



## **Development Facilitation Team (DFT) – Review Comments**

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

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**Project No: PR-2025-020048      Date: 4/23/2025      Agenda Item: #2      Zone Atlas Page: K-17**

**Legal Description: Lots/Tracts 18, 16, 17 MESA GRANDE ADDN**

**Request: 3 lots to one consolidation**

**Location: 4105 Silver Ave between Montclair Dr SE and Sierra Dr. NW**

**Application For: Preliminary/Final Plat: MINOR\_PLT-2025-00011**

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1. No objection.

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

# DEVELOPMENT FACILITATIVE TEAM (DHO)

## 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@cabq.gov](mailto:jppalmer@cabq.gov)

DATE: 04/23/2025

### **AGENDA ITEM NO: 2**

#### **PROJECT NUMBER:**

**PR-2025-020048**

**MINOR\_PLT-2025-00011 – PRELIMINARY/FINAL PLAT**

**IDO - 2023**

#### **PROJECT NAME:**

**CSI - CARTESIAN SURVEYS** agent for **NATIVE AMERICAN PROFESSIONALS PARENT RESOURCES INC** requests the aforementioned action(s) for all or a portion of: **Lots/Tracts 18, 16, 17 MESA GRANDE ADDN** zoned **MX-M**, located at **4105 SILVER AVE** between **MONTCLAIRE DR SE AND SIERRA DRIVE NE** containing approximately **0.4393** acre(s). **(K-17)**

**PROPERTY OWNERS:** Native American Professionals Parent Resources Inc

**REQUEST:** Preliminary/Final Minor Subdivision Plat to consolidate 3 existing lots into one. Request determinations from both a landscape buffer along Montclair and 16ft alleyway to north

#### **COMMENTS:**

1. Code Enforcement has no comments and no objections.

## DEVELOPMENT FACILITATIVE TEAM (DHO)

### 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@cabq.gov](mailto:jppalmer@cabq.gov)*

**DATE:** 04/23/2025

*Comments from 3/6/24 DFT:*

- 1. Property must meet requirements of IDO 5-4, Subdivision of Land, section 5-4(C). Property is zoned MX-M, and each lot proposed must meet all Dimensional standards of IDO 5-1(C), Table 5-1-2, including the following: Front setback 5ft, side setback 0 ft, Rear setbacks 15 ft*
- 2. This Property Has a Master Site Development Plan Case# 1010025*
- 3. Please clarify how Shared Parking Agreement applies to parking required/provided. Are there obligations to share parking on this lot, or additional spaces made available on another lot by the Shared Parking Agreement? IDO 5-4(D)*
- 4. Code Enforcement has no further comments or objections at this time.*



## DEVELOPMENT FACILITATION TEAM

### Parks and Recreation Department

**PR-2025-020048**

**MINOR\_PLT-2025-00011 – PRELIMINARY/FINAL PLAT**

CSI - CARTESIAN SURVEYS agent for NATIVE AMERICAN PROFESSIONALS PARENT RESOURCES INC requests the aforementioned action(s) for all or a portion of: Lots/Tracts 18, 16, 17 MESA GRANDE ADDN zoned MX-M, located at 4105 SILVER AVE between MONTCLAIRE DR SE AND SIERRA DRIVE NE containing approximately 0.4393 acre(s). (K-17)

PROPERTY OWNERS: Native American Professionals Parent Resources Inc

REQUEST: Preliminary/Final Minor Subdivision Plat to consolidate 3 existing lots into one. Request determinations from both a landscape buffer along Montclair and 16ft alleyway to north

IDO - 2023

**Comments:**

**4.22.2025**

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](mailto:amontoya@cabq.gov)

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DRB Project Number: PR-2025-020048 Hearing Date: 04-23-2025  
Project: 4105 SILVER AVE between  
MONTCLAIRE DR SE AND  
SIERRA DRIVE NE Agenda Item No: 2

<input type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Preliminary Plat	<input checked="" 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 no objection to the platting action.
- 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 HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2025-020048  
4105 Silver SE

AGENDA ITEM NO: 2

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. Both determination requests are acceptable to Transportation. No objections.
2. For future development, an approved TCL will be required prior to site plan. Also submit a filled in Traffic Scoping form to determine if a traffic study will be required.

. 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: April 23, 2025

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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:** 04/23/2025-- **AGENDA ITEM:** #2

**Project Number:** PR-2025-020048

**Application Number:** MINOR\_PLT-2025-00011

**Project Name:** 4105 Silver Ave SE

**Request:**

*Prelim/Final Plat: Consolidating three existing lots into one. Requesting determination from both a landscape buffer along Montclair and alleyway.*

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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.*

*Orange Text are items need to be addressed.*

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#### **BACKGROUND**

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- The property is currently Zoned as MX-M (Mixed-Use – Medium Intensity Zone District). The subject property has same zone designation on all sides except to the south of the property where it is zoned MX-T.
- A designated Bike Boulevard runs along Silver Ave SE, adjacent to the property.
- The subject property is not within any city centers, but it is within both a Major Transit Corridor and a Main Street Corridor.
- The subject property is not part of any Character Protection Overlay zone districts.
- The proposed lot is located within an “Area of Change” and lies within the boundaries of the Nob Hill Neighborhood Association.

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

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## 1. Items Needing to be Completed or Corrected

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- **Prior to final sign-off of the plat, the AGIS office must approve the DXF file and proof of approval must be provided.**
- **Per 6-6(K)(2)(k), The date of the DHO approval shall be recorded on the Final Plat.**
- **The Project and Application numbers must be added to 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) (should the Plat be approved by the DHO).

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## 2. Items In Compliance and Standard Comments

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- Planning Staff defer both determination requests for landscape buffer along Montclair Dr and allowing the alleyway to remain as is to the Transportation department. Transportation has reviewed these requests and has no objections to either proposal.
- Per 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. The applicant shall provide the City a digital copy of the recorded plat.
- **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.*
- As per Table 6-4-3, Subdivision of Land - Minor does not expire once timely recorded.
- Signatures from Hydrology, ABCWUA, and Transportation engineers and staff have been obtained on Form PLT.
- The proposed Plat contains all the required signatures from: utilities, AMAFCA, owner(s), surveyor, and the City Surveyor.
- Please be aware of IDO rules on nonconformity regarding any existing structures.
- The applicant provided public notice in compliance with IDO Table 6-1-1. Related documents are provided in the application packet.



## 6-8 NONCONFORMITIES

### 6-8(C) NONCONFORMING USES

#### 6-8(C)(1) Authority to Continue

Unless specified otherwise in this Section 14-16-6-8 or elsewhere in this IDO, the Nonconforming use of land or a structure shall be allowed to continue regardless of any change in ownership or occupancy of the use, until that use is discontinued or another provision of this Section 14-16-6-8 requires the termination of the use.

#### 6-8(C)(4) Expansion of Nonconforming Use

A nonconforming use of land or a structure shall not be expanded, except that the portion of a structure or land containing a nonconforming use may be expanded in size if approved by the ZHE pursuant to Subsection 14-16-6-6(C).

## 3. Future Development Comments

### 3-4(J)(2) Site and Setback Standards

Lot size, width, usable open space, and setbacks shall be provided according to the applicable standards in Section 14-16-5-1 (Dimensional Standards).

Table 5-1-2: Mixed-use Zone District Dimensional Standards				
UC-MS-PT = Urban Centers, Main Streets, and Premium Transit areas as identified in the ABC Comp Plan				
BR = bedroom DU = dwelling units.				
Note: Any different dimensional standards in Part 14-16-3 (Overlay Zones) and Section 14-16-5-9 (Neighborhood Edges) applicable to the property shall supersede the standards in this table.				
Zone District	MX-T <sup>[1]</sup>	MX-L	MX-M	MX-H
Site Standards				
Usable open space, minimum <sup>[2]</sup>	Efficiency or 1 BR: 225 sq. ft./unit 2 BR: 285 sq. ft./unit ≥3 BR: 350 sq. ft./unit UC-MS-PT: 50% reduction			
Setbacks <sup>[3][4][5][6]</sup>				
Front, minimum	5 ft. UC-MS-PT: 0 ft. <sup>[7]</sup>			
Front, maximum	N/A UC-MS-PT: 15 ft.			
Side, minimum	Interior: 0 ft.; Street side of corner lots: 5 ft. UC-MS-PT: 0 ft.			
Side, maximum	N/A UC-MS-PT: Interior: N/A; Street side of corner lots: 15 ft. <sup>[7]</sup>			
Rear, minimum	15 ft. UC-MS-PT: 0 ft. where rear lot line abuts a street or alley			
Rear, maximum	N/A			
Building Height <sup>[6]</sup>				
Building height, maximum	30 ft.	38 ft.	48 ft.	68 ft.
		UC-MS-PT: 55 ft.	UC-MS-PT: 65 ft.	UC-MS-PT: 75 ft.
		No maximum for portions of building >100 ft. from all lot lines		
		UC-MS-PT-MT: 12 ft. Structured Parking Bonus		UC-MS-PT-MT: 24 ft. Structured Parking Bonus
UC-MS-PT-MT: 12 ft. Workforce Housing Bonus				

### Other Applicable IDO Sections

- ❖ **4-2 Allowed Uses**, table 4-2-1.  
Follow the Use Specific Standards per 4-3 of the IDO for any proposed uses for \*MX-M.
- ❖ **5-5** Parking & Loading requirements, Table 5-5-1
- ❖ 5-6 Landscaping, Buffering, and Screening  
5-6(B) Applicability
- ❖ **5-7** Walls/Fences, table 5-7-1. *\*Development requires separate permitting.*
- ❖ 6-8(D) NONCONFORMING STRUCTURES
- ❖ Vacations per 6-6-M.



*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: 4/22/25

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