



## DEVELOPMENT HEARING OFFICER (DHO)

### Parks and Recreation Department

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

#### **PR-2019-003169**

SD-2023-00132 – PRELIMINARY PLAT

SKETCH PLAT 2-15-23 (DFT)

IDO - 2021

THE GROUP| RON HENSLEY agent for CLEARBROOK INVESTMENTS INC. requests the aforementioned action(s) for all or a portion of: TRACT 401 UNIT 3, ATRISCO GRANT zoned MX-M located on SAGE RD NW between COORS RD AND 75TH ST containing approximately 9.56 acre(s). (L-10) [Deferred from 7/23/23b, 8/23/23b, 9/13/23b]

PROPERTY OWNERS: HENRY SCOTT TRUSTEE HENRY RVT

REQUEST: THE SUBDIVISION IS A REPLAT OF TRACT INTO 78 LOTS AND 2 TRACTS.

#### **Comments:**

09-27-2023

Comment05-25-2022

The northwest corner of the property is labeled City of Albuquerque Amole Del Norte Diversion Channel is sufficient space for a trail. Per the MRCOG's Long Range Bikeways System Map, the "Bridge to Rio Bravo Trail" is proposed to continue near this site, but not planned for the near future.

02-15-2023

Proposed trail in drainage channel ROW to west of subject site – does the applicant know what development is going in in that site?

Recommended including an access on the San Ygnacio side to trail with some low water landscaping, HOA could have gate, but depending on access width, may also need a bollard or other obstruction to motorized vehicles from entering channel or future trail.

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.



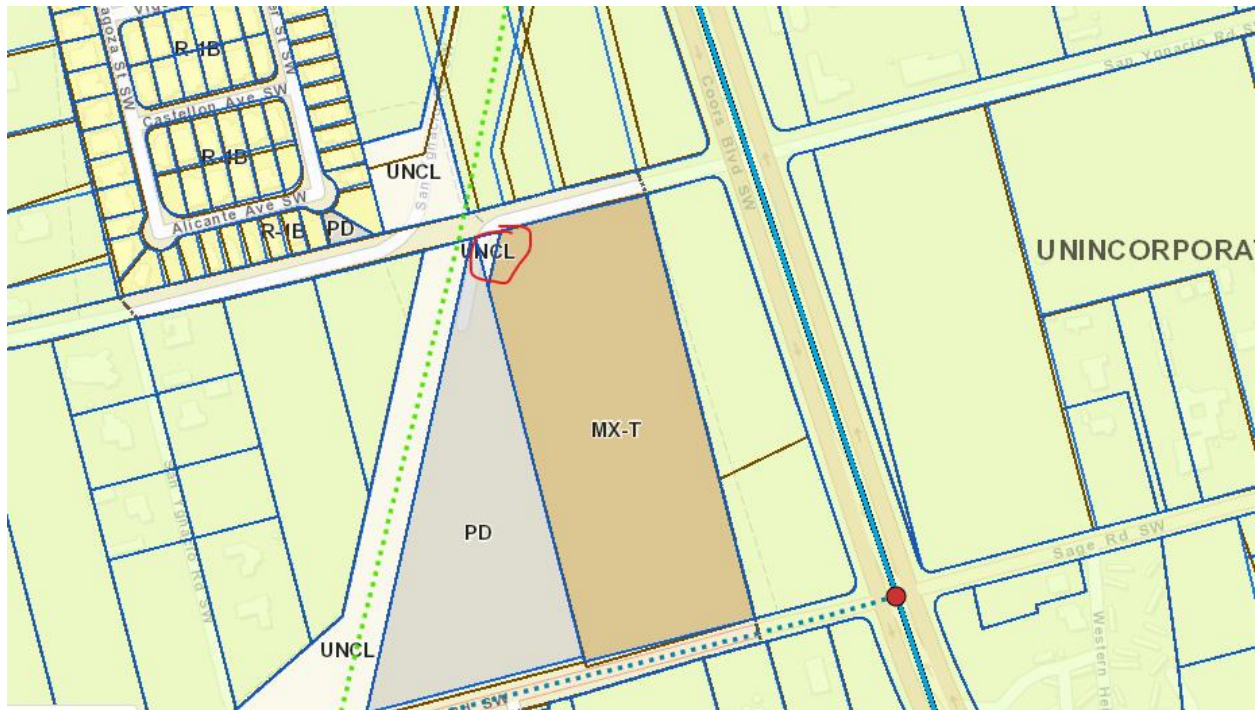
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There is proposed trail along the Amole del Norte Diversion Channel which runs immediately adjacent to a property in the NW corner of the subject site. The triangular piece adjacent to the site is owned by the City of Albuquerque. A private access to this property through Lots 29 or 30, would help create a short 80 ft off-street travel distance to future trail as opposed to an existing 750 ft connection point on the southside along Sage Rd. Though not required, this type of access within the proposed development would further many of the purposes listed in IDO Section 14-16-5-3 ACCESS AND CONNECTIVITY. The northern portion of the subject site is not located within a 10-minute walk (1/2 mile) to a park or accessible green space, so looking towards the future – this access could provide great accessibility for residents of the development to more easily and safely access passive recreation and/or multi-modal opportunities for commuting and daily errands/tasks.



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