



Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2023-009652 Date:02/12/2025 Agenda Item: #1 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: SD-2025-00008 – PRELIMINARY PLAT

1. The turnaround for the Vector Truck must be confirmed prior to sign off.
 - a. The dimensions may need to change slightly based on feedback from our operations.
2. The proposed public sanitary sewer easement needs to be exclusive and also include access.
 - a. What other utilities need to be within this corridor.
 - b. Please also add to the easement language for a public waterline easement. (i.e. public water and public sanitary sewer easement)
3. The plat should reflect an appropriate easement with geometry to turn into the easement bump out for turning around. This should match that for a typical fire engine turnaround geometry. 40 ft easement could be appropriate, however, please coordinate with NV5 and the Water Authority to get this figured out prior to final sign off.

Application For: VA-2025-00023 – SIDEWALK WAIVER

1. No comments.



DEVELOPMENT FACILITATION TEAM

Parks and Recreation Department

PR-2023-009652

PS-2024-00114 – SKETCH PLAT/PLAN

West Portion of Tract 1, Unplatted Paradise Hills zoned MX-T, located between AVENIDA DE JAIMITO and PASEO DEL NORTE containing approximately 18.9 acre(s). (C-10)

REQUEST: Site plan for multi-family development, sketch plat, and vacation of right-of-way.

IDO - 2022

Previous Sketch Plat 1/10/24

Comments:

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?

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



DEVELOPMENT FACILITATION TEAM

Parks and Recreation Department

the DPM.

DEVELOPMENT HEARING OFFICER - HYDROLOGY SECTION
 Anthony Montoya, Jr., PE, Senior Engineer | 505-924-3314 amontoya@cabq.gov

DRB Project Number: 2023-009652 Hearing Date: 02-12-2025
 Project: W. portion of Tract 1, unplatted / Paradise Hills – located between Avenida De Jaimito and Paseo Del Norte Agenda Item No: 1

<input type="checkbox"/> Minor Preliminary / Final Plat	<input checked="" 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 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 (HT# C10D003) with engineer’s stamp 8/26/2024.
- Hydrology needs to approve the Grading & Drainage Plan prior to Building Permit.
- Hydrology has no objection to the platting action.
- Hydrology has no objection to the Vacations.

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: 1

SUBJECT: Preliminary Plat, Sidewalk Waiver

ENGINEERING COMMENTS:

1. Transportation does not support the waiver to sidewalk. 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. 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.
2. Right of way should be adjusted to provide for the widened sidewalk prior to approval of the plat.

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

DATE: February 12, 2025

ACTION:

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

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

HEARING DATE 2/12/25 AGENDA ITEM No. 1

Project Number: PR-2023-009652

Application Number: SD-2025-00008-Preliminary Plat
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.*

BACKGROUND

- The proposed Preliminary Plat is a request to incorporate vacated 72,213 sf or 1.6 acres of right-of-way for Avenida de Jaimito into the Westerly Portion of Tract 1, Summary Plat, 68.75-acre tract & 66.15-acre tract, Paradise Hills, Town of Alameda Grant.
- 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-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 13th, 2024 per PR-2023-009652 / SD-2024-00148 and approved by the City Council on January 6th, 2025 per EC-24-276.
- DFT staff reviewed a Sketch Plat of the proposed replat on July 24th, 2024 per PR-2023-009652 / PS-2024-00114.

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

- 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.
- Per Table 6-4-3, the Platting action for the Vacation is compliant within the time frame of one year from City Council’s approval.
- 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 Heights Urban Center.

COMMENTS

Items in orange type need attention

- The title of the Plat is: A REPLAT OF THE WESTERLY PORTION OF TRACT 1, SUMMARY PLAT, 68.75 ACRE TRACT & 66.15 ACRE TRACT, PARADISE HILLS, TOWN OF ALAMEDA GRANT.

The title of the Plat above seems vague, provide confirmation that the title above is what it’s intended to be.

- The Real Property Division will need to sign the future Final Plat regarding the acquisition of the right-of-way, once approved by the DHO.
- Project and application numbers, date of DHO approval, and Waiver (if approved) must be added to the Plat.
- An Infrastructure List (IL) is included with the application submittal, but is noted as being tied to the Site Plan Administrative DFT for 2023-009652 / SI-2024-01668.
- The right-of-way of Avenida de Jaimito was vacated by the City Council per EC-24-276. However, infrastructure improvements for this roadway are featured on the attached IL. Please confirm this (seeming) discrepancy (see screenshot from the IL below).

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
		26-ft wide	2-Lane Street with sidewalk/landscaping	Ave de Jaimito NW	Universe Blvd NW	East - 350 ft to west property line	Private Inspector	P.E.	City Cnst Engineer
							/	/	/

- Per 6-6(L)(2)(d)(1) of the IDO, within 1 year after DHO approval, or approval with conditions, of a Preliminary Plat, the applicant shall submit a Final Plat that includes all changes, conditions, and requirements contained in the Preliminary Plat approval.

- The future Final Plat, in addition to the signatures already featured on the Final Plat, must also include signatures from the utility companies and AMAFCA.

6-6(L)(3) An application for a Subdivision of Land – Major shall be approved if it meets all of the following criteria.

6-6(L)(3)(a) A Preliminary Plat shall be approved if it complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.

- The future Final Plat must be applied for at ABQ-PLAN (the application to apply for will be a ‘Major Final Plat’ application). Visit <https://www.cabq.gov/planning/abq-plan> for more information.
- A DHO-signed Notice of Decision will be posted online at: <https://www.cabq.gov/planning/boards-commissions/development-hearing-officer/development-hearing-officer-agendas-archives> within three (3) business days of a decision by the DHO per 6-4(L)(6)(a) of the IDO.
- 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.

ITEMS IN COMPLIANCE

- The required signatures from the surveyor, property owner(s) and the City Surveyor for a Major Preliminary Plat are on the Plat.
- 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.
- An Archaeological Certificate of No Effect was submitted with this request.
- A Sensitive Lands Analysis was submitted with this request; no sensitive lands were identified in the Analysis.

- DFT staff confirmed with the applicant that a Pre-Submittal Tribal Meeting is not required per 6-4(B) of the IDO.
- Proof of Sketch Plat was submitted with this request.



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: 2/11/25