



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

---

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

---

**Project No: PR-2023-008085      Date: 04/10/2024      Agenda Item: #7 Zone Atlas Page: E-14**

**Legal Description: TRACT A-1, SPANISH WALK**

**Request: Subdivide 2.4 Acres into 17 single family lots and 5 HOA Tracts**

**Location: Between 4<sup>th</sup> St and Camino Espanol**

### **Application For: SD-2023-00187-PRELIMINARY PLAT ( DHO)**

---

1. Add the following note to the cover sheet. If the need to provide non-exclusive is necessary, please discuss with Utility Development on how to manage the language below.

#### **ABCWUA Public Water & Sanitary Sewer Easements**

Albuquerque Bernalillo County Water Utility Authority (ABCWUA) is granted perpetual, exclusive easement(s) in gross in the dimensions noted on this plat for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary 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.

2. Please coordinate with Utility Development to make minor corrections to the infrastructure list.
3. Please change note 10 to include “Public” water and “Public” sanitary sewer easement.

## 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:** 04/10/2024

#### **AGENDA ITEM NO: 7**

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

**PR-2023-008085**

**SD-2023-00189 – FINAL PLAT**

**IDO - 2022**

#### **PROJECT NAME:**

ISAACSON & ARFMAN, INC. agent for LEPPKE INVESTMENTS | LAS VENTANAS HOMES requests the aforementioned action(s) for all or a portion of: TRACT A-1, SPANISH WALK zoned PD located between 4 TH ST and CAMINO ESPANOL containing approximately 2.4401 acre(s). (E-14) [Deferred from 11/8/23b]

**PROPERTY OWNERS:** LEPPKE INVESTMENTS, APPLICANT LAS VENTANAS HOMES

**REQUEST:** SUBDIVIDE 2.4 ACRES INTO 17 SINGLE FAMILY LOTS AND 5 HOA TRACTS

#### **COMMENTS:**

1. All prior comments in DFT reviews were addressed in submittal to DFT on 9/10/2023, including DFT sign-off of the Final EPC Site Plan and approvals given in their official Notices of Decision.
2. Code Enforcement has no further comments, and no objections.

**DEVELOPMENT HEARING OFFICER - HYDROLOGY SECTION**  
Renée Brissette, PE, Senior Engineer | 505-924-3995 [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov)

---

DRB Project Number: 2023-008085 Hearing Date: **04-10-2024**  
Project: Spanish Walk Subdivision Agenda Item No: **7**

<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 checked="" 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 (E14D002A) with engineer's stamp 11/06/2023.
- Hydrology has no objection to the platting action.

☐ 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: 2023-008085  
Camino Espanol

AGENDA ITEM NO: 7

SUBJECT: 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: April 10, 2024

---

ACTION:

APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_

DELEGATED: \_\_\_\_\_ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)



## DEVELOPMENT HEARING OFFICER

### Planning - Case Comments

**HEARING DATE:** 04/10/24 -- **AGENDA ITEM:** # 7

**Project Number:** PR-2023-008085

**Application Number:** SD-2023-00189

**Project Name:** Spanish Walk Subdivision – 410 Camino Espanol

**Request:**

*Final Plat (SD-2023-00189)*

---

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

#### COMMENTS:

Items that need immediate attention are in **orange type**

#### BACKGROUND

- On February 16, 2023 the Environmental Planning Commission (EPC) voted to APPROVE Project # PR-2023-008085, SI-2023-00065 - Site Plan-EPC.
- On December 6, 2023, the Development Hearing Officer (DHO) approved the Preliminary Plat for PR-2023-008085, SD-2023-00187 and the associated Infrastructure List.
- The request is for a 2.5-acre site legally described as all or a portion of Tract A-1, Spanish Walk Subdivision, located on Camino Español NW, north of Solar Rd. and west of 4th St., zoned PD (the “subject site”).
- The subject site is zoned PD (Planned Development), a zoning designation received upon adoption of the IDO. The subject site was formerly zoned SU-1 for PRD (planned Residential Development).

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

- The Applicant wishes to develop a 17-lot low-density residential subdivision, which would be pursuant to uses, site standards, and development standards of the PD (Planned-Development) zone district as determined by the EPC.
- The subject site is located in an Area of Change as designated by the Comprehensive Plan and is part of the Northwest Mesa Community Planning Area (CPA).
- The subject site is within 660-feet of the 4th Street Main Street Corridor as designated by the Comprehensive Plan.

---

#### **1. ITEMS NEEDING TO BE COMPLETED OR CORRECTED**

---

- Project and application numbers must be added to the Final Plat.
- The City's AGIS office must approve the DXF file for the Final Plat.
- Per 6-6(L)(2)(d)(7) of the IDO, the date of the DHO approval shall be recorded on the Final Plat. Therefore, prior to final sign-off of the Final 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 the Planning Manager-Jay Rodenbeck and PLNDRS@cabq.gov (should the Plat be approved by the DHO).
- Per 6-6(P)(2)(d), any Waivers granted that are associated with a subdivision shall be placed on the Final Plat.

---

#### **2. STANDARD COMMENTS AND ITEMS IN COMPLIANCE**

---

- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions. Re-plating action cannot increase any existing nonconformity or create a new nonconformity.
- An Infrastructure Improvements Agreement (IIA) based on the approved Infrastructure List with the Preliminary Plat was recorded and submitted to staff before the Final Plat (Application number:SD-2023-00189) hearing by the DHO.

- The Site Plan approved by the EPC shows a general layout; however, the DHO shall subsequently consider the site plan, which could change as a result of future platting actions and/or requirements.
- Since Consensus Planning, Agent for Las Ventanas Homes, had satisfied all Conditions for NOD dated February 16, 2023 (PR-2023-008085, SI-2023-0065) Site Plan-EPC, on November 3, 2023, the Development Facilitation Team (DFT) administratively approved the Final EPC Site Plan Sign-off application. A decision was made by the DFT that the Infrastructure List should be submitted to the DHO along with the Platting application.
- The Final Plat is consistent with the Preliminary Plat and meets the requirements of 6-6(L)(3)(b) of the IDO provided that the comments from ABCWUA are addressed.
- The Final Plat features signatures from the owner, surveyor, City Surveyor, utilities, and AMAFCA.

---

### 3. FUTURE DEVELOPMENT GUIDANCE

---

Future development must meet all applicable standards and provisions of the IDO per (R-1D) and the DPM.

*\*Submitted plans should demonstrate how standards are being met for any applicable previous approvals and/or current standards.*

*Please reference the following development standards from the IDO.*

<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/integrated-development-ordinance>

*\*Subject to change pending formal submittal and/or changes in development type/use.*

*Changes may also require amendments to previous approvals.*

- ❖ 4-2 Allowed Uses, table 4-2-1. **\*Reference Use Specific Standards 4-3-B-1 Single Family Detached Dwelling.** Explain and demonstrate how all standards are being met.
- ❖ **5-1 Dimension Standards.** 5-1-G Exceptions and Encroachments.  
*\*Plans will need to demonstrate that Dimensional standard requirements are being met.*
- ❖ **5-3 Access & Connectivity requirements**  
 \*5-3(C)(3) Driveways, Drive Aisles, and Access 5-3(C)(3)(a) Development shall comply with the driveway, drive aisle, and access standards in the DPM.  
**5-3(C)(3)(b) For all low-density residential development, driveways accessed from the front or street side of the property shall be at least 20 feet long, exclusive of the sidewalk or drive pad.**

❖ **5-4 Subdivision of Land.**

5-5 Parking & Loading requirements, Table 5-5-1.

Dwelling, single-family detached 1 space / DU up to 2 BR, 2 spaces / DU with 3 or more BR.

❖ **5-6 Landscaping, Buffering, and Screening standards and requirements.**

❖ **5-7 Walls/Fences, table 5-7-1. \*Development requires separate permitting.**

❖ **5-8 for Outdoor Lighting requirements.**

❖ **5-11 Building and façade design requirements. 5-11-C for Low-Density Residential.**

\*Demonstrate and explain how standards and requirements are being met.

❖ **7-1 Development, dwelling, and use definitions**

\*Reference definitions for Low-Density Residential and Single Family Detached.

---



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: Hannah Aulick/ Jolene Wolfley/ Jay Rodenbeck  
Planning Department

DATE: 4/9/2024

---