



CITY OF ALBUQUERQUE
Albuquerque, New Mexico
Office of the Mayor

EC-20-8

INTER-OFFICE MEMORANDUM

December 6, 2019

TO: Klarissa Peña, President, City Council

FROM: Tim Keller, Mayor 

Subject: Walter Street SE Right of Way Vacation Project# PR-2019-002519
SD-2019-00193 VACATION OF PUBLIC RIGHT-OF-WAY

JAG PLANNING AND ZONING, LLC agent(s) for **PORFIE MALDONADO** request(s) the aforementioned action(s) for all or a portion of **Walter Street SE** between **Gibson Boulevard SE** and **Ross Avenue SE**, part of a larger site containing approximately 0.7364 acre(s). (L-14)

Request: This is a request for vacation of a 6,313 square foot portion of public right of way for **Walter Street SE**, between **Gibson Boulevard SE** and **Ross Avenue SE**.

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 involves more than 5000 square feet and is the entire width of the street, therefore it is a DRB recommendation to City Council.

At the November 20, 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- 2019-002519, based on the recommended Findings per Section 14-16-6-6(K) of the IDO.

**Title/ Subject of Legislation: Walter Street SE Vacation: Project# PR-2019-002519
SD-2019-00193 VACATION OF PUBLIC RIGHT-OF-WAY, DRB RECOMMENDATION
FOR APPROVAL.**


Approved:

Approved as to Legal Form:

Sarita Nair **Date** 11/11/2023
Chief Administrative Officer

Esteban Aguilar, Jr. Date
City Attorney

Recommended:

 10 DEC 2019

Brennon Williams **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

Porfie Maldonado
813 Gibson Blvd SE
ABQ NM 87112

Project# #PR-2019-002519

SD-2019-00193 – VACATION OF RIGHT-OF-WAY

LEGAL DESCRIPTION:

For all or a portion of 1-A-1 BLOCK A,
**ANDERSON & THAXTON'S REPLAT OF A
PORTION OF TORREON ADDITION**, zoned NR-C,
and a 6,313 square foot portion OF WALTER
STREET located on **WALTER STREET SE** between
GIBSON BLVD SE and **ROSS AVE. SE**, containing
approximately 0.7364 acre(s). (L-14)

On November 20, 2019 the Development Review Board (DRB) held a public meeting concerning the above referenced application and sent a recommendation of APPROVAL to the City Council for the Vacation of Public Right of Way, with delegation to Planning, based on the following Findings:

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

1. This is a request to vacate the entire width of Walter Street SE (6,313 square feet) between Gibson Boulevard SE and Ross Avenue SE 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. Vacation requests must meet the criteria in IDO Section 14-16-6-(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 there is no existing access to Gibson Boulevard via Walter Street. The applicant will provide the required easements to allow the ABCWUA access to their property on Walter Street.

Transportation supported the request. Staff did not receive any public comment on the request.

5. 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 right-of-way currently collects trash and is site for illegal dumping. The request will support a local business by allowing the applicant to expand his existing business. This redevelopment will deter the dumping and allow the applicant to maintain the site. The applicant will provide the required easements to allow the ABCWUA access to their property on Walter Street.

6. The vacated right-of-way will convert to the NR-C zone after replating.

Conditions:

1. Final sign off is delegated to Planning to check for the correct spelling of Walter street.
2. A replat showing the vacated property must be approved by the DRB and recorded within one year of City Council approval.
3. Conditions from ABCWUA including an access easement to the well site and utility easement must be addressed prior to final sign off.
4. Drainage easement must be shown on final plat

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

Sincerely,

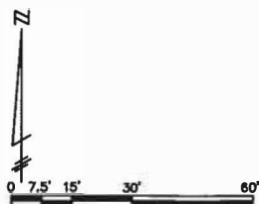
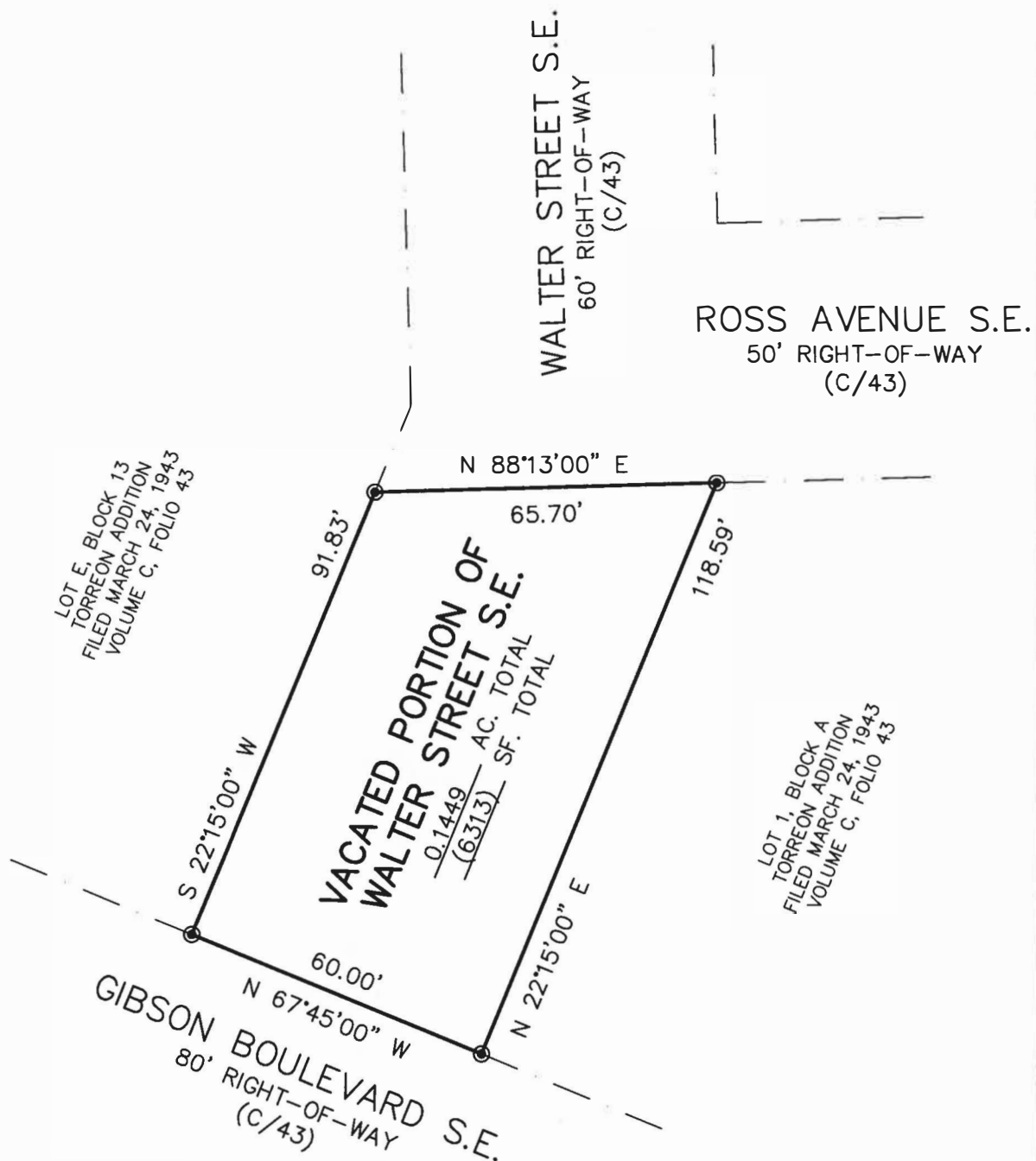


Jolene Wolfley
DRB Chair

JW/mg

JAG Planning and Zoning PO BOX 7857 ABQ NM 87194

EXHIBIT OF
**VACATED PORTION OF
WALTER STREET S.E.**
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2019



Scale: 1"=30'
Order No.: TORREON ADDITION RIGHT-OF-WAY EXHIBIT

Anthony L. Harris, N.M.P.S.#11463 HARRIS SURVEYING, INC.
1308 CIELO VISTA DEL SUR N.W. CORRALLES, NEW MEXICO 87048
Telephone (505) 250-2273

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT

DRB Project Number: 2019-002579, 2019-002519
Walter Street

AGENDA ITEM NO: 1

SUBJECT: Vacation

ENGINEERING COMMENTS:

1. Transportation has no objection to the vacation of Walter Street as shown by the proposal.
2. In lieu of right-of-way, a private access easement shall take its place to maintain current access to Lot E, Block 13 on the west side of this vacation. Follow DPM for width requirements.
3. A minimum 4-foot ADA access shall be provided across the north side of the proposed vacation along Ross/Walter Street. Sufficient right-of-way shall be provided for this.

*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 20, 2019

ACTION:

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

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



November 7, 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 20, 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-2019-002519

Case Description: Vacation of Right of Way

Location: Gibson at the Cross Streets of Ross and Walter

Type of Development (Residential/Commercial): Commercial

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: 2019.11.07
11:18:50 -07'00'

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



Kizito Wijenje
EXECUTIVE DIRECTOR

November 5, 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 20, 2019

1. Project # PR-2019-002519

- a. DRB Description:
SD-2019-00193 – Vacation of Right-of-Way
- b. Site Information: Lot 1-A-1, Block "A" Anderson & Thaxton's Replat of a portion of Torreon Addition Cont.
- c. Site Location: Walter Street, SE between Gibson Blvd SE and Ross Ave SE.
- d. Request Description: This is a request for a vacation of right-of-way of an area of 6,313 s.f. of Walter St, SE. The area is at a dead-end north of Gibson Blvd, SE. Currently at the site, there is an abandoned pump house owned by ABCWUA. The requester has offered to buy the piece of land and grant access to the owner (ABCWUA). The site is located in an area zoned NR-C (Non-Residential).
- e. **APS Case Comments: No adverse impact.**

From: [Somerfeldt, Cheryl](#)
To: [Wolfley, Jolene](#); [Gould, Maggie S.](#); [Gomez, Angela J.](#)
Cc: [Sandoval, Christina M.](#)
Subject: DRB comments from PRD
Date: Tuesday, November 19, 2019 7:36:25 PM
Attachments: [image001.png](#)

Hello,
Please see PRD comments.

1.	Project #PR-2019-002519	No objection.
2.	Project #PR-2018-001916	No objection.
3.	Project #PR-2018-001579	No objection.
4.	Project #PR-2018-001501	No objection.
5.	Project #PR-2019-002651	PRD supports the Multi-Purpose Trail dedication and construction and will coordinate at a later time, potentially DRC.
6.	Project #PR-2018-001842	No objection. Please see previous PRD comments.
7.	Project # PR-2019-002370	No objection.
8.	Project # PR-2019-003085	Near Highland Park. No objection.
9.	Project # PR-2019-002380	Street trees required on Central & 98 th upon development. MTP 2040 shows a Proposed Bicycle Lane on Central and an existing multi-use trail on 98 th . No objection to current request.
10.	Project # PR-2019-002029	No objection.
11.	Project #PR-2019-002811	No objection.
12.	Project #PR-2019-002661	PRD reviewed the applicant's response and concurs with consultations with the City Forester as described in the applicant letter. PRD has no other comments.
13.	Project #PR-2018-001695	No objection.
14.	Project # PR-2019-003087	No objection.
15.	Project # PR-2019-	No objection.

	003082	
16.	Project #PR-2019-003086	No objection.
17.	Project #PR-2019-003084	No objection.
18.	Project #PR-2019-001499	No objection. Multi-Purpose Trail on the north side of McMahan. Street trees required on McMahan upon development.
19.	Project #PR-2019-00113	File not available.

Thank you,



CHERYL SOMERFELDT

senior planner

o 505.768.5363

e csomerfeldt@cabq.gov

cabq.gov/parksand recreation

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

DRB Project Number: 2019-0025 19 Hearing Date: 11-20-19

Project: Walter St Vacation Agenda Item No: 1

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

ENGINEERING COMMENTS:

- No objection to the vacation request
- At the time of plat, a drainage easement will be required over the storm drain and inlets

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 _____



DEVELOPMENT REVIEW BOARD

Planning Dept. - Major Case Comments

HEARING DATE/AGENDA ITEM NO.

Project Number: PR-2019-002519

Application Number(s): SD-2019-00193

Project Name: Vacation of Walter Street between Gibson Boulevard and Ross Avenue SE

Request: Vacation of Public Right of Way

COMMENTS:

The Plat misspelled Walter Street, incorrectly spelling it "Water Street" on an off-site portion of the street that's not a part of the vacation.

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

DATE: 11/20/2019



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

DRB Project No: PR-2019-002519	Date: 11/20/19	Item No: #1
Zone Atlas Page: L-14	Legal Description: Lot(s) 1-A-1 BLOCK A, ANDERSON & THAXTON'S REPLAT OF A PORTION OF TORREON ADDITION Location: WALTER STREET SE between GIBSON BLVD SE and ROSS AVE. SE	
Request For: SD-2019-00193 – VACATION OF RIGHT-OF-WAY		

ABCWUA Comment:

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

1. The area of proposed vacation encompasses existing public waterline and also serves as an access to the existing Water Authority well site located on existing Lot D and Lot E to the west.
2. As a condition of approval, a 25' public waterline easement shall be granted along the existing waterline. Coordinate with 811 to determine location.
3. Also, as a condition of approval, a separate access easement granted to the Water Authority shall be provided to access the existing well site.

City of Albuquerque



DEVELOPMENT REVIEW BOARD APPLICATION

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 S1)	<input type="checkbox"/> Major 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 type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)	
<input type="checkbox"/> Major - Final Plat (Form S2)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)	
<input type="checkbox"/> Minor 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 S/W (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 Walker Street SE between Gibson Blvd SE and Ross Ave SE.
immediately West of 801 Gibson Blvd SE

APPLICATION INFORMATION

Applicant: <u>Porfirio O. Maldonado</u>		Phone: <u>505-417-6569</u>
Address: <u>813 Gibson Blvd SE</u>		Email: <u>reflectiveauto@hotmail.com</u>
City: <u>Albuquerque</u>	State: <u>NM</u>	Zip: <u>87112</u>
Professional/Agent (if any): <u>JAG Planning and Zoning, LLC - Juanita + Andrew Garcia</u>		Phone: <u>505-363-5613</u>
Address: <u>P.O. Box 7857</u>		Email: <u>jag@jagplanningandzoning.com</u>
City: <u>Albuquerque</u>	State: <u>NM</u>	Zip: <u>87194</u>
Proprietary Interest in Site: <u>Property Owner</u>	List all owners: <u>Porfirio O. Maldonado</u>	

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

Lot or Tract No.: <u>1-A-1</u>	Block: <u>A</u>	Unit:
Subdivision/Addition: <u>Anderson & Thornton Pkwy Addition</u>	MRGCD Map No.:	UPC Code: <u>101405647407940604</u>
Zone Atlas Page(s): <u>L-14</u>	Existing Zoning: <u>NR-C</u>	Proposed Zoning: <u>No change</u>
# of Existing Lots: <u>1</u>	# of Proposed Lots: <u>0</u>	Total Area of Site (Acres): <u>.5484</u>

LOCATION OF PROPERTY B STREETS

Site Address/Street: <u>Walker Street SE</u>	Between: <u>Gibson Blvd SE</u>	and: <u>Ross Ave SE</u>
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

PR 2019-002519; SD-2019-00122

Signature: <u>Andrew Garcia</u>		Date: <u>10-24-19</u>
Printed Name: <u>Andrew Garcia</u>		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY		
Case Numbers	Action	Fees
Meeting Date:		Fee Total:
Staff Signature:	Date:	Project #


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

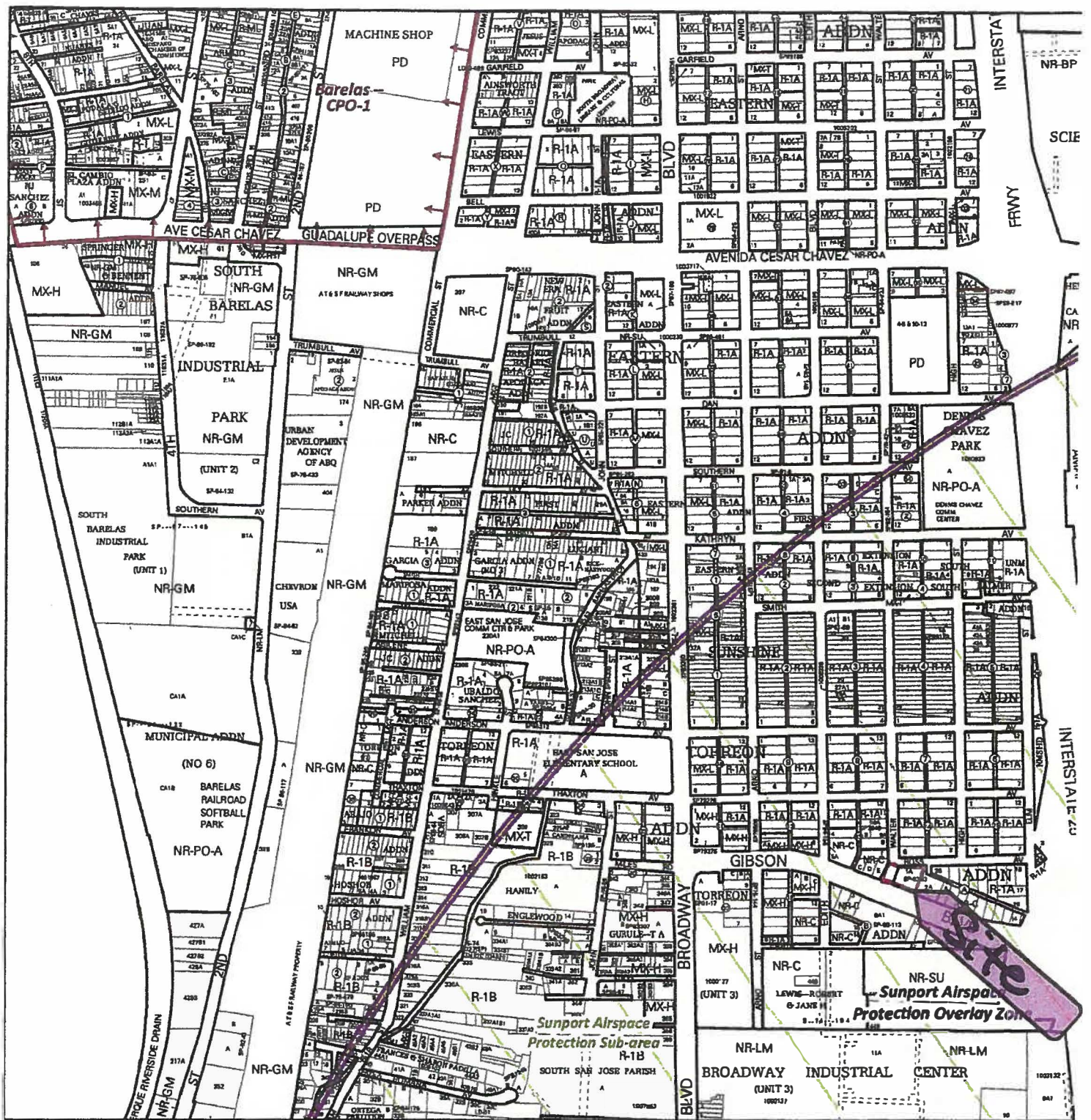
Please refer to the DRB meeting schedules for dates and deadlines. Your attendance is required.

>> INFORMATION REQUIRED FOR ALL VACATION APPLICATIONS

- ☐ 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 _____
- ☐ If right-of-way, square footage to be vacated (see IDO Section 14-16-6-6(K) _____
- ☒ 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
 - ☐ 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.

<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>Juanita Garcia</u>	Date: <u>10/25/19</u>
Printed Name: <u>Juanita Garcia</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Case Numbers:	Project Number:
Staff Signature:	
Date:	

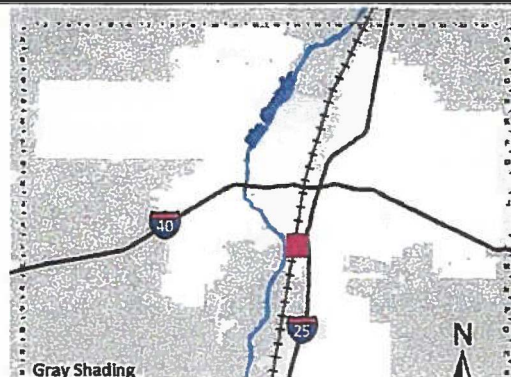


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones



Zone Atlas Page:

L-14-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



October 25, 2019

Ms. Maggie Gould, Acting Chair
Development Review Board
City of Albuquerque, Planning Department
600 2nd Street NW, Albuquerque NM 87102

Ms. Gould and members of the Development Review Board:

JAG Planning & Zoning, agent for Porfie Maldonado, respectfully requests your review and recommendation of approval of a vacation of right-of-way to City Council in accordance with 14-16-6-6(k)(3) of the Integrated Development Ordinance (IDO). The applicant is requesting approval of a vacation of right-of-way for an approximate area of 6,313 square feet of Walter ST SE. This right-of-way is located immediately north of Gibson Blvd SE and intersects with Ross Ave SE.

Justification in accordance with section 14-16-6-6(K)(3) – Decision Criteria

14-16-6-6(K)(3)(a) - The public welfare does not require that the public right-of-way or easement be retained.

The subject area was utilized as direct access to Gibson Blvd but was eventually closed by the City of Albuquerque. The closure of Walter Street at Gibson Blvd has required residents to use surrounding streets for access to Gibson Blvd. This portion of Walter Street is being utilized by the Albuquerque/Bernalillo County Water Authority (ABCWUA). There is a pump house owned by ABCWUA that is currently not being utilized. There have been efforts made by the applicant to determine if the applicant can purchase the well site. If the ABCWUA property cannot be sold to the applicant, the applicant intends to request to purchase all of the vacated right-of-way from the City of Albuquerque and grant an easement for use of ABCWUA. Since this portion of Walter Street has been closed to Gibson Blvd, the public welfare does not require that this portion of the public right-of-way be retained. The applicant intends to provide any necessary easements to allow for vehicular or utility access to the only property affected by this request, owned by ABCWUA. The applicant has also requested an estimate of cost for the purchase of the proposed vacated right-of-way from the Real Property Division of the Planning Department. The estimated cost has been submitted as part of this application and is acceptable to the applicant.

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 the right.

The subject public right-of-way is partially developed with asphalt, sidewalk, curb and gutter. The remaining portion of the right-of-way is not currently developed and appears to be a dumping ground. If granted approval, the applicant intends to purchase the vacated street and have a portion or all of the area be incorporated into the adjacent lot to the east, currently owned by the applicant. The applicant has a pending preliminary and final plat application (SD2019-00122) that will incorporate the proposed vacated right-of-way, if granted approval. The vacated right-of-way will allow the applicant to extend his successful local business to the vacated area. This extension will avoid future illegal dumping in the public right-of-way and improve the streetscape for this area. The area will be subject to all design improvements as required by the IDO. This vacation will be a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare with no detriment to the public welfare. Furthermore, there is no evidence that any substantial property right is being abridged against the will of the adjacent property owner since the applicant intends to provide any necessary easements to allow for vehicular or utility access to the adjacent property owned by ABCWUA.

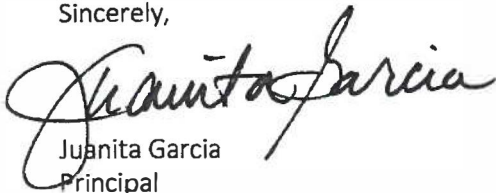
The property adjacent to the proposed vacated right-of-way is zoned NR-C. The applicant is aware that if this vacation is approved, the vacated right-of-way will also be zoned NR-C. The NR-C zone allows the type of business that is being conducted by the applicant.

The vacation of right-of-way request will meet the applicable standards of the IDO, DPM and other City requirements. Notification requirements for this request, as specified in Table 6-1-1 of the IDO have also been met. Letters were sent to the South Broadway Neighborhood Association and the San Jose Neighborhood Association as listed by the Office of Neighborhood Coordination as being the affected neighborhood associations. A meeting with the South Broadway Neighborhood Association took place at the proposed vacated right-of-way on October 11, 2019. A summary of that meeting has been submitted with this application. The San Jose Neighborhood Association initially indicated that a neighborhood meeting was necessary; however, after a review of the site, it was determined that a meeting was not necessary at this point. A correspondence from the San Jose Neighborhood Association indicating that a meeting is not necessary at this time has been submitted with this application. The major concern from both neighborhood associations is whether the property owner intends to use Walter or Ross as vehicular access to the vacated area. The property owner has indicated that vehicular access to the business will continue along Gibson Blvd, as currently exists.

In addition, property owners within 100 feet of this request have also been notified of this request. Information from the City of Albuquerque Planning Department includes a list of property owners within 100 feet of the subject site and a boundary map of the property owners.

Thank you for your consideration on this matter. I can be reached at (505) 363-5613 or at jag@jagplanningandzoning.com.

Sincerely,



Juanita Garcia
Principal

JAG Planning & Zoning, LLC

SIGN POSTING AGREEMENT

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 November 5, 2019 to November 20, 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.

Rudens Jones
(Applicant or Agent)

10-25-19
(Date)

I issued 3 signs for this application, 10-25-19 (Date) [Signature] (Staff Member)

PROJECT NUMBER: PR-2019-002519



JAG JAG <jag@jagplanningandzoning.com>

Neighborhood Meeting Inquiry_801 Gibson Blvd SE_DRB

12 messages

Quevedo, Vicente M. <vquevedo@cabq.gov>

Wed, Sep 11, 2019 at 3:57 PM

To: "jag@jagplanningandzoning.com" <jag@jagplanningandzoning.com>

Andrew,

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	City	State	Zip	Mobile Phone	Phone
San Jose NA	Robert	Brown	rpb4me@gmail.com	2200 William Street SE	Albuquerque	NM	87102	5055895842	
San Jose NA	Olivia	Price Greathouse		408 Bethel Drive SE	Albuquerque	NM	87102	5053158224	
South Broadway NA	Frances	Armijo	fparmijo@gmail.com	915 William SE	Albuquerque	NM	87102	5054003473	5052478798
South Broadway NA	Gwen	Colonel		900 John Street SE	Albuquerque	NM	87102	5132579414	

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

10/24/2019

jagplanningandzoning.com Mail - Neighborhood Meeting Inquiry_801 Gibson Blvd SE_DRB

IDO – Neighborhood Meeting Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-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@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov

Sent: Wednesday, September 11, 2019 9:10 AM

To: Office of Neighborhood Coordination <jag@jagplanningandzoning.com>

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

Andrew Garcia

Telephone Number

5053635613

Email Address

jag@jagplanningandzoning.com

Company Name

JAG Planning & Zoning, LLC

Company Address

PO BOX 7857

City

ALBUQUERQUE

State

NM

ZIP

87194

Legal description of the subject site for this project:

LOT 1A, BLOCK A, REPLAT OF ANDERSON & TORREON ADDN

Physical address of subject site:

801 Gibson Blvd SE

Subject site cross streets:

East of Gibson and Broadway

Other subject site identifiers:

North side of Gibson between I-25 and Broadway SE

This site is located on the following zone atlas page:

L-14

=====

This message has been analyzed by Deep Discovery Email Inspector.

2 attachments

 **Walter Right-of-Way Vacation.pdf**
1673K

 **Neighborhood Meeting Inquiry_801 Gibson Blvd SE_DRB.xlsx**
15K

Andrew or Juanita Garcia <jag@jagplanningandzoning.com>
To: "Quevedo, Vicente M." <vquevedo@cabq.gov>

Wed, Sep 11, 2019 at 4:26 PM

Thank you Vicente for all of your assistance.



Juanita or Andrew Garcia

Principals

JAG Planning & Zoning, LLC

Sent from [Mail](#) for Windows 10

[Quoted text hidden]



October 7, 2019

Frances Armijo
Gwen Colonel
South Broadway Neighborhood Association

Re: Neighborhood Meeting about Future Development Application

Ms. Armijo and Ms. Colonel,

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 the following application we will be making for a project proposed in or near your neighborhood:

Vacation of Walter ST between Gibson Blvd and Ross Ave SE.

Application(s) per Table 6-1-1 in the IDO – Vacation of Right-of-Way, to the Development Review Board (DRB). This would be an informal meeting where JAG Planning & Zoning, Agent for Porfie Maldonado would present the proposal and discuss any ideas or concerns you may have.

The intent of these requests is to vacate Walter Street SE just west of the subject site with the intention of incorporating the approved vacated right-of-way into the preliminary and final plat that affects 801 Gibson Blvd SE. Enclosed for your information is a copy of Zone Atlas page L-14-Z identifying the proposed location of vacation of right-of-way and the location of the preliminary and final plat.

Per the IDO, you have **15 days** from the date of this letter 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 on **October 25, 2019**.

We appreciate the opportunity to introduce this request to you and the association. If you or anyone has any questions or clarifications regarding this application, feel free to contact either Juanita Garcia at (505) 362-8903 or Andrew Garcia at (505) 363-5613 or at jag@jagplanningandzoning.com.

Sincerely,


Juanita Garcia
Principal

P.O. BOX 7857, ALBUQUERQUE, NM 87194
(505) 362-8903 & (505) 363-5613
JAG@JAGPLANNINGANDZONING.COM



JAG JAG <jag@jagplanningandzoning.com>

Last Night's Neighborhood Assoc. Meeting

Frances Armijo <farmijo@gmail.com>

Mon, Oct 21, 2019 at 7:45 PM

To: JAG JAG <jag@jagplanningandzoning.com>

Unfortunately, the City did nothing to inform neighborhood associations of their role under this new IDO. I believe that things you're requesting were only required if you had attended our meeting and made a presentation.

We met with you at the Walter location and discussed the project. Our vice president expressed her concerns about drainage, overhead lights, and proper posting of signs relating to the project.

Our meeting with you and those concerns were relayed to the attendees at our meeting. They were encouraged to write or attend the hearing if they had any concerns. There were questions but no one seemed to be concerned.

This email should serve as proof that you reached out to us and that we responded.

Frances Armijo, President
South Broadway Neighborhood Assoc.

, any concerns they should show up for the hearing or write.

[Quoted text hidden]



October 7, 2019

Robert Brown
Olivia Price Greathouse
San Jose Neighborhood Association

Re: Neighborhood Meeting about Future Development Application

Mr. Brown and Ms. Greathouse,

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 the following application we will be making for a project proposed in or near your neighborhood:

Vacation of Walter ST between Gibson Blvd and Ross Ave SE.

Application(s) per Table 6-1-1 in the IDO – Vacation of Right-of-Way, to the Development Review Board (DRB). This would be an informal meeting where JAG Planning & Zoning, Agent for Porfie Maldonado would present the proposal and discuss any ideas or concerns you may have.

The intent of these requests is to vacate Walter Street SE just west of the subject site with the intention of incorporating the approved vacated right-of-way into the preliminary and final plat that affects 801 Gibson Blvd SE. Enclosed for your information is a copy of Zone Atlas page L-14-Z identifying the proposed location of vacation of right-of-way and the location of the preliminary and final plat.

Per the IDO, you have **15 days** from the date of this letter 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 on **October 25, 2019**.

We appreciate the opportunity to introduce this request to you and the association. If you or anyone has any questions or clarifications regarding this application, feel free to contact either Juanita Garcia at (505) 362-8903 or Andrew Garcia at (505) 363-5613 or at jag@jagplanningandzoning.com.

Sincerely,


Juanita Garcia
Principal

SAN JOSE NEIGHBORHOOD ASSOCIATION

October 24, 2019

To Whom It May Concern:

I, Deanna M. Baca, President of the San Jose Neighborhood Association I'm writing on behalf of Vacation of Walter ST between Gibson Blvd and Ross Ave SE.

The San Jose Neighborhood Association approves the following project for Vacation of Walter ST between Gibson Blvd and Ross Ave SE. with the understanding that no exit will be opened at Walter St. Between Gibson Blvd. and Ross Ave SE.

Below is the outline of the application that we approve.

Application(s) per Table 6-1-1 in the IDO – Vacation of Right-of-Way, to the Development Review Board (DRB). This would be an informal meeting where JAG Planning & Zoning, Agent for Porfie Maldonado would present the proposal and discuss any ideas or concerns you may have.

The intent of these requests is to vacate Walter Street SE just west of the subject site with the intention of incorporating the approved vacated right-of-way into the preliminary and final plat that affects 801 Gibson Blvd SE. Enclosed for your information is a copy of Zone Atlas page L-14-2 identifying the proposed location of vacation of right-of-way and the location of the preliminary and final plat.

Sincerely,

Deanna M. Baca

President of the San Jose Neighborhood Association





JAG JAG <jag@jagplanningandzoning.com>

Neighborhood Meeting Inquiry_801 Gibson Blvd SE_DRB

Torres, Taryn <taryntorres@cabq.gov>

Mon, Oct 21, 2019 at 8:34 AM

To: JAG JAG <jag@jagplanningandzoning.com>

Hello Andrew,

Please find the 100 ft buffer map and property list attached.

Thanks,



TARYN TORRES

administrative assistant

urban design and development

o 505.924.3662

e taryntorres@cabq.gov

cabq.gov/planning

10/24/2019

jagplanningandzoning.com Mail - Neighborhood Meeting Inquiry_801 Gibson Blvd SE_DRB

From: JAG JAG <jag@jagplanningandzoning.com>

Sent: Monday, October 21, 2019 8:27 AM

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

Subject: Fwd: Neighborhood Meeting Inquiry_801 Gibson Blvd SE_DRB

Hello Taryn,

Attached you should find our request and the map that identifies the area we are requesting a vacation of right-of-way. Thank you for all of your assistance.

Juanita and Andrew Garcia

Principals

JAG Planning & Zoning, LLC



[Quoted text hidden]

[Quoted text hidden]

3 attachments

 **801 Gibson Buffer Map.pdf**
417K

 **Labels Gibson.docx**
14K

 **Export (2).xlsx**
8K

BARRAZA HUGO & ALMA R
2108 WALTER ST SE
ALBUQUERQUE NM 87102-4946

HERNANDEZ MARTIN & ROSE I
2118 WALTER SE
ALBUQUERQUE NM 87102

PARALYZED VETERANS OF AMERICA INC
801 18TH ST NW
WASHINGTON DC 20006-3517

GALLEGOS LUPE M & CASTULO
1819 VAN CT SW
ALBUQUERQUE NM 87105

ESPINOZA VICTOR M
2929 ADAMS ST NE
ALBUQUERQUE NM 87110-2907

GRIEGO JOSE ETUX
815 ROSS SE
ALBUQUERQUE NM 87102

MAESTAS ROBERT L & JUANITA
2116 EDITH BLVD SE
ALBUQUERQUE NM 87102-4912

PEREZ FERNANDO & MINERVA
900 WALTER ST SE
ALBUQUERQUE NM 87102-4250

DOMINGO ANGELINA C
2107 1/2 WALTER ST SE
ALBUQUERQUE NM 87102-4945

MEDINA ARTEMIO & GUALALUPE
BARRAZA
2122 HIGH ST SE
ALBUQUERQUE NM 87102-4929

MEDINA ARTEMIO & BARRAZA-MEDINA
GUADALUPE
2122 HIGH ST SE
ALBUQUERQUE NM 87102-4929

MEDINA ARTEMIO & GUADALUPE
BARRAZA-MEDINA
2122 HIGH ST SE
ALBUQUERQUE NM 87102

FRANCIA LARRY P
2121 HIGH ST SE
ALBUQUERQUE NM 87102

LUJAN JAMES D & LUJAN HECTOR A
7008 CASA ELENA DR NE
ALBUQUERQUE NM 87113

GRIEGO JOSE R
815 ROSS AVE SE
ALBUQUERQUE NM 87102-4939

POLK RICHARD S & BARBARA J
PO BOX 50728
ALBUQUERQUE NM 87181

GRIEGO JOSE ETUX
815 ROSS ST SE
ALBUQUERQUE NM 87102

ALBUQUERQUE BERNALILLO COUNTY
WATER UTILITY AUTHORITY
PO BOX 1293
ALBUQUERQUE NM 87103-1293

MALDONADO PORFIE & LESLIE
813 GIBSON BLVD SE
ALBUQUERQUE NM 87102-4926

ORTIZ JONATHAN & MITCHELL PAULA
PR ESTATE OF MITCHELL EURAL
1721 W MARYLAND AVE
PHOENIX AZ 85015-1702

CARTER GARY
1015 EDITH BLVD SE
ALBUQUERQUE NM 87102

MALDONADO PORFIE O & LESLIE A
9728 DAVENPORT ST NW
ALBUQUERQUE NM 87114-4340

TELLICO INVESTMENTS PROPERTIES LLC
13309 HIDDEN VALLEY RD NE
ALBUQUERQUE NM 87111-4213

FRANCIA ELUSELA (ESTATE OF) C/O
LARRY FRANCIA
2010 WALTER ST SE
ALBUQUERQUE NM 87102-4870

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-2248

ALBUQUERQUE BERNALILLO COUNTY
WATER UTILITY AUTHORITY
PO BOX 1293
ALBUQUERQUE NM 87103-1293

APODACA VICTOR
412 HANNETT AVE NE
ALBUQUERQUE NM 87102

RAMIREZ GUSTAVO & VILLAGRANA
RAMIREZ FILIPA
9704 ASPEN AVE NE
ALBUQUERQUE NM 87112-4008

MEDINA ARTEMIO & BARRAZA-MEDINA
GUADALUPE
2122 HIGH ST SE
ALBUQUERQUE NM 87102-4929

BENCOMO SAUL
1747 ANTONE LOOP RD SW
ALBUQUERQUE NM 87105-6403

MALDONADO PORFIE O & LESLIE A
9728 DAVENPORT ST NW
ALBUQUERQUE NM 87114-4340

BENCOMO SAUL & CRUZ ELIA RASCON
2105 WALTER SE
ALBUQUERQUE NM 87102

MALDONADO PORFIE & LESLIE
813 GIBSON BLVD SE
ALBUQUERQUE NM 87102-4926

GAS CO OF NEW MEXICO
ALVARADO SQUARE
ALBUQUERQUE NM 87158

GANDARA VICTORIA DIAZ & GANDARA
MIKAELA A
813 ROSS AVE SE
ALBUQUERQUE NM 87102-4939



801 Gibson



Legend

□ Bernalillo County Parcels



300 0 150 300 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
10/21/2019 © 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: 224 ft
ROW Gibson: 124 ft



October 24, 2019

PUBLIC NOTICE OF HEARING

To Whom This May Concern:

JAG Planning & Zoning, LLC, on behalf of Porfie Maldonado requests the following proposed application to the Development Review Board (DRB) in or near your neighborhood:

Vacation of Walter ST between Gibson Blvd and Ross Ave SE.

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-1, we are providing you notice regarding this application that will be submitted on October 25, 2019. A Hearing will be held on **November 20, 2019** beginning at 9:00AM at the Plaza Del Sol Hearing Room, Basement Level on 600 Second Street, NW in Albuquerque, NM.

The intent of this request is to vacate Walter Street SE just west of the subject site with the intention of incorporating the approved vacated right-of-way into the preliminary and final plat that affects 801 Gibson Blvd SE. Enclosed for your information is a copy of Zone Atlas page L-14-Z identifying the proposed location of vacation of right-of-way and the proposed vacation of right-of-way exhibit.

We appreciate the opportunity to answer any questions you may have regarding this application. Please feel free to contact either Juanita Garcia at (505) 362-8903 or Andrew Garcia at (505) 363-5613 or at jag@jagplanningandzoning.com.

For more information regarding the application or to review the application from the City of Albuquerque, please contact the DRB Administrative Assistant Angela Gomez at (505) 924-3946 or agomez@cabq.gov. You may submit comments to the Development Review Board on or before the hearing date.

Regards,

Juanita or Andrew Garcia
JAG Planning & Zoning, LLC

U.S. POSTAL SERVICE		CERTIFICATE OF MAILING	
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT			
MA PRC	R JAG PLANNING & ZONING		
- P.O. Box 7857			
- Albuquerque, NM 87194			
One piece of ordinary mail addressed to:			
DOMINGO ANGELINA C 2107 1/2 WALTER ST SE ALBUQUERQUE NM 87102-4945			

Affix fee here in stamps or meter postage and post mark. Inquire of Postmaster for current fee.

PS Form 3817, Mar. 1989

U.S. POSTAL SERVICE		CERTIFICATE OF MAILING	
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MA PRC	R JAG PLANNING & ZONING		
- P.O. Box 7857			
- Albuquerque, NM 87194			
One piece of ordinary mail addressed to:			
MAESTAS ROBERT L & JUANITA 2116 EDITH BLVD SE ALBUQUERQUE NM 87102-4912			

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One piece of ordinary mail addressed to:			
PARALYZED VETERANS OF AMERICA INC 801 18TH ST NW WASHINGTON DC 20006-3517			

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- P.O. Box 7857			
- Albuquerque, NM 87194			
One piece of ordinary mail addressed to:			
ESPINOZA VICTOR M 2929 ADAMS ST NE ALBUQUERQUE NM 87110-2907			

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- P.O. Box 7857			
- Albuquerque, NM 87194			
One piece of ordinary mail addressed to:			
GRIEGO JOSE ETUX 815 ROSS SE ALBUQUERQUE NM 87102			

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U.S. POSTAL SERVICE CERTIFICATE OF MAILING	
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE—POSTMASTER	
F JAG PLANNING & ZONING P.O. Box 7857 Albuquerque, NM 87194	
One piece of ordinary mail addressed to:	
MEDINA ARTEMIO & BARRAZA- MEDINA GUADALUPE 2122 HIGH ST SE ALBUQUERQUE NM 87102-4929	

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U.S. POSTAL SERVICE CERTIFICATE OF MAILING	
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE—POSTMASTER	
Re JAG PLANNING & ZONING P.O. Box 7857 Albuquerque, NM 87194	
One piece of ordinary mail addressed to:	
FRANCIA LARRY P 2121 HIGH ST SE ALBUQUERQUE NM 87102	

Affix fee here in stamps or meter postage and post mark. Inquire of Postmaster for current fee.

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U.S. POSTAL SERVICE CERTIFICATE OF MAILING	
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One piece of ordinary mail addressed to:	
POLK RICHARD S & BARBARA J PO BOX 50728 ALBUQUERQUE NM 87181	

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Received For JAG PLANNING & ZONING P.O. Box 7857 Albuquerque, NM 87194	
One piece of ordinary mail addressed to:	
CARTER GARY 1015 EDITH BLVD SE ALBUQUERQUE NM 87102	

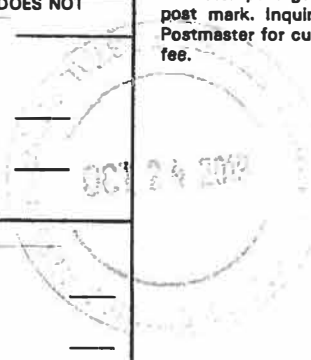
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Re JAG PLANNING & ZONING P.O. Box 7857 Albuquerque, NM 87194	
One piece of ordinary mail addressed to:	
ORTIZ JONATHAN & MITCHELL PAULA PR ESTATE OF MITCHELL EURL 1721 W MARYLAND AVE PHOENIX AZ 85015-1702	

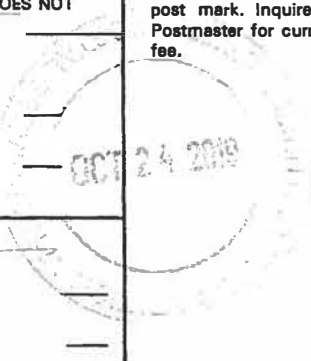
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R JAG PLANNING & ZONING P.O. Box 7857 Albuquerque, NM 87194	
One piece of ordinary mail addressed to:	
LUJAN JAMES D & LUJAN HECTOR A 7008 CASA ELENA DR NE ALBUQUERQUE NM 87113	

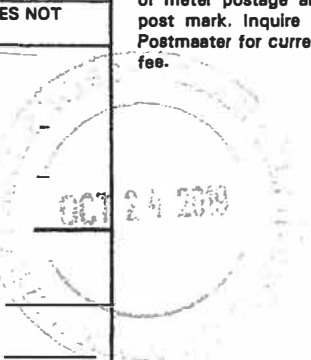
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PS Form 3817, Mar. 1989

U.S. POSTAL SERVICE CERTIFICATE OF MAILING	
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Rec JAG PLANNING & ZONING P.O. Box 7857 Albuquerque, NM 87194	
One piece of ordinary mail addressed to:	
MALDONADO PORFIE & LESLIE 813 GIBSON BLVD SE ALBUQUERQUE NM 87102-4926	

Affix fee here in stamps or meter postage and post mark. Inquire of Postmaster for current fee.

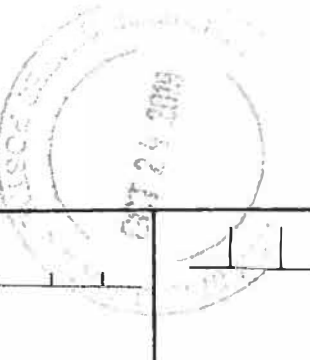
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Receive JAG PLANNING & ZONING P.O. Box 7857 Albuquerque, NM 87194	
One piece of ordinary mail addressed to:	
CITY OF ALBUQUERQUE PO BOX 1293 ALBUQUERQUE NM 87103-2248	

Affix fee here in stamps or meter postage and post mark. Inquire of Postmaster for current fee.

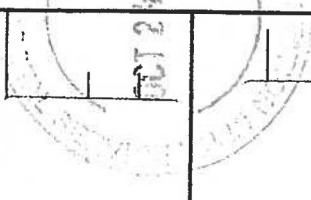
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Recel JAG PLANNING & ZONING P.O. Box 7857 Albuquerque, NM 87194	
One piece of ordinary mail addressed to:	
TELUICO INVESTMENTS PROPERTIES LLC 13309 HIDDEN VALLEY RD NE ALBUQUERQUE NM 87111-4213	

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One piece of ordinary mail addressed to:	
FRANCIA ELUSELA (ESTATE OF) C/O LARRY FRANCIA 2010 WALTER ST SE ALBUQUERQUE NM 87102-4870	

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One piece of ordinary mail addressed to:	
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY PO BOX 1293 ALBUQUERQUE NM 87103-1293	

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Re	JAG PLANNING & ZONING
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One piece of ordinary mail addressed to:	
APODACA VICTOR 412 HANNETT AVENE ALBUQUERQUE NM 87102	

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One piece of ordinary mail addressed to:	
MEDINA ARTEMIO & GUALALUPE BARRAZA 2122 HIGH ST SE ALBUQUERQUE NM 87102-4929	

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One piece of ordinary mail addressed to:	
RAMIREZ GUSTAVO & VILLAGRANA RAMIREZ FILIPA 9704 ASPEN AVE NE ALBUQUERQUE NM 87112-4008	

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	P.O. Box 7857
	Albuquerque, NM 87194
One piece of ordinary mail addressed to:	
	GANDARA VICTORIA DIAZ &
	GANDARA MIKAELA A
	813 ROSS AVE SE
	ALBUQUERQUE NM 87102-4939

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F	JAG PLANNING & ZONING
	P.O. Box 7857
	Albuquerque, NM 87194
One piece of ordinary mail addressed to:	
	GAS CO OF NEW MEXICO
	ALVARADO SQUARE
	ALBUQUERQUE NM 87158

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R	JAG PLANNING & ZONING
	P.O. Box 7857
	Albuquerque, NM 87194
One piece of ordinary mail addressed to:	
	BENCOMO SAUL & CRUZ ELIASCON
	2105 WALTER SE
	ALBUQUERQUE NM 87102

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Re	JAG PLANNING & ZONING
	P.O. Box 7857
	Albuquerque, NM 87194
One piece of ordinary mail addressed to:	
	BENCOMO SAUL
	1747 ANTONIO LOOP RD SW
	ALBUQUERQUE NM 87105-6403

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Receive	JAG PLANNING & ZONING
	P.O. Box 7857
	Albuquerque, NM 87194
One piece of ordinary mail addressed to:	
	BARRAZA HUGO & ALMA R
	2108 WALTER ST SE
	ALBUQUERQUE NM 87102-4946

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Receiv	JAG PLANNING & ZONING		
—	P.O. Box 7857		
—	Albuquerque, NM 87194		
One piece of ordinary mail addressed to:			
—	HERNANDEZ MARTIN & ROSE I		
—	2118 WALTER SE		
—	ALBUQUERQUE NM 87102		

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—	P.O. Box 7857		
—	Albuquerque, NM 87194		
One piece of ordinary mail addressed to:			
—	GALLEGOS LUPE M & CASTULO		
—	1819 VAN CT SW		
—	ALBUQUERQUE NM 87105		

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	P.O. Box 7857		
	Albuquerque, NM 87194		
One piece of ordinary mail addressed to:			
	PEREZ FERNANDO & MINERVA		
	900 WALTER ST SE		
	ALBUQUERQUE NM 87102-4250		

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