

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

DRB Project Number: PR-2024-010189 Hearing Date: 03-26-2025
TRACT N-1, CORRECTION
PLAT OF TRS N-1 & N-2
WATERSHED SUBD
located at
9601 TIERRA PINTADA BLVD
between TIERRA PINTADA BLVD
NW and ARROYO VISTA BLVD
NW

Project: _____ 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 Conceptual Grading & Drainage Plan (J08D003B) with engineer's stamp (none) for the Tract N-1-B.
- 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 more detailed Grading & Drainage Plan for review & approval to obtain AMAFCA and Hydrology approvals.

☐ 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

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

Project No: PR-2024-010189 Date: 3/26/2025 Agenda Item: #2 Zone Atlas Page: (H-8, J-7, J-8)

Legal Description: Tract N-1, Correction Plat of Trs N-1 & 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 -00001 - BULK PLAT

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.”



DEVELOPMENT FACILITATION TEAM

Parks and Recreation Department

PR-2024-010189

BULK_PLT-2025 -00001 – BULK PLAT

BOHANNAN HUSTON, INC. AGENT for ALBUQUERQUE PUBLIC SCHOOLS requests the aforementioned action(s) for all or a portion of: TRACT N-1, CORRECTION PLAT OF TRS N-1 & N-2 WATERSHED SUBD zoned PC located at 9601 TIERRA PINTADA BLVD between TIERRA PINTADA BLVD NW and ARROYO VISTA BLVD NW containing approximately 109.9839 acre(s). (H-08, J-08, & J-07) [Deferred from 2/26/25x, 3/12/25]

PROPERTY OWNERS: Albuquerque Public Schools

REQUEST: Subdivide Tract N-1 into two tracts

SKETCH PLAT 4-17-24 (DFT)

IDO - 2023

Comments:

3.26.2025

The Open Space Department recommends that the city require as a condition of approval for APS to commit to an easement that will provide a trail connection from the proposed Savio Ridge Subdivision trail to the South Pointe trailhead.

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

DATE: March 26, 2025

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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

Emailed March 17, 2025
DHO Comments for Meeting on 3/26/2025

To: Angela Gomez, Development Review Services Hearing Monitor
City of Albuquerque

From: Jared Romero, P.E., CFM, Drainage Engineer
AMAFCA

RE: DHO RESPONSE for PR-2024-010189

TRACT N-1, CORRECTION PLAT OF TRS N-1 & N-2 WATERSHED SUBD: ZAP: K-16
SKETCH PLAT 4-
17-24 (DFT)

- AMAFCA has no adverse comments on the sketch plat.

IDO - 2023



DEVELOPMENT HEARING OFFICER

Planning Comments

HEARING DATE: 3/26/2025 **AGENDA ITEM:** #2

Project Number: PR-2024-010189

Application Number: Bulk_Plt-2025-00001

Project Name: 9601 Tierra Pintada Blvd NW

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

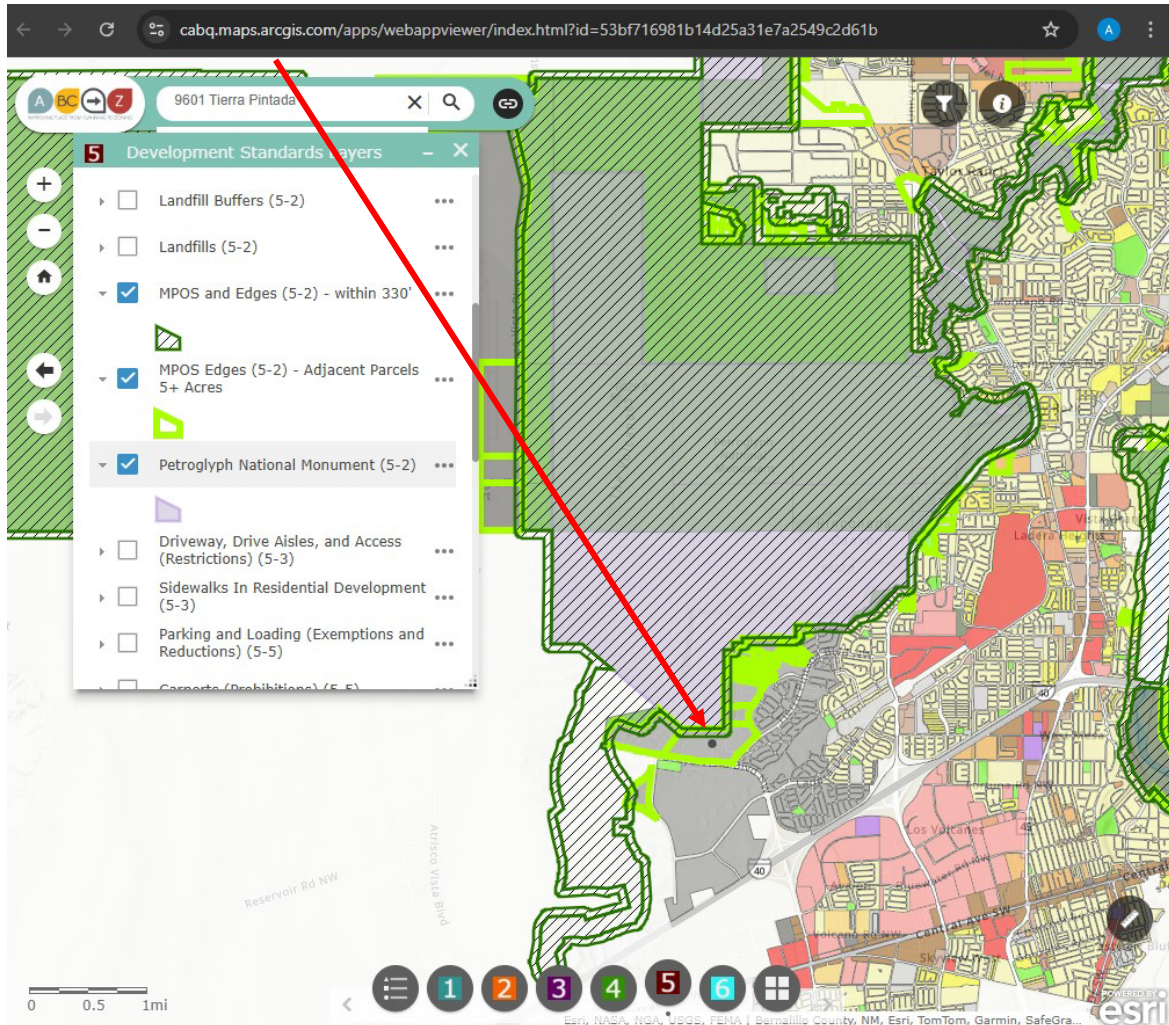
**These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

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 been met.
- 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 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.
 - The Pueblo of Laguna has requested a facilitated meeting. Written documentation from this meeting is required to proceed.
- This case was heard by the EPC on 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. Submittal of the Notice of Decision from the EPC is required.**

***** 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_Aproved_date of approval

c. Infrastructure List: project number_application number_IL_Aproved_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: 3/24/2025