

**From:** [Rodenbeck, Jay B.](#)  
**To:** [Gutierrez G. David](#)  
**Cc:** [Rose, Robyn L.](#); [Webb, Robert L.](#); [Boylan, Jacob](#); [Roddenbeck, Jay B.](#)  
**Subject:** FW: DFT Meeting: November 6th Comments for Item #3\_PR- 2024-010074\_SI-2024-01533  
**Date:** Thursday, January 30, 2025 6:30:00 PM  
**Attachments:** [image004.png](#)  
[image005.png](#)  
[image001.png](#)  
[Cottonwood Storage LS-101h-PL.PDF](#)  
[Cottonwood Storage LS-101h-IDO.PDF](#)  
[Cottonwood Storage LS-101h-DH.pdf](#)  
[Cottonwood Storage LS-101h-IRR.PDF](#)  
[Survey.pdf](#)  
[2024014-GR-1.pdf](#)

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Good evening David,

I have swapped out the old/obsolete Plan sheets for PR-2024-010074 / SI-2024-01533 with the attached updated Plan sheets Regina sent us on January 24<sup>th</sup>.

The updated Plan set is featured in the link below:

<https://sfftp.cabq.gov/f/4e45cfcab0074b87>

So long as there were no revisions on the Plan sheet with the signatures, you should be able to sign the signature sheet titled 'Cottonwood Storage – site plan parking data (1)', and distributed January 8<sup>th</sup> at 4:37 PM.

Once you sign the Plat sheet, all DFT staff will have signed the Site Plan, and Jacob or I will be able to send Regina the fully-signed Site Plan.



### Jay Rodenbeck

Planning Manager  
Development Review Services  
o (505) 924-3994  
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[cabq.gov/planning](http://cabq.gov/planning)

*Our POSSE and AVOLVE systems have been replaced with our new software system, ABQ-PLAN. POSSE and AVOLVE users can create an ABQ-PLAN account with the same email address to access their data. We have a [user guide](#), [video tutorials in English and Spanish](#), and other resources to help you get up to speed. For more information about ABQ-PLAN please visit [cabq.gov/planning/abq-plan](http://cabq.gov/planning/abq-plan)*

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**From:** Regina Okoye <[rokoye@modulusarchitects.com](mailto:rokoye@modulusarchitects.com)>  
**Sent:** Friday, January 24, 2025 11:26 AM  
**To:** Gutierrez, David G. <[dggutierrez@abcwua.org](mailto:dggutierrez@abcwua.org)>  
**Cc:** Rodenbeck, Jay B. <[jrodenbeck@cabq.gov](mailto:jrodenbeck@cabq.gov)>; Webb, Robert L. <[rwebb@cabq.gov](mailto:rwebb@cabq.gov)>; Boylan, Jacob <[jboylan@cabq.gov](mailto:jboylan@cabq.gov)>  
**Subject:** RE: DFT Meeting: November 6th Comments for Item #3\_PR- 2024-010074\_SI-2024-01533

[EXTERNAL] Forward to [phishing@cabq.gov](mailto:phishing@cabq.gov) and delete if an email causes any concern.

Good morning David,

We have addressed the comments per our meeting yesterday for this site. The responses below in blue identified what we discussed in the meeting yesterday. The responses in red identify how the comments were addressed.

Jay/Jacob,

If David is good with the how we addressed the comments, only the landscaping sheets need to be swapped out in the set that was

sent to you all for final signatures. Like we have identified only the one tree was removed.

Thank you,

**Regina Okoye, Vice President**

**Modulus Architects & Land Use Planning, Inc.**

8220 San Pedro Dr. NE, Suite 520 (Paseo Nuevo Building)

Albuquerque, New Mexico 87113

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**Meet Modulus Link Here:** [Meet Modulus Architects & Land Use Planning Here!](#)

**Website:** [www.modulusarchitects.com](http://www.modulusarchitects.com)

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**Join us on Instagram:** [Modulus Architects on Instagram](#)

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**From:** Regina Okoye

**Sent:** Thursday, January 23, 2025 11:47 AM

**To:** 'Gutierrez, David G.' <[dggutierrez@abcwua.org](mailto:dggutierrez@abcwua.org)>

**Subject:** RE: DFT Meeting: November 6th Comments for Item #3\_PR- 2024-010074\_SI-2024-01533

Thank you for the meeting today. Below is the summary of what we talked about.

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**From:** Gutierrez, David G. [<mailto:dggutierrez@abcwua.org>]

**Sent:** Tuesday, January 21, 2025 8:14 AM

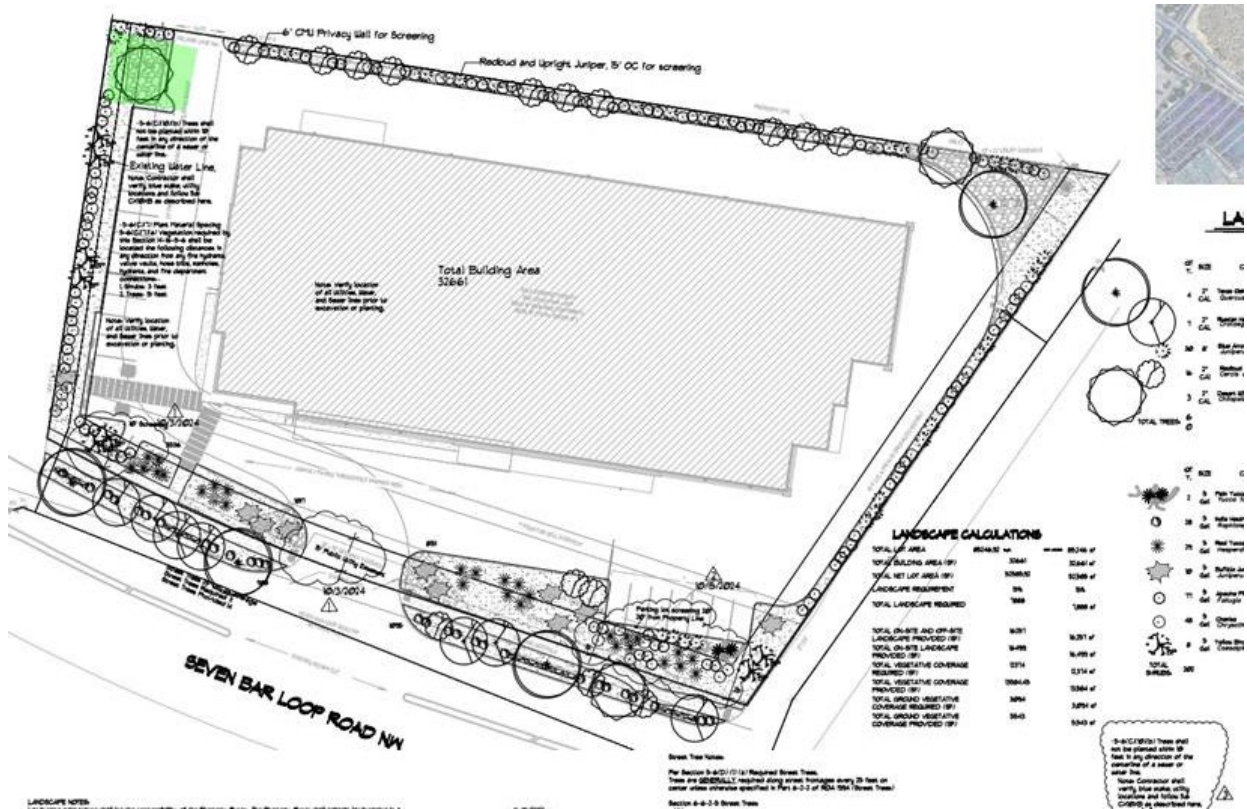
**To:** Regina Okoye <[rokoye@modulusarchitects.com](mailto:rokoye@modulusarchitects.com)>

**Subject:** Re: DFT Meeting: November 6th Comments for Item #3\_PR- 2024-010074\_SI-2024-01533

Regina,

I am taking a look at this one to sign.

1. I see the landscape plan shows a tree in very close proximity to our line. There is one tree that needs to be shifted over (10feet distance from tree center line) or just removed completely. The tree was removed in the area identified below and all landscaping sheets have been update. See attached.



2. I see the easement called out as a 15' PUE... We require a 20 ft public waterline easement to be present... Not a PUE. Can you clarify or confirm this easement?  
 The existing easement was dedicated in 2006 as a PUE. The PUE includes verbiage for the water and sewer lines. Below is the verbiage. The waterline is almost center of the easement. You determine that it was sufficient and there is no further action needed on this.

**EASEMENTS**

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
3. QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO, ABOVE GROUND PEDESTALS AND CLOSURES.
4. COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
5. NEW MEXICO UTILITIES, INC. FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND WATER AND SANITARY SEWER LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE WATER AND SANITARY SERVICE SERVICE.

No further action needed.

3. The grading plan shows the pond encroaching in our easement. This is something I do not always review but since it is so close and I see the pond. We cannot have a pond within our easement.
- 4.

We will move/ensure that pond is not encroaching in the easement.

See attached survey and grading plan exhibit, the pond is located in between the 15' water utility easement and the private access easement just east of the pond.

Perhaps we need to meet to discuss unless you have some answers.

Best,



David G. Gutierrez, PE  
Principal Engineer – Planning and Utility Development  
Albuquerque Bernalillo County Water Utility Authority  
PO Box 568 | Albuquerque NM | 87103

[dggutierrez@abcwua.org](mailto:dggutierrez@abcwua.org)  
505.289.3381 (o) | 505-415-9188 (m) | [www.abcwua.org](http://www.abcwua.org)

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**From:** Gutierrez, David G. <[dggutierrez@abcwua.org](mailto:dggutierrez@abcwua.org)>  
**Sent:** Thursday, January 16, 2025 10:27 AM  
**To:** Regina Okoye <[rokoye@modulusarchitects.com](mailto:rokoye@modulusarchitects.com)>  
**Subject:** Re: DFT Meeting: November 6th Comments for Item #3\_PR- 2024-010074\_SI-2024-01533

Regina,

If do not have any trees in the Water and Sewer easement I have no comments. As this is not my area of expertise, I have no comments on planting trees.

As long as there are no trees in the easement I am good. Other plans if any must be minimally invasive if any at all.

Best,



David G. Gutierrez, PE  
Principal Engineer – Planning and Utility Development  
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505.289.3381 (o) | 505-415-9188 (m) | [www.abcwua.org](http://www.abcwua.org)

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**From:** Regina Okoye <[rokoye@modulusarchitects.com](mailto:rokoye@modulusarchitects.com)>  
**Sent:** Thursday, December 5, 2024 11:50 AM  
**To:** Gutierrez, David G. <[dggutierrez@abcwua.org](mailto:dggutierrez@abcwua.org)>  
**Cc:** Biazar, Shahab <[sbiazar@cabq.gov](mailto:sbiazar@cabq.gov)>; Cadena, Kristopher <[kcadena@abcwua.org](mailto:kcadena@abcwua.org)>; Wolfley, Jolene <[jwolfley@cabq.gov](mailto:jwolfley@cabq.gov)>; Rodenbeck, Jay B. <[jrodenbeck@cabq.gov](mailto:jrodenbeck@cabq.gov)>; Webb, Robert L. <[rwebb@cabq.gov](mailto:rwebb@cabq.gov)>  
**Subject:** RE: DFT Meeting: November 6th Comments for Item #3\_PR- 2024-010074\_SI-2024-01533

[CAUTION: This email was received from an EXTERNAL source]

David,

Attached is the proposed landscaping plan. We ensured not to put any trees within the PUE. Let me know if you have any comments about the species.

We will get the west curd and gutter comment addressed.

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**From:** Gutierrez, David G. [<mailto:dggutierrez@abcwua.org>]  
**Sent:** Thursday, December 5, 2024 11:17 AM  
**To:** Regina Okoye <[rokoye@modulusarchitects.com](mailto:rokoye@modulusarchitects.com)>  
**Cc:** Biazar, Shahab <[sbiazar@cabq.gov](mailto:sbiazar@cabq.gov)>; Cadena, Kristopher <[kcadena@abcwua.org](mailto:kcadena@abcwua.org)>; Wolfley, Jolene <[jwolfley@cabq.gov](mailto:jwolfley@cabq.gov)>; Rodenbeck, Jay B. <[jrodenbeck@cabq.gov](mailto:jrodenbeck@cabq.gov)>; Webb, Robert L. <[rwebb@cabq.gov](mailto:rwebb@cabq.gov)>  
**Subject:** Re: DFT Meeting: November 6th Comments for Item #3\_PR- 2024-010074\_SI-2024-01533

Regina,

It looks like the current utility plan shows the public waterline directly adjacent to parking and the curb and gutter. I did not see how this was addressed from my comments. This line can potentially be relocated through the drive isle to avoid this. I would also like to see the landscape plan to see what you are proposing in that. Additionally, we want 20 ft easement for the infrastructure and the current easement is 20 ft.

Please let me know if we need to meet to discuss.

Best,



David G. Gutierrez, PE  
Principal Engineer – Planning and Utility Development  
Albuquerque Bernalillo County Water Utility Authority  
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**From:** Regina Okoye <[rokoye@modulusarchitects.com](mailto:rokoye@modulusarchitects.com)>  
**Sent:** Wednesday, November 6, 2024 1:24 PM  
**To:** Gutierrez, David G. <[dggutierrez@abcwua.org](mailto:dggutierrez@abcwua.org)>  
**Cc:** Biazar, Shahab <[sbiazar@cabq.gov](mailto:sbiazar@cabq.gov)>; Cadena, Kristopher <[kcadena@abcwua.org](mailto:kcadena@abcwua.org)>; Wolfley, Jolene <[jwolfley@cabq.gov](mailto:jwolfley@cabq.gov)>; Rodenbeck, Jay B. <[jrodenbeck@cabq.gov](mailto:jrodenbeck@cabq.gov)>; Webb, Robert L. <[rwebb@cabq.gov](mailto:rwebb@cabq.gov)>  
**Subject:** RE: DFT Meeting: November 6th Comments for Item #3\_PR- 2024-010074\_SI-2024-01533

[CAUTION: This email was received from an EXTERNAL source]

Hello David,

Attached is the plat that you requested for this application showing the easement along the west side of the property. The existing easement was dedicated in 2006 as a PUE. The PUE includes verbiage for the water and sewer lines. I have attached and highlighted the areas in question. Will this suffice to address your concerns on the easement verbiage?

Also, all the comments that were received in this round were addressed in the prior submittal. I have marked the areas in red for reference on the Utility Plan.

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**From:** Gutierrez, David G. [<mailto:dggutierrez@abcwua.org>]  
**Sent:** Tuesday, November 5, 2024 11:16 PM

**To:** Gomez, Angela J. <[agomez@cabq.gov](mailto:agomez@cabq.gov)>; Regina Okoye <[rokoye@modulusarchitects.com](mailto:rokoye@modulusarchitects.com)>  
**Cc:** Biazar, Shahab <[sbiazar@cabq.gov](mailto:sbiazar@cabq.gov)>; Cadena, Kristopher <[kcadena@abcwua.org](mailto:kcadena@abcwua.org)>; Armijo, Ernest M. <[earmijo@cabq.gov](mailto:earmijo@cabq.gov)>; Somerfeldt, Cheryl <[csomerfeldt@cabq.gov](mailto:csomerfeldt@cabq.gov)>; Wolfley, Jolene <[jwolfley@cabq.gov](mailto:jwolfley@cabq.gov)>; Rodenbeck, Jay B. <[jrodenbeck@cabq.gov](mailto:jrodenbeck@cabq.gov)>; Hilland, Heidi <[hhilland@abcwua.org](mailto:hhilland@abcwua.org)>; Webb, Robert L. <[rwebb@cabq.gov](mailto:rwebb@cabq.gov)>; Palmer, Jeffrey <[jppalmer@cabq.gov](mailto:jppalmer@cabq.gov)>; Dery, Victoria A. <[vdery@abcwua.org](mailto:vdery@abcwua.org)>; Trujillo, Concetta M. <[cmtrujillo@cabq.gov](mailto:cmtrujillo@cabq.gov)>; Phelan, Whitney A. <[wphelan@cabq.gov](mailto:wphelan@cabq.gov)>; Chen, Tiequan <[tchen@cabq.gov](mailto:tchen@cabq.gov)>; Ibarra, Marcelo X. <[marceloibarra@cabq.gov](mailto:marceloibarra@cabq.gov)>; Boylan, Jacob <[jboylan@cabq.gov](mailto:jboylan@cabq.gov)>; Montoya, Anthony <[amontoya@cabq.gov](mailto:amontoya@cabq.gov)>; Montoya, Antoni <[antonimontoya@cabq.gov](mailto:antonimontoya@cabq.gov)>; Kanbar, Sertil A. <[skanbar@cabq.gov](mailto:skanbar@cabq.gov)>; Aulick, Hannah <[haulick@cabq.gov](mailto:haulick@cabq.gov)>; Martinez, Richard <[richardmartinez@cabq.gov](mailto:richardmartinez@cabq.gov)>; Lopez, Nicole C. <[nclopez@abcwua.org](mailto:nclopez@abcwua.org)>  
**Subject:** Re: DFT Meeting: November 6th Comments for Item #3\_PR- 2024-010074\_SI-2024-01533

Please see attached



David G. Gutierrez, PE

Principal Engineer – Planning and Utility Development  
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**From:** Gomez, Angela J. <[agomez@cabq.gov](mailto:agomez@cabq.gov)>  
**Sent:** Tuesday, November 5, 2024 4:43 PM  
**To:** Regina Okoye <[rokoye@modulusarchitects.com](mailto:rokoye@modulusarchitects.com)>  
**Cc:** Biazar, Shahab <[sbiazar@cabq.gov](mailto:sbiazar@cabq.gov)>; Cadena, Kristopher <[kcadena@abcwua.org](mailto:kcadena@abcwua.org)>; Gomez, Angela J. <[agomez@cabq.gov](mailto:agomez@cabq.gov)>; Armijo, Ernest M. <[earmijo@cabq.gov](mailto:earmijo@cabq.gov)>; Somerfeldt, Cheryl <[csomerfeldt@cabq.gov](mailto:csomerfeldt@cabq.gov)>; Wolfley, Jolene <[jwolfley@cabq.gov](mailto:jwolfley@cabq.gov)>; Rodenbeck, Jay B. <[jrodenbeck@cabq.gov](mailto:jrodenbeck@cabq.gov)>; Hilland, Heidi <[hhilland@abcwua.org](mailto:hhilland@abcwua.org)>; Webb, Robert L. <[rwebb@cabq.gov](mailto:rwebb@cabq.gov)>; Palmer, Jeffrey <[jppalmer@cabq.gov](mailto:jppalmer@cabq.gov)>; Dery, Victoria A. <[vdery@abcwua.org](mailto:vdery@abcwua.org)>; Trujillo, Concetta M. <[cmtrujillo@cabq.gov](mailto:cmtrujillo@cabq.gov)>; Gutierrez, David G. <[dggutierrez@abcwua.org](mailto:dggutierrez@abcwua.org)>; Phelan, Whitney A. <[wphelan@cabq.gov](mailto:wphelan@cabq.gov)>; Chen, Tiequan <[tchen@cabq.gov](mailto:tchen@cabq.gov)>; Ibarra, Marcelo X. <[marceloibarra@cabq.gov](mailto:marceloibarra@cabq.gov)>; Boylan, Jacob <[jboylan@cabq.gov](mailto:jboylan@cabq.gov)>; Montoya, Anthony <[amontoya@cabq.gov](mailto:amontoya@cabq.gov)>; Montoya, Antoni <[antonimontoya@cabq.gov](mailto:antonimontoya@cabq.gov)>; Kanbar, Sertil A. <[skanbar@cabq.gov](mailto:skanbar@cabq.gov)>; Aulick, Hannah <[haulick@cabq.gov](mailto:haulick@cabq.gov)>; Martinez, Richard <[richardmartinez@cabq.gov](mailto:richardmartinez@cabq.gov)>; Lopez, Nicole C. <[nclopez@abcwua.org](mailto:nclopez@abcwua.org)>  
**Subject:** DFT Meeting: November 6th Comments for Item #3\_PR- 2024-010074\_SI-2024-01533

Good afternoon,

Attached are DFT comments **for item #3\_PR- 2024-010074\_SI-2024-01533**. Any remaining DFT comments will be provided as soon as they are made available for distribution.

DFT staff will meet up with you in the order as listed on the attached agenda remotely via Zoom on Wednesday **November 6th at 9:00am** (see Zoom meeting instructions below).

**Applicants/agents:** If you do not wish want to meet up with DFT staff, please let **me** and **Jay Rodenbeck** ([jrodenbeck@cabq.gov](mailto:jrodenbeck@cabq.gov)) know ASAP.

The Zoom Meeting invitation information is as follows:

Join Zoom Meeting

<https://cabq.zoom.us/j/89785314995>

Meeting ID: 897 8531 4995

Dial by your location

+1 346 248 7799 US (Houston)

Find your local number: <https://cabq.zoom.us/u/kceqFf3L0L>

Best,

Angela ~



**ANGELA GOMEZ**

DRB hearing monitor

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[cabq.gov/planning](http://cabq.gov/planning)