

August 26, 2016

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Mr. Jack Cloud
D.R.B. Chair
City of Albuquerque
Plaza del Sol
600 2nd Street NW - 1st Floor
Albuquerque, NM 87102

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

Re: Request for Public Right-of-Way Vacation: Towne Crossing Avenue, N.W.

Dear Chairman Cloud,

This letter is to serve as the written description of the subject request and the reasoning for the Public Right-of-Way Vacation. The roadway vacation is being requested in two separate parts (east and west) as access to Tract 8, Unser Towne Crossing, may need to be retained in whole or in part.

The purpose of the vacation is to allow for the consolidation of approximately 51.26 acres of property northeast of the Unser/Los Volcanes intersection. The property purchaser proposes to construct a large distribution facility on the consolidated property and the existing roadway Right-of-Way bi-sects the site, dividing in a manner that will not allow for the facility to be constructed. Towne Crossing Avenue was dedicated as right-of-way to serve a previously proposed shopping Center. The shopping center plans have been abandoned so Towne Crossing Avenue is no longer required, except to potentially serve Tract 8, which at this time, is not a part of the proposed development plan. Towne Crossing Avenue is not constructed at this time. No infrastructure associated with this roadway has been built.

Future replat, public and private easement vacations, and a bulk land variance request will follow this request to consolidate the 51.26-acre property and remove all unnecessary easements. Because the roadway vacation request has the longest approval process timeframe, this submittal is being made prior to the other requests.

Please review this request and schedule it to be heard before the next available Development Review Board hearing.

Sincerely,



Paul M. Wymer, AIA, AICP
Senior Architect/Planner
Community Development & Planning

PMW/jcm
Enclosures

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲