



## **Development Facilitation Team (DFT) – Review Comments**

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

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**Project No: PR-2021-005151**

**Date: 12/06/2023**

**Agenda Item: #11**

**Zone Atlas Page: A-12**

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

**Location: 10850 GOLF COURSE RD**

### **Application For: SD-2023-00213-Final PLAT (DHO)**

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Previous comments still apply: (no additional submittals were provided for the Preliminary Plat)

1. Serviceability Letter 220719 and Development Agreement R-22-34 provides conditions for service.
  - a. No objections

**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: 11

SUBJECT: Final Plat

ENGINEERING COMMENTS:

1. No objection.
2. Prior to future development there is an approved Traffic Study dated 1/25/22, but 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: December 6, 2023

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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APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_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)

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DRB Project Number: 2021-005151 Hearing Date: 12-06-2023  
Project: Tracts D1-A, D-1-B, D-1-C & D-1D Paradise Heights, Unit 1 Agenda Item No: 11

<input type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Preliminary Plat	<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 no objection to the platting action.
- 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 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](mailto:jppalmer@cabq.gov)

**DATE:** 12/6/2023

### **AGENDA ITEM NO: 11**

#### **PROJECT NUMBER:**

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

**SD-2023-00213 – FINAL PLAT**

**IDO - 2021**

#### **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, UNIT 1, AMAFCA BLACK ARROYO CHANNEL ROW PARADISE HEIGHTS** zoned MX-M, located at **10850 GOLF COURSE RD** containing approximately **7.6716** acre(s). (A-12) [c]

**PROPERTY OWNERS:** DENNIS & GEORGE LLC

**REQUEST:** MAJOR SUBDIVISION FINAL PLAT APPROVAL

#### **COMMENTS:**

1. Code Enforcement has no objections.



## DEVELOPMENT HEARING OFFICER

### Planning - Case Comments

**HEARING DATE:** 12/6/23 -- **AGENDA ITEM:** #11

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

**Application Number:** SD-2023-00213

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

**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:

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

- Please confirm if the lot sizes and/or layouts for the Final Plat has/have been revised from the Preliminary Plat approved at the August 23, 2023 DHO meeting per PR-2021-005151 / SD-2023-00124: it appears that Tract D-1-A and Tract D-1-D feature minor lot size revisions between the Preliminary Plat and this Final Plat.
- The application number must be added to the Plat.
- The DXF file must be approved by AGIS, and the approval email from AGIS must be submitted prior to final sign-off from Planning should the Plat be approved by the Development Hearing Officer.
- Once/if the plat is approved by the DHO, the date of DHO approval must be added to the plat prior to final sign-off of the plat.

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##### **2. Items in Compliance**

- Before being scheduled for a hearing, this Final Plat application was determined to be submitted in a timely manner and was determined to be a complete application.

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

- An Infrastructure List was approved with the Preliminary Plat by the DHO. An approved and recorded Financial Guaranty/Infrastructure Improvements Agreement was submitted with the Final Plat application submittal.



*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: 12/5/23