



## **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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**DRB Project No: PR-2019-002114 Date: 9/13/2023 Agenda Item: #5 Zone Atlas Page: F-21**

**Legal Description: Sec 33 T11N R4E, amended plat of La Vida Llena**

**Location: 10501 Lagrima de Oro Rd. NE between MORRIS STREET NE and JUAN TABO BLVD NE**

### **Application For: SD-2023-00166 – Vacation of Private Easement (DHO)**

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1. New proposed easements match Record Drawing CPN706882
2. No objection to vacations or new grant of easements

### **Application For: SD-2023-00167 – Vacation of Private Easement (DHO)**

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3. New proposed easements match Record Drawing CPN706882
4. No objection to vacations or new grant of easements

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2019-002144  
10501 Lagrima de Oro

AGENDA ITEM NO: 5

SUBJECT: Vacation of Private Easement

ENGINEERING COMMENTS:

1. Transportation defers to Water Authority on the Vacations.

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: September 13, 2023

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ACTION:

APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_

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

**DEVELOPMENT HEARING OFFICER - HYDROLOGY SECTION**  
Renée Brissette, PE, Senior Engineer | 505-924-3995 [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov)

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DRB Project Number: 2019-002114 Hearing Date: 09-13-2023  
Project: Tract A, La Vida Llena Agenda Item No: 5

<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 type="checkbox"/> Bulk Land Plat
<input type="checkbox"/> DPM Variance	<input checked="" type="checkbox"/> Vacation of Private Easement	<input type="checkbox"/> Vacation of Public Right of Way

**ENGINEERING COMMENTS:**

- Hydrology has an approved Grading & Drainage Plan (F21D028) with engineer's stamp 07/31/2019.
- Hydrology has no objection to the Vacations.

☐ APPROVED  
☐ DENIED

DELEGATED TO: ☐ TRANS ☐ HYD ☐ WUA ☐ PRKS ☐ PLNG  
Delegated For: \_\_\_\_\_  
SIGNED: ☐ I.L. ☐ SPSP ☐ SPBP ☐ FINAL PLAT  
DEFERRED TO \_\_\_\_\_



## DEVELOPMENT HEARING OFFICER

### Planning - Case Comments

**HEARING DATE:** 9/13/23 -- **AGENDA ITEM:** #5

**Project Number:** PR-2019-002114

**Application Number:** SD-2023-00166 and SD-2023-00167

**Project Name:** 10501 Lagrima De Oro Rd NE

**Request:**

*Vacation of private Easement(s)*

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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.*

**BACKGROUND:**

\*EPC action in June 2019. DRB action in October of 2021.

\*Previous Sketch Plat completed in October of 2019 and October of 2021.

- The Development Facilitation Team (DFT) reviewed the applications in a sketch plat on March 15, 2023 per IDO 2022.
- This request is to vacate waterline and utility easements as part of preliminary/final plat of a minor subdivision to create 1 new parcel from existing parcels.

**COMMENTS:**

Items in **Orange** color need attention

**1. Items Needing to be Completed or Corrected**

- If not platted, the period of validity for Vacation of Easement is one year after the approval by the DHO per Table 6-4-3 of the IDO; therefore, a plat must be submitted within a year after the approval of this Vacation of Easement.
- This request is to vacate waterline and utility easements as part of preliminary/final plat of a minor subdivision to create 1 new parcel from existing parcels. However, this is an unplatted parcel. **Please clarify your ultimate objective with this property.**

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

## **2. Items in Compliance and Standard Comments**

- The Applicant proposes the vacation of an existing private utility easement. The Vacation was justified per 6-6(M)(3) of the IDO, as the easement was privately held and there are no public infrastructure items within it that will be jeopardized with the release of the easement. Additionally, the vacated easement will permit the property to be re-platted to grant new easements.
- The Applicant proposes the vacation of an existing private waterline easement. The Vacation was justified per 6-6(M)(3) of the IDO, as the easement was privately held and there are no public infrastructure items within it that will be jeopardized with the release of the easement. Additionally, the vacated easement will permit the property to be re-platted to grant new easements.

## **3. Future Plat/Development**

- All development and platting actions are subject to IDO section 5-4-C (Subdivision of Land Compliance). Action cannot increase any existing nonconformity or create a new nonconformity. \*Plans should demonstrate compliance of these standards.
- The AGIS office must approve the DXF file and proof of approval must be provided prior to final sign-off of the Final Plat.
- For Platting actions to the DHO-Development Hearing Officer, all signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are all required prior to the acceptance of the application file.
- The applicant will need to work with Transportation, Hydrology, and Water Authority members on submitting the required items per checklist form S for DHO-platting actions. Obtain all required signatures as a part of the application submittal process.
- Future development must meet all applicable standards and provisions of any previously approved Site Development Plan. Changes to that plan may require minor/major amendments to that plan. (Previously SU-1).  
Where silent or if one does not exist, all development must meet standards and provisions of the IDO (**R-ML**, previously SU-1) and the DPM.

***Submitted plans should demonstrate how standards are being met for any applicable previous approvals and/or current standards.***

***\*Please reference the following development standards from the IDO.***

*Subject to change pending formal submittal or change in development type/use.*

*Changes to site may require amendments to previous approvals.*

- \*Check for and demonstrate compliance with section 7 of the DPM Table 7.2.29 regarding Sidewalk width requirements and its landscape buffer.  
Not in Center. In Major Transit Corridor.  
Lagrima De Oro Rd.: Local Street: Sidewalk: 5ft & Landscape Buffer: 4-6ft.
- ❖ **4-2 Allowed Uses** for R-ML, table 4-2-1. **\*Reference Use Specific Standards any new uses and/or new development. \*Please clarify proposed development and Uses.**
- ❖ **5-1 Dimension Standards for R-ML.** 5-1-G Exceptions and Encroachments.  
*\*Plans will need to demonstrate that Dimensional standard requirements are being met.*
- ❖ **5-3 Access & Connectivity requirements.** Including, but not limited to –  
5-3(C) General Access and Circulation, 5-3(D) Pedestrian Circulation, 5-3(E) Subdivision Access and Circulation  
**\*Clarify if access is affected by proposed replat.**
- ❖ **5-4 Subdivision Of Land.** Including, but not limited to –  
5-4(E) Block Design and Layout, 5-4(K) Dedication Of Land for Public Purposes, 5-4(L) Easements Or Rights-Of-Way, 5-4(N) Improvements Required, 5-4(O) Infrastructure Improvements Agreement, 5-4(P) Additional Design Criteria and Construction Standards.
- ❖ 5-5 Parking & Loading requirements, Table 5-5-1  
**\*Plans will need to demonstrate compliance of parking requirements.**  
**Provide calculation detail and any shared parking agreement information.**
- ❖ 5-6 Landscaping, Buffering, and Screening standards and requirements.  
**\*Plans will need to demonstrate compliance of landscaping requirements.**  
*Provide calculations & detail.*
- Be aware of several sections related to new development –***  
*5-6-C General Landscaping, 5-6-D Required Street Trees, 5-6-F Parking Lot Landscaping, 5-6-G Equipment/Support areas, and 5-6-E Edge Buffer requirements.*
- ❖ **5-7 Walls/Fences,** table 5-7-1. **\*Development requires separate permitting.**
- ❖ **5-8 for Outdoor Lighting** requirements.
- ❖ **5-12 for Signage** requirements and restrictions.
- ❖ **Section 6-1,** table 6-1-1 for **public notice requirements.**
- ❖ **Dedications per 6-4-R.** *\*Dedication submittals are separate from plat submittals.*
- ❖ Platting actions per **6-6-K Subdivision of Land-Minor** or **6-6-L Subdivision of Land-Major.**
- ❖ **Vacations per 6-6-M.** *\*Vacation submittals are separate from plat submittals.*
- ❖ **7-1 Definitions** for development, dwelling and Uses.



*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: Hannah Aulick/Jay Rodenbeck  
Planning Department

DATE: 9/13/23

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## DEVELOPMENT HEARING OFFICER (DHO)

### Parks and Recreation Department

<https://www.cabq.gov/parksandrecreation>

#### **PR-2019-002114**

SD-2023-00166 - VACATION OF PRIVATE EASEMENT

SD-2023-00167 - VACATION OF PRIVATE EASEMENT

IDO - 2022

CSI-CARTESIAN SURVEYS, INC. agent for LA VIDE LLENA requests the aforementioned action(s) for all or a portion of: AMENDED PLAT LAND IN SEC 33 T11N R4E LA VIDA LLENA CONT 16,8937 AC zoned R-ML located on 10501 LAGRIMA DE ORO RD NE between MORRIS STREET NE and JUAN TABO BLVD NE containing approximately 16.8937 acre(s). (F-21)

PROPERTY OWNERS: LA VIDA LLENA

REQUEST: VACATION OF WATERLINE AND UTILITY EASEMENTS

#### **Comments:**

09-13-2023

No Comments or Objections to the Vacation Requests.

Comments provided by Whitney Phelan, Senior Planner, CABQ Parks & Recreation Department. Please contact via [wphelan@cabq.gov](mailto:wphelan@cabq.gov) or 505-768-5378 with questions or concerns.