



## **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-2020-003484 Date: 11/13/2024 Agenda Item: #5 Zone Atlas Page: E-10**

**Legal Description: Lots 2 & 3 Block 12 unit 3, Volcano Cliffs SUBD**

**Request: Replat of Lots 2 and 3 – create 19 lots from the existing tracts.**

**Location: Mojave St NW between Unser Blvd and Tesuque Dr.**

### **Application For: SD-2024-00158 – EXTENSION OF PRELIMINARY PLAT (DHO)**

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1. No objection to the extension.

# 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: 11/13/2024

### **AGENDA ITEM NO: 5**

### **DHO PROJECT NUMBER:**

**[PR-2020-003484](#)**

SD-2024-00158 – EXTENSION OF PRELIMINARY PLAT

IDO - 2021

### **PROJECT NAME:**

THE GROUP | RON HENSLEY agent for NAFEESA PASHTOON requests the aforementioned action(s) for all or a portion of: LOTS 2 & 3, BLOCK 12, UNIT 3, VOLCANO CLIFFS SUBD zoned R1-D, located on MOJAVE ST NW between UNSER BLVD and TESUQUE DR containing approximately 4.25 acre(s). (E-10)

### **PROPERTY OWNER:**

PASHTOON NAFEESA

### **REQUEST:**

Replat of Lots 2 and 3 - create 19 lots from the existing 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:** 11/13/2024

#### *Comments from DHO 4/12/2023:*

- 1. Reviewed Contextual Lot size calculations in DFT Review/Sketch Plat on 1/11/2023. Prior calculations were made by Code Enforcement in a Sketch Plat on 11/03/2021, giving an Average size of 0.1777, with a range of 0.1332 (75%) to 0.2221 (125%). This subdivision's lot sizes were based on those calculations, and all lots for building fall within those parameters. Code Enforcement is prepared to accept those calculations, but would like to confirm Planning is in agreement with this determination.*
- 2. Property is located within 330 feet of a Major Public Open Space, but appears to meet the buffer requirements for the proposed development as per IDO 5-2(J)(2)(a)(1). Code Enforcement is prepared to accept the proposed buffers, but the IDO indicates it must be approved by the Open Space Superintendent and documented on the plat. Therefore, CE would like to confirm Parks is in agreement with this determination.*
- 3. Pad sites on the Hydrology approved document must be corrected and limit the maximum height to 15 feet above natural grade as required in VPO-14-16-2 3-6(E)(3) Height restricted area*
- 4. Code Enforcement has no further comments or objections.*

#### *Comments from 1/11/23 DFT Sketch Plat Review:*

- 1. Property is located in an R-1D zone, and must meet Dimensional Standards as per IDO 14-16-5-1(C), Table 5-1-2. R-1D has a minimum lot size of 10,000 square feet. There is only one lot on the proposed development that meets that requirement.*
- 2. Property is in an Area of Consistency, but does not appear to be subject to contextual lot size standards, as per IDO 5-2(C)(2), as it does not continue on and face the same streets with houses already on them.*
- 3. Property is located within the VPO2 Volcano Mesa View Protection Overlay, in the Height Restrictions Sub-area, and development must meet height restrictions as per IDO 3-6(E)(3), as well as Development standards for Color, Reflectivity, and Roof-Mounted Equipment.*
- 4. Property is adjacent to Major Public Open Space (Boca Negra Arroyo), zoned NR-PO-B, and development must meet all requirements of IDO 5-2 for Site Design and Sensitive Lands, section 5-2(J)(2) Lots Adjacent to Major Public Open Space.*
- 5. Must meet all requirements of IDO 5-3 Access & Connectivity and 5-4 Subdivision of Land.*
- 6. No further comments at this time.*

## 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:** 11/13/2024

*Comments from DFT Sketch Plat 1/01/2023:*

- 7. Property is located in an R-1D zone, and must meet Dimensional Standards as per IDO 14-16-5-1(C), Table 5-1-2. R-1D has a minimum lot size of 10,000 square feet. There is only one lot on the proposed development that meets that requirement.*
- 8. Property is in an Area of Consistency, but does not appear to be subject to contextual lot size standards, as per IDO 5-2(C)(2), as it does not continue on and face the same streets with houses already on them.*
- 9. Property is located within the VPO2 Volcano Mesa View Protection Overlay, in the Height Restrictions Sub-area, and development must meet height restrictions as per IDO 3-6(E)(3), as well as Development standards for Color, Reflectivity, and Roof-Mounted Equipment.*
- 10. Property is adjacent to Major Public Open Space (Boca Negra Arroyo), zoned NR-PO-B, and development must meet all requirements of IDO 5-2 for Site Design and Sensitive Lands, section 5-2(J)(2) Lots Adjacent to Major Public Open Space.*
- 11. Must meet all requirements of IDO 5-3 Access & Connectivity and 5-4 Subdivision of Land.*
- 12. No further comments at this time.*

*Comments from Sketch Plat, Nov 3, 2021:*

*Area of consistency. Contextual lot size will apply.\**

*R-1D standards will apply.*

*Property is within VPO-2 and the height restricted sub-area.*

*MPOS and Edge requirements will apply.*

*\*Lot size calculations-*

*Average .1777*

*75% = .1332*

*125% = .2221*



## DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

**PR-2020-003484**  
**SD-2024-00158 – EXTENSION OF**  
**PRELIMINARY PLAT**

*IDO – 2021*

**THE GROUP | RON HENSLEY agent for NAFEESA PASHTOON requests the aforementioned action(s) for all or a portion of: LOTS 2 & 3, BLOCK 12, UNIT 3, VOLCANO CLIFFS SUBD zoned R1-D, located on MOJAVE ST NW between UNSER BLVD and TESUQUE DR containing approximately 4.25 acre(s). (E-10)**

**PROPERTY OWNERS:** PASHTOON NAFEESA

**REQUEST:** Replat of Lots 2 and 3 - create 19 lots from the existing tracts

### Comments

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#### **11-13-2024**

No objections to the requested action.  
For the Final Plat:

Reminder for the Final Plat:

Please note on the plat that the Boca Negra Arroyo parcel is zoned NR-PO-B Major Public Open Space/Petroglyph National Monument. This helps staff identify standards that will be required when the site is developed.

Please note on the plat the **45' landscape buffer** required on Tract A due to adjacency to MPOS – No development is allowed and plant species and location must be approved by the Open Space Superintendent.

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



## DEVELOPMENT HEARING OFFICER (DHO)

### Parks and Recreation Department

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

#### **Background**

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11-08-2023

Unaddressed Comments:

Please note on the plat that the Boca Negra Arroyo parcel is zoned NR-PO-B Major Public Open Space/Petroglyph National Monument. This helps staff identify standards that will be required when the site is developed.

Please note on the plat the **45' landscape buffer** required on Tract A due to adjacency to MPOS – No development is allowed and plant species and location must be approved by the Open Space Superintendent.

Defer to Planning for comments regarding Infrastructure List items and any other notations on the plat.

Has the applicant spoken with NPS regarding sewer connection?

No other comments at this time.

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

**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: 2020-003484 Hearing Date: 11-13-2024  
Project: Volcano Cliffs, Lots 2 & 3, Blk 12, Unit 3 Agenda Item No: 5

<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 with engineer's stamp 05/15/2023 (HT#E10D024).
- Hydrology has no objection to the platting action.
- Comment - Prior to submitting for Building Permit, a licensed New Mexico civil engineer will need to submit a Grading & Drainage Plan to Hydrology for review & approval if one of these conditions is met. (500 cy of grading, 1,000 sf of proposed building, or 10,000 sf of proposed paving).

☐ 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: 2020-003484  
6341 Mojave

AGENDA ITEM NO: 5

SUBJECT: Extension of IIA

ENGINEERING COMMENTS:

1. No objection.

. 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: November 13, 2024

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ACTION:

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

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





## DEVELOPMENT HEARING OFFICER

### Planning Comments

**HEARING DATE:** 11/13/24 -- **AGENDA ITEM:** #5

**Project Number:** PR-2020-003484

**Application Number:** SD-2024-00158

**Project Name:** 6341 Mojave St

**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.*

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#### BACKGROUND

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- The Applicant is requesting to extend a Preliminary Plat approved by the Development Hearing Officer (DHO) on November 08<sup>th</sup>, 2023 per PR-2020-003484 / SD-2023-00048.

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#### 1. ITEMS THAT NEED TO BE COMPLETED OR CORRECTED

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*Items in orange type need attention*

**STAFF IS RECOMMENDING DEFERRAL OF THIS CASE BECAUSE OF NEW REQUIREMENT IN EFFECT FOR PROJECTS ABUTTING MAJOR PUBLIC OPEN SPACE.**

- Please confirm for the DHO that this request has no changes from the original DHO approval including any changes to lot numbers, sizes, and/or configurations, as well as any changes to infrastructure, easements and/or notes depicted on the original Preliminary Plat.
- *Confirm how findings and conditions from the original Preliminary Plat are being met:*
- *Has the applicant obtained a permit from the National Park Service as shown in Finding #4?*

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

4. The subdivision will connect to the sewer main in the 150 foot Boca Negra Arroyo that is zoned NR-PO-B, Major Public Open Space (MPOS) through an existing manhole in that channel. The Applicant provided a plan view and trench cross sections from two planes to indicate they may bore underground with no visible disturbance of the soil of the Boca Negra Arroyo. The Applicant must get a permit from the National Park Service prior to making this connection.

- **Has this note been added to the Plat?**

Per ABCWUA: Add the following note to the Cover of the: 'ABCWUA Public Water & Sanitary Sewer Easements Albuquerque Bernalillo County Water Utility Authority (ABCWUA) is granted perpetual, exclusive easement(s) in gross in the dimensions noted on this plat for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary 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.

- **Has this note been added to the Plat?**

Per Parks and Recreation: Add note on the plat that the parcel adjacent to the subject site "Boca Negra Arroyo (150' R/W)" is zoned NR-PO-B for MAJOR PUBLIC OPEN SPACE - PETROGLYPH NATIONAL MONUMENT.

- **Has the infrastructure list been revised? Has a note been added to the plat as indicated below?**

Per Planning: Revise the Infrastructure List Notes on Drainage to state 'City Standard Specification 1013.' Add a note to the Plat indicating DHO approval of the determination to retain a 60-foot Right-of-Way on Mojave Street.

- **Has the Erosion and Sediment Control Plan been submitted for review?**

City Engineer must approve the Erosion and Sediment Control Plan addressing the sensitive lands issue to the north and that sheet must be approved by the City Engineer prior to any grading and drainage on the site AND prior to the Final Plat application.

- **Please confirm that the standard one-year extension length is needed for this request.**

- **Clarify IL-Infrastructure List updates/changes if any.**

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## 2. STANDARD COMMENTS AND ITEMS IN COMPLIANCE

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- 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 and the Vacations of Easement by the DHO. The

Applicant has submitted their request for the extensions timely (before the original approval of the Preliminary Plat).

- 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.***

Per 14-16-6- 4(X)(4):

***6-4(X)(4)(a) General Provisions***

- 1. For each permit or approval for which Table 6-4-3 shows an expiration period, except an impact fee assessment or a Site Plan, the original decision-making body may approve 1 extension of validity for good cause shown for a time not to exceed the original period of validity for that permit or approval, provided that both of the following requirements are met.***

- a. The applicant has submitted a written request for the time extension before the expiration of the original permit or approval with the Planning Director.*
- b. The extension is considered and a decision is being made by the same decision-making body as the initial approval, except that no public hearing shall be required, if one would have been required under the IDO for the initial approval.*
- c. Additional extensions for Preliminary Plats may be granted, but the Preliminary Plat may be required to come into compliance with any applicable standards adopted since the original application was accepted as complete.*

- **Since the approval of the Preliminary Plat, a new Standard Specification 1014 was approved Feb. 22, 2024 for projects abutting Major Public Open. Please see both documents at the links below. (Note: the second link is correct, but the title comes up incorrectly.)**

<https://documents.cabq.gov/planning/DevelopmentReviewServices/DRC/Section%201014%20Introduction.pdf>

<https://documents.cabq.gov/planning/DevelopmentReviewServices/DRC/Section%201014%20Specification.pdf>

Before approval of any extension of the Preliminary Plat, the applicant will need to complete the steps of the Standard Specification and meet with Parks Open Space, Planning, and Petroglyph National Monument to create a Sensitive Lands Preservation Plan.

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### 3. FUTURE DEVELOPMENT GUIDANCE

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

- Future development and/or expansion must meet all applicable standards and provisions of the IDO and the DPM.
- Links to the IDO and DPM are featured below:  
<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1>  
<https://www.cabq.gov/planning/boards-commissions/development-process-manual-executive-committee>

**\*Submitted plans should demonstrate how standards are being met for any applicable previous approvals and/or current standards.**

- ❖ **4-2 Allowed Uses**, table 4-2-1. Including 4-3 Use Specific Standards.
- ❖ **5-1 Dimension Standards**. 5-1-G Exceptions and Encroachments.
- ❖ 5-3 Access & Connectivity requirements.
- ❖ 5-4 Subdivision of Land
- ❖ 5-5 Parking & Loading requirements, Table 5-5-1
- ❖ 5-6 Landscaping, Buffering, and Screening.
- ❖ 5-7 Walls/Fences, table 5-7-1. **\*Development requires separate permitting.**
- ❖ **5-8 for Outdoor Lighting** requirements.
- ❖ **5-11-E Building/Facade Design**.
- ❖ **5-12 Signage** requirements.
- ❖ **5-13 Operation and Maintenance**
- ❖ **Section 6-1, table 6-1-1 for public notice requirements.**
- ❖ **6-4(R) Dedications**.
- ❖ 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 and use definitions.**



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: Marcelo Ibarra/Jolene Wolfley  
Planning Department

DATE: 11/8/24

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