



## **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: 08/09/2023 Agenda Item: #3 Zone Atlas Page: N-08**

**Legal Description: [TRACT FD2 & FD3 zoned R-1A**

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

### **Application For: SD-2023-00141 – Minor Amendment to Preliminary Plat (DHO)**

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1. No objection to the amendment to preliminary plat.
  - a. Infrastructure list for Unit 3 needs to include connecting the Hot Springs Lane waterline line from Valedon Lane to the existing line on Serafina Way to complete the system loop.
  - b. Prior to signature, the infrastructure list needs to be satisfactory to the Water Authority.
  - c. Please provide a utility plan phased for the revised IL.

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

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2019-002411  
Aspire Subdivision Unit 1

AGENDA ITEM NO: 3

SUBJECT: Extension of Preliminary Plat, Vacation of Private Easement

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: August 9, 2023

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ACTION:

APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_

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

**DEVELOPMENT HEARING OFFICER - HYDROLOGY SECTION**  
 Renée Brissette, PE, Senior Engineer | 505-924-3995 [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov)

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DRB Project Number: 2019-002411 Hearing Date: **08-09-2023**  
 Project: Aspire Subdivision Units 3 & 4 Agenda Item No: 3

<input type="checkbox"/> Minor Preliminary / Final Plat	<input 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 checked="" type="checkbox"/> Switch Unit Numbers & Update I.L.	<input 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 & Addendum to the Master Drainage Report (N08D006F) with engineer’s stamp date of 12/15/20.
- Hydrology has no comment to the switching of Unit numbers.
- Hydrology has no comment to the updated Infrastructure List for Unit 3 & Unit 4.

APPROVED  
 DENIED

DELEGATED TO:  TRANS  HYD  WUA  PRKS  PLNG  
 Delegated For: \_\_\_\_\_  
 SIGNED:  I.L.  SPSD  SPBP  FINAL PLAT  
 DEFERRED TO \_\_\_\_\_

# 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](mailto:jppalmer@cabq.gov)

DATE: 8/9/2023

**AGENDA ITEM NO:** 3

**DHO PROJECT NUMBER:**

**PR-2019-002411**

**SD-2023-00141 – MINOR AMENDMENT TO PRELIMINARY PLAT  
IDO - 2017**

**PROJECT NAME:**

**ISAACSON & ARFMAN INC. | JUSTIN THOR SIMENSON agent for SUCCESS LAND HOLDINGS INC. | SCOTT STEFFEN requests the aforementioned action(s) for all or a portion of: TRACT FD2 & FD3 zoned R-1A, located at AMOLE MESA AVE SW & COLOBEL AVE SW between BIG SPRINGS RD SW and MESSINA DR SW containing approximately 31.18 acre(s). (N-08)**

**PROPERTY OWNERS:** D R HORTON INC

**REQUEST:** SWITCH PHASE 3 AND PHASE 4 DESIGNATIONS

**COMMENTS:**

1. Code Enforcement has no comments and no objections.



## DEVELOPMENT HEARING OFFICER

### Planning - Case Comments

**HEARING DATE:** 8/9/23 -- **AGENDA ITEM:** #3

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

**Application Number:** SD-2023-00042

**Project Name:** *Aspire Subdivision*

**Request:**

*Minor Amendment - 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 switch the designations of Phase 3 and Phase 4.
- No changes are made to the layout/configuration of the Plat other than the designation switch for Phases 3 and 4.
- 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.
- 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.

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

- 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.  
[\(As of 3/6/23: The applicant had provided a Plat with all the required signatures, as well as a recorded IIA. Please confirm if the recorded IIA is for Phases 3 and 4 or are for other phases of the development\).](#)



*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: Jay Rodenbeck / Jolene Wolfley / Hannah Aulick      DATE: 8/9/23  
Planning Department

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## DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

**PR-2019-002411**

SD-2023-00141 – MINOR AMENDMENT TO PRELIMINARY PLAT  
IDO – 2017

ISAACSON & ARFMAN INC. | JUSTIN THOR SIMENSON agent for SUCCESS LAND HOLDINGS INC. | SCOTT STEFFEN requests the aforementioned action(s) for all or a portion of: TRACT FD2 & FD3 zoned R-1A, located at AMOLE MESA AVE SW & COLOBEL AVE SW between BIG SPRINGS RD SW and MESSINA DR SW containing approximately 31.18 acre(s). (N-08)

PROPERTY OWNERS: D R HORTON INC

REQUEST: SWITCH PHASE 3 AND PHASE 4 DESIGNATIONS

**Comments:**

08-09-2023

No comments or objections to the requested action.

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