

# 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:** 09/25/2024

### **AGENDA ITEM NO: 2**

### **DHO PROJECT NUMBER:**

**[PR-2020-004138](#)**

SD-2024-00135 – FINAL PLAT

IDO -2023

### **PROJECT NAME:**

SCOTT EDDINGS agent for QUESTA DEL ORO, LLC requests the aforementioned action(s) for all or a portion of: A-1-A-3 & A-1-A-4, MESA DEL SOL INNOVATION PARK zoned PC, located on DIEBENKORN between SAGAN LOOP and DEKOONING LOOP containing approximately 22.0366 acre(s). (R-15)

**PROPERTY OWNER:** Questa Del Oro LLC / MDS Investments

**REQUEST:** Single Family Residential lot subdivision on Tract A-1- A-3 Mesa Del Sol Innovation Park. Tract A-1-A-4 subdivided for Diebenkorn Drive Extension.

### **COMMENTS:**

1. Code Enforcement has no comments or objections.

**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: 2020-004138 Hearing Date: 09-25-2024  
Project: A-1-A-3 & A-1-A-4 Mesa Del Sol  
Innovation Park Agenda Item No: 2

|  |   |   |
|--|---|---|
| <input type="checkbox"/> Minor Preliminary /<br>Final Plat | <input type="checkbox"/> Preliminary Plat               | <input checked="" type="checkbox"/> Final Plat              |
| <input type="checkbox"/> Temp Sidewalk<br>Deferral         | <input type="checkbox"/> Sidewalk<br>Waiver/Variance    | <input type="checkbox"/> Bulk Land Plat                     |
| <input type="checkbox"/> DPM Variance                      | <input type="checkbox"/> Vacation of Public<br>Easement | <input type="checkbox"/> Vacation of Public<br>Right of Way |

**ENGINEERING COMMENTS:**

- Hydrology has no objection to the platting action.
- 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: 2020-004138  
Mesa del Sol – Montage 6

AGENDA ITEM NO: 2

SUBJECT: Final Plat

ENGINEERING COMMENTS:

1. No objection.
2. Prior to site plan an approved Conceptual TCL will be required.

Disclaimer: The comments provided are based upon the information received from the applicant. 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: September 25, 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:** 9/25/24 -- **AGENDA ITEM:** #2

**Project Number:** PR-2020-004138

**Application Number:** SD-2024-00135

**Project Name:** Montage 6

**Request:**

Final 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.*

#### COMMENTS:

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#### BACKGROUND

Items in **orange type** need immediate attention

- The Applicant is requesting Final Plat review and approval for the Montage 6 subdivision, a subdivision of two existing tracts (Tracts A-1-A-3 and A-1-A-4 of the Mesa del Sol Innovation Park) into 88 residential lots, four tracts, and seven parcels (for alleyways), as well as dedicating right-of-way to the City of Albuquerque and granting of easements as depicted on the Plat.
- The Preliminary Plat for Montage 6 was approved by the Development Hearing Officer (DHO) on September 13<sup>th</sup>, 2023 per PR-2020-004138 AKA PR-2021-005745 / SD-2023-00160 to subdivide existing tracts (Tract A-1-A-3 and Tract A-1-A-4 of the Mesa del Sol Innovation Park) into 88 lots, two parcels, and two tracts, and grant easements as depicted on the Plat.

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#### IDO/DPM COMMENTS / ITEMS NEEDING TO BE COMPLETED OR CORRECTED

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- Per 6-6(L)(3)(b) of the IDO, the Final Plat must include all changes, conditions, and requirements contained in the Preliminary Plat approval. However, the Final Plat's proposal to subdivide two existing tracts (Tracts A-1-A-3 and A-1-A-4 of the Mesa del Sol Innovation Park) into 88 residential lots, **four tracts**, and **seven parcels** (for alleyways) does not match up with the Preliminary Plat's proposal to subdivide existing tracts (Tract A-1-A-3 and Tract A-1-A-4 of the Mesa del Sol Innovation Park) into 88 lots, **two tracts**, and **two parcels**. Therefore, an amendment to the Preliminary Plat will be required.

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

- A Minor Amendment – Preliminary Plat application that meets the criteria for a Minor Amendment per 6-4(X)(2) of the IDO must be submitted (a justification letter noting how the criteria of 6-4(X)(2) of the IDO are met must be provided with this application submittal). This application must be approved prior to the approval of the Final Plat (this can be done at the same DHO meeting), necessitating a deferral of the Final Plat application.

- DHO Application Forms for a Minor Amendment – Preliminary Plat are featured in the following links:

[https://documents.cabq.gov/planning/development-hearing-officer/DHO\\_Application.pdf](https://documents.cabq.gov/planning/development-hearing-officer/DHO_Application.pdf)

Form S2:

<https://documents.cabq.gov/planning/development-hearing-officer/Form%20S2.pdf>

Form PLT:

<https://documents.cabq.gov/planning/development-hearing-officer/Form%20PLT.pdf>

- The application number for the Final Plat (SD-2024-00135) must be added to the Plat.
- Prior to final sign-off of the Final Plat the AGIS office must approve the DXF file and proof of approval must be provided.
- The date of the DHO approval shall be recorded on the Plat, per 6-6(L)(2)(d)(7) of the IDO.
- After DHO approval and final sign off, a recorded copy of the plat must be sent to Jay Rodenbeck at [jrodenbeck@cabq.gov](mailto:jrodenbeck@cabq.gov) and Angela Gomez at [agomez@cabq.gov](mailto:agomez@cabq.gov).
- Per 6-6(K)(2)(I) of the IDO, the applicant shall record the Plat with the Bernalillo County Clerk within 3 months after the date of the final signature on the Plat, or the subdivision shall be voided.

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### 1. Standard Comments and Items in Compliance

- Signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are all provided on the Plat sheet.
- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions. Re-platting action cannot increase any existing nonconformity or create a new nonconformity.

***\*Project has been reviewed to the standards and provisions within the IDO-Integrated Development Ordinance and the standards within the DPM-Development Process Manual.***



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FROM: Jay Rodenbeck  
Planning Department

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DATE: 9/24/24