



Development Facilitation Team (DFT) – Review Comments

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

DRB Project No: PR-2019-002411 Date: 5/08/2024 Agenda Item: #3 Zone Atlas Page: N-08

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

Request: MINOR AMENDMENT TO PRELIMINARY PLAT TO SHOW EASEMENT VACATION. PUBLIC SEWER EASEMENT VACATION TO BE REPLACED BY NEW EASEMENT. FINAL PLAT FOR UNIT 3.

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

Application For: SD-2024-00087 – Final Plat (DHO)

1. Easement note 10 needs to include public waterline as well.
2. Easement note 8 needs to also be identified for the portion being vacated for clarity.
3. Clearly identify dimensions for easements 10, 8, 11, and 13.
4. Provide a public waterline easement for the corridor along easement 8.
5. Identify Tract PR and add easement note 6 on the exhibit as well. See preliminary plat exhibit.

Application For: SD-2024-00088 – Minor Amendment to Preliminary Plat (DHO)

1. No objection

Application For: SD-2024-00089 – Vacation of Public Easement (DHO)

1. No objection

DEVELOPMENT HEARING OFFICER

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

DATE: 05/08/2024

AGENDA ITEM NO: 3

DHO PROJECT NUMBER:

PR-2019-002411

SD-2024-00087 – FINAL PLAT

SD-2024-00088 – MINOR AMENDMENT

TO PRELIMINARY PLAT

**SD-2024-00089 – VACATION OF PUBLIC
EASEMENT**

SKETCH PLAT 3-20-24 (DFT)

IDO – 2022

PROJECT NAME:

ISAACSON & ARFMAN, INC. | JUSTIN T. SIMENSON agent for D.R. HORTON, INC. requests the aforementioned action(s) for all or a portion of: TRACT FD2 & FD3, UNIT 1, ASPIRE SUBDIVISION zoned R-1A, located on AMOLE MESA AVE between BIG SPRINGS RD SW and MESSINA DR containing approximately 18.0824 acre(s). (N-08)

PROPERTY OWNERS: D R HORTON INC

REQUEST: MINOR AMENDMENT TO PRELIMINARY PLAT TO SHOW EASEMENT VACATION. PUBLIC SEWER EASEMENT VACATION TO BE REPLACED BY NEW EASEMENT. FINAL PLAT FOR UNIT 3

COMMENTS:

1. Code Enforcement has no comments and no objections.



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

<https://www.cabq.gov/parksandrecreation>

PR-2019-002411

SD-2024-00087 – FINAL PLAT

SD-2024-00088 – MINOR AMENDMENT TO PRELIMINARY PLAT

SD-2024-00089 – VACATION OF PUBLIC EASEMENT

SKETCH PLAT 3-20-24 (DFT)

IDO - 2022

ISAACSON & ARFMAN, INC. | JUSTIN T. SIMENSON agent for D.R. HORTON, INC. requests the aforementioned action(s) for all or a portion of: TRACT FD2 & FD3, UNIT 1, ASPIRE SUBDIVISION zoned R-1A, located on AMOLE MESA AVE between BIG SPRINGS RD SW and MESSINA DR containing approximately 18.0824 acre(s). (N-08)

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REQUEST: MINOR AMENDMENT TO PRELIMINARY PLAT TO SHOW EASEMENT VACATION. PUBLIC SEWER EASEMENT VACATION TO BE REPLACED BY NEW EASEMENT. FINAL PLAT FOR UNIT 3

Comments:

05-08-2024

No objections to the request.

Comments provided by Whitney Phelan, Senior Planner, CABQ Parks & Recreation Department. Please contact via wphelan@cabq.gov or 505-768-5378 with questions or concerns.

DEVELOPMENT HEARING OFFICER - **HYDROLOGY SECTION**

Renée Brissette, PE, Senior Engineer | 505-924-3995, rbrissette@cabq.gov

DRB Project Number: 2019-002411

Hearing Date: **05/08/2024**

Project: Aspire Subdivision Unit 3

Agenda Item No: **3**

<input type="checkbox"/> Sketch Plat	<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"/> Site Plan for Bldg. Permit <input type="checkbox"/> Site Plan for Subdivision	<input type="checkbox"/> Bulk Land Plat
<input type="checkbox"/> SIA Extension	<input type="checkbox"/> DPM Variance	<input checked="" type="checkbox"/> Vacation of Public Easement	<input type="checkbox"/> Vacation of Public Right of Way

ENGINEERING COMMENTS:

- Hydrology has an approved Revised Grading and Drainage Plan & Amendment to the Master Drainage Report (N08D006F) with engineer's stamp date of 2/9/2024.
- Hydrology has no objection to the vacation.
- 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: 2019-002411
Aspire Subdivision Unit 1

AGENDA ITEM NO: 3

SUBJECT: Final Plat, Vacation of Easement, Amend 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

DATE: May 8, 2024

ACTION:

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

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



DEVELOPMENT HEARING OFFICER

Planning Comments

HEARING DATE: 5/8/2024 **AGENDA ITEM:** #3

Project Number: PR-2019-004211

Application Numbers: SD-2024-00087 & SD-2024-00088 & SD-2024-00089

Project Name: Aspire Subdivision Amole Mesa Ave

Requests: Vacation of a Public Sanitary Sewer Easement, Minor Amendment to Preliminary Plat, and Final Plat

**These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

COMMENTS:

Items in **orange type** need immediate attention

BACKGROUND

- Applicant is requesting an Amendment to the Preliminary Plat that was approved by the Development Review Board (DRB) on November 4, 2020 per PR-2019-002411 / SD-2020-00102 with no conditions of approval. On October 20, 2021, the 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 DRB extended the Preliminary Plat for the second time to November 10, 2023 per PR-2019-002411 / SD-2022-00152. On October 25, 2023, the Preliminary Plat was extended for the third time to November 13, 2024 under PR-2019-002411 / SD-2023-00186. **The Minor Amendment request is required for the Vacation of Easement for Units 3 and 4 and depiction of the new public sewer easement on the Plat.**
- The Applicant is requesting the vacation of a public sewer easement **for Units 3 and 4**. This easement is going to be replaced by a blanket Public Water and Sanitary Sewer easement.
- The Applicant is also requesting a Final Plat for **Unit 3** on the above mentioned Aspire subdivision.

**(See additional comments on next pages)*

1.ITEMS THAT NEED TO BE COMPLETED OR CORRECTED

- Confirm if the Final plat request is for Unit 3, Unit 4, or both.
- Confirm for the DHO that this request is not introducing any further changes from the original DHO Preliminary/Final Plat approval aside from the easement that is going to be vacated and the public sewer easement being granted.
- The Project and Application numbers must be added to the Plat.
- AMAFCA Signature must be added to the Plat prior to final signoff.
- Per 6-6(L)(2)(d) 5 of the IDO, Final Plats shall include a list of any Vacations, Variances, Waivers, and deviations granted as an exhibit or note.
- Per 6-6(L)(2)(d) 7 of the IDO, 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.
- 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.
- Per 6-6(M)(3) of the IDO, an application for a Vacation of Easement, Private Way, or Public Right-of-way shall be approved if it meets any of the following criteria.

6-6(M)(3)(a) The public welfare does not require that the easement, private way, or public right-of-way be retained.

6-6(M)(3)(b) There is a net benefit to the public welfare because the development made possible by the Vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the Vacation, and there is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

As the applicant has justified in their letter, the vacated easement will be replaced with a blanket Public Water and Sanitary Sewer easement on Tract PR to provide consistency with the final configuration. **Planning defers to Hydrology and ABCWUA for comments regarding compliance.**

2.STANDARD COMMENTS AND ITEMS IN COMPLIANCE.

MINOR AMENDMENT SD-2024-00088

- The Amendment to the Preliminary Plat request complies with 6-4(Y)(2) of the IDO including:
 - 1. The amendment is necessary because of site conditions or user requirements that were not known, and could not reasonably have been known, at the time the City approved the approval that is proposed to be amended, and that were not created by the actions of the owner of the property.*
 - 5.The amendment does not increase the maximum number of residential dwelling units in the development from that shown in the existing permit, approval, or plan.*
 - 9.The amendment does not require major public infrastructure, significant changes to access to the subject property, or a traffic impact study, which would warrant additional review by the original decision-making body.*

The proposed amendments do not alter the previously approved total lot count, landscape area, or final improvements.

FINAL PLAT SD-2024-00087

- Per 6-6(L)(2)(d) 1 Final Plat, 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.

The plat has been received within the 1-year window with an original date of Nov. 10 2023
- Per 6-6(L)(3)(b) A Final Plat shall be approved if it includes all changes, conditions, and requirements contained in the Preliminary Plat approval.
- 6-6(L)(3)(b) A Final Plat shall be approved if it includes all changes, conditions, and requirements contained in the Preliminary Plat approval.
- Per 6-6(L)(2)(d) 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.*
- Transportation, Hydrology, and Water Authority have signed Form PLT for the platting application.



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: Jacob Boylan/ Hannah Aulick/Jay Rodenbeck
Planning Department

DATE: 5/8/24



Kizito Wijenje
EXECUTIVE DIRECTOR

May 2, 2024

MEMORANDUM

To: **Angela Gomez**, DHO Hearing Monitor, agomez@cabq.gov
Robert Webb, DHO Planner, rwebb@cabq.gov
Development Facilitation Team (DFT)
Jay Rodenbeck, Planning Department, jrodenbeck@cabq.gov
Ernest Armijo, P.E., Transportation Development, Planning Department,
earmijo@cabq.gov
Tiequan Chen, P.E., Hydrology & City Engineer's Representative, Planning
Department, tchen@cabq.gov
David Gutierrez, P.E., Albuquerque/Bernalillo County Water Utility Authority,
dggutierrez@abcwua.org
Jeff Palmer, Code Enforcement Division's Representative, Planning Department,
jppalmer@cabq.gov
Cheryl Somerfeldt, Parks and Recreation, csomerfeldt@cabq.gov

Cc: Kizito Wijenje AICP, Executive Director, APS Capital Master Plan
Karen Alarid, Executive Director APS Facility Planning & Construction
Serina Gallegos, APS Real Estate
Margaret Callahan, APS Real Estate
John Valdez, AICP, Facilities Master Planner, State of NM Public Schools Facilities
Authority
Sarah Young, AICP, Senior Planner Manager, APS Capital Master Plan
Cordell Bock, Planner II, APS Capital Master Plan
Hodgin Serrullo, Planner II, APS Capital Master Plan

From: Rachel Hertzman, AICP, Planner II, APS Capital Master Plan

Re: CABQ Development Hearing Officer Case May 8, 2024, PR #2019-002411
(Case 3 of 3)

3. Project #2019-002411

- a. DHO Description: -
- b. Site Information: Aspire Subdivision, Tract FD2 & FD3.
- c. Site Location: Amole Mesa Ave between Big Springs Road SW and Messina Drive.
- d. Request Description: Minor amendment to Preliminary Plat to show the easement vacation.
Public sewer easement vacation—to be replaced by new easement. Final Plat for Unit 3, of an



Kizito Wijenje
EXECUTIVE DIRECTOR

83-unit residential subdivision. The total subdivision consists of 506 single-family residential units.

- e. **APS Comment:** Residential development at this location impacts the following schools: Rudolfo Anaya Elementary School, GI Sanchez K8, and Atrisco Heritage High School.

- **Residential Units: 506**
- **Est. Elementary School Students: 129**
- **Est. Middle School Students: 54**
- **Est. High School Students: 55**
- **Est. Total # of Students from the Project: 238**

*The estimated number of students from the proposed project is based on an average student generation rate.

School Capacity

School	2023-2024 (40 th Day) Enrollment	Facility Capacity	Space Available
Rudolfo Anaya Elementary School	574	660	86
George I. Sanchez Collaborative Community K8	1,103	1,374	271
Atrisco Heritage High School	2,053	2,231	178

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long-term solution)
 - Construct new schools or additions
 - Add portables
 - Use of non-classroom spaces for temporary classrooms
 - Lease facilities
 - Use other public facilities
- Improve facility efficiency (short-term solution)
 - Schedule Changes
 - Double sessions
 - Multi-track year-round
 - Other
 - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short-term solution)
 - Boundary Adjustments / Busing
 - Grade reconfiguration
- Combination of above strategies

All planned additions to existing educational facilities are contingent upon taxpayer approval.