



## DEVELOPMENT FACILITATION TEAM

### Parks and Recreation Department

#### **PR-2024-010078**

MINOR\_PLT-2025-00018 – PRELIMINARY/ FINAL PLAT

CSI - CARTESIAN SURVEYS agent for CARLISLE & I-40, LLC CARLISLE & I-40, LLC requests the aforementioned action(s) for all or a portion of: LOTS A THRU C, INDIAN PLAZA UNIT 1 zoned MX-L, located at 2101 CARLISLE BLVD NE between CARLISLE BLVD NE AND INDIAN SCHOOL RD NE containing approximately 3.6595 acre(s). (H-16)

REQUEST: Create two new lots from three existing parcels.  
Dedication of right-of-way and granting of an access easement [7] and four utility easements

IDO - 2025

#### **COMMENTS**

---

##### **5.06.2025**

No comments or objections to the requested actions.

Note: Future development may require review of existing street trees included with a street tree landscaping plan.

---

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2024-010078  
2101 Carlisle NE

AGENDA ITEM NO: 7

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. Carlisle and Indian School are both Minor Arterials and require 6' sidewalk with a 5' to 6' landscape buffer. Your infrastructure list shows widening along Carlisle from the alley to the site driveway. The rest of the site still does not provide dimensions of the sidewalk to show if they are adequate.
2. An approved TCL will be required prior to site plan or building permit. Also, a Traffic Scoping Form will be required to be submitted to determine if a TIS will be 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: May 7, 2025

---

ACTION:

APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_

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



## DEVELOPMENT HEARING OFFICER

### Planning - Case Comments

*HEARING DATE 5/07/25 AGENDA ITEM No. 7*

*Project Number: PR-2024-010078*

*Application Number: MINOR\_PLT-2025-00018*

*Project Name: 2101 Carlisle Blvd NE*

*Request: Final Plat – creating two lots of three existing lots and ROW dedication*

---

#### **BACKGROUND**

---

- This request is for an approval of a Final Plat to configure three existing parcels into two new lots, identified as Lots A thru C of the Indian Plaza Units 1 Subdivision, located at 2101 Carlisle Blvd NE.
- The DFT reviewed this case on March 20, 2024 under permit number PR-2024-010078.
- The request also includes the dedication of Right-of-Way and the granting of easements. The subject property is zoned MX-L (Mixed-Use – Low Intensity Zone District).
- The property has a Minor Arterial Street in the Long-Range Roadway System (LRRS) to the east of the property. It is also within the boundaries of the Near Heights Community Planning Areas (CPA).
- The subject property is not within any Character Protection overlay zone, but it is within an area of Change and the Major Transit Corridor.

---

#### **IDO/DPM COMMENTS**

---

*Items in orange type need attention*

5-1 DIMENSIONAL STANDARDS

5-1(D) MIXED-USE ZONE DISTRICTS

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

5-1(D)(1) Mixed-use Zone District Table 5-1-2

5-1(D)(2) Urban Center, Main Street, and Premium Transit Areas

**6-6(K) SUBDIVISION OF LAND – MINOR**

All applicable provisions of Section 14-16-6-4 (General Procedures) apply unless specifically modified by the provisions of this Subsection 14-16-6-6(K) or the DPM.

**6-6(K)(2) Procedure**

6-6(K)(2)(a) City Planning Department staff shall refer the application for comment and forward any comments received from commenting agencies pursuant to Subsection 14-16-6-4(J) to the DHO.

6-6(K)(2)(b) City staff and commenting agencies shall review the application and forward any comments and a recommendation to the DHO.

6-6(K)(2)(c) If the subdivision will result in a lot line that does not coincide with a zone district boundary (i.e., create a "floating zone line"), the applicant shall obtain a Zoning Map Amendment - EPC or Zoning Map Amendment - City Council, as applicable, to establish zone boundaries that coincide with the lot line before a final plat can be approved.

6-6(K)(2)(d) If the subdivision is associated with a Vacation Public Right-of-Way pursuant to Subsection 14-16-6-6(M), the zone district boundary shall be extended to the new property line created by platting the vacated public right-of-way into abutting properties.

6-6(K)(2)(e) The DHO may grant a Waiver to a DPM standard as part of this approval pursuant to Subsection 14-16-6-6(P) (Waiver – DRB).

6-6(K)(2)(f) The DHO may grant a deviation to a Development Standard in the IDO as part of this approval per the thresholds in Section 14-16-6-4(P) (Deviations).

6-6(K)(2)(g) Final plats shall include a list of any Vacations, Variances, Waivers, and deviations granted as an exhibit or note.

6-6(K)(2)(h) The DHO shall conduct a public hearing and make a decision on the application.

6-6(K)(2)(i) The applicant shall provide an IIA and construction plans and specifications for all required infrastructure conforming to the plat, pursuant to Subsection 14-16-6-4(Q).

6-6(K)(2)(j) Staff from required commenting agencies pursuant to Subsection 14-16-6-4(J)(3) shall review plats administratively for compliance with conditions of approval, DPM standards, and zoning standards.

6-6(K)(2)(k) The date of the DHO approval shall be recorded on the original drawing of 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)(3).

6-6(K)(2)(l) The applicant shall record the final plat with the Bernalillo County Clerk within 3 months after the date of the final signature on the plat, or the subdivision shall be voided.

1. A plat that is not recorded in a timely manner may not be used as the basis for legal transfer of property where a subdivision is required.
2. The applicant shall provide the City a digital copy of the recorded plat.

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

### **6-6(M) VACATION OF EASEMENT, PRIVATE WAY, OR PUBLIC RIGHT-OF-WAY**

#### **6-6(M)(1) Applicability**

This Subsection 14-16-6-6(M) applies to all applications for any of the following Vacations:

**6-6(M)(2)(g)** If an application for a Vacation of Public Right-of-way is approved, all of the following requirements shall apply.

1. Within 7 days of the approval, the applicant shall coordinate with the Real Property Division of the City Department of Municipal Development and send notice of the approved vacation by First Class Mail to all abutting property owners. The letter shall include the contact information for the Real Property Division of the City Department of Municipal Development, as well as any other information as directed by the Real Property Division of the City Department of Municipal Development.
  - a. Abutting property owners have 30 days from the receipt of the notice to notify the Real Property Division of the City Department of Municipal Development of the intent to purchase the vacated right-of-way, or any portion thereof, or possibly forfeit their right to do so.
  - b. Within 7 days of receipt of the notice of intent to purchase, the Real Property Division of the City Department of Municipal Development will provide the interested property owner with a purchase price for the desired portion of the vacated public right-of-way.

2. Any property owner that purchases vacated public right-of way shall complete all of the following requirements within 1 year of the approval of the Vacation or the Vacation shall be voided:
  - a. Obtain a Subdivision of Land – Minor or a Subdivision of Land – Major, as applicable, in order to combine the vacated right-of-way with their property.
    - i. The zone district boundary will be extended to the new lot lines established by the subdivision.
    - ii. In the event that there are existing utility facilities (e.g., water/sewer lines, electric lines, drainage facilities, etc.) situated on, in, or under the vacated right-of way, the purchasing property owner shall contact any affected utility promptly following the approval of the vacation to negotiate if and under what terms the property owner grants an easement for the utilities and/or if, when, and how a relocation of the utility facilities is required.
      - a. Where there is no duly recorded easement associated with the existing utility facilities because the facilities were placed on the property in accordance with a franchise agreement between the City and the utility, the purchasing property owner, at his/her sole discretion, shall advise the utility of 1 of the following:
        1. **That the property owner is willing to negotiate a grant of easement to accommodate all or a portion of the existing utility facilities on the property.**
        2. That all or a portion of the existing utility facilities on the property will need to be removed and/or relocated.
      - b. Where there is a duly recorded, valid easement associated with the existing utility facilities for the use and occupancy of the property, such easement runs with the land pursuant to Subsection 14-16-6-4(W)(1).
  1. In the event that the purchasing property owner wants to relocate any utility facilities to accommodate new development, the purchasing property owner shall contact the affected utility to request, coordinate, and negotiate the relocation of the utility facilities, associated costs, and any new easements that are needed.
  2. **Any existing easements or newly granted easements shall be reflected on the Subdivision – Minor or Subdivision Major, as applicable, that is required pursuant to Subsection 14-16-6-6(M)(2)(g)2. a., above.**
    - c. Record the final plat with the Bernalillo County Assessor, pursuant to Subsection 14-6-6(K)(2)(h) or 14-16-6-6(L)(2)(g)4, as applicable.

- d. Present and execute a quitclaim deed in a form acceptable to the city to affect the transfer of ownership after recording the final plat.
- e. Record the executed quitclaim deed with the Bernalillo County Assessor.

---

#### ITEMS THAT NEED TO BE CORRECTED/COMPLETED

---

- The application number must be added to the Plat.
- A copy of the AGIS-approved DXF file must be submitted prior to the final sign-off of the Plat.
- The date of the DHO approval shall be recorded on the Plat.
- After DHO approval and final sign off, a recorded copy of the Plat must be sent to Jay Rodenbeck at [jrodenbeck@cabq.gov](mailto:jrodenbeck@cabq.gov) and Angela Gomez at [agomez@cabq.gov](mailto:agomez@cabq.gov).

---

#### ITEMS IN COMPLIANCE

---

- **The Subdivision of Land-Minor request meets the following IDO criteria:**  
  
*6-6(K)(3) Any application for a Subdivision of Land-Minor shall be approved if it complies with all applicable provisions of this IDO, the DPM, and other adopted City regulations, and any conditions specifically applied to the development of the property in a prior permit or approval affecting the property.*
- The required signatures from the surveyor, property owner(s), utilities, AMAFCA, and the City Surveyor for a Final Plat are featured on the Plat.
- The recorded IIA based on the Infrastructure List approved with the Preliminary Plat has been provided.
- Signatures from Hydrology, ABCWUA, and Transportation engineers and staff have been obtained on Form PLT.
- The applicant provided public notice in compliance with IDO Table 6-1-1. Related documents are provided in the application packet.
- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions. Re-platting action **cannot** increase any existing nonconformity or create a new nonconformity.



*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: Marcelo Ibarra/Jay Rodenbeck  
Planning Department

DATE: 5/06/25

---