico (**Compliant**) and must comply with relevant requirements of IDO 5-6 - Landscaping Buffering and Screening. **Acknowledged.**
- Please coordinate with City Forestry regarding the selected tree species. City Forestry to Review. **Compliant** **Acknowledged.**
- Please note the item below per City Forestry:

Per street tree policy 6-6-2-5:

Complaint **Acknowledged.**

(6) As it is desirable to have a mix of species and genera represented in the urban forest in order to protect against the loss of **trees** due to disease, insects or environmental conditions, the following guidelines shall be used:

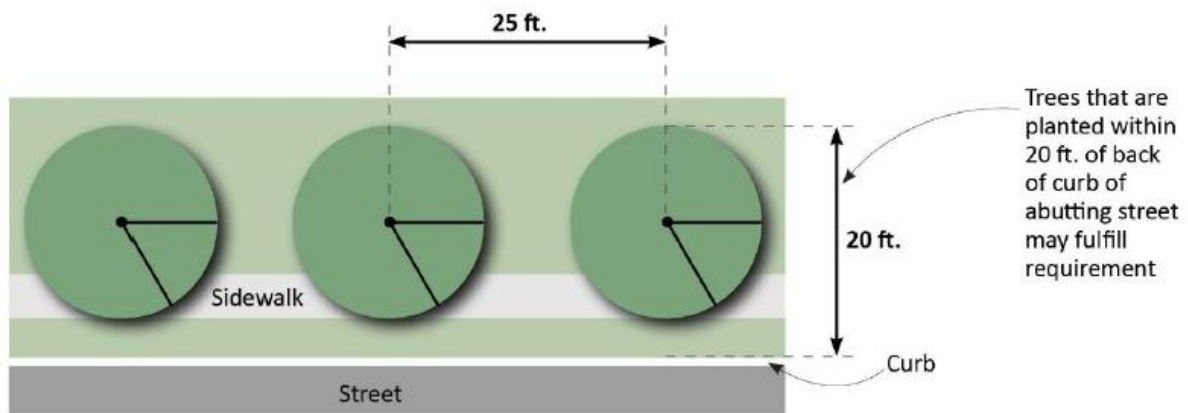
- (a) Plantings of ten or fewer **trees** may all be of the same genus;
- (b) Plantings of more than ten **trees** must use at least two different genera, with roughly equal numbers of each.



DEVELOPMENT FACILITATION TEAM

Parks and Recreation Department

- Per 5-6(C)(10)(f), trees shall not be planted near existing or proposed street light poles. [confirm compliance with this code. Locations of light poles to be shown on the plan.](#)
[Locations of light poles shown, 15' offset shown, trees planted at least 15' away](#)
- Per City Forestry, where overhead distribution lines exist, smaller trees such as Goldenrain tree, Pink Pompoms Redbud and Russian Hawthorn must be used. Please check this item along Snow Vista Blvd. [Compliant](#)
- Street Trees: Trees are generally required along street frontages every 25 feet on center unless specified otherwise in Part 6-6-2 of ROA 1994 (Street Trees). Along street frontages where street trees are required, trees that are planted within 20 feet of the back of curb of the abutting street may fulfill this requirement. Consider alternating the street trees to avoid any future spread of disease among same species. Please note the previous comment on this page.
[Compliant](#)



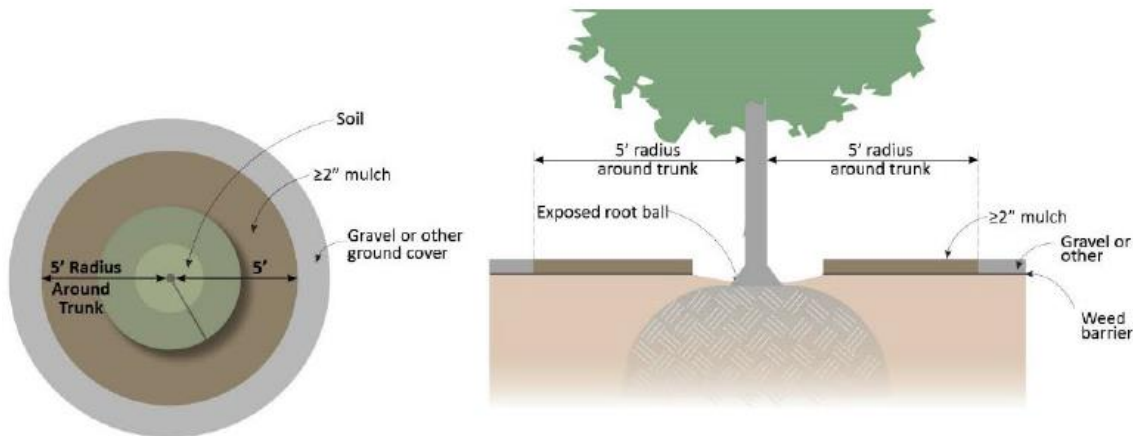
- Per 5-6(C)(5)(e) Organic mulch is required as ground cover under trees within a 5-foot radius around the tree trunk, but not directly against the trunk. In these areas, weed barrier fabric is prohibited. [The 5' radius organic mulch must be shown and called out on all tree planting details.](#) Please see the figure below from the IDO 5-6(C)(5)(e) for more clarification.

[Organic mulch noted in notes and details](#)



DEVELOPMENT FACILITATION TEAM

Parks and Recreation Department



- Per 5-6(C)(7)(a) Vegetation required by this Section 14-16-5-6 shall be located the following distances in any direction from any fire hydrants, valve vaults, hose bibs, manholes, hydrants, and fire department connections:

1. Shrubs: 3 feet

2. Trees: 15 feet

Confirm compliance with this requirement Add a note for this requirement to the plan.

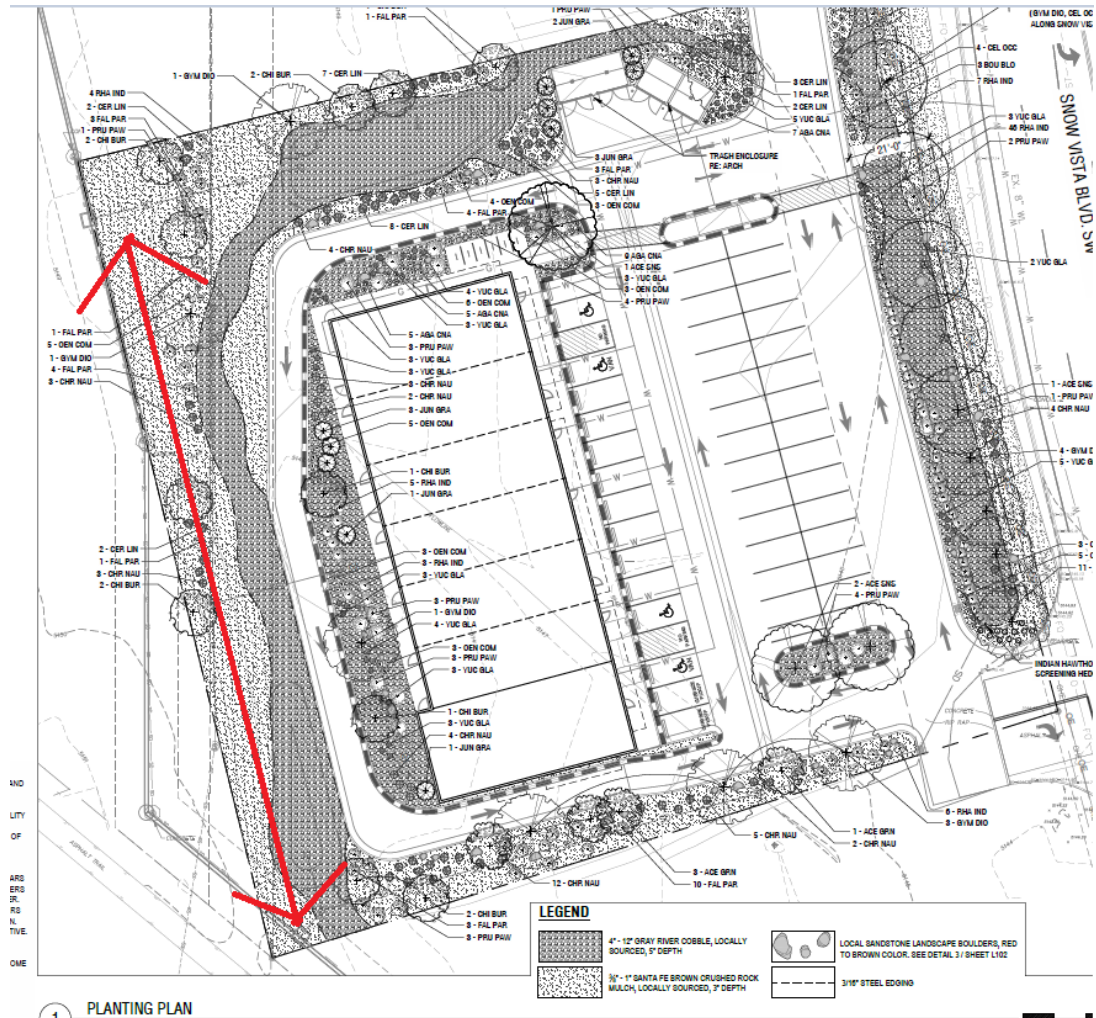
[Compliant](#)

- Ponding areas must meet the requirements of Section 1013: Slope Stabilization, or better. Please mention section 1013 in the material legend for seeding. [Compliant](#)
- Consider adding some native xeric evergreen shrubs, and native xeric trees along the western edge of the project to provide some buffer for the paved multi used trail adjacent to the site. Such as Chamisa, Apache plume, Rosemary etc. for shrubs and Desert willow, Vitex, and New Mexico Olive etc. for trees. Please see the marked-up image below for your reference. [Accepted](#)



DEVELOPMENT FACILITATION TEAM

Parks and Recreation Department



DEVELOPMENT FACILITATIVE TEAM (DFT) - **HYDROLOGY SECTION**
Anthony Montoya, Jr., PE, Senior Engineer | 505-924-3314 amontoya@cabq.gov

DRB Project Number: PR-2024-009956 Hearing Date: 3/19/2025
Project: 1115 SNOW VIST BLVD between
SAGE RD/DE VARGAS RD and
BENAVIDES RD Agenda Item No: 5

☐ Sketch Plat

☒ Site Plan for Bldg.
Permit

ENGINEERING COMMENTS:

- Hydrology has an approved Conceptual Grading & Drainage Plan (HT# M09D012D) with engineer's stamp 06/14/2024. Acknowledged.
- Hydrology needs to approve the Grading & Drainage Plan prior to Building Permit. Acknowledged.
- Hydrology has no objection to the platting action. Acknowledged.

☐ 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: 2024-009956
1115 Snow Vista

AGENDA ITEM NO: 5

SUBJECT: Site Plan

ENGINEERING COMMENTS:

1. Transportation has an approved TCL dated 6/18/2024, but the Traffic Scoping Form indicates that a TIS is required. The Traffic Study has not been completed and approved yet. Transportation cannot sign off on this site plan until then as there may be infrastructure items required.

The TIS was previously submitted on 02/14/2025. We received initial comments on 3/19/2025 except that reviewer no longer works for the City. We have reached out to Ernest for clarification of comment and are awaiting his feedback.

A right-in and right-out island has been added at the entrance to encourage those traffic movements.

. 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: March 19, 2025

ACTION:

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

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



DEVELOPMENT FACILITATION TEAM

Planning - Case Comments

HEARING DATE: 3/19/25 -- **AGENDA ITEM:** #5

Project Number: PR-2024-009956

Application Number: SI-2024-01475

Project Name: Site Plan Admin-DFT review for 1115 Snow Vista SW. Just south of 98th & Sage/De Vargas.

Request:

Site Plan DFT for Commercial Building and Drive-Through restaurant -- *3rd submittal/review**

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

Third submittal

Original Site Plan was submitted and reviewed in October of 2024 and again in February of 2025. Revisions were required.

Background:

- The IDO Zone District for this property is NR-C, development is subject to the standards and provisions within the IDO and DPM.
- The property is within an MT-Major Transit Corridor and an Area of Change.
- This Site Plan submittal is for a new Commercial Building & Drive-Through Restaurant.
- The proposed development completed a pre-application sketch plat in March of 2024.

COMMENTS:

Comments that need **attention** are provided in **orange color**.

- Clarify and confirm if the landscaping is clear of utility areas and easements. While meeting all sections of 5-6. Acknowledged. Landscaping has been confirmed that it is clear of utility areas and easements

*(See additional comments on next pages)

- Additional detail is needed on elevation page or landscaping plan to demonstrate how the entire Drive-Through area meets the Use Specific Standards and screening requirements per **IDO section 4-3-F-5 & 5-5-I**.

Include screening from trail and diversion channel per 5-2-I

We have worked with the reviewer and have provided landscape screening to maximum extent within the constraints of adjacent easements.

- The project and application numbers must be added to all final versions of the Site Plan. Along with the DFT signature block.

Applicant must ensure that **all revised and final Plan sheets are sealed and signed by a design professional licensed in the State of New Mexico.*

The DFT signature block is on the cover sheet of the Site Plan. The project and application numbers are on the DFT signature block.

Once approved, before the Site Plan will be distributed for signatures, the following must be met:

1. The Site Plan to be distributed for signatures must depict any revisions required per the conditions and/or findings featured in the Notice of Decision for the application.
2. All Site Plan sheets must be included in the submittal to be distributed for signatures; no additional documents/sheets should be included in this submittal (for example, submit a comment response letter separately).
3. The Site Plan submittal to be distributed for signatures must be featured in a single PDF.
4. The Site Plan must feature/depict the project and application numbers.
5. All Site Plan sheets must be stamped and signed by a design professional licensed in the State of New Mexico, with the Landscape Plan sheet(s) stamped and signed by a Landscape Architect licensed in the State of New Mexico.
6. The title of the Site Plan must follow the following naming scheme:
 - a. Site Plan: project number_application number_Site_Plan_Approved_date of approval

****Previous review comments are below****

- The Site Plan is being reviewed according to the standards and provisions within the IDO and the DPM.

Here is a link to the IDO, and DPM:

<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1>

<https://www.cabq.gov/planning/boards-commissions/development-process-manual-executive-committee>.

- Confirm all proposed uses and development types on the site.
Commercial building with Office and Retail, along with a Drive-Through Restaurant. These uses are all permissive in the IDO for the NR-C zone district. Each use may be subject to Use Specific Standards and other regulations.

Restaurant

An establishment that serves food and beverages that are consumed on its premises by customers seated at tables and/or counters either inside or outside the building thereon and/or that may provide customers with take-out service of food and/or beverages for off-site consumption. Sale of alcoholic beverages is controlled by other provisions in this IDO and the New Mexico State statutes regarding alcoholic drink sales. See also *Bar* and *Taproom or Tasting Room*.

Drive-through or Drive-up Facility

Facilities associated with a primary use, including but not limited to banks, financial institutions, restaurants, dry cleaners, and drug stores, but not including car washes or light vehicle fueling, to offer goods and services directly to customers waiting in motor vehicles. See also *Car Wash* and *Vehicle Definitions for Light Vehicle Fueling*.

General Retail

An establishment providing for the retail sale of general merchandise or food to the general public for direct use and not for wholesale; including but not limited to sale of general merchandise, clothing and other apparel, flowers and household plants that are not grown on-site, dry goods, convenience and specialty foods, hardware and similar consumer goods, cannabis for medical consumption pursuant to Sections 26-2B-1 to 26-2B-10 NMSA 1978 (the Lynn and Eri~~en~~²⁸² Compassionate Use Act), or other retail sales not listed as a separate use in Table 4-2-1. See also *Adult Retail*, *Building and Home Improvement Materials Store*, *Large Retail Facility*, *Liquor Retail*, and *Grocery Store*.

General retail is divided into 3 categories based on the size of the establishment or use (not the size of the structure):

1. **General Retail, Small:** An establishment with no more than 25,000 square feet of gross floor area.

Office

Establishments providing executive, management, administrative, professional services, consulting, record keeping, or a headquarters of an enterprise or organization, but not including the on-premises sale of retail goods, or any use included in the definition of personal or business services. See also *Business* and *Establishment*.

4-3(D)(8) Bar, Nightclub, Restaurant, and Tap Room or Tasting Room

- 4-3(D)(8)(a) Alcohol sales for on-premises consumption is allowed, provided that the establishment complies with all New Mexico State law requirements, including but not limited to any required spacing from other uses or facilities.
- 4-3(D)(8)(b) These uses must comply with stormwater quality requirements found in the DPM.
- 4-3(D)(8)(c) These uses may include the retailing of related goods, such as shirts, caps, recipe books, mugs, and glasses as an incidental activity.
- 4-3(D)(8)(d) A restaurant use must comply with Part 9-10-1 of ROA 1994 (Solid Waste Collection), in particular the City's minimum specifications for waste enclosures for restaurant and food services to include a sanitary sewer drain.

4-3(F)(5) Drive-through or Drive-up Facility

- 4-3(F)(5)(a) Each stacking lane is limited to a maximum order board area of 50 square feet. The face of the order boards shall be oriented away from public streets to the maximum extent practicable. If not practicable, at least 2 evergreen trees shall be planted in the landscape buffer area required by Subsection 14-16-5-5(I)(2)(a) in locations that would best screen the order board from the public right-of-way.
- 4-3(F)(5)(b) This use shall comply with the provisions of Section 14-16-5-5 (Parking and Loading) and Section 14-16-5-9 (Neighborhood Edges).
- 4-3(F)(5)(c) This use is prohibited accessory to cannabis retail.

5-5(I)(2) Drive-through or Drive-up Facility Design

- 5-5(I)(2)(a) Drive-through lanes adjacent to public rights-of-way shall be screened by a landscape buffer area at least 6 feet wide containing a vegetative screen or wall constructed of a material similar in texture, appearance, and color to the street-facing façade of the primary building (but excluding exposed concrete masonry unit (CMU) block) at least 3 but not more than 4 feet tall. The landscape buffer area shall be provided on the public street side.
- 5-5(I)(2)(b) Audible electronic devices such as loudspeakers, automobile service order devices, and similar instruments shall not be audible beyond the property line of the site.
- 5-5(I)(2)(c) Drive-through service windows shall be angled at least 45 degrees from parallel with any abutting lot line of a Residential zone district so that it does not directly face the residential lot.

4-3(D)(37) General Retail⁶⁴

4-3(D)(37)(a) Outdoor Display or Storage

Except in the NR-LM and NR-GM zone districts, this use may not include a storage or display area outside of a fully enclosed building unless a Conditional Use Approval is obtained pursuant to Subsection 14-16-6-6(A) and the use is screened from any adjacent Residential zone district or lot containing a residential use in any Mixed-use zone district as required by Section 14-16-5-6 (Landscaping, Buffering, and Screening), except where allowed in the Old Town – HPO-6 pursuant to Subsection 14-16-3-5(K)(3)(d) (Outdoor Display).

- Clarify and confirm if the landscaping is clear of utility areas and easements.

Per IDO section 5-1-E, table 5-1-3:

Greater setbacks and/or reduced heights may be required for compliance with the National Electrical Safety Code (NESC) along lot lines that abut, are adjacent to, or within properties that contain overhead power lines and/or electric utility easements. Electric service provision from the Public Service Company of New Mexico (PNM) will also depend on adequate structure clearance requirements as outlined in the PNM Electric Service Guide.

- Confirm compliance with section 7 of the DPM Table 7.2.29, regarding Sidewalk width requirements, the landscape buffer, and maintenance responsibilities.

**Verification of standards per Transportation.*

- *Please include a copy of the plat to ensure that there are cross lot access easements in place.*
- *Please show existing sidewalk and buffer along Snow Vista as this roadway is a Principal Arterial and requires 6' sidewalk with a 5' to 6' landscape buffer.*
- *Transportation has an approved TCL dated 6/18/2024, but the Traffic Scoping Form was not signed off prior to this. If a Traffic Study is required then the TCL may need to be modified to meet TIS recommendations. Transportation cannot sign off on site plan until then and the building permit will have a hold placed on it as there may be infrastructure items required.*

- Clarify if an Infrastructure List will be part of this submittal, followed by an IIA with financial guarantee.
- This sites Drive-Through area goes along the sides and rear of the building. Additional detail is needed on elevation page or landscaping plan to demonstrate how the entire Drive-Through area meets the Use Specific Standards and screening requirements per **IDO section 4-3-F-5 & 5-5-I**. Along with Screening from trail and diversion channel per 5-2-I

- The project and application numbers must be added to the Site Plan and any associated IL. Along with the DFT signature block.
- Provide documentation of approval from Hydrology, Transportation, Solid Waste and Fire & Rescue.
- Provide a lighting plan with dimensions that meets and details IDO section 5-8. Include comment response detail demonstrating how standards are being met.
- **Applicant must ensure that **all** revised and final Plan sheets are sealed and signed by a design professional licensed in the State of New Mexico.*
- Emailed public notice requirements of IDO Section 6, Table 6-1-1 was completed prior to submitting the application file.
- **Building elevation pages are compliant within 5-11-F.*
- Clarify if the site is ungraded and in a natural condition. A Sensitive Lands analysis and Archeological Certificate may be required. Link: [Sensitive lands analysis form.](#)
- Is a replat and dedication of ROW needed.
- Clarify and confirm that all development and landscaping/screening are within private property areas. Not encroaching into the public right of way.
(*Exception--Street/Sidewalk landscape buffer can be within ROW).
- Parking and Landscaping calculations are compliant.
- *Walls and fences will require separate permitting through Code Enforcement and/or Building Safety.*
*Per section 5-7 of the IDO, Wall/fence location and height may require additional approvals, such as a ZHE variance. *Verification per Code Enforcement.
- **Any Drainage Ponds must meet Standard Specification 1013 or better. See [Drainage Ponds Slope Stabilization and Seeding Requirements.pdf \(cabq.gov\)](#)*

***All of the following must be reflected within the Landscaping Plan:**

5-6: LANDSCAPING, BUFFERING, AND SCREENING

- Landscaping Plan needs to include measurements. Such as setback, buffer areas, Screening, Etc.; Several sections related to new development –
5-6-C General Landscaping, 5-6-C-2 Minimum Landscape Area, 5-6-D Required Street Trees, 5-6-F Parking Lot Landscaping, 5-6-G Equipment/Support areas
*Notes should also directly demonstrate/explain compliance with all sections within 5-6.

REQUIRED NOTES

LANDSCAPING and IRRIGATION

- *Per 5-6(C)(4)(g), all vegetation shall comply with Article 9-12 and Parts 6-1-1 and 6- 6-2 of ROA 1994 (Pollen Control, Water Conservation Landscaping and Water Waste, and Street Trees) and Section 4 of the Albuquerque Bernalillo County Water Authority (ABCWUA) Legislation and Ordinances (Water Waste Reduction Ordinance) as applicable.*
- *Per 5-6(C)(5)(d), a minimum of 2 inches of organic mulch is required in all planting areas, with 3-4 inches recommended.*

5-6(C)(14) Irrigation Systems

- *Per 5-6(C)(14)(a), irrigation systems shall comply with Section 8 of the ABCWUA Legislation and Ordinances (Cross Connection Prevention and Control Ordinance).*

5-13(B)(7) Landscaping, Buffering, and Screening

- *5-13(B)(7)(a) Landscaping, screening and buffering areas shall be maintained in compliance with Articles 6-6 and 9-8 of ROA 1994 (Trees, Vegetation, and Landscaping and Weeds, Litter, and Snow) and Section 4 of the Albuquerque Bernalillo County Water Authority (ABCWUA) Legislation and Ordinances (Water Waste Reduction Ordinance).*
- *5-13(B)(7)(d) Where landscaping was installed pursuant to a Site Plan or development approval, the landscaping shall be replaced according to any landscaping and maintenance plan under that approval.*
- *5-13(B)(7)(e) Trees or plants that die shall be replaced by the owner as expeditiously as possible, but in no case longer than 60 calendar days after notice from the City. The replacement of dead vegetation is the responsibility of the property owner.*

- *5-13(B)(7)(f) Street trees shall be maintained alive and healthy. Maintaining and replacing street trees or other trees planted in the public right-of-way are the responsibility of abutting property owners.*

Once approved, before the Site Plan will be distributed for signatures, the following must be met:

7. The Site Plan to be distributed for signatures must depict any revisions required per the conditions and/or findings featured in the Notice of Decision for the application.
8. All Site Plan sheets must be included in the submittal to be distributed for signatures; no additional documents/sheets should be included in this submittal (for example, submit a comment response letter separately).
9. The Site Plan submittal to be distributed for signatures must be featured in a single PDF.
10. The Site Plan must feature/depict the project and application numbers.
11. All Site Plan sheets must be stamped and signed by a design professional licensed in the State of New Mexico, with the Landscape Plan sheet(s) stamped and signed by a Landscape Architect licensed in the State of New Mexico.
12. The title of the Site Plan must follow the following naming scheme:
 - b. Site Plan: project number_application number_Site_Plan_Approved_date of approval



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
Planning Department

DATE: 3/19/25