



## **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)**

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**Project No: PR-2023-009652 Date: 02/26/2025 Agenda Item: #5 Zone Atlas Page: C-10**

**Legal Description: Tract 1, Unplatted Paradise Hills**

**Request: Subdivision of Land Major for an approximately 19 acre property and Sidewalk Waiver to allow 6-foot sidewalk width in an Urban Center.**

**Location: Between Avenida De Jaimito and Paseo Del Norte**

### **Application For: VA-2025-00023 – SIDEWALK WAIVER**

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1. No comments.



## DEVELOPMENT FACILITATION TEAM

### Parks and Recreation Department

**PR-2023-009652**

VA-2025-00023 – SIDEWALK WAIVER

CONSENSUS PLANNING, INC. agent for JLM LIVING | BEDROCK INVESTORS requests the aforementioned action(s) for all or a portion of: W. PORTION OF TRACT 1, UNPLATTED/PARADISE HILLS zoned MX-T located between AVENIDA DE JAIMITO and PASEO DEL NORTE containing approximately 19.7 acres acre(s). (C-10) [Deferred from 2/12/25L)

SKETCH PLAT 7-24-24 (DFT)

IDO – 2023

PROPERTY OWNERS: BEDROCK INVESTORS LIMITED C/O GERALD GOLD

REQUEST: Subdivision of Land Major for an approximately 19 acre property and Sidewalk Waiver to allow 6-foot sidewalk width in an Urban Center

#### **Comments:**

#### **2.26.2025**

Parks and Recreation has no objections to the waiver request.

For the preliminary plat request, please clarify on the comment provided to you below.

#### **02.12.2025**

Provide a detail showing where the trail will be accommodated in the ROW along Unser.

#### **07-24-2024**

Did DMD request any additional ROW per previous comments?



## DEVELOPMENT FACILITATION TEAM

### Parks and Recreation Department

01-17-2024

The Long Range Bikeway System Map (LRBS) shows proposed 10' wide multi-use paved trail. Phase 1 of the City's Unser Widening project will include trail on both sides of Unser just south of Paseo del Norte. The project site is not located within the Phase I termini. Please coordinate with DMD – Jill Cuppernell. It is likely there will need to be paved trail included on the infrastructure list – and it could be processed as a Procedure C for the City to build at a future date, or the applicant may be required to build. See below reference to the IDO.

#### 5-3(D)(4) Trails

Trails shall be dedicated on alignments that connect to any planned or existing trails on adjacent properties, as necessary to serve the residents, occupants, and users of the proposed development, and shall be constructed pursuant to the DPM.

## DEVELOPMENT HEARING OFFICER - **HYDROLOGY SECTION**

Richard Martinez, PE, Senior Engineer | 505-924-3362 [richardmartinez@cabq.gov](mailto:richardmartinez@cabq.gov)

DRB Project Number: 2023-009652

Hearing Date: **02-26-2025**

Project: W. Portion of Tract 1,  
Unplatted /Paradise Hills  
Between Avenida De Jaimito  
and Paseo Del Norte

Agenda Item No: **5**

<input type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Temp Sidewalk Deferral	<input checked="" 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 Sidewalk waiver 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: 2023-009652  
Avenida Jaimito and Unser Blvd.

AGENDA ITEM NO: 5

SUBJECT: Sidewalk Waiver

ENGINEERING COMMENTS:

1. Transportation has no objection to this revised waiver request.

**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: February 26, 2025

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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. 4*

*Project Number: PR-2023-009652*

*Application Number: VA-2025-00023-Sidewalk Waiver*

*Project Name: WESTERLY PORTION OF TRACT 1, SUMMARY PLAT, 68.75 ACRE TRACT & 66.15 ACRE TRACT, PARADISE HILLS, TOWN OF ALAMEDA GRANT*

*Request: Subdivision of Land Major for an approximately 19-acre property and Sidewalk Waiver to allow 6-foot sidewalk width in an Urban Center.*

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#### **BACKGROUND**

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- The proposed Sidewalk Waiver is a request from the requirement (per DPM Table 7.2.29) to construct a 10-foot-wide sidewalk and construct a 6-foot to 10-foot-wide sidewalk along the future Woodmont Avenue along the northern boundary of the subject property.
- A Site Plan Administrative DFT for a multi-family residential development on the subject property is currently under DFT review per PR-2023-009652 / SI-2024-01668.
- The vacation of right-of-way of Avenida de Jaimito was recommended for approval by the DHO on November 13<sup>th</sup>, 2024 per PR-2023-009652 / SD-2024-00148 and approved by the City Council on January 6<sup>th</sup>, 2025 per EC-24-276.
- DFT staff reviewed a Sketch Plat of the proposed replat on July 24<sup>th</sup>, 2024 per PR-2023-009652 / PS-2024-00114.
- A zone change from MX-M to MX-T was approved by the EPC on May 16, 2024, correcting the floating zone line on the property per PR-2023-009652 / RZ-2024- 00023.
- The subject property is zoned MX-T and is located within the Volcano Mesa CPO-13, and the Northwest Mesa Escarpment VPO-2 overlay zone districts, as well as the Volcano

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

Heights Urban Center.

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## COMMENTS

Items in *orange type* need attention

Items in *green type* have been addressed

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- Planning defers to Transportation regarding the Sidewalk Waiver request and its compliance with 6-6(P)(3) of the IDO; in their memo, **Transportation notes that they do not support the Waiver request**, noting that the sidewalk in the area of the drainage swale can be widened toward the street as it appears that there is space between the sidewalk and the curb in this area. Transportation also notes in their memo that there is no reason that sidewalk should not be constructed at the full width, especially in the area outside of the vicinity to the swale.

The applicant has submitted a revised Sidewalk Exhibit, and Transportation notes they have no objection to the revised Waiver request.

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## ITEMS IN COMPLIANCE

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- All public notice requirements of IDO Section 6, Table 6-1-1, have been completed prior to this submittal. Related documents are included in the submittal package.



*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

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