

Emailed August 8, 2023
DHO Comments for Meeting on 8/23/2023

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-2022-006568

LOTS 4 AND 5, BLOCK 16 TRACT 3, NORTH ALBUQUERQUE ACRES: ZAP: C-20
SD-2023-00147 PRELIMINARY PLAT • No adverse comments to the preliminary plat



Kizito Wijenje
EXECUTIVE DIRECTOR

August 14, 2023

MEMORANDUM

To: **Angela Gomez**, DHO Hearing Monitor, agomez@cabq.gov
Robert Webb, DHO Planner, rwebb@cabq.gov
Development Facilitation Team (DFT)
Jay Rodenbeck, Planning Department, jrodenbeck@cabq.gov
Ernest Armijo, P.E., Transportation Development, Planning Department, earmijo@cabq.gov
Tiequan Chen, P.E., Hydrology & City Engineer's Representative, Planning Department, tchen@cabq.gov
David Gutierrez, P.E., Albuquerque/Bernalillo County Water Utility Authority, dggutierrez@abcwua.org
Jeff Palmer, Code Enforcement Division's Representative, Planning Department, jppalmer@cabq.gov
Cheryl Somerfeldt, Parks and Recreation, 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 August 23, 2023, PR #2022-006568
(Case 2 of 2)

2. Project #2022-006568

- a. DHO Description: SD-2023-00147—Preliminary Plat.
- b. Site Information: North Albuquerque Acres, Tract 3, Block 16, Lots 4 and 5.
- c. Site Location: Located on 9200 Wilshire Ave NE between Ventura and Holbrook.
- d. Request Description: Subdivision of 2 lots into 8 lots with Right-Of-Way dedication.
- e. **Comments: Residential development at this location will have impacts on the following schools: Double Eagle Elementary School, Desert Ridge Middle School, and La Cueva High**



Kizito Wijenje
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School.

- a. **Residential Units: 8**
- b. **Est. Elementary School Students: 3**
- c. **Est. Middle School Students: 1**
- d. **Est. High School Students: 1**
- e. **Est. Total # of Students from Project: 5**

*The estimated number of students from the proposed project is based on an average student generation rate.

School Capacity

School	2022-2023 (40th Day) Enrollment	Facility Capacity	Space Available
Double Eagle Elementary School	564	635	71
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: 23 August 2023**

PR-2022-006568 / SD-2023-00147 (9200 Wilshire Ave NE)

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 southeast corner of the site.
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.