



**Development Facilitation Team (DFT) – Review Comments**

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**Reviewer: David G. Gutierrez, P.E. | Phone: 505-289-3381 | [dggutierrez@abcwua.org](mailto:dggutierrez@abcwua.org)**

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**DRB Project No: PR-2021-005628 Date: 05/10/2023 Agenda Item: #1 Zone Atlas Page: (R-16, R-17, S-16)**

**Legal Description: TRACTS A THRU M, CITY CENTER**

**Location: UNIVERSITY BLVD and STRYKER RD SE**

**Application For: SD-2023-00094 – VACATION OF PUBLIC EASEMENT (DHO)**

1. No objection

**Application For: SD-2023-00095 – VACATION OF PRIVATE EASEMENT (DHO)**

2. No objection

**Application For: SD-2023-00096 – AMENDMENT TO FINAL PLAT**

3. No objection

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2021-005628  
Mesa del Sol/Tracts 1-18 Artiste

AGENDA ITEM NO: 1

SUBJECT: Vacation of Easements, Amend Final Plat

ENGINEERING COMMENTS:

1. No objection
2. Please note: An approved Traffic Impact Study is required prior to approval of any future development.

. 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](mailto:earmijo@cabq.gov)

DATE: May 10, 2023

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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APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_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](mailto:rbrissette@cabq.gov)

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DRB Project Number: 2021-005628 Hearing Date: 05-10-2023  
 Project: Mesa Del Sol Innovation Park  
City Center Agenda Item No: 1

<input type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Preliminary Plat	<input checked="" type="checkbox"/> Amend 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 Private Easement

**ENGINEERING COMMENTS:**

- Hydrology has an approved Conceptual Grading and Drainage plan (R16D097B) with engineer’s stamp date of 10/21/21.
- Hydrology has no objection to the partial release of the blanket easement.
- Hydrology defers to Water Authority on the Public Easement vacation.
- Hydrology has no objection to the Amendment to Final Plat.

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](mailto:jppalmer@cabq.gov)*

**DATE: 5/10/2023**

### **AGENDA ITEM NO: 1**

#### **DHO PROJECT NUMBER:**

**PR-2021-005628**

**SD-2023-00094 – VACATION OF PUBLIC EASEMENT**

**SD-2023-00095 – VACATION OF PRIVATE EASEMENT**

**SD-2023-00096 – AMENDMENT TO FINAL PLAT**

**IDO – 2021**

#### **PROJECT NAME:**

**BOHANNAN HUSTON INC. | MICHAEL BALASKOVITS PE agent for STEVE B. CHAVEZ | MDS INVESTMENTS** requests the aforementioned action(s) for all or a portion of: **TRACTS A THRU M, CITY CENTER** zoned **PC**, located between **UNIVERSITY BLVD** and **STRYKER RD SE** containing approximately **134.7249** acre(s). (**R-16, R-17, S-16**)

**PROPERTY OWNERS:** MDS Investments

**REQUEST:** VACATION OF PUBLIC EASEMENT (ABCWUA, VACATION OF PRIVATE EASEMENT AND AMENDMENT TO FINAL PLAT

#### **COMMENTS:**

**1. Code Enforcement has no comments and no objections.**



## DEVELOPMENT HEARING OFFICER

### Planning - Case Comments

**HEARING DATE:** 5/10/23 -- **AGENDA ITEM:** #1

**Project Number:** PR-2021-005628

**Application Numbers:** SD-2023-00094, SD-2023-00095, SD-2023-00096

**Project Name:** Tracts A thru M, City Center

**Requests:**

*Final Plat Amendment, Vacation of Public Easement, Vacation of Private Easement*

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

**COMMENTS:**

**Final Plat Amendment**

- The Final Plat for Tracts A thru M, City Center was approved by the Development Hearing Officer (DHO) on February 8, 2023 per PR-2021-005628 / SD-2023-00034. Per 6-4(Y) of the IDO, the Applicant has submitted this request for an amendment of the Final Plat approval due to the Vacation of a public easement along Mesa del Sol Blvd. to be dedicated right-of-way as a result of this Plat and the Vacation of a private easement (SLO and UNM access) as right-of-way is being dedicated to provide access to non-assessed parcels as described in the original blanket easement document included with the application submittal for this Final Plat Amendment. The Vacations were not depicted or approved with the Final Plat for PR-2021-005628 / SD-2023-00034 and must be depicted on a Plat, approved by the DHO, and recorded, requiring the amendment of the Final Plat.
- The DHO-approved Final Plat for PR-2021-005628 / SD-2023-00034 has not been signed by DFT staff and the City Engineer, and has not been recorded.
- The application number must be added to the Plat.
- The DXF file must be approved by AGIS, and the approval email from AGIS must be submitted prior to final sign-off from Planning should the Plat be approved by the DHO.

- The Applicant must confirm if there are any revisions taking place to the number (subdivision or consolidation) of tracts and/or to the size (via boundary adjustment) of the tracts versus the original Final Plat approval.
- Future development must meet all applicable standards and provisions of the Mesa del Sol (MdS) Master Plan/Framework Plan. Where the MdS Plan is silent, all development must meet standards and provisions of IDO and the DPM.

**Vacation of Public and Private Easements**

- The Applicant has justified the Vacations as follows:

The public welfare does not require that these easements be retained and there is a net benefit to the public welfare as there is new dedicated right-of-way being granted with this Amended Final Plat over the top of these vacated/released easements.



*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: Jay Rodenbeck  
Planning Department

DATE: 5/8/23



## DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

### **PR-2021-005628**

SD-2023-00094 – VACATION OF PUBLIC EASEMENT

SD-2023-00095 – VACATION OF PRIVATE EASEMENT

SD-2023-00096 – AMENDMENT TO FINAL PLAT

IDO – 2021

BOHANNAN HUSTON INC. | MICHAEL BALASKOVITS PE agent for STEVE B. CHAVEZ | MDS INVESTMENTS requests the aforementioned action(s) for all or a portion of: TRACTS

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PROPERTY OWNERS: MDS Investments

REQUEST: VACATION OF PUBLIC EASEMENT (ABCWUA, VACATION OF PRIVATE EASEMENT, AND AMENDMENT TO FINAL PLAT

### **Comment:**

05-08-2023

No additional comments or objections to the requested actions.

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