

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

DRB Project Number: 2020-003484 Hearing Date: 01-08-2024
Project: Volcano Cliffs, Lots 2 & 3, Blk 12, Unit 3 Agenda Item No: 1

<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:

- Due to the location of the proposed pond and the existing Zone AE, Floodway, Hydrology requires an updated Grading and Drainage Plan prior to approval of Preliminary Plat or Site Plan for Building Permit.

☐ 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-2023-00048 – PRELIMINARY PLAT

SKETCH PLAT 1-11-23 (DFT)

PRELIMINARY PLAT 4-12-23 (DHO)

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) [Deferred from 4/12/23, 4/26/23b, 5/10/23b, 5/24/23b, 6/14/23b, 6/28/23b, 8/23/23b, 10/11/23b]

PROPERTY OWNERS: PASHTOON NAFEESA

REQUEST: CREATE 19 LOTS FROM EXISTING TRACTS

Comments:

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, Senior Planner, CABQ Parks & Recreation Department. Please contact via wphelan@cabq.gov or 505-768-5378 with questions or concerns.

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

DATE: 01/08/2025

AGENDA ITEM NO: 1

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]

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 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: 1/08/2025 Agenda Item: #1 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.
2. Please add the following note to the plat prior to final sign off:

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: 2020-003484
6341 Mojave

AGENDA ITEM NO: 1

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: January 8, 2025

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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