



## **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-2018-001681      Date: 06/25/2025      Agenda Item: #2      Zone Atlas Page: L-9**

**Legal Description: [Lot/Tract 52 Unit 2, Atrisco Grant]**

**Location: 86<sup>th</sup> St SW between 86<sup>th</sup> St SW and 82<sup>nd</sup> St SW**

**Application For: MAJOR\_PLT-2025-00008 – MAJOR PRELIMINARY PLAT (DHO)**

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1. No objections:

a. Availability Statement 220907 provides conditions for service.

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



## DEVELOPMENT HEARING OFFICER

### Parks and Recreation Department

**PR-2018-001681**

**MAJOR\_PLT-2025-00008 – MAJOR PRELIMINARY PLAT**

TIERRA WEST agent for TWO RIVERS LLC requests the aforementioned action(s) for all or a portion of: Lot/Tract 52, TOWN OF ATRISCO GRANT UNIT 2 zoned MX-L located at 86th ST SW between 86th ST SW and 82nd ST SW containing approximately 6.04 acre(s). (L-09)

PROPERTY OWNERS: Two Rivers LLC

REQUEST: Replat to dedicate right-of way along 86th Street NW and at the corner of Sunset Gardens Road SW and 82nd Street SW to the City of Albuquerque from an existing tract

**SKETCH PLAT 4-16-25 (DFT)**

IDO 2025

**Comments:**

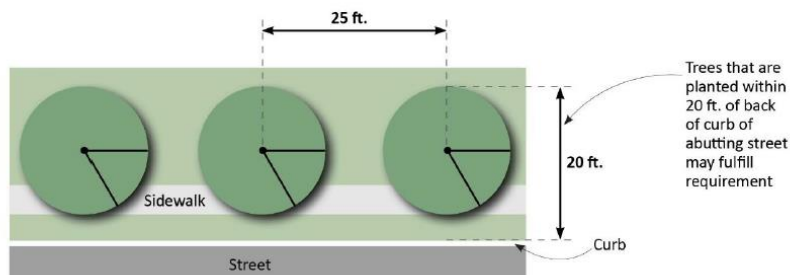
**06.24.2025**

Parks and Recreation has no objections to this request.

For future development street trees will be required along Sunset Gardens Rd SW and 86th street per the IDO and the Street Tree Ordinance.

**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. (See figure below.)





## DEVELOPMENT HEARING OFFICER

Parks and Recreation Department

For more comments regarding future development also refer to the sketch plat memo provided for the 5.14.2025 Sketch Plat review for this project.

**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: 2018-001681 Hearing Date: 06-25-2025  
Project: Lot/Tract 52, TOWN OF  
ATRISCO GRANT UNIT 2  
located at 86th ST SW between  
86th ST SW and 82nd ST SW Agenda Item No: 2

<input type="checkbox"/> Minor Preliminary / Final Plat	<input checked="" 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 Conceptual Grading & Drainage Plan (HT# L10D032) with engineer's stamp 12/23/22
- 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: 2018-001681 (1003449)  
Sunset Gardens and 86th

AGENDA ITEM NO: 2

SUBJECT: Preliminary Plat

ENGINEERING COMMENTS:

1. Transportation has an approved Conceptual TCL dated 1/24/2023. As a reminder a full TCL will be required prior to building permit.
2. Transportation has no objection to the determination to allow landscape buffer to remain at current width.

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: June 25, 2025

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ACTION:

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

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



## DEVELOPMENT HEARING OFFICER

### Planning - Case Comments

**HEARING DATE:** 06/25/2025 -- **AGENDA ITEM:** #2

**Project Number:** PR-2018-001681

**Application Number:** MAJOR\_PLT-2025-00008

**Project Name:** Sunset Apartments

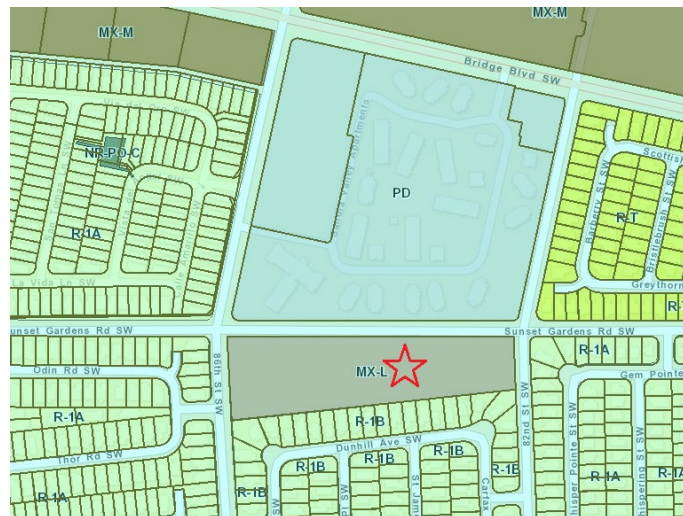
**Request:** Major Preliminary Plat

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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.*

#### BACKGROUND

- This is a Preliminary Plat to dedicate right-of way to the CABQ (City of Albuquerque) along 86<sup>th</sup> St NW at .0384 acres and at the corner of Sunset Gardens Rd SW and 82<sup>nd</sup> St SW at .0010 acres. The applicant is opting to connect the infrastructure list to the platting action.
- The subject site is approximately 6.04 acres, zoned MX-L and abuts properties in R-1B zone all along the south of the property. Properties to the east and west of the project are zoned R-1A and adjacent properties to the north of the property are zoned PD.



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

- Subject property is not located within any Overlay Zones, Centers, or specific corridors.
- This Preliminary Plat is being reviewed in accordance with the IDO effective 2023.
- A sketch plat (PA-2025-00085) was reviewed on April 16, 2025.
- The subject property is in the process of a Site Plan-Administrative (SI-2024-00271) and was last reviewed by DFT on May 14, 2025. The Site Plan is for two 3-story apartment buildings with amenities to include a pool and a clubhouse.

## COMMENTS

### **6-4(Q) REQUIRED IMPROVEMENTS AND FINANCIAL ASSURANCE**

- 6-4(Q)(1)(c) Unless specified otherwise in this IDO or the DPM, if the applicant has not completed the installation of those public and private improvements required by this IDO, the DPM, or any City-approved IIA or Development Agreement by the time the first certificate of occupancy for the property is issued, or by the time the first use of the property for a new approved land use begins, the applicant may be required to provide financial security to the City to ensure that the City will have adequate funds on hand to complete the required public or private improvements prior to initial occupancy or use of the property pursuant to an approval under this IDO. Financial security will only be used by the City to complete required public and private improvements if the applicant fails to provide those improvements in a timely manner as required by this IDO, the DPM, or any City-approved IIA or Development Agreement.
- 6-4(Q)(1)(d) The DPM contains specific requirements for the types of public and private improvements required for different types of development applications; the timing and phasing of those improvements; documents required to be submitted for approval of those improvements; inspection of improvements; financial security for completion of the improvements; required warranties on the performance of the improvements; dedication and City acceptance of improvements; provisions for release of financial security or performance warranties; and other matters related to required public and private improvements.

### **6-4(R) DEDICATIONS**

- 6-4(R)(1) Dedication of public areas, as required by Subsection 14-16-5-4(K), or by other City requirements shall be free and clear of any liens or encumbrances and be in fee simple unless 1 of the following applies.

6-4(R)(1)(a) The applicant demonstrates that fee simple dedication is legally infeasible.

6-4(R)(1)(b) The City Engineer and the City Attorney find that a different type of dedication better accomplishes City policy or is provided for by specific ordinance.

6-4(R)(2) If dedication in other than fee simple is approved, the nature of the property interest dedicated shall be clearly indicated on the plat.

**6-6(L)(2)(d) Final Plat**

1. Within 1 year after DHO approval, or approval with conditions, of a Preliminary Plat, the applicant shall submit a Final Plat that includes all changes, conditions, and requirements contained in the Preliminary Plat approval.
2. City Planning Department staff shall refer the submittal to required commenting agencies pursuant to Subsection 14-16- 6-4(J).
3. Required commenting agencies pursuant to Subsection 14-16- 6-4(J) shall review the submittal and forward any comments and a recommendation to the DHO.
4. The DHO shall conduct a public hearing and make a decision on the application.
5. Final Plats shall include a list of any Vacations, Variances, Waivers, and deviations granted as an exhibit or note.
6. Staff from required commenting agencies pursuant to Subsection 14-16-6-4(J)(2) shall review final plats administratively for compliance with conditions of approval, DPM standards, and zoning standards.
7. The date of the DHO approval shall be recorded on 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)(2) and certifications required by the DPM.



8. The applicant shall then record the final plat with the Bernalillo County Clerk as soon as possible, but in no case more than 30 consecutive days from the date of the last signature on the final plat, or the subdivision shall be voided.
  - a. 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.
  - b. The applicant shall provide the City a digital copy of the recorded plat.

**6-6(L)(3) Review and Decision Criteria**

An application for a Subdivision of Land – Major shall be approved if it meets all of the following criteria.

- 6-6(L)(3)(a) A Preliminary Plat 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.

○ *All proposed infrastructure for access to property, traffic circulation, ADA requirements, and fire emergency accessibility meets the City requirements, which has been determined through a Traffic Circulation Layout approval as well as a Fire 1 Plan approval.*

*Grading and Drainage of the site has also been preliminarily approved through City Hydrology, with fine grading details only needed for approval in order to obtain building permit.*

- Signatures from Hydrology, ABCWUA, and Transportation engineers and staff were obtained.
- The applicant provided the necessary public notice per IDO Table 6-1-1.
- An Infrastructure List (IL) was included with the submittal. Before final sign-off of the Plat, a recorded Infrastructure Improvements Agreement based on the approved IL must be submitted.
- Project and application number must be added to the plat and Infrastructure list (IL).
- The date of the DHO approval shall be recorded on the Plat, per 6-6(K)(2)(k)

**\*\*\* 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. 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.
5. 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\_Approved\_date of approval
  - c. Infrastructure List: project number\_application number\_IL\_Approved\_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: Antoni Montoya/ Jay Rodenbeck  
Planning Department

DATE: 06/25/2025