

**DEVELOPMENT HEARING OFFICER - HYDROLOGY SECTION**  
Anthony Montoya, Jr., PE, Senior Engineer | 505-924-3314 [amontoya@cabq.gov](mailto:amontoya@cabq.gov)

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DRB Project Number: 2024-010189 Hearing Date: 05-21-2025  
Project: Lot/Tract N1, WATERSHED  
SUBDIVISION  
located on ARROYO VISTA  
between GATEWAY LANE and  
TIERRA PINTADA Agenda Item No: 11

|  |   |   |
|--|---|---|
| <input type="checkbox"/> Minor Preliminary /<br>Final Plat | <input checked="" type="checkbox"/> Preliminary Plat    | <input type="checkbox"/> Final Plat                         |
| <input type="checkbox"/> Temp Sidewalk<br>Deferral         | <input type="checkbox"/> Sidewalk<br>Waiver/Variance    | <input type="checkbox"/> Bulk Land Plat                     |
| <input type="checkbox"/> DPM Variance                      | <input type="checkbox"/> Vacation of Public<br>Easement | <input type="checkbox"/> Vacation of Public<br>Right of Way |

**ENGINEERING COMMENTS:**

- Hydrology has an approved Grading & Drainage Plan and Drainage Report (HT# J08D003B) for Grading Permit, Work Order, and action by the DRB on Site Plan for Building Permit with an engineer's stamp 04/07/2025.
- Hydrology has no objection to the plating 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: 2024-010189  
9601 Tierra Pintada

AGENDA ITEM NO: 10

SUBJECT: Preliminary Plat

ENGINEERING COMMENTS:

1. No objection

. 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: May 21, 2025

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ACTION:

APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_

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



## DEVELOPMENT HEARING OFFICER

### Planning Comments

**HEARING DATE:** 5/21/2025    **AGENDA ITEM:** #10

**Project Number:** PR-2024-010189

**Application Number:** MAJOR\_PLT-2025-00003

**Project Name:** 9601 Tierra Pintada Blvd NW

**Request:** Major Preliminary Plat

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

### **BACKGROUND**

- This is a request for a Preliminary Plat, subdividing existing Tract N-1-B of the Watershed subdivision of 60.08 acres into; 212 lots, private and public easements, pedestrian and vehicular easements.
- The proposed density is 3.54 dwelling units per acre and the proposed lot dimensions are 5400 SF, to be in a gated HOA community.
- The subject site was reviewed for a Sketch Plat by the Development Facilitation Team (DFT) on April 17<sup>th</sup>, 2024.
- On March 20, 2025, the Environmental Planning Commission (EPC) approved Project # 2025-011387, SI-2025-00040 which includes the subject property. A Notice of Decision has been administered by DFT staff for the final sign -off of the Site Plan.
- A Bulk Land Plat of the subject property was approved by the DHO on April 9<sup>th</sup> 2025 and was recorded on May 13<sup>th</sup>, 2025.
- Vacation Easement(s) depicted on this Plat as well as DHO Waivers on the subject property were approved by the DHO on April 23<sup>rd</sup>, 2025.

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

- The subject property is zoned PC (Planned Community), within the Westland Framework Plan, and is designated for education land use in the Framework Plan.
- It is also, 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 DHO Waivers approved at the April 23<sup>rd</sup> DHO meeting must be listed on the Plat per 6-6(P)(2)(d) of the IDO.
- In the North East section of the plat, is the 12' private Vehicular Access Easement to be granted to AMAFCA, the pedestrian trail connection to the Petroglyph National Monument as well?
- Place a note on the Infrastructure List, in regards to the trail along Arroyo Vista, stating that 'any damage that occurs to the trail will be repaired by the developer.' Planning defers on the specific language of the note to Parks and Recreation staff.
- Place the Infrastructure List on the current form. Link provided below:  
  
[https://documents.cabq.gov/planning/development-facilitation-team/DFT\\_infrastructure-list.pdf](https://documents.cabq.gov/planning/development-facilitation-team/DFT_infrastructure-list.pdf)
- The Westland Framework must be amended from 'education' to 'residential' land use prior to final sign-off of the Final Plat.

#### **6-6(L)(3) Review and Decision Criteria**

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.
- 6-6(L)(3)(b) A Final Plat shall be approved if it includes all changes, conditions, and requirements contained in the Preliminary Plat approval.

## **6-4(P)(2) Infrastructure Improvements Agreement**

Before a final plat may be approved, the applicant shall provide an Infrastructure Improvements Agreement (IIA) based on the required infrastructure that complies with the following standards and all applicable standards in the DPM.

- The public notice requirements of IDO Section 6, Table 6-1-1 have been met.

**\*\*\* 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 professional 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](mailto:jrodenbeck@cabq.gov) and Angela Gomez at [agomez@cabq.gov](mailto:agomez@cabq.gov).**
- Per IDO 6-6(L)(2)(d) 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: 5/20/25