

## 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](mailto:jppalmer@cabq.gov)

**DATE:** 02/07/2024

#### **AGENDA ITEM NO: 2**

#### **DHO PROJECT NUMBER:**

**PR-2022-0007712**

**SD-2024-00019 – FINAL PLAT**

**IDO - 2021**

#### **PROJECT NAME:**

**CONSENSUS PLANNING, INC.** agent for **GROUP II U26 VC, LLC & TRACT 5 US6, LLC** requests the aforementioned action(s) for all or a portion of: **5 & 1 BLOCK 6 & 2 UNIT 26, VOLCANO CLIFFS** zoned **MX-L, MX-M**, located between **ROSA PARK RD and PASEO DEL NORTE NW** containing approximately **18.23** acre(s). (**C-11**)

**PROPERTY OWNERS:** GROUP II U26 VC LLC C/O WRIGHT BILLY J ROOM 115 & TRACT 5 U26 LLC

**REQUEST:** FINAL PLAT TO RECONFIGURE 2 LOTS INTO 2 LOTS

#### **COMMENTS:**

1. Code Enforcement has no comments and no objections.

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2022-007712  
Rosa Parks – Volcano Cliffs Unit 26

AGENDA ITEM NO: 2

SUBJECT: Final Plat

ENGINEERING COMMENTS:

Plat 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](mailto:earmijo@cabq.gov)

DATE: February 7, 2024

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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APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_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: 2022-007712 Hearing Date: 02-07-2024  
Project: Tracts 1-A & 1-B. Block 2 Volcano  
Cliffs Subdivision, Unit 26 Agenda Item No: 2

<input type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Preliminary Plat	<input checked="" 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 Conceptual Grading & Drainage Plan (C11D004A) with engineer's stamp 07/2022.
- Hydrology has no objection to the platting action.
- Comment – **Both Tracts.** 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

### Planning - Case Comments

**HEARING DATE:** 2/7/24 -- **AGENDA ITEM:** #2

**Project Number:** PR-2022-007712

**Application Number:** SD-2024-00019

**Project Name:** Tracts 1-A and 1-B, Block 2, Volcano Cliffs Subdivision

**Request:**

Final 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.*

#### BACKGROUND

- The Applicant is requesting a Final Plat approval by the DHO; the Preliminary Plat was approved by the Development Review Board (DRB) on November 9, 2022 and approved by the City Council on March 6, 2023 (accepting the Land Use Hearing Officer's recommendation and findings to uphold the November 9, 2022 DRB decision of approval) per PR-2022-007712 / SD-2022-00143 to adjust the boundaries of Tract 1, Block 2 and Lot 5, Block 6 of the Volcano Cliffs Subdivision, creating Tract 1-A, Block 2 at 8.2339 acres in size, and Tract 1-B, Block 2 at 9.5477 acres in size.
- On December 6, 2023, the DHO approved an extension of the Preliminary Plat per PR-2022-007712 / SD-2023-00218.

#### COMMENTS:

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

- The size of Tract 1-A on the Final Plat, 8.2545 acres, differs from the size of Tract 1-A on the Preliminary Plat and Preliminary Plat Extension, which was 8.2339 acres. Please confirm and explain the difference in size of Tract 1-A between the Final Plat and Preliminary Plat/Preliminary Plat Extension.

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

- The size of the right-of-way dedicated by the Plat along Paseo del Norte, 0.4371 acres, defers from the right-of-way dedicated by the Plat along Paseo del Norte on the Preliminary Plat and Preliminary Plat Extension, which was 0.4577 acres. Please confirm and explain the difference in size of the right-of-way dedicated by the Plat along Paseo del Norte between the Final Plat and Preliminary Plat/Preliminary Plat Extension.
- The review criteria for a final plat is below. Based on responses to the 2 preceding comments, these criteria may be fulfilled.

6-6(L)(3)(b) A Final Plat shall be approved if it includes all changes, conditions, and requirements contained in the Preliminary Plat approval.

- The application number on the Plat must be corrected to SD-2024-00019.
- The DXF file must be approved by AGIS, and the approval email from AGIS must be submitted prior to final sign-off from Planning should the Plat be approved by the Development Hearing Officer.
- Per 6-6(L)(2)(d)(7) of the IDO, the date of the DHO approval shall be recorded on the Plat. Therefore, prior to final sign-off of the Plat, the date of the DHO approval must be added to the Plat.
- After DHO approval and final sign off, a recorded copy of the plat must be sent to Angela Gomez at [agomez@cabq.gov](mailto:agomez@cabq.gov) and to Jay Rodenbeck at [jrodenbeck@cabq.gov](mailto:jrodenbeck@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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## 2. Items in Compliance

- The Applicant had obtained the required utility/AMAFCA, City Surveyor, Surveyor, and Property Owner(s) signatures on the Plat.
- An approved and recorded Financial Guaranty/Infrastructure Improvements Agreement was submitted with the Final Plat application submittal.



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FROM: Jay Rodenbeck  
Planning Department

DATE: 2/7/24