



September 16, 2024

Angela Gomez
Administrative Assistant Development Review Services
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

**Subject: Comments for Development Hearing Officer on
September 25, 2024
Albuquerque, Bernalillo County, District Three**

Dear Ms. Gomez:

Attached are the New Mexico Department of Transportation (NMDOT) comments on the cases that were submitted by your department for our input.

Project Number: PR-2019-003030

Case Description: Vacation of a 16' wide alley along the west side of the property between McKnight Ave. NW and I-40 frontage Rd.

Location: Adjacent to 301 McKnight Ave. NW 87102

Type of Development (Residential/Commercial): Commercial

Possible Impacted NMDOT roadway(s): I-40/frontage

Department Comments:

- NMDOT District 3 has no comments at this time.

If there are any questions, please feel free to contact Keith Thompson at 505.490.3752 or keith.thompson@dot.nm.gov

Sincerely,

Keith

Thompson

Digitally signed by
Keith Thompson
Date: 2024.09.16
15:52:38 -06'00'

Keith Thompson, D3 Support Engineer
cc: Nancy Perea, D3 Traffic Engineer (email)
cc: Margaret Haynes, D3 Assistant Traffic Engineer (email)

**Michelle Lujan
Grisham**
Governor

Michael R. Sandoval
Cabinet Secretary

Commissioners

Jennifer Sandoval
Commissioner, Vice-Chairman
District 1

Bruce Ellis
Commissioner
District 2

**Hilma Espinoza
Chynoweth**
Commissioner
District 3

Walter G. Adams
Commissioner, Chairman
District 4

Thomas C. Taylor
Commissioner
District 5

Charles Lundstrom
Commissioner, Secretary
District 6

Emailed September 10, 2024
DHO Comments for Meeting on 9/25/2024

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

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

RE: DHO COMMENTS for PR-2024-003030

CORONADO PARK

ZAP: H-14

VACATION OF
RIGHT-OF
WAY – 16' Alley

- No adverse comments to the vacation of right of way.



Kizito Wijenje
EXECUTIVE DIRECTOR

September 16, 2024

M E M O R A N D U M

To: **Angela Gomez**, DHO Hearing Monitor, agomez@cabq.gov
Robert Webb, DHO Planner, rwebb@cabq.gov
Development Facilitation Team (DFT)
Jay Rodenbeck, Planning Department, jrodenbeck@cabq.gov
Ernest Armijo, P.E., Transportation Development, Planning Department,
earmijo@cabq.gov
Tiequan Chen, P.E., Hydrology & City Engineer's Representative, Planning Department,
tchen@cabq.gov
David Gutierrez, P.E., Albuquerque/Bernalillo County Water Utility Authority,
dggutierrez@abcwua.org
Jeff Palmer, Code Enforcement Division's Representative, Planning Department,
jppalmer@cabq.gov
Cheryl Somerfeldt, Parks and Recreation, csomerfeldt@cabq.gov

Cc: Kizito Wijenje AICP, Executive Director, APS Capital Master Plan
Karen Alarid, Executive Director APS Facility Planning & Construction
Serina Gallegos, APS Real Estate
Margaret Callahan, APS Real Estate
John Valdez, AICP, Facilities Master Planner, State of NM Public Schools Facilities Authority
Sarah Young, AICP, Senior Planner Manager, APS Capital Master Plan
Cordell Bock, Planner II, APS Capital Master Plan
Hodgin Serrullo, Planner II, APS Capital Master Plan

From: Rachel Hertzman, AICP, Planner II, APS Capital Master Plan

Re: CABQ Development Hearing Officer Case September 25, 2024, PR #2019-003030 (Case 1 of 1)

- 1. Project #2019-003030**
 - a. DHO Description: -
 - b. Site Information: Coronado Park.
 - c. Site Location: Next to 301 McKnight NW, between 3rd St NW and 4th St NW.
 - d. Request Description: Request to vacate alley.
 - e. No comment.



Middle Rio Grande Conservancy District

1931 2nd St Sw | 87102-4515

PO Box 581 | 87103-0581

Albuquerque, New Mexico

Ph: (505) 247-0234 | Email: mapping@mrgcd.us

MRGCD Engineering/Mapping Plat Reviews

Review Date: 9/11/2024

Hearing Date: 9/25/2024

Project No: PR2019-003030

Agenda: DRB

Plat Type: Sketch Plat

Completed By: DP

Plat/Survey Title:

VACATION EXHIBIT PROPOSED TRACT A & TRACT B CORONADO PARK

Displays MRGCD Signature line and Approval Note: NO

R/W Centerline, Bearings, Distances and Drawing(s) Referenced: N/A

MRGCD Water Service Charge Paid: N/A

Property has Legal Access: YES

Encroachments on MRGCD Facility: N/A

MRGCD Signed off for Final Approval on: _____

Engineering/Mapping Comments:

1. Please add MRGCD signature line with other signatories.
2. Please add MRGCD approval note also.
3. Final Plat Approval signature required by the MRGCD.

Licensing/Lands Comments:



**PNM Comments
Development Hearing Officer
Public Hearing: 25 September 2024**

PR-2019-003030 Vacation of Public Right-of-Way (Alley near McKnight / I-40)

1. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
2. Any existing and/or new PNM easements and facilities need to be reflected on the resulting Plat.
3. Any existing easements may have to be revisited and new easements will need to be created for any electric facilities in the right-of-way proposed to be vacated as determined by PNM.
4. If it is determined there are PNM facilities in the right-of-way proposed to be vacated, the applicant should begin the specific processes outlined in **IDO Section 14-16-6-6(M)(2)(g)2.a.ii.** as soon as possible. Contact Rodney Fuentes via email at Rodney.Fuentes@pnmresources.com.
5. Structures, especially those made of metal, should not be within or near PNM facilities and easements without close coordination with and clearance by PNM.
6. The applicant should contact the PNM New Service Delivery Department to coordinate new or expanded electric service regarding this project as soon as possible. Please submit a service application at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.
7. If existing electric lines or facilities need to be moved, then that is at the applicant's expense. Please contact PNM as soon as possible at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.

DEVELOPMENT HEARING OFFICER

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

DATE: 09/25/2024

AGENDA ITEM NO: 1

DHO PROJECT NUMBER:

[PR-2019-003030](#)

SD-2024-00132 – VACATION OF PUBLIC RIGHT-OF-WAY

IDO -2023

PROJECT NAME:

JAG PLANNING & ZONING | JUANITA GARCIA agent for CITY OF ALBUQUERQUE – MUNICIPAL DEVELOPMENT | JENNIFER TURNER, DIRECTOR requests the aforementioned action(s) for a PORTION OF CORONADO PARK zoned NR-PO-A located NEXT TO 301 MCKNIGHT NW between 3 RD ST NW and 4 TH ST NW containing approximately 4.4163 acre(s). (H-14)

PROPERTY OWNER: City Of Albuquerque Public Right Of Way

REQUEST: Vacate 16 Ft Wide Alley (8,888.14 Sq Ft) Along The West Side Of Property Between Mcknight Ave NW and I-40 Frontage Rd

COMMENTS:

1. Code Enforcement has no comments or objections.

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

DRB Project Number: 2019-003030 Hearing Date: **09-25-2024**

Project: Portion of Coronado Park Agenda Item No: 1

<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 type="checkbox"/> Vacation of Public Easement	<input checked="" type="checkbox"/> Vacation of Public Right of Way

ENGINEERING COMMENTS:

- Hydrology has no objection to the Vacation of the alley
- 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 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

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2019-003030
301 McKnight

AGENDA ITEM NO: 1

SUBJECT: Vacation of Public Right-of-Way

ENGINEERING COMMENTS:

1. No objection to the vacation. Property owners on either side of vacated ROW have right of first refusal to purchase half vacated land along their property. Please provide letter from adjacent property owners excising or giving up those rights.

. 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: September 25, 2024

ACTION:

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

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



DEVELOPMENT HEARING OFFICER

Planning Dept. - Case Comments

HEARING DATE: 09/25/2024 **AGENDA ITEM:** #1

Project Number: PR-2019-003030

Application Numbers: SD-2024-00132

Project Name: Portion of Coronado Park

Requests: Vacation of a 16' wide alley along west side of the property

*Items in Orange color need immediate attention

BACKGROUND

- The applicant is proposing to vacate 8,888.14 square feet and the entire width of the alley on the western side of Coronado Park located between 3rd St. NW and 4th St. NW, for the proposed Fire Station #4 to be combined with the proposed Plat for Coronado Park. The vacated right-of-way is proposed to be used as part of a larger redevelopment of the area that includes the construction of a new fire station to serve the area. Per 6-6(M)(1)(b) of the IDO, the vacation of more than 500 square feet or the entire width of a platted alley and the vacation of more than 5,000 square feet or the entire width of a street requires City Council approval, with the DHO being a recommending body.
- The subject site is zoned NR-PO-A. The southern portion of the site is located within the Main Street corridors but is not located within a center.

IDO/DPM COMMENTS / ITEMS NEEDING TO BE COMPLETED OR CORRECTED

- As of the time of this review it seems that no correspondence has been received from the NA's or property owners. Please clarify if you have received anything from the NA's or adjacent property owners at this time.
- Planning staff defer to Water Utility Authority staff regarding the justification of the 10' utility easement request.

- A platting application for DHO review and approval must be submitted within one year of City Council approval of the Vacation, and the platting application will not be accepted and placed on a DHO agenda until/unless the City Council approves the ROW Vacation. The platting application forms can be obtained at the following links:
- DHO Application Forms for a Minor Preliminary/Final Plat (if a Major Preliminary Plat application submittal is not required for a future platting action):

https://documents.cabq.gov/planning/development-hearing-officer/DHO_Application.pdf

Form S2:

<https://documents.cabq.gov/planning/development-hearing-officer/Form%20S2.pdf>

Form PLT:

<https://documents.cabq.gov/planning/development-hearing-officer/Form%20PLT.pdf>

- For a future required Minor Preliminary/Final Plat application, all signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are required on the Plat prior to the acceptance of the application file and the placement on a DHO agenda. After acceptance of the Plat application, DXF approval from AGIS must be obtained and the project and application numbers must be added to the Plat.
- On Form PLT (featured in the middle link above), please note that signatures from Hydrology, Transportation, and Water Authority engineers/staff will be required, confirming that any additional applications/documents required to be submitted in addition to and in association with the platting application are approved (such as an Availability Statement for the Water Authority) prior to the acceptance, processing, and placement of the platting application on a Development Hearing Officer (DHO) agenda.
- The platting action would be reviewed to the standards and provisions within the IDO- Integrated Development Ordinance and the standards within the DPM- Development Process Manual. Here is a link to both: <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development- ordinance-1>
- https://documents.cabq.gov/planning/development-process-manual/DPM-2020-06-02_signed.pdf

- All public notice requirements of IDO Section 6, Table 6-1-1 will need to be completed prior to submitting the platting application, and included in the platting application packet. For a Minor Preliminary/Final Plat, Neighborhood Associations (NA's) as identified by the Office of Neighborhood Coordination (ONC) must be notified by email of the proposed platting application. Notifications sent to the NA's must include the following:
 1. Completed notification form noting the application type, date/time of the DHO meeting, and that the DHO meeting will be held remotely via Zoom, providing the Zoom link to the meeting. A blank notification form can be obtained at the following link:
https://documents.cabq.gov/planning/development-hearing-officer/Emailed-Mailed-Notice-PublicMeetingHearing-Print&Fill_DHO.pdf
 2. Zone Atlas Map sheet with the site highlighted and labeled.
 3. Copy of the Plat.
 4. In the platting application packet, in addition to including the documentation listed above, proof of email to the NA's must be included along with the ONC confirmation email with the list of NA's to contact.
 ONC can be contacted at: onc@cabq.gov as well as (505) 768-3334.
- A surveyor licensed in the State of New Mexico must create the Plat.
- **Required Signatures on the Plat for Minor Preliminary/Final Plat applications to the DHO:**

All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are required on the Plat prior to the acceptance of the application file for the Plat and placement on a DHO agenda.
- The following will need to be on the final platting sheets:
 Project and Application #'s, documents signed/stamped by a design professional 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. The DXF file package must be submitted to AGIS at:
platgisreview@cabq.gov

STANDARD COMMENTS AND ITEMS IN COMPLIANCE

- In the application submittal, the Applicant included the proper notification and neighborhood meeting offer documentation for distribution to the Near North Valley (NA), North Valley Coalition, and the Wells Park NA, per Table 6-1-1 of the IDO. The applicant has submitted proof of email correspondence sent out to the affected property owners and Neighborhood Associations sent Aug. 20th 2024.
- On August 7th, 2024, Development Facilitation Team (DFT) staff provided their review on a Sketch Plat for the proposed Vacation of Right-of-Way, per 6-4(C) and Table 6-1-1 of the IDO per PR-2019-003030 / PS-2024-00135.
- The Applicant included the proper notification documentation and neighborhood meeting for distribution to the Near North Valley NA, North Valley Coalition, and Wells Park Neighborhood Association (confirmed to be notified by ONC) per Table 6-1-1 of the IDO.
- The Applicant properly notified property owners within 100 feet of the site.
- The Applicant properly posted signs on the property notifying passers-by of the proposed Vacation of Public Right-of-Way per Table 6-1-1 of the IDO.
- The Applicant included a Vacation Exhibit depicting the proposed Vacation of Public Right-of-Way in the application submittal.



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/Jay Rodenbeck
Planning Department

DATE: 09/23/24