



Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2024-010269 Date: 3/12/2025 Agenda Item: #3 Zone Atlas Page: H-18

Legal Description: 3A1/Coronado Center, Jeannedale Unit 6.

Request: 5' Sidewalk Waiver for Minor Plat

Location: 6600 Menaul Blvd NE

Application For: DHOWVR-2025-00001 – DHO WAIVER

1. No comments.

DEVELOPMENT HEARING OFFICER - HYDROLOGY SECTION

Richard Martinez, PE, Senior Engineer | 505-924-3362 richardmartinez@cabq.gov

DRB Project Number: 2024-010269

Hearing Date: **03-12-2025**

Project: 3A1/CORONADO CENTER,
JEANNEDALE UNIT 6
6600 MENAUL BLVD NE

Agenda Item No: **3**

| | | |
|---|--|--|
| <input type="checkbox"/> Minor Preliminary / Final Plat | <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Final Plat, with ROW Dedication |
| <input type="checkbox"/> Temp Sidewalk Deferral | <input checked="" type="checkbox"/> Sidewalk Waiver/Variance | <input type="checkbox"/> Bulk Land Plat |
| <input type="checkbox"/> DPM Variance | <input type="checkbox"/> Vacation of Public Easement | <input type="checkbox"/> Vacation of Public Right of Way |

ENGINEERING COMMENTS:

- Hydrology has no objection to the Sidewalk Waiver action subject to any proposed improvements adversely affecting stormwater drainage onsite and/or in the public R/W.
- Prior to submitting for a Grading Permit or a Building Permit for any site upgrades, 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 HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2024-010269
Coronado Mall

AGENDA ITEM NO: 3

SUBJECT: Sidewalk Waiver

ENGINEERING COMMENTS:

1. It does not appear that any previous comments were addressed. Please provide existing sidewalk widths.

Previous Comments:

2. Transportation does not support this waiver.
3. Menaul and Louisiana are Principal Arterials within a center and require a 10' sidewalks with 6' – 8' landscape buffers. San Pedro and Uptown are Major Collectors within a center and require 10' sidewalks with 5'-6' landscape buffers. Based on the justification letter it appears the existing sidewalks are 5' in width, which is narrower than allowed for any City streets other than local streets. This is a high intensity land use area and there is adequate space for the applicant to comply with the required widths.

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

DATE: March 12, 2025

ACTION:

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

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