



Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2020-004098 Date: 05/21/2025 Agenda Item: #4 Zone Atlas Page: K-09

Legal Description: Tract A-1, BRIDGEPOINT SUBDIVISION

Request: EPC Site Plan Review for a 38-lot residential subdivision.

Location: On Bridge SW between 86th St SW and 82nd Street SW.

☐ Approved No Conditions

☒ Approved W/Conditions

☐ Not Approved

Application For: MAJOR_PLT- 2025-00006 – PRELIMINARY PLAT

1. Availability Statement 240808 provides conditions for service.
 - a. Infrastructure improvements are required and must be constructed or financially guaranteed prior to final sign off.
2. The proposed 10' PUE along the west property boundary is encroaching into the existing water meter easement. Please revise so that is not the case.
3. A portion of the public meter easement is encroaching into the proposed public right-of-way being granted. Please provide a vacation of the public water meter easement for the portion of the easement within the proposed area being granted for public right-of-way.
4. Please label the adjacent public right-of-way street names.

Other Comments:

5. Infrastructure List
 - a. Please revise the sewer in 82nd St. to state the “To” will connect to the existing sanitary sewer along 82nd St. or you can call out existing manhole L10001.
 - b. For the waterline infrastructure, please make it clear that it connects to existing infrastructure in 86th and Bridge.
 - i. E.G. 8” Waterline in Bridge, from public easement to existing WL in Bridge... similarly for the line along 86th.



DEVELOPMENT FACILITATION TEAM

Parks and Recreation Department

PR-2020-004098

MAJOR_PLT-2025-00006 – PRELIMINARY PLAT

RENEE REGAL agent for MICHAEL HARE requests the aforementioned action(s) for all or a portion of: TRACT A-1, BRIDGEPOINT SUBDIVISION zoned PD located at on BRIDGE SW between 86TH STREET SW AND 82ND STREET SW containing approximately 4.5307 ACRE(S). (K-09)

PROPERTY OWNERS: Michael Hare

REQUEST: 38-lot residential duplex subdivision at the southeast corner of 86th St SW and Bridge Blvd SW

SKETCH 8-7-24 (DFT)

IDO – 2025

T/MPOS

Comments:

5.20.2025

Parks and Recreation has no objections to this request.

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

DRB Project Number: 2020-004098 Hearing Date: 05-21-2025
TRACT A-1, BRIDGEPOINT
SUBDIVISION located on
BRIDGE SW between 86TH
STREET SW AND 82ND
Project: STREET SW Agenda Item No: 4

<input type="checkbox"/> Minor Preliminary / Final Plat	<input checked="" 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 type="checkbox"/> Vacation of Public Right of Way

ENGINEERING COMMENTS:

- Hydrology has an approved Grading & Drainage Plan (HT# L09D046) with engineer's stamp 1/27/2025.
- Hydrology has no objection to the platting action.

☐ 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: 2020-004098
Bridge and 86th

AGENDA ITEM NO: 4

SUBJECT: Preliminary Plat

ENGINEERING COMMENTS:

1. All comments have been addressed. 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 earmijo@cabq.gov

DATE: May 21, 2025

ACTION:

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

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



DEVELOPMENT HEARING OFFICER

Planning Comments

HEARING DATE: 5/21/25 -- **AGENDA ITEM:** #4

Project Number: PR-2020-004098

Application Number: Major PLT-2025-00006

Project Name: 86th St. and Bridge Blvd.

Request:

Request to review a 38 lot sub-division at the SE corner of 86th and Bridge

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

Items in orange type need comment or corrections

Items in Green type are compliant

BACKGROUND

- This is a request for a preliminary plat review for a Major Sub-division to subdivide the existing parcels into 38 new residential lots. The subject property is located at the intersection of 86th St SW and Bridge Blvd SW.
- The subject property previously came in for DFT staff preliminary review on 8/7/2024 under PR-2020-004098_PS-2024-00130.
- The Subject property is not located within any PT/MT/MS Corridor areas and is not within any Overlay zones. The site is fully located in an area of consistency.

IDO/DPM COMMENTS

5-4 SUBDIVISION OF LAND

5-4(C) COMPLIANCE WITH ZONING REQUIREMENTS

5-4(C)(6) In the PD and NR-SU zone districts, and for development in any zone district on a site 5 acres or greater adjacent to Major Public Open Space, an approved Site Plan – EPC is required prior to any platting action. In the PC zone district, an approved Framework Plan is required prior to any platting action. Subsequent platting must conform to the approved plans.

The EPC approved a site plan for the subject property on Oct. 10th 2024. The DFT will still need to review and administratively approve the site plan -EPC to fulfill the conditions outlined in the approval.

6-6 DECISIONS REQUIRING A PUBLIC HEARING

6-6(L) SUBDIVISION OF LAND – MAJOR

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(L) or the DPM.

6-6(L)(2)(c) Preliminary Plat

1. Any request for a Waiver from the Development Standards applicable to the subdivision in Sections 14-16-5-3 (Access and Connectivity), 14-16-5-4 (Subdivision of Land), or 14-16-5-5 (Parking and Loading) shall be reviewed and decided pursuant to Subsection 14-16-6-6(P) (Waiver – DHO), shown on the Preliminary Plat, and considered simultaneously with the review and approval of the Preliminary Plat.
2. City Planning Department staff shall refer the submittal to commenting agencies pursuant to Subsection 14-16-6-4(J).
3. Required commenting agencies pursuant to Subsection 14-16-6-4(J) shall review the submittal and forward any comments and a recommendation to the DHO.
4. The DHO shall conduct a public hearing and make a decision on the preliminary plat.
5. The applicant shall provide an IIA and construction plans and specifications for all required improvements conforming to the Preliminary Plat, pursuant to Subsection 14-16-6-4(Q).

6-6(L)(2)(d) Final Plat

1. Within 1 year after DHO approval, or approval with conditions, of a Preliminary Plat, the applicant shall submit a Final Plat that includes all changes, conditions, and requirements contained in the Preliminary Plat approval.
2. City Planning Department staff shall refer the submittal to required commenting agencies pursuant to Subsection 14-16-6-4(J).
3. Required commenting agencies pursuant to Subsection 14-16-6-4(J) shall review the submittal and forward any comments and a recommendation to the DHO.

4. The DHO shall conduct a public hearing and make a decision on the application.
5. Final Plats shall include a list of any Vacations, Variances, Waivers, and deviations granted as an exhibit or note.
6. Staff from required commenting agencies pursuant to Subsection 14-16-6-4(J)(3) shall review final plats administratively for compliance with conditions of approval, DPM standards, and zoning standards.

6-6(L)(3) Review and Decision Criteria

An application for a Subdivision of Land – Major shall be approved if it meets all of the following criteria.

6-6(L)(3)(a) A Preliminary Plat 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.

6-6(L)(3)(b) A Final Plat shall be approved if it includes all changes, conditions, and requirements contained in the Preliminary Plat approval.

General Comments

- ABCWUA has provided comments related to the need for a Vacation of Easement in the public right of way. Per Table 6-1-1 of the IDO, a pre-application meeting with City staff is required for a Vacation of Easement application. Therefore, a sketch plat application will need to be reviewed by the Development Facilitation Team for the Vacation of Easement, and a Vacation of Easement application must be submitted prior to the approval of the Preliminary Plat.
- Please confirm if the Infrastructure List is going to be tied to the Preliminary Plat or tied to the associated Site Plan approved by the EPC and currently undergoing review by DFT staff for final sign-off.
- Confirm that the Preliminary Plat addresses/meets the EPC conditions of approval for the Site Plan – EPC for SI-2024-01284.

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

1. The Site Plan, 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 Site Plan, 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 Site Plan, Plat, or Infrastructure List submittal to be distributed for signatures must be featured in a single PDF.
4. All Site Plan sheets must be stamped and signed by a design professional licensed in the State of New Mexico, with the Landscape Plan sheet(s) stamped and signed by a Landscape Architect licensed in the State of New Mexico.

5. The title of the Site Plan, Plat, or Infrastructure must follow the following naming scheme:
 - a. Site Plan: project number_application_number_Site_Plan_Approved_date of approval
 - b. Plat: project number_application number_Plat_Approved_date of approval
 - c. Infrastructure List: project number_application number_IL_Approved_date of approval

****Project has been reviewed to the standards and provisions within the IDO-Integrated Development Ordinance and the standards within the DPM-Development Process Manual.***



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: 5/20/25