



## **Development Facilitation Team (DHO) – Review Comments**

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**Reviewer: David G. Gutierrez, P.E. | Phone: 505-289-3381 | [dggutierrez@abcwua.org](mailto:dggutierrez@abcwua.org)**

**DRB Project No: PR-2023-008127 Date: 03/22/2023 Agenda Item: NA Zone Atlas Page: K-17**

**Legal Description: Lots 1-10, BLOCK 17, Mesa Grande Addition**

**Location: LEAD between COAL and SIERRA/GRACELAND**

### **Application For: SD-2023-00045 – VACATION OF RIGHT-OF-WAY (DHO)**

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1. No objection to the proposed vacation.

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

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

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2023-008127  
4212 Coal Ave SE

AGENDA ITEM NO: 1

SUBJECT: Vacation of ROW

ENGINEERING COMMENTS:

1. No objection to the alley vacation.
2. As a reminder, when this comes back for platting please provide sidewalk widths. 5' sidewalk with 4' clear around obstructions is required along Sierra and Graceland. 6' sidewalks with 4' clear around obstructions is required along Lead and Coal.

. 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: March 22, 2023

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ACTION:

APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_

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

**Emailed March 3, 2023**  
DHO Comments for Meeting on 3/22/2023

**To:** Angela Gomez, Development Review Services Hearing Monitor  
City of Albuquerque

**From:** Jared Romero, CFM, Development Review Engineer  
AMAFCA

**RE: DHO COMMENTS for PR-2023-008127**

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**LOTS 1 THRU 10, BLOCK 17, MESA GRANDE ADDITION:**

**ZAP: K-17**

SD-2023-00045 VACATION OF RIGHT-OF-WAY • No adverse comments to the vacation •

**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: 2023-008127 Hearing Date: 03-22-2023  
Project: Tract 1, Block 17 Mesa Grande Addition Agenda Item No: 1

<input 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 type="checkbox"/> Vacation of Public Easement	<input checked="" type="checkbox"/> Vacation of Public Right of Way

**ENGINEERING COMMENTS:**

- Hydrology has no comments to the vacation of the alley.
- A licensed New Mexico civil engineer will need to submit a Conceptual Grading & Drainage Plan to Hydrology for review & approval. This needs to be done prior to submitting for Site Plan for Building Permit or preliminary plat.

APPROVED  
 DENIED

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



**Kizito Wijenje**  
EXECUTIVE DIRECTOR

March 14, 2023

**MEMORANDUM**

**To:** Development Review Board  
**c/o Angela Gomez**, Administrative Assistant, DRB Board

**Cc:** Kizito Wijenje AICP, Executive Director, APS Capital Master Plan  
Karen Alarid, Executive Director APS Facility Planning & Construction  
Amanda Velarde, Director, APS Real Estate  
John Valdez, AICP, Facilities Master Planner, State of NM Public Schools Facilities Authority  
Sarah Young, AICP, Senior Planner Manager, APS Capital Master Plan  
Rachel Hertzman, AICP, Planner II, APS Capital Master Plan

**From:** Cordell Bock, Planner II, APS Capital Master Plan

**Re:** CABQ Development Review Board Cases to be heard on March 22, 2023

**1. Project #2023-008127**

- a. DRB Description: SD-2023-00045—Vacation of Right-of-Way
- b. Site Information: Lots 1-10, Block 17, Mesa Grande Addition, zoned MX-L located on Lead Ave. between Coal and Sierra/Graceland.
- c. Site Location: 4212 Coal Ave SE, 4204 & 4206 Lead Ave SE, 4208 Lead SE.
- d. Request Description: Vacation of an alleyway.
- e. No comments.

**2. Project #2021-006147**

- a. DRB Description: SD-2023-00046—Vacation of Right-of-Way
- b. Site Information: Portions of Block 5 Moore Addition and Block 2 Romero Addition, zoned NR-PO-A.
- c. Site Location: Rosemont Ave. from 5<sup>th</sup> Street to 6<sup>th</sup> Street.
- d. Request Description: Vacation of Rosemont Ave. Right-of-Way, from 5<sup>th</sup> street to 6<sup>th</sup> Street, the full width of the street.
- e. No comments.

# 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: 3/22/2023

**AGENDA ITEM NO:** 1

**DHO PROJECT NUMBER:**

**PR-2023-008127**

**SD-2023-00045 – VACATION OF RIGHT-OF-WAY**

**PROJECT NAME:**

**TIM BORROR** agent for **TB CONSULTANTS LLC | ALEXANDER HOLDINGS LLC** requests the aforementioned action for all or a portion of: **LOTS 1 THRU 10, BLOCK 17, MESA GRANDE ADDITION** zoned **MX-L** located on **LEAD** betw **COAL** and **SIERRA/GRACELAND** containing approximately **0.8224** acre(s). **(K-17)**

**PROPERTY OWNERS:** TB CONSULTANTS LLC & ALEXANDER HOLDINGS LLC

**REQUEST:** ALLEYWAY VACATION

**COMMENTS:**

1. Code Enforcement has no comments and no objections.



**PNM Comments  
Development Hearing Officer  
Public Meeting: 22 March 2023**

**PR-2023-008127 / SD-2023-00045 (Sierra Ave at Coal Ave SE)**

1. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
2. Any existing and/or new PNM easements and facilities need to be reflected on the resulting Plat.
3. There may be existing PNM facilities located within the alley proposed to be vacated per the terms and conditions of the Franchise Agreement with the City of Albuquerque for utility facilities in public rights-of-way.
4. Any existing easements may have to be revisited and new easements will need to be created for any electric facilities in the alley proposed to be vacated as determined by PNM.
5. If it is determined there are PNM facilities in the alley proposed to be vacated, the applicant should begin the specific processes outlined in **IDO Section 14-16-6-6(M)(2)(f)2.a.ii.** as soon as possible. Contact Rodney Fuentes via email at [Rodney.Fuentes@pnmresources.com](mailto:Rodney.Fuentes@pnmresources.com).
6. Structures, especially those made of metal, should not be within or near PNM facilities and easements without close coordination with and clearance by PNM.
7. The applicant should contact the PNM New Service Delivery Department to coordinate electric service regarding this project as soon as possible. Please submit a service application at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.
8. If existing electric lines or facilities need to be moved, then that is at the applicant's expense. Please contact PNM as soon as possible at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.



## DEVELOPMENT HEARING OFFICER

### Planning Dept. - Case Comments

HEARING DATE 3/22/23 AGENDA ITEM No. 1

Project Number: PR-2023-008127

Application Number: SD-2023-00045

Project Name:

Request: Vacation of Public Right of way – City Council

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#### COMMENTS:

- The applicant is proposing to vacate 3,085 square feet and the entire width of an alleyway. Per 6-6(M)(1)(b) of the IDO, the vacation of more than 500 square feet or the entire width of a platted alley requires City Council approval, with the DHO being a recommending body.
- The Vacation of the alleyway is justified because the alleyway is surrounded entirely by properties that are owned by the Applicant, and all properties have frontage along a public street.
- A Minor Preliminary/Final platting application for DHO review and approval must be submitted within one year of City Council approval of the Vacation, and the platting application will not be accepted and placed on a DHO agenda until/unless the City Council approves the ROW Vacation. The platting application forms can be obtained at the following links:

DHO Application Form:

[https://documents.cabq.gov/planning/development-hearing-officer/DHO\\_Application.pdf](https://documents.cabq.gov/planning/development-hearing-officer/DHO_Application.pdf)

Form S2:

<https://documents.cabq.gov/planning/development-hearing-officer/Form%20S2.pdf>

Form S:

<https://documents.cabq.gov/planning/development-hearing-officer/Form%20S.pdf>



- For the future required platting action, all signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are required on the Plat prior to the acceptance of the application file and the placement on a DHO agenda. After acceptance of the Plat application, DXF approval from AGIS must be obtained and the project and application numbers must be added to the Plat.
- The applicant will need to work with Transportation, Hydrology, and Water Authority members on submitting the required items per checklist form S for platting actions. Obtain all required signatures as a part of the application submittal process.
- The applicant must consult with Real Property regarding the purchase of the right-of-way.
- On March 2, 2023, the applicant held a meeting with the Nob Hill Neighborhood Association about the project.

**For Future Development, please be aware of the following:**

- Development must meet all applicable standards and provisions of the IDO, the DPM, and other adopted City regulations.
- Table III – Provisions for ABC Comp Plan Centers & Corridors, w/in ¼ mile MS-Main Street, PT-Premium Transit.
- 4-2 Allowed Uses, table 4-2-1. **\*Reference Use table and Use Specific Standards for proposed development standards, requirements, and restrictions.**
- 5-1 Dimension Standards for MX-L. 5-1-G Exceptions and Encroachments.  
**\*Plans should include setback measurements and elevations with height measurements.**
- 5-3 Access & Connectivity requirements.  
**\*Clarify if access is affected by replat. Identify how access to the alleyway will be closed to vehicular traffic.**
- 5-5 Parking & Loading requirements, Table 5-5-1.  
**\*Clarify if parking is affected by replat**
- 5-6 Landscaping, Buffering, and Screening standards and requirements.  
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. 5-6-E Edge buffer requirements.**  
**\* Clarify if Landscaping is affected by replat**
- 5-7 Walls/Fences, table 5-7-1. \*Development requires separate permitting.  
5-7-D-3 for wall height exceptions.
- 5-8 for Outdoor Lighting requirements.
- **5-11 Building and façade design requirements.**

- 5-12 for Signage requirements and restrictions.
  
- Requirements of DPM Table 7.2.29 for the pedestrian realm generally require as follows:  
The subject property is not located within an Urban Center. Lead Avenue is an arterial street with a minimum sidewalk width requirement of 6-feet and a landscape/buffer zone width requirement of 5-6 feet. Coal Avenue is an arterial street with a minimum sidewalk width requirement of 6-feet and a landscape/buffer zone width requirement of 5-6 feet. Sierra Drive is a local street with a minimum sidewalk width requirement of 5-feet and a landscape/buffer zone width requirement of 4-6 feet. Graceland Drive is a local street with a minimum sidewalk width requirement of 5-feet and a landscape/buffer zone width requirement of 4-6 feet.

**For the platting phase, please detail landscape/buffer zone and sidewalk widths.**

*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: Jay Rodenbeck  
Planning Department

DATE: 3/20/23

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## DEVELOPMENT HEARING OFFICER (DHO)

### Parks and Recreation Department

**PR-2023-008127**

**SD-2023-00045 – VACATION OF RIGHT-OF-WAY**

TIM BORROR agent for TB CONSULTANTS LLC | ALEXANDER HOLDINGS LLC requests the aforementioned action(s) for all or a portion of: LOTS 1 THRU 10, BLOCK 17, MESA GRANDE ADDITION zoned MX-L located on LEAD between COAL and SIERRA/GRACELAND containing approximately 0.8224 acre(s). (K-17)

**PROPERTY OWNERS:** TB CONSULTANTS LLC & ALEXANDER HOLDINGS LLC

**REQUEST:** ALLEYWAY VACATION

#### **Comments:**

01-18-2023

Coal Ave and Lead Ave are Urban Principal Arterial and require street trees if new development is applicable per IDO Section 5-6(B).

03-17-2023

No comments or objections to this request for vacation of right-of-way.

Whitney Phelan, Senior Planner, Parks & Recreation Department  
wphelan@cabq.gov