



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: 02/07/2024 Agenda Item: #8 Zone Atlas Page: C-10

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

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

Application For: SD-2024-00020 – FINAL PLAT (DHO)

1. Please elaborate on what type of surface is being proposed on Tract 16.
 - a. The exclusive easements are preferred.
2. Add the following note on the plat when easements are being granted for public water and/or public sanitary sewer infrastructure.

It will be a trail connection to future paseo

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.

This is already added



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

HEARING DATE: 2/7/24 -- **AGENDA ITEM:** #8

Project Number: PR-2021-004968

Application Number: SD-2024-00020

Project Name: La Cuentista Subdivision

Request:

Final Plat

**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 request for a final plat of phase II plat of La Cuentista Subdivision to create 54 lots and to grant easements. This Preliminary Plat was approved by the Development Review Board (DRB) on March 30, 2022 per PR-2021-004968 / SD-2021-00260. The approved Preliminary Plat was extended for the first time to April 7, 2024, by Development Hearing Officer (DHO), on March 22, 2023. And for the second time, it was extended to January 29, 2025 by Development Hearing Officer (DHO), on January 10, 2024.

1. Items Needing to be Completed or Corrected

Note: Items in orange type require a response.

- Plat is showing the subject tract within Phase II, however application description is showing Phase I. Please confirm if this was a typo. the application is a typo should be phase 2
- Modify the Waiver Note to exclude "and the Environmental Planning Commission" and replace with "on March 30, 2022." The DRB approved the waivers associated with this plat. added
- Add project and application numbers to the plat. added
- Property owner's signature is required on the plat. added

- Per 6-6(L)(2)(d)(7) of the IDO, the date of the DHO approval shall be recorded on the Final Plat. noted
- 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. an email has been sent to AGIS

2. Standard Comments and Items in Compliance

- The Final Plat is consistent with the Preliminary Plat for Phase II, Tract B-2-A-1, 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. Per IDO 6-6(L)(3)(b), the final plat shall be approved if it includes all changes, conditions, and requirements contained in the Preliminary Plat approval and this final plat does contain those elements.
- A recorded Infrastructure Improvements Agreement (IIA) is included in this application.
- Final documents are sealed and signed by a design professional licensed in the State of New Mexico.
- Signatures from the surveyor, the City Surveyor, the utility companies, and AMAFCA are all provided on the plat.
- After DHO approval and final sign off, a **recorded copy of the plat must be sent to the Planning Manager-Jay Rodenbeck** and PLNDRS@cabq.gov (should the Plat be approved by the DHO).
- Per 6-6(L)(2)(d), the applicant shall record the plat with the Bernalillo County Clerk as soon as possible, but in no case more than 30 consecutive days from the date of the last signature on the plat or the subdivision shall be voided. The applicant shall bring the City a copy of the recorded plat.
- 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.*

3. Guidance for Future Development

Please reference the following development standards from the IDO. Subject to change pending formal submittal or change in development type/use.

- ❖ **4-2 Allowed Uses**, table 4-2-1.
- ❖ **5-1 Dimension Standards**
**Plans should include measurements for setback, separation, height elevations, etc. All will need to show standards and requirements are being met.*
- ❖ 5-3 Access & Connectivity requirements.
5-3(C) Driveways for Low Density Residential.
- ❖ 5-4 Subdivision of Land
- ❖ 5-5 Parking & Loading requirements, Table 5-5-1
- ❖ 5-6 Landscaping, Buffering, and Screening
- ❖ 5-7 Walls/Fences, table 5-7-1. ***Development requires separate permitting.**
- ❖ **5-8** for Outdoor Lighting requirements.
- ❖ **5-13 Operation and Maintenance**
- ❖ **Section 6-1, table 6-1-1 for public notice requirements.**
- ❖ 6-4(R) Dedications.
- ❖ 6-6-M Vacations
- ❖ **7-1 Development, dwelling and use definitions.**



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: Hannah Aulick/Jolene Wolfley
Planning Department

DATE: 2/5/24
