

DEVELOPMENT HEARING OFFICER - HYDROLOGY SECTION
Anthony Montoya, Jr., PE, Senior Engineer | 505-924-3314 amontoya@cabq.gov

DRB Project Number: PR-2024-101846 Hearing Date: 03-26-2025
4, 1, 2, 1, 3, 5, UNIVERSITY
HEIGHTS, MONTE VISTA ADDN,
located at
Project: 3200 CENTRAL AVE SE 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 an approved Conceptual Grading & Drainage Plan (HT# K16D055) with engineer's stamp 1/8/25.
- Hydrology needs to approve the Grading & Drainage Plan prior to Building Permit.
- Hydrology has no objection to the Vacations.

☐ APPROVED
☐ DENIED

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



Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2024-010846 Date: 3/26/2025 Agenda Item: #1 Zone Atlas Page: K-16

Legal Description: Lot 4, 1, 2, 1, 3, 5, University Heights/Monte Vista

Request: Vacation of right of way currently used for parking on Bryn Mawr.

Location: 3200 Central Ave SE 1.08 acres

Application For: VAC-2023-00002 – VACATION OF RIGHT-OF-WAY

1. No objection to vacation of the eastern side of the public right-of-way in Bryn Mawr Drive that was previously used for private parking. No public water and sanitary sewer infrastructure currently exists in this right-of-way.

Informational Comments (Site Plan):

2. The southwest corner of the proposed development that previously included the stated parking area will now be taken up by a 6-inch private fire line and fire hydrant.
 - a. Note this is accessible to a public roadway and any hydrants that are situated in this fashion should be public. Infrastructure improvements may be required to potentially construct a waterline along Bryn Mawr to allow this hydrant to be connection directly to a public waterline.
 - b. The fire line shown to serve the fire hydrant is not clear if it is proposed as public or private.
3. Update on the Water Authority comments on the Sketch Plan:
 - a. A request for availability was submitted. Availability Statement No. 241125 which states the conditions of water and sanitary sewer service is currently in process and should be executed and available to the applicant within the next few weeks.
 - b. As stated previously regarding the sketch plan submittal, proposed development improvements to the public water and sanitary sewer infrastructure may be required if the proposed service demands exceed the systems' capacities.
4. **Comment:** (Provide written response explaining how comments were addressed)

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2024-010846
3200 Central SE

AGENDA ITEM NO: 1

SUBJECT: Vacation of Right-of-Way

ENGINEERING COMMENTS:

1. Transportation has no objection to the vacation, but it appears Real Property has objections. Transportation cannot support this unless DMD Real Property and Parking support this.

Future Development:

2. Central is a Main Street and requires 10' to 12' sidewalk with a 6' to 8' landscape buffer. Bryn Mawr is a local road and requires 5' sidewalk with 4' to 6' landscape buffer. Please provide a diagram with existing sidewalk and buffer widths. If you are not able to provide these widths you may request a waiver using criteria in the IDO.
3. The alleyway on the east side shows a 16' width. All alleys are required to be 20' wide. If you are unable to provide this you may request a determination with a justification letter.
4. An approved TCL will be required prior to site plan or building permit. Also, please fill out and submit a Traffic Scoping Form to determine if a traffic study will be required.

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: March 26, 2025

ACTION:

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

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

Emailed March 12, 2025
DHO Comments for Meeting on 3/26/2025

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

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

RE: DHO RESPONSE for PR-2024-010846

4, 1, 2, 1, 3, 5, UNIVERSITY HEIGHTS, MONTE VISTA ADDN: ZAP: K-16
VAC-2023-00002 • AMAFCA has no adverse comments to
– VACATION OF the vacation of ROW.
RIGHT-OF-WAY

DMD and the Parking Division oppose this vacation of right of way for the following reasons:

- The surrounding businesses in the area rely on these parking spaces for their customers.
- Eliminating these parking spaces would limit the ability for customers and citizens to visit the surrounding businesses.
- The parking spaces are a source of revenue for the City's Parking Division.

Thank you

Aaron



**PNM Comments
Development Hearing Officer
Public Hearing: 26 March 2025**

PR-2024-010846 Vacation of Public Right-of-Way (Bryn Mawr Dr 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. Any existing easements may have to be revisited, and new easements will need to be created for any electric facilities in the right-of-way proposed to be vacated as determined by PNM.
4. If it is determined there are PNM facilities in the right-of-way proposed to be vacated, the applicant should begin the specific processes outlined in **IDO Section 14-16-6-6(M)(2)(g)2.a.ii.** as soon as possible. Contact Rodney Fuentes via email at Rodney.Fuentes@pnmresources.com.
5. Structures, especially those made of metal, should not be within or near PNM facilities and easements without close coordination with and clearance by PNM.
6. The applicant should contact the PNM New Service Delivery Department to coordinate new or expanded 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.
7. 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.