

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

DRB Project Number: PR-2021-005457 Hearing Date: 03-26-2025
LOT/TRACT 19 & 20, ORIGINAL
TOWNSITE OF WESTLAND
located at
8737 CENTRAL AVENUE NW
BETWEEN 90TH Street NW and
Project: VOLCANO ROAD NW Agenda Item No: 3

<input type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Temp Sidewalk Deferral	<input checked="" 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 (HT # K09D053) with an engineer's stamp date of 2/25/25.
- Hydrology has no objection to the sidewalk waiver request.

☐ 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: 2021-005457
8737 Central Avenue NW

AGENDA ITEM NO: 3

SUBJECT: Preliminary/Final Plat, Sidewalk Waiver

ENGINEERING COMMENTS:

1. Transportation has reviewed the waiver request and finds sufficient reason for approving of this waiver. The multi-use trail across this access road provided adequate pedestrian access and there are numerous physical obstacles to sidewalk construction along this side of the roadway.
2. No objection to the plat or waiver.

. 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: March 26, 2025

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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



DEVELOPMENT HEARING OFFICER

Planning Comments

MEETING DATE: 3/26/25 -- **AGENDA ITEM:** #3

Project Number: PR-2021-005457

Application Number: DHOWVR-2025-00004, Minor_PLT-2025-00004

Project Name: Lots 19 and 20, Block 7 (Removal of lot line to construct a building)

Request: Preliminary/Final Plat and DHO Waiver – 8737 Central Ave. NW

**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 Preliminary/Final Plat to consolidate Lots 19 and 20, Block 7 of the Original Townsite of Westland to enable the future development and construction of a building on the site, and a DHO Waiver from the IDO/DPM requirements for a 5' required sidewalk.
- The subject site is zoned MX-M, and is located at 8737 Central Avenue NW.
- A Sketch Plat of the proposed project was reviewed by DFT staff on February 12, 2025.
- LOT 19 and 20, subject properties, are both in an Area of Change. The properties abutting to the East and West are in Areas of Consistency.

IDO/DPM COMMENTS

- Per 6-6(K)(2)(k), The date of the DHO approval shall be recorded on the Plat.

Standard Comments and Items in Compliance

- The application number must be added to the Plat.

**(See additional comments on next page)*

- Per 6-6(K)(3) Review and Decision Criteria, an application for a Subdivision of Land – Minor 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.
- Per 6-6(P)(3)(a) Review and Decision Criteria, an application for a DHO Waiver shall be approved with all of the criteria of this IDO provision; the applicant has provided justification for all the criteria of this IDO provision, and Transportation in their memo noted that they find sufficient reason for approving this Waiver, noting that the multi-use trail across this access road provided adequate pedestrian access and there are numerous physical obstacles to sidewalk construction along this side of the roadway (Planning staff defer to Transportation’s analysis of the criteria).
- Public notice requirements per Table 6-1-1, have been completed prior to formal platting submittal (Email to relevant Neighborhood Association and Web Posting). Such notices are provided in the application packet.
- All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, MRGCD and AMAFCA have all been obtained on the plat.
- Signatures from Hydrology, ABCWUA, and Transportation engineers and staff have been obtained on Form PLT and submitted with the platting application.
- After DHO approval and final sign off, a **recorded copy of the plat must be sent to Jay Rodenbeck (jrodenbeck@cabq.gov), Jacob Boylan (jboylan@cabq.gov), and Angela Gomez (agomez@cabq.gov)** (should the Plat be approved by the DHO).
- Per 6-6(K)(2)(I), the applicant shall record the final plat with the Bernalillo County Clerk within 3 months after the date of the final signature on the plat, or the subdivision shall be voided. The applicant shall provide the City a digital copy of the recorded plat.



***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: Antoni Montoya/Jay Rodenbeck
Planning Department

DATE: 3/24/2025