



Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2024-010189 Date: 4/23/2025 Agenda Item: #4 Zone Atlas Page: (H-8, J-7, J-8)

Legal Description: Tract N-1, Correction Plat of Trs N-1 & N-2 Watershed Subdivision

Request: Subdivide Tract N-1 into two tracts

Location: 9601 Tierra Pintada Blvd between Tierra Pintada Blvd NW and Arroyo Vista Blvd NW

Application For: (See cases below)

VAC-2025-00017 – *Vacation Of Easement For Storm Drain Easement*

1. No objection

VAC-2025-00016 - *Vacation Of AMAFCA Drainage Easement And Public Storm Drainage Easement*

1. No objection

DHOWVR-2025-00006 - *DPM Waiver Minimum Centerline Radius*

1. No objection

DHOWVR-2025-00007 - *DPM Waiver Right Of Way Width*

1. No objection

DHOWVR-2025-00008 – *IDO/DPM Waiver Block Length*

1. No objection

DHOWVR-2025-00009 - *Sidewalk Waiver*

1. No objection

DHOWVR-2025-00010 - *Sidewalk Waiver*

1. No objection

DHOWVR-2025-00011 - *IDO Waiver Lot Backing To Collector Or Above*

1. No objection

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: 7

PROJECT NUMBER:

[PR-2024-010189](#)

VAC-2025-00017 – Vacation Of Easement For Storm Drain Easement

VAC-2025-00016 - Vacation Of AMAFCA Drainage Easement And Public Storm Drainage Easement

DHOWVR-2025-00006 - DPM Waiver Minimum Centerline Radius

DHOWVR-2025-00007 - DPM Waiver Right Of Way Width

DHOWVR-2025-00008 – IDO/DPM Waiver Block Length

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DHOWVR-2025-00010 - Sidewalk Waiver

DHOWVR-2025-00011 - IDO Waiver Lot Backing To Collector Or Above

IDO – 2023

T/MPOS

PROJECT NAME:

BOHANNAN HUSTON INC agent for ALBUQUERQUE PUBLIC SCHOOLS requests the aforementioned action(s) for all or a portion of: TRACT N1, WATERSHED zoned PC, located at 9601 TIERRA PINTADA BLVD NW containing approximately 109.582 acre(s). (H-08, J-07, J-08)

PROPERTY OWNERS: ALBUQUERQUE PUBLIC SCHOOLS

REQUEST: As listed in application requests

COMMENTS:

1. Code Enforcement has no comments and no objections.

DEVELOPMENT HEARING OFFICER - **HYDROLOGY SECTION**

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

DRB Project Number: 2024-010189

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

Project: TRACT N1, WATERSHED
9601 TIERRA PINTADA BLVD NW

Agenda Item No: **7**

<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 checked="" 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 Conceptual Grading & Drainage Plan (J08D003B) with engineer's stamp (none) for the Tract N-1-B.
- Hydrology has an approved Grading & Drainage Plan (J08D003A) with engineer's stamp 11/17/2016 for the Tract N-1-A.
- Hydrology has no objection to the plating action.
- Comment - Prior to submitting for Building Permit, a licensed New Mexico civil engineer will need to submit a more detailed Grading & Drainage Plan for review & approval to obtain AMAFCA and Hydrology approvals.
- 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 HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2024-010189
9601 Tierra Pintada

AGENDA ITEM NO: 7

SUBJECT: Vacation of Easements, DHO Waivers

ENGINEERING COMMENTS:

1. No objection to the vacations. No objection to the determination for ROW width.
2. Your request for Waiver of centerline radius and block length do not show what the proposed radii and block lengths waived would be. Please provide this information.
3. Your sidewalk waivers do not follow procedures of IDO request for waiver as there is no justification of the 10 criteria listed.
4. Transportation does not support the deferral of sidewalk to the construction of individual homes as this will create unnessesary gaps as subdivision develops. Sidewalks should be constructed with the curb, gutter and streets.

. 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)



DEVELOPMENT HEARING OFFICER

Planning Comments

HEARING DATE: 4/21/25 -- **AGENDA ITEM:** #7

Project Number: PR-2024-010189

Application Number: (2 Vacations) VAC-2025-00016, VAC-2025-00017, (6 Waivers) DHOWVR-2025-00006 thru DHOWVR-2025-00011

Project Name: Tierra Pintada, Watershed Subdivision

Request:

Vacation actions and Waivers- no plat yet due to fulfilling EPC Conditions of approval

**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 type** need comment or corrections.

Background:

- A previous sketch plat was reviewed in April 17, 2024 under PR-2024-010571. A Bulk Land Plat was approved creating the subject site N-1-B at 60.0839-acres in size on April 9th, 2025.
- The subject site has an approved EPC-Site Plan (PR-2025-011387) and is currently working towards meeting the conditions of approval with these proposed vacations and waivers.
- The subject property is zoned PC (Planned Community) and is within the Westland Framework Plan, and the entire site is depicted as an education land use in the Framework Plan.
- The Subject property is located within an Area of Consistency, Northwest Mesa Escarpment – VPO-2, and within the height restrictions sub-area of the VPO.

Justification detail and criteria:

Vacations

VAC-2025-00017	Vacation of Easement for Storm Drainage Easement
VAC-2025-00016	Vacation of AMAFCA Drainage and Public Storm Drainage Easement

6-6(M)(3) Review and Decision Criteria

An application for a Vacation of Easement, Private Way, or Public Right-of-way shall be approved if it meets any of the following criteria.

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

*Need justification to show how each criterion is being met per vacation.

➤ **VAC-2025-00017 Vacation of Easement for Storm Drainage Easement**
**Planning defers to Hydrology*

➤ **VAC-2025-00016 Vacation of AMAFCA Drainage and Public Storm Drainage Easement**
**Planning defers to Hydrology and/or AMAFCA*

Finding: The applicant is aware that the DHO approval of this vacation still requires the following per AMAFCA comments to the EPC on the subject property.

The site is currently encumbered by FEMA floodplain. A CLOMR and LOMR are required to revise the floodplain to the proposed conditions for the subdivision. No building plan approval will be given until a CLOMR is reviewed and approved by AMAFCA and submitted to FEMA for consideration. No residential building shall occur in the area encumbered by FEMA floodplain until FEMA approves the LOMR which can only be after the required flood control infrastructure is constructed.

The site is also currently encumbered by an existing AMAFCA drainage easement for the Ladera Dam 9 Diversion facility. AMAFCA will not release or vacate the existing easement until the CLOMR is approved by FEMA. Similarly, AMAFCA will not sign any plat until the CLOMR is approved by FEMA.

Waivers

DHOWVR-2025-00006	DPM Waiver Minimum Centerline Radius
DHOWVR-2025-00007	DPM Waiver Right of Way Width
DHOWVR-2025-00008	IDO/DPM Waiver Block Length
DHOWVR-2025-00009	Sidewalk Waiver
DHOWVR-2025-00010	Sidewalk Waiver
DHOWVR-2025-00011	IDO Waiver Lot Backing to Collector or Above

6-6(P)(3) Review and Decision Criteria

6-6(P)(3)(a) General

An application for a Waiver – DHO shall be approved if it complies with all of the following criteria.

1. Any of the following criteria applies.
 - a. There are pre-existing obstructions that cannot be easily or economically relocated or should not be altered, such as grades, fills, water courses, natural topographic features, man-made obstructions, or utility lines.
 - b. The area or site has been recognized as having historical, archeological, and/or architectural significance by the City, State, or federal government, and a Waiver is needed and appropriate to maintain such historical, archeological, and/or architectural significance.
 - c. The established neighborhood character or landscaping on the site would be damaged to a degree that outweighs the public interest in the City's normal technical standards in that location.
 - d. Varying from the normal requirements and standards will encourage flexibility, economy, effective use of open space, or ingenuity in design of a subdivision, in accordance with accepted principles of site planning.
2. The Waiver will not be materially contrary to the public safety, health, or welfare.
3. The Waiver does not cause significant material adverse impacts on surrounding properties.
4. The Waiver will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.
5. The Waiver will not conflict significantly with the goals and provisions of any City, County, or AMAFCA adopted plan or policy, this IDO, or any other City code or ordinance.
6. The Waiver will not allow, encourage, or make possible undesired development in the 100-year Floodplain.

7. The Waiver will not materially undermine the intent and purpose of this IDO, the applicable zone district, or any applicable Overlay Zone.
8. The Waiver does not allow a lot or type of development that does not meet the applicable Development Standards for the zone district where the lot is located, unless a deviation to such standards is within the thresholds established by Subsection 14-16-6-4(N) (Deviations) and is granted by the DHO as part of this approval.
9. The Waiver approved is the minimum necessary to provide redress without being inconsistent with the provisions of this Subsection 14-16-6-6(P).
10. If the request is a for a Waiver to IDO sidewalk requirements, the area is of low-intensity land use to an extent that the normal installation of sidewalks will not contribute to the public welfare, and the absence of a sidewalk will not create a gap in an existing sidewalk system extended to 1 or more sides of the subject property.

Criteria and justification have not been met as of yet. It has been recommended that the applicant respond to each per waiver.

➤ **DHOWVR-2025-00006** **DPM Waiver Minimum Centerline Radius**
**Planning defers to the Transportation Engineer*

➤ **DHOWVR-2025-00007** **DPM Waiver Right of Way Width**
**Planning defers to the Transportation Engineer*

➤ **DHOWVR-2025-00008** **IDO/DPM Waiver Block Length**
What is the length of the block that is proposed to be waived?

5-3(E)(2) Connections to Adjacent Land

5-3(E)(2)(a) Where land adjacent to a proposed subdivision has been platted with stub streets, or with a street ending at a street between the new subdivision and the adjacent land, the streets in the proposed subdivision shall be designed to align with those streets to allow through circulation, unless the City Engineer requires otherwise due to physical constraints, natural features, or traffic safety concerns, pursuant to Subsection 14-16-1-7(B)(2).

5-3(E)(2)(b) Where adjacent land has not been platted, subdivisions shall be designed with stub street(s) intended as future through connection(s) to adjacent land, pursuant to the block lengths in Table 5-4-1, unless the City Engineer requires otherwise due to physical constraints, natural features, or traffic safety concerns, pursuant to Subsection 14-16-1-7(B)(2).

5-4(E)(3) Block Dimensions

5-4(E)(3)(a) Block Lengths

Block lengths shall meet the requirements and comply with standards in the DPM associated with each Center and Corridor area and each street classification. Table 5-4-1 is provided as a summary for reference only. In the case of conflict, requirements in the DPM shall prevail.

Table 5-4-1: Summary of Block Lengths in the DPM			
Location	Block Length (ft.)	Signalized Pedestrian Crossing (ft.)	Designated Pedestrian Crossing (ft.)
Streets in Center & Corridor Areas			
Downtown	200-400	≤660	≤400
Urban Center	300-400	≤660	≤400
Main Street Area	300-400	≤660	≤400
Activity Center	400-600	≤1,320	≤600
Employment Center	≤800	≤2,640	As appropriate
Village Center	400-600	≤1,320	≤600
Streets in Other Areas			
Collector, Arterial, or Interstate Highway	Per DPM	Per DPM	Per DPM
Local Street	≤600	≤2,640	As appropriate

IDO Definitions:

Block

Where used to describe a city block or an area to be platted with lots and streets, an area that is bounded but not crossed by streets, railroad rights-of-way, waterways, unsubdivided areas, or other barriers. For the purposes of the large retail facility provisions and development in the NR-LM and NR-GM zone districts, drive aisles and private streets also qualify as block boundaries. See also *Measurement Definitions for Block Length*.

Measurement Definitions

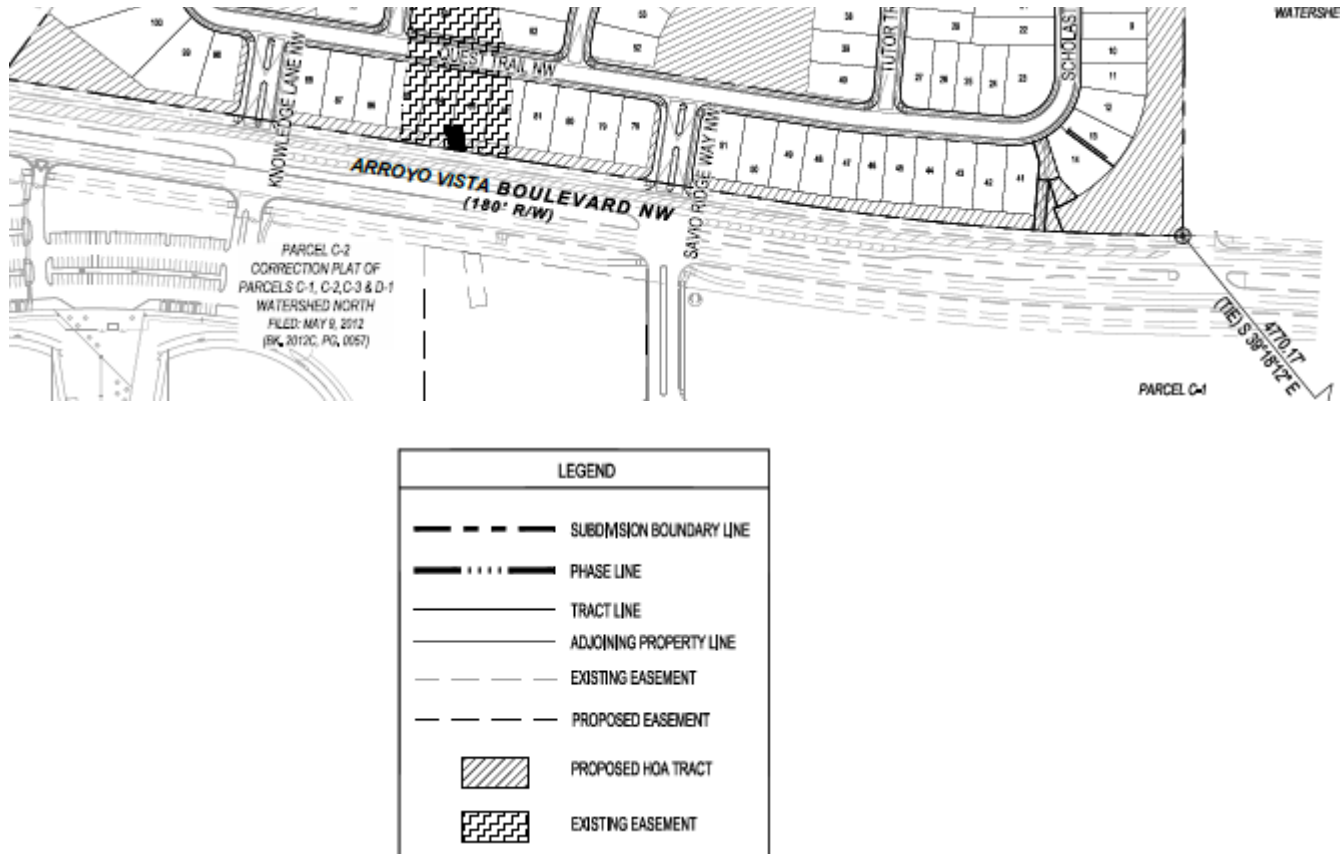
Block Length

The distance from centerline to centerline of two intersections. In the instance that a block is bounded by other obstructions, the measurement shall be from the centerline of the street to the edge of the obstruction. See DPM for additional explanation. See also Block.

- **DHOWVR-2025-00009 Sidewalk Waiver**
**Planning defers to the Transportation Engineer*
- **DHOWVR-2025-00010 Sidewalk Waiver**
**Planning defers to the Transportation Engineer*

➤ **DHOWVR-2025-00011** **IDO Waiver Lot Backing to Collector or Above**

*Waiver not required due to Proposed HOA Tract between the residential rear yard and the arterial street.



5-4(F)(2) Access to Public Streets

- 5-4(F)(2)(a) All lots shall have frontage on a street unless deemed impracticable due to topography or other constraints and a Waiver – DHO for an alternative layout and access provisions is approved pursuant to Subsection 14-16-6-6(P).
- 5-4(F)(2)(b) Residential lots shall avoid layouts where the rear lot line is adjacent to a collector or arterial street. Local frontage roads may be used within a subdivision to avoid locating residential rear yard walls along collector and arterial streets.

**Project has been reviewed to the standards and provisions within the IDO-Integrated Development Ordinance and the standards within the DPM-Development Process Manual.*



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: Antoni Montoya/ Jay Rodenbeck
Planning Department

DATE: 4/22/25

To: Jay Rodenbeck – Development Services Planning Manager
Angela Gomez, Development Review Services Hearing Monitor
City of Albuquerque

From: Jared Romero, P.E., CFM, Drainage Engineer
AMAFCA

RE: DHO RESPONSE for PR-2024-010189

TRACT N-1 WATERSHED SUBD:

ZAP: H-8, J-7/8

VAC-2025-00017 –
Vacation Of Easement
For Storm Drain
Easement

- AMAFCA has no adverse comments on the request to vacate the AMAFCA Drainage Easement. Below details the requirements/process for the vacation of the AMAFCA easement.

VAC-2025-00016 -
Vacation Of AMAFCA
Drainage Easement
And Public Storm
Drainage Easement

The site is currently encumbered by an existing AMAFCA drainage easement for the Ladera Dam 9 Diversion facility. AMAFCA will not release or vacate the existing easement until the FEMA Letter of Map Revision (LOMR) being prepared by the applicant is approved by FEMA. Similarly, AMAFCA will not sign any plat proposing a vacation or subdivision for this project until the LOMR is approved by FEMA.

DHOWVR-2025-
00006 - DPM Waiver
Minimum Centerline
Radius

DHOWVR-2025-
00007 - DPM Waiver
Right Of Way Width

DHOWVR-2025-
00008 – IDO/DPM
Waiver Block Length

DHOWVR-2025-
00009 - Sidewalk
Waiver

DHOWVR-2025-
00010 - Sidewalk
Waiver

DHOWVR-2025-
00011 - IDO Waiver
Lot Backing To
Collector Or Above

- Per AMAFCA's current Drainage Policy which requires a public drainage easement for mapped FEMA 100-yr floodplain, AMAFCA cannot release the existing easement for the diversion channel (**which is subject to separate AMAFCA Board of Director's approval**) until the LOMR is approved by FEMA. The ultimate release of the easement (and plat signature) is subject to approval by the AMAFCA Board at a regularly scheduled meeting. The release won't be presented to the Board until the LOMR is approved by FEMA.
- AMAFCA has no adverse comments on the vacation of storm drain easement and other DPM waivers.