



Development Facilitation Team (DFT) – Review Comments

Reviewer: David G. Gutierrez, P.E. | Phone: 505-289-3381 | dggutierrez@abcwua.org

DRB Project No: PR-2020-003485 Date: 04/26/2023 Agenda Item: #7 Zone Atlas Page: J-14

Legal Description: TRACT A-1 & LOT 8-A, BLOCK N, BC METRO COURT/MANDELL BUS. & RESIDENCE ADDITION

Location: 401 LOMAS BLVD NW between 4th ST and 5th ST

Application For: SD-2023-00066-VACATION OF RIGHT-OF-WAY (DHO)

1. Coordinate with 811 and provide an exhibit showing the public water and sanitary sewer infrastructure that is within the corridor proposed to be vacated.
2. There is an existing water and an existing sanitary sewer within the public right-of-way that will require proper access to operate and maintain.
3. Provide the plat or proposed lot consolidation to demonstrate the final layout. The infrastructure on-site will require proper easement and surface access.
 - a. A 25' min easement is required for two public lines.
 - b. The easement corridor must be accessible for operation and maintenance.

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

Application For: SD-2023-00064-VACATION OF PUBLIC EASEMENT (DHO)

1. This corridor has an existing public sanitary sewer line that must have a public easement
2. A minimum 20' easement must be in place for the existing line.

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

No new submittals have been provided, please address previous comments from 4/12/23.

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2020-003485
401 Lomas

AGENDA ITEM NO: 7

SUBJECT: Vacation of Right-of-Way, Vacation of Public Easement

ENGINEERING COMMENTS:

1. No objection to the vacation of ROW or easement.

Prior to re-plat:

2. Lomas Blvd. is a regional principal arterial, and 4th Street and 5th Street are minor arterial roadways. Minimum right-of-way widths are required for the roadway classification per the DPM criteria, or an administrative width waiver is needed to justify the current widths.
3. This site is located within a downtown center where 10' sidewalk with a 6-8' landscape buffer is required on all surrounding arterial roadways.

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

DATE: April 26, 2023

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

DRB Project Number: 2020-003485 Hearing Date: 04-26-2023
 Project: Bernalillo County Metro Court Agenda Item No: 7

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

ENGINEERING COMMENTS:

- Hydrology has no objection to the Vacation of the Public Right of Way (16' Alley and 60' R.O.W. of Slate Road).
- Prior to platting, **Hydrology will need some sort of drainage exhibit with the current drainage patterns. Public Drainage Easements over the vacated 16' Alley and 60' R.O.W. of Slate Road may be needed.**

APPROVED
 DENIED

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

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: 4/26/2023

AGENDA ITEM NO: 7

DHO PROJECT NUMBER:

PR-2020-003485

SD-2023-00065 – VACATION OF RIGHT-OF-WAY

SD-2023-00064– VACATION OF PUBLIC EASEMENT

SKETCH PLAT 9-1-21 (DRB)

IDO – 2021

PROJECT NAME:

ARCH + PLAN LAND USE CONSULTANTS LLC agent for **BERNALILLO COUNTY METROPOLITAN COURT** requests t
aforementioned action(s) for all or a portion of: **TRACT A-1 & LOT 8-A, BLOCK N, BC METRO COURT/MANDELL I
& RESIDENCE ADDITION** zoned **MX-M, MX-H, MX-FB-UD** located at **401 LOMAS BLVD NW between 4TH ST and** !
containing approximately **3.9** acre(s). (J-14) [Deferred from 4/12/23]

PROPERTY OWNERS: BERNALILLO COUNTY METROPOLITAN COURT

REQUEST: VACATION OF REMAINDER OF SLATE AVE BETWEEN 4TH AND 5TH STREETS. PUBLIC RIGHT-OF-
WAY VACATION WILL BE INCORPORATED INTO PROPOSED LOT CONSOLIDATION FOR THE BERNALILLO
COUNTY METROPOLITAN COURT.

Details

COMMENTS:

1. Code Enforcement has no comments and no objections.



Planning - Case Comments

Meeting Date: 4/26/23 -- **DHO AGENDA ITEM #7**

Project Number: PR-2020-003485

Application Number: SD-2023-00066, SD-2023-00064

Project Name: 401 Lomas

Request:

Vacation of Right-of-Way, Vacation of Public Easement

**These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

COMMENTS:

1. Items that Need to be Completed or Corrected:

- There are no items that need to be completed or corrected, and Planning staff have no objection to these applications.

2. Standard Vacation Comments and Items in Compliance:

- The applicant is proposing to vacate a public easement as well as 9,507 square feet and the entire width of Slate Avenue NW. Per 6-6(M)(1)(b) of the IDO, as the right-of-way vacation is more than 5,000 square feet and the entire width of Slate Avenue NW, the DHO will be the recommending body and the City Council will be the deciding body of the right-of-way Vacation (the DHO will decide the Vacation of Public Easement).
- The Vacation of the public easement and Slate Avenue NW as depicted on the Vacation Exhibit are justified, as the proposed Vacation will absorb the vacated area into the rest of the Bernalillo County Metropolitan Courthouse property through lot consolidation, and will permit the Court to restrict access to authorized personnel in a more secure manner. Per 6-6(M)(3)(b) of the IDO, the public welfare does not require that the public easement and right-of-way be maintained, as the right-of-way for Slate Avenue NW is a dead-end that currently serves as access to Courthouse staff to a secured parking structure.

**(See additional comments on next page)*

- A Minor Preliminary/Final 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 Form:

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 S:

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

- For the future required platting action, 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.
- The applicant will need to work with Transportation, Hydrology, and Water Authority members on submitting the required items per checklist form S for platting actions. Obtain all required signatures as a part of the application submittal process.
- The applicant must consult with Real Property regarding the purchase of the right-of-way.



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FROM: Jay Rodenbeck
Planning Department

DATE: 4/25/23



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

PR-2020-003485

SD-2023-00066 – VACATION OF RIGHT-OF-WAY

SD-2023-00064– VACATION OF PUBLIC EASEMENT

SKETCH PLAT 9-1-21 (DRB)

IDO - 2021

ARCH + PLAN LAND USE CONSULTANTS LLC agent for BERNALILLO COUNTY METROPOLITAN COURT requests the aforementioned action(s) for all or a portion of: TRACT A-1 & LOT 8-A, BLOCK N, BC METRO COURT/MANDELL BUS. & RESIDENCE ADDITION zoned MX-M, MX-H, MX-FB-UD located at 401 LOMAS BLVD NW between 4TH ST and 5th ST containing approximately 3.9 acre(s). (J-14) [Deferred from 4/12/23]

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5TH STREETS. PUBLIC RIGHT-OF-WAY VACATION WILL BE

INCORPORATED INTO PROPOSED LOT CONSOLIDATION FOR THE

BERNALILLO COUNTY METROPOLITAN COURT.

Comments:

04-26-2023

No comments or objections to the requested action.

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