

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: 09/25/2024

AGENDA ITEM NO: 3

DHO PROJECT NUMBER:

[PR-2021-005597](#)

SD-2024-00136 – PRELIMINARY/FINAL PLAT

IDO -2023

PROJECT NAME:

MODULUS ARCHITECTS AND LAND USE PLANNING agent for RED SHAMROCK 12 LLC requests the aforementioned action(s) for all or a portion of: X2A, UNIVERSITY OF ALBUQUERQUE URBAN CENTER zoned NR-C, located at 3801 COORS BLVD NW between COORS BLVD and ST JOSEPHS containing approximately 26.5 acre(s). (G-11)

PROPERTY OWNER: Red Shamrock 12 LLC

REQUEST: Corrections To The Plat For Easements “A” AND “L.” The Original Plat Approved Easement Notes “A” AND “L” which were mislabeled As “Public” Instead Of “Private Easements.” The Easements In Question Are Internal To The Site

COMMENTS:

1. Code Enforcement has no comments or objections.

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

DRB Project Number: 2021-005597 Hearing Date: 09-25-2024
Project: X2A, University of Albuquerque
Urban Center Agenda Item No: 3

<input checked="" type="checkbox"/> Minor Preliminary / Final Plat	<input 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 no objection to the platting action.
- Hydrology has an approved Conceptual Grading & Drainage Plan with engineer's stamp 01/09/2024.
- Comment - Prior to submitting for Building Permit, 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

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2021-005597
3801 Coors

AGENDA ITEM NO: 3

SUBJECT: Preliminary/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: September 25, 2024

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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



DEVELOPMENT HEARING OFFICER

Planning Comments

HEARING DATE: 9/25/24 -- **AGENDA ITEM:** #3

Project Number: PR-202-005597

Application Number: SD-2024-00136

Project Name: University of Albuquerque Urban Center

Request:

Preliminary/Final Plat

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

COMMENTS:

BACKGROUND

Items in **orange type** need immediate attention

- The Applicant is requesting Preliminary/Final Plat review and approval for Lots 1 thru 10, The University of Albuquerque Urban Center, which was approved as a Preliminary Plat by the Development Review Board (DRB) on September 28, 2022 per PR-2021-005597 / SD-2022-00026; as a Final Plat by the Development Hearing Officer (DHO) on May 10, 2023 per PR-2021-005597 / SD-2023-00092; and subdivides an existing tract (Tract X-2-A of the University of Albuquerque Urban Center) a total of 26.4992 acres in size into 10 lots, dedicates 0.6318-acres of right-of-way as depicted on the Plat, and grants easements as depicted and noted on the Plat.
- After the noted Final Plat was approved by the DHO on May 10th, 2023 and recorded, the Applicant noticed that corrections to the Plat for Easements A and L were necessary, as they were incorrectly labeled as public easements when they should have been labeled as private easements. As a result, the Applicant has submitted a Preliminary/Final Plat with the corrected easement notes.

IDO/DPM COMMENTS / ITEMS NEEDING TO BE COMPLETED OR CORRECTED

- A “clean” version of the Plat featuring the corrected easement labels for Easements A and L as well as the project and application numbers for this Plat must be submitted prior to final sign-off of the Plat should this Plat be approved by the DHO.

**(See additional comments on next page)*

- Prior to final sign-off of the Final Plat the AGIS office must approve the DXF file and proof of approval must be provided.
 - The date of the DHO approval shall be recorded on the Plat, per 6-6(L)(2)(d)(7) of the IDO.
 - After DHO approval and final sign off, a recorded copy of the plat must be sent to Jay Rodenbeck at jrodenbeck@cabq.gov and Angela Gomez at agomez@cabq.gov.
 - Per 6-6(K)(2)(I) of the IDO, the applicant shall record the 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.
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1. Standard Comments and Items in Compliance

- The application submittal features notification documentation meeting the requirements of Table 6-1-1 of the IDO.
- Signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are all provided on the Plat sheet.
- 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.***



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FROM: Jay Rodenbeck
Planning Department

DATE: 9/24/24
