

DEVELOPMENT FACILITATIVE TEAM (DHO)

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: 04/23/2025

AGENDA ITEM NO: 9

PROJECT NUMBER:

[PR-2022-007508](#)

VAC-2025-00015 – VACATION OF PUBLIC EASEMENT

IDO - 2023

PROJECT NAME:

LADERA ENTERPRISES, LLC | DAN RICH requests the aforementioned action(s) for all or a portion of:
Lot/Tract Y2A1B1, TAYLOR RANCH zoned MX-M, located at 6911 TAYLOR RANCH containing
approximately **5.87** acre(s). **(D-11)**

PROPERTY OWNERS: DAN RICH

REQUEST: Truncating a small portion of a PNM easement which is obsolete and not required

COMMENTS:

1. Code Enforcement has no comments and no objections.



Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2022-007508 Date: 4/23/2025 Agenda Item: #9 Zone Atlas Page: D-11

Legal Description: Tract Y2A1B1, TAYLOR RANCH

Request: Vacation of Public Easement

Location: 6911 Taylor Ranch

Application For: VAC-2025-00015 – Vacation of Public Easement

1. No objection.

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

DEVELOPMENT HEARING OFFICER - **HYDROLOGY SECTION**

Richard Martinez, PE, Senior Engineer | 505-924-3362 richardmartinez@cabq.gov

DRB Project Number: 2022-007508

Hearing Date: **04-23-2025**

Project: Lot/Tract Y2A1B1,
TAYLOR RANCH
6911 TAYLOR RANCH

Agenda Item No: **9**

<input type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat, with ROW Dedication
<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 no objection and defers to PNM for the vacation of the easement.
- Prior to submitting for a Grading Permit or a Building Permit for any site upgrades, a licensed New Mexico civil engineer will need to submit a Grading & Drainage Plan to Hydrology for review & approval if one of these conditions is met: (500 cy of grading, 1,000 sf of proposed building, or 10,000 sf of proposed paving).

☐ APPROVED
☐ DENIED

DELEGATED TO: ☐ TRANS ☐ HYD ☐ WUA ☐ PRKS ☐ PLNG
Delegated For: _____
SIGNED: ☐ I.L. ☐ SPSP ☐ SPBP ☐ FINAL PLAT
DEFERRED TO _____



DEVELOPMENT FACILITATION TEAM

Parks and Recreation Department

PR-2022-007508

VAC-2025-00015 – VACATION OF PUBLIC EASEMENT

LADERA ENTERPRISES, LLC | DAN RICH requests the aforementioned action(s) for all or a portion of: Lot/Tract Y2A1B1, TAYLOR RANCH zoned MX-M, located at 6911 TAYLOR RANCH containing approximately 5.87 acre(s). (D-11)

PROPERTY OWNERS: DAN RICH

REQUEST: Truncating a small portion of a PNM easement which is obsolete and not required
IDO - 2023

Comments:

4.23.2025

Parks and Recreation has no objections to this request.

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT

DRB Project Number: 2022-007508
6911 Taylor Ranch

AGENDA ITEM NO: 9

SUBJECT: Vacation of Public Easement

ENGINEERING COMMENTS:

1. Sidewalks and buffers are adequate. No objection.
2. For any future development a TCL (Traffic Circulation Layout) will be required before building permit.

Disclaimer: The comments provided are based upon the information received from the applicant. 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: April 23, 2025

ACTION:

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

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