



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: 06/11/2025 Agenda Item: #2 & 3 Zone Atlas Page: K-09, L09

Legal Description: Tract A-1, BRIDGEPOINT SUBDIVISION

Request: 2. Vacating a 35' x 1' sliver of public water easement that will overlap the new right of way

3. 38-lot residential duplex subdivision at the Southeast corner of 86th St SW and 82nd Street SW .

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

☐ **Approved No Conditions**

☒ **Approved W/Conditions**

☐ **Not Approved**

Application For: VAC-2025-00024 – VACATION OF EASEMENT

1. No objection

Application For: MAJOR PLT- 2025-00006 – PRELIMINARY PLAT

1. No objection



DEVELOPMENT FACILITATION TEAM

Parks and Recreation Department

PR-2020-004098

MAJOR_PLT-2025-00006 – PRELIMINARY PLAT

SKETCH 8-7-24 (DFT)

IDO – 2025

T/MPOS

RENEE REGAL agent for GALLO PARTNERS LLC 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) [Deferred from 5/21/25]

PROPERTY OWNERS: GALLO PARTNERS LLC

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

Comments:

06.11.2025

Parks and Recreation has no objections to this request.

08/07/2024

A Street Tree Landscaping Plan will be required with Site Plan submittal. Design guidelines for Street Frontage trees can be found in IDO 14-16-5-6(D). You may request a preliminary review with City Forestry prior to submitting the plan.

DEVELOPMENT FACILITATIVE TEAM (DHO)

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: 06/11/2025

AGENDA ITEM NO: 3

PROJECT NUMBER:

[PR-2020-004098](#)

**MAJOR_PLT-2025-00006 – PRELIMINARY PLAT
SKETCH PLAT 8-07-24 (DFT)**

**IDO – 2025
T/MPOS**

PROJECT NAME:

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 on **BRIDGE SW** between **86TH STREET SW AND 82ND STREET SW** containing approximately **4.5307** ACRE(S). **(K-09)** [Deferred from 5/21/25]

PROPERTY OWNERS: GALLO PARTNERS LLC

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

COMMENTS:

1. Code Enforcement has no comments and no objections.

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

DRB Project Number: 2020-004098 Hearing Date: 02-12-2025
Project: A1 Bridgepoint on Bridge between Bridge and 86th Agenda Item No: 2

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

ENGINEERING COMMENTS:

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

DRB Project Number: 2020-004098 Hearing Date: 06-11-2025
Project: TRACT A-1, BRIDGEPOINT
SUBDIVISION on Bridge between
86th and 82nd SW Agenda Item No: 3

<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: 2 & 3

SUBJECT: Vacation of Easement, Preliminary Plat

ENGINEERING COMMENTS:

1. No objection to the plat or vacation.
2. Please add curb and gutter along Bridge to the infrastructure list.

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: June 11, 2025

ACTION:

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

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



DEVELOPMENT HEARING OFFICER

Planning Comments

HEARING DATE: 6/11/25 -- **AGENDA ITEM:** #2 and #3

Project Number: PR-2020-004098

Application Number: Major PLT-2025-00006 / VAC-2025-00024

Project Name: 86th St. and Bridge Blvd.

Request:

Request to review a 38 lot sub-division at the SE corner of 86th and Bridge as well as a Vacation of portions of P.U.E's.

**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. This is also including a review for the vacation of a 35' x 1' portion of a P.U.E along the Western Edge of the property.
- The subject property previously came in for DFT staff preliminary review on 8/7/2024 under PR-2020-004098_PS-2024-00130. The second iteration of review took place on 5/21/25 and a Vacation of Easement was called for by Water Authority prior to final sign off of the plat.
- 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.

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.

6-6(M) VACATION OF EASEMENT, PRIVATE WAY, OR PUBLIC RIGHT-OF-WAY

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(M) or the DPM.

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

An application for a Vacation of Easement, Private Way, or Public Right-of-way shall be approved if it meets any of the following criteria.

6-6(M)(3)(a) The public welfare does not require that the easement, private way, or public right-of-way be retained.

6-6(M)(3)(b) There is a net benefit to the public welfare because the development made possible by the Vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the Vacation, and there is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

The Vacation of the P.U.E is meeting the requirements outlined above in 6-6-(M)(3). Planning defers to A.B.C.W.U.A for final confirmation of the Vacation.

General Comments

- 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.
- **Staff recommends the following finding:** A final sign off of the Site Plan EPC for PR-2020-004098 / SI-2024-01284 has been submitted and must be approved and signed off by DFT staff. Per condition #3 of the Site-Plan EPC this will need to be completed by October 17th, 2025.
- The Final Sign-off of the Site Plan – EPC for PR-2020-004098 / SI-2024-01284 is under review by DFT staff.
- The Preliminary Plat was signed by Landmark Land Ltd. Co. However, the Bernalillo County property records confirm the owner of the subject property is Gallo Partners, LLC. Please confirm this discrepancy, as well as the current owner of the subject property.

***** 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
Planning Department

DATE: 6/10/25