

**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: 2019-003169 Hearing Date: 10-30-2024  
Project: Sage Road – Tract 401, Unit 3,  
Atrisco Grant Agenda Item No: 8

<input type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Preliminary Plat	<input checked="" 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 with engineer's stamp 1/10/2024 (Hydrotrans # L10D030).
- 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 (DHO)

Parks and Recreation Department

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

**PR-2019-003169**

**SD-2024-00151 –FINAL PLAT**

**IDO -2021**

**THE GROUP | RON HENSLEY** agent for **CLEARBOOK INVESTMENTS, INC.** requests the aforementioned action(s) for all or a portion of: **TRACT 401** zoned **MX-M**, located on **SAGE RD NW** containing approximately **9.56** acre(s). **(L-10)**

**PROPERTY OWNERS:** CLEARBROOK INVESTMENTS INC

**REQUEST:** Replat of existing 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.

10-30-2024

No objections to the final plat.

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.

# 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: 10/30/2024

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

### **DHO PROJECT NUMBER:**

**[PR-2019-003169](#)**

SD-2024-00151 –FINAL PLAT

IDO -2021

### **PROJECT NAME:**

THE GROUP | RON HENSLEY agent for CLEARBOOK INVESTMENTS, INC. requests the aforementioned action(s) for all or a portion of: TRACT 401 zoned MX-M, located on SAGE RD NW containing approximately 9.56 acre(s). (L-10)

### **PROPERTY OWNER:**

CLEARBROOK INVESTMENTS INC

### **REQUEST:**

Replat of existing tract into 78 lots and 2 tracts

### **COMMENTS:**

1. Code Enforcement has no comments or objections.

## 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:** 10/30/2024

CE comments from DHO Preliminary Plat Hearing, 7/26/2023:

1. Property is zoned MX-T, located in an Area of Change. It is within the Coors Blvd Major Transit Corridor (MT).
2. Please describe type of units planned in this subdivision (single-family dwelling, townhome, etc.), and confirm the following:
  - a) Show how they are set up to be compliant with required 20 ft driveway.
  - b) If townhomes (lots 60-78), show how this subdivision will meet the required minimum useable open space requirements of IDO 4-3(B)(6)(a).
3. As per IDO 5-4(F)(2), "Residential lots shall avoid layouts where the rear lot line is adjacent to a collector or arterial street." It appears that lots 1, 2, and 3 rear lot lines are adjacent to Sage Rd and may not be in compliance with this requirement. Please explain.  
*Adjacent (IDO Definition): Those properties that are abutting or separated only by a street, alley, trail, or utility easement, whether public or private.*
4. Code Enforcement has no further comments.



## DEVELOPMENT HEARING OFFICER

### Planning Comments

**HEARING DATE:** 10/30/24 **AGENDA ITEM:** #8

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

**Application Numbers:** SD-2024-00151 - Final Plat

**Project Name:** Sage Park Subdivision

**Requests:** Final Plat; subdivide 1 tract into 4 tracts and 77 lots

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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.*

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### BACKGROUND

Items in **orange type** need immediate attention

- This is a request for a Final Plat to subdivide 1 tract a total of 9.9596 acres in size into 4 tracts and 77 lots, grants easements as depicted on the Plat, and dedicates right-of-way to the City of Albuquerque as depicted on the Plat.
- The Preliminary Plat was approved by the Development Hearing Officer (DHO) on October 11th, 2023 per PR-2019-003169 / SD-2023-00132.
- The property is zoned MX-M. Future development must be consistent with the underlying zone district and IDO/DPM requirements.
- An Infrastructure List was approved by the DHO on October 11th, 2023, per PR-2019-003169 / SD-2023-00132, and an approved and recorded Financial Guaranty/Infrastructure Improvements Agreement was submitted with the Final Plat application submittal.

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

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**IDO/DPM COMMENTS / ITEMS NEEDING TO BE COMPLETED OR CORRECTED**

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- Condition “D” in the Notice of Decision for the Preliminary Plat (PR-2019-003169 / SD-2023-00132) noted that “the easement be updated such that there is no drainage easement on Tract D.” However, a drainage easement is still labeled on Tract D. Compliance with this condition must be confirmed with ABCWUA.
- The Application number must be corrected on the Plat.
- The AGIS DXF file approval must be submitted.
- The date of the DHO approval shall be recorded on the Plat.
- After DHO approval and final sign off, a recorded copy of the plat must be sent to Jay Rodenbeck at [jrodenbeck@cabq.gov](mailto:jrodenbeck@cabq.gov) and Angela Gomez at [agomez@cabq.gov](mailto:agomez@cabq.gov).

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**Standards Comments and Items in Compliance**

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- The Final Plat features signatures from the owner, surveyor, City Surveyor, utilities, and AMAFCA as required.

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

An application for a Subdivision of Land – Minor 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.

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*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  
Planning Department

DATE: 10/29/24

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## **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: 10/30/2024 Agenda Item:8 Zone Atlas Page: L-10**

**Legal Description: Tract 401**

**Request: Replat of existing tract into 78 lots and 2 tracts.**

**Location: Sage Rd NW – 9.56 acres**

### **Application For: SD-2024-00151 – FINAL PLAT (DHO)**

1. The plat provided calls out a 20 public waterline easement. This either needs to be delineated or a blanket easement on the tract.
2. Please add the following note to the plat:

#### **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.

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2019-003169  
San Ygnacio and Sage

AGENDA ITEM NO: 8

SUBJECT: Final Plat

ENGINEERING COMMENTS:

1. 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 30, 2024

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ACTION:

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

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