



CITY OF ALBUQUERQUE
Albuquerque, New Mexico
Office of the Mayor

EC-20-36

Mayor Timothy M. Keller

INTER-OFFICE MEMORANDUM

January 28, 2020

TO: Patrick Davis, President, City Council

FROM: Timothy M. Keller, Mayor 

SUBJECT: Platted Alley Vacation Adjacent to 1425 San Mateo Blvd SE
Project# PR-2019-003092 SD-2019-00210 VACATION OF PLATTED ALLEY

TIERRA WEST agent(s) for **SWCW LLC** request(s) the aforementioned action(s) for all or a portion of a platted alley adjacent to 1425 San Mateo Boulevard SE, part of a larger site containing approximately 0.3657 acre(s). (L-14)

Request: This is a request for vacation of a 3,600 square foot platted alley adjacent to 1425 San Mateo Boulevard SE, between San Mateo Boulevard SE and Gibson Boulevard 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 January 8, 2020 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- 2019-003092, based on the recommended Findings per Section 14-16-6-6(K) of the IDO.

Title/ Subject of Legislation: Platted Alley Vacation Adjacent to 1425 San Mateo Blvd SE: Project# PR-2019-003092


SD-2019-00210 VACATION OF A PLATTED ALLEY, DRB RECOMMENDATION FOR APPROVAL.

Approved:




Sarita Nair Date
Chief Administrative Officer

Approved as to Legal Form:



Esteban Aguilar, Jr. Date
City Attorney

Recommended:



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

SWCW LLC
6100 4th Street NW, suite 106
ABQ, NM 87107

Project# #PR-2019-003092

SD-2019-00210– VACATION OF RIGHT-OF-WAY

LEGAL DESCRIPTION:

For all or a portion of **LOT 9A, BLOCK 32, RIDGECREST ADDN and 3,600 SQUARE FEET OF ADJACENT PLATTED ALLEY**, zoned MX-M, located at **1425 SAN MATEO BLVD** between **SAN MATEO BLVD and GIBSON BLVD**, containing approximately 0.3657 acre(s). (L-17)

On January 8, 2020 the Development Review Board (DRB) held a public meeting concerning the above referenced application and APPROVED the Vacation of Public Right of Way, based on the following Findings:

SD-2019-00210– VACATION OF RIGHT-OF-WAY

1. This is a request to vacate a 3,600 square foot alley.
2. Pursuant to section 14-16-6-(K)(2)(e), the DRB will be the recommending body on the request because the vacation contains more than 500 square feet and the entire of an alley. City Council will make the final decision on the request.
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. Transportation supported the request. Staff did not receive any public comment on the request. The request eliminates an oddly angled turn from San Mateo Boulevard that may be a safety hazard.
5. Vacation requests must meet the criteria in 14-16-6-(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 applicant provided proper notice, the vacation removes access from San Mateo Boulevard and allows the applicant to secure the site, but leaves access from Truman Street to the south for other property owners.

Conditions:

1. A replat showing the vacated property must be approved by the DRB and recorded within one year of City Council approval.

Sincerely,



Jolene Wolfley
DRB Chair

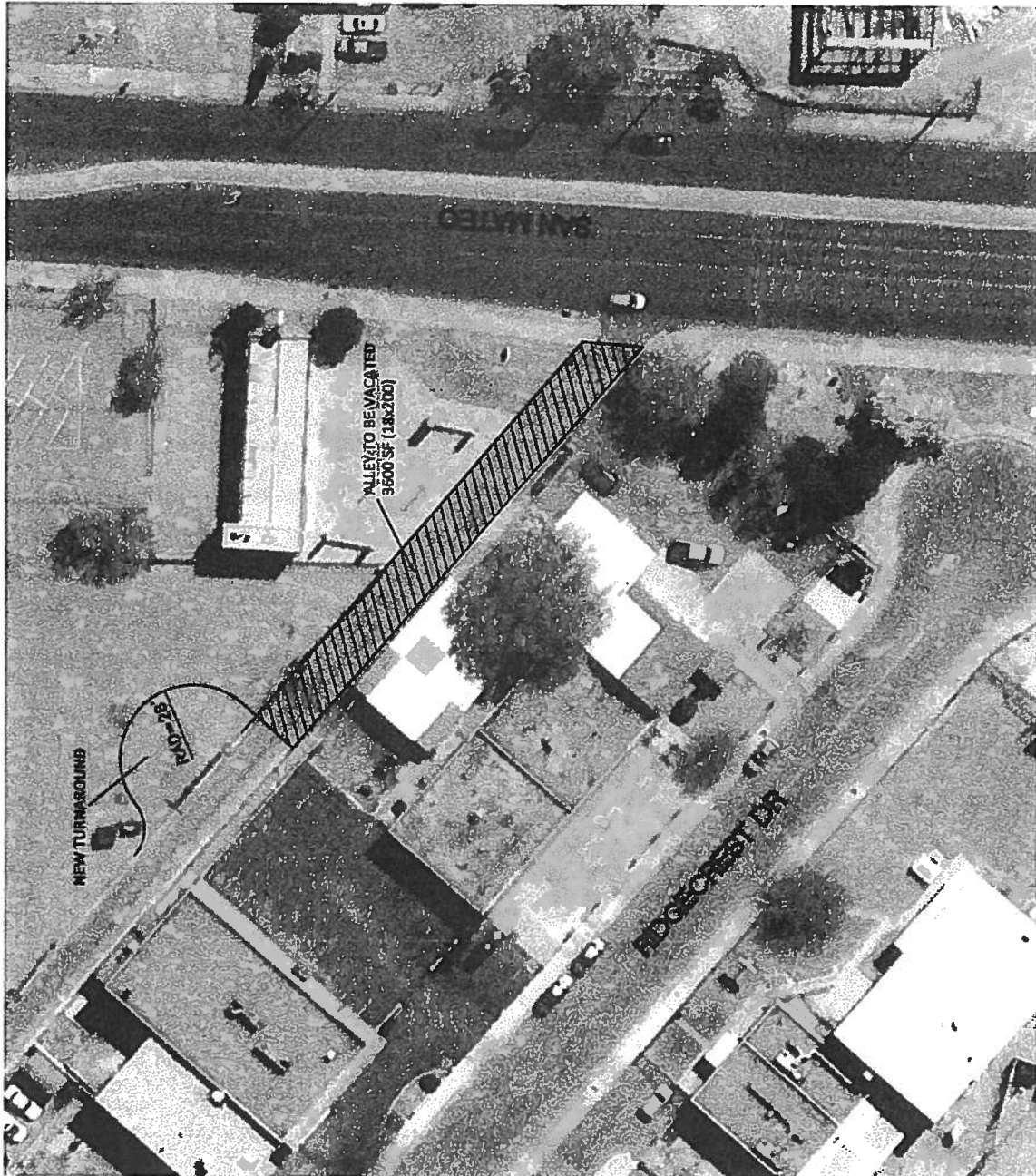
JW/mg

Tierra west 5571 Midway Park Pl NE ABQ, NM 87109

EXHIBIT A

ALLEY VACATION EXHIBIT
9-25-19

TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100



DEVELOPMENT REVIEW BOARD

Code Enforcement Comments

AGENDA ITEM NO: 7

DRB Project Number: PR-2019-003092

Application Number: _____

Project Name: _____

Request: Vacation of a Public Right-of-Way

COMMENTS:

Code enforcement has no comments

(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 Enforcement Supervisor
Planning Department
924-3301 jacobomartinez@cabq.gov

DATE: 1/8/2020

ACTION:

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

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

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT

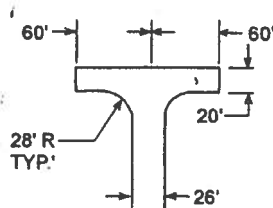
DRB Project Number: 2019-003092
Ridgecrest and San Mateo

AGENDA ITEM NO: 7

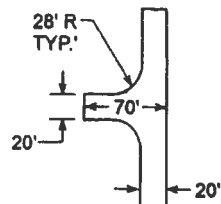
SUBJECT: Vacation

ENGINEERING COMMENTS:

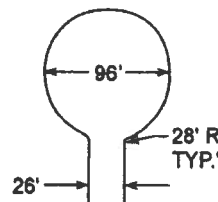
1. Transportation has no objection to the vacation.
2. Coordinate with the Fire Marshall on proposed layout shown in exhibit. The new turnaround radius combined with width of alleyway do not meet fire code standards for a road that would be over 150 feet long. Place these improvements on an infrastructure list.



120' HAMMERHEAD



ACCEPTABLE ALTERNATIVE
TO 120' HAMMERHEAD



96' DIAMETER
CUL-DE-SAC

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: January 8, 2020

ACTION:

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

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



DEVELOPMENT REVIEW BOARD

Agenda

Plaza del Sol Building Basement Hearing Room

January 8th, 2020

Jolene Wolfley DRB Chair
Jeanne Wolfenbarger Transportation
Kris Cadena Water Authority
Ernest Armijo City Engineer/Hydrology
Jacobbo Martinez Code Enforcement
Cheryl Somerfeldt Parks and Rec

Angela Gomez ~ DRB Hearing Monitor

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT ANGELA GOMEZ, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: DEFERRAL OF CASES WILL BE ANNOUNCED AT THE BEGINNING OF THE AGENDA.

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW. PER THE DRB RULES OF PROCEDURE, AN INDEFINITE DEFERRAL REQUIRES A RE-APPLICATION AND REPAYMENT OF ALL APPLICATION FEES.

- A. Call to Order: 9:00 A.M.**
- B. Changes and/or Additions to the Agenda**

MAJOR CASES

Project #PR-2019-002496
SI-2019-00180 – SITE PLAN
SD-2019-00161 - PRELIMINARY/FINAL
PLAT

CONSENSUS PLANNING, INC. agent(s) for **BELLA TESORO LLC** request(s) the aforementioned action(s) for all or a portion of LOTS 1--4 BLOCK 4 TRACT 3 UNIT 3 NORTH ALBUQUERQUE ACRES, zoned MX-L, located at the SEC of BARSTOW ST NE AND ALAMEDA BLVD NE, containing approximately 3.38 acre(s). (C-19 & 20) [LUHO REMAND]

PROPERTY OWNERS: MATONI GIUSEPPE & ANNA TRUSTEES MANTONI FAMILY TRUST, LINDBORG PHILIP L
REQUEST: MULTI-FAMILY RESIDENTIAL DEVELOPMENT

No Comment.

Project # PR-2018-001470
(1000643)
SI-2019-00421 – SITE PLAN

DANIEL SOLARES JR. agent(s) for **IPMI 6 LLC** request(s) the aforementioned action(s) for all or a portion of: TRACT 84E MRGCD MAP 35 & ADJ VAC PORT OF 9TH ST, zoned MX-M, located at 2500 12TH STREET between 12TH ST and MENAUL BLVD, containing approximately 47.29 acre(s). (H-13)

PROPERTY OWNERS: US INDIAN SERVICE AND BUREAU OF INDIAN AFFAIRS
REQUEST: THREE RETAIL STRUCTURES, PARKING LOT AND SITE AMENITIES

Site Plan states remainder of street trees to be installed at a later time. No Comment.

3. Project # PR-2019-002044
(1011642)
SD-2019-00217 - FINAL PLAT

MARK GOODWIND & ASSOCIATES, PA agent(s) for **CINNAMON MORNING DEVELOPMENT, LLC** request(s) the aforementioned action(s) for all or a portion of: S 1/2 OF LOT 3 ALVARADO GARDENS ADDN UNIT 1, zoned R-A, located at 2700 RIO GRANDE BLVD NW, between MATTHEW and CAMPBELL RD containing approximately 2.5103 acre(s). (G-12 & 13)

PROPERTY OWNERS: PERCILICK SUE E
REQUEST: FINAL PLAT APPROVAL

No Comment.

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4. **Project # PR-2019-002333**
(1003918)
SI-2019-00420 – SITE PLAN
- DON BRIGGS PE, CFM** agent(s) for **JOHN LOWE** request(s) the aforementioned action(s) for all or a portion of: Lots 10A, 11A, 11B, and 12A, UNIT 1 PARADISE HILLS zoned MX-L, located at 5520, 5516, 5512 BUGLO NW between BASHA ST NW and SIERRA MORENA ST NW, containing approximately 2.5187 acre(s). (B-11)
- PROPERTY OWNERS:** BUGLO PROPERTIES LLC
REQUEST: SITE PLAN AND INFRASTRUCTURE LIST

No Comment.

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5. **Project # PR-2019-003077**
SI-2019-00370 – SITE PLAN
VA-2019-00426 - WAIVER
- DEKKER, PERICH, SABATINI** request(s) the aforementioned action(s) for all or a portion of: **TR 6-A-1-C-1-A BLK C PLAT FOR LOTS 5-A-1, 5-A-2, 6-A-1-C-1-A AND 6-A-1-C-1-B BLOCK "C", LOUISIANA SUBDIVISION** zoned MX-H, located at **2424 LOUISIANA BLVD NE**, containing approximately 1.519 acre(s). (H-19)[*Deferred from 12/4/19*]
- PROPERTY OWNERS:** LBP PARTNERS LLC C/O ALLEN SIGMON REAL ESTATE
REQUEST: SITE PLAN AMENDMENT

No Comment.

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6. **Project # PR_2018-001579**
SI-2019-00355 – SITE PLAN AMENDMENT
SI-2019-00354 – SITE PLAN
- MODULUS ARCHITECTS, INC** agent(s) for **DEEPESH KHOLWADWALA** request(s) the aforementioned action(s) for all or a portion of: PARCEL A-1-A-1-B SUBD PLAT TRS A-1-A-1-A & A-1-A-1-B WINROCK CENTER ADDN, PARCEL A-2 AND A-3 PLAT OF PARCELS A-1 THRU A-3 & PARCEL C-2A WINROCK CENTER ADDN + PARCEL C-2A1 SUBD PLAT PARCEL C-2A1 & C-2A2 WINROCK CENTER ADDN, PARCEL E1A WINROCK CENTER ADDITION, PARCEL D1A WINROCK CENTER ADDN REPLAT OF PARCEL D1 WINROCK CENTER ADDN AND PARCEL A-1-A-1-A-1-A **WINROCK CENTER ADDITION**, zoned MX-H, located at **2100 LOUISIANA BLVD NE**, containing approximately 83.00 acre(s). (J-19)[*Deferred from 11/20/19, 12/11/19, 12/18/19*]
- PROPERTY OWNERS:** WINROCK PARTNERS LLCC/O GOODMAN REALTY
REQUEST: SITE PLAN AND SKETCH PLAT FOR WINROCK TOWN CENTER

No Comment.

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7. **Project # PR-2019-003092**
SD-2019-00210 - VACATION OF PUBLIC RIGHT-OF-WAY

TIERRA WEST agent(s) for SWCW LLC request(s) the aforementioned action(s) for all or a portion of: **LOT 9A, BLOCK 32, RIDGECREST ADDN and 3,600 SQUARE FEET OF ADJACENT PLATTED ALLEY**, zoned MX-M, located at **1425 SAN MATEO BLVD** between **SAN MATEO BLVD** and **GIBSON BLVD**, containing approximately 0.3657 acre(s). (L-17)
[Deferred from 12/11/19, 12/18/19]

PROPERTY OWNERS: SSCW LLC

REQUEST: VACATION OF PUBLIC RIGHT-OF-WAY

No Comment.

MINOR CASES

8. **Project # PR-2018-001916**
SD-2019-00229 – PRELIMINARY/FINAL PLAT

PULTE HOMES OF NEW MEXICO C/O PAUL WYMER request(s) the aforementioned action(s) for all or a portion of **LOT 1, DEL WEBB AT MIREHAVEN, UNIT 3A**, zoned PC, located at **1715 WILLOW CANYON TRL NW**, containing approximately 0.2250acre(s). (H-08)

PROPERTY OWNERS: PULTE HOMES

REQUEST: SUBDIVIDE LOT 1, DEL WEBB AT MIREHAVEN, UNIT 3A, INTO 1 LOT AND 1 TRACT (LOT 1A AND TRACT Y)

No Comment.

9. **Project # PR-2019-002379**
SD-2019-00214 – PRELIMINARY/FINAL
PLAT

CSI – CARTESIAN SURVEY'S INC. agent(s) for **SEAN GILLIGAN** request(s) the aforementioned action(s) for all or a portion of 001 052N.M.T. ADD & L 2 LOT 1, BLOCK 52, **ORIGINAL TOWNSITE OF ABQ SUBDIVISION**, zoned MX-FB-ID, located on **7TH ST NW**, between **700 TIJERAS AV NW**, Albuquerque, NM and **701 KENT AV NW**, Albuquerque, NM containing approximately 0.1013 acre(s). (J-14)[Deferred from 12/11/19]

PROPERTY OWNERS: MICHAEL A GONZALES

REQUEST: SUBDIVIDE 2 EXISTING LOTS INTO 3 NEW LOTS/GRANT EASEMENTS

No Comment.

10. **Project # PR-2019-003076**
SD-2019-00218 – PRELIMINARY/FINAL
PLAT

CSI – CARTESIAN SURVEYS INC. agent(s) for **C. DARYL FINLEY** request(s) the aforementioned action(s) for all or a portion of: LOTS 27 & 28, BLOCK 29, **NORTH ABQ ACRES TR A UNIT B**, zoned NR-BP, located at **6217 & 6221 SIGNAL AV NE**, between **SAN PEDRO DR NE** between **LOUISIANA BLVD NE**, containing approximately 1.7702 acre(s). (C-18)[Deferred from 12/18/19]

PROPERTY OWNERS: FINLEY C DARRYL

REQUEST: COMBINE 2 EXISTING LOTS INTO 1 NEW LOT/GRANT EASEMENTS

No Comment.

11. **Project # PR-2019-001368**
SD-209-00219 – PRELIMINARY/FINAL
PLAT

ALDRICH LAND SURVEYING agent(s) for **B & L REAL ESTATE HOLDINGS LLC** request(s) the aforementioned action(s) for all or a portion of: TRACTS 7-A & 7-B, **UNSER CROSSINGS**, zoned MX-M, located at **8020 CENTRAL AVE SW**, containing approximately 4.7196 acre(s). (K-10)[Deferred from 12/18/19]

TO BE DEFERRED TO FEBRUARY 12, 2020 AT THE APPLICANT'S REQUEST.

PROPERTY OWNERS: B&L LLC

REQUEST: DIVIDE 1 TRACT INTO 2 TRACTS

Deferred.

SKETCH PLAT

**12. Project # PR-2019-003185
PS-2019-00127 – SKETCH PLAT**

ARCH + PLAN LAND USE CONSULTANTS agent(s) for **LEAR PROPERTIES LLC** request(s) the aforementioned action(s) for all or a portion of: LOT 1-A, BLOCK 7, SOMBRA DEL MONTE, zoned MX-M, located at 8201 MENAUL BLVD NE, Albuquerque, NM, containing approximately 0.3788 acre(s). (H-19)

PROPERTY OWNERS: LEAR PROPERTIES LLC

REQUEST: LOT CONSOLIDATION: 2 LOTS INTO 1 LOT

Upon new development, street trees required on Menaul.

**13. Project # PR-2019-002791
PS-2019-00128 - SKETCH PLAT**

ARCH + PLAN LAND USE CONSULTANTS agent(s) for **HO SZU-HAN** request(s) the aforementioned action(s) for all or a portion of: LOTS 13, 14 & 15 BLOCK 12, ALBRIGHT-MOORE ADDITION, zoned R-1A, located at 1402 LOS TOMASES DR NW, containing approximately 0.2327 acre(s). (J-14)

PROPERTY OWNERS: HO SZU-HAN

REQUEST: LOT CONSOLIDATION: 3 LOTS INTO 1 LOT

No Comment.

**14. Project # PR-2019-002677
PS-2019-00129 - SKETCH PLAT**

CSI - CARTESIAN SURVEYS, INC. agent(s) for **MODULUS ARCHITECTS, INC.** request(s) the aforementioned action(s) for all or a portion of: TR A PLT OF TRS A & B CARLISLE & INDIAN SCHOOL SUB'D BEING A PART OF BLKS 16 & 17 & A PART OF BLKS 14 & 15 NETHERWOOD PARK SECOND FILING EXCL PORTIONS OUT TO R/W CONT 10.0890 AC LOT A, BLOCK 17, SUBDIVISION CARLISLE & INDIAN SCHOOL, zoned MX-L located at 2100 CARLISLE BLVD NE, containing approximately 10.5726 acre(s). (H-17)

PROPERTY OWNERS: CARLISLE ASSOC LPC/O ROSEN ASSOC MGMT CORP

REQUEST: DEDICATE RIGHT-OF-WAY, GRANT/VACATE EASEMENTS

No Comment.

15. Project # PR-2019-003221
PS-2019-00130 - SKETCH PLAT

CSI - CARTESIAN SURVEYS, INC. agent(s) for **CRAIG KEMPER** request(s) the aforementioned action(s) for all or a portion of: LOTS 7 & 8, INTERSTATE INDUSTRIAL TRACT, UNIT IV, zoned NR-LM, located at 4015 HAWKINS ST. NE between WASHINGTON ST NE and JEFFERSON ST. NE, containing approximately 2.0483 acre(s). (D-17)

PROPERTY OWNERS: SCOTSMAN GROUP INC C/O WILLIAMS
SCOTSMAN INC

REQUEST: LOT LINE ELIMINATION

Hawkins requires street trees.

16. Project # PR-2019-003222
PS-2019-00132 - SKETCH PLAT

CSI - CARTESIAN SURVEYS, INC. agent(s) for **MALL AT COTTONWOOD II LLC C/O WASHINGTON PRIME GROUP LP** request(s) the aforementioned action(s) for all or a portion of TR B4A PLAT OF TRACTS A-1-A, B-1-A-1, B-1-B-1, B-2-A, B-3-A, B-4-A & B-5-A-1 SECOND REVISION PLAT COTTONWOOD MALL 11.6511 AC, zoned MX-M, located at 10000 COORS BLVD BYPASS NW, containing approximately 10.7514 acre(s). (B-13)

PROPERTY OWNERS: MALL AT COTTONWOOD II LLC C/O WASHINGTON PRIME GROUP LP

REQUEST: SUBDIVIDE 1 EXISTING TRACT INTO 2 NEW TRACTS

No Comment.

17. Project # PR-2019-003223
PS-2019-00133 - SKETCH PLAT

CSI - CARTESIAN SURVEYS, INC. agent(s) for **SYLVIA MARTIN** request(s) the aforementioned action(s) for all or a portion of LT C PLAT OF LOTS A, B & C LANDS OF REGINA AVILA & MARY LUCERO CONT .3226 AC & MRGCD MAP 39 TRACT 133B1A2 CONT .0799 AC , zoned R-1D, located at 509 & 517 47TH ST NW, containing approximately 0.4268 acre(s). (J-12)

PROPERTY OWNERS: MARTIN CESAR & SYLVIA

REQUEST: LOT LINE ELIMINATION

No Comment.

18. Project # PR-2019-003062
PS-2019-00134 - SKETCH PLAT

CSI - CARTESIAN SURVEYS, INC. agent(s) for **DOWRY LLC AND PRIME PROPERTIES LLC** request(s) the aforementioned action(s) for all or a portion of: LOT A-3-A THUNDERSHIP PARTNERSHIP BEING A REPLAT OF LOTS A-3 & A-4 EXC WLY PORTION OUT TO R/W CONT 63,404 SQ FT M/L, zoned MX-L, located at 9170 COORS BLVD NW, Albuquerque, NM, containing approximately 1.54 acre(s). (C-13)

PROPERTY OWNERS: DOWRY LLC

REQUEST: SUBDIVIDE 1 LOT INTO 2 LOTS AND GRANT EASEMENTS

MTP2040 Pedestrian and Bicycle Projects shows a Proposed Multi-Purpose Trail on the frontage road at the eastern property line. Is this being proposed along with sidewalk improvements? This route is currently a Bicycle Route part of the 50-mile loop and this function should not be compromised by new development. Coors Boulevard requires street trees.

19. Other Matters:

20. ACTION SHEET MINUTES: December 18, 2019

ADJOURN

DEVELOPMENT REVIEW BOARD - HYDROLOGY SECTION

Ernest Armijo, PE Principal Engineer | 505-924-3986 earmijo@cabq.gov

DRB Project Number: 2019-003092 Hearing Date: 1-08-2020

Project: 1425 San Mateo Blvd, Alley
Vacation Agenda Item No: 7

| | | | |
|--|--|---|--|
| <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, provide a cross lot drainage easement between the proposed lots; name maintenance responsibility and beneficiary.
- At time of plat, provide a grading and drainage plan for the proposed turnaround along with an infrastructure list.

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

| | | |
|--|---|---------------------------|
| DRB Project No: PR-2019-003092 | Date: 01/08/2020 | Item No: #7 |
| Zone Atlas Page: L-17 | Legal Description: Lot(s) LOT 9A, BLOCK 32, RIDGECREST ADDN and 3,600 SQUARE FEET OF ADJACENT PLATTED ALLEY Location: 1425 SAN MATEO BLVD between SAN MATEO BLVD and GIBSON BLVD | |
| Request For: SD-2019-00210 - VACATION OF PUBLIC RIGHT-OF-WAY | | |
| | | |
| | | |

ABCWUA Comment:

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

1. No objection.
2. Water Authority infrastructure is not affected.



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 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 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 SW (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 | | | |

| | | | |
|--|-----------------------|------------------------------|------------------------------|
| APPLICATION INFORMATION | | | |
| Applicant: SWCW LLC | | Phone: | |
| Address: 6100 4th St NW Suite 106 | | Email: | |
| City: Los Ranchos | State: NM | Zip: 87107-5309 | |
| Professional/Agent (if any): Tierra Wwest, LLC | | Phone: 505-858-3100 | |
| Address: 5571 Midway Park Place NE | | Email: rrb@tierrawestllc.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.: LT 9-A Repl of LTS 9 & 10 | | Block: 32 | Unit: |
| Subdivision/Addition: Ridgcrest ADDN | | MRGCD Map No.: | UPC Code: 101705652804240802 |
| Zone Atlas Page(s): L-17-Z | Existing Zoning: MX-M | | Proposed Zoning N/A |
| # of Existing Lots: 1 | # of Proposed Lots: 1 | | Total Area of Site (Acres): |
| LOCATION OF PROPERTY BY STREETS | | | |
| Site Address/Street: 1425 San Mateo Blvd | | Between: San Mateo Blvd | and: Gibson Blvd |
| CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.) | | | |
| SP-88197 | | | |

| | | | |
|--|----------------|---|--|
| Signature: | | Date: 11/13/19 | |
| Printed Name: Ronald R. Bohannon, P.E. | | <input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent | |
| FOR OFFICIAL USE ONLY | | | |
| Case Numbers | Action | Fees | |
| SD-2019-00210 | V-Row-c | \$1645 | |
| | | | |
| | | | |
| | | | |
| Meeting Date: December 11, 2019 | | Fee Total: \$1645 | |
| Staff Signature: | Date: 11-14-19 | Project # DR-2019-003092 | |

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)
- N/A 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")
- N/A If easements, list number to be vacated _____
- ☒ If right-of-way, square footage to be vacated (see IDO Section 14-16-6-6(K) 3600 sq ft)
- ☒ 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)

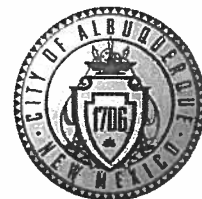
The vacation must be shown on a DRB approved plat recorded by the County Clerk within one year, or it will expire.

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.

Signature:**Date:****Printed Name:** Ronald R. Bohannon, P.E.☐ Applicant or ☒ Agent**FOR OFFICIAL USE ONLY****Case Numbers:****Project Number:**

SD-2019-00210

PR-2019-003092

Staff Signature:**Date:**



TIERRA WEST, LLC

November 13, 2019

Ms. Jolene Wolfley
Development Review Board
P.O. Box 1293
Albuquerque, NM 87103

**RE: VACATION OF PUBLIC ALLEYWAY
1425 SAN MATEO SE ALBUQUERQUE NM 87108
LT 9-A REPL OF LTS 9 & 10 BLK 32 RIDGECREST**

Dear Ms. Wolfley:

Tierra West, LLC on behalf of SSCW LLC, requests approval of the vacation of a portion of a public alleyway located on San Mateo Blvd. approximately 230 feet north of Gibson Blvd.

The proposed public alleyway to be vacated is 3600 sf (215 linear feet). A proposed 28" turnaround is being added for public and fire/emergency access. The alley way was developed with the original development prior to the adoption of the 1976 zoning code. As such the alleyway and access enters San Mateo at an acute angle create a public safety hazard for vehicles entering and exiting San Mateo. The primary intent of the vacated alleyway will remain servicing the balance of the properties to the east. The vacated portion of the alleyway will be incorporated into the old car wash and buildings south of the alleyway to start a redevelopment of that portion of the commercial. The intent it to create a complete service center for the area. The vacated area will allow for the current use for the Suds Carwash directly north of the alleyway.

Per the IDO section 14-16-6-6 (K)(3) vacation of right away we are requesting approval under the following criteria:

6-6(K)(3)(a) The public welfare does not require that the public right-of-way or easement be retained. The alleyway creates an acute angle at the intersection with San Mateo and creates a safety hazard for the turning movements into and out of the alleyway. In addition the removal eliminates cut through traffic through the neighborhood.

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 that the minor detriment resulting from the vacation, and there is no convincing evidence that any substantial property rights is being abridged against the will of the owner of the right. The vacation of the alleyway will allow the redevelopment of the adjoining properties incorporating the vacated right of way into one property. This redevelopment will start to redevelop the area promoting employment and removing blight.

5571 Midway Park Pl. NE
Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118
tierrawestllc.com

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Bohannon', with a stylized flourish at the end.

Ronald R. Bohannon. P.E.

Enclosure/s

cc: Mr. Rick Voccio, PRAC LLC

JN: 2019056

RRB/jg

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 26, 2019 to December 11, 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.

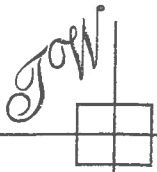
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

[Signature]
(Applicant or Agent)

11/14/19
(Date)

I issued 2 signs for this application, 11-14-19, [Signature]
(Date) (Staff Member)

PROJECT NUMBER: PR-2019-003097



TIERRA WEST, LLC

November 14, 2019

**RE: NEIGHBORHOOD MEETING ABOUT FUTURE DEVELOPMENT APPLICATION
VACATION OF ALLEYWAY
1425 SAN MATEO BLVD SE ALBUQUERQUE NM 87107
ZONE ATLAS PAGE # J-10-Z**

Dear To Whom It May Concern:

Tierra West LLC, on behalf of SSCW, LLC, requests vacation of a portion of a public alleyway located on San Mateo Blvd. approximately 230 feet north of Gibson Blvd.

The request will be submitted to the City of Albuquerque on November 14, 2019, for a public hearing on December 4, 2019 at 9:00am at the Plaza Del Sol Hearing Room, Basement level, 600 Second Street NW (on the Northeast Corner of 2nd Street and Roma NW).

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)). Visit: <https://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development/> to view and download the Facilitated Meetings Criteria. If you wish to request a Facilitated Meeting regarding this project, contact the Planning Department at devhelp@cabq.gov of 505-924-3955.

If you don't feel that facilitated meeting is needed but have questions, please call Ronald R. Bohannon.

Tierra West LLC Contact(s):
Ronald R. Bohannon, PE
5571 Midway Park Place NE
Albuquerque, NM 87109
rrb@tierrawestllc.com
505-858-3100

Sincerely,

Ronald R. Bohannon, P.E.

Enclosure/s

JN: 2019040
RRB/kw

5571 Midway Park Pl. NE
Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

Jaimie Garcia

From: Quevedo, Vicente M. <vquevedo@cabq.gov>
Sent: Wednesday, August 28, 2019 10:21 AM
To: Kristl Walker
Subject: Public Notice Inquiry_1425 San Mateo SE_DRB
Attachments: IDOZoneAtlasPage_L-17-Z.PDF; Public Notice Inquiry_1425 San Mateo SE_DRB.xlsx

Kristl,

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 Lin |
|---|------------|-----------|--|-----------------------|
| Parkland Hills NA | Robert | Leming | rileming@gmail.com | 712 Truman Stre |
| Parkland Hills NA | C. Brooke | Cholka | cbcholka@gmail.com | 4916 Pershing A SE |
| District 6 Coalition of Neighborhood Associations | Paul | Sanchez | paulsanchez7771@gmail.com | 400 Cardenas Dr |
| District 6 Coalition of Neighborhood Associations | Dominic | Peralta | 4district6@gmail.com | 3800 Lead Aven |
| South San Pedro NA | Zabdiel | Aldaz | zabdiel505@gmail.com | 735 Alvarado SE |
| South San Pedro NA | Khadijah | Bottom | khadijahasili@vizionz.org | 1200 Madeira SE |

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-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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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$1.00

Total Postage and
\$1.30

Sent To

Street and Apt. No.

City, State, ZIP+4®

C. Brooke Cholka
 Parkland Hill NA
 4916 Pershing Avenue
 Albuquerque, NM 87108

PS Form 3800, April 2013 PSN 7530-02-000-9048

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☒ Return Receipt (hardcopy) \$2.80
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☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$1.00

Total Postage and
\$7.30

Sent To

Street and Apt. No.

City, State, ZIP+4®

Khadijah Bottom
 South San Pedro NA
 1200 Madeira SE
 Albuquerque, NM 87108

PS Form 3800, April 2013 PSN 7530-02-000-9048

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☐ Adult Signature Restricted Delivery \$

Postage
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Total Postage and
\$1.30

Sent To

Street and Apt. No.

City, State, ZIP+4®

Paul Sanchez
 District 6 Coalition of NA
 400 Cardenas Drive NE
 Albuquerque, NM 87108

PS Form 3800, April 2013 PSN 7530-02-000-9048

U.S. Postal Service™

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☐ Adult Signature Restricted Delivery \$

Postage
\$1.00

Total Postage and
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Sent To

Street and Apt. No.

City, State, ZIP+4®

Robert Leming
 Parkland Hills NA
 712 Truman Street SE
 Albuquerque, NM 87108

PS Form 3800, April 2013 PSN 7530-02-000-9048

U.S. Postal Service™

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OFFICIAL USE

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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$1.00

Total Postage and
\$1.30

Sent To

Street and Apt. No.

City, State, ZIP+4®

Zabdiel Aldaz
 South San Pedro NA
 735 Alvarado SE
 Albuquerque, NM 87108

PS Form 3800, April 2013 PSN 7530-02-000-9048

U.S. Postal Service™

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$1.00

Total Postage and
\$1.30

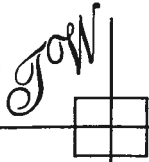
Sent To

Street and Apt. No.

City, State, ZIP+4®

Dominic Peralta
 District 6 Coalition of NA
 3800 Lead Avenue SE
 Albuquerque, NM 87108

PS Form 3800, April 2013 PSN 7530-02-000-9048



TIERRA WEST, LLC

September 4, 2019

Mr. Paul Sanchez
District 6 Coalition of Neighborhood Associations
400 Cardenas Drive NE
Albuquerque, NM 87108

**RE: NEIGHBORHOOD MEETING ABOUT FUTURE DEVELOPMENT APPLICATION
VACATION OF ALLEYWAY
1425 SAN MATEO BLVD SE ALBUQUERQUE NM 87107
ZONE ATLAS PAGE # J-10-Z**

Dear Mr. Sanchez:

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 alleyway proposed project in or near your neighborhood before we submit an application. This would be an information meeting where SSCW, LLC would present the proposal, and we could discuss any ideas or concerns you may have.

Tierra West LLC, on behalf of SSCW, LLC, requests approval of vacation of alleyway. The site is adjacent to San Mateo and south of Gibson Blvd. and is currently developed.

Per the IDO, you have 15 days from September 4, 2019, 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 on September 20, 2019.

If you would like to meet, please let us know when your next regular neighborhood meeting is scheduled or provide a few alternative dates that fall within 30 days of your response to this letter.

Before submitting our application, 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.

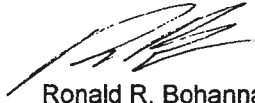
Anyone may request, and the City may require, an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project (IDO Section 14-16-6-4 (D)). Visit: <https://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development/>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

If you don't feel that facilitated meeting is needed but have questions, please call Vince Carrica or myself.

Tierra West LLC Contact(s):
Ronald R. Bohannon, PE
5571 Midway Park Place NE
Albuquerque, NM 87109
rrb@tierrawestllc.com
505-858-3100

5571 Midway Park Pl. NE
Albuquerque, NM 87109
(505) 858-3100
fax (505) 858-1118
tierrawestllc.com

Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

cc: Robert Leming; Parkland Hills NA
C.Brooke Cholka; Parkland Hills NA
Paul Sanchez; District 6 Coalition of NA
Dominic Peralta; District 6 Coalition of NA
Zabdiel Aldaz; South San Pedro NA
Khadijah Bottom; South San Pedro NA

JN: 2019040
RRB/kw/jg



TIERRA WEST, LLC

September 4, 2019

Mr. Dominic Peralta
District 6 Coalition of Neighborhood Associations
3800 Lead Avenue SE
Albuquerque, NM 87108

**RE: NEIGHBORHOOD MEETING ABOUT FUTURE DEVELOPMENT APPLICATION
VACATION OF ALLEYWAY
1425 SAN MATEO BLVD SE ALBUQUERQUE NM 87107
ZONE ATLAS PAGE # J-10-Z**

Dear Mr. Peralta:

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 alleyway proposed project in or near your neighborhood before we submit an application. This would be an information meeting where SSCW, LLC would present the proposal, and we could discuss any ideas or concerns you may have.

Tierra West LLC, on behalf of SSCW, LLC, requests approval of vacation of alleyway. The site is adjacent to San Mateo and south of Gibson Blvd. and is currently developed.

Per the IDO, you have 15 days from September 4, 2019, 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 on September 20, 2019.

If you would like to meet, please let us know when your next regular neighborhood meeting is scheduled or provide a few alternative dates that fall within 30 days of your response to this letter.

Before submitting our application, 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.

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)). Visit: <https://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development/> to view and download the Facilitated Meetings Criteria. If you wish to request a Facilitated Meeting regarding this project, contact the Planning Department at devhelp@cabq.gov of 505-924-3955.

If you don't feel that facilitated meeting is needed but have questions, please call Vince Carrica or myself.

Tierra West LLC Contact(s):
Ronald R. Bohannon, PE
5571 Midway Park Place NE
Albuquerque, NM 87109
rrb@tierrawestllc.com
505-858-3100

5571 Midway Park Pl. NE
Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118
tierrawestllc.com

Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

cc: Robert Leming; Parkland Hills NA
C.Brooke Cholka; Parkland Hills NA
Paul Sanchez; District 6 Coalition of NA
Dominic Peralta; District 6 Coalition of NA
Zabdiel Aldaz; South San Pedro NA
Khadijah Bottom; South San Pedro NA

JN: 2019040
RRB/kw/jg



TIERRA WEST, LLC

September 4, 2019

Mr. Zabdiel Aldaz
South San Pedro NA
735 Alvarado SE
Albuquerque, NM 87108

**RE: NEIGHBORHOOD MEETING ABOUT FUTURE DEVELOPMENT APPLICATION
VACATION OF ALLEYWAY
1425 SAN MATEO BLVD SE ALBUQUERQUE NM 87107
ZONE ATLAS PAGE # J-10-Z**

Dear Mr. Aldaz:

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 alleyway proposed project in or near your neighborhood before we submit an application. This would be an information meeting where SSCW, LLC would present the proposal, and we could discuss any ideas or concerns you may have.

Tierra West LLC, on behalf of SSCW, LLC, requests approval of vacation of alleyway. The site is adjacent to San Mateo and south of Gibson Blvd. and is currently developed.

Per the IDO, you have 15 days from September 4, 2019, 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 on September 20, 2019.

If you would like to meet, please let us know when your next regular neighborhood meeting is scheduled or provide a few alternative dates that fall within 30 days of your response to this letter.

Before submitting our application, 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.

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If you don't feel that facilitated meeting is needed but have questions, please call Vince Carrica or myself.

Tierra West LLC Contact(s):
Ronald R. Bohannon, PE
5571 Midway Park Place NE
Albuquerque, NM 87109
rrb@tierrawestllc.com
505-858-3100

5571 Midway Park Pl. NE
Albuquerque, NM 87109
fax (505) 858-1118 1-800-245-3102
tierrawestllc.com
(505) 858-3100

Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

cc: Robert Leming; Parkland Hills NA
C.Brooke Cholka; Parkland Hills NA
Paul Sanchez; District 6 Coalition of NA
Dominic Peralta; District 6 Coalition of NA
Zabdiel Aldaz; South San Pedro NA
Khadijah Bottom; South San Pedro NA

JN: 2019040
RRB/kw/jg



TIERRA WEST, LLC

September 4, 2019

Ms. Khadijah Bottom
South Sna Pedro NA
1200 Madeira SE #130
Albuquerque, NM 87108

**RE: NEIGHBORHOOD MEETING ABOUT FUTURE DEVELOPMENT APPLICATION
VACATION OF ALLEYWAY
1425 SAN MATEO BLVD SE ALBUQUERQUE NM 87107
ZONE ATLAS PAGE # J-10-Z**

Dear Ms. Bottom:

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 alleyway proposed project in or near your neighborhood before we submit an application. This would be an information meeting where SSCW, LLC would present the proposal, and we could discuss any ideas or concerns you may have.

Tierra West LLC, on behalf of SSCW, LLC, requests approval of vacation of alleyway. The site is adjacent to San Mateo and south of Gibson Blvd. and is currently developed.

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If you would like to meet, please let us know when your next regular neighborhood meeting is scheduled or provide a few alternative dates that fall within 30 days of your response to this letter.

Before submitting our application, 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.

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)). Visit: <https://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development/> to view and download the Facilitated Meetings Criteria. If you wish to request a Facilitated Meeting regarding this project, contact the Planning Department at devhelp@cabq.gov of 505-924-3955.

If you don't feel that facilitated meeting is needed but have questions, please call Vince Carrica or myself.

Tierra West LLC Contact(s):
Ronald R. Bohannon, PE
5571 Midway Park Place NE
Albuquerque, NM 87109
rrb@tierrawestllc.com
505-858-3100

5571 Midway Park Pl. NE
Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

Sincerely,

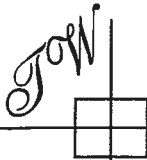


Ronald R. Bohannon, P.E.

Enclosure/s

cc: Robert Leming; Parkland Hills NA
C. Brooke Cholka; Parkland Hills NA
Paul Sanchez; District 6 Coalition of NA
Dominic Peralta; District 6 Coalition of NA
Zabdiel Aldaz; South San Pedro NA
Khadijah Bottom; South San Pedro NA

JN: 2019040
RRB/kw/jg



TIERRA WEST, LLC

September 4, 2019

Ms. C. Brooke Cholka
Parkland Hills NA
4916 Pershing Avenue SE
Albuquerque, NM 87108

**RE: NEIGHBORHOOD MEETING ABOUT FUTURE DEVELOPMENT APPLICATION
VACATION OF ALLEYWAY
1425 SAN MATEO BLVD SE ALBUQUERQUE NM 87107
ZONE ATLAS PAGE # J-10-Z**

Dear Ms. Cholka:

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 alleyway proposed project in or near your neighborhood before we submit an application. This would be an information meeting where SSCW, LLC would present the proposal, and we could discuss any ideas or concerns you may have.

Tierra West LLC, on behalf of SSCW, LLC, requests approval of vacation of alleyway. The site is adjacent to San Mateo and south of Gibson Blvd. and is currently developed.

Per the IDO, you have 15 days from September 4, 2019, 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 on September 20, 2019.

If you would like to meet, please let us know when your next regular neighborhood meeting is scheduled or provide a few alternative dates that fall within 30 days of your response to this letter.

Before submitting our application, 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.

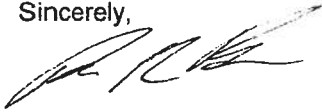
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5571 Midway Park Place NE
Albuquerque, NM 87109
rrb@tierrawestllc.com
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5571 Midway Park Pl. NE
Albuquerque, NM 87109
(505) 858-3100
fax (505) 858-1118
1-800-245-3102
tierrawestllc.com

Sincerely,

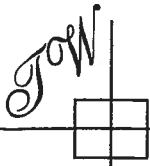


Ronald R. Bohannon, P.E.

Enclosure/s

cc: Robert Leming; Parkland Hills NA
C.Brooke Cholka; Parkland Hills NA
Paul Sanchez; District 6 Coalition of NA
Dominic Peralta; District 6 Coalition of NA
Zabdiel Aldaz; South San Pedro NA
Khadijah Bottom; South San Pedro NA

JN: 2019040
RRB/kw/jg



TIERRA WEST, LLC

September 4, 2019

Mr. Robert Leming
Parkland Hills NA
712 Truman Street SE
Albuquerque, NM 87108

**RE: NEIGHBORHOOD MEETING ABOUT FUTURE DEVELOPMENT APPLICATION
VACATION OF ALLEYWAY
1425 SAN MATEO BLVD SE ALBUQUERQUE NM 87107
ZONE ATLAS PAGE # J-10-Z**

Dear Mr. Leming:

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 alleyway proposed project in or near your neighborhood before we submit an application. This would be an information meeting where SSCW, LLC would present the proposal, and we could discuss any ideas or concerns you may have.

Tierra West LLC, on behalf of SSCW, LLC, requests approval of vacation of alleyway. The site is adjacent to San Mateo and south of Gibson Blvd. and is currently developed.

Per the IDO, you have 15 days from September 4, 2019, 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 on September 20, 2019.

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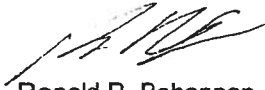
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If you don't feel that facilitated meeting is needed but have questions, please call Vince Carrica or myself.


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Albuquerque, NM 87109
rrb@tierrawestllc.com
505-858-3100

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Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

cc: Robert Leming; Parkland Hills NA
C.Brooke Cholka; Parkland Hills NA
Paul Sanchez; District 6 Coalition of NA
Dominic Peralta; District 6 Coalition of NA
Zabdiel Aldaz; South San Pedro NA
Khadijah Bottom; South San Pedro NA

JN: 2019040
RRB/kw/jg

gww

TIERRA WEST, LLC

November 13, 2019

Ms. Jolene Wolfley
Development Review Board
P.O. Box 1293
Albuquerque, NM 87103

RE: **DEVELOPMENT REVIEW BOARD (DRB)
GOOD FAITH ATTEMPT OF PUBLIC NOTICE
VACATION OF RIGHT-OF-WAY
1425 SAN MATEO BLVD NE
ZONE ATLAS PAGE# L-17-Z**

Dear Ms. Dicome:


This letter is to inform you that on September 4, 2019 a required public notice was sent by certified mail to the following Neighborhood Associations per the City of Albuquerque's Integrated Development Ordinance (IDO):

- Parkland Hills NA
- District 6 Coalition of Neighborhood Associations
- South San Pedro NA

The neighborhood associations were notified of a pending request to the City for a request for a Vacation of Right-Of-Way to DRB. Per IDO section 14-16-6 6-4(K)(2)(e) the applicant shall be required to provide public notice 15 consecutive days before a monthly public meeting or hearing. Our good faith attempt to provide the information to the neighborhood associations was completed and within the requested timeframe. As of present day we have NOT received a response from any of the above listed Neighborhood Associations. Attached, please find evidence of the stamped certified mail receipt for your records and submission of the Site Plan for Building Permit to DRB.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, P.E.

cc: Mr. Rick Voccio, PRAC LLC

Enclosure/s:

JN: 2019040
RRB/jg

5571 Midway Park Pl. NE
Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

Kristl Walker

From: Kristl Walker
Sent: Thursday, November 14, 2019 9:11 AM
To: 'rjleming@gmail.com'; 'cbcholka@gmail.com'; 'paulsanchez7771@gmail.com'; '4district6@gmail.com'; 'zabdiel505@gmail.com'; 'khadijahasili@vizionz.org'
Cc: Ron Bohannon ; Jaimie Garcia
Subject: Suds Car Wash Alleyway
Attachments: 2019040 11-14-19 Vacation of ROW DRB Submittal.pdf

| Tracking: | Recipient | Delivery |
|-----------|-----------------------------|-------------------------------|
| | 'rjleming@gmail.com' | |
| | 'cbcholka@gmail.com' | |
| | 'paulsanchez7771@gmail.com' | |
| | '4district6@gmail.com' | |
| | 'zabdiel505@gmail.com' | |
| | 'khadijahasili@vizionz.org' | |
| | Ron Bohannon | Delivered: 11/14/2019 9:12 AM |
| | Jaimie Garcia | Delivered: 11/14/2019 9:12 AM |

November 14, 2019

**RE: NEIGHBORHOOD MEETING ABOUT FUTURE DEVELOPMENT APPLICATION
VACATION OF ALLEYWAY
1425 SAN MATEO BLVD SE ALBUQUERQUE NM 87107
ZONE ATLAS PAGE # J-10-Z**

Dear rjleming@gmail.com; cbcholka@gmail.com; paulsanchez7771@gmail.com; 4district6@gmail.com; zabdiel505@gmail.com; khadijahasili@vizionz.org:

Tierra West LLC, on behalf of SSCW, LLC, requests vacation of a portion of a public alleyway located on San Mateo Blvd. approximately 230 feet north of Gibson Blvd.

The request will be submitted to the City of Albuquerque on November 14, 2019, for a public hearing on December 04, 2019 at 9:00am at the Plaza Del Sol Hearing Room, Basement level, 600 Second Street NW (on the Northeast Corner of 2nd Street and Roma NW).

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)). Visit: <https://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development/> to view and download the Facilitated Meetings Criteria. If you wish to request a Facilitated Meeting regarding this project, contact the Planning Department at devhelp@cabq.gov of 505-924-3955.

If you don't feel that facilitated meeting is needed but have questions, please call Ronald R. Bohannon.

Tierra West LLC Contact(s):
Ronald R. Bohannon, PE
5571 Midway Park Place NE
Albuquerque, NM 87109
rrb@tierrawestllc.com

505-858-3100

Sincerely,

Ronald R. Bohannon, P.E.

Enclosure/s

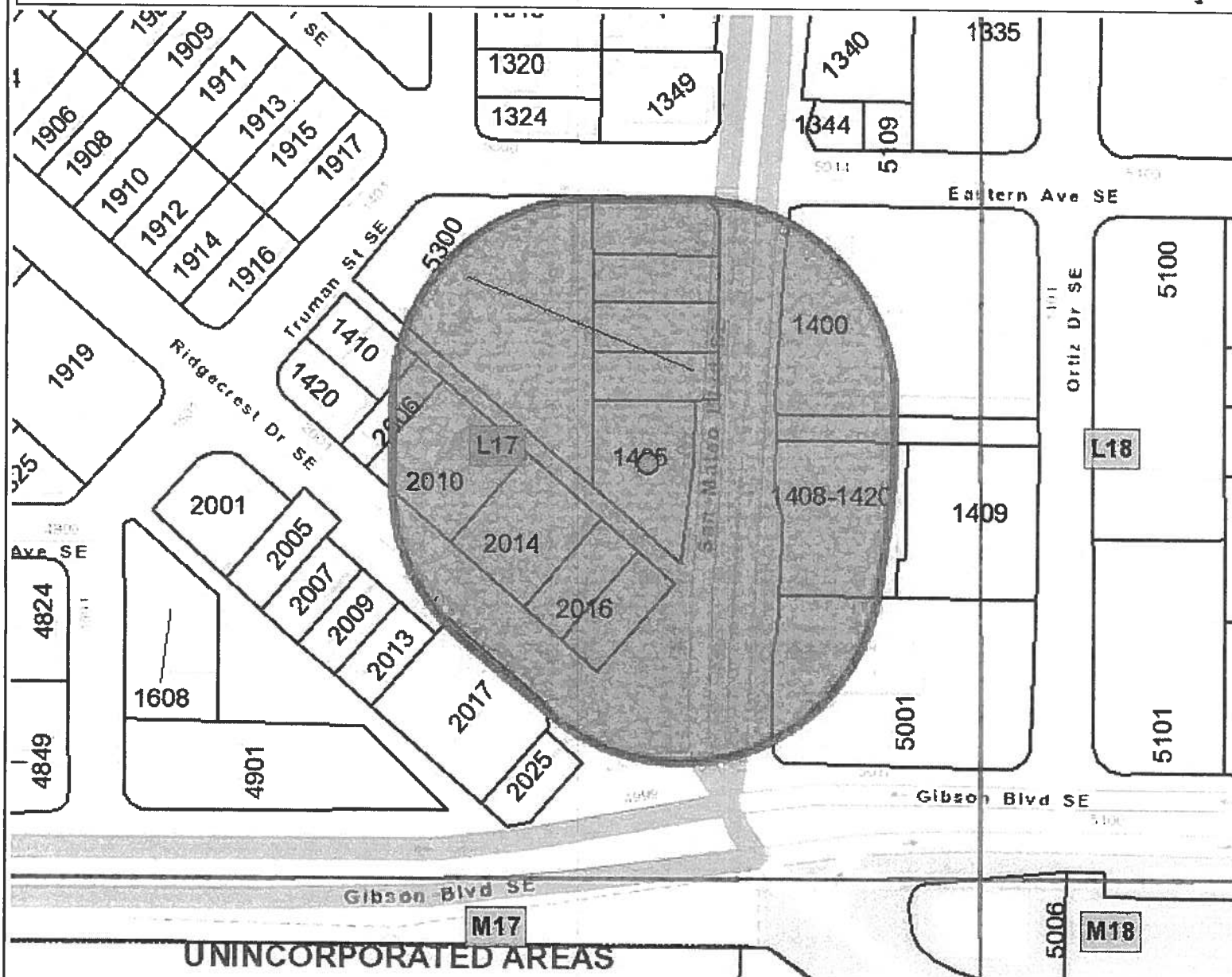
cc: Robert Lemin; Parkland Hills NA
C.Brooke Choika; Parkland Hills NA
Paul Sanchez; District 6 Coalition of NA
Dominic Peralta; District 6 Coalition of NA
Zabdiel Aldaz; South San Pedro NA
Khadijah Bottom; South San Pedro NA

JN: 2019040
RRB/kw

Kristl Walker
Administrative Assistant
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109
505-858-3100 Office
505-858-1118 Fax
kwalker@tierrawestllc.com



1425 San Mateo Blvd. SE



Legend

- ☐ Zone Grid
- ☐ Bernalillo County Parcels
- Municipal Limits**
 - Corrales
 - Edgewood
 - Los Ranchos
 - Rio Rancho
 - Tijeras
 - UNINCORPORATED
- World Street Map

Notes

Buffer: 205ft.
ROW: San Mateo Blvd. 205ft.

300 0 150 300 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
8/28/2018 © 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

HEISENBERG LLC
6100 4TH ST NW NO. 106
ALBUQUERQUE NM 87107-5309

VAMANOS PEST LLC
6100 4TH ST NW
LOS RANCHOS NM 87107-5309

RIDGECREST CHRISTIAN CHURCH
5300 EASTERN AVE SE
ALBUQUERQUE NM 87108-4702

RIDGECREST CHRISTIAN CHURCH
5300 EASTERN AVE SE
ALBUQUERQUE NM 87108-4702

KIM YONG
5259 PAPAI ST
HONOLULU HI 96821

PINZON LUIS & ROMERO MARIA
GUADALUPE
2309 ESEQUIEL RD SW
ALBUQUERQUE NM 87105-4823

SSCW LLC
520 LOS RANCHOS RD NW
LOS RANCHOS NM 87107

FLYNN GREGG B
8100 WYOMING BLVD NE #401
ALBUQUERQUE NM 87113-1946

RIDGECREST CHRISTIAN CHURCH
5300 EASTERN AVE SE
ALBUQUERQUE NM 87108-4702

RIDGECREST CHRISTIAN CHURCH
5300 EASTERN AVE SE
ALBUQUERQUE NM 87108-4702

DESANTIS WAYNE M
2017 RIDGECREST DR SE
ALBUQUERQUE NM 87108-4531

MMJ PROPERTIES LLC & NUNEZ MARIO
& NUNEZ JENNIFER MGRS
936 HAWK DR SW
ALBUQUERQUE NM 87121-1952

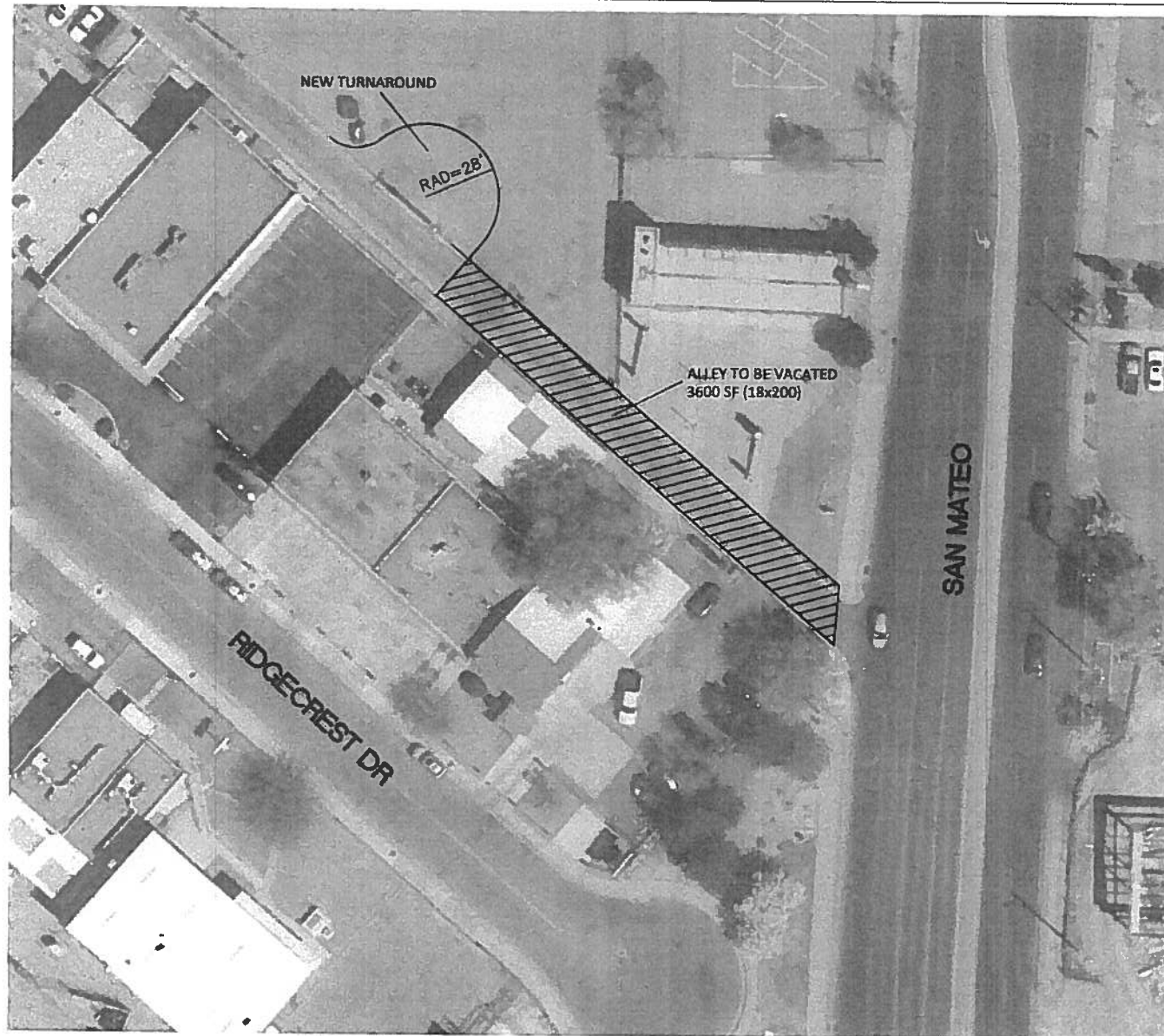
OER LLC
PO BOX 8446
ALBUQUERQUE NM 87198

RIDGECREST CHRISTIAN CHURCH
5300 EASTERN AVE SE
ALBUQUERQUE NM 87108-4702

FRANCHISE REALTY INTERSTATE PTS
INC DBA MCDONALDS (30-0022)
PO BOX 182571
COLUMBUS OH 43218-2571

VAMANOS PEST LLC
6100 4TH ST NW
LOS RANCHOS NM 87107-5309

ROBINSON ROBERT L & LISA M
1408 SAN MATEO BLVD SE
ALBUQUERQUE NM 87108



ALLEY VACATION EXHIBIT
9-25-19

TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100

TW

TIERRA WEST, LLC

December 11, 2019

Ms. Jolene Wolfley
Development Review Board
City of Albuquerque
6804 Staghorn Drive NW
Albuquerque, NM 87120

RE: **VACATION OF ALLEYWAY 1 WEEK DEFERRAL**
1425 SAN MATEO BLVD SE ALBUQUERQUE NM 87107
ZONE ATLAS PAGE # J-10-Z

Dear Ms. Wolfley:

Tierra West LLC, on behalf of SSCW LLC, requests an additional 1 week deferral to December 18, 2019 for the above-referenced project. This deferral is requested to allow additional time to address comments from the Staff Planner in reference to the above project.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

JN: 2019040
RRB/kw

Deferral Letter Template

5571 Midway Park Pl. NE Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118 1-800-245-3102
tierrawestllc.com