



Development Facilitation Team (DFT) – Review Comments

Reviewer: David G. Gutierrez, P.E. | Phone: 505-289-3381 | dggutierrez@abcwua.org

Project No: PR-2022-006568 Date: 2/26/2025 Agenda Item: #7 Zone Atlas Page: C-20

Legal Description: LOTS 4 AND 5, NORTH ALBUQUERQUE ACRES

Request: Final Plat of 2 Lots into 8 Lots with Right-of-Way Dedication.

Location: 9200 WILSHIRE AVE NE between VENTURA and HOLBROOK

Application For: SD-2024-0007 Final Pat (DHO)

1. No objection.

Comment: (Provide a written response explaining how comments were addressed)

DEVELOPMENT HEARING OFFICER - **HYDROLOGY SECTION**

Richard Martinez, PE, Senior Engineer | 505-924-3362 richardmartinez@cabq.gov

DRB Project Number: 2022-006568

Hearing Date: 02-26-2025

Project: _____

Lots 4 and 5, Block 16, Tract 3,
Unit 3, North ABQ Acres
9200 Wilshire Ave. NE
Between Ventura & Holbrook

Agenda Item No: 7

<input type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Preliminary Plat	<input checked="" type="checkbox"/> Final Plat, with ROW Dedication
<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 Final Plat action.
- Prior to submitting for a Building Permit for any site upgrades, 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: 2022-006568
9200 Wilshire

AGENDA ITEM NO: 7

SUBJECT: 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: February 26, 2025

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

HEARING DATE 2/26/25 AGENDA ITEM No. 7

Project Number: PR-2022-006568

Application Number: SD-2025-00007

Project Name: VALENTINO ESTATES

Request: Final Plat of 2 lots into 8 lots with ROW dedication

BACKGROUND

- This is a request for a Final Plat to subdivide two existing lots (Lots 4 & 5, Block 16, Tract 3, Unit 3, North Albuquerque Acres) into eight lots, grants easements as depicted on the Plat, and dedicate right-of-way to the City of Albuquerque as depicted on the Plat.
- On March 13th, 2024, the Development Hearing Officer (DHO) approved a Preliminary Plat and an associated Infrastructure List per PR-2022-006568 / SD-2023-00147.
- The subject property is zoned R-1A and is located at 1509 Jesus St. SE.

COMMENTS

Items in *orange type* need attention

Items in *green type* have been addressed

- The application number on the Plat must be corrected to SD-2025-00007.
- Proof of approval of the DXF file from AGIS must be provided.
- ~~The recorded IIA provided in the application submittal for this request is for another Final Plat, PR-2019-003169 / SD-2024-00151, which was approved by the DHO on October 30th, 2024. Before this request can be approved, the correct recorded IIA for this request must be submitted.~~

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

Before the February 12th DHO meeting, the applicant provided the correct recorded IIA.

- Staff recommends the following note be added to the Plat:

Each owner shall maintain the landscaping on their lot in a neat and attractive manner. All grass, mass planting and other plantings shall be moved, trimmed and cut as necessary at regular intervals. Owners of Lots 1 through 4 shall be responsible for maintaining their respective "Landscape Terraces" along their backyards. Owner of Lot 1 shall also be responsible for maintaining the Landscape Terrace and walls adjacent to Wilshire Avenue. The owner of Lot 4 shall similarly be responsible for maintaining the Landscape Terrace south of the property.

A dripline irrigation system is required to operate for a minimum of 24 months after the planting of landscaping in the Landscape Terraces as depicted on the landscape exhibit titled 'Wall Schematic', after which hand-watering is acceptable.

The Owner and Developer of the Valentino Estates subdivision shall be responsible for irrigating/watering the plants within the Landscape Terraces, per the landscape exhibit, while the houses are under construction. None of the species listed/depicted in the landscape exhibit are leaf producing, hence leaf blowers will not be required unless any litter or leaves comes from the neighboring backyards.

- Per Condition "a" of the Preliminary Plat for PR-2022-006568 / SD-2023-00147, dripline irrigation is required for the landscape terraces. Hand-watering is acceptable for 24 months prior to the issuance of a Building Permit. Staff recommends this condition be revised in the Final Plat approval to the following language:

The landscaping as depicted on the landscape exhibit titled 'Wall Schematic' must be planted, with a dripline irrigation system installed/provided within the Landscape Terraces depicted on the landscape exhibit, prior to the issuance of the first Building Permit for a residential dwelling on the subject property of this Plat.

A dripline irrigation system is required to operate for a minimum of 24 months after the planting of landscaping in the Landscape Terraces as depicted on the landscape exhibit, after which hand-watering is acceptable.

A copy of the recorded Plat, this Notice of Decision, the landscape exhibit, and the wall exhibit titled 'Wall Plan DHO Exhibit' should be included with future Building Permit submittals.

- ~~Confirmation from Code Enforcement is required to confirm if the Landscape Exhibit approved with the Preliminary Plat per Condition “b” of the Preliminary Plat was provided to them as part of the Wall Permit application.~~

Code Enforcement has been consulted with about this.

- Per Condition “c” of the Preliminary Plat for PR-2022-006568 / SD-2023-00147, plant species are to generally follow the City of Albuquerque Plant List but can be changed at Final Plat with concurrence between the developer and the neighbors. If this is necessary, a revised Landscape Exhibit will need to be submitted.

In staff’s opinion, this condition should carry on through this Final Plat if there is concurrence between the developer and the neighbors for a change in plant species. Otherwise, this condition is no longer necessary.

- Per Condition “d” of the Preliminary Plat for PR-2022-006568 / SD-2023-00147, the Wall Exhibit is approved and made part of the Preliminary Plat and will be shared with Code Enforcement with the wall permit application. The exact materials of design of the wall shall generally follow the exhibit, but can be changed with the Final Plat with concurrence between the developer and the neighbors. ~~If the design of the wall has changed vis a vis the Wall Exhibit approved with the Preliminary Plat, confirmation must be provided, as well as if the neighbors concurred with the design change.~~

The applicant has confirmed with staff that the design of the wall has not changed vis a vis the wall exhibit approved with the Preliminary Plat.

Staff recommends the following condition:

An As-Built of the wall construction as depicted on the wall exhibit titled ‘Wall Plan DHO Exhibit’ must be provided prior to the issuance of the first Building Permit for a residential dwelling on the subject property of this Plat to confirm that the construction matches the wall exhibit, or matches any changes in the design of the wall in concurrence with the neighbors per Condition “d” of the Preliminary Plat. The As-Built must be sealed and signed by a design professional licensed in the State of New Mexico.

- A DHO-signed Notice of Decision will be posted online at: <https://www.cabq.gov/planning/boards-commissions/development-hearing-officer/development-hearing-officer-agendas-archives> within three (3) business days of a decision by the DHO per 6-4(L)(6)(a) of the IDO.

- Once/if approved by the DHO, before the Plat will be distributed for DFT/City Engineer signatures, the following must be met:
 1. The Plat to be distributed for signatures must depict any revisions required per the conditions and/or findings featured in the Notice of Decision for the application.
 2. All Plat sheets must be included in the submittal to be distributed for signatures; no additional documents/sheets should be included in this submittal (for example, submit the DXF file approval separately).
 3. The Plat submittal to be distributed for signatures must be featured in a single PDF.
 4. The Plat must feature/depict the project and application numbers.
 5. The Plat must be stamped and signed by a Surveyor licensed in the State of New Mexico.
 6. The title of the Plat must follow the following naming scheme:
 - a. PR-2022-006568_SD-2025-00007_Aproved_date of approval
- Once/if approved by the DHO, the Plat needs to be distributed to Jay Rodenbeck at jrodenbeck@cabq.gov and Jacob Boylan at jboylan@cabq.gov for distribution for DFT/City Engineer signatures.

ITEMS IN COMPLIANCE

- The required signatures from the surveyor, property owner(s), utilities, AMAFCA, and the City Surveyor for a Final Plat are featured on the Plat.
- The recorded IIA based on the Infrastructure List approved with the Preliminary Plat has been provided.



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: 2/25/25
