



CITY OF ALBUQUERQUE

Albuquerque, New Mexico

Office of the Mayor

EC-20-7

INTER-OFFICE MEMORANDUM

November 25, 2019

TO: Klarissa Peña, President, City Council

FROM: Tim Keller, Mayor

Subject: Grove Street Right of Way Vacation
SD-2019-00190 VACATION OF PUBLIC RIGHT-OF-WAY

Project# PR-2019-002544

HIGH MESA CONSULTING. agent(s) for CITY OF ALBUQUERQUE request(s) the aforementioned action(s) for all or a portion of Grove between Chico Road NE and Central Avenue NE., part of a larger site containing approximately 4.7 acre(s). (D-19)

Request: This is a request for vacation of public right of way for Grove Street, between Chico Road NE and Central Avenue NE.

Per Section 14-16-6-6(K)(2) of the IDO, the Development Review Board (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 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. This vacation is the entire width of the street, therefore it is a DRB recommendation to City Council.

At the November 13, 2019 public meeting, the DRB had a consensus to recommend approval of the request to the City Council of the proposed vacation as shown on Exhibit "A" (attached) in the Planning file under Project# PR- 2019-002544, based on the recommended Findings per Section 14-16-6-6(K) of the IDO.


Title/ Subject of Legislation: Tower Road SW Vacation: Project# 2019-002544
SD-2019-001190 VACATION OF PUBLIC RIGHT-OF-WAY, DRB RECOMMENDATION
FOR APPROVAL.

Approved:




Sarita Nair Date 12/17/19
Chief Administrative Officer

Approved as to Legal Form:



Esteban Aguilar, Jr. Date 12-3-19 (AV)
City Attorney

Recommended:



Brennon Williams Date 06-DEC-2019 (AV)
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 ABQ, DMD Cultural Services
C/O Jerry Francis
One Civic Plaza
ABQ, NM 87102

Project# #PR-2019-002544

SD-2019-00190 – VACATION OF RIGHT-OF-WAY
SD-2019-00188 - VACATION of PUBLIC
EASEMENT (sewer/public utility)
SD-2019-00189 - VACATION of PUBLIC
EASEMENT(canal)

LEGAL DESCRIPTION:

For all or a portion of REPLAT OF BLK 2, **LOMA VERDE SUBDIVISION**, REPLAT OF BLK 3 **LOMA VERDE SUBDIVISION** and GROVE ST between **CHICO RD and CENTRAL AVE**, zoned MX-M, located at **7667 CENTRAL AVE NE**, between **SAN PABLO NE and CHARLESTON ST NE**, containing approximately 4.7928 acre(s). (D-19)

On November 13, 2019 the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the Vacations of Public Easements with delegation to Planning and ABCWUA and is sending a recommendation of APPROVAL to the City Council for the Vacation of Public Right of Way, based on the following Findings:

SD-2019-00190 – VACATION OF RIGHT-OF-WAY

1. This is a request to vacate the entire width of Grove Street NE between Chico Road NE and Central Avenue NE as shown on the vacation request exhibit.
2. Pursuant to section 14-16-6-(K)(2)(e), the DRB will make a recommendation to City Council on the request because the vacation contains the entire width of a road.
3. The applicant provided notice as required in table 6-1-1 of the IDO.

4. The applicant states that the vacation is needed to incorporate the portion of Grove Street into the larger as part of a redevelopment project.
5. Vacation requests must meet the criteria in IDO Section 14-16-6-6-(K)(3)(a): *The public welfare does not require that the public right of way or easement be retained:* The public welfare does not require that the right-of-way be retained because access to Central Avenue is available via San Pablo Street to the west and Charleston Street to the east. Transportation supported the request. Staff did not receive any public comment on the request.
6. Vacation requests must meet the criteria in 14-16-6-6(K)(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 that right.*

The request allows for the redevelopment of the property to accommodate a future City Library. The redevelopment of the site will provide a benefit to the surrounding community and the City as whole by providing additional services. The applicant controls the property on both sides of the road.

Conditions:

1. A replat showing the vacated property must be approved by the DRB and recorded within one year of City Council approval.
2. Conditions from ABCWUA must be addressed prior to final sign off.

APPEAL: Pursuant to IDO section 6-4(T)(2), a Recommendation cannot be appealed.

SD-2019-00188 - VACATION of PUBLIC EASEMENT (sewer/public utility)

1. This request vacates a 16 feet wide public utility easement within the right-of-way of Grove Street.
2. This easement was established in 1968 and platted 1974.
3. The easement is no longer needed because it does not contain in ground utilities.

Conditions:

1. A replat showing the vacated easement must be approved by the DRB and recorded within one year of City Council approval of the above vacation, SD-2019-00190.
2. Conditions from ABCWUA for a paper easement must be addressed prior to final sign off.

SD-2019-00189 - VACATION of PUBLIC EASEMENT (canal)

1. This request vacates a reservation for ditches or canals on the original patent, Homestead Certificate 2120, application 3780, as shown in exhibit in the Planning File.

Official Notice of Decision

Project# PR-2019-002544 Application# SD-2019-00188, SD-2019-00189, SD-2019-00190

Page 3 of 3

2. This easement was established in 1900.
3. The easement is no longer needed because there are no ditches or canals on the site.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **DECEMBER 1, 2019**. The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(U) of the Integrated Development Ordinance (IDO). A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

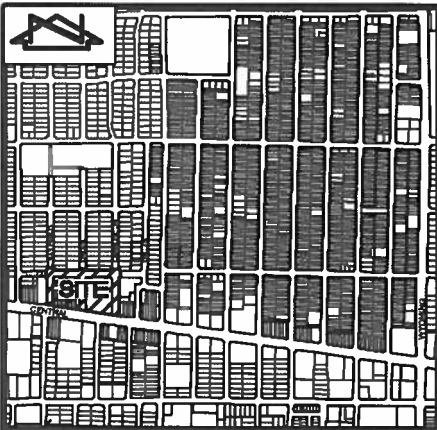
Sincerely,



Jolene Wolfley
DRB Chair

JW/mg

High Mesa 6010-B midway Park Blvd NE



VICINITY MAP
NOT TO SCALE

K-19

OWNER'S CERTIFICATE, DEDICATION AND FREE CONSENT

The undersigned hereby represents; that he is authorized to affirm on behalf of said owner that the subdivision hereon is with the free consent and in accordance with the desires of the undersigned owner and proprietor thereof; and that the undersigned owner does hereby dedicate to the City of Albuquerque in fee simple the public street rights-of-way and grant the easements as shown, including the rights of ingress and egress and the right to trim interfering trees.

Sarita Nair, Chief Administrative Officer,
City of Albuquerque, a Municipal Corporation

Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)

COUNTY OF BERNALILLO) SS

This instrument was acknowledged before me on this _____ day of _____, 2019, by Sarita Nair, Chief Administrative Officer for the City of Albuquerque, New Mexico, a Municipal Corporation, on behalf of said Municipal Corporation.

Notary Public

VACATION REQUEST AND PLAT OF

TRACT A, INTERNATIONAL DISTRICT LIBRARY

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

OCTOBER, 2019

DESCRIPTION

A certain tract of land located within the Corporate Limits of the City of Albuquerque, Bernalillo County, New Mexico, comprising The Replat of Block 2 of Loma Verde, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on February 19, 1974, Plat Book 89, Page 50; together with The Replat of Block 3 of Loma Verde, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on June 18, 1974, Plat Book C10, Page 8; and together with the vacated portion of Grove Street N.E., and being more particularly described as follows:

Beginning at a northwest corner of the parcel herein described, being the northwest property corner of said Block 2, also being the point of intersection of the east right-of-way line of San Pablo Street N.E. with the south right-of-way line of Chico Road N.E., whence the A.G.R.S. Control Station "7-K19" bears S 84°53'06" W a distance of 1631.29 feet; thence S 89°56'32" E a distance of 569.85 feet along said south right-of-way line to the northeast corner of the parcel herein described being the northeast property corner of said Block 3, also being the point of intersection of the south right-of-way line of Chico Road N.E. with the west right-of-way line of Charleston Street N.E.; thence S 00°01'01" W a distance of 388.48 feet along said west right-of-way line to the southeast corner of the parcel herein described being the southeast property corner of said Block 3, also being the point of intersection of the west right-of-way line of Charleston Street N.E. with the north right-of-way line of East Central Avenue; thence N 82°20'18" W a distance of 804.88 feet along said north right-of-way line to the southwest corner of the parcel herein described being the southwest property corner of said Block 2, also being the point of intersection of the north right-of-way line of East Central Avenue with the east right-of-way line of San Pablo Street N.E.; thence N 00°05'01" W a distance of 307.96 feet along said east right-of-way line to the point of beginning and containing 4.7928 acres more or less.

CITY OF ALBUQUERQUE
OFFICE
SEC. 18.110 N.R.4.E. N.M.P.M.
100000
INTERNATIONAL DISTRICT LIBRARY
ALBUQUERQUE

COUNTY CLERK FILING DATA

PROJECT NUMBER: PR-2019-002544

APPLICATION NUMBER _____

CITY APPROVALS:

DRB CHAIRPERSON, PLANNING DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE

ABQWUA DATE

CITY ENGINEER/HYDROLOGY, CITY OF ALBUQUERQUE, NEW MEXICO DATE

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

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO DATE

PARKS AND RECREATION DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE

CODE ENFORCEMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE

CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO DATE

REAL PROPERTY DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO DATE

UTILITY APPROVALS:

PUBLIC SERVICE COMPANY OF NEW MEXICO DATE

QWEST CORPORATION d/b/a CENTURYLINK QC DATE

NEW MEXICO GAS COMPANY DATE

COMCAST CABLE VISION OF NEW MEXICO, INC. DATE

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation D/B/A CenturyLink did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and Qwest Corporation D/B/A CenturyLink do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

SURVEYORS CERTIFICATION

I, Charles G. Cala, Jr., New Mexico Professional Surveyor No. 11184, do hereby certify, that this Plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that the survey shows all easements made known to me by the owner, utility companies, or other parties expressing an interest; that this survey complies with the minimum requirements for Monumentation and Surveys of the Albuquerque Subdivision Ordinance; that this survey meets the Minimum Standards for Surveying in New Mexico, and that it is true and correct to the best of my knowledge and belief.

Charles G. Cala, Jr., NMPS 11184



Date

HIGH MESA Consulting Group

4010-S MIDWAY PARK BLVD. NE • ALBUQUERQUE, NEW MEXICO 87109
PHONE: 505.345.4260 • FAX: 505.345.4264 • www.highmesacg.com
JOB #2018.017.2 PLATING

Exhibit

VACATION REQUEST AND PLAT OF
TRACT A, INTERNATIONAL DISTRICT LIBRARY
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2019

NOTES:

1. A BOUNDARY SURVEY WAS PERFORMED IN APRIL, 2018 AND VERIFIED IN JUNE, 2019. PROPERTY CORNERS WERE FOUND OR SET AS INDICATED.
2. ALL DISTANCES ARE GROUND DISTANCES.
3. SITE LOCATED WITHIN SECTION 18, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M.
4. BEARINGS SHOWN HEREON ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE (NAD 83). THESE BEARINGS ARE POSITIONED FROM A.G.R.S. CONTROL STATION "7-K19".
5. RECORD BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESES.
6. NO PUBLIC STREET MILEAGE WAS CREATED BY THIS PLAT.
7. THE PURPOSE OF THIS PLAT IS TO:
 - A. CREATE 1 (ONE) TRACT FROM FORMER BLOCK 2, LOMA VERDE; FORMER BLOCK 3, LOMA VERDE; TOGETHER WITH THE VACATED PORTION OF GROVE STREET N.E.
 - B. VACATE THE PORTION OF THE PUBLIC RIGHT-OF-WAY OF GROVE STREET N.E. BETWEEN CHICO ROAD N.E. AND EAST CENTRAL AVENUE, INCLUDING THE PUBLIC UTILITY EASEMENTS, SEE KEYED NOTE 2.
 - C. VACATE THE 16" RESERVATIONS FOR EASEMENTS FOR PUBLIC UTILITIES, WHETHER MUNICIPALLY OR PRIVATELY OWNED GRANTED BY V-612, SEE KEYED NOTE 1.
 - D. VACATE THE RESERVATIONS FOR DITCHES OR CANALS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA, SEE KEYED NOTE 3.
 - E. GRANT THE PNM OVERHEAD ANCHOR EASEMENTS, A PNM TRANSFORMER EASEMENT AND AN ABOVEGROUNDED WATER LINE EASEMENT, AS SHOWN.
8. THE FOLLOWING DOCUMENTS AND INSTRUMENTS WERE USED FOR THE PERFORMANCE AND PREPARATION OF THIS SURVEY:
 - A. PLAT OF THE REPLAT OF BLOCK 2 OF LOMA VERDE, FILED 02-18-1974, PLAT BOOK 89, PAGE 80, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
 - B. PLAT OF THE REPLAT OF BLOCK 3 OF LOMA VERDE, FILED 06-18-1974, PLAT BOOK C10, PAGE 8, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
 - C. BOUNDARY SURVEY OF THE REPLATS OF BLOCKS 2 AND 3, LOMA VERDE, PREPARED BY CARTESIAN SURVEYS INC. (NMPS 14271) DATED 11-08-2018 (UNRECORDED).
 - D. PLAT OF LOMA VERDE, FILED 07-27-1983, PLAT BOOK C21, PAGE 186, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
 - E. PLAT OF LOMA VERDE, FILED 10-21-1941, PLAT BOOK C, PAGE 41, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
 - F. PLAT OF FIREHOUSE NUMBER 5, FILED 09-22-2004, PLAT BOOK 2004C, PAGE 293, DOC. #2004133310, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
 - G. SPECIAL WARRANTY DEED, FILED 12-15-2018, DOC. #2018118939, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
 - H. OWNER'S POLICY OF TITLE INSURANCE, POLICY NO. 0-9301-004130328, PREPARED BY STEWART TITLE GUARANTY COMPANY DATED 12-13-2018.
 - I. CITY COMMISSION VACATION ORDINANCE NO. 10-1988 (V-612), FILED 01-17-1988, BOOK MISC. 91, PAGES 696-698, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
 - J. BOUNDARY SURVEY OF THE REPLATS OF BLOCKS 2 AND 3, LOMA VERDE, PREPARED BY THIS FIRM (NMPS 11184) DATED 04-30-2018.
9. GROSS SUBDIVISION ACREAGE = 4.7928 ACRES.
10. CURRENT ZONING ON SITE IS MX-M, BASED UPON REVIEW OF THE CITY OF ALBUQUERQUE IDO ZONE ATLAS (DATED MAY, 2018) AND WEB SITE.
11. NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THE PROPOSED PLAT.

KEYED NOTES

PUBLIC OR PRIVATE UTILITY EASEMENTS TO BE VACATED BY THIS PLATTING ACTION

- ① 16" RESERVATION FOR EASEMENTS FOR PUBLIC UTILITIES, WHETHER MUNICIPALLY OR PRIVATELY OWNED GRANTED BY DOCUMENT FILED 01-17-1988, MISC. BOOK 91, PAGES 696-698 (V-612); TOGETHER WITH A 16" SEWER EASEMENT GRANTED BY PLAT C10-8

PUBLIC RIGHT-OF-WAY AND UTILITIES TO BE VACATED BY THIS PLATTING ACTION

- ② 60' PUBLIC RIGHT-OF-WAY FOR GROVE STREET N.E. BETWEEN CHICO ROAD N.E. AND EAST CENTRAL AVENUE; TOGETHER WITH THE PUBLIC UTILITY EASEMENTS (0.4797 ACRES±)

RESERVATIONS CONTAINED IN PATENT TO BE VACATED BY THIS PLATTING ACTION

- ③ VACATE THE RESERVATIONS FOR DITCHES OR CANALS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA, FILED 08-03-1900, BOOK 33, PAGE 12, RECORDS OF BERNALILLO COUNTY, NEW MEXICO

NEW EASEMENTS

- ④ 10' PNM OVERHEAD ANCHOR EASEMENT GRANTED BY THIS PLAT
⑤ PUBLIC WATER LINE EASEMENT GRANTED BY THIS PLAT TO SERVE THE ABOVEGROUNDED

MONUMENTS

- ⑥ FOUND MAG NAIL W/WASHER STAMPED "CARTESIAN SURVEYS PLS 14271" SET IN ASPHALT
⑦ FOUND 1" IRON PIPE, (BENT), REPLACED WITH #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
⑧ FOUND 1/2" REBAR NO I.D., (BENT), REPLACED WITH #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"

Exhibit

HIGH MESA Consulting Group

4010-S MIDWAY PARK BLVD. NE • ALBUQUERQUE, NEW MEXICO 87109
PHONE: 505.345.4250 • FAX: 505.345.4254 • www.HighMesaCG.com
JOB #2018.017.2 PLATBOOK



SCALE: 1" = 60'

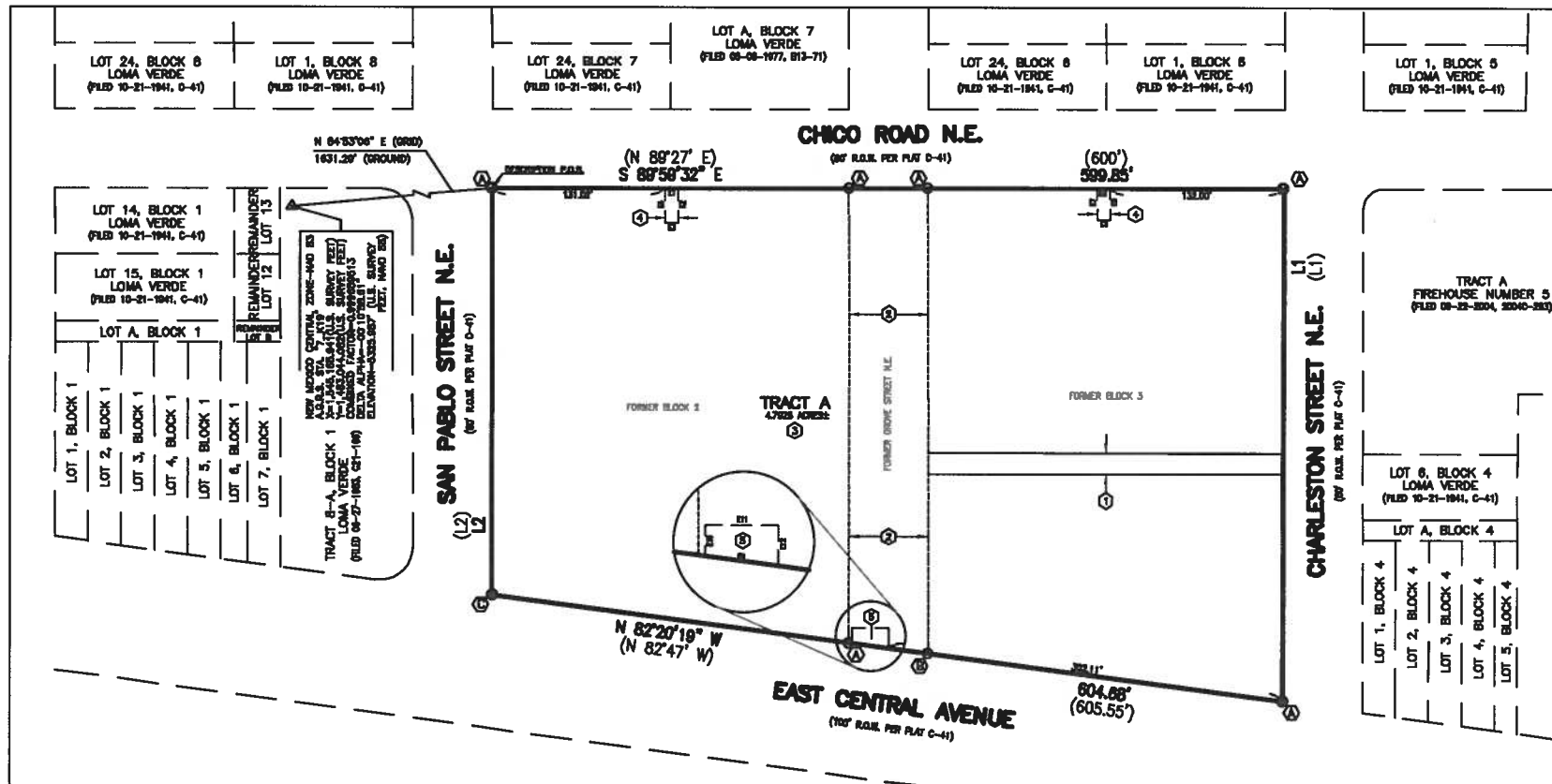


NOTE: FOR KEYED NOTES SEE SHEET 2

VACATION REQUEST AND PLAT OF TRACT A, INTERNATIONAL DISTRICT LIBRARY

ALBUQUERQUE, BERNILLO COUNTY, NEW MEXICO

OCTOBER, 2019



BOUNDARY TABLE

LINE	DIRECTION	DISTANCE
L1	S 00°01'01" W	388.48'
(L1)	S 00°33' E	388.26'
L2	N 00°05'01" W	307.95'
(L2)	N 00°33' W	307.43'

EASEMENT TABLE

LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
E1	S 89°27'32" E	10.00'	E7	N 00°00'30" E	23.71'
E2	S 00°00'30" W	38.43'	E8	N 89°58'32" W	10.00'
E3	N 89°58'32" W	10.00'	E9	N 82°20'19" W	27.48'
E4	N 00°00'30" E	38.43'	E10	N 00°00'30" E	11.77'
E5	S 00°00'30" W	23.71'	E11	S 89°58'32" E	27.71'
E6	N 89°27'32" W	10.00'	E12	S 00°00'30" W	18.42'

Exhibit

HIGH MESA Consulting Group

4010-B MIDWAY PARK BLVD. NE • ALBUQUERQUE, NEW MEXICO 87109
PHONE: 505.345.4250 • FAX: 505.345.4254 • www.highmesacg.com
JOB #2018.017.2 PLATBASE

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT

DRB Project Number: 2019-002544
International District Library

AGENDA ITEM NO: 1

SUBJECT: Preliminary Plat, Vacation of Right-of-Way and Easements

ENGINEERING COMMENTS:

1. The Transportation Department has no objection to vacation of the public easements or to the vacation of the public right-of-way.
2. Demonstrate sufficient right-of-way for the bus shelter off of Central Avenue. Transit Department accepts an easement for the bus shelter encroachment outside of the right-of-way.
3. Right-of-way dedication is required to add curves to each of the four corners of the property at the street intersections, or else prove that the current layout meets sight distance requirements at the intersection. Refer to DPM Table 23.3.3 for requirements on curves, or refer to AASHTO for sight distance criteria. Based on recent submittals, it appears that right-of-way dedication is needed to add curves at Central Avenue.
4. A TIS is required for this project. Based on the Trip Generation provided to the Transportation Department, a TIS is required.
5. A work order will be required for improvements in the right of way that are shown on the infrastructure list. All unused curb cuts shall be replaced with curb, gutter and sidewalk.
6. If future development is not going to be submitted to DRB, a TCL (Traffic Circulation Layout) will be required before building permit.

*Please remember to email me directly with an electronic copy of all supplemental submittal documents.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

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

DATE: November 13, 2019

ACTION:

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT

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

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



November 1, 2019

Angela Gomez
Administrative Assistant Development Review Services
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

**Subject: Comments for Design Review Board on
November 13, 2019
Albuquerque, Bernalillo County, District Three**

Dear Mrs. Gomez:

Attached are the New Mexico Department of Transportation (NMDOT) comments on the cases that were submitted by your department for our input.

Project Number: PR-2019-002544

Case Description: Preliminary Plat & Vacation of Public ROW

Location: 7677 Central Ave NE

Type of Development (Residential/Commercial): Residential

Possible Impacted NMDOT roadway(s): NA

Department Comments:

- NMDOT does not have any comments at this time.

If there are any questions, please feel free to contact Peter Kubiak at 505.249.5718 or Peter.Kubiak@state.nm.us

Sincerely,

Peter Kubiak Digitally signed by Peter Kubiak
Date: 2019.11.01 08:43:38 -0600

Peter Kubiak, D3 Engineering Coordinator

cc: Nancy Perea, D3 Traffic Engineer (email)

cc: Margaret Haynes, D3 Assistant Traffic Engineer (email)

**Michelle Lujan
Grisham**
Governor

Michael R. Sandoval
Cabinet Secretary

Commissioners

Jennifer Sandoval
Commissioner
District 1

Bruce Ellis
Commissioner
District 2

Keith Mortensen
Commissioner
District 3

Walter G. Adams
Commissioner
District 4

Vacant
Commissioner
District 5

Charles Lundstrom
Commissioner
District 6



Mid-Region Metropolitan Planning Organization

Mid-Region Council of Governments
809 Copper Avenue NW
Albuquerque, New Mexico 87102
(505) 247-1750-tel. (505) 247-1753-fax
www.mrcog-nm.gov

TO: Kym Dicome

FR: Forest Replogle, Transportation Planner

RE: MRMPO Comments for Development Review Board Applications Scheduled for
November 13th, 2019

November 4th, 2019

The following staff comments relate to transportation systems planning within the Albuquerque Metropolitan Planning Area (AMPA). Principal guidance comes from the *2040 Metropolitan Transportation Plan* and the maps therein; *Transportation Improvement Program (TIP) for FFY 2016-2021*; the *Intelligent Transportation Systems (ITS) Regional Architecture*; and the *Roadway Access Policies* of the Transportation Coordinating Committee (TCC) of the Metropolitan Transportation Board (MTB).

Project #PR-2019-002544

MRMPO has no adverse comments.

DEVELOPMENT REVIEW BOARD

Code Enforcement Comments

AGENDA ITEM NO: 1

DRB Project Number: PR-2019-002544

Application Number: _____

Project Name: _____

Request: Sketch Plat

COMMENTS:

The property is Zoned MX-M, MX-M has no minimum lot size requirements. Code Enforcement would have no objection to either request.

(Comments may continue onto the next page)

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: Jacobo Martinez, Code Compliance Manager
Planning Department
924-3301 jacobomartinez@cabq.gov

DATE: 11/13/2019

ACTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN ____

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

DEVELOPMENT REVIEW BOARD - HYDROLOGY SECTION
Dana Peterson, PE Senior Engineer | 505-924-3695 dpeterson@cabq.gov

DRB Project Number: 2019-002544 Hearing Date: 11-13-19
Project: Int'l District Library Agenda Item No: 1

<input type="checkbox"/> Sketch Plat	<input type="checkbox"/> Minor Preliminary / Final Plat	<input checked="" 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 checked="" type="checkbox"/> Vacation of Public Easement	<input checked="" type="checkbox"/> Vacation of Public Right of Way

ENGINEERING COMMENTS:

- Hydrology has an approved conceptual grading and drainage plan with Engineer's Stamp Date: 10/7/19.
- On the Plat, provide a public drainage easement on the former alignment of Grove (or revise the grading to provide a 0.87' waterblock off Central, possibly by raising the crosswalk).
- No objection to the infrastructure list
- No objection to the vacations

RESOLUTION/COMMENTS:

Code:

Water:

Transportation:

Planning:

☐ APPROVED
☐ DENIED

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

Emailed November 4, 2019
DRB Comments for Meeting on 11/13/2019

To: Angela Gomez, Development Review Board Secretary
City of Albuquerque

From: Nicole M. Friedt, P.E., Development Review Engineer
AMAFCA

RE: DRB COMMENTS for PR-2019-002544

Replat of Block 2, Loma Verde Subdivision, Replat of Block 3 Loma Verde Subdivision (New Library at Old Caravan Site): D-19

SD-2019-00187 – • No objections.

Preliminary Plat

SD-2019-00188 – • No objections.

Vacation of Public

Easement

SD-2019-00189 – • No objections.

Vacation of Public

Easement

SD-2019-00190 – • No objections.

Vacation of Right-of-

Way



ALBUQUERQUE PUBLIC SCHOOLS
Capital Master Plan

Raquel Reedy
SUPERINTENDENT

Kizito Wijenje
EXECUTIVE DIRECTOR

November 1, 2019

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
Elizabeth Halpin AICP, Senior Planner Manager, APS Capital Master Plan
Kalyn Finnell, Planner II, APS Capital Master Plan
Diana Chavez Vargas, Intern Planner, APS Capital Master Plan

From: Diana Chavez, Intern Planner, APS Capital Master Plan

Re: CABQ Development Review Board Cases to be heard on November 13, 2019

1. Project # PR-2019-002544 (1001620)

- a. DRB Description:
SD-2019-00187 – Preliminary Plat
SD-2019-00188 – Vacation of Public Easement
SD-2019-00189 - Vacation of Public Easement
SD-2019-00190 – Vacation of Right-Of way
- b. Site Information: Replat of block 2 and Replat of Block 3, Loma Verde Subdivision.
- c. Site Location: 7667 Central Ave NE between San Pablo St NE and Charleston St NE.
- d. Request Description: This is a request for major preliminary plat approval to consolidate the two blocks (2 &3) into a single tract of land for the new City Library project in the International District. Also, the project is requesting vacation of public right-of-way on the side of Groove St NE and vacation of public easement that are obsolete. The project is in a site zoned MX-M (Mixed-Use).
- e. **APS Case Comments: No Adverse Impact.**



DEVELOPMENT REVIEW BOARD

Planning Dept. - Major Case Comments

HEARING DATE/AGENDA ITEM 1

Project Number: PR-2019-002544

Application Number:

Project Name:

Request: Preliminary Plat, Vacation Of Public Right of Way, Easement

COMMENTS:

No objection to vacations or plat

The vacation of easement will not be contrary to the public welfare because the easements will be relocated.

The DRB will be a recommending body for the vacation of right of way because the request is for the entire width of a street (6-6-(K)(2)(e). The City Council will be the final decision making body.

Comments may continue onto the next page)

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: Maggie Gould
Planning Department

DATE: 11-13-19

Development Review Board (DRB)
Review Comments
Utility Development Section
Reviewer: Kristopher Cadena, P.E.
Phone: 505.289.3301

DRB Project No: PR-2019-002544	Date: 11/13/19	Item No: #1
Zone Atlas Page: K-19	Legal Description: Lot(s) REPLAT OF BLK 2 LOMA VERDE SUBDIVISION, REPLAT OF BLK 3 LOMA VERDE SUBDIVISION and GROVE ST between CHICO RD and CENTRAL AVE Location: 7667 CENTRAL AVE NE, between SAN PABLO NE and CHARLESTON ST NE	
Request For: SD-2019-00187 – PRELIMINARY PLAT SD-2019-00188 – VACATION OF PUBLIC EASEMENT SD-2019-00189 - VACATION OF PUBLIC EASEMENT SD-2019-00190 – VACATION OF RIGHT-OF-WAY		

ABCWUA Comment:

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

- 1. SD-2019-00187 – PRELIMINARY PLAT**
 - a. What is the purpose of easement #5 (public waterline easement)? If for a water meter vault, the easement needs to be 35'x35' centered on the meter.
 - b. Infrastructure list
 - i. Rather than state new 6" public waterline to new fire hydrant, just indicate a new fire hydrant connection.
- 2. SD-2019-00188 – VACATION OF PUBLIC EASEMENT**

- a. Since there are two requests for vacation of public easement, uncertain as to which easement is referenced.
- 3. **SD-2019-00189 - VACATION OF PUBLIC EASEMENT**
 - a. Since there are two requests for vacation of public easement, uncertain as to which easement is referenced.
 - b. There is an existing public sanitary sewer within the proposed vacation of easement #1. An easement shall remain for this public sanitary sewer line until the public sanitary sewer line is relocated or removed, as approved by the Water Authority.
 - i. It's understood that a work order is not approved which intends to remove the onsite public sanitary sewer line.
- 4. **SD-2019-00190 – VACATION OF RIGHT-OF-WAY**
 - a. There is an existing public waterline and sanitary sewer within the proposed vacation of Grove St. It is understood that both the public waterline and sanitary sewer will be removed with a work order that is currently not approved. Until that is done, easements shall be granted to preserve these public existing lines. Vacation approval is contingent upon providing paper easements that can later be vacated if/when the lines are removed, as approved by the Water Authority.



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

SUBDIVISIONS		<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input checked="" type="checkbox"/> Major – Preliminary Plat (Form P1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input checked="" type="checkbox"/> Vacation of Public Right-of-way (Form V)	
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	MISCELLANEOUS APPLICATIONS		<input checked="" type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)	
<input type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS	
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SAN (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)	
	<input type="checkbox"/> Sidewalk Waiver (Form V2)		
SITE PLANS		<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)	
BRIEF DESCRIPTION OF REQUEST			
Vacation of Public Right-of-Way, Vacation of Public Easements, Major Preliminary Plat Approval			

APPLICATION INFORMATION			
Applicant: City of Albuquerque, DMD, Cultural Services, c/o Jerry Francis, City Architect		Phone: 505-768-3083	
Address: One Civic Plaza		Email: jfrancis@cabq.gov	
City: Albuquerque	State: NM	Zip: 87102	
Professional/Agent (if any): High Mesa Consulting Group		Phone: 505-345-4250	
Address: 6010-B Midway Park Blvd. NE		Email: gmeans@highmesacg.com	
City: Albuquerque	State: NM	Zip: 87109	
Proprietary Interest in Site: Owner		List all owners:	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.: Replat of Block 2, Loma Verde Subd (B9-50) Replat of Block 3, Loma Verde Subd (C10-8)		Block:	Unit:
Subdivision/Addition:		MRGCD Map No.:	UPC Code: 101905718116131305 101905721411331405
Zone Atlas Page(s): K-19	Existing Zoning: MX-M	Proposed Zoning MX-M	
# of Existing Lots: 2	# of Proposed Lots: 1	Total Area of Site (Acres): 4.7928	
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: 7667 Central Ave NE		Between: San Pablo St NE	and: Charleston St NE
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			
1001620, 1002483; Sketch Plat reviewed on 6-26-19 (PR-2019-002544)			

Signature:		Date: 10/18/2019	
Printed Name: J. Graeme Means		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent	
FOR OFFICIAL USE ONLY			
Case Numbers	Action	Fees	Case Numbers
Meeting Date:		Fee Total:	
Staff Signature:	Date:	Project #	


FORM V: Vacations of Easements or Right-of-way– DRB

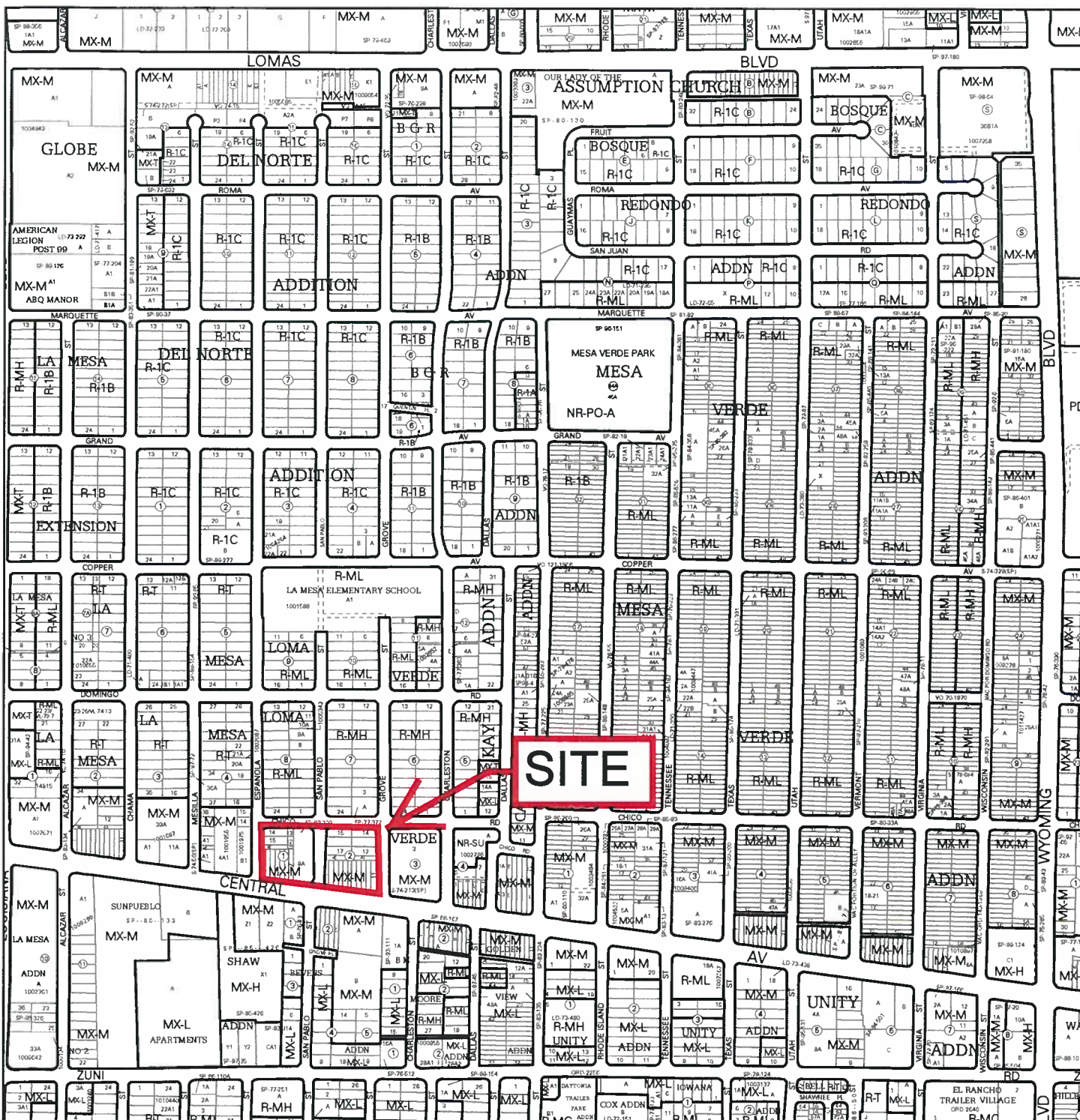
Please refer to the DRB meeting schedules for dates and deadlines. Your attendance is required.

>> INFORMATION REQUIRED FOR ALL VACATION APPLICATIONS

- N/A Interpreter Needed for Meeting? NO if yes, indicate language: _____
- ☒ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.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 on a CD. PDF shall be organized with the Development Review Application and this Form V at the front followed by the remaining documents in the order provided on this form.
- ☒ Zone Atlas map with the entire site clearly outlined and labeled
- ☒ Letter of authorization from the property owner if application is submitted by an agent
- ☐ **VACATION OF PRIVATE EASEMENT**
- ☒ **VACATION OF PUBLIC EASEMENT**
- ☐ **VACATION OF RIGHT-OF-WAY – DRB**
- ☒ **VACATION OF RIGHT-OF-WAY – COUNCIL**
- ☒ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)(3)
- ☒ Copy of the complete document which created the easement(s) (7 copies, folded)
Not required for City owned public right-of-way.
- ☒ Drawing showing the easement or right-of-way to be vacated (7 copies, not to exceed 8.5" by 11")
- ☒ If easements, list number to be vacated 2
- ☒ If right-of-way, square footage to be vacated (see IDO Section 14-16-6-6(K) 0.4797 AC)
- ☒ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- ☒ Office of Neighborhood Coordination neighborhood meeting inquiry response
- ☒ Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
- N/A If a meeting was requested/held, copy of sign-in sheet and meeting notes A meeting was not requested
- ☒ Required notices with content per IDO Section 14-16-6-4(K)(6)
- ☒ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
- ☒ Proof of emailed notice to affected Neighborhood Association representatives
- ☒ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
- ☒ Sign Posting Agreement (not required for easements if IDO Section 14-16-6-6(K)(2)(a) is satisfied)

The vacation must be shown on a DRB approved plat recorded by the County Clerk within one year, or it will expire.

<i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting, if required, or otherwise processed until it is complete.</i>		
Signature: <u>J. Graeme Means</u>		Date: 10/17/2019
Printed Name: J. Graeme Means		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY		
Case Numbers:	Project Number:	
Staff Signature:		
Date:		

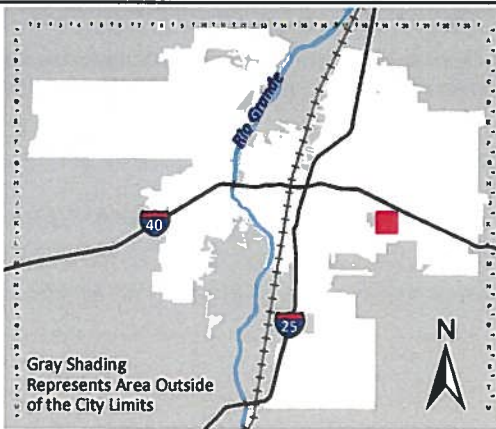


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page: K-19-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

HIGH MESA Consulting Group

Engineers, Surveyors & Subsurface Utility Consultants

2018.017.2
October 17, 2019

Maggie Gould, Acting Planning Manager, DRB Chair
Planning Department
Development & Building Services Division
City of Albuquerque
600 Second Street, NW
Albuquerque, NM 87103

RE: Request for Vacation of Public Easements and Public Right-of-Way
Proposed Tract A, International District Library (PR-2019-002544)

Dear Ms. Gould:

Transmitted are the following items associated with the subject request:

- DRB Application and Supplemental Form V
- Zone Atlas Map K-19 with Site Clearly Outlined
- Explanation and Justification for Request (below)
- Proposed Preliminary Subdivision Plat showing Easements & Right-of-way to be Vacated
- Required Proof of Office of Neighborhood Coordination Meeting Inquiry / Response with Content per IDO Section 14-16-6-4(C) – *Meeting Offered 7/16/19 and Not Requested*
- Office of Neighborhood Coordination Notices with Content per IDO Section 14-16-6-4(K)(6)
- Sign Posting Agreement

This request is for vacation of public easements and right-of-way to support development of a new public City Library. The project will include the vacation of public right-of-way for Grove Street NE and vacation of obsolete easements. Upon recordation of the supporting platting action, the result will be to create a single tract of land from the two existing parcels along with the vacated right-of-way.

Please schedule this matter for the next Appropriate DRB Hearing. If we can be of further assistance or provide additional information, please do not hesitate to call.

Sincerely,

HIGH MESA CONSULTING GROUP



J. Graeme Means, P.E.
Principal

Enclosures

xc: Peter Rehn, RMKM
Jerry Francis, COA

Principals: Charles G. Cala, Jr., P.S. • Juan M. Cala • Joseph M. Solomon, Jr., P.S. • J. Graeme Means, P.E. • Joseph E. Gonzales

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. 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. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public 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 at a charge of \$3.75 each.

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 October 30, 2019 To November 13, 2019

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.

Justin Schora
(Applicant or Agent)

10-18-19
(Date)

I issued 4 signs for this application, 10-18-19 (Date) [Signature] (Staff Member)

PROJECT NUMBER: PR-2019-002544

From: [Quevedo, Vicente M.](#)
To: [J. Graeme MEANS](#)
Cc: [Graeme Means](#)
Subject: RE: Neighborhood Meeting Inquiry_7667 Central Ave NE_DRB
Date: Tuesday, July 16, 2019 8:47:18 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[Neighborhood Meeting Inquiry_7667 Central Ave NE_DRB.xlsx](#)

Graeme,

See contacts below within a 1 mile radius as requested. Thank you.

Association Name	First Name	Last Name	Email	Address Line 1	Address Line 2	City	State	Zip	Mobile Phone	Phone
South Los Altos NA	Eileen	Jessen	eileenjessen@gmail.com	420 General Hodges Street NE		Albuquerque	NM	87123	5059189744	5052655237
South Los Altos NA	Allen	Osborn	a.osborn06@comcast.net	245 Espejo Street NE		Albuquerque	NM	87123		5052933402
Fair West NA	Patty	Keane	pattykeane@gmail.com	310 Valencia Drive NE		Albuquerque	NM	87108	5053631729	
Fair West NA	Katherine	Turner	turner.katherine@outlook.com	616 Valencia Drive NE		Albuquerque	NM	87108	5058188859	
La Mesa Community Improvement Association	Idalia	Tena	idalialt@gmail.com	PO Box 8653		Albuquerque	NM	87198	5055503868	
La Mesa Community Improvement Association	Dayna	Mares	dayna.mares76@gmail.com	639 Dallas Street NE		Albuquerque	NM	87108	5054140085	
Elder Homestead NA	Carmen	Pennington	carpennington1004@yahoo.com	1004 San Pedro SE		Albuquerque	NM	87108		5052569506
Elder Homestead NA	Marian	Jordan	marianjor@aol.com	816 Arizona SE		Albuquerque	NM	87108		5052685190
Mark Twain NA	Joel	Woodridge	joel.c.woodridge@gmail.com	1500 Indiana NE		Albuquerque	NM	87110		5052666258
Mark Twain NA	Barbara	Lohbeck	bardean12@comcast.net	1402 California Street NE		Albuquerque	NM	87110	5052590932	5052540285
District 6 Coalition of Neighborhood Associations	Gina	Dennis	GinaForNM@gmail.com	1816 Buena Vista Drive SE	#2	Albuquerque	NM	87106		5057023082
District 6 Coalition of Neighborhood Associations	Eileen	Jessen	eileenjessen@gmail.com	420 General Hodges Street NE		Albuquerque	NM	87123	5059189744	5052655237
Trumbull Village Association	Joanne	Landry	landry54@msn.com	7501 Trumbull SE		Albuquerque	NM	87108	5056046761	
Trumbull Village Association	T. Alyce	Ice	alyceice@gmail.com	6902 4th Street NW	#11	Albuquerque	NM	87107		5053150188
District 7 Coalition of Neighborhood Associations	David	Haughwout	davidh.d7@comcast.net	2824 Chama Street NE		Albuquerque	NM	87110	5055141965	5058884424
District 7 Coalition of Neighborhood Associations	Lynne	Martin	lmartin900@aol.com	1531 Espejo NE		Albuquerque	NM	87112		5052940435
Jerry Cline Park NA	Ron	Goldsmith	rongoldsmith@yahoo.com	1216 Alcazar Street NE		Albuquerque	NM	87110		5056630246
Jerry Cline Park NA	Eric	Shirley	enshriley@comcast.net	900 Grove Street NE		Albuquerque	NM	87110	5052682595	
South San Pedro NA	Reynaluz	Juarez	abcorganize@gmail.com	816 San Pedro SE		Albuquerque	NM	87108	5057101319	5052621581
South San Pedro NA	Donna	Geist	jgeist80@comcast.net	933 San Pedro SE		Albuquerque	NM	87108	5052357088	

Respectfully,

Vicente M. Quevedo, MCRP
Neighborhood Liaison
Office of Neighborhood Coordination
City of Albuquerque – City Council
(505) 768-3332

Website: www.cabq.gov/neighborhoods



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From: J. Graeme MEANS (mailto:graeme.means@comcast.net)
Sent: Friday, July 12, 2019 12:16 PM
To: Quevedo, Vicente M. <vquevedo@cabq.gov>
Cc: Graeme Means <gmeans@highmesacg.com>
Subject: Re: Neighborhood Meeting Inquiry_7667 Central Ave NE_DRB

Vicente,

Thank you for this information. There is one thing I would like to make sure of. The DRB Vacation request we are submitting is to support a platting action that supports a City Project for a new library. Because we are submitting to the DRB for this action, I checked "DRB" on the on-line submittal form and not "City Project". I understand that the requirements for notification on City projects cover a greater distance and therefore more associations.

Please let me know if this changes the requirements for offering to meet for the DRB vacation request given that this is a City project. I'd like to make sure we do the proper notification.

Thank you.

Graeme Means

On July 2, 2019 at 8:25 AM "Quevedo, Vicente M." <vquevedo@cabq.gov> wrote:

J. Graeme Means.

See list of associations below and attached regarding your DRB submittal. In addition, we have included web links below that will provide you with additional details about the new Integrated Development Ordinance (IDO) requirements. The web links also include notification templates that you may utilize when contacting each association. Thank you.

Association Name	First Name	Last Name	Email	Address Line 1	Address Line 2	City	State	Zip	Mobile Phone	Phone
La Mesa Community Improvement Association	Dayna	Mares	dayna.mares76@gmail.com	639 Dallas Street NE		Albuquerque	NM	87108	5054140085	
La Mesa Community Improvement Association	Idalia	Tena	idalialt@gmail.com	PO Box 8653		Albuquerque	NM	87198	5055503868	
District 6 Coalition of Neighborhood Associations	Eileen	Jessen	eileenjessen@gmail.com	420 General Hodges Street NE		Albuquerque	NM	87123	5059189744	5052655237
District 6 Coalition of Neighborhood Associations	Gina	Dennis	GinaForNM@gmail.com	1816 Buena Vista Drive SE	#2	Albuquerque	NM	87106		5057023082
Trumbull Village Association	Joanne	Landry	landry54@msn.com	7501 Trumbull SE		Albuquerque	NM	87108	5056046761	
Trumbull Village Association	T. Alyce	Ice	alyceice@gmail.com	6902 4th Street NW	#11	Albuquerque	NM	87107		5053150188

IDO – Public Notice Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/public-notice>

IDO – Neighborhood Meeting Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirements-in-the-integrated-development-ordinance>

IDO - Administration & Enforcement section: <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Respectfully,

Vicente M. Quevedo, MCRP

Neighborhood Liaison

Office of Neighborhood Coordination

City of Albuquerque – City Council

(505) 768-3332

Website: www.cabq.gov/neighborhoods



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From: webmaster@cabq.gov (mailto:webmaster@cabq.gov) On Behalf Of webmaster@cabq.gov

Sent: Monday, July 01, 2019 9:47 AM

To: Office of Neighborhood Coordination <graeme.means@comcast.net>

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

Subject: Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:

Development Review Board

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

Contact Name

J. Graeme Means

Telephone Number

505-345-4250

Email Address

graeme.means@comcast.net

Company Name

High Mesa Consulting Group

Company Address

6010-B Midway Park Blvd NE

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

Replat of Block 2, Loma Verde Subd (B9-50)

Replat of Block 3, Loma Verde Subd (C10-8)

Physical address of subject site:

7667 Central Ave NE

Subject site cross streets:

Central and San Pablo St. NE

Other subject site identifiers:

Old Caravan Site. Future City Library Site.

This site is located on the following zone atlas page:

K-19

This message has been analyzed by Deep Discovery Email Inspector.

HIGH MESA Consulting Group

Engineers, Surveyors & Subsurface Utility Consultants

2018.017.2
October 17, 2019

ALLEN OSBORN
SOUTH LOS ALTOS NEIGHBORHOOD ASSOCIATION
245 ESPEJO ST NE
ALBUQUERQUE, NM 87123

RE: Public Notice of Proposed Project
Proposed Tract A, International District Library (PR-2019-002544)
DRB Vacation of Public Right-of-Way and Easements
DRB Major Subdivision Preliminary Plat

Dear ALLEN OSBORN
SOUTH LOS ALTOS NEIGHBORHOOD ASSOCIATION:

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K-2) Mailed Public Notice**, we are notifying you as a Neighborhood Association Representative that High Mesa Consulting Group, on behalf of the City of Albuquerque, will be submitting the following applications: 'Preliminary Plat for Subdivision of Land – Major' and 'Vacation of Easement or Right-of-way', to be reviewed and decided by Albuquerque City Staff, the City of Albuquerque Design Review Board, and the Albuquerque City Council. The applications are to facilitate construction of the proposed City of Albuquerque International District Library by vacating obsolete easements and the Grove Street NE right-of-way that currently divides the proposed development site. The related platting action will create a single parcel for development.

1. Property Owner: City of Albuquerque
2. Agent: High Mesa Consulting Group
3. Property Address: 7667 Central Ave NE
4. Location Description: NE Corner of Central Avenue NE and San Pablo St intersection
5. Zone Atlas Page: K-19
6. Legal Description: Replat of Blocks 2 and 3, Loma Verde Subdivision
7. Area of Property: 2.0 acre (Block 2), 2.4 acre (Block 3)
8. IDO Zone District: MX-M
9. Current Land Use: Vacant

The anticipated public hearing for this request will be on November 13, 2019 at 9:00 a.m. in the Hearing Room (Basement Level) of Plaza del Sol, 600 2nd Street NW, Albuquerque, NM 87102. You can check the agenda for the relevant decision-making body online here: <https://www.cabq.gov/planning/boards-commissions> or call the Planning Department at 505-924-3860.

Principals: Charles G. Cala, Jr., P.S. • Juan M. Cala • Joseph M. Solomon, Jr., P.S. • J. Graeme Means, P.E. • Joseph E. Gonzales

6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109 • Phone: 505.345.4250 • www.highmesacg.com

NOTE: Anyone may request and the City may require an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project [IDO Section 14-16-6-4(D)]. To request a Facilitated Meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955. To view and download the Facilitated Meetings Criteria, visit <http://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development>.

Please contact me with any questions or concerns at:

J. Graeme Means, PE
High Mesa Consulting Group (agent)
505-345-4250
gmeans@highmesacg.com

More information about the Integrated Development Ordinance (IDO) can be found at <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance> and via the IDO Interactive Map at <https://tinyurl.com/IDOzoningmap>.

Sincerely,

HIGH MESA CONSULTING GROUP

A handwritten signature in blue ink that reads "J. Graeme Means". The signature is fluid and cursive, with the first name "J." and last name "Means" clearly legible.

J. Graeme Means, P.E.
Principal

Enclosures

xc: Peter Rehn, RMKM
Jerry Francis, COA

From: Graeme Means
To: "eileentjessen@gmail.com"; "a.osborn06@comcast.net"; "pattykeanerd@gmail.com"; "turner.katherine@outlook.com"; "idallalt@gmail.com"; "dayna.mares76@gmail.com"; "caripennington1004@yahoo.com"; "marianior@aol.com"; "joel.c.wooldridge@gmail.com"; "bardean12@comcast.net"; "GinaForNM@gmail.com"; "eileentjessen@gmail.com"; "landry54@msn.com"; "alyceice@gmail.com"; "davidh.d7@comcast.net"; "lmartin900@aol.com"; "rongoldsmith@yahoo.com"; "ericshirley@comcast.net"; "abcorganize@gmail.com"; "jgeist80@comcast.net"
Cc: "peter.rehn"; Francis, Jerry; "MGould@cabq.gov"
Subject: Neighborhood Meeting about Future Development Application - International District Library
Date: Tuesday, July 16, 2019 9:30:00 AM
Attachments: [image001.jpg](#)
[05 Sketch Plat.pdf](#)
[Pages from Town Hall 2 Meeting Image Boards.pdf](#)

Dear Neighborhood Association Representatives,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(C) Neighborhood Meeting**, we are providing you an opportunity to discuss a **Vacation of right-of-way – City Council** proposed in or near your neighborhood before we submit an application. This would be an informal meeting where we would present the proposal, and we could discuss any ideas or concerns you may have.

This request and action will facilitate construction of the proposed City Library by vacating Grove Street NE that currently divides the proposed development site. The related platting action will create a single parcel for development. We understand that there have been three town hall meetings held regarding this proposed project and that you and your Association may already be familiar with the project and how vacating Grove Street is a key aspect that has been previously presented. Attached herewith is a copy of the overall site plan as previously presented. Also attached is a copy of the proposed vacation request and related platting action.

The purpose of this notification is specific to the upcoming vacation request to the DRB. This is not a continuation of the town meetings or any specific aspect of the Library site plan or design itself. Please review this information to help you determine whether you have concerns that warrant a Neighborhood Meeting or whether you are satisfied that this specific request does not pose any concerns. If you would like to meet, please provide a few alternative dates that fall within 30 days of your response to this e-mail. Because there are multiple associations involved, we would like to consolidate the meeting to include all interested parties that may request a meeting.

Contact Information

J. Graeme Means, PE
High Mesa Consulting Group (agent)
505-345-4250
gmeans@highmesacg.com

Project or Development Proposal

City of Albuquerque International District Library
7667 Central Avenue NE
Vacation of Public Right-of-Way – City Council

Per the IDO, you have 15 days from this date (07/16/2019) to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a Neighborhood Meeting, and we can submit our application anytime thereafter. We would like to submit our application as soon as possible.

Before submitting our actual application to the City, we will send Mailed and/or Emailed Public Notice as required by IDO Table 6-1-1 to make you aware of the public hearing at which the project will be reviewed and decided by the City.

Sincerely,

Graeme Means, agent.

J. Graeme Means BC for Digital Signatures



From: Justin Schara
To: "a.osborn06@comcast.net"; "eileentjessen@gmail.com"; "abqfairwestpresident@gmail.com"; "pattykeanerd@gmail.com"; "idaliat@gmail.com"; "dayna.mares76@gmail.com"; "marianior@aol.com"; "carlpennington1004@yahoo.com"; "bardean12@comcast.net"; "joel.c.wooldridge@gmail.com"; "davidh.d7@comcast.net"; "lmartin900@aol.com"; "4district6@gmail.com"; "paulsanchez7771@gmail.com"; "alyceice@gmail.com"; "landry54@msn.com"; "khadijahasili@vizionz.org"; "zabdiel505@gmail.com"; "rongoldsmith@yahoo.com"; "ericshirley@comcast.net"
Cc: Graeme Means; "Gould, Maggie S."; "Francis, Jerry"; "peter rehn"
Subject: COA International District Library - Notice of DRB Hearing for Vacation of Public Right-of-Way and Easements & Major Subdivision Preliminary Plat
Date: Thursday, October 17, 2019 6:19:00 PM
Attachments: [Preliminary Plat.pdf](#)

RE: Public Notice of Proposed Project
Proposed Tract A, International District Library (PR-2019-002544)
DRB Vacation of Public Right-of-Way and Easements
DRB Major Subdivision Preliminary Plat

Dear Neighborhood Association Representatives,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K-6) E-Mailed Public Notice**, we are notifying you as a Neighborhood Association Representative that High Mesa Consulting Group, on behalf of the City of Albuquerque, will be submitting the following applications: 'Preliminary Plat for Subdivision of Land – Major' and 'Vacation of Easement or Right-of-way', to be reviewed and decided by Albuquerque City Staff, the City of Albuquerque Design Review Board, and the Albuquerque City Council. The applications are to facilitate construction of the proposed City of Albuquerque International District Library by vacating obsolete easements and the Grove Street NE right-of-way that currently divides the proposed development site. The related platting action will create a single parcel for development.

1. Property Owner: City of Albuquerque
2. Agent: High Mesa Consulting Group
3. Property Address: 7667 Central Ave NE
4. Location Description: NE Corner of Central Avenue NE and San Pablo St intersection
5. Zone Atlas Page: K-19
6. Legal Description: Replat of Blocks 2 and 3, Loma Verde Subdivision
7. Area of Property: 2.0 acre (Block 2), 2.4 acre (Block 3)
8. IDO Zone District: MX-M
9. Current Land Use: Vacant

The anticipated public hearing for this request will be on November 13, 2019 at 9:00 a.m. in the Hearing Room (Basement Level) of Plaza del Sol, 600 2nd Street NW, Albuquerque, NM 87102. You can check the agenda for the relevant decision-making body online here: <https://www.cabq.gov/planning/boards-commissions> or call the Planning Department at 505-924-3860.

NOTE: Anyone may request and the City may require an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project [IDO Section 14-16-6-4(D)]. To request a Facilitated Meeting

regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955. To view and download the Facilitated Meetings Criteria, visit <http://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development>.

Please contact Graeme Means with any questions or concerns at:

J. Graeme Means, PE
High Mesa Consulting Group (agent)
505-345-4250
gmeans@highmesacg.com

More information about the Integrated Development Ordinance (IDO) can be found at <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance> and via the IDO Interactive Map at <https://tinyurl.com/IDOzoningmap>.

Sincerely,

HIGH MESA CONSULTING GROUP

Justin Schara, agent



Justin D. Schara, P.E.

6010-B Midway Park Blvd. NE
Albuquerque, NM 87109
www.highmesacg.com

Office: 505.345.4250
Cell: 505.362.4401
jschara@highmesacg.com

Engineers, Surveyors & Subsurface Utility Consultants

From: [Mail Delivery Subsystem](#)
To: jfrancis@cabq.gov; MGould@cabq.gov; prehn@rmkmarch.com; landry54@msn.com; marianjor@aol.com; lmartin900@aol.com; carlpennington1004@yahoo.com; rongoaldsmith@yahoo.com; turner.katherine@outlook.com; a.osborn06@comcast.net; bardean12@comcast.net; davidh.d7@comcast.net; ericshirley@comcast.net; jgeist80@comcast.net; eileentjessen@gmail.com; pattykeanerd@gmail.com; idalialt@gmail.com; dayna.mares76@gmail.com; joel.c.wooldridge@gmail.com; GinaForNM@gmail.com; alyceice@gmail.com; abcorganize@gmail.com
Subject: Delivered: Neighborhood Meeting about Future Development Application - International District Library
Date: Tuesday, July 16, 2019 9:31:22 AM
Attachments: [Neighborhood Meeting about Future Development Application - International District Library.msg](#)

Message delivered to 'jfrancis@cabq.gov'
delivered via Automatic Rules
Message delivered to 'MGould@cabq.gov'
delivered via Automatic Rules
Message delivered to 'prehn@rmkmarch.com'
delivered via Automatic Rules
Message delivered to 'landry54@msn.com'
delivered via Automatic Rules
Message delivered to 'marianjor@aol.com'
delivered via Automatic Rules
Message delivered to 'lmartin900@aol.com'
delivered via Automatic Rules
Message delivered to 'carlpennington1004@yahoo.com'
delivered via Automatic Rules
Message delivered to 'rongoaldsmith@yahoo.com'
delivered via Automatic Rules
Message delivered to 'turner.katherine@outlook.com'
delivered via Automatic Rules
Message delivered to 'a.osborn06@comcast.net'
delivered via Automatic Rules
Message delivered to 'bardean12@comcast.net'
delivered via Automatic Rules
Message delivered to 'davidh.d7@comcast.net'
delivered via Automatic Rules
Message delivered to 'ericshirley@comcast.net'
delivered via Automatic Rules
Message delivered to 'jgeist80@comcast.net'
delivered via Automatic Rules
Message delivered to 'eileentjessen@gmail.com'
delivered via Automatic Rules
Message delivered to 'pattykeanerd@gmail.com'
delivered via Automatic Rules
Message delivered to 'idalialt@gmail.com'
delivered via Automatic Rules
Message delivered to 'dayna.mares76@gmail.com'
delivered via Automatic Rules
Message delivered to 'joel.c.wooldridge@gmail.com'
delivered via Automatic Rules
Message delivered to 'GinaForNM@gmail.com'
delivered via Automatic Rules
Message delivered to 'alyceice@gmail.com'

delivered via Automatic Rules
Message delivered to 'abcorganize@gmail.com'
delivered via Automatic Rules

From: [Torres, Taryn](#)
To: [Justin Schara](#); [Gould, Maggie S.](#)
Subject: RE: International District Library Prelim Platting - Form V: Vacations of Easements / ROW question
Date: Monday, October 14, 2019 10:21:02 AM
Attachments: [image005.png](#)
[PROPERTY LIST CENTRAL AND SAN PABLO.docx](#)
[Export \(1\).xlsx](#)
[Central and San Pablo.pdf](#)

Your welcome Justin, please see the buffer map and property list.

Thanks,



TARYN TORRES
administrative assistant
urban design and development
o 505.924.3662
e taryntorres@cabq.gov
cabq.gov/planning

From: Justin Schara <jschara@highmesacg.com>
Sent: Monday, October 14, 2019 9:58 AM
To: Torres, Taryn <taryntorres@cabq.gov>; Gould, Maggie S. <MGould@cabq.gov>
Subject: RE: International District Library Prelim Platting - Form V: Vacations of Easements / ROW question

Thank you Taryn,

Here is the zone atlas page with the site location. The address is 7667 Central Ave NE.

Justin



Justin D. Schara, P.E.

6010-B Midway Park Blvd. NE Office: 505.345.4250
Albuquerque, NM 87109 Cell: 505.362.4401
www.highmesacg.com jschara@highmesacg.com
Engineers, Surveyors & Subsurface Utility Consultants

From: Torres, Taryn <taryntorres@cabq.gov>
Sent: Monday, October 14, 2019 9:56 AM
To: Justin Schara <jschara@highmesacg.com>; Gould, Maggie S. <MGould@cabq.gov>
Subject: RE: International District Library Prelim Platting - Form V: Vacations of Easements / ROW question

Hello Justin,

If you need a buffer map, just email me a zone atlas page with the property indicated and I will provide you with one.

Thanks,



TARYN TORRES

administrative assistant
urban design and development

o 505.924.3662

e taryntorres@cabq.gov

cabq.gov/planning

From: Justin Schara <jschara@highmesacg.com>

Sent: Monday, October 14, 2019 9:55 AM

To: Gould, Maggie S. <MGould@cabq.gov>

Cc: Torres, Taryn <taryntorres@cabq.gov>

Subject: RE: International District Library Prelim Platting - Form V: Vacations of Easements / ROW question

Thank you Maggie.



Justin D. Schara, P.E.

6010-B Midway Park Blvd. NE
Albuquerque, NM 87109
www.highmesacg.com

Office: 505.345.4250
Cell: 505.362.4401
jschara@highmesacg.com

Engineers, Surveyors & Subsurface Utility Consultants

From: Gould, Maggie S. <MGould@cabq.gov>

Sent: Monday, October 14, 2019 9:54 AM

To: Justin Schara <jschara@highmesacg.com>

Cc: Torres, Taryn <taryntorres@cabq.gov>

Subject: RE: International District Library Prelim Platting - Form V: Vacations of Easements / ROW question

Hello,

You can contact Taryn Torres at 924-3662. She is included on this e-mail.



MAGGIE GOULD

planner

o 505.924-3910

e mgould@cabq.gov

cabq.gov/planning

From: Justin Schara [<mailto:jschara@highmesacg.com>]

Sent: Monday, October 14, 2019 9:46 AM

To: Gould, Maggie S.

Subject: International District Library Prelim Platting - Form V: Vacations of Easements / ROW question

Good morning Maggie,

I am assisting Graeme Means in putting together a preliminary plat submittal for DRB, which will include vacations of existing easements and a public right of way. One of the items I am trying to compete is the Office of Neighborhood Coordination notice inquiry, which

requires a 'Buffer map and list of property owners within 100 feet (excluding public rights of way)', see clouded item in snippet below. I was hoping you could point me to a contact who could assist me in putting this map / property owner list together. I have included a copy of the Vicinity Map showing the site location for your reference. Any assistance you can provide is greatly appreciated.

Thank you.

Justin

FORM V: Vacations of Easements or Right-of-way- DRB

Please refer to the DRB meeting schedules for dates and deadlines. Your attendance is required.

>> INFORMATION REQUIRED FOR ALL VACATION APPLICATIONS

- ☐ N/A Interpreter Needed for Meeting? if yes, indicate language.
- ☐ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.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 on a CD. PDF shall be organized with the Development Review Application and this Form V at the front followed by the remaining documents in the order provided on this form.
- ☒ Zone Atlas map with the entire site clearly outlined and labeled
- ☐ Letter of authorization from the property owner if application is submitted by an agent
- ☐ VACATION OF PRIVATE EASEMENT
- ☒ VACATION OF PUBLIC EASEMENT
- ☐ VACATION OF RIGHT-OF-WAY - DRB
- ☒ VACATION OF RIGHT-OF-WAY - COUNCIL
- ☒ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)(3)
- ☒ Copy of the complete document which created the easement(s) (7 copies, folded)
Not required for City owned public right-of-way.
- ☒ Drawing showing the easement or right-of-way to be vacated (7 copies, not to exceed 8.5" by 11")
- ☒ If easements, list number to be vacated 2
- ☒ If right-of-way, square footage to be vacated (see IDO Section 14-16-6-6(K) 0.4797 AC)
- ☒ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- ☒ Office of Neighborhood Coordination neighborhood meeting inquiry response
- ☒ Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
- ☐ N/A If a meeting was requested/held, copy of sign-in sheet and meeting notes
- ☒ Required notices with content per IDO Section 14-16-6-4(K)(6)
- ☐ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
- ☐ Proof of emailed notice to affected Neighborhood Association representatives
- ☐ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
- ☐ Sign Posting Agreement (not required for easements if IDO Section 14-16-6-6(K)(2)(a) is satisfied)

The vacation must be shown on a DRB approved plat recorded by the County Clerk within one year, or it will expire.



Justin D. Schara, P.E.

6010-B Midway Park Blvd. NE Office: 505.345.4250
Albuquerque, NM 87109 Cell: 505.362.4401
www.highmesacg.com jschara@highmesacg.com

Engineers, Surveyors & Subsurface Utility Consultants

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This message has been analyzed by Deep Discovery Email Inspector.

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This message has been analyzed by Deep Discovery Email Inspector.

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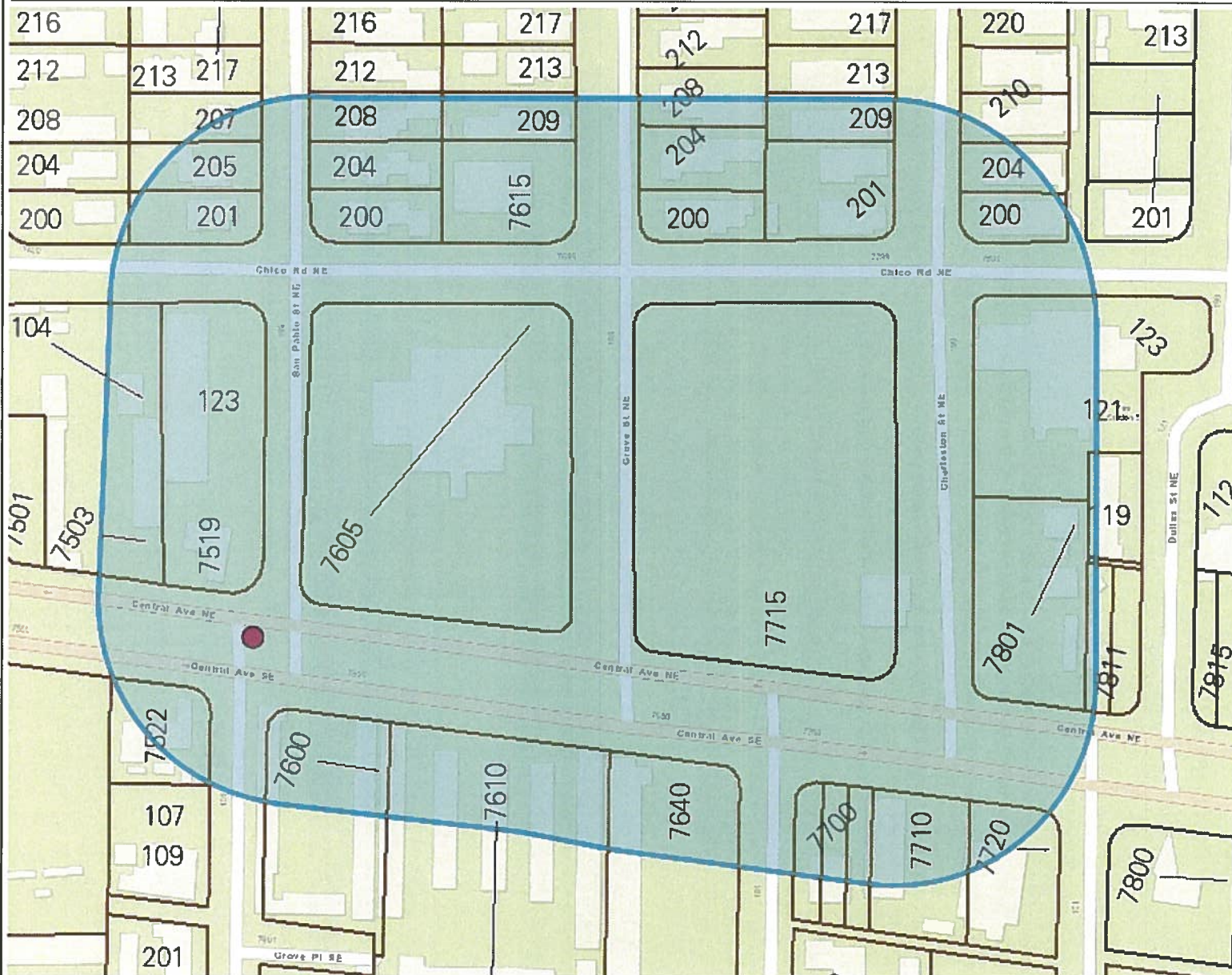


Central and San Pablo



Legend

□ Bernalillo County Parcels



300 0 150 300 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
10/14/2019 © City of Albuquerque

1:1,803

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Buffer: 205 ft
ROW Central: 105 ft

SHIPP LARRY G
207 SAN PABLO ST NE
ALBUQUERQUE NM 87108

PEPIN GERALD A
PO BOX 50524
ALBUQUERQUE NM 87181-0524

MAN XIYUAN & TAO YE
6810 AIRLINE RD
DALLAS TX 75205

BALLENTINE RICK & MARY
10401 CHAPALA PL NE
ALBUQUERQUE NM 87111

208 A/B/C & 2012 A/B/C SAN PABLO ST
NE LLC
3412 MOUNT EVEREST AVE NE
ALBUQUERQUE NM 87111-5238

JIMENEZ CRESCENCIANO G & TORRES
MARIA J
6014 CARRUTHERS ST NE
ALBUQUERQUE NM 87111-1808

TRAN CHEE N TRUSTEE LE-TRAN TRUST
7720 CENTRAL AVE SE
ALBUQUERQUE NM 87108

GONZALEZ HECTOR & ROCIO
PO BOX 26094
ALBUQUERQUE NM 87125

NM SELF STORAGE LTD CO
5 ALTAZANO DR
SANTA FE NM 87505

MALDONADO HERMAN FERNANDO &
MALDONADO EDUARDO
2723 ISLETA BLVD SW
ALBUQUERQUE NM 87105-5812

GARCIA TONY CARLO
200 ESPANOLA ST NE
ALBUQUERQUE NM 87108

SHELDON FAMILY LLC
1701 MOON ST NE SUITE 400
ALBUQUERQUE NM 87112-3900

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-2248

CHACON ROSENDO H & CATHY R
200 CHARLESTON ST NE
ALBUQUERQUE NM 87108

CHILDERS JESSE W & SOFIA
1952 SAN PEDRO DR NE
ALBUQUERQUE NM 87110

SHELDON FAMILY LLC
1701 MOON ST NE SUITE 400
ALBUQUERQUE NM 87112-3900

SAISHIVAM LODGING LLC
7640 CENTRAL AVE SE
ALBUQUERQUE NM 87108-2145

SAEIDI ABBAS
5417 JASONS WAY NE
ALBUQUERQUE NM 87111

VALENCIA FRANK A
12304 SANTA MONICA NE
ALBUQUERQUE NM 87122

CITY OF ALBUQUERQUE
PO BOX 2248
ALBUQUERQUE NM 87103-2248

SERVIN JESSE
1802 MENDOCINO ST
RICHMOND CA 94804

JIMENEZ CRESCENCIANO G & TORRES
MARIA J
6014 CARRUTHERS ST NE
ALBUQUERQUE NM 87111-1808

KRAUS CHRIS LIVING TRUST
2569 W 5TH ST
LOS ANGELES CA 90057-1811

QUESADA ZENAIDA M GONZALEZ
201 SAN PABLO ST NE
ALBUQUERQUE NM 87108-2129

CITY OF ALBUQUERQUE
PO BOX 2248
ALBUQUERQUE NM 87103-2248

PIONEER CENTRAL LLC
30 VISTA LARGA PL NE
RIO RANCHO NM 87124-4370

CHACON ROSENDO H & CATHY R
200 CHARLESTON ST NE APT 3
ALBUQUERQUE NM 87108

KAUFFMAN GREGORY R
500 TIJERAS AVE NW
ALBUQUERQUE NM 87102-3133

AMK PROPERTIES LLC
1701 MOON ST NE SUITE 400
ALBUQUERQUE NM 87112-3900

TRAN CHEE N TRUSTEE LE-TRAN TRUST
7720 CENTRAL AVE SE
ALBUQUERQUE NM 87108

ANCHONDO CAMERINA V & MIGUEL A
200 GROVE ST NE APT C
ALBUQUERQUE NM 87108-2789

TREECE ROBERT C & PATRICIA A
6912 QUARTERHORSE LN NW
ALBUQUERQUE NM 87120-3012

BANK OF NEW YORK MELLOW TRUSTEE
CWABS 2007-BC2 C/O BAC M/C CA6-
914-01-43
1800 TAPO CANYON RD
SIMI VALLEY CA 93063-6712

AA & S INC
7503 CENTRAL AVE NE
ALBUQUERQUE NM 87108-2142

JIMENEZ CRESCENCIANO G & TORRES
MARIA J
6014 CARRUTHERS ST NE
ALBUQUERQUE NM 87111-1808



6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109

ALLEN OSBORN
SOUTH LOS ALTOS NEIGHBORHOOD ASSOCIATION
245 ESPEJO ST NE
ALBUQUERQUE, NM 87123

RE: Public Notice of Proposed Project _____



6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109

EILEEN JESSEN
SOUTH LOS ALTOS NEIGHBORHOOD ASSOCIATION
420 GENERAL HODGES ST NE
ALBUQUERQUE, NM 87123





6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109

KATHERINE TURNER
FAIR WEST NEIGHBORHOOD ASSOCIATION
616 VALENCIA DRIVE NE
ALBUQUERQUE, NM 87108

RE: Public Notice of Proposed Project



6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109

PATTY KEANE
FAIR WEST NEIGHBORHOOD ASSOCIATION
310 VALENCIA DR NE
ALBUQUERQUE, NM 87108

RE: Public Notice of Proposed Project





6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109

ITALIA LECHUGA-TENA
LA MESA COMMUNITY IMPROVEMENT ASSOCIATION
PO BOX 8653
ALBUQUERQUE, NM 87198

RE: Public Notice of Proposed Project



6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109

DAYNA MARES
LA MESA COMMUNITY IMPROVEMENT ASSOCIATION
639 DALLAS ST NE
ALBUQUERQUE, NM 87108

RE: Public Notice of Proposed Project





6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109

MARIAN JORDAN
ELDER HOMESTEAD NEIGHBORHOOD ASSOCIATION
816 ARIZONA ST SE
ALBUQUERQUE, NM 87108

RE: Public Notice of Proposed Decision



6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109

CARMEN PENNINGTON
ELDER HOMESTEAD NEIGHBORHOOD ASSOCIATION
1004 SAN PEDRO AVE SE
ALBUQUERQUE, NM 87108

RE: Public Notice of Proposed Permit



HIGH MESA Consulting Group

6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109

BARBARA LOHBECK
MARK TWAIN NEIGHBORHOOD ASSOCIATION
1402 CALIFORNIA ST NE
ALBUQUERQUE, NM 87110

RE: Public Notice of Proposed Denial



HIGH MESA Consulting Group

6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109

JOEL WOOLDRIDGE
MARK TWAIN NEIGHBORHOOD ASSOCIATION
1500 INDIANA STREET NE
ALBUQUERQUE, NM 87110

RE: Public Notice of Proposed Project





6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109

DAVID HAUGHAWOUT
DISTRICT 7 COALITION OF NEIGHBORHOOD ASSOCIATIONS
2824 CHAMA ST NE
ALBUQUERQUE, NM 87110

RE: Public Notice of Proposed Project



6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109

LYNNE MARTIN
DISTRICT 7 COALITION OF NEIGHBORHOOD ASSOCIATIONS
1531 ESPEJO ST NE
ALBUQUERQUE, NM 87112

DE: District Notice of Denial of Denial





6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109

DOMINIC PERALTA
DISTRICT 6 COALITION OF NEIGHBORHOOD ASSO
3800 LEAD AVE SE
ALBUQUERQUE, NM 87108

RE: Public Notice of Proposed Project



6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109

PAUL SANCHEZ
DISTRICT 6 COALITION OF NEIGHBORHOOD ASSOCIA
400 CARDENAS DR NE
ALBUQUERQUE, NM 87108

RE: Public Notice of Proposed Project





6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109

ALYCE ICE
TRUMBULL VILLAGE ASSOCIATION
6902 4TH ST NE
LOS RANCHOS, NM 87107

RE: Public Notice of Proposed Project



6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109

JOANNE LANDRY
TRUMBULL VILLAGE ASSOCIATION
7501 TRUMBULL AVE SE
ALBUQUERQUE, NM 87108

RE: Public Notice of Proposed Project





6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109

KHADIJAH BOTTOM
SOUTH SAN PEDRO NEIGHBORHOOD ASSOCIATION
1200 MADEIRA DR SE, UNIT #130
ALBUQUERQUE, NM 87108

RE: Public Notice of Proposed Project



6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109

ZABDIEL ALDAZ
SOUTH SAN PEDRO NEIGHBORHOOD ASSOCIATION
735 ALVARADO DR SE
ALBUQUERQUE, NM 87108

RE: Public Notice of Proposed Project





6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109

ERIC SHIRLEY
JERRY CLINE PARK NEIGHBORHOOD ASSOCIATION
900 GROVE ST NE
ALBUQUERQUE, NM 87110

RE: Public Notice of Proposed Project



6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109

RON GOLDSMITH
JERRY CLINE PARK NEIGHBORHOOD ASSOCIATION
1216 ALCAZAR ST NE
ALBUQUERQUE, NM 87110

RE: Public Notice of Proposed Project





6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109

LARRY G SHIPP
207 SAN PABLO ST NE
ALBUQUERQUE, NM 87108

RE: Public Notice of Proposed Project
Proposed Tract A, International District Library (PR)



6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109

RICK & MARY BALLENTINE
10401 CHAPALA PL NE
ALBUQUERQUE, NM 87111

RE: Public Notice of Proposed Project
Proposed Tract A, International District Library (PR)



HIGH MESA Consulting Group

6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109

CHEE N TRAN
TRUSTEE, LE-TRAN TRUST
7720 CENTRAL AVE SE
ALBUQUERQUE, NM 87108

RE: Public Notice of Proposed Project



HIGH MESA Consulting Group

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HERMAN FERNANDO & EDUARDO MALDONADO
2723 ISLETA BLVD SW
ALBUQUERQUE, NM 87105-5812

RE: Public Notice of Proposed Project

Proposed Tract A International District Ithaca, /DD





6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE, NM 87103-2248

RE: Public Notice of Proposed Project
Proposed Tract A. International District Library/PP



6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109

SHELDON FAMILY LLC
1701 MOON ST NE
ALBUQUERQUE, NM 87112-3900

RE: Public Notice of Proposed Project
Proposed Tract A International District Library/DD_201





6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109

FRANK A VALENCIA
12304 SANTA MONICA NE
ALBUQUERQUE, NM 87122

RE: Public Notice of Proposed Project
Proposed Tract A, International District Library (PR-20



6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109

CRISCIENCIANO G JIMENEZ
6014 CARRUTHERS ST NE
ALBUQUERQUE, NM 87111-1808

RE: Public Notice of Proposed Project
Proposed Tract A, International District Library (PR-20





6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109

MARIA J TORRES
6014 CARRUTHERS ST NE
ALBUQUERQUE, NM 87111-1808

RE: Public Notice of Proposed Project
Proposed Tract A, International District Library (PR-20)



6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109

GERALD A PEPIN
PO BOX 50524
ALBUQUERQUE, NM 87181-0524

RE: Public Notice of Proposed Project
Proposed Tract A, International District Library (PR-20)





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208 A/B/C & 2012 A/B/C SAN PABLO STREET NE LLC
3412 MOUNT EVEREST AVE NE
ALBUQUERQUE, NM 87111-5238

RE: Public Notice of Proposed Project

Proposed Tract A International District I, LLC



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HECTOR & ROCIO GONZALEZ
PO BOX 26094
ALBUQUERQUE, NM 87125

RE: Public Notice of Proposed Project

Proposed Tract A International District I, LLC





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TONY CARLO GARCIA
200 ESPANOLA ST NE
ALBUQUERQUE, NM 87108

RE: Public Notice of Proposed Project
Proposed Tract A International District Library / DD -



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ROSENDO H CHACON
200 CHARLESTON ST NE
ALBUQUERQUE, NM 87108

RE: Public Notice of Proposed Project
Proposed Tract A International District Library / DD -



HIGH MESA Consulting Group

6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109

SAISHIVAM LODGING LLC
7640 CENTRAL AVE SE
ALBUQUERQUE, NM 87108-2145

RE: Public Notice of Proposed Project
Proposed Tract A International District Library (PR)



HIGH MESA Consulting Group

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CITY OF ALBUQUERQUE
PO BOX 2248
ALBUQUERQUE, NM 87103-2248

RE: Public Notice of Proposed Project
Proposed Tract A International District Library (PR)





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CHRIS KRAUS LIVING TRUST
2569 W 5TH ST
LOS ANGELES, CA 90057-1811

RE: Public Notice of Proposed Project
Proposed Tract A, International District Library (PR-2)



6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109

XIYUAN & TAO YE MAN
6810 AIRLINE RD
DALLAS, TX 75205

RE: Public Notice of Proposed Project
Proposed Tract A, International District Library (PR-2)

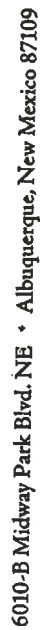




NM SELF STORAGE LTD CO
5 ALTAZONO DR
SANTA FE, NM 87505

RE: Public Notice of Proposed Project

Printed_Treat_A_Informational_Dictionary_DD



JESSE & SOFIA CHILDERS
1952 SAN PEDRO NE
ALBUQUERQUE, NM 87110

RE: Public Notice of Proposed Project

Drummond Trust A Trust was set up in 1911 to provide for the support of the Drummond family.





6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109

ABBAS SAEIDI
5417 JASONS WAY NE
ALBUQUERQUE, NM 87111

RE: Public Notice of Proposed Project
Proposed Tract A. International District Library (P)



6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109

JESSE SERVIN
180 MENDOCINO ST
RICHMOND, CA 94804

RE: Public Notice of Proposed Project
Proposed Tract A. International District Library (PR 20)





6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109

ZENaida M GONZALEZ QUESADA
201 SAN PABLO ST NE
ALBUQUERQUE, NM 87108-2129

RE: Public Notice of Proposed Project
Proposed Tract A, International District Library (PR)



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GREGORY R KAUFFMAN
500 TIJERAS AVE NW
ALBUQUERQUE, NM 87102-3133

RE: Public Notice of Proposed Project
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PIONEER CENTRAL LLC
30 VISTA LARGA PL NE
RIO RANCHO, NM 87124-4370

RE: Public Notice of Proposed Project
Proposed Tract A, International District Library / Dr



6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109

AMK PROPERTIES LLC
1701 MOON ST NE SUITE 400
ALBUQUERQUE, NM 87112-3900

RE: Public Notice of Proposed Project
Proposed Tract A, International District Library / Dr





6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109

CATHY R CHACON
200 CHARLESTON ST NE APT 3
ALBUQUERQUE, NM 87108

RE: Public Notice of Proposed Project
____ Proposed Tract A, International District Library (DR.)



6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109

CAMERINA & MIGUEL ANCHONDO
200 GROVE ST NE APT C
ALBUQUERQUE, NM 87108-2789

RE: Public Notice of Proposed Project
____ Proposed Tract A, International District Library (DR.)





6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109

ROBERT & PATRICIA TREECE
6912 QUARTERHORSE LN NW
ALBUQUERQUE, NM 87120-3012

RE: Public Notice of Proposed Project
Proposed Tract A International District Library



6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109

BANK OF NEW YORK MELLOW TRUSTEE, CWABS 2007
1800 TAPO CANYON RD
SIMI VALLEY, CA 93063-6712

RE: Public Notice of Proposed Project
Proposed Tract A International District Library





6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109

AA&S INC
7503 CENTRAL AVE NE
ALBUQUERQUE, NM 87108-2142

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Proposed Tract A International District Library (pp

