



Development Hearing Officer (DHO)
City of Albuquerque, Planning Department
Plaza Del Sol, 600 Second NW
Albuquerque, New Mexico 87102
November 5, 2025

RE: PROJECT – PRELIMINARY PLAT - PR-2025-020092, VOLCANO CLIFFS UNIT 26

To whom it may concern,

Modulus Architects, Inc., hereafter referred to as “Agent” for the purpose of this request, represents U26 VC, LLC & VOLCANO CLIFFS INC hereafter referred to as “Property Owners”. We, “Agent” are requesting review of a Preliminary Plat review.

The subject site comprises approximately 12.1364 acres and is located within Block 3 of the Volcano Cliffs Subdivision, Unit 26, in the City of Albuquerque, Bernalillo County, New Mexico. The site is bound by Paseo del Norte NW, Kimmick Dr NW, and Valente Road NW. This request is dealing with Lot 4A1 and 1A1.

The purpose of this platting action is to:

1. Subdivide the subject property into 4 legal tracts—identified as Lots 1A-1-A, 1A-1-B, 4A-1-A, and 4A-1-B, —based on development and ownership considerations.
2. Dedicate additional right-of-way to the City of Albuquerque along the project frontage as shown.
3. Identify existing easements.
4. Eliminate existing lot lines and reconfigure the site to support future development.

This platting action ensures appropriate lot configuration and provides necessary easements to facilitate coordinated site development within the Volcano Mesa sector.

Please find below the verbatim review comments received as part of the Sketch Plat process for the above-referenced project. Each comment is grouped by reviewing department and is followed by a placeholder for the applicant's response. The Sketch Plat meeting was held on 8-6-25.

Compiled Sketch Plat Review Comments with Applicant Responses

Hydrology Department

- Comment: Hydrology needs to approve the Conceptual Grading & Drainage Plan prior to approval of the sketch plat.

Applicant Response: Attached to this application is the approved G&D plan.

- Comment: 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).

Applicant Response: Noted.

Code Enforcement

- Comment: Code Enforcement has no comments and no objections.

Applicant Response: Noted.

Utility Development

- Comment: Please place a Request for Availability online at <https://www.abcwua.org/info-for-builders-availability-statements/>

Applicant Response: The request has been submitted and the Water Availability Statement will be obtained within the next few days.

- Comment: Infrastructure improvements may be required and will need to be constructed or include an infrastructure list and financial guarantee prior to final sign off.

Applicant Response: An IL has been included in this application.

- Comment: Please provide some fire protection requirements (estimated by a professional or provided by the Fire Marshall's Office).

Applicant Response: An approved Fire 1 Plan has been included in this application.

- Comment: As proposed, Lots 4A1A and 1A1A do not have all frontages with access to both water and sanitary sewer infrastructure.

Applicant Response: 4A-1-A will access water and sewer from Calle Norte road. 1A-1-A will access sewer from the new proposed 20' private sewer easement (Easement 4 on the plat). Water will be accessed off of Kimmick Road. Please see conceptual Utility plan for reference.

- Comment: Add the following note on the plat when easements are being granted for public water and/or public sanitary sewer infrastructure:

ABCWUA Public Water & Sanitary Sewer Easements

Albuquerque Bernalillo County Water Utility Authority (ABCWUA) is granted easement(s) in the dimensions noted on this plat for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary service lines, equipment and facilities reasonably necessary to provide service together with free access on and over the easement and the right to remove trees, shrubs, undergrowth and any other obstacles, modifications, or structures which interfere with use of the easement.

Applicant Response:

- Comment: Include all public water and/or sanitary sewer easements on the plat, including those that are adjacent to the subject property's boundaries. Surveyor shall field verify the location of existing public water and/or sanitary sewer infrastructure to determine if existing easements are sufficient. If the easement(s) does not exist, a new easement shall be granted.

Applicant Response: All easements have been included and verified.

- Comment: Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated rights-of-way. A minimum width easement of 20' is required for a single utility and 25' for water and sewer both within the same easement.

Applicant Response: A new proposed 20' private sewer easement (Easement 4 on the plat) will be granted with this plat.

- Comment: Side yard easements are not acceptable for public waterline or sanitary sewer. If no other corridor is available for such extensions, a separate tract owned and maintained by the HOA shall be created.

Applicant Response: Noted.

- Comment: If existing conditions consist of a shared easement with public waterline and/or sanitary sewer along with other utilities, this existing easement may remain as is without the need for an exclusive easement, as approved by the Water Authority.

Applicant Response: Noted.

- Comment: The surveyor shall field verify the location of existing private water and/or private sanitary sewer services to determine if private service easements are needed.

Applicant Response: Completed and a new proposed 20' private sewer easement (Easement 4 on the plat) is being proposed on this plat.

- Comment: Proper private water and/or private sanitary sewer service easements shall be granted for access to public waterline and/or public sanitary sewer for proposed lots which do not have direct access.

Applicant Response: 4A-1-A will access water and sewer from Calle Norte road. 1A-1-A will access sewer from the new proposed 20' private sewer easement (Easement 4 on the plat). Water will be accessed off of Kimmick Road. Please see conceptual Utility plan for reference.

Transportation Department

- Comment: Paseo Del Norte is a Principal arterial requires 6 ft sidewalk, and 5-6 ft Landscape buffer. Kimmick is a proposed minor collector requires 6 ft sidewalk, and 5-6 ft Landscape buffer. Valiente, is a local street requires 5 ft sidewalk, and 4-6 ft Landscape buffer. Calle Nortena is a proposed major collector and requires 6 ft sidewalk and 5-6 ft Landscape buffer.

Applicant Response: An IL has been included in this application that includes the required sidewalks. We applicant has not proposed a sidewalk along Paseo as it has been included in an existing City Work order project.

Parks and Recreation Department

- Comment: The LRBS (Long Range Bikeway System Map) shows planned multi-use paved trail along Paseo del Norte, Kimmick, and Calle Nortena.

The prior infrastructure list includes paved trail along Paseo del Norte and Calle Nortena, please include trail along the east side of Kimmick as well. This will provide access to MPOS to the south of the site and north to the Paseo del Norte trail which is a major E/W connection.

Applicant Response: A 10' paved trail has been added to the IL.

Planning Department

- Comment: Demonstrate compliance with Section 7 of the DPM, Table 7.2.29, regarding Sidewalk width requirements and its landscape buffer.

Paseo del Norte is classified as a Principal Arterial Street and a requires a 6-foot sidewalk width and a 5–6-foot landscape buffer. Valiente Rd. is a local street requires a 5ft sidewalk width and a 4-6 landscape buffer.

Applicant Response: An IL has been included in this application that includes the required sidewalks. We applicant has not proposed a sidewalk along Paseo as it has been included in an existing City Work order project.

- Comment: Per 6-4(B) of the IDO, a Pre-Submittal Tribal Meeting request must be offered to tribal contacts on file with the Planning Department if the subject property for a Minor Preliminary/Final Plat application is located within 660 feet of Major Public Open Space and/or a tribal boundary. The subject property for this Sketch Plat is located within this area, therefore a Pre-Submittal Tribal Meeting request will be required for a future platting application on the subject property. Tribal Meeting Request Portal
Tribal meeting Liaison: Office of Native American Affairs. Terry Sloan at terrysloan@cabq.gov to obtain an updated NM Tribes & Leaders List.

Applicant Response: A meeting was offered but there was no request for a meeting.