



Development Facilitation Team (DFT) – Review Comments

Reviewer: David G. Gutierrez, P.E. | Phone: 505-289-3381 | dggutierrez@abcwua.org

Project No: PR-2021-006261 Date: 06/28/2023 Agenda Item: #6&7 Zone Atlas Page: F-13
Legal Description: [TRACT 144-A-1, MRGCD MAP NO. 31, TRACT 144-B-2 OF MRGCD MAP 31, TRACT 2 OF THE BULK LAND PLAT OF TRACTS 1 AND 2, OUR LADY OF GUADALUPE]
Location: [PROPERTIES ADJACENT TO 1860 GRIEGOS ST. between THE GRIEGOS DRAIN and SAN ISIDRO]

Application For: SD-2023-00120-Vacation of private easement (DHO)

1. No comment

Comment: (Provide written response explaining how comments were addressed)

Application For: SD-2023-00119-Vacation of private easement (DHO)

2. No comment

Comment: (Provide written response explaining how comments were addressed)

Application For: SD-2023-00122-Vacation of private easement (DHO)

3. No comment

Comment: (Provide written response explaining how comments were addressed)

Application For: SD-2023-00105-Final Plat (DHO)

4. Previous discussion that would potentially affect easement #3 being granted took place such that the entire easement may not be necessary to avoid being in undesirable locations for public infrastructure.
- a. Please confirm the infrastructure plans reflect this and ensure the plat is correct for easement #3.

Comment: (Provide written response explaining how comments were addressed)

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2021-006261
1860 Griegos

AGENDA ITEM NO: 6 & 7

SUBJECT: Vacation of Private Easement, 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: June 28, 2023

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2021-006261
1860 Griegos

AGENDA ITEM NO: 6

SUBJECT: Vacation of Private Easement

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: June 28, 2023

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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

DEVELOPMENT REVIEW BOARD - HYDROLOGY SECTION
 Renée Brissette, PE, Senior Engineer | 505-924-3995 rbrissette@cabq.gov

DRB Project Number: 2021-006261 Hearing Date: 06-28-23
 Project: Tracts 2 Our Lady of Guadalupe – Griegos Farms Agenda Item No: 6 & 7

<input type="checkbox"/> Sketch Plat	<input type="checkbox"/> Minor Preliminary / Final Plat	<input 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"/> Site Plan for Bldg. Permit <input type="checkbox"/> Site Plan for Subdivision	<input type="checkbox"/> Bulk Land Plat
<input type="checkbox"/> SIA Extension	<input type="checkbox"/> DPM Variance	<input checked="" type="checkbox"/> Vacation of Private Easement	<input type="checkbox"/> Vacation of Public Right of Way

ENGINEERING COMMENTS:

- Hydrology has an approved Grading & Drainage Plan (F13D028A) with engineer's stamp 03/15/23
- Hydrology has no objection to the Vacation of the private easements.
- Hydrology has no objection to the platting action.

RESOLUTION/COMMENTS:

Water:

Code Enforcement:

Parks:

Transportation:

Planning:

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

DATE: 6/28/2023

AGENDA ITEM NO: 6

DHO PROJECT NUMBER:

PR-2021-006261

SD-2023-00120 – VACATION OF PRIVATE EASEMENT

SD-2023-00119 – VACATION OF PRIVATE EASEMENT

SD-2023-00122 – VACATION OF PRIVATE EASEMENT

IDO - 2021

PROJECT NAME:

REMBE URBAN DESIGN + DEVELOPMENT | KENNETH MYERS agent for **GRIEGOS FARMS, LLC** requests the aforementioned action(s) for all or a portion of: **TRACT 144-A-1, MRGCD MAP NO. 31, TRACT 144-B-2 OF MRGCD MAP NO. 31, TRACT 2 OF THE BULK LAND PLAT OF TRACTS 1 AND 2, OUR LADY OF GUADALUPE** zoned **RA**, located at **PROPERTIES ADJACENT TO (NORTH AND WEST OF 1860 GRIEGOS, NW** between **GRIEGOS DRAIN** and **SAN ISIDRO** containing approximately **10.23** acre(s). (F-13)

PROPERTY OWNERS: GRIEGOS FARMS LLC

REQUEST: VACATION OF EXISTING UTILITY EASEMENTS

COMMENTS:

1. Code Enforcement has no comments or objections.



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

HEARING DATE: 6/28/23 -- **AGENDA ITEMS:** #6 & 7

Project Number: PR-2021-006261

Application Number: SD-2023-00105, SD-2023-00120, SD-2023-00119, SD-2023-00122

Project Name: Griegos Farms

Request: VACATION OF PRIVATE EASEMENTS & FINAL PLAT

Vacation of three easements and Final Plat to create a total of 8 lots from two existing lots.

**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** color need attention

These are the planning comments on Vacations of Easement and Final Plat approval, which are a separate process from the Site Plan previously approved by the Development Review Board (DRB) on December 14, 2022.

1. Items Needing to be Completed

SD-2023-00105- Final Plat

- **The Final Plat is not consistent with the Preliminary Plat** which was approved by the Development Review Board (DRB) on December 14, 2022. Per 6-6(L)(3)(b) of the IDO, a Final Plat shall be approved if it includes all changes, conditions, and requirements contained in the Preliminary Plat approval. However, the lot sizes of the Final Plat differ from those depicted in the DRB-approved Preliminary Plat. The table below compares the lot sizes in the Preliminary and Final Plat.

Lots Number	Lot Gross Size in Preliminary Plat	Lot Gross Size in Final Plat
Lot 1	76,272 SF. Sq	74,950 SQ. FT
Lot 2	44,919 SF. Sq	44,865 SQ. FT
Lot 3	60,543 SF. Sq	59,272 SQ. FT
Lot 4	45,475 SF. Sq	44,500 SQ. FT
Lot 5	44,787 SF. Sq	45,373 SQ. FT

Lot 6	69,657 SF. Sq	69,592 SQ. FT
Lot 7	49,253 SF. Sq	48,553 SQ. FT
Lot 8	55,559 SF. Sq	55,726 SQ. FT

- Per 6-4(Y)(2) of the IDO, the proposed changes in lot sizes would require a Minor Amendment to the Preliminary Plat approval, which must be approved before the Final Plat can be approved by the DHO.
- The **Project number** needs (PR-2021-006261) to be added to the Plat. Also, the **Plat application number** must be added to the Plat as SD-2023-00105.
- This plat includes two private roads. **Private roads are classified as Local.** Planning refers to Transportation to clarify the Sidewalk and Buffer Zone/Landscaping of these roads.
- The **signature block** needs to be corrected to the DHO signature block:
 - “City Engineer/Hydrology” signature block needs to be corrected to **“HYDROLOGY”**.
 - “DRB Chairperson Planning Department” signature block needs to be corrected to **“PLANNING”**.
 - **“CITY ENGINEER”** signature block needs to be added as the last line for the signature block.
- The **DXF file** must be approved by AGIS, and the approval email from AGIS must be submitted prior to the final sign-off from Planning should the Plat be approved by the Development Hearing Officer

SD-2023-00120 – VACATION OF PRIVATE EASEMENT

- The existing utility easement is listed as Number (1) on Sheet 6 of the Plat. This is a Utility easement. It is private, but there is a lack of documents to clarify if this guy wire is related to PNM, telecommunications, or other utility companies. **Staff requests the applicant confirm which utility companies this easement is/was occupied by.** The Applicant provided a justification letter for the vacation request for the easement pursuant to 14-16-6-6-(M)(3) of the IDO. **This letter needs to provide a specified reason or reasons why the existing easement impedes the proposed site plan layout, and how it will pose a safety risk for the tenants of the new development.**

SD-2023-00119 – VACATION OF PRIVATE EASEMENT

- The existing utility easement is listed as Number (2) on Sheet 6 of the Plat. This is a Utility easement. It is private, but there is a lack of documents to clarify if this guy wire is related to PNM, Telephone, or other utility companies. **Staff requests the applicant confirm which utility companies this easement is/was occupied by.**

- The Applicant provided a justification letter for the vacation request for the easement pursuant to 14-16-6-6-(M)(3) of the IDO. **This letter needs to provide a specified reason or reasons why the existing easement impedes the proposed site plan layout, and how it will pose a safety risk for the tenants of the new development.**

SD-2023-00122 – VACATION OF PRIVATE EASEMENT

- The applicant proposes to vacate an existing 10 feet easement of the Public Service Company of New Mexico and the Mountain States Telephone and Telegraph Company, recorded on April 30, 1967, Book Miscellaneous 364, Page 957, and listed as Number (3) on Sheet 6 of the Plat.
- **Please clarify which lot(s) this existing easement is located within.** Once clarification is provided about the location of the easement, staff will not object to the request, as the vacation was justified per 14-16-6-6-(M)(3) of the IDO.

2. Items in Compliance

SD-2023-00105- Final Plat

- All utility, AMAFCA, surveyors, City Surveyor, and owner signatures were obtained on the Plat.
- An Infrastructure List was approved by DRB on December 21, 2022, per PR-2021-006261_SD-2022-00179.
- An approved and recorded Financial Guaranty/Infrastructure Improvements Agreement was submitted with the Final Plat application submittal.

3. Guidance for Future Development:

- Please reference the following development standards from the IDO.
<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/integrated-development-ordinance>
- Once this Final Plat is approved at the DHO, the applicant needs to work with the County to record the plat and send a recorded plat confirmation to the Planning Department for the record to help further actions or development.



Disclaimer: The comments provided are based on the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.

FROM: Leila Shadabi/Jay Rodenbeck
Planning Department

DATE: 6/27/23