

From: Roddenbeck, Jay B.
To: rfierro@fierrocompany.com; drgalbreth@yahoo.com; "Veronica Herrera"
Cc: Woffley, Jolene; Biazar, Shahab; Webb, Robert L.; "Gutierrez, David G."; Aulick, Hannah
Subject: RE: Major Preliminary Plat application needed for the platting action for PR-2020-004171
Date: Tuesday, April 9, 2024 7:20:00 PM
Attachments: [image002.png](#)
[image003.png](#)
[image006.png](#)
[image014.png](#)

Robert,

Elaborating a bit on my previous message regarding the Waivers and Vacations needing to be heard together with the future Major Preliminary Plat application, Planning staff feel it's important for them to be heard together at a later date when all the process steps have been met.

At any rate, the ultimate timeline of the effective date of the Waivers and Vacations isn't affected by their deferral to a DHO meeting date to be heard and decided concurrently with a future Major Preliminary Plat, as they only become effective/permanent with a future Final Plat anyways (based on an approved future Major Preliminary Plat).



Jay Rodenbeck

Planning Manager
Development Review Services
o (505) 924-3994
c (505) 553-0682
e jrodenbeck@cabq.gov
cabq.gov/planning

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From: rfierro@fierrocompany.com <rfierro@fierrocompany.com>
Sent: Tuesday, April 9, 2024 4:27 PM
To: Rodenbeck, Jay B. <jrodenbeck@cabq.gov>; drgalbreth@yahoo.com; "Veronica Herrera" <vherrera@fierrocompany.com>
Cc: Woffley, Jolene <jwoffley@cabq.gov>; Biazar, Shahab <sbiazar@cabq.gov>; Webb, Robert L. <rwebb@cabq.gov>; "Gutierrez, David G." <dggutierrez@abcwua.org>; Aulick, Hannah <haulick@cabq.gov>
Subject: RE: Major Preliminary Plat application needed for the platting action for PR-2020-004171

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Jolene,

We are on the agenda for tomorrow and will like our action items heard. The application was accepted and shall be heard.

Robert Fierro

From: Rodenbeck, Jay B. <jrodenbeck@cabq.gov>
Sent: Tuesday, April 9, 2024 4:12 PM
To: rfierro@fierrocompany.com; drgalbreth@yahoo.com; "Veronica Herrera" <vherrera@fierrocompany.com>
Cc: Woffley, Jolene <jwoffley@cabq.gov>; Biazar, Shahab <sbiazar@cabq.gov>; Webb, Robert L. <rwebb@cabq.gov>; "Gutierrez, David G." <dggutierrez@abcwua.org>; Aulick, Hannah <haulick@cabq.gov>
Subject: RE: Major Preliminary Plat application needed for the platting action for PR-2020-004171

Robert,

The City Engineer as well as David Gutierrez with ABCWUA have determined that several of the items that are featured on the Infrastructure List are considered major public infrastructure, so we can't hear the platting application as a Minor Preliminary/Final Plat per 6-6(K)(1)(a)(3) of the IDO.

Regarding the Waivers and two existing Vacations, they need to be heard with the future Major Preliminary Plat application, and I defer to Associate Director Jolene Woffley for any future input on this matter.

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Jay Rodenbeck

Planning Manager
Development Review Services
o (505) 924-3994
c (505) 553-0682
e jrodenbeck@cabq.gov
cabq.gov/planning

-

From: rfierro@fierrocompany.com <rfierro@fierrocompany.com>
Sent: Tuesday, April 9, 2024 4:03 PM
To: Rodenbeck, Jay B. <jrodenbeck@cabq.gov>; drgalbreth@yahoo.com; "Veronica Herrera" <vherrera@fierrocompany.com>
Cc: Woffley, Jolene <jwoffley@cabq.gov>; Biazar, Shahab <sbiazar@cabq.gov>; Webb, Robert L. <rwebb@cabq.gov>; "Gutierrez, David G." <dggutierrez@abcwua.org>; Aulick, Hannah <haulick@cabq.gov>
Subject: RE: Major Preliminary Plat application needed for the platting action for PR-2020-004171

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Jay,

I would like to proceed with Preliminary/Final plat. The Tuscan Village subdivision proposed infrastructure is similar and typical of other similar subdivisions approved via a preliminary/final plat application. I will be attending tomorrows hearing and would like the waivers and vacations heard tomorrow with a deferral on the preliminary/final plat, pending the application of the additional two easements.

Robert J. Fierro, PE, PS
Principal Engineer and Surveyor
Fierro & Company
 505-352-8930 (office) | 505-503-9546 (cell)
<http://www.fierrocompany.com>

From: Rodenbeck, Jay B. <jrodenbeck@cabq.gov>
Sent: Tuesday, April 9, 2024 12:53 PM
To: drgalbreth@yahoo.com; 'Veronica Herrera' <vherrera@fierrocompany.com>; rfierro@fierrocompany.com
Cc: Wolfley, Jolene <jwolfley@cabq.gov>; Biazar, Shahab <sbiazar@cabq.gov>; Webb, Robert L. <rwebb@cabq.gov>; Gutierrez, David G. <dggutierrez@abcwua.org>; Aulick, Hannah <haulick@cabq.gov>
Subject: Major Preliminary Plat application needed for the platting action for PR-2020-004171
Importance: High

Good afternoon applicants team for PR-2020-004171,

Engineering staff have reviewed the Infrastructure List (IL) included with the Preliminary/Final Plat for PR-2020-004171 (a request to subdivide an existing lot into 9 lots at 12300 San Antonio Dr.), and determined that some of the items on the Infrastructure List are considered "major public infrastructure," including the following circled items on the IL:

project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Inspector	P.E.	City Cnst Engineer
		STD.	Standard Curb & Gutter	San Antonio Dr. South of Centerline	NW Corner of Subdivision	NE Corner of Subdivision	/	/	/
		5'	Crusher Fine Path	San Antonio Dr. South of Centerline	NW Corner of Subdivision	NE Corner of Subdivision	/	/	/
		5'-6"	Landscape Buffer	San Antonio Dr. South of Centerline	NW Corner of Subdivision	NE Corner of Subdivision	/	/	/
		10" WL	PVC, Pipe, Fittings and gate valves	San Antonio Dr. South of Centerline	NW Corner of Subdivision	NE Corner of Subdivision	/	/	/
		8" SAS	8" Sewer Main	San Antonio Dr. South of Centerline	NW Corner of Subdivision	Lot 3 sewer service	/	/	/

Per 6-6(K)(1)(a)(3) of the IDO, if a platting application requires major public infrastructure, a Major Preliminary Plat application submittal is required. Unfortunately, as the platting application submitted for this site was a Minor Preliminary/Final Plat, it will need to be withdrawn with a Major Preliminary Plat application submitted in its place. I have conferred with the City Engineer (Shahab Biazar) regarding this issue, and I can confirm that we will only need the remainder of the application fees paid for the Major Preliminary Plat minus the fees that were already paid for the Minor Preliminary/Final Plat.

Another issue discovered by reviewing staff is that only two Vacations of Easement (a Vacation of Public Easement and a Vacation of Private Easement) were processed and featured on the April 10th DHO agenda as follows:

- PR-2020-004171**
SD-2024-00059 - PRELIMINARY/FINAL PLAT
VA-2024-00096 - SIDEWALK WAIVER
VA-2024-00098 - SIDEWALK WAIVER DPM
SD-2024-00061 - VACATION OF PUBLIC EASEMENT
SD-2024-00063 - VACATION OF PRIVATE EASEMENT
SKETCH PLAT 12-13-23 (DPT)
IDO - 2022

FIERRO & COMPANY agent for **WILLIAM E. GALBRETH LAND DEVELOPMENT CO. LLC** requests the aforementioned action(s) for all or a portion of: **TRACT N-7-A-1, BULK LAND PLAT OF TRACT N-7-A-1 TANQAN PROPERTIES** zoned R-1D, located at **12300 SAN ANTONIO DR** between **LOWELL DR NE** and **TENNYSON ST NE** containing approximately **6.653** acre(s). (E-22)

PROPERTY OWNERS: WILLIAM E GALBRETH LAND DEVELOPMENT CO LLC
REQUEST: CREATE 9 LOTS AND 1 TRACT, VACATE EXISTING PRIVATE AND PUBLIC EASEMENTS WITH NEW EASEMENT DEDICATIONS, SIDEWALK WAIVER AND DETERMINATION OF RIGHT-OF-WAY WITH RIGHT-OF-WAY DEDICATION.

However, four vacations are proposed in your application submittals as noted on the Plat as well as your justification letter for the vacations as follows:

On behalf of William E. Galbreth Land Development Co. LLC, Fierro & Company as their agent is requesting to vacate 4 existing easements on the property located at 12300 San Antonio Drive, between Lowell Drive and Tennyson Street NE. The easements proposed to be vacated are numbered 1, 2, 5, and 8 as shown on the attached proposed Tuscan Village Unit II Subdivision Plat.

Proposed Vacations 1, 2, 5, and 8:

Therefore, we will need to process two additional applications for Vacation of Public Easements and you will need to provide more detail on the application submittal for each Vacation in the "Brief Description of Request" section of the application form:



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application. Please note that these applications are not reviewed in a public meeting.

SUBDIVISIONS	MISCELLANEOUS APPLICATIONS
<input type="checkbox"/> Major - Preliminary Plat (Forms PL T & S1)	<input checked="" type="checkbox"/> Sidewalk Waiver (Form V2)
<input type="checkbox"/> Major - Bulk Land Plat (Forms PL T & S1)	<input type="checkbox"/> Waiver to IDO (Form V2)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input checked="" type="checkbox"/> Waiver to DPN (Form V2)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms PL T & S2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor - Final Plat (Forms PL T & S2)	<input checked="" type="checkbox"/> Vacation of Public Easement(s) (DHO) (Form V)
<input checked="" type="checkbox"/> Minor - Preliminary/Final Plat (Forms PL T & S2)	<input checked="" type="checkbox"/> Vacation of Private Easement(s) (Form V)
	APPEAL
	<input type="checkbox"/> Decision of DHO (Form A)
BRIEF DESCRIPTION OF REQUEST	
The minor subdivision plat proposes to create 9 lots and 1 tract, vacate existing private and public easements with new easement dedications and involves a sidewalk waiver and determination of right-of-way with right-of-way dedication.	

To summarize, we need the following:

1. Withdrawal of the Minor Preliminary/Final Plat application submittal due to major public infrastructure featured on the IL (can be done by email by the applicant/agent)
2. Submittal of a Major Preliminary Plat application
3. Process two additional Vacations of Public Easement and provide more detail about the Vacations on the application form
4. Request a deferral by email of the two existing Vacations of Easement and Waivers to a later DHO meeting date that enables them to be heard with the Preliminary Plat (can be as early as the May 8th DHO meeting)

The lead Planner on these applications, Hannah Aulick, is copied in this message, and can help answer and direct inquires pertaining to notification requirements, etc. for the Major Preliminary Plat.



Jay Rodenbeck
 Planning Manager
 Development Review Services
 o (505) 924-3994
 c (505) 553-0682
jrodenbeck@cabq.gov
cabq.gov/planning