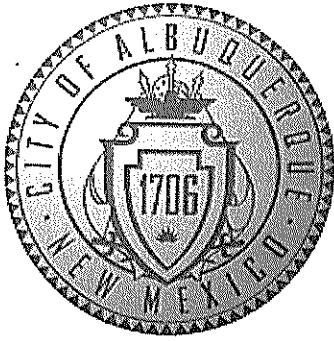


EC-23-279



CITY OF ALBUQUERQUE
Albuquerque, New Mexico
Office of the Mayor

INTER-OFFICE MEMORANDUM

March 31, 2022

TO: Pat Davis President, City Council

FROM: Tim Keller, Mayor *TK*

Subject: Wells Park Right of Way Vacation

Project# PR-2021-006147, SD-2023-00046, VACATION OF PUBLIC RIGHT-OF-WAY

City of Albuquerque, PRD Strategic Planning and Design requests the aforementioned action within all or a portion of: ROSEMONT AVE FROM 5TH ST TO 6TH ST, PORTIONS OF BLOCK 5 MOORE ADDITION AND BLOCK 2 ROMERO ADDITION, zoned NR-PO-A, located at 6th Street NW, between MOUNTAIN RD NW and SUMMER AVE NW containing approximately 4.995 acre(s). (J-14)

Request: This is a request to vacate 19,763 square feet and the entire width of Rosemont Avenue NW between 6th Street NW and 5th Street NW, as well as vacate 7,608 square feet and the entire width of an alleyway between Summer Avenue NW and Rosemont Avenue NW.

Per Section 14-16-6-6(M)(1)(b) of the IDO, the Development Hearing Officer (DHO) shall make a recommendation and forward the application to City Council for inclusion on the consent agenda for approval without first going to any Council committee if the vacation involves: 1) More than 500 square feet or the entire width of a platted alley; 2) More than 5000 square feet or the entire street width of a street, including any or all of the public right-of-way. The vacation of Rosemont Avenue is over 5,000 square feet in size and the entire width of Rosemont Avenue in that section, and the alleyway vacation is over 500 square feet in size and the entire width of the alleyway, therefore the DHO is a recommending body to City Council.

At the MARCH 22nd, 2023 public meeting, the DHO (David S. Campbell) recommended approval of the request to the City Council of the proposed vacation as shown on the Vacation Exhibit "Plat of Tract A Wells Park Addition" (attached) in the Planning file under Project# PR-2021-006147, based on the recommended Findings per Section 14-16-6-6(M) of the IDO.

Title/ Subject of Legislation: City of Albuquerque, PRD Strategic Planning and Design Wells
Park Vacation – 6th Street NW

Vacation: Project# 2021-006147

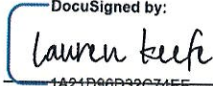
**SD-2023-00046, VACATION OF PUBLIC RIGHT-OF-WAY, DHO RECOMMENDATION
FOR APPROVAL.**

Approved:



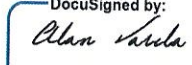
Lawrence Rael Date
Chief Administrative Officer

Approved as to Legal Form:

DocuSigned by:
 4/3/2023 | 9:52 AM MDT

Lauren Keefe Date
City Attorney

Recommended:

DocuSigned by:
 4/3/2023 | 9:23 AM MDT

Alan Varela Date
Planning Director

PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946

OFFICIAL NOTIFICATION OF DECISION

City of Albuquerque, PRD Strategic Planning
and Design, Christina M. Sandoval, CIP
Manager
PRD Strategic Planning and Design,
600 2nd St. NW
Albuquerque, NM 87102

Project# PR-2021-006147

Application#

SD-2023-00046 VACATION OF RIGHT OF WAY

LEGAL DESCRIPTION:

For all or a portion of **ROSEMONT AVE
FROM 5TH ST TO 6TH ST, PORTIONS OF
BLOCK 5 MOORE ADDITION AND BLOCK 2
ROMERO ADDITION** zoned **NR-PO-A** located
at **6TH ST NW** between **MOUNTAIN RD NW
and SUMMER AVE NW** containing
approximately **4.995** acre(s). (**J-14**)

On March 22, 2023, the Development Hearing Officer (DHO) held a public hearing concerning the above referenced application and recommended approval of the request, based on the following Findings:

1. This is a request to vacate 19,763 square feet and the entire width of Rosemont Avenue NW between 6th Street NW and 5th Street NW, as well as vacate 7,608 square feet and the entire width of an alleyway between Summer Avenue NW and Rosemont Avenue NW.
2. The applicant provided notice as required in Table 6-1-1 of the IDO.
3. The applicant justified the vacation request for the right-of-way pursuant to 14-16-6-6-(M)(3) of the IDO. There is a net benefit to the public welfare because the vacated right-of-way will be incorporated into a proposed 4.99-acre park tract (Wells Park).
4. Pursuant to section 14-16-6-6(M)(1)(b) of the IDO, the DHO will be the recommending body to the City Council on the request because the Vacation is more than 500 square feet and the entire width of a platted alley as well as more than 5,000 square feet and the entire width of a street.

5. The platting application for the Vacation must be submitted within one year of City Council approval or it will be void (see Table 6-4-3 of the IDO).

Sincerely,

A handwritten signature in black ink, appearing to read "David S. Campbell". The signature is fluid and cursive, with the first name "David" and last name "Campbell" clearly distinguishable.

David S. Campbell
Development Hearing Officer

DSC/ls

Rick Beltramo, WHPacific INC, 6501 Americas Parkway NE, Suite 400, Albuquerque, NM 87110



PR-2021-006147_March_22_2023 - Notice of Decision

Final Audit Report

2023-03-24

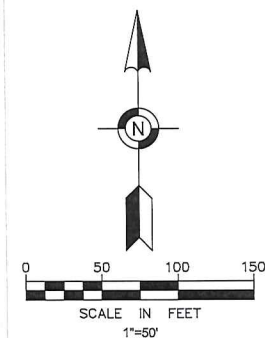
Created:	2023-03-24
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAy3Af7II9ZqXSeruxFDYuQeHkqlFN01f9

"PR-2021-006147_March_22_2023 - Notice of Decision" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
2023-03-24 - 8:17:29 PM GMT- IP address: 143.120.132.76
-  Document emailed to david@davidscampbell.com for signature
2023-03-24 - 8:17:54 PM GMT
-  Email viewed by david@davidscampbell.com
2023-03-24 - 11:43:49 PM GMT- IP address: 73.26.229.89
-  Signer david@davidscampbell.com entered name at signing as David S. Campbell
2023-03-24 - 11:44:56 PM GMT- IP address: 73.26.229.89
-  Document e-signed by David S. Campbell (david@davidscampbell.com)
Signature Date: 2023-03-24 - 11:44:58 PM GMT - Time Source: server- IP address: 73.26.229.89
-  Agreement completed.
2023-03-24 - 11:44:58 PM GMT

Names and email addresses are entered into the Acrobat Sign service by Acrobat Sign users and are unverified unless otherwise noted.

PUBLIC ROW VACTION
AND PUBLIC AND PRIVATE
EASEMENT VACTION
EXHIBIT



CSTi
CONSTRUCTION SURVEY TECHNOLOGIES, INC.
PO BOX 65395
ALBUQUERQUE, NM 87193
505-917-8921



ACS CONTROL ID: 17-J14
N 148866.76 US SURVEY FEET
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Z 4957.484 US SURVEY FEET
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DELTA/ALPHA=-0°13'59.00"
NEW MEXICO STATE PLANE
CENTRAL ZONE
NAD 1984
NAVD 1988



Development Facilitation Team (DHO) – Review Comments

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

DRB Project No: PR-2021-006147 Date: 03/22/2023 Agenda Item: #2 Zone Atlas Page: J-14

Legal Description: [ROSEMONT AVE FROM 5TH ST TO 6TH ST, PORTIONS OF BLOCK 5 MOORE ADDITION AND BLOCK 2 ROMERO ADDITION]

Location: 6th ST NW between MOUNTAIN RD NW and SUMMER AVE NW

Application For: SD-2023-00046 - VACATION OF RIGHT-OF-WAY (DHO)

1. There are existing public water and public sanitary sewer lines within Rosemont Avenue that will require public easements to be granted upon approval of the public right-of-way vacation on a plat to follow.
2. Please work with NM 811 to locate the existing infrastructure to determine actual locations of the infrastructure.
3. Easements
 - a. A 25 ft minimum easement will be required. This is given the condition that there is 10 ft separation between the water and sanitary sewer and they will be centered on the newly granted easement. Otherwise, additional easement may be necessary. If other utilities exist within this corridor, conditions an maintenance responsibility will need to be noted and must be coordinated with Utility Development prior to final sign off.

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

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2021-006147
Rosemont between 5th and 6th

AGENDA ITEM NO: 2

SUBJECT: Vacation of ROW

ENGINEERING COMMENTS:

1. No objection to the vacation. This will next need to be approved by COA Council.
2. Transportation is satisfied with the justification of leaving ROW at existing width.
3. For future development an approved TCL (Traffic Circulation Layout) will be required before building permit.

. 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 22, 2023

ACTION:

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

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

DEVELOPMENT HEARING OFFICER - HYDROLOGY SECTION
Renée Brissette, PE, Senior Engineer | 505-924-3995 rbrissette@cabq.gov

DRB Project Number: 2021-006147 Hearing Date: 03-22-2023
Project: Wells Park Expansion Agenda Item No: 2

<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 Grading & Drainage Plan (J14D026A) with engineer's stamp 11/29/2022.
- Hydrology has no objection to the Vacation.

☐ APPROVED
☐ DENIED

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

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-2021-006147

**ROSEMONT AVE FROM 5TH ST TO 6TH ST, PORTIONS OF BLOCK 5 MOORE
ADDITION AND BLOCK 2 ROMERO ADDITION: ZAP: J-14**

SD-2023-00046	VACATION OF RIGHT-OF-WAY	<ul style="list-style-type: none">• No adverse comments to the vacation. This site has been identified as a regional drainage facility in the Mid-Valley Drainage Management Plan. Any future development of this site must consider its use as regional drainage facility in coordination with the desired use as a park.
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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 5th Street to 6th Street.
- d. Request Description: Vacation of Rosemont Ave. Right-of-Way, from 5th street to 6th 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

DATE: 3/22/2023

AGENDA ITEM NO: 2

DHO PROJECT NUMBER:

PR-2021-006147

SD-2023-00046 - VACATION OF RIGHT-OF-WAY

PROJECT NAME:

RICK BELTRAMO, WHPACIFIC, INC. agent for **CITY OF ALBUQUERQUE | CHRISTINA SANDOVAL, CIP MANAGER** requests the aforementioned action(s) for all or a portion of: **ROSEMONT AVE FROM 5TH ST TO 6TH ST, PORTION BLOCK 5 MOORE ADDITION AND BLOCK 2 ROMERO ADDITION** zoned **NR-PO-A** located at **6TH ST NW** between **MOUNTAIN RD NW and SUMMER AVE NW** containing approximately **4.995 acre(s)**. (J-14)

PROPERTY OWNERS: CITY OF ALBUQUERQUE

REQUEST: VACATION OF ROSEMONT AVE RIGHT OF WAY FROM 5TH ST TO 6TH ST, THE FULL WIDTH OF THE STREET

COMMENTS:

1. Code Enforcement has no comments and no objections.

Comments from 11/3/21 Sketch Plat:

1. LOT CONSOLIDATION INTO 1 TRACT - 18 LOTS & PREVIOUSLY VACATED PUBLIC EASEMENT, VACATION OF PUBLIC RIGHT OF WAY

COMMENTS:

More information needed for the proposed project and future uses.

Additional approvals may be required for future development.

Change of Use may be required.

Zone Amendment may be required

Defer to Planning and Parks Division for requirements to move project forward.



Middle Rio Grande Conservancy District

1931 2nd St Sw | 87102-4515

PO Box 581 | 87103-0581

Albuquerque, New Mexico

Ph: (505) 247-0234 | Email: mapping@mrgcd.us

MRGCD Engineering/Mapping Plat Reviews

Review Date: 3/6/2023

Hearing Date: 3/22/2023

Project No: PR-2021-006147

Agenda: DHO

Plat Type: Preliminary Plat

Completed By: DP

Plat/Survey Title:

PLAT OF TRACT A WELLS PARK ADDITION

Displays MRGCD Signature line and Approval Note: NO

R/W Centerline, Bearings, Distances and Drawing(s) Referenced: N/A

MRGCD Water Service Charge Paid: N/A

Property has Legal Access: YES

Encroachments on MRGCD Facility:

MRGCD Signed off for Final Approval on:

Engineering/Mapping Comments:

Previously reviewed 11/01/2021 for 11/3/2021 hearing:

1. Please add MRGCD signature line with other signatories on page 1.
2. Please add MRGCD Approval Note to page 1 of plat.
3. Final Plat Approval Signature required by the MRGCD.

Licensing/Lands Comments:



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

PR-2021-006147 / SD-2023-00046 (Rosemont Ave NW)

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 street 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 portion of Rosemont Ave 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.
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. 2

Project Number: PR-2023-006147

Application Number: SD-2023-00046

Project Name:

Request: Vacation of Public Right of way – City Council

COMMENTS:

- The applicant is proposing to vacate 19,763 square feet and the entire width of Rosemont Avenue NW between 6th Street NW and 5th Street NW, as well as vacate 7,608 and the entire width of an alleyway between Summer Avenue NW and Rosemont Avenue NW. 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 and the vacation of more than 5,000 square feet or the entire width of a street requires City Council approval, with the DHO being a recommending body.
- Planning staff defer to Transportation staff regarding the justification of the ROW Vacation request.
- 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

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.

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.
- The site is within the Sawmill Wells Park Character Protection Overlay Zone (CPO-12) – future development on the site must meet these requirements.
- 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. Mountain Road is a collector street with a minimum sidewalk width requirement of 6-feet and a landscape/buffer zone width requirement of 5-6 feet. 5th Street is an arterial street with a minimum sidewalk width requirement of 6-feet and a landscape/buffer zone width requirement of 5-6 feet. 6th Street is an arterial street with a minimum sidewalk width requirement of 6-feet and a landscape/buffer zone width requirement of 5-6 feet. Rosemont Avenue 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: 3/21/23



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

PR-2021-006147

SD-2023-00046 - VACATION OF RIGHT-OF-WAY

RICK BELTRAMO, WHPACIFIC, INC. agent for CITY OF ALBUQUERQUE |CHRISTINA SANDOVAL, CIP MANAGER requests the aforementioned action(s) for all or a portion of: ROSEMONT AVE FROM 5TH ST TO 6TH ST, PORTIONS OF BLOCK 5 MOORE ADDITION AND BLOCK 2 ROMERO ADDITION zoned NR-PO-A located at 6TH ST NW between MOUNTAIN RD NW and SUMMER AVE NW containing approximately 4.995 acre(s). (J-14)

PROPERTY OWNERS: CITY OF ALBUQUERQUE

REQUEST: VACATION OF ROSEMONT AVE RIGHT OF WAY FROM 5TH ST TO 6TH ST, THE FULL WIDTH OF THE STREET

Comments:

03-22-2023

The Parks and Recreation Department is in support of this request. All utilities will be coordinated as the site develops. This request will connect new park facilities with existing park facilities and an established community center, increasing overall safety of park users.

Comments provided by Whitney Phelan, Senior Planner, CABQ Parks & Recreation Department. Please contact via wphelan@cabq.gov or 505-768-5378 with questions or concerns.

March 20, 2023

Renee C. Brissette, PE
Hydrology Section
City of Albuquerque
[Submitted via email]

**RE: Wells Park Subdivision- Vacation of Rosemont Ave. Right-Of-Way
Response to Sketch Plat Comments (PS-2021-00129-Sketch Plat)**

Renee,

In support of the application for Vacation of Right-Of-Way before the DHO, I am providing a response to each of the 4 Hydrology Section comments received during the Sketch Plat review.

Comment #1	Work with Real properties on roadway vacation.
Response	The City Project Manager and the surveyor (CSTi) are working directly with Real Properties.
Comment #2	An approved Grading and Drainage plan will be required for Final Plat.
Response	An approved Grading and Drainage Plan is completed, see "Wells Park Expansion" construction plans, city project #568591.
Comment #3	If alley vacations were platted at time of vacation, no need to be shown on plat.
Response	Alley was vacated. Vacation of easements in Alley will be provided with next submittal along with Minor Subdivision.
Comment #4	An approved grading and drainage plan will be required for prior to building permit.
Response	An approved Grading and Drainage Plan is completed. I will send the "Wells Park Expansion" construction plans, city project #568591.

Sincerely,



Rick Beltramo
Director of Development Services
Cell: 505.948.7194

Attachments Sketch Plat Comments

cc: Christina M. Sandoval, City of Albuquerque
Amy Bell, Groundworks Studio
John Gallegos, CSTi, Inc.

DEVELOPMENT REVIEW BOARD - HYDROLOGY SECTION
Ernest Armijo, P.E., Principal Engineer | 505-924-3986 earmijo@cabq.gov

DRB Project Number: 2021-006147 Hearing Date: 11-3-2021

Project: 591 Mountain Agenda Item No: 18

<input checked="" type="checkbox"/> Sketch Plat	<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"/> Site Plan for Bldg. Permit <input type="checkbox"/> Site Plan for Subdivision	<input type="checkbox"/> Bulk Land Plat
<input type="checkbox"/> SIA Extension	<input type="checkbox"/> DPM Variance	<input type="checkbox"/> Vacation of Public Easement	<input type="checkbox"/> Vacation of Public Right of Way

ENGINEERING COMMENTS:

- Please work with Real Property on roadway vacation
- An approved Conceptual Grading and Drainage plan will be required prior to Hydrology's sign off on Plat.
- If alley vacations were platted at time of vacation they do not need to be shown on plat as being vacated now.
- Note: An approved grading and drainage plan will be required prior to building permit of any of these conditions are met; 500 cy of grading, 1,000 sf of proposed structure, or 10,000 sf of proposed paving.

RESOLUTION/COMMENTS:

Water:

Code:

Parks:

Transportation:

Planning:

☐ APPROVED
☐ DENIED

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

March 20, 2023

Ernest Armijo, PE
Transportation Development Engineer
City of Albuquerque
[Submitted via email]

**RE: Wells Park Subdivision- Vacation of Rosemont Ave. Right-Of-Way
Response to Sketch Plat Comments (PS-2021-00129-Sketch Plat)**

Ernest,

In addition to the formal Justification of application for Vacation of Right-Of-Way I am also providing a response to each of the 8 comments received during the Sketch Plat review. The response also supports approval for upcoming easement vacation requests and a request to re-plat the subject property into 1 parcel (a consolidation plat of 4.99 acres).

- | | |
|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Comment #1
Response | Concurrence by adjacent property owners.
All properties along the boundary of Rosemont Ave. are owned by City of Albuquerque. |
| Comment #2
Response | Access from south parcel.
The south parcel is owned by the city. Access to the south parcel is accommodated from 5 th Street, as is shown on the approved city construction plans "Wells Park Expansion", city project #568591. |
| Comment #3
Response | Required 6 ft. wide sidewalk.
All of Rosemont Ave. is proposed to be removed and disposed, including sidewalk and curb and gutter. No sidewalk is proposed in this area. The vacated right-of-way is proposed to be incorporated into the new consolidation plat of approximately 4.99 acres.
However, 6 ft. wide sidewalk is proposed for 5 th Street, 6 th Street, Mountain Road. Summer Road. Only Rosemont Ave. has 4 ft. sidewalk. |
| Comment #4
Response | Widening 5 TH and 6 TH Street Right-Of-Way to meet minimum requirements as Urban minor Arterials.
Widening 5 th and 6 th Street Right-Of-Way is not beneficial in that the added width would only be for a short distance. The transitions from the existing width to the wider section and back to existing width at Mountain Road would be too short to be beneficial. Widening of the roadways a significant distance beyond Mountain Road to the south and beyond Summer Ave. would be necessary to be of any positive use. This is not an option. Widening a shorter distance would be detrimental to traffic flow. |
| Comment #5
Response | Provide curves for all property corners at intersections, or address intersection site distance criteria.
I believe that the proposed improvements accommodate these requirements. Please see approved city construction plans "Wells Park Expansion", city project #568591. |

**Comment #6
Response**

Replace unused curb cuts with curb and gutter and sidewalk.
That is the plan, along with other improvements such as added on-street parking, etc.
Please see attached construction plans.

**Comment #7
Response**

Provide a Traffic Circulation Layout.
Several residential lots have been eliminated, to be replaced with a neighborhood park, resulting in reduced traffic loading. A traffic circulation plan is unwarranted considering the minimal impact to local traffic.

Also, please consider that Rosemont Ave. terminates 1 block west of 6th Street, and 1 block east of 5th Street. Due to this short block length Rosemont Ave. provides less of a benefit to the traffic network, and therefore vacating Rosemont will have minimal affects to the network.

**Comment #8
Response**

What are the uses of this development?
The uses are the existing well site and park uses, and replacing existing residential lots for additional public neighborhood park uses. The acquired land has been approved for NR-PO-A zoning and associated land uses. With the recording of the consolidation plat, the entire 4.99 acres will be zoned NR-PO-A.

Sincerely,



Rick Beltramo

Director of Development Services

Cell: 505.948.7194

Attachments Sketch Plat Comments

cc: Christina M. Sandoval, City of Albuquerque
 Amy Bell, Groundworks Studio
 John Gallegos, CSTi, Inc.

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT

DRB Project Number: 006147
1824 Buena Vista SE

AGENDA ITEM NO: 18

SUBJECT: Sketch Plat

ENGINEERING COMMENTS:

1. The proposed vacation would need written concurrence from all property owners along the vacated roadway. If approved by DRB, the vacation would then need to be approved by COA Council.
- ~~2.~~ 2. The proposed vacation of Rosemont will adversely impact the access from the parcel to the south of Rosemont. What coordination has been done with this property owner, and how is their access proposed to be changed?
3. Sidewalk is required to be a minimum of 6 feet along the site. Please label existing sidewalk widths.
- ~~4.~~ 4. 5th and 6th Street are Urban Minor Arterials. Meet minimum right-of-way requirements for this roadway classification, or provide justification to keep them at their current R/W width for a requested DRB Determination.
5. Provide curves for all property corners at intersections, or demonstrate that intersection sight distance criteria can be met without any modification.
6. Any curb cuts and/or accessways that will be unused shall be replaced with curb and sidewalk.
- oh. 7. If future development is not going to be submitted to DRB, a TCL (Traffic Circulation Layout) will be required before building permit.
- Perk .8. What are the uses of this development? A TIS or Trip Generation Exhibit may need to be provided.

If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Jeanne Wolfenbarger, P.E.
Transportation Development
505-924-3991 or jwolfenbarger@cabq.gov

DATE: November 3, 2021

ACTION:

February 24, 2023

Mr. David S. Campbell
Development Hearing Officer
and
Mr. Ronald R. Bohannon
Development Hearing Officer

Planning Department
City of Albuquerque
600 Second St., NW
Albuquerque, New Mexico 87102

**Re: Wells Park Project -Re-Plat of 4.99465 Acres at Mountain Road and 6th Street NW
Vacation of Public Right-Of-Way DHO Application**


Mr. Campbell, Mr. Bohannon,

Submitted for DHO review and approval this request to Vacate Public Right-Of-Way located in the planned Wells Park Project. The Vacation action is in conjunction with the Minor Subdivision Plat submitted to the DHO separately. The purpose of the proposed plat and related vacations is to consolidate land owned by the site and create a 4.99-acre park site, the "Wells Park" site.

More specifically this application requests approval to vacate of Rosemont Ave. from 5th Street and 6th street. The vacated Right-Of-Way is to be incorporated into the proposed park tract.

Thank you for your consideration of this request.

Sincerely,



Rick Beltramo
Director of Development Services
WH Pacific, Inc.

cc: Christina M. Sandoval, City of Albuquerque
Amy Bell, Groundworks Studio
John Gallegos, CSTi, Inc.

Attachments: City Application Forms



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application. Please note that these applications are not reviewed in a public meeting.

SUBDIVISIONS	MISCELLANEOUS APPLICATIONS
<input type="checkbox"/> Major – Preliminary Plat (Forms S & S1)	<input type="checkbox"/> Sidewalk Waiver (Form V2)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)	<input type="checkbox"/> Waiver to IDO (Form V2)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Waiver to DPM (Form V2)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms S & S2)	<input checked="" type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Vacation of Public Easement(s) DHO (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
	APPEAL
	<input type="checkbox"/> Decision of DHO (Form A)

BRIEF DESCRIPTION OF REQUEST

Vacation of Rosemont Ave. Right-Of-Way, from 5th Street to 6th Street, the full width of the street.

APPLICATION INFORMATION

Applicant/Owner: City of Albuquerque, PRD Strategic Planning and Design, Christina M. Sandoval, CIP Manager		Phone: 505.768.5370
Address: PRD Strategic Planning and Design, 600 2nd Street, NW		Email: cmsandival@cabq.gov
City: Albuquerque	State: New Mexico	Zip: 87102
Professional/Agent (if any): Rick Beltramo, WHPacific, INC.		Phone: (505) 948-7194
Address: 6501 Americas Parkway NE, Suite 400		Email: rick.beltramo@NV5.com
City: Albuquerque	State: New Mexico	Zip: 87110
Proprietary Interest in Site: City of Albuquerque		List all owners: City Of Albuquerque

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: Rosemont Ave, from 5th Street to 6th Street	Block: n/a	Unit: n/a
Subdivision/Addition: Portions of Blk 5 Moore Add. & Blk 2 Romero Add.	MRGCD Map No.: NA	UPC Code: n/a
Zone Atlas Page(s): J-14	Existing Zoning: na	Proposed Zoning NR-PO-A
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (Acres): .43570 acres

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 6th Street, NW	Between: Mountain Road, NW	and: Summer Ave., NW
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

PS-2021-0019-SKETCH PLAT

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:	Date: 02-24-2023
Printed Name: Rick Beltramo	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FORM V: VACATIONS OF EASEMENTS OR RIGHT-OF-WAY - DHO

Please refer to the DHO public meeting schedule for meeting dates and deadlines. Your attendance is required.

☒ VACATION OF RIGHT-OF-WAY - DHO

☒ VACATION OF RIGHT-OF-WAY - COUNCIL

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below. Divide the PDF with a title sheet for each of the three documentation sections in **bold** below.

VACATION DOCUMENTATION

- X 1) DHO Application form completed, signed, and dated
- X 2) Form V with all the submittal items checked/marked
- X 3) Zone Atlas map with the entire site clearly outlined and labeled
- NA 4) Copy of the complete document which created the easement(s)
Not required for City owned public right-of-way
- X 5) Drawing showing the easement or right-of-way to be vacated
- NA 6) If easements, list number to be vacated _____
- X 7) Square footage to be vacated (see IDO Section 14-16-6-6(M)) 0.5370

SUPPORTIVE DOCUMENTATION

- X 8) Letter of authorization from the property owner if application is submitted by an agent
- X 9) Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)
- X 10) Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)

PUBLIC NOTICE DOCUMENTATION

- X 11) Sign Posting Agreement
- X 12) Proof of a Pre-Submittal Neighborhood Meeting per IDO 14-16-6-4(C)
- X Office of Neighborhood Coordination neighborhood meeting inquiry response
- X Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
- X Completed neighborhood meeting request form(s)
- ___ If a meeting was requested or held, copy of sign-in sheet and meeting notes

☒ 13) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1) (not required for an extension)

☒ Office of Neighborhood Coordination notice inquiry response

☒ Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)

☒ Proof of emailed notice to affected Neighborhood Association representatives

NA 14) Interpreter Needed for Hearing? ____ if yes, indicate language: ____

☐ **VACATION OF PRIVATE EASEMENT**

☐ **VACATION OF PUBLIC EASEMENT**

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabg.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

____ 1) DHO Application form completed, signed, and dated

____ 2) Form V with all the submittal items checked/marked

____ 3) Zone Atlas map with the entire site clearly outlined and labeled

____ 4) Copy of the complete document which created the easement(s)

____ 5) Drawing showing the easement or right-of-way to be vacated

____ 6) List number to be vacated _____

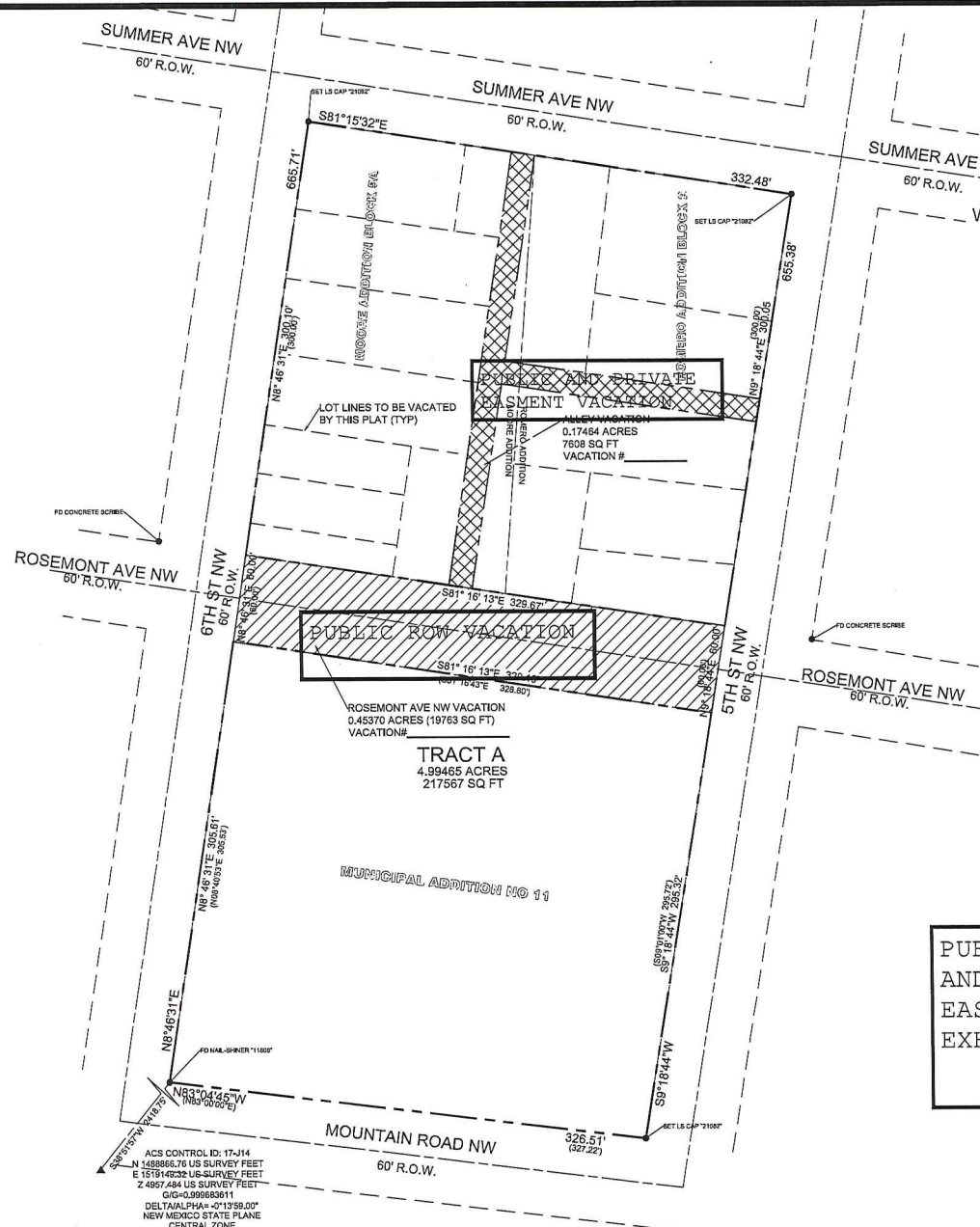
____ 7) Letter of authorization from the property owner if application is submitted by an agent

____ 8) Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)

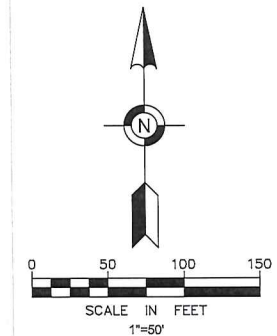
____ 9) Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)

____ 10) Interpreter Needed for Hearing? ____ if yes, indicate language: ____

PLAT OF
TRACT A
WELLS PARK ADDITION
BEING A REPLAT OF PORTION OF BLOCK 5
MOORE ADDITION
TOGETHER WITH A PORTION OF BLOCK 2
ROMERO ADDITION
& MUNICIPAL ADDITION NO. 11
WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2023



PUBLIC ROW VACATION
AND PUBLIC AND PRIVATE
EASEMENT VACATION
EXHIBIT



WELLS PARK SUBDIVISION

VACATION OF RIGHT-OF-WAY - COUNCIL

SUPPORTIVE DOCUMENTATION

- 8) LETTER OF AUTHORIZATION
- 9) LETTER DESCRIBING, EXPLAINING AND JUSTIFYING REQUEST
- 10) PROOF OF PREAPPLICATION MEETING

PS-2021-00129-SKETCH TEST

February 8, 2023

Ms. Christina M. Sandoval
CIP Manager
PRD Strategic Planning and Design
City of Albuquerque

RE: Wells Park Consolidation Re-Plat,
Rosemont Road Vacation Action,
Alley Easement Vacation Action
4.99 Acres at Mountain Road NW and 6th Street NW

Dear Christina Sandoval,

In support of the Wells Park project our office is making a formal submittal to the City DHO to Re-plat the subject lots and tracts into a single parcel (consolidation plat), and to Vacate Public Rights-Of-Way of Rosemont Road and to Vacate Public and Private Easements. With your signature the City (applicant) authorizes WHPacific (agent) to make the required submittals and represent the City for these specific applications.

Thank you.



Rick Beltramo
Director of Development Services
WHPacific, Inc., an NV5 Company

 2/8/23

Christina M. Sandoval date
CIP Manager
PRD Strategic Planning and Design
City of Albuquerque

February 24, 2023

Mr. David S. Campbell
Development Hearing Officer

Mr. Ronald R. Bohannon
and Development Hearing Officer

Planning Department
City of Albuquerque
600 Second St., NW
Albuquerque, New Mexico 87102

**Re: WELLS PARK SUBDIVISION -VACATION OF PUBLIC RIGHT-OF-WAY
Justification Letter for Vacation Request**

Mr. David S. Campbell, Mr. Ronald R. Bohannon,

This letter describes, explains, and justifies the application for vacation of Public Right-Of-Way within the Wells Park project.

The Vacation action is in conjunction with the Minor Subdivision Plat submitted to the DHO separately. The purpose of the proposed plat and related vacations is to consolidate land owned by the city (including vacate Right-Of-Way) and create a 4.99-acre park site, "Wells Park".

A Sketch Plat review was conducted for this request (PS-2021-00129-SKETCH PLAT).

The removal of a portion of Rosemont Ave. is viable in that the east-west access for this area is serviced by multiple east-west options. By inspection the density of streets is far greater than typical subdivision with block lengths twice the length of the Wells Park area.

The City has previously considered the removal of Rosemont Ave. as the Design Review Committee provided a technical review of construction plans for removal of Rosemont Ave. The proposed plans include removal of the existing curb & gutter and pavement and related infrastructure, adding on-street parking, adding sidewalk, access ramps, landscaping etc. Also included is removal and termination of water and sanitary sewer infrastructure. Any required street or utility improvements related to the Rosemont Ave. vacation have been addressed in the "approved for construction" Wells Park Work Order Construction plans.

Thank you for your consideration of the request.

Sincerely,



Rick Beltramo
Director of Development Services
WH Pacific, Inc.

cc: Christina M. Sandoval, City of Albuquerque
Amy Bell, Groundworks Studio
John Gallegos, CSTi, Inc.

SKETCH PLAT



Albuquerque Bernalillo County
Water Utility Authority

**Development Review Board (DRB)
Review Comments
Utility Development Section
Reviewer: Blaine Carter, P.E.
Phone: 505.415.9188**

DRB Project No: PR-2021-006147	Date: 11/03/2021	Item No: #18
Zone Atlas Page: J-14	Legal Description: See application Location: 591 MOUNTAIN RD NW between 5TH ST NW and 6TH ST NW	
Request For: PS-2021-00129 – SKETCH PLAT		

ABCWUA Comment:

Please provide written description of how the following comments were addressed with the next submittal.

PS-2021-00129 – SKETCH PLAT

1. Public water distribution mains and public sewer collection mains front the property and are available for direct tapping for a routine service connection.
2. When service requirements are known, request an availability/serviceability statement online at the following link: http://www.abcwua.org/Availability_Statements.aspx. Requests shall include fire marshal requirements.
3. This project is within the adopted service area.
4. Pro rata is not owed for this property.
5. Infrastructure List:
 - a. Improvements are not anticipated to be required for this project.
6. Plat:

UTILITY DEVELOPMENT

DEVELOPMENT REVIEW BOARD

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.

Carl Garcia, Code Supervisor
Planning Department
505-924-3838 cagarcia@cabq.gov

DATE: 11/3/2021

AGENDA ITEM NO: 18

DRB PROJECT NUMBER:

PR-2021-006147

PS-2021-00129 – SKETCH PLAT

PROJECT NAME:

ARCH + PLAN LAND USE CONSULTANTS agent for **CITY OF ALBUQUERQUE** requests the aforementioned action(s) for all or a portion of: MUNICIPAL ADON NO. 11 WEST 93 FEET OF LOTS 1 & 2 BLOCK 5, ALBRIGHT-MOORE ADDN EAST 47 FEET OF LOTS 1 & 2, BLOCK 5, ALBRIGHT-MOORE ADDN LOTS 3 & 4, BLOCK 5, ALBRIGHT-MOORE ADDN LOTS 5 & 6, BLOCK 5, ALBRIGHT-MOORE ADDN LOTS 7 & 8, BLOCK 5, ALBRIGHT-MOORE ADDN WEST 100 FEET OF LOT 9, NORTH 81.3 FEET & WEST 100 FEET OF LOT 10, BLOCK 5, ALBRIGHT-MOORE ADDN WEST 100 FEET & SOUTH 16 2/3 FEET OF LOT 10 & WEST 100 FEET OF NORTH 16 2/3 FEET LOT 11, BLOCK 5, ALBRIGHT-MOORE ADDN WEST 100 FEET OF LOT 12, WEST 100 FEET OF SOUTH 81.3 FEET OF LOT 11, BLOCK 5, ALBRIGHT-MOORE ADDN EAST 40 FEET OF LOTS 9 TO 12, BLOCK 5, ALBRIGHT-MOORE ADDN THE VACATED NORTH-SOUTH ALLEY ADJACENT TO BLOCK 5 ALBRIGHT-MOORE ADON & BLOCK 2 ROMERO ADON & EAST-WEST ALLEY, BLOCK 2 ROMERO ADDN WEST 7 FEET OF LOT 17, ALL OF LOTS 18 & 19, BLOCK 2, ROMERO ADDN NORTH 90 FEET OF LOTS 13 THRU 16, NORTH 90 FEET OF EAST 18 FEET OF LOT 17, BLOCK 2, ROMERO ADDN SOUTH 52 FEET OF LOTS 13 THRU 16, SOUTH 52 FEET OF EAST 18 FEET OF LOT 17, BLOCK 2, ROMERO ADDN NORTH 45 FEET OF LOTS 1 THRU 6, NORTH 45 OF FRACTION OF LOT 7, BLOCK 2, ROMERO ADON NORTH 50 FEET OF SOUTH 97 FEET, LOTS 1 THRU 4, BLOCK 2, ROMERO ADDN SOUTH 47 FEET OF LOTS 1 THRU 4, BLOCK 2, ROMERO ADDN SOUTH 97 FEET OF LOTS 5 & 6, FRACTION OF LOT 7, BLOCK 2, ROMERO ADDN LOT 13, BLOCK 5, ALBRIGHT-MOORE ADDN, zoned RA-1, located at **591 MOUNTAIN RD NW between 5TH ST NW and 6TH ST NW** containing approximately 4.995 acre(s). (J-14)

REQUEST:



DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

PR-2021-006147

PS-2021-00129 – SKETCH PLAT

ARCH + PLAN LAND USE CONSULTANTS agent for CITY OF ALBUQUERQUE requests the aforementioned action(s) for all or a portion of: MUNICIPAL ADON NO. 11 WEST 93 FEET OF LOTS 1 & 2 BLOCK 5, ALBRIGHT-MOORE ADDN EAST 47 FEET OF LOTS 1 & 2, BLOCK 5, ALBRIGHT-MOORE ADDN LOTS 3 & 4, BLOCK 5, ALBRIGHT-MOORE ADDN LOTS 5 & 6, BLOCK 5, ALBRIGHT-MOORE ADDN LOTS 7 & 8, BLOCK 5, ALBRIGHT-MOORE ADDN WEST 100 FEET OF LOT 9, NORTH 81.3 FEET & WEST 100 FEET OF LOT 10, BLOCK 5, ALBRIGHT-MOORE ADDN WEST 100 FEET & SOUTH 16 2/3 FEET OF LOT 10 & WEST 100 FEET OF NORTH 16 2/3 FEET LOT 11, BLOCK 5, ALBRIGHT-MOORE ADDN WEST 100 FEET OF LOT 12, WEST 100 FEET OF SOUTH 81.3 FEET OF LOT 11, BLOCK 5, ALBRIGHT-MOORE ADDN EAST 40 FEET OF LOTS 9 TO 12, BLOCK 5, ALBRIGHT-MOORE ADDN THE VACATED NORTH-SOUTH ALLEY ADJACENT TO BLOCK 5 ALBRIGHT MOORE ADON & BLOCK 2 ROMERO ADON & EAST-WEST ALLEY, BLOCK 2 ROMERO ADDN WEST 7 FEET OF LOT 17, ALL OF LOTS 18 & 19, BLOCK 2, ROMERO ADDN NORTH 90 FEET OF LOTS 13 THRU 16, NORTH 90 FEET OF EAST 18 FEET OF LOT 17, BLOCK 2, ROMERO ADDN SOUTH 52 FEET OF LOTS 13 THRU 16, SOUTH 52 FEET OF EAST 18 FEET OF LOT 17, BLOCK 2, ROMERO ADDN NORTH 45 FEET OF LOTS 1 THRU 6, NORTH 45 OF FRACTION OF LOT 7, BLOCK 2, ROMERO ADON NORTH 50 FEET OF SOUTH 97 FEET, LOTS 1 THRU 4, BLOCK 2, ROMERO ADDN SOUTH 47 FEET OF LOTS 1 THRU 4, BLOCK 2, ROMERO ADDN SOUTH 97 FEET OF LOTS 5 & 6, FRACTION OF LOT 7, BLOCK 2, ROMERO ADDN LOT 13, BLOCK 5, ALBRIGHT-MOORE ADDN, zoned RA-1, located at 591 MOUNTAIN RD NW between 5TH ST NW and 6TH ST NW containing approximately 4.995 acre(s). (J-14)

PROPERTY OWNERS: CITY OF ALBUQUERQUE

REQUEST: LOT CONSOLIDATION INTO 1 TRACT - 18 LOTS & PREVIOUSLY VACATED PUBLIC EASEMENT, VACATION OF PUBLIC RIGHT OF WAY

11-03-2021

Parks and Recreation supports the request and is working on re-zoning the resulting parcel/s.

Review to NP-BOP needs to be completed

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT

DRB Project Number: 006147
1824 Buena Vista SE

AGENDA ITEM NO: 18

SUBJECT: Sketch Plat

ENGINEERING COMMENTS:

1. The proposed vacation would need written concurrence from all property owners along the vacated roadway. If approved by DRB, the vacation would then need to be approved by COA Council.
- ~~2.~~ 2. The proposed vacation of Rosemont will adversely impact the access from the parcel to the south of Rosemont. What coordination has been done with this property owner, and how is their access proposed to be changed?
3. Sidewalk is required to be a minimum of 6 feet along the site. Please label existing sidewalk widths.
- ~~4.~~ 4. 5th and 6th Street are Urban Minor Arterials. Meet minimum right-of-way requirements for this roadway classification, or provide justification to keep them at their current R/W width for a requested DRB Determination.
5. Provide curves for all property corners at intersections, or demonstrate that intersection sight distance criteria can be met without any modification.
6. Any curb cuts and/or accessways that will be unused shall be replaced with curb and sidewalk.
- ok. 7. If future development is not going to be submitted to DRB, a TCL (Traffic Circulation Layout) will be required before building permit.
- Perk .8. What are the uses of this development? A TIS or Trip Generation Exhibit may need to be provided.

. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Jeanne Wolfenbarger, P.E.
Transportation Development
505-924-3991 or jwolfenbarger@cabq.gov

DATE: November 3, 2021

ACTION:



all abutting property owners. The letter shall include the contact information for the Real Property Division of the City Department of Municipal Development, as well as any other information as directed by the Real Property Division of the City Department of Municipal Development: a. Abutting property owners have 30 days from the receipt of the notice to notify the Real Property Division of the City Department of Municipal Development of the intent to purchase the vacated right-of-way, or any portion thereof, or possibly forfeit their right to do so. b. Within 7 days of receipt of the notice of intent to purchase, the Real Property Division of the City Department of Municipal Development will provide the interested property owner with a purchase price for the desired portion of the vacated public right-of-way. 2. Any property owner that purchases vacated public right-ofway shall obtain a Subdivision of Land – Minor or a Subdivision of Land – Major, as applicable, to combine the vacated rightof-way with their property within 1 year of the approval of the Vacation or the Vacation is voided. The zone district boundary will be extended to the new lot lines established by the subdivision.

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.



Development Review Board

Planning Dept. - Sketch Plat Comments

Project #:PR-2021-006147

Application #PS: -2021-000129

Meeting Date/Item Number: 18

Standard comments:

- This PR# has been assigned to this subject site. Any applications (vacations, platting, site plans, etc..) for this subject site MUST reference this PR#. It must be noted on the application with the submittal for future actions.
 - Must submit any DRB signed off site plans, variances and/or NOD with submittal for building permit.
 - Note that the document titles listed in the submitted PDF must not include symbols (+, &, etc....) and title should be a short and abbreviated as possible.
-

Plat will require City Surveyor signature , surveyor signature and property owner signature

- * Confirm with Geraldine Delgado gdelgado@cabq.gov if an approved site plan exists and will need an amendment – coordinate with parks regarding the amendment .

The site is within the Sawmill Wells Park Character Protection Overlay Zone- see plan for future develop requirements in addition to the IDO

Vacation must be justified pursuant to 6-6(M)(3)

6-6(M)(1)(b) Vacation of Public Right-of-way – Council Any public right-of-way that meets any of the following thresholds: 1. More than 500 square feet or the entire width of a platted alley. 2. More than 5,000 square feet or the entire width of a street, including any or all of the right-of-way.

6-6(M)(2) Procedure 6-6(M)(2)(a) The City may retain, use, or dispose of any vacated public right-ofway in any manner that the City, in its discretion, deems appropriate. 6-6(M)(2)(b) The City Planning Department staff shall review the application and forward a recommendation to the DRB. 6-6(M)(2)(c) The DRB shall conduct a public meeting on the application. 6-6(M)(2)(d) For a Vacation of Public or Private Easement or Private Way or for a Vacation of Public Right-of-way – DRB, the DRB shall make a decision on the application. 6-6(M)(2)(e) For a Vacation of Public Right-of-way – Council, the DRB shall make a recommendation and forward the application to City Council for inclusion on the consent agenda for approval without first going to any City Council committee. 6-6(M)(2)(f) If an application for a Vacation of Public Right-of-way is approved, all of the following requirements shall apply: 1. Within 7 days of the approval, the applicant shall coordinate with the Real Property Division of the City Department of Municipal Development and send notice of the approved vacation by First Class Mail to

DEVELOPMENT REVIEW BOARD - HYDROLOGY SECTION
Ernest Armijo, P.E., Principal Engineer | 505-924-3986 earmijo@cabq.gov

DRB Project Number: 2021-006147

Hearing Date: 11-3-2021

Project: 591 Mountain

Agenda Item No: 18

<input checked="" type="checkbox"/> Sketch Plat	<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"/> Site Plan for Bldg. Permit <input type="checkbox"/> Site Plan for Subdivision	<input type="checkbox"/> Bulk Land Plat
<input type="checkbox"/> SIA Extension	<input type="checkbox"/> DPM Variance	<input type="checkbox"/> Vacation of Public Easement	<input type="checkbox"/> Vacation of Public Right of Way

ENGINEERING COMMENTS:

- Please work with Real Property on roadway vacation
- An approved Conceptual Grading and Drainage plan will be required prior to Hydrology's sign off on Plat.
- If alley vacations were platted at time of vacation they do not need to be shown on plat as being vacated now.
- Note: An approved grading and drainage plan will be required prior to building permit of any of these conditions are met; 500 cy of grading, 1,000 sf of proposed structure, or 10,000 sf of proposed paving.

RESOLUTION/COMMENTS:

Water:

Code:

Parks:

Transportation:

Planning:

☐ APPROVED
☐ DENIED

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

DEVELOPMENT REVIEW BOARD

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.

Carl Garcia, Code Supervisor
Planning Department
505-924-3838 cagarcia@cabq.gov

DATE: 11/3/2021

1. LOT CONSOLIDATION INTO 1 TRACT - 18 LOTS & PREVIOUSLY VACATED PUBLIC EASEMENT, VACATION OF PUBLIC RIGHT OF WAY

COMMENTS:

More information needed for the proposed project and future uses.
Additional approvals may be required for future development.
Change of Use may be required.
Zone Amendment may be required
Defer to Planning and Parks Division for requirements to move project forward.

- a. The Water Authority has existing public mains within Rosemont Avenue. This mains will require a public water and public sewer easement upon approval of the right-of-way vacation on a platting action.
- b. There are adjacent public water and sewer mains with the location not clear. It may be partially on the subject parcels. Coordinate with NM 811 to locate the adjacent public water and public sewer mains, depict them on a sketch with the parcel lines, and dedicate necessary easement for any outside of the right-of-way.

7. Easements:

- a. Include all public water and/or sanitary sewer easements on the plat, including those that are adjacent to the subject property's boundaries. Surveyor shall field verify the location of existing public water and/or sanitary sewer infrastructure to determine if existing public water and/or sanitary sewer easements are sufficient. If the easement(s) does not exist, a new easement shall be granted. The width of the easement shall be the standard width, unless specified by the Water Authority.
- b. Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated rights-of-way. A minimum width easement of 20' is required for a single utility and 25' for water and sewer both within the same easement. Easements for standard sized water meters need to be 5'x5' and include the length of the water service if located on private property. For larger meters that require a meter vault, a 35'x35' easement is required. Actual easement widths may vary depending on the depth of the lines to be installed.
- c. If existing conditions consist of a shared easement with public waterline and/or sanitary sewer along with other utilities, this existing easement may remain as is without the need for an exclusive easement, as approved by the Water Authority.

OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

Box 1293, Albuquerque, NM 87103

Date: October 24, 1977

NOTIFICATION OF DECISION

Anne D. Walker & Remmel H. Walker
P.O. Box 25207
Albuquerque, New Mexico 87125

File: V-77-36

Location: Alleys bounded by 5th & 6th Streets
and Summer and Rosemont Avenues, N.W.

At their meeting of October 20, 1977, the EPC Land Controls Board approved the above mentioned request subject to the following conditions: 1. Retention of utility easements; 2. All curb and gutter must be satisfactorily completed at the alley entrances prior to finalization of the vacation; 3. Submittal of a drainage plan for the vacated area which is satisfactory to the City Engineer; 4. Discussion with the Property Management Division concerning final disposition of the vacated right of way.

When Conditions 2 thru 4 have been complied with, the Planning Department will prepare the required resolution, which must be recorded in the office of the Bernalillo County Clerk. A copy of this resolution will be forwarded to you. Please note the vacation is not final until this resolution is recorded.

If you wish to appeal this decision, you may do so by 11-4-77 in the manner described below. A non-refundable filing fee of \$25 is required at the time of application.

A. Appeal to Planning Commission. Any person aggrieved with any determination of the City staff acting under the Subdivision Ordinance may appeal to the Planning Commission by submitting written application on the Planning Department form to the Planning Department within 15 days after the date of the staff's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeals shall be heard and decided by the Planning Commission within 60 days of its filing.

B. Appeal to City Council. Any person aggrieved with any determination of the Planning Commission acting under this ordinance may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision (such 15 day period to be determined as in A. above). The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinance have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 60 days of its filing.

You will receive notice if another person files an appeal. If there is no appeal you can receive building permits any time after the appeal deadline quoted above provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City must be complied with, even after approval of the referenced application(s).

Sincerely,

Bea Gutierrez
Bea Gutierrez
Board Secretary

cc: Property Management
City Engineer

Letter of
Advice

80 18246

1-17-36
October 20, 1977

ENVIRONMENTAL PLANNING COMMISSION LAND CONTROLS BOARD RESOLUTION

VACATING THE ALLEYS IN THE BLOCK BOUNDED BY SIXTH AND FIFTH STREETS, AND STANLEY AND ROSEMONT AVENUES N.W.

WHEREAS, there has heretofore been dedicated and conveyed to the City of Albuquerque, New Mexico, a certain easement for alley purposes, more particularly described below, and

WHEREAS, a portion of said right-of-way is not needed for public use except for easements reserved in Section 2 hereof;

NOW, THEREFORE, BE IT ENACTED BY THE ENVIRONMENTAL PLANNING COMMISSION LAND CONTROLS BOARD OF THE CITY OF ALBUQUERQUE UNDER ARTICLE XI, CHAPTER 7 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1974, BEING ORDINANCE NO. 07-1973, AS AMENDED:

SECTION 1: The north/south alley adjacent to Block 5, Albright Moore Addition and Block 2, Romero Addition, and the east/west alley in Block 2, Romero Addition as filed in the office of the County Clerk of Bernalillo County, New Mexico on December 5, 1884 and February 26, 1921 respectively, are hereby closed and vacated, subject to easements reserved in Section 2 hereof.

SECTION 2: The City hereby reserves the full width of the vacated right-of-way as an easement for public utilities, whether municipally or privately owned, which are necessary for public use and benefit at the present time or in the future.

SECTION 3: Immediately upon the filing of this resolution in the office of the County Clerk of Bernalillo County, New Mexico the land above described shall be effectively vacated, and the City of Albuquerque by this resolution disclaims from such date any further interest therein except for easements reserved in Section 2 hereof.

ADOPTED AT A PUBLIC HEARING BY THE ENVIRONMENTAL PLANNING COMMISSION LAND CONTROLS BOARD, CITY OF ALBUQUERQUE, NEW MEXICO ON OCTOBER 20, 1977.

APPROVED:



Authorized Representative of
The City Planner, City of
Albuquerque, New Mexico.

Subscribed and sworn to before me this 21st day of March, 1980 by Gene Mares, authorized representative of The City Planner, City of Albuquerque, New Mexico.



Notary Public

My Commission Expires: 10/1/80

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

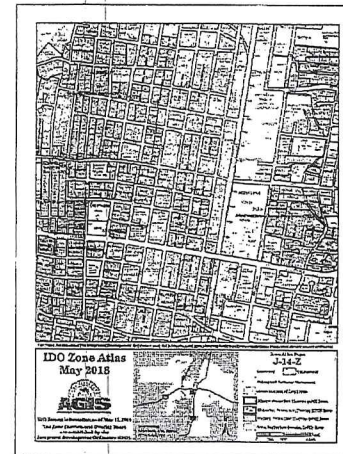
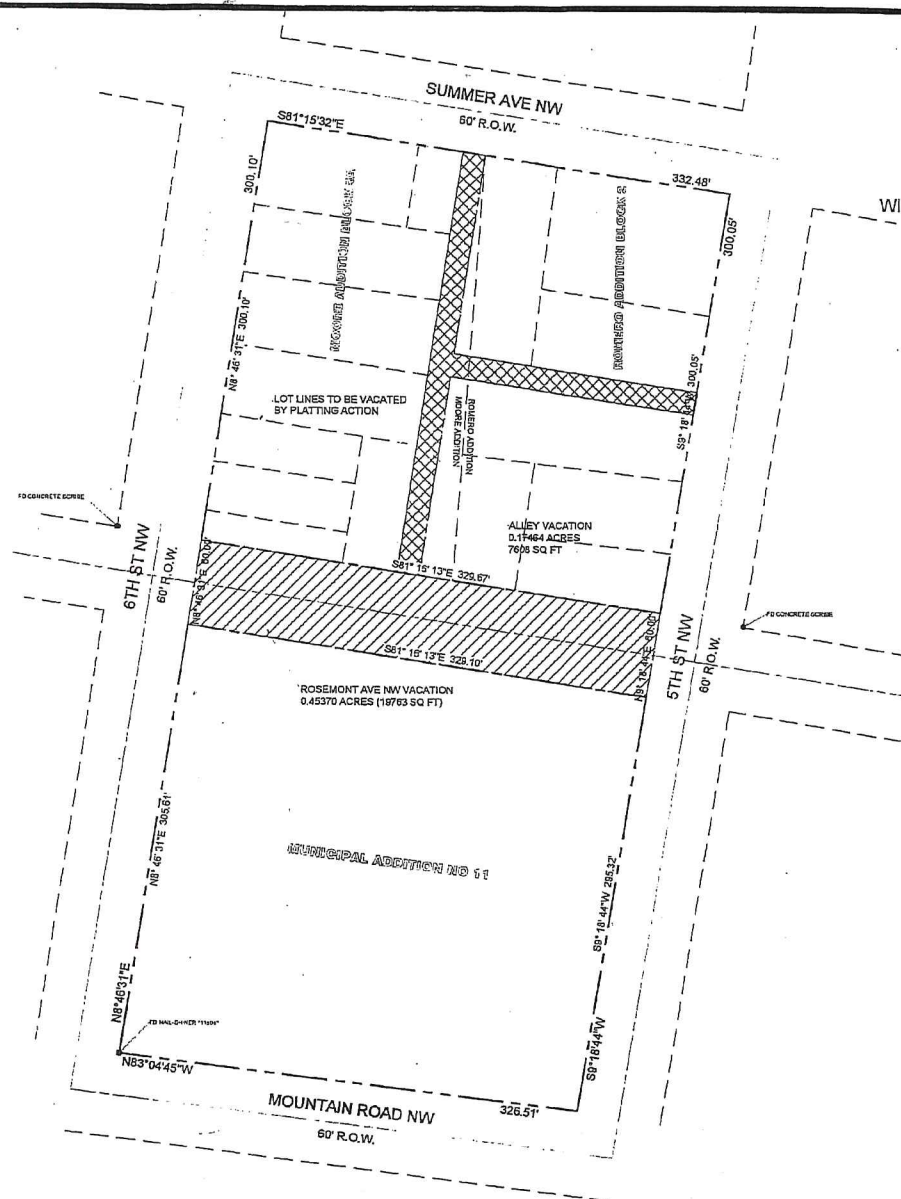
MAR 25 4 02 PM '80

BY: TERRY G. CULP

CLERK & RECORDER

DEPUTY

SUBDIVISION PLAT OF
TRACT A
WELLS PARK ADDITION
 BEING A REPLAT OF PORTION OF BLOCK 5
 MOORE ADDITION
 TOGETHER WITH A PORTION OF BLOCK 2
 ROMERO ADDITION
 WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M.
 TOWN OF ALBUQUERQUE GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 AUGUST 2021



CONSTRUCTION SURVEY TECHNOLOGIES, INC.
 PO BOX 55395
 ALBUQUERQUE, NM 87193
 505-817-8621

PUBLIC NOTICE DOCUMENTATION

- 11) Sign Posting
- 12) Proof of Pre-Submittal Meeting
- 13) Required Notice at Submittal

11

SIGN POSTING AGREEMENT

WELLS REAL ESTATE AND VACATION

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from TUESDAY 3/7/23 To WEDNESDAY 3/22/23

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

EZE REAL ESTATE
WINDCIFIC, INC.

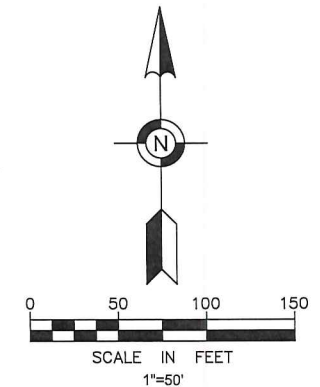
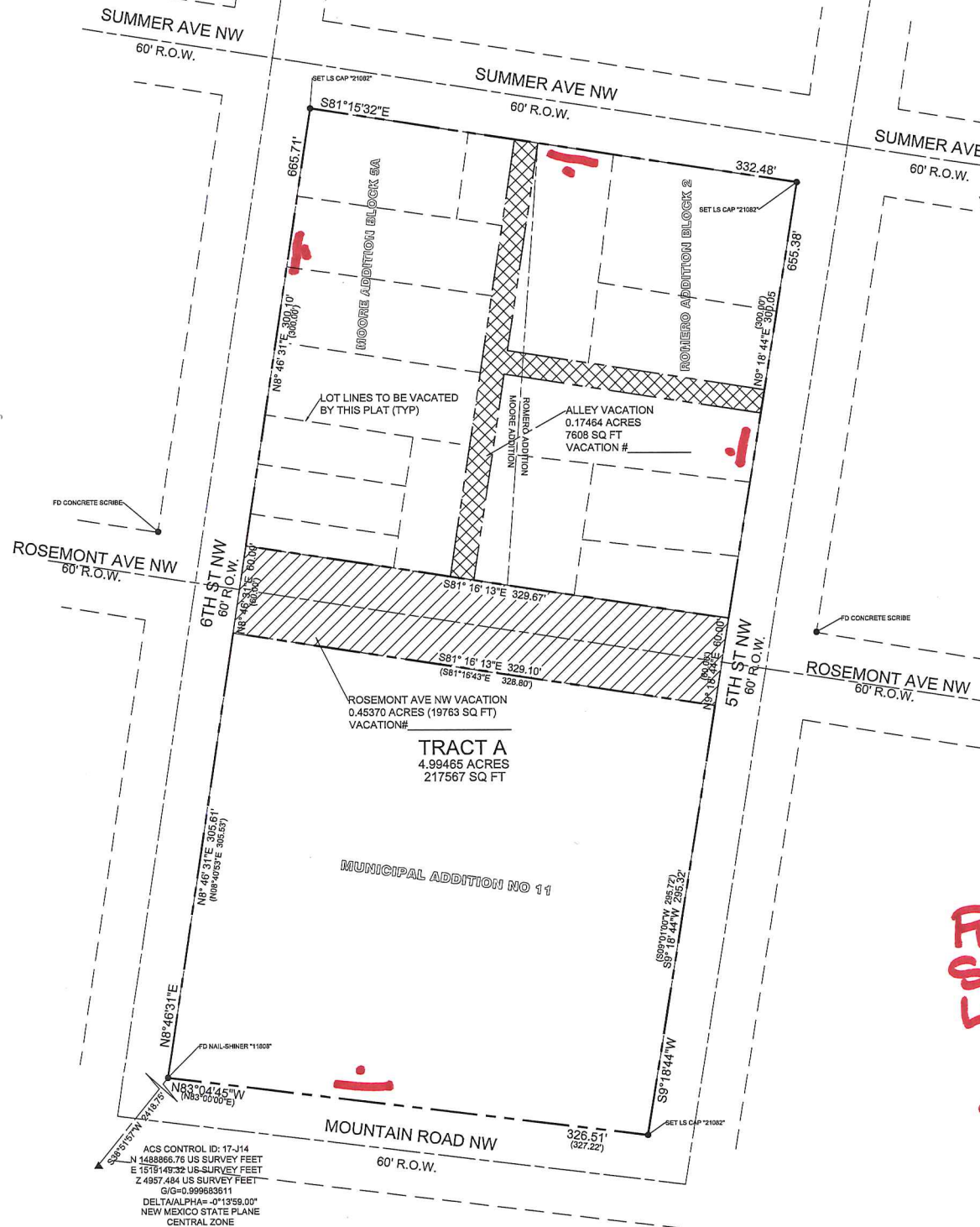
(Applicant or Agent)

2/24/23
(Date)

I issued _____ signs for this application, _____ (Date), _____ (Staff Member)

PROJECT NUMBER: _____

PLAT OF
TRACT A
WELLS PARK ADDITION
BEING A REPLAT OF PORTION OF BLOCK 5
MOORE ADDITION
TOGETHER WITH A PORTION OF BLOCK 2
ROMERO ADDITION
& MUNICIPAL ADDITION NO. 11
WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2023



PROPOSED
SIGN
LOCATIONS



CONSTRUCTION SURVEY TECHNOLOGIES, INC
PO BOX 65595
ALBUQUERQUE, NM 87193
505-917-6921

12) INQUIRY RESPONSE

Rick Beltramo

From: Carmona, Dalaina L. <dcarmona@cabq.gov>
Sent: Monday, February 13, 2023 8:38 AM
To: Rick Beltramo
Subject: 591 Mountain Road Public Notice Inquiry Sheet Submission
Attachments: Wells Park Zone Atlsa Map J-14.pdf

PLEASE NOTE:
The City Council recently voted to update the Neighborhood Association Recognition Ordinance (NARO) and the Office of Neighborhood Coordination (ONC) is working to ensure all neighborhood associations and neighborhood coalitions are in compliance with the updated ordinance. There will likely be many updates and changes to association and coalition contact information over the next several months. With that in mind, please check with the ONC every two (2) weeks to ensure that the contact information you have for associations and coalitions is up to date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	Address Line 2	City	State	Zip	Mobile Phone	Phone
Downtown Neighborhoods Association	Zoning	Committee	zoning@abqdna.com	400 Romero Street NW	Unit 1	Albuquerque	NM	87104		
Wells Park NA	Mike	Prando	mprando@msn.com	611 Bellamah NW			Albuquerque	NM	87102	5054536103
Wells Park NA	Doreen	McKnight	doreenmcknightnm@gmail.com	1426 7th Street NW			Albuquerque	NM	87102	
North Valley Coalition	Peggy	Norton	peggynorton@yahoo.com	P.O. Box 70232		Albuquerque	NM	87197	5058509293	5053459567
North Valley Coalition	Doyle	Kimbrough	newmexmba@aol.com	2327 Campbell Road NW			Albuquerque	NM	87104	5052490938

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf.
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):
<http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:
<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you.



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334

dlcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster@cabq.gov <webmaster@cabq.gov>

Sent: Friday, February 10, 2023 5:27 PM

To: Office of Neighborhood Coordination <rick.beltramo@nv5.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Public Notice Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Public Notice Inquiry For:

Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Vacation of Public Right-of-way

Contact Name

Rick Beltramo

Telephone Number

5059487194

Email Address

rick.beltramo@nv5.com

Company Name

WHPacific

Company Address

6501 Americas Parkway, Ste 400

City

Albuquerque

State

NM

ZIP

87110

Legal description of the subject site for this project:

Lots 101 thru 118, Portions of Block 5 and Block 2, and Municipal Addition No. 11.

Physical address of subject site:

591 Mountain Road

Subject site cross streets:

Mountain Ave. and 6th Street

Other subject site identifiers:

Wells Park Site

This site is located on the following zone atlas page:

J-14

Captcha

x

12) PRE-submitted OFFER

Rick Beltramo

From: Rick Beltramo
Sent: Tuesday, February 14, 2023 8:25 PM
To: Mike Prando (mprando@msn.com)
Cc: Christina M. Sandoval (cmsandoval@cabq.gov)
Subject: Wells Park Pre-Application Meeting for Right-Of-Way Vacation, Public and Private Easement Vacation, Minor Subdivision Plat
Attachments: EMAIL preapplication meeting for Wells Park to MIKE PRANDO 021423.pdf

Attached is an invite to a pre-application meeting regarding the Wells Park Subdivision and related actions.
Included in this email is a letter and support information regarding the City's plan to Re-Plat the Wells Park site, in support of the new Wells Park project.
Should you have any questions please call me, preferably at my cell phone # below, or email me.

Thank you.
Rick.

Rick Beltramo | Director of Development Services
NV5 | 6501 Americas Pkwy NE, Ste 400, Albuquerque, NM 87110
Cell 505.948.7194 | Direct 505.348.5190 | Office 505.510.0850 | rick.beltramo@NV5.com

February 14, 2023

Mike Prando
Wells Park, Neighborhood Association
611 Bellamah NW, Albuquerque., NM 87102
[Transmitted via email: mprando@msn.com]

**Re: Wells Park Project Minor Subdivision, Vacation of Public Right-Of-Way,
Vacation of Public and Private Easements
Invite for Pre-submittal Neighborhood Meeting**

Dear Mr. Prando,

The City of Albuquerque is proposing to replat portions of the Wells Park area to combine lots and tracts into a common parcel for the Wells Park project. In doing so the City will need to vacate portions of Rosemont Ave., vacate public private easements.

The subject site is bordered by 6th Street, 5th Street, Mountain Road and Summer Avenue. The City has purchased all the property north of Rosemont Avenue and desires to combine that property with the existing Wells Park tract to the south. The city plans on submitting for approval to vacate Rosemont Avenue. The attached exhibit shows the existence of the proposed vacation.

An existing alley is included in the plat action. The alley was vacated some years ago while retaining public and private easements. The City also plans on submitting to vacate all public and private easements located within this parcel. The subject easements are also shown on the attached exhibit.

With this letter you are invited to request a pre-application meeting. Please contact the City or me, anytime to make arrangements for such a meeting. I understand that the process allows 15 days to request such a meeting.

Sincerely,



Rick Beltramo
Director of Development Services
WHPacific, Inc.

cc: Christina M. Sandoval, City of Albuquerque
Amy Bell, Groundworks Studio,
John Gallegos, CSTi, Inc.
Jonathan Pena, WHPacific, Inc.

Attachments 1) Zone Atlas Map J-14, 2) Vacation Exhibit, 3) Preliminary Plat, 4) "Public Notice of Proposed Project" form with pertinent information, 5) "Official Public Notice Form for Mailed or Electronic Mail Notice"

Rick Beltramo

From: Rick Beltramo
Sent: Tuesday, February 14, 2023 8:24 PM
To: Doyle Kimbrough (newmexmba@aol.com)
Cc: Christina M. Sandoval (cmsandoval@cabq.gov)
Subject: Wells Park Pre-Application Meeting for Right-Of-Way Vacation, Public and Private Easement Vacation, Minor Subdivision Plat
Attachments: EMAIL preapplication meeting for Wells Park to DOYLE KIMBROUGH 021423.pdf

~~Attached is an invite to a pre-application meeting regarding the Wells Park Subdivision and related actions.~~

Included in this email is a letter and support information regarding the City's plan to Re-Plat the Wells Park site, in support of the new Wells Park project.
Should you have any questions please call me, preferably at my cell phone # below, or email me.

Thank you.
Rick.

Rick Beltramo | Director of Development Services
NV5 | 6501 Americas Pkwy NE, Ste 400, Albuquerque, NM 87110
Cell 505.948.7194 | Direct 505.348.5190 | Office 505.510.0850 | rick.beltramo@NV5.com

February 14, 2023

Doyle Kimbrough
North Valley Coalition
2327 Campbell Road, Albuquerque., NM 87104
[Transmitted via email at: newmexmba@aol.com]

**Re: Wells Park Project Minor Subdivision, Vacation of Public Right-Of-Way,
Vacation of Public and Private Easements
Invite for Pre-submittal Neighborhood Meeting**

Dear Mr. Kimbrough,

The City of Albuquerque is proposing to replat portions of the Wells Park area to combine lots and tracts into a common parcel for the Wells Park project. In doing so the City will need to vacate portions of Rosemont Ave., vacate public private easements.

The subject site is bordered by 6th Street, 5th Street, Mountain Road and Summer Avenue. The City has purchased all the property north of Rosemont Avenue and desires to combine that property with the existing Wells Park tract to the south. The city plans on submitting for approval to vacate Rosemont Avenue. The attached exhibit shows the existence of the proposed vacation.

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Sincerely,



Rick Beltramo
Director of Development Services
WHPacific, Inc.

cc: Christina M. Sandoval, City of Albuquerque
Amy Bell, Groundworks Studio,
John Gallegos, CSTi, Inc.
Jonathan Pena, WHPacific, Inc.

Attachments 1) Zone Atlas Map J-14, 2) Vacation Exhibit, 3) Preliminary Plat, 4) "Public Notice of Proposed Project" form with pertinent information, 5) "Official Public Notice Form for Mailed or Electronic Mail Notice"

Rick Beltramo

From: Rick Beltramo
Sent: Tuesday, February 14, 2023 8:24 PM
To: Peggy Norton (peggynorton@yahoo.com)
Cc: Christina M. Sandoval (cmsandoval@cabq.gov)
Subject: Wells Park Pre-Application Meeting for Right-Of-Way Vacation, Public and Private Easement Vacation, Minor Subdivision Plat
Attachments: EMAIL preapplication meeting for Wells Park to PEGGY NORTON 021423.pdf

~~Attached is an invite to a pre-application meeting regarding the Wells Park Subdivision and related actions.~~
Included in this email is a letter and support information regarding the City's plan to Re-Plat the Wells Park site, in support of the new Wells Park project.
Should you have any questions please call me, preferably at my cell phone # below, or email me.

Thank you.
Rick.

Rick Beltramo | Director of Development Services
NV5 | 6501 Americas Pkwy NE, Ste 400, Albuquerque, NM 87110
Cell 505.948.7194 | Direct 505.348.5190 | Office 505.510.0850 | rick.beltramo@NV5.com

February 14, 2023

Peggy Norton
North Valley Coalition
P.O. Box 70232, Albuquerque, New Mexico, 87197
[Transmitted via email: peggynorton@yahoo.com]

**Re: Wells Park Project Minor Subdivision, Vacation of Public Right-Of-Way,
Vacation of Public and Private Easements
Invite for Pre-submittal Neighborhood Meeting**

Dear Ms. Norton,

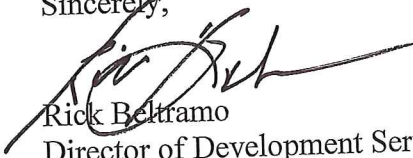
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An existing alley is included in the plat action. The alley was vacated some years ago while retaining public and private easements. The City also plans on submitting to vacate all public and private easements located within this parcel. The subject easements are also shown on the attached exhibit.

With this letter you are invited to request a pre-application meeting. Please contact the City or me, anytime to make arrangements for such a meeting. I understand that the process allows 15 days to request such a meeting.

Sincerely,



Rick Beltramo
Director of Development Services
WHPacific, Inc.

cc: Christina M. Sandoval, City of Albuquerque
Amy Bell, Groundworks Studio,
John Gallegos, CSTi, Inc.
Jonathan Pena, WHPacific, Inc.

Attachments 1) Zone Atlas Map J-14, 2) Vacation Exhibit, 3) Preliminary Plat, 4) "Public Notice of Proposed Project" form with pertinent information, 5) "Official Public Notice Form for Mailed or Electronic Mail Notice"

Rick Beltramo

From: Rick Beltramo
Sent: Tuesday, February 14, 2023 8:23 PM
To: Doreen McKnight (doreenmcknightnm@gmail.com)
Cc: Christina M. Sandoval (cmsandoval@cabq.gov)
Subject: Wells Park Pre-Application Meeting for Right-Of-Way Vacation, Public and Private Easement Vacation, Minor Subdivision Plat
Attachments: EMAIL preapplication meeting for Wells Park to DOREEN MCKNIGHT 021423.pdf

~~Attached is an invite to a pre-application meeting regarding the Wells Park Subdivision and related actions.~~

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Should you have any questions please call me, preferably at my cell phone # below, or email me.

Thank you.
Rick

Rick Beltramo | Director of Development Services
NV5 | 6501 Americas Pkwy NE, Ste 400, Albuquerque, NM 87110
Cell 505.948.7194 | Direct 505.348.5190 | Office 505.510.0850 | rick.beltramo@NV5.com

February 14, 2023

Doreen McKnight
Wells Park, Neighborhood Association
1426 7th Street NW Albuquerque., NM 87102
[Transmitted via email: doreenmcknightnm@gmail.com]

**Re: Wells Park Project Minor Subdivision, Vacation of Public Right-Of-Way,
~~Vacation of Public and Private Easements~~
Invite for Pre-submittal Neighborhood Meeting**

Dear Ms. McKnight,

The City of Albuquerque is proposing to replat portions of the Wells Park area to combine lots and tracts into a common parcel for the Wells Park project. In doing so the City will need to vacate portions of Rosemont Ave., vacate public private easements.

The subject site is bordered by 6th Street, 5th Street, Mountain Road and Summer Avenue. The City has purchased all the property north of Rosemont Avenue and desires to combine that property with the existing Wells Park tract to the south. The city plans on submitting for approval to vacate Rosemont Avenue. The attached exhibit shows the existence of the proposed vacation.

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Sincerely,



Rick Beltramo
Director of Development Services
WHPacific, Inc.

cc: Christina M. Sandoval, City of Albuquerque
Amy Bell, Groundworks Studio,
John Gallegos, CSTi, Inc.
Jonathan Pena, WHPacific, Inc.

Attachments 1) Zone Atlas Map J-14, 2) Vacation Exhibit, 3) Preliminary Plat, 4) "Public Notice of Proposed Project"-form with pertinent information, 5) "Official Public Notice Form for Mailed or Electronic Mail Notice"

Rick Beltramo

From: Rick Beltramo
Sent: Tuesday, February 14, 2023 8:23 PM
To: Zoning Committee (zoning@abqdn.com)
Cc: Christina M. Sandoval (cmsandoval@cabq.gov)
Subject: Wells Park Pre-Application Meeting for Right-Of-Way Vacation, Public and Private Easement Vacation, Minor Subdivision Plat
Attachments: EMAIL preapplication meeting for Wells Park to ZONING COMMITTEE 021423.pdf

~~Attached is an invite to a pre-application meeting regarding the Wells Park Subdivision and related actions.~~
Included in this email is a letter and support information regarding the City's plan to Re-Plat the Wells Park site, in support of the new Wells Park project.
Should you have any questions please call me, preferably at my cell phone # below, or email me.

Thank you.
Rick.

Rick Beltramo | Director of Development Services
NV5 | 6501 Americas Pkwy NE, Ste 400, Albuquerque, NM 87110
Cell 505.948.7194 | Direct 505.348.5190 | Office 505.510.0850 | rick.beltramo@NV5.com

February 14, 2023

Zoning Committee
Downtown Neighborhoods Association
400 Romero St., NW, Unit 1, Albuquerque., NM 87102
[Transmitted via email: zoning@abqdna.com]

**Re: Wells Park Project Minor Subdivision, Vacation of Public Right-Of-Way,
Vacation of Public and Private Easements
Invite for Pre-submittal Neighborhood Meeting**

Dear Zoning Committee,

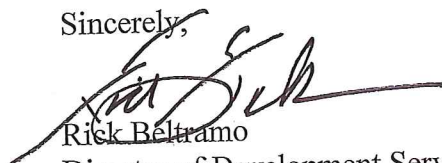
The City of Albuquerque is proposing to replat portions of the Wells Park area to combine lots and tracts into a common parcel for the Wells Park project. In doing so the City will need to vacate portions of Rosemont Ave., vacate public private easements.

The subject site is bordered by 6th Street, 5th Street, Mountain Road and Summer Avenue. The City has purchased all the property north of Rosemont Avenue and desires to combine that property with the existing Wells Park tract to the south. The city plans on submitting for approval to vacate Rosemont Avenue. The attached exhibit shows the existence of the proposed vacation.

An existing alley is included in the plat action. The alley was vacated some years ago while retaining public and private easements. The City also plans on submitting to vacate all public and private easements located within this parcel. The subject easements are also shown on the attached exhibit.

With this letter you are invited to request a pre-application meeting. Please contact the City or me, anytime to make arrangements for such a meeting. I understand that the process allows 15 days to request such a meeting.

Sincerely,



Rick Beltramo
Director of Development Services
WHPacific, Inc.

cc: Christina M. Sandoval, City of Albuquerque
Amy Bell, Groundworks Studio,
John Gallegos, CSTi, Inc.
Jonathan Pena, WHPacific, Inc.

Attachments: 1) Zone Atlas Map J-14, 2) Vacation Exhibit, 3) Preliminary Plat, 4) "Public Notice of Proposed Project" form with pertinent information, 5) "Official Public Notice Form for Mailed or Electronic Mail Notice"

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: February 14, 2023

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Neighborhood Association (NA)*: North Valley Coalition

Name of NA Representative*: Peggy Norton

Email Address* or Mailing Address* of NA Representative¹: peggynorton@yahoo.com

Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 591 Mountain Road, NW Alb., NM, 87102
Location Description Rosemont Ave. NW, from 5th Street to 6th Street
2. Property Owner* City of Albuquerque
3. Agent/Applicant* [if applicable] Rick Beltramo/ WHPacific, Inc.
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☒ Subdivision MINOR SUBDIVISION (Minor or Major)
 - ☒ Vacation ROW AND EASMENT VACATION (Easement/Private Way or Public Right-of-way)
 - ☒ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request²*:

Minor Subdivision Plat to Consolidate 18 Lots, 1 Tract into 1 Parcel, Vacate ROW,

Vacate Public and Private Easements for Wells Park City Project.

¹ Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. This application will be decided at a public meeting or hearing by*:

☐ Zoning Hearing Examiner (ZHE)

☒ Development Hearing Officer (DHO)

☐ Landmarks Commission (LC)

☐ Environmental Planning Commission (EPC)

Date/Time*: March 22nd, at 9:00 am

Location*³: DHO Hearing Room, 600, 2nd Street, Albuquerque, NM 87110

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ J-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s)

☐ Variance(s)

☐ Waiver(s)

Explanation*:

None

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

Pending

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.*
- ☐ b. Access and circulation for vehicles and pedestrians.*
- ☐ c. Maximum height of any proposed structures, with building elevations.*
- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 4.99465
2. IDO Zone District NR-PO-A
3. Overlay Zone(s) [if applicable] _____
4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] Portions Vacant, Exiting Wells Park Site

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____

[Other Neighborhood Associations, if any]

⁶ Available here: <https://tinyurl.com/idozoningmap>



OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
FOR PRE-APPLICATION MEETING



PART I - PROCESS

Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: VACATION OF RIGHT-OF-WAY, VACATION OF PUBLIC AND PRIVATE ESEMENTS

Decision-making Body: CITY COUNCIL

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☐ Yes ☒ No

Mailed Notice required: ☐ Yes ☒ No

Electronic Mail required: ☒ Yes ☐ No

Is this a Site Plan Application: ☐ Yes ☒ No **Note: if yes, see second page**

PART II - DETAILS OF REQUEST

Address of property listed in application: 591 Mountain Road, NW

Name of property owner: City of Albuquerque

Name of applicant: City of Albuquerque

Date, time, and place of public meeting or hearing, if applicable:

March 22, 2023, at 9:00 am, at City Hearing Room, 600 2nd Street, NW

Address, phone number, or website for additional information:

email: rick.beltramo@nv5.com, phone: (505) 948-7194

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property. J-14

☒ Drawings, elevations, or other illustrations of this request.

☐ Summary of pre-submittal neighborhood meeting, if applicable.

☒ Summary of request, including explanations of deviations, variances, or waivers.

**IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO
SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO).**

**PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON
APPLICATION.**

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

(Applicant signature)

February 14, 2023

(Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.

CITY OF ALBUQUERQUE, PLANNING DEPARTMENT, 600 2ND ST. NW, ALBUQUERQUE, NM 87102 505.924.3860

www.cabq.gov

Printed 11/1/2020



OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following: NOT APPLICABLE

- ☐ a. Location of proposed buildings and landscape areas.
- ☐ b. Access and circulation for vehicles and pedestrians.
- ☐ c. Maximum height of any proposed structures, with building elevations.
- ☐ d. For residential development: Maximum number of proposed dwelling units.
- ☐ e. For non-residential development:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Rick Beltramo

From: Doreen McKnight <doreenmcknightnm@gmail.com>
Sent: Monday, February 20, 2023 11:07 AM
To: Rick Beltramo
Subject: Re: Wells Park Pre-Application Meeting for Right-Of-Way Vacation, Public and Private Easement Vacation, Minor Subdivision Plat

Thanks Rick. No we do not have any concerns and do not need any other information at this time. The City has done a lot of community engagement regarding this development so we are aware of the preliminary items, such as the items in your notice, that need to take place before construction.

On Mon, Feb 20, 2023 at 10:54 AM Rick Beltramo <Rick.Beltramo@nv5.com> wrote:

Thank you.

The pre-application meeting is for the public hearing to vacate right-of-way and easements.

I also included in our notice that we will be requesting Preliminary and Final Plat approval. That does not require a public hearing notice, but I want to make sure you understand that our application includes that too.

Is there anything I can provide to you regarding this project?

Are there any concerns about the project or the plat actions you need addressed?

Thank you. Rick.

Rick Beltramo | Director of Development Services

NV5 | 6501 Americas Pkwy NE, Ste 400, Albuquerque, NM 87110

Cell 505.948.7194 | Direct 505.348.5190 | Office 505.510.0850 | rick.beltramo@NV5.com

From: Doreen McKnight <doreenmcknightnm@gmail.com>

Sent: Monday, February 20, 2023 10:45 AM

To: Rick Beltramo <Rick.Beltramo@nv5.com>

Cc: Christina M. Sandoval (<cmsandoval@cabq.gov> <cmsandoval@cabq.gov>); Mike Prando <mprando@msn.com>

Subject: Re: Wells Park Pre-Application Meeting for Right-Of-Way Vacation, Public and Private Easement Vacation, Minor Subdivision Plat

Hi Rick,

WPNA is aware of the City's plans for this property to include replatting the main property and vacating Rosemont. We do not request a pre-application meeting.

thank you,

Doreen McKnight

President, WPNA

On Tue, Feb 14, 2023 at 8:23 PM Rick Beltramo <Rick.Beltramo@nv5.com> wrote:

Attached is an invite to a pre-application meeting regarding the Wells Park Subdivision and related actions.

Included in this email is a letter and support information regarding the City's plan to Re-Plat the Wells Park site, in support of the new Wells Park project.

Should you have any questions please call me, preferably at my cell phone # below, or email me.

Thank you.

Rick

Rick Beltramo | Director of Development Services

NV5 | 6501 Americas Pkwy NE, Ste 400, Albuquerque, NM 87110

Cell 505.948.7194 | Direct 505.348.5190 | Office 505.510.0850 | rick.beltramo@NV5.com

NV5

NAME OF PROJECT / CALCULATION

SHEET NO.

OF

COMPUTED BY:

CHECKED BY:

JOB/TASK NO.

DATE:

IDENTIFY/ADDRESS
THESE ELEMENTS

1.0 SUBJECT

2.0 PURPOSE

3.0 REFERENCES

4.0 ASSUMPTIONS

5.0 CRITERIA / REQUIREMENTS

6.0 SKETCHES

7.0 CALCULATIONS

8.0 CONCLUSIONS

9.0 ATTACHMENTS

REVISION #

SUPERSEDES CALC TITLE

CHECKED BY:

DATED:

E MAILED NOTICE TO N.A.

Rick Beltramo

From: Rick Beltramo
Sent: Tuesday, February 14, 2023 8:25 PM
To: Mike Prando (mprando@msn.com)
Cc: Christina M. Sandoval (cmsandoval@cabq.gov)
Subject: Wells Park Pre-Application Meeting for Right-Of-Way Vacation, Public and Private Easement Vacation, Minor Subdivision Plat
Attachments: EMAIL preapplication meeting for Wells Park to MIKE PRANDO 021423.pdf

Attached is an invite to a pre-application meeting regarding the Wells Park Subdivision and related actions. Included in this email is a letter and support information regarding the City's plan to Re-Plat the Wells Park site, in support of the new Wells Park project. Should you have any questions please call me, preferably at my cell phone # below, or email me.

Thank you.
Rick.

Rick Beltramo | Director of Development Services
NV5 | 6501 Americas Pkwy NE, Ste 400, Albuquerque, NM 87110
Cell 505.948.7194 | Direct 505.348.5190 | Office 505.510.0850 | rick.beltramo@NV5.com

February 14, 2023

Mike Prando
Wells Park, Neighborhood Association
611 Bellamah NW, Albuquerque., NM 87102
[Transmitted via email: mprando@msn.com]

**Re: Wells Park Project Minor Subdivision, Vacation of Public Right-Of-Way,
Vacation of Public and Private Easements
Invite for Pre-submittal Neighborhood Meeting**

Dear Mr. Prando,

The City of Albuquerque is proposing to replat portions of the Wells Park area to combine lots and tracts into a common parcel for the Wells Park project. In doing so the City will need to vacate portions of Rosemont Ave., vacate public private easements.

The subject site is bordered by 6th Street, 5th Street, Mountain Road and Summer Avenue. The City has purchased all the property north of Rosemont Avenue and desires to combine that property with the existing Wells Park tract to the south. The city plans on submitting for approval to vacate Rosemont Avenue. The attached exhibit shows the existence of the proposed vacation.

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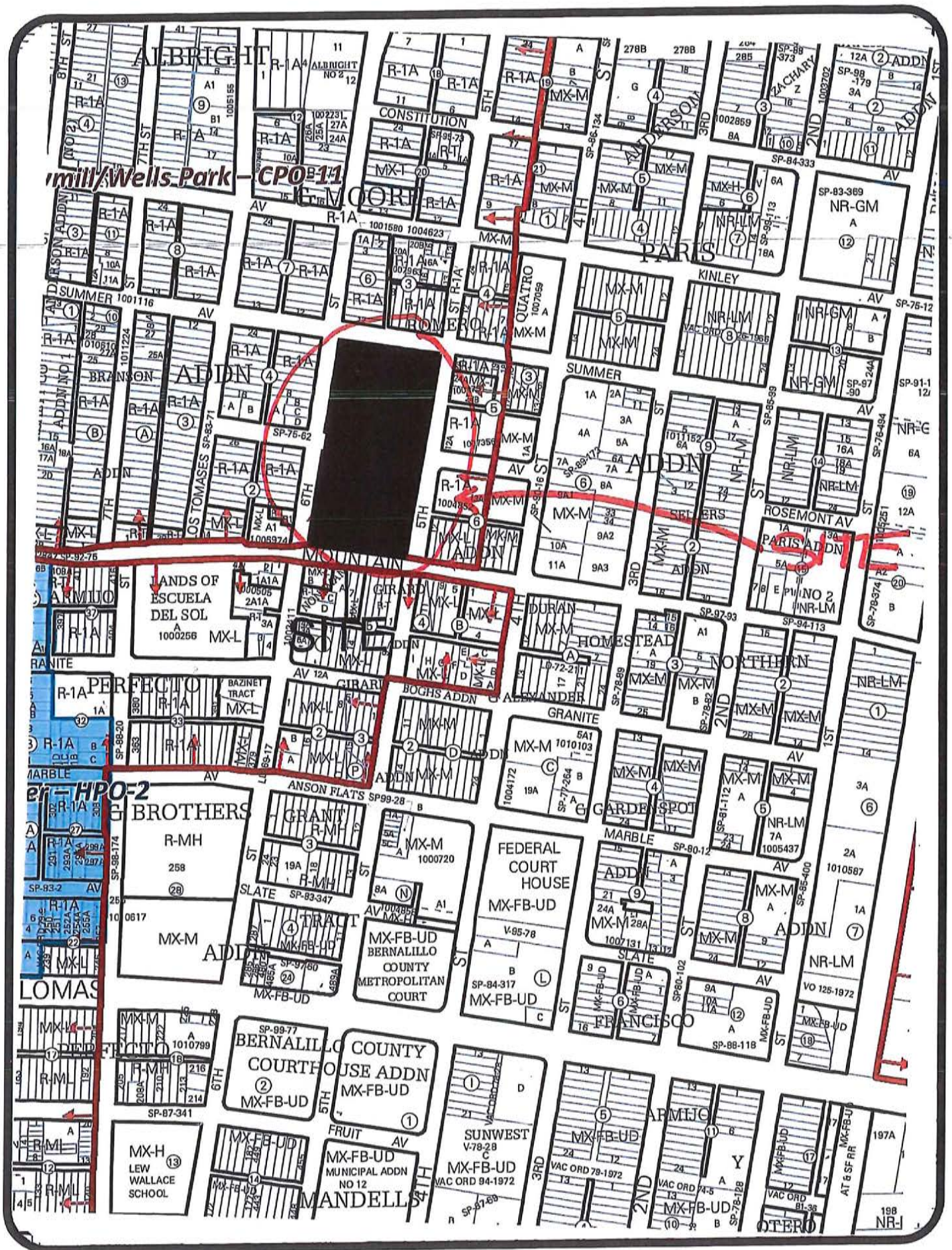
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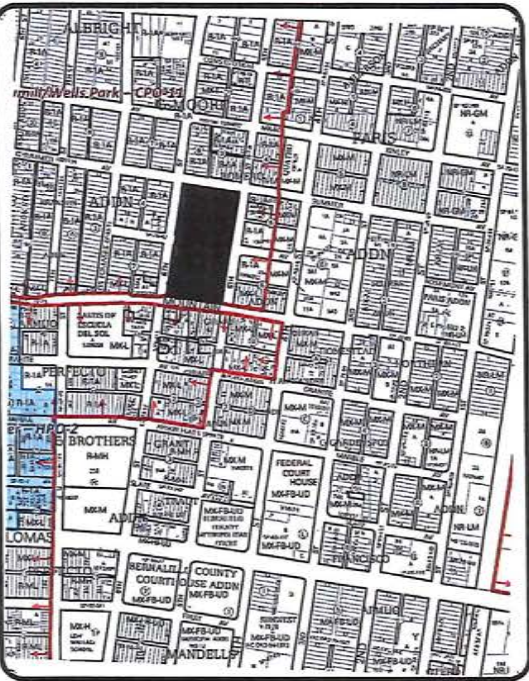
Rick Beltramo
Director of Development Services
WHPacific, Inc.

cc: Christina M. Sandoval, City of Albuquerque
Amy Bell, Groundworks Studio,
John Gallegos, CSTi, Inc.
Jonathan Pena, WHPacific, Inc.

Attachments 1) Zone Atlas Map J-14, 2) Vacation Exhibit, 3) Preliminary Plat, 4) "Public Notice of Proposed Project" form with pertinent information, 5) "Official Public Notice Form for Mailed or Electronic Mail Notice"



ZONE ATLAS J-14-Z NO SCALE



ZONE ATLAS J-14-Z NO SCALE

PURPOSE OF PLAT:
THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE VACATED ROSEMONT AVE NW TOGETHER WITH A VACATED ALLEY AND PORTION OF LOTS OF MOORE ADDITION AND ROMERO ADDITION TO CREATE ONE TRACT.

- NOTES:**
- 1. BEARINGS ARE GRID BASED—NEW MEXICO STATE PLANE CENTRAL ZONE (NAD 1983)
 - 2. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
 - 3. ALL BOUNDARY CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP STAMPED "PS 21082", AND DEPICTED AS NOTED UNLESS OTHERWISE INDICATED.
 - 4. BEARINGS AND DISTANCES IN () ARE RECORD

SUBDIVISION DATA:
DRB#
ZONE ATLAS INDEX NO. J-14-Z
DATE OF FIELD SURVEY: JULY, 2021
TOTAL NO. OF TRACTS EXISTING 18
TOTAL NO. OF LOTS CREATED 1
GROSS ACRES: 4.99465

DOCUMENTS USED:
ALBRIGHT MOORE ADDITION DOCUMENT # 1921022621
ROMERO ADDITION DOCUMENT #1894120584,
MUNICIPAL ADDITION NO 11 # 1971288420,

SOLAR COLLECTION NOTE:
PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE

NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDING OR BEING ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UNIFORM PROPERTY CODE #: _____

BERNALILLO COUNTY TREASURER'S OFFICE:

LEGAL DESCRIPTION:

BEING A REPLAT OF PORTION OF BLOCK 5 ALBRIGHT MOORE ADDITION DOCUMENT # 1921022621 & BLOCK 2, ROMERO ADDITION DOCUMENT #1894120584, TOGETHER WITH A PORTION OF MUNICIPAL ADDITION NO 11 AS DOCUMENT # 1971288420, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M. TOWN OF ALBUQUERQUE GRANT, CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMER, AND OTHER EQUIPMENT RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

QWEST CORPORATION D.B.A. CENTURY LINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF "GRANTOR" FOR PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF "GRANTEE", INCLUDING SUFFICIENT WORKING SPACE FOR ELECTRICAL TRANSFORMERS, WITHIN THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL, (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DO NOT WAIVE OR RELEASE ANY EASEMENTS OR ANY EASEMENTS RIGHTS WHICH MAY HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT

FREE CONSENT AND VACATION:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING COMPRISED OF TRACTS SHOWN HEREON AND HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED AND HEREBY VACATE ALL EASEMENTS AND VACATE ALL RIGHT OF WAY. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: _____
OWNER/DATE ALLEY AND PORTION OF R/W ROSEMONT AVE NW

FREE CONSENT:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING COMPRISED OF TRACTS SHOWN HEREON AND HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: _____
OWNER/DATE
PORTION OF BLOCK 5 MOORE ADDITION,
TOGETHER WITH A PORTION OF BLOCK 2 ROMERO ADDITION

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) SS.
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2023, BY _____
NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) SS.
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2023, BY _____
NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____

PLAT OF
TRACT A
WELLS PARK ADDITION
BEING A REPLAT OF PORTION OF BLOCK 5
MOORE ADDITION
TOGETHER WITH A PORTION OF BLOCK 2
ROMERO ADDITION
& MUNICIPAL ADDITION NO. 11
WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2023

PROJECT NUMBER: _____

CITY APPROVALS:
Loren N. Rioshoover P.S. 1/27/2023
CITY SURVEYOR DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

UTILITIES DEVELOPMENT DATE

PARKS AND RECREATION DEPARTMENT DATE

A.M.A.F.C.A. DATE

ABCWUA DATE

CITY ENGINEER DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

REAL PROPERTY DIVISION DATE

UTILITY APPROVALS:

PNM ELECTRIC SERVICES DATE

NEW MEXICO GAS DATE

QWEST CORPORATION D.B.A. CENTURY LINK QC DATE

COMCAST DATE

SURVEYOR'S CERTIFICATE:

I, DAVID P. ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID P. ACOSTA, NMPLS NO. 21082 DATE

SHEET INDEX

PAGE 1. COVER
PAGE 2 SUBDIVISION PLAT

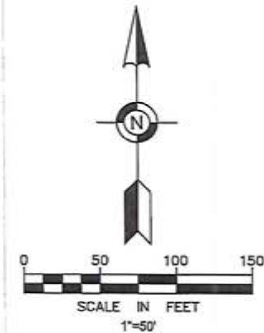


CONSTRUCTION SURVEY TECHNOLOGIES, INC.
PO BOX 65395
ALBUQUERQUE, NM 87193
505-917-8921

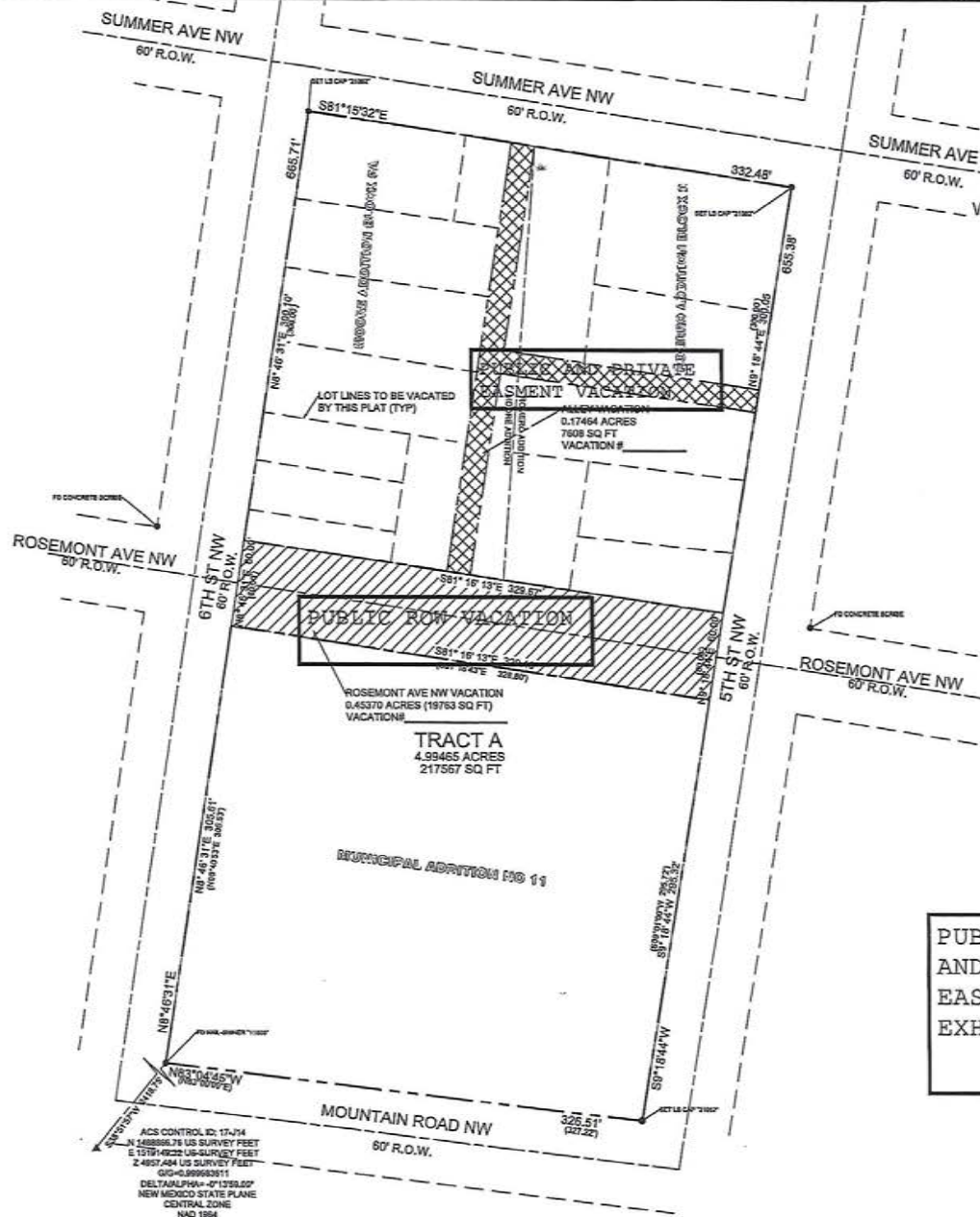
[illegible]

PAGE 1 OF 2

PLAT OF
TRACT A
WELLS PARK ADDITION
BEING A REPLAT OF PORTION OF BLOCK 5
MOORE ADDITION
TOGETHER WITH A PORTION OF BLOCK 2
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& MUNICIPAL ADDITION NO. 11
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TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2023



PUBLIC ROW VACATION
AND PUBLIC AND PRIVATE
EASEMENT VACATION
EXHIBIT



**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
FOR PRE-APPLICATION MEETING**



PART I - PROCESS

Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: VACATION OF RIGHT-OF-WAY, VACATION OF PUBLIC AND PRIVATE ESEMENTS

Decision-making Body: CITY COUNCIL

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☐ Yes ☒ No

Mailed Notice required: ☐ Yes ☒ No

Electronic Mail required: ☒ Yes ☐ No

Is this a Site Plan Application: ☐ Yes ☒ No **Note: if yes, see second page**

PART II - DETAILS OF REQUEST

Address of property listed in application: 591 Mountain Road, NW

Name of property owner: City of Albuquerque

Name of applicant: City of Albuquerque

Date, time, and place of public meeting or hearing, if applicable:

March 22, 2023, at 9:00 am, at City Hearing Room, 600 2nd Street, NW

Address, phone number, or website for additional information:

email: rick.beltramo@nv5.com, phone: (505) 948-7194

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property. J-14

☒ Drawings, elevations, or other illustrations of this request.

☐ Summary of pre-submittal neighborhood meeting, if applicable.

☒ Summary of request, including explanations of deviations, variances, or waivers.

**IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO
SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO).**

**PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON
APPLICATION.**

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

(Applicant signature) February 14, 2023 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following: NOT APPLICABLE

- ☐ a. Location of proposed buildings and landscape areas.
- ☐ b. Access and circulation for vehicles and pedestrians.
- ☐ c. Maximum height of any proposed structures, with building elevations.
- ☐ d. For residential development: Maximum number of proposed dwelling units.
- ☐ e. For non-residential development:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: February 14, 2023

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Wells Park NA

Name of NA Representative*: Mike Prando

Email Address* or Mailing Address* of NA Representative¹: mprando@msn.com

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 591 Mountain Road, NW Alb., NM, 87102
Location Description Rosemont Ave. NW, from 5th Street to 6th Street
2. Property Owner* City of Albuquerque
3. Agent/Applicant* [if applicable] Rick Beltramo/ WHPacific, Inc.
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☒ Subdivision MINOR SUBDIVISION (Minor or Major)
 - ☒ Vacation ROW AND EASMENT VACTION (Easement/Private Way or Public Right-of-way)
 - ☒ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request²*:

Minor Subdivision Plat to Consolidate 18 Lots, 1 Tract into 1 Parcel, Vacate ROW,

Vacate Public and Private Easements for Wells Park City Project.

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. This application will be decided at a public meeting or hearing by*:

☐ Zoning Hearing Examiner (ZHE)

☒ Development Hearing Officer (DHO)

☐ Landmarks Commission (LC)

☐ Environmental Planning Commission (EPC)

Date/Time*: March 22nd, at 9:00 am

Location*³: DHO Hearing Room, 600, 2nd Street, Albuquerque, NM 87110

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ J-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s)

☐ Variance(s)

☐ Waiver(s)

Explanation*:

None

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

Pending

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.*
- ☐ b. Access and circulation for vehicles and pedestrians.*
- ☐ c. Maximum height of any proposed structures, with building elevations.*
- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 4.99465
 2. IDO Zone District NR-PO-A
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] Portions Vacant, Exiting Wells Park Site

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinyurl.com/idozoningmap>

Rick Beltramo

From: Rick Beltramo
Sent: Thursday, March 2, 2023 10:44 AM
To: Doreen McKnight (doreenmcknightnm@gmail.com)
Cc: Rick Beltramo; Zoning Committee (zoning@abqdna.com)
Subject: Wells Park- Official Notification of Vacation Action Public Hearing
Attachments: DOREEN MCKNIGHT.pdf

Doreen,

Attached is a letter notifying you of the upcoming public hearing for Vacation of Portions of Rosemont Ave., in support of the Wells Park project.

You will be receiving the same letter by standard mail.

Call if you have any questions.

Thank you. Rick.

Rick Beltramo | Director of Development Services
NV5 | 6501 Americas Pkwy NE, Ste 400, Albuquerque, NM 87110
Cell 505.948.7194 | Direct 505.348.5190 | Office 505.510.0850 | rick.beltramo@NV5.com

March 2, 2023

Doreen McKnight
Wells Park NA
1426 7th St., NW, Alb., NM 87102

**Re: Wells Park Project- Request To Vacate Public Right-Of-Way
Official Public Notice**

Doreen McKnight,

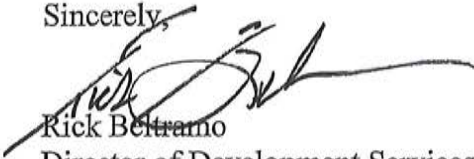
With this letter you are officially notified that the City of Albuquerque Development Hearing Officer shall conduct a Public Hearing to consider application by the City to Vacate a portion of Rosemont Ave. Right-Of-Way, from 5th Street to 6th Street. The hearing is scheduled for 9:00 am on March 22nd, 2023. The meeting will be conducted remotely via "ZOOM" at <https://cabq.zoom.us/j/84123463458>.

The City of Albuquerque plans on constructing a park on the subject site. The City currently owns the surrounding property for the park and intends to include the vacated portion of Rosemont Ave. in the park. The process to include Rosemont Ave. requires approval to vacate that portion of the road.

Included with this letter are several exhibits regarding the vacation action: 1) a zone atlas map showing the vicinity of the project, 2) exhibit showing the proposed vacation, 3) Preliminary Plat that will consolidate the property into a single 4.99-acre parcel 4) City form "Official Public Notification Form For Mailed or Electronic Mail Notice", and 5) "Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to the Property Owner".

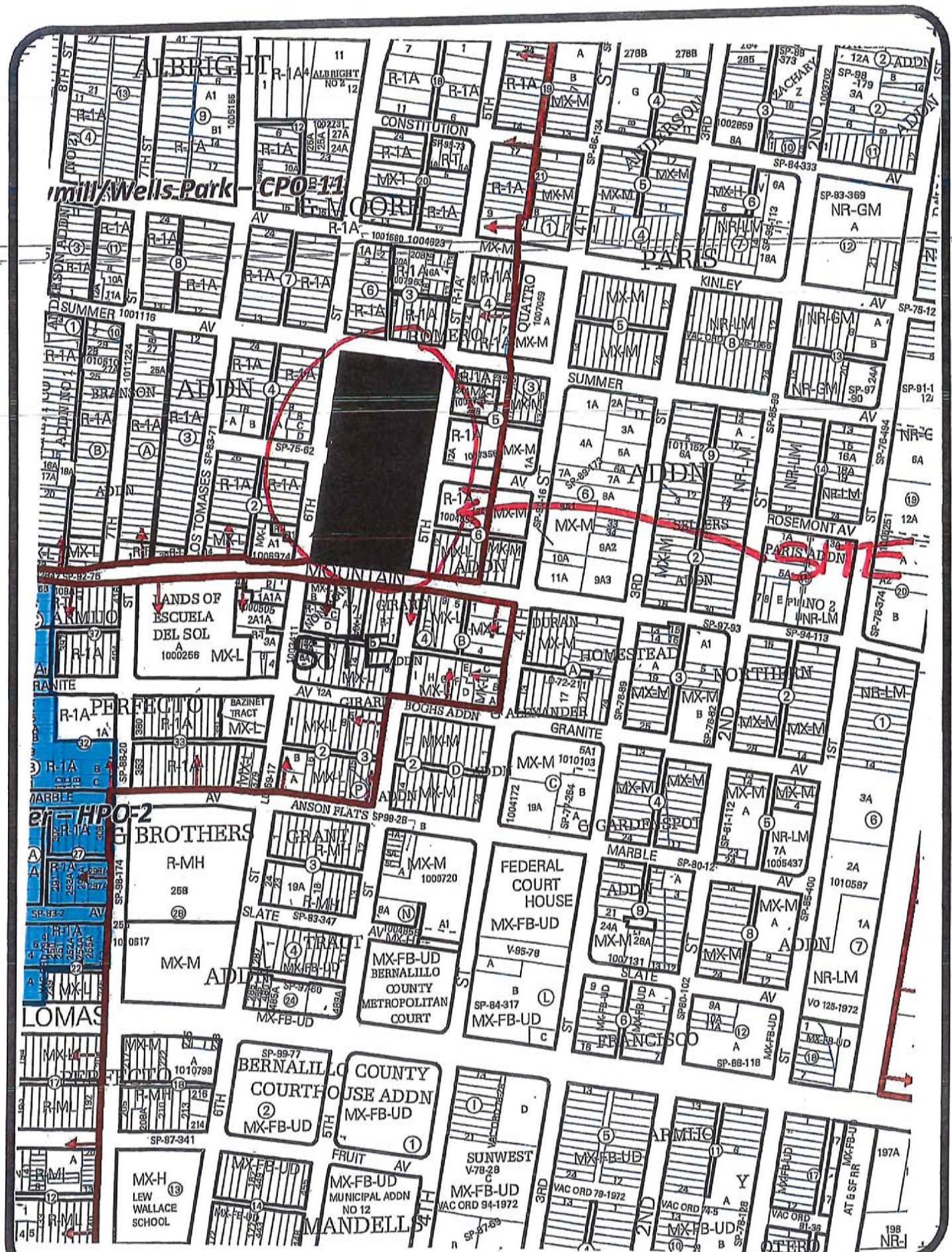
Should you have questions or need additional information you can contact me by phone, email or postal mail, anytime. You can also contact the City Planning Department.

Sincerely,

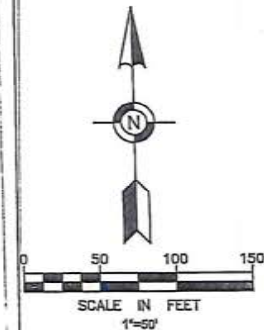


Rick Beltramo
Director of Development Services
WHPacific, Inc.

cc: Christina M. Sandoval, City of Albuquerque
Amy Bell, Groundworks Studio,
John Gallegos, CSTi, Inc.
Jonathan Pena, WHPacific, Inc.



PLAT OF
TRACT A
WELLS PARK ADDITION
BEING A REPLAT OF PORTION OF BLOCK 5
MOORE ADDITION
TOGETHER WITH A PORTION OF BLOCK 2
ROMERO ADDITION
& MUNICIPAL ADDITION NO. 11
WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2023

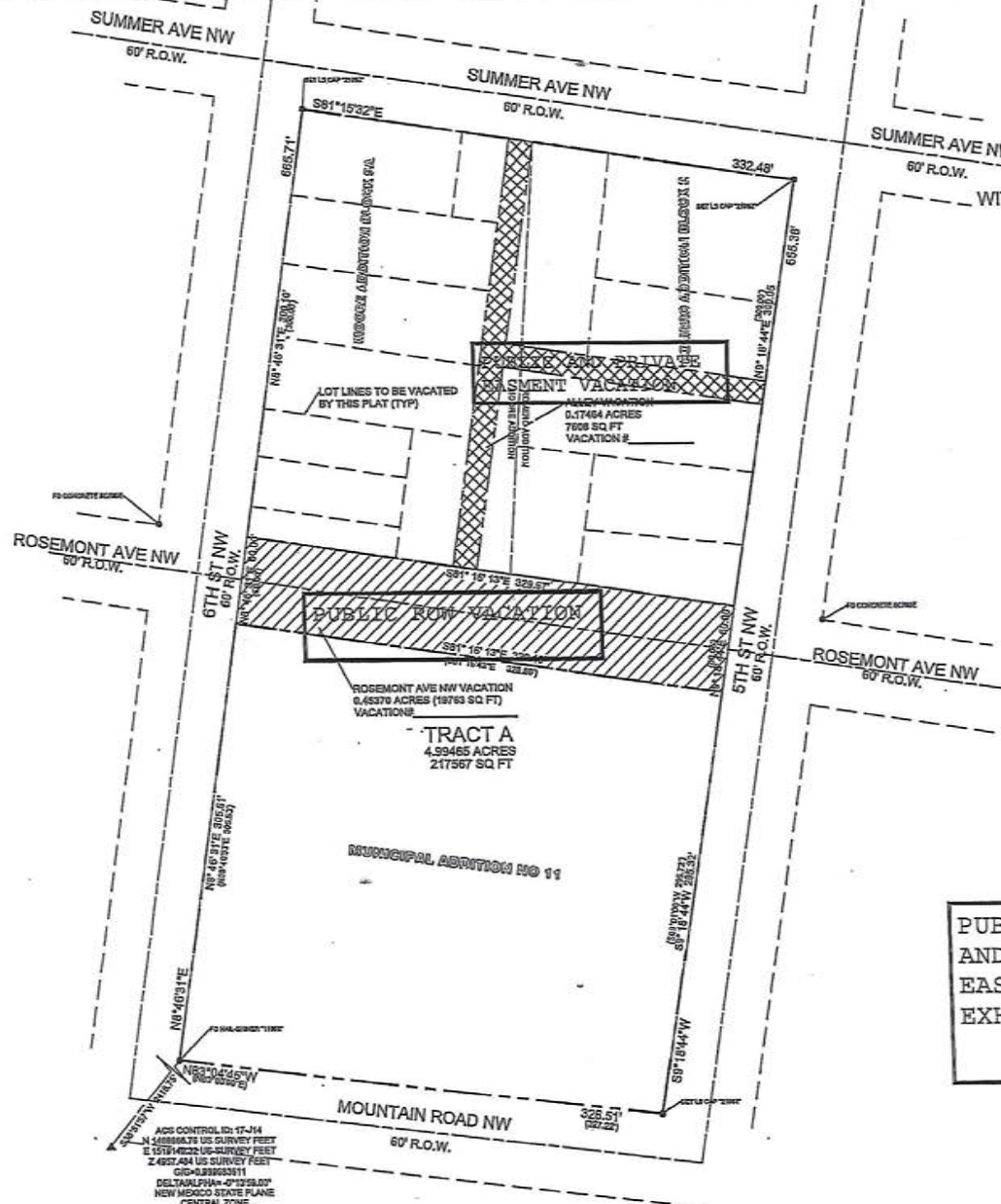


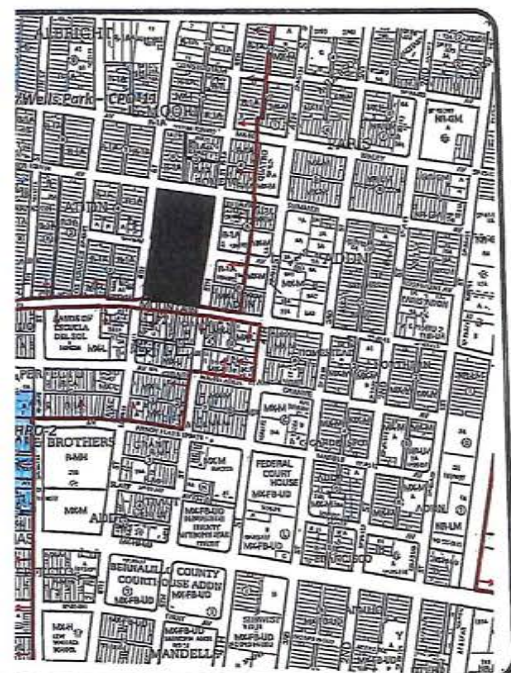
PUBLIC ROW VACATION
AND PUBLIC AND PRIVATE
EASEMENT VACATION
EXHIBIT



CONSTRUCTION SURVEY TECHNOLOGIES, INC.
PO BOX 65335
ALBUQUERQUE, NM 87193
505-917-4321

PAGE 1 OF 2





ZONE ATLAS J-14-Z NO SCALE

POSE OF PLAT:

PURPOSE OF THIS PLAT IS TO CONSOLIDATE VACATED ROSEMONT AVE NW
ETHER WITH A VACATED ALLEY AND PORTION OF LOTS OF MOORE ADDITION AND
IERO ADDITION TO CREATE ONE TRACT.

TES:

BEARINGS ARE GRID BASED—NEW MEXICO STATE PLANE CENTRAL ZONE (NAD
83)

ALL DISTANCES SHOWN ARE GROUND DISTANCES.

ALL BOUNDARY CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP
AMPED "PS 21062", AND DEPICTED AS NOTED UNLESS OTHERWISE INDICATED.

BEARINGS AND DISTANCES IN () ARE RECORD

BOUNDARY DATA:

12#
JNE ATLAS INDEX NO. J-14-Z
DATE OF FIELD SURVEY: JULY, 2021
JAL NO. OF TRACTS EXISTING 18
JAL NO. OF LOTS CREATED 1
ROSS ACRES: 4.99465

DOCUMENTS USED:

LBRIGHT MOORE ADDITION DOCUMENT # 1921022521
OMERO ADDITION DOCUMENT #1884120584,
MUNICIPAL ADDITION NO 11 & 1971289420,

PLAT COLLECTION NOTE:

ER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE

PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO
EED RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR
COLLECTORS FROM BEING INSTALLED ON BUILDING OR BEING ERRECTED ON THE LOTS
R PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL
E A CONDITION TO THE APPROVAL OF THIS PLAT.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE #: _____

BERNALILLO COUNTY TREASURER'S OFFICE:

LEGAL DESCRIPTION:

BEING A REPLAT OF PORTION OF BLOCK 5 ALBRIGHT MOORE ADDITION DOCUMENT # 1921022521 & BLOCK
2, ROMERO ADDITION DOCUMENT #1884120584, TOGETHER WITH A PORTION OF MUNICIPAL ADDITION NO
11 AS DOCUMENT # 1971289420, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY,
WITHIN PROJECTED SECTION 17, T.10 N, R.3 E, N.M.P.M. TOWN OF ALBUQUERQUE GRANT, CITY OF
ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR
THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES,
TRANSFORMER, AND OTHER EQUIPMENT RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE
ELECTRICAL SERVICES.

NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES,
VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS
SERVICES.

QWEST CORPORATION D.B.A. CENTURY LINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE
OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO
PROVIDE COMMUNICATION SERVICES.

COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER
RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE,
REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED
ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, WITH THE RIGHT AND
PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF "GRANTOR" FOR PURPOSES SET
FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND
SERVICES TO CUSTOMERS OF "GRANTEES", INCLUDING SUFFICIENT WORKING SPACE FOR ELECTRICAL
TRANSFORMERS, WITHIN THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES
WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND
OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED
OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON.
PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL
ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO
OR NEAR EASEMENTS SHOWN ON PLAT.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC),
CENTURY LINK AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON.
CONSEQUENTLY PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK
AND COMCAST DO NOT WAIVE OR RELEASE ANY EASEMENTS OR ANY EASEMENTS RIGHTS WHICH MAY
HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT
SHOWN ON THIS PLAT

FREE CONSENT AND VACATION:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING
COMPRISED OF TRACTS SHOWN HEREON AND HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY
AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE
UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S)
WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE
PARCEL(S) HEREIN DESCRIBED AND HEREBY VACATE ALL EASEMENTS AND VACATE ALL RIGHT OF WAY.
SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO
ACT.

BY: _____
OWNER/DATE ALLEY AND PORTION OF R/W ROSEMONT AVE NW

FREE CONSENT:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING
COMPRISED OF TRACTS SHOWN HEREON AND HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY
AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE
UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S)
WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE
PARCEL(S) HEREIN DESCRIBED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT
THEY ARE SO AUTHORIZED TO ACT.

BY: _____
OWNER/DATE
PORTION OF BLOCK 5 MOORE ADDITION,
TOGETHER WITH A PORTION OF BLOCK 2 ROMERO ADDITION

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF
_____, 2023, BY _____

NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF
_____, 2023, BY _____

NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____

PLAT OF
TRACT A
WELLS PARK ADDITION
BEING A REPLAT OF PORTION OF BLOCK 5
MOORE ADDITION
TOGETHER WITH A PORTION OF BLOCK 2
ROMERO ADDITION
& MUNICIPAL ADDITION NO. 11
WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2023

PROJECT NUMBER: _____

CITY APPROVALS:

Loran N. Rishkover P.S. 1/27/2023
CITY SURVEYOR DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

UTILITIES DEVELOPMENT DATE

PARKS AND RECREATION DEPARTMENT DATE

A.M.A.F.C.A. DATE

ABCWUA DATE

CITY ENGINEER DATE

DRS CHAIRPERSON, PLANNING DEPARTMENT DATE

REAL PROPERTY DIVISION DATE

UTILITY APPROVALS:

PNM ELECTRIC SERVICES DATE

NEW MEXICO GAS DATE

QWEST CORPORATION D.B.A. CENTURY LINK QC DATE

COMCAST DATE

SURVEYOR'S CERTIFICATE:

I, DAVID P. ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, DO HEREBY CERTIFY THAT
THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED
BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR
MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS
ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO
ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS
THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO
BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1,
2007; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID P. ACOSTA, NMPLS NO. 21082 DATE

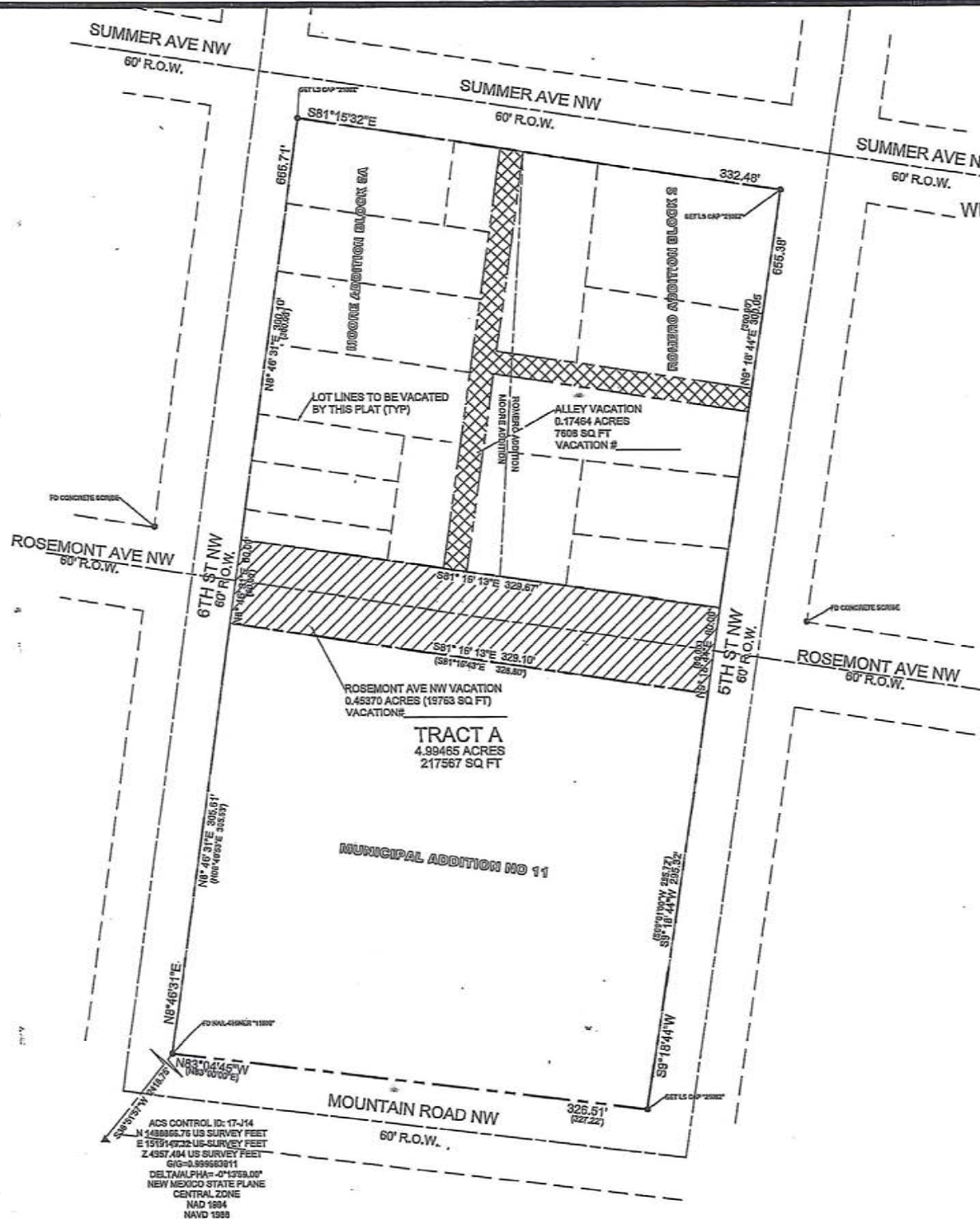
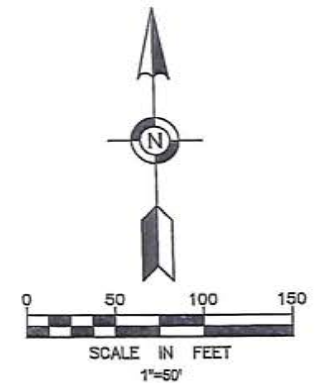
SHEET INDEX

PAGE 1. COVER
PAGE 2. SUBDIVISION PLAT



CONSTRUCTION SURVEY TECHNOLOGIES, INC.
PO BOX 65395
ALBUQUERQUE, NM 87193
505-917-8921

PLAT OF
TRACT A
WELLS PARK ADDITION
BEING A REPLAT OF PORTION OF BLOCK 5
MOORE ADDITION
TOGETHER WITH A PORTION OF BLOCK 2
ROMERO ADDITION
& MUNICIPAL ADDITION NO. 11
WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2023



**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



FOR PUBLIC RIGHT-OF-WAY VACATION ACTION

PART I - PROCESS

Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: PUBLIC HEARING FOR RIGHT-OF-WAY VACATION

Decision-making Body: CITY COUNCIL

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☐ Yes ☒ No

Mailed Notice required: ☒ Yes ☒ No

Electronic Mail required: ☒ Yes ☐ No

Is this a Site Plan Application: ☐ Yes ☒ No **Note: if yes, see second page**

PART II - DETAILS OF REQUEST

Address of property listed in application: 591 Mountain Road, NW

Name of property owner: City of Albuquerque

Name of applicant: City of Albuquerque

Date, time, and place of public meeting or hearing, if applicable:

March 22, 2023 9:00AM, ZOOM <http://cabq.zoom.us/j/84123463458>

Address, phone number, or website for additional information:

email: rick.beltramo@nv5.com, phone: (505) 948-7194

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property. J-14

☒ Drawings, elevations, or other illustrations of this request.

☐ Summary of pre-submittal neighborhood meeting, if applicable.

☒ Summary of request, including explanations of deviations, variances, or waivers.

**IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO
SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO).**

**PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON
APPLICATION.**

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

(Applicant signature)

MARCH 2, 2023

(Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following: NOT APPLICABLE

- ☐ a. Location of proposed buildings and landscape areas.
- ☐ b. Access and circulation for vehicles and pedestrians.
- ☐ c. Maximum height of any proposed structures, with building elevations.
- ☐ d. For residential development: Maximum number of proposed dwelling units.
- ☐ e. For non-residential development:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: March 2, 2023

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Wells Park NA

Name of NA Representative*: Doreen McKnight

Email Address* or Mailing Address* of NA Representative¹: 1426 7th St., NW, Alb., NM 87102

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 591 Mountain Road, NW Alb., NM, 87102
Location Description Rosemont Ave. NW, from 5th Street to 6th Street
2. Property Owner* City of Albuquerque
3. Agent/Applicant* [if applicable] Rick Beltramo/ WHPacific, Inc.
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☒ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision _____ (Minor or Major)
 - ☐ Vacation ROW VACATION _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request²*:

Minor Subdivision Plat to Consolidate 18 Lots, 1 Tract into 1 Parcel, Vacate ROW,
for public park. This application is specifically for "Vacation of Rosemont Ave. ROW"

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. This application will be decided at a public meeting or hearing by*:

☐ Zoning Hearing Examiner (ZHE)

☒ Development Hearing Officer (DHO)

☐ Landmarks Commission (LC)

☐ Environmental Planning Commission (EPC)

Date/Time*: March 22nd, at 9:00 am

Location*³: Access via "ZOOM" at <https://cabq.zoom.us/j/84123463458>.

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

Contact Rick Beltramo (agent) (505) 949-7194, rick.beltramo@nv5.com

Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ J-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s)

☐ Variance(s)

☐ Waiver(s)

Explanation*:

No Exceptions Requested

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

Not Requested by Neighborhood Associations

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.*
- ☐ b. Access and circulation for vehicles and pedestrians.*
- ☐ c. Maximum height of any proposed structures, with building elevations.*
- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 0.45370 Street ROW only
2. IDO Zone District NR-PO-A
3. Overlay Zone(s) [if applicable] _____
4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] Public Street, Rosemont Ave.

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: North Valley Coalition NA [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinyurl.com/idozoningmap>

Rick Beltramo

From: Rick Beltramo
Sent: Thursday, March 2, 2023 10:45 AM
To: Doyle Kimbrough (newmexmba@aol.com)
Cc: Rick Beltramo; Zoning Committee (zoning@abqdna.com)
Subject: Wells Park- Official Notification of Vacation Action Public Hearing
Attachments: DOYLE KIMBROUGH.pdf

Doyle,

Attached is a letter notifying you of the upcoming public hearing for Vacation of Portions of Rosemont Ave., in support of the Wells Park project.

You will be receiving the same letter by standard mail.

Call if you have any questions.

Thank you. Rick.

Rick Beltramo | Director of Development Services
NV5 | 6501 Americas Pkwy NE, Ste 400, Albuquerque, NM 87110
Cell 505.948.7194 | Direct 505.348.5190 | Office 505.510.0850 | rick.beltramo@NV5.com

March 2, 2023

Doyle Kimbrough
North Valley Coalition
2327 Campbell Road, NW Alb., NM 87104

**Re: Wells Park Project- Request To Vacate Public Right-Of-Way
Official Public Notice**

Doyle Kimbrough,

With this letter you are officially notified that the City of Albuquerque Development Hearing Officer shall conduct a Public Hearing to consider application by the City to Vacate a portion of Rosemont Ave. Right-Of-Way, from 5th Street to 6th Street. The hearing is scheduled for 9:00 am on March 22nd, 2023. The meeting will be conducted remotely via "ZOOM" at <https://cabq.zoom.us/j/84123463458>.

The City of Albuquerque plans on constructing a park on the subject site. The City currently owns the surrounding property for the park and intends to include the vacated portion of Rosemont Ave. in the park. The process to include Rosemont Ave. requires approval to vacate that portion of the road.

Included with this letter are several exhibits regarding the vacation action: 1) a zone atlas map showing the vicinity of the project, 2) exhibit showing the proposed vacation, 3) Preliminary Plat that will consolidate the property into a single 4.99-acre parcel 4) City form "Official Public Notification Form For Mailed or Electronic Mail Notice", and 5) "Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to the Property Owner".

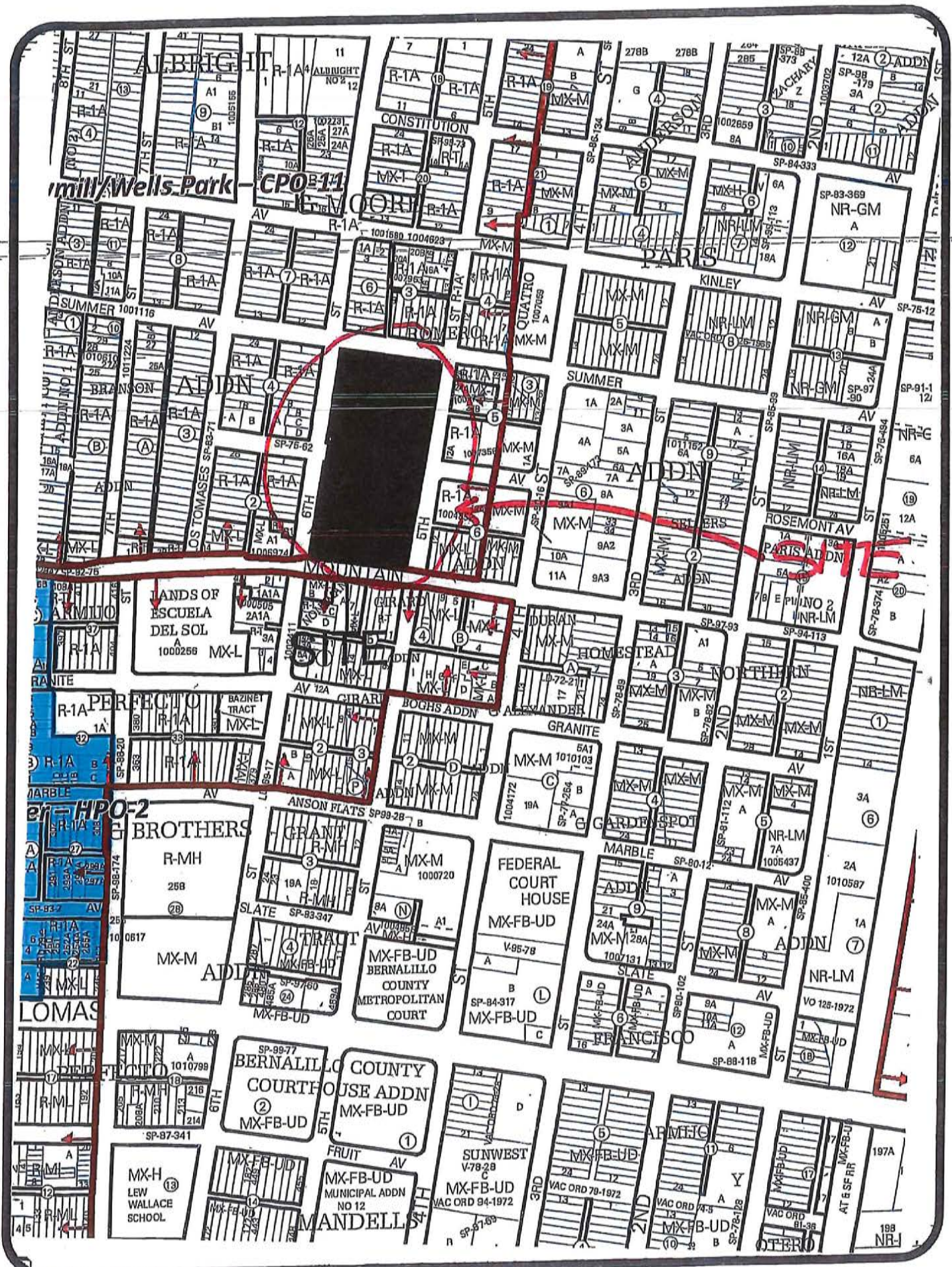
Should you have questions or need additional information you can contact me by phone, email or postal mail, anytime. You can also contact the City Planning Department.

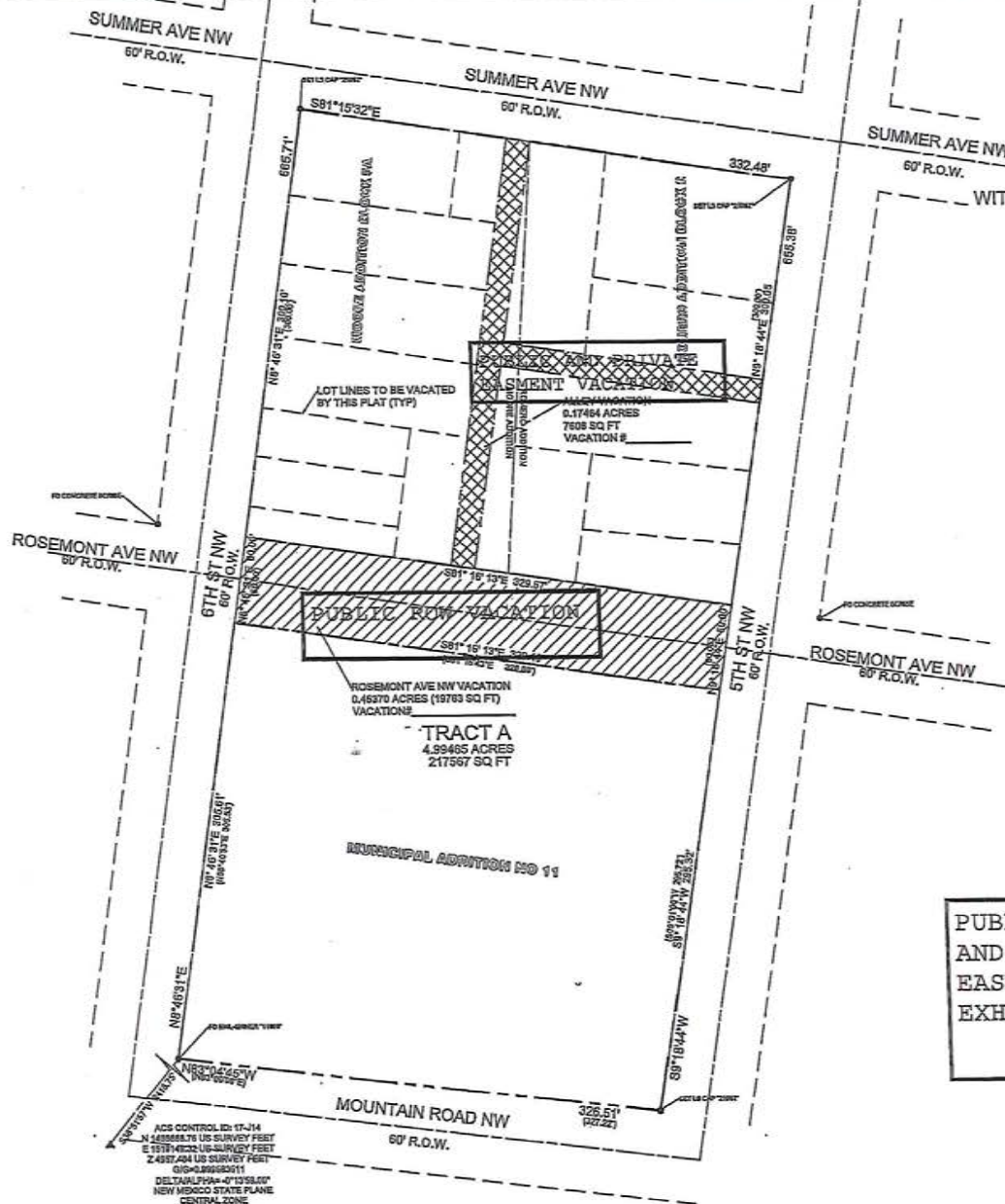
Sincerely,



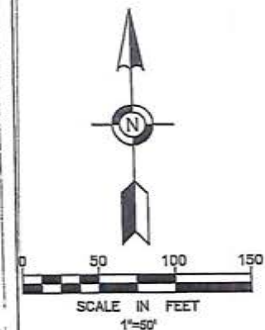
Rick Beltramo
Director of Development Services
WHPacific, Inc.

cc: Christina M. Sandoval, City of Albuquerque
Amy Bell, Groundworks Studio,
John Gallegos, CSTi, Inc.
Jonathan Pena, WHPacific, Inc.





PLAT OF
TRACT A
WELLS PARK ADDITION
BEING A REPLAT OF PORTION OF BLOCK 5
MOORE ADDITION
TOGETHER WITH A PORTION OF BLOCK 2
ROMERO ADDITION
& MUNICIPAL ADDITION NO. 11
WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2023

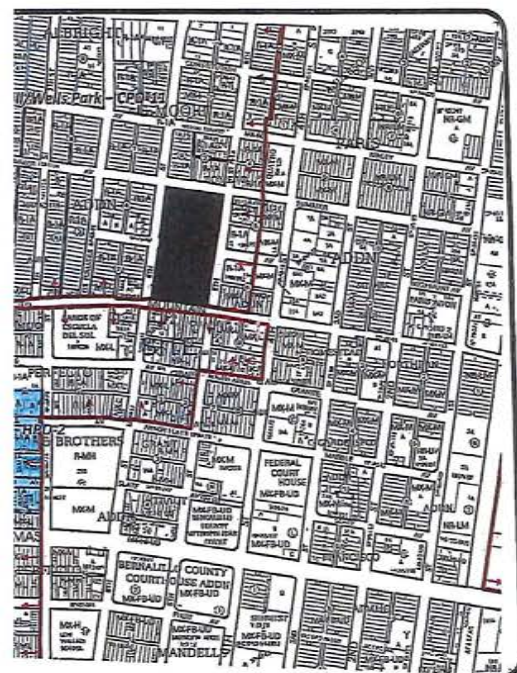


PUBLIC ROW VACATION
AND PUBLIC AND PRIVATE
EASEMENT VACATION
EXHIBIT

ACS CONTROL ID: 17-214
N 4385627.6 US SURVEY FEET
E 15714623.5 US SURVEY FEET
Z 4357434 US SURVEY FEET
GDS-0000000011
DELTAIL 1704-471335.00
NEW MEXICO STATE PLANE
CENTRAL ZONE
NAD 83
NAVD 1983



CONSTRUCTION SURVEY TECHNOLOGIES, INC
PO BOX 65395
ALBUQUERQUE, NM 87193
505-917-8921



ZONE ATLAS J-14-Z NO SCALE

POPE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE VACATED ROSEMONT AVE NW TOGETHER WITH A VACATED ALLEY AND PORTION OF LOTS OF MOORE ADDITION AND ROMERO ADDITION TO CREATE ONE TRACT.

NOTES:

BEARINGS ARE GRID BASED—NEW MEXICO STATE PLANE CENTRAL ZONE (NAD 83)

ALL DISTANCES SHOWN ARE GROUND DISTANCES.

ALL BOUNDARY CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP STAMPED "PS 21082", AND DEPICTED AS NOTED UNLESS OTHERWISE INDICATED.

BEARINGS AND DISTANCES IN () ARE RECORD

UBDIVISION DATA:

IRB#
ZONE ATLAS INDEX NO. J-14-Z
DATE OF FIELD SURVEY: JULY, 2021
TOTAL NO. OF TRACTS EXISTING 18
TOTAL NO. OF LOTS CREATED 1
GROSS ACRES: 4.98465

DOCUMENTS USED:

ALBRIGHT MOORE ADDITION DOCUMENT # 1921022521
ROMERO ADDITION DOCUMENT #1884120584,
MUNICIPAL ADDITION NO 11 # 1971288420,

SOLAR COLLECTION NOTE:

PER SECTION 14-14-4.7 OF THE SUBDIVISION ORDINANCE

NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDING OR BEING ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE #: _____

BERNALILLO COUNTY TREASURER'S OFFICE:

LEGAL DESCRIPTION:

BEING A REPLAT OF PORTION OF BLOCK 5 ALBRIGHT MOORE ADDITION DOCUMENT # 1921022521 & BLOCK 2, ROMERO ADDITION DOCUMENT #1884120584, TOGETHER WITH A PORTION OF MUNICIPAL ADDITION NO 11 AS DOCUMENT # 1971288420, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M. TOWN OF ALBUQUERQUE GRANT, CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMER, AND OTHER EQUIPMENT RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

DWEST CORPORATION D.B.A. CENTURY LINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF "GRANTOR" FOR PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF "GRANTEE", INCLUDING SUFFICIENT WORKING SPACE FOR ELECTRICAL TRANSFORMERS, WITHIN THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DO NOT WAIVE OR RELEASE ANY EASEMENTS OR ANY EASEMENTS RIGHTS WHICH MAY HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT

FREE CONSENT AND VACATION:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING COMPRISED OF TRACTS SHOWN HEREON AND HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED AND HEREBY VACATE ALL EASEMENTS AND VACATE ALL RIGHT OF WAY. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: _____
OWNER/DATE ALLEY AND PORTION OF R/W ROSEMONT AVE NW

FREE CONSENT:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING COMPRISED OF TRACTS SHOWN HEREON AND HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: _____
OWNER/DATE
PORTION OF BLOCK 5 MOORE ADDITION,
TOGETHER WITH A PORTION OF BLOCK 2 ROMERO ADDITION

ACKNOWLEDGMENT

STATE OF)
COUNTY OF) ss.
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2023, BY _____

NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

STATE OF)
COUNTY OF) ss.
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2023, BY _____

NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____

PLAT OF
TRACT A
WELLS PARK ADDITION
BEING A REPLAT OF PORTION OF BLOCK 5
MOORE ADDITION
TOGETHER WITH A PORTION OF BLOCK 2
ROMERO ADDITION
& MUNICIPAL ADDITION NO. 11
WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2023

PROJECT NUMBER: _____

CITY APPROVALS:

Loren N. Risenhoover P.S. 1/27/2023
CITY SURVEYOR DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

UTILITIES DEVELOPMENT DATE

PARKS AND RECREATION DEPARTMENT DATE

A.M.A.F.C.A. DATE

ABOVUA DATE

CITY ENGINEER DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

REAL PROPERTY DIVISION DATE

UTILITY APPROVALS:

PNM ELECTRIC SERVICES DATE

NEW MEXICO GAS DATE

DWEST CORPORATION D.B.A. CENTURY LINK QC DATE

COMCAST DATE

SURVEYOR'S CERTIFICATE:

I, DAVID P. ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID P. ACOSTA, NMPLS NO. 21082

DATE

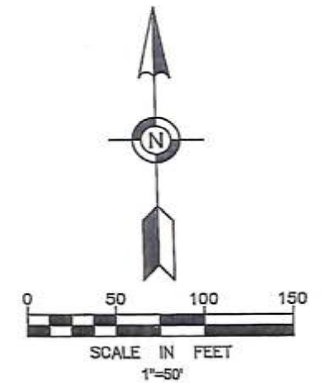
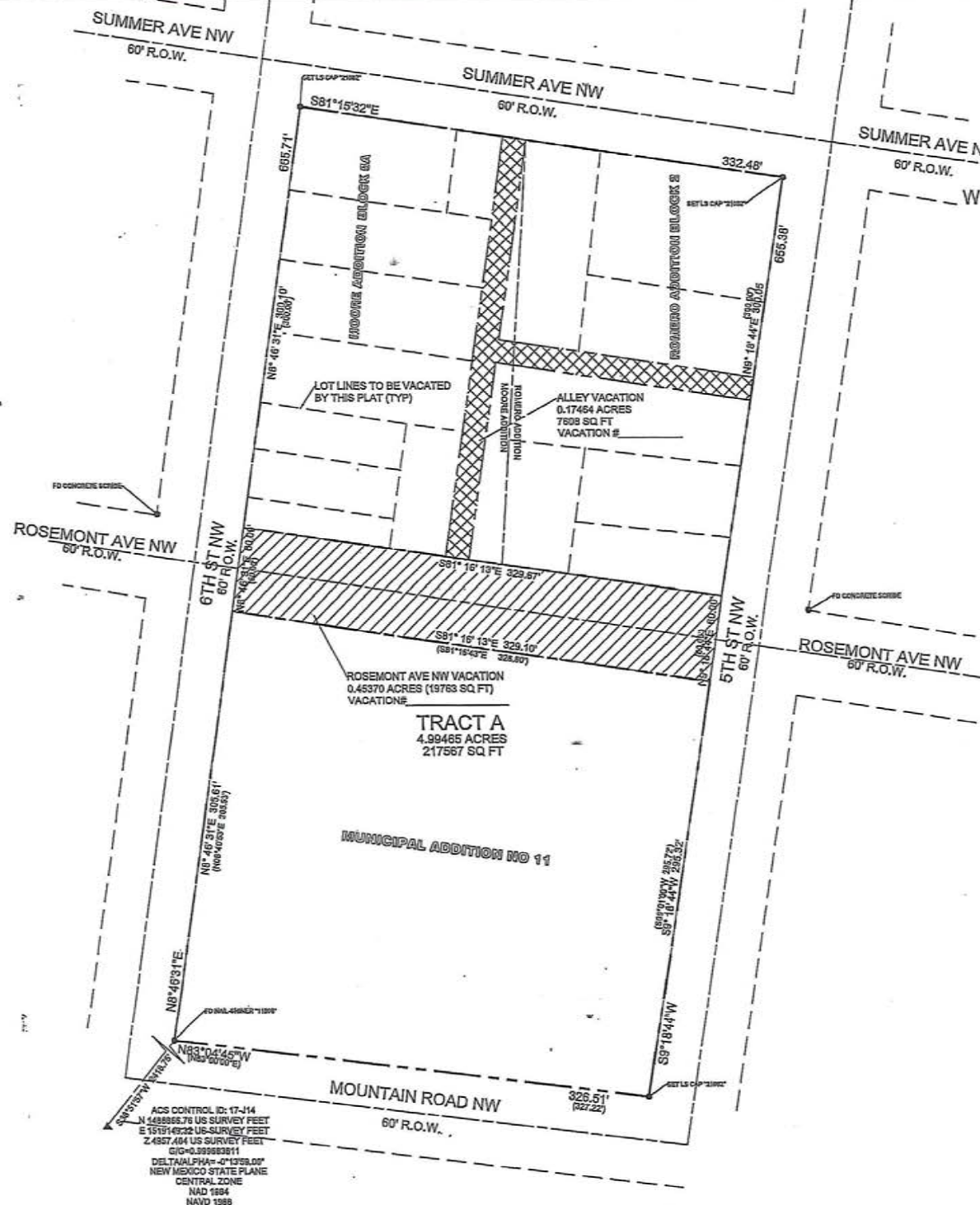
SHEET INDEX

PAGE 1. COVER
PAGE 2. SUBDIVISION PLAT



CONSTRUCTION SURVEY TECHNOLOGIES, INC
PO BOX 65395
ALBUQUERQUE, NM 87193
505-917-8921

PLAT OF
TRACT A
WELLS PARK ADDITION
BEING A REPLAT OF PORTION OF BLOCK 5
MOORE ADDITION
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& MUNICIPAL ADDITION NO. 11
WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2023



**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



FOR PUBLIC RIGHT-OF-WAY VACATION ACTION

PART I - PROCESS

Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: PUBLIC HEARING FOR RIGHT-OF-WAY VACATION

Decision-making Body: CITY COUNCIL

Pre-Application-meeting-required: ☒ Yes ☐ No

Neighborhood meeting required: ☐ Yes ☒ No

Mailed Notice required: ☒ Yes ☒ No

Electronic Mail required: ☒ Yes ☐ No

Is this a Site Plan Application: ☐ Yes ☒ No **Note: if yes, see second page**

PART II - DETAILS OF REQUEST

Address of property listed in application: 591 Mountain Road, NW

Name of property owner: City of Albuquerque

Name of applicant: City of Albuquerque

Date, time, and place of public meeting or hearing, if applicable:

March 22, 2023 9:00AM, ZOOM <http://cabq.zoom.us/j/84123463458>

Address, phone number, or website for additional information:

email: rick.beltramo@nv5.com, phone: (505) 948-7194

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property. J-14

☒ Drawings, elevations, or other illustrations of this request.

☐ Summary of pre-submittal neighborhood meeting, if applicable.

☒ Summary of request, including explanations of deviations, variances, or waivers.

IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

(Applicant signature)

MARCH 2, 2023

(Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following: NOT APPLICABLE

- ☐ a. Location of proposed buildings and landscape areas.
- ☐ b. Access and circulation for vehicles and pedestrians.
- ☐ c. Maximum height of any proposed structures, with building elevations.
- ☐ d. For residential development: Maximum number of proposed dwelling units.
- ☐ e. For non-residential development:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: March 2, 2023

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: North Valley Coalition

Name of NA Representative*: Doyle Kimbrough

Email Address* or Mailing Address* of NA Representative¹: 2327 Campbell Road, NW Alb., NM 87104

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address*: 591 Mountain Road, NW Alb., NM, 87102
Location Description Rosemont Ave. NW, from 5th Street to 6th Street
2. Property Owner*: City of Albuquerque
3. Agent/Applicant* [if applicable] Rick Beltramo/ WHPacific, Inc.
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision _____ (Minor or Major)
 - ☐ Vacation ROW VACATION (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request²*:

Minor Subdivision Plat to Consolidate 18 Lots, 1 Tract into 1 Parcel, Vacate ROW,
for public park. this application is specifically for "Vacation of Rosemont Ave. ROW"

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. This application will be decided at a public meeting or hearing by*:

☐ Zoning Hearing Examiner (ZHE)

☒ Development Hearing Officer (DHO)

☐ Landmarks Commission (LC)

☐ Environmental Planning Commission (EPC)

Date/Time*: March 22nd, at 9:00 am

Location*³: Access via "ZOOM" at <https://cabq.zoom.us/j/84123463458>.

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

Contact Rick Beltramo (agent) (505) 949-7194, rick.beltramo@nv5.com

Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ J-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s)

☐ Variance(s)

☐ Waiver(s)

Explanation*:

No Exceptions Requested

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

Not Requested by Neighborhood Associations

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.*
- ☐ b. Access and circulation for vehicles and pedestrians.*
- ☐ c. Maximum height of any proposed structures, with building elevations.*
- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 0.45370 Street ROW only
2. IDO Zone District NR-PO-A
3. Overlay Zone(s) [if applicable] _____
4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] Public Street, Rosemont Ave.

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Wells Park NA [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinyurl.com/idozoningmap>

Rick Beltramo

From: Rick Beltramo
Sent: Thursday, March 2, 2023 10:46 AM
To: Peggy Norton (peggynorton@yahoo.com)
Cc: Rick Beltramo; Zoning Committee (zoning@abqdna.com)
Subject: Wells Park- Official Notification of Vacation Action Public Hearing
Attachments: PEGGY NORTON.pdf

Peggy,

Attached is a letter notifying you of the upcoming public hearing for Vacation of Portions of Rosemont Ave., in support of the Wells Park project.

You will be receiving the same letter by standard mail.

Call if you have any questions.

Thank you. Rick.

Rick Beltramo | Director of Development Services
NV5 | 6501 Americas Pkwy NE, Ste 400, Albuquerque, NM 87110
Cell 505.948.7194 | Direct 505.348.5190 | Office 505.510.0850 | rick.beltramo@NV5.com

March 2, 2023

Peggy Norton
North Valley Coalition
P.O. Box 70232, Alb., NM 87197

**Re: Wells Park Project- Request To Vacate Public Right-Of-Way
Official Public Notice**

Peggy Norton,

With this letter you are officially notified that the City of Albuquerque Development Hearing Officer shall conduct a Public Hearing to consider application by the City to Vacate a portion of Rosemont Ave. Right-Of-Way, from 5th Street to 6th Street. The hearing is scheduled for 9:00 am on March 22nd, 2023. The meeting will be conducted remotely via "ZOOM" at <https://cabq.zoom.us/j/84123463458>.

The City of Albuquerque plans on constructing a park on the subject site. The City currently owns the surrounding property for the park and intends to include the vacated portion of Rosemont Ave. in the park. The process to include Rosemont Ave. requires approval to vacate that portion of the road.

Included with this letter are several exhibits regarding the vacation action: 1) a zone atlas map showing the vicinity of the project, 2) exhibit showing the proposed vacation, 3) Preliminary Plat that will consolidate the property into a single 4.99-acre parcel 4) City form "Official Public Notification Form For Mailed or Electronic Mail Notice", and 5) "Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to the Property Owner".

Should you have questions or need additional information you can contact me by phone, email or postal mail, anytime. You can also contact the City Planning Department.

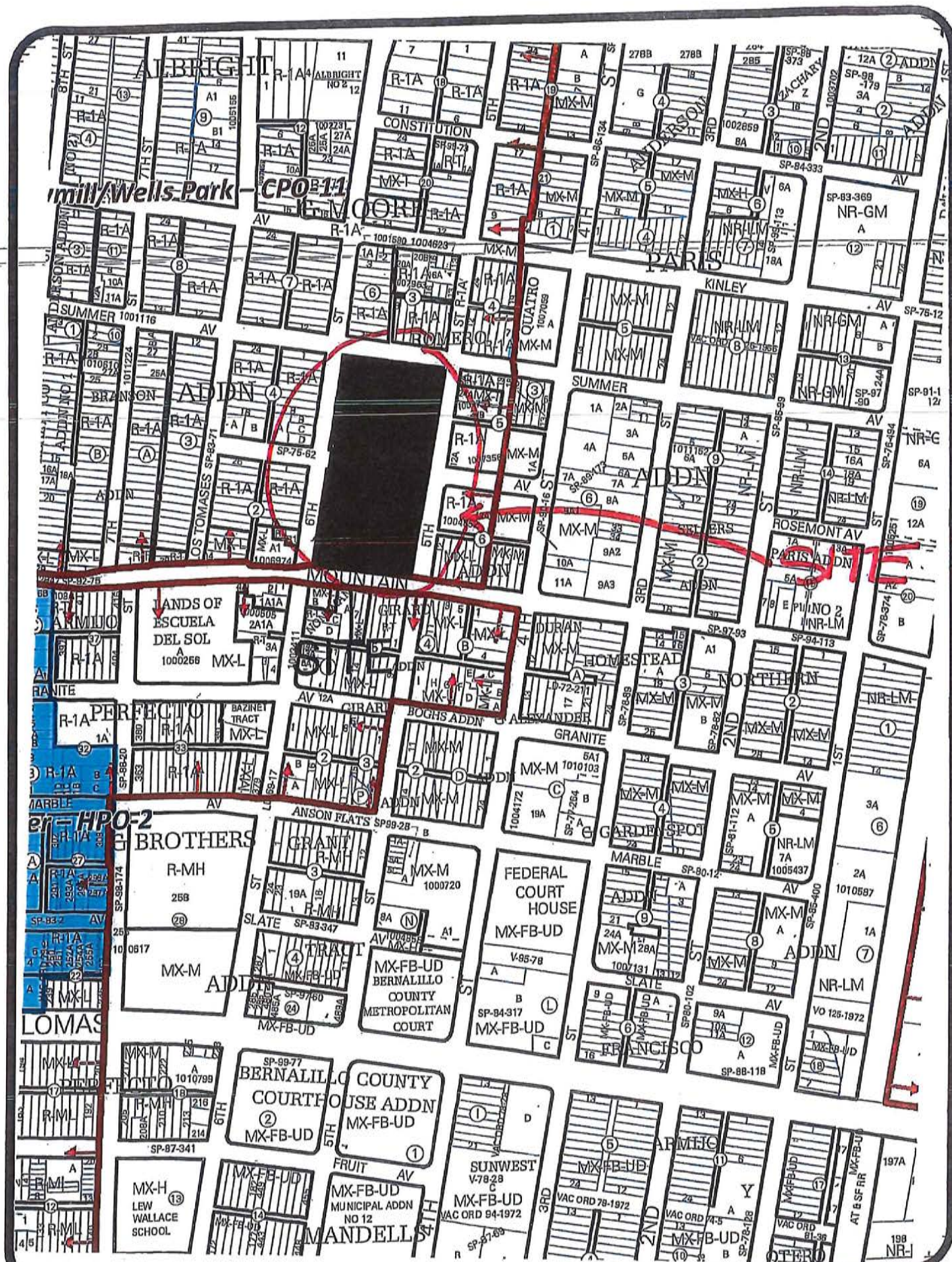
Sincerely,



Rick Beltramo

Director of Development Services
WHPacific, Inc.

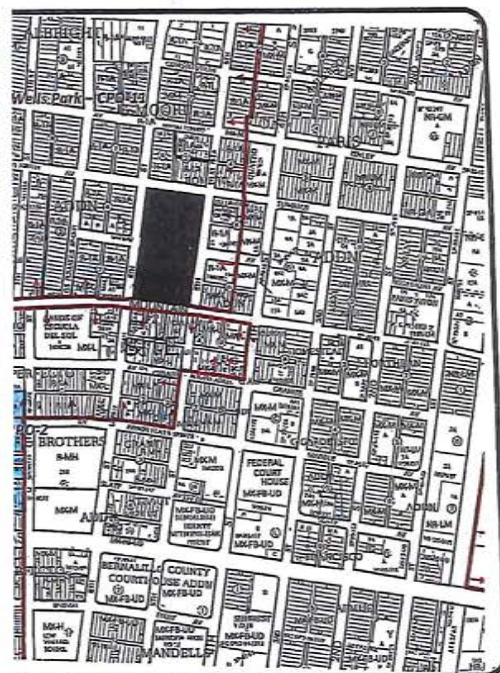
cc: Christina M. Sandoval, City of Albuquerque
Amy Bell, Groundworks Studio,
John Gallegos, CSTi, Inc.
Jonathan Pena, WHPacific, Inc.



PUBLIC ROW VACTION
AND PUBLIC AND PRIVATE
EASEMENT VACTION
EXHIBIT



PAGE 1 OF 2



ZONE ATLAS J-14-Z NO SCALE

USE OF PLAT:

PURPOSE OF THIS PLAT TO TO CONSOLIDATE VACATED ROSEMONT AVE NW
TOGETHER WITH A VACATED ALLEY AND PORTION OF LOTS OF MOORE ADDITION AND
ROMERO ADDITION TO CREATE ONE TRACT.

ES:

BOUNDARIES ARE GRID BASED—NEW MEXICO STATE PLANE CENTRAL ZONE (NAD
83)

ALL DISTANCES SHOWN ARE GROUND DISTANCES.

ALL BOUNDARY CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP
MARKED "PS 21062", AND DEPICTED AS NOTED UNLESS OTHERWISE INDICATED.

BOUNDARIES AND DISTANCES IN () ARE RECORD

DIVISION DATA:

1. PLAT INDEX NO. J-14-Z
2. YEAR OF FIELD SURVEY: JULY, 2021
3. TOTAL NO. OF TRACTS EXISTING: 18
4. TOTAL NO. OF LOTS CREATED: 1
5. TOTAL ACRES: 4.99465

COMMENTS USED:

BRIGHT MOORE ADDITION DOCUMENT # 1921022621
ROMERO ADDITION DOCUMENT #1884120584,
MUNICIPAL ADDITION NO 11 # 1971288420,

FOR COLLECTION NOTE:

SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE

PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO
ED RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR
COLLECTORS FROM BEING INSTALLED ON BUILDING OR BEING ERRECTED ON THE LOTS
; PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL
A CONDITION TO THE APPROVAL OF THIS PLAT.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE #: _____

BERNALILLO COUNTY TREASURER'S OFFICE:

LEGAL DESCRIPTION:

BEING A REPLAT OF PORTION OF BLOCK 5 ALBRIGHT MOORE ADDITION DOCUMENT # 1921022621 & BLOCK
2, ROMERO ADDITION DOCUMENT #1884120584, TOGETHER WITH A PORTION OF MUNICIPAL ADDITION NO
11 AS DOCUMENT # 1971288420, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY,
WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M. TOWN OF ALBUQUERQUE GRANT, CITY OF
ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR
THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES,
TRANSFORMER, AND OTHER EQUIPMENT RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE
ELECTRICAL SERVICES.

NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES,
VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS
SERVICES.

QWEST CORPORATION D.B.A. CENTURY LINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE
OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO
PROVIDE COMMUNICATION SERVICES.

COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER
RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE,
REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED
ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, WITH THE RIGHT AND
PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF "GRANTOR" FOR PURPOSES SET
FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND
SERVICES TO CUSTOMERS OF "GRANTEE", INCLUDING SUFFICIENT WORKING SPACE FOR ELECTRICAL
TRANSFORMERS, WITHIN THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES
WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND
OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED
OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON.
PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL
ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO
OR NEAR EASEMENTS SHOWN ON PLAT.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC),
CENTURY LINK AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON.
CONSEQUENTLY PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK
AND COMCAST DO NOT WAIVE OR RELEASE ANY EASEMENTS OR ANY EASEMENTS RIGHTS WHICH MAY
HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT
SHOWN ON THIS PLAT

FREE CONSENT AND VACATION:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING
COMPRISED OF TRACTS SHOWN HEREON AND HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY
AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE
UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S)
WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE
PARCEL(S) HEREIN DESCRIBED AND HEREBY VACATE ALL EASEMENTS AND VACATE ALL RIGHT OF WAY.
SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO
ACT.

BY: _____
OWNER/DATE ALLEY AND PORTION OF R/W ROSEMONT AVE NW

FREE CONSENT:

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PARCEL(S) HEREIN DESCRIBED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT
THEY ARE SO AUTHORIZED TO ACT.

BY: _____
OWNER/DATE
PORTION OF BLOCK 5 MOORE ADDITION,
TOGETHER WITH A PORTION OF BLOCK 2 ROMERO ADDITION

ACKNOWLEDGMENT

STATE OF)
COUNTY OF) ss.
)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF
_____, 2023, BY _____

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

STATE OF)
COUNTY OF) ss.
)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF
_____, 2023, BY _____

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

PLAT OF
TRACT A
WELLS PARK ADDITION
BEING A REPLAT OF PORTION OF BLOCK 5
MOORE ADDITION
TOGETHER WITH A PORTION OF BLOCK 2
ROMERO ADDITION
& MUNICIPAL ADDITION NO. 11
WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2023

PROJECT NUMBER: _____

CITY APPROVALS:

Loren N. Risenhoover, P.S. 1/27/2023
CITY SURVEYOR DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

UTILITIES DEVELOPMENT DATE

PARKS AND RECREATION DEPARTMENT DATE

A.M.A.F.C.A. DATE

ABQWUA DATE

CITY ENGINEER DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

REAL PROPERTY DIVISION DATE

UTILITY APPROVALS:

PNM ELECTRIC SERVICES DATE

NEW MEXICO GAS DATE

QWEST CORPORATION D.B.A. CENTURY LINK QC DATE

COMCAST DATE

SURVEYOR'S CERTIFICATE:

I, DAVID P ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21062, DO HEREBY CERTIFY THAT
THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED
BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR
MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS
ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO
ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS
THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO
BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1,
2007; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID P. ACOSTA, NMPLS NO. 21062

DATE

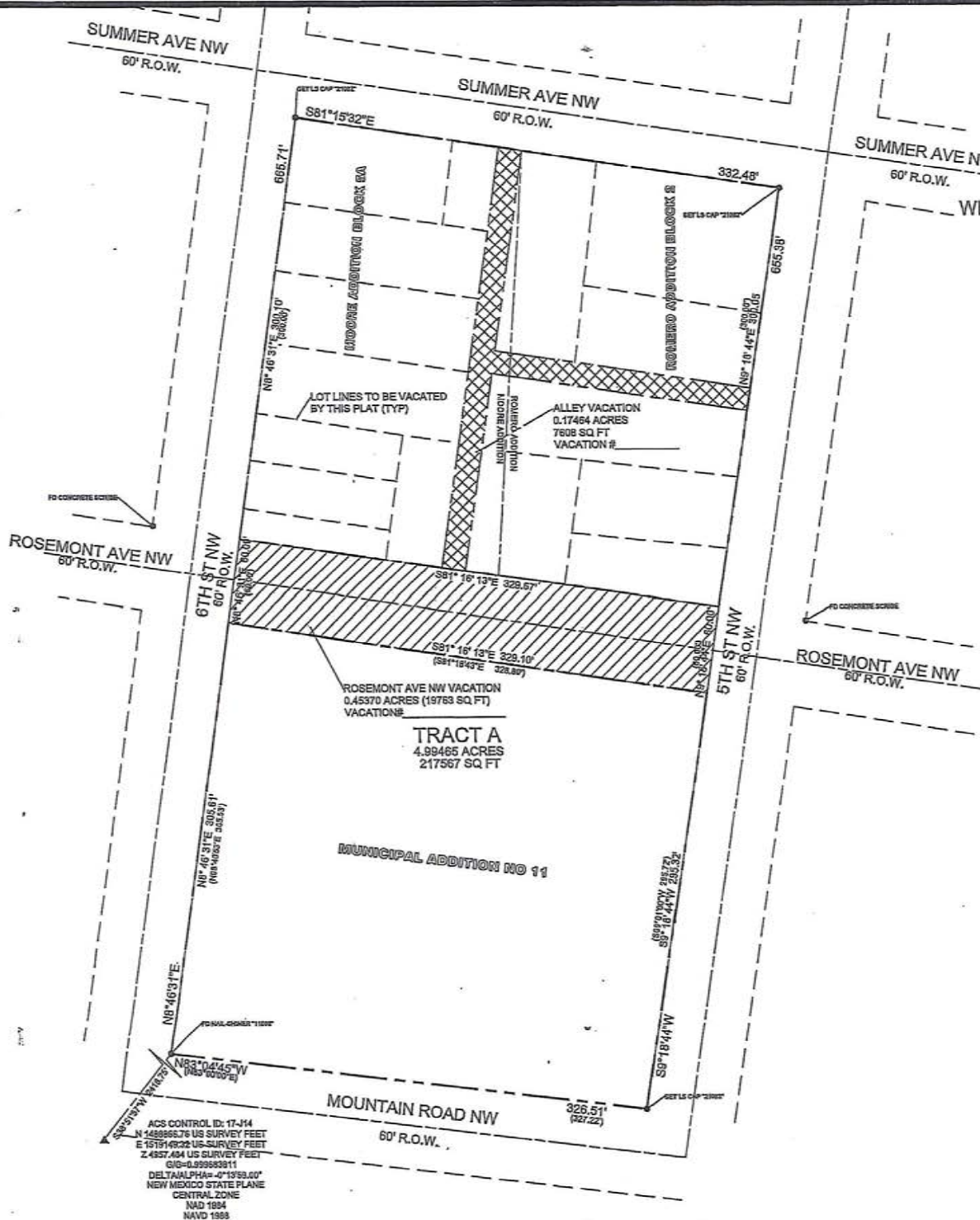
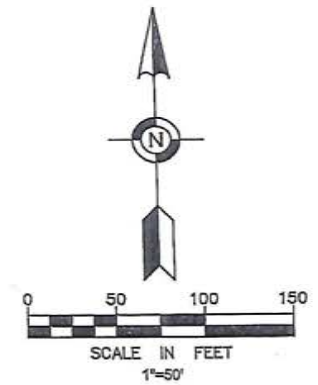
SHEET INDEX

PAGE 1. COVER
PAGE 2 SUBDIVISION PLAT



CONSTRUCTION SURVEY TECHNOLOGIES, INC
PO BOX 55385
ALBUQUERQUE, NM 87183
505-917-8921

PLAT OF
TRACT A
WELLS PARK ADDITION
BEING A REPLAT OF PORTION OF BLOCK 5
MOORE ADDITION
TOGETHER WITH A PORTION OF BLOCK 2
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TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2023



CONSTRUCTION SURVEY TECHNOLOGIES, INC
PO BOX 65395
ALBUQUERQUE, NM 87193
505-917-8921



OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT



FOR PUBLIC RIGHT-OF-WAY VACATION ACTION

PART I - PROCESS

Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: PUBLIC HEARING FOR RIGHT-OF-WAY VACATION

Decision-making Body: CITY COUNCIL

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☐ Yes ☒ No

Mailed Notice required: ☒ Yes ☐ No

Electronic Mail required: ☒ Yes ☐ No

Is this a Site Plan Application: ☐ Yes ☒ No *Note: if yes, see second page*

PART II - DETAILS OF REQUEST

Address of property listed in application: 591 Mountain Road, NW

Name of property owner: City of Albuquerque

Name of applicant: City of Albuquerque

Date, time, and place of public meeting or hearing, if applicable:

March 22, 2023 9:00AM, ZOOM <http://cabq.zoom.us/j/84123463458>

Address, phone number, or website for additional information:

email: rick.beltramo@nv5.com, phone: (505) 948-7194

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property. J-14

☒ Drawings, elevations, or other illustrations of this request.

☐ Summary of pre-submittal neighborhood meeting, if applicable.

☒ Summary of request, including explanations of deviations, variances, or waivers.

**IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO
SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO).**

**PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON
APPLICATION.**

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

(Applicant signature)

MARCH 2, 2023

(Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.



OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following: NOT APPLICABLE

- ☐ a. Location of proposed buildings and landscape areas.
- ☐ b. Access and circulation for vehicles and pedestrians.
- ☐ c. Maximum height of any proposed structures, with building elevations.
- ☐ d. For residential development: Maximum number of proposed dwelling units.
- ☐ e. For non-residential development:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: March 2, 2023

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Neighborhood Association (NA)*: North Valley Coalition

Name of NA Representative*: Peggy Norton

Email Address* or Mailing Address* of NA Representative¹: P.O. Box 70232, Alb., NM 87197

Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 591 Mountain Road, NW Alb., NM, 87102
Location Description Rosemont Ave. NW, from 5th Street to 6th Street
2. Property Owner* City of Albuquerque
3. Agent/Applicant* [if applicable] Rick Beltramo/ WHPacific, Inc.
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision _____ (Minor or Major)
 - ☐ Vacation ROW VACATION _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request²*:

Minor Subdivision Plat to Consolidate 18 Lots, 1 Tract into 1 Parcel, Vacate ROW,
for public park. this application is specifically for "Vacation of Rosemont Ave. ROW"

¹ Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. This application will be decided at a public meeting or hearing by*:

☐ Zoning Hearing Examiner (ZHE) ☒ Development Hearing Officer (DHO)
☐ Landmarks Commission (LC) ☐ Environmental Planning Commission (EPC)

Date/Time*: March 22nd, at 9:00 am

Location*³: Access via "ZOOM" at <https://cabq.zoom.us/j/84123463458>.

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

Contact Rick Beltramo (agent) (505) 949-7194, rick.beltramo@nv5.com

Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ J-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation*:

No Exceptions

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

Not Requested by Neighborhood Associations

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.*
- ☐ b. Access and circulation for vehicles and pedestrians.*
- ☐ c. Maximum height of any proposed structures, with building elevations.*
- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 0.45370 Street ROW only
2. IDO Zone District NR-PO-A
3. Overlay Zone(s) [if applicable] _____
4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] Public Street, Rosemont Ave.

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Wells Park NA [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinyurl.com/idozoningmap>

Rick Beltramo

From: Rick Beltramo
Sent: Thursday, March 2, 2023 10:48 AM
To: Zoning Committee (zoning@abqdna.com)
Cc: Rick Beltramo
Subject: Wells Park- Official Notification of Vacation Action Public Hearing
Attachments: ZONNING COMMITTEE.pdf

Zoning Committee,

Attached is a letter notifying you of the upcoming public hearing for Vacation of Portions of Rosemont Ave., in support of the Wells Park project.

You will be receiving the same letter by standard mail.

Call if you have any questions.

Thank you. Rick.

Rick Beltramo | Director of Development Services
NV5 | 6501 Americas Pkwy NE, Ste 400, Albuquerque, NM 87110
Cell 505.948.7194 | Direct 505.348.5190 | Office 505.510.0850 | rick.beltramo@NV5.com

March 2, 2023

Zoning Committee
Downtown Neighborhoods Association
400 Romero Street, NW Alb., NM 87104

**Re: Wells Park Project- Request To Vacate Public Right-Of-Way
Official Public Notice**

Zoning Committee,

With this letter you are officially notified that the City of Albuquerque Development Hearing Officer shall conduct a Public Hearing to consider application by the City to Vacate a portion of Rosemont Ave. Right-Of-Way, from 5th Street to 6th Street. The hearing is scheduled for 9:00 am on March 22nd, 2023. The meeting will be conducted remotely via "ZOOM" at <https://cabq.zoom.us/j/84123463458>.

The City of Albuquerque plans on constructing a park on the subject site. The City currently owns the surrounding property for the park and intends to include the vacated portion of Rosemont Ave. in the park. The process to include Rosemont Ave. requires approval to vacate that portion of the road.

Included with this letter are several exhibits regarding the vacation action: 1) a zone atlas map showing the vicinity of the project, 2) exhibit showing the proposed vacation, 3) Preliminary Plat that will consolidate the property into a single 4.99-acre parcel 4) City form "Official Public Notification Form For Mailed or Electronic Mail Notice", and 5) "Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to the Property Owner".

Should you have questions or need additional information you can contact me by phone, email or postal mail, anytime. You can also contact the City Planning Department.

Sincerely,

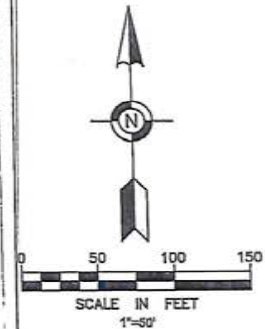


Rick Beltramo
Director of Development Services
WHPacific, Inc.

cc: Christina M. Sandoval, City of Albuquerque
Amy Bell, Groundworks Studio,
John Gallegos, CSTi, Inc.
Jonathan Pena, WHPacific, Inc.



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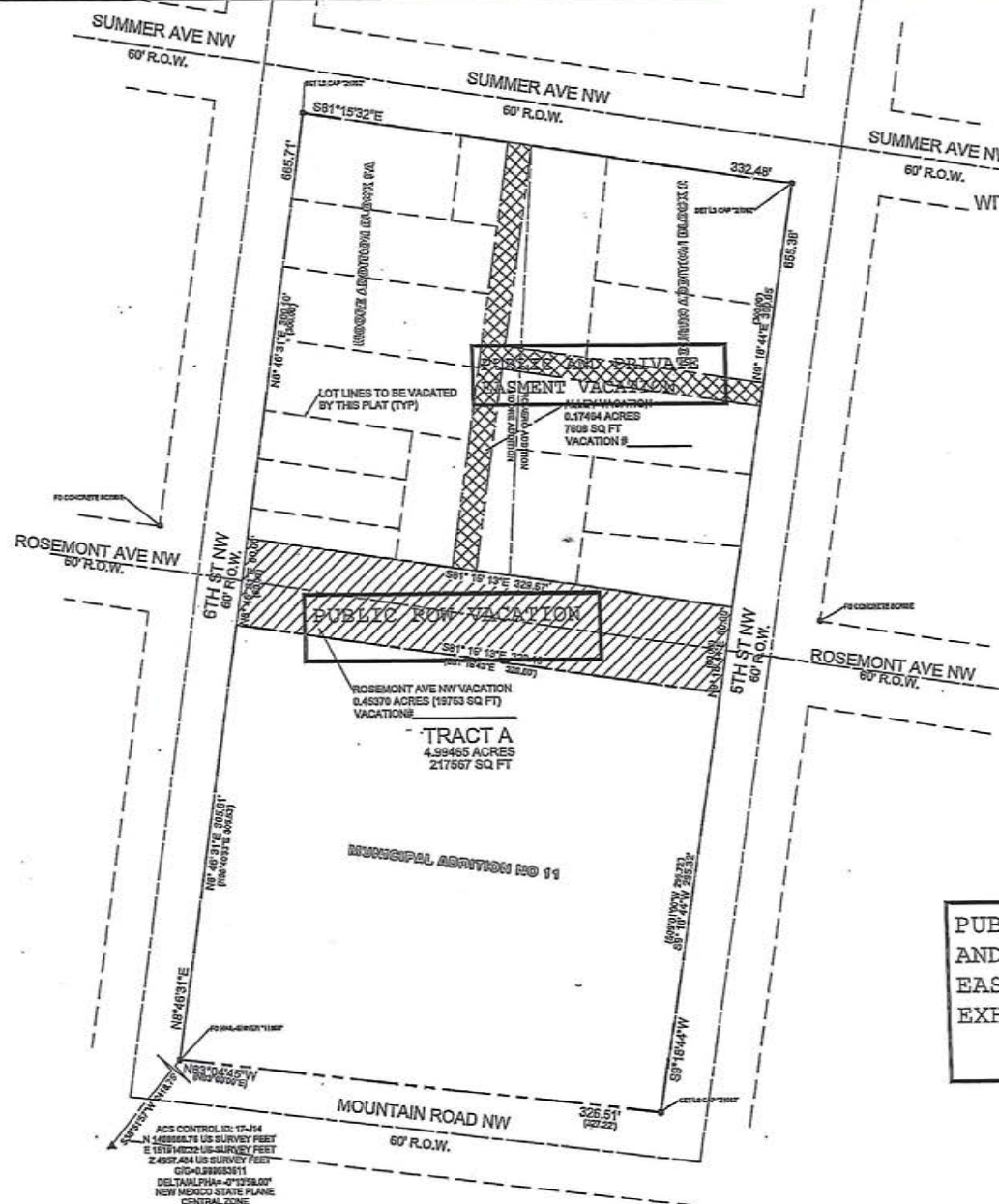


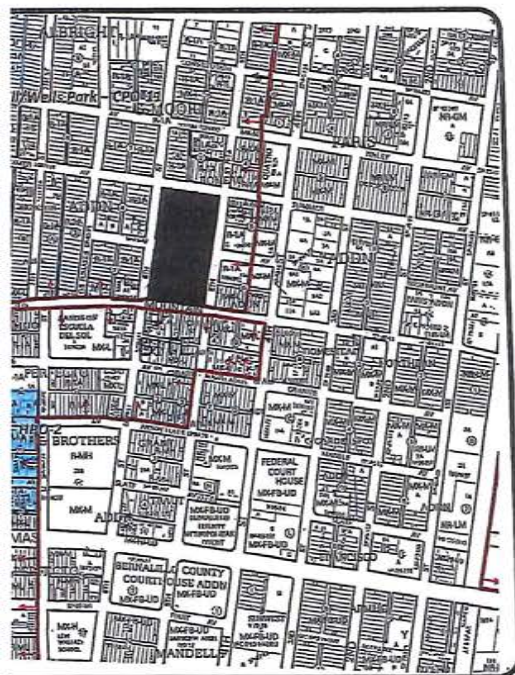
PUBLIC ROW VACTION
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EXHIBIT

CSTI

CONSTRUCTION SURVEY TECHNOLOGIES, INC.
PO BOX 65395
ALBUQUERQUE, NM 87193
505-917-6321

PAGE 1 OF 2





ZONE ATLAS J-14-Z NO SCALE

SCOPE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE VACATED ROSEMONT AVE NW TOGETHER WITH A VACATED ALLEY AND PORTION OF LOTS OF MOORE ADDITION AND ROMERO ADDITION TO CREATE ONE TRACT.

NOTES:

BEARINGS ARE GRID BASED—NEW MEXICO STATE PLANE CENTRAL ZONE (NAD 83)

ALL DISTANCES SHOWN ARE GROUND DISTANCES.

ALL BOUNDARY CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP STAMPED "PS 21082", AND DEPICTED AS NOTED UNLESS OTHERWISE INDICATED.

BEARINGS AND DISTANCES IN () ARE RECORD

BOUNDARY DATA:

IRB#
ZONE ATLAS INDEX NO. J-14-Z
DATE OF FIELD SURVEY: JULY, 2021
TOTAL NO. OF TRACTS EXISTING 18
TOTAL NO. OF LOTS CREATED 1
GROSS ACRES: 4.99465

DOCUMENTS USED:

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ROMERO ADDITION DOCUMENT #1984120584,
MUNICIPAL ADDITION NO 11 # 1971288420,

SOLAR COLLECTION NOTE:

PURSE SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE

NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO EASEMENT RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDING OR BEING ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE #: _____

BERNALILLO COUNTY TREASURER'S OFFICE:

LEGAL DESCRIPTION:

BEING A REPLAT OF PORTION OF BLOCK 5 ALSBRIGHT MOORE ADDITION DOCUMENT # 1921022521 & BLOCK 2, ROMERO ADDITION DOCUMENT #1984120584, TOGETHER WITH A PORTION OF MUNICIPAL ADDITION NO 11 AS DOCUMENT # 1971288420, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M. TOWN OF ALBUQUERQUE GRANT, CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO.

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QWEST CORPORATION D.B.A. CENTURY LINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF "GRANTEE", INCLUDING SUFFICIENT WORKING SPACE FOR ELECTRICAL TRANSFORMERS, WITHIN THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DO NOT WAIVE OR RELEASE ANY EASEMENTS OR ANY EASEMENTS RIGHTS WHICH MAY HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT

FREE CONSENT AND VACATION:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING COMPRISED OF TRACTS SHOWN HEREON AND HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCELS HEREIN DESCRIBED AND HEREBY VACATE ALL EASEMENTS AND VACATE ALL RIGHT OF WAY. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: _____
OWNER/DATE ALLEY AND PORTION OF RW ROSEMONT AVE NW

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BY: _____
OWNER/DATE
PORTION OF BLOCK 5 MOORE ADDITION,
TOGETHER WITH A PORTION OF BLOCK 2 ROMERO ADDITION

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2023, BY _____

NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2023, BY _____

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PLAT OF
TRACT A
WELLS PARK ADDITION
BEING A REPLAT OF PORTION OF BLOCK 5
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& MUNICIPAL ADDITION NO. 11
WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2023

PROJECT NUMBER: _____

CITY APPROVALS:

Loren N. Risenhoover P.S. 1/27/2023
CITY SURVEYOR DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

UTILITIES DEVELOPMENT DATE

PARKS AND RECREATION DEPARTMENT DATE

A.M.A.F.C.A. DATE

ABCWUA DATE

CITY ENGINEER DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

REAL PROPERTY DIVISION DATE

UTILITY APPROVALS:

PNM ELECTRIC SERVICES DATE

NEW MEXICO GAS DATE

QWEST CORPORATION D.B.A. CENTURY LINK QC DATE

COMCAST DATE

SURVEYOR'S CERTIFICATE:

I, DAVID P. ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID P. ACOSTA, NMPLS NO. 21082

DATE

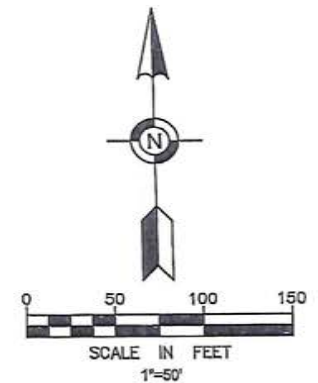
SHEET INDEX

PAGE 1. COVER
PAGE 2. SUBDIVISION PLAT



CONSTRUCTION SURVEY TECHNOLOGIES, INC.
PO BOX 65395
ALBUQUERQUE, NM 87193
505-917-8521

BEING A REPLAT OF PORTION OF BLOCK 5
MOORE ADDITION
TOGETHER WITH A PORTION OF BLOCK 2
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JANUARY 2023



**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



FOR PUBLIC RIGHT-OF-WAY VACATION ACTION

PART I - PROCESS

Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: PUBLIC HEARING FOR RIGHT-OF-WAY VACATION

Decision-making Body: CITY COUNCIL

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☐ Yes ☒ No

Mailed Notice required: ☒ Yes ☒ No

Electronic Mail required: ☒ Yes ☐ No

Is this a Site Plan Application: ☐ Yes ☒ No **Note: if yes, see second page**

PART II - DETAILS OF REQUEST

Address of property listed in application: 591 Mountain Road, NW

Name of property owner: City of Albuquerque

Name of applicant: City of Albuquerque

Date, time, and place of public meeting or hearing, if applicable:

March 22, 2023 9:00AM, ZOOM <http://cabq.zoom.us/j/84123463458>

Address, phone number, or website for additional information:

email: rick.beltramo@nv5.com, phone: (505) 948-7194

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property. J-14

☒ Drawings, elevations, or other illustrations of this request.

☐ Summary of pre-submittal neighborhood meeting, if applicable.

☒ Summary of request, including explanations of deviations, variances, or waivers.

IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.



(Applicant signature)

MARCH 2, 2023

(Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following: NOT APPLICABLE

- ☐ a. Location of proposed buildings and landscape areas.
- ☐ b. Access and circulation for vehicles and pedestrians.
- ☐ c. Maximum height of any proposed structures, with building elevations.
- ☐ d. For residential development: Maximum number of proposed dwelling units.
- ☐ e. For non-residential development:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: March 2, 2023

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Neighborhood Association (NA)*: Downtown Neighborhood Association

Name of NA Representative*: Zoning Committee

Email Address* or Mailing Address* of NA Representative¹: 400 Romero Street, NW Alb., NM 87104

Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 591 Mountain Road, NW Alb., NM, 87102
Location Description Rosemont Ave. NW, from 5th Street to 6th Street
2. Property Owner* City of Albuquerque
3. Agent/Applicant* [if applicable] Rick Beltramo/ WHPacific, Inc.
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision _____ (Minor or Major)
 - ☐ Vacation ROW VACATION _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request²*: _____

Minor Subdivision Plat to Consolidate 18 Lots, 1 Tract into 1 Parcel, Vacate ROW,
for public park. This application is specifically for "Vacation of Rosemont Ave. ROW"

¹ Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. This application will be decided at a public meeting or hearing by*:

☐ Zoning Hearing Examiner (ZHE)

☒ Development Hearing Officer (DHO)

☐ Landmarks Commission (LC)

☐ Environmental Planning Commission (EPC)

Date/Time*: March 22nd, at 9:00 am

Location*³: Access via "ZOOM" at <https://cabq.zoom.us/j/84123463458>.

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

Contact Rick Beltramo (agent) (505) 949-7194, rick.beltramo@nv5.com

Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ J-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s)

☐ Variance(s)

☐ Waiver(s)

Explanation*:

No Exceptions requested

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

Not Requested by Neighborhood Associations

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.*
- ☐ b. Access and circulation for vehicles and pedestrians.*
- ☐ c. Maximum height of any proposed structures, with building elevations.*
- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 0.45370 Street ROW only
 2. IDO Zone District NR-PO-A
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] Public Street, Rosemont Ave.

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: North Valley Coalition NA [Other Neighborhood Associations, if any]
Wells Park NA

⁶ Available here: <https://tinyurl.com/idozoningmap>

NV5

NAME OF PROJECT / CALCULATION

SHEET NO.

OF

COMPUTED BY:

CHECKED BY:

JOB/TASK NO.

DATE:

IDENTIFY/ADDRESS
THESE ELEMENTS

1.0 SUBJECT

2.0 PURPOSE

3.0 REFERENCES

4.0 ASSUMPTIONS

5.0 CRITERIA / REQUIREMENTS

6.0 SKETCHES

7.0 CALCULATIONS

8.0 CONCLUSIONS

9.0 ATTACHMENTS

REVISION #

SUPERSEDES CALC TITLE

CHECKED BY:

DATED:

MAILED NOTICE TO N.A.

March 2, 2023

Doreen McKnight
Wells Park NA
1426 7th St., NW, Alb., NM 87102

**Re: Wells Park Project- Request To Vacate Public Right-Of-Way
Official Public Notice**

Doreen McKnight,

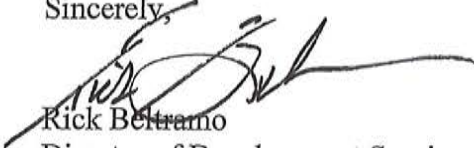
With this letter you are officially notified that the City of Albuquerque Development Hearing Officer shall conduct a Public Hearing to consider application by the City to Vacate a portion of Rosemont Ave. Right-Of-Way, from 5th Street to 6th Street. The hearing is scheduled for 9:00 am on March 22nd, 2023. The meeting will be conducted remotely via "ZOOM" at <https://cabq.zoom.us/j/84123463458>.

The City of Albuquerque plans on constructing a park on the subject site. The City currently owns the surrounding property for the park and intends to include the vacated portion of Rosemont Ave. in the park. The process to include Rosemont Ave. requires approval to vacate that portion of the road.

Included with this letter are several exhibits regarding the vacation action: 1) a zone atlas map showing the vicinity of the project, 2) exhibit showing the proposed vacation, 3) Preliminary Plat that will consolidate the property into a single 4.99-acre parcel 4) City form "Official Public Notification Form For Mailed or Electronic Mail Notice", and 5) "Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to the Property Owner".

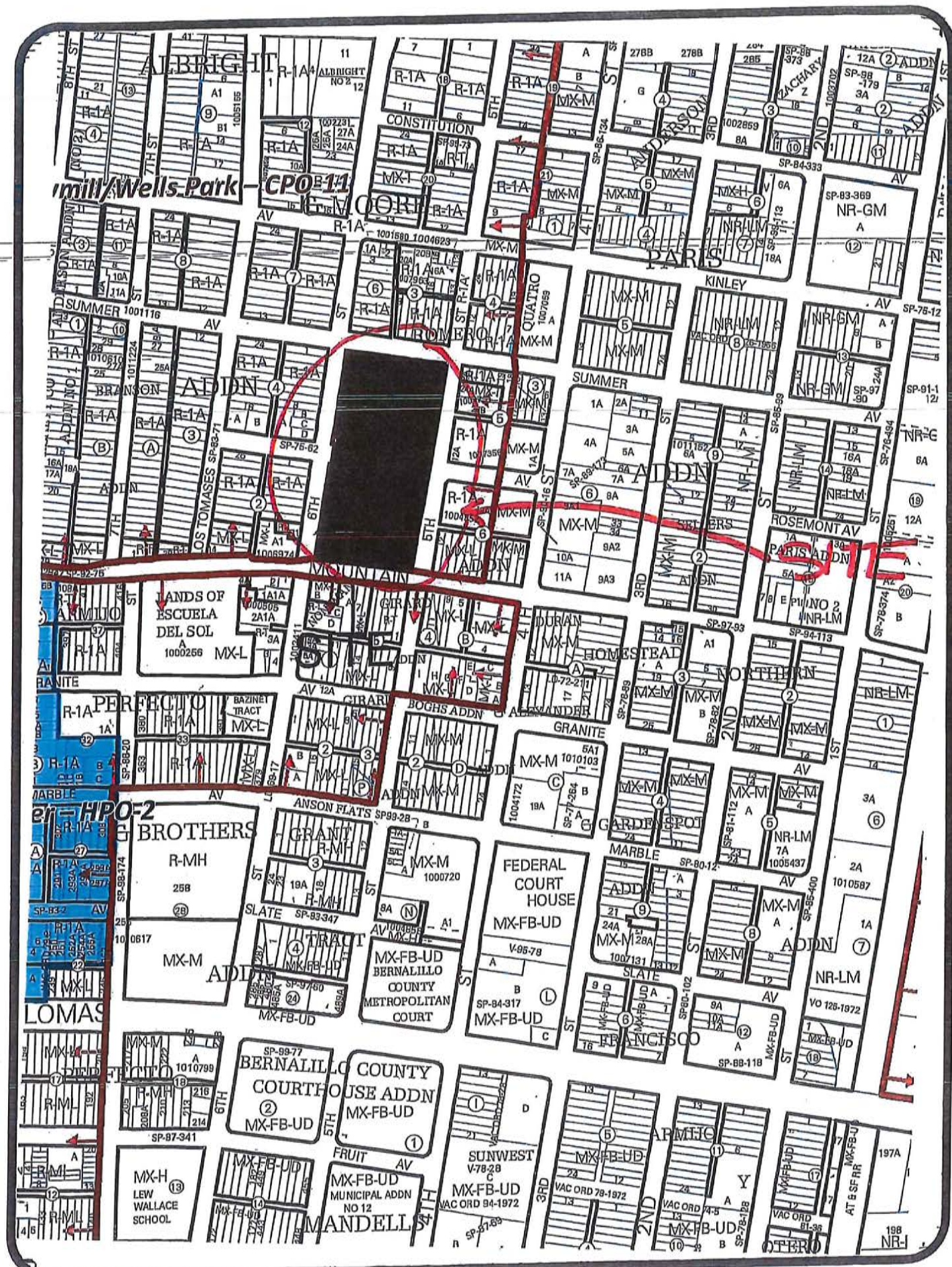
Should you have questions or need additional information you can contact me by phone, email or postal mail, anytime. You can also contact the City Planning Department.

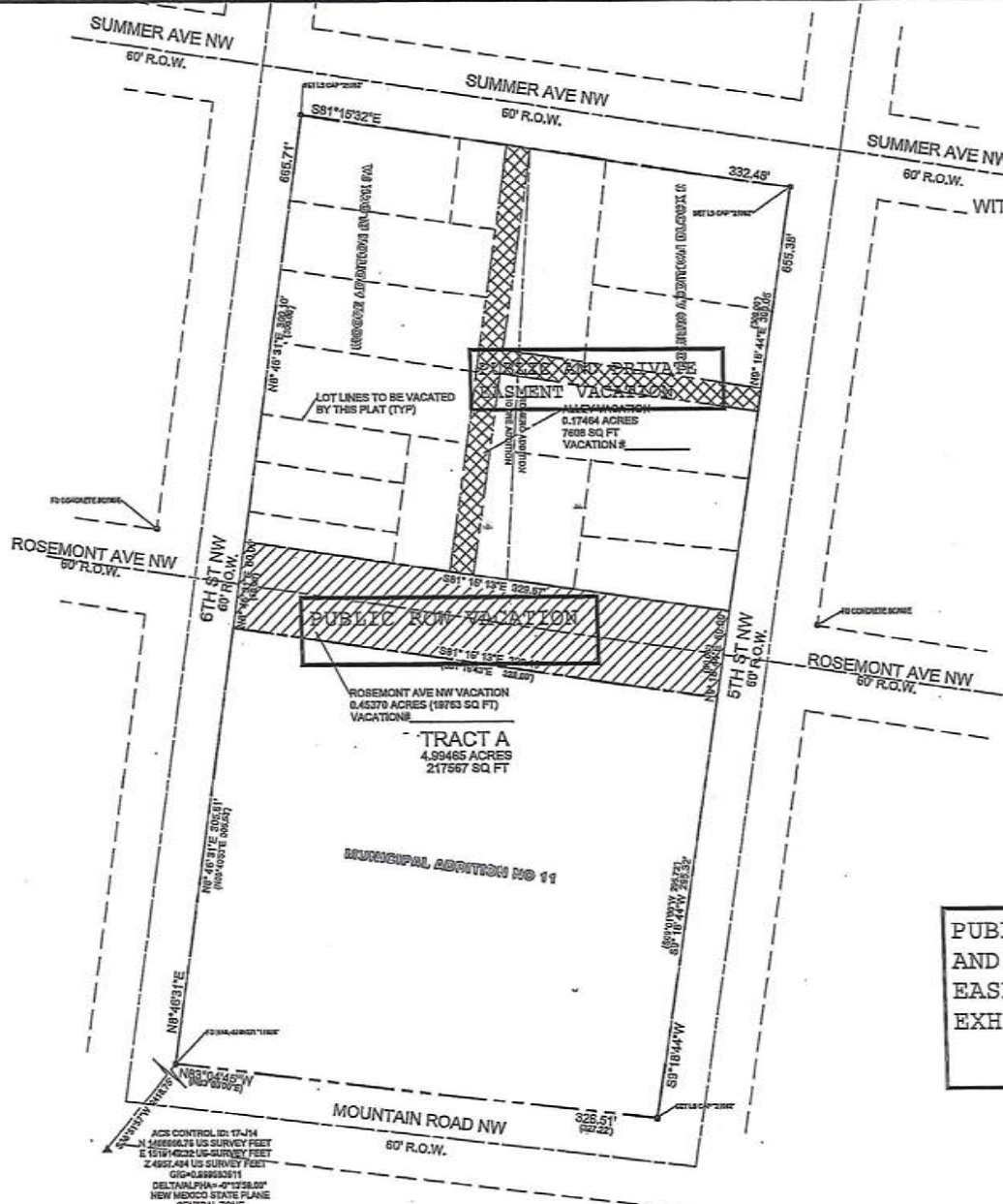
Sincerely,



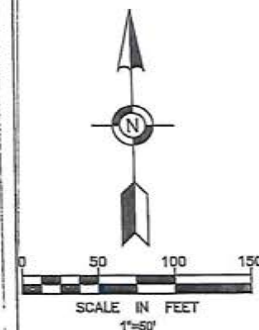
Rick Bertramo
Director of Development Services
WHPacific, Inc.

cc: Christina M. Sandoval, City of Albuquerque
Amy Bell, Groundworks Studio,
John Gallegos, CSTi, Inc.
Jonathan Pena, WHPacific, Inc.





PLAT OF
TRACT A
WELLS PARK ADDITION
BEING A REPLAT OF PORTION OF BLOCK 5
MOORE ADDITION
TOGETHER WITH A PORTION OF BLOCK 2
ROMERO ADDITION
& MUNICIPAL ADDITION NO. 11
WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
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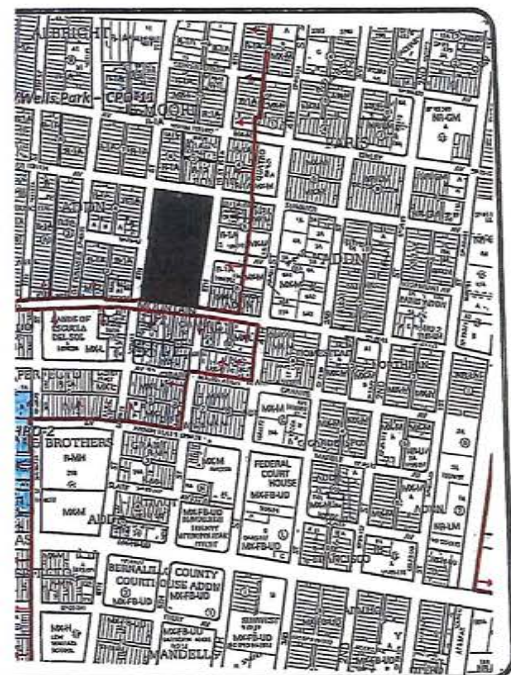


PUBLIC ROW VACATION
AND PUBLIC AND PRIVATE
EASEMENT VACATION
EXHIBIT

ACS CONTROL ID: 17-74
N 348896.78 US SURVEY FEET
E 1019140.02 US SURVEY FEET
Z 4957.424 US SURVEY FEET
GDA-1689933011
DELTA ALPHA = -0°12'58.00"
NEW MEXICO STATE PLANE
CENTRAL ZONE
NAD 1984
NAVD 1985



CONSTRUCTION SURVEY TECHNOLOGIES, INC.
PO BOX 65395
ALBUQUERQUE, NM 87193
505-917-8821



ZONE ATLAS J-14-Z NO SCALE

LEGAL DESCRIPTION:

BEING A REPLAT OF PORTION OF BLOCK 5 ALBRIGHT MOORE ADDITION DOCUMENT # 1921022621 & BLOCK 2, ROMERO ADDITION DOCUMENT #1894120564, TOGETHER WITH A PORTION OF MUNICIPAL ADDITION NO 11 AS DOCUMENT # 1971238420, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M. TOWN OF ALBUQUERQUE GRANT, CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMER, AND OTHER EQUIPMENT RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

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BY: OWNER/DATE ALLEY AND PORTION OF R/W ROSEMONT AVE NW

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BY: OWNER/DATE
PORTION OF BLOCK 5 MOORE ADDITION,
TOGETHER WITH A PORTION OF BLOCK 2 ROMERO ADDITION

ACKNOWLEDGMENT

STATE OF)
COUNTY OF)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF
____, 2023, BY _____

NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

STATE OF)
COUNTY OF)
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CITY OF ALBUQUERQUE
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JANUARY 2023**

PROJECT NUMBER: _____

CITY APPROVALS:

Loren N. Risschover P.S.
CITY SURVEYOR

1/27/2023

DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION

DATE

UTILITIES DEVELOPMENT

DATE

PARKS AND RECREATION DEPARTMENT

DATE

A.M.A.F.C.A.

DATE

ABCWUA

DATE

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DATE

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REAL PROPERTY DIVISION

DATE

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PNM ELECTRIC SERVICES

DATE

NEW MEXICO GAS

DATE

QWEST CORPORATION D.B.A. CENTURY LINK QC

DATE

COMCAST

DATE

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PAGE 2. SUBDIVISION PLAT



CONSTRUCTION SURVEY TECHNOLOGIES, INC.
PO BOX 65395
ALBUQUERQUE, NM 87193
505-917-8921

[illegible]



OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT



FOR PUBLIC RIGHT-OF-WAY VACATION ACTION

PART I - PROCESS

Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: PUBLIC HEARING FOR RIGHT-OF-WAY VACATION

Decision-making Body: CITY COUNCIL

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☐ Yes ☒ No

Mailed Notice required: ☒ Yes ☒ No

Electronic Mail required: ☒ Yes ☐ No

Is this a Site Plan Application: ☐ Yes ☒ No **Note: if yes, see second page**

PART II - DETAILS OF REQUEST

Address of property listed in application: 591 Mountain Road, NW

Name of property owner: City of Albuquerque

Name of applicant: City of Albuquerque

Date, time, and place of public meeting or hearing, if applicable:

March 22, 2023 9:00AM, ZOOM <http://cabq.zoom.us/j/84123463458>

Address, phone number, or website for additional information:

email: rick.beltramo@nv5.com, phone: (505) 948-7194

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property. J-14

☒ Drawings, elevations, or other illustrations of this request.

☐ Summary of pre-submittal neighborhood meeting, if applicable.

☒ Summary of request, including explanations of deviations, variances, or waivers.

**IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO
SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO).**

**PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON
APPLICATION.**

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

(Applicant signature)

MARCH 2, 2023

(Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following: NOT APPLICABLE

- ☐ a. Location of proposed buildings and landscape areas.
- ☐ b. Access and circulation for vehicles and pedestrians.
- ☐ c. Maximum height of any proposed structures, with building elevations.
- ☐ d. For residential development: Maximum number of proposed dwelling units.
- ☐ e. For non-residential development:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: March 2, 2023

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Wells Park NA

Name of NA Representative*: Doreen McKnight

Email Address* or Mailing Address* of NA Representative¹: 1426 7th St., NW, Alb., NM 87102

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 591 Mountain Road, NW Alb., NM, 87102
Location Description Rosemont Ave. NW, from 5th Street to 6th Street
2. Property Owner* City of Albuquerque
3. Agent/Applicant* [if applicable] Rick Beltramo/ WHPacific, Inc.
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision _____ (Minor or Major)
 - ☐ Vacation ROW VACATION (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request²*:

Minor Subdivision Plat to Consolidate 18 Lots, 1 Tract into 1 Parcel, Vacate ROW,
for public park. This application is specifically for "Vacation of Rosemont Ave. ROW"

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. This application will be decided at a public meeting or hearing by*:

☐ Zoning Hearing Examiner (ZHE)

☒ Development Hearing Officer (DHO)

☐ Landmarks Commission (LC)

☐ Environmental Planning Commission (EPC)

Date/Time*: March 22nd, at 9:00 am

Location*³: Access via "ZOOM" at <https://cabq.zoom.us/j/84123463458>.

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

Contact Rick Beltramo (agent) (505) 949-7194, rick.beltramo@nv5.com

Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ J-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s)

☐ Variance(s)

☐ Waiver(s)

Explanation*:

No Exceptions Requested

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

Not Requested by Neighborhood Associations

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.*
- ☐ b. Access and circulation for vehicles and pedestrians.*
- ☐ c. Maximum height of any proposed structures, with building elevations.*
- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 0.45370 Street ROW only
2. IDO Zone District NR-PO-A
3. Overlay Zone(s) [if applicable] _____
4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] Public Street, Rosemont Ave.

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: North Valley Coalition NA [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinyurl.com/idozoningmap>

March 2, 2023

Doyle Kimbrough
North Valley Coalition
2327 Campbell Road, NW Alb., NM 87104

**Re: Wells Park Project- Request To Vacate Public Right-Of-Way
Official Public Notice**

Doyle Kimbrough,

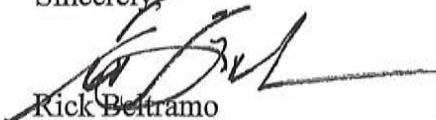
With this letter you are officially notified that the City of Albuquerque Development Hearing Officer shall conduct a Public Hearing to consider application by the City to Vacate a portion of Rosemont Ave. Right-Of-Way, from 5th Street to 6th Street. The hearing is scheduled for 9:00 am on March 22nd, 2023. The meeting will be conducted remotely via "ZOOM" at <https://cabq.zoom.us/j/84123463458>.

The City of Albuquerque plans on constructing a park on the subject site. The City currently owns the surrounding property for the park and intends to include the vacated portion of Rosemont Ave. in the park. The process to include Rosemont Ave. requires approval to vacate that portion of the road.

Included with this letter are several exhibits regarding the vacation action: 1) a zone atlas map showing the vicinity of the project, 2) exhibit showing the proposed vacation, 3) Preliminary Plat that will consolidate the property into a single 4.99-acre parcel 4) City form "Official Public Notification Form For Mailed or Electronic Mail Notice", and 5) "Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to the Property Owner".

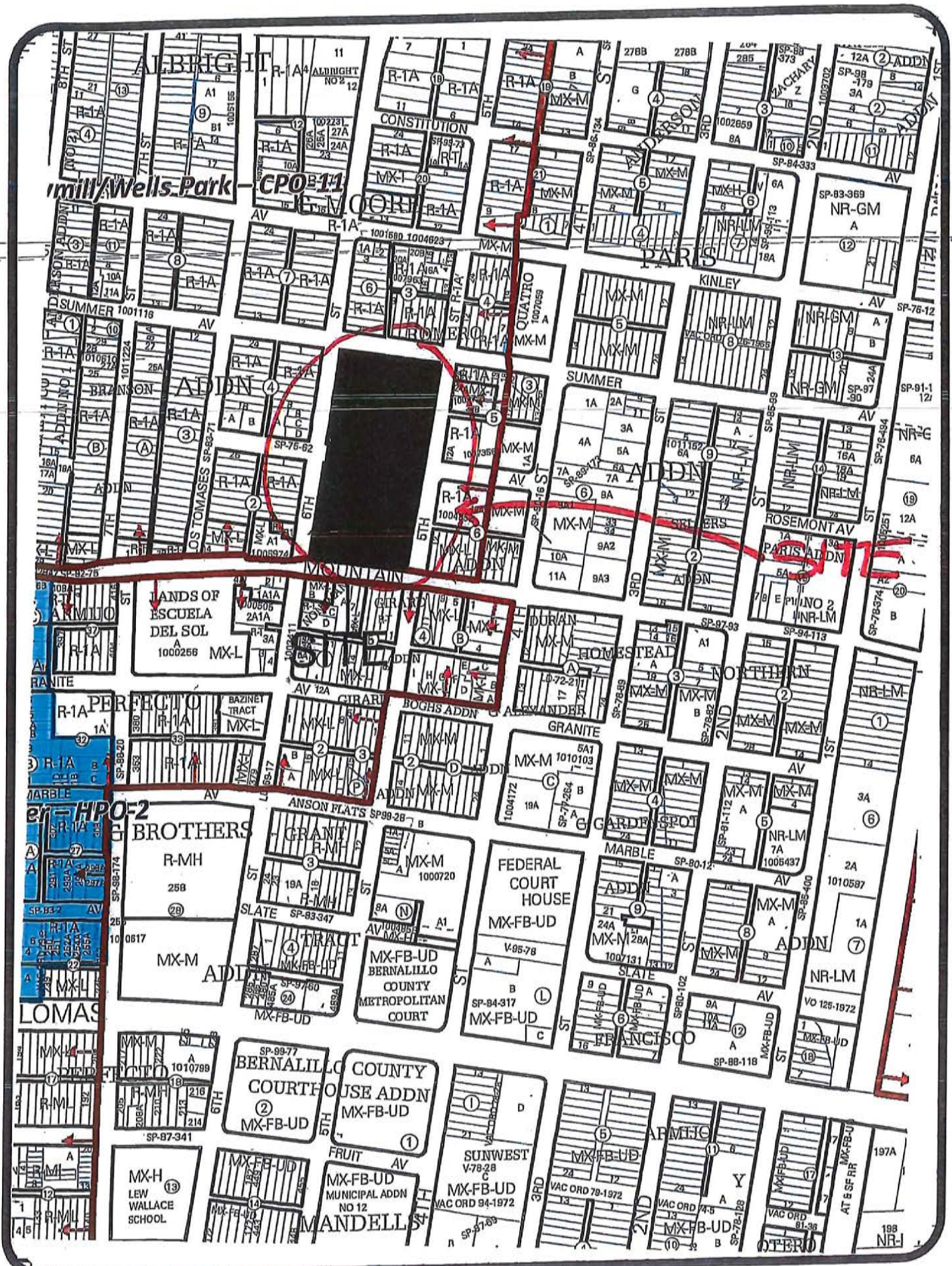
Should you have questions or need additional information you can contact me by phone, email or postal mail, anytime. You can also contact the City Planning Department.

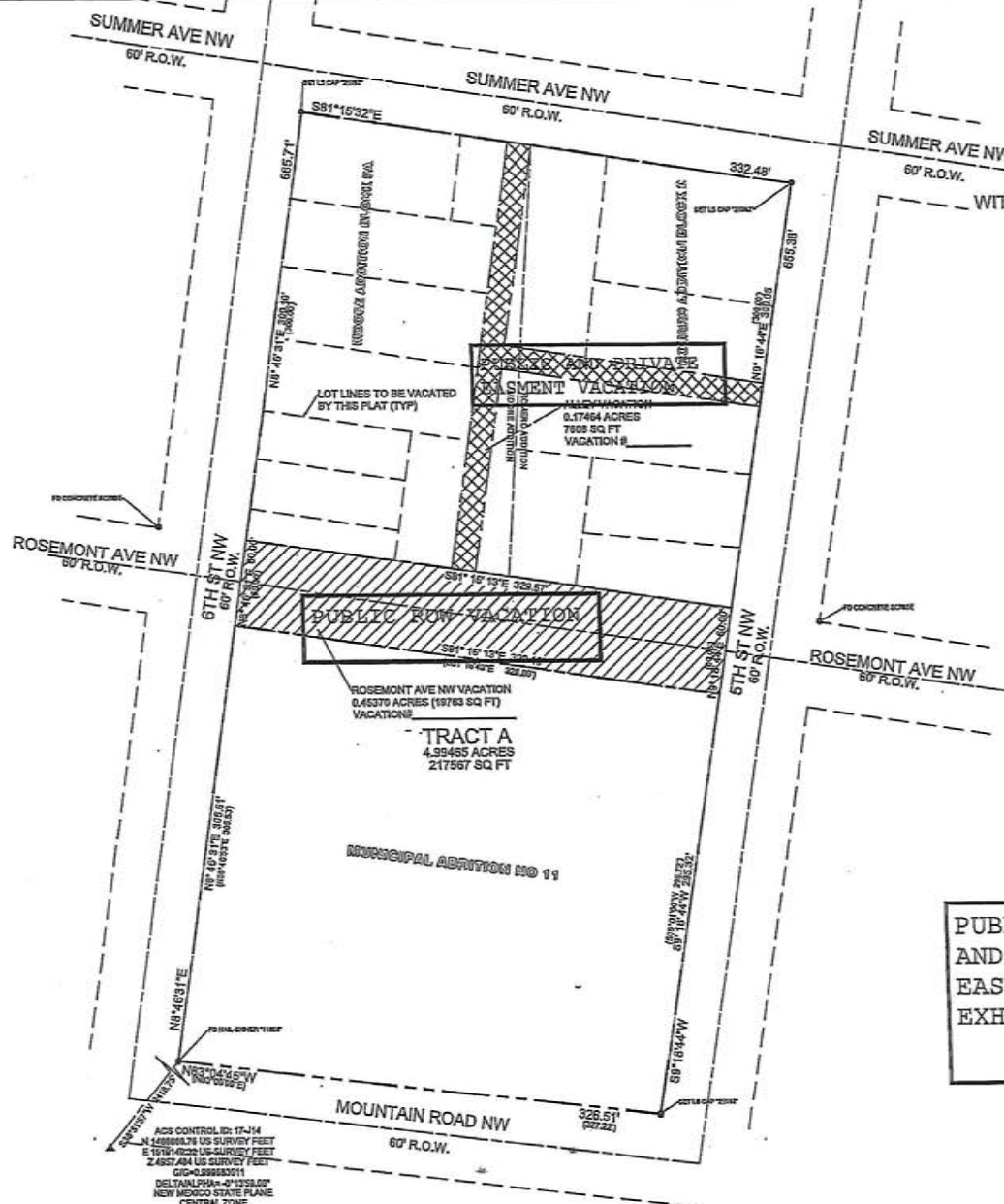
Sincerely,



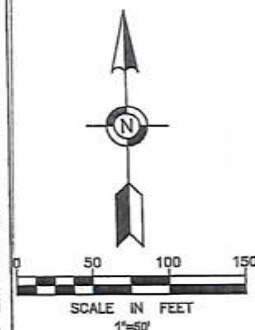
Rick Beltramo
Director of Development Services
WHPacific, Inc.

cc: Christina M. Sandoval, City of Albuquerque
Amy Bell, Groundworks Studio,
John Gallegos, CSTi, Inc.
Jonathan Pena, WHPacific, Inc.





PLAT OF
TRACT A
WELLS PARK ADDITION
BEING A REPLAT OF PORTION OF BLOCK 5
MOORE ADDITION
TOGETHER WITH A PORTION OF BLOCK 2
ROMERO ADDITION
& MUNICIPAL ADDITION NO. 11
WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2023

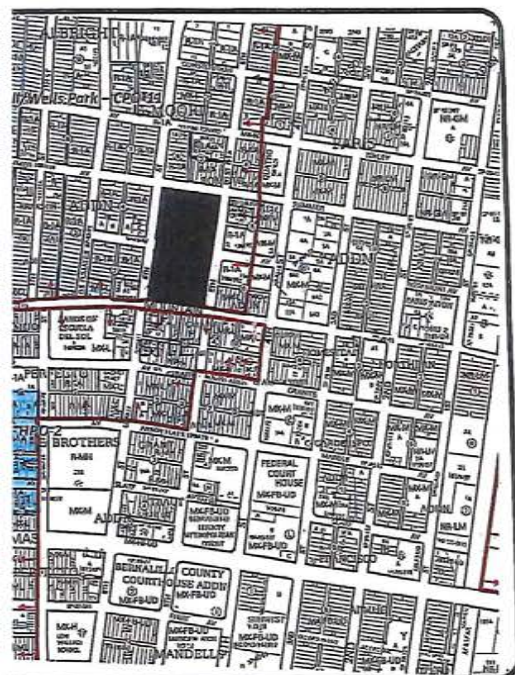


PUBLIC ROW VACATION
AND PUBLIC AND PRIVATE
EASEMENT VACATION
EXHIBIT

ACS CONTROL ID: 17-114
N 4258867.18 US SURVEY FEET
E 1976402.21 US SURVEY FEET
Z 4857.484 US SURVEY FEET
GCS-NAD83
DELTA: 0.00000000
NEW MEXICO STATE PLANE
CENTRAL ZONE
NAD 1984
NAVD 1989

CSTI

CONSTRUCTION SURVEY TECHNOLOGIES, INC
PO BOX 63395
ALBUQUERQUE, NM 87193
505-917-4821



ZONE ATLAS J-14-Z NO SCALE

PURPOSE OF PLAT:

PURPOSE OF THIS PLAT IS TO CONSOLIDATE VACATED ROSEMONT AVE NW TOGETHER WITH A VACATED ALLEY AND PORTION OF LOTS OF MOORE ADDITION AND ROMERO ADDITION TO CREATE ONE TRACT.

NOTES:

- BEARINGS ARE GRID BASED—NEW MEXICO STATE PLANE CENTRAL ZONE (NAD 83)
- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- ALL BOUNDARY CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP TAMPED "PS 21062", AND DEPICTED AS NOTED UNLESS OTHERWISE INDICATED.
- BEARINGS AND DISTANCES IN () ARE RECORD

UBDIVISION DATA:

RB#
ONE ATLAS INDEX NO. J-14-Z
DATE OF FIELD SURVEY: JULY, 2021
TOTAL NO. OF TRACTS EXISTING 18
TOTAL NO. OF LOTS CREATED 1
GROSS ACRES: 4.99465

DOCUMENTS USED:

ALBRIGHT MOORE ADDITION DOCUMENT # 1921022521
ROMERO ADDITION DOCUMENT #1884120584,
MUNICIPAL ADDITION NO 11 # 1971288420,

SOLAR COLLECTION NOTE:

PER SECTION 14-14-7 OF THE SUBDIVISION ORDINANCE

NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO NEED RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDING OR BEING ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE #: _____

BERNALILLO COUNTY TREASURER'S OFFICE:

LEGAL DESCRIPTION:

BEING A REPLAT OF PORTION OF BLOCK 5 ALBRIGHT MOORE ADDITION DOCUMENT # 1921022521 & BLOCK 2, ROMERO ADDITION DOCUMENT #1884120584, TOGETHER WITH A PORTION OF MUNICIPAL ADDITION NO 11 AS DOCUMENT # 1971288420, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M. TOWN OF ALBUQUERQUE GRANT, CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMER, AND OTHER EQUIPMENT RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

QWEST CORPORATION D.B.A. CENTURY LINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF "GRANTOR" FOR PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND TRANSFORMERS, WITHIN THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DO NOT WAIVE OR RELEASE ANY EASEMENTS OR ANY EASEMENTS RIGHTS WHICH MAY HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT

FREE CONSENT AND VACATION:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING COMPRISED OF TRACTS SHOWN HEREON AND HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED AND HEREBY VACATE ALL EASEMENTS AND VACATE ALL RIGHT OF WAY. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: _____
OWNER/DATE ALLEY AND PORTION OF RW ROSEMONT AVE NW

FREE CONSENT:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING COMPRISED OF TRACTS SHOWN HEREON AND HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: _____
OWNER/DATE
PORTION OF BLOCK 5 MOORE ADDITION,
TOGETHER WITH A PORTION OF BLOCK 2 ROMERO ADDITION

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) SS.
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2023, BY _____

NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) SS.
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2023, BY _____

NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____

PLAT OF
TRACT A
WELLS PARK ADDITION
BEING A REPLAT OF PORTION OF BLOCK 5
MOORE ADDITION
TOGETHER WITH A PORTION OF BLOCK 2
ROMERO ADDITION
& MUNICIPAL ADDITION NO. 11
WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2023

PROJECT NUMBER: _____	_____
CITY APPROVALS:	1/27/2023
CITY SURVEYOR	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
A.M.A.F.C.A.	DATE
ABGWUA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
REAL PROPERTY DIVISION	DATE
UTILITY APPROVALS:	
PNM ELECTRIC SERVICES	DATE
NEW MEXICO GAS	DATE
QWEST CORPORATION D.B.A. CENTURY LINK QC	DATE
COMCAST	DATE

SURVEYOR'S CERTIFICATE:

I, DAVID P. ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID P. ACOSTA, NMPLS NO. 21082 DATE

SHEET INDEX

PAGE 1. COVER
PAGE 2. SUBDIVISION PLAT



CONSTRUCTION SURVEY TECHNOLOGIES, INC
PO BOX 65395
ALBUQUERQUE, NM 87193
505-917-8921

[illegible]

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



FOR PUBLIC RIGHT-OF-WAY VACATION ACTION

PART I - PROCESS

Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: PUBLIC HEARING FOR RIGHT-OF-WAY VACATION

Decision-making Body: CITY COUNCIL

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☐ Yes ☒ No

Mailed Notice required: ☒ Yes ☒ No

Electronic Mail required: ☒ Yes ☐ No

Is this a Site Plan Application: ☐ Yes ☒ No **Note: if yes, see second page**

PART II - DETAILS OF REQUEST

Address of property listed in application: 591 Mountain Road, NW

Name of property owner: City of Albuquerque

Name of applicant: City of Albuquerque

Date, time, and place of public meeting or hearing, if applicable:

March 22, 2023 9:00AM, ZOOM <http://cabq.zoom.us/j/84123463458>

Address, phone number, or website for additional information:

email: rick.beltramo@nv5.com, phone: (505) 948-7194

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property. J-14

☒ Drawings, elevations, or other illustrations of this request.

☐ Summary of pre-submittal neighborhood meeting, if applicable.

☒ Summary of request, including explanations of deviations, variances, or waivers.

IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

(Applicant signature)

MARCH 2, 2023

(Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.



OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following: NOT APPLICABLE

- ☐ a. Location of proposed buildings and landscape areas.
- ☐ b. Access and circulation for vehicles and pedestrians.
- ☐ c. Maximum height of any proposed structures, with building elevations.
- ☐ d. For residential development: Maximum number of proposed dwelling units.
- ☐ e. For non-residential development:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: March 2, 2023

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: North Valley Coalition

Name of NA Representative*: Doyle Kimbrough

Email Address* or Mailing Address* of NA Representative¹: 2327 Campbell Road, NW Alb., NM 87104

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address*: 591 Mountain Road, NW Alb., NM, 87102
Location Description Rosemont Ave. NW, from 5th Street to 6th Street
2. Property Owner*: City of Albuquerque
3. Agent/Applicant* [if applicable] Rick Beltramo/ WHPacific, Inc.
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision _____ (Minor or Major)
 - ☐ Vacation ROW VACATION (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request²*:

Minor Subdivision Plat to Consolidate 18 Lots, 1 Tract into 1 Parcel, Vacate ROW,
for public park. this application is specifically for "Vacation of Rosemont Ave. ROW"

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. This application will be decided at a public meeting or hearing by*:

☐ Zoning Hearing Examiner (ZHE)

☒ Development Hearing Officer (DHO)

☐ Landmarks Commission (LC)

☐ Environmental Planning Commission (EPC)

Date/Time*: March 22nd, at 9:00 am

Location*³: Access via "ZOOM" at <https://cabq.zoom.us/j/84123463458>.

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

Contact Rick Beltramo (agent) (505) 949-7194, rick.beltramo@nv5.com

Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ J-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s)

☐ Variance(s)

☐ Waiver(s)

Explanation*:

No Exceptions Requested

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

Not Requested by Neighborhood Associations

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.*
- ☐ b. Access and circulation for vehicles and pedestrians.*
- ☐ c. Maximum height of any proposed structures, with building elevations.*
- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 0.45370 Street ROW only
2. IDO Zone District NR-PO-A
3. Overlay Zone(s) [if applicable] _____
4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] Public Street, Rosemont Ave.

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Wells Park NA [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinyurl.com/idozoningmap>

March 2, 2023

Peggy Norton
North Valley Coalition
P.O. Box 70232, Alb., NM 87197

**Re: Wells Park Project- Request To Vacate Public Right-Of-Way
Official Public Notice**

Peggy Norton,

With this letter you are officially notified that the City of Albuquerque Development Hearing Officer shall conduct a Public Hearing to consider application by the City to Vacate a portion of Rosemont Ave. Right-Of-Way, from 5th Street to 6th Street. The hearing is scheduled for 9:00 am on March 22nd, 2023. The meeting will be conducted remotely via "ZOOM" at <https://cabq.zoom.us/j/84123463458>.

The City of Albuquerque plans on constructing a park on the subject site. The City currently owns the surrounding property for the park and intends to include the vacated portion of Rosemont Ave. in the park. The process to include Rosemont Ave. requires approval to vacate that portion of the road.

Included with this letter are several exhibits regarding the vacation action: 1) a zone atlas map showing the vicinity of the project, 2) exhibit showing the proposed vacation, 3) Preliminary Plat that will consolidate the property into a single 4.99-acre parcel 4) City form "Official Public Notification Form For Mailed or Electronic Mail Notice", and 5) "Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to the Property Owner".

Should you have questions or need additional information you can contact me by phone, email or postal mail, anytime. You can also contact the City Planning Department.

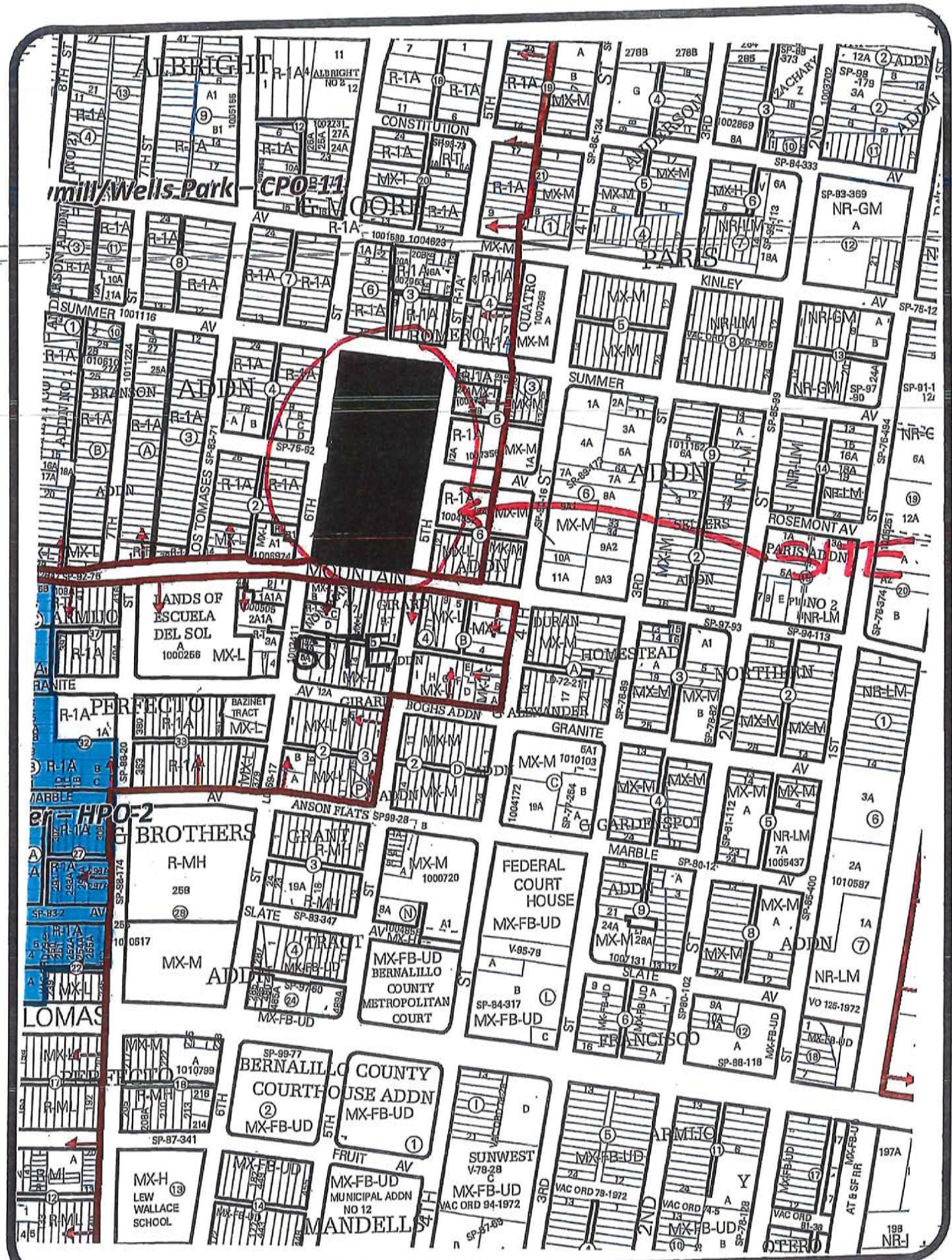
Sincerely,

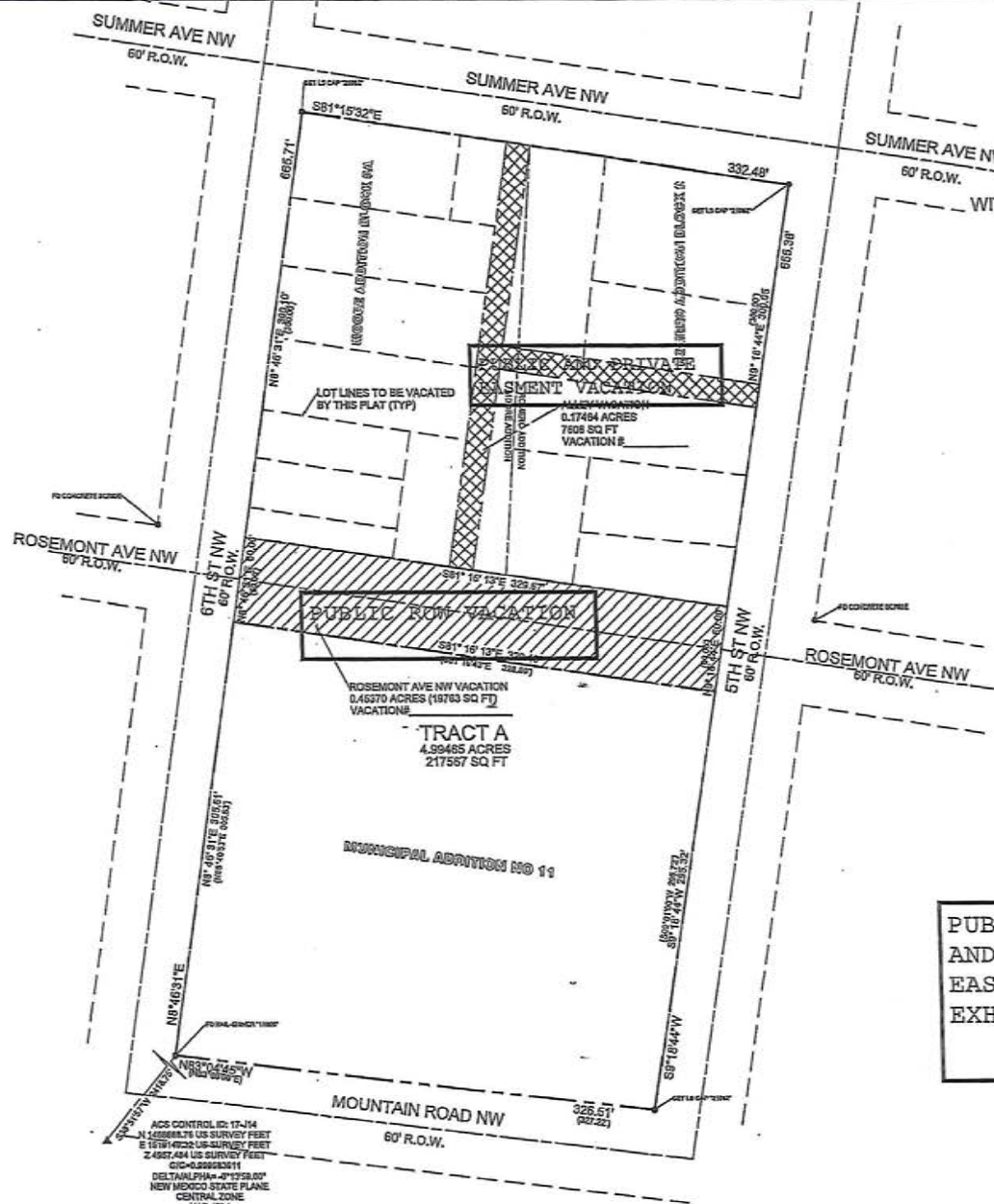


Rick Beltramo

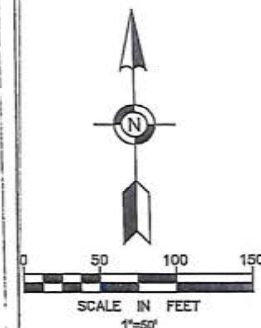
Director of Development Services
WHPacific, Inc.

cc: Christina M. Sandoval, City of Albuquerque
Amy Bell, Groundworks Studio,
John Gallegos, CSTi, Inc.
Jonathan Pena, WHPacific, Inc.





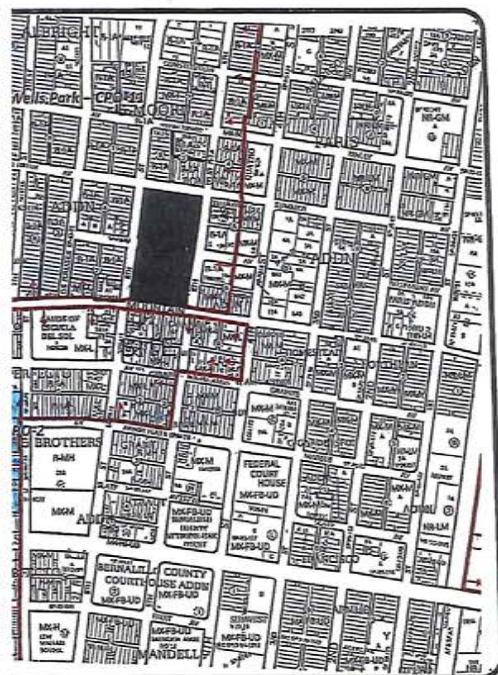
PLAT OF
TRACT A
WELLS PARK ADDITION
BEING A REPLAT OF PORTION OF BLOCK 5
MOORE ADDITION
TOGETHER WITH A PORTION OF BLOCK 2
ROMERO ADDITION
& MUNICIPAL ADDITION NO. 11
WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2023



PUBLIC ROW VACATION
AND PUBLIC AND PRIVATE
EASEMENT VACATION
EXHIBIT



CONSTRUCTION SURVEY TECHNOLOGIES, INC.
PO BOX 55395
ALBUQUERQUE, NM 87193
505-917-8921



ZONE ATLAS J-14-Z NO SCALE

USE OF PLAT:

PURPOSE OF THIS PLAT TO CONSOLIDATE VACATED ROSEMONT AVE NW
TOGETHER WITH A VACATED ALLEY AND PORTION OF LOTS OF MOORE ADDITION AND
ROMERO ADDITION TO CREATE ONE TRACT.

SS:

BOUNDARIES ARE GRID BASED—NEW MEXICO STATE PLANE CENTRAL ZONE (NAD

1. DISTANCES SHOWN ARE GROUND DISTANCES.

1. BOUNDARY CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP
W/PEP "PS 21082", AND DEPICTED AS NOTED UNLESS OTHERWISE INDICATED.

BOUNDARIES AND DISTANCES IN () ARE RECORD

DIVISION DATA:

1. ATLAS INDEX NO. J-14-Z
2. DATE OF FIELD SURVEY: JULY, 2021
3. TOTAL NO. OF TRACTS EXISTING: 18
4. TOTAL NO. OF LOTS CREATED: 1
5. TOTAL ACRES: 4.98465

DOCUMENTS USED:

1. BRIGHT MOORE ADDITION DOCUMENT # 1921022621
2. ROMERO ADDITION DOCUMENT # 1884120584,
3. MUNICIPAL ADDITION NO. 11 # 1971228420,

AR COLLECTION NOTE:

1. SECTION 14-4-4-7 OF THE SUBDIVISION ORDINANCE

PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO
3D RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR
COLLECTORS FROM BEING INSTALLED ON BUILDING OR BEING ERECTED ON THE LOTS
PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL
A CONDITION TO THE APPROVAL OF THIS PLAT.

1. IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE #: _____

BERNALILLO COUNTY TREASURER'S OFFICE:

LEGAL DESCRIPTION:

BEING A REPLAT OF PORTION OF BLOCK 5 ALBRIGHT MOORE ADDITION DOCUMENT # 1921022621 & BLOCK
2, ROMERO ADDITION DOCUMENT # 1884120584, TOGETHER WITH A PORTION OF MUNICIPAL ADDITION NO
11 AS DOCUMENT # 1971228420, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY,
WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M. TOWN OF ALBUQUERQUE GRANT, CITY OF
ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR
THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES,
TRANSFORMER, AND OTHER EQUIPMENT RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE
ELECTRICAL SERVICES.

NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES,
VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS
SERVICES.

QWEST CORPORATION D.B.A. CENTURY LINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE
OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO
PROVIDE COMMUNICATION SERVICES.

COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER
RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE,
REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED
ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, WITH THE RIGHT AND
PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF "GRANTOR" FOR PURPOSES SET
FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND
SERVICES TO CUSTOMERS OF "GRANTEE", INCLUDING SUFFICIENT WORKING SPACE FOR ELECTRICAL
TRANSFORMERS, WITHIN THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES
WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND
OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD DECKING, OR OTHER STRUCTURE SHALL BE ERECTED
OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON.
PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL
ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO
OR NEAR EASEMENTS SHOWN ON PLAT.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC),
CENTURY LINK AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON.
CONSEQUENTLY PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK
AND COMCAST DO NOT WAIVE OR RELEASE ANY EASEMENTS OR ANY EASEMENTS RIGHTS WHICH MAY
HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT
SHOWN ON THIS PLAT

FREE CONSENT AND VACATION:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING
COMPRISED OF TRACTS SHOWN HEREON AND HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY
AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE
UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S)
WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE
PARCEL(S) HEREIN DESCRIBED AND HEREBY VACATE ALL EASEMENTS AND VACATE ALL RIGHT OF WAY.
SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO
ACT.

BY:

OWNER/DATE ALLEY AND PORTION OF RW ROSEMONT AVE NW

FREE CONSENT:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING
COMPRISED OF TRACTS SHOWN HEREON AND HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY
AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE
UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S)
WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE
PARCEL(S) HEREIN DESCRIBED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT
THEY ARE SO AUTHORIZED TO ACT.

BY:

OWNER/DATE
PORTION OF BLOCK 5 MOORE ADDITION,
TOGETHER WITH A PORTION OF BLOCK 2 ROMERO ADDITION

ACKNOWLEDGMENT

STATE OF)
COUNTY OF)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF
_____, 2023, BY _____

NOTARY PUBLIC:

MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

STATE OF)
COUNTY OF)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF
_____, 2023, BY _____

NOTARY PUBLIC:

MY COMMISSION EXPIRES: _____

PLAT OF
TRACT A
WELLS PARK ADDITION
BEING A REPLAT OF PORTION OF BLOCK 5
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ROMERO ADDITION
& MUNICIPAL ADDITION NO. 11
WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2023

PROJECT NUMBER: _____

CITY APPROVALS:

Loren N. Risenhoover P.S.
CITY SURVEYOR

1/27/2023
DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION

DATE

UTILITIES DEVELOPMENT

DATE

PARKS AND RECREATION DEPARTMENT

DATE

A.M.A.F.C.A.

DATE

ABCWUA

DATE

CITY ENGINEER

DATE

DRS CHAIRPERSON, PLANNING DEPARTMENT

DATE

REAL PROPERTY DIVISION

DATE

UTILITY APPROVALS:

PNM ELECTRIC SERVICES

DATE

NEW MEXICO GAS

DATE

QWEST CORPORATION D.B.A. CENTURY LINK QC

DATE

COMCAST

DATE

SURVEYOR'S CERTIFICATE:

I, DAVID P. ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, DO HEREBY CERTIFY THAT
THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED
BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR
MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS
ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO
ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS
THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO
BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1,
2007; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID P. ACOSTA, NMPLS NO. 21082

DATE

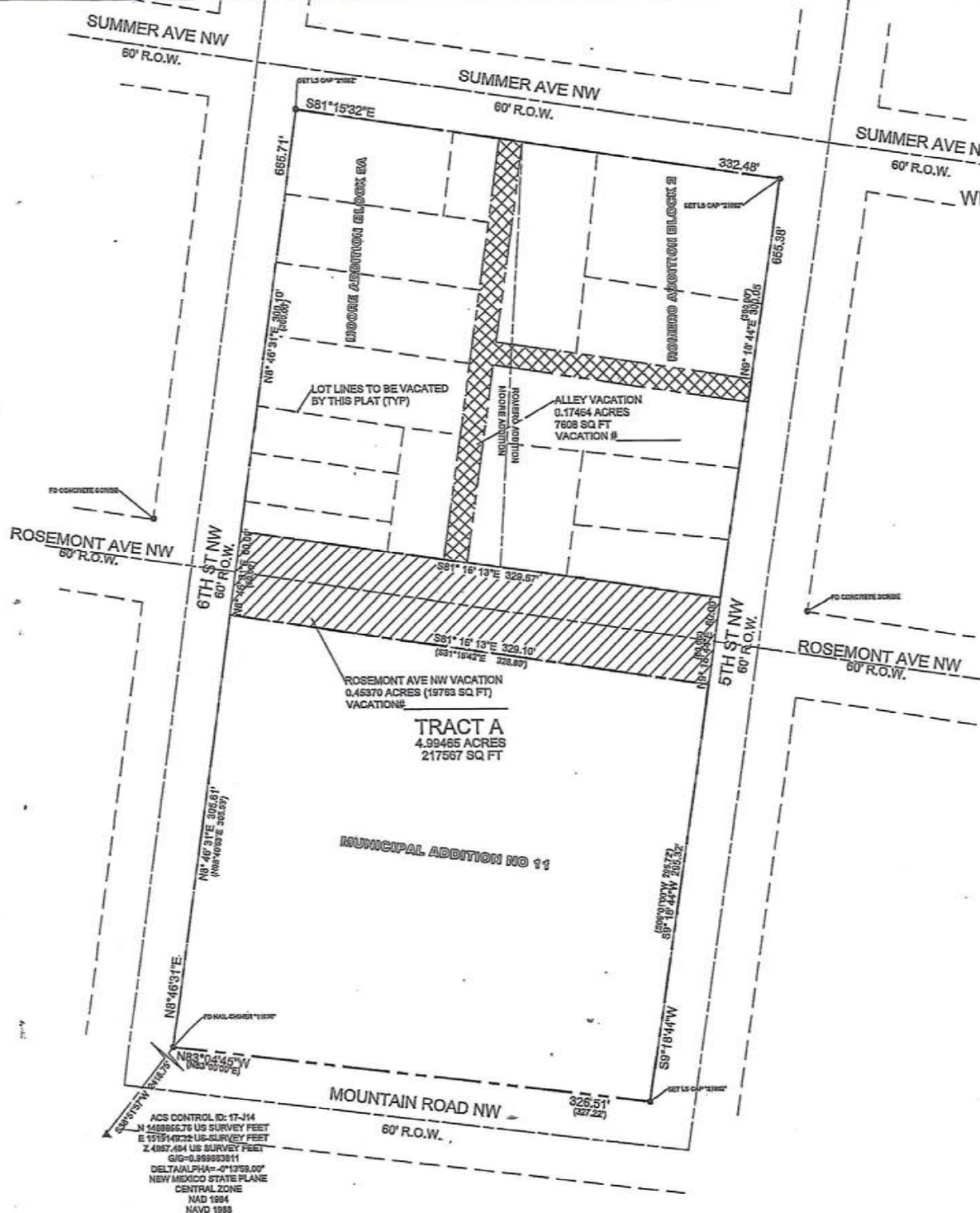
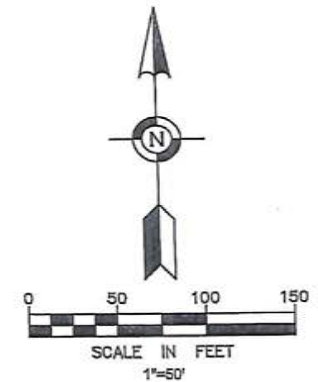
SHEET INDEX

PAGE 1, COVER
PAGE 2 SUBDIVISION PLAT



CONSTRUCTION SURVEY TECHNOLOGIES, INC.
PO BOX 55395
ALBUQUERQUE, NM 87193
505-917-8921

PLAT OF
TRACT A
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BEING A REPLAT OF PORTION OF BLOCK 5
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TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2023



CONSTRUCTION SURVEY TECHNOLOGIES, INC
PO BOX 65395
ALBUQUERQUE, NM 87193
505-917-9521



OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT



FOR PUBLIC RIGHT-OF-WAY VACATION ACTION

PART I - PROCESS

Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: PUBLIC HEARING FOR RIGHT-OF-WAY VACATION

Decision-making Body: CITY COUNCIL

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☐ Yes ☒ No

Mailed Notice required: ☒ Yes ☒ No

Electronic Mail required: ☒ Yes ☐ No

Is this a Site Plan Application: ☐ Yes ☒ No **Note: if yes, see second page**

PART II - DETAILS OF REQUEST

Address of property listed in application: 591 Mountain Road, NW

Name of property owner: City of Albuquerque

Name of applicant: City of Albuquerque

Date, time, and place of public meeting or hearing, if applicable:

March 22, 2023 9:00AM, ZOOM <http://cabq.zoom.us/j/84123463458>

Address, phone number, or website for additional information:

email: rick.beltramo@nv5.com, phone: (505) 948-7194

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property. J-14

☒ Drawings, elevations, or other illustrations of this request.

☐ Summary of pre-submittal neighborhood meeting, if applicable.

☒ Summary of request, including explanations of deviations, variances, or waivers.

**IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO
SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO).**

**PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON
APPLICATION.**

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

(Applicant signature) MARCH 2, 2023 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following: NOT APPLICABLE

- ☐ a. Location of proposed buildings and landscape areas.
- ☐ b. Access and circulation for vehicles and pedestrians.
- ☐ c. Maximum height of any proposed structures, with building elevations.
- ☐ d. For residential development: Maximum number of proposed dwelling units.
- ☐ e. For non-residential development:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: March 2, 2023

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: North Valley Coalition

Name of NA Representative*: Peggy Norton

Email Address* or Mailing Address* of NA Representative¹: P.O. Box 70232, Alb., NM 87197

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 591 Mountain Road, NW Alb., NM, 87102
Location Description Rosemont Ave. NW, from 5th Street to 6th Street
2. Property Owner* City of Albuquerque
3. Agent/Applicant* [if applicable] Rick Beltramo/ WHPacific, Inc.
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision _____ (Minor or Major)
 - ☐ Vacation ROW VACATION (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request²*:

Minor Subdivision Plat to Consolidate 18 Lots, 1 Tract into 1 Parcel, Vacate ROW,
for public park. this application is specifically for "Vacation of Rosemont Ave. ROW"

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. This application will be decided at a public meeting or hearing by*:

☐ Zoning Hearing Examiner (ZHE) ☒ Development Hearing Officer (DHO)
☐ Landmarks Commission (LC) ☐ Environmental Planning Commission (EPC)

Date/Time*: March 22nd, at 9:00 am

Location*³: Access via "ZOOM" at <https://cabq.zoom.us/j/84123463458>.

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

Contact Rick Beltramo (agent) (505) 949-7194, rick.beltramo@nv5.com

Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ J-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:
- ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation*:

No Exceptions

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

Not Requested by Neighborhood Associations

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.*
- ☐ b. Access and circulation for vehicles and pedestrians.*
- ☐ c. Maximum height of any proposed structures, with building elevations.*
- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 0.45370 Street ROW only
2. IDO Zone District NR-PO-A
3. Overlay Zone(s) [if applicable] _____
4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] Public Street, Rosemont Ave.

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Wells Park NA [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinyurl.com/idozoningmap>

March 2, 2023

Mike Prando
Wells Park NA
611 Bellamah, NW Alb., NM 87102

**Re: Wells Park Project- Request To Vacate Public Right-Of-Way
Official Public Notice**

Mike Prando,

With this letter you are officially notified that the City of Albuquerque Development Hearing Officer shall conduct a Public Hearing to consider application by the City to Vacate a portion of Rosemont Ave. Right-Of-Way, from 5th Street to 6th Street. The hearing is scheduled for 9:00 am on March 22nd, 2023. The meeting will be conducted remotely via "ZOOM" at <https://cabq.zoom.us/j/84123463458>.

The City of Albuquerque plans on constructing a park on the subject site. The City currently owns the surrounding property for the park and intends to include the vacated portion of Rosemont Ave. in the park. The process to include Rosemont Ave. requires approval to vacate that portion of the road.

Included with this letter are several exhibits regarding the vacation action: 1) a zone atlas map showing the vicinity of the project, 2) exhibit showing the proposed vacation, 3) Preliminary Plat that will consolidate the property into a single 4.99-acre parcel 4) City form "Official Public Notification Form For Mailed or Electronic Mail Notice", and 5) "Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to the Property Owner".

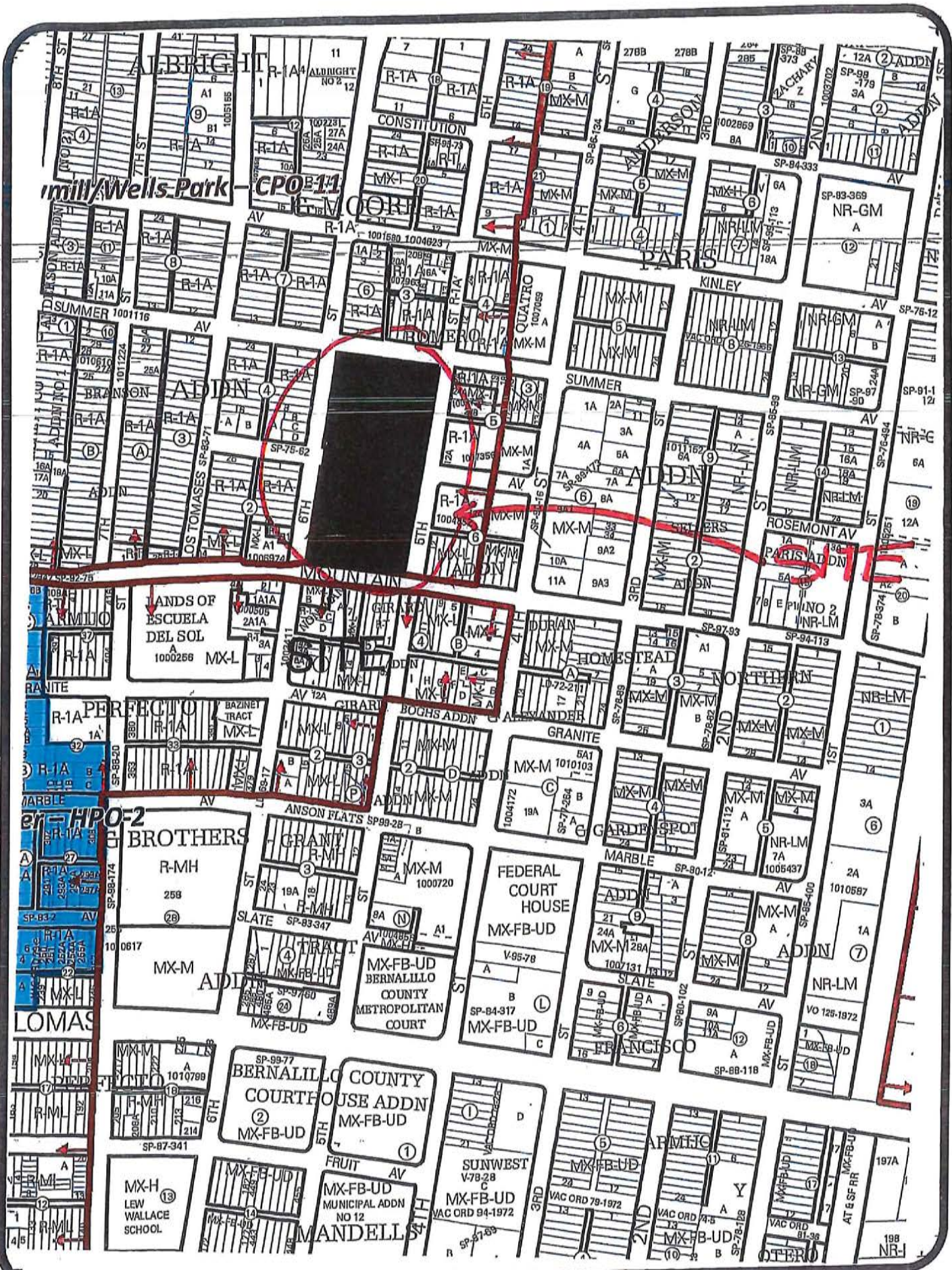
Should you have questions or need additional information you can contact me by phone, email or postal mail, anytime. You can also contact the City Planning Department.

Sincerely,



Rick Beltramo
Director of Development Services
WHPacific, Inc.

cc: Christina M. Sandoval, City of Albuquerque
Amy Bell, Groundworks Studio,
John Gallegos, CSTi, Inc.
Jonathan Pena, WHPacific, Inc.



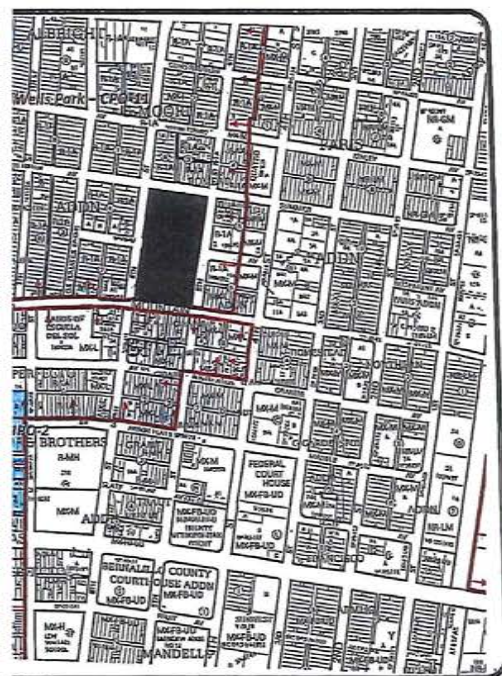
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TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2023



PUBLIC ROW VACATION
AND PUBLIC AND PRIVATE
EASEMENT VACATION
EXHIBIT



CONSTRUCTION SURVEY TECHNOLOGIES, INC
PO BOX 63365
ALBUQUERQUE, NM 87193
505-917-5221



ZONE ATLAS J-14-Z NO SCALE

USE OF PLAT:

PURPOSE OF THIS PLAT TO TO CONSOLIDATE VACATED ROSEMONT AVE NW WITH A VACATED ALLEY AND PORTION OF LOTS OF MOORE ADDITION AND BLOOM ADDITION TO CREATE ONE TRACT.

ES:

BEARINGS ARE GRID BASED—NEW MEXICO STATE PLANE CENTRAL ZONE (NAD 83)

ALL DISTANCES SHOWN ARE GROUND DISTANCES.

ALL BOUNDARY CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP IMPRINTED "PS 21082", AND DEPICTED AS NOTED UNLESS OTHERWISE INDICATED.

BEARINGS AND DISTANCES IN () ARE RECORD

DIVISION DATA:

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COMMENTS USED:

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LEGAL COLLECTION NOTE:

SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE

PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO
ED RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR
COLLECTORS FROM BEING INSTALLED ON BUILDING OR BEING ERRECTED ON THE LOTS
PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL
A CONDITION TO THE APPROVAL OF THIS PLAT.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE #: _____

BERNALILLO COUNTY TREASURY'S OFFICE:

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BEING A REPLAT OF PORTION OF BLOCK 5 ALBRIGHT MOORE ADDITION DOCUMENT # 1921022621 & BLOCK 2, ROMERO ADDITION DOCUMENT #1884120584, TOGETHER WITH A PORTION OF MUNICIPAL ADDITION NO 11 AS DOCUMENT # 1971289420, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M. TOWN OF ALBUQUERQUE GRANT, CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMER, AND OTHER EQUIPMENT RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

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BY:

OWNER/DATE
PORTION OF BLOCK 5 MOORE ADDITION,
TOGETHER WITH A PORTION OF BLOCK 2 ROMERO ADDITION

ACKNOWLEDGMENT

STATE OF)
COUNTY OF)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2023, BY _____

NOTARY PUBLIC:

MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

STATE OF)
COUNTY OF)

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NOTARY PUBLIC:

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PLAT OF
TRACT A
WELLS PARK ADDITION
BEING A REPLAT OF PORTION OF BLOCK 5
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TOGETHER WITH A PORTION OF BLOCK 2
ROMERO ADDITION
& MUNICIPAL ADDITION NO. 11
WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2023

PROJECT NUMBER:

CITY APPROVALS:

Lozan D. Rianchover P.S.
CITY SURVEYOR

1/27/2023
DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION

DATE

UTILITIES DEVELOPMENT

DATE

PARKS AND RECREATION DEPARTMENT

DATE

A.M.A.F.C.A.

DATE

ABCWUA

DATE

CITY ENGINEER

DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT

DATE

REAL PROPERTY DIVISION

DATE

UTILITY APPROVALS:

PNM ELECTRIC SERVICES

DATE

NEW MEXICO GAS

DATE

QWEST CORPORATION D.B.A. CENTURY LINK QC

DATE

COMCAST

DATE

SURVEYOR'S CERTIFICATE:

I, DAVID P. ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID P. ACOSTA, NMPLS NO. 21082

DATE

SHEET INDEX

PAGE 1. COVER
PAGE 2. SUBDIVISION PLAT



CONSTRUCTION SURVEY TECHNOLOGIES, INC.
PO BOX 65395
ALBUQUERQUE, NM 87195
505-917-8921

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



FOR PUBLIC RIGHT-OF-WAY VACATION ACTION

PART I - PROCESS

Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: PUBLIC HEARING FOR RIGHT-OF-WAY VACATION

Decision-making Body: CITY COUNCIL

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☐ Yes ☒ No

Mailed Notice required: ☒ Yes ☒ No

Electronic Mail required: ☒ Yes ☐ No

Is this a Site Plan Application: ☐ Yes ☒ No **Note: if yes, see second page**

PART II - DETAILS OF REQUEST

Address of property listed in application: 591 Mountain Road, NW

Name of property owner: City of Albuquerque

Name of applicant: City of Albuquerque

Date, time, and place of public meeting or hearing, if applicable:

March 22, 2023 9:00AM, ZOOM <http://cabq.zoom.us/j/84123463458>

Address, phone number, or website for additional information:

email: rick.beltramo@nv5.com, phone: (505) 948-7194

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property. J-14

☒ Drawings, elevations, or other illustrations of this request.

☐ Summary of pre-submittal neighborhood meeting, if applicable.

☒ Summary of request, including explanations of deviations, variances, or waivers.

**IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO
SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO).**

**PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON
APPLICATION.**

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

 (Applicant signature) MARCH 2, 2023 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following: NOT APPLICABLE

- ☐ a. Location of proposed buildings and landscape areas.
- ☐ b. Access and circulation for vehicles and pedestrians.
- ☐ c. Maximum height of any proposed structures, with building elevations.
- ☐ d. For residential development: Maximum number of proposed dwelling units.
- ☐ e. For non-residential development:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: March 2, 2023

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Neighborhood Association (NA)*: Wells Park NA

Name of NA Representative*: Mike Prando

Email Address* or Mailing Address* of NA Representative¹: 611 Bellamah, NW Alb., NM 87102

Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 591 Mountain Road, NW Alb., NM, 87102
Location Description Rosemont Ave. NW, from 5th Street to 6th Street
2. Property Owner* City of Albuquerque
3. Agent/Applicant* [if applicable] Rick Beltramo/ WHPacific, Inc.
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision _____ (Minor or Major)
 - ☐ Vacation ROW VACATION _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request²*:

Minor Subdivision Plat to Consolidate 18 Lots, 1 Tract into 1 Parcel, Vacate ROW,
for public park. This application is specifically for "Vacation of Rosemont Ave. ROW"

¹ Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. This application will be decided at a public meeting or hearing by*:

☐ Zoning Hearing Examiner (ZHE)

☒ Development Hearing Officer (DHO)

☐ Landmarks Commission (LC)

☐ Environmental Planning Commission (EPC)

Date/Time*: March 22nd, at 9:00 am

Location*³: Access via "ZOOM" at <https://cabq.zoom.us/j/84123463458>.

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

Contact Rick Beltramo (agent) (505) 949-7194, rick.beltramo@nv5.com

Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ J-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s)

☐ Variance(s)

☐ Waiver(s)

Explanation*:

No Exceptions Requested

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

Not Requested by Neighborhood Associations

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.*
- ☐ b. Access and circulation for vehicles and pedestrians.*
- ☐ c. Maximum height of any proposed structures, with building elevations.*
- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 0.45370 Street ROW only
2. IDO Zone District NR-PO-A
3. Overlay Zone(s) [if applicable] _____
4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] Public Street, Rosemont Ave.

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

CC: North Valley Coalition NA [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinyurl.com/idozoningmap>

March 2, 2023

Zoning Committee
Downtown Neighborhoods Association
400 Romero Street, NW Alb., NM 87104

**Re: Wells Park Project- Request To Vacate Public Right-Of-Way
Official Public Notice**

Zoning Committee,

With this letter you are officially notified that the City of Albuquerque Development Hearing Officer shall conduct a Public Hearing to consider application by the City to Vacate a portion of Rosemont Ave. Right-Of-Way, from 5th Street to 6th Street. The hearing is scheduled for 9:00 am on March 22nd, 2023. The meeting will be conducted remotely via "ZOOM" at <https://cabq.zoom.us/j/84123463458>.

The City of Albuquerque plans on constructing a park on the subject site. The City currently owns the surrounding property for the park and intends to include the vacated portion of Rosemont Ave. in the park. The process to include Rosemont Ave. requires approval to vacate that portion of the road.

Included with this letter are several exhibits regarding the vacation action: 1) a zone atlas map showing the vicinity of the project, 2) exhibit showing the proposed vacation, 3) Preliminary Plat that will consolidate the property into a single 4.99-acre parcel 4) City form "Official Public Notification Form For Mailed or Electronic Mail Notice", and 5) "Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to the Property Owner".

Should you have questions or need additional information you can contact me by phone, email or postal mail, anytime. You can also contact the City Planning Department.

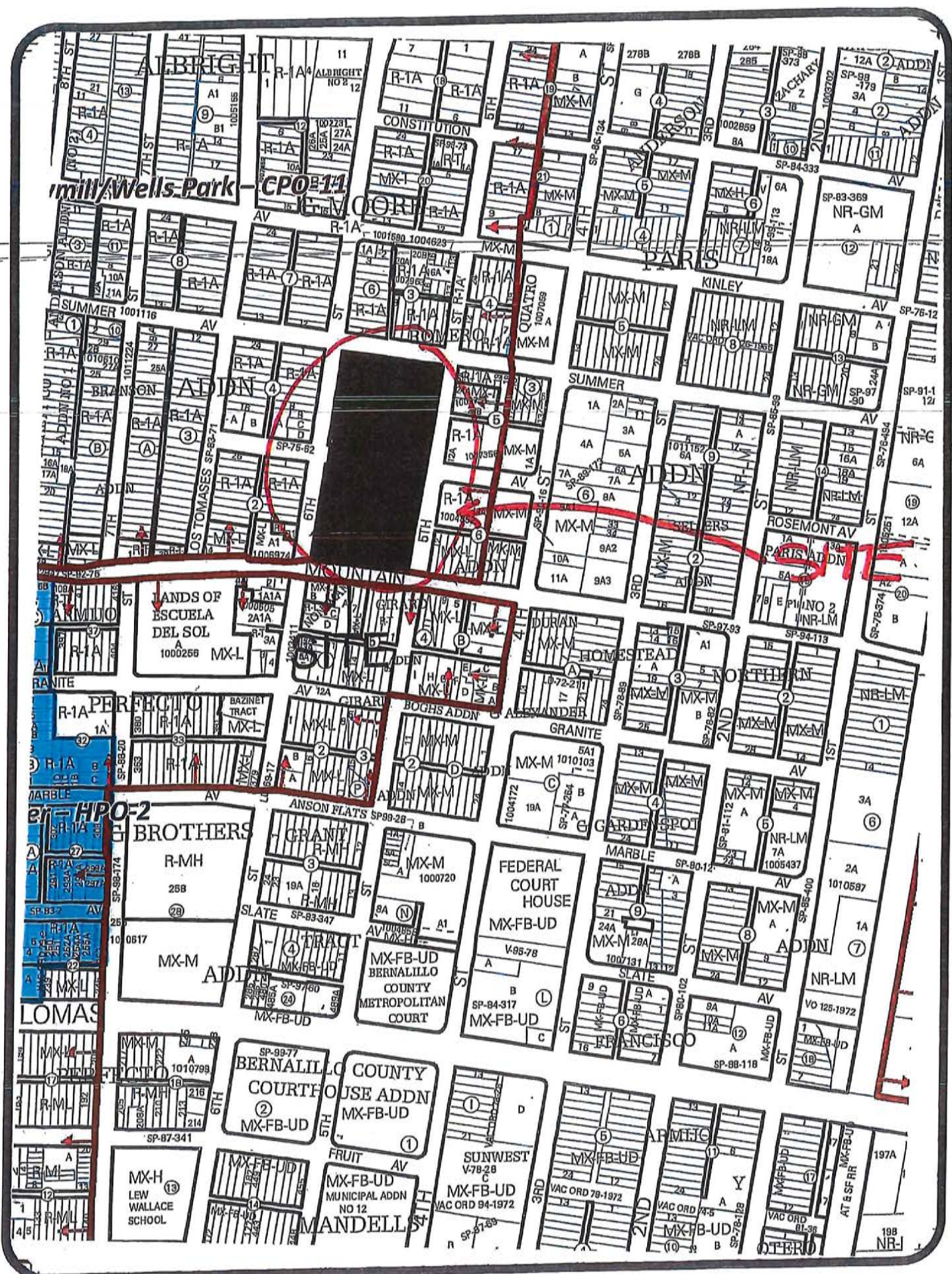
Sincerely,



Rick Beltramo

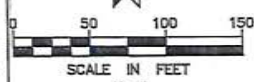
Director of Development Services
WHPacific, Inc.

cc: Christina M. Sandoval, City of Albuquerque
Amy Bell, Groundworks Studio,
John Gallegos, CSTi, Inc.
Jonathan Pena, WHPacific, Inc.



PLAT OF
TRACT A
S PARK ADDITION

- WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M.
 TOWN OF ALBUQUERQUE GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY 2023



PUBLIC ROW VACTION
AND PUBLIC AND PRIVATE
EASEMENT VACTION
EXHIBIT

CONSTRUCTION SURVEY TECHNOLOGIES, INC
PO BOX 65395
ALBUQUERQUE, NM 87193
505-817-8921

CONSTRUCTION SURVEY TECHNOLOGIES, INC
PO BOX 65395
ALBUQUERQUE, NM 87193
505-817-8921

SUMMER AVE NW
60' R.O.W.

SUMMER AVE NW
60' R.O.W.

SUMMER AVE NW
60' R.O.W.

ROSEMONT AVE NW
60' R.O.W.

6TH ST NW
60' R/O.W.

ROSEMONT AVE NW
60° R.O.W.

~~PUBLIC ROW VACATION~~

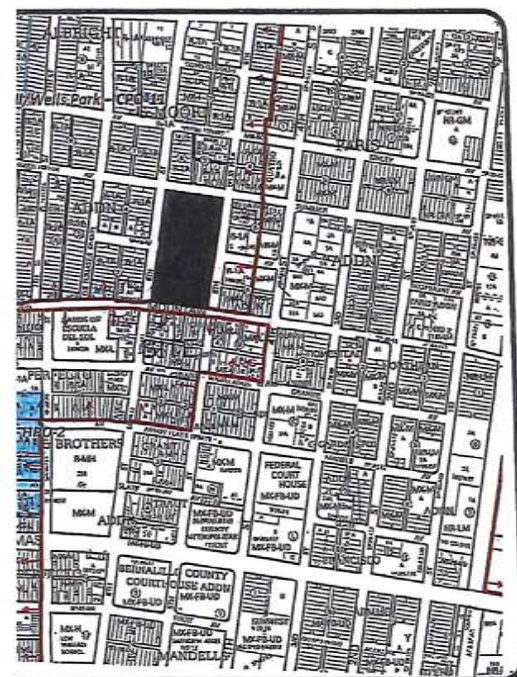
ROSEMONT AVE NW VACATION
0.45370 ACRES (19763 SQ FT)
VACATION#

TRACT A
4.99465 ACRES
217567 SQ. FT.

MUNICIPAL ABSTENTION NO 11

MOUNTAIN ROAD NW
60' R.O.W.

ACS CONTROL ID: 17-J14
1408006.75 US SURVEY FEET
1518140.22 US SURVEY FEET
Z 4957.484 US SURVEY FEET
G/G=0.899033511
DELTA ALPHA=-0°13'58.00"
NEW MEXICO STATE PLANE
CENTRAL ZONE
NAD 1984
NAVD 1985



ZONE ATLAS J-14-Z NO SCALE

PURPOSE OF PLAT:

PURPOSE OF THIS PLAT IS TO CONSOLIDATE VACATED ROSEMONT AVE NW TOGETHER WITH A VACATED ALLEY AND PORTION OF LOTS OF MOORE ADDITION AND MERO ADDITION TO CREATE ONE TRACT.

NOTES:

BEARINGS ARE GRID BASED—NEW MEXICO STATE PLANE CENTRAL ZONE (NAD 83)

ALL DISTANCES SHOWN ARE GROUND DISTANCES.

ALL BOUNDARY CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP TAMPED "PS 21082", AND DEPICTED AS NOTED UNLESS OTHERWISE INDICATED.

BEARINGS AND DISTANCES IN () ARE RECORD

SUBDIVISION DATA:

RB#
ONE ATLAS INDEX NO. J-14-Z
DATE OF FIELD SURVEY: JULY, 2021
TOTAL NO. OF TRACTS EXISTING 18
TOTAL NO. OF LOTS CREATED 1
GROSS ACRES: 4.99465

DOCUMENTS USED:

ALBRIGHT MOORE ADDITION DOCUMENT # 1921022621
ROMERO ADDITION DOCUMENT #1884120584,
MUNICIPAL ADDITION NO 11 # 1971289420,

SOLAR COLLECTION NOTE:

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE

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BY: _____
OWNER/DATE ALLEY AND PORTION OF RW ROSEMONT AVE NW

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OWNER/DATE
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TOGETHER WITH A PORTION OF BLOCK 2 ROMERO ADDITION

ACKNOWLEDGMENT

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COUNTY OF _____)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2023, BY _____

NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

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NOTARY PUBLIC: _____
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PLAT OF
TRACT A
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ROMERO ADDITION
& MUNICIPAL ADDITION NO. 11
WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2023

PROJECT NUMBER: _____
CITY APPROVALS: _____
CITY SURVEYOR: Loren A. Rishboone, P.S. 1/27/2023
DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE

UTILITIES DEVELOPMENT _____ DATE

PARKS AND RECREATION DEPARTMENT _____ DATE

A.M.A.F.C.A. _____ DATE

ABCWUA _____ DATE

CITY ENGINEER _____ DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE

REAL PROPERTY DIVISION _____ DATE

UTILITY APPROVALS:

PNM ELECTRIC SERVICES _____ DATE

NEW MEXICO GAS _____ DATE

QWEST CORPORATION D.B.A. CENTURY LINK QC _____ DATE

COMCAST _____ DATE

SURVEYOR'S CERTIFICATE:

I, DAVID P. ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID P. ACOSTA, NMPLS NO. 21082 _____ DATE

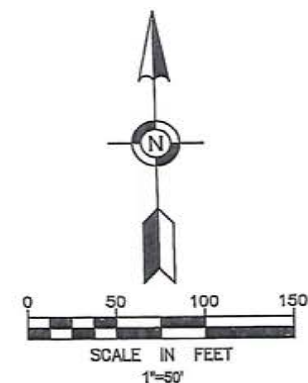
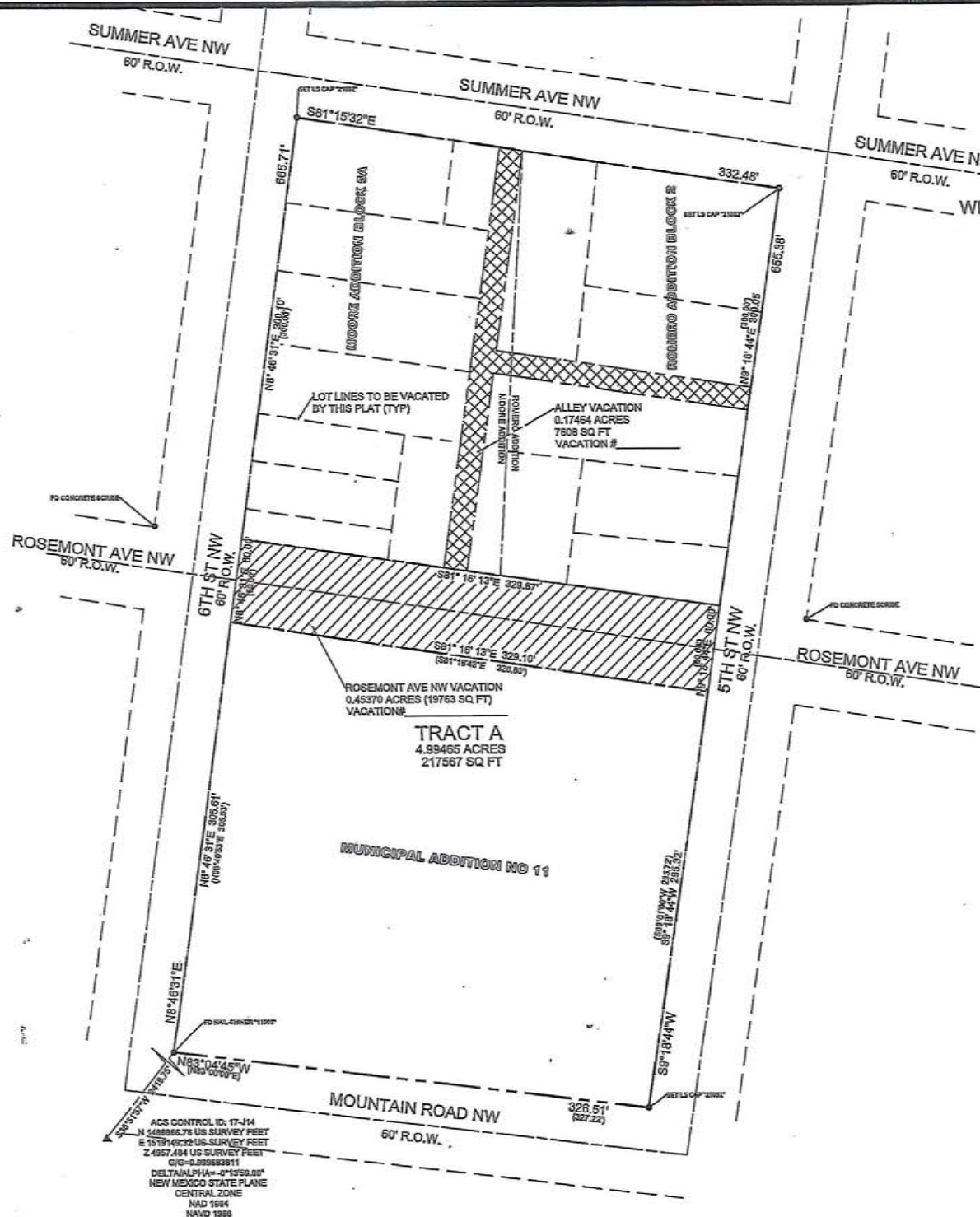
SHEET INDEX

PAGE 1. COVER
PAGE 2 SUBDIVISION PLAT



CONSTRUCTION SURVEY TECHNOLOGIES, INC.
PO BOX 65395
ALBUQUERQUE, NM 87193
505-917-8921

BEING A REPLAT OF PORTION OF BLOCK 5
MOORE ADDITION
TOGETHER WITH A PORTION OF BLOCK 2
ROMERO ADDITION
& MUNICIPAL ADDITION NO. 11
IN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2023





OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
FOR PUBLIC RIGHT-OF-WAY VACATION ACTION



PART I - PROCESS

Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: PUBLIC HEARING FOR RIGHT-OF-WAY VACATION

Decision-making Body: CITY COUNCIL

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☐ Yes ☒ No

Mailed Notice required: ☒ Yes ☒ No

Electronic Mail required: ☒ Yes ☐ No

Is this a Site Plan Application: ☐ Yes ☒ No **Note: if yes, see second page**

PART II - DETAILS OF REQUEST

Address of property listed in application: 591 Mountain Road, NW

Name of property owner: City of Albuquerque

Name of applicant: City of Albuquerque

Date, time, and place of public meeting or hearing, if applicable:

March 22, 2023 9:00AM, ZOOM <http://cabq.zoom.us/j/84123463458>

Address, phone number, or website for additional information:

email: rick.beltramo@nv5.com, phone: (505) 948-7194

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property. J-14

☒ Drawings, elevations, or other illustrations of this request.

☐ Summary of pre-submittal neighborhood meeting, if applicable.

☒ Summary of request, including explanations of deviations, variances, or waivers.

IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO).

PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

(Applicant signature) MARCH 2, 2023 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.



OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following: NOT APPLICABLE

- ☐ a. Location of proposed buildings and landscape areas.
- ☐ b. Access and circulation for vehicles and pedestrians.
- ☐ c. Maximum height of any proposed structures, with building elevations.
- ☐ d. For residential development: Maximum number of proposed dwelling units.
- ☐ e. For non-residential development:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: March 2, 2023

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Downtown Neighborhood Association

Name of NA Representative*: Zoning Committee

Email Address* or Mailing Address* of NA Representative¹: 400 Romero Street, NW Alb., NM 87104

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address*: 591 Mountain Road, NW Alb., NM, 87102
Location Description Rosemont Ave. NW, from 5th Street to 6th Street
2. Property Owner*: City of Albuquerque
3. Agent/Applicant* [if applicable] Rick Beltramo/ WHPacific, Inc.
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision _____ (Minor or Major)
 - ☐ Vacation ROW VACATION _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request²*:

Minor Subdivision Plat to Consolidate 18 Lots, 1 Tract into 1 Parcel, Vacate ROW,
for public park. This application is specifically for "Vacation of Rosemont Ave. ROW"

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. This application will be decided at a public meeting or hearing by*:

☐ Zoning Hearing Examiner (ZHE)

☒ Development Hearing Officer (DHO)

☐ Landmarks Commission (LC)

☐ Environmental Planning Commission (EPC)

Date/Time*: March 22nd, at 9:00 am

Location*³: Access via "ZOOM" at <https://cabq.zoom.us/j/84123463458>.

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

Contact Rick Beltramo (agent) (505) 949-7194, rick.beltramo@nv5.com

Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ J-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s)

☐ Variance(s)

☐ Waiver(s)

Explanation*:

No Exceptions requested

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

Not Requested by Neighborhood Associations

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.*
- ☐ b. Access and circulation for vehicles and pedestrians.*
- ☐ c. Maximum height of any proposed structures, with building elevations.*
- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 0.45370 Street ROW only
 2. IDO Zone District NR-PO-A
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] Public Street, Rosemont Ave.

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: North Valley Coalition NA [Other Neighborhood Associations, if any]
Wells Park NA

⁶ Available here: <https://tinyurl.com/idozoningmap>

NV5

NAME OF PROJECT / CALCULATION

SHEET NO.

OF

COMPUTED BY:

CHECKED BY:

JOB/TASK NO.

DATE:

IDENTIFY/ADDRESS
THESE ELEMENTS

1.0 SUBJECT

2.0 PURPOSE

3.0 REFERENCES

4.0 ASSUMPTIONS

5.0 CRITERIA / REQUIREMENTS

6.0 SKETCHES

7.0 CALCULATIONS

8.0 CONCLUSIONS

9.0 ATTACHMENTS

REVISION #

SUPERSEDES CALC TITLE

CHECKED BY:

DATED:

MAILED NOTICE TO 100 FT. OWNERS

March 2, 2023

William J. Magee
8 ESCENA DR.
TIJERAS NM 87059-7622
[Owner of Lot at 1209 6th St. Alb., NM 87102]

**Re: Wells Park Project- Request To Vacate Public Right-Of-Way
Official Public Notice**

William J. Magee,

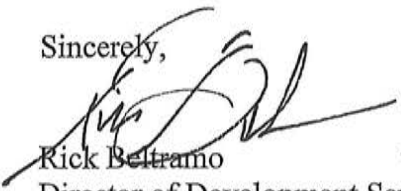
With this letter you are officially notified that the City of Albuquerque Development Hearing Officer shall conduct a Public Hearing to consider application by the City to Vacate a portion of Rosemont Ave. Right-Of-Way, from 5th Street to 6th Street. The hearing is scheduled for 9:00 am on March 22nd, 2023. The meeting will be conducted remotely via "ZOOM" at <https://cabq.zoom.us/j/84123463458>.

The City of Albuquerque plans on constructing a park on the subject site. The City currently owns the surrounding property for the park and intends to include the vacated portion of Rosemont Ave. in the park. The process to include Rosemont Ave. requires approval to vacate that portion of the road.

Included with this letter are several exhibits regarding the vacation action: 1) a zone atlas map showing the vicinity of the project, 2) exhibit showing the proposed vacation, 3) Preliminary Plat that will consolidate the property into a single 4.99-acre parcel 4) City form "Official Public Notification Form For Mailed or Electronic Mail Notice", and 5) "Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to the Property Owner".

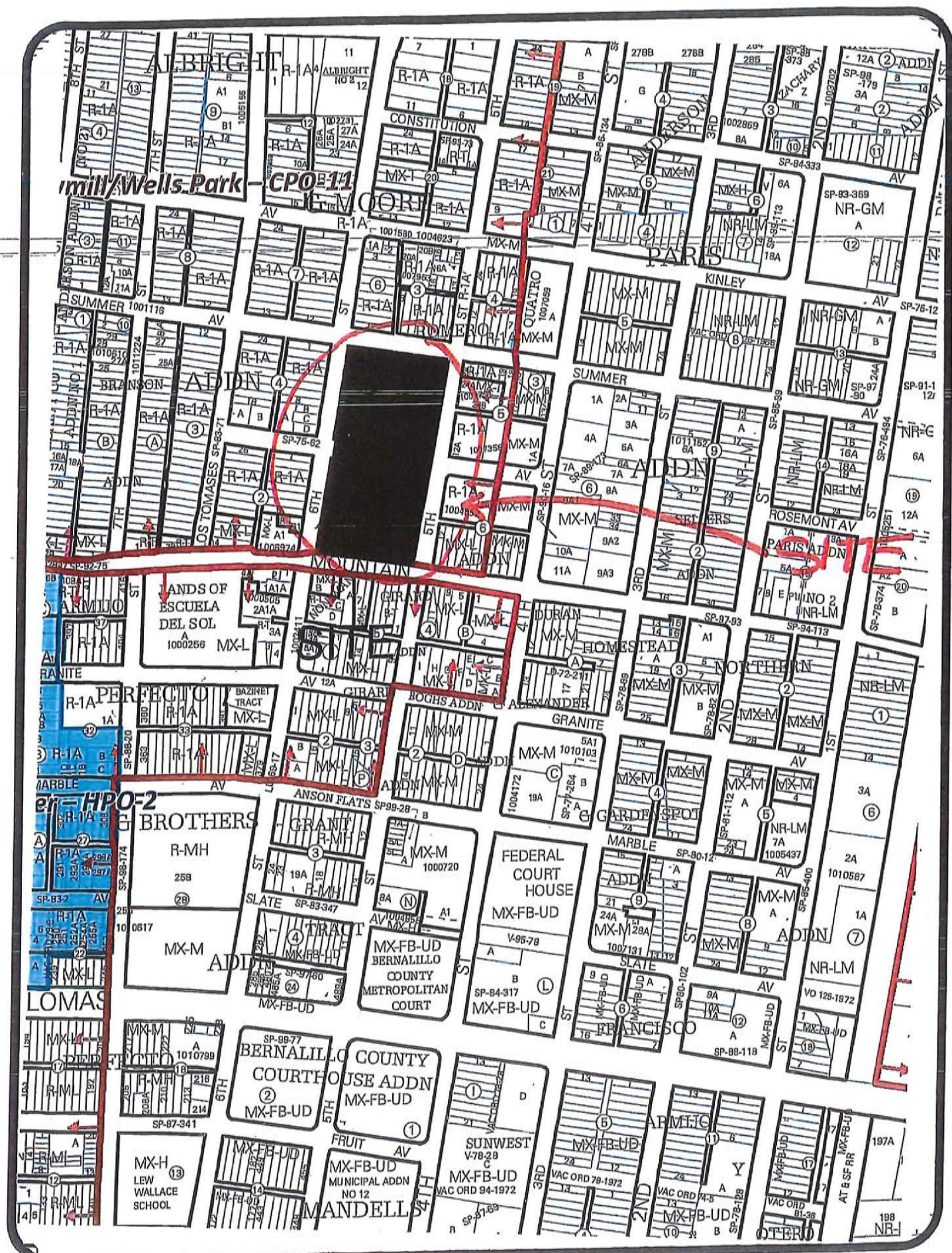
Should you have questions or need additional information you can contact me by phone, email or postal mail, anytime. You can also contact the City Planning Department.

Sincerely,

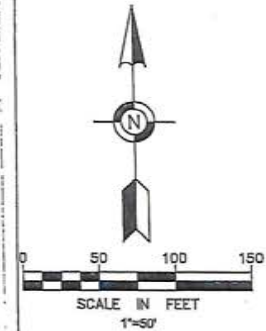
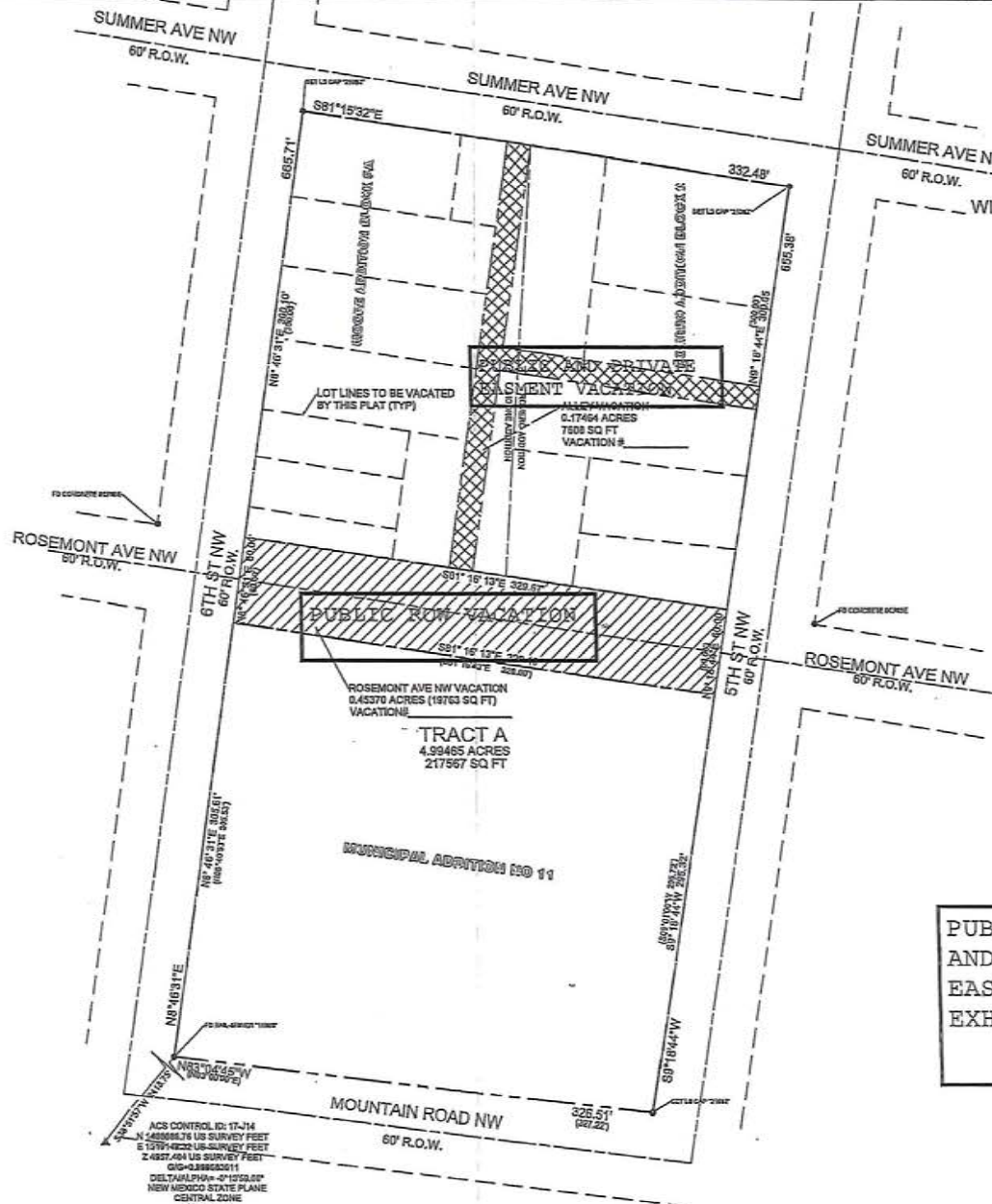


Rick Beltramo
Director of Development Services
WHPacific, Inc.

cc: Christina M. Sandoval, City of Albuquerque
Amy Bell, Groundworks Studio,
John Gallegos, CSTi, Inc.
Jonathan Pena, WHPacific, Inc.



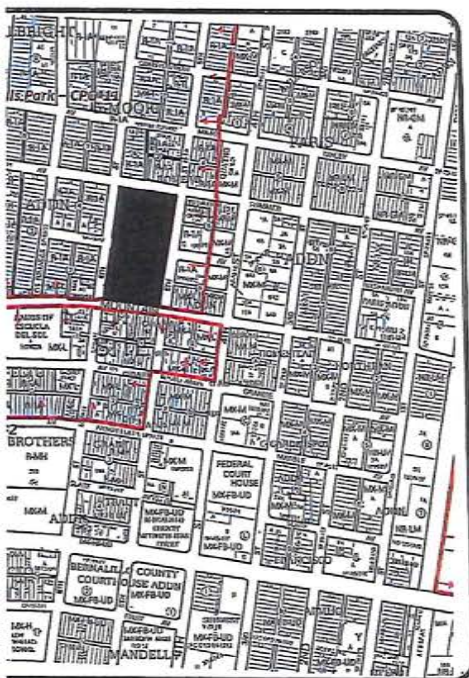
PLAT OF
TRACT A
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 TOWN OF ALBUQUERQUE GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY 2023



PUBLIC ROW VACATION
 AND PUBLIC AND PRIVATE
 EASEMENT VACATION
 EXHIBIT



CONSTRUCTION SURVEY TECHNOLOGIES, INC.
 PO BOX 65395
 ALBUQUERQUE, NM 87153
 505-917-8921



ZONE ATLAS J-14-Z NO SCALE

OF PLAT:

JOSE OF THIS PLAT TO TO CONSOLIDATE VACATED ROSEMONT AVE NW
R WITH A VACATED ALLEY AND PORTION OF LOTS OF MOORE ADDITION AND
ADDITION TO CREATE ONE TRACT.

NGS ARE GRID BASED—NEW MEXICO STATE PLANE CENTRAL ZONE (NAD

STANCES SHOWN ARE GROUND DISTANCES.

JUNDARY CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP
D "PS 21082", AND DEPICTED AS NOTED UNLESS OTHERWISE INDICATED.

INGS AND DISTANCES IN () ARE RECORD

SIGN DATA:

LAS INDEX NO. J-14-Z
FIELD SURVEY: JULY, 2021
NO. OF TRACTS EXISTING 18
NO. OF LOTS CREATED 1
ACRES: 4.99465

ENTS USED:

HT MOORE ADDITION DOCUMENT # 1921022621
O ADDITION DOCUMENT # 1884120584,
PAL ADDITION NO 11 # 1971288420,

COLLECTION NOTE:

ITION 14-14-4-7 OF THE SUBDIVISION ORDINANCE

PERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO
ESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR
:TORS FROM BEING INSTALLED ON BUILDING OR BEING ERECTED ON THE LOTS
:ELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL
ADDITION TO THE APPROVAL OF THIS PLAT.

S TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

RM PROPERTY CODE #:

ILLO COUNTY TREASURER'S OFFICE:

LEGAL DESCRIPTION:

BEING A REPLAT OF PORTION OF BLOCK 5 ALBRIGHT MOORE ADDITION DOCUMENT # 1921022621 & BLOCK
2, ROMERO ADDITION DOCUMENT # 1884120584, TOGETHER WITH A PORTION OF MUNICIPAL ADDITION NO
11 AS DOCUMENT # 1971288420, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY,
WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M. TOWN OF ALBUQUERQUE GRANT, CITY OF
ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR
THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES,
TRANSFORMER, AND OTHER EQUIPMENT RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE
ELECTRICAL SERVICES.

NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES,
VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS
SERVICES.

QWEST CORPORATION D.B.A. CENTURY LINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE
OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO
PROVIDE COMMUNICATION SERVICES.

COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER
RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE,
REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED
ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, WITH THE RIGHT AND
PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF "GRANTOR" FOR PURPOSES SET
FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND
SERVICES TO CUSTOMERS OF "GRANTEE", INCLUDING SUFFICIENT WORKING SPACE FOR ELECTRICAL
TRANSFORMERS, WITHIN THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES
WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND
OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD DECKING, OR OTHER STRUCTURE SHALL BE ERECTED
OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON.
PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL
ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO
OR NEAR EASEMENTS SHOWN ON PLAT.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC),
CENTURY LINK AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON.
CONSEQUENTLY PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK
AND COMCAST DO NOT WAIVE OR RELEASE ANY EASEMENTS OR ANY EASEMENTS RIGHTS WHICH MAY
HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT
SHOWN ON THIS PLAT

FREE CONSENT AND VACATION:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING
COMPRISED OF TRACTS SHOWN HEREON AND HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY
AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE
UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S)
WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE
PARCEL(S) HEREIN DESCRIBED AND HEREBY VACATE ALL EASEMENTS AND VACATE ALL RIGHT OF WAY.
SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO
ACT.

BY: _____
OWNER/DATE ALLEY AND PORTION OF R/W ROSEMONT AVE NW

FREE CONSENT:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING
COMPRISED OF TRACTS SHOWN HEREON AND HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY
AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE
UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S)
WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE
PARCEL(S) HEREIN DESCRIBED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT
THEY ARE SO AUTHORIZED TO ACT.

BY: _____
OWNER/DATE
PORTION OF BLOCK 5 MOORE ADDITION,
TOGETHER WITH A PORTION OF BLOCK 2 ROMERO ADDITION

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) SS.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF
_____, 2023, BY _____

NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) SS.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF
_____, 2023, BY _____

NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____

PLAT OF
TRACT A
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TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2023

PROJECT NUMBER: _____

CITY APPROVALS:

Larry N. Risenhoover, P.E.
CITY SURVEYOR

1/27/2023
DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION

DATE

UTILITIES DEVELOPMENT

DATE

PARKS AND RECREATION DEPARTMENT

DATE

A.M.A.F.C.A.

DATE

ABCWUA

DATE

CITY ENGINEER

DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT

DATE

REAL PROPERTY DIVISION

DATE

UTILITY APPROVALS:

PNM ELECTRIC SERVICES

DATE

NEW MEXICO GAS

DATE

QWEST CORPORATION D.B.A. CENTURY LINK QC

DATE

COMCAST

DATE

SURVEYOR'S CERTIFICATE:

I, DAVID P. ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, DO HEREBY CERTIFY THAT
THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED
BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR
MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS
ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO
ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS
THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO
BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1,
2007; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID P. ACOSTA, NMPLS NO. 21082

DATE

SHEET INDEX

PAGE 1. COVER
PAGE 2 SUBDIVISION PLAT



CONSTRUCTION SURVEY TECHNOLOGIES, INC.
PO BOX 65395
ALBUQUERQUE, NM 87193
505-917-9921

PLAT OF
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CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2023



0 50 100 150
SCALE IN FEET
1"=50'

ROSEMONT AVE NW
60' R.O.W.

6TH ST NW
60' R.O.W.

N8°46'31"E
305.61'
(600'465'2" E 305.61')

N8°46'31"E
305.61'
(600'465'2" E 305.61')

ACS CONTROL ID: 17-J14
N 1488966.76 US SURVEY FEET
E 1519148.22 US SURVEY FEET
Z 4937.404 US SURVEY FEET
GCS: NAD 83
DELTA ALPHAS: -0°13'59.00"
NEW MEXICO STATE PLANE
CENTRAL ZONE
NAD 1984
NAVD 1983

MOUNTAIN ROAD NW
60' R.O.W.

326.51'
(671.22')

S8°18'44"W
285.32'
(589'10" W 285.32')

ROSEMONT AVE NW
60' R.O.W.

5TH ST NW
60' R.O.W.

ROSEMONT AVE NW VACATION
0.45370 ACRES (19763 SQ FT)
VACATION#

TRACT A
4.99465 ACRES
217567 SQ FT

MUNICIPAL ADDITION NO 11

ALLEY VACATION
0.17464 ACRES
7608 SQ FT
VACATION#

LOT LINES TO BE VACATED
BY THIS PLAT (TYP)

SUMMER AVE NW
60' R.O.W.

SUMMER AVE NW
60' R.O.W.

SUMMER AVE NW
60' R.O.W.

S81°15'32"E
685.71'

N8°46'31"E
305.61'
(600'465'2" E 305.61')

S81°15'32"E
332.48'

S81°15'32"E
332.48'

N8°10'44"E
305.05'

N8°10'44"E
305.05'

N8°10'44"E
305.05'

N8°10'44"E
305.05'

N8°10'44"E
305.05'

N8°10'44"E
305.05'

N8°10'44"E
305.05'

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305.05'

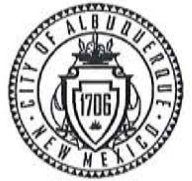
N8°10'44"E
305.05'



CONSTRUCTION SURVEY TECHNOLOGIES, INC
PO BOX 65395
ALBUQUERQUE, NM 87193
505-917-9921



OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT



FOR PUBLIC RIGHT-OF-WAY VACATION ACTION

PART I - PROCESS

Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: PUBLIC HEARING FOR RIGHT-OF-WAY VACATION

Decision-making Body: CITY COUNCIL

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☐ Yes ☒ No

Mailed Notice required: ☒ Yes ☒ No

Electronic Mail required: ☒ Yes ☐ No

Is this a Site Plan Application: ☐ Yes ☒ No **Note: if yes, see second page**

PART II - DETAILS OF REQUEST

Address of property listed in application: 591 Mountain Road, NW

Name of property owner: City of Albuquerque

Name of applicant: City of Albuquerque

Date, time, and place of public meeting or hearing, if applicable:

March 22, 2023 9:00AM, ZOOM <http://cabq.zoom.us/j/84123463458>

Address, phone number, or website for additional information:

email: rick.beltramo@nv5.com, phone: (505) 948-7194

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property. J-14


☒ Drawings, elevations, or other illustrations of this request.

☐ Summary of pre-submittal neighborhood meeting, if applicable.

☒ Summary of request, including explanations of deviations, variances, or waivers.

**IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO
SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO).
PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON
APPLICATION.**

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

 (Applicant signature) MARCH 2, 2023 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.



OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following: NOT APPLICABLE

- ☐ a. Location of proposed buildings and landscape areas.
- ☐ b. Access and circulation for vehicles and pedestrians.
- ☐ c. Maximum height of any proposed structures, with building elevations.
- ☐ d. For residential development: Maximum number of proposed dwelling units.
- ☐ e. For non-residential development:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: March 2, 2023

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Property Owner within 100 feet*: MAGEE, WILLIAM J

Mailing Address*: 8 ESCENA DR TIJERAS NM 87059-7622

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 1209 6th St, NW Alb., NM 87102
Location Description Residential Lot on 6th Street
2. Property Owner* MAGEE, WILLIAM J
3. Agent/Applicant* [if applicable] Rick Beltramo, WHPacific, Inc. (agent)
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☒ Subdivision _____ (Minor or Major)
 - ☒ Vacation Vacation of Public Street Right-Of-Way (Easement/Private Way or Public Right-of-way)
 - ☒ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request¹*:

Vacation of Rosemont Ave., from 5th Street to 6th Street

Vacated propoerty to be combined with other property for expanded Wells Park

5. This application will be decided at a public meeting or hearing by*:
 - ☐ Zoning Hearing Examiner (ZHE)
 - ☒ Development Hearing Officer (DHO)
 - ☐ Landmarks Commission (LC)
 - ☐ Environmental Planning Commission (EPC)

Vacation to be part of future Plat

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: March 22nd, 2023, at 9:00 am

Location*: Remote "ZOOM" meeting at <https://cabq.zoom.us/j/84123463458>

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*³:

contact Rick Beltramo (agent) Phone: (505) 948-7194, email: rick.beltramo@nv5.com

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁴ J-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation*:

No exceptions.

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

Pre-submittal offered. One NA declined a meeting. The other NA provided no response.

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.*
- ☐ b. Access and circulation for vehicles and pedestrians.*
- ☐ c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] _____
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinurl.com/idozoningmap>

March 2, 2023

Eva G. Lujan and
Lisa M. Guevara
807 San Andreas Ave., NW
Albuquerque, New Mexico 87107-3856
[Owner of Lot at 1207 6th St. Alb., NM 87102]

**Re: Wells Park Project- Request To Vacate Public Right-Of-Way
Official Public Notice**

Eva G. Lujan and Lisa M. Guevara,


With this letter you are officially notified that the City of Albuquerque Development Hearing Officer shall conduct a Public Hearing to consider application by the City to Vacate a portion of Rosemont Ave. Right-Of-Way, from 5th Street to 6th Street. The hearing is scheduled for 9:00 am on March 22nd, 2023. The meeting will be conducted remotely via "ZOOM" at <https://cabq.zoom.us/j/84123463458>.

The City of Albuquerque plans on constructing a park on the subject site. The City currently owns the surrounding property for the park and intends to include the vacated portion of Rosemont Ave. in the park. The process to include Rosemont Ave. requires approval to vacate that portion of the road.

Included with this letter are several exhibits regarding the vacation action: 1) a zone atlas map showing the vicinity of the project, 2) exhibit showing the proposed vacation, 3) Preliminary Plat that will consolidate the property into a single 4.99-acre parcel 4) City form "Official Public Notification Form For Mailed or Electronic Mail Notice", and 5) "Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to the Property Owner".

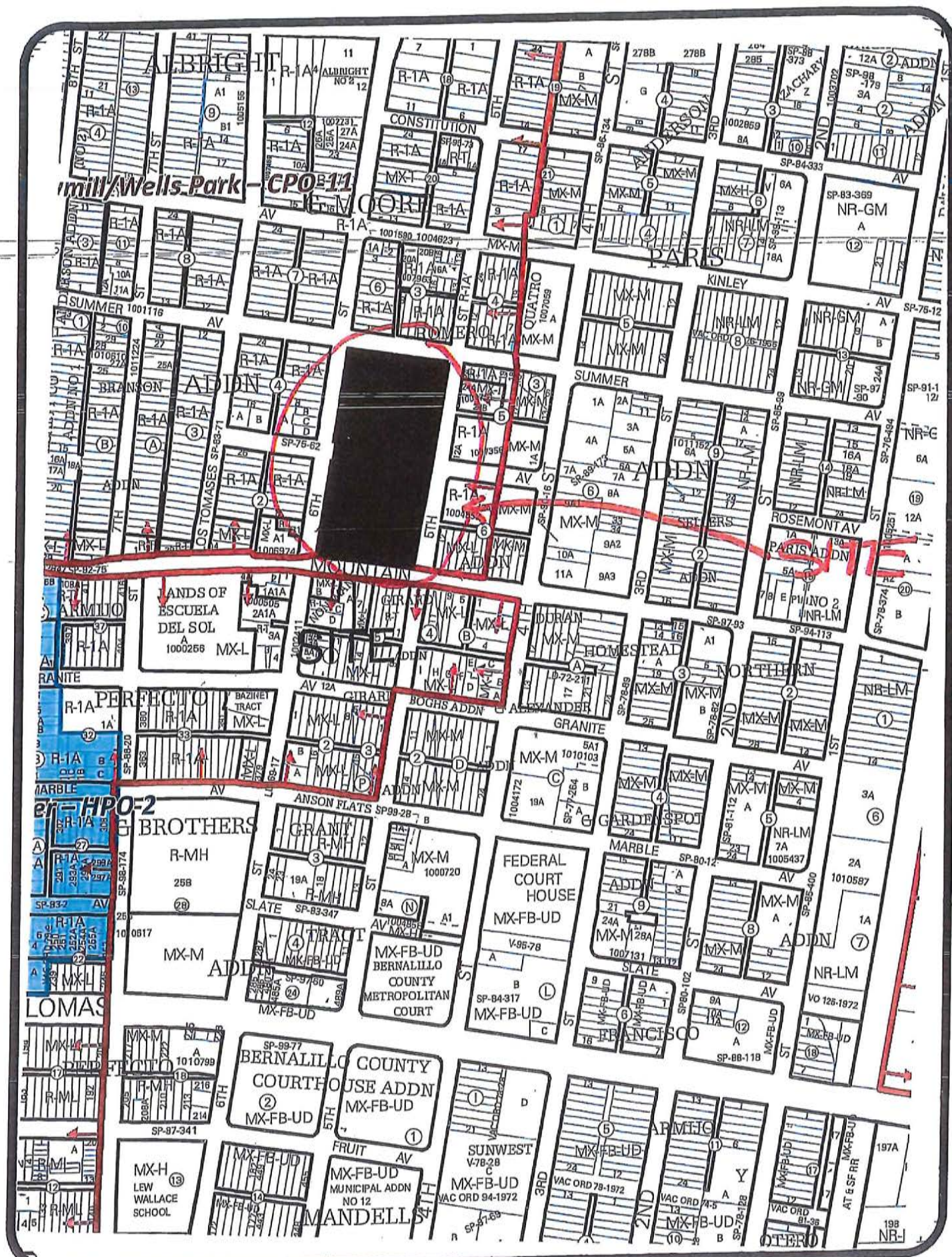
Should you have questions or need additional information you can contact me by phone, email or postal mail, anytime. You can also contact the City Planning Department.

Sincerely,

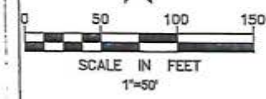


Rick Beltramo
Director of Development Services
WHPacific, Inc.

cc: Christina M. Sandoval, City of Albuquerque
Amy Bell, Groundworks Studio,
John Gallegos, CSTi, Inc.
Jonathan Pena, WHPacific, Inc.



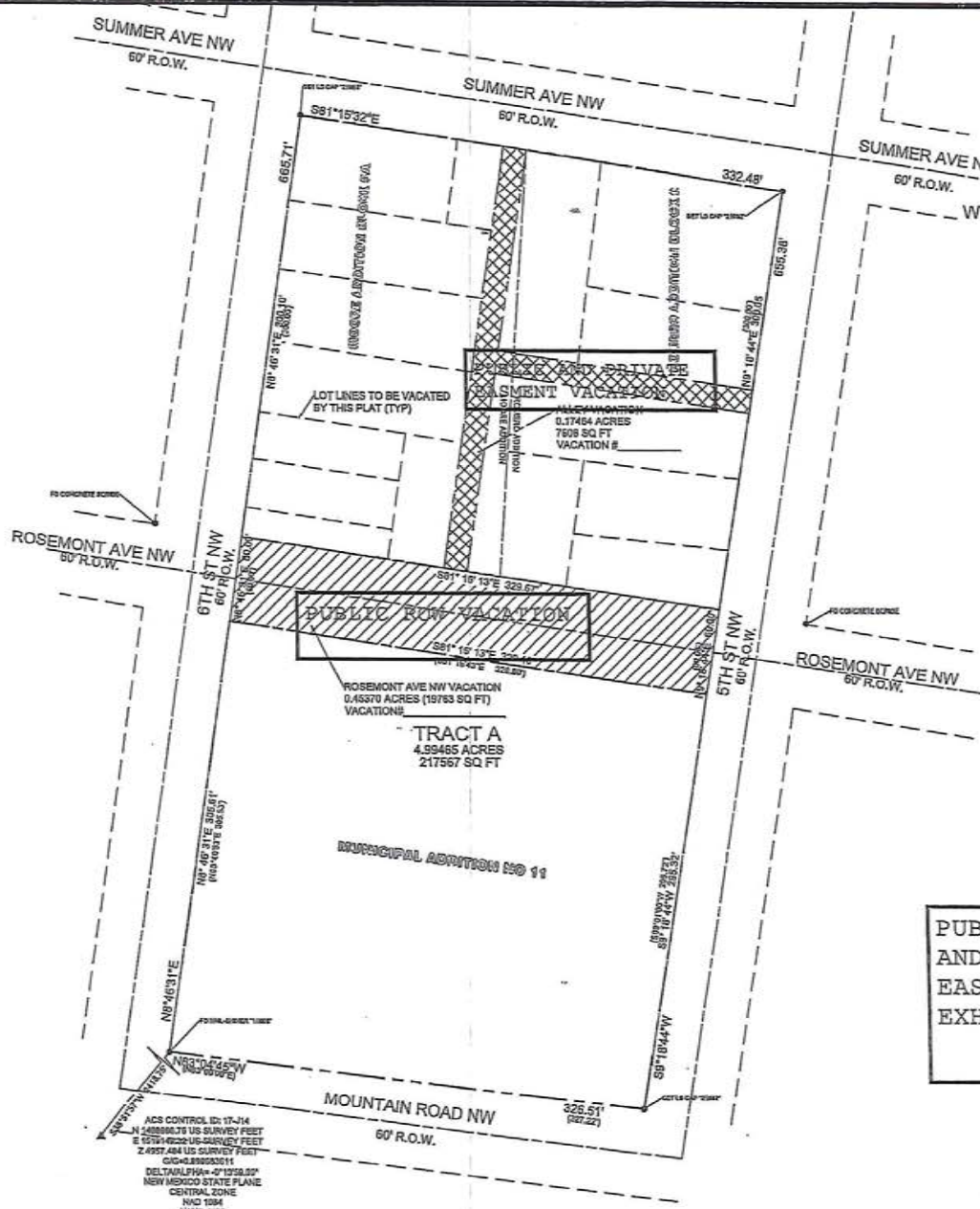
PLAT OF
TRACT A
WELLS PARK ADDITION
BEING A REPLAT OF PORTION OF BLOCK 5
MOORE ADDITION
TOGETHER WITH A PORTION OF BLOCK 2
ROMERO ADDITION
& MUNICIPAL ADDITION NO. 11
WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2023



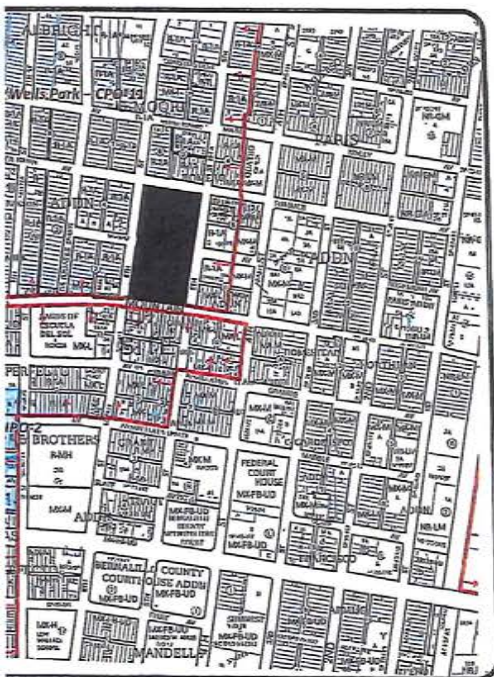
PUBLIC ROW VACATION
AND PUBLIC AND PRIVATE
EASEMENT VACATION
EXHIBIT



CONSTRUCTION SURVEY TECHNOLOGIES, INC.
PO BOX 55395
ALBUQUERQUE, NM 87153
505-917-8921



ACS CONTROL ID: 17-J14
N 1488880.75 US SURVEY FEET
E 107146232 US SURVEY FEET
Z 4957.484 US SURVEY FEET
GIC# 0.89203011
DELTA NAD 83 = 2" 1728.50"
NEW MEXICO STATE PLANE
CENTRAL ZONE
NAD 1984
NAD 1983



ZONE ATLAS J-14-Z NO SCALE

USE OF PLAT:

PURPOSE OF THIS PLAT TO CONSOLIDATE VACATED ROSEMONT AVE NW
TOGETHER WITH A VACATED ALLEY AND PORTION OF LOTS OF MOORE ADDITION AND
ROMERO ADDITION TO CREATE ONE TRACT.

ES:

BOUNDARIES ARE GRID BASED—NEW MEXICO STATE PLANE CENTRAL ZONE (NAD 83)

ALL DISTANCES SHOWN ARE GROUND DISTANCES.

ALL BOUNDARY CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP
EMBEDDED "PS 21082", AND DEPICTED AS NOTED UNLESS OTHERWISE INDICATED.

ALL DISTANCES AND DISTANCES IN () ARE RECORD

DIVISION DATA:

#

ZONE ATLAS INDEX NO. J-14-Z
DATE OF FIELD SURVEY: JULY, 2021
TOTAL NO. OF TRACTS EXISTING: 18
TOTAL NO. OF LOTS CREATED: 1
TOTAL ACRES: 4.59465

DOCUMENTS USED:

ROMERO ADDITION DOCUMENT #1921022621
ROMERO ADDITION DOCUMENT #1884120584,
MUNICIPAL ADDITION NO 11 #1971285420,

RECORD COLLECTION NOTE:

SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE

PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO
A RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR
COLLECTORS FROM BEING INSTALLED ON BUILDING OR BEING ERECTED ON THE LOTS
PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL
BE A CONDITION TO THE APPROVAL OF THIS PLAT.

IT IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

FORM PROPERTY CODE #:

BERNALILLO COUNTY TREASURY'S OFFICE:

LEGAL DESCRIPTION:

BEING A REPLAT OF PORTION OF BLOCK 5 ALBRIGHT MOORE ADDITION DOCUMENT #1921022621 & BLOCK
2, ROMERO ADDITION DOCUMENT #1884120584, TOGETHER WITH A PORTION OF MUNICIPAL ADDITION NO
11 AS DOCUMENT #1971285420, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY,
WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M. TOWN OF ALBUQUERQUE GRANT, CITY OF
ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR
THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES,
TRANSFORMER, AND OTHER EQUIPMENT RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE
ELECTRICAL SERVICES.

NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES,
VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS
SERVICES.

QWEST CORPORATION D.B.A. CENTURY LINK CO. FOR THE INSTALLATION, MAINTENANCE, AND SERVICE
OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO
PROVIDE COMMUNICATION SERVICES.

COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER
RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE,
REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED
ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, WITH THE RIGHT AND
PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF "GRANTOR" FOR PURPOSES SET
FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND
SERVICES TO CUSTOMERS OF "GRANTEE", INCLUDING SUFFICIENT WORKING SPACE FOR ELECTRICAL
TRANSFORMERS, WITHIN THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES
WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND
OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD DECKING, OR OTHER STRUCTURE SHALL BE ERECTED
OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON.
PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL
ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO
OR NEAR EASEMENTS SHOWN ON PLAT.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC),
CENTURY LINK AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON.
CONSEQUENTLY PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK
AND COMCAST DO NOT WAIVE OR RELEASE ANY EASEMENTS OR ANY EASEMENTS RIGHTS WHICH MAY
HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT
SHOWN ON THIS PLAT

FREE CONSENT AND VACATION:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING
COMPRISED OF TRACTS SHOWN HEREON AND HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY
AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE
UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S)
WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE
PARCEL(S) HEREIN DESCRIBED AND HEREBY VACATE ALL EASEMENTS AND VACATE ALL RIGHT OF WAY.
SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO
ACT.

BY: _____
OWNER/DATE ALLEY AND PORTION OF R/W ROSEMONT AVE NW

FREE CONSENT:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING
COMPRISED OF TRACTS SHOWN HEREON AND HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY
AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE
UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S)
WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE
PARCEL(S) HEREIN DESCRIBED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT
THEY ARE SO AUTHORIZED TO ACT.

BY: _____
OWNER/DATE
PORTION OF BLOCK 5 MOORE ADDITION,
TOGETHER WITH A PORTION OF BLOCK 2 ROMERO ADDITION

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) SS. _____)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF
_____, 2023, BY _____

NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) SS. _____)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF
_____, 2023, BY _____

NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____

PLAT OF
TRACT A
WELLS PARK ADDITION
BEING A REPLAT OF PORTION OF BLOCK 5
MOORE ADDITION
TOGETHER WITH A PORTION OF BLOCK 2
ROMERO ADDITION
& MUNICIPAL ADDITION NO. 11
WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2023

PROJECT NUMBER: _____

CITY APPROVALS:

CITY SURVEYOR 1/27/2023
DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

UTILITIES DEVELOPMENT DATE

PARKS AND RECREATION DEPARTMENT DATE

A.M.A.F.C.A. DATE

ABCWUA DATE

CITY ENGINEER DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

REAL PROPERTY DIVISION DATE

UTILITY APPROVALS:

PNM ELECTRIC SERVICES DATE

NEW MEXICO GAS DATE

QWEST CORPORATION D.B.A. CENTURY LINK CO. DATE

COMCAST DATE

SURVEYOR'S CERTIFICATE:

I, DAVID P. ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, DO HEREBY CERTIFY THAT
THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED
BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR
MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS
ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO
ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS
THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO
BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1,
2007; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID P. ACOSTA, NMPLS NO. 21082 DATE

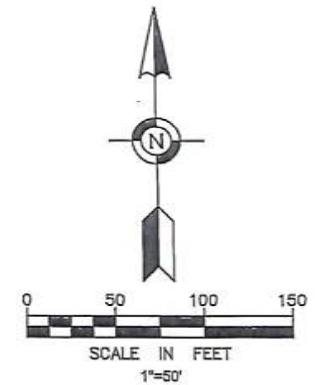
SHEET INDEX

PAGE 1. COVER
PAGE 2. SUBDIVISION PLAT



CONSTRUCTION SURVEY TECHNOLOGIES, INC.
PO BOX 65395
ALBUQUERQUE, NM 87193
505-917-8921

PLAT OF
TRACT A
WELLS PARK ADDITION
BEING A REPLAT OF PORTION OF BLOCK 5
MOORE ADDITION
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& MUNICIPAL ADDITION NO. 11
WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2023



ROSEMONT AVE NW
60' R.O.W.

6TH ST NW
60' R.O.W.

N8°42'31"E 305.61'
(N8°42'31"E 305.61')

N8°46'31"E

ACS CONTROL ID: 17-114
N 1488966.76 US SURVEY FEET
E 151914832 US SURVEY FEET
Z 4957.484 US SURVEY FEET
GND-A-229552011
DELTA ALPHA = -21°29.00"
NEW MEXICO STATE PLANE
CENTRAL ZONE
NAD 1983
NAVD 1983

MOUNTAIN ROAD NW
60' R.O.W.

TRACT A
4.99465 ACRES
217567 SQ FT

MUNICIPAL ADDITION NO 11

ROSEMONT AVE NW VACATION
0.46370 ACRES (19763 SQ FT)
VACATION#

S81°16'13"E 328.67'
(S81°16'13"E 328.67')

ALLEY VACATION
0.17454 ACRES
7608 SQ FT
VACATION#

ROSEMONT AVE NW VACATION

LOT LINES TO BE VACATED
BY THIS PLAT (TYP)

N8°46'31"E 305.61'
(N8°46'31"E 305.61')

MOORE ADDITION BLOCK 5A

SUMMER AVE NW
60' R.O.W.

S81°15'32"E

5TH ST NW
60' R.O.W.

ROSEMONT AVE NW
60' R.O.W.

SUMMER AVE NW
60' R.O.W.

ROSEMONT AVE NW VACATION

N8°16'44"E 305.61'
(N8°16'44"E 305.61')

ROSEMONT AVE NW VACATION

S81°16'13"E 328.67'
(S81°16'13"E 328.67')

S81°16'13"E 328.67'
(S81°16'13"E 328.67')

S81°16'13"E 328.67'
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S81°16'13"E 328.67'
(S81°16'13"E 328.67')



CONSTRUCTION SURVEY TECHNOLOGIES, INC
PO BOX 65395
ALBUQUERQUE, NM 87193
505-917-8821



OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT



FOR PUBLIC RIGHT-OF-WAY VACATION ACTION

PART I - PROCESS

Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: PUBLIC HEARING FOR RIGHT-OF-WAY VACATION

Decision-making Body: CITY COUNCIL

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☐ Yes ☒ No

Mailed Notice required: ☒ Yes ☒ No

Electronic Mail required: ☒ Yes ☐ No

Is this a Site Plan Application: ☐ Yes ☒ No *Note: if yes, see second page*

PART II - DETAILS OF REQUEST

Address of property listed in application: 591 Mountain Road, NW

Name of property owner: City of Albuquerque

Name of applicant: City of Albuquerque

Date, time, and place of public meeting or hearing, if applicable:

March 22, 2023 9:00AM, ZOOM <http://cabq.zoom.us/j/84123463458>

Address, phone number, or website for additional information:

email: rick.beltramo@nv5.com, phone: (505) 948-7194

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property. J-14

☒ Drawings, elevations, or other illustrations of this request.

☐ Summary of pre-submittal neighborhood meeting, if applicable.

☒ Summary of request, including explanations of deviations, variances, or waivers.

**IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO
SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO).**

**PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON
APPLICATION.**

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

(Applicant signature)

MARCH 2, 2023

(Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following: NOT APPLICABLE

- ☐ a. Location of proposed buildings and landscape areas.
- ☐ b. Access and circulation for vehicles and pedestrians.
- ☐ c. Maximum height of any proposed structures, with building elevations.
- ☐ d. For residential development: Maximum number of proposed dwelling units.
- ☐ e. For non-residential development:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: March 2, 2023

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: LUJAN EVA G & GUEVARA LISA M

Mailing Address*: 807 SAN ANDRES AVE NW ALBUQUERQUE NM 87107-3856

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 1205 6th St, NW Alb., NM 87102
Location Description Residential Lot on 6th Street
2. Property Owner* LUJAN EVA G & GUEVARA LISA M
3. Agent/Applicant* [if applicable] Rick Beltramo, WHPacific, Inc. (agent)
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☒ Subdivision _____ (Minor or Major)
 - ☒ Vacation Vacation of Public Street Right-Of-Way (Easement/Private Way or Public Right-of-way)
 - ☒ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request¹*:

Vacation of Rosemont Ave., from 5th Street to 6th Street

Vacated propoerty to be combined with other property for expanded Wells Park

5. This application will be decided at a public meeting or hearing by*:
 - ☐ Zoning Hearing Examiner (ZHE)
 - ☒ Development Hearing Officer (DHO)
 - ☐ Landmarks Commission (LC)
 - ☐ Environmental Planning Commission (EPC)

Vacation to be part of future Plat

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: March 22nd, 2023, at 9:00 am

Location*²: Remote "ZOOM" meeting at <https://cabq.zoom.us/j/84123463458>

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*³:

contact Rick Beltramo (agent) Phone: (505) 948-7194, email: rick.beltramo@nv5.com

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁴ J-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation*:

No exceptions.

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

Pre-submittal offered. One NA declined a meeting. The other NA provided no response.

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.*
- ☐ b. Access and circulation for vehicles and pedestrians.*
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² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

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[Note: Items with an asterisk (*) are required.]

- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
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 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information:

From the IDO-Zoning Map⁵:

1. Area of Property [typically in acres] _____
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

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March 2, 2023

George M. Moore
1205 6TH ST NW
ALBUQUERQUE NM 87102-1337
[Owner of Lot at 1205 6th St. Alb., NM 87102]

**Re: Wells Park Project- Request To Vacate Public Right-Of-Way
Official Public Notice**

George M. Moore,

With this letter you are officially notified that the City of Albuquerque Development Hearing Officer shall conduct a Public Hearing to consider application by the City to Vacate a portion of Rosemont Ave. Right-Of-Way, from 5th Street to 6th Street. The hearing is scheduled for 9:00 am on March 22nd, 2023. The meeting will be conducted remotely via "ZOOM" at <https://cabq.zoom.us/j/84123463458>.

The City of Albuquerque plans on constructing a park on the subject site. The City currently owns the surrounding property for the park and intends to include the vacated portion of Rosemont Ave. in the park. The process to include Rosemont Ave. requires approval to vacate that portion of the road.

Included with this letter are several exhibits regarding the vacation action: 1) a zone atlas map showing the vicinity of the project, 2) exhibit showing the proposed vacation, 3) Preliminary Plat that will consolidate the property into a single 4.99-acre parcel 4) City form "Official Public Notification Form For Mailed or Electronic Mail Notice", and 5) "Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to the Property Owner".

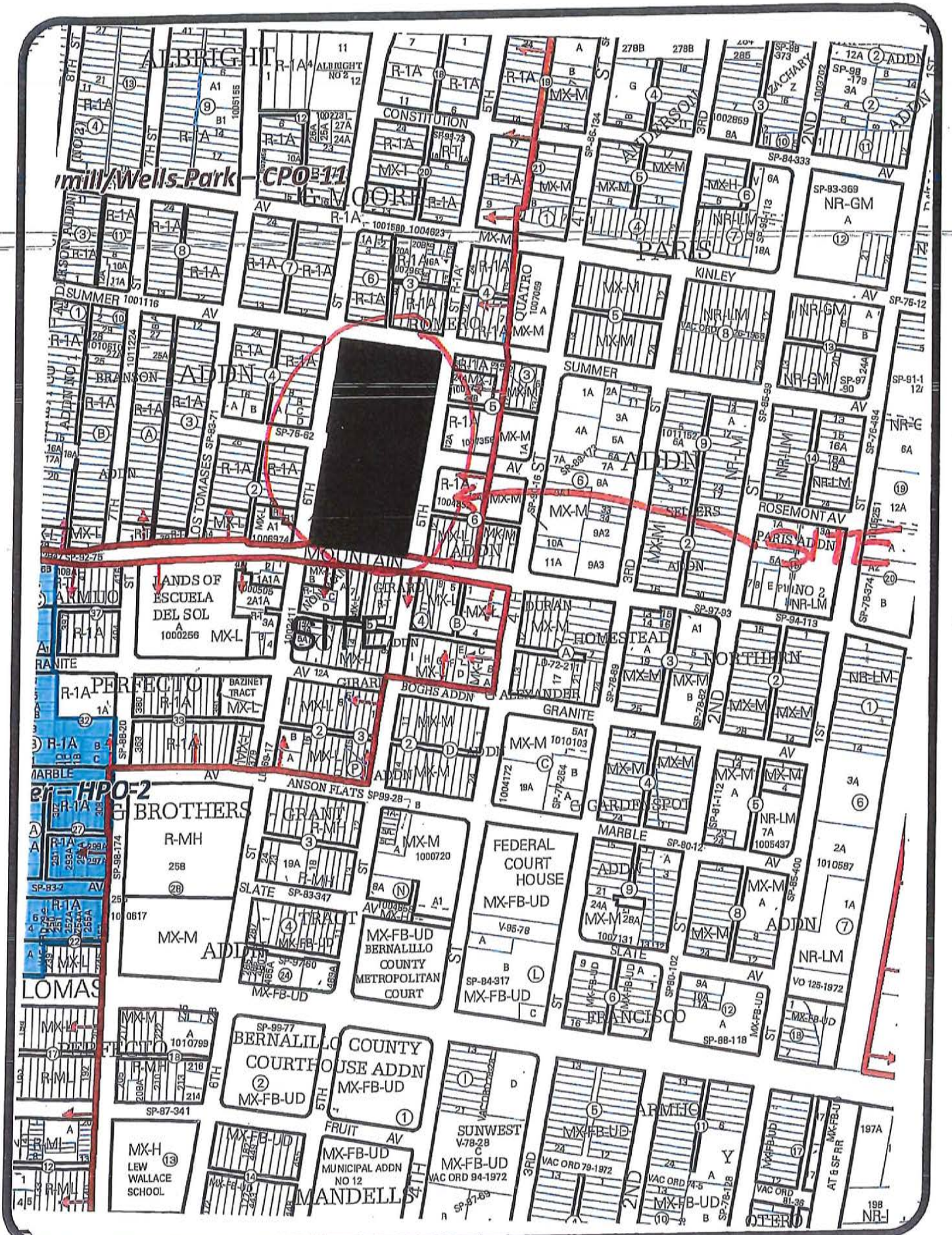
Should you have questions or need additional information you can contact me by phone, email or postal mail, anytime. You can also contact the City Planning Department.

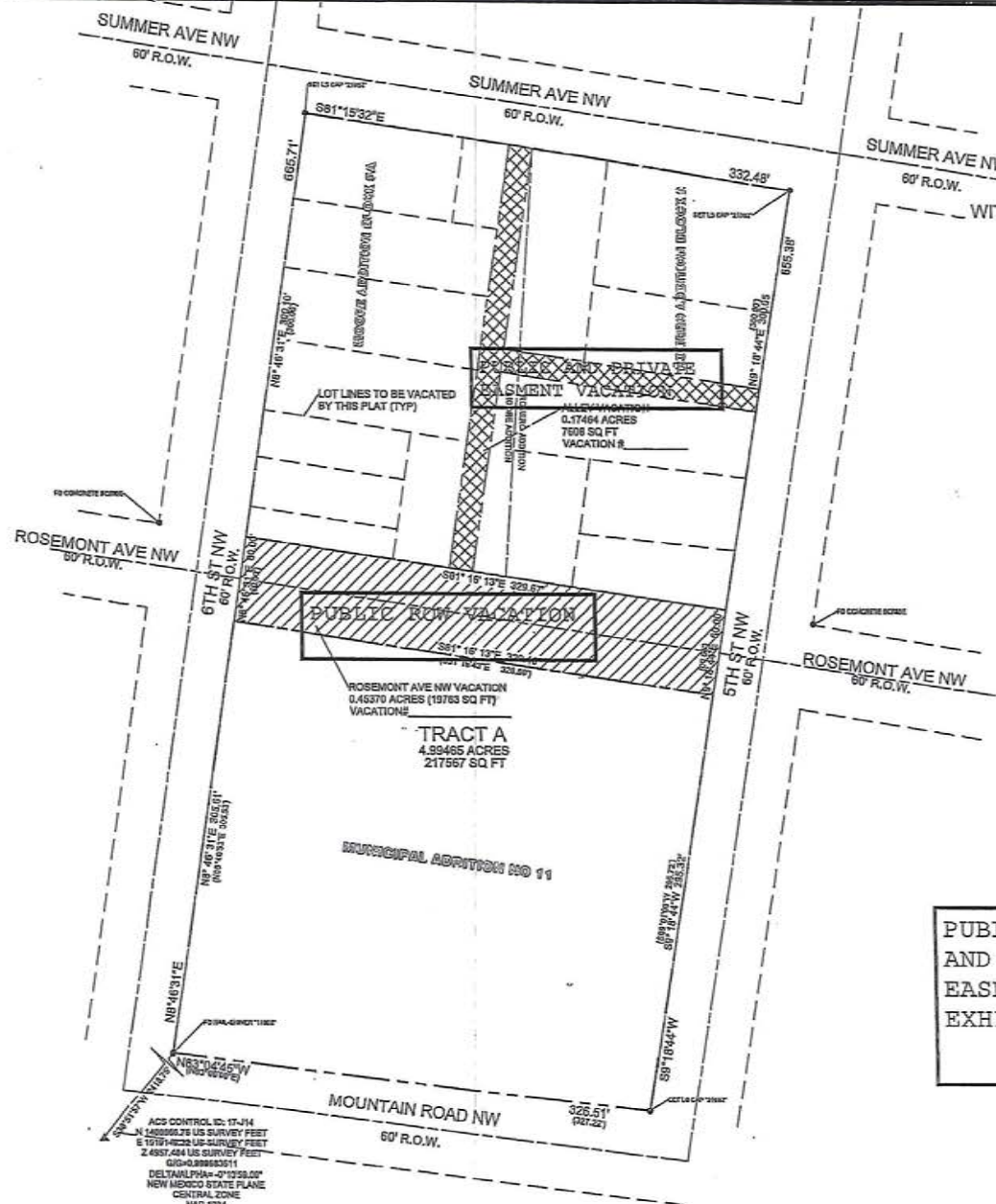
Sincerely,



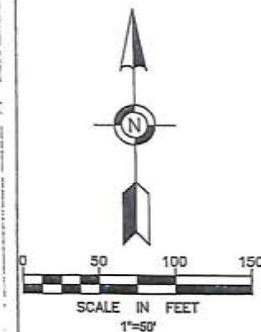
Rick Beltramo
Director of Development Services
WHPacific, Inc.

cc: Christina M. Sandoval, City of Albuquerque
Amy Bell, Groundworks Studio,
John Gallegos, CSTi, Inc.
Jonathan Pena, WHPacific, Inc.





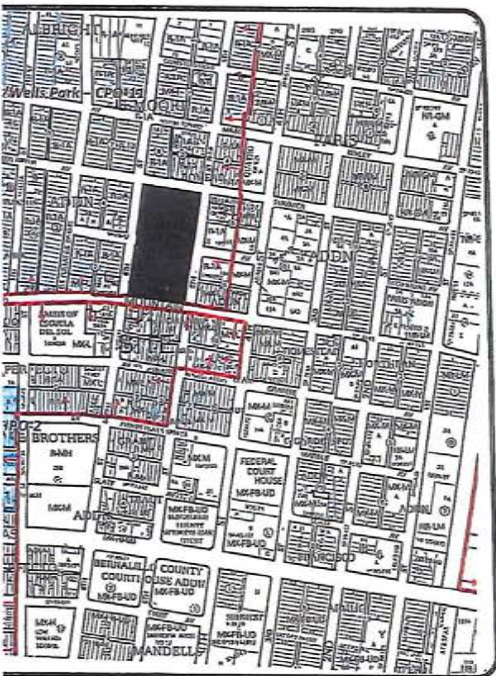
PLAT OF
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WELLS PARK ADDITION
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& MUNICIPAL ADDITION NO. 11
WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2023



PUBLIC ROW VACTION
AND PUBLIC AND PRIVATE
EASEMENT VACTION
EXHIBIT

CSTI

CONSTRUCTION SURVEY TECHNOLOGIES, INC.
PO BOX 55285
ALBUQUERQUE, NM 87193
505-917-8921



ZONE ATLAS J-14-Z NO SCALE

USE OF PLAT:

PURPOSE OF THIS PLAT TO TO CONSOLIDATE VACATED ROSEMONT AVE NW WITH A VACATED ALLEY AND PORTION OF LOTS OF MOORE ADDITION AND BRO ADDITION TO CREATE ONE TRACT.

ES:

BEARINGS ARE GRID BASED—NEW MEXICO STATE PLANE CENTRAL ZONE (NAD 83)

ALL DISTANCES SHOWN ARE GROUND DISTANCES.

ALL BOUNDARY CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP MPED "PS 21082", AND DEPICTED AS NOTED UNLESS OTHERWISE INDICATED.

BEARINGS AND DISTANCES IN () ARE RECORD

DIVISION DATA:

1#
IE ATLAS INDEX NO. J-14-Z
IE OF FIELD SURVEY: JULY, 2021
AL NO. OF TRACTS EXISTING 18
AL NO. OF LOTS CREATED 1
JSS ACRES: 4.99465

1#
WRIGHT MOORE ADDITION DOCUMENT # 1921022521
WRIGHT MOORE ADDITION DOCUMENT # 1921022521
MUNICIPAL ADDITION NO 11 # 1971288420,

AR COLLECTION NOTE:

SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE

PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO
3D RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR
LECTORS FROM BEING INSTALLED ON BUILDING OR BEING ERRECTED ON THE LOTS
PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL
A CONDITION TO THE APPROVAL OF THIS PLAT.

IS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

IFORM PROPERTY CODE #:

ERNALILLO COUNTY TREASURE'S OFFICE:

LEGAL DESCRIPTION:

BEING A REPLAT OF PORTION OF BLOCK 5 ALBRIGHT MOORE ADDITION DOCUMENT # 1921022521 & BLOCK 2, ROMERO ADDITION DOCUMENT # 1984120584, TOGETHER WITH A PORTION OF MUNICIPAL ADDITION NO 11 AS DOCUMENT # 1971288420, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M. TOWN OF ALBUQUERQUE GRANT, CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMER, AND OTHER EQUIPMENT RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

QWEST CORPORATION D.B.A. CENTURY LINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF "GRANTOR" FOR PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF "GRANTEE". INCLUDING SUFFICIENT WORKING SPACE FOR ELECTRICAL TRANSFORMERS, WITHIN THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DO NOT WAIVE OR RELEASE ANY EASEMENTS OR ANY EASEMENTS RIGHTS WHICH MAY HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT

FREE CONSENT AND VACATION:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING COMPRISED OF TRACTS SHOWN HEREON AND HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED AND HEREBY VACATE ALL EASEMENTS AND VACATE ALL RIGHT OF WAY. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: OWNER/DATE ALLEY AND PORTION OF RW ROSEMONT AVE NW

FREE CONSENT:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING COMPRISED OF TRACTS SHOWN HEREON AND HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: OWNER/DATE
PORTION OF BLOCK 5 MOORE ADDITION,
TOGETHER WITH A PORTION OF BLOCK 2 ROMERO ADDITION

ACKNOWLEDGMENT

STATE OF)
COUNTY OF) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF
____, 2023, BY ____

NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

STATE OF)
COUNTY OF) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF
____, 2023, BY ____

NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____

PLAT OF
TRACT A
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WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2023

PROJECT NUMBER: _____

CITY APPROVALS:

Loran N. Risenhoover P.S. 1/27/2023
CITY SURVEYOR DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

UTILITIES DEVELOPMENT DATE

PARKS AND RECREATION DEPARTMENT DATE

A.M.A.F.C.A. DATE

ABCOWA DATE

CITY ENGINEER DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

REAL PROPERTY DIVISION DATE

UTILITY APPROVALS:

PNM ELECTRIC SERVICES DATE

NEW MEXICO GAS DATE

QWEST CORPORATION D.B.A. CENTURY LINK QC DATE

COMCAST DATE

SURVEYOR'S CERTIFICATE:

I, DAVID P. ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID P. ACOSTA, NMPLS NO. 21082

DATE

SHEET INDEX

PAGE 1. COVER
PAGE 2. SUBDIVISION PLAT



CONSTRUCTION SURVEY TECHNOLOGIES, INC.
PO BOX 65385
ALBUQUERQUE, NM 87193
505-917-8921

PAGE 1 OF 2

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



FOR PUBLIC RIGHT-OF-WAY VACATION ACTION

PART I - PROCESS

Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: PUBLIC HEARING FOR RIGHT-OF-WAY VACATION

Decision-making Body: CITY COUNCIL

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☐ Yes ☒ No

Mailed Notice required: ☒ Yes ☐ No

Electronic Mail required: ☒ Yes ☐ No

Is this a Site Plan Application: ☐ Yes ☒ No **Note: if yes, see second page**

PART II - DETAILS OF REQUEST

Address of property listed in application: 591 Mountain Road, NW

Name of property owner: City of Albuquerque

Name of applicant: City of Albuquerque

Date, time, and place of public meeting or hearing, if applicable:

March 22, 2023 9:00AM, ZOOM <http://cabq.zoom.us/j/84123463458>

Address, phone number, or website for additional information:

email: rick.beltramo@nv5.com, phone: (505) 948-7194

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property. J-14

☒ Drawings, elevations, or other illustrations of this request.

☐ Summary of pre-submittal neighborhood meeting, if applicable.

☒ Summary of request, including explanations of deviations, variances, or waivers.

**IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO
SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO).**

**PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON
APPLICATION.**

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

(Applicant signature) MARCH 2, 2023 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.



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Provide a site plan that shows, at a minimum, the following: NOT APPLICABLE

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[Note: Items with an asterisk (*) are required.]

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for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: March 2, 2023

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: George M. Moore

Mailing Address*: 1205 6TH ST NW ALBUQUERQUE NM 87102-1337

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 1205 6TH ST NW ALBUQUERQUE NM 87102
Location Description Residential Lot on 6th Street
2. Property Owner* George M. Moore
3. Agent/Applicant* [if applicable] Rick Beltramo, WHPacific, Inc. (agent)
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
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Summary of project/request¹*:

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Vacation to be part of future Plat

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3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation*:

No exceptions.

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☒ No

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From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] _____
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IDO Interactive Map

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March 2, 2023

Jennie Esquivel
1121 6th St. NW
Albuquerque, New Mexico 87102
[Owner of Lot at 1121 6th St. Alb., NM 87102]

**Re: Wells Park Project- Request To Vacate Public Right-Of-Way
Official Public Notice**

Jennie Esquivel,

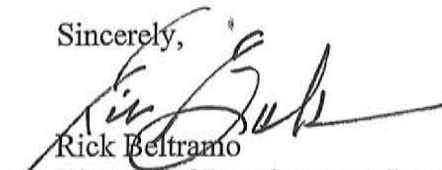
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Included with this letter are several exhibits regarding the vacation action: 1) a zone atlas map showing the vicinity of the project, 2) exhibit showing the proposed vacation, 3) Preliminary Plat that will consolidate the property into a single 4.99-acre parcel 4) City form "Official Public Notification Form For Mailed or Electronic Mail Notice", and 5) "Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to the Property Owner".

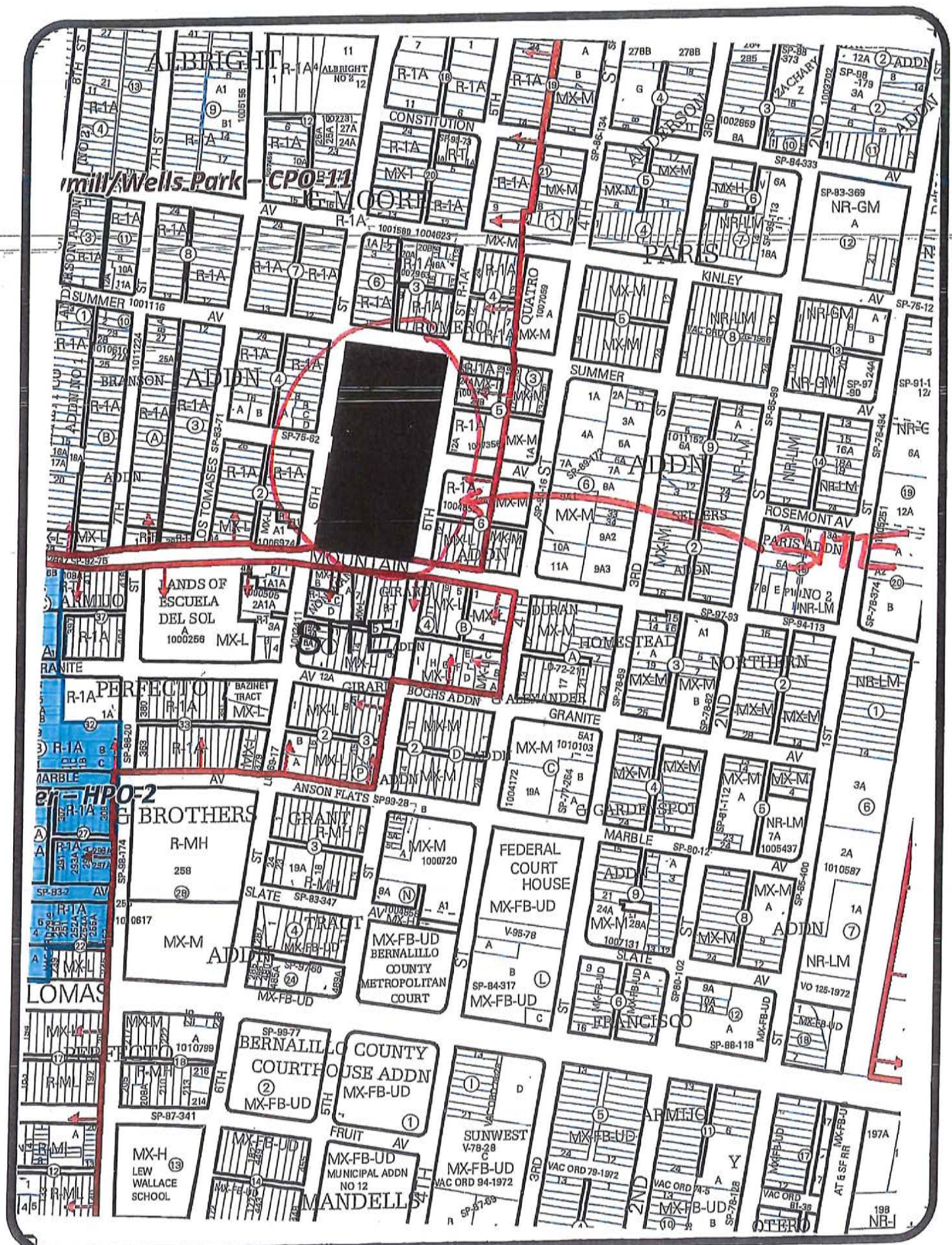
Should you have questions or need additional information you can contact me by phone, email or postal mail, anytime. You can also contact the City Planning Department.

Sincerely,



Rick Beltramo
Director of Development Services
WHPacific, Inc.

cc: Christina M. Sandoval, City of Albuquerque
Amy Bell, Groundworks Studio,
John Gallegos, CSTi, Inc.
Jonathan Pena, WHPacific, Inc.

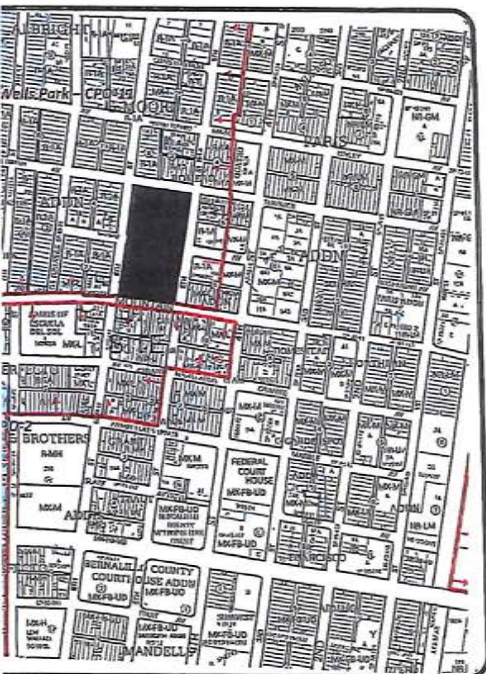




PAGE 1 OF 2

[illegible]

ACS CONTROL ID: 17J14
N 1480000.76 US SURVEY FEET
E 1516149.22 US SURVEY FEET
Z 4957.404 US SURVEY FEET
GIG=0.99953511
DELTAALPHA=-0°13'53.00"
NEW MEXICO STATE PLANE
CENTRAL ZONE
NAD 1984
NAVD 1989



ZONE ATLAS J-14-Z NO SCALE

SE OF PLAT:

PROPOSE OF THIS PLAT TO TO CONSOLIDATE VACATED ROSEMONT AVE NW
TOGETHER WITH A VACATED ALLEY AND PORTION OF LOTS OF MOORE ADDITION AND
TO ADDITION TO CREATE ONE TRACT.

BY:

THE GRANTEES ARE GRID BASED—NEW MEXICO STATE PLANE CENTRAL ZONE (NAD

DISTANCES SHOWN ARE GROUND DISTANCES.

BOUNDARY CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP
IPED "PS 21082", AND DEPICTED AS NOTED UNLESS OTHERWISE INDICATED.

MEASUREMENTS AND DISTANCES IN () ARE RECORD

DIVISION DATA:

1. ATLAS INDEX NO. J-14-Z
2. DATE OF FIELD SURVEY: JULY, 2021
3. L. NO. OF TRACTS EXISTING 18
4. L. NO. OF LOTS CREATED 1
5. ACRES: 4.99465

REFERENCES USED:

RIGHT MOORE ADDITION DOCUMENT # 1921022521
ROMERO ADDITION DOCUMENT #1884120584,
MUNICIPAL ADDITION NO 11 # 1971288420,

RECORD COLLECTION NOTE:

SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE

PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO
2. RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR
EQUIPMENT FROM BEING INSTALLED ON BUILDING OR BEING ERECTED ON THE LOTS
PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL
BE CONDITION TO THE APPROVAL OF THIS PLAT.

IT IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

FORM PROPERTY CODE #: _____

BERNALILLO COUNTY TREASURER'S OFFICE:

LEGAL DESCRIPTION:

BEING A REPLAT OF PORTION OF BLOCK 5 ALBRIGHT MOORE ADDITION DOCUMENT # 1921022521 & BLOCK
2, ROMERO ADDITION DOCUMENT #1884120584, TOGETHER WITH A PORTION OF MUNICIPAL ADDITION NO
11 AS DOCUMENT # 1971288420, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY,
WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M. TOWN OF ALBUQUERQUE GRANT, CITY OF
ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR
THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES,
TRANSFORMER, AND OTHER EQUIPMENT RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE
ELECTRICAL SERVICES.

NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES,
VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS
SERVICES.

QWEST CORPORATION D.B.A. CENTURY LINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE
OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO
PROVIDE COMMUNICATION SERVICES.

COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER
RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE,
REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED
ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, WITH THE RIGHT AND
PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF "GRANTOR" FOR PURPOSES SET
FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND
SERVICES TO CUSTOMERS OF "GRANTEE", INCLUDING SUFFICIENT WORKING SPACE FOR ELECTRICAL
TRANSFORMERS, WITHIN THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES
WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND
OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD DECKING, OR OTHER STRUCTURE SHALL BE ERECTED
OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON.
PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL
ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO
OR NEAR EASEMENTS SHOWN ON PLAT.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC),
CENTURY LINK AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON.
CONSEQUENTLY PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK
AND COMCAST DO NOT WAIVE OR RELEASE ANY EASEMENTS OR ANY EASEMENTS RIGHTS WHICH MAY
HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT
SHOWN ON THIS PLAT

FREE CONSENT AND VACATION:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING
COMPRISED OF TRACTS SHOWN HEREON AND HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY
AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE
UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S)
WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE
PARCELS HEREIN DESCRIBED AND HEREBY VACATE ALL EASEMENTS AND VACATE ALL RIGHT OF WAY.
SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO
ACT.

BY:

OWNER/DATE ALLEY AND PORTION OF RW ROSEMONT AVE NW

FREE CONSENT:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING
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AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE
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WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE
PARCELS HEREIN DESCRIBED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT
THEY ARE SO AUTHORIZED TO ACT.

BY:

OWNER/DATE
PORTION OF BLOCK 5 MOORE ADDITION,
TOGETHER WITH A PORTION OF BLOCK 2 ROMERO ADDITION

ACKNOWLEDGMENT

STATE OF)
COUNTY OF) SS.
COUNTY OF)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF
_____, 2023, BY _____

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

STATE OF)
COUNTY OF) SS.
COUNTY OF)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF
_____, 2023, BY _____

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

PLAT OF
TRACT A
WELLS PARK ADDITION
BEING A REPLAT OF PORTION OF BLOCK 5
MOORE ADDITION
TOGETHER WITH A PORTION OF BLOCK 2
ROMERO ADDITION
& MUNICIPAL ADDITION NO. 11
WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2023

PROJECT NUMBER: _____

CITY APPROVALS:

Loren N. Rianchooan P.S. 1/27/2023
CITY SURVEYOR DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

UTILITIES DEVELOPMENT DATE

PARKS AND RECREATION DEPARTMENT DATE

A.M.A.F.C.A. DATE

ABCWUA DATE

CITY ENGINEER DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

REAL PROPERTY DIVISION DATE

UTILITY APPROVALS:

PNM ELECTRIC SERVICES DATE

NEW MEXICO GAS DATE

QWEST CORPORATION D.B.A. CENTURY LINK QC DATE

COMCAST DATE

SURVEYOR'S CERTIFICATE:

I, DAVID P. ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, DO HEREBY CERTIFY THAT
THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED
BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR
MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS
ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO
ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS
THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO
BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1,
2007; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID P. ACOSTA, NMPLS NO. 21082

DATE

SHEET INDEX

PAGE 1. COVER
PAGE 2. SUBDIVISION PLAT



CONSTRUCTION SURVEY TECHNOLOGIES, INC.
PO BOX 65395
ALBUQUERQUE, NM 87193
505-917-8921



PAGE 1 OF 2



OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT



FOR PUBLIC RIGHT-OF-WAY VACATION ACTION

PART I - PROCESS

Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: PUBLIC HEARING FOR RIGHT-OF-WAY VACATION

Decision-making Body: CITY COUNCIL

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☐ Yes ☒ No

Mailed Notice required: ☒ Yes ☒ No

Electronic Mail required: ☒ Yes ☐ No

Is this a Site Plan Application: ☐ Yes ☒ No **Note: if yes, see second page**

PART II - DETAILS OF REQUEST

Address of property listed in application: 591 Mountain Road, NW

Name of property owner: City of Albuquerque

Name of applicant: City of Albuquerque

Date, time, and place of public meeting or hearing, if applicable:

March 22, 2023 9:00AM, ZOOM <http://cabq.zoom.us/j/84123463458>

Address, phone number, or website for additional information:

email: rick.beltramo@nv5.com, phone: (505) 948-7194

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property. J-14

☒ Drawings, elevations, or other illustrations of this request.

☐ Summary of pre-submittal neighborhood meeting, if applicable.

☒ Summary of request, including explanations of deviations, variances, or waivers.

**IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO
SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO).**

**PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON
APPLICATION.**

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

(Applicant signature)

MARCH 2, 2023

(Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.



OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following: NOT APPLICABLE

- ☐ a. Location of proposed buildings and landscape areas.
- ☐ b. Access and circulation for vehicles and pedestrians.
- ☐ c. Maximum height of any proposed structures, with building elevations.
- ☐ d. For residential development: Maximum number of proposed dwelling units.
- ☐ e. For non-residential development:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: March 2, 2023

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Property Owner within 100 feet*: Jennie Esquivel

Mailing Address*: 1121 6TH ST NW ALBUQUERQUE NM 87102-1336

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 1121 6TH ST NW ALBUQUERQUE NM 87102
Location Description Residential Lot on 6th Street
2. Property Owner* Jennie Esquivel
3. Agent/Applicant* [if applicable] Rick Beltramo, WHPacific, Inc. (agent)
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☒ Subdivision _____ (Minor or Major)
 - ☒ Vacation Vacation of Public Street Right-Of-Way (Easement/Private Way or Public Right-of-way)
 - ☒ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request¹*:

Vacation of Rosemont Ave., from 5th Street to 6th Street

Vacated property to be combined with other property for expanded Wells Park

5. This application will be decided at a public meeting or hearing by*:
 - ☐ Zoning Hearing Examiner (ZHE)
 - ☒ Development Hearing Officer (DHO)
 - ☐ Landmarks Commission (LC)
 - ☐ Environmental Planning Commission (EPC)

Vacation to be part of future Plat

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: March 22nd, 2023, at 9:00 am

Location*: Remote "ZOOM" meeting at <https://cabq.zoom.us/j/84123463458>

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*³:

contact Rick Beltramo (agent) Phone: (505) 948-7194, email: rick.beltramo@nv5.com

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*⁴ J-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation*:

No exceptions.

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

Pre-submittal offered. One NA declined a meeting. The other NA provided no response.

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.*
- ☐ b. Access and circulation for vehicles and pedestrians.*
- ☐ c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] _____
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinyurl.com/idozoningmap>

March 2, 2023

Rio Grande Credit Union
1401 SAN PEDRO DR NE
ALBUQUERQUE NM 87110-6729
[Owner of Lot at Rosemont Ave. NW Alb., NM 87102]

**Re: Wells Park Project- Request To Vacate Public Right-Of-Way
Official Public Notice**

Rio Grande Credit Union,

With this letter you are officially notified that the City of Albuquerque Development Hearing Officer shall conduct a Public Hearing to consider application by the City to Vacate a portion of Rosemont Ave. Right-Of-Way, from 5th Street to 6th Street. The hearing is scheduled for 9:00 am on March 22nd, 2023. The meeting will be conducted remotely via "ZOOM" at <https://cabq.zoom.us/j/84123463458>.

The City of Albuquerque plans on constructing a park on the subject site. The City currently owns the surrounding property for the park and intends to include the vacated portion of Rosemont Ave. in the park. The process to include Rosemont Ave. requires approval to vacate that portion of the road.

Included with this letter are several exhibits regarding the vacation action: 1) a zone atlas map showing the vicinity of the project, 2) exhibit showing the proposed vacation, 3) Preliminary Plat that will consolidate the property into a single 4.99-acre parcel 4) City form "Official Public Notification Form For Mailed or Electronic Mail Notice", and 5) "Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to the Property Owner".

Should you have questions or need additional information you can contact me by phone, email or postal mail, anytime. You can also contact the City Planning Department.

Sincerely,



Rick Beltramo
Director of Development Services
WHPacific, Inc.

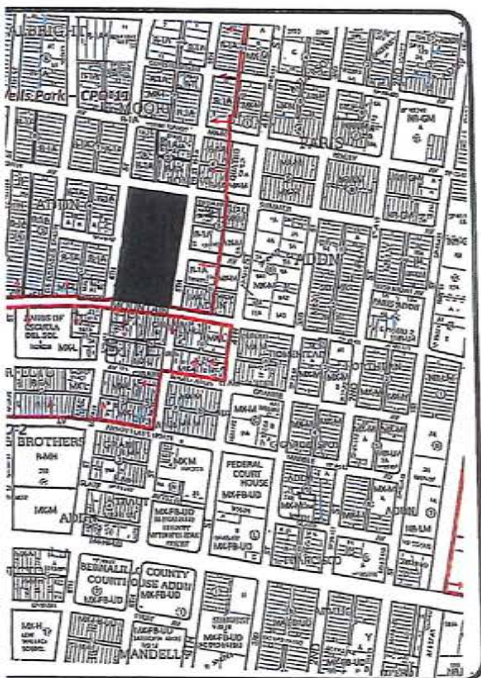
cc: Christina M. Sandoval, City of Albuquerque
Amy Bell, Groundworks Studio,
John Gallegos, CSTi, Inc.
Jonathan Pena, WHPacific, Inc.



PUBLIC ROW VACTION
AND PUBLIC AND PRIVATE
EASEMENT VACTION
EXHIBIT



PAGE 1 OF 2



LEGAL DESCRIPTION:

BEING A REPLAT OF PORTION OF BLOCK 5 ALBRIGHT MOORE ADDITION DOCUMENT # 1921022621 & BLOCK 2, ROMERO ADDITION DOCUMENT #1984120594, TOGETHER WITH A PORTION OF MUNICIPAL ADDITION NO 11 AS DOCUMENT # 1971288420, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M. TOWN OF ALBUQUERQUE GRANT, CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

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NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

QWEST CORPORATION D.B.A. CENTURY LINK CC, FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

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DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DO NOT WAIVE OR RELEASE ANY EASEMENTS OR ANY EASEMENTS RIGHTS WHICH MAY HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT

FREE CONSENT AND VACATION:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING COMPRISED OF TRACTS SHOWN HEREON AND HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED AND HEREBY VACATE ALL EASEMENTS AND VACATE ALL RIGHT OF WAY. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: OWNER/DATE ALLEY AND PORTION OF R/W ROSEMONT AVE NW

FREE CONSENT:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING COMPRISED OF TRACTS SHOWN HEREON AND HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: OWNER/DATE
PORTION OF BLOCK 5 MOORE ADDITION,
TOGETHER WITH A PORTION OF BLOCK 2 ROMERO ADDITION

ACKNOWLEDGMENT

STATE OF)
COUNTY OF)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF ____ 2023, BY ____

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

STATE OF)
COUNTY OF)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF ____ 2023, BY ____

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

PLAT OF TRACT A WELLS PARK ADDITION BEING A REPLAT OF PORTION OF BLOCK 5 MOORE ADDITION TOGETHER WITH A PORTION OF BLOCK 2 ROMERO ADDITION & MUNICIPAL ADDITION NO. 11 WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M. TOWN OF ALBUQUERQUE GRANT CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO JANUARY 2023

PROJECT NUMBER: _____

CITY APPROVALS:

<u>Loren N. Rioshoover P.S.</u> CITY SURVEYOR	1/27/2023 DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMA.F.C.A.	DATE
ABCWUA	DATE
CITY ENGINEER	DATE
DRS CHAIRPERSON, PLANNING DEPARTMENT	DATE
REAL PROPERTY DIVISION	DATE

UTILITY APPROVALS:

PNM ELECTRIC SERVICES	DATE
NEW MEXICO GAS	DATE
QWEST CORPORATION D.B.A. CENTURY LINK CC	DATE
COMCAST	DATE

SURVEYOR'S CERTIFICATE:

I, DAVID P. ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID P. ACOSTA, NMPLS NO. 21082

DATE

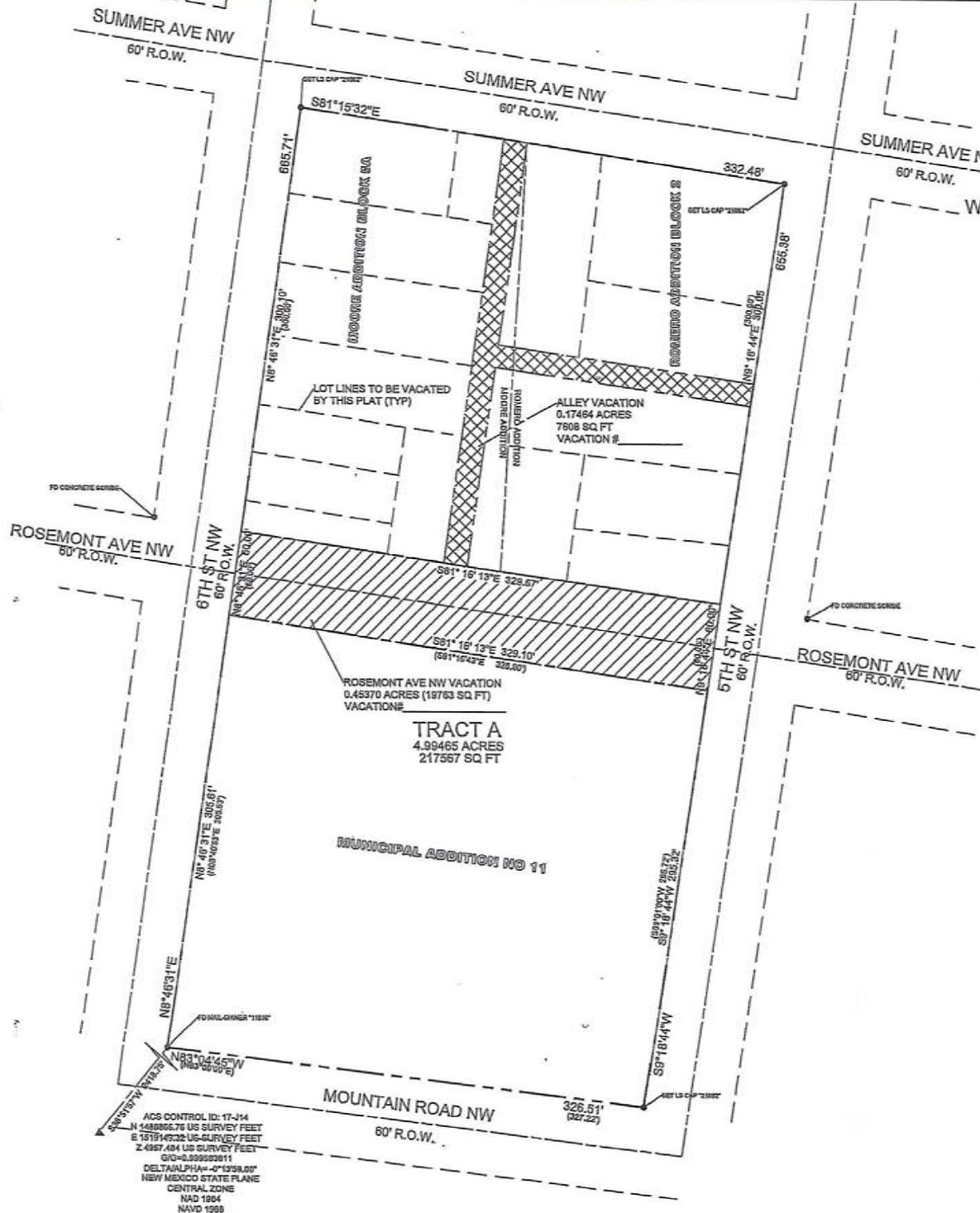
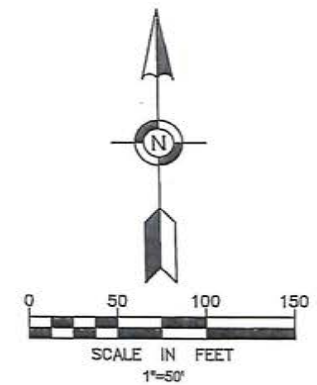
SHEET INDEX

PAGE 1 COVER
PAGE 2 SUBDIVISION PLAT



CONSTRUCTION SURVEY TECHNOLOGIES, INC
PO BOX 65395
ALBUQUERQUE, NM 87193
505-917-8921

PLAT OF
TRACT A
WELLS PARK ADDITION
BEING A REPLAT OF PORTION OF BLOCK 5
MOORE ADDITION
TOGETHER WITH A PORTION OF BLOCK 2
ROMERO ADDITION
& MUNICIPAL ADDITION NO. 11
WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2023



ACS CONTROL ID: 17-314
N 1458566.75 US SURVEY FEET
E 151914532 US SURVEY FEET
Z 4957.484 US SURVEY FEET
GEOID: 399593811
DELTA PLAIN - 0°13'39.00"
NEW MEXICO STATE PLANE
CENTRAL ZONE
NAD 1984
NAVD 1999



CONSTRUCTION SURVEY TECHNOLOGIES, INC
PO BOX 65395
ALBUQUERQUE, NM 87193
505-917-9921



OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT



FOR PUBLIC RIGHT-OF-WAY VACATION ACTION

PART I - PROCESS

Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: PUBLIC HEARING FOR RIGHT-OF-WAY VACATION

Decision-making Body: CITY COUNCIL

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☐ Yes ☒ No

Mailed Notice required: ☐ Yes ☒ No

Electronic Mail required: ☒ Yes ☐ No

Is this a Site Plan Application: ☐ Yes ☒ No *Note: if yes, see second page*

PART II - DETAILS OF REQUEST

Address of property listed in application: 591 Mountain Road, NW

Name of property owner: City of Albuquerque

Name of applicant: City of Albuquerque

Date, time, and place of public meeting or hearing, if applicable:

March 22, 2023 9:00AM, ZOOM <http://cabq.zoom.us/j/84123463458>

Address, phone number, or website for additional information:

email: rick.beltramo@nv5.com, phone: (505) 948-7194

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property. J-14

☒ Drawings, elevations, or other illustrations of this request.

☐ Summary of pre-submittal neighborhood meeting, if applicable.

☒ Summary of request, including explanations of deviations, variances, or waivers.

**IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO
SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO).**

**PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON
APPLICATION.**

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

(Applicant signature)

MARCH 2, 2023

(Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.



OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following: NOT APPLICABLE

- ☐ a. Location of proposed buildings and landscape areas.
- ☐ b. Access and circulation for vehicles and pedestrians.
- ☐ c. Maximum height of any proposed structures, with building elevations.
- ☐ d. For residential development: Maximum number of proposed dwelling units.
- ☐ e. For non-residential development:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: March 2, 2023

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Property Owner within 100 feet*: RIO GRANDE CREDIT UNION

Mailing Address*: 1401 SAN PEDRO DR NE ALBUQUERQUE NM 87110-6729

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Rosemont Ave. NW
Location Description Residential Lot on 6th Street
2. Property Owner* RIO GRANDE CREDIT UNION
3. Agent/Applicant* [if applicable] Rick Beltramo, WHPacific, Inc. (agent)
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☒ Subdivision _____ (Minor or Major)
 - ☒ Vacation Vacation of Public Street Right-Of-Way (Easement/Private Way or Public Right-of-way)
 - ☒ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request¹*:

Vacation of Rosemont Ave., from 5th Street to 6th Street

Vacated propoerty to be combined with other property for expanded Wells Park

5. This application will be decided at a public meeting or hearing by*:
 - ☐ Zoning Hearing Examiner (ZHE)
 - ☒ Development Hearing Officer (DHO)
 - ☐ Landmarks Commission (LC)
 - ☐ Environmental Planning Commission (EPC)

Vacation to be part of future Plat

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: March 22nd, 2023, at 9:00 am

Location*: Remote "ZOOM" meeting at <https://cabq.zoom.us/j/84123463458>

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*³:

contact Rick Beltramo (agent) Phone: (505) 948-7194, email: rick.beltramo@nv5.com

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*⁴ J-14

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s)

☐ Variance(s)

☐ Waiver(s)

Explanation*:

No exceptions.

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

Pre-submittal offered. One NA declined a meeting. The other NA provided no response.

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

☐ a. Location of proposed buildings and landscape areas.*

☐ b. Access and circulation for vehicles and pedestrians.*

☐ c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] _____
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinurl.com/idozoningmap>

March 2, 2023

Douglas R. Brewster and Vivian Edward Martinez
Trustees Brewster Martinez FT
633 Kenwyn Road,
Oakland, California 94610-3714
[Owner of Lot at 1117 6th St. Alb., NM 87102]

**Re: Wells Park Project- Request To Vacate Public Right-Of-Way
Official Public Notice**

Douglas R. Brewster and Vivian Edward Martinez,

With this letter you are officially notified that the City of Albuquerque Development Hearing Officer shall conduct a Public Hearing to consider application by the City to Vacate a portion of Rosemont Ave. Right-Of-Way, from 5th Street to 6th Street. The hearing is scheduled for 9:00 am on March 22nd, 2023. The meeting will be conducted remotely via "ZOOM" at <https://cabq.zoom.us/j/84123463458>.

The City of Albuquerque plans on constructing a park on the subject site. The City currently owns the surrounding property for the park and intends to include the vacated portion of Rosemont Ave. in the park. The process to include Rosemont Ave. requires approval to vacate that portion of the road.

Included with this letter are several exhibits regarding the vacation action: 1) a zone atlas map showing the vicinity of the project, 2) exhibit showing the proposed vacation, 3) Preliminary Plat that will consolidate the property into a single 4.99-acre parcel 4) City form "Official Public Notification Form For Mailed or Electronic Mail Notice", and 5) "Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to the Property Owner".

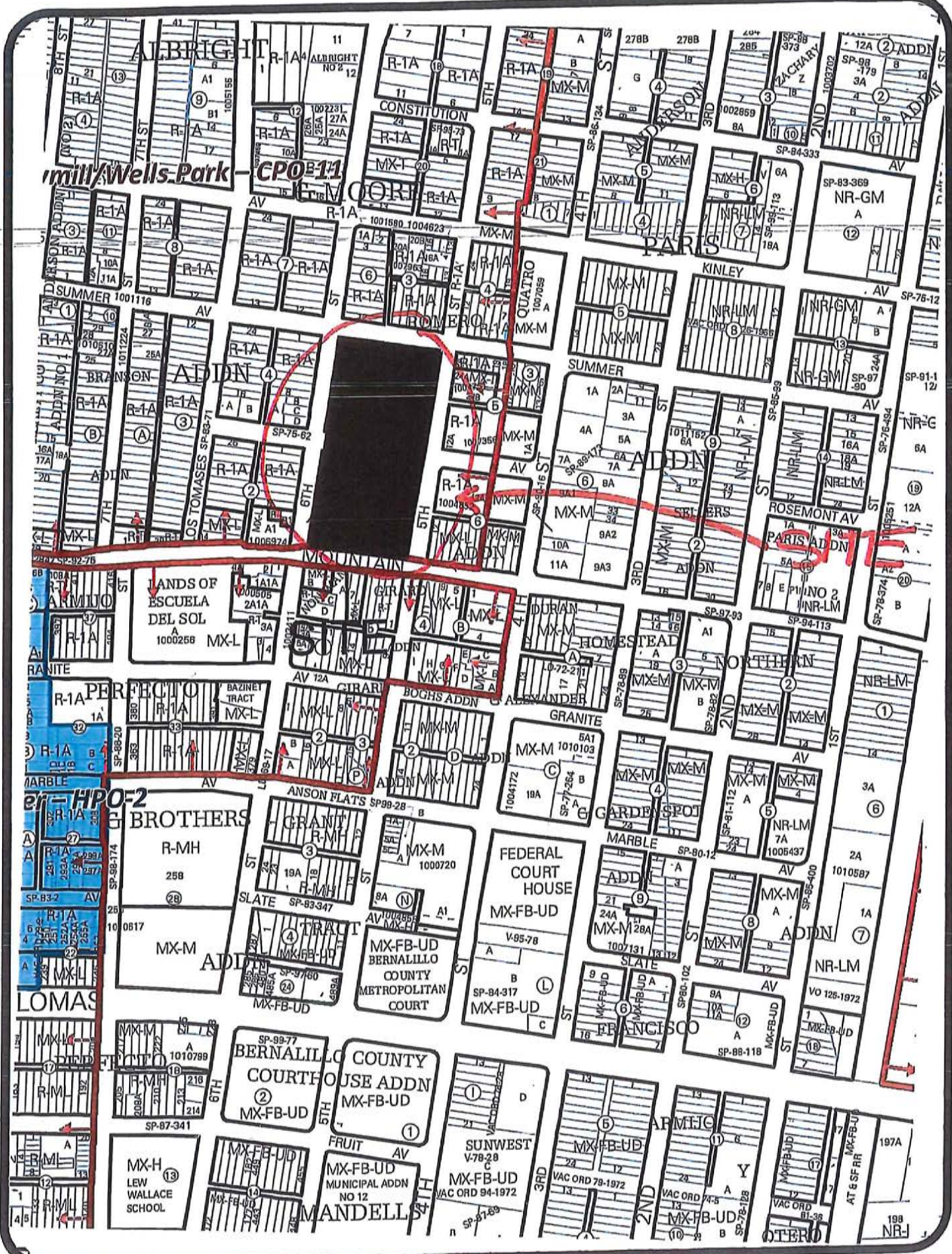
Should you have questions or need additional information you can contact me by phone, email or postal mail, anytime. You can also contact the City Planning Department.

Sincerely,

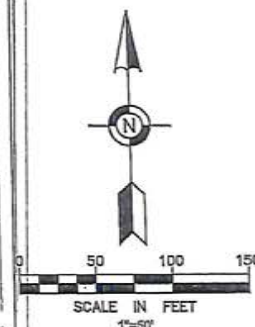
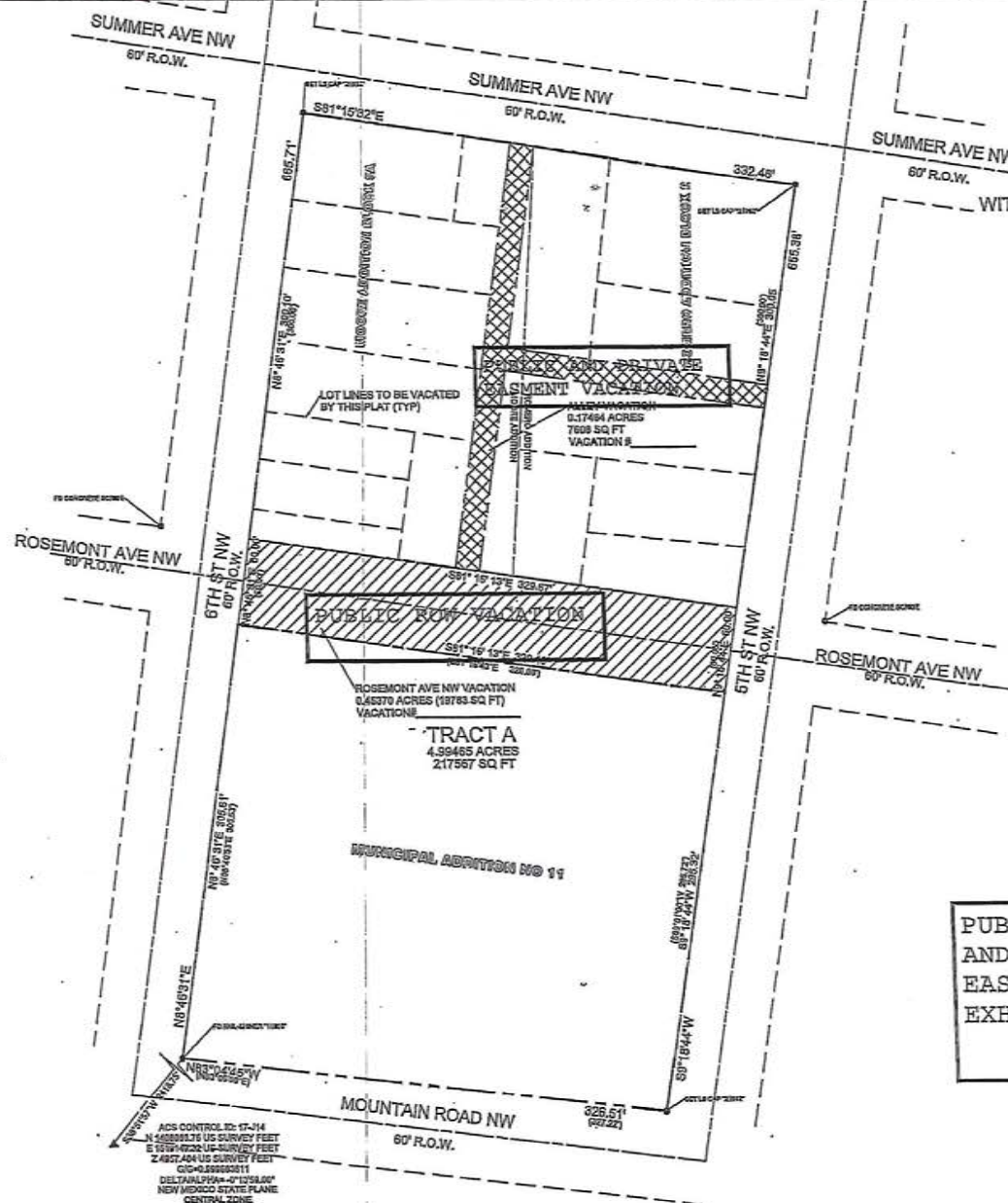


Rick Beltramo
Director of Development Services
WHPacific, Inc.

cc: Christina M. Sandoval, City of Albuquerque
Amy Bell, Groundworks Studio,
John Gallegos, CSTi, Inc.
Jonathan Pena, WHPacific, Inc.



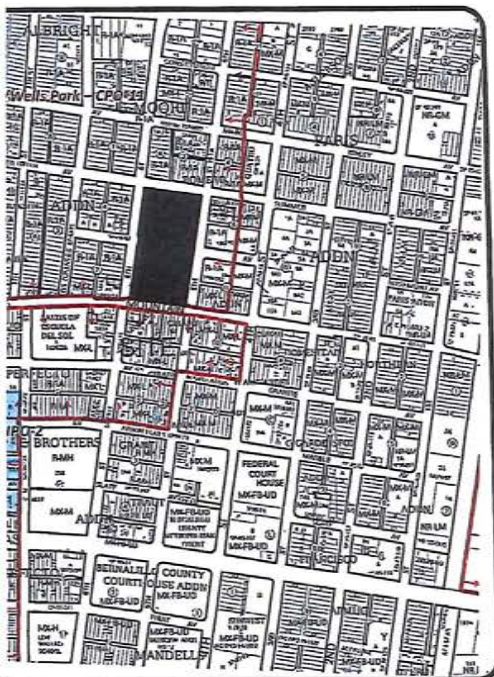
PLAT OF
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BEING A REPLAT OF PORTION OF BLOCK 5
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ROMERO ADDITION
& MUNICIPAL ADDITION NO. 11
WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2023



PUBLIC ROW VACATION
AND PUBLIC AND PRIVATE
EASEMENT VACATION
EXHIBIT



CONSTRUCTION SURVEY TECHNOLOGIES, INC.
PO BOX 63955
ALBUQUERQUE, NM 87193
505-917-8821



ZONE ATLAS J-14-Z NO SCALE

USE OF PLAT:

PURPOSE OF THIS PLAT IS TO CONSOLIDATE VACATED ROSEMONT AVE NW WITH A VACATED ALLEY AND PORTION OF LOTS OF MOORE ADDITION AND ROMERO ADDITION TO CREATE ONE TRACT.

ES:

BOUNDARIES ARE GRID BASED—NEW MEXICO STATE PLANE CENTRAL ZONE (NAD 83).

ALL DISTANCES SHOWN ARE GROUND DISTANCES.

ALL BOUNDARY CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP MPED "PS 21082", AND DEPICTED AS NOTED UNLESS OTHERWISE INDICATED.

BEARINGS AND DISTANCES IN () ARE RECORD

DIVISION DATA:

IE ATLAS INDEX NO. J-14-Z
E OF FIELD SURVEY: JULY, 2021
AL NO. OF TRACTS EXISTING 18
AL NO. OF LOTS CREATED 1
XSS ACRES: 4.99465

UMENTS USED:

RIGHT MOORE ADDITION DOCUMENT # 1921022621
MOORE ADDITION DOCUMENT #1884120584,
MUNICIPAL ADDITION NO 11 # 1971288420,

AR COLLECTION NOTE:

SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE

PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO
50 RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR
LECTORS FROM BEING INSTALLED ON BUILDING OR BEING ERRECTED ON THE LOTS
PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL
A CONDITION TO THE APPROVAL OF THIS PLAT.

IS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

IFORM PROPERTY CODE #: _____

ERNALILLO COUNTY TREASURER'S OFFICE:

LEGAL DESCRIPTION:

BEING A REPLAT OF PORTION OF BLOCK 5 ALBRIGHT MOORE ADDITION DOCUMENT # 1921022621 & BLOCK 2, ROMERO ADDITION DOCUMENT #1884120584, TOGETHER WITH A PORTION OF MUNICIPAL ADDITION NO 11 AS DOCUMENT # 1971288420, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M.TOWN OF ALBUQUERQUE GRANT, CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMER, AND OTHER EQUIPMENT RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

QWEST CORPORATION D.B.A. CENTURY LINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF "GRANTOR" FOR PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF "GRANTEE", INCLUDING SUFFICIENT WORKING SPACE FOR ELECTRICAL TRANSFORMERS, WITHIN THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DO NOT WAIVE OR RELEASE ANY EASEMENTS OR ANY EASEMENTS RIGHTS WHICH MAY HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT

FREE CONSENT AND VACATION:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING COMPRISED OF TRACTS SHOWN HEREON AND HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED AND HEREBY VACATE ALL EASEMENTS AND VACATE ALL RIGHT OF WAY. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: _____
OWNER/DATE ALLEY AND PORTION OF RW ROSEMONT AVE NW

FREE CONSENT:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING COMPRISED OF TRACTS SHOWN HEREON AND HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: _____
OWNER/DATE
PORTION OF BLOCK 5 MOORE ADDITION,
TOGETHER WITH A PORTION OF BLOCK 2 ROMERO ADDITION

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) SS. _____)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2023, BY _____

NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) SS. _____)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2023, BY _____

NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____

PLAT OF
TRACT A
WELLS PARK ADDITION
BEING A REPLAT OF PORTION OF BLOCK 5
MOORE ADDITION
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ROMERO ADDITION
& MUNICIPAL ADDITION NO. 11
WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2023

PROJECT NUMBER: _____	DATE
CITY APPROVALS: <i>Loran W. Buehner P.S.</i>	1/27/2023
CITY SURVEYOR	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
A.M.A.F.C.A.	DATE
ABCWUA	DATE
CITY ENGINEER	DATE
DRS CHAIRPERSON, PLANNING DEPARTMENT	DATE
REAL PROPERTY DIVISION	DATE
UTILITY APPROVALS:	
PNM ELECTRIC SERVICES	DATE
NEW MEXICO GAS	DATE
QWEST CORPORATION D.B.A. CENTURY LINK QC	DATE
COMCAST	DATE

SURVEYOR'S CERTIFICATE:

I, DAVID P. ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES/ OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

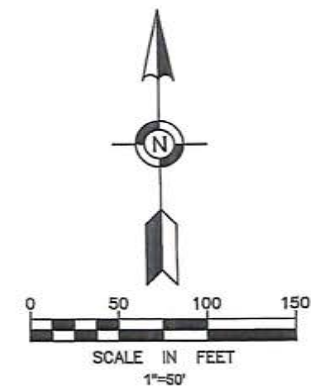
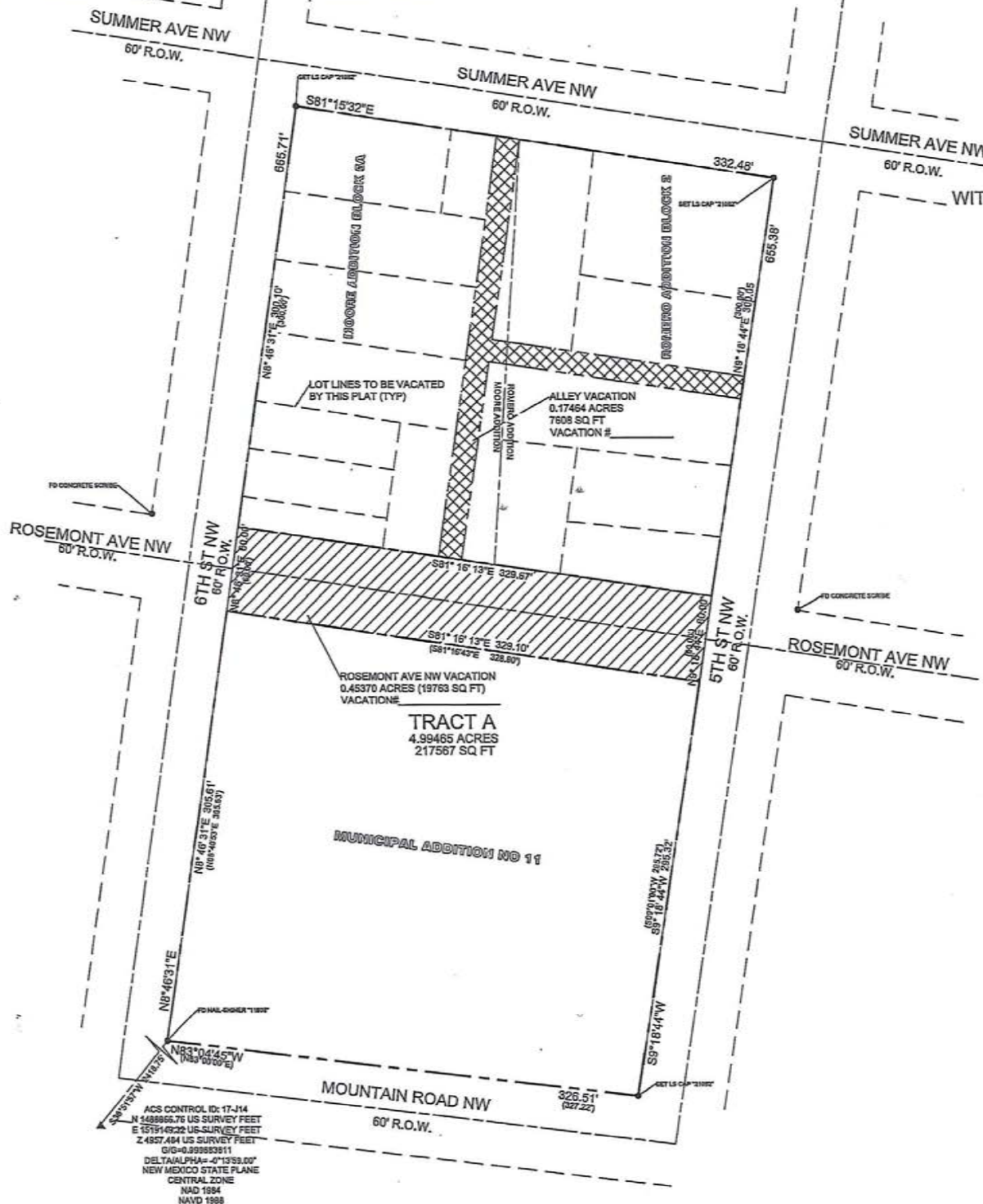
DAVID P. ACOSTA, NMPLS NO. 21082 DATE

SHEET INDEX

PAGE 1, COVER
PAGE 2 SUBDIVISION PLAT



CONSTRUCTION SURVEY TECHNOLOGIES, INC
PO BOX 65355
ALBUQUERQUE, NM 87193
505-917-8921



CONSTRUCTION SURVEY TECHNOLOGIES, INC
PO BOX 65395
ALBUQUERQUE, NM 87193
505-917-8921

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



FOR PUBLIC RIGHT-OF-WAY VACATION ACTION

PART I - PROCESS

Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: PUBLIC HEARING FOR RIGHT-OF-WAY VACATION

Decision-making Body: CITY COUNCIL

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☐ Yes ☒ No

Mailed Notice required: ☒ Yes ☒ No

Electronic Mail required: ☒ Yes ☐ No

Is this a Site Plan Application: ☐ Yes ☒ No **Note: if yes, see second page**

PART II - DETAILS OF REQUEST

Address of property listed in application: 591 Mountain Road, NW

Name of property owner: City of Albuquerque

Name of applicant: City of Albuquerque

Date, time, and place of public meeting or hearing, if applicable:

March 22, 2023 9:00AM, ZOOM <http://cabq.zoom.us/j/84123463458>

Address, phone number, or website for additional information:

email: rick.beltramo@nv5.com, phone: (505) 948-7194

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property. J-14

☒ Drawings, elevations, or other illustrations of this request.

☐ Summary of pre-submittal neighborhood meeting, if applicable.

☒ Summary of request, including explanations of deviations, variances, or waivers.

**IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO
SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO).**

**PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON
APPLICATION.**

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

(Applicant signature)

MARCH 2, 2023

(Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.



OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following: NOT APPLICABLE

- ☐ a. Location of proposed buildings and landscape areas.
- ☐ b. Access and circulation for vehicles and pedestrians.
- ☐ c. Maximum height of any proposed structures, with building elevations.
- ☐ d. For residential development: Maximum number of proposed dwelling units.
- ☐ e. For non-residential development:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: March 2, 2023

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Property Owner within 100 feet*: BREWSTER DOUGLAS R & MARTINEZ VIVIAN EDWARD TRUSTEES BREWSTER MARTINEZ FT

Mailing Address*: 633 KENWYN RD OAKLAND CA 94610-3714

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 1117 6th St, NW Abq., NM 87102
Location Description Residential Lot on 6th Street
2. Property Owner* BREWSTER DOUGLAS R & MARTINEZ VIVIAN EDWARD MARTINEZ FT
3. Agent/Applicant* *[if applicable]* Rick Beltramo, WHPacific, Inc. (agent)
4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*
- ☐ Conditional Use Approval
- ☐ Permit _____ (Carport or Wall/Fence – Major)
- ☐ Site Plan
- ☒ Subdivision _____ (Minor or Major)
- ☒ Vacation Vacation of Public Street Right-Of-Way (Easement/Private Way or Public Right-of-way)
- ☒ Variance
- ☐ Waiver
- ☐ Other: _____

Summary of project/request^{1*}:

Vacation of Rosemont Ave., from 5th Street to 6th Street

Vacated propoerty to be combined with other property for expanded Wells Park

5. This application will be decided at a public meeting or hearing by*:
- | | |
|--------------------------------------------------------|-----------------------------------------------------------------------|
| <input type="checkbox"/> Zoning Hearing Examiner (ZHE) | <input checked="" type="checkbox"/> Development Hearing Officer (DHO) |
| <input type="checkbox"/> Landmarks Commission (LC) | <input type="checkbox"/> Environmental Planning Commission (EPC) |

Vacation to be part of future Plat

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: March 22nd, 2023, at 9:00 am

Location*: Remote "ZOOM" meeting at <https://cabq.zoom.us/j/84123463458>

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

-
6. Where more information about the project can be found*³:

contact Rick Beltramo (agent) Phone: (505) 948-7194, email: rick.beltramo@nv5.com

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁴ J-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation*:

No exceptions.

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

Pre-submittal offered. One NA declined a meeting. The other NA provided no response.

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.*
- ☐ b. Access and circulation for vehicles and pedestrians.*
- ☐ c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

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[Note: Items with an asterisk (*) are required.]

- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] _____
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinyurl.com/idozoningmap>

March 2, 2023

Thomas R. Welch
1201 6TH ST NW
ALBUQUERQUE NM 87102
[Owner of Lot at 1201 6th St. Alb., NM 87102]

**Re: Wells Park Project- Request To Vacate Public Right-Of-Way
Official Public Notice**

Thomas R. Welch,

With this letter you are officially notified that the City of Albuquerque Development Hearing Officer shall conduct a Public Hearing to consider application by the City to Vacate a portion of Rosemont Ave. Right-Of-Way, from 5th Street to 6th Street. The hearing is scheduled for 9:00 am on March 22nd, 2023. The meeting will be conducted remotely via "ZOOM" at <https://cabq.zoom.us/j/84123463458>.

The City of Albuquerque plans on constructing a park on the subject site. The City currently owns the surrounding property for the park and intends to include the vacated portion of Rosemont Ave. in the park. The process to include Rosemont Ave. requires approval to vacate that portion of the road.

Included with this letter are several exhibits regarding the vacation action: 1) a zone atlas map showing the vicinity of the project, 2) exhibit showing the proposed vacation, 3) Preliminary Plat that will consolidate the property into a single 4.99-acre parcel 4) City form "Official Public Notification Form For Mailed or Electronic Mail Notice", and 5) "Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to the Property Owner".

Should you have questions or need additional information you can contact me by phone, email or postal mail, anytime. You can also contact the City Planning Department.

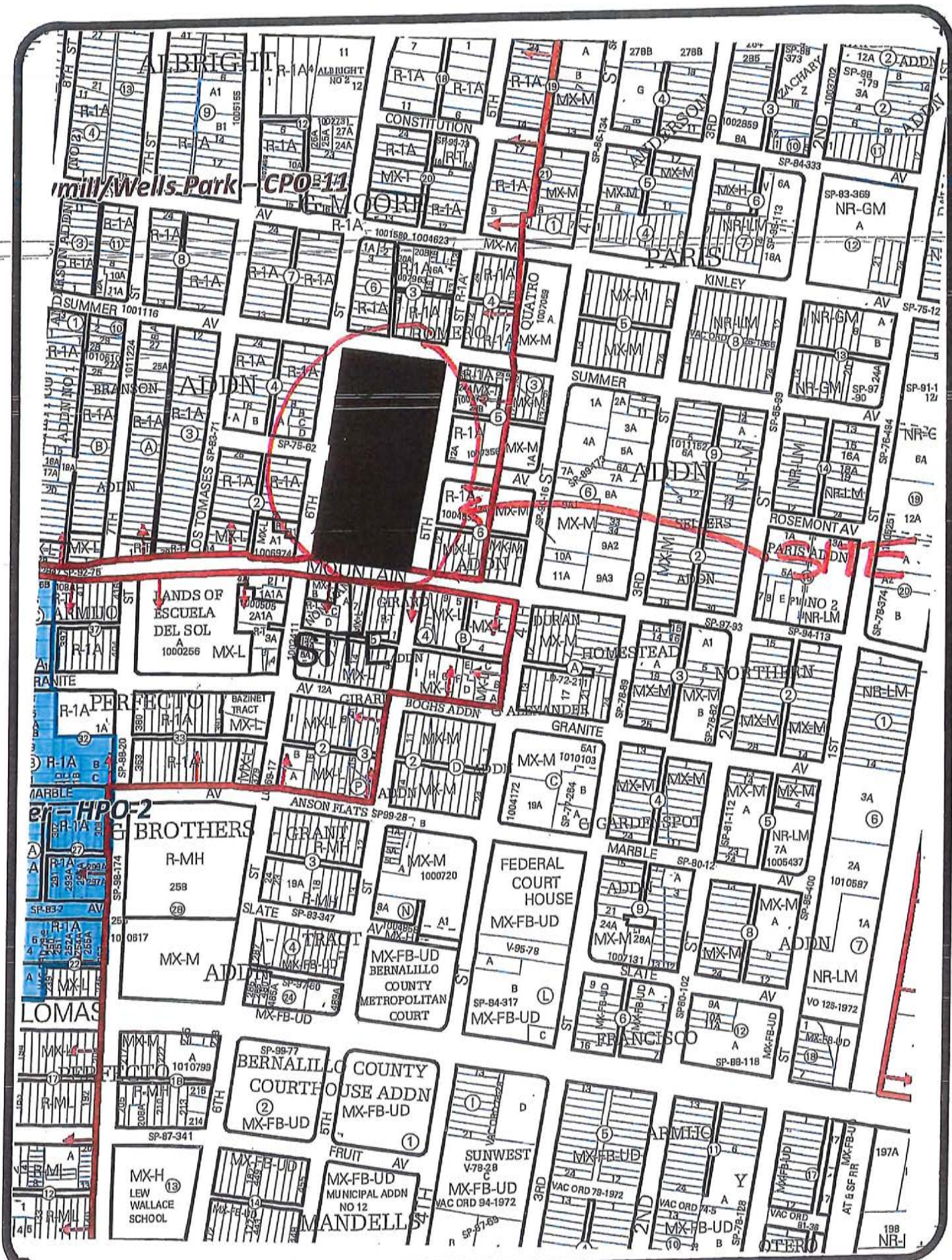
Sincerely,



Rick Beltramo

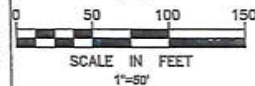
Director of Development Services
WHPacific, Inc.

cc: Christina M. Sandoval, City of Albuquerque
Amy Bell, Groundworks Studio,
John Gallegos, CSTi, Inc.
Jonathan Pena, WHPacific, Inc.



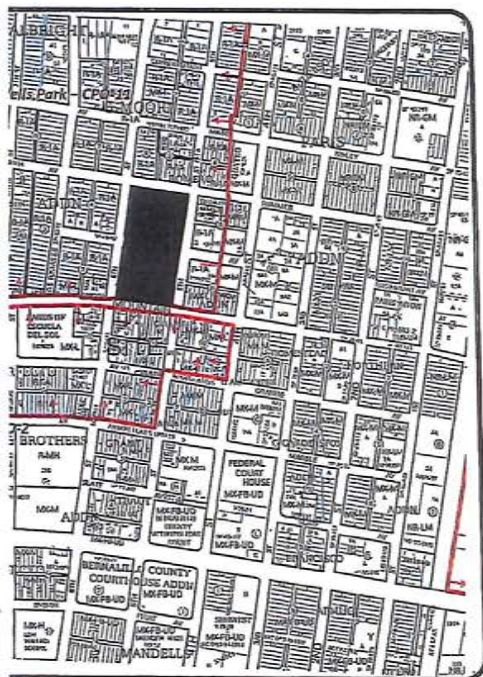
PLAT OF
TRACT A
SPARK ADDITION

PUBLIC ROW VACTION
AND PUBLIC AND PRIVATE
EASEMENT VACTION
EXHIBIT



CONSTRUCTION SURVEY TECHNOLOGIES, INC
PO BOX 65395
ALBUQUERQUE, NM 87193
505-917-8921

CONSTRUCTION SURVEY TECHNOLOGIES, INC
PO BOX 65395
ALBUQUERQUE, NM 87193
505-917-8921



ZONE ATLAS J-14-Z NO SCALE

OF PLAT:

POSE OF THIS PLAT TO CONSOLIDATE VACATED ROSEMONT AVE NW
ER WITH A VACATED ALLEY AND PORTION OF LOTS OF MOORE ADDITION AND
3 ADDITION TO CREATE ONE TRACT.

INGS ARE GRID BASED—NEW MEXICO STATE PLANE CENTRAL ZONE (NAD

ISTANCES SHOWN ARE GROUND DISTANCES.

BOUNDARY CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP
ED "PS 21082", AND DEPICTED AS NOTED UNLESS OTHERWISE INDICATED.

RINGS AND DISTANCES IN () ARE RECORD

VISION DATA:

ATLAS INDEX NO. J-14-Z
OF FIELD SURVEY: JULY, 2021
NO. OF TRACTS EXISTING 18
NO. OF LOTS CREATED 1
3 ACRES: 4.99455

MENTS USED:

8HT MOORE ADDITION DOCUMENT # 1921022621
RO ADDITION DOCUMENT #1884120584,
IPAL ADDITION NO 11 # 1971288420,

COLLECTION NOTE:

SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE

OPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO
RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR
ECTORS FROM BEING INSTALLED ON BUILDING OR BEING ERRECTED ON THE LOTS
CELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL
ONDITION TO THE APPROVAL OF THIS PLAT.

IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

JRM PROPERTY CODE #: _____

ALILLO COUNTY TREASURER'S OFFICE:

LEGAL DESCRIPTION:

BEING A REPLAT OF PORTION OF BLOCK 5 ALBRIGHT MOORE ADDITION DOCUMENT # 1921022621 & BLOCK
2, ROMERO ADDITION DOCUMENT #1884120584, TOGETHER WITH A PORTION OF MUNICIPAL ADDITION NO
11 AS DOCUMENT # 1971288420, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY,
WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M.TOWN OF ALBUQUERQUE GRANT, CITY OF
ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR
THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES,
TRANSFORMER, AND OTHER EQUIPMENT RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE
ELECTRICAL SERVICES.

NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES,
VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS
SERVICES.

QWEST CORPORATION D.B.A. CENTURY LINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE
OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO
PROVIDE COMMUNICATION SERVICES.

COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER
RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE,
REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED
ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, WITH THE RIGHT AND
PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF "GRANTOR" FOR PURPOSES SET
FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND
SERVICES TO CUSTOMERS OF "GRANTEE", INCLUDING SUFFICIENT WORKING SPACE FOR ELECTRICAL
TRANSFORMERS, WITHIN THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES
WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND
OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED
OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON.
PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL
ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO
OR NEAR EASEMENTS SHOWN ON PLAT.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC),
CENTURY LINK AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON.
CONSEQUENTLY PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK
AND COMCAST DO NOT WAIVE OR RELEASE ANY EASEMENTS OR ANY EASEMENTS RIGHTS WHICH MAY
HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT
SHOWN ON THIS PLAT

FREE CONSENT AND VACATION:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING
COMPRISED OF TRACTS SHOWN HEREON AND HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY
AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE
UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S)
WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE
PARCEL(S) HEREIN DESCRIBED AND HEREBY VACATE ALL EASEMENTS AND VACATE ALL RIGHT OF WAY.
SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO
ACT.

BY: _____
OWNER/DATE ALLEY AND PORTION OF R/W ROSEMONT AVE NW

FREE CONSENT:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING
COMPRISED OF TRACTS SHOWN HEREON AND HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY
AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE
UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S)
WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE
PARCEL(S) HEREIN DESCRIBED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT
THEY ARE SO AUTHORIZED TO ACT.

BY: _____
OWNER/DATE
PORTION OF BLOCK 5 MOORE ADDITION,
TOGETHER WITH A PORTION OF BLOCK 2 ROMERO ADDITION

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) SS.
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF
_____, 2023, BY _____

NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) SS.
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF
_____, 2023, BY _____

NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____

PLAT OF
TRACT A
WELLS PARK ADDITION
BEING A REPLAT OF PORTION OF BLOCK 5
MOORE ADDITION
TOGETHER WITH A PORTION OF BLOCK 2
ROMERO ADDITION
& MUNICIPAL ADDITION NO. 11
WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2023

PROJECT NUMBER: _____

CITY APPROVALS:

<u>Loren N. Rianchooan P.S.</u> CITY SURVEYOR	1/27/2023 DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
A.M.A.F.C.A.	DATE
ABOWUA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
REAL PROPERTY DIVISION	DATE

UTILITY APPROVALS:

PNM ELECTRIC SERVICES	DATE
NEW MEXICO GAS	DATE
QWEST CORPORATION D.B.A. CENTURY LINK QC	DATE
COMCAST	DATE

SURVEYOR'S CERTIFICATE:

I, DAVID P ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, DO HEREBY CERTIFY THAT
THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED
BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR
MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS
ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO
ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS
THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO
BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1,
2007; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID P. ACOSTA, NMPLS NO. 21082 DATE

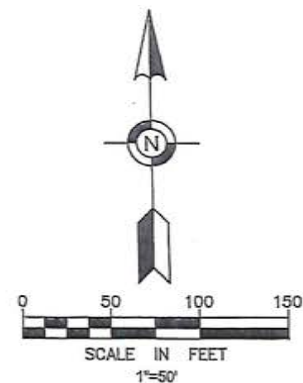
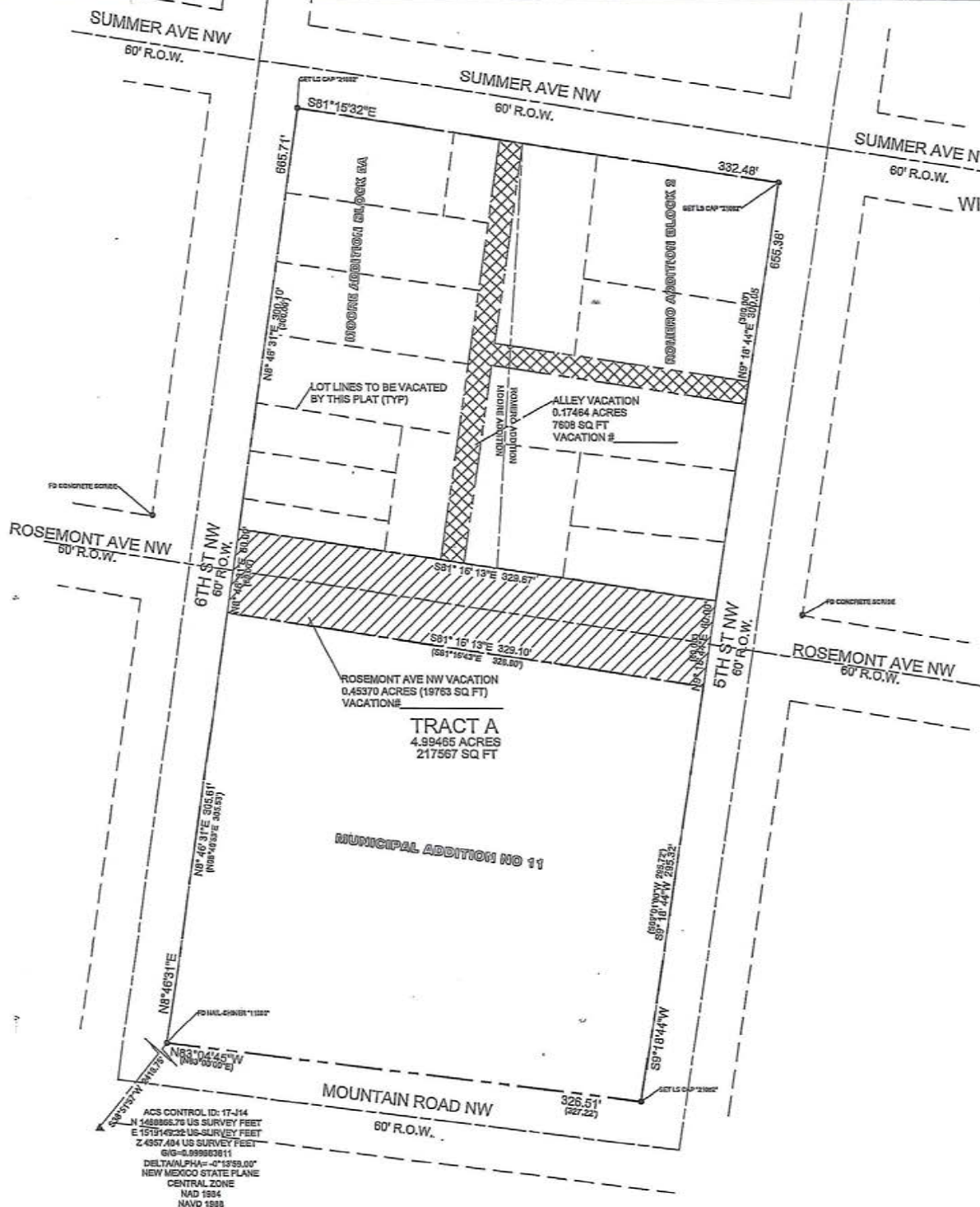
SHEET INDEX

PAGE 1. COVER
PAGE 2 SUBDIVISION PLAT



CONSTRUCTION SURVEY TECHNOLOGIES, INC
PO BOX 65395
ALBUQUERQUE, NM 87193
505-917-8821

PLAT OF
TRACT A
WELLS PARK ADDITION
BEING A REPLAT OF PORTION OF BLOCK 5
MOORE ADDITION
TOGETHER WITH A PORTION OF BLOCK 2
ROMERO ADDITION
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TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2023





OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT



FOR PUBLIC RIGHT-OF-WAY VACATION ACTION

PART I - PROCESS

Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: PUBLIC HEARING FOR RIGHT-OF-WAY VACATION

Decision-making Body: CITY COUNCIL

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☐ Yes ☒ No

Mailed Notice required: ☒ Yes ☒ No

Electronic Mail required: ☒ Yes ☐ No

Is this a Site Plan Application: ☐ Yes ☒ No *Note: if yes, see second page*

PART II - DETAILS OF REQUEST

Address of property listed in application: 591 Mountain Road, NW

Name of property owner: City of Albuquerque

Name of applicant: City of Albuquerque

Date, time, and place of public meeting or hearing, if applicable:

March 22, 2023 9:00AM, ZOOM <http://cabq.zoom.us/j/84123463458>

Address, phone number, or website for additional information:

email: rick.beltramo@nv5.com, phone: (505) 948-7194

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property. J-14

☒ Drawings, elevations, or other illustrations of this request.

☐ Summary of pre-submittal neighborhood meeting, if applicable.

☒ Summary of request, including explanations of deviations, variances, or waivers.

**IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO
SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO).**

**PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON
APPLICATION.**

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

(Applicant signature)

MARCH 2, 2023

(Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.



OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following: NOT APPLICABLE

- ☐ a. Location of proposed buildings and landscape areas.
- ☐ b. Access and circulation for vehicles and pedestrians.
- ☐ c. Maximum height of any proposed structures, with building elevations.
- ☐ d. For residential development: Maximum number of proposed dwelling units.
- ☐ e. For non-residential development:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: March 2, 2023

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Property Owner within 100 feet*: Thomas R. Welch

Mailing Address*: 1201 6TH ST NW ALBUQUERQUE NM 87102

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 1201 6TH ST NW ALBUQUERQUE NM 87102
Location Description Residential Lot on 6th Street
2. Property Owner* Thomas R. Welch
3. Agent/Applicant* [if applicable] Rick Beltramo, WHPacific, Inc. (agent)
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☒ Subdivision _____ (Minor or Major)
 - ☒ Vacation Vacation of Public Street Right-Of-Way (Easement/Private Way or Public Right-of-way)
 - ☒ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request¹*: _____

Vacation of Rosemont Ave., from 5th Street to 6th Street

Vacated propoerty to be combined with other property for expanded Wells Park

5. This application will be decided at a public meeting or hearing by*:

- | | |
|--------------------------------------------------------|-----------------------------------------------------------------------|
| <input type="checkbox"/> Zoning Hearing Examiner (ZHE) | <input checked="" type="checkbox"/> Development Hearing Officer (DHO) |
| <input type="checkbox"/> Landmarks Commission (LC) | <input type="checkbox"/> Environmental Planning Commission (EPC) |

Vacation to be part of future Plat

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: March 22nd, 2023, at 9:00 am

Location*: Remote "ZOOM" meeting at <https://cabq.zoom.us/j/84123463458>

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*:
contact Rick Beltramo (agent) Phone: (505) 948-7194, email: rick.beltramo@nv5.com

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁴ J-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation*:

No exceptions.

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

Pre-submittal offered. One NA declined a meeting. The other NA provided no response.

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.*
- ☐ b. Access and circulation for vehicles and pedestrians.*
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² Physical address or Zoom link

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[Note: Items with an asterisk (*) are required.]

- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
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 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] _____
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinyurl.com/idozoningmap>

March 2, 2023

EMERALD BUILDING DEVELOPMENT CO., LLC
4509 ALAMEDA BLVD NE SUITE B
ALBUQUERQUE NM 87113-1705
[Owner of Lot at 1121 4th St. Alb., NM 87102]

**Re: Wells Park Project- Request To Vacate Public Right-Of-Way
Official Public Notice**

EMERALD BUILDING DEVELOPMENT CO., LLC,

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Included with this letter are several exhibits regarding the vacation action: 1) a zone atlas map showing the vicinity of the project, 2) exhibit showing the proposed vacation, 3) Preliminary Plat that will consolidate the property into a single 4.99-acre parcel 4) City form "Official Public Notification Form For Mailed or Electronic Mail Notice", and 5) "Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to the Property Owner".

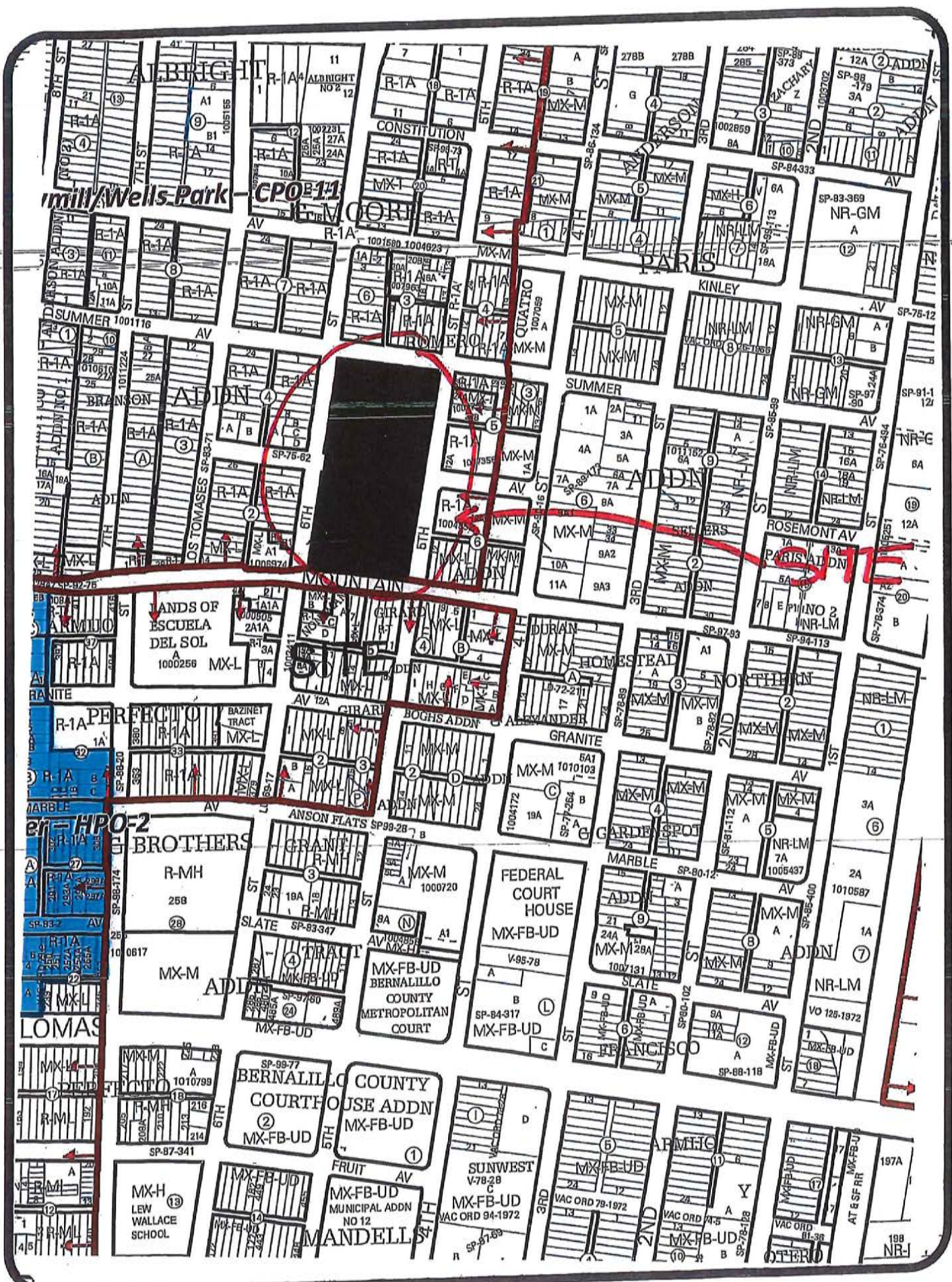
Should you have questions or need additional information you can contact me by phone, email or postal mail, anytime. You can also contact the City Planning Department.

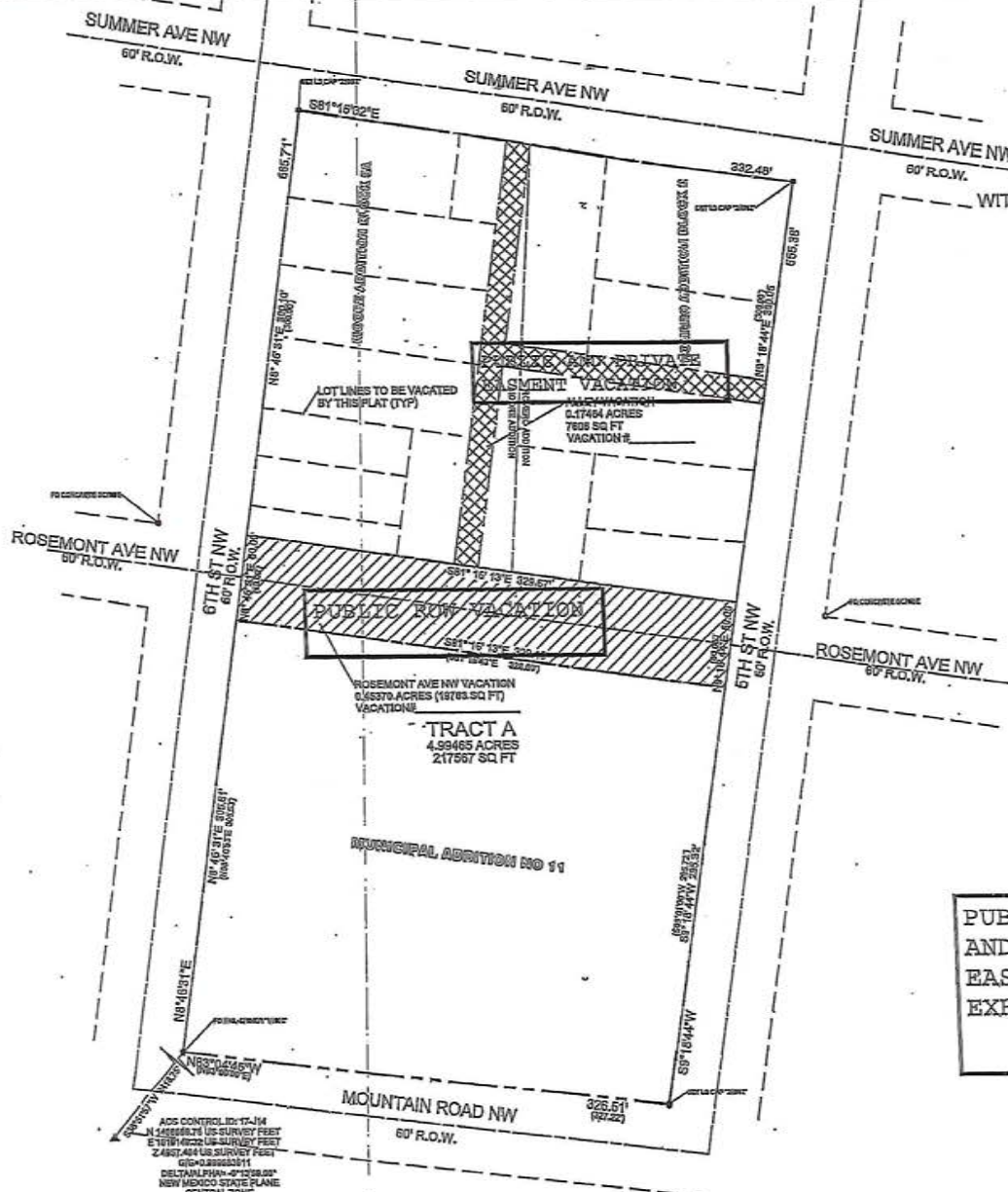
Sincerely,



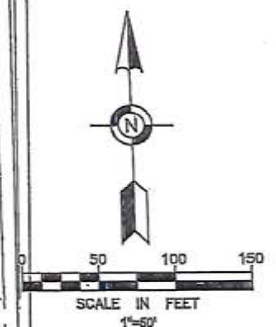
Rick Beltramo
Director of Development Services
WHPacific, Inc.

cc: Christina M. Sandoval, City of Albuquerque
Amy Bell, Groundworks Studio,
John Gallegos, CSTi, Inc.
Jonathan Pena, WHPacific, Inc.

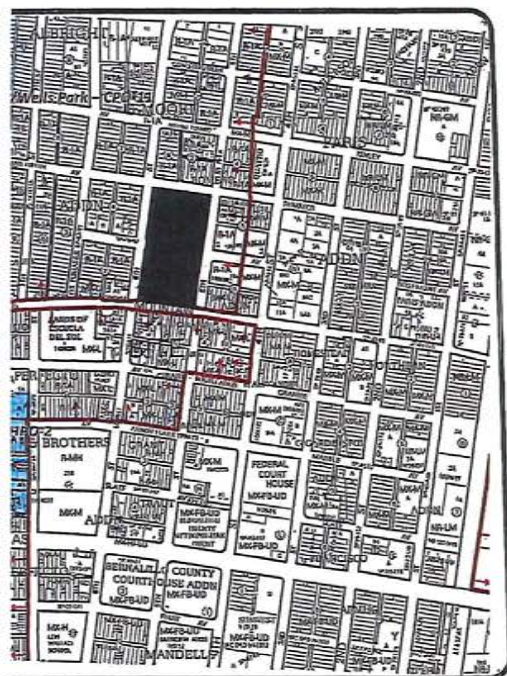




PLAT OF
TRACT A
WELLS PARK ADDITION
BEING A REPLAT OF PORTION OF BLOCK 5
MOORE ADDITION
TOGETHER WITH A PORTION OF BLOCK 2
ROMERO ADDITION
& MUNICIPAL ADDITION NO. 11
WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2023



PUBLIC ROW VACATION
AND PUBLIC AND PRIVATE
EASEMENT VACATION
EXHIBIT



ZONE ATLAS J-14-Z NO SCALE

POSE OF PLAT:

PURPOSE OF THIS PLAT TO TO CONSOLIDATE VACATED ROSEMONT AVE NW
ETHER WITH A VACATED ALLEY AND PORTION OF LOTS OF MOORE ADDITION AND
ERO ADDITION TO CREATE ONE TRACT.

TES:

BEARINGS ARE GRID BASED—NEW MEXICO STATE PLANE CENTRAL ZONE (NAD
83)

ALL DISTANCES SHOWN ARE GROUND DISTANCES.

ALL BOUNDARY CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP
AMPED "PS 21062", AND DEPICTED AS NOTED UNLESS OTHERWISE INDICATED.

BEARINGS AND DISTANCES IN () ARE RECORD

SDIVISION DATA:

12#
INE ATLAS INDEX NO. J-14-Z
17E OF FIELD SURVEY, JULY, 2021
ITAL NO. OF TRACTS EXISTING 18
ITAL NO. OF LOTS CREATED 1
ROSS ACRES: 4.99455

COMMENTS USED:

BRIGHT MOORE ADDITION DOCUMENT # 1921022621
ROMERO ADDITION DOCUMENT # 1884120584,
MUNICIPAL ADDITION NO 11 # 1971288420,

CLAR COLLECTION NOTE:

IN SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE

PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO
SED RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR
COLLECTORS FROM BEING INSTALLED ON BUILDING OR BEING ERRECTED ON THE LOTS
R PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL
E A CONDITION TO THE APPROVAL OF THIS PLAT.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

INFORM PROPERTY CODE #: _____

BERNALILLO COUNTY TREASURE'S OFFICE:

LEGAL DESCRIPTION:

BEING A REPLAT OF PORTION OF BLOCK 5 ALBRIGHT MOORE ADDITION DOCUMENT # 1921022621 & BLOCK
2, ROMERO ADDITION DOCUMENT # 1884120584, TOGETHER WITH A PORTION OF MUNICIPAL ADDITION NO
11 AS DOCUMENT # 1971288420, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY,
WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M.TOWN OF ALBUQUERQUE GRANT, CITY OF
ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR
THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES,
TRANSFORMER, AND OTHER EQUIPMENT RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE
ELECTRICAL SERVICES.

NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES,
VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS
SERVICES.

QWEST CORPORATION D.B.A. CENTURY LINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE
OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO
PROVIDE COMMUNICATION SERVICES.

COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER
RELATED EQUIPMENT AND FACILITIES NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE,
REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED
ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, WITH THE RIGHT AND
PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF "GRANTOR" FOR PURPOSES SET
FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND
SERVICES TO CUSTOMERS OF "GRANTOR", INCLUDING SUFFICIENT WORKING SPACE FOR ELECTRICAL
TRANSFORMERS, WITHIN THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES
WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND
OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED
OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON.
PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL
ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO
OR NEAR EASEMENTS SHOWN ON PLAT.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC),
CENTURY LINK AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON.
CONSEQUENTLY PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK
AND COMCAST DO NOT WAIVE OR RELEASE ANY EASEMENTS OR ANY EASEMENTS RIGHTS WHICH MAY
HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT
SHOWN ON THIS PLAT

FREE CONSENT AND VACATION:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING
COMPRISED OF TRACTS SHOWN HEREON AND HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY
AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE
UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S)
WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE
PARCEL(S) HEREIN DESCRIBED AND HEREBY VACATE ALL EASEMENTS AND VACATE ALL RIGHT OF WAY.
SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO
ACT.

BY: _____
OWNER/DATE ALLEY AND PORTION OF RW ROSEMONT AVE NW

FREE CONSENT:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING
COMPRISED OF TRACTS SHOWN HEREON AND HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY
AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE
UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S)
WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE
PARCEL(S) HEREIN DESCRIBED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT
THEY ARE SO AUTHORIZED TO ACT.

BY: _____
OWNER/DATE
PORTION OF BLOCK 5 MOORE ADDITION,
TOGETHER WITH A PORTION OF BLOCK 2 ROMERO ADDITION

ACKNOWLEDGMENT

STATE OF)
COUNTY OF) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF
_____, 2023, BY _____

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

STATE OF)
COUNTY OF) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF
_____, 2023, BY _____

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

PROJECT NUMBER: _____

CITY APPROVALS:

Loran A. Risenhoover P.S. 1/27/2023
CITY SURVEYOR DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

UTILITIES DEVELOPMENT DATE

PARKS AND RECREATION DEPARTMENT DATE

AMA.F.C.A. DATE

ABCWUA DATE

CITY ENGINEER DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

REAL PROPERTY DIVISION DATE

UTILITY APPROVALS:

PNM ELECTRIC SERVICES DATE

NEW MEXICO GAS DATE

QWEST CORPORATION D.B.A. CENTURY LINK QC DATE

COMCAST DATE

SURVEYOR'S CERTIFICATE:

I, DAVID P. ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, DO HEREBY CERTIFY THAT
THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED
BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR
MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS
ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO
ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS
THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO
BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1,
2007; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID P. ACOSTA, NMPLS NO. 21082 DATE

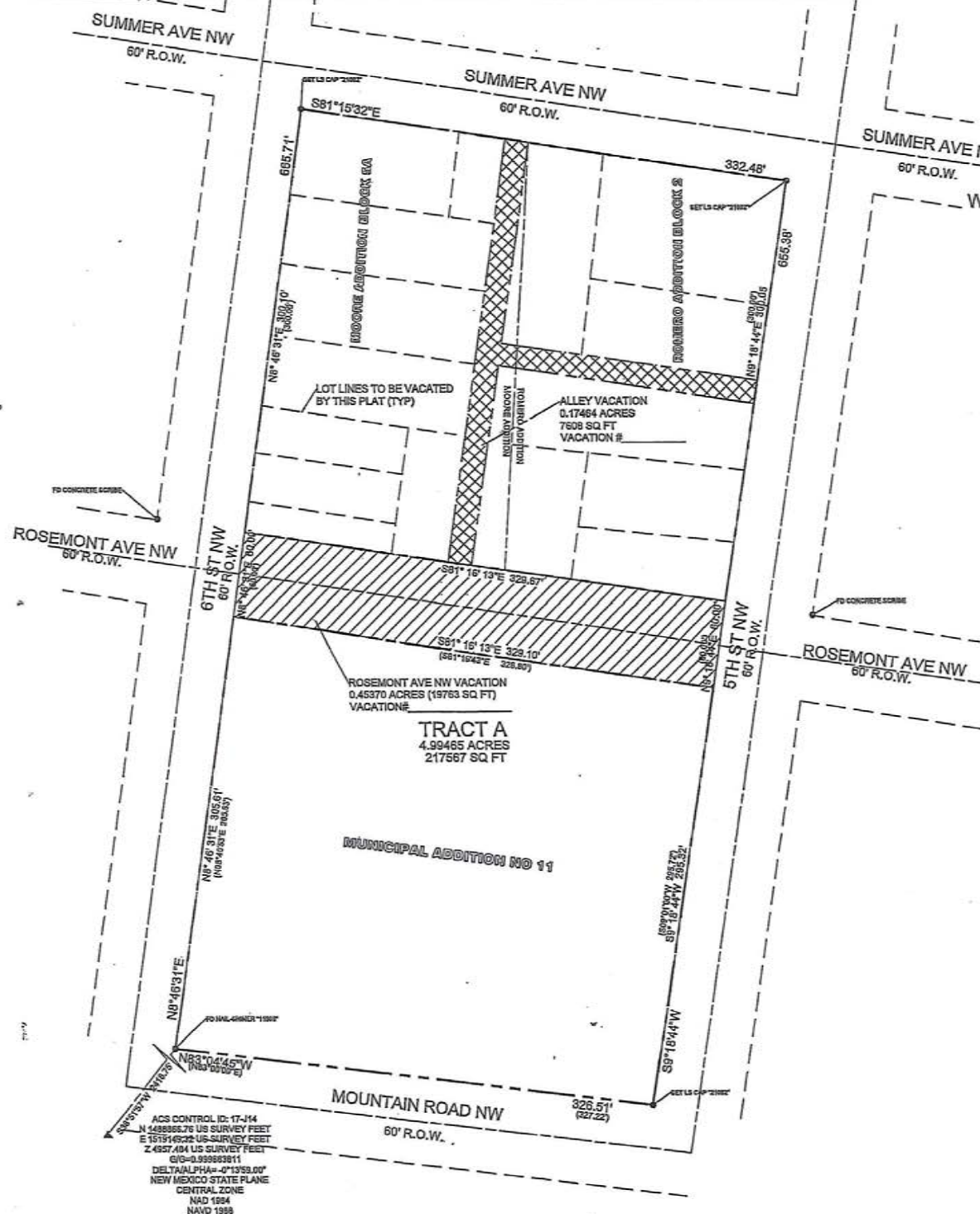
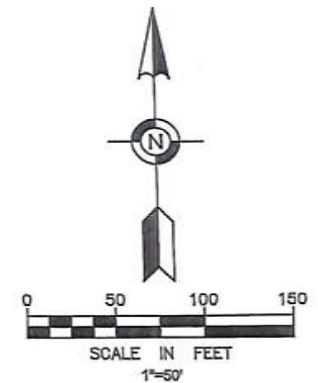
SHEET INDEX

PAGE 1. COVER
PAGE 2. SUBDIVISION PLAT



CONSTRUCTION SURVEY TECHNOLOGIES, INC.
PO BOX 65355
ALBUQUERQUE, NM 87193
505-917-8921

PLAT OF
TRACT A
WELLS PARK ADDITION
BEING A REPLAT OF PORTION OF BLOCK 5
MOORE ADDITION
TOGETHER WITH A PORTION OF BLOCK 2
ROMERO ADDITION
& MUNICIPAL ADDITION NO. 11
WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2023



**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



FOR PUBLIC RIGHT-OF-WAY VACATION ACTION

PART I - PROCESS

Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: PUBLIC HEARING FOR RIGHT-OF-WAY VACATION

Decision-making Body: CITY COUNCIL

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☐ Yes ☒ No

Mailed Notice required: ☒ Yes ☒ No

Electronic Mail required: ☒ Yes ☐ No

Is this a Site Plan Application: ☐ Yes ☒ No **Note: if yes, see second page**

PART II - DETAILS OF REQUEST

Address of property listed in application: 591 Mountain Road, NW

Name of property owner: City of Albuquerque

Name of applicant: City of Albuquerque

Date, time, and place of public meeting or hearing, if applicable:

March 22, 2023 9:00AM, ZOOM <http://cabq.zoom.us/j/84123463458>

Address, phone number, or website for additional information:

email: rick.beltramo@nv5.com, phone: (505) 948-7194

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property. J-14

☒ Drawings, elevations, or other illustrations of this request.

☐ Summary of pre-submittal neighborhood meeting, if applicable.

☒ Summary of request, including explanations of deviations, variances, or waivers.

**IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO
SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO).**

**PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON
APPLICATION.**

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

(Applicant signature)

MARCH 2, 2023

(Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following: NOT APPLICABLE

- ☐ a. Location of proposed buildings and landscape areas.
- ☐ b. Access and circulation for vehicles and pedestrians.
- ☐ c. Maximum height of any proposed structures, with building elevations.
- ☐ d. For residential development: Maximum number of proposed dwelling units.
- ☐ e. For non-residential development:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: March 2, 2023

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Property Owner within 100 feet*: EMERALD BUILDING DEVELOPMENT CO LLC

Mailing Address*: 4509 ALAMEDA BLVD NE SUITE B ALBUQUERQUE NM 87113-1705

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 1121 4th St, NW Alb., NM 87102
Location Description Residential Lot on 6th Street
2. Property Owner* EMERALD BUILDING DEVELOPMENT CO LLC
3. Agent/Applicant* [if applicable] Rick Beltramo, WHPacific, Inc. (agent)
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☒ Subdivision _____ (Minor or Major)
 - ☒ Vacation Vacation of Public Street Right-Of-Way (Easement/Private Way or Public Right-of-way)
 - ☒ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request¹*:

Vacation of Rosemont Ave., from 5th Street to 6th Street

Vacated property to be combined with other property for expanded Wells Park

5. This application will be decided at a public meeting or hearing by*:

- | | |
|--------------------------------------------------------|-----------------------------------------------------------------------|
| <input type="checkbox"/> Zoning Hearing Examiner (ZHE) | <input checked="" type="checkbox"/> Development Hearing Officer (DHO) |
| <input type="checkbox"/> Landmarks Commission (LC) | <input type="checkbox"/> Environmental Planning Commission (EPC) |

Vacation to be part of future Plat

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: March 22nd, 2023, at 9:00 am

Location*: Remote "ZOOM" meeting at <https://cabq.zoom.us/j/84123463458>

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*³:

contact Rick Beltramo (agent) Phone: (505) 948-7194, email: rick.beltramo@nv5.com

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁴ J-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation*:

No exceptions.

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

Pre-submittal offered. One NA declined a meeting. The other NA provided no response.

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.*
- ☐ b. Access and circulation for vehicles and pedestrians.*
- ☐ c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] _____
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinyurl.com/idozoningmap>

7022 2410 0000 7477 6403

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com™.

Albuquerque, NM 87102

OFFICIAL USE

Certified Mail Fee \$4.15

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.87

Total Postage and Fees \$5.42

Sent To **MIKE PRANDO**
 Street and Apt. No., or PO Box No.
111 BENJAMIN NW.
 City, State, ZIP+4®
ALB. NM 87102

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 1730 0000 5749 2300

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Albuquerque, NM 87197

OFFICIAL USE

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.87

Total Postage and Fees \$5.42

Sent To **PEGGY NORTON**
 Street and Apt. No., or PO Box No.
NORTH VALLEY COALITION
PO. Box 4008, NM 87197

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 2410 0000 7477 6360

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Albuquerque, NM 87104

OFFICIAL USE

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.87

Total Postage and Fees \$5.42

Sent To **DOYLE KIMBROUGH**
 Street and Apt. No., or PO Box No.
222 CAMPBELL RD. NW.
 City, State, ZIP+4®
ALB. NM 87104

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.87

Total Postage and Fees \$5.42

Sent To **DOREEN MCKNIGHT**
 Street and Apt. No., or PO Box No.
WEEK PARK - 1426 7th St NW
 City, State, ZIP+4®
ALB. NM 87102

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.87

Total Postage and Fees \$5.42

Sent To **ZONING COMMITTEE**
 Street and Apt. No., or PO Box No.
DOWNTOWN NEIGHBORHOODS ASS.
400 Romero St. NW ALB. NM 87104

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.87

Total Postage and Fees \$5.42

Sent To **RIU GRAND CREDIT UNION**
 Street and Apt. No., or PO Box No.
1401 SAN PEDRO DR. NE
 City, State, ZIP+4®
ALB. NM 87106

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 1730 0000 5749 2461

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For delivery information, visit our website at www.usps.com™.

Albuquerque, NM 87107

OFFICIAL USE

Certified Mail Fee \$4.15

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.87

Total Postage and Fees \$5.42

Sent To **FRAN LUSAN and LISA M. GUEVARA**
 Street and Apt. No., or PO Box No.
807 San Andrews Ave. NW
 City, State, ZIP+4®
ALB. NM 87107

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 1730 0000 5749 2399

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Albuquerque, NM 87102

OFFICIAL USE

Certified Mail Fee \$4.15

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.87

Total Postage and Fees \$5.42

Sent To **JENNIE EQUIVEL**
 Street and Apt. No., or PO Box No.
1121 6th St. NW
 City, State, ZIP+4®
ALB. NM 87102

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 1730 0000 5749 2423

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ™.	
Albuquerque, NM 87113	
Certified Mail Fee	\$4.15
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.87
Total Postage and Fees	\$5.42
Sent To: EMERALD BUILDING DEVE. CO. INC. Street and Apt. No., or PO Box No. 4509 ALAMEDA BLVD. N.W. SUITE B City, State, ZIP+4® AIB, NM 87113-1705	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	



7015 1730 0000 5750 2719

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For delivery information, visit our website at www.usps.com ™.	
Albuquerque, NM 87102	
Certified Mail Fee	\$4.15
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.87
Total Postage and Fees	\$5.42
Sent To: WILLIAM J. MAGEE Street and Apt. No., or PO Box No. CESCENA DR City, State, ZIP+4® TETERAS NM 87059	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	



7015 1730 0000 5749 2416

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ™.	
Oakland, CA 94610	
Certified Mail Fee	\$4.15
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.87
Total Postage and Fees	\$5.42
Sent To: DOUGLAS R. BRAEWSTER and VIVIAN Street and Apt. No., or PO Box No. 639 KENWYN RD. City, State, ZIP+4® OAKLAND, CA 94610-5214	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	



7015 1730 0000 5749 2294

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ™.	
Albuquerque, NM 87102	
Certified Mail Fee	\$4.15
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.87
Total Postage and Fees	\$5.42
Sent To: GEORGE M. MOORE Street and Apt. No., or PO Box No. 1205 8TH ST. NW City, State, ZIP+4® AIB, NM 87102	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	



7015 1730 0000 5749 2287

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ™.	
Albuquerque, NM 87102	
Certified Mail Fee	\$4.15
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.87
Total Postage and Fees	\$5.42
Sent To: THOMAS R. WELCH Street and Apt. No., or PO Box No. 1201 8TH ST. NW City, State, ZIP+4® AIB, NM 87102	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

