



Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2024-010705 Date: 6/25/2025 Agenda Item: #4 Zone Atlas Page: L-21

Legal Description: W. Portion of Tract 1-10 & 27-34 and the Southern 50-Feet for Lots 35 & 36, Block 6, East Central Business Addition

Request: Combine Lots 1-10 and 27-34 and the Southerly portions of lots 35 & 36 into one tract.

Location: 11701 Central Ave NE between Shirley Street Ne and Juan Tabo Blvd NE

☐ **Approved No Conditions**

☒ **Approved W/Conditions**

☐ **Not Approved**

Application For: MINOR_PLT-2025-00029 – MINOR PRELIMINARY/FINAL PLAT

1. Please add the following note to the plat:

- a. “Existing public water and/or sanitary sewer infrastructure may not be constructed or sized to adequately serve potential future development. Improvement or upsizing of existing public infrastructure may be required as a condition of future development approval.”



DEVELOPMENT HEARING OFFICER

Parks and Recreation Department

PR-2024-010705

MINOR_PLT-2025-00029 – MINOR PRELIMINARY/FINAL PLAT

JAG PLANNING & ZONING agent for CITY OF ALBUQUERQUE requests the aforementioned action(s) for all or a portion of: W. PORTION OF TRACT 1-10 & 27-34 AND THE SOUTHERN 50-FEET FOR LOTS 35 & 36, BLOCK 6, EAST CENTRAL BUSINESS ADDITION zoned MX-H, located at 11701 CENTRAL AVE. NE between SHIRLEY STREET NE AND JUAN TABO BLVD NE containing approximately 3.2092 acre(s). (L-21)

PROPERTY OWNERS: City of Albuquerque

REQUEST: Combine Lots 1-10 and 27-34 and the southerly portions of lots 35 & 36 into one tract

SKETCH PLAT 10-23-24 (DFT)

IDO –2025

Comments:

06.24.2025

Parks and Recreation has no objections to this request.

DEVELOPMENT HEARING OFFICER - HYDROLOGY SECTION
Anthony Montoya, Jr., PE, Senior Engineer | 505-924-3314 amontoya@cabq.gov

DRB Project Number: 2024-010705 Hearing Date: 06-25-2025
Project: 11701 Central Ave NE Agenda Item No: 4

<input checked="" type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Temp Sidewalk Deferral	<input 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 an Approved Grading and Drainage Plan dated 09/19/2024 (Hydrotrans No. L21D036) with engineer's stamp 08/09/2024.
- Hydrology has no objection to the platting action.

☐ 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: 2024-010705
11701 Central NE

AGENDA ITEM NO: 4

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. Transportation has an approved Conceptual TCL dated 7/15/2024. No objection.

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: June 25, 2025

ACTION:

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

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



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

MEETING DATE: 6/25/25 -- **AGENDA ITEM:** #4

Project Number: PR-2024-010705

Application Number: MINOR_PLT-2025-00029

Project Name: 11701 Central Ave NE

Request: Minor Preliminary Plat to Consolidate lots 1-10, 27-34 & southern portion of lots 35 and 36 into one

These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals. **Comment in orange require a response.*

BACKGROUND

- A Sketch Plat for the property at 11701 Central Ave NE, zoned MX-H and located within an Area of Change, was reviewed by the DFT staff on October 23, 2024. In addition, on October 30, 2024, a Notice of Decision was issued approving the Site Plan for a Fire Station at this location under application #PR-2024-010705/SI-2024-01481.
- The subject property is not located within the boundaries of any overlay zone or major centers, but it is located within Central Avenue Major Transit corridor and the East Gateway Community Plan Area.
- A request to consolidate Lots 1-10, 37-34 and southern portion of lots 35 and 36, Block 6, of the East Central Business Addition Subdivision to become Tract C at approximately 3.2092 acres.

IDO/DPM COMMENTS

- The required signatures from the surveyor, property owner(s) and the City Surveyor are **featured** on the Plat submitted as part of your packet.

**(See additional comments on next page)*

- Application number must be added to the Plat.
- Planning staff rely on other DFT members to confirm whether any additional public infrastructure needs a financial guarantee.

6-6(K)(2)(j) Staff from required commenting agencies pursuant to Subsection 14-16-6-4(l)(5) (Development Hearing Officer Applications) shall review plats administratively for compliance with conditions of approval, DPM standards, and zoning standards.

- All public notice requirements of IDO Section 6, Table 6-1-1, have been completed prior to this submittal.

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(l)(5) (Development Hearing Officer Applications).

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.

- After DHO approval and final sign off, a recorded copy of the plat must be sent to the Jay Rodenbeck at jrodenbeck@cabq.gov and Angela Gomez at agomez@cabq.gov (should the Plat be approved by the DHO).

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.

- Prior to final sign-off of the plat, the AGIS office must approve the DXF file and proof of approval must be provided.

Determination to DPM

The applicant has provided a justification letter requesting a modification to the required landscape buffer zones: from the required 6 to 10 feet along Central Avenue, and from the required 5 feet along Shirley Avenue and Linn Avenue.

- Planning staff defer to Transportation regarding the determination requests compliance with the DPM.
- A note must be added to the Plat, which records the requests (approvals) of these determinations from the DHO.
- Signatures from Hydrology, ABCWUA, and Transportation engineers and staff have been obtained on Form PLT.

***** Once approved, before a Site Plan, Plat, or Infrastructure List will be distributed for signatures, the following must be met:**

1. The Site Plan, Plat, or Infrastructure List 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, Plat, or Infrastructure List 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, Plat, or Infrastructure List submittal to be distributed for signatures must be featured in a single PDF.
4. The Site Plan, Plat, or Infrastructure List 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 Plat must be stamped and signed by a Surveyor licensed in the State of New Mexico.
7. The title of the Site Plan, Plat, or Infrastructure must follow the following naming scheme:
 - a. Site Plan: project_number_application_number_Site_Plan_Approved_date of approval

- b. Plat: project number_application number_Plat_Aproved_date of approval
- c. Infrastructure List: project number_application number_IL_Aproved_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: Marcelo Ibarra/Jay Rodenbeck
Planning Department

DATE: 6/24/2025