



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: 2/12/2025 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. Availability Statement #211206 has been issued and provides conditions for service.
 - a. Public water and public sanitary sewer infrastructure is required and must be financially guaranteed prior to final sign off.
 - b. Pro Rata is owed and must be paid prior to any approvals.
 - c. The Availability Statement calls for a 18 lot subdivision, please revise this information with the submittal for a renewal.
2. A site utility plan is required to be provided with the submittal
3. All prior comments are still applicable.

Note: (Provide written response explaining how comments were addressed)

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

DRB Project Number: 2020-003484 Hearing Date: 02-12-2025
Lots 2 & 3, Blk 12, Unit 3,
Volcano Cliffs Subd. Located on
Mojave St NW between Unser
Project: and Tesuque 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 (HT# E10D024) with engineer's stamp 2/07/25.
- Hydrology has no objection to the extension request.

☐ APPROVED
☐ DENIED

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

DEVELOPMENT FACILITATIVE TEAM (DHO)

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: 02/12/2025

AGENDA ITEM NO: 3

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, 12/4/24X, 12/18/25X, 1/22/25x]

PROPERTY OWNERS: 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 (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

02-12-2025

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.

Strategic Planning and Design defers to Open Space Division for further comments.

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

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: February 12, 2025

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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



DEVELOPMENT HEARING OFFICER

Planning Comments

HEARING DATE: 02/12/25 -- **AGENDA ITEM:** #3

Project Number: PR-2020-003484

Application Number: SD-2024-00158

Project Name: 6341 Mojave St

Request:

Extension of Preliminary Plat

**These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

BACKGROUND

- The Applicant is requesting to extend a Preliminary Plat approved by the Development Hearing Officer (DHO) on November 08th, 2023 per PR-2020-003484 / SD-2023-00048.
- Since the original approval, Standard Specification 1014: Sensitive Lands Preservation and Construction Mitigation was put into effect. The applicant has met with DFT, National Park, and City Open Space staff to create a Sensitive Lands Preservation Plan according to that specification. This Preservation Plan details where fencing will be placed to protect the Boca Negra Arroyo and private land that will not be developed. This includes an allowance for 4–10-inch black basalt rock to be hand-placed on the small area north of the drainage pond and on the private parcel. This treatment is to protect the Petroglyph National Monument land from any erosion in the rare circumstance that stormwater overflows the retention pond.

1. ITEMS THAT NEED TO BE COMPLETED OR CORRECTED

Items in orange type need attention

- 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. (This does not include reference to the Sensitive Lands Preservation Sheet which has been updated to reflect requirements of Standard Specification 1014.)

**(See additional comments on next pages)*

- *Planning defers to Hydrology for corrections to be made to the cross sections of the scour wall to indicate concurrence with the Sensitive Lands Preservation Plan.*
- *Please confirm the four original Preliminary Plat **conditions** listed below have been fulfilled. This is a requirement before the final approval of 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.
- ✓ 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.
- ✓ 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.
- ✓ 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.*
- *Please provide clarification on any updates or changes to the infrastructure List (IL).*

2. STANDARD COMMENTS AND ITEMS IN COMPLIANCE

- 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.*

- Since all required criteria are being met by the Applicant, Planning has no objection to extending the Period of Validity for this Preliminary Plat. Should the DHO approve this extension, **this Preliminary Plat shall be valid until November 04, 2025.**
- Per 6-4(X)(4)(c) of the IDO, additional extensions for Preliminary Plats may be granted by the DHO for good cause, but the Preliminary Plat may be required to come into compliance with any applicable standards adopted since the application was submitted.

3. FUTURE DEVELOPMENT GUIDANCE

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.**

Our POSSE and AVOLVE systems have been replaced with our new software system, ABQ-PLAN. POSSE and AVOLVE users can create an ABQ-PLAN account with the same email address to access their data. We have a [user guide](#), [video tutorials in English and Spanish](#), and other resources to help you get up to speed. For more information about ABQ-PLAN please visit <https://www.cabq.gov/planning/abq-plan>



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/Jay Rodenbeck/Jolene Wolfley
Planning Department

DATE: 2/11/25



United States Department of the Interior

NATIONAL PARK SERVICE
Petroglyph National Monument
6001 Unser Blvd NW
Albuquerque, New Mexico 87120



IN REPLY REFER TO:
I.A.I.

February 10, 2025

City of Albuquerque Development Hearing Officers
Through: Jolene Wolfley, Associate Planning Director and Jay Rodenbeck, Development Services
Planning Manager
Via email at: jwolfley@cabq.gov and jrodenbeck@cabq.gov

Re: PR-2020-003484; SD-2024-00158; Mojave Ridge Subdivision; 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).

Dear Ms. Wolfley and Mr. Rodenbeck,

I am writing on behalf of the National Park Service (NPS) concerning the Mojave Ridge Subdivision proposal PR-2020-003484, SD-2024-00158. Thank you for your continued communication and collaboration with the NPS regarding the site plan for the subject property which is adjacent to Petroglyph National Monument.

We appreciate that the developer will be required to follow the Sensitive Lands Preservation and Construction Mitigation (Section 1014) that will serve to protect the resources and values of Petroglyph National Monument. We reiterate that there will be no public access from the adjacent subdivision into Petroglyph National Monument, no gates provided to residents or openings in the fence line to allow access. Residents may enter the Monument from the official access on Atrisco Drive NW or Tesuque Drive NW.

We support the construction of the scour wall as a continuous wall running the width of the development on the private property. It is not clearly defined on the Preservation Plan sheet if the scour wall would follow the entire northern boundary and request clarification and additional details on the Plan sheet.

We request a temporary construction fence be placed at least 3 feet from the Monument boundary prior to *any* construction. This will provide a buffer where no construction, grading, spoil placement, or heavy equipment operation would occur (excepting the corridor for sewer connection as discussed below). Once the scour wall is completed, a more expansive protective fence as shown on the Sensitive Lands Preservation Map could be installed.

We question the need for a turnaround area (or parking space) on the northwest portion of the property adjacent to the landscape buffer to the west.

We suggest that to protect the Monument north of the property, that a continuous layer of 4"-10" basalt rock be placed between the sediment pond and the property boundary, preserving the shrubs that currently exist in the area (without grading or additional soil disturbance). The rocks and vegetation would slow runoff to the maximum extent, reducing erosion and discouraging foot traffic in the area.

The developer proposes a connection to the existing sewer line within the boundary of Petroglyph National Monument. This connection is subject to federal regulations at 36 C.F.R. 5.7, which states, "Constructing or attempting to construct a building, or other structure, boat dock, road, trail, path, or other way, telephone line, telegraph line, power line, or any other private or public utility, upon across, over, through, or under any park areas, except in accordance with the provisions of a valid permit, contract, or other written agreement with the United States, is prohibited."

At least one month prior to any work within Petroglyph National Monument to connect the sewer line, and prior to any ground disturbance (digging) within the Monument, the developer must contact us at PETR_Superintendent@nps.gov to submit a special use permit application. Once we receive this information from the applicant, the NPS will review the proposed project and potential effects on Monument resources in accordance with the National Environmental Policy Act, National Historic Preservation Act, and other applicable federal laws, develop conditions related to the proposed sewer connection, including on-site monitoring, and prepare a permit.

Thank you for your consideration. Please contact me by email at nancy_hendricks@nps.gov if you have questions or would like to discuss further.

Sincerely,

NANCY HENDRICKS

Digitally signed by NANCY
HENDRICKS
Date: 2025.02.10 12:20:05 -07'00'

Nancy Hendricks
Superintendent



Parks and Recreation Department

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

COMMENTS TO: City of Albuquerque Development Hearing Officers

Through: Jolene Wolfley, Associate Planning Director and Jay Rodenbeck, Development Services Planning Manager

PR-2020-003484

THE GROUP | RON HENSLEY

SD-2024-00158; Mojave Ridge Subdivision; 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).

COMMENT TOPICS: GRADING AND DRAINAGE/SENSITIVE LANDS UPDATED ANALYSIS

Open Space Division Comments:

February 10, 2025

On November 8, 2023, the Development Hearing Officer (DHO) held a public hearing concerning the above-referenced application and approved the request for preliminary plat, based on many findings and conditions. Based on some of these findings and conditions, the Open Space Division met with Planning, NPS-Petroglyph National Monument, and the agent (The Group) to discuss their updated sensitive lands map and drainage/grading layouts. Our Open Space comments are based on that meeting and a newer meeting held on February 10, 2025, as well as the findings and conditions from the DHO decision.

- In regards to adding rock to the border of the “non-disturbed” area along NR-PO-B MPOS to lessen the chance of erosion into MPOS/NPS; the Open Space Division agrees to the addition of 6-10-inch basalt rock to keep developed flows off of MPOS and the Monument. The OSD recommends larger rock rather than smaller gravel aggregate. The color should match the basalt that resides in the Boca Negra area to blend into the surrounding MPOS/NPS lands. All other “non-disturbed” land shall be left natural.
- It is also recommended that the vegetation be left in its current natural state in the area where the basalt rock would be added. This will look more natural and the existing vegetation will help with erosion mitigation if the water were to overflow the pond.
- Is there a requirement for the street to be built west and dead end? If there is not a requirement, we recommend this area not be developed. It could be an extension of the sensitive lands natural area on the northwest of the property.



Parks and Recreation Department

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

- Finding #4 states: 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.**
- Finding and Condition #7 states and shall be followed:
“The Applicant proposed to build a scour wall 6 feet away from the northern property line and on the private parcel to retain stormwater on site and protect the MPOS.”
All development near the MPOS boundary including the scour wall shall be constructed to have the least amount of disturbance to any Major Public Open Space land. Any disturbance shall be addressed and mitigated in compliance with the IDO section 5-2 and the Standard Specifications outlined in Section 1014: SENSITIVE LANDS PRESERVATION AND CONSTRUCTION MITIGATION. For example, **Buffer Protection Zone** – The area in which construction activities or impacts should **not** occur. Table in 3.7.10 identifies distance recommended to protect the Sensitive Land feature or MPOS. When the Buffer Protection Zone is along the MPOS edge, any plantings or development must follow the site plan and associated grading plan. It is recommended that a temporary construction fence be erected to mitigate any and all disturbance on MPOS/Monument property prior to grading and construction work.
- Finding and Condition #6 states and shall be followed:
The subdivision complies with the IDO requirements of 5-2(J)(2)(a) for subdivisions abutting Major Public Open Space by means of a 47-foot wide tract along the property’s northern boundary. The Plat shows that the westernmost portion of Tract A to a dotted line is an open space buffer. The easternmost portion of Tract A is a drainage pond. Both of these areas must have plant material approved by the Superintendent of Open Space. The middle, and longest portion of Tract A, is a single-loaded street.
- Per Condition B in the Findings and Conditions, please ensure the following is added to your platting documents:
“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.”



Parks and Recreation Department

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

- Per Condition D in the Findings and Conditions, please ensure that: “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.”

Thank you for allowing the Parks and Recreation Department, Open Space Division, comment on this application. We look forward to continuing to work with the applicant and ensure this becomes a great development that does not adversely affect the Major Public Open Space and Petroglyph National Monument.

Cordially,

James Lewis, Assistant Open Space Superintendent, Open Space Division