

DEVELOPMENT FACILITATIVE TEAM (DFT) - **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: PR-2025-020092 Hearing Date: 8-6-2025  
4A1, VOLCANO CLIFFS UNIT 26  
located on VALIENTE between  
PASEO DEL NORTE NW and  
Project: KIMMICK Agenda Item No: 5

<input checked="" type="checkbox"/> Sketch Plat	<input type="checkbox"/> Site Plan for Bldg. Permit
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**ENGINEERING COMMENTS:**

- Hydrology needs to approve the Conceptual Grading & Drainage Plan prior to approval of the sketch plat.
- 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 FACILITATIVE TEAM (DFT)

## Code Enforcement Comments

*Disclaimer: Comments provided are based upon information received from applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning staff.*

Jeff Palmer-Code Enforcement Supervisor  
Planning Department  
[jppalmer@caba.aov](mailto:jppalmer@caba.aov)

**DATE:** 08/06/2025

### **AGENDA ITEM NO: 5**

### **PROJECT NUMBER:**

**PR-2025-020092**

**PA-2025-00225 – SKETCH**

**ADDRESS/LOCATION:** All or a portion of: 4A1, VOLCANO CLIFFS UNIT 26 zoned MX-L, located on VALIENTE between PASEO DEL NORTE NW and KIMMICK containing approximately 13.0 acre(s). (C-11)

### **REQUEST:**

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

**IDO – 2025**

### **COMMENTS:**

1. Code Enforcement has no comments and no objections.



## Development Facilitation Team (DFT) – Review Comments

Reviewer: David G. Gutierrez, P.E. | Phone: 505-289-3381 | [dggutierrez@abcwua.org](mailto:dggutierrez@abcwua.org)

Project No: PR-2025-020092    Date: 8/6/2025    Agenda Item: #5    Zone Atlas Page: C-11

Legal Description: Lot 4A1, Block 2, Volcano Cliffs Unit 26

### Request:

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.

Location: VALIENTE between PASEO DEL NORTE NW and KIMMICK DR NW

☐ Approved No Conditions    ☐ Approved W/Conditions    ☒ Not Approved

### Application For: PA-2025-00225 - SKETCH

1. Please place a Request for Availability online at <https://www.abcwua.org/info-for-builders-availability-statements/>
  - a. Infrastructure improvements may be required and will need to be constructed or include an infrastructure list and financial guarantee prior to final sign off.
  - b. Please provide some fire protection requirements (estimated by a professional or provided by the Fire Marshall's Office).
2. As proposed, Lots 4A1A and 1A1A do not have all frontages with access to both water and sanitary sewer infrastructure.
3. For information:
  - a. Easements:
    - i. 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.
    - ii. 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 public water and/or sanitary sewer easements are sufficient. If the easement(s) does not exist, a new easement shall be granted. The width of the easement shall be the standard width, unless specified by the Water Authority.

- iii. 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. Easements for standard sized water meters need to be 5'x5' and include the length of the water service if located on private property. For larger meters that require a meter vault, a 35'x35' easement is required. Actual easement widths may vary depending on the depth of the lines to be installed.
- iv. Side yard easements are not acceptable for public waterline or sanitary sewer. If no other corridor is available for such extensions, a separate tract that is owned and maintained by the Homeowners Association (HOA) shall be created and an exclusive public water and/or sanitary sewer easement shall be granted to the Water Authority along this tract.
- v. 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.
- vi. 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 to preserve the existing service(s) for the newly created lots. The width of the private service easement shall be determined by the engineer or surveyor.
- vii. 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. The width of the private service easement shall be determined by the engineer or surveyor.

DEVELOPMENT FACILITATION TEAM

TRANSPORTATION DEVELOPMENT

Project Number: 2025-020092  
Valiente B/W PDN-Kimmick

AGENDA ITEM NO: 5

SUBJECT: SKETCH

ENGINEERING COMMENTS:

1. 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.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Sertil Kanbar, P.E.  
Transportation Development  
505-924-3909 or [skanbar@cabq.gov](mailto:skanbar@cabq.gov)

DATE: August 6,2025

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ACTION:

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

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