

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2021-006308  
Wyoming and Alameda

AGENDA ITEM NO: 2

SUBJECT: Preliminary Plat

ENGINEERING COMMENTS:

1. Wyoming is a Principal Arterial, please confirm that there is an existing 6' sidewalk and 5-6' landscape buffer along the frontage.

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: September 13, 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APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_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: 2021-006308 Hearing Date: 09-13-2023  
Project: Lots 1 – 3, La Cueva Views Agenda Item No: 2

<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 an approved Grading & Drainage Plan (C19D071) with engineer's stamp 05/02/2023.
- Hydrology has no objection to the platting action.
- Hydrology has no objection to the Infrastructure List.

☐ APPROVED  
☐ DENIED

DELEGATED TO: ☐ TRANS ☐ HYD ☐ WUA ☐ PRKS ☐ PLNG  
Delegated For: \_\_\_\_\_  
SIGNED: ☐ I.L. ☐ SPSP ☐ SPBP ☐ FINAL PLAT  
DEFERRED TO \_\_\_\_\_

**Emailed August 30, 2023**  
DHO Comments for Meeting on 9/13/2023

**To:** Angela Gomez, Development Review Services Hearing Monitor  
City of Albuquerque

**From:** Jared Romero, P.E., CFM, Development Review Engineer  
AMAFCA

**RE: DHO COMMENTS for PR-2021-006308**

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**LOT 17, TRACT 2 BLOCK 4 UNIT 3, NORTH ALBUQUERQUE ACRES: ZAP: C-19**  
SD-2023-00159 PRELIMINARY PLAT

- No adverse comments on the preliminary plat.



**Kizito Wijenje**  
EXECUTIVE DIRECTOR

September 1, 2023

**MEMORANDUM**

**To:** **Angela Gomez**, DHO Hearing Monitor, [agomez@cabq.gov](mailto:agomez@cabq.gov)  
**Robert Webb**, DHO Planner, [rwebb@cabq.gov](mailto:rwebb@cabq.gov)  
Development Facilitation Team (DFT)  
Jay Rodenbeck, Planning Department, [jrodenbeck@cabq.gov](mailto:jrodenbeck@cabq.gov)  
Ernest Armijo, P.E., Transportation Development, Planning Department, [earmijo@cabq.gov](mailto:earmijo@cabq.gov)  
Tiequan Chen, P.E., Hydrology & City Engineer's Representative, Planning Department, [tchen@cabq.gov](mailto:tchen@cabq.gov)  
David Gutierrez, P.E., Albuquerque/Bernalillo County Water Utility Authority, [dggutierrez@abcwua.org](mailto:dggutierrez@abcwua.org)  
Jeff Palmer, Code Enforcement Division's Representative, Planning Department, [jppalmer@cabq.gov](mailto:jppalmer@cabq.gov)  
Cheryl Somerfeldt, Parks and Recreation, [csomerfeldt@cabq.gov](mailto:csomerfeldt@cabq.gov)

**Cc:** Kizito Wijenje AICP, Executive Director, APS Capital Master Plan  
Karen Alarid, Executive Director APS Facility Planning & Construction  
Amanda Velarde, Director, APS Real Estate  
John Valdez, AICP, Facilities Master Planner, State of NM Public Schools Facilities Authority  
Sarah Young, AICP, Senior Planner Manager, APS Capital Master Plan  
Cordell Bock, Planner II, APS Capital Master Plan

**From:** Rachel Hertzman, AICP, Planner II, APS Capital Master Plan

**Re:** CABQ Development Hearing Officer Case September 13, 2023, PR #2021-006308 (Case 4 of 4)

**4. Project #2022-006308**

- a. DHO Description: SD-2023-00159—Preliminary Plat.
- b. Site Information: North Albuquerque Acres, Lot 17, Tract 2, Block 4, Unit 3.
- c. Site Location: Located on Wyoming Boulevard between Alameda Boulevard NE and Signal Avenue NE.
- d. Request Description: Divide one existing lot into three lots, dedicate easements.
- e. **Comments: Residential development at this location will have impacts on the following**



schools: North Star Elementary School, Desert Ridge Middle School, and La Cueva High School.

**School Capacity**

<b>School</b>	<b>2022-2023 (40<sup>th</sup> Day) Enrollment</b>	<b>Facility Capacity</b>	<b>Space Available</b>
North Star Elementary School	546	597	51
Desert Ridge Middle School	817	1,050	233
La Cueva High School	1,818	2,033	215

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long-term solution)
  - Construct new schools or additions
  - Add portables
  - Use of non-classroom spaces for temporary classrooms
  - Lease facilities
  - Use other public facilities
- Improve facility efficiency (short-term solution)
  - Schedule Changes
    - Double sessions
    - Multi-track year-round
  - Other
    - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short-term solution)
  - Boundary Adjustments / Busing
  - Grade reconfiguration
- Combination of the above strategies

**All planned additions to existing educational facilities are contingent upon taxpayer approval.**



**PNM Comments  
Development Hearing Officer  
Public Hearing: 13 September 2023**

**PR-2021-006308 / SD-2023-00159 (Wyoming Blvd between Alameda & Signal)**

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 near the southwest corner of the site and on the south side of Signal Ave.
4. Any existing easements may have to be revisited and new easements will need to be created for any electric facilities 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:** 9/13/23 -- **AGENDA ITEM:** #2

**Project Number:** PR-2021-006308

**Application Number:** SD-2023-00159

**Project Name:** Wyoming and Signal

**Request:**

Major Preliminary 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:**

\*Sketch plat completed in January of 2023.

The request is to divide one existing lot into three lots, dedicate easements & ROW, and create private road. The request includes allowance for a sidewalk on one side of a street serving 3 houses.

Items in **Orange** color need attention

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

- The application number must be added to the Final Plat prior to final sign-off by DFT staff, should the Plat be approved by the DHO.
- The AGIS DXF file approval must be provided prior to final sign-off of the Final Plat.
- An Infrastructure List is included with the Preliminary/Final Plat. A recorded Infrastructure Improvements Agreement (IIA) must be recorded and submitted to staff before final sign-off of the Plat.
- The correct application number must be added to the Infrastructure List included with the Preliminary Plat application submittal (SD-2023-00159).

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

- Please provide confirmation at the DHO hearing that all public notice requirements were fulfilled.
  - Per 5-1-C-2, Planning defers to Code Enforcement regarding lot size in an area of consistency.  
Minimum R-1A lot size requirements are being met with this proposal.
  - **\*Please confirm ROW development detail and the compliance of section 7 of the DPM, Table 7.2.29. In regards to Sidewalk width requirements and its landscape buffer.**  
***\*Defer to Transportation for standards.***  
The location is not in a Center.  
Wyoming is a Principal Arterial with Bike Path.  
Signal and Oso Cueva Ct are both Local streets.
  - Per Table 6-4-3 of the IDO, a Final Plat application submittal must be submitted within 1-year of the DHO approval of the Preliminary Plat or the Preliminary Plat will expire.
  - Per 6-6(L)(2)(d)(7) of the IDO, the date of the DHO approval shall be recorded on the Final Plat. Therefore, prior to final sign-off of the Final Plat, the date of the DHO approval must be added to the Plat.
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## 2. Standard Comments and Items in Compliance

- After DHO approval and final sign off, a recorded copy of the Plat must be sent to the Planning Manager-Jay Rodenbeck and to [PLNDRS@cabq.gov](mailto:PLNDRS@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.
- Grading and Drainage has been approved by Hydrology.

*\*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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## 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.  
Changes to site may require amendments to previous approvals.*

❖ **Table I, II, III – Provisions for ABC Comp Plan Centers & Corridors.**

*\*La Cueva mapped area.*

❖ **4-2 Allowed Uses** for R-1A, table 4-2-1. *\*Reference Use Specific Standards for uses and/or development. \*Clarify development type and land use.*

*\*4-3-B-1 for Single Family Detached.*

❖ **5-1 Dimension Standards** for **R-1A**. 5-1-G Exceptions and Encroachments.

*\*Plans will need to demonstrate that Dimensional standard requirements are being met.*

❖ **5-3 Access & Connectivity requirements**

❖ **5-4 Subdivision of Land.**

❖ 5-5 Parking & Loading requirements, Table 5-5-1

❖ **5-7 Walls/Fences**, table 5-7-1. **\*Development requires separate permitting.**

❖ **5-8 for Outdoor Lighting** requirements.

❖ **Section 6-1**, table 6-1-1 for **public notice requirements.**

❖ **Dedications per 6-4-R.** *\*Dedication submittals are separate from plat submittals.*

❖ Platting actions per **6-6-K Subdivision of Land-Minor** or **6-6-L Subdivision of Land-Major.**

❖ **Vacations per 6-6-M.** *\*Vacation submittals are separate from plat submittals.*

❖ **7-1 Definitions** for development, dwelling and Uses.



*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: Robert Webb/Jay Rodenbeck  
Planning Department

DATE: 09/13/23



## DEVELOPMENT HEARING OFFICER (DHO)

### Parks and Recreation Department

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

**PR-2021-006308**

SD-2023-00159 – PRELIMINARY PLAT

JAG PLANNING & ZONING, LLC | JUANITA GARCIA agent for DANNY SPURLOCK requests the aforementioned action(s) for all or a portion of: LOT 17, TRACT 2 BLOCK 4 UNIT 3, NORTH ALBUQUERQUE ACRES zoned R-1A located on WYOMING BLVD between ALAMEDA BLVD NE and SIGNAL AVE NE containing approximately 0.6148 acre(s). (C-19)

PROPERTY OWNERS: LUXURY DESIGN BUILDERS

REQUEST: DIVIDE ONE EXISTING LOT INTO THREE LOTS, DEDICATE EASEMENTS

**Comments:**

09-13-2023

No comments.

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.