



## **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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**DRB Project No: PR-2019-002411 Date: 10/25/2023 Agenda Item: #8 Zone Atlas Page: N-08**

**Legal Description: [TRACT FD2 & FD3, UNIT 1, ASPIRE SUBDIVISION zoned R-1A**

**Location: AMOLE MESA AVE SW & COLOBEL AVE SW between BIG SPRINGS RD SW and  
MESSINA DR SW**

### **Application For: SD-2019-00186 – Extension of Preliminary Plat (DHO)**

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1. No Objection to the extension of the preliminary plat.
2. Atrisco Unit 4 is currently under design review and shall follow the conditions of statement 200528.

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2019-002411  
Aspire Subdivision Unit 1

AGENDA ITEM NO: 8

SUBJECT: Extension of Preliminary Plat

ENGINEERING COMMENTS:

1. Transportation has 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](mailto:earmijo@cabq.gov)

DATE: October 25, 2023

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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APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_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:** 10/25/23 -- **AGENDA ITEM:** #7

**Project Number:** PR-2019-002411

**Application Number:** SD-2023-00198

**Project Name:** Aspire Subdivision

**Request:**

*Extension of 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.*

**COMMENTS:**

**1. Standard Comments and Items in Compliance**

- The Applicant is requesting to extend a Preliminary Plat that was approved by the DRB on November 4, 2020 per PR-2019-002411 / SD-2020-00102. On October 20, 2021, the Development Review Board (DRB) extended the Preliminary Plat for the first time to November 4, 2022 per PR-2019-002411 / Sd-2021-00193. On October 26, 2022, the Development Review Board (DRB) extended the Preliminary Plat for the second time to November 10, 2023 per PR-2019-002411 / SD-2022-00152.
- Per Table 6-4-3 of the IDO, a Final Plat submittal must be received within 1-year after the approval of the Preliminary Plat should the Preliminary Plat be approved by the DHO.
- Per 6-4(X)(2) Expiration or Repeal of Approvals:

***Unless specified otherwise in this IDO, the DPM, an IIA, a Development Agreement approved by the City, or the terms attached to a permit or approval, each permit or approval shall be valid for the period of time shown in Table 6-4-3 and shall be of no force or effect after that time has passed, unless any of the following applies.***

***6-4(X)(2)(a) The period of validity is extended pursuant to Subsection 14-16-6- 4(X)(4) (Extensions of Period of Validity) or another provision of this IDO or the DPM.***

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

The preliminary plat approval has been in effect for less than three years.

***6-4(X)(2)(b) The applicant, property owner, or an agent of the applicant or property owner has begun construction, use, or occupancy of the property within the time shown in Table 6-4-3 for the relevant type of permit or approval. For the purposes of this Subsection 14-16-6-4(X)(2), construction does not include site grading, but does include the installation of required infrastructure.***

***6-4(X)(2)(a) The period of validity is extended pursuant to Subsection 14-16-6-4(X)(4) (Extensions of Period of Validity) or another provision of this IDO or the DPM.***

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## **2. Future Application Guidance**

- For the Final Plat application, all signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are all required prior to the acceptance of the application file and the placement on a DHO agenda. After acceptance of the Plat application, DXF approval from AGIS must be obtained and the project and application numbers must be added to the Plat.
- For Final Plat submittal, the applicant will need to work with Transportation, Hydrology, and Water Authority members on submitting the required items per checklist form PLT. Obtain all required signatures as a part of the application submittal process.
- The DXF file must be approved by AGIS, and the approval email from AGIS must be submitted prior to Final Plat approval by the DHO.
- Two Infrastructure Lists are included with the Preliminary Plat. A recorded Infrastructure Improvements Agreement (IIA) must be recorded and submitted with the application submittal for a Final Plat before the Final Plat application can be accepted and placed on a DHO agenda.



*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: Hannah Aulick/ Jay Rodenbeck  
Planning Department

DATE: 10/24/23