



Development Facilitation Team (DFT) – Review Comments

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

DRB Project No: PR-2021-004968 Date: 1/08/2025 Agenda Item: #3 Zone Atlas Page: C-10

Legal Description: TRACT B-1-A-2, LA CUENTISTA, Phase 1

Location: between Frambuesa Rd and Azucena Pl NW

Application For: SD-2024-00167 – FINAL PLAT (DHO)

1. No objections.

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: 3

PROJECT NUMBER:

[PR-2021-004968](#)

SD-2024-00167 – FINAL PLAT

IDO – 2023

PROJECT NAME:

BOHANNAN HUSTON, INC. agent for **PULTE HOMES OF NEW MEXICO INC.** requests the aforementioned action(s) for all or a portion of: **Tract B-1-A-1, LA CUENTISTA PHASE 1** zoned **R-ML**, located between **FRAMBUESA RD and AZUCENA PL NW** containing approximately **16.2426** acre(s). **(C-10)**

PROPERTY OWNERS: PULTE HOMES

REQUEST: Subdividing Tract B-1-A-1 in to 11 Tracts and creating 72 residential lots.

COMMENTS:

1. Code Enforcement has no comments and no objections.



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

PR-2021-004968

SD-2024-00143 – FINAL PLAT

IDO -2020

PULTE HOMES OF NEW MEXICO INC.

agent for **BOHANNAN HUSTON, INC.**

requests the aforementioned action(s) for all
or a portion of: **TRACT B-1-A-2, LA**

CUMENTISTA, PHASE 1 zoned **R-ML**, located
between **FRAMBUESA RD** and **AZUCENA**

PL NW containing approximately **13.2573**
acre(s). **(C-10)**

PROPERTY OWNERS: PULTE HOMES

REQUEST: Subdividing Tract B-1-A-2 in to 9
Tracts and creating 65 residential lots

Comments:

10-09-2024

No comments or objections to the requested final plat.

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

DRB Project Number: 2021-004968 Hearing Date: 01-08-2025
Project: La Cuentista Phase 1, Tract B-1-A-1 Agenda Item No: 3

<input checked="" 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"/> 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 07/25/2022 (Hydrotrans # D10D002D).
- Hydrology has no objection to the platting action.

☐ 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: 2021-004968
Kimmick and Paseo del Norte, La Cuentista Ph 4

AGENDA ITEM NO: 3

SUBJECT: Final 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)



DEVELOPMENT HEARING OFFICER

Planning Comments

HEARING DATE: 01/08/2025 **AGENDA ITEM:** #3

Project Number: PR-2021-004968

Application Numbers: SD-2024-00167

Project Name: La Cuentista Phase 4

Requests:

Subdivide existing tract into Eleven (11) tracts and create 72 Residential Lots.

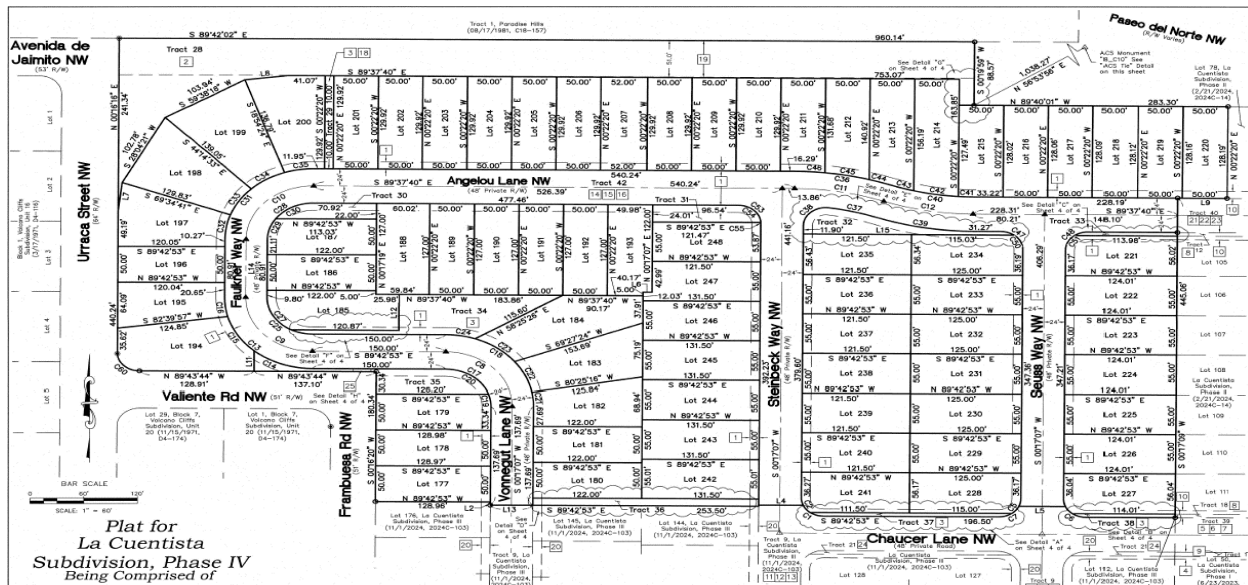
**These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

BACKGROUND:

- This is a Major Subdivision Final Plat request to sub-divide the existing tract into 11 new tracts and create 72 residential lots in the 4th and final phase of the subdivision.
- The subject property is located between Frambuesa Rd and Azucena Pl NW and is on 16.2426 acres of land.
- One January 8th 2024 the DHO approved an extension request for the subject property preliminary plat that is in effect until January 29th 2025.

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

1. Items to be Completed or Corrected



- Confirm that this request is not introducing any changes to the Preliminary Plat for PR-2021-004968 / SD-2021-00260.
- The Application number must be added to the Plat.
- The AGIS DXF file approval must be submitted.
- The date of the DHO approval shall be recorded on the Plat.
- After DHO approval and final sign off, a recorded copy of the plat must be sent to Jay Rodenbeck at jrodenbeck@cabq.gov and Angela Gomez at agomez@cabq.gov.
- A Notice of Decision for this request will be posted online at <https://www.cabq.gov/planning/boards-commissions/development-hearing-officer/development-hearing-officer-agendas-archives> within three business days of a DHO decision of this request per 6-4(L)(6) of the IDO.
- There is an inconsistency with the wall exhibit shown on pg.12 of the submittal. The wall exhibit shows the eastern boundary as ending at lots 234-228. The phase 4 plan shows the eastern boundary ending at lots 220-227. Please confirm the eastern boundary and adjust the wall exhibit to reflect that correctly.

2. Items in Compliance

6-6(L)(3) Review and Decision Criteria

An application for a Subdivision of Land – Major shall be approved if it meets all of the following criteria.

6-6(L)(3)(a) A Preliminary Plat shall be approved if it complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.

6-6(L)(3)(b) A Final Plat shall be approved if it includes all changes, conditions, and requirements contained in the Preliminary Plat approval.

Signatures from Hydrology, ABCWUA, and Transportation engineers and staff have been obtained on Form PLT.

The proposed Plat contains all the required signatures from: utilities, AMAFCA, owner(s), surveyor, and the City Surveyor.



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FROM: Jacob Boylan
Planning Department

DATE: 1/7/25