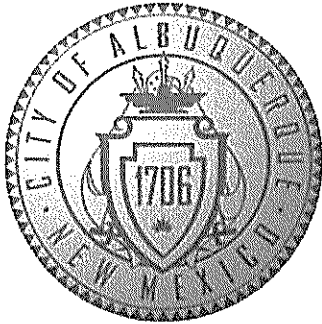


EC-21-376




**CITY OF ALBUQUERQUE**  
**Albuquerque, New Mexico**  
**Office of the Mayor**

**INTER-OFFICE MEMORANDUM**

**May 17, 2021**

**TO:** Cynthia Borrego President, City Council

**FROM:** Tim Keller, Mayor 

**Subject:** Columbia Drive Right of Way Vacation

**Project# PR-2020-004447, SD-2020-0062, VACATION OF PUBLIC RIGHT-OF-WAY**

**BOHANNON HUSTON** agent(s) for CITY OF ALBUQUERQUE AVIATION DEPARTMENT requests the aforementioned actions for all or a portion of Columbia Drive part of a larger site containing approximately 116 acre(s). (M-16)


Request: 1. This is a request to vacate the 58,174 square feet of right-of-way of the entirety of Columbia Drive SE south of Alamo Avenue SE, as shown in the vacation exhibit.

Per Section 14-16-6-6(M)(3) 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.

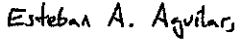
At the April 28th, 2021 public meeting, the DRB had a consensus to recommend approval of the request to the City Council of the proposed vacation as shown on Exhibit "A" (attached) in the Planning file under Project# PR- 2020-004447, based on the recommended Findings per Section 14-16-6-6(M) of the IDO.

**Title/ Subject of Legislation:** COLUMBIA DRIVE Vacation: **Project# 2020-004447**  
**SD-2020-00062, , VACATION OF PUBLIC RIGHT-OF-WAY, DRB RECOMMENDATION**  
**FOR APPROVAL.**


**Approved:**

  
\_\_\_\_\_  
Sarita Nair                      Date  
Chief Administrative Officer

**Approved as to Legal Form:**

DocuSigned by:  
 5/24/2021 | 6:33 AM MDT  
\_\_\_\_\_  
7961D89D046E4DB  
Esteban Aguilar, Jr.                      Date  
City Attorney

**Recommended:**

DocuSigned by:  
 5/21/2021 | 1:23 PM MDT  
\_\_\_\_\_  
933EE6DB14284BE  
Brennon Williams                      Date  
Planning Director

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

## OFFICIAL NOTIFICATION OF DECISION

City of Albuquerque Aviation Department  
2200 Sunport Boulevard  
Albuquerque, NM

**Project# PR-2020-004447**

**Application#**

**SD-2021-00062** VACATION OF RIGHT OF WAY

**SD-2021-00063** VACATION OF PUBLIC  
EASEMENT – 7' utility

**SD-2021-00064** VACATION OF PUBLIC  
EASEMENT – 10' utility

**SD-2021-00065** VACATION OF PUBLIC  
EASEMENT - access

**SD-2021-00066** VACATION OF PUBLIC  
EASEMENT – 10' utility

**SD-2021-00067** VACATION OF PUBLIC  
EASEMENT – 10' PNM/MST&TC west

**SD-2021-00068** VACATION OF PUBLIC  
EASEMENT– 10' PNM/MST&TC east

**SD-2021-00069** VACATION OF PUBLIC  
EASEMENT- 20' utility

**LEGAL DESCRIPTION:**

For all or a portion of: **TRACT A-1 SUNPORT  
MUNICIPAL ADDITION AND AIRPORT PARK**  
zoned NR-SU, located at **2700 GIRARD BLVD  
SE between GIBSON BLVD and SUPORT  
BLVD** containing approximately 116 acre(s).  
(M-16)

On April 28, 2021, the Development Review Board (DRB) held a public meeting concerning the above referenced applications and approved the requests based on the following Findings:

**SD-2021-00062 VACATION OF RIGHT OF WAY**

1. This is a request to vacate the 58,174 square feet of right-of-way of the entirety of Columbia Drive SE south of Alamo Avenue SE.
2. The applicant provided notice as required in table 6-1-1 of the IDO.
3. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(M)(3) of the IDO. The Right-of-Way (to be vacated) has never been improved or used for physical access. This R/W is no longer needed as a result of the Orion Center site layout which provides for a private driveway which connects the site to Alamo Avenue SE and Columbia Drive SE.
4. Pursuant to section 14-16-6-6(M)(1)(b), the DRB will be the recommending body on the request because the vacation is more than 5,000 square feet or the entire width of a street, including any or all of the right-of-way.
5. The vacation must be must be platted within one year of final City Council approval or it will be void (see Table 6-4-3 of the IDO).

**SD-2021-00063 VACATION OF PUBLIC EASEMENT – 7' utility**

1. The applicant proposes to vacate a 7-foot public utility easement that was recorded on May 25, 1983.
2. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(M)(3) of the IDO, as there are no existing or planned utility lines in this location.
3. The vacation as depicted on the Vacation Exhibit in the Planning file must be platted within one year of DRB approval or it will be void (see Table 6-4-3 of the IDO).

**SD-2021-00064 VACATION OF PUBLIC EASEMENT – 10' utility**

1. The applicant proposes to vacate a 10-foot public utility easement that was recorded on October 7, 1996.
2. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(M)(3) of the IDO, as there are no existing or planned utility lines in this location.
3. The vacation as depicted on the Vacation Exhibit in the Planning file must be platted within one year of DRB approval or it will be void (see Table 6-4-3 of the IDO).

**SD-2021-00065 VACATION OF PUBLIC EASEMENT – access**

1. The applicant proposes to vacate a 50-foot x 10-foot access easement that was recorded on October 7, 1996.
2. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(M)(3) of the IDO, as this easement has never been improved and has never been used for access to Tract A-1-A of Airport Park. The tract has legal access via a permanent private access easement connecting the tract to Alamo Road.
3. The vacation as depicted on the Vacation Exhibit in the Planning file must be platted within one year of DRB approval or it will be void (see Table 6-4-3 of the IDO).

**SD-2021-00066 VACATION OF PUBLIC EASEMENT – 10' utility**

1. The applicant proposes to vacate a 10-foot public utility easement that was recorded on September 9, 1970.
2. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(M)(3) of the IDO, as there are no existing or planned utility lines in this location.
3. The vacation as depicted on the Vacation Exhibit in the Planning file must be platted within one year of DRB approval or it will be void (see Table 6-4-3 of the IDO).

**SD-2021-00067 VACATION OF PUBLIC EASEMENT – 10' PNM/MST&TC west**

1. The applicant proposes to vacate a 10-foot public utility easement that was recorded on May 25, 1983.
2. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(M)(3) of the IDO, as there are no existing or planned utility lines in this location.
3. The vacation as depicted on the Vacation Exhibit in the Planning file must be platted within one year of DRB approval or it will be void (see Table 6-4-3 of the IDO).

**SD-2021-00068 VACATION OF PUBLIC EASEMENT – 10' PNM/MST&TC east**

1. The applicant proposes to vacate a 10-foot public underground easement that was recorded on July 21, 1987.
2. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(M)(3) of the IDO provided that the applicant complies with the following finding (finding #3).
3. The applicant must perform additional coordination with PNM to satisfy all of PNM's concerns regarding the re-location of underground distribution feeders and/or the easement, and PNM can withhold their required signature on the Plat if these measures are not adequately taken by the applicant.
4. The vacation as depicted on the Vacation Exhibit in the Planning file must be platted within one year of DRB approval or it will be void (see Table 6-4-3 of the IDO).

**SD-2021-00069 VACATION OF PUBLIC EASEMENT – 20' utility**

1. The applicant proposes to vacate a 20-foot public utility easement that was recorded on February 5, 1965.
2. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(M)(3) of the IDO, as there are existing telecommunication lines (occupying or abutting the easement) which are being re-located within the Orion Center Project.
3. The vacation as depicted on the Vacation Exhibit in the Planning file must be platted within one year of DRB approval or it will be void (see Table 6-4-3 of the IDO).

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **MAY 13, 2021**. The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

Official Notice of Decision

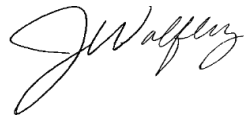
Project # PR-2020-004447 Applications# SD-2021-00062, SD-2021-00063, SD-2021-00064, SD-2021-00065, SD-2021-00066, SD-2021-00067, SD-2021-00068, SD-2021-00069

Page 4 of 4

For more information regarding the appeal process, please refer to Section 14-16-6-4(U) of the Integrated Development Ordinance (IDO). Appeals should be submitted via email to [PLNDRS@CABQ.GOV](mailto:PLNDRS@CABQ.GOV) (if files are less than 9MB in size). Files larger than 9MB can be sent to [PLNDRS@CABQ.GOV](mailto:PLNDRS@CABQ.GOV) using <https://wettransfer.com>. A Non-Refundable filing fee will be calculated and you will receive instructions about paying the fee online.

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

Sincerely,

A handwritten signature in black ink, appearing to read "J. Wolfley", with a stylized, cursive script.

Jolene Wolfley  
DRB Chair

JW/jr

Bohannon Huston, Inc., 7500 Jefferson Street NE, Courtyard II, ABQ, NM 87109

REVISED 6-24-96

**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-2020-004447**

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**TRACT A-1 SUNPORT MUNICIPAL ADDITION AND AIRPORT PARK**  
*(Orion Center-formerly Aviation Center of Excellence):*

**ZAP: M-16**

SD-2021-00062	Vacation of Right-of-Way	• No adverse comments.
SD-2021-00063	Vacation of Public Easement – 7' Utility	• No adverse comments.
SD-2021-00064	Vacation of Public Easement – 10' Utility	• No adverse comments.
SD-2021-00065	Vacation of Public Easement – Access	• No adverse comments.
SD-2021-00067	Vacation of Public Easement – 10' PNM/MST&TC West	• No adverse comments.
SD-2021-00068	Vacation of Public Easement – 10' PNM/MST&TC West	• No adverse comments.
SD-2021-00069	Vacation of Public Easement – 20' Utility	• No adverse comments.





Kizito Wijenje  
EXECUTIVE DIRECTOR

April 12, 2021

**MEMORANDUM**

**To:** Development Review Board  
**c/o Angela Gomez**, Administrative Assistant, DRB Board

**Cc:** Kizito Wijenje AICP, Executive Director, APS Capital Master Plan  
Karen Alarid, Executive Director APS Facility Planning & Construction  
Amanda Velarde, Director, APS Real Estate  
John Valdez, AICP, Facilities Master Planner, State of NM Public Schools Facilities Authority  
Kalyn Finnell, AICP, Senior Planner Manager, APS Capital Master Plan

**From:** Rachel Hertzman, AICP, Planner II, APS Capital Master Plan

**Re:** CABQ Development Review Board Cases to be heard on April 21, 2021, Case 1 of 1, PR #2020-004447

**1. Project #2020-004447**

- a. DRB Description:
  - i. SD-2021-00062 – Vacation of Right-Of-Way
  - ii. SD-2021-00063 – Vacation of Public Easement—7' utility
  - iii. SD-2021-00064 – Vacation of Public Easement—10' utility
  - iv. SD-2021-00065 – Vacation of Public Easement—access
  - v. SD-2021-00067 – Vacation of Public Easement—10' PNM/MST&TC west
  - vi. SD-2021-00068 – Vacation of Public Easement—10' PNM/ST&TC east
  - vii. SD-2021-00069 – Vacation of Public Easement—20' utility
- b. Site Information: Sunport Municipal Addition and Airport Park.
- c. Site Location: 2700 Girard Blvd. SE.
- d. Request Description: Vacation of Right-Of-Way and Vacation of Easements.
- e. Case comments: This site is located directly adjacent to Kirtland Elementary School.



**PNM Comments  
Development Review Board  
Public Meeting to be Held on April 21, 2021**

**PNM comments for DRB # PR-2020-004447 Vacations of Public Utility Easements  
(2700 Girard SE)**

1. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
2. As the application and/or development moves forward, the applicant needs to contact the PNM New Service Delivery Department to coordinate electric service regarding this project. Please submit a service application at [www.pnm.com/erequest](http://www.pnm.com/erequest) for PNM to review.
3. PNM has existing facilities within or abutting the site along Girard SE occupying or abutting Easement number 6:

6. 10' PNM/MSTATC Public Underground Easement. Bk. MS512A, Pg. 899-903

These facilities directly serve the Sunport.

PNM will not vacate easements until arrangements are made to relocate the facilities to a replacement easement, at owners' expense.

4. If existing electric lines need to be moved, then that is at the applicant's expense. Please contact PNM at [www.pnm.com/erequest](http://www.pnm.com/erequest) for PNM to review.



## DEVELOPMENT REVIEW BOARD

### Planning Dept. - Major Case Comments

#### HEARING DATE/AGENDA ITEM

Project Number: PR-2020-004447

Application Numbers: SD-2021-00062, SD-2021-00063, SD-2021-00064, SD-2021-00065, SD-2021-00066, SD-2021-00067, SD-2021-00068, SD-2021-00069

Project Name: Orion Center

Request: Vacation of Public ROW, Vacation of Public Easements

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#### COMMENTS:

- The applicant has adequately justified the easement vacation requests pursuant to 6-6(M)(3) of the IDO with the exception of Easement #6, a 10-foot PNM/MSTATC Public Underground Easement, as all the utility easements with the exception of Easement #6 have no existing or planned utility lines (also see comment below), and the 50' x 100' access easement benefiting Tract A-1-A of Airport Park has never been improved, and according to the applicant has apparently never been used for access to Tract A-1-A of Airport Park.
- The comment memo from PNM notes that PNM has existing facilities within or abutting the site along Girard SE occupying or abutting Easement # 6, a 10-foot PNM/MSTATC Public Underground Easement. Bk. MS512A, Pg. 899-903, noting that these facilities directly serve the Sunport. In their comment's memo, PNM notes that they will not vacate easements until arrangements are made to relocate the facilities to a replacement easement at owners' expense.
- The applicant has adequately justified the right-of-way vacation request pursuant to 6-6(M)(3) of the IDO as the right-of-way of Columbia Drive SE has never been improved or used for physical access, and is no longer needed as a result of the Orion Center site layout which provides for a private driveway which connects the site to Alamo Avenue SE and Columbia Drive SE. However, the Water Authority notes that there is an existing public 8-inch waterline along the proposed area of vacation along Columbia Drive SE, and that a 20-foot public water line easement shall be provided.

(see comments on next page)

- The vacations are needed since the existing easements and right-of-way are in conflict with the Orion Center Site Plan (SI-2020-01023) approved by the EPC on November 11, 2020.
- The vacations will expire within 1-year if not platted.
- The proposed vacation of Columbia Drive SE south of Alamo Avenue SE will require City Council approval, as City Council approval is required if per 6-6(M)(1)(b)(2.) of the IDO more than 5,000 square feet or the entire width of a street is proposed to be vacated, including any or all of the right-of-way. All of Columbia Drive SE south of Alamo Avenue SE is proposed to be vacated, thereby requiring City Council approval (the 58,174 square feet of proposed right-of-way vacation also exceeds the 5,000 square foot requirement of 6-6(M)(1)(b)(2.) of the IDO). The DRB will be a recommending board for the proposed right-of-way vacation (however, the DRB will be the deciding board for the proposed easement vacations).

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

FROM: Jay Rodenbeck  
Planning Department

DATE: 4-21-21



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

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

<b>APPLICATION INFORMATION</b>		
Applicant:		Phone:
Address:		Email:
City:	State:	Zip:
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:		List <u>all</u> owners:
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>		
Lot or Tract No.:		Block:
Subdivision/Addition:		MRGCD Map No.:
Zone Atlas Page(s):	Existing Zoning:	Proposed Zoning
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (Acres):
<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street:	Between:	and:
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>		

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

<b>Signature:</b>		<b>Date:</b>			
<b>Printed Name:</b>		<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent			
<b>FOR OFFICIAL USE ONLY</b>					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting Date:			Fee Total:		
Staff Signature:			Date:		
			<b>Project #</b>		

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


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

### >> INFORMATION REQUIRED FOR ALL VACATION APPLICATIONS


- ☐ Interpreter Needed for Meeting? ☐ if yes, indicate language: \_\_\_\_\_
- ☐ A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form V at the front followed by the remaining documents in the order provided on this form.
- ☐ Zone Atlas map with the entire site clearly outlined and labeled
- ☐ Letter of authorization from the property owner if application is submitted by an agent
- ☐ **VACATION OF PRIVATE EASEMENT**
- ☐ **VACATION OF PUBLIC EASEMENT**
- ☐ **VACATION OF RIGHT-OF-WAY - DRB**
- ☒ **VACATION OF RIGHT-OF-WAY - COUNCIL**
  - ☐ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)(3)
  - ☐ Copy of the complete document which created the easement(s) (7 copies, folded)  
*Not required for City owned public right-of-way.*
  - ☐ Drawing showing the easement or right-of-way to be vacated (7 copies, not to exceed 8.5" by 11")
  - ☐ If easements, list number to be vacated 7
  - ☐ If right-of-way, square footage to be vacated (see IDO Section 14-16-6-6(K)) 1.28 acres
  - ☐ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
    - ☐ Office of Neighborhood Coordination neighborhood meeting inquiry response
    - ☐ Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
    - ☐ If a meeting was requested/held, copy of sign-in sheet and meeting notes
  - ☐ Required notices with content per IDO Section 14-16-6-4(K)(6)
    - ☐ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
    - ☐ Proof of emailed notice to affected Neighborhood Association representatives
    - ☐ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
  - ☐ Sign Posting Agreement (not required for easements if IDO Section 14-16-6-6(K)(2)(a) is satisfied)

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

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting, if required, or otherwise processed until it is complete.

Signature: 	Date: 3-26-2021
Printed Name: Josh Lutz	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

#### FOR OFFICIAL USE ONLY

Case Numbers:	Project Number:	
Staff Signature:		
Date:		





March 26, 2021

Jolene, Wolfley, DRB Chair  
City of Albuquerque  
Planning Department  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87103

Re: Orion Center (formerly Aviation Center of Excellence) – Vacation of Easements and  
Right-of-Way Submittal  
Project # PS-2021-00032, DRB# 2021-004447

Dear Ms. Wolfley:

Enclosed for the Development Review Board (DRB) is our package of information in support of our request for Vacation of Public & Private Easements and vacation of Right-of-Way. The package includes the following information:

- Application for Development Review and Form V
- Seven (7) copies of the complete document that each of the easements
- Seven (7) copies of a drawing showing the easements and R/W to be vacated
- Zone atlas page M-16-Z
- Letter of Authorization from property owner
- Proof of Neighborhood Meeting Notification
- Required notices with content per IDO

The action being requested at DRB is the vacation of Seven (7) easements and a Right-of-Way further discussed below and shown in the attached exhibit.

1. This is a 10' Public Utility Easement which has no existing or planned utility lines.
2. This is a 7' Utility Easement which has no existing or planned utility lines.
3. This is a 10' Utility easement which has no existing or planned utility lines.
4. This is a 50'x100' Access easement benefiting Tract A-1-A of Airport Park. This easement has never been improved and apparently has never been used for access to Tract A-1-A of Airport Park. The tract has legal access via a permanent private access easement connecting the tract to Alamo Road – that easement is recorded in Bk A21, Pg 3784, Doc 2001075420, recorded July 2, 1001 in the records of the Bernalillo County Clerk.
5. This is a 10' PNM/MSTATC Public Underground Easement which has no existing or planned utility lines.

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲



6. This is a 10' PNM/MSTATC Public Underground Easement. This easement will be vacated as PNM lines are being relocated with the Orion Center Project.
7. This is a 20' Public Utility Easement which contains existing telecom lines which are being relocated with the Orion Center Project.
8. The Right-of-Way of Columbia Drive south of Alamo Ave has never been improved or used for physical access. This R/W is no longer needed as a result of the Orion Center site layout which provides for a private driveway which connects the site to Alamo Ave. and Columbia Drive.

We request that this item be scheduled for the April 21<sup>st</sup> DRB hearing. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Joshua Lutz', with a stylized flourish at the end.

Joshua Lutz, PE  
Project Engineer  
Community Development and Planning

JJL/jcm  
Enclosures

cc: Bruce Stidworthy, BHI

## Julie Cordova-Miller

---

**From:** Carmona, Dalaina L. <dlcarmona@cabq.gov>  
**Sent:** Tuesday, March 23, 2021 4:20 PM  
**To:** Julie Cordova-Miller  
**Subject:** 2700 Girard Blvd. SE Public Notice Inquiry  
**Attachments:** Zone Atlas\_M-16-Z.PDF

Dear Applicant,

Please find the neighborhood contact information listed below.

Association Name	First Name	Last Name	Email	Address Line 1
District 6 Coalition of Neighborhood Associations	Mandy	Warr	mandy@theremedydayspa.com	119 Vassar Drive SE
District 6 Coalition of Neighborhood Associations	Patricia	Willson	info@willsonstudio.com	505 Dartmouth Drive SE
Yale Village NA	Kim	Love	klove726@gmail.com	2122 Cornell Drive SE
Yale Village NA	Donald	Love	donalddlove08@comcast.net	2125 Stanford Drive SE
Victory Hills NA	Erin	Engelbrecht	e2brecht@gmail.com	PO Box 40298
Victory Hills NA	Patricia	Willson	info@willsonstudio.com	505 Dartmouth Drive SE

You will need to e-mail each of the listed contacts and let them know that you are applying for a permit for your project. You can use this online link to find template language if you're not sure what information you need to include in your e-mail. <https://www.cabq.gov/planning/urban-design-development/public-notice>

If your permit application or project requires a neighborhood meeting, you can click on this link to find template language to use in your e-mail notification: <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If you have questions about what type of notification is required for your particular project, please click on the link below to see a table of different types of projects and what notification is required for each: <https://ido.abc-zone.com/integrated-development-ordinance-ido#page=393>

Once you have e-mailed the contact individuals in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your permit application and submit it to the Planning Department for approval. **PLEASE NOTE:** The ONC does not have any jurisdiction over any other aspect of your permit application beyond the neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, or project plans, so we encourage you to contact the Planning Department at: 505-924-3860 or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

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

Thanks,



*Dalaina L. Carmona*

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

[dlcarmona@cabq.gov](mailto:dlcarmona@cabq.gov) or [ONC@cabq.gov](mailto:ONC@cabq.gov)

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



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

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**From:** webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov  
**Sent:** Tuesday, March 23, 2021 10:43 AM  
**To:** Office of Neighborhood Coordination <jmiller@bhinc.com>  
**Cc:** Office of Neighborhood Coordination <onc@cabq.gov>  
**Subject:** Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Review Board

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

Contact Name

Julie Cordova Miller

Telephone Number

505823100

Email Address

[jmiller@bhinc.com](mailto:jmiller@bhinc.com)

Company Name

Bohannon Huston, Inc.

Company Address

7500 Jefferson Street NE

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

Tract A-1 and Tract A-1-B Sunport Municipal Addition and Airport Park

Physical address of subject site:

2700 Girard Blvd. SE

Subject site cross streets:

Gibson Blvd. and Sunport Blvd.

Other subject site identifiers:

This site is located on the following zone atlas page:

## Julie Cordova-Miller

---

**To:** Mandy Warr; P. Davis Willson; klove726@gmail.com; donaldlove08@comcast.net; Erin Engelbrecht  
**Cc:** Joshua Lutz; Bruce Stidworthy; rmethvin@cabq.gov  
**Subject:** Neighborhood Meeting Notice for Vacation of Public Right-of-Way - Sunport Municipal Addition and Airport Park  
**Attachments:** Zone Atlas\_M-16-Z.pdf

**Re:** Vacation of Private and Public Easements and Vacation of Right-of-Way, Sunport Municipal Addition and Airport Park

Dear Neighbors,

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a Neighborhood Association representative

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Mailed Public Notice, we are notifying you as a Neighborhood Association Representative that Bohannon Huston, Inc. will be submitting an application(s) for private and public easement vacations and a Vacation of Right-of-Way [per Table 6-1-1] to be reviewed and decided by the Development Review Board (DRB). This application(s) is for the vacation of seven easements and one Right-of-Way on the site. These vacations are needed since the existing easements and right of way are in conflict with the Orion Center site plan reviewed and approved by the EPC on November 11, 2020.

Helpful information regarding the request being submitted to the DRB:

1. Property Owner - City of Albuquerque Aviation Department, LLC
2. Agent - Bohannon Huston, Inc
3. Subject Property Address - 2700 Girard Blvd. SE
4. Location Description – Both sides of Girard Blvd. South of Gibson Blvd.
5. Zone Atlas Page - M-16-Z
6. Legal Description – Tract A-1 Sunport Municipal Additional and Tract A-1-B Airport Park
7. Area of Property – 116 acres
8. Description of request: Vacation of 7 private and public easements and 1 Right-of-Way noted within the attached Vacation Exhibit C (included)

The Development Review Board Public Hearing will be heard on April 21st, starting at 9:00 am via a Zoom call. The information for the Zoom call is listed below.

Join Zoom Meeting

<https://cabq.zoom.us/j/96369127887>

Meeting ID: 963 6912 7887

By phone +1 312 626 6799 US

Find your local number: <https://cabq.zoom.us/j/96369127887>

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FIRST CLASS MAIL

March 26, 2021

Mandy Warr  
District 6 Coalition of Neighborhood Association  
119 Vassar Drive SE  
Albuquerque, NM 87106

Re: Vacation of Private and Public Easements and Vacation of Right-of-Way, Sunport  
Municipal Addition and Airport Park

Dear Ms. Warr:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a Neighborhood Association representative

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Mailed Public Notice, we are notifying you as a Neighborhood Association Representative that Bohannon Huston, Inc. will be submitting an application(s) for private and public easement vacations and a Vacation of Right-of-Way [per Table 6-1-1] to be reviewed and decided by the Development Review Board (DRB). This application(s) is for the vacation of seven easements and one Right-of-Way on the site. These vacations are needed since the existing easements and right of way are in conflict with the Orion Center site plan reviewed and approved by the EPC on November 11, 2020.

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Vacation of Private Easement, Sunport Municipal Addition and Airport Park  
March 26, 2021  
Page 2

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Please contact me with any questions or concerns at 505-823-1000 or via [jlutz@bhinc.com](mailto:jlutz@bhinc.com).

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City of Albuquerque Planning Department

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Zone Atlas Pages for Download

<http://data.cabq.gov/business/zoneatlas/>

Sincerely,

A handwritten signature in black ink, appearing to read "Joshua Lutz", with a stylized flourish at the end.

Joshua Lutz, PE  
Project Engineer

Attachments: Zone Atlas Page  
Vacation Exhibit

FIRST CLASS MAIL

March 26, 2021

Patricia Willson  
District 6 Coalition of Neighborhood Association  
505 Dartmouth Drive SE  
Albuquerque, NM 78106

Re: Vacation of Private and Public Easements and Vacation of Right-of-Way, Sunport Municipal Addition and Airport Park

Dear Ms. Warr:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a Neighborhood Association representative

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Mailed Public Notice, we are notifying you as a Neighborhood Association Representative that Bohannon Huston, Inc. will be submitting an application(s) for private and public easement vacations and a Vacation of Right-of-Way [per Table 6-1-1] to be reviewed and decided by the Development Review Board (DRB). This application(s) is for the vacation of seven easements and one Right-of-Way on the site. These vacations are needed since the existing easements and right of way are in conflict with the Orion Center site plan reviewed and approved by the EPC on November 11, 2020.

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Engineering ▲

Spatial Data ▲

Advanced Technologies ▲



Vacation of Private Easement, Sunport Municipal Addition and Airport Park  
March 26, 2021  
Page 2

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Sincerely,

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Joshua Lutz, PE  
Project Engineer

Attachments: Zone Atlas Page  
Vacation Exhibit

FIRST CLASS MAIL

March 26, 2021

Kim Love  
Yale Village Neighborhood Association  
2122 Cornell Drive SE  
Albuquerque, NM 87106

Re: Vacation of Private and Public Easements and Vacation of Right-of-Way, Sunport Municipal Addition and Airport Park

Dear Ms. Love:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a Neighborhood Association representative

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Mailed Public Notice, we are notifying you as a Neighborhood Association Representative that Bohannon Huston, Inc. will be submitting an application(s) for private and public easement vacations and a Vacation of Right-of-Way [per Table 6-1-1] to be reviewed and decided by the Development Review Board (DRB). This application(s) is for the vacation of seven easements and one Right-of-Way on the site. These vacations are needed since the existing easements and right of way are in conflict with the Orion Center site plan reviewed and approved by the EPC on November 11, 2020.

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Advanced Technologies ▲

Vacation of Private Easement, Sunport Municipal Addition and Airport Park  
March 26, 2021  
Page 2

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Sincerely,



Joshua Lutz, PE  
Project Engineer

Attachments: Zone Atlas Page

FIRST CLASS MAIL

March 26, 2021

Donald Love  
Yale Village Neighborhood Association  
2125 Stanford Drive SE  
Albuquerque, NM 87106

Re: Vacation of Private and Public Easements and Vacation of Right-of-Way, Sunport Municipal Addition and Airport Park

Dear Mr. Love:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a Neighborhood Association representative

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Advanced Technologies ▲

Vacation of Private Easement, Sunport Municipal Addition and Airport Park  
March 26, 2021  
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Sincerely,



Joshua Lutz, PE  
Project Engineer

Attachments: Zone Atlas Page

FIRST CLASS MAIL

March 26, 2021

Erin Engelbrecht  
Victory Hills Neighborhood Association  
P.O. Box 40298  
Albuquerque, NM 87196

Re: Vacation of Private and Public Easements and Vacation of Right-of-Way, Sunport Municipal Addition and Airport Park

Dear Ms. Engelbrecht:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a Neighborhood Association representative

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Mailed Public Notice, we are notifying you as a Neighborhood Association Representative that Bohannon Huston, Inc. will be submitting an application(s) for private and public easement vacations and a Vacation of Right-of-Way [per Table 6-1-1] to be reviewed and decided by the Development Review Board (DRB). This application(s) is for the vacation of seven easements and one Right-of-Way on the site. These vacations are needed since the existing easements and right of way are in conflict with the Orion Center site plan reviewed and approved by the EPC on November 11, 2020.

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Vacation of Private Easement, Sunport Municipal Addition and Airport Park  
March 26, 2021  
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Joshua Lutz, PE  
Project Engineer

Attachments: Zone Atlas Page



FIRST CLASS MAIL

March 26, 2021

Patricia Willson  
Victory Hills Neighborhood Associations  
505 Dartmouth Drive SE  
Albuquerque, NM 78106

voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332

Re: Vacation of Private and Public Easements and Vacation of Right-of-Way, Sunport Municipal Addition and Airport Park

Dear Ms. Willson:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a Neighborhood Association representative

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Vacation of Private Easement, Sunport Municipal Addition and Airport Park  
March 26, 2021  
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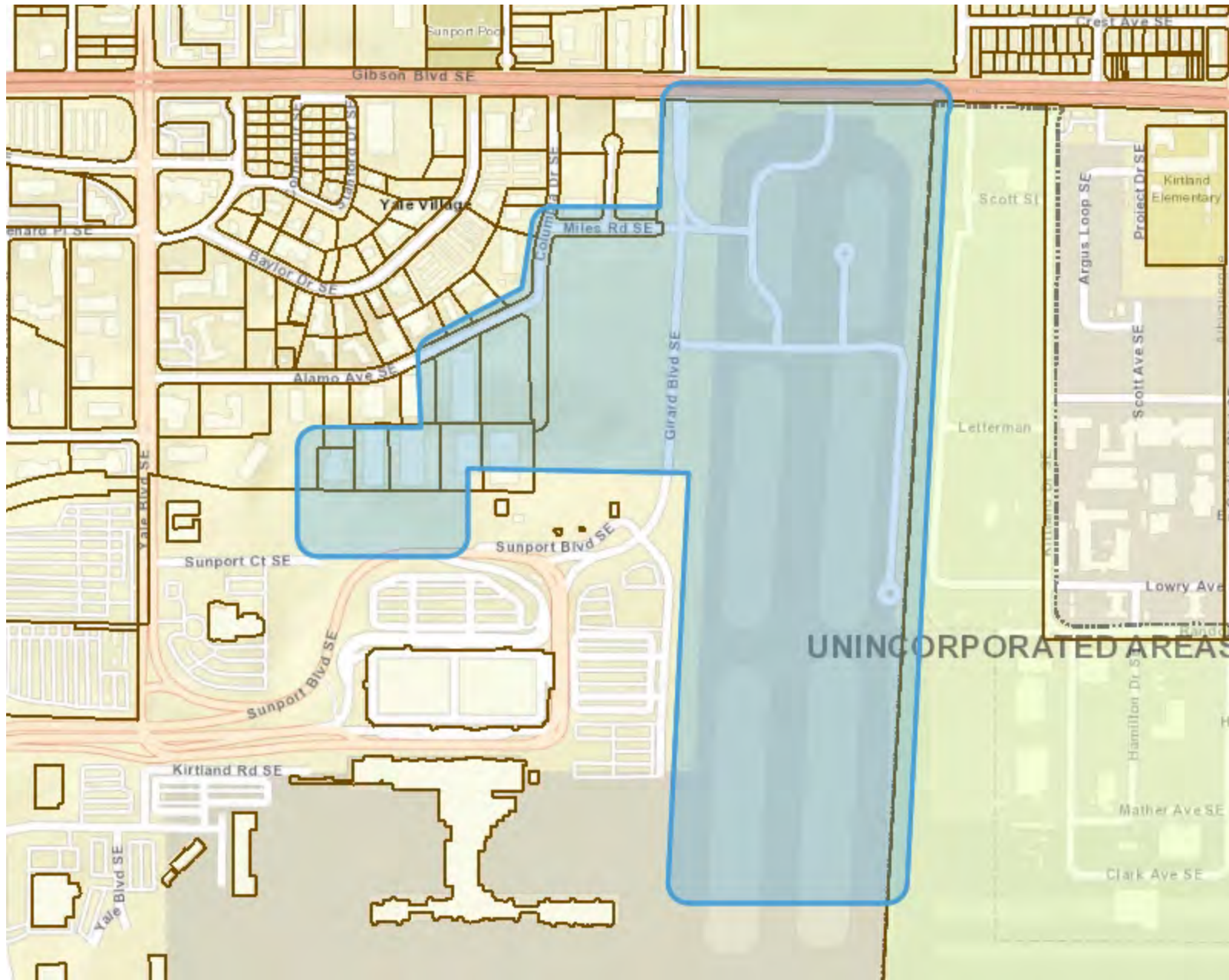
A handwritten signature in black ink, appearing to read "Joshua Lutz", with a stylized flourish at the end.

Joshua Lutz, PE  
Project Engineer

Attachments: Zone Atlas Page



# City of Albuquerque



## Legend

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

## Notes

1,434 0 717 1,434 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
3/23/2021 © City of Albuquerque

1: 8,606

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

geometry	UPC	Owner	Owner Address	Owner Address 2	SITUS Address	SITUSADD2	Legal Description	Property Class	Acres
Geocortex.Gis.Ge 101605516142020207		LORENZO JOHN C & DORA CRADDOCK JAMES BERRY C/O CRADDOCK	1513 SAGEBRUSH TRL SE	ALBUQUERQUE NM 87123-4489	2525 ALAMO AVE SE	ALBUQUERQUE NM 87106	0002TRACT A-10 AMENDED CORRECTED & REVISED PLAT OF THE AIRPORT INDUSTRIAL PARK	C	1.0451
Geocortex.Gis.Ge 101605515036720115		COMPANIES	337 E PIKES PEAK AVE SUITE 200	COLORADO SPRINGS CO 80903-1939	2450 ALAMO AVE SE	ALBUQUERQUE NM 87106	TR C-1 AIRPORT PARK	C	1.99
Geocortex.Gis.Ge 101605542019140212		U S A DEPT OF ARMY HDQRS 377 CEG/CERR	2050 WYOMING BLVD SE	KIRTLAND AFB NM 87117-5663	N/A	ALBUQUERQUE NM 87117	T10N R3E SEC34 CONT 148.65 AC	C	148.65
Geocortex.Gis.Ge 101605513034820113		FRESQUET VICTOR C/O BUILDING INTERESTS INC	2201 BUENA VISTA DR SE	ALBUQUERQUE NM 87106-4265	2440 ALAMO AVE SE	ALBUQUERQUE NM 87106	TR Z-5 AIRPORT PARK PLAT OF TRS Z-1 THROUGH Z-7 AIRPORT PARK A REPLAT OF TR Z AIRPORT PARK CONT 1.9176 AC M/L	C	1.9176
Geocortex.Gis.Ge 101605509136920108		PARCEL DELIVERY ALBUQUERQUE INC	2415 ALAMO AVE SE	ALBUQUERQUE NM 87106	2350 ALAMO AV SE	ALBUQUERQUE NM 87106	TR Z-1 AIRPORT PARK PLAT OF TRS Z-1 THROUGH Z-7 AIRPORT PARK A REPLAT OF TR Z AIRPORT PARK CONT 1.0018 AC M/L	V	1.0018
Geocortex.Gis.Ge 101605517538920120		CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103-2248	ALAMO AV SE	ALBUQUERQUE NM 87106	TR A-1-B REPL OF TR Z-4 & A-1 AIRPORT PARK TO TRS A-4-A, A-1-A, A-1-B & A-1-C AIRPORT PARK CONT 2.7718 AC M/L OR 120,743SF M/L	V	2.7719
Geocortex.Gis.Ge 101605505033920105		MERIT NEWPORT 15 LTD PTNS	5110 N 40TH ST SUITE 254	PHOENIX AZ 85018-2191	2350 2 ALAMO AV SE	ALBUQUERQUE NM 87106	TR Y-1 SUMMARY PLAT OF TRS X-1,Y-1 & M OF AIRPORT PARK CONT6.0738	C	6.073
Geocortex.Gis.Ge 101605517543720210		WHITFIELD ENTERPRISES INC BUILDING 4	PO BOX 220547	EL PASO TX 79913-2547	2205 COLUMBIA DR SE	ALBUQUERQUE NM 87106	LOT 13-A & 13-B BLK 2 AMENDED, CORRECTED & REVISED PLAT OFTHE AIRPORT INDUSTRIAL PARK CONT. 1.76 AC.	C	1.76
Geocortex.Gis.Ge 101605513540420205		NEW MEXICO FLUID SYSTEM TECH LLC	27 BLUE SAGE CIR	CORRALES NM 87048-9603	2451 ALAMO AVE SE	ALBUQUERQUE NM 87106	TR A-8A BLK 2 SUMMARY PLAT TRS A-8A & A-9A BEING A REPL OF TRS A-8 & A-9 BLK 2 AIRPORT INDUSTRIAL PARK CONT 0.816 AC	C	0.8159
Geocortex.Gis.Ge 101605509134320109		ALAMO AVE LLC	12 FAYENCE	NEWPORT BEACH CA 92657-0118	2408 ALAMO AV SE	ALBUQUERQUE NM 87106	TR Z-7 AIRPORT PARK PLAT OF TRS Z-1 THROUGH Z-7 AIRPORT PARK A REPLAT OF TR Z AIRPORT PARK CONT 0.9092 AC M/L	C	0.9092
Geocortex.Gis.Ge 101605520847620147		ADC LTD NM	2100 AIR PARK RD SE SUITE 120	ALBUQUERQUE NM 87106-3227	2109 AIRPARK RD SE	ALBUQUERQUE NM 87106	*6A PLAT OF LOT 6A AIRPORT BUSINESS PARK BEING A REPLAT OF LOTS 6, 7 & 8 AIRPORT BUSINESS PARK CONT 1.4844 AC M/L	C	1.4844
Geocortex.Gis.Ge 101605515334820114		CRADDOCK CONSTRUCTION CO INC C/O CRADDOCK COMPANIES	337 E PIKES PEAK AVE SUITE 200	COLORADO SPRINGS CO 80903-1939	2460 ALAMO AVE SE	ALBUQUERQUE NM 87106	TR Z-4-A REPL OF TR Z-4 & A-1 AIRPORT PARK TO TRS A-4-A, A-1-A, A-1-B & A-1-C AIRPORT PARK CONT 1.5470 AC M/L OR 67,390SF M/L	C	1.5471
Geocortex.Gis.Ge 101605518244520212		SIERRA MADRE INVESTMENTS INC	PO BOX 21579	ALBUQUERQUE NM 87154-1579	COLUMBIA DR SE	ALBUQUERQUE NM 87106	LOT 14B BLK 2 AMENDED CORRECTED AND REVISED PLAT AIRPORT INDUSTRIAL PARK CONT 20,168 SQ FT M/L	C	0.463
Geocortex.Gis.Ge 101605517834820121		NEWPORT RIO LLC & ZEHNDER STEPHEN A & LUANN & NEW EQUITY LLC	337 E PIKES PEAK AVE SUITE 200	COLORADO SPRINGS CO 80903	2540 ALAMO AVE SE	ALBUQUERQUE NM 87106	TR A-1-A REPL OF TR Z-4 & A-1 AIRPORT PARK TO TRS A-4-A, A-1-A, A-1-B & A-1-C AIRPORT PARK CONT 1.8989 AC M/L OR 82,717SF M/L	C	1.8989
Geocortex.Gis.Ge 101605514941520206		2501 ALAMO LLC	807 MORNINGSIDE PL SE	ALBUQUERQUE NM 87108-3358	2501 ALAMO AVE SE	ALBUQUERQUE NM 87106	TR A-9A BLK 2 SUMMARY PLAT TRS A-8A & A-9A BEING A REPL OF TRS A-8 & A-9 BLK 2 AIRPORT INDUSTRIAL PARK CONT 0.554 AC	C	0.5538
Geocortex.Gis.Ge 101605513137920112		DALE DISTRIBUTION CENTER LLC	3041 UNIVERSITY BLVD SE	ALBUQUERQUE NM 87106-5040	2430 ALAMO AVE SE	ALBUQUERQUE NM 87106	TR Z-3 AIRPORT PARK PLAT OF TRS Z-1 THROUGH Z-7 AIRPORT PARK A REPLAT OF TR Z AIRPORT PARK CONT 1.1234 AC M/L	C	1.1234
Geocortex.Gis.Ge 101605510834920110		2420 ALAMO LLC	3041 UNIVERSITY BLVD SE	ALBUQUERQUE NM 87106-5040	2420 ALAMO AVE SE	ALBUQUERQUE NM 87106	TR Z-6 AIRPORT PARK PLAT OF TRS Z-1 THROUGH Z-7 AIRPORT PARK A REPLAT OF TR Z AIRPORT PARK CONT 1.2575 AC M/L	C	1.2575
Geocortex.Gis.Ge 101605523949220145		CBRS LLC	2100 AIR PARK RD SE SUITE 120	ALBUQUERQUE NM 87106-3227	2100 AIRPARK RD SE	ALBUQUERQUE NM 87106	* 4 AIRPORT BUSINESS PARK CONT 1.4204 AC	C	1.4204
Geocortex.Gis.Ge 101605523745920142		AR PROPERTY LLC	8313 CALLE PICAFLOR NW	ALBUQUERQUE NM 87120-3105	2701 MILES RD SE	ALBUQUERQUE NM 87106	TR A - AIRPORT BUSINESS PARK (A REPL OF LT 1, 2 & 3) CONT 1.6352 AC	C	1.6367
Geocortex.Gis.Ge 101605420230220101		CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103-2248	2200 SUNPORT BLVD SE	ALBUQUERQUE NM 87106	TR A-1 PLAT OF TRS A-1 & A-2 SUNPORT MUNICIPAL ADDNCONT 2286.0091	C	2286.009

FIRST CLASS MAIL

March 26, 2021

City of Albuquerque Aviation Department  
2200 Sunport Blvd.  
Albuquerque, NM 87106

Re: Vacation of Public and Private Easements and Right-of-Way, Sunport Municipal Addition and Airport Park

To whom it may concern:

The City of Albuquerque's GIS system map has identified you as being within 100' of the above mentioned project.

This letter is to advise you that Bohannon Huston, Inc., agent for City of Albuquerque Aviation Department, is seeking approval for Vacation of Public and Private Easements and the vacation of a Right-of-Way within the Sunport Municipal Addition and Airport Park subdivision. See the attached Zone Atlas Page for the project location, and see the attached vacation exhibit showing the easements to be vacated. These vacations are needed since the existing easements and right of way are in conflict with the Orion Center site plan reviewed and approved by the Environmental Planning Commission on November 11, 2020.

Helpful information regarding the request being submitted to the DRB:

1. Property Owner - City of Albuquerque Aviation Department, LLC
2. Agent - Bohannon Huston, Inc
3. Subject Property Address - 2700 Girard Blvd. SE
4. Location Description – Both sides of Girard Blvd. South of Gibson Blvd.
5. Zone Atlas Page - M-16-Z
6. Legal Description – Tract A-1 Sunport Municipal Additional and Tract A-1-B Airport Park
7. Area of Property – 116 acres
8. Description of request: Vacation of 7 private and public easements and 1 Right-of-Way noted within the attached Vacation Exhibit C (included)

The Development Review Board Public Hearing will be heard on April 21st, starting at 9:00 am via a Zoom call. The information for the Zoom call is listed below.

Join Zoom Meeting

<https://cabq.zoom.us/j/96369127887>

Meeting ID: 963 6912 7887

By phone +1 312 626 6799 US

Find your local number: <https://cabq.zoom.us/u/abbgbG8TJ8>

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

Sunport Municipal Addition and Airport Park  
March 26, 2021  
Page 2

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

Please contact me with any questions or concerns at 505-823-1000 or via [jlutz@bhinc.com](mailto:jlutz@bhinc.com).

Useful Links

Integrated Development Ordinance (IDO):

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

City of Albuquerque Planning Department

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

Zone Atlas Pages for Download

<http://data.cabq.gov/business/zoneatlas/>

Sincerely,



Joshua Lutz, P.E.  
Project Engineer  
Community Development and Planning Group

Enclosure

**Bohannan ▲ Huston**

Courtyard 1  
7500 Jefferson St. NE  
Albuquerque, NM  
87109-4335

Patricia Willson  
Victory Hills Neighborhood  
Associations  
505 Dartmouth Drive SE  
Albuquerque, NM 87106



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Donald Love  
Yale Village Neighborhood  
Association  
2125 Stanford Drive SE  
Albuquerque, NM 87106



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Mandy Warr  
District 6 Coalition of Neighborhood  
Association  
119 Vassar Drive SE  
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2201 BUENA VISTA DR SE  
ALBUQUERQUE NM 87106-4265

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KIRTLAND AFB NM 87117-5663

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EL PASO TX 79913-2547

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COLORADO SPRINGS CO 80903-  
1939

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NEW MEXICO FLUID SYSTEM  
TECH LLC  
27 BLUE SAGE CIR  
CORRALES NM 87048-9603



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2501 ALAMO LLC  
807 MORNINGSIDE PL SE  
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STEPHEN A & LUANN & NEW  
EQUITY LLC  
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COLORADO SPRINGS CO 80903

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ALBUQUERQUE NM 87106-5040

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