



## **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)**

**DRB Project No: PR-2020-003484 Date: 04/12/2023 Agenda Item: #1 Zone Atlas Page: E-10**

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

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

### **Application For: SD-2023-00048 – PRELIMINARY PLAT (DHO)**

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1. Availability Statement 230126 provides conditions for service. Infrastructure is required.
2. Finding 1: (As a finding for approval the IL to be updated)
  - a. The infrastructure list is not clear regarding where the infrastructure begins and ends. Please clarify.
    - i. From existing sanitary sewer line to 20 ft past proposed lot 18 along east Kelson etc...
    - ii. From existing line in Mojave St. Along east Kelsey to East/West Bound Kelsey
3. Please provide a site utility plan for review.

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2020-003484  
6341 Mojave

AGENDA ITEM NO: 1

SUBJECT: Preliminary Plat

ENGINEERING COMMENTS:

1. Streetlights are required at the intersection per the DPM requirements. Provide a streetlighting exhibit. Please add streetlighting (including appurtenances) to the infrastructure list.
2. Mojave is a Major Collector which has a minimum ROW width of 62'. You are showing an existing 60' width. Please submit a justification letter to DHO to maintain the existing width.

. 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: April 12, 2023

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ACTION:

APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_

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

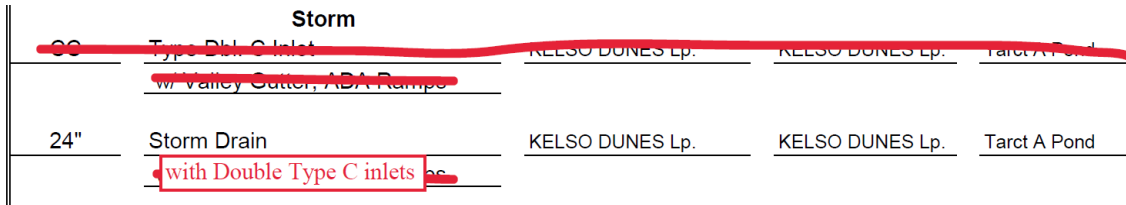
**DEVELOPMENT FACILITATIVE TEAM - HYDROLOGY SECTION**  
 Renée Brissette, PE, Senior Engineer | 505-924-3995 [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov)

DRB Project Number: 2020-003484 Hearing Date: **01-11-2023**  
 Project: Mojave Ridge Subdivision Agenda Item No: 1

<input checked="" type="checkbox"/> Sketch Plat	<input type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Temp Sidewalk Deferral	<input type="checkbox"/> Sidewalk Waiver/Variance	<input type="checkbox"/> Site Plan for Bldg. Permit <input type="checkbox"/> Site Plan for Subdivision	<input type="checkbox"/> Bulk Land Plat
<input type="checkbox"/> SIA Extension	<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 Plans (E10D024) with engineer's stamp date of 11/14/22.
- The Public Drainage Easement on Tract A needs to be change to state, "To be maintained by the HOA.". An Agreement & Covenant will need to be filed prior to Final Plat.
- Infrastructure List – This needs to be changed. Please have separate line items for the Scour Wall and the Stormwater Quality Pond. Also, the storm sewer line item should be listed as "Storm Drain with Double Type C Inlets" instead of two separate line items.



**RESOLUTION/COMMENTS:**

Water:

Code Enforcement:

Parks:

Transportation:

Planning:

APPROVED      DELEGATED TO:  TRANS    HYD    WUA    PRKS    PLNG  
 DENIED      Delegated For: \_\_\_\_\_  
 SIGNED:  I.L.    SPSP    SPBP    FINAL PLAT  
 DEFERRED TO \_\_\_\_\_

**Emailed March 29, 2023**  
DHO Comments for Meeting on 4/12/2023

**To:** Angela Gomez, Development Review Services Hearing Monitor  
City of Albuquerque

**From:** Jared Romero, CFM, Development Review Engineer  
AMAFCA

**RE: DHO COMMENTS for PR-2020-003484**

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**LOTS 2 & 3 BLOCK 12 UNIT 3, VOLCANO CLIFFS SUBD: ZAP: E-10**  
SD-2023-00048 PRELIMINARY PLAT • No adverse comments to the preliminary plat.



**Kizito Wijenje**  
EXECUTIVE DIRECTOR

March 31, 2023

**MEMORANDUM**

**To:** Development Review Board  
**c/o Angela Gomez**, Administrative Assistant, DRB Board

**Cc:** Kizito Wijenje AICP, Executive Director, APS Capital Master Plan  
 Karen Alarid, Executive Director APS Facility Planning & Construction  
 Amanda Velarde, Director, APS Real Estate  
 John Valdez, AICP, Facilities Master Planner, State of NM Public Schools Facilities Authority  
 Sarah Young, AICP, Senior Planner Manager, APS Capital Master Plan

**From:** Rachel Hertzman, AICP, Planner II, APS Capital Master Plan

**Re:** CABQ Development Review Board Case to be heard on April 12, 2023, Case 1 of 2, PR #2020-003484

**1. Project #2020-003484**

- a. DRB Description: SD-2023-00048—Preliminary Plat.
- b. Site Information: Volcano Cliffs Subdivision, Lots 2 & 3, Block 12, Unit 3.
- c. Site Location: 6341 Mojave Road NW between Unser Blvd and Tesuque Drive.
- d. Request Description: Create 18 lots (zoned R-1D) from existing Tracts.
- e. **APS Comments: Residential development at this location will impact Marie Hughes Elementary School, Lyndon B. Johnson Middle School, and Volcano Vista High School.**
  - a. **Residential Units: 18**
  - b. **Est. Elementary School Students: 5**
  - c. **Est. Middle School Students: 2**
  - d. **Est. High School Students: 2**
  - e. **Est. Total # of Students from Project: 9**

\*The estimated number of students from the proposed project is based on an average student generation rate.

**School Capacity**

School	2022-2023 (40 <sup>th</sup> Day) Enrollment	Facility Capacity	Space Available
Marie Hughes Elementary School	408	593	185



**Kizito Wijenje**  
EXECUTIVE DIRECTOR

Lyndon B. Johnson Middle School	586	1,050	464
Volcano Vista High School	2,219	2,300	81

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long term solution)
  - Construct new schools or additions
  - Add portables
  - Use of non-classroom spaces for temporary classrooms
  - Lease facilities
  - Use other public facilities
- Improve facility efficiency (short term solution)
  - Schedule Changes
    - Double sessions
    - Multi-track year-round
  - Other
    - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
  - Boundary Adjustments / Busing
  - Grade reconfiguration
- Combination of above strategies

**All planned additions to existing educational facilities are contingent upon taxpayer approval.**

# 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: 4/12/2023

### **AGENDA ITEM NO: 1**

### **DHO PROJECT NUMBER:**

**PR-2020-003484**

**SD-2023-00048 – 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 OWNERS:** PASHTOON NAFEESA

**REQUEST:** CREATE 19 LOTS FROM EXISTING TRACTS

### **COMMENTS:**

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.

The Open Space Division would like to submit the following comments regarding DHO #PR-2020-003484:

This project is adjacent to Major Public Open Space to the north, which is then bounded by Petroglyph National Monument across the Boca Negra Arroyo 150' drainage easement. Please note that this development must comply with IDO regulations for development adjacent to Major Public Open Space and within 330 feet of the Monument. According to the plat, the required single-loaded street is present in a 321-foot section of the project, but absent in the eastern- and western-most parcels for a total length of approximately 148 feet; a road on these sections would not form connections to other roads so the Open Space Division is willing to approve the 45' landscaped buffer in lieu of the single-loaded street in these locations, but note that the IDO does not permit new construction in the buffer, and all plant material must be approved by the Open Space Division. Please make note of the MPOS buffer on the plat. Additionally, please note that entrances from adjacent development into MPOS are not permitted.

Thank you,



**TRICIA KEFFER**

Planner | Open Space Division

o 505.768.4228

[cabq.gov/parksandrecreation/openspace](http://cabq.gov/parksandrecreation/openspace)



We concur with the comments submitted by the Open Space Division.

Thank you,

*Nancy*

**Nancy Hendricks, Superintendent**  
Petroglyph National Monument  
6001 Unser Blvd, NW  
Albuquerque, NM 87120



**PNM Comments  
Development Hearing Officer  
Public Hearing: 12 April 2023**

**PR-2020-003484 / SD-2023-00048 (Mojave St NW)**

1. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
2. Any existing and/or new PNM easements and facilities need to be reflected on the resulting Plat.
3. There are existing PNM facilities and/or easements located within the southern edge of the site and/or within the Mojave Street frontage.
4. Any existing easements may have to be revisited and new easements will need to be created for any electric facilities in the alley proposed to be vacated as determined by PNM.
5. Perimeter and interior landscape design should abide by any easement restrictions and not impact PNM facilities. Any trees within or near PNM easements, including Street Trees, should comply with IDO Section 5-6(C)(10).
6. Structures, especially those made of metal, should not be within or near PNM facilities and easements without close coordination with and clearance by PNM.
7. The applicant should contact the PNM New Service Delivery Department to coordinate electric service regarding this project as soon as possible. Please submit a service application at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.
8. If existing electric lines or facilities need to be moved, then that is at the applicant's expense. Please contact PNM as soon as possible at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.



## Planning - Case Comments

**Meeting Date:** 4/12/23 -- **DHO AGENDA ITEM #1**

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

**Application Number:** PS-2022-00267

**Project Name:** 6341 Mojave

**Request:**

*Preliminary Plat for 19 residential 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.*

**COMMENTS:**

**1. Items that Need to be Completed or Corrected:**

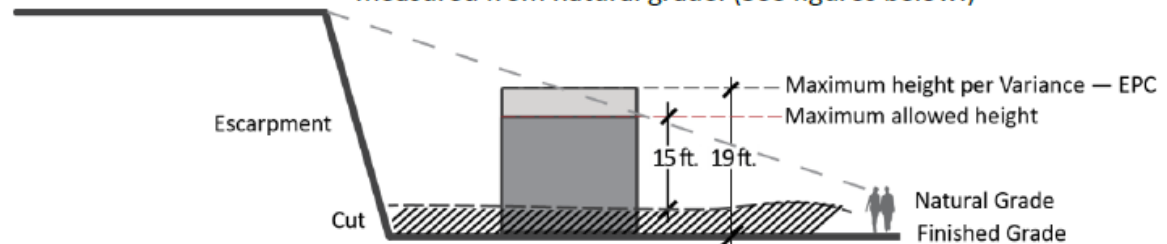
- Tract A: Is there a landscaping Plan for Tract A? Any Landscape Plans must be sealed and signed by a Landscape Architect licensed in the State of New Mexico.  
**Change the maintenance note of Tract A to be the Homeowner's Association;** city maintenance is not provided for Tract A.
  
- **IDO 3-6(E) The parcels are in the VPO-2 Height Restricted Sub Area. Identify the allowable structure height vis a vis grading plan.** 'Building and/or structure height shall not exceed 15 feet, as measured from natural grade.'  
**\*Show height measurements from finished grade and natural grade. \*Clarify if standards are being met.**

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

### 3-6(E)(3) Building and Structure Height

The following standards apply in the Height Restrictions Sub-area shown in the map above.

3-6(E)(3)(a) Building and/or structure height shall not exceed 15 feet, as measured from natural grade. (See figures below.)



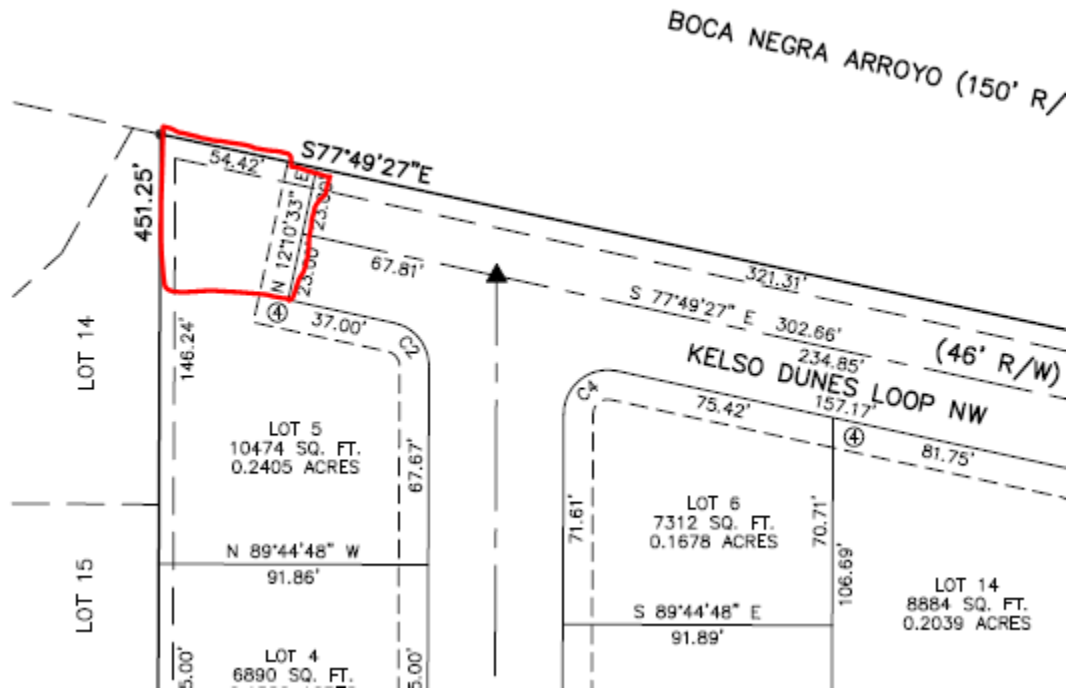
- These standards come from a draft Construction Mitigation Program for Development adjacent to MPOS. Items #1 and #2 will be findings of the plat approval and the NOD must accompany the site plan for building permit.

The Construction Team shall adhere to the following:

1. Standards of Construction
  - a. Protective measures shall be implemented during the actual construction phase of the project to ensure protection of MPOS property.
  - b. Notifications
    - i. Proposed construction report shall be provided to the MPOS Owner by e-mail or mail. (CoA Open Space Tricia Keefer and Petroglyph National Monument, Nancy Hendricks)
    - ii. Include the following information in the notification:
      1. The name of the project
      2. Dates of construction
      3. The contact information for the person responsible for mitigation
      4. Construction plan showing buffer and placement of **protection fencing**
  - c. Pre- construction meeting with MPOS representatives
    - i. Contractor and MPOS representatives will perform pre- and post-construction site meetings to discuss and agree to access and staging needs, work hours, proposed impacts and restoration plans, safety, noise and vibration impacts, and project timelines. Any access points, routes and access to and across the MPOS and buffer area shall be mutually agreed upon prior to construction-related activities.
  - d. The following actions are prohibited within MPOS and buffer zone:
    - i. Vehicular traffic or parking.
    - ii. Storage of construction materials, debris, or excavated material.
    - iii. Dumping of refuse or chemicals, or liquids.

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

- iv. Puddling or continuous running water.
  - v. Diesel or gasoline equipment running adjacent to protection zone.
  - vi. Foot traffic.
  - vii. Erection of sheds or structures.
  - viii. Mixing or washing of concrete or any other cementitious products.
2. Final Clean Up and Inspection
- a. Before final acceptance, the area along the MPOS and buffer zone shall be cleaned of all rubbish, excess materials, temporary structures, and equipment; and all parts of the work shall be left in an acceptable condition.
  - b. A post-construction meeting shall be held with MPOS and City representatives to verify the buffer zone, sensitive land feature, or MPOS has been adequately protected during construction.
  - c. Any damaged areas noted shall be restored per contractor expense.
- 5-2 (J)(2)(a) Lot 5 is abutting the Boca Negra arroyo. Add a note to the plat indicating that the 45 feet buffer abutting the Petroglyph National Monument must have plant approval and location per the Open Space Superintendent.



\*(See additional comments on next page)

Future Required Final Plat:

- On the Final Plat, the project and application numbers for the Final Plat will need to be added to the Plat.
- Utility and AMAFCA signatures will be required for the Final Plat, and must be obtained and included with the Final Plat application submittal prior to acceptance of the Final Plat and placement on a DHO agenda.
- For the Final Plat, the DXF file must be approved by AGIS, and the approval email from AGIS must be submitted prior to final sign-off of the Final Plat from Planning should the Plat be approved by the DHO.
- For the Final Plat, Hydrology, Transportation, and Water Authority staff must all sign Form S and ensure that any application submittals required in association with the Final Plat application are approved prior to their signatures on Form S. Form S must be signed by Hydrology, Transportation, and Water Authority staff prior to the acceptance of the Final Plat application and placement on a DHO agenda.
- The Final Plat is required to be submitted within one year of Preliminary Plat approval.
- A recorded IIA based on the Infrastructure List included with the Preliminary Plat submittal will be required with the Final Plat, and must be obtained and included with the Final Plat application submittal prior to the acceptance of the Final Plat and placement on a DHO agenda.

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**2. Standard Subdivision Comments and Items in Compliance:**

**5-2(C) Site Design to Avoid Sensitive Lands.**

**Updated 4/10/23:**

- Applicant completed a Sensitive Lands Analysis and not sensitive land features were identified. Please note that site slopes are 8% or less and the property is no longer in the 100 year flood plain.
- The drainage note for compliance with Section 1013 is added to the infrastructure list.

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

**Updated 1/20/23:**

- **Staff determined after much discussion that this applicant can proceed with the lot sizes presented on the Sketch Plat for the Preliminary Plat.** They do meet the contextual standards of the IDO. While an argument could be made that the new subdivision is its own block and R1-D lot sizes are required, there is also an argument for contextual standards applying and that is the advice that was given in prior sketch plats.
  
  - **Applicant met the public notice requirements Section 6-1, table 6-1-1 for public notice requirements** (6-6-L Subdivision of Land-Major). The application was sent to the Superintendent of Petroglyph National Monument for comment and PNM agreed with the Open Space Division comments. (IDO 5-2-(J)(2)(c) 1 for comment by external agencies.)
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### **3. Future Development Guidance**

- Please reference the following development standards from the IDO. Subject to change pending formal submittal and/or proposed development types/uses.
  - 3-6(E) Northwest Mesa Escarpment – VPO-2 and \*Height Restricted Sub-area.  
**Updated 4/10/23:** Please note that building height shall not exceed 15 feet, as measured from the natural grade. See IDO 3-6(E) for details, and dealing with undulating terrain.  
See also restrictions on Colors, Reflectivity, and roof-mounted equipment. Use yellow ochers, browns, dull reds, and greens with Light reflective value ranging from 20 to 50 percent.  
Fully screen roof-mounted HVAC from public street and escarpment.
  - 4-2 Allowed Uses, table 4-2-1. **\*Reference Use Specific Standards 4-3-B-1 Single Family Detached Dwelling.** Explain and demonstrate how all standards are being met.
  - 5-1 Dimension Standards for R-1D and Area of Consistency. Calculations per Code Enforcement. 5-1-G Exceptions and Encroachments.  
\*Included setback measurements, and elevations with height measurements from finished grade and natural grade. \*Clarify if standards are being met.

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

- **5-2-K** Property is abutting Major Public Open Space to the North and within MPOS Edges. Also abutting the Boca Negra Canyon Arroyo-Drainage Easement. Standards exist for each. Up to and including 5-2-K.
- **5-3 Access & Connectivity requirements.**  
 \*5-3(C)(3) Driveways, Drive Aisles, and Access 5-3(C)(3)(a) Development shall comply with the driveway, drive aisle, and access standards in the DPM.  
**5-3(C)(3)(b) For all low-density residential development, driveways accessed from the front or street side of the property shall be at least 20 feet long, exclusive of the sidewalk or drive pad.**
- 5-5 Parking & Loading requirements, Table 5-5-1.  
 Dwelling, single-family detached 1 space / DU up to 2 BR, 2 spaces / DU with 3 or more BR.
- 5-6 Landscaping, Buffering, and Screening standards and requirements.

**Updated 4/10/23:**

- 5-7 Walls/Fences. (E)(4) . \*View fencing is required adjacent to Mayor Arroyos or Major Public Open Space. \*Development requires separate permitting.

5-2(J)(2)(a). \*Special wall provisions adjacent to MPOS.

10. Locate and design all walls, fences, retaining walls, and combinations of those site features facing the Major Public Open Space in compliance with all applicable standards in Section 14-16-5-7(E)(4) (Walls Adjacent to Major Arroyos or Major Public Open Space).

- 5-11 Building and façade design requirements. 5-11-C for Low-Density Residential. \*Demonstrate and explain how standards and requirements are being met.
- 7-1 Development, dwelling, and use definitions.  
 \*Reference definitions for Low-Density Residential and Single Family Detached.

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





*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: Jolene Wolfley/Robert Webb/Leila Shadabi  
Planning Department

DATE: 4/11/23

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



## 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)

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: CREATE 19 LOTS FROM EXISTING TRACTS

#### **Comments:**

**04-12-2023**

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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.