



CITY OF ALBUQUERQUE

Albuquerque, New Mexico

Office of the Mayor

EC-20-67

INTER-OFFICE MEMORANDUM

February 19, 2020

TO: Pat Davis, President, City Council

FROM: Tim Keller, Mayor 

Subject: Westside Boulevard, Navajo Drive, Gordon Avenue and Mason Drive Right of Way Vacation

Project# PR-2019-001499, SD-2020-00003, SD-2020-00008, SD-2020-00009, SD-2020-00010, VACATION OF PUBLIC RIGHT-OF-WAY

HOWARD BALMER. agent(s) for WESTWAY HOMES requests the aforementioned actions for all or a portion of Westside Boulevard, Navajo Drive, Gordon Avenue and Mason Drive, part of a larger site containing approximately 7.1 acre(s). (D-19)

Request: This is a request for vacation of public right of way for:

Westside Boulevard from Calle Vizcaya to McMahan Boulevard, as shown on sheet 1 of 1, Sketch for Bulk Land Plat

Navajo Drive from Westside Boulevard to McMahan Boulevard, as shown on sheet 1 of 1, Sketch for Bulk Land Plat

Gordon Avenue from Navajo Drive to McMahan Boulevard, as shown on sheet 1 of 1, Sketch for Bulk Land Plat

Mason Drive as shown in the vacation exhibit

Per Section 14-16-6-6(K)(2) of the IDO, the Development Review Board (DRB) shall make a recommendation and forward the application to City Council for inclusion on the consent agenda for approval without first going to any Council committee if the vacation involves: 1) More than 500 square feet or the entire width of a platted alley; 2) More than 5000 square feet or the entire street width of a street, including any or all of the public right-of-way. This vacation is the entire width of the street; therefore, it is a DRB recommendation to City Council.

At the February 5th, 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- 2018-001499, based on the recommended Findings per Section 14-16-6-6(K) of the IDO.

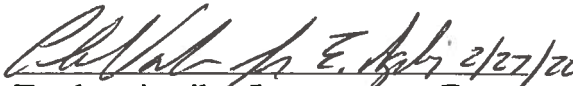
Title/ Subject of Legislation: WESTSIDE BLVD Vacation: Project# 2018-001499
SD-2020-00003, SD-2020-00008, SD-2020-00009, SD-2020-00010, VACATION OF PUBLIC
RIGHT-OF-WAY, DRB RECOMMENDATION FOR APPROVAL.

Approved:




Sarita Nair Date
Chief Administrative Officer 3/5/20

Approved as to Legal Form:



Esteban Aguilar, Jr. Date
City Attorney 2/27/20

Recommended:



Brennon Williams Date
Planning Director 25 FEB 2020

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

Westway Homes
9600 Tennyson St NE
ABQ, NM 87122

Project# PR-2018-001499

Application#

SD-2020-00002 – VACATION PUBLIC EASEMENT

SD-2020-00003 – VACATION RIGHT-OF-WAY

Westside Blvd

SD-2020-00008 - VACATION RIGHT-OF-WAY

Navajo Dr

SD-2020-00009 - VACATION RIGHT-OF-WAY

Gordon Ave

SD-2020-00010 - VACATION RIGHT-OF-WAY

Mason Dr

SD-2020-00011 - VACATION PUBLIC EASEMENT

SD-2020-00012 - VACATION PUBLIC EASEMENT

SD-2020-00013 - VACATION PUBLIC EASEMENT

SD-2020-00014 - VACATION PUBLIC EASEMENT

SD-2020-00015 - VACATION PUBLIC EASEMENT

VA-2020-00026 - BULK LAND PLAT

LEGAL DESCRIPTION:

All or a portion of TRACTS L, M and N PLAT FOR ANASAZI RIDGE UNIT 1, LOTS 4-9 BLOCK 7, LOTS 10-11 BLOCK 8, LOT 12 BLOCK 12, LOTS 2-10 BLOCK 14, UNIT 5 PARADISE HEIGHTS, zoned MX-L & R-1B, located at on **McMAHON BLVD** between **KAYENTA ST NW** and **UNIVERSE BLVD NW**, containing approximately 7.1015 acre(s). (A-10)

On February 5, 2020 the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the vacation of easement requests and Bulk Land Plat request, the DRB is a recommending body for the vacation of right-of-way request, based on the following Findings:

Official Notice of Decision

Project # PR-2018-001499 SD-2020-00002, SD-2020-00003, SD-2020-00008, SD-2020-00009, SD-2020-00010, SD-2020-00011, SD-2020-00012, SD-2020-00013, SD-2020-00014 SD-2020-00015, VA-2020-00026

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SD-2020-00002 – VACATION PUBLIC EASEMENT

1. This is a request to vacate a utility easement from Frost street to Navajo Drive, south of lots 8 and 15 of Block 9 and lots 7 and 14 of Block 8 Paradise Heights, as shown on the exhibit dated March 12, 1973.
2. The easement is no longer needed because the subdivision has been replatted and new easements will be granted when the site redevelops.
3. The applicant provided notice as required in table 6-1-1 of the IDO.

SD-2020-00003 – VACATION RIGHT-OF-WAY Westside Blvd

1. This is a request to vacate Westside Boulevard from Calle Vizcaya to McMahon Boulevard, as shown on sheet 1 of 1, Sketch for Bulk Land Plat.
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 5000 square feet and the entire width of a street. 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 allows the removal of antiquated platting that does not align with the current roadway system. New roads or access will be required when the site is redeveloped.
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 previously platted streets and allows the redevelopment of the site.

Conditions:

1. Final sign off is delegated to Planning for City Council approval of the vacation.

SD-2020-00008 - VACATION RIGHT-OF-WAY Navajo Dr

1. This is a request to vacate Navajo Drive from Westside Boulevard to McMahon Boulevard, as shown on sheet 1 of 1, Sketch for Bulk Land Plat.

Official Notice of Decision

Project # PR-2018-001499 SD-2020-00002, SD-2020-00003, SD-2020-00008, SD-2020-00009, SD-2020-00010, SD-2020-00011, SD-2020-00012, SD-2020-00013, SD-2020-00014 SD-2020-00015, VA-2020-00026

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2. Pursuant to section 14-16-6-(K)(2)(e), the DRB will the recommending body on the request because the vacation contains more than 5000 square feet and the entire width of a street. 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 allows the removal of antiquated platting that does not align with the current roadway system. New roads or access will be required when the site is redeveloped.
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 previously platted streets and allows the redevelopment of the site.

Conditions:

1. Final sign off is delegated to Planning for City Council approval of the vacation.

SD-2020-00009 - VACATION RIGHT-OF-WAY Gordon Ave

1. This is a request to vacate Gordon Avenue from Navajo Drive to McMahon Boulevard, as shown on sheet 1 of 1, Sketch for Bulk Land Plat.
2. Pursuant to section 14-16-6-(K)(2)(e), the DRB will the recommending body on the request because the vacation contains more than 5000 square feet and the entire width of a street. 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 allows the removal of antiquated platting that does not align with the current roadway system. New roads or access will be required when the site is redeveloped.

Official Notice of Decision

Project # PR-2018-001499 SD-2020-00002, SD-2020-00003, SD-2020-00008, SD-2020-00009, SD-2020-00010, SD-2020-00011, SD-2020-00012, SD-2020-00013, SD-2020-00014 SD-2020-00015, VA-2020-00026

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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 applicant provided proper notice, the vacation removes previously platted streets and allows the redevelopment of the site.

Conditions:

1. Final sign off is delegated to Planning for City Council approval of the vacation.

SD-2020-00010 - VACATION RIGHT-OF-WAY Mason Dr

1. This is a request to vacate Mason Drive as shown in the vacation exhibit.
2. Pursuant to section 14-16-6-(K)(2)(e), the DRB will be recommending the body on the request because the vacation contains more than 5000 square feet and the entire width of a street. 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 14-16-6-6-(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 allows the removal of antiquated platting that does not align with the current roadway system. New roads or access will be required when the site is redeveloped.
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 applicant provided proper notice, the vacation removes previously platted streets and allows the redevelopment of the site.

Conditions:

1. Final sign off is delegated to Planning for City Council approval of the vacation.

Official Notice of Decision

Project # PR-2018-001499 SD-2020-00002, SD-2020-00003, SD-2020-00008, SD-2020-00009, SD-2020-00010, SD-2020-00011, SD-2020-00012, SD-2020-00013, SD-2020-00014 SD-2020-00015, VA-2020-00026

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SD-2020-00011 - VACATION PUBLIC EASEMENT

1. This is a request to vacate a utility easement from Frost street to Navajo Drive, south of lots 10 and 13 of Block 9 and lots 9 and 12 of Block 8 Paradise Heights, as shown on the exhibit dated March 12, 1973.
2. The easement is no longer needed because the subdivision has been replatted and new easements will be granted when the site redevelops.
3. The applicant provided notice as required in table 6-1-1 of the IDO.

SD-2020-00012 - VACATION PUBLIC EASEMENT

1. This is a request to vacate a utility easement from Gordon Avenue to just south of lot 6 and 1, block 9, Paradise Heights, as shown on the exhibit dated March 12, 1973.
2. The easement is no longer needed because the subdivision has been replatted and new easements will be granted when the site redevelops.
3. The applicant provided notice as required in table 6-1-1 of the IDO.

SD-2020-00013 - VACATION PUBLIC EASEMENT

1. This is a request to vacate a utility easement from Westside Boulevard to Gordon Ave between lots 7 and 8, block 14, Paradise Heights, as shown on the exhibit dated March 12, 1973.
2. The easement is no longer needed because the subdivision has been replatted and new easements will be granted when the site redevelops.
3. The applicant provided notice as required in table 6-1-1 of the IDO.

SD-2020-00014 - VACATION PUBLIC EASEMENT

1. This is a request to vacate a utility easement from Gordon Ave to the north edge of lots 4 and 17, block 8, Paradise Heights, as shown on the exhibit dated March 12, 1973.
2. The easement is no longer needed because the subdivision has been replatted and new easements will be granted when the site redevelops.
3. The applicant provided notice as required in table 6-1-1 of the IDO.

Official Notice of Decision

Project # PR-2018-001499 SD-2020-00002, SD-2020-00003, SD-2020-00008, SD-2020-00009, SD-2020-00010, SD-2020-00011, SD-2020-00012, SD-2020-00013, SD-2020-00014 SD-2020-00015, VA-2020-00026

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SD-2020-00015 - VACATION PUBLIC EASEMENT

1. This is a request to vacate a utility easement from Westside Boulevard to Gordon Avenue between lots 5 and 6, Paradise Heights, as shown on the exhibit dated March 12, 1973.
2. The easement is no longer needed because the subdivision has been replatted and new easements will be granted when the site redevelops.
3. The applicant provided notice as required in table 6-1-1 of the IDO.

VA-2020-00026 – BULK LAND PLAT

1. This request consolidates the existing 21 lots and vacated easements and rights-of-way into one tract. The plat dedicates right-of-way along McMahan Blvd. and Universe Blvd. and grants a floating access easement for future development. (see sheet 2 of 3).
2. The proper notice was given as required by the IDO in Table 6-1-1.
3. The plat contains the notes required by 14-16-6-6(L)(2)(b).

Conditions:

1. Final sign off is delegated to ABCWUA for plat note regarding utility development and to Planning DXF file and utility signatures. Final action by City Council will be required prior to final sign off.
2. The applicant will obtain final sign off by April 22, 2020 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.
3. The site must return to the DRB for future development review or further subdivision.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **FEBRUARY 20, 2020**. The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

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

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

Official Notice of Decision

Project # PR-2018-001499 SD-2020-00002, SD-2020-00003, SD-2020-00008, SD-2020-00009,
SD-2020-00010, SD-2020-00011, SD-2020-00012, SD-2020-00013, SD-2020-00014 SD-2020-
00015, VA-2020-00026

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of the IDO that must be complied with, even after approval of the referenced application(s).

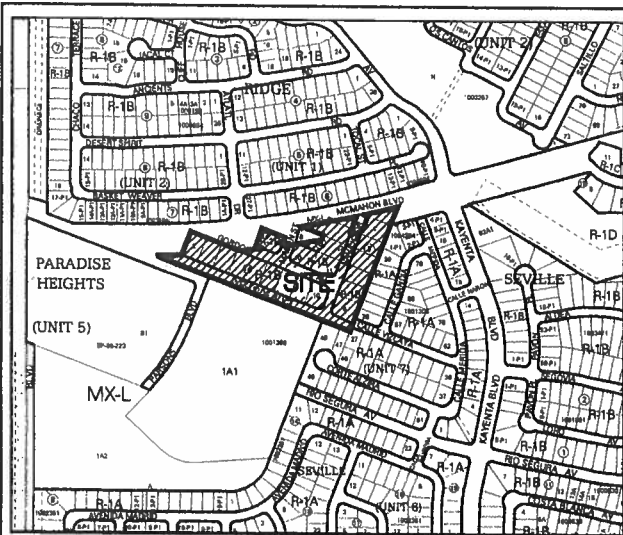
Sincerely,

A handwritten signature in black ink, appearing to read "J. Wolfley". The signature is fluid and cursive, with the first letter of the first name being a large, stylized capital 'J'.

Jolene Wolfley
DRB Chair

JW/mg

Cartesian Surveys



Vicinity Map - Zone Atlas A-10-Z

Legal Description

TRACTS L, M, & N OF THE PLAT FOR ANASAZI RIDGE UNIT 1, WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTION 3, TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JUNE 29, 2006, IN PLAT BOOK 2006C, PAGE 207, AS INSTRUMENT NO. 2006096076.

AND

LOTS NUMBERED FOUR (4), FIVE (5), SIX (6), SEVEN (7), EIGHT (8) AND NINE (9) IN BLOCK NUMBERED SEVEN (7); LOTS NUMBERED TEN (10), ELEVEN (11) AND THIRTEEN (13) IN BLOCK NUMBERED EIGHT (8); LOT NUMBERED TWELVE (12) IN BLOCK NUMBERED NINE (9) AND LOTS NUMBERED TWO (2), THREE (3), FOUR (4), FIVE (5), SIX (6), SEVEN (7) AND EIGHT (8), NINE (9) AND TEN (10) IN BLOCK NUMBERED FOURTEEN (14) OF PARADISE HEIGHTS UNIT 5, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 12, 1973 IN VOLUME D5, FOLIO 111.

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES	●	FOUND MONUMENT AS INDICATED
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (5/12/1973, D5-111)	○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT ENTITLED ANASAZI RIDGE UNIT 1 (8/29/2008, 2008C-207)	▲	FOUND CENTERLINE MONUMENT AS INDICATED
[(N 90°00'00" E)]	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (2/28/2004, 2004C-83)	▨	BLOCK WALL

Easement Notes

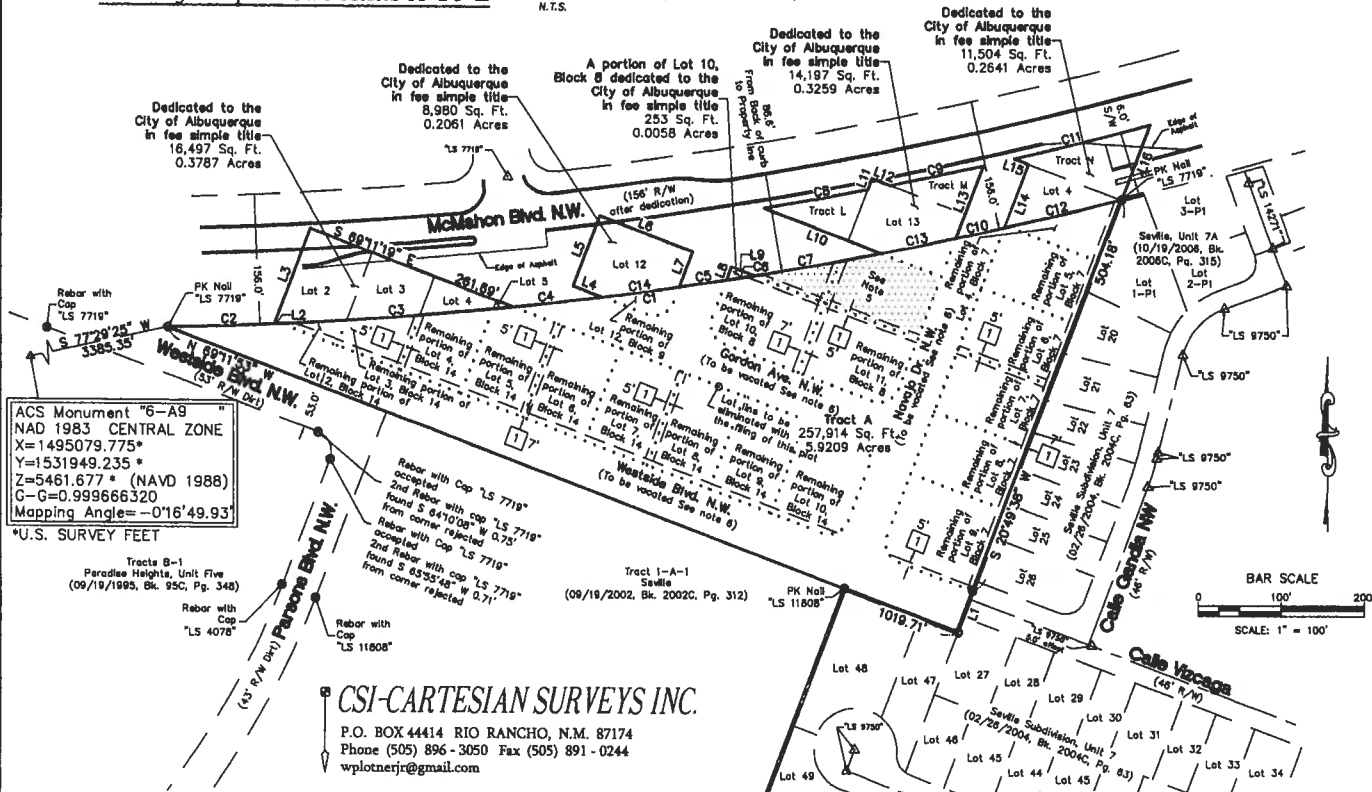
- 5' PUE ALONG THE SIDE LOT LINES AND 7' PUE ALONG THE REAR LOT LINES (5/12/1973, D5-111) VACATED BY THE FILING OF THIS PLAT.

Sketch for Bulk Land Plat McMahon Commons

Being Comprised of
 Tracts L, M, and N
 Anasazi Ridge Unit 1,
 Lots 4 thru 9, Block 7 and
 Lots 10, 11, and 13, Block 8 and Lot
 12, Block 9, and
 Lots 2 thru 10, Block 14
 Paradise Heights Unit 5
 City of Albuquerque
 Bernalillo County, New Mexico
 November 2019

Notes

- FIELD SURVEY PERFORMED IN AUGUST 2019.
- ALL DISTANCES ARE GROUND DISTANCES. US SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- LOT LINES TO BE ELIMINATED SHOWN HEREON AS
- LOTS 9 AND 12, BLOCK 8, WERE ACQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PURPOSE OF THE RIGHT OF WAY OF MCMAHON BLVD. NW. (PER SCOTT HOWELL, CABQ)
- AREA OF WESTSIDE BLVD NW, NAVAJO DR. NW, GORDON AVE NW AND THOSE PORTIONS OF LOT 9 AND 12, BLOCK 8 (SEE NOTE 5) TO BE VACATED IS 2.4373 ACRES (107,042 SQ. FT.) MORE OR LESS.



Line Table		
Line #	Direction	Length (ft)
L1	S 19°28'54" W	52.88'
L2	N 69°11'19" W	71.6'
L3	N 20°48'41" E	120.00'
L4	N 69°11'19" W	37.93'
L5	N 20°49'38" E	90.03'
L6	S 69°10'22" E	120.00'
L7	S 20°49'38" W	45.28'
L8	N 20°49'38" E	17.07'
L9	S 69°11'19" E	28.62'
L10	N 69°11'19" W	150.73'
L11	N 20°49'38" E	14.68'
L12	S 69°11'19" E	23.42'
L13	S 20°49'38" W	93.25'
L14	N 20°49'38" E	81.63'
L15	N 69°09'57" W	18.27'
L16	S 20°49'38" W	95.90'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	1163.62'	5078.01'	130°7'45"	1181.07'	N 82°07'53" E
C2	138.39'	5078.01'	1°32'20"	138.38'	N 87°53'36" E
C3	281.44'	5078.01'	3°10'32"	281.40'	S 85°34'10" W
C4	108.50'	5078.01'	1°13'27"	108.50'	N 83°22'11" E
C5	57.42'	5078.01'	0°36'52"	57.42'	N 81°22'44" E
C6	34.19'	5078.01'	0°23'09"	34.19'	S 80°51'44" W
C7	155.25'	5078.01'	1°45'06"	155.25'	N 78°47'37" E
C8	128.32'	5000.01'	1°28'51"	128.32'	N 79°39'38" E
C9	114.89'	5000.01'	1°19'04"	114.89'	N 77°57'40" E
C10	59.61'	5078.01'	0°40'28"	59.61'	N 77°32'46" E
C11	168.95'	5000.01'	1°55'57"	168.85'	N 75°53'56" E
C12	145.51'	5078.01'	1°38'30"	145.50'	S 76°23'16" W
C13	91.65'	5078.01'	1°02'03"	91.65'	S 78°24'02" W
C14	93.47'	5078.01'	1°03'17"	93.47'	S 82°13'48" W

ACS Monument "6-A9
 NAD 1983 CENTRAL ZONE
 X=1495079.775*
 Y=1531949.235*
 Z=5461.677* (NAVD 1988)
 G-G=0.999666320
 Mapping Angle=-0°16'49.93"

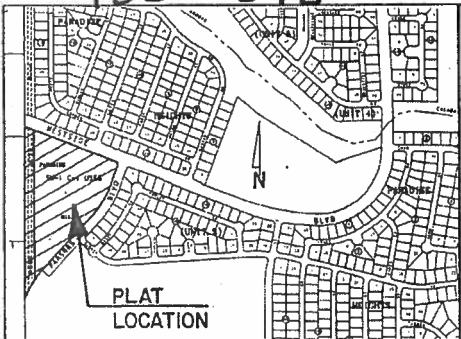
*U.S. SURVEY FEET

Tracts B-1
 Paradise Heights, Unit Five
 (09/19/1995, Bk. 95C, Pg. 348)

CSI-CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244
 wplotnerjr@gmail.com

95C-348

452-758



VICINITY MAP 1" = 750' A-10-Z

- SUBDIVISION DATA**
1. DRB Case No.: 95-291
 2. Zone Atlas Index No.: A-10
 3. Total Number of Existing Tracts: 1
 4. Total Number of Tracts Created: 2
 5. Gross Subdivision Acreage: 15.8021 acres
 6. Utility Council Location Number: 95042015140407

- NOTES**
1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
 2. Distances are ground distances.
 3. Bearings and Distances in parenthesis are record.
 4. Basis of boundary are the following plats and documents of record as entitled:
- "PARADISE HEIGHTS, UNIT FIVE (3-12-73, DS-112) records of Bernalillo County, New Mexico.
5. Date of Survey: November 23 through December 13, 1994.
 6. Title Report: Rio Grande Title Company, Inc. (File No. 11-32522)
 7. Address of Property: Vacant land, non-existent.
 8. City of Albuquerque, New Mexico Zone: SU-1, C-1
 9. Flood Zone Designation: Zone C, Panel 1 of 50, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, October 14, 1983.

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desire of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby certify that this subdivision is their free act and deed.

Owner: Tract B-1
MCO Properties LP, a Delaware limited partnership
By: MCO Properties Inc., a Delaware corporation, general partner.
James G. Flynn Vice President Date *11/23/94*

STATE OF *New Mexico*
COUNTY OF *Bernalillo*

The foregoing instrument was acknowledged before me on *11-23-94* 1995 by James G. Flynn, Vice President of MCO Properties Inc., a Delaware corporation general partner of MCO Properties LP, a Delaware limited partnership.

David G. Williams Notary Public My commission expires *1-26-96*

Owner: Tract B-2
The Estate of F. Otto Hoes aka Fritz Otto Hoes aka F.O. Hoes, deceased
By: *Michael E. Hoes*
Vincent L. Gregory, Jr., Domiciliary Foreign Co-Personal Representative and as Attorney-in-Fact for Carole Hoes, John O. Hoes, William D. Hoes, and Thomas W. Hoes, Domiciliary Foreign Co-Personal Representatives

STATE OF *New Mexico*
COUNTY OF *Bernalillo*

This instrument was acknowledged before me on *11-23-94* 1995, by Vincent L. Gregory, Jr., Domiciliary Foreign Co-Personal Representative of the Estate of F. Otto Hoes aka Fritz Otto Hoes aka F.O. Hoes, deceased and as Attorney-in-Fact for Carole Hoes, John O. Hoes, William D. Hoes, and Thomas W. Hoes, Domiciliary Foreign Co-Personal Representatives of the Estate of F. Otto Hoes aka Fritz Otto Hoes aka F.O. Hoes, deceased.

James M. Lewis Notary Public My commission expires *11-23-95*

DESCRIPTION

A tract of land situate within the Town of Alameda Grant, Projected Section 3, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of Tract B, PARADISE HEIGHTS, UNIT 5 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on March 12, 1973 by Volume DS, Folio 112 and being more particularly described as follows:

BEGINNING at the southwest corner of the herein described tract, said point being common with the southwest corner of said TRACT B, from whence the Albuquerque Control Survey Monument "3-B10" bears S 50°09'59" E, 3574.91 feet;

THENCE N 00°13'43" E, 1500.81 feet to the northwest corner, said point being on the southerly right-of-way line of Westside Boulevard N.W.;

THENCE along said southerly right-of-way line S 69°10'46" E, 874.38 feet to a point of curvature;

THENCE leaving said southerly right-of-way line 39.27 feet along a curve to the right, whose radius is 25.00 feet and whose long chord bears S 24°10'48" E, 35.38 feet through a central angle of 90°00'00" to a point of tangency, said point being on the westerly right-of-way line of Parsons Boulevard N.W.;

THENCE along said westerly right-of-way line S 20°49'14" W, 181.30 feet to a point of curvature;

THENCE continuing 378.35 feet along a curve to the right, whose radius is 870.02 feet and whose long chord bears S 31°53'30" W, 378.00 feet through a central angle of 22°08'33" to a point of tangency;

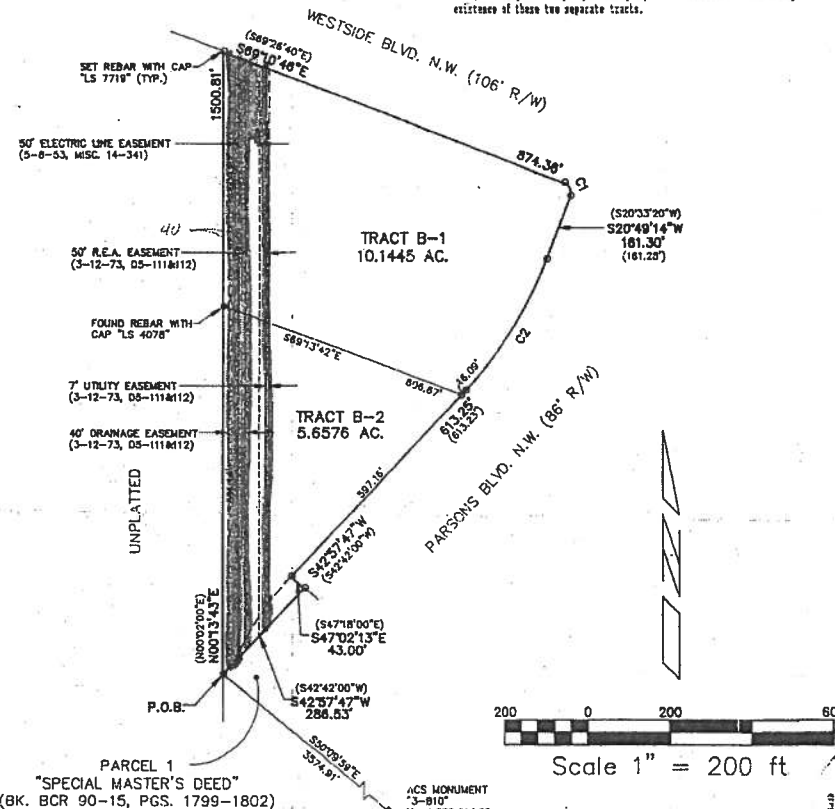
THENCE continuing S 42°57'47" W, 813.25 feet to a point, said point being the intersection of said westerly right-of-way line and the southerly right-of-way line of Parsons Boulevard N.W.;

THENCE leaving said westerly right-of-way line along said southerly right-of-way line S 47°02'13" E, 43.00 feet to a point;

THENCE leaving said southerly right-of-way line S 42°57'47" W, 286.53 feet to the point of beginning and containing 15.8021 acres more or less.

Este

This instrument to Plat is being filed for the purpose of confirming and acknowledging that Tract B as shown on the Plat of Paradise Heights Unit 5 that was filed of record March 12, 1973 at 05-112 was in fact at the time a divided parcel under the separate ownerships. This Amendment to Plat recognizes these two separate legal tracts. The 95-1 for C-1 was overlay zoning will apply to each tract (Tracts B-1 and B-2). This Amendment to Plat recognizes the existence of the two tracts as separate legal tracts; however, should any owner of either tract desire further subdivision or development of one of the respective tracts, 150, as to that tract for which further subdivision or development is sought, such would have to conform to City requirements for 95-1 for C-1 was designated upon filing of this Plat. The City of Albuquerque zoning may will be amended to acknowledge the existence of these two separate tracts.



CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C1	39.27	90°00'00"	25.00'	25.00'	S24°10'48"E	35.38'
C2	378.35	22°08'33"	879.02'	191.57'	S31°53'30"W	378.00'

State of New Mexico 1 SS
County of Bernalillo
This instrument was filed for record on
SEP 19 1995
at records of said County Clerk
Aud. Toland, Clerk & Recorder
Deputy Clerk

PLAT FOR 95095240
TRACTS B-1 AND B-2
PARADISE HEIGHTS
UNIT FIVE
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 3
TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 1995
(BEING A REPLAT OF TRACT B,
PARADISE HEIGHTS, UNIT FIVE)

PURPOSE OF PLAT

1. To create Tracts B-1 and B-2.

APPROVED AND ACCEPTED BY:

Subdivision Case No. *SP-95-223*

Paul Chapp Planning Director, City of Albuquerque, N.M. Date *9-19-95*
Frank Riegler City Engineering Director, City of Albuquerque, N.M. Date *9-19-95*
Frank J. Cooper Albuquerque Metropolitan Utility Control Authority Date *9-19-95*
Michael Basso Traffic Dept., City of Albuquerque, N.M. Date *9-19-95*
Robert W. Kama Water Utilities Dept., City of Albuquerque, N.M. Date *9-19-95*
Carroll Chang Parks and Recreation Dept., City of Albuquerque, N.M. Date *9-19-95*
Neil Chis City Surveyor, City of Albuquerque, N.M. Date *06/19/95*

WJ Property Management, City of Albuquerque, N.M. Date *9-19-95*
Frank Chis County Treasurer, Bernalillo County, N.M. Date *9-19-95*

These properties are within the New Mexico Utilities, Inc. (NMU, Inc.) franchise area. Water and Sanitary Sewer System capabilities are based on the NMU, Inc. facilities, not the City of Albuquerque. Water and Sanitary Sewer Infrastructure Improvements must, however, be approved by both the City of Albuquerque and NMU, Inc.

WJ New Mexico Utilities, Inc. Date *9-2-95*

1-800-666-0422-3020
PAID (BY COPY) 1-800-666-0422-3020
PROPERTY OWNER OF RECORD:
MOBLESON CORP. TRASS OTO

SURVEYOR'S CERTIFICATION

I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, show all elements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the minimum standards for Land Surveying in the State of New Mexico (Effective November 1, 1988 and revisions effective January 25, 1991 and February 2, 1994), and a true and correct copy to the best of my knowledge and belief.

Timothy Aldrich Date *05-19-95*
 Timothy Aldrich, P.L.S. No. 7719



ALDRICH LAND SURVEYING

P.O. BOX 30701, ALBU., N.M. 87190
505-884-1990

Drawn By: RJA Date: 05-19-95
 Checked By: JA Drawing Name: 95040PL2.DWG
 Job No.: 95-040 Sheet: 1 of 1

95C-348

95C-348

DEVELOPMENT REVIEW BOARD

Code Enforcement Comments

AGENDA ITEM NO: _____9_____

DRB Project Number: PR-2018-001499

Application Number: _____

Project Name: _____

Request: Site Plan

COMMENTS:

Code enforcement has no objections.

(Comments may continue onto the next page)

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

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

DATE: 2/5/2020

ACTION:

APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

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

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT

DRB Project Number: 2019-001499
Paradise Heights

AGENDA ITEM NO:9,10

SUBJECT: Plat, Vacations

ENGINEERING COMMENTS:

1. Transportation has no objection to the vacations or bulk land plat.

Comments for the future development:

2. The last comment was that Westside Boulevard right-of-way shall be modified to tie in with McMahan Boulevard at a 90-degree angle. Westside Boulevard infrastructure should be included on the infrastructure list for the frontage of the site.
3. Prior to plat submittal, coordination is needed with Bernalillo County/Rio Rancho's plans for McMahan Boulevard to determine if right-of-way width is sufficient for proposed roadway cross-section.
4. Roadway improvements for McMahan are required to tie in on east side of lot. Identify these roadway improvements, and include them on an infrastructure list.
5. Include roadway cross-sections for McMahan and Westside.
6. If future development is not going to be submitted to DRB, a TCL (Traffic Circulation Layout) will be required before building permit.
7. What are the uses of this development? A TIS or Trip Generation Exhibit may need to be provided.

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)

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

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

RE: DRB COMMENTS for PR-2018-001499

TRACTS L, M and N PLAT FOR ANASAZI RIDGE UNIT 1, LOTS 4-9 A-10
BLOCK 7, LOTS 10-11 BLOCK 8, LOT 12 BLOCK 12, LOTS 2-10 BLOCK
14, UNIT 5 PARADISE HEIGHTS (Anasazi III – McMahon Commons):

- SD-2020-00002 – • No objections.
Vacation Public
Easement
- SD-2020-00003 – • No objections.
Vacation Right-of-
Way Westside Blvd.
- SD-2020-00008 – • No objections.
Vacation of Right-of-
Way Navajo Dr.
- SD-2020-00009 – • No objections.
Vacation of Right-of-
Way Gordon Ave.
- SD-2020-00010 – • No objections.
Vacation of Right-of-
Way Mason Dr.
- SD-2020-00011 – • No objections.
Vacation of Public
Easement
- SD-2020-00012 – • No objections.
Vacation of Public
Easement
- SD-2020-00013 – • No objections.
Vacation of Public
Easement
- SD-2020-00014 – • No objections.
Vacation of Public
Easement
- SD-2020-00015 – • No objections.
Vacation of Public
Easement



DEVELOPMENT REVIEW BOARD

Planning Dept. - Major Case Comments

HEARING DATE/AGENDA ITEM 9

Project Number: PR-2018-001499

Application Number: see agenda

Project Name: McMahan ROW

Request: Vacation Of Public Easements, Vacation Of Public Right of Way,

COMMENTS:

Planning has no objection to the Bulk Land Plat- the site will return to the DRB for future platting

The request cleans up the ROW of McMahan and allows future platting that is consistent with existing roadways

Planning has no objection to the vacation request

Comments may continue onto the next page)

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

FROM: Maggie Gould
Planning Department

DATE: 2-4-20



Development Review Board

Planning Dept. - Sketch Plat Comments

Project #:PR-2019-001499

Application #: -2019-00112

Meeting Date/Item Number: 18

Standard comments:

- This PR# has been assigned to this subject site. Any applications (vacations, platting, site plans, etc..) for this subject site MUST reference this PR#. It must be noted on the application with the submittal for future actions.
 - Must submit any DRB signed off site plans, variances and/or NOD with submittal for building permit.
 - Note that the document titles listed in the submitted PDF must not include symbols (+, &, etc....) and title should be a short and abbreviated as possible.
-
- Requests to vacate easements and right of way must be justified pursuant to 14-16-6-6-(K)(3)
 - The vacations of right-of-way will need final approval from City Council because they exceed 5,000 square feet and comprise the full width of the street, see 14-16-(K)(2)(e)
 - No objection to the plat
 - Plat must have all required notes

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

DRB Project No: PR-2018-001499	Date: 11/20/19	Item No: #18
Zone Atlas Page: A-10	Legal Description: Lot(s) LOT 2, BLOCK 14, UNIT 5, PARADISE HEIGHTS Location: MCMAHAN BLVD NW between UNIVERSE BLVD NW and KAYENTA ST NW	
Request For: PS-2019-00112 - SKETCH PLAT		

ABCWUA Comment:

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

1. A development agreement was approved for the subject property as it related to the proposed residential subdivision. Serviceability letter #171101 renewed the previously issued serviceability letter #160303. The latter outlined the requirements, which included offsite improvements.
 - a. A new serviceability letter is required as the site has changed, so please make a new request for availability statement. Please include the fire marshal requirements.
 - b. A new development agreement which reflects the proposed development shall be approved by the Water Authority Board.
2. The submittal indicated that a site plan is not associated with this request. Will a site plan for this development be required for DRB for future development? If not, infrastructure could be required with this subject request.

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
TRANSPORTATION DEVELOPMENT

DRB Project Number: 2019-001499
Paradise Heights

AGENDA ITEM NO: 18

SUBJECT: Sketch Plat

ENGINEERING COMMENTS:

1. Westside Boulevard right-of-way shall be modified to meet minimum standards for width as per DPM requirements. It shall also be modified to tie in with McMahan Boulevard at a 90-degree angle.
2. Prior to plat submittal, coordination is needed with Bernalillo County/Rio Rancho's plans for McMahan Boulevard to determine if right-of-way width is sufficient for proposed roadway cross-section.
3. If future development is not going to be submitted to DRB, a TCL (Traffic Circulation Layout) will be required before building permit.
4. What are the uses of this development? A TIS or Trip Generation Exhibit may need to be provided.

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)

DEVELOPMENT REVIEW BOARD

Code Enforcement Comments

AGENDA ITEM NO: _____18_____

DRB Project Number: PR-2018-001499

Application Number: _____

Project Name: _____

Request: Sketch Plat

COMMENTS:

Code enforcement has no issues.

(Comments may continue onto the next page)

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

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

DATE: 11/20/2019

ACTION:

APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

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



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

Administrative Decisions	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	Policy Decisions
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
Decisions Requiring a Public Meeting or Hearing	<input type="checkbox"/> Subdivision of Land – Major (Form S1)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input checked="" type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Variance – DRB (Form V)	Appeals
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: <u>WESTWAY HOMES</u>	Phone: <u>505-212-7000</u>
Address: <u>9600 TENNYSON ST NE</u>	Email: <u>MIKEF@thewestway.com</u>
City: <u>ALBUQUERQUE</u> State: <u>NM</u>	Zip: <u>87122</u>
Professional/Agent (if any): <u>HOWARD BALMEN</u>	Phone: <u>505-340-4737</u>
Address: <u>3205 CHANDRA LN SE</u>	Email: <u>homefest@yahoo</u>
City: <u>RIO RANCHO NM 87124</u> State: <u>NM</u>	Zip: <u>87124</u>
Proprietary Interest in Site: <u>0</u>	List all owners: <u>WESTWAY HOMES -</u>

BRIEF DESCRIPTION OF REQUEST

EXCHANGE REAL PROPERTY AND ROAD, RIGHT OF WAY BETWEEN WESTWAY HOMES AND THE CITY OF ALBUQUERQUE

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

Lot or Tract No.: <u>LOTS 4-9, LOT 10-11, LOT 12, LOTS 2-10</u>	Block: <u>7, 8, 12, 14</u>	Unit: <u>5</u>
Subdivision/Addition: <u>PARADISE HILLS</u>	MRGCD Map No.:	UPC Code: <u>101006016428821140</u>
Zone Atlas Page(s): <u>A-10-7</u>	Existing Zoning: <u>MX-L</u>	Proposed Zoning:
# of Existing Lots: <u>18</u>	# of Proposed Lots: <u>1</u>	Total Area of Site (acres): <u>± 8.0 acres</u>

LOCATION OF PROPERTY BY STREETS

Site Address/Street: McMAHON BLVD Between: KAYENTA and: UNIVERSE

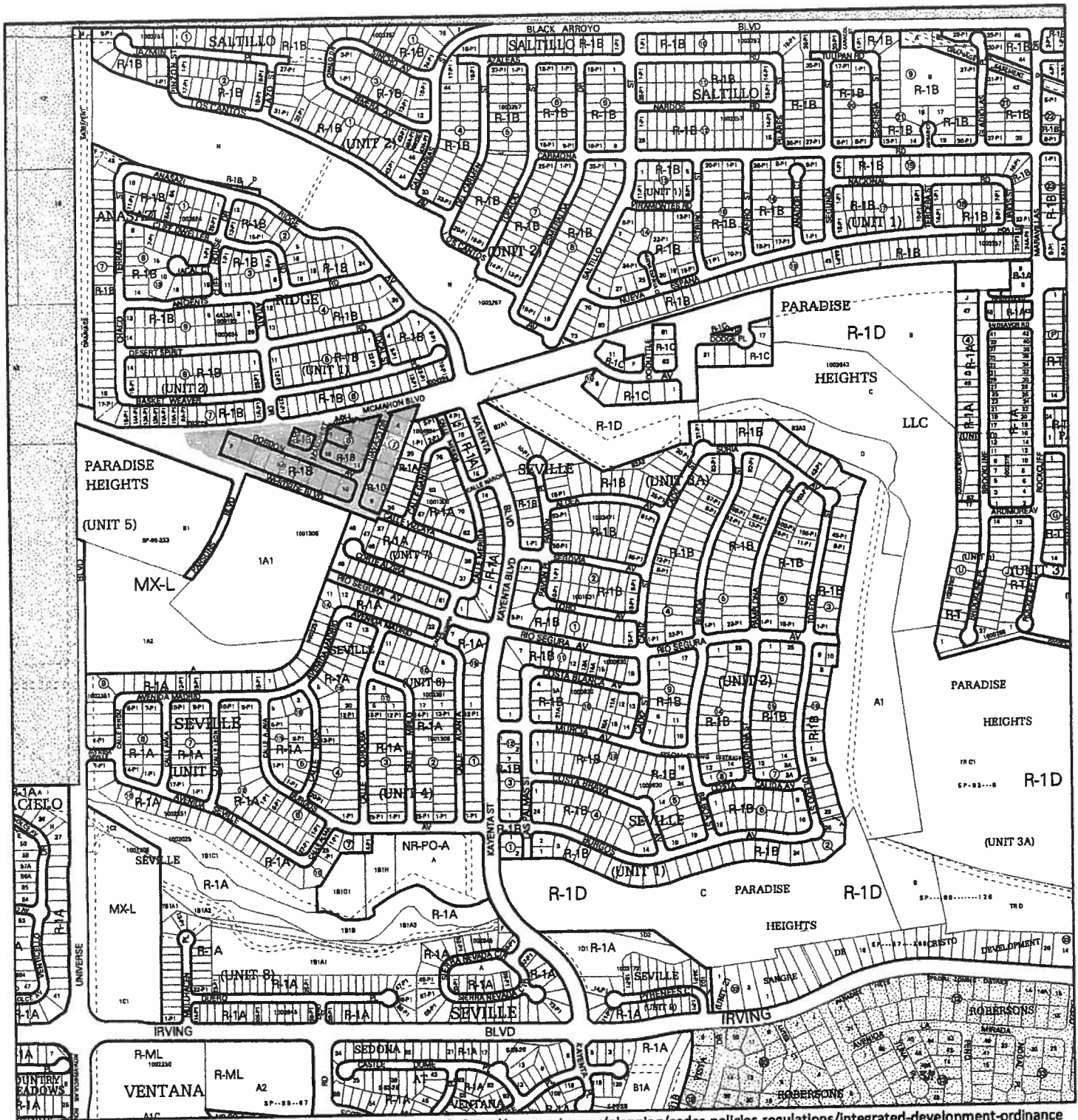
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

#14 EPC-40004 PROJECT # 1004245, RZ 2018-00028 PROJECT # 2018-001499

Signature: Howard Balmen Date: 1.3.2020
 Printed Name: HOWARD BALMEN Applicant or Agent

FOR OFFICIAL USE ONLY

Case Numbers	Fees
<u>SD-2020-00014(VPE) SD-2020-00012(VPE) SD-2020-00015(VPE)</u>	
<u>SD-2020-00002(VPE) SD-2020-00011(VPE) SD-2020-00013(VPE)</u>	<u>\$465.00</u>
<u>SD-2020-00003(VRW-council) SD-2020-00008(VRW-council)</u>	<u>\$425.00</u>
<u>SD-2020-00009(VRW-council) SD-2020-00010(VRW-council)</u>	
Meeting/Hearing Date: <u>February 5, 2020</u>	Fee Total: <u>\$ 890.00</u>
Staff Signature: <u>[Signature]</u> Date: <u>1-10-2020</u>	Project # <u>PR-2018-001499</u>

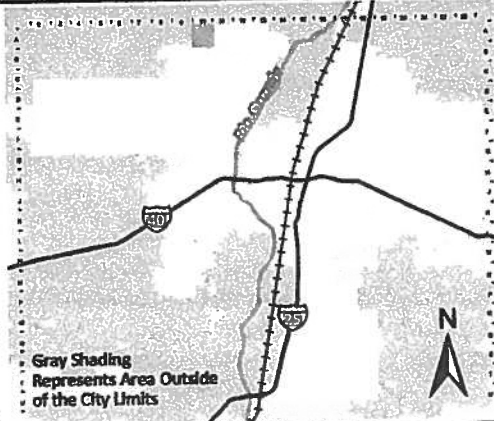


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/Integrated-development-ordinance>

IDO Zone Atlas May 2018



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



Zone Atlas Page:
A-10-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
- View Protection Overlay (VPO) Zone
- 0 250 500 1,000 Feet

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? NO if yes, indicate language: _____
- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF *shall be organized* with the Development Review Application and this Form V at the front followed by the remaining documents *in the order provided on this form*.
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent

VACATION OF PRIVATE EASEMENT

VACATION OF PUBLIC EASEMENT

VACATION OF RIGHT-OF-WAY - DRB

VACATION OF RIGHT-OF-WAY - COUNCIL-4?

- 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 1 - 6?
- If right-of-way, square footage to be vacated (see IDO Section 14-16-6-6(K) 107,042 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.

<p><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></p>	
Signature:	Date:
Printed Name:	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Case Numbers:	Project Number:
50-2020-00002, 00003, 00008,	PR-2018-001499
00009, 00010, 00011, 00012,	
00013, 00014, 00015	
Staff Signature:	
Date: 1-16-2020	

September 3, 2019

Mr. Brennon Williams, Director
Planning Department
City of Albuquerque
600 Second Ave
Albuquerque, NM 87102

Re: Vacation of Right-of-Way and Easements 2019-001499

Westway Homes LLC is pleased to submit the following Right-of-Way and Easement Vacation package for your review and consideration. We look forward to working with staff, the DRB and City Council in a successful process and conclusion. Should you have questions, concerns, or need of additional material, please feel free to contact me at anytime.

Sincerely,



Howard Balmer, Agent
Kula Partners LLC
3205 Chandra Ln SE
Rio Rancho, NM 87124
505-340-4733
homefest@yahoo.com

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 January 22, 2020 To February 5, 2020

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.

Howard Bal
(Applicant or Agent)

1.14.2020
(Date)

I issued 4 signs for this application, 1-10-2020, [Signature]
(Date) (Staff Member)

PROJECT NUMBER: PR-2018-001499


To: ~~Mr. Derek Bohannon~~ MS. JOLENE WOLFLEY
From: Michael Fietz
Subject: Letter of Authorization

December 18, 2019


Dear ~~Mr. Bohannon~~, WOLFLEY

Please allow this letter to serve notice, that Westway Homes LLC, the owners of the following properties (see list below), has hereby appointed Howard Balmer as the agent of record for the Zone Map Amendment request. This shall include all EPC meetings, correspondence, notices, staff meetings, and all representations between the City of Albuquerque and Westway Homes LLC concerning the properties listed.

Paradise Heights Unit 5 Block 7 Lots 4-9
Unit 5 Block 8 Lots 10-11
Unit 5 Block 12 Lot 12
Unit 5 Block 14 Lots 2-10
Portion of Westside Blvd NW
Navajo Dr NW
Mason Dr NW
Gordon Ave NW



Howard Balmer
3205 Chandra Ln Se
Rio Rancho, NM 87124
505-340-4733
homefest@yahoo.com



Michael Fietz
Managing Partner, Westway Homes LLC
9600 Tramway Blvd NE
Albuquerque, NM 87122
505-212-7000

December 18, 2019

Ms. Jolene Wolfley, Chairwoman
Design Review Board
City of Albuquerque
600 Second Ave
Albuquerque, NM 87102

Re: Vacation of Right-of-Way and Easements identified as Westside Blvd NW, Navajo Dr NW, Mason Dr NW, Gordon Ave NW, and the corresponding telephone and electric easements along as depicted on survey document 3/12/1973, D5-111 and Zone Atlas Page A-10-Z and City of Albuquerque owned real property identified as Paradise Heights Unit 5 Block 8 Lots 9, 12 and the exchange of said Right-of-Way, Easements and real property for real property owned by Westway Homes LLC identified as Paradise Heights Unit 5 Block 7 Lot 4, Block 8 Lots 10, 13, Block 9 Lot 12, Block 14 Lots 2-5, and Tracts L, M, N.

Howard Balmer, agent for Westway Homes LLC (the applicant) is requesting **the Vacation of Right-of-Way and Easements** for the aforementioned streets and the exchange of City of Albuquerque real property mentioned above and the vacated property to Westway Homes LLC in exchange for the real property mentioned above. After all appropriate appraisals and analysis of all the lands involved in this exchange result in any excess value identified, Westway Homes LLC shall pay to the City of Albuquerque said difference. Please allow this letter to serve as justification and response to IDO Part 14-16-6-6(K)(3). We respectfully request that the DRB forward an approval recommendation to the City Council for its consideration and approval.

This request pertains to the antiquated platting of lots and streets located along McMahon Blvd and across from Atlatl Blvd near the intersection of McMahon Blvd NW and Universe Blvd NW. This is depicted on the map from Zone Atlas Page A-10-Z and survey map from 2015, which is included as Appendix A.

Background

During a previous successful zoning action in 2018 concerning the lots on this site, Westway Homes LLC and City staff discussed a preliminary agreement, subject to IDO actions and approval, concerning the trade of properties whereby the city would receive all properties in the McMahon Blvd NW right-of-way and Westway Homes LLC would receive all the street right-of-ways, easements, and properties internal to the site.

Westway Homes LLC identified 3 small parcels that it did not own and purchased those properties in June 2019.

Proposed Action

The applicant requests that all identified streets and easements be vacated and along with the 2 parcels of real property owned by the City be transferred to Westway Homes LLC in exchange for the real property identified in the McMahon Blvd NW right-of-way. If any excess values are identified, the appropriate payment shall be paid.

IDO Criteria

We respectfully request this action based on the following review of IDO Part 14-16-16(K)(3):

Criteria B The proposed vacation action and exchange is consistent with the health, safety, and general welfare of the city as shown by furthering the net benefit to the public welfare and is clearly more beneficial to the public welfare than the minor deterrent resulting from the action.

This is accomplished by the vacation and exchange facilitating the completion of the widening of McMahan Blvd NW from Kayenta Blvd NW to Universe Blvd NW. This action will allow the City acquire the remaining property in the right-of-way at no cost to the City. In addition, this action will result in the elimination of the final antiquated properties in the area and will be reflected in the bulk plat of the land at the conclusion of this process within 1 year.

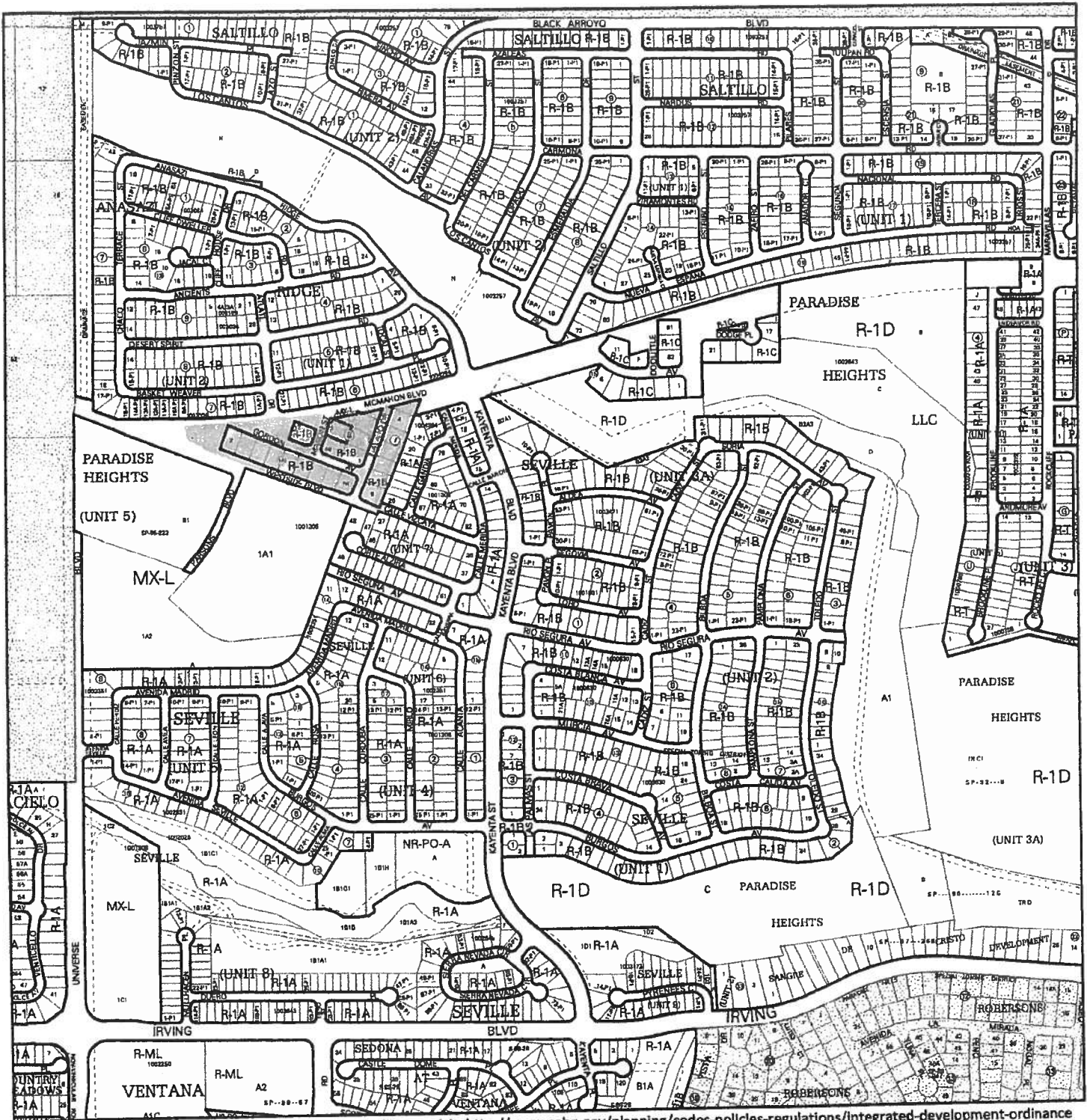
All Neighborhood Associations and Neighbors were notified as required by the IDO process and is included in Appendix B.

I appreciate all of the staff's time and work required for this request, and most importantly your consideration in this matter and look forward to a successful outcome.



Howard Balmer
Agent

Appendix A

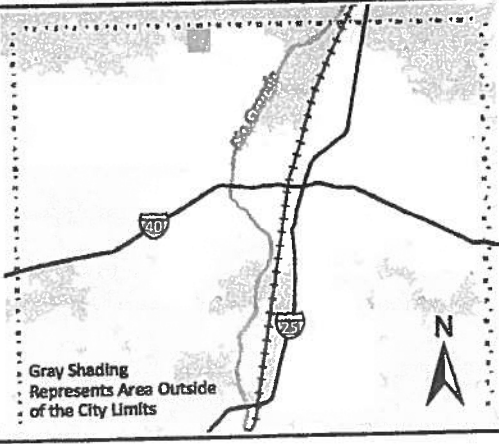


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



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



Zone Atlas Page:
A-10-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
- View Protection Overlay (VPO) Zone
- 0 250 500 1,000 Feet

Appendix B

> Resources
(<https://www.cabq.gov/office-of-neighborhood-coordination/resources>)

> Neighborhood Toolbox
(<https://www.cabq.gov/office-of-neighborhood-coordination/neighborhood-toolbox>)

> Neighborhood Engagement Process
(<https://www.cabq.gov/office-of-neighborhood-coordination/neighborhood-engagement-process>)

> Neighborhood Newsletter
(<https://www.cabq.gov/office-of-neighborhood-coordination/neighborhood-newsletter>)

> Neighborhood, Homeowner & Coalition Websites
(<https://www.cabq.gov/office-of-neighborhood-coordination/neighborhood-homeowner-coalition-websites>)

> About the ONC
(<https://www.cabq.gov/office-of-neighborhood-coordination/about-the-onc>)

> City Department Listing Information
(<https://www.cabq.gov/department-listing>)

> Frequently Asked Questions (FAQ)
(<https://www.cabq.gov/office-of-neighborhood-coordination/office-of-neighborhood-coordination-frequently-asked-questions-faq>)

> City Council (Council)

> Neighborhood Meeting Inquiry Sheet
(<https://www.cabq.gov/office-of-neighborhood-coordination/neighborhood-meeting-inquiry-sheet>)

Thank You

Thanks for your input.

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

Howard Balmer

Telephone Number

505-340-4733

Email Address

homefest@yahoo.com

Company Name

Westway Homes LLC

Company Address

9600 Tennyson St NE

City

Albuquerque

State

NM

ZIP

87124

Legal description of the subject site for this project:

Paradise Heights Unit 5 Block 7lots 4-9, Block 8 lot 9-13, Block 12 lot 12, Block 14 lots 2-10, Westside Blvd NW, Navajo Dr NW, Mason DR NW, Gordon, Ave NW, Parsons Blvd, NW

Physical address of subject site:

On McMahan Blvd NW between Kayenta Blvd NW and Universe Blvd NW

Subject site cross streets:

McMahan Blvd NW and Atlatl Dr NW

Other subject site identifiers:

This site is located on the following zone atlas page:

A-10-Z

Please attach a Zone Atlas Map that clearly indicates where the subject site is located.

application/pdf: 474912 bytes

Howard Balmer

Telephone Number

505-340-4733

Email Address

homefest@yahoo.com

Company Name

Westway Homes LLC

Company Address

9600 Tennyson St NE

City

Albuquerque

State

NM

ZIP

87124

Legal description of the subject site for this project:

Paradise Heights Unit 5 Block 7lots 4-9, Block 8 lot 9-13, Block 12 lot 12, Block 14 lots 2-10, Westside Blvd NW, Navajo Dr NW, Mason DR NW, Gordon, Ave NW, Parsons Blvd, NW

Physical address of subject site:

On McMahon Blvd NW between Kayenta Blvd NW and Universe Blvd NW

Subject site cross streets:

McMahon Blvd NW and Atlatl Dr NW

Other subject site identifiers:

This site is located on the following zone atlas page:

A-10-Z

=====
This message has been analyzed by Deep Discovery Email Inspector.



Anazasi zone atlas.pdf
463.8kB



Neighborhood Meeting Inquiry_McMahon Blvd NW and Atlatl Dr NW_DRB.xlsx
14.3kB

Neighborhood Meeting Inquiry_McMahon Blvd NW and Atlatl Dr NW_DRB

From: Quevedo, Vicente M. (vquevedo@cabq.gov)
To: homefest@yahoo.com
Date: Tuesday, September 3, 2019, 8:44 AM MDT

Howard,

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
Westside Coalition of Neighborhood Associations	Harry	Hendriksen	hihen@comcast.net	10592 Rio Del Sol NW	Albuquerque	NM	87114	5052214003	5058903481
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard10@juno.com	5515 Palomino Drive NW	Albuquerque	NM	87120		5058982114

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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From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov
Sent: Sunday, September 01, 2019 2:16 PM
To: Office of Neighborhood Coordination <homefest@yahoo.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

September 16, 2019

[Date]

Harry Hendriks and/or Rene Horvath, Westside Coalition of Neighborhood Associations

[Name of Neighborhood Representative, Neighborhood Association]

10592 Rio del Sol NW, Albuquerque, NM 87114

[Address of Neighborhood Representative]

Re: Neighborhood Meeting about Future Development Application

Dear Neighborhood Association Representative,

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(s) we will be making for a project proposed in or near your neighborhood:

Vacation of Easement

[Application(s) per Table 6-1-1 in the IDO (e.g. "Conditional Use")]

This would be an informal meeting where the Agent [Agent/ Developer/ Property Owner] would present the proposal, and we can discuss any ideas or concerns you may have.

Contact Information

Howard Balmer

505-340-4733 or homefest@yahoo.com

[Name]

[Phone Number and/or Email]

Project or Development Proposal

Antiquated lots and streets located at Atlatl and McMahon Blvd along McMahon Blvd

[Site Address and/or Location]

Howard Balmer

[Name(s) of Agent/ Developer/Property Owner, if different from Contact Name above]

Vacation of street right of ways and utility easements. The transfer of property between City of Albuquerque and WestWay Homes LLC and consolidation into 1 lot.

[Short Description of Proposal]

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 this date:

October 11, 2019

_____ [Anticipated Submittal Date]

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 _____ [hearing/meeting] at which the project will be reviewed and decided by the City.

Attachments (if any):

IDO Zone Atlas pg A-10-Z

Useful Links

Integrated Development Ordinance (IDO):

<http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Sincerely,



Agent

_____ [Agent/Property Owner/Developer]

Rene Horvath

Cc: _____ [Other Neighborhood Associations, if any]

7019 0700 0001 4971 2581

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87120

OFFICIAL USE

Certified Mail Fee \$3.50

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.55

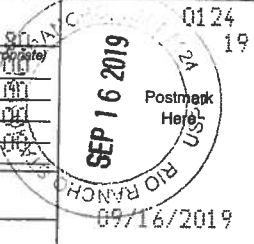
Total Postage and Fees \$6.85

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7019 0700 0001 4971 2590

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87120

OFFICIAL USE

Certified Mail Fee \$3.50

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$6.85

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> Joe Horvath <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) Joe Horvath</p> <p>C. Date of Delivery</p>
<p>1. Article Addressed to:</p> <p>RENE HORVATH 5515 PALOMINO DR NW APO NM 87120</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input checked="" type="checkbox"/> No</p>
<p>2. Article Number 7019 0700 0001 4971 2598</p>	<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™</p> <p><input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p>
<p>PS Form 3811, July 2015 PSN 7530-02-000-9053</p>	<p>Domestic Return Receipt</p>



SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> Harry Hendriks <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name)</p> <p>C. Date of Delivery 8-12-19</p>
<p>1. Article Addressed to:</p> <p>HARRY HENDRIKS 10542 RIO DEL SOL NW APO NM 87114</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>2. Article Number 7019 0700 0001 4971 2581</p>	<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™</p> <p><input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p>
<p>PS Form 3811, July 2015 PSN 7530-02-000-9053</p>	<p>Domestic Return Receipt</p>



Vacation of right of way and easements

From: homefest@yahoo.com (homefest@yahoo.com)

To: hlhen@comcast.net; aboard10@juno.com

Date: Friday, December 27, 2019, 09:30 AM MST

Hello Harry and Rene,

This is the follow up email to you and the Westside Coalition of Neighborhood Associations that Howard Balmer, Agent for Westway Homes LLC, owner of the referenced properties, has submitted the request to vacate certain public rights of way and easements, to the City of Albuquerque.

This request involves land located within Paradise Hills Unit 5 Block 7 lots 4-9, Block 8 lots 10-11, 13, Block 9 lot 12, Block 14 lots 2-10, and Tracts L,M,N situated at McMahon Blvd NW and Kayenta St NW and located in Zone Atlas Page: A-10-Z.

As I indicated in my registered letter to you in September, I am following up with the notice for the scheduled meeting time and place. The DRB will hear this case on January 29, 2020 9:00 AM in the Plaza del Sol building, basement hearing room. The agenda can be found after January 24, 2020 at:

[Development Review Board Agendas & Archives](#)



Development Review Board Agendas & Archives

View recent and past Development Review Board agendas and action sheets.

Please feel free to contact me if you have any further questions or need any information concerning this request.

Affected Neighborhood or Homeowner Associations may request a facilitated meeting regarding this request by contacting the Alternative Dispute Resolution (ADR) Program by email at striplett@cabq.gov or at 505-768-4712/4660.

A facilitated meeting must be requested by January 13, 2020.

Sincerely,

Howard Balmer
Kula Partners LLC,

3205 Chandra Ln Se
Rio Rancho, NM 87124
505-340-4733
homefest@yahoo.com

December 20, 2019

Dear Homeowner:

RE: Vacation of public rights of way and easements, exchange of real properties and a final bulk plat associated with Paradise Hills Unit 5 Block 7 Lots 4-9, Block 8 Lots 9-13, Block 9 Lot 12, Block 14 Lots 2-10, Tracts L, M, N, Gordon Ave NW, Mason DR NW, Navajo DR NW, and a portion of Westside Blvd NW.

The purpose of this letter is to inform you that Howard Balmer, Agent for Westway Homes LLC, owner of the above referenced properties will be submitting a request for a vacation of public right of way and easement, exchange of real properties, and a final bulk plat to the City of Albuquerque.

The aforementioned properties sit along McMahan Blvd NW just to the east of Universe Dr NW and just west of Kayenta Blvd NW. The reference above is the legal description of the property and consists of antiquated platting from 1973. The applicant will be exchanging 51,431 square feet with the City of Albuquerque and the City will be exchanging 107,042 square feet. Values associated with this exchange will be determined by City staff and the applicant. A final approval will be required by the City Council.

This property was zoned to MX-L under a previous action from the City of Albuquerque DRB on Oct 11, 2018. This current request will exchange property with the City of Albuquerque, allowing the City to acquire the land needed to speed up the process of widening McMahan Blvd from Kayenta Blvd to Universe Blvd.

The tentative date for the public DRB hearing is Jan 29, 2020 and will be held in the Plaza del Sol Building, 600 2nd St NW, Albuquerque 87102, Basement Hearing Room at 9:00am. Further information can be obtained by calling the DRB staff a 505-924-3860 or the City of Albuquerque website www.cabq.gov/planning/boards-commissions/development-review-board.

We are reaching out to inform you of this hearing and to allow us the opportunity to answer any questions, concerns, or to discuss this action, as per the City of Albuquerque IDO process. Please feel free to reach out to me at a time of your convenience.

Sincerely,



Howard Balmer
Kula Partners LLC
3205 Chandra Ln Se
Rio Rancho, NM 87124
505.340.4733
homefest@yahoo.com



Kayenta and McMahon



Legend
□ Bernalillo County Parcels

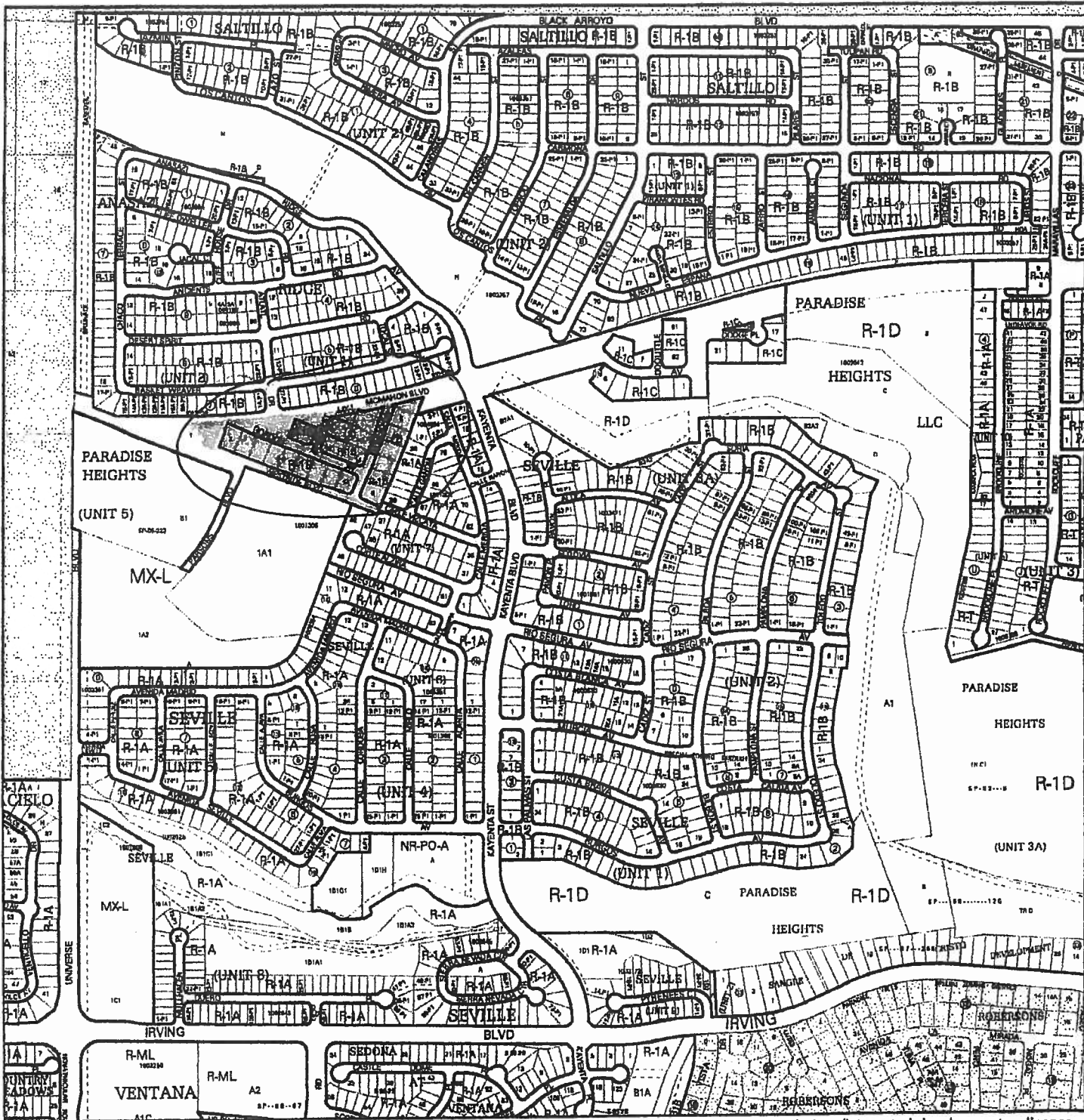
Notes
BUFFER 177 ft
ROW 77



WGS_1984_Web_Mercator_Auxiliary_Sphere
8/28/2019 © City of Albuquerque

1:3,606

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



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

IDO Zone Atlas May 2018




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

Zone Atlas Page:
A-10-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

View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet



Gray Shading Represents Area Outside the City Limits

COLLATZ INC
PO BOX 2010
CORRALES NM 87048-2010

ORTIZ ALEX E & STEPHANIE R
10623 CALLE MERIDA NW
ALBUQUERQUE NM 87114-4985

CJ PROPERTIES LLC
2003 SOUTHERN BLVD SE #102-2
RIO RANCHO NM 87124-3751

✓ HULTS YVONNE G
6532 BASKET WEAVER AVE NW
ALBUQUERQUE NM 87114-6107

TOMITA STEVEN P & JOANN D
6510 BASKET WEAVER AVE NW
ALBUQUERQUE NM 87114-6107

PAUSTIAN SAMANTHA A & URIZAR
FRANCO E
10609 CALLE MERIDA NW
ALBUQUERQUE NM 87114-4985

WESTWAY HOMES LLC ✓
11251 SAN FRANCISCO RD NE
ALBUQUERQUE NM 87122-3454

LEE JUSTIN C & KRYSTAL R
6305 CORTE ALZIRA NW
ALBUQUERQUE NM 87114-4989

HARPER BOBBY E
10615 CALLE GANDIA NW
ALBUQUERQUE NM 87114-4977

STEPHENS RAYMOND H & JOAN G
STEPHENS TRUSTEES STEPHENS FAMILY
TRUST
6304 CALLE VIZCAYA NW
ALBUQUERQUE NM 87114-4980

TRIDO PROPERTIES LLC
8691 E BRIARWOOD BLVD
ENGLEWOOD CO 80112-1396

MILLER RANDY & ELEANOR R
6518 BASKET WEAVER AVE NW
ALBUQUERQUE NM 87114-6107

SOMMERS WILLIAM G & TRACEY S
YOUNG
10611 CALLE GANDIA NW
ALBUQUERQUE NM 87114-4977

JULIAN A VARGAS LLC
218 RAY BARR RD SW
ALBUQUERQUE NM 87105-4116

NELSON JEREMY J & BEGAY ORTENCIA E
10619 CALLE MERIDA NW
ALBUQUERQUE NM 87114-4985

WESTWAY HOMES LLC ✓
11251 SAN FRANCISCO RD NE
ALBUQUERQUE NM 87122-3454

WESTWAY HOMES LLC ✓
11251 SAN FRANCISCO RD NE
ALBUQUERQUE NM 87122-3454

FRANCO UBALDO JR & REGINA G
6534 BASKET WEAVER AVE NW
ALBUQUERQUE NM 87114

VERNON GUY C & CHERYL
10527 CALLE GANDIA NW
ALBUQUERQUE NM 87114-4975

WESTWAY HOMES LLC ✓
11251 SAN FRANCISCO RD NE
ALBUQUERQUE NM 87122-3454

COLLATZ-PICKARD LLC ✓
6300 JEFFERSON ST NE SUITE 102
ALBUQUERQUE NM 87109

WESTWAY HOMES LLC ✓
11251 SAN FRANCISCO RD NE
ALBUQUERQUE NM 87122-3454

WESTWAY HOMES LLC ✓
11251 SAN FRANCISCO BLVD NE
ALBUQUERQUE NM 87122-3454

WESTWAY HOMES LLC ✓
11251 SAN FRANCISCO RD NE
ALBUQUERQUE NM 87122-3454

COLLATZ-PICKARD LLC ✓
6300 JEFFERSON ST NE SUITE 102
ALBUQUERQUE NM 87109

KEANE THOMAS J & RACHEL A
10605 CALLE MERIDA NW
ALBUQUERQUE NM 87114-4985

GONZALES PAUL D & AMANDA K
6319 CORTE ALZIRA NW
ALBUQUERQUE NM 87114-4989

MOLANDER TERRE L & SUSAN M
10532 CALLE GANDIA NW
ALBUQUERQUE NM 87114-4974

WESTWAY HOMES LLC ✓
11251 SAN FRANCISCO RD NE
ALBUQUERQUE NM 87122-3454

WESTWAY HOMES LLC ✓
11251 SAN FRANCISCO RD NE
ALBUQUERQUE NM 87122-3454

WESTWAY HOMES LLC ✓
11251 SAN FRANCISCO RD NE
ALBUQUERQUE NM 87122-3454

COLLATZ INC ✓
PO BOX 2010
CORRALES NM 87048-2010

RUIZ ROY D JR & ANNETTE M
10531 CALLE GANDIA NW
ALBUQUERQUE NM 87114-4975

HARRIS GARLAND & ROBERTS-HARRIS
DEBORAH
6536 BASKET WEAVER AVE NW
ALBUQUERQUE NM 87114

JACKSON SHANADINE M ✓
6526 BASKET WEAVER AVE NW
ALBUQUERQUE NM 87120

WESTWAY HOMES LLC ✓
11251 SAN FRANCISCO NE
ALBUQUERQUE NM 87122-3454

CITY OF ALBUQUERQUE PLAZA DEL SOL
BLDG 2ND & ROMA NW ROOM #1
PO BOX 1293
ALBUQUERQUE NM 87103

WESTWAY HOMES LLC ✓
11251 SAN FRANCISCO RD NE
ALBUQUERQUE NM 87122-3454

WESTWAY HOMES LLC ✓
11251 SAN FRANCISCO RD NE
ALBUQUERQUE NM 87122-3454

ORTIZ AMANDA
6508 BASKET WEAVER PL NW
ALBUQUERQUE NM 87114-6107

PESHLAKAI ELSIE C/O MILINCHE MERA
6308 CALLE VIZCAYA NW
ALBUQUERQUE NM 87114-4980

RODRIGUEZ NORMA
6312 CALLE VIZCAYA NW
ALBUQUERQUE NM 87114-4980

HO DAVID
6323 CORTE ALZIRA NW
ALBUQUERQUE NM 87114-4989

TRUJILLO RALPH E & REYES ANGELICA M
6301 CALLE VIZCAYA NW
ALBUQUERQUE NM 87114-4981

PEDERSON JUNE E
6524 BASKET WEAVER AVE NW
ALBUQUERQUE NM 87114-6107

WALLACE SEAN & RACHEL GONZALES-
WALLACE
10615 CALLE MERIDA NW
ALBUQUERQUE NM 87114-4985

MILLER GARY A & REBA J
6520 BASKET WEAVER AVE NW
ALBUQUERQUE NM 87114-6107

CORN STEVEN A & HEATHER E
6528 BASKET WEAVER AVE NW
ALBUQUERQUE NM 87114-6107

VALENTINO WILLIAM JOHN & JOY E
6516 BASKET WEAVER AVE NW
ALBUQUERQUE NM 87114

WESTWAY HOMES LLC ✓
11251 SAN FRANCISCO RD NE
ALBUQUERQUE NM 87122-3454

WICKLIFFE DERICK L
10601 CALLE GANDIA NW
ALBUQUERQUE NM 87114-4977

CITY OF ALBUQUERQUE
PO BOX 2248
ALBUQUERQUE NM 87103-2248

WESTWAY HOMES LLC ✓
11251 SAN FRANCISCO RD NE
ALBUQUERQUE NM 87122-3454

COLLATZ-PICKARD LLC ✓
6300 JEFFERSON ST NE SUITE 102
ALBUQUERQUE NM 87109

KAPURANIS FRANK T & MATIA
8691 E BRIARWOOD BLVD
CENTENNIAL CO 80112-1396

KREHOFF DARREN K & WALBRIDGE
AMBER N
6522 BASKET WEAVER AVE NW
ALBUQUERQUE NM 87114-6107

VELASQUEZ MARGERI V
10624 CALLE MERIDA NW
ALBUQUERQUE NM 87114-4984

WESTWAY HOMES LLC ✓
11251 SAN FRANCISCO RD NE
ALBUQUERQUE NM 87122-3454

WESTWAY HOMES LLC ✓
11251 SAN FRANCISCO RD NE
ALBUQUERQUE NM 87122-3454

COLLATZ INC ✓
PO BOX 2010
CORRALES NM 87048-2010

GALETTO THOMAS J JR & SHELLY A ✓
10523 CALLE GANDIA NW
ALBUQUERQUE NM 87114-4975

LANDIS HARRY W ✓
6514 BASKET WEAVER AVE NW
ALBUQUERQUE NM 87114-6107

WESTWAY HOMES LLC ✓
11251 SAN FRANCISCO RD NE
ALBUQUERQUE NM 87122-3454

WESTWAY HOMES LLC ✓
11251 SAN FRANCISCO RD NE
ALBUQUERQUE NM 87122-3454

MOYA ANTHONY ✓
6315 CORTE ALZIRA NW
ALBUQUERQUE NM 87114-4989

BEDER JOEL D ✓
11561 RABAUL DR
CYPRESS CA 90630

GARCIA AMADEO & EMILY ✓
6309 CORTE ALZIRA NW
ALBUQUERQUE NM 87114-4989

GARCIA DANIEL & CLAUSEN ERIKA K ✓
10605 CALLE GANDIA NW
ALBUQUERQUE NM 87114-4977

PHILLIPS SANDRA C ✓
6530 BASKET WEAVER AVE NW
ALBUQUERQUE NM 87114-6107

EVANS ERIC L & ANGEL L ✓
6552 BASKET WEAVER AVE NW
ALBUQUERQUE NM 87114

GONZALEZ NORMAN FRITZ ✓
6550 BASKET WEAVER AVE NW
ALBUQUERQUE NM 87114

REYES JAIME J & ALLEN ELAINE N ✓
6548 BASKET WEAVER AVE NW
ALBUQUERQUE NM 87114

RUSSELL GINGER L ✓
6546 BASKET WEAVER AVE NW
ALBUQUERQUE NM 87114

MONDRAGON ABELARDO A & IDA L ✓
6544 BASKET WEAVER AVE NW
ALBUQUERQUE NM 87114

SANDOVAL CHRISTOPHER H & LYDIA ✓
6542 BASKET WEAVER AVE NW
ALBUQUERQUE NM 87114-6107

FREDERICKS WALTER M & MARSHA L ✓
6540 BASKET WEAVER AVE NW
ALBUQUERQUE NM 87114-6107

FLORES LANCE & DESIREE B ✓
6538 BASKET WEAVER AVE NW
ALBUQUERQUE NM 87114



Certificate Of Mailing

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This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Howard Balmer, 3205 Chandra Ln SE, Rio Rancho NM 87124

To: THOMAS & RACHEL KEANE, 10605 CALLE MERIDA NW, ABQ NM 87114



PS Form 3817, April 2007 PSN 7530-02-000-9065



Certificate Of Mailing

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From: Howard Balmer, 3205 Chandra Ln SE, Rio Rancho NM 87124

To: CJ PROPERTIES LLC, 2009 SOUTHERN BLVD SE, SUITE 102-2, RIO RANCHO NM 87124



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From: Howard Balmer, 3205 Chandra Ln SE, Rio Rancho NM 87124

To: SAMANTHA PAUSTIAN & FRANCO UNIZAR, 10609 CALLE MERIDA NW, ABQ NM 87114



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From: Howard Balmer, 3205 Chandra Ln SE, Rio Rancho NM 87124

To: JULIAN VAREGAS LLC, 218 RAY BARR RD SW, ABQ NM 87105

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From: Howard Balmer, 3205 Chandra Ln SE, Rio Rancho NM 87124

To: TRIOD PROPERTIES LLC, 8691 E RIMWOOD BLVD, ENGLEWOOD CO 80112

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To pay fee, affix stamps or meter postage here

From: Howard Balmer
3205 Chandra Ln SE
Rio Rancho NM 87124



To: NORMA RODRIGUEZ
6317 CALLE VIZCAYA NW
ABQ NM 87114

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To pay fee, affix stamps or meter postage here

From: Howard Balmer
3205 Chandra Ln SE
Rio Rancho NM 87124



To: DARREN KREHOFF
AMBER WALBRIDGE
6522 BASKET WEAVER AVE
ABQ NM 87114

PS Form 3817, April 2007 PSN 7530-02-000-9065



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To pay fee, affix stamps or meter postage here

From: Howard Balmer
3205 Chandra Ln SE
Rio Rancho NM 87124



To: GARY & REBA MILLER
6520 BASKET WEAVER AVE
ABQ NM 87114

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From: Howard Balmer
3205 Chandra Ln SE
Rio Rancho NM 87124

To: RALPH TRUJILLO
ANGELICA REYES
6301 CALLE VIZCAYA NW
ABQ NM 87114



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From: Howard Balmer
3205 Chandra Ln SE
Rio Rancho NM 87124

To: ELSE PEZKAKAI C/O
MENA MILLICHE
6300 CALLE VIZCAYA NM
ABQ NM 87114



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To pay fee, affix stamps or meter postage here

From: Howard Balmer
3205 Chandra Ln SE
Rio Rancho NM 87124

To: AMADEO & EMILY GARCIA
6309 CORTE ALZIRA NW
ABQ NM 87114



PS Form 3817, April 2007 PSN 7530-02-000-9065



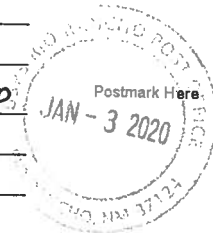
Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

To pay fee, affix stamps or meter postage here

From: Howard Balmer
3205 Chandra Ln SE
Rio Rancho NM 87124

To: THOMAS & SHELLY GALETTI
10523 CALLE GANDIA
ABQ NM 87114



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To pay fee, affix stamps or meter postage here

From: Howard Balmer
3205 Chandra Ln SE
Rio Rancho NM 87124

To: STEVEN & HEATHER CORN
6589 BASKET WEAVER AVE
ABQ NM 87114



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From:

Howard Balmer
3205 Chandra Ln SE
Rio Rancho NM 87124

To: DENICK WICKLIFFE
10601 CALLE GANDIA NW
ABQ NM 87114

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To pay fee, affix stamps or meter postage here



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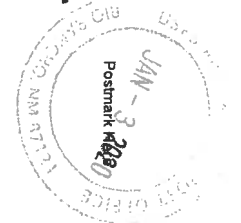
From:

Howard Balmer
3205 Chandra Ln SE
Rio Rancho NM 87124

To: MARGERI VELASQUEZ
10624 CALLE MERINA NW
ABQ NM 87114

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From:

Howard Balmer
3205 Chandra Ln SE
Rio Rancho NM 87124

To: HARRY LANDIS
6514 BASKET WEAVER NW
ABQ NM 87114



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From: Howard Balmer
3205 Chandra Ln SE
Rio Rancho NM 87124

To: ROY & ANNETTE RUIZ
10531 CALLE SANDIA
ABQ NM 87114

PS Form 3817, April 2007 PSN 7530-02-000-9065

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From:

Howard Balmer
3205 Chandra Ln SE
Rio Rancho NM 87124

To: GINGER RUSSELL
6546 BASKET WEAVER NW
ABQ NM 87114



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From:

Howard Balmer
3205 Chandra Ln SE
Rio Rancho NM 87124

To: ROY & ANNETTE RUIZ
10531 CALLE SANDIA
ABQ NM 87114

PS Form 3817, April 2007 PSN 7530-02-000-9065

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From:

Howard Balmer
3205 Chandra Ln SE
Rio Rancho NM 87124

To: ERIC & ANGEL EVANS
6552 BASKET WEAVER NW
ABQ NM 87114



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This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From:

Howard Balmer
3205 Chandra Ln SE
Rio Rancho NM 87124

To: JUNE PEDERSON
6524 BASKET WEAVER AVE
ABQ NM 87114

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Certificate Of Mailing

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From: Howard Balmer, 3205 Chandra Ln SE, Rio Rancho NM 87124

To: JAMIE REYES, ELAINE ALLEN, 6548 BASKET WEAVER AVE, APO NM 87114

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From: Howard Balmer, 3205 Chandra Ln SE, Rio Rancho NM 87124

To: CHRIS & LYDIA SANDOVAL, 6542 BASKET WEAVER AVE, APO NM 87114

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From: Howard Balmer, 3205 Chandra Ln SE, Rio Rancho NM 87124

To: LANCE & DESIREE FLORES, 6538 BASKET WEAVER AVE, APO NM 87114

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From: Howard Balmer, 3205 Chandra Ln SE, Rio Rancho NM 87124

To: NORMAN GONZALEZ, 6552 BASKET WEAVER AVE, APO NM 87114

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From: Howard Balmer, 3205 Chandra Ln SE, Rio Rancho NM 87124

To: ANTHONY MOYA, 6315 CORTE ALZINA NW, APO NM 87114

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Certificate Of Mailing

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This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Howard Balmer
3205 Chandra Ln SE
Rio Rancho NM 87124

To: WALTER & MARSHA FREDERICKS
6540 BASKET WEAVER AVE
ABQ NM 87114



PS Form 3817, April 2007 PSN 7530-02-000-9065



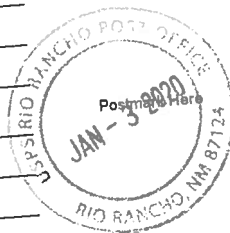
Certificate Of Mailing

To pay fee, affix stamps or meter postage here

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Howard Balmer
3205 Chandra Ln SE
Rio Rancho NM 87124

To: DANIEL GARCIA
ENKA CRAUSEN
10605 CALLE LANDIA NW
ABQ NM 87114



PS Form 3817, April 2007 PSN 7530-02-000-9065



Certificate Of Mailing

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This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

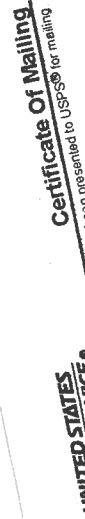
From: Howard Balmer
3205 Chandra Ln SE
Rio Rancho NM 87124

To: ABELARDO & IBA MONDRAGON
6544 BASKET WEAVER AVE
ABQ NM 87114



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Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Howard Balmer
3205 Chandra Ln SE
Rio Rancho NM 87124

To: JOEL BEDET
11501 RABUL DR
CYPRESS CA 90630



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This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Howard Balmer
3205 Chandra Ln SE
Rio Rancho NM 87124

To: SANDRA PHILLIPS
6530 BASKET WEAVER AVE
ABQ NM 87114



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From:

Howard Balmer
3205 Chandra Ln SE
Rio Rancho NM 87124

To:

GUY & CHERYL VERNON
10527 CALLE GANDIA NW
APO NM 87114



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From:

Howard Balmer
3205 Chandra Ln SE
Rio Rancho NM 87124

To:

COLLATZ - PICKARD LLC
6300 JEFFERSON ST
SUITE 102
APO NM 87109



PS Form 3817, April 2007 PSN 7530-02-000-9065



Certificate Of Mailing

To pay fee, affix stamps or meter postage here

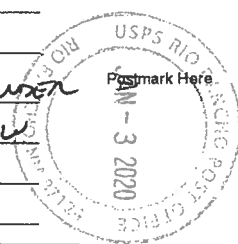
This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From:

Howard Balmer
3205 Chandra Ln SE
Rio Rancho NM 87124

To:

TERRE & SUSAN MOLANEN
10532 CALLE GANDIA NW
APO NM 87114



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From:

Howard Balmer
3205 Chandra Ln SE
Rio Rancho NM 87124

To: SHANADINE JACKSON
6526 BASKET WEAVER AVE
ABQ NM 87124



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From:

Howard Balmer
3205 Chandra Ln SE
Rio Rancho NM 87124

To: GALAXY HARMY
DEBORAH ROBERTS - HARMY
6536 BASKET WEAVER AVE
ABQ NM 87114



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From:

Howard Balmer
3205 Chandra Ln SE
Rio Rancho NM 87124

To: CITY OF ABQ
PLAZA DEL SOL - PO BOX 1293
ROOM 1
ABQ NM 87103



PS Form 3817, April 2007 PSN 7530-02-000-9065



Certificate Of Mailing

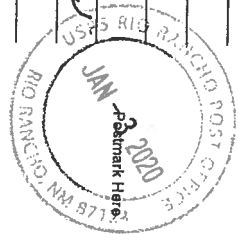
To pay fee, affix stamps or meter postage here

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From:

Howard Balmer
3205 Chandra Ln SE
Rio Rancho NM 87124

To: DAVID LHO
6233 CONTE MCENA NW
ABQ NM 87114



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Certificate Of Mailing

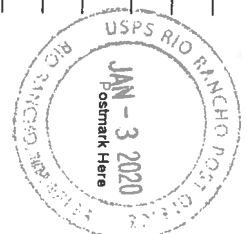
To pay fee, affix stamps or meter postage here

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From:

Howard Balmer
3205 Chandra Ln SE
Rio Rancho NM 87124

To: AMANDA DE TIZ
658 BASKET WEAVER PL
ABQ NM 87114



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From:

Howard Balmer
3205 Chandra Ln SE
Rio Rancho NM 87124

To: JUSTIN & KRISTAL LEE
6305 CORTE ALZIRA NW
ABQ NM 87114



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This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail

From:

Howard Balmer
3205 Chandra Ln SE
Rio Rancho NM 87124

To: STEVE & JOANN TOMITA
6510 BASKET WEAVER AVE NW
ABQ NM 87114



PS Form 3817, April 2007 PSN 7530-02-000-9065



Certificate Of Mailing

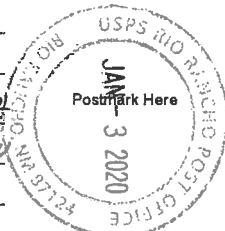
To pay fee, affix stamps or meter postage here

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail

From:

Howard Balmer
3205 Chandra Ln SE
Rio Rancho NM 87124

To: ALEX & STEPHANIE ORTIZ
10623 CALLE MERIDA NW
ABQ NM 87114



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To pay fee, affix stamps or meter postage here

Howard Balmer
3205 Chandra Ln SE
Rio Rancho NM 87124

To: VIVONNE HULTS
6532 BASKET WEAVER AVE
ABQ NM 87114



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To pay fee, affix stamps or meter postage here

Howard Balmer
3205 Chandra Ln SE
Rio Rancho NM 87124

To: RAYMOND & JOAN STEPHANS
6304 CALLE VERCAVA NW
ABQ NM 87114



PS Form 3817, April 2007 PSN 7530-02-000-9065



City of Albuquerque

Legal Department


Timothy M. Keller, Mayor

Interoffice Memorandum

February 26, 2020

To: Sarita Nair, Chief Administrative Officer

From: Esteban A. Aguilar Jr., City Attorney

Subject:  Signature Authority/Acting City Attorney

I will be working off site conducting interviews at the UNM School of Law on Thursday, February 27, 2020. In my absence, Deputy City Attorney, Alan Varela will be Acting City Attorney and will have full signature authority.

Mr. Varela can be contacted via the following:

Alan Varela:
Office – 768-4652
Email – avarela@cabq.gov

Legal Assistant – Annette Saiz 768-4551 asaiz@cabq.gov

Please also feel free to contact the front desk of the legal department at 768-4500.

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