



Development Facilitation Team (DFT) – Review Comments

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

DRB Project No: PR-2022-007712 Date: 07/12/2023 Agenda Item: #1 Zone Atlas Page: C-11

Legal Description: 5 & 1 BLOCK 6 & 2, UNIT 26, VOLCANO CLIFFS UNIT 26.

Location: ROSA PARKS RD between PASEO DEL NORTE and ROSA PARKS RD.

Application For: SD-2023-00127-Final Plat (DHO)

1. Availability Statement 220512R along with Development Agreement R-22-25 provides conditions for service. The infrastructure list has been approved and financial guarantee is in place.
2. Add the following note on the plat when easements are being granted for public water and/or public sanitary sewer infrastructure.

ABCWUA Public Water & Sanitary Sewer Easements

Albuquerque Bernalillo County Water Utility Authority (ABCWUA) is granted easement(s) in the dimensions noted on this plat for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary service lines, equipment and facilities reasonably necessary to provide service together with free access on and over the easement and the right to remove trees, shrubs, undergrowth and any other obstacles, modifications, or structures which interfere with use of the easement.

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

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

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

AGENDA ITEM NO: 1

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

DATE: July 12, 2023

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APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __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

DRB Project Number: 2022-007712 Hearing Date: 07-12-2023
 Project: Tracts 1-A & 1-B. Block 2 Volcano Cliffs Subdivision, Unit 26 Agenda Item No: 1

<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

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: 7/12/2023

AGENDA ITEM NO: 1

DHO PROJECT NUMBER:

PR-2022-007712

SD-2023-00127 – FINAL PLAT

IDO - 2021

PROJECT NAME:

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

Planning - Case Comments

HEARING DATE: 7/12/23 -- **AGENDA ITEM:** #1

Project Number: PR-2022-007712

Application Number: SD-2023-00127

Project Name: Tracts 1-A and 1-B, Block 2 Volcano Cliffs Subdivision, Unit 26

Request:

Final Plat

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

BACKGROUND

- Before being scheduled for a hearing, this Final Plat application was reviewed by Planning staff and was determined to be a complete application with the following features:
 1. Completed, signed, and dated application forms.
 2. Form S signed by Hydrology, Transportation, and ABCWUA staff.
 3. Zone Atlas Map included with the site highlighted and labeled.
 4. Plat featuring utilities/AMAFCA, owner(s), surveyor, and City Surveyor's signatures.
 5. Recorded Infrastructure Improvements Agreement.
 6. Letters of Authorization from the property owner(s).
 7. Letter describing and explaining the request.

- The Preliminary Plat for this site was approved by the Development Review Board (DRB) on November 9, 2022 per PR-2022-007712 / SD-2022-00143. The Preliminary Plat was a component of a larger appeal that was heard by the Land Use Hearing Officer (LUHO) on February 6, 2023 per AC-23-1. On February 17, the LUHO issued a recommendation to City Council recommending that the City Council deny the Appellants' appeal in its entirety. The LUHO noted that the Preliminary Plat was not appealable per the IDO. On March 6, 2023, the City Council passed a motion to accept the LUHO recommendation and findings. An appeal of the City Council decision is currently in District Court per D-202-CV-2023-02637.

**(See additional comments on next page)*

In addition to being a complete application, City staff determined that the Final Plat application could be processed for the following reasons:

1. Per 6-4(U)(1) of the IDO, a decision on any application type other than Preliminary Plat is final unless appealed. The IDO did not consider the Preliminary Plat a final decision that can be appealed. The LUHO, in the February 17, 2023 recommendation to City Council regarding the appeal for AC-23-1, affirms this IDO provision by noting on page 2 of the February 17, 2023 recommendation that the appellants did not have standing to appeal the DRB's decision regarding the Preliminary Plat as a Preliminary Plat is not considered an appealable final decision under the IDO.
2. This Plat fulfills a condition of the Zone Map Amendment covering the northern portion of the site (Tract 1-A). The EPC approved the zone map amendment on October 10, 2019 per PR-2019-002663 / RZ-2019-00043 (Condition #1), identifying that a replat was needed that coincides with the new zoning boundaries.

COMMENTS

- Per 6-6(L)(3)(b) of the IDO, this Final Plat is reviewed on the basis that it is consistent with the Preliminary Plat approved by the Development Review Board (DRB) on November 9, 2022 per PR-2022-007712 / SD-2022-00143. The Final Plat is consistent with the Preliminary Plat.
- An Infrastructure List was approved by the DRB on November 9, 2022 per PR-2022-007712 / SD-2022-00143. An approved and recorded Financial Guaranty/Infrastructure Improvements Agreement was submitted with the Final Plat application submittal.

Items Needing to be Completed or Corrected

- Project and application numbers must be added to the Plat.
- 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.
- All public infrastructure along Paseo del Norte must be under a Procedure C Infrastructure Improvements Agreement (IIA) rather than a Procedure B IIA (per the IIA submitted with this Final Plat submittal). A separate Infrastructure List exclusively featuring the public infrastructure along Paseo del Norte must be submitted prior to final sign-off of the Final Plat.



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/Jolene Wolfley
Planning Department

DATE: 7/11/23



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

PR-2022-007712

SD-2023-00127 – FINAL PLAT

IDO - 2021

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

07-12-2023

No objections or comments to the requested action.

Comments provided by Whitney Phelan, Senior Planner, CABQ Parks & Recreation Department. Please contact via wphelan@cabq.gov or 505-768-5378 with questions or concerns.