



## **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-2024-011232   Date: 02/12/2025   Agenda Item: #4   Zone Atlas Page: H-21**

**Legal Description: Lots 1 & 2, Block 49, Snow Heights Addn**

**Request: Vacation of PUE created**

**Location: 9720 Candelaria Rd NE between Eubank Blvd NE and Carol St NE**

### **Application For: – VAC-2023-00001 – VACATION OF PUBLIC EASEMENT**

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1. A request for vacation of a Public Utility Easement (PUE) on Lots 1 & 2, Block 49, Snow Heights located at 9720 Candelaria Rd NE is being made. It appears that the Water Authority has no assets on the stated property. There are no current plans to utilize this corridor for construction of water and/or sewer lines for future service. There is a metered service connection from the southern portion of Lot 2 to an existing 6-inch CI water line adjacent to Carol Street.
2. No objections to vacation of the PUE.

(Provide written response explaining how comments were addressed)



## DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

<https://www.cabq.gov/parksandrecreation>

**PR-2024-011232**

**VAC-2023-00001 – VACATION OF PUBLIC  
EASEMENT**

*SKETCH PLATS 12-11-24 (DFT)  
IDO – 2023*

**JEREMY SALAZAR** agent for **JAY REDLIN** requests the aforementioned action(s) for all or a portion of: 2, 1, Block 49, **SNOW HEIGHTS ADDN** zoned **MX-L**, located at 9720 **CANDELARIA RD NE** between **EUBANK BLVD NE** and **CAROL ST NE** containing approximately 0.3673 acre(s). (H-21)

**PROPERTY OWNERS:** REDLIN JAY V &  
REDLIN PATRICIA A

**REQUEST:** Vacation of a public utility easement created by Ordinance 1197 that runs through the north portion of owner's building

### Comments

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**02-12-2025**

No objections to the requested action.

Comments provided by Whitney Phelan & Hannah Aulick, Senior Planner, CABQ Parks & Recreation Department. Please contact via [wphelan@cabq.gov](mailto:wphelan@cabq.gov) or [haulick@cabq.gov](mailto:haulick@cabq.gov) or 505-768-5378 with questions or concerns.

## DEVELOPMENT HEARING OFFICER - **HYDROLOGY SECTION**

Richard Martinez, PE, Senior Engineer | 505-924-3362 [richardmartinez@cabq.gov](mailto:richardmartinez@cabq.gov)

DRB Project Number: 2024-011232

Hearing Date: **02-12-2025**

Project: Lots 1&2, Block 49  
Snow Heights Addition  
9720 Candelaria Rd. NE  
Between Eubank & Carol

Agenda Item No: **4**

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

### ENGINEERING COMMENTS:

- Hydrology has no objection to the Vacation of public utility easements.
- Prior to submitting for 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: 2024-011232  
9720 Candelaria

AGENDA ITEM NO: 4

SUBJECT: Vacation of Easement

ENGINEERING COMMENTS:

1. Transportation has no objection to the vacation of easement.

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](mailto:earmijo@cabq.gov)

DATE: February 12, 2025

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ACTION:

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

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



## DEVELOPMENT HEARING OFFICER

### Planning Comments

**HEARING DATE:** 2/12/2025 -- **AGENDA ITEM:** #4

**Project Number:** PR-2024-011232

**Application Number:** VAC-2023-00001

**Project Name:** Lots 1 & 2, Block 49, Snow Heights Addition

**Request:**

*Vacate a Public Utility 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.*

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### BACKGROUND

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- A request for a vacation of a Public Utility Easement (PUE) recorded February 15<sup>th</sup>, 1957 for property located at 9720 Candelaria Rd NE.
- This was reviewed as a Sketch Plat on 12/11/2024 by the DFT.
- ABCWUA reported that they do not have any assets on the property at this time.
- Candelaria is a Minor Arterial and requires 6' sidewalk with a 5' to 6' landscape buffer. Carol is classified as a local road and requires 5' sidewalks with 4' to 6' landscape buffers.
- IDO zone district for the subject site is MX-L and within an Area of Consistency.

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### IDO/DPM COMMENTS

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Items in **orange type** need immediate attention

- The Project and Application numbers must be added to the documents/drawings.

*\*See additional comments on next page(s)*

- Transportation had requested widths of existing sidewalks and buffers. Confirm compliance.
- The easements proposed to be vacated have all had their vacations justified per 6-6(M)(3) of the IDO.
- *\*The project has been reviewed to the standards and provisions within the IDO-Integrated Development Ordinance August 2024 and the standards within the DPM-Development Process Manual.*
- A DHO-signed Notice of Decision will be posted online at: <https://www.cabq.gov/planning/boards-commissions/development-hearing-officer/development-hearing-officer-agendas-archives> within three (3) business days of a decision by the DHO per 6-4(L)(6)(a) of the IDO.
- Per Table 6-4-3 of the IDO, a Vacation of Public Easement application expires within 1-year of its DHO-approval if not platted (see Minor Preliminary/Final Plat comments below).
- The application for a Minor Preliminary/Final Plat is on ABQ-PLAN (classified as a 'Minor Plat application' in ABQ-PLAN), follow the link provided below:  
  
<https://www.cabq.gov/planning/abq-plan>
- Signatures from Hydrology, ABCWUA, and Transportation engineers and staff must be obtained on Form PLT and submitted with the platting application. They will not sign Form PLT until/unless they receive any/all required associated application approvals as listed on Form PLT. Form PLT can be obtained at the following link:  
<https://documents.cabq.gov/planning/development-hearing-officer/Form%20PLT.pdf>
- The Plat must be created, as well as sealed and signed by a surveyor licensed in the State of New Mexico.
- All public notice requirements of IDO Section 6, Table 6-1-1 will need to be completed prior to submitting the platting application, and included in the platting application packet. For a Minor Preliminary/Final Plat, Neighborhood Associations (NA's) as identified by the Office of Neighborhood Coordination (ONC) must be notified by email of the proposed platting application. Notifications sent to the NA's must include the following:

1. Completed notification form noting the application type, date/time of the DHO meeting, and that the DHO meeting will be held remotely via Zoom, providing the Zoom link to the meeting. A blank notification form can be obtained at the following link:  
[https://documents.cabq.gov/planning/development-hearing-officer/Emailed-Mailed-Notice-PublicMeetingHearing-Print&Fill\\_DHO.pdf](https://documents.cabq.gov/planning/development-hearing-officer/Emailed-Mailed-Notice-PublicMeetingHearing-Print&Fill_DHO.pdf)
  2. Zone Atlas Map sheet with the site highlighted and labeled
  3. Copy of the Plat
- In addition to including the documentation listed above, proof of email to the NA's must be included along with the ONC confirmation email with the list of NA's to contact. ONC can be contacted at: [onc@cabq.gov](mailto:onc@cabq.gov) as well as (505) 768-3334.
  - 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 for the Plat and placement on a DHO agenda.
  - The following will need to be on the final platting sheets:  
Project and Application #'s, documents signed/stamped by a design professional licensed in the State of NM.
  - Prior to final sign-off of the plat, the AGIS office must approve the DXF file and proof of approval must be provided.
  - The proposed platting action would be reviewed to the standards and provisions within the IDO-Integrated Development Ordinance and the standards within the DPM-Development Process Manual. Here is a link to both:  
<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1>  
<https://www.cabq.gov/planning/boards-commissions/development-process-manual-executive-committee>
  - Per 6-6(L)(2)(d)(7) of the IDO, the date of the DHO approval shall be recorded on the Plat. Therefore, prior to final sign-off of the Plat, **the date of the DHO approval must be added to the Plat.**
  - **After DHO approval and final sign off, a recorded copy of the plat must be sent to the Jay Rodenbeck at [jrodenbeck@cabq.gov](mailto:jrodenbeck@cabq.gov) and Angela Gomez at [agomez@cabq.gov](mailto:agomez@cabq.gov).**



*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: 2/11/25