

February 1, 2017

Jack Cloud, Chair
Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Re: Tract 2-D-1 Arbolera de Vida Unit 2B – Vacation of Public Easement (DRB 1005354)

Dear Mr. Cloud:

Enclosed for Development Review Board (DRB) review and comment are copies of the following information:

- Application for Development Review
- Twenty-four (24) copies of Vacation Action Exhibit (Exhibit C)
- Twenty-four (24) copies of Original Easement Documents
- Letter from the Office of Neighborhood Coordination
- Zone Atlas Map
- Submittal Fee

This submittal is requesting the vacation of a portion of an existing Public Drainage Easement and a portion of an existing Public Sewer and Water Easement and a portion of an existing Gas Line Easement within Tract 2-D-1, Arbolera de Vida Unit 2B (aka Sawmill Village Phase 2).

The Public Drainage Easement was for the expansion of Sawmill Village Pond 2. The pond was expanded and certified as part of the Sawmill Village drainage certification dated October 4, 2011. The certified pond volume was determined to be 6.45 acre-feet and the required storage volume for the fully developed condition is 5.79 acre-feet. The limits of the easement extend beyond the limits of Pond 2. The vacation request is for that portion of the easement that is outside the limits of Pond 2.

The Public Sewer and Water Easement and Gas Line Easement are located in the southeast corner of Tract 2-D-1. The easements overlie one another and there are no existing sewer, water or gas lines present within the easement. The location of existing water and gas lines within Bellamah Avenue and the public sewer line to the east of Tract 2-D-1, which serves the proposed development, makes this portion of easement no longer necessary.

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
 - Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
 - Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
 - Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- VACATION OF PUBLIC EASEMENT (DRB27)**
- VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
 - The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
(Not required for City owned public right-of-way.)
 - Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- SIDEWALK VARIANCE (DRB20)**
- SIDEWALK WAIVER (DRB21)**
 - Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the variance or waiver
 - List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
 - Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the variance
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
- EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
 - Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the deferral or extension
 - List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- VACATION OF PRIVATE EASEMENT (DRB26)**
- VACATION OF RECORDED PLAT (DRB29)**
 - The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
 - Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
 - Letter of authorization from the grantors and the beneficiaries (private easement only)
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.


 Applicant name (print)

 Applicant signature / date
 2/1/17



Form revised 4/07

<input type="checkbox"/> Checklists complete	Application case numbers
<input type="checkbox"/> Fees collected	_____ - _____
<input type="checkbox"/> Case #s assigned	_____ - _____
<input type="checkbox"/> Related #s listed	_____ - _____

Project # _____
 Planner signature / date _____



Supplemental form

SUBDIVISION

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Bohannon Huston, Inc (Scott Steffen) PHONE: (505) 823-1000
 ADDRESS: Courtyard I, 7500 Jefferson St NE FAX: (505) 798-7988
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: ssteffen@bhinc.com

APPLICANT: Sawmill Community Land Trust PHONE: (505) 764-0359
 ADDRESS: PO Box 25181 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87125 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Vacation of Public Easements

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Tract 2-D-1 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Arbolera de Vida Unit 2B
 Existing Zoning: SU-2/SU-1 for PRD Proposed zoning: SU-2/SU-1 for PRD MRGCD Map No _____
 Zone Atlas page(s): J13 UPC Code: 101305930600340211

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 1005354-16DRB-70425

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 2 Total area of site (acres): 2.51

LOCATION OF PROPERTY BY STREETS: On or Near: Bellamah Avenue
 Between: 18th Street and 19th Street

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____

SIGNATURE Scott J Steffen DATE 2/1/17
 (Print) SCOTT J STEFFEN Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	_____	_____	_____	\$ _____
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate	Hearing date _____			\$ _____

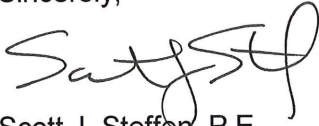
Project # _____

Planner signature / date _____

Jack Cloud, Chair
City of Albuquerque
January 31, 2017
Page 2

Please place these items on the DRB Agenda to be heard on March 1, 2017. Don't hesitate to contact me at 823-1000 with questions or comments.

Sincerely,

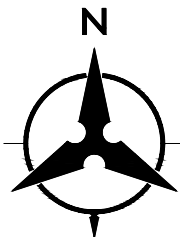
A handwritten signature in black ink, appearing to read "Scott J. Steffen". The signature is fluid and cursive, with the first name "Scott" and last name "Steffen" clearly legible.

Scott J. Steffen, P.E.
Vice President
Community Development & Planning

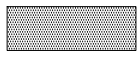
Enclosures

cc: Jason Rennaker, PacifiCap Properties

EXHIBIT "C"
TRACT 2-D-1
ARBOLERA DE VIDA UNIT 2B
VACATION EXHIBIT
FEBRUARY 2017



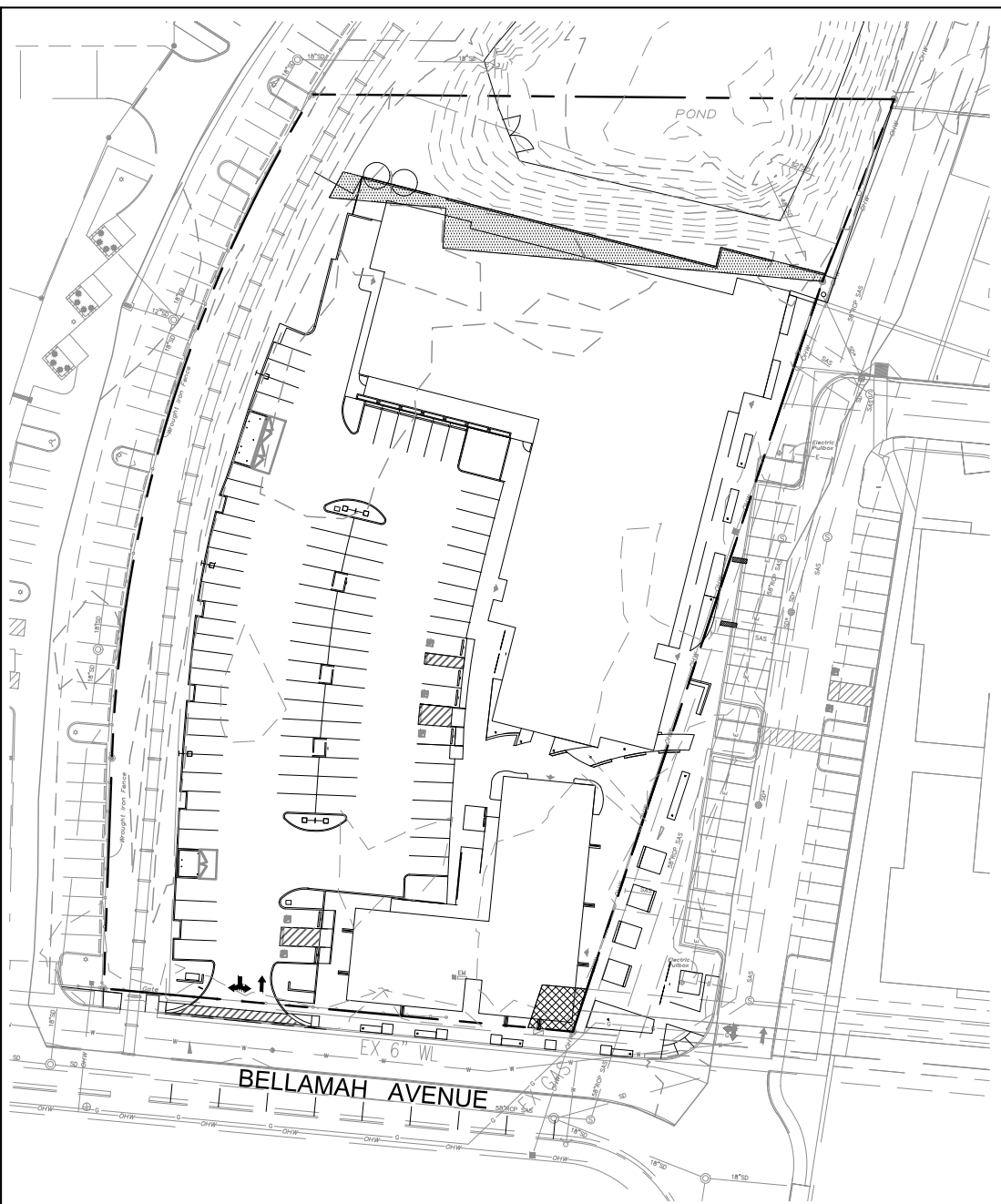
NOT TO SCALE



A PORTION OF EXISTING PUBLIC DRAINAGE EASEMENT TO BE VACATED BY THIS PLAT. THE LIMITS OF THE EASEMENT EXTEND BEYOND THE LIMITS OF SAWMILL VILLAGE POND 2. TOPOGRAPHY FOR POND 2 AS SHOWN HAS BEEN CERTIFIED TO EXCEED THE REQUIRED STORAGE VOLUME FOR THE FULLY DEVELOPED CONDITION. THEREFORE THIS PORTION OF THE EASEMENT IS NO LONGER REQUIRED (EASEMENT EXHIBIT A).



A PORTION OF EXISTING SEWER AND WATER EASEMENT (EASEMENT EXHIBIT B) AND GAS LINE EASEMENT (EASEMENT EXHIBIT C) TO BE VACATED BY THIS PLAT. THE LOCATION OF EXISTING WATER AND GAS LINES IN BELLAMAH AVENUE AND THE PUBLIC SEWER LINE TO THE EAST OF TRACT 2-D-1, WHICH SERVES THE PROPOSED DEVELOPMENT, MAKES THIS PORTION OF THE EASEMENT NO LONGER NECESSARY.



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617585

PERMANENT EASEMENT

Grant of Permanent Easement, between the City of Albuquerque ("Grantor"), whose address is P.O. Box 1293, Albuquerque, NM, 87103, and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P.O. Box 1293, Albuquerque, NM 87103.

Grantor grants to the City an exclusive, permanent easement ("Easement") in, over, upon and across the real property described on Exhibit "A" attached hereto ("Property") for the construction, installation, maintenance, repair, modification, replacement and operation of public drainage easement, together with the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if the City determines they interfere with the appropriate use of this Easement.

The grant and other provisions of this Easement constitute covenants running with the Property for the benefit of the City and its successors and assigns utilities until terminated.

This Easement shall not be effective until approved by the City Engineer as shown in the signature block below.

WITNESS my hand and seal this 29th day of November, 2010.

APPROVED:

Robin Dozier Otten
Robin Dozier Otten, Director
Family Community Services
Dated November 29, 2010

Doc# 2010132340

12/28/2010 10:16 AM Page: 1 of 6
EASE R:\$19.00 M. Toulouse Oliver, Bernalillo County



APPROVED:

Richard Dourte
Richard Dourte, City Engineer
Planning Department
Dated 12-8-10

12/7/10

12-2-10

GRANTOR: City of Albuquerque
David S. Campbell
David S. Campbell, Chief Administrative Officer
Dated 12/17/10

LEGAL DESCRIPTION - PUBLIC DRAINAGE EASEMENT

That certain parcel of land situate within the Town of Albuquerque Grant in projected Sections 7 and 18, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising a Northerly portion of Tract 2-D-1, Arbolera De Vida Unit 2B as the same is shown and designated on the plat entitled "PLAT OF ARBOLERA DE VIDA UNIT 2B (BEING A REPLAT OF TRACTS 2-A, 2-D AND 2-E, ARBOLERA DE VIDA UNIT 2) WITHIN THE TOWN OF ALBUQUERQUE GRANT IN PROJECTED SECTIONS 7 AND 18, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the Office of the County Clerk of Bernalillo County, New Mexico on April 14, 2008 in Plat Book 2008C, page 70 more particularly described using New Mexico State Plane, Central Zone (NAD 83) grid bearings and ground distances as follows:

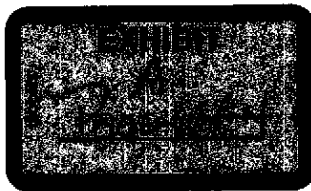
BEGINNING at the Northeast corner of the easement herein described, a point on the Easterly line of said Tract 2-D-1 whence the Northeast corner of said Tract 2-D-1 (a 5/8" rebar and cap stamped "L.S. 9750' found in place) bears N 21° 31' 49" E , 71.28 feet distant; Thence running as an easement:

S 21° 31' 49" W , 18.29 feet to the Southeast corner of the easement herein described; Thence,

N 84° 59' 29" W , 174.33 feet to a point; Thence,

N 04° 25' 07" E , 18.33 feet to a point; Thence,

N 84° 46' 30" W , 53.61 feet to a point on curve on the Easterly line of a 30' Easement to B.N. & S.F. Railway Company per plat filed April 11, 2005 in Plat Book 2005C, Page 106 and Document filed April 14, 2005 in Book A95, Page 1598, said point being the Southwest corner of the easement herein described; Thence,



Northeasterly , 54.57 feet along said Easterly line of the 30' Easement to B.N. & S.F. Railway Company on the arc of a curve to the right (said curve having a radius of 591.36 feet, a central angle of $05^{\circ} 17' 12''$ and a chord which bears $N 30^{\circ} 45' 10'' E$, 54.55 feet) to a non tangent point on curve on the Northerly line of said Tract 2-D-1 and the Northwest corner of the easement herein described; Thence,

S $89^{\circ} 31' 12'' E$, 8.79 feet along said Northerly line of Tract 2-D-1 to a point; Thence,

S $70^{\circ} 47' 33'' E$, 207.21 feet to the point of beginning of the easement herein described.

Said easement contains 0.212 acre, more or less.

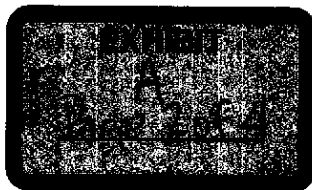
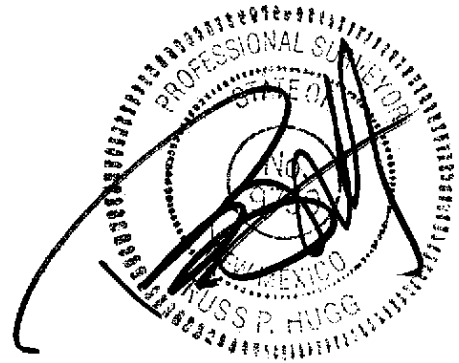


EXHIBIT "A"

**TRACT 2-A-1
ARBOLERA DE VIDA UNIT 2B**

Filed April 14, 2008 in Plat Book 2008C, Page 70

Public Drainage Easement
granted by plat filed April 11, 2005
Plat Book 2005C, Page 106

Found 1" iron pipe in place
tagged with brass disc
stamped "L.S. 9750"

Fd. 5/8" Rebar and cap
stamped "L.S. 9750"
(typical)

Additional Public Drainage Easement
granted to the City of Albuquerque
by plat 2006C-182

PUBLIC DRAINAGE EASEMENT

Point of BEGINNING

Found Concrete nail and brass
disc stamped "L.S. 11808"

**TRACT 2-D-1
ARBOLERA DE VIDA UNIT 2B**

Filed April 14, 2008 in Plat Book 2008C, Page 70

30' Easement to the City of Albuquerque
Filed April 9, 1968, BK, Misc. 99, pg.776
Judgement Court Cause No. A 19745
recorded April 9, 1968 Book Misc. 99,
page 776.

30' Easement to B.N. & S.F. Railway
Company Per Plat Filed 4-11-2005,
in Vol. 2005C, Folio 106 and per
Document Filed 4-14-2005, in Bk.
A95, Page 1598

25' Public Drainage
Easement Per Plat
Filed 4-11-2005, in
Vol. 2005C, Folio 106

Fd. 5/8" Rebar and cap
stamped "L.S. 9750"
(typical)

**TRACT B-2-A
DUKE CITY LUMBER COMPANY ADDITION**
Filed September 17, 1990 in Volume 90C, Folio 222

BELLAMAH AVENUE N.W.
Existing 60' R/W

**LOT 1
FREEWAY-OLD TOWN LIMITED**
Filed June 25, 1975 in Volume D6, Folio 159

18th STREET N.W.
Existing 60' R/W

TRACT B-1

Scale 1" = 60'



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	54.57'	591.36'	27.30'	54.55'	N30°45'10"E	5°17'12"
C2	320.82'	621.36'	164.07'	317.26'	S16°49'54"W	29°34'58"

LINE TABLE		
LINE	LENGTH	BEARING
L1	35.38	S89°31'12"E
L2	8.79	S89°31'12"E
L3	207.21	S70°47'33"E
L4	18.29	S21°31'48"W
L5	174.33	N84°59'29"W
L6	18.33	N04°25'07"E
L7	53.61	N84°46'30"W
L8	71.28	N21°31'49"E



✓ 18
Please return to City Eng. Office, P.O. Box 1293

50768 ✓

.. 32

RIGHT OF WAY AND EASEMENT

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

KNOW ALL MEN BY THESE PRESENTS THAT:

The undersigned, hereinafter referred to as Grantor (whether one or more persons, firms, or corporations), for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations to Grantor in hand paid by the City of Albuquerque, New Mexico, a municipal corporation, hereinafter referred to as Grantee, receipt of which is hereby acknowledged, does hereby grant, sell, and convey unto Grantee, its successors and assigns, a right of way and easement, twenty (20) feet in width, to construct, maintain, operate, repair, replace, and/or remove a water line and a sewer line with appurtenances thereto (all of which are hereinafter collectively referred to as facilities"), on, across, over, through, and under the hereinafter described land, the center line of said right of way and easement shall be the lines laid by Grantee hereunder. Grantor does further hereby grant unto Grantee, its successors and assigns, the rights of ingress to and egress from the said right of way and easement, including the right to use existing roads and as much of the surface of the land as may be necessary for the purpose of constructing, inspecting, maintaining, operating, repairing, replacing and/or removing the facilities, either in part or in whole, at the will of Grantee.

To have and to hold the above described right of way, easement, and other rights, together with all other rights necessary to construct, maintain, operate, repair, replace, and/or remove the facilities situated on, across, over, through, and under the lands embraced by the right of way and easement hereby

granted unto Grantee, its successors and assigns.

Grantor is to fully use and enjoy the hereinafter described land, subject only to the right of way, easement, and other rights hereinabove granted and the terms and conditions hereof. Grantee hereby agrees to bury all pipes to a sufficient depth so as not to interfere with cultivation of the soil. Grantor agrees that no building or other structure shall be constructed upon or over any of said facilities or so close thereto as to prevent proper maintenance, repair, and/or removal thereof without Grantee's written consent.

In addition to the sum paid by Grantee for the right of way and easement and other rights herein granted, Grantee shall pay all actual damages to fences and/or any other improvements located on the hereinafter described land which are caused by the exercise of the rights hereinabove granted, said damages, if not mutually agreed upon, shall be ascertained and determined by three disinterested persons, one to be appointed by the Grantor, one by the Grantee, and the third by the two persons so appointed, and the decision of a majority of the arbitrators thus chosen shall be final and conclusive on both parties.

It is hereby understood that the party or parties securing this grant in behalf of Grantee are without authority to make any covenant or agreement not herein expressed.

Grantor represents and warrants that he is the owner in fee simple of the land hereinafter described, subject only to any valid and outstanding mortgages, if any, now of record in said County.

DESCRIPTION OF PROPERTY

The herein granted easement includes the South twenty feet (20') of Tract 236-A and the South twenty feet (20') of the East twenty feet (20') of Tract 339-A of the Middle Rio Grande Conservancy District Map No. 35 in Section 18, Township 10 North, Range 3 East of the New Mexico Principle Meridian in Bernalillo County, New Mexico.

APPROVED AS TO DESCRIPTION
DATE 7-2-1961
[Signature]
A 446

Grantor further reserves rights in and over said above described easement to grant, convey and sell additional easements in said above described easement property for roads, highways and streets, and for city and public utilities, such as, but not limited to the use, installation, maintenance and removal of water, electricity, sewer, gas, telephone and associated equipment, to the extent that such additional easements do not interfere with Grantee's use of the described easement property.

IN WITNESS WHEREOF, this instrument is executed this 22nd day of August 1969, so as to be binding upon the parties hereto, their heirs, administrators, executors, successors, and/or assigns.

DUKE CITY LUMBER COMPANY, INC.

By T. S. Cavanaugh
V. Pres.

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } ss.

The foregoing instrument was acknowledged before me this 22nd day of August, 1969, by T. S. Cavanaugh, Vice President, of Duke City Lumber Company, Inc. on behalf of said corporation.

Ruth F. Tucker
Ruth F. Tucker, Notary Public

My Commission Expires:
December 11, 1969



State of New Mexico } SS
County of Bernalillo }

This instrument was filed for record on

10:16 SEP 24 1969
At 10:16 o'clock A.M. Recorded in Vol. 151
at records of said County Folio 32-34

James J. ... Clerk & Recorder
... Deputy Clerk

Acknowledgment Form to be used in Arkansas, Colorado, and New Mexico and for single persons in Texas

STATE OF _____)
COUNTY OF _____) ss.

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On this _____ day of _____ 19____ before me personally appeared _____
to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that _____ executed
the same as _____ free act and deed.

In witness whereof, I have set my hand and seal of office on this _____ day of _____ 19____
My Commission Expires: _____ Notary Public in and for _____
County, _____

Acknowledgment Form to be used by husband and wife in Texas

STATE OF TEXAS)
COUNTY OF _____)

Before me _____ a Notary Public in and for the County and State aforesaid, on
this day personally appeared _____ and _____
his wife, both well known to me to be the persons whose names are subscribed to the foregoing instrument, and the said _____
acknowledged to me that he executed the same for the purposes and consideration
therein expressed, and the said _____ wife of said
_____ acknowledged such instrument to be her act and deed and
declared that she had willingly signed the same for the purposes and consideration therein expressed and that she did not wish to
retract it.

Given under my hand and seal of office this the _____ day of _____ A. D. 19____
My Commission Expires: _____ Notary Public in and for _____
County, Texas

Acknowledgment Form to be used by corporate officers

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.

Before me Ruth F. Tucker a Notary Public in and for the county and state aforesaid, on this
day personally appeared I. L. Liberman the Executive Vice Duke City Lumber
Company, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to
me that the same was the act of said Duke City Lumber Company, a corporation,
and that he executed the same as the act and deed of such corporation for the purposes and consideration therein expressed in the
capacity therein stated.

Given under my hand and seal of office this the 14th day of AUGUST A. D. 1969
My Commission Expires: December 11, 1969
Ruth F. Tucker
Notary Public in and for
Bernalillo County, New Mexico

No. _____	Line _____	County _____	Grantor(s) _____	Grantee _____
FROM			TO	
			SOUTHERN UNION GAS COMPANY	
State of New Mexico County of Bernalillo) SS This instrument was filed for record on <u>29</u> FEB 6 1970 <u>mid</u> at <u>10:00</u> AM, Recorded in Vol. <u>463</u> of records of said County Folio <u>229-280</u> <u>[Signature]</u> Clerk & Recorder <u>[Signature]</u> Deputy Clerk				
OK: _____	OK: _____	OK: _____	OK: _____	OK: _____
		Engineer		Attorney

Liberman Lumber Co
12/11/69



City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

***PLEASE NOTE:** The NA/HOA information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office.

January 30, 2017

Scott Steffen
Bohannan Huston, Inc.
7500 Jefferson St. Ne
Albuquerque, NM 87109
(505) 823-1000
ssteffen@bhinc.com

Dear Scott:

Thank you for your inquiry requesting the names of ALL Neighborhood and/or Homeowner Associations who would be affected under the provisions of §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* by your proposed **[DRB Submittal]** project recorded as **[TR 2-D-1 PLAT OF ARBOLERA DE VIDA UNIT 2B]** located on **[Bellamah Ave. NW between 18th St. NW and 19th St. NW]** zone map **[J-13 & H13]**.

This correspondence serves as your "Notification Inquiry Letter" from the Office of Neighborhood Coordination, and must be included as part of your application. Please see "ATTACHMENT A" for a list of NA's / HOA's that must be contacted regarding this submittal.

Please note that according to Section §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* you are required to notify **both** of these contact persons by **certified mail, return receipt requested**, before the Planning Department will accept your application. Please see Page 2 of this letter for additional requirements. If you have any questions about the information provided please contact our office at (505) 924-3914 or ONC@cabq.gov

Sincerely,
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

Neighborhood Notification Letters Must Include the Following:

Prior to filing an application with the Planning Department, all applicants requesting approvals through the Environmental Planning Commission (EPC), Development Review Board (DRB), Landmarks & Urban Conservation Commission (LUCC), or approval of a Wireless Telecommunication Facility (WTF) are required to notify any affected neighborhood and/or homeowner associations via certified mail.

1. The street address for the subject property;
2. The currently recorded legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision;
3. A physical description of the location, referenced to streets and existing land uses;
4. A complete and detailed description of the action(s) being requested;
5. ***** NEW*** Facilitated Meeting Information** – All notification letters must include the following text:
Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Office of Neighborhood Coordination (ONC) by email at ONC@cabq.gov or by phone at (505) 924-3914.
A facilitated meeting request must be received by ONC by: **Monday February 13, 2017.**

Neighborhood Notification Checklist

The following information must be included for **each** application packet submitted to the City of Albuquerque Planning Department.

1. ONC's "Notification Inquiry Letter" outlining any affected Neighborhood and/or Homeowner Associations.

*Note: If your ONC letter is more than 30 days old, you must contact ONC to ensure that the contact information is still current.
2. Copies of Letters sent to any affected Neighborhood and/or Homeowner Associations.
3. Copies of certified receipts mailed to any affected Neighborhood and/or Homeowner Associations.

Any questions, please feel free to contact our office at (505) 924-3914 or ONC@cabq.gov.

Thank you for your cooperation on this matter.

(ONC use only)

Date Processed: **1/30/17** ONC Staff Initials: **VMQ**

ATTACHMENT A

SAWMILL AREA N.A. (SMA) "R"

***Julie Henss** *e-mail:* juliehenss@hotmail.com

1724 Band Saw Pl. NW/87104 710-7024 (c)

Dianne Jones *e-mail:* diannemichellejones@msn.com

1400 Lumberton Dr. NW/87104 934-3076 (h)

Website: www.sawmillna.org



DEVELOPER INQUIRY SHEET

To obtain NA/HOA Contact Information for Application Submittal to the Planning Department.

The Office of Neighborhood Coordination (ONC) located in Room 500 (5th floor) of the Plaza Del Sol Building, 600 Second Street NW is where you obtain NA/HOA Information for your Planning Submittal.

You can submit your Developer Inquiry Sheet the following ways: 1) in person at the address listed above; 2) fax to - 505-924-3460; or 3) you can e-mail the Zone Map and Developer Inquiry Sheet to **BOTH**: Stephani Winklepleck at swinklepleck@cabq.gov -AND- Dalaina Carmona at dcarmona@cabq.gov and one of us will do for you.

ONC will need the following information **BEFORE** any NA/HOA Information will be released to the Applicant/Agent on any Planning Submittal being presented to the Planning Department. If you have any questions, please feel free to contact our office at 505-924-3914.

Zone Map and this Developer Inquiry Sheet MUST be provided with request.

Please mark/hatch Zone Map where Property is located.

Your Developer Inquiry is for the following:

- Cell Tower Submittal: Free-Standing Tower -OR- Concealed Tower
- EPC Submittal DRB Submittal LUCC Submittal Liquor Submittal
- AA Submittal City Project Submittal ZHE Submittal (need address/zone map # only)

CONTACT NAME: Scott Steffen

COMPANY NAME: Bohannan Huston, Inc.

ADDRESS/ZIP: 7500 Jefferson Street NE, Albuquerque, NM 87109

Phone: 505-823-1000 Fax: 505-798-7988 E-mail: ssteffen@bhinc.com

LEGAL DESCRIPTION INFORMATION

LEGAL DESCRIPTION OF THE SUBJECT SITE FOR THIS PROJECT SUBMITTAL IS DESCRIBED BELOW (i.e., Lot A, Block A, of the For Your Information Subdivision):

Tract 2-D-1, Arbolera de Vida Unit 2B

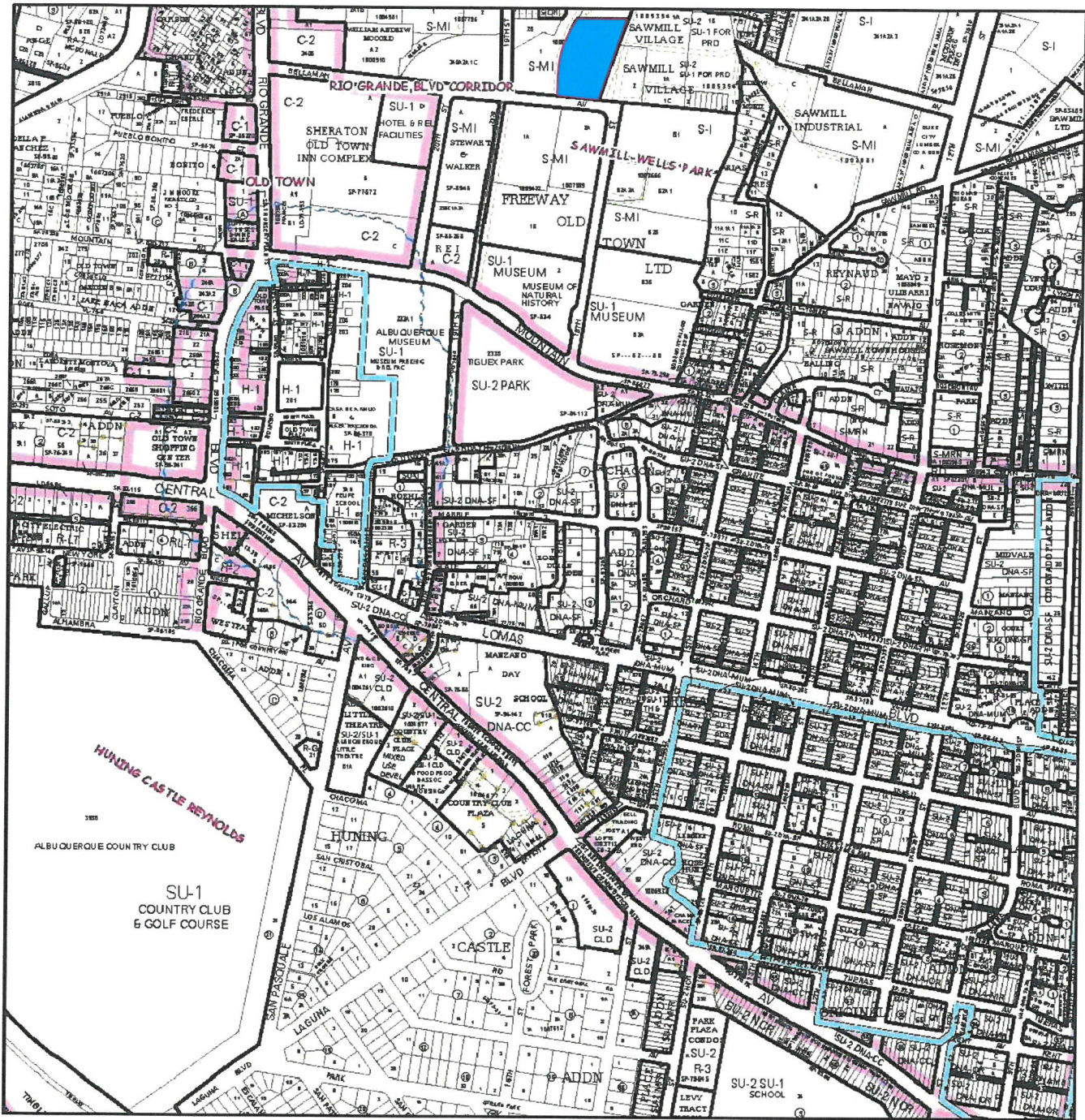
LEGAL DESCRIPTION

LOCATED ON Bellamah Avenue NW
STREET NAME (ex. - 123 Main St. NW) OR OTHER IDENTIFYING LANDMARK

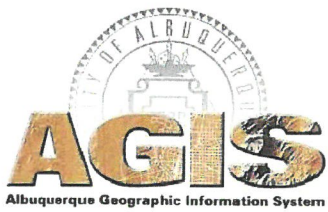
BETWEEN 18th Street NW AND
STREET NAME OR OTHER IDENTIFYING LANDMARK

19th Street NW
STREET NAME OR OTHER IDENTIFYING LANDMARK

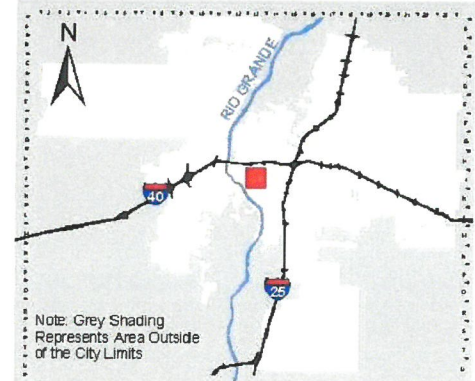
THE SITE IS LOCATED ON THE FOLLOWING ZONE ATLAS PAGE (J-13).



For more current information and details visit: <http://www.cabq.gov/gis>












Map amended through: 1/28/2016




Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-13-Z

Selected Symbols

 SECTOR PLANS	 Escarpment
 Design Overlay Zones	 2 Mile Airport Zone
 City Historic Zones	 Airport Noise Contours
 H-1 Buffer Zone	 Wall Overlay Zone
 Petroglyph Mon.	



0 750 1,500 Feet

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

February 1, 2017

Dianne Jones
1400 Lumberton Dr NW
Albuquerque, NM 87104

Re: Tract 2-D-1 Arbolera de Vida Unit 2B – Vacation of Public Easement (DRB 1005354)

Dear Ms. Jones:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the SAWMILL AREA NEIGHBORHOOD ASSOCIATION.

This letter is to advise you that Bohannon Huston, Inc., agent for Sawmill Community Land Trust, is seeking approval for a Vacation of Public Easements for Tract 2-D-1, Arbolera de Vida Unit 2B (aka Sawmill Village Phase 2). See the attached Zone Atlas Page for the project location.

Sawmill Village Phase 2 is a proposed mixed-use development with two buildings: Building A1 is a three story building with retail and active use spaces on the ground floor and apartments on the upper two floors; Building A2 is a two story building with an arts and academics focused charter school. The project is located at the northwest corner of Bellamah Avenue and 18th Street. The proposed development requires the vacation of a portion of an existing Public Drainage Easement and a portion of an existing Public Sewer and Water Easement and a portion of an existing Gas Line Easement within Tract 2-D-1. The easements to be vacated are no longer required to serve the proposed development or the surrounding neighborhood.

Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Office of Neighborhood Coordination (ONC) by email at ONC@cabq.gov or by phone at (505) 924-3914. A facilitated meeting request must be received by ONC by Monday February 13, 2017.

Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

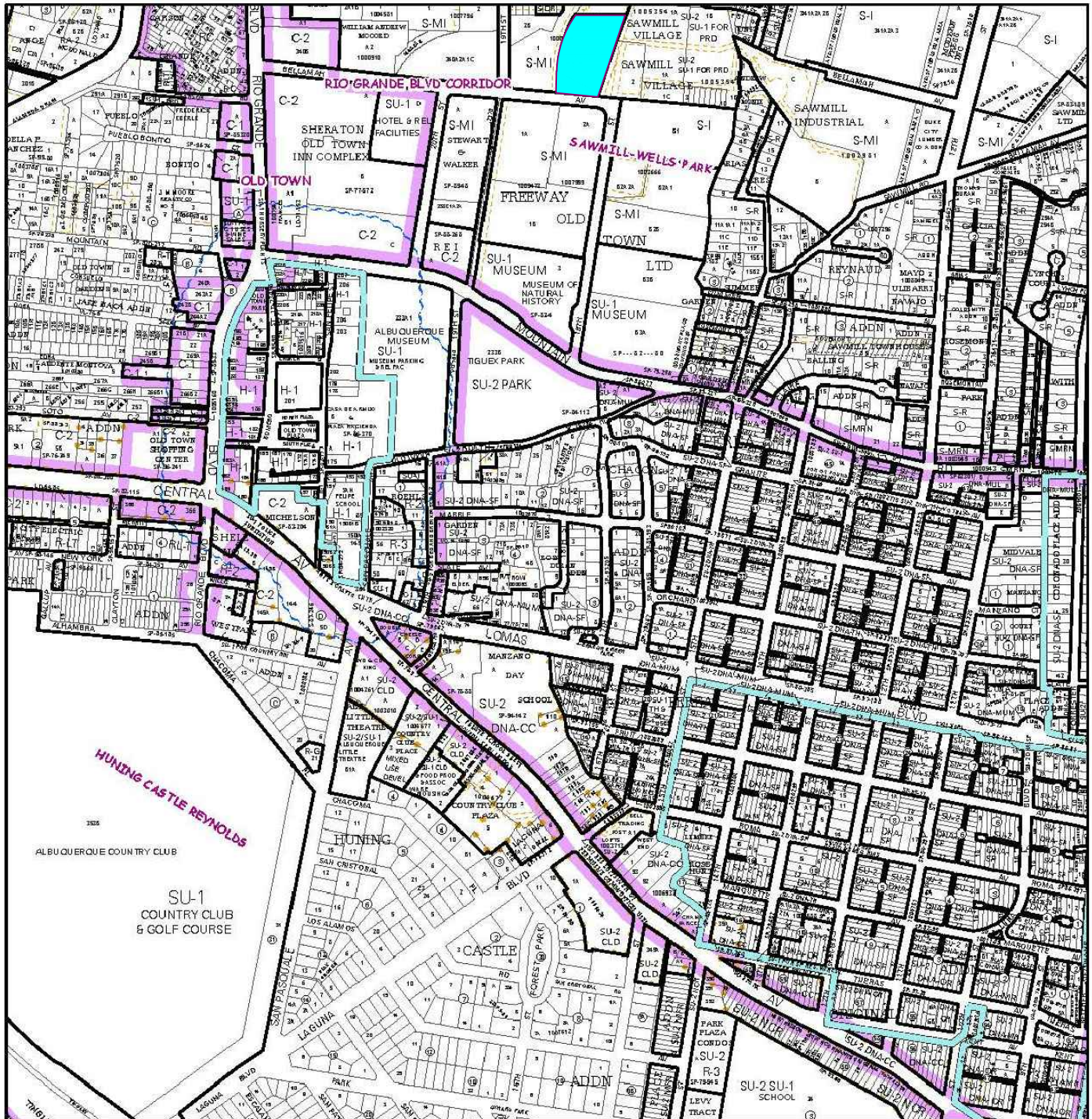
Sincerely,




Scott J. Steffen, P.E.
Vice President
Community Development and Planning Group

Enclosure

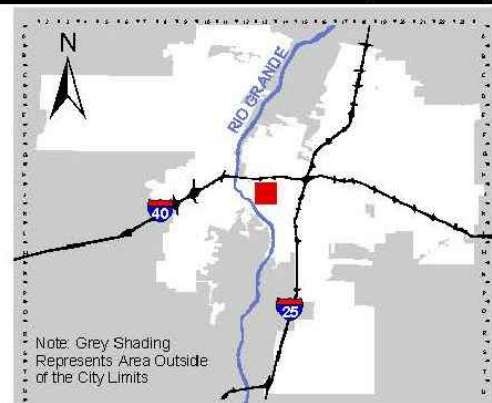
Engineering ▲
Spatial Data ▲
Advanced Technologies ▲



For more current information and details visit: <http://www.cabq.gov/gis>




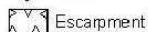
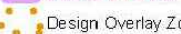

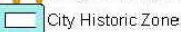

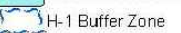

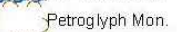
Map amended through: 1/28/2016

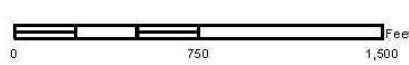


Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-13-Z

Selected Symbols

 SECTOR PLANS	 Escarpment
 Design Overlay Zones	 2 Mile Airport Zone
 City Historic Zones	 Airport Noise Contours
 H-1 Buffer Zone	 Wall Overlay Zone
 Petroglyph Mon.	



0 750 1,500 Feet

Dianna Jones
1400 Lumberton Dr NW
Albuquerque, NM 87104

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- 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.

1. Article Addressed to:

*Dianna Jones
1400 Lumberton Dr. NW
Albuquerque, NM 87104*

COMPLETE THIS SECTION ON DELIVERY

A. Signature X Agent

B. Received by (Printed Name) Addressee

C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

Certified Mail Express Mail

Registered Return Receipt for Merchandise

Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number (Transfer from service label) **7010 1870 0000 2738 5450**

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

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Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

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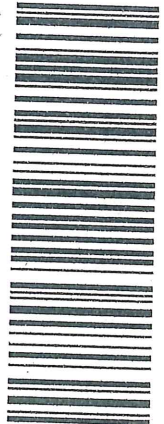
Sent To *Dianna Jones*

Street, Apt. No., or PO Box No. *1400 Lumberton Dr NW*

City, State, ZIP+4 *Albuquerque, NM 87104*

PS Form 3800, August 2006 See Reverse for Instructions

0545 8E22 0000 028T 0T02
0545 8E22 0000 028T 0T02



CERTIFIED MAIL TM
PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

February 1, 2017

Julie Henss
1724 Band Saw Pl NW
Albuquerque, NM 87104

Re: Tract 2-D-1 Arbolera de Vida Unit 2B – Vacation of Public Easement (DRB 1005354)

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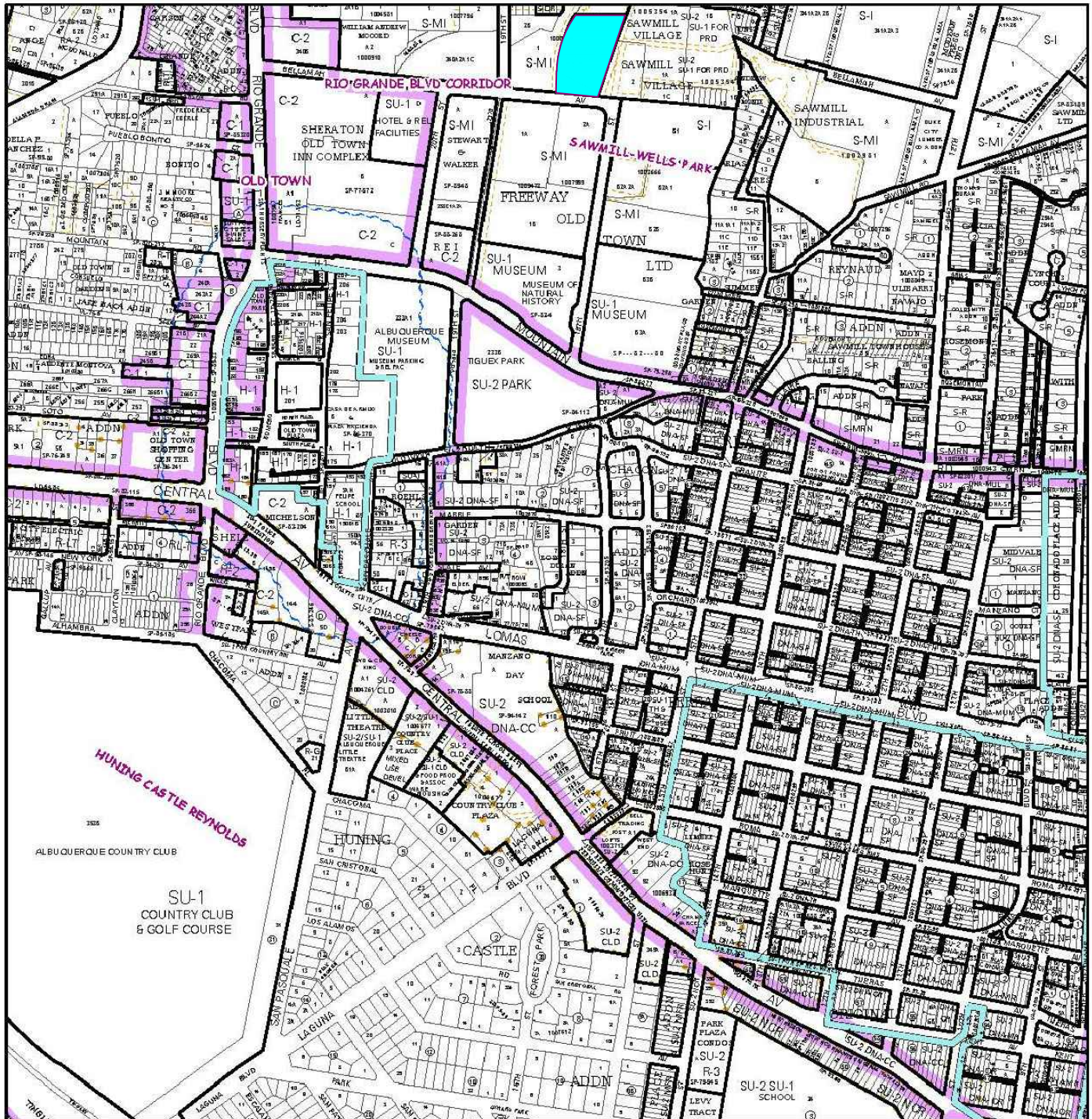
Sincerely,




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Community Development and Planning Group

Enclosure

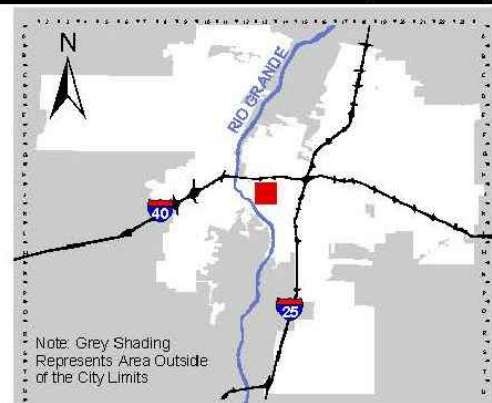
Engineering ▲
Spatial Data ▲
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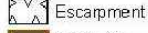
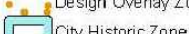
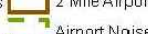
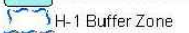

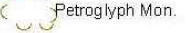


Map amended through: 1/28/2016

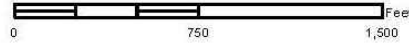


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Zone Atlas Page:
J-13-Z

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 Petroglyph Mon.	



0 750 1,500 Feet

Julie Henss
1724 Band Saw Pl NW
Albuquerque, NM 87104

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1. Article Addressed to:

Julie Henss
1724 Band Saw Pl. NW
Albuquerque, NM 87104

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? If YES, enter delivery address below:

Yes
 No

3. Service Type

- Certified Mail
- Registered
- Insured Mail
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(Transfer from service label) 7010 1870 0000 2738 5467

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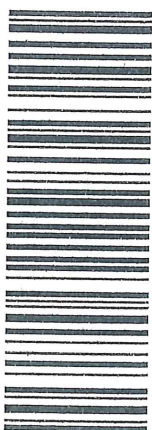
OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark
Here

Sent To Julie Henss
Street, Apt. No., or PO Box No. 1724 Band Saw Pl NW
City, State, ZIP+4 Albuquerque NM 87104

2945 9222 0000 0281 0T02
2945 9222 0000 0281 0T02



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