



## **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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**Project No: PR-2022-007063      Date: 02/7/2024      Agenda Item: #3 Zone Atlas Page: C-08, C-09**

**Legal Description: Lots 4 & 5, The Trails Unit 3A**

**Location: between WOODMONT AVE NW between PASEO DEL NORTE BLVD and WOODMONT AVE.**

### **Application For: PS-2024-00023 – VACATION OF PUBLIC EASEMENT**

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1. No objection to the proposed vacation.
  - a. Defer to the City

### **Application For: PS-2024-00022 – PRELIMINARY/FINAL PLAT**

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1. Please provide easement widths in the keyed notes section.
2. Easement #14 appears outside of the easement on the combined exhibit but on the exhibit that shows them separately, it seems to be overlapping where the waterline easement would be. Please confirm.

# 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:** 02/07/2024

### **AGENDA ITEM NO: 3**

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

**PR-2022-0007063**

**SD-2024-00023 – VACATION OF PUBLIC EASEMENT**

**SD-2024-00022 – PRELIMINARY/FINAL PLAT**

**SKETCH PLAT 7-17-24 (DFT)**

**IDO - 2022**

#### **PROJECT NAME:**

**CONSENSUS PLANNING, INC.** agent for **BEDROCK ABQ INVESTORS, LLC** requests the aforementioned action(s) for all or a portion of: **LOTS 4 & 5, THE TRAILS UNIT 3A** zoned **R-ML**, located on **WOODMONT AVE NW** between **PASEO DEL NORTE** and **WOODMONT AVE** containing approximately **37.077** acre(s). (**C-08, C-09**)

**PROPERTY OWNERS:** BEDROCK ABQ INVESTORS LLC

**REQUEST:** LOT LINE ADJUSTMENT TO THE EXISTING 2 TRACTS INTO 2 NEW TRACTS. VACATION – EXISTING, TEMPORARY DRAINAGE EASEMENT

#### **COMMENTS:**

1. Code Enforcement has no comments and no objections.

**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: 2022-007063 Hearing Date: 02-07-2024  
Project: Bedrock (LaTerra) Development Agenda Item No: 3

<input checked="" type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Preliminary Plat	<input 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 checked="" type="checkbox"/> Vacation of Public Easement	<input type="checkbox"/> Vacation of Public Right of Way

**ENGINEERING COMMENTS:**

- Hydrology has an approved Revised Conceptual Grading & Drainage Plan (C09D011B) with engineer's stamp 05/03/2023.
- Hydrology has no objection to the vacating of the Temporary Drainage 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: 2022-007063  
Woodmont and Paseo del Norte

AGENDA ITEM NO: 3

SUBJECT: Preliminary/Final Plat, Vacation of Public Easement

ENGINEERING COMMENTS:

1. Transportation has an approved Conceptual TCL dated 5/23/2023 and an approved TIS dated 12/12/2022. No objection.
2. As a reminder a full TCL will be required prior to site plan approval.

. 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: February 7, 2024

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ACTION:

APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_

DELEGATED: \_\_\_\_\_ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)



## DEVELOPMENT HEARING OFFICER

### Planning - Case Comments

**HEARING DATE:** 02/07/24 -- **AGENDA ITEM:** # 3

**Project Number:** PR-2022-007063

**Application Number:** SD-2024-00023 – Vacation of public drainage easement

SD-2024-00022 – Preliminary/Final Plat

**Project Name:** La Terra – Woodmont Ave NW between PdN and Woodmont

**Request:**

*Lot Line Adjustment to the Existing 2 tracts into 2 new tracts. Vacation of Existing Temporary Drainage 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.*

**BACKGROUND:**

- The subject property had a site plan approved by the DFT on October 12, 2023 per PR-2022-007063 / SI-2023-01044. The site plan is yet to received final signatures. Condition #7 of that approval requires a final plat be approved and recorded prior to final signatures on the site plan; this application will fulfill that condition.
  - *Application Number: SD-2023-01044*

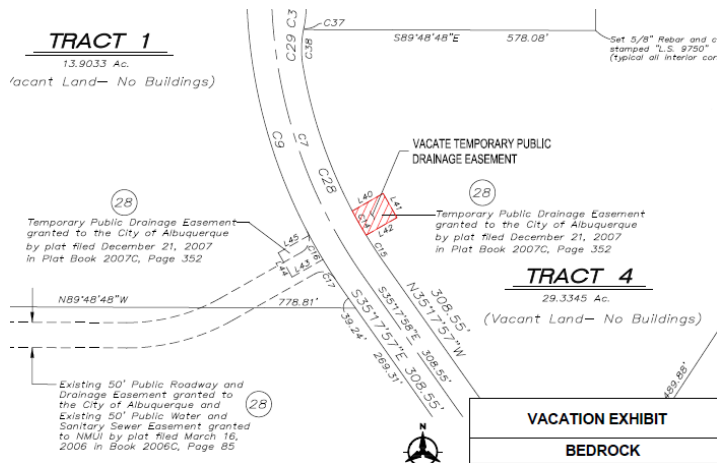
**COMMENTS:**

Items in **orange** type need to be addressed.

**1. Items to be Completed or Corrected**

- The applicant proposes to vacate the current temporary public drainage easement located on Woodmont, south of Paseo del Norte.
  - Planning staff defers to **Hydrology** regarding the vacation of this public drainage easement.

*\*(See additional comments on next pages)*



- Please confirm that the plat shows the ‘lot line to be eliminated with this plat’ on the plat document.
- The AGIS office must approve the DXF file and proof of approval must be provided prior to final sign-off of a plat.
- The project and application numbers must be added to the Plat.

## 2. Items in Compliance or Standard Comments

- Vacation of Easement: The applicant had a sketch plat to review the vacation on 1/17/24 as required by the IDO.
- The vacation of an easement request and justification meet the following IDO criteria:

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

- The easement was established to be temporary. With the drainage improvements taking place for the residential site plan, the need for this temporary drainage easement is eliminated.

*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 evident that any substantial property right is being abridged against the will of the owner of the right.*

- The construction of the permanent drainage improvements will be a net benefit to the public welfare to replace temporary drainage. There is no detriment resulting from the Vacation. No substantial property right is abridged.

- Subdivision: The applicant also proposes to subdivide the property horizontally north and south, replacing the current division that is vertical, or east and west. This division better serves residential site plan conditionally approved for the site.

- **The subdivision of land-minor meets the following IDO criteria:**

**6-6(K)(3)** *Any application for a Subdivision of Land-Minor shall be approved if it complies with all applicable provisions of this IDO, the DPM, and other adopted City regulations, and any conditions specifically applied to the development of the property in a prior permit or approval affecting the property.*

- The reconfiguration of the lots conforms to a main access road running east and west, as configured in the conditionally approved residential Site Plan.
- The Infrastructure associated with this project is associated with the Site Plan covering the same parcel boundaries.
- 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.
- The application includes a Certificate of 'No Effect' dated 11/8/2007 for the Trails Unit 3.
- The applicant provided public notice in compliance with IDO Table 6-1-1.
- Please note that the following items are still needing to be completed as part of the Site Plan-Admin DFT approval:
  2. An additional plan sheet, Sensitive Lands Preservation Sheet, must be added to identify all construction fencing and construction fence phasing to protect sensitive land features, i.e, rock outcropping and Tract OS-2 Zoned NR-PO-C based on meetings with Planning and Parks and Recreation.
  3. The infrastructure list must add these items: (1) construction protection fencing to protect the Linear Park (OS-2) per the Sensitive Lands Preservation Sheet and (2) revegetation of areas disturbed by construction of trail or utilities within the Linear Park (OS-2) as determined in a post-construction inspection by Parks and Recreation and Planning.
  4. Establish an alignment for the trail in Tract OS-2 from Woodmont to the eastern edge of La Terra project, connecting to existing trail to the east, through consultation with Parks and Recreation and Planning.
  5. Add a landscaping plan per the IDO for the street frontage along Paseo del Norte or contribute to costs of landscaping through Procedure C, as directed by Parks and Recreation.



*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: Jolene Wolfley  
Planning Department

DATE: 02/5/24

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