

**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: 03-12-2025  
Project: 9601 Tierra Pintada Agenda Item No: 2

<input type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Temp Sidewalk Deferral	<input type="checkbox"/> Sidewalk Waiver/Variance	<input checked="" 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 Grading & Drainage Plan (J08D003A) with engineer's stamp 11/17/2016 for the Tract N-1-A.
- Hydrology has no objection to the platting action.
- Comment - Prior to submitting for Building Permit, 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 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-2024-010189 Date: 3/12/2025 Agenda Item: #2 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**

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1. Per comments provided on the previous submittal, the Water Authority will not sign off on this bulk plat until the cover sheet includes the following note:
  - 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. The Availability Statement (240801) dated 12/12/2024 included conditions for receiving water and sanitary sewer service to the proposed residential development, which included requirements for a developer-funded project to construct an internal network of distribution water lines, with looping to the existing 12-inch distribution line at proposed entrances along Arroyo Vista Blvd and the 8-inch distribution line along the eastern boundary of the property, and an internal network of sanitary sewer lines that connect to the existing 12-inch sanitary sewer collector in Arroyo Vista Blvd. The proposed bulk plat is missing the delineation of these necessary public easements for the water and sewer lines that will allow for service connections to the 250 residences.

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2024-010189  
9601 Tierra Pintada

AGENDA ITEM NO: 2

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](mailto:earmijo@cabq.gov)

DATE: March 12, 2025

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ACTION:

APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_

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