DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

PR-2020-004595
SD-2021-00111 – PRELIMINARY PLAT
VA-2021-00216 – SIDEWALK WAIVER
JAG PLANNING & ZONING agent for 505 SOLUTIONS LLC requests the aforementioned action(s) for all or a portion of: PARCELS A & B AND PARCELS 1 & 3, LANDS OF ALBUQUERQUE RANCH ESTATES & LANDS OF ALBUQUERQUE ACADEMY zoned PD, located on WALKERWAY ST. NE between SPAIN RD NE and ACADEMY RD NE containing approximately 4.650 acre(s). (E-22)
PROPERTY OWNERS: 505 SOLUTIONS LLC
REQUEST: CREATE 11 LOTS FROM 4 PARCELS (6 LOTS), CREATE TWO TRACTS FOR EASEMENTS, VACATE EASEMENTS AND GRANT EASEMENTS

PR-2020-004595
SD-2021-00122 – VACATION OF PUBLIC EASEMENT 7 foot
SD-2021-00123 – VACATION OF PRIVATE EASEMENT 15 foot
SD-2021-00123 – VACATION OF PRIVATE EASEMENT 20-foot waterline
JAG PLANNING & ZONING agent for 505 SOLUTIONS, LLC requests the aforementioned action(s) for all or a portion of: PARCELS A & B AND PARCELS 1 & 3 zoned R-1D, located on WALKERWAY ST between SPAIN RD NE and ACADEMY containing approximately 4.650 acre(s). (E-22)
PROPERTY OWNERS: 505 SOLUTIONS, LLC
REQUEST: VACATION OF A PUBLIC UTILITY EASEMENT AND VACATION OF 7 FOOT AND 15 FOOT PRIVATE ACCESS EASEMENTS.

<u>02-10-2021</u>
The MRCOG Bikeway Master Plan shows an existing multi-purpose trail on the west side of Tramway. Development should coordinate with PRD and NMDOT to make sure there is no encroachment.

<u>06-30-2021</u>
The multi-purpose trail is an NMDOT maintained facility – has the applicant contacted NMDOT?

<u>06-30-2021</u>
The applicant's agent contacted PRD to have a representative of the City Forester evaluate the condition of the existing trees pursuant to the IDO. PRD is coordinating a site visit this week and will report back to the applicant and DRB before the next hearing. Other previous PRD questions were answered. The "Large Stand of Existing Trees" is limited to the Preliminary Plat request. PRD does not object to the easement vacations.

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08-11-2021

The City Forester position is currently vacant, therefore Anjel Sepulveda, Forestry Supervisor and Certified Arborist, met with the applicant at the subject site on July 30, 2021. Large existing trees shown on the applicant's Tree Survey were evaluated. The Forestry Supervisor recommended that the large Cottonwoods and Siberian Elm (labeled 4 through 13 on the Tree Survey) be removed, because they are splitting and may soon pose a risk to adjacent property if grading occurs in the immediate area causing further stress. The trees at the entrance (labeled 1,2, and 3 on the Tree Survey) are planted nursery stock as opposed to volunteers and are recommended for retention due to their current condition; therefore it is recommended that care be taken during grading and construction surrounding these trees.

08-18-2021

The Planning Department interpreted the IDO regulation and determined that the trees at the entrance (labeled 1,2, and 3 on the Tree Survey) are not required to be retained. No further comments.