



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: 06/14/2023 Agenda Item: #2 Zone Atlas Page: C-10

Legal Description: [TRACT B-1-A & B-2-A, LA CUENTISTA SUBDIVISION]

Location: [ROSA PARKS RD NW between PASEO DEL NORTE and ROSA PARKS RD]

Application For: SD-2023-00108 – FINAL PLAT (DHO)

1. Infrastructure:
 - a. Please provide an exhibit showing proposed phasing showing public water and public sanitary sewer infrastructure and what is under construction.
 - b. Provide information regarding the required study and infrastructure tied to that as part of this submittal for record.
 - c. It is understood that there is a sanitary sewer line that is identified downstream that has limited capacity and must be replaced prior to serving any portion of the proposed site. This discussion must be had and worked out prior to any signatures on the final plat.
 - d. Will all off-site infrastructure be constructed with the first phase? If not a note must be provided or clarification how the site will receive service with including necessary off-site infrastructure.
 - e. It is not clear if the PRV and upstream infrastructure is needed prior to selling service.
 - f. It is preferred that the site has a redundant source prior to closing the project and serving the site. Discuss the option of including in phase 1 the second waterline connection along Rosa Parks to achieve this redundant connection.
2. Add the following note on the plat when easements are being granted for public water and/or public sanitary sewer infrastructure.

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: 2021-004968
Kimmick and Paseo del Norte

AGENDA ITEM NO: 2

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: June 14, 2023

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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

DEVELOPMENT HEARING OFFICER - **HYDROLOGY SECTION**
Renée Brissette, PE, Senior Engineer | 505-924-3995 rbrissette@cabq.gov

DRB Project Number: 2021-004968 Hearing Date: 06-14-2023
Project: Tract B-1 & B-2 La Cuentista Subdivision Agenda Item No: 2

<input type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Preliminary Plat Extension	<input checked="" 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 Plans and Drainage Report (D10D002D) with engineer’s stamp date 12/10/21.
- Hydrology has no objection to the Final Plat.

APPROVED
 DENIED

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

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

DATE: 6/14/2023

AGENDA ITEM NO: 2

DHO PROJECT NUMBER:

PR-2021-004968

SD-2023-00108 – FINAL PLAT

IDO - 2021

PROJECT NAME:

BOHANNAN HUSTON, INC. | YOLANDA PADILLA MOYER, PE agent for ELK HAVEN, LLC | PULTE GROUP requests the aforementioned action(s) for all or a portion of: **TRACT B-1-A and B-2-A, LA CUENTISTA SUBDIVISION** zoned **R-ML**, located on **ROSA PARKS RD NW** between **PASEO DEL NORTE** and **ROSA PARKS RD** containing approximately **59.0834** acre(s). **(C-10)**

PROPERTY OWNERS: PULTE HOMES | ELK HAVEN LLC

REQUEST: FINAL PLAT FOR LA CUENTISTA SUBDIVISION, PHASE 1

COMMENTS:

1. Code Enforcement has no comments and no objections.

DEVELOPMENT HEARING OFFICER

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DRB Project Number: 2021-004968
Kimmick and Paseo del Norte

AGENDA ITEM NO: 2

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DATE: June 14, 2023

ACTION:

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

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DEVELOPMENT HEARING OFFICER

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Planning Department
jppalmer@cabq.gov

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DEVELOPMENT HEARING OFFICER

Planning - Case Comments

HEARING DATE: 6/14/23 -- **AGENDA ITEM:** #2

Project Number: PR-2021-004968

Application Number: SD-2023-00108

Project Name: La Cuentista Subdivision

Request:

The project has 4 phases to create 248 lots. This is a request for the Final Plat of the first phase to create 57 lots of the total.

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

COMMENTS:

1. Items Needing to be Completed

- The **Final Plat** is consistent with the Preliminary Plat for TRACT B-1-A and B-2-A, LA CUENTISTA SUBDIVISION which was approved by the Development Review Board (DRB) on March 30, 2022 per PR-2021-004968 / SD-2021-00260, and extended by the Development Hearing Officer (DHO) on March 22, 2023 per PR-2021-004968 / SD-2023-00040.
- The **Application number** must be added to the plat (SD-2023-00108).
- The **DXF file** must be approved by AGIS, and the approval email from AGIS must be submitted prior to the final sign-off from Planning should the Plat be approved by the Development Hearing Officer.
- Please clarify if this Final Plat is a 57 lot-phase (Phase 1) which is part of a four-phase development comprising a total of 248 lots.
- Please clarify if item 8 of Tract 3 in the Plat (Sheet 3) is the same pond of the Wall Exhibit sheet

2. Items in Compliance

- An Infrastructure List was approved with the Preliminary Plat by the DRB on March 30, 2022, per PR-2021-004968 / SD-2021-00260.
- An approved and recorded Financial Guaranty/Infrastructure Improvements Agreement dated 5/25/2023 is submitted with the Final Plat application submittal.

3. Guidance for Future Development:

- Please reference the following development standards from the IDO.
<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/integrated-development-ordinance>
- Once/if this Final Plat is approved by the DHO, the applicant needs to work with the County to record the Plat and send a digital copy of the recorded plat to the Planning Department.



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FROM: Leila Shadabi/Jay Rodenbeck
Planning Department

DATE: 6/12/23



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

PR-2021-004968

SD-2023-00108 – FINAL PLAT

IDO - 2021

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PROPERTY OWNERS: PULTE HOMES | ELK HAVEN LLC

REQUEST: FINAL PLAT FOR LA CUENTISTA SUBDIVISION, PHASE 1

Comments:

06-14-2023

No comments.

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

Planning - Case Comments

HEARING DATE: 6/14/23 -- **AGENDA ITEM:** #2

Project Number: PR-2021-004968

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FROM: Leila Shadabi/Jay Rodenbeck
Planning Department

DATE: 6/12/23



DEVELOPMENT HEARING OFFICER

Planning - Case Comments (Revised Memo)

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COMMENTS:

1. Items Needing to be Completed

- **Updated 6.13.23:** After the distribution of the Planning comments memo for the June 14th DHO meeting/hearing for this case, Planning staff discovered that the tracts depicted on the Final Plat appear to have been revised and do not match up with the tracts depicted on the Preliminary Plat. **Planning staff request the Applicant confirm any revisions to the tracts**, which if confirmed will also confirm that the Final Plat **is not** consistent with the Preliminary Plat. If the Final Plat is not consistent with the Preliminary Plat, a Minor Amendment – Preliminary Plat application must be submitted for DHO review and approval prior to the approval of this Final Plat. ~~The Final Plat is consistent with the Preliminary Plat for TRACT B-1-A and B-2-A, LA CUENTISTA SUBDIVISION which was approved by the Development Review Board (DRB) on March 30, 2022 per PR-2021-004968 / SD-2021-00260, and extended by the Development Hearing Officer (DHO) on March 22, 2023 per PR-2021-004968 / SD-2023-00040.~~
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- Please clarify if item 8 of Tract 3 in the Plat (Sheet 3) is the same pond of the Wall Exhibit sheet.
- Under the Waiver Notes section on Sheet 2 of the Plat, two of the DPM sections which Waivers were approved for are mislabeled as “DMP.” They must be corrected to “DPM.”

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