



## **Development Facilitation Team (DFT) – Review Comments**

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**Reviewer: David G. Gutierrez, P.E. | Phone: 505-289-3381 | [dggutierrez@abcwua.org](mailto:dggutierrez@abcwua.org)**

**Project No: PR-2022-007875      Date: 06/14/2023      Agenda Item: #6 Zone Atlas Page: C-11**

**Legal Description: Lot 1 Block 5 Unit 26, Volcano Cliffs**

**Location: between ROSA PARKS RD NW between KIMMICK DR NW**

### **Application For: SD-2023-00113 – PRELIMINARY/FINAL PLAT**

1. No objection to the proposed plat.
2. Serviceability Letter 220506 and Development Agreement R-23-7 have been completed and provide conditions for service.
  - a. There is an existing site plan approved through DRB that has an existing infrastructure list.

### **Application For: SD-2023-00114 – VACATION OF PUBLIC EASEMENT**

1. No objection to the proposed plat.
2. Serviceability Letter 220506 and Development Agreement R-23-7 have been completed and provide conditions for service.
  - a. There is an existing site plan approved through DRB that has an existing infrastructure list.

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2022-007875

AGENDA ITEM NO: 6

Rosa Parks and Kimmick

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. No objection.

Disclaimer: The comments provided are based upon the information received from the applicant. 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: June 14, 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APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_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: 2022-007875 Hearing Date: 06-14-2023  
Project: Tierra Buena Townhomes Agenda Item No: 6

<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 checked="" type="checkbox"/> Vacation of Public Easement	<input type="checkbox"/> Vacation of Public Right of Way

**ENGINEERING COMMENTS:**

- Hydrology has an approved Grading & Drainage Plan (C11D002) with engineer's stamp 10/07/2022.
- Hydrology has no objection to the vacation of the Public Utility Easement.
- Hydrology has no objection to the platting action.

APPROVED  
 DENIED

DELEGATED TO:  TRANS  HYD  WUA  PRKS  PLNG  
Delegated For: \_\_\_\_\_  
SIGNED:  I.L.  SPSD  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](mailto:jppalmer@cabq.gov)*

**DATE:** 6/14/2023

### **AGENDA ITEM NO: 6**

### **DHO PROJECT NUMBER:**

**PR-2022-007875**

**SD-2023-00113 – PRELIMINARY/FINAL PLAT**

**SD-2023-00114 – VACATION OF PUBLIC EASEMENT**

**SKETCH PLAT 5-17-23 (DFT)**

**IDO - 2021**

### **PROJECT NAME:**

**COMMUNITY SCIENCES CORP. | TOM PATRICK agent for BETA INVESTMENTS LLC requests the aforementioned action(s) for all or a portion of: LOT 1 BLOCK 5 UNIT 26, VOLCANO CLIFFS zoned R-ML, located between ROSA PARKS RD NW and KIMMICK DR NW containing approximately 3.3961 acre(s). (C-11)**

**PROPERTY OWNERS: BETA INVESTMENTS LLC**

**REQUEST: DEDICATE SOUTHERLY 6 FT OF EXISTING LOT 1, BLOCK 5, VOLCANO CLIFFS UNIT 26, GRANT ADDITIONAL 6 FT OF PUE**

### **COMMENTS:**

**1. Code Enforcement has no comments and no objections.**



## DEVELOPMENT HEARING OFFICER

### Planning - Case Comments

**HEARING DATE:** 6/14/23 -- **AGENDA ITEM:** #6

**Project Number:** PR-2022-007875

**Application Number:** PS-2023-00074

**Project Name:** Rosa Parks Rd. NW between Kimmick Dr NW and Cerro Azul Pl NW

**Request:**

*Preliminary/Final Plat: Dedicate 6 feet ROW for Rosa Parks; vacate southerly 6 ft of PUE and grant new 6 ft PUE to re-establish 7 ft wide PUE adjoining the ROW*

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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:**

- Background: A Site Plan application (PR 2022-007875/SI-2022-02109) was approved by the DRB on March 15, 2023. That site plan is still pending final sign off by the DRB members. One of the conditions of approval for final signoff is the recording of a plat.

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

- The public notice was sent to ONC registered contacts. However, it indicated incorrectly that this was an administrative matter and did not advertise that the matter would be before the Development Hearing Officer in a hearing. Additional notice has been required, necessitating a deferral request.

All public notice requirements of IDO Section 6, Table 6-1-1 will need to be completed prior to submitting the platting application, including notifying the Neighborhood Association contacts sent to you by the Office of Neighborhood Coordination (ONC). To obtain the list of Neighborhood Association contacts, you will need to contact ONC at [onc@cabq.gov](mailto:onc@cabq.gov) and at (505) 768-3334.

- The application number must be added to the Plat prior to final sign-off.
- The AGIS office must approve the DXF file and proof of approval must be provided prior to final sign-off of the Plat.

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

## 2. Items in Compliance

- ✓ The vacation of 6-foot wide portion of an existing easement is justified because the easement is being relocated and the PUE will be available for utilities in nearly the same location. The existing PUE is being dedicated as additional right-of-way for Rosa Parks Road NW. An new 6 feet PUE is being granted from the parcel to re-establish the new 7-foot PUE adjoining the new right-of-way line. The 25-foot radius at the southwest corner of Lot 1 will be re-established.
  - ✓ All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are on the Plat.
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*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: Jolene Wolfley/Jay Rodenbeck  
Planning Department

DATE: 6/12/23

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## DEVELOPMENT HEARING OFFICER (DHO)

### Parks and Recreation Department

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

**PR-2022-007875**

SD-2023-00114 – PRELIMINARY/FINAL PLAT

IDO - 2021

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PROPERTY OWNERS: BETA INVESTMENTS LLC

REQUEST: DEDICATE SOUTHERLY 6 FT OF EXISTING LOT 1, BLOCK 5, VOLCANO CLIFFS UNIT 26, GRANT ADDITIONAL 6 FT OF PUE

**Comments:**

06-14-2023

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.