



DEVELOPMENT FACILITATION TEAM

Parks and Recreation Department

PR-2021-005630

MINOR_PLT-2025-00020 – PRELIMINARY/ FINAL PLAT
VAC-2025-00021 – VACATION OF PUBLIC EASEMENT

SCOTT A EDDINGS agent for DBG PROPERTIES LLC requests the aforementioned action(s) for all or a portion of: TR RR3B1 PLAT FOR WESTLAND SOUTH TRACTS RR-3-B-1 AND RR-3-C-1 CONT 11.1940 AC zoned R-ML, located on 98TH ST SW between SW CORNER OF DENNIS CHAVEZ BLVD AND 98TH STREET containing approximately 11.94 acre(s). (P-09)

REQUEST: Purpose of plat is to vacate public emergency access easement, grant public sidewalk easement and grant pnm easement on Tract RR-3-B-1-A

IDO - 2025

COMMENTS

5.06.2025

No objections to the requested actions.

Please note the following:

During future site development, all standards of the IDO related to adjacency to trail must be met including any applicable standards under IDO 14-16-5-7 Walls and Fences (<https://abq-zone.com/integrated-development-ordinance-ido#page=361>).

There is planned trail along the eastern side of 98th.

03-06-2024

There is existing paved multi-use trail along Dennis Chavez maintained by the City of Albuquerque.

IDO 5-6(D)(2) Additional Frontage Landscaping



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5-6(D)(2)(a) General Commercial and mixed-use buildings with a footprint of more than 50,000 square feet shall have at least 1 tree and 3 shrubs planted every 30 feet along the length of any façade facing a City park or trail, Major Public Open Space, or major arroyo.

5-3(D)(3)(b) On-site pedestrian walkways shall connect to all of the following:

3. b. Any abutting City park or trail, Major Public Open Space, or other Civic or Institutional uses, as long as such access is coordinated with and approved by the Parks and Recreation Department or the property owner of the civic or institutional use.

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

DRB Project Number: PR-2021-005630 Hearing Date: 05-07-2025

Project: TR RR3B1 PLAT FOR
WESTLAND SOUTH TRACTS
RR-3-B-1 AND RR-3-C-1 located
on 98TH ST SW between SW
CORNER OF DENNIS CHAVEZ
BLVD AND 98TH STREET Agenda Item No: 2

<input type="checkbox"/> Minor Preliminary / Final Plat	<input checked="" type="checkbox"/> Preliminary Plat	<input checked="" 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# P09D004) with engineer's stamp 4/14/2025.
- Hydrology has no objection to the Vacation of a public emergency access easement.
- 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: 2021-005630
Ceja Vista 98th and Dennis Chavez

AGENDA ITEM NO: 2

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. No objection.

. 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 7, 2025

ACTION:

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

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



DEVELOPMENT HEARING OFFICER

Planning Comments

HEARING DATE: 5/7/25 -- **AGENDA ITEM:** #2

Project Number: PR-2021-005630

Application Number: (1 Plat) PLT-2025-00020, (1 Vacation) VAC-2025-00021

Project Name: Ceja Visa and 98th

Request:

Preliminary/Final Plat, Vacation, and grant easements.

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

COMMENTS:

Items in **orange type** need comment or corrections.

Background:

- A sketch plat was completed in March of 2024 and as of April 2025 this location has an approved Site Plan for a 240 Unit Multi-Family development.
- This is a request for a Preliminary Final Plat while also vacating a public emergency access easement, granting a public sidewalk easement, and a PNM easement.
- The IDO Zone District for the subject property is R-ML. The site and development are subject to the standards of the IDO and DPM.
- Future development must meet all applicable standards and provisions of the IDO (per NR-C & CPO-2) and the DPM. Here is a link to both:
<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1>
<https://www.cabq.gov/planning/boards-commissions/development-process-manual-executive-committee>

1. Items that need to be completed or corrected

- Please confirm the details of the proposed Preliminary/Final plat, vacation and easements for the DHO.

- A plat note must be added on the information page of the plat drawing for both the vacation and the easements. Details must be also called out on the plat drawing.
 - AMAFCA signature must be obtained before final sign-off of the plat
 - The Project and Application numbers must be added to the plat before final sign-off.
 - Per 6-6(L)(2)(d)(7) of the IDO, the date of the DHO approval shall be recorded on the Plat.
 - After DHO approval and final sign off, a recorded copy of the Plat must be sent to Jay Rodenbeck at jrodenbeck@cabq.gov and Angela Gomez at agomez@cabq.gov.
 - Per 6-6(K)(2)(l) of the IDO, the applicant shall record the Plat with the Bernalillo County Clerk within 3 months after the date of the final signature on the Plat, or the subdivision shall be voided.
 - A copy of the AGIS-approved DXF file must be submitted prior to the final sign-off of the Plat.
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2. Standard Comments and Items in Compliance

- All public notice requirements of IDO Section 6, Table 6-1-1, have been completed for this submittal.
- *Applicant/Agent to ensure all final submitted documents are sealed and signed by a design professional licensed in the State of New Mexico.
- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions. Re-platting action cannot increase any existing nonconformity or create a new nonconformity.
- Drainage Ponds must meet Standard Specification 1013 or better. See [Drainage Ponds Slope Stabilization and Seeding Requirements.pdf \(cabq.gov\)](#)
- *Justification detail and criteria:*
Section 6-6(M)(3)(a)--
 The public welfare does not require that the easement, private way, or public right of way be retained.
Response:
 The City Fire Marshall approved an amended Fire One Plan removing the requirement for this easement. This Public Emergency Access Easement was required only by the City Fire Marshall for a previous project.
Section 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 be abridged against the will of the owner of the right.
Response:
 The net benefit to the public is much needed housing. This project adds 240 dwelling units to the City of Albuquerque inventory. Again, the City's Fire Marshall approved an amended Fire One Plan eliminating the requirement for this easement and as previously stated said easement was created to support a Fire One Plan which has been amended.

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

Future Development Guidance

Please reference the following development standards from the IDO. Subject to change pending formal submittal or change in development type/use.

- Future development is subject to the standards and provisions within the IDO and the DPM would apply. The IDO zone district is zoned *R-ML*.
****Submitted plans should demonstrate how standards are being met.***
- ❖ **4-2 Allowed Uses**, table 4-2-1. Follow the Use Specific Standards per section 4-3 of the IDO.
- ❖ **5-1 Dimension Standards**. 5-1-G Exceptions and Encroachments.
**Plans should include measurements for setback, separation, height elevations, etc.*
All will need to show standards and requirements are being met.
- ❖ **5-3 Access & Connectivity requirements.**
- ❖ **5-4 Subdivision of Land.**
- ❖ **5-5 Parking and loading.**
- ❖ **5-6 Landscaping, buffering, and Screening.** *Plans will need to demonstrate compliance of landscaping requirements. Provide calculations & detail.*
Be aware of several sections related to new development –
5-6-C General Landscaping, 5-6-D Required Street Trees, 5-6-F Parking Lot Landscaping, 5-6-G Equipment/Support areas, and 5-6-E Edge buffer requirements.
- ❖ **5-7 Walls/Fences**, table 5-7-1. ****Development requires separate permitting.***
- ❖ **5-8 for Outdoor Lighting** requirements.
- ❖ **5-11-E Building/Façade Design.**
- ❖ **5-12 Signage.**
- ❖ **5-13 Operation and Maintenance**
- ❖ **Section 6-1, table 6-1-1 for public notice requirements.**
- ❖ **Platting actions per 6-6-K Subdivision of Land-Minor or 6-6-L Subdivision of Land-Major.**
- ❖ **Vacations per 6-6-M. 6-4(R) Dedications.**
- ❖ **7-1 Development and use definitions.**



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: Robert Webb/ Jay Rodenbeck
Planning Department

DATE: 4/8/25
