



Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2024-010189 Date: 2/26/2025 Agenda Item: #1 Zone Atlas Page: (H-8, J-7, J-8)

Legal Description: Tract N-1, Correction Plat of Tracts N-1 and N-2 Watershed Subdivision

Request: Subdivide Tract N-1 into two tracts

Location: 9601 Tierra Pintada Blvd between Tierra Pintada Blvd NW and Arroyo Vista Blvd NW

Application For: BULK PLT - 2025 – BULK PLAT

1. Please add the following note on the cover sheet of the proposed plat:
 - a. “Existing public water and/or sanitary sewer infrastructure may not be constructed or sized to adequately serve potential future development. Improvement or upsizing of existing public infrastructure may be required as a condition of future development approval.”
2. No objection to the proposed Bulk Plat. An Availability Statement (240801) was provided from the Water Authority on 12/12/2024 stating the conditions of receiving water and sewer service.

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2024-010189
9601 Tierra Pintada

AGENDA ITEM NO: 1

SUBJECT: Bulk Plat

ENGINEERING COMMENTS:

1. The cross sections provided show adequate sidewalk or trails for all roadways, though the landscape buffer for Mirehaven appears to be only 2' wide. Transportation defers to Parks and Planning if this is acceptable. No objections.

. 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 26, 2025

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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



DEVELOPMENT HEARING OFFICER

Planning Comments

HEARING DATE: 2/26/2025 **AGENDA ITEM:** #1

Project Number: PR-2024-010189

Application Number:

Project Name: 9601 Tierra Pintada Blvd NW

Request: Subdivide Tract N-1 into two tracts as a Bulk Land Plat

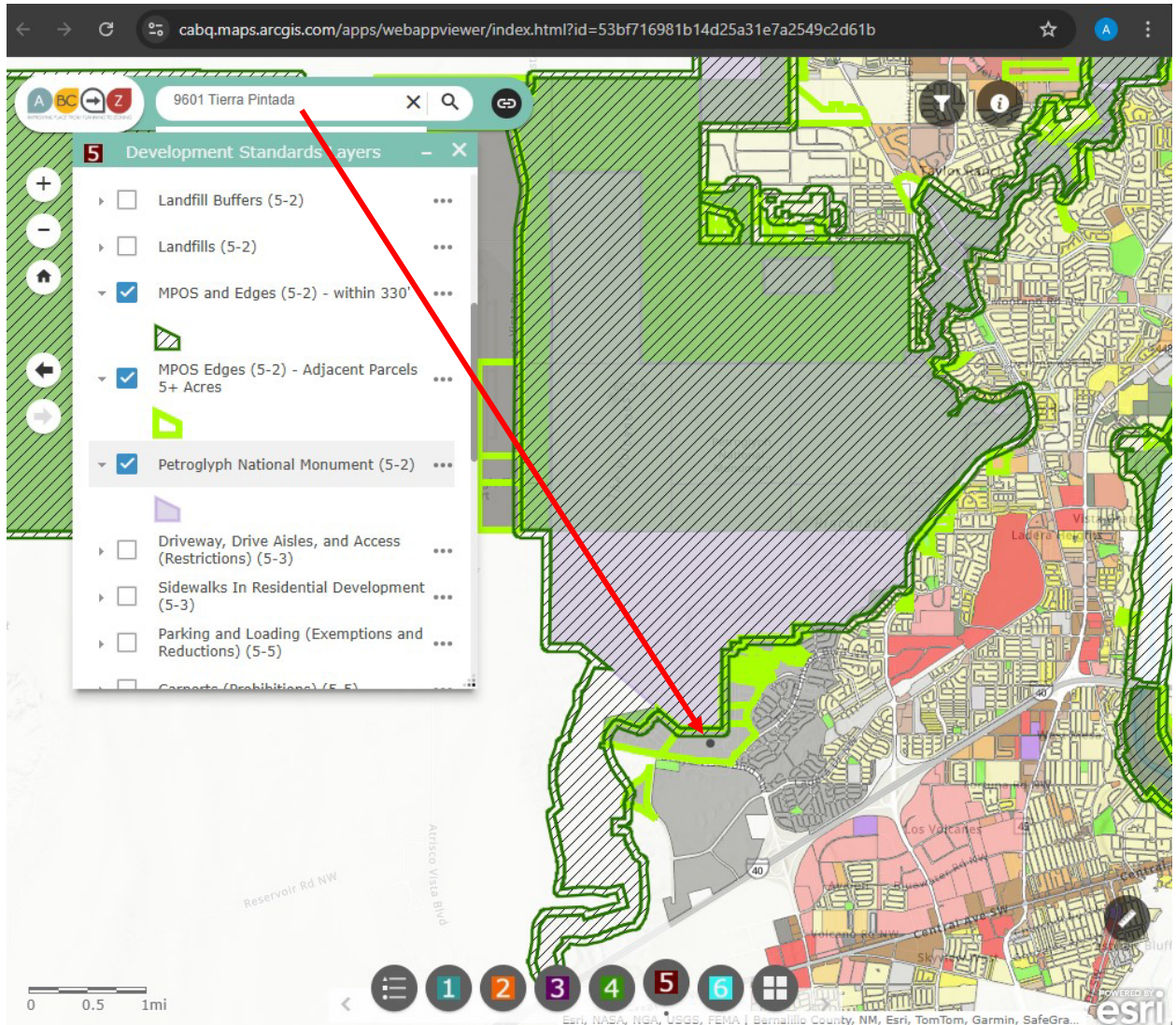
**These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

BACKGROUND

- This is a request for a Bulk Land Plat, subdividing an existing tract, Tract N-1 of the Watershed subdivision, into Tract N-1-B at 60.0839-acres in size and Tract N-1-A at 49.9-acres in size.
- The subject site was reviewed for a sketch plat by the Development Facilitation Team (DFT) on April 17th, 2024.
- The subject property is zoned PC (Planned Community), is located at 9601 Tierra Pintada Blvd., and features the Tres Volcanes Community Collaborative School on the eastern portion of the subject property (future Tract N-1-A as depicted on the Sketch Plat). The subject property is owned by Albuquerque Public Schools (APS).
- The subject property is located within the Westland Framework Plan, and the entire site is designated for education land use on the Framework Plan.
- The subject property is located within an Area of Change and is not located within any type of Center or Corridor.

**(See additional comments on next pages)*

- The western portion of the subject property is located within the Northwest Mesa Escarpment – VPO-2, and is located within the height restrictions sub-area of the VPO.
- The northern portion of the subject property abuts the Petroglyph National Monument.



IDO/DPM COMMENTS

- The site area meets the minimum lot size requirements for a Bulk Land Plat per 6-6-6(J(1)(b)(2) of the IDO.
- The public notice requirements of IDO Section 6, Table 6-1-1 have not been met entirely.

- The applicant has notified Neighborhood Associations by email and property owners within 100 feet by first class mail. Signs providing notice of the application were placed along the street frontages.
- The applicant has not completed the requirements of 6-4 (B) of the IDO, which requires notification of tribal representatives for a Subdivision of Land-Bulk Land when within 660 ft of the Petroglyph National Monument and the offer of a pre-submittal tribal meeting with the tribal representatives.

Due to possible due process issues with tribal representatives having not been properly notified of this application and offered a pre-submittal tribal meeting, it's staff's recommendation that this case not be heard at this time nor approved until all of the notification requirements have been met. Planning staff therefore requests this case be deferred to a later DHO meeting to give the applicant adequate time to notify the tribal representatives and offer them a pre-submittal tribal meeting.


6-1: Procedures Summary Table

Table 6-1-1: Summary of Development Review Procedures																
DHO = Development Hearing Officer EPC = Environmental Planning Commission LC = Landmarks Commission																
ZHE = Zoning Hearing Examiner LUHO = Land Use Hearing Officer																
X = Required [] = Public Hearing < > = Quasi-judicial Hearing																
R = Review/Recommend D = Review and Decide AR = Appeal Review / Recommend AD = Appeal Review and Decide																
	Mtgs			Public Notice				Review and Decision-making Bodies								
Subsection	6-4(B)	6-4(C)	6-4(K)	6-4(J)(2)	6-4(J)(3)	6-4(J)(4)	6-4(J)(5)	6-4(J)(6)	6-2(B)	6-2(D)	6-2(E)	6-2(H)	6-2(J)	6-2(I)	6-2(A)	Specific Procedures
	Tribal	City Staff	Facilitated	Email	Mailed	Posted Sign	Published	Web Posting	City Staff ¹	DHO	EPC	LC	ZHE	LUHO	City Council ²	
Application Type																
Permit – Wall or Fence – Major				X	X	X		X					<D>	<AR>	<AD>	6-6(H)
Site Plan – EPC			X	X	X	X	X	X	R		<D>			<AR>	<AD>	6-6(I)
Subdivision of Land – Bulk Land	X	X		X	X	X	X	X	R	<D>				<AR>	<AD>	6-6(J)
Subdivision of Land – Minor	X			X				X	R	<D>				<AR>	<AD>	6-6(K)
Subdivision of Land – Major	X	X		X	X	X	X	X	R	<D>				<AR>	<AD>	6-6(L)

6-4(B) PRE-SUBMITTAL TRIBAL MEETING

6-4(B)(1) For applications meeting all of the following criteria, the applicant shall offer at least 1 meeting to Indian Nations, Tribes, and Pueblos no more than 1 calendar year before filing the application. In such cases, project applications will not be accepted until a pre-submittal tribal meeting has been held, or the requirements for a reasonable attempt in Subsection (3) below have been met.

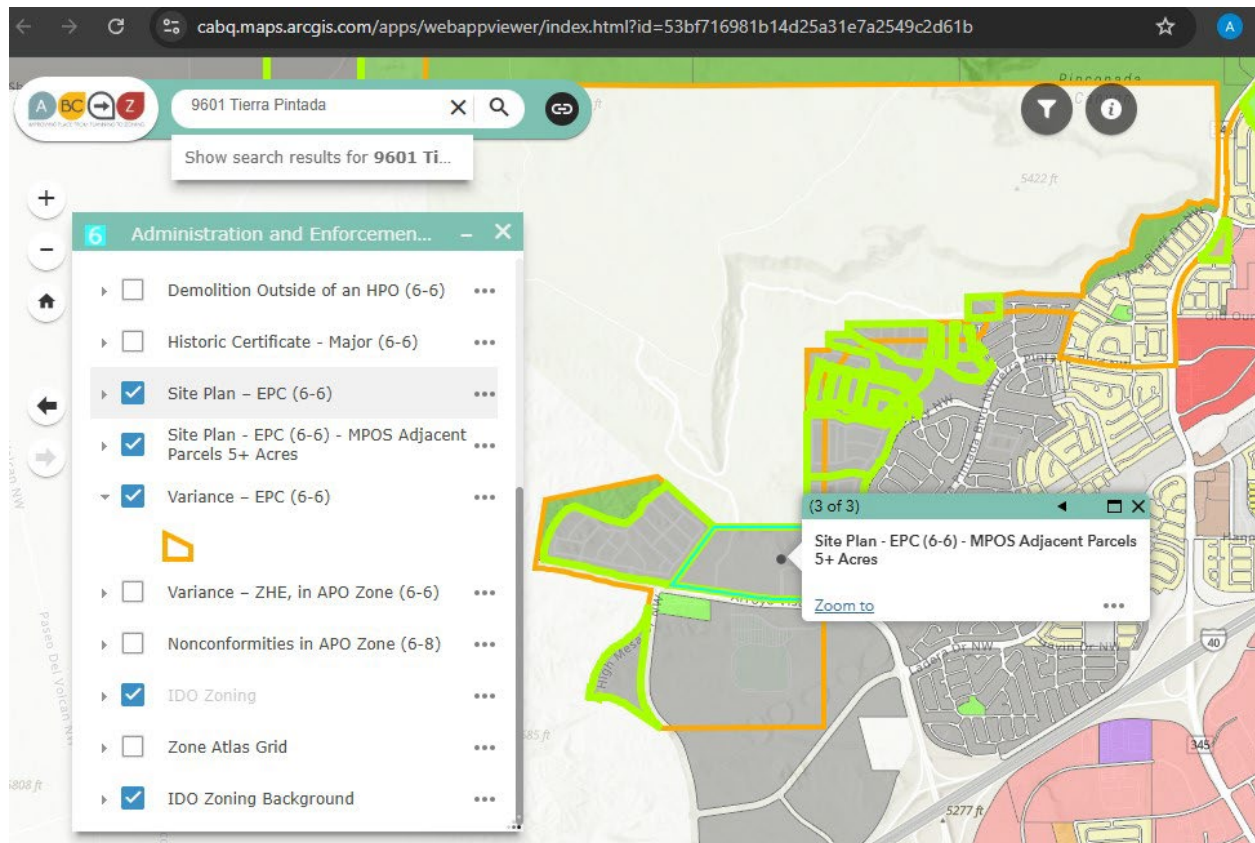
6-4(B)(1)(a) Table 6-1-1 requires a pre-submittal tribal meeting to be offered for that type of application.

 6-4(B)(1)(b) The subject property is within 660 feet of Major Public Open Space (including the Petroglyph National Monument) or tribal land.

6-4(B)(1)(c) A pre-submittal tribal meeting was not offered for the same subject property at a prior stage in the development process for the same proposed project.

- During staff review of this Bulk Land Plat, it was discovered that the subject property, 9601 Tierra Pintada, is also being reviewed by the EPC for a site plan which is required per 6-6 (I). Site Plan -EPC, states in the applicability “Any application for development on a lot 5 acres or greater adjacent to Major Public Open Space”.
 - This case was deferred by the EPC until March 20th, 2025. An approval on the Site Plan is required prior to any platting action per section 6-6(I)(1)(a) of the IDO, requiring a deferral of this case to a DHO meeting which will take place after the March 20th EPC meeting (the first DHO meeting after the March 20th EPC meeting will take place on March 26th).

6-6(I)(1)(a) A Site Plan – EPC may only be approved for legally platted or nonconforming lots, and may not be approved on unsubdivided property, except for development in the PD or NR-SU zone districts and any development on a site 5 acres or greater adjacent to Major Public Open Space, in which case a Site Plan approval is required prior to any platting action.



***** Once approved, before a Site Plan, Plat, or Infrastructure List will be distributed for signatures, the following must be met:**

1. The Site Plan, Plat, or Infrastructure List to be distributed for signatures must depict any revisions required per the conditions and/or findings featured in the Notice of Decision for the application.
2. All Site Plan, Plat, or Infrastructure List sheets must be included in the submittal to be distributed for signatures; no additional documents/sheets should be included in this submittal (for example, submit a comment response letter separately).
3. The Site Plan, Plat, or Infrastructure List submittal to be distributed for signatures must be featured in a single PDF.
4. The Site Plan, Plat, or Infrastructure List must feature/depict the project and application numbers.
5. All Site Plan sheets must be stamped and signed by a design professional licensed in the State of New Mexico, with the Landscape Plan sheet(s) stamped and signed by a Landscape Architect licensed in the State of New Mexico.

6. The Plat must be stamped and signed by a Surveyor licensed in the State of New Mexico.

7. The title of the Site Plan, Plat, or Infrastructure must follow the following naming scheme:

- a. Site Plan: project number_application_number_Site_Plan_Approved_date of approval
- b. Plat: project number_application number_Plat_Approved_date of approval
- c. Infrastructure List: project number_application number_IL_Approved_date of approval

- The following will need to be on the platting sheets:

Project and **Application #'s**, documents signed/stamped by a design professing licensed in the State of NM.

- Prior to final sign-off of the plat, **the AGIS office must approve the DXF file and proof of approval must be provided.**
- Per 6-6(L)(2)(d)(7) of the IDO, the date of the DHO approval shall be recorded on the Plat. Therefore, prior to final sign-off of the 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 Jay Rodenbeck at jrodenbeck@cabq.gov and Angela Gomez at agomez@cabq.gov.
- Per IDO 6-6(J)(2)(g) The applicant shall then **record it with the Bernalillo County Clerk** as soon as possible, **but in no case more than 30 consecutive days from the date of the last signature on the plat or the subdivision shall be voided.**
 - 1. A plat that is not recorded in a timely manner may not be used as the basis for legal transfer of property where a subdivision is required.
 - 2. The applicant shall bring the City a copy of the recorded plat.



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: Antoni Montoya/Jay Rodenbeck
Planning Department

DATE: 2/25/2025