



## Development Facilitation Team (DFT) – Review Comments

Reviewer: David G. Gutierrez, P.E. | Phone: 505-289-3381 | [dggutierrez@abcwua.org](mailto:dggutierrez@abcwua.org)

**Project No: PR-2021-005151      Date: 07/12/2023      Agenda Item: #3 Zone Atlas Page: A-12**

**Legal Description: TRACT D-1 PLAT OF TRACTS D-1, E-1, AMAFCA BLACK ARROYO CHANNEL ROW PARADISE HEIGHTS**

**Location: GOLF COURSE RD and WESTSIDE BLVD SE**

### **Application For: SD-2023-00124-PRELIMINARY PLAT (DHO)**

1. Serviceability Letter 220719 and Development Agreement R-22-34 provides conditions for service.
2. Infrastructure List: (work with Utility Development to correct the IL)
  - a. The currently provided IL does not adequately explain the start and end location of the infrastructure improvements required. Please clearly indicate water infrastructure for example from existing 12" WL in Golf Course Rd to the eastern property boundary of proposed tracts D1A and D1D. Then name the north and south portions clearly and same with the sanitary sewer. As proposed, it is not clear and appears that the sanitary sewer line should extend all the way to Westside Dr.
3. Easements:
  - a. 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.
  - b. Please provide a composite of the Water Authority easements being granted to clearly show how the site will be developed regarding water and sanitary sewer infrastructure.
  - c. For the 25' public water and public sanitary sewer easement, please clearly separate the easement as bisected by the North/South property line. The easement shows 10' on the west portion of the property line and 15' on the east portion of the property line but it should be noted that the easement is separate on respective tracts. (e.g. a 10' public water and public sanitary sewer easement and a 15' public water and public sanitary sewer easement.)

**Comment:** (Provide written response explaining how comments were addressed)

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2021-005151  
Paradise Heights – Golf Course Rd

AGENDA ITEM NO: 3

SUBJECT: Preliminary Plat

ENGINEERING COMMENTS:

1. Golf Course Rd. and Westside Blvd. are both Arterials and require 6' sidewalk with 5-6' landscape buffer. Please verify sidewalk width and landscape buffer along both these roadways is adequate. ROW may be required.
2. Please note ROW width along these roadways. It is currently listed as "Varies" on Golf Course so please provide width at narrowest point along the frontage to ensure it meets required width in DPM.
3. All work within the ROW needs to be included on an infrastructure list.
4. An access easement is required at the northern entrance off Golf Course as this connects to the internal access roads.
5. An approved Traffic Circulation Layout (TCL) is required prior to Site Plan approval.

. 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: July 12, 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](mailto:rbrissette@cabq.gov)

---

DRB Project Number: 2021-005151 Hearing Date: 07-12-2023  
 Project: Tracts D1-A, D-1-B, D-1-C & D-1D  
Paradise Heights, Unit 1 Agenda Item No: 3

<input type="checkbox"/> Minor Preliminary / Final Plat	<input checked="" 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 (A12D008B2) with engineer's stamp 03/29/2023.
- Hydrology has no objection to the platting action.
- Hydrology has no objection to the Infrastructure List.
- Comment - Prior to submitting for Building Permit, all lots will need 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

## 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:** 7/12/2023

**AGENDA ITEM NO:** 3

**DHO PROJECT NUMBER:**

**[PR-2021-005151](#)**

**SD-2023-00124 - PRELIMINARY PLAT**

**PROJECT NAME:**

**TIERRA WEST LLC** agent for **DENNIS & GEORGE LLC** requests the aforementioned action(s) for all or a portion of: **TRACT D-1 PLAT OF TRACTS D-1, E-1, AMAFCA BLACK ARROYO CHANNEL ROW PARADISE HEIGHTS** zoned **MX-M** located between **GOLF COURSE RE** and **WESTSIDE BLVD SE** containing approximately **7.6716** acre(s). (A-12)

**PROPERTY OWNERS:** DENNIS & GEORGE LLC

**REQUEST:** MAJOR PRELIMINARY PLAT

**COMMENTS:**

1. Property is zoned MX-M, and must meet Dimensional Standards of IDO 5-1(D)(1), Table 5-1-2.
2. Future Development must meet requirements of Use Specific Standards for the proposed uses, as given in Table 4-2-1. Specifically, for a Car Wash, 4-3(D)(16), the car wash building and any associated activities are prohibited within 50 ft of any lot containing a residential use. There is a multi-family development currently being built on property immediately to the south, and R-1 residential property to the East.
3. Development must provide 15 ft Landscape buffers adjacent to the R-1C zone to the East of property, as per IDO 5-6(E)(2), Table 5-6-4.
4. Development must meet all standards of IDO 5-5 Parking and Loading, 5-6 Landscaping, Buffering, and Screening, 5-7 Walls & Fences, 5-8 Outdoor & Site Lighting, 5-9 Neighborhood Edges, 5-11 Building Design, and 5-12 Signs.
5. Code Enforcement has no objections to the proposed plat action.



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

**PR-2021-005151 / SD-2023-00124 (Golf Course Rd and Westside Blvd 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 along the Westside Blvd and Golf Course Rd frontages and the southern property line.
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.



## DEVELOPMENT HEARING OFFICER

### Planning - Case Comments

**HEARING DATE:** 7/12/23 -- **AGENDA ITEM:** #3

**Project Number:** PR-2021-005151

**Application Number:** SD-2023-00124

**Project Name:** Paradise Heights, Unit 1

**Request:**

*Preliminary Plat – Major Subdivision*

---

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

**COMMENTS:**

**Items in Orange color need immediate attention**

\*This platting application went through a Sketch Plat which was heard by the Development Review Board (DRB) on November 9, 2022.

- This request is a subdivision of an existing tract (Tract D-1) into four lots which are proposed to be occupied by future commercial developments (per Sheet C1 of the Plat). Per 6-6(K)(1)(a) of the IDO, the inclusion of major public infrastructure on the associated Infrastructure List with this Plat required the submittal of a Major Preliminary Plat application.

**1. Items Needing to be Completed or Corrected**

- 366 square feet of public right-of-way along Westside Boulevard NW is depicted on the Plat as being vacated by the City of Albuquerque. Per 6-6(M)(1)(c) of the IDO, the Development Hearing Officer (DHO) must approve such a vacation of public right-of-way. **Therefore, a Vacation of Public-Right-of-Way DHO application must be submitted and approved by the DHO prior to the approval of this platting application.**
- The Final Plat must include all utility signatures and AMAFCA signature (in addition to the City Surveyor, surveyor, and owner(s) signatures).

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

- Please confirm for the DHO that all public notice requirements were fulfilled and within the submittal, including sign posting.
- **\*Please confirm the compliance with section 7 of the DPM Table 7.2.29 regarding Sidewalk width requirements and its landscape buffer.**  
*-Standards and Requirements per Transportation-*  
 Property not within a Center or Corridor area.
  - Westside Boulevard NW is a Principal Arterial Roadway. A 6 ft sidewalk and 5-6 ft landscape buffer is the requirement.
  - Golf Course Road NW is a Minor Arterial Roadway. A 6 ft sidewalk and 5-6 ft landscape buffer is the requirement.
- An Infrastructure List was included in the submittal. An approved and recorded Financial Guaranty/Infrastructure Improvements Agreement will be required.
- Sheet C1 of the Plat depicts future commercial development on the four proposed lots. Please confirm future development on the four proposed lots (if known).
- Building design, location and height will need to comply with IDO Section 5-9 neighborhood edges for the R-1C-zoned properties to the east of proposed Lots D-1-B and D-1-C. Building height is restricted to 30 ft when within 100ft of a protected lot.
- A 15 ft Landscaping Edge Buffer will be required on the eastern portion of the property abutting R-1. \*Landscape buffer was not noted as of yet.
- If approved by the DHO, the AGIS office must approve the DXF file and proof of approval must be provided prior to final sign-off of the Final Plat.
- After DHO approval and final sign off, a recorded copy of the plat must be sent to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) and the Planning Manager-Jay Rodenbeck at [jrodenbeck@cabq.gov](mailto:jrodenbeck@cabq.gov).
- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions. Re-plating action cannot increase any existing nonconformity or create a new nonconformity.

---

### 3. Future Development Guidance.

***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. **\*Reference Use Specific Standards any new uses and/or development.**



**\*Clarify proposed development and Uses. Submittal letter mentioned many different types. All have detailed and specific standards and requirements.**

***Fueling station 4-3-D-18, carwash 4-3-D-16 , restaurant 4-3-D-8, drive-through 4-3-F-4.***

- ❖ 5-1 Dimension Standards for **MX-M**. 5-1-G Exceptions and Encroachments.  
**\*Plans will need to show Dimensional standards detail for new development.**
- ❖ 5-3 Access & Connectivity requirements.  
**\*Clarify if access is affected by proposed replat.**
- ❖ 5-5 Parking & Loading requirements, Table 5-5-1  
**\*Plans will need to show parking calculation detail and any shared parking agreement information.**
- ❖ 5-6 Landscaping, Buffering, and Screening standards and requirements.  
**\*Plans will need to show landscaping calculation detail. Including buffering and screening. \*R-1C to the East.**
- ❖ 5-7 Walls/Fences, table 5-7-1. **\*Development requires separate permitting.**
- ❖ 5-8 for Outdoor Lighting requirements.
- ❖ 5-9 Neighborhood Edges requirements will apply. **\*Plans will need to show how standards are being met. \*R-1-C to the East.**
- ❖ 5-12 for Signage requirements and restrictions.
- ❖ Section 6-1, table 6-1-1 for notice requirements.
- ❖ Platting actions per 6-6-K Subdivision of Land-Minor or 6-6-L Subdivision of Land-Major.
- ❖ Vacations per 6-6-M.
- ❖ 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: Jay Rodenbeck  
Planning Department

DATE: 7/11/23

**From:** [Rodenbeck, Jay B.](#)  
**To:** [Barkhurst, Kathryn Carrie](#)  
**Cc:** [de Garmo, Andrew E.](#); [Kline, Lawrence S.](#)  
**Subject:** RE: PR-2021-005151  
**Date:** Tuesday, July 11, 2023 9:12:00 AM  
**Attachments:** [image003.png](#)

---

Thanks Carrie, I will forward on your comments to the applicant for this Preliminary Plat.



### Jay Rodenbeck

Planning Manager

Development Review Services

o (505) 924-3994

c (505) 553-0682

e [jrodenbeck@cabq.gov](mailto:jrodenbeck@cabq.gov)

[cabq.gov/planning](http://cabq.gov/planning)

---

**From:** Barkhurst, Kathryn Carrie <kcbarkhurst@cabq.gov>  
**Sent:** Tuesday, July 11, 2023 9:10 AM  
**To:** Rodenbeck, Jay B. <jrodenbeck@cabq.gov>  
**Cc:** de Garmo, Andrew F. <ADeGarmo@cabq.gov>; Kline, Lawrence S. <lcline@cabq.gov>  
**Subject:** PR-2021-005151

Good morning, Jay,

Regarding PR-2021-005151:

ABQ RIDE has a bus stop for Route 96 that is located near the northern site driveway on Golf Course Rd. The stop will need to be relocated at least 40 feet away from the driveway and it needs to maintain ADA access at and around the boarding area. Please see Section 7-4(G)(3) of the DPM for transit stop design standards and coordinate with ABQ RIDE with more detail related to the stop placement and design.

Thanks,  
Carrie

**K. CARRIE BARKHURST, MCRP**

Senior Planner | ABQ RIDE

o 505-724-3117

[cabq.gov/transit](http://cabq.gov/transit)





## DEVELOPMENT HEARING OFFICER (DHO)

### Parks and Recreation Department

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

**PR-2021-005151**

SD-2023-00124 - PRELIMINARY PLAT

SKETCH PLAT 11-9-22 (DRB)

IDO – 2021

TIERRA WEST LLC agent for DENNIS & GEORGE LLC requests the aforementioned action(s) for all or a portion of: TRACT D-1 PLAT OF TRACTS D-1, E-1, AMAFCA BLACK ARROYO CHANNEL ROW PARADISE HEIGHTS zoned MX-M located between GOLF COURSE RE and WESTSIDE BLVD SE containing approximately 7.6716 acre(s). (A-12)

PROPERTY OWNERS: DENNIS & GEORGE LLC

REQUEST: MAJOR PRELIMINARY PLAT

**Comments:**

07-12-2023

No Objections to the requested action. Please note that future development may require Street Trees along the frontage of Westside Blvd and Golfcourse if it meets the applicability in IDO Subsection 14-16-5-6(B)(1).

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.