

DEVELOPMENT FACILITATIVE TEAM (DFT) - **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-2025-020144 Hearing Date: **12-10-2025**

Project: 907 Montano Rd NW Agenda Item No: 3

<input checked="" type="checkbox"/> Sketch Plat	<input type="checkbox"/> Site Plan for Bldg. Permit
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**ENGINEERING COMMENTS:**

- Hydrology has no objection to approval of the site plan for building permit.
- 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.  SPSD  SPBP  FINAL PLAT  
DEFERRED TO \_\_\_\_\_



## DEVELOPMENT FACILITATION TEAM

### Parks and Recreation Department

#### **PR-2025-020144**

#### **PA-2025-00374 – SKETCH**

All or a portion of: **14, ACEQUIA ROW, 68A2C, 15 REMAINDER, ZAPF VAN ADDN NO 10** zoned **R-A, R-1C, MX-T**, located at **907 MONTANO RD NW between MONTANO RD NW and GENE AVE NW** containing approximately **3.03** acre(s). **(F-14)**

**REQUEST:** Consolidate the indicated parcels into one new tract, the proposed use of which is to develop a medical office. A zone change application is currently being processed to bring the property's zoning into alignment with the development pattern of the area

#### **COMMENTS**

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#### **12.10.2025**

- No comments regarding the platting actions.

Note: Future development of the subject site will require a Street Frontage Trees landscaping plan. Street Frontage Trees will be required along Montano Rd NW. Please see the IDO 14-16-5-6(D) for requirements.

#### **5-6(D) STREET FRONTAGE LANDSCAPING**

##### **5-6(D)(1) Required Street Trees**

5-6(D)(1)(a) All development shall comply with Part 6-6-2 of ROA 1994 (Street Trees) and any standards developed by the Parks and Recreation Department or other City department to implement that Ordinance. 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.

5-6(D)(1)(b) Only trees selected from the Official Albuquerque Plant Palette of low water use, drought tolerant, or xeric species and shown on a landscape plan can count toward the requirements of this Subsection 14-16-5-6(D) (Street Frontage Landscaping), except that existing trees that are 8 inch caliper or larger may count toward street tree requirements, regardless of whether they appear on one of those lists.

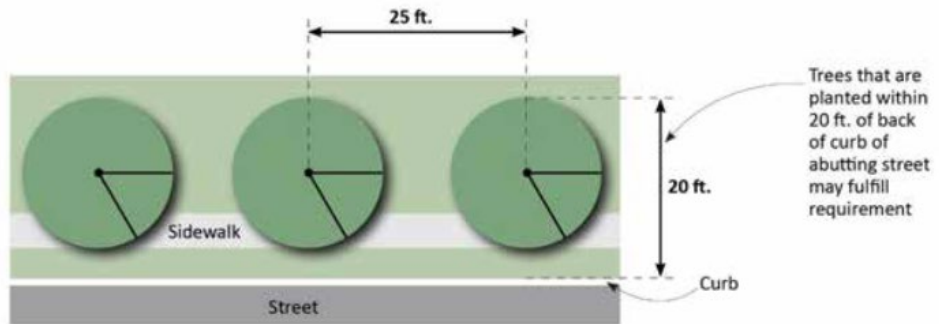
5-6(D)(1)(c) Planting areas necessary for trees in the street frontage shall meet the minimum size requirements in Table 5-6-3 unless specified otherwise in this IDO. Tree



## DEVELOPMENT FACILITATION TEAM

### Parks and Recreation Department

grates may be used in constrained locations to accommodate pedestrian circulation, to allow the required planting areas to have a walkable surface.





## Development Facilitation Team (DFT) – Review Comments

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

**Project No: PR-2025-020144   Date: 12/10/2025   Agenda Item: #3   Zone Atlas Page: F-14**

**Legal Description: portion of 14, ACEQUIA ROW, 68A2C, 15 REMAINDER, ZAPF VAN ADDN NO 10 zoned R-A, R-1C, MX-T**

**Location: 907 MONTANO RD NW between MONTANO RD NW and GENE AVE NW**

**Request: Consolidate the indicated parcels into one new tract, the proposed use of which is to develop a medical office. A zone change application is currently being processed to bring the property's zoning into alignment with the development pattern of the area.**

Approved No Conditions

Approved W/Conditions

Not Approved

### **Application For: PA-2025-00374 – SKETCH**

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1. Need to 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.”
2. For future development; Please place a Request for Availability online at the following link: [http://www.abcwua.org/Availability\\_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx). Requests shall include fire marshal requirements. An executed statement must be obtained prior to approval.

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

DEVELOPMENT FACILITATION TEAM

TRANSPORTATION DEVELOPMENT

Project Number: 2025-020144

AGENDA ITEM NO: 3

Medical Office  
907 Montano NW

SUBJECT: Sketch

ENGINEERING COMMENTS:

- 1- Montano is a principal arterial requires 6' sidewalk and 5'-6' Landscaping Buffer. Sidewalk width is not shown on the drawing, it needs to be widened if it is less than 6'.
- 2- Any future development will require an approved TCL prior to site plan or building permit. Also, a Traffic Scoping Form would need to be submitted to determine if a TIS would 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: Sertil Kanbar, PE  
Transportation Development  
505-924-3909 or [skanbar@cabq.gov](mailto:skanbar@cabq.gov)

DATE: December 10, 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

**MEETING DATE:** 12/10/25 -- **AGENDA ITEM:** # 3

**Project Number:** PR-2025-020144

**Application Number:** PA-2025-00374

**Project Name:** 907 Montano RD NW

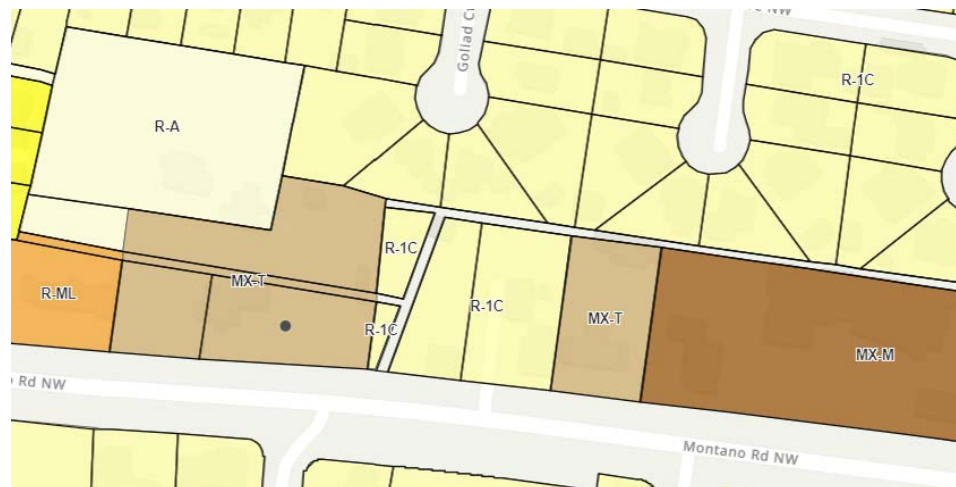
**Request:** Sketch Plat

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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 indicates requirements.*

#### **BACKGROUND:**

- This is a request to create one lot from: Lot 13, Lot 14 & Remainder of Lot 15, ZAPF-Van Addition No. 10 and Tract 68-A-2-C and 68-B and Tract 47 M.R.G.C.D Map No. 32 into one new Tract at approximately 3.03 acres.



- There is an Acequia Right of Way (ROW) as well on the plat. Confirm if the acequia is active as well as if the ROW for the acequia will be affected by the proposed platting and/or future site development; MRGCD will need to sign a future plat due to the presence of the acequia on the subject property.

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

- The subject properties are zoned: Residential and Agriculture (R-A), Mixed-Use Transition (MX-T) and R-1C.
- Subject properties are within a Major Transit corridor and all lots are in an area of Consistency.

**COMMENTS:**

**Correct the Purpose of Plat to depict the legal lots that are being consolidated to create the Plat.**

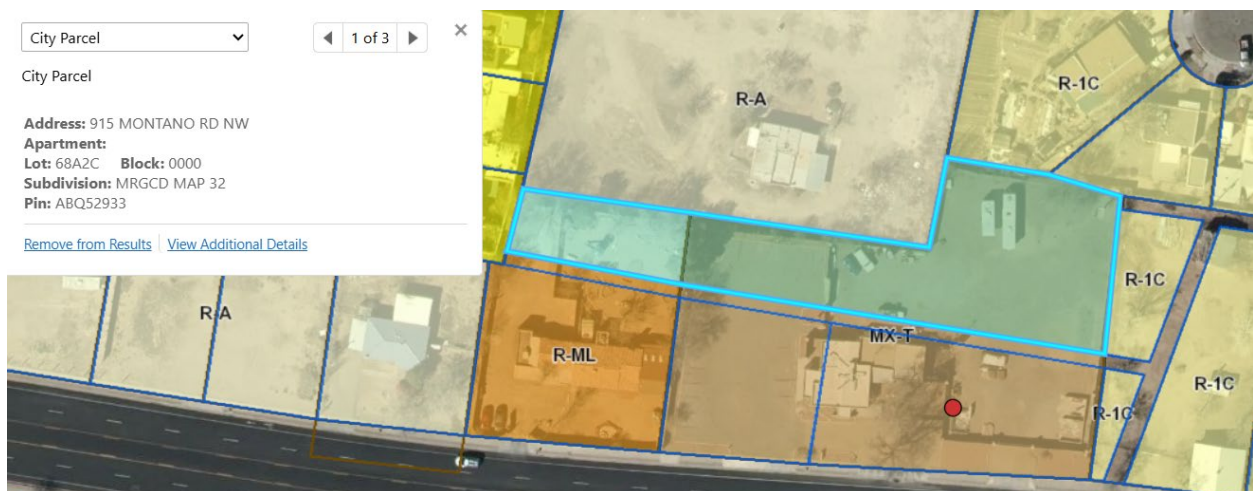
***Purpose of Plat***

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE THE EXISTING 5 TRACTS.

**Similarly, the title of the Plat needs to depict what Tract A is being created from.**

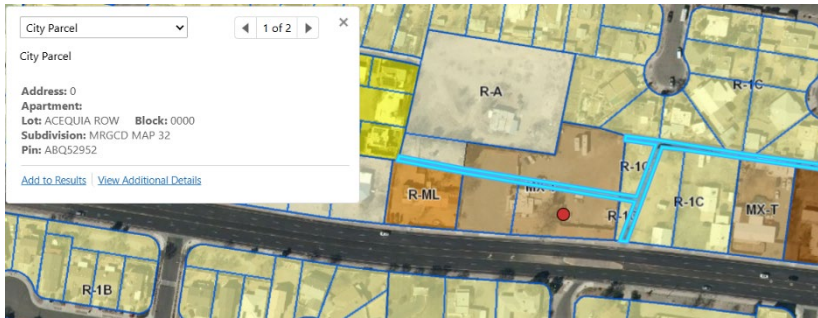
Plat of  
 Tract A,  
**Las Colonias Medical**  
 Elena Gallegos Grant  
 Projected Section 32, Township 11 North, Range 3 East, N.M.P.M.  
 Albuquerque, Bernalillo County, New Mexico  
 October 2025

**Lot 68A2C shows as a whole City lot in AGIS. Proof of deeded boundary line required.**



- Per 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.**

The Zoning Map Amendment must be approved first and out of the 15-day appeal period before the approval of the proposed plat. The application can run concurrently but the plat actions must meet the new zone district that is chosen during the zoning map amendment.



- All standards within IDO section 5-4-C (Compliance with Zoning Requirements) apply to all re-platting actions. The platting action cannot increase any existing nonconformity or create a new nonconformity.
- Refer to the IDO 6-7(G) ZONING MAP AMENDMENT – EPC for the applicability, procedure, and review and decision criteria.

**6-7(G) ZONING MAP AMENDMENT – EPC**

All applicable provisions of Section 14-16-6-4 (General Procedures) apply unless specifically modified by the provisions of this Subsection 14-16-6-7(G).

**6-7(G)(1) Applicability**

6-7(G)(1)(a) This Subsection 14-16-6-7(G) applies to any application that would:

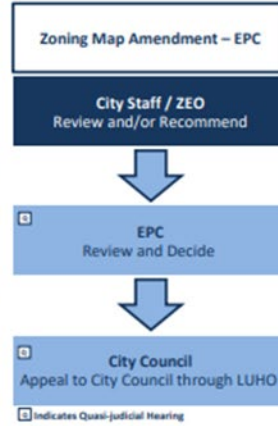
1. Amend the Official Zoning Map to change land to the NR-PO-B zone district, regardless of the number of gross acres or designation of Area of Change or Area of Consistency (as shown in the ABC Comp Plan, as amended).
2. Amend the Official Zoning Map to change less than 10 gross acres of land located partially or completely in an Area of Consistency (as shown in the ABC Comp Plan, as amended) to a zone district other than NR-PO-B.
3. Amend the Official Zoning Map to change less than 20 gross acres of land located entirely in an Area of Change (as shown in the ABC Comp Plan, as amended) to a zone district other than NR-PO-B.
4. Not create or amend any text or map of any small area, which is processed pursuant to Subsection 14-16-6-7(E) (Amendment to IDO Text – Small Area), or Historic Protection Overlay zone, which is processed pursuant to Subsection 14-16-6-7(C) (Adoption or Amendment of Historic Designation).

6-7(G)(1)(b) An application to amend the Official Zoning Map by any entity other than the City may not be submitted within 1 year after the date of final action by the City denying or approving (with or without conditions) a prior application to amend the Official Zoning Map with the same requested change.

**6-7(G)(2) Procedure**

6-7(G)(2)(a) The City Planning Department staff shall review the application and forward a recommendation to the EPC.

6-7(G)(2)(b) If the application is for a zone change to an MX-FB, NR-SU, or PD zone district, the associated Site Plan – EPC shall be reviewed and decided simultaneously pursuant to all applicable provisions of Subsection 14-16-6-6(I) (Site Plan – EPC). A denial of either requested action shall result in the denial of all associated requests.



- 6-7(G)(2)(c) The EPC shall conduct a public hearing on the application and shall make a decision on the application.
- 6-7(G)(2)(d) If the application is for a zone change from an NR-BP zone district to another zone district, and the subject property is within an area with an approved Master Development Plan, the applicant may amend the Master Development Plan pursuant to Subsection 14-16-6-4(X)(3) (Major Amendments) concurrently to remove the subject property from the Master Development Plan boundary or to add standards to the Master Development Plan relating to the subject property.
1. The City may impose a condition for the applicant to amend the Master Development Plan.
  2. If no amendment to the Master Development Plan is made, the property will continue to be subject to relevant standards in the Master Development Plan in addition to any standards applicable to the new zone district.
- 6-7(G)(2)(e) The City shall provide a zoning certificate to the applicant that documents the new zone district designation after any City-level appeal possibilities have been concluded and all conditions of approval have been met.
- 6-7(G)(2)(f) If the Zoning Map Amendment will result in a zone boundary that does not coincide with a lot line (i.e., create a floating zone line), the applicant shall obtain a Subdivision of Land – Minor or a Subdivision of Land – Major, as applicable, to establish lot lines that coincide with the zone boundary before a zoning certificate will be issued.
- 6-7(G)(2)(g) A final decision by EPC can be protested pursuant to Subsection 14-16-6-7(H)(1)(b), in which case, the application shall proceed through the process set forth in Subsection 14-16-6-7(H)(2)(j).
- 6-7(G)(2)(h) If the Zoning Map Amendment is approved, the applicant may develop with an approved Site Plan, pursuant to the applicability, procedures, and criteria in Subsections 14-16-6-5(G) (Site Plan – Administrative) or 14-16-6-6(I) (Site Plan – EPC) and the requirements for that zone district.

**6-7(G)(3) Review and Decision Criteria**

An application for a Zoning Map Amendment shall be approved if it meets all of the following criteria.

- 6-7(G)(3)(a) The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comp Plan, as amended, and other applicable plans adopted by the City.
- 6-7(G)(3)(b) If the subject property is located partially or completely in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone would clearly

reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that character. The applicant must also demonstrate that the existing zoning is inappropriate because it meets any of the following criteria.

1. There was a typographical or clerical error when the existing zone district was applied to the property.
2. There has been a significant change in neighborhood or community conditions affecting the site.
3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

6-7(G)(3)(c) If the subject property is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets any of the following criteria.

1. There was a typographical or clerical error when the existing zone district was applied to the property.
2. There has been a significant change in neighborhood or community conditions affecting the site that justifies this request.
3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

6-7(G)(3)(d) The requested zoning does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community, unless the Use-specific Standards in Section 14-16-4-3 associated with that use will adequately mitigate those harmful impacts.

6-7(G)(3)(e) The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, meet any of the following criteria:

1. Have adequate capacity to serve the development made possible by the change of zone.
2. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.
3. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement (IIA).

4. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City-approved Development Agreement between the City and the applicant.
- 6-7(G)(3)(f) The applicant’s justification for the Zoning Map Amendment is not completely based on the property’s location on a major street.
- 6-7(G)(3)(g) The applicant’s justification is not based completely or predominantly on the cost of land or economic considerations.
- 6-7(G)(3)(h) The Zoning Map Amendment does not apply a zone district different from surrounding zone districts to one small area or one premises (i.e., create a “spot zone”) or to a strip of land along a street (i.e., create a “strip zone”) unless the requested zoning will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least 1 of the following applies.
1. The subject property is different from surrounding land because it can function as a transition between adjacent zone districts.
  2. The subject property is not suitable for the uses allowed in any adjacent zone district due to topography, traffic, or special adverse land uses nearby.
  3. The nature of structures already on the subject property makes it unsuitable for the uses allowed in any adjacent zone district.

- This is an FYI comment, the property is in the Balloon Landing area.

**Platting:**

- A platting application to create the proposed plat requires the submittal and Development Hearing Officer (DHO) approval of a Minor Preliminary/Final Plat application, unless major public infrastructure is needed, and then it would be a Major plat.
- A Minor Preliminary/Final Plat application can be applied for at the ABQ-PLAN portal (click on the ‘ENTER ABQ-PLAN’ icon in the ABQ-PLAN webpage accessible at the following link below to enter the ABQ-PLAN portal):  
<https://www.cabq.gov/planning/abq-plan/abq-plan>

Within the ABQ-PLAN webpage, there’s also a link to an ABQ-PLAN Resources and FAQs webpage to access guides and tutorials to assist with creating an account and applying for applications in ABQ-PLAN (you will be applying for a ‘Minor Plat Application’):  
<https://www.cabq.gov/planning/abq-plan/abq-plan-resources-and-faqs>

A checklist of submittal requirements for this application is, featured in the following link:

[https://documents.cabq.gov/planning/online-forms/MINOR%20PLAT\\_CHECKLIST.pdf](https://documents.cabq.gov/planning/online-forms/MINOR%20PLAT_CHECKLIST.pdf)

- Signatures from Hydrology, ABCWUA, and Transportation engineers and staff must be obtained on Form PLT and submitted with the platting application. They will not sign Form PLT until/unless they receive any/all required associated application approvals as listed on Form PLT. Form PLT can be obtained at the following link:  
<https://documents.cabq.gov/planning/development-hearing-officer/Form%20PLT.pdf>
- The Plat must be created, as well as sealed and signed by a surveyor licensed in the State of New Mexico.
- All public notice requirements of IDO Section 6, Table 6-1-1 will need to be completed prior to submitting the platting application, and included in the platting application packet. For a Minor Preliminary/Final Plat, Neighborhood Associations (NA's) as identified by the Office of Neighborhood Coordination (ONC) must be notified by email of the proposed platting application. Notifications sent to the NA's must include the following:
  1. Completed notification form noting the application type, date/time of the DHO meeting, and that the DHO meeting will be held remotely via Zoom, providing the Zoom link to the meeting. A blank notification form can be obtained at the following link: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Mailed-Notice-PublicHearing-Print&Fill.pdf>
  2. Zone Atlas Map sheet with the site highlighted and labeled
  3. Copy of the Plat

In the platting application packet, in addition to including the documentation listed above, proof of email to the NA's must be included along with the ONC confirmation email with the list of NA's to contact. ONC can be contacted at: [onc@cabq.gov](mailto:onc@cabq.gov) as well as (505) 768-3334.

- Per 6-4(B) of the IDO, a Pre-Submittal Tribal Meeting request must be offered to tribal contacts on file with the Planning Department if the subject property for a Minor Preliminary/Final Plat application is located within 660 feet of Major Public Open Space and/or a tribal boundary. The subject property for this Sketch Plat is not located within this area, therefore a Pre-Submittal Tribal Meeting request will **not** be required for a future platting application on the subject property.

- All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are required on the Plat prior to the acceptance of the application file for the Plat and placement on a DHO agenda.
- The following will need to be on the final platting sheets:  
Project and Application #'s, documents signed/stamped by a design professional licensed in the State of NM.
- Prior to final sign-off of the plat, the AGIS office must approve the DXF file and proof of approval must be provided.
- The proposed platting action would be reviewed to the standards and provisions within the IDO-Integrated Development Ordinance and the standards within the DPM-Development Process Manual. Here is a link to both:

[https://documents.cabq.gov/planning/IDO/O-25-73/IDO\\_2025\\_Update\\_Effective.pdf](https://documents.cabq.gov/planning/IDO/O-25-73/IDO_2025_Update_Effective.pdf)

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

- **If infrastructure is needed**, an IL-Infrastructure list, and/or IIA-Infrastructure Improvements Agreement with financial guarantee will be required.
- **Demonstrate compliance with section 7 of the DPM, Table 7.2.29, regarding Sidewalk width requirements and its landscape buffer.**
  - **If a waiver is needed for the sidewalk, curb and gutter requirements; a DHO Waiver will be needed separate from the platting action application. Both applications to the DHO can be concurrent.**



*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: Antoni Montoya/Jay Rodenbeck  
Planning Department

DATE: 12/08/2025



## DEVELOPMENT FACILITATION TEAM

### Parks and Recreation Department

**PR-2025-020144**

PA-2025-00374 – SKETCH

**REQUEST:**

Consolidate the indicated parcels into one new tract, the proposed use of which is to develop a medical office. A zone change application is currently being processed to bring the property's zoning into alignment with the development pattern of the area

**LOTS/SUBDIVISION:**

**14, ACEQUIA ROW, 68A2C, 15 REMAINDER, ZAPF VAN ADDN NO 10**

**ADDRESS/LOCATION: 907 MONTANO RD NW between MONTANO RD NW and GENE AVE NW**

**ZONED: R-A, R-1C, MX-T,**

**IDO: 2025**

**Comments:**

12-10-2025

- **RECOMMENDATION:** Per previous discussions with applicant, some existing Cottonwood trees on site were proposed to be preserved and protected. Please see exhibit showing which trees are in good condition and would be acceptable for preservation and existing landscape credits per IDO 5-6(C)(12).
- Street trees are required at 25' O.C. along Coors Blvd NW. Please provide street tree calculations.
- Mexican Elder are not acceptable for use as a street tree as they are not capable of achieving a mature canopy to meet the intent of street trees, to provide shade and coolness in summer months. Please select a deciduous tree capable of reaching a mature size that can provide shade and coolness in summer months.
- Japanese Pagodatree are not locally available at nurseries until 2026. Forestry recommends selecting a different species to avoid substitutions at construction.