



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input type="checkbox"/> Site Plan Administrative DFT (Forms SP & P2)	PRE-APPLICATIONS
<input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S3)
<input type="checkbox"/> Infrastructure List or Amendment to Infrastructure List (Form S3)	<input type="checkbox"/> Sketch Plan Review and Comment (Form S3)
<input type="checkbox"/> Temporary Deferral of S/W (Form S3)	APPEAL
<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form S3)	<input type="checkbox"/> Decision of Site Plan Administrative DFT (Form A)

BRIEF DESCRIPTION OF REQUEST

Sketch Plat Review for a proposed vacation of an existing temporary public drainage easement.

APPLICATION INFORMATION

Applicant/Owner: Bedrock ABQ Investors, LLC		Phone: 310-552-0065
Address: 1880 Century Park East, Suite 1017		Email: ssteffen@pricedg.com
City: Los Angeles	State: CA	Zip: 90067
Professional/Agent (if any): Consensus Planning, Inc.		Phone: 505-764-9801
Address: 302 8th Street NW		Email: cp@consensusplanning.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site:	List <u>all</u> owners: Charles Tourtellotte	

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: Lots 4 and 5	Block: 0000	Unit:
Subdivision/Addition: The Trails Unit 3A	MRGCD Map No.:	UPC Code: 100906403546422301
Zone Atlas Page(s): C-08-Z and C-09-Z	Existing Zoning: R-ML	Proposed Zoning N/A
# of Existing Lots: 2	# of Proposed Lots: 2	Total Area of Site (Acres): 37.077

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 99999 Woodmont Ave NW | Between: **Paseo Del Norte** | and: **Woodmont Ave**

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:	Date: 1/8/24
Printed Name: James K. Strozier	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the deferral or extension
- ___ 6) Drawing showing the sidewalks subject to the proposed deferral or extension

**INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA)
EXTENSION**

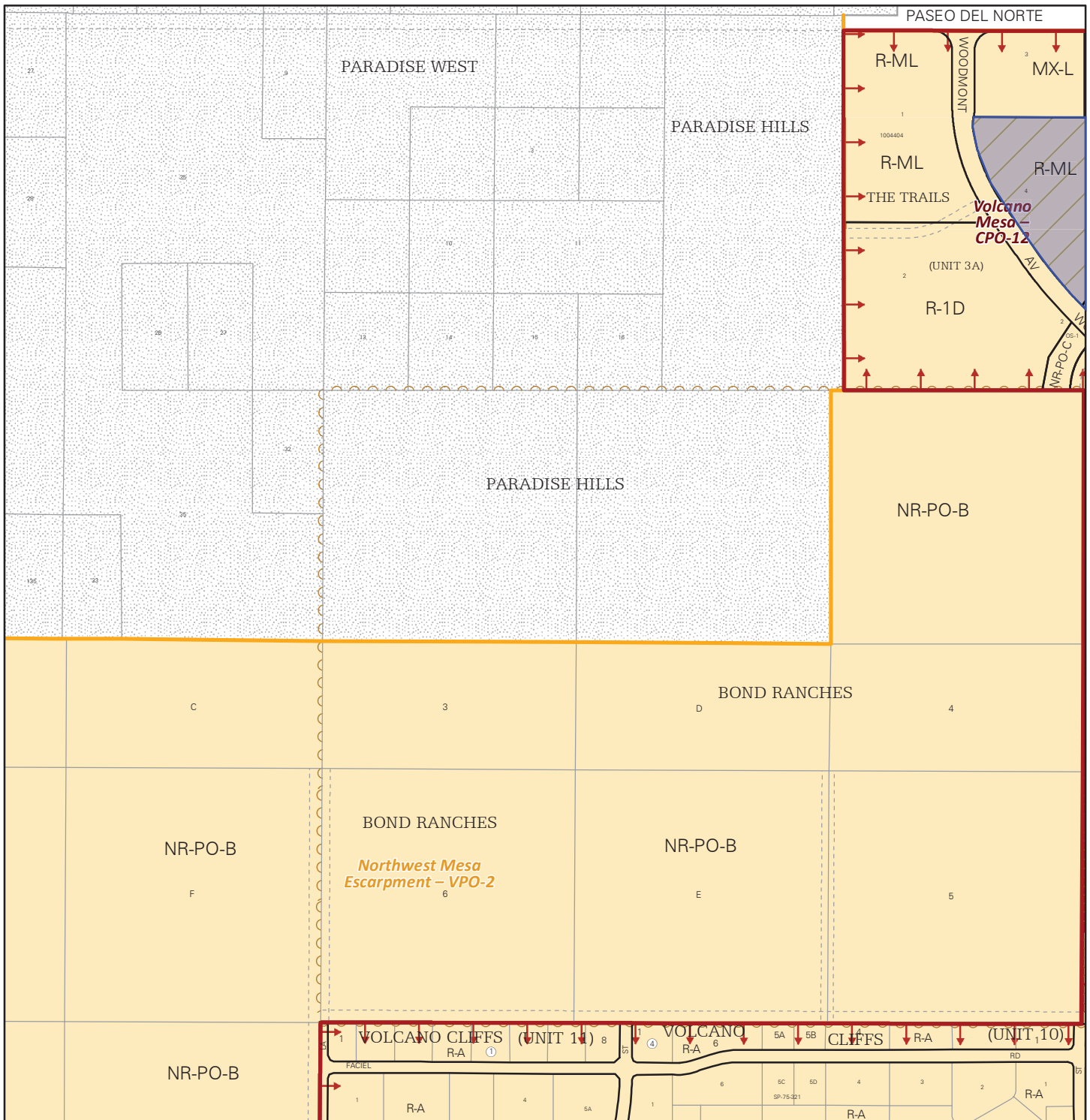
A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- ___ 6) Preliminary Plat or Site Plan
- ___ 7) Copy of DRB approved Infrastructure List
- ___ 8) Copy of recorded IIA

SKETCH PLAT OR SKETCH PLAN REVIEW AND COMMENT

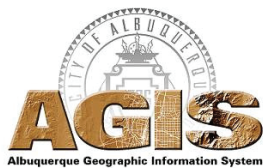
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- X 1) DFT Application form completed, signed, and dated
- X 2) Form S3 with all the submittal items checked/marked
- X 3) Zone Atlas map with the entire site clearly outlined and labeled
- X 4) Letter describing, explaining, and justifying the request
- X 5) Scale drawing of the proposed subdivision plat or Site Plan
- X 6) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

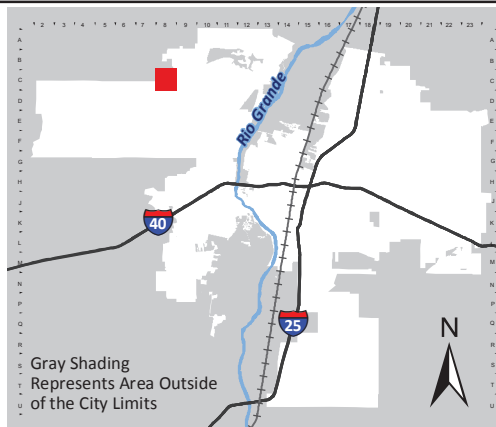


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



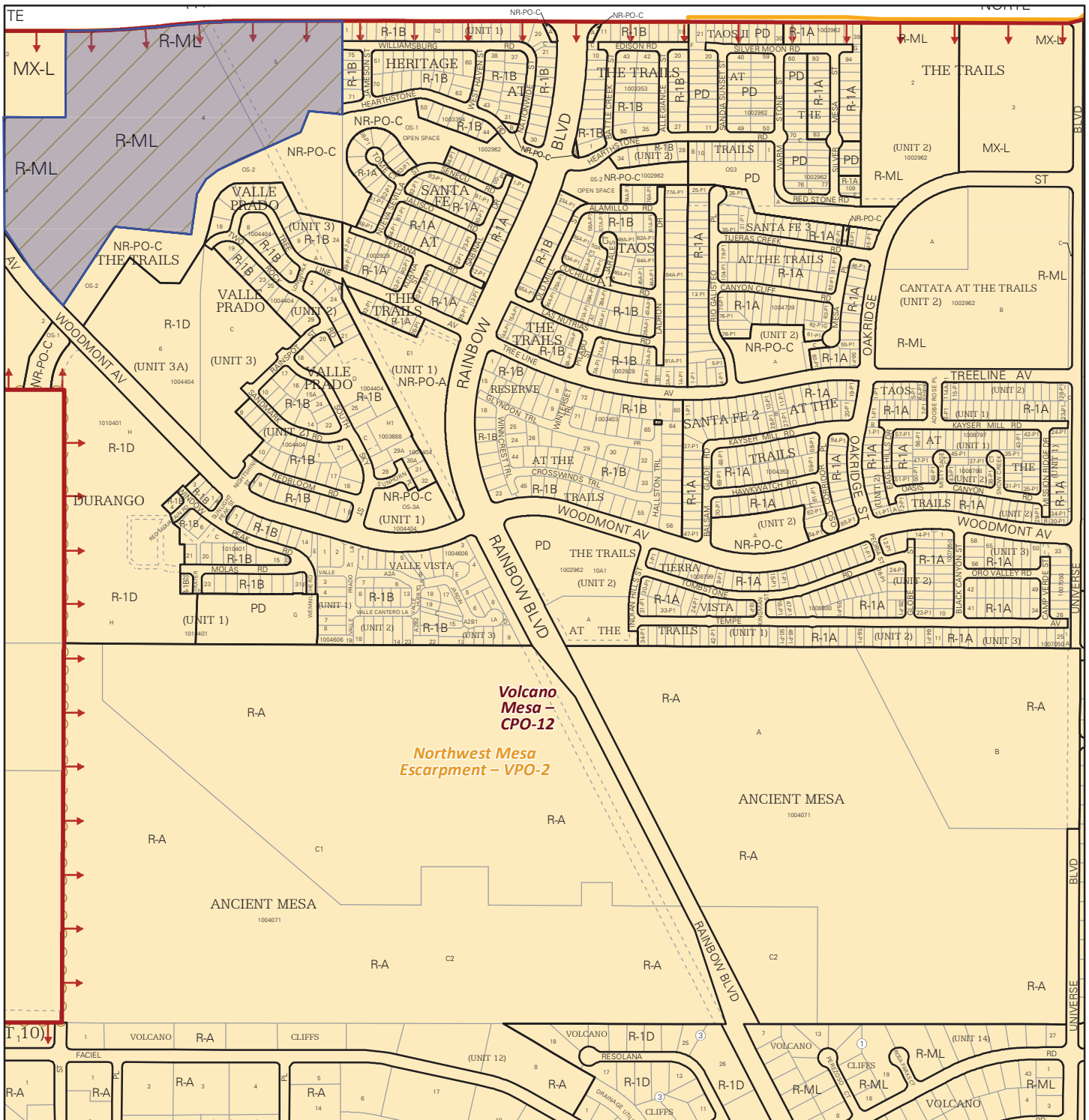
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
C-08-Z

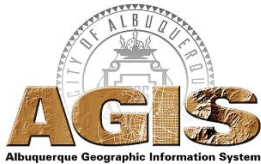
- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone



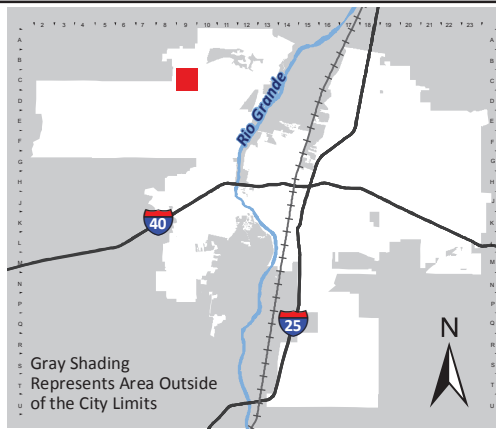


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IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
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Zone Atlas Page:
C-09-Z

- Easement
- Escarpment
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January 8, 2024

Ms. Jolene Wolfley, DFT Chair
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87103

Re: Bedrock – Sketch Plat – Temporary Drainage Easement Vacation

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

Dear Ms. Chair,

This site currently has a vacant temporary public drainage easement located directly east of Woodmont Ave. This easement was used for a prior development project and is no longer needed. There is an approved Grading and Drainage Plan.

Per the requirements found in Table 6-1-1 of the IDO, a sketch plat review is required before the project can progress to DFT submittal. This review will provide us with the feedback we need to finalize our DFT application.

Our rationale directly responds to statements made in section 6-6(M) of the IDO which relates to easements and their impact on their surroundings. We request your review of this letter to provide us with feedback on our rationale for vacating a temporary public drainage easement.

6-6(M)(3)(a) The public welfare does not require that the easement, private way, or public right-of-way be retained.

Applicant Response: *The easement subject to this vacation request was clearly established with the intent that it be temporary. With the final drainage improvements proposed with the accompanying Site Plan – DFT, the need for this easement is removed. We can see that its creation was only used as a means of completing a task, such as a construction project, meaning this vacation satisfies section 6-6(M)(3)(a).*

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 being abridged against the will of the owner of the right.

PRINCIPALS

James K. Strozier, FAICP
Jacqueline Fishman, AICP

ASSOCIATES

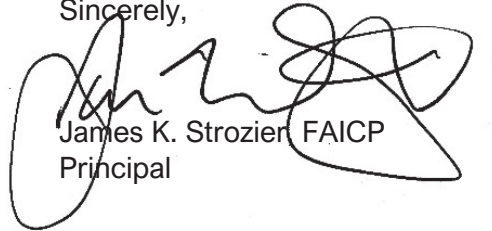
Ken Romig, PLA, ASLA



Applicant Response: *With the construction of the permanent drainage improvements, the existing easement serves no purpose. No property right is being abridged against the will of the owner.*

We request that this item be scheduled for the January 31st DFT hearing. Please feel free to contact me at 505-764-9801 or cp@consensusplanning.com if you have any questions or require any additional information.

Sincerely,



James K. Strozier FAICP
Principal

