



## **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-2022-007508   Date: 4/23/2025   Agenda Item: #9   Zone Atlas Page: D-11**

**Legal Description: Tract Y2A1B1, TAYLOR RANCH**

**Request: Vacation of Public Easement**

**Location: 6911 Taylor Ranch**

### **Application For: VAC-2025-00015 – Vacation of Public Easement**

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1. No objection.

**Comment:** (Provide written response explaining how comments were addressed)



## **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-2018-001227   Date: 4/23/2025   Agenda Item: #   Zone Atlas Page: D-11**

**Legal Description: LOT/Tract Y2A2, Y2A1B1, Y2A1A1A, TAYLOR RANCH**

**Request: Small lot line adjustment.**

**Location: 6971 TAYLOR RANCH RD NW AND 6911 TAYLOR RANCH RD NW between  
SOONER TRAIL NW AND HOMESTEAD TRAIL NW**

**Application For: – MINOR PLT-2025-00007 – PRELIMINARY/FINAL PLAT**

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**Comment:** (Provide written response explaining how comments were addressed)

1. No objection.

## **DEVELOPMENT FACILITATIVE TEAM (DHO)**

### **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@cabq.gov](mailto:jppalmer@cabq.gov)*

**DATE:** 04/23/2025

#### **AGENDA ITEM NO: 9**

#### **PROJECT NUMBER:**

**[PR-2022-007508](#)**

**VAC-2025-00015 – VACATION OF PUBLIC EASEMENT**

**IDO - 2023**

#### **PROJECT NAME:**

**LADERA ENTERPRISES, LLC | DAN RICH** requests the aforementioned action(s) for all or a portion of:  
**Lot/Tract Y2A1B1, TAYLOR RANCH zoned MX-M, located at 6911 TAYLOR RANCH** containing  
approximately **5.87** acre(s). **(D-11)**

**PROPERTY OWNERS:** DAN RICH

**REQUEST:** Truncating a small portion of a PNM easement which is obsolete and not required

#### **COMMENTS:**

1. Code Enforcement has no comments and no objections.

## DEVELOPMENT FACILITATIVE TEAM (DHO)

### 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@cabq.gov](mailto:jppalmer@cabq.gov)

**DATE:** 04/23/2025

#### **AGENDA ITEM NO: 10**

#### **PROJECT NUMBER:**

**PR-2018-001227** AKA PR-2022-007508

**MINOR\_PLT-2025-00007 – PRELIMINARY/FINAL PLAT**

**IDO - 2023**

#### **PROJECT NAME:**

**LADERA ENTERPRISES, LLC AGENT for DAN RICH** requests the aforementioned action(s) for all or a portion of: Lot/Tract **Y2A2, Y2A1B1, Y2A1A1A, TAYLOR RANCH** zoned **MX-M**, located at **6971 TAYLOR RANCH RD NW** and **6911 TAYLOR RANCH RD NW** between **SOONER TRAIL NW AND HOMESTEAD TRAIL NW** containing approximately **10.11** acre(s). **(D-11)** [Deferred from 4/9/25L]

**PROPERTY OWNERS:** DAN RICH

**REQUEST:** Small lot line adjustment

#### **COMMENTS:**

1. Code Enforcement has no comments.

## DEVELOPMENT HEARING OFFICER - **HYDROLOGY SECTION**

Richard Martinez, PE, Senior Engineer | 505-924-3362 [richardmartinez@cabq.gov](mailto:richardmartinez@cabq.gov)

DRB Project Number: 2022-007508

Hearing Date: **04-23-2025**

Project: Lot/Tract Y2A1B1,  
TAYLOR RANCH  
6911 TAYLOR RANCH

Agenda Item No: **9**

<input type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat, with ROW Dedication
<input type="checkbox"/> Temp Sidewalk Deferral	<input type="checkbox"/> Sidewalk Waiver/Variance	<input type="checkbox"/> Bulk Land Plat
<input type="checkbox"/> DPM Variance	<input checked="" type="checkbox"/> Vacation of Public Easement	<input type="checkbox"/> Vacation of Public Right of Way

### ENGINEERING COMMENTS:

- Hydrology has no objection and defers to PNM for the vacation of the easement.
- Prior to submitting for a Grading Permit or a Building Permit for any site upgrades, 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 HEARING OFFICER - **HYDROLOGY SECTION**

Richard Martinez, PE, Senior Engineer | 505-924-3362 [richardmartinez@cabq.gov](mailto:richardmartinez@cabq.gov)

DRB Project Number: 2018-001227

Hearing Date: **04-23-2025**

Lot/Tract Y2A2, Y2A1B1, Y2A1A1A,  
TAYLOR RANCH  
6971 TAYLOR RANCH RD NW and  
6911 TAYLOR RANCH RD NW  
Between SOONER TRAIL NW AND  
HOMESTEAD TRAIL NW

Project: \_\_\_\_\_

Agenda Item No: **10**

<input checked="" type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat, with ROW Dedication
<input type="checkbox"/> Temp Sidewalk Deferral	<input type="checkbox"/> Sidewalk Waiver/Variance	<input 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 no objection to the preliminary/final plat action.
- Prior to submitting for a Grading Permit or a Building Permit for any site upgrades, 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 REVIEW BOARD  
TRANSPORTATION DEVELOPMENT

DRB Project Number: 2022-007508  
6911 Taylor Ranch

AGENDA ITEM NO: 9

SUBJECT: Vacation of Public Easement

ENGINEERING COMMENTS:

1. Sidewalks and buffers are adequate. No objection.
2. For any future development a TCL (Traffic Circulation Layout) will be required before building permit.

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: Ernest Armijo, P.E.  
Transportation Development  
505-924-3991 or [earmijo@cabq.gov](mailto:earmijo@cabq.gov)

DATE: April 23, 2025

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ACTION:

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

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

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2018-001227  
6911 Taylor Ranch

AGENDA ITEM NO: 10

SUBJECT: Preliminary/ Final Plat

ENGINEERING COMMENTS:

1. Sidewalks and buffers are adequate. No objection.

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: Ernest Armijo, P.E.  
Transportation Development  
505-924-3991 or [earmijol@cabq.gov](mailto:earmijol@cabq.gov)

DATE: April 23, 2025

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ACTION:

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

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





## DEVELOPMENT HEARING OFFICER

### Planning - Case Comments

**Meeting DATE:** 4/23/25 -- **AGENDA ITEM:** #9 & 10

**Project Number:** PR-2018-001227 AKA PR-2022-007508

**Application Numbers:** Minor PLT-2025-00007, VAC-2025-00015

**Project Name:** Taylor Ranch Self-Storage

**Request:**

*Small interior lot line adjustment to allow for addition of more self-storage units, and seeking approval of a Vacation of PUE for a 10' PNM easement.*

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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 Green are compliant**

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### BACKGROUND

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- This is a request for a lot line adjustment to an interior lot line between two properties owned by the same owner and located at Taylor Ranch Self-Storage and Highland Hills Shopping Center legally described as TR Y-2A-1-B-1 PLAT OF TR Y-2A-1-A-1, Y-2A-1-B-1 & Y-2A-1-C-1 TAYLOR RANCH CONT 5.8787 AC, TR Y-2A-1-A-1-A PLAT OF TRACT Y-2A-1-A-1-A TAYLOR RANCH CONT 4.2352 AC. The lot line adjustment also includes a partial vacation of a 10' PNM Easement.
- The subject property is NOT located within any type of Center or Corridor. It is Area of Consistency and not within any Character Protection Overlay (CPO).
- The subject property is zoned MX-M and is surrounded by Residential zones on all sides.

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

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## IDO/DPM COMMENTS

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### **6-6(K) SUBDIVISION OF LAND – MINOR**

All applicable provisions of Section 14-16-6-4 (General Procedures) apply unless specifically modified by the provisions of this Subsection 14-16-6-6(K) or the DPM.

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

An application for a Subdivision of Land – Minor 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.

**This sub-division as shown is compliant with all applicable provisions of the IDO and the DPM.**

### **6-6(M) VACATION OF EASEMENT, PRIVATE WAY, OR PUBLIC RIGHT-OF-WAY**

#### **6-6(M)(1) Applicability**

This Subsection 14-16-6-6(M) applies to all applications for any of the following Vacations:

##### **6-6(M)(1)(a) Vacation of Public or Private Easement or Private Way**

Any public or private easement or private way shown on a recorded plat.

#### **6-6(M)(2) Procedure**

6-6(M)(2)(a) The City may retain, use, or dispose of any vacated public right-of way in any manner that the City, in its discretion, deems appropriate.

6-6(M)(2)(b) City Planning Department staff shall refer the application to commenting agencies pursuant to Subsection 14-16-6-4(J).

6-6(M)(2)(c) Required commenting agencies pursuant to Subsection 14-16-6-4(J) shall review the application and forward any comments and a recommendation to the DHO.

6-6(M)(2)(d) The DHO shall conduct a public hearing on the application.

6-6(M)(2)(e) For a Vacation of Public or Private Easement or Private Way or for a Vacation of Public Right-of-way – DHO, the DHO shall make a decision on the application.

6-6(M)(2)(g) If an application for a Vacation of Public Right-of-way is approved, all of the following requirements shall apply.

1. Within 7 days of the approval, the applicant shall coordinate with the Real Property Division of the City Department of Municipal Development and send notice of the approved vacation by First Class Mail to all abutting property owners. The letter shall include the contact information for the Real Property Division of the City Department of Municipal Development, as well as any other

information as directed by the Real Property Division of the City Department of Municipal Development.

- a. Abutting property owners have 30 days from the receipt of the notice to notify the Real Property Division of the City Department of Municipal Development of the intent to purchase the vacated right-of-way, or any portion thereof, or possibly forfeit their right to do so.
  - b. Within 7 days of receipt of the notice of intent to purchase, the Real Property Division of the City Department of Municipal Development will provide the interested property owner with a purchase price for the desired portion of the vacated public right-of-way.
2. Any property owner that purchases vacated public right-of way shall complete all of the following requirements within 1 year of the approval of the Vacation or the Vacation shall be voided:
- a. Obtain a Subdivision of Land – Minor or a Subdivision of Land – Major, as applicable, in order to combine the vacated right-of-way with their property.
    - i. The zone district boundary will be extended to the new lot lines established by the subdivision.
    - ii. In the event that there are existing utility facilities (e.g. water/sewer lines, electric lines, drainage facilities, etc.) situated on, in, or under the vacated right-of way, the purchasing property owner shall contact any affected utility promptly following the approval of the vacation to negotiate if and under what terms the property owner grants an easement for the utilities and/or if, when, and how a relocation of the utility facilities is required.
      - a. Where there is no duly recorded easement associated with the existing utility facilities because the facilities were placed on the property in accordance with a franchise agreement between the City and the utility, the purchasing property owner, at his/her sole discretion, shall advise the utility of 1 of the following:
        1. That the property owner is willing to negotiate a grant of easement to accommodate all or a portion of the existing utility facilities on the property.
        2. That all or a portion of the existing utility facilities on the property will need to be removed and/or relocated.
      - b. Where there is a duly recorded, valid easement associated with the existing utility facilities for the use and occupancy of the property, such easement runs with the land pursuant to Subsection 14-16-6-4(X)(1).
  1. In the event that the purchasing property owner wants to relocate any utility facilities to accommodate new development, the purchasing property owner shall contact the affected utility to request, coordinate, and negotiate the relocation of the utility facilities, associated costs, and any new easements that are needed.

2. Any existing easements or newly granted easements shall be reflected on the Subdivision – Minor or Subdivision Major, as applicable, that is required pursuant to Subsection 14-16-6-6(M)(2)(f)2.a., above.
  - c. Record the final plat with the Bernalillo County Assessor, pursuant to Subsection 14-6-6(K)(2)(h) or 14-16-6-6(L)(2)(g)4, as applicable.
  - d. Present and execute a quitclaim deed in a form acceptable to the city to affect the transfer of ownership after recording the final plat.
  - e. Record the executed quitclaim deed with the Bernalillo County Assessor.

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

An application for a Vacation of Easement, Private Way, or Public Right-of-way shall be approved if it meets any of the following criteria.

6-6(M)(3)(a) The public welfare does not require that the easement, private way, or public right-of-way be retained.

**There would be no net benefit gain to the public welfare by retaining the PNM easement as it currently exists. The portion of the PNM easement being vacated is not currently being used and has the potential to be developed for commercial use by the property owner.**

6-6(M)(3)(b) There is a net benefit to the public welfare because the development made possible by the Vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the Vacation, and there is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

**The development of the area would serve as a net benefit to the public welfare by providing more secure storage area for the public. There is also no substantial property right being abridged against the will of the owner as the owner is the one requesting the change.**

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### **General Comments**

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- A copy of the AGIS-approved DXF file must be submitted prior to the final sign-off of 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).

\*\*\* Once approved, before a Plat or Infrastructure List will be distributed for signatures, the following must be met:

1. The 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 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 Plat or Infrastructure List submittal to be distributed for signatures must be featured in a single PDF.
4. The Plat or Infrastructure List must feature/depict the project and application numbers.
5. The Plat must be stamped and signed by a Surveyor licensed in the State of New Mexico.
6. The title of the Plat or Infrastructure must follow the following naming scheme:
  - a. Plat: project number\_application number\_Plat\_Approved\_date of approval
  - b. Infrastructure List: project number\_application number\_IL\_Approved\_date of approval



*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: Jacob Boylan  
Planning Department

DATE: 4/22/25