

DEVELOPMENT HEARING OFFICER - HYDROLOGY SECTION
Anthony Montoya, Jr., PE, Senior Engineer | 505-924-3314 amontoya@cabq.gov

DRB Project Number: 2020-003484 Hearing Date: 12-04-2024
Project: Volcano Cliffs, Lots 2 & 3, Blk 12, Unit 3 Agenda Item No: 3

<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 (Hydrotrans # 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 (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

11-13-2024

No objections to the requested action.

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 or 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

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 or haulick@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

DATE: 12/04/2024

AGENDA ITEM NO: 3

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) [Deferred from 11/13/24X]

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 and no 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*

DATE: 12/04/2024

Comments from 8/23/2023 DHO Hearing:

- 1. Since the IDO indicates the 45 foot required buffer required as per IDO 5-2(J)(2)(a)(1) must be approved by the Open Space Superintendent, Code Enforcement would like to confirm Parks is in agreement with the plat proposed showing Tract A will serve as that buffer. The required landscape buffer area should be clearly marked and noted on the plat, as discussed in prior Hearings (on 5/10 and 6/28).**

- 2. CE has no further comments or objections.**

NOTE: Decision of Hearing was to defer until 10.11.23, to allow time for applicant to submit supplemental information to be acted on. Recommended he seek EPC approval and work with Natl Park Svc/City Parks on matters regarding management of open space area (which he continues to protest, but does not submit info to refute).

Comments for 6/28/23 Hearing:

- 1. Property is located within 330 feet of a Major Public Open Space, and it appears to meet the buffer requirements for the proposed development as per IDO 5-2(J)(2)(a)(1). However, since the IDO indicates these buffers must be approved by the Open Space Superintendent, Code Enforcement would like to confirm Parks is in agreement with this determination. These required landscape buffer areas should be clearly marked and noted on the plat, as discussed in 5/10/23 Hearing.*
- 2. CE has no further comments or objections.*

Comments for 4.26.23 Hearing:

- 1. Prior objections from 4/12/23 Hearing regarding pad sites and maximum height notations have been corrected.*
- 2. Property is located within 330 feet of a Major Public Open Space, and it 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 combination of buffers, as shown in the Preliminary Plat presented on 4/12/2023, including the single-loaded street and 45 foot buffers in Lot 5 and Tract A. However, as the IDO indicates these buffers must be approved by the Open Space Superintendent, Code Enforcement would like to confirm Parks is in agreement with this determination. These buffer areas should be clearly marked and noted on the plat.*
- 3. Code Enforcement has no further 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*

DATE: 12/04/2024

Comments from 4/12/23, DHO:

- 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*

DATE: 12/04/2024

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 Facilitation Team (DFT) – Review Comments

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

DRB Project No: PR-2020-003484 Date: 12/04/2024 Agenda Item: #3 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)

1. No objection to the extension.

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2020-003484
6341 Mojave

AGENDA ITEM NO: 3

SUBJECT: Extension of Preliminary Plat

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

DATE: December 4, 2024

ACTION:

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

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