



## **Development Facilitation Team (DHO) – Review Comments**

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

**DRB Project No: PR-2019-003169 Date: 10/11/2023 Agenda Item:8 Zone Atlas Page: L-10**

**Legal Description: Tract 401 UNIT 3, Atrisco Grant (MX-M)**

**Location: Sage Rd NW between Coors Rd and 75<sup>th</sup> ST**

### **Application For: SD-2023-00132 – PRELIMINARY PLAT (DHO)**

1. Availability Statement 230524R has been executed and provides conditions for service.
  - a. There is a required 8" waterline along San Ygnacio that would be best to extend to the east and then loop into the subdivision. Discussion may be warranted to see what can be done to gain a corridor for this purpose. We want to avoid a potential dead end line.
2. Please add the following note to the proposed plat and place on the cover sheet.  
**ABCWUA Public Water & Sanitary Sewer Easements**  
Albuquerque Bernalillo County Water Utility Authority (ABCWUA) is granted easement(s) in the dimensions noted on this plat for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary service lines, equipment and facilities reasonably necessary to provide service together with free access on and over the easement and the right to remove trees, shrubs, undergrowth and any other obstacles, modifications, or structures which interfere with use of the easement.
3. The proposed easements within proposed Tract D include landscape and drainage. The Water Authority is not accepting of landscaping within a public easement for water and/or sanitary sewer infrastructure. Please remove the landscaping easement and clarify what type of drainage easement this will be for. There shall be no concrete run down or rip rap above the waterline.
  - a. Discussion: Is the drainage easement for utilization for a main corridor for drainage? What is the purpose of that easement? Will there be a pedestrian access across this corridor? If so, the preferred surface will be asphalt and we want to ensure no erosion will occur above the WL.
4. Infrastructure List:
  - a. Please look at the waterline within Tract D. The line should extend to San Ygnacio from Parsley Rd. proposed line. It currently states Tract D from Parsley to Sage St. which does not give clear indication of a location of a line within Tract D. Please state that it will connect to existing line in San Ygnacio as well.
  - b. Prior to approval of the IL, provide a site utility plan to verify the layout.
  - c. The revision to the Availability Statement 230524R still includes the proposed waterline along San Ygnacio. Please include this prior to sign off of the IL and plat.

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2019-003169  
San Ygnacio and Sage

AGENDA ITEM NO: 8

SUBJECT: Sketch Plat

ENGINEERING COMMENTS:

1. All comments have been addressed. 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 11, 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: 2019-003169 Hearing Date: 10-11-2023  
Project: Sage Park Agenda Item No: 8

<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 Grading & Drainage Plan (L10D030) with engineer's stamp 03/28/2023.
- Hydrology has no objection to the platting action.
- Hydrology has no objection to the Infrastructure List.

☐ APPROVED  
☐ DENIED

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

# DEVELOPMENT FACILITATIVE TEAM (DFT)

## 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:** 10/11/2023

### **AGENDA ITEM NO: 8**

#### **PROJECT NUMBER:**

**PR-2019-003169**

**PS-2023-00038 – PRELIMINARY PLAT**

**SKETCH PLAT 2-15-23 (DFT)**

**IDO 2021**

#### **PROJECT NAME:**

**THE GROUP | RON HENSLEY** agent for **CLEARBROOK INVESTMENTS INC.** requests the aforementioned action(s) for all or a portion of: **TRACT 401 UNIT 3, ATRISCO GRANT** zoned **MX-M** located on **SAGE RD NW between COORS RD AND 75TH ST** containing approximately **9.56** acre(s). **(L-10)** [Deferred from 7/23/23b, 8/23/23b, 9/13/23b, 9/27/23]

**PROPERTY OWNERS:** HENRY SCOTT TRUSTEE HENRY RVT

**REQUEST:** THE SUBDIVISION IS A REPLAT OF TRACT INTO 78 LOTS AND 2 TRACTS

#### **COMMENTS:**

1. Property is zoned MX-T, located in an Area of Change and in the Coors Blvd Major Transit Corridor (MT).
2. For Development, please note that if townhomes are planned in this subdivision, you will need to show how the subdivision will meet the required minimum useable open space requirements as per IDO 4-3(B)(6)(a).
3. Code Enforcement has no further comments.



## DEVELOPMENT HEARING OFFICER

### Planning Comments

**HEARING DATE:** 10/11/23 -- **AGENDA ITEM:** #8

**Project Number:** PR-2019-003169

**Application Number:** PS-2023-00038

**Project Name:** Sage & Coors

**Request:**

*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:

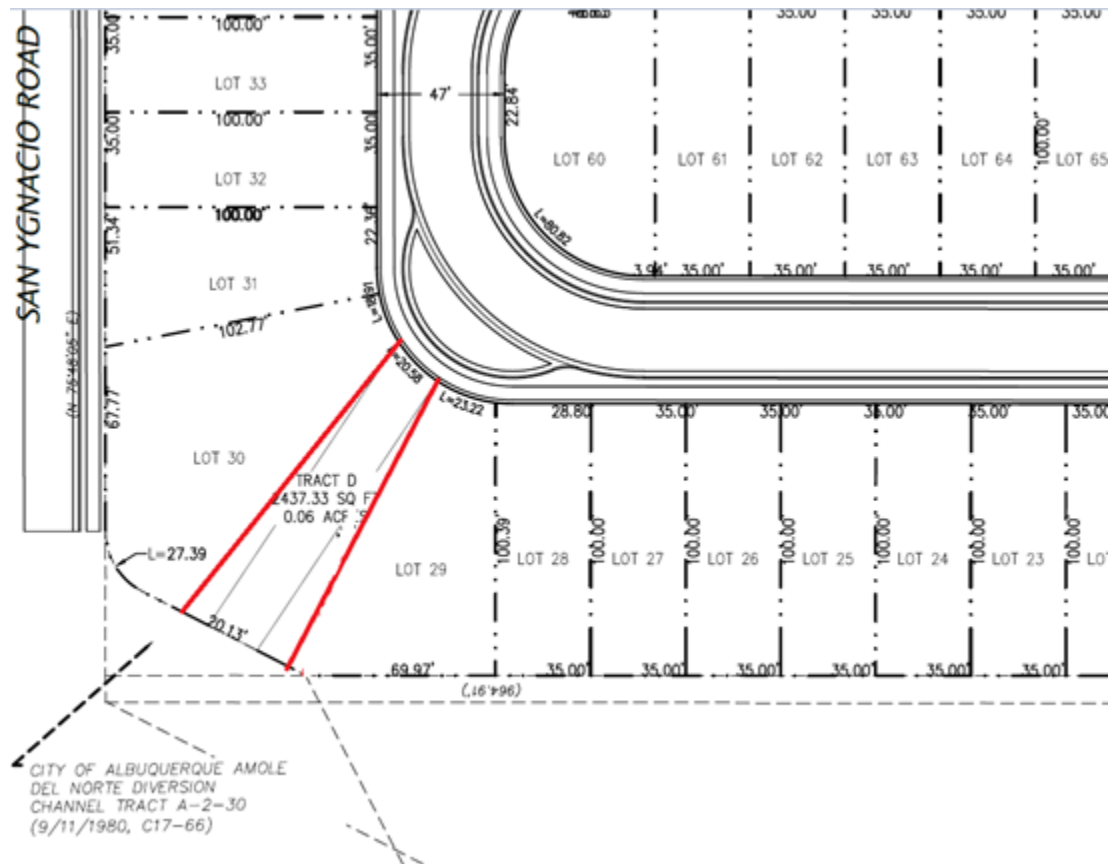
\*Previous Sketch Plat completed in 2019 and 2022 and February 15, 2023.

\*Preliminary Plat approved in 2021. NOD below.

#### 1. Items need to be Corrected or Completed

- The applicant has shown a willingness to adjust the pedestrian/bicycle connection to the Amole Diversion Channel. This is to help overcome long block lengths. The following diagram was sent to the applicant and it is requested that this minor change be made to the plat.

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



- The project and application numbers must be added to the Plat.
- Drainage ponds must meet the requirements of the Standard Specifications at this link: [Drainage Ponds Slope Stabilization and Seeding Requirements.pdf \(cabq.gov\)](#)

Please note the following from these specifications and add the note to the infrastructure list:

“Drainage ponds for all residential subdivisions must use these Interim Guidelines to provide seeding on the pond bottom and aggregate with seeding for erosion control on the pond sides. **In the ‘notes’ section of the Infrastructure list, include “Pond stabilization to follow Section 1013.”** In lieu of following these guidelines, the applicant may submit a landscaping plan for approval that will provide an equivalent or better outcome to erosion control, stabilization, maintenance, and aesthetic quality than these interim guidelines.”

## 2. Background Information

- There is a Preliminary Plat for the subject property that was approved by the DRB on June 16, 2021. However, that Preliminary Plat expired and is no longer effective, requiring the submittal of a new Preliminary Plat application and approved by the Development Hearing Officer (DHO).

Clearbrook Investments, Inc.  
8801 Jefferson Street NE, #A  
Albuquerque, NM 87113

**Project# PR-2019-003169**

**Application#**

**SD-2020-00115** PRELIMINARY PLAT

**VA-2020-00192** TEMPORARY DEFERRAL OF  
SIDEWALK CONSTRUCTION

**LEGAL DESCRIPTION:**

For all or a portion of: **01 UNIT 3**  
**ATRISCO GRANT EXC NW'LY POR TO**  
**R/W**, zoned MX-M, located at **SAGE RD**  
**between COORS and 75TH ST**, containing  
approximately 9.56 acre(s). (L-10)

On June 16, 2021, the Development Review Board (DRB) held a public meeting concerning the above referenced applications and approved the requests based on the following Findings:

**SD-2020-00115 PRELIMINARY PLAT**

1. This Preliminary Plat subdivides 1 tract a total of 9.9596 acres in size into 2 tracts and 62 lots, grants a 10-foot Public Utility Easement, a 25-foot Public Sanitary Sewer Easement, and a Public Drainage Easement, and dedicates 2.3782 acres of right-of-way to the City of Albuquerque.
2. The property is zoned MX-M. Future development must be consistent with the underlying zone district.
3. An Infrastructure List was approved with the Plat. A recorded Infrastructure Improvements Agreement (IIA) is needed prior to the Final Plat.
4. Within 1 year after DRB approval of the Preliminary Plat, the applicant shall submit a Final Plat that meets all standards and requirements in the DPM.
5. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

**VA-2020-00192 TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

1. The applicant proposes the temporary deferral of sidewalk construction along the east and west side of Parsley Lane SW and Thyme Lane SW (see Infrastructure List approved with this Preliminary Plat).
- 2. Transportation engineering had no objections.

Previous sketch plat for reference:





- All development must meet standards and provisions of the IDO (**MX-T**) and the DPM. ***Submitted plans should demonstrate how standards are being met for any applicable previous approvals and/or current standards.***  
***\*Please clarify development type.***
- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions. Re-platting action cannot increase any existing nonconformity or create a new nonconformity. ***\*Plans should demonstrate compliance of these standards.***  
***\*Clarify City and County jurisdiction boundary.***
- Upon DHO approval of a Preliminary Plat, a Final Plat application must be submitted within 1-year of DHO approval of the Preliminary Plat.
- If an Infrastructure List is approved with the Preliminary Plat, the applicant must work with the DRC office on an approved Financial Guaranty and recorded Infrastructure Improvements Agreement (IIA), and submit the recorded IIA with the Final Plat application.
- For Final Platting actions, all signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are all required on the Plat prior to acceptance of the platting application and placement on a DHO agenda.
- After acceptance of the Plat application, DXF approval from AGIS must be obtained.

### **3. Future Development Information**

***Please reference the following development standards from the IDO. Subject to change pending formal submittal or change in development type/use.***

- ❖ **Table III – Provisions for ABC Comp Plan Centers & Corridors.** \*MT-Major Transit.
- ❖ **4-2 Allowed Uses, table 4-2-1.** ***\*Reference Use Specific Standards any new uses and/or new development.***
- ❖ **5-1 Dimension Standards for **MX-T**.** 5-1-G Exceptions and Encroachments.  
***\*Plans will need to demonstrate that Dimensional standard requirements are being met.***
- ❖ **5-3 Access & Connectivity requirements.**  
***\*Clarify if access is was modified from previous replat.*** Standards for low density residential exist. 5-3(E)(1)(e) Street Signs and Lights.
- ❖ **5-4(E) Block Design and Layout.** ***\*Clarify that standards are being met.***
- ❖ **5-5 Parking & Loading requirements, Table 5-5-1**

- ❖ 5-6 Landscaping, Buffering, and Screening standards and requirements.  
**\*Plans will need to demonstrate compliance of landscaping requirements.**  
**Provide calculations & detail.**  
**Be aware of several sections related to new development –**  
**5-6-C General Landscaping, 5-6-D Required Street Trees,**
  - ❖ 5-7 Walls/Fences, table 5-7-1. **\*Development requires separate permitting.**
  - ❖ 5-8 for Outdoor Lighting requirements.
  - ❖ Section 6-1, table 6-1-1 for public notice requirements.
  - ❖ Platting actions per 6-6-K Subdivision of Land-Minor or 6-6-L Subdivision of Land-Major.
  - ❖ Vacations per 6-6-M.
  - ❖ 7-1 Development, dwelling and use definitions.

**\*Check for compliance with section 7 of the DPM Table 7.2.29 regarding Sidewalk width requirements and its landscape buffer.**



*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: Jolene Wolfley/Robert Webb/Jay Rodenbeck  
 Planning Department

DATE: 10/10/23



## DEVELOPMENT HEARING OFFICER (DHO)

### Parks and Recreation Department

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

**PR-2019-003169**

SD-2023-00132 – PRELIMINARY PLAT

SKETCH PLAT 2-15-23 (DFT)

IDO - 2021

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PROPERTY OWNERS: HENRY SCOTT TRUSTEE HENRY RVT

REQUEST: THE SUBDIVISION IS A REPLAT OF TRACT INTO 78 LOTS AND 2 TRACTS

**Comments:**

10-11-2023

Previous comments have been addressed. No comments or objections to the requested platting 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.