



# DRB CASE ACTION LOG (Preliminary/Final)

DRB Application No.: 11DRB-70194 Project # 1008909  
 Project Name: Virginia Place Addr  
 Agent: Wayjohn Surveying Phone No.: \_\_\_\_\_

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

\*\*Your request was approved on 7-22-11 by the DRB with delegation of signature(s) to the following departments.\*\*

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

TRANSPORTATION: \_\_\_\_\_

OK

ABCWUA: Water & Sewer Availability Dept

CITY ENGINEER / AMAFCA: \_\_\_\_\_

PARKS / CIP: \_\_\_\_\_

PLANNING (Last to sign): - Enclosed Agreement of Fence Removal OK  
OK - AMAFCA

Planning must record this plat. Please submit the following items:

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). **RECORDED DATE:** \_\_\_\_\_
- Tax printout from the County Assessor.
- 3 copies of the approved site plan. Include all pages.
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

OK

Copy of recorded plat for Planning.





# DRB CASE ACTION LOG (Preliminary/Final)

DRB Application No.: 11DRB-70194 Project # 1008909  
 Project Name: Virginia Place Addr  
 Agent: Wayjohn Surveying Phone No.: \_\_\_\_\_

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\*\*Your request was approved on 7-22-11 by the DRB with delegation of signature(s) to the following departments.\*\*

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

**TRANSPORTATION:** \_\_\_\_\_

**ABCWUA:** Water & Sewer Availability Report

**CITY ENGINEER / AMAFCA:** \_\_\_\_\_

**PARKS / CIP:** \_\_\_\_\_

**PLANNING (Last to sign):** - Encroachment Agreement of Fence Removal  
- AMAFCA

- Planning must record this plat. Please submit the following items:**
- The original plat and a mylar copy for the County Clerk.
  - Tax certificate from the County Treasurer.
  - Recording fee (checks payable to the County Clerk). **RECORDED DATE:** \_\_\_\_\_
  - Tax printout from the County Assessor.
  - 3 copies of the approved site plan. Include all pages.**
  - County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
  - Property Management's signature must be obtained prior to Planning Department's signature.**
  - AGIS DXF File approval required.**
  - Copy of recorded plat for Planning.**



13. **Project# 1008909**  
11DRB-70194 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL  
11DRB-70195 VACATION OF PRIVATE  
EASEMENT

WAYJOHN SURVEYING INC agent(s) for PARAGON ELECTRIC request(s) the above action(s) for all or a portion of Lot(s) R-1, R-2, AND X-1, **VIRGINIA PLACE ADDTION** zoned C-2, located on SAN MATEO/ORTIZ BETWEEN GIBSON AND EASTERN containing approximately .9635 acre(s). (L-17) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO ABCWUA FOR WATER AND SEWER AVAILABILITY STATEMENT AND TO PLANNING FOR ENCROACHMENT AGREEMENT OR FENCE REMOVAL.**

**NO ACTION IS TAKEN ON THESE CASES:**  
**APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING**

14. **Project# 1008907**  
11DRB-70191 SKETCH PLAT REVIEW  
AND COMMENT

MARGARET ARAGON DE CHAVEZ request(s) the above action(s) for all or a portion of **DOWNTOWN RAYNOLDS**, zoned SU-3, located on 123 9TH ST SW BETWEEN PARK AVE AND GOLD AVE containing approximately .226 acre(s). (K-13)**THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE PROVIDED.**

15. **Project# 1008908**  
11DRB-70192 SKETCH PLAT REVIEW  
AND COMMENT

SURV-TEK, INC agent(s) for CITY OF ALBUQUERQUE/SAWMILL COMMUNITY LAND TRUST request(s) the above action(s) for all or a portion of Tract(s) 2-E-1, **ARBOLERA DE VIDA UNIT 2B**, zoned S-MI, located on MIS ABUELITOS DR BETWEEN I-25 AND BELLAMAH containing approximately 6.0172 acre(s). (H-13) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE PROVIDED.**

16. Other Matters: None

ADJOURNED: 10:50

# City of Albuquerque Planning Department

## DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

### DEVELOPMENT REVIEW BOARD

07/19/2011 Issued By: BLDAVM 116184

Category Code **910**  
**2011 070 194**

**Application Number:** 11DRB-70194, Minor - Preliminary/ Final Plat Approval

**Address:**

**Location Description:** SAN MATEO/ORTIZ BETWEEN GIBSON AND EASTERN

**Project Number:** 1008909

#### Applicant

PARAGON ELECTRIC  
ALAN PARKER/ROB ROBINSON  
PO BOX 8269  
ALBUQUERQUE NM 87198  
261-6000

#### Agent / Contact

WAYJOHN SURVEYING INC  
THOMAS JOHNSTON  
330 LOUISIANA BLVD NE  
ALBUQUERQUE NM 87108  
  
WAYJOHNSURV@AOL.COM

#### Application Fees

441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	<b>\$20.00</b>
441006/4958000	DRB Actions	<b>\$285.00</b>
<b>TOTAL:</b>		<b>\$305.00</b>

**\*\*\*DUPLICATE\*\*\***  
City of Albuquerque  
Treasury Division

7/19/2011 11:21AM LOC: ANNX  
WS# 007 TRANS# 0013  
RECEIPT# 00146127-00146127  
PERMIT# 2011070194 TRSCCS  
Trans Amt \$305.00  
Conflict Manag. Fee \$20.00  
DRB Actions \$285.00  
VI \$305.00  
CHANGE \$0.00

Thank You

**8909**

### DXF Electronic Approval Form

DRB Project Case #: 1008909

Subdivision Name: VIRGINIA PLACE ADDITION, BLOCK 25, TRACTS R1A & R2A

Surveyor: THOMAS D JOHNSTON

Contact Person: THOMAS D JOHNSTON

Contact Information: 505 255 2052

DXF Received: 7/19/2011

Hard Copy Received: 7/19/2011

Coordinate System: NMSP Grid (NAD 83)

  
\_\_\_\_\_  
Approved

7-19-2011  
\_\_\_\_\_  
Date

\* The DXF file cannot be accepted (at this time) for the following reason(s):

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**AGIS Use Only**

Copied fc8909 to agiscov on 7/19/2011 Contact person notified on 7/19/2011

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

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)
- D 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 2<sup>nd</sup> 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): WAYJOHN SURVEYING INC. THOMAS JOHNSTON PHONE: 255.2052  
 ADDRESS: 330 LOUISIANA BLVD NE FAX: 255.2887  
 CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: THOMAS@WAYJOHN.COM

APPLICANT: PARAGON ELECTRIC (ALAN PARKER)/ROB ROBINSON PHONE: 261.6000  
 ADDRESS: PO BOX 8269 FAX: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE NM ZIP 87198 E-MAIL: ALPARKER1060@PARAGON-ELECTR.COM  
 Proprietary interest in site: OWNER List all owners: ROBERT & LISA ROBINSON

DESCRIPTION OF REQUEST: MINOR PRELIMINARY/FINAL PLAT TO CREATE 2 TRACTS FROM 3 TRACTS; MINOR VACATION TO ELIMINATE 7' EASEMENT ON TRACT R.2

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. R-1, R.2 AND X.1 Block: 25 Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: VIRGINIA PLACE ADDITION  
 Existing Zoning: C.2 Proposed zoning: SAME MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): L-17 UPC Code: 101805600803730106; 101805600802830113  
101805602303730107; 101805602002830108

### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): SP.79.356

### CASE INFORMATION:

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 3 No. of proposed lots: 2 Total area of site (acres): 0.9635 AC  
 LOCATION OF PROPERTY BY STREETS: On or Near: SAN MATEO/ORTIZ SE  
 Between: GIBSON BLVD SE and EASTERN AVE SE

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

SIGNATURE [Signature] DATE 7.12.11

(Print) THOMAS D. JOHNSTON, WAYJOHN SURVEYING INC. Applicant:  Agent:

### FOR OFFICIAL USE ONLY

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers  
11DRB - 70197  
11DRB - 70195  
 Hearing date 7-27-11  
7-19-11

Action  
P&F  
CMF  
VPRE  
 S.F. Fees  
 \_\_\_\_\_ \$ 285.00  
 \_\_\_\_\_ \$ 20.00  
 \_\_\_\_\_ \$ 0  
 \_\_\_\_\_ \$ \_\_\_\_\_  
 \_\_\_\_\_ \$ \_\_\_\_\_  
 Total  
 \$ 305.00

Form revised 4/07

Project # 1008909

Planner signature / date



**FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING**

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

**SKETCH PLAT REVIEW AND COMMENT (DRB22)** Your attendance is required.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

**EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Copy of DRB approved infrastructure list
  - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
  - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.

**MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls 3 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

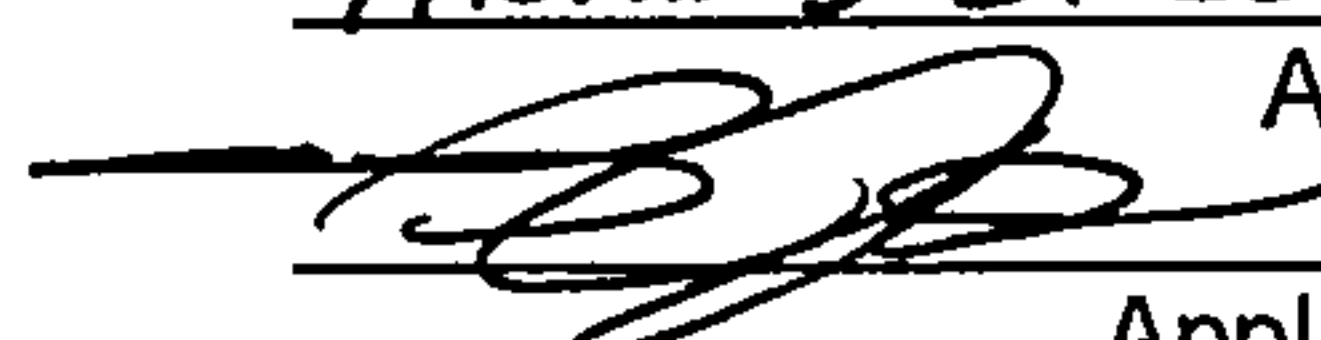
**MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** Your attendance is required.

- N/A 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- N/A Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- N/A Design elevations and cross sections of perimeter walls (11" by 17" maximum) 3 copies
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- N/A Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- N/A Infrastructure list if required (verify with DRB Engineer)
- DXF file and hard copy of final plat data for AGIS is required.

**AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** Your attendance is required.

- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
  - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year

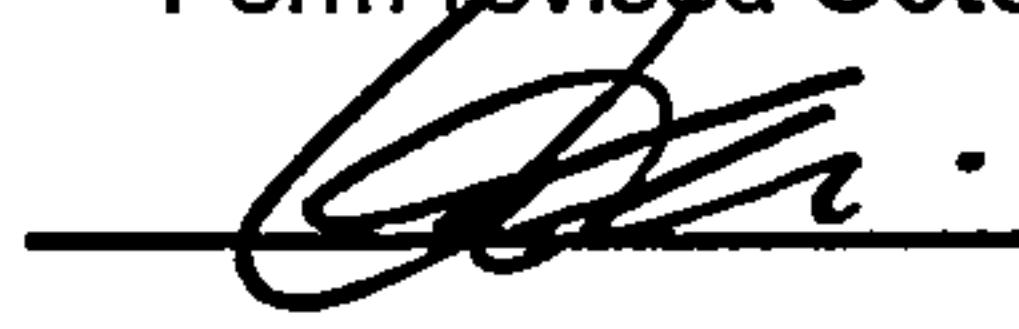
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

THOMAS D. JOHNSTON, AGENT  
 Applicant name (print)  
  
 Applicant signature / date  
7-12-11



Form revised October 2007

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
110RB - 70197

  
 Planner signature / date  
7-19-11  
 Project # 1008909

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE) 24 copies
- 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)** 24 copies.
- 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)** 6 copies
- 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)** 24 copies
- 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)** 6 copies
- 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)** 6 copies
- 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.

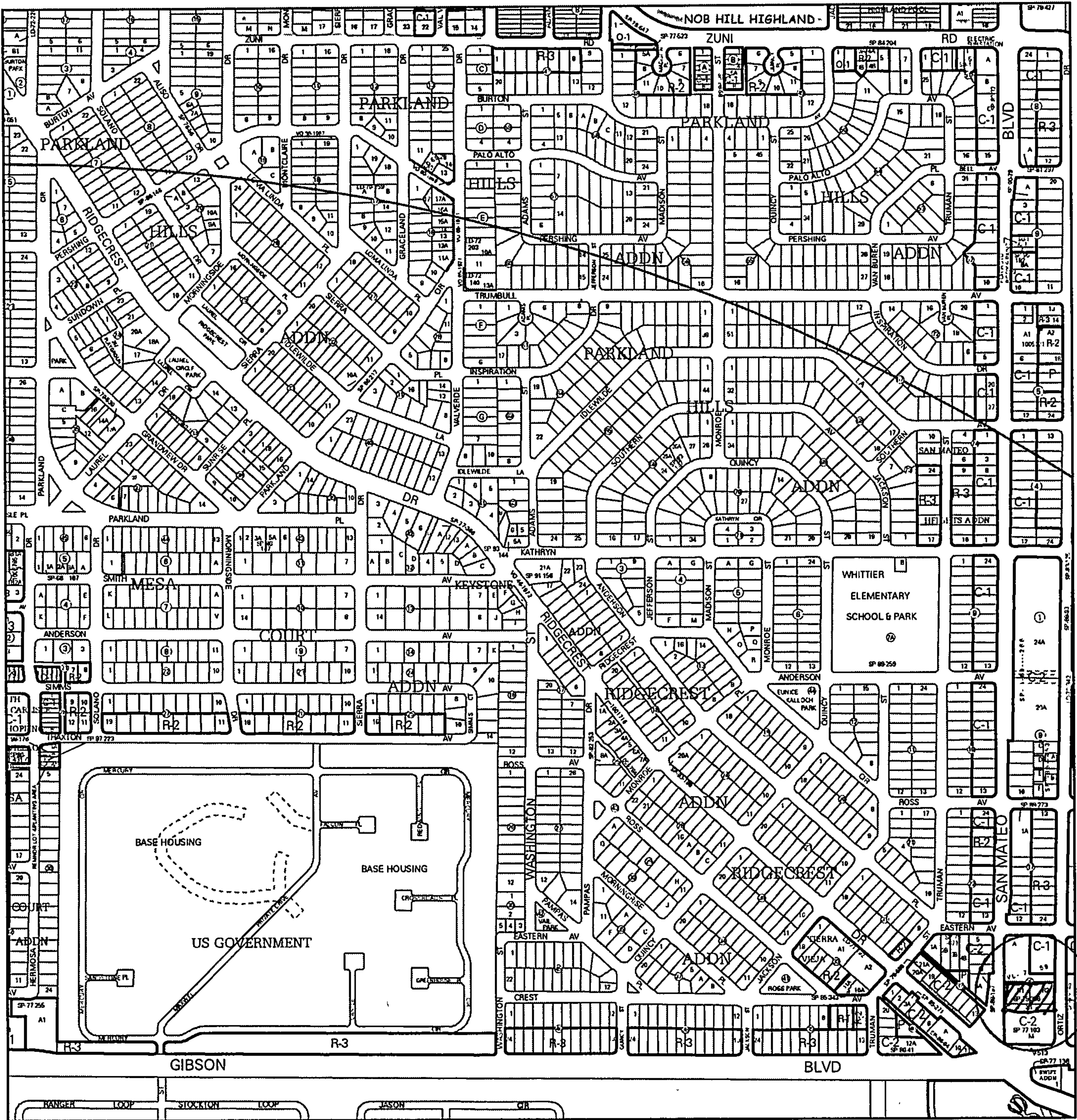
THOMAS D. JOHNSTON  
 Applicant name (print)  
 [Signature] 7.12.11  
 Applicant signature / date



Form revised 4/07

<input checked="" type="checkbox"/> Checklists complete	Application case numbers	[Signature]	7-19-11
<input checked="" type="checkbox"/> Fees collected	110RB-70195		Planner signature / date
<input checked="" type="checkbox"/> Case #s assigned		Project #	1008909
<input checked="" type="checkbox"/> Related #s listed			





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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 6/13/2008

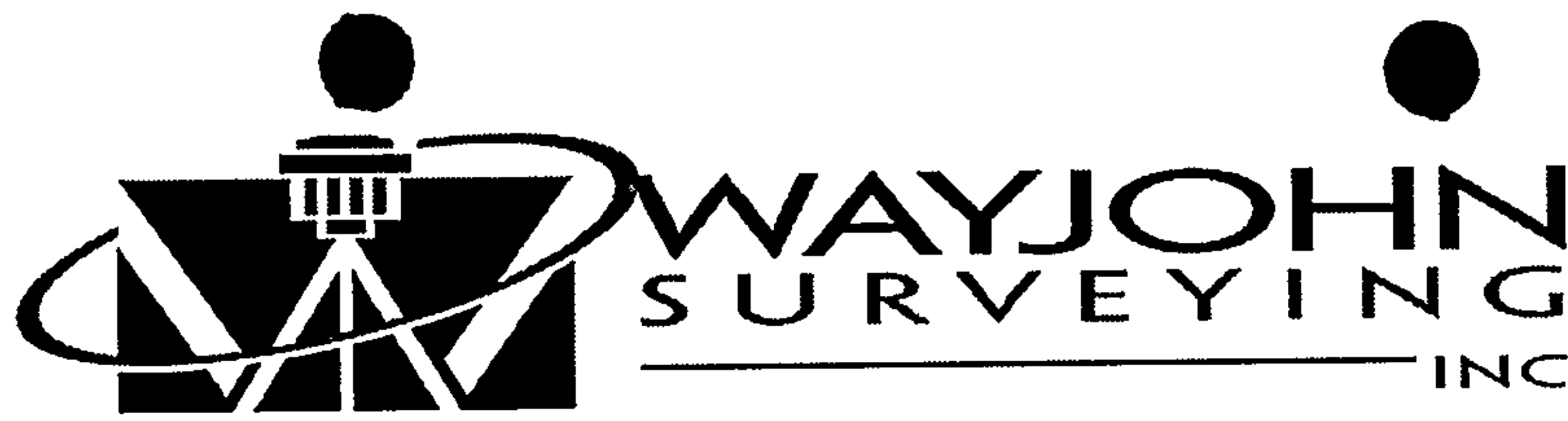
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**L-17-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



330 Louisiana Blvd., N.E. ♦ Albuquerque, NM 87108 ♦ Phone: (505) 255-2052 ♦ Fax: (505) 255-2887

July 12, 2011

Planning Department  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

RE: Minor Preliminary/Final Plat and easement vacation of Tracts R-1, R-2 and X-1, Block 25, Virginia Place Addition

To Whom It May Concern:

I am submitting a request for minor preliminary and final plat to create two tracts from three existing tracts. The purpose of the replat is to correct the division of Tract X-1 by real estate contract and to incorporate those parts of Tract X-1 into Tracts R-1 and R-2, respectively. I am also requesting a minor private easement vacation for the 7 foot utility easement on Tract R-2. Tract R-1 currently contains a structure. Tract R-2 currently contains a parking lot only.

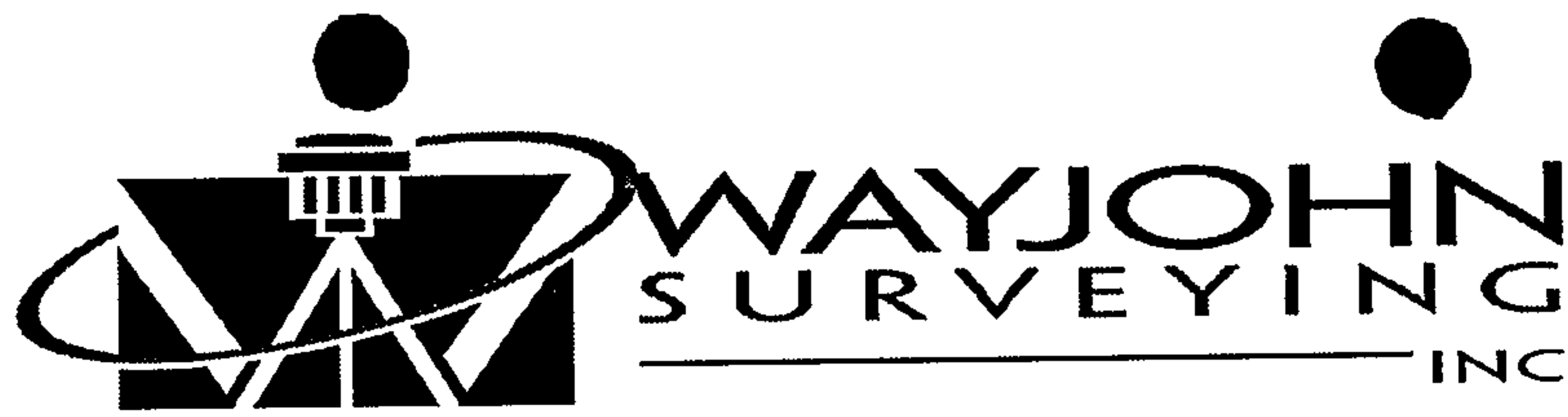
Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number.

Regards,

A handwritten signature in black ink, appearing to read "T. Johnston", written over a horizontal line.

Thomas D. Johnston, PS, PE  
President, Wayjohn Surveying Inc.





330 Louisiana Blvd., N.E. ♦ Albuquerque, NM 87108 ♦ Phone: (505) 255-2052 ♦ Fax: (505) 255-2887

July 19, 2011

Planning Department  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

RE: Minor easement vacation of PNM/MST&T Easement within Tract R-2, Block 25,  
Virginia Place Addition

To Whom It May Concern:

I am requesting a minor private easement vacation for the 7 foot utility easement on Tract R-2. The easement within Tract R-2 is unused and does not contain any above-ground or underground utilities. PNM and Qwest have agreed to release the easement. Neither PNM nor Qwest have provided letters of approval for the vacation; however, they have provided email correspondence agreeing to the request, and they feel that signing the plat is sufficient notice of their acquiescence. Additionally, all of the utility companies have signed off on the plat.

The easement vacation request is occurring in conjunction with a replat request. The replat request would combine a portion of Tract X-1 with Tract R-2 to create one parcel. The 7 foot easement within Tract R-2 lies on the boundary between Tract R-2 and X-1 and is an obstacle to developing this parcel.

Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number.

Regards,

A handwritten signature in black ink, appearing to read 'T. Johnston', is written over a horizontal line.

Thomas D. Johnston, PS, PE  
President, Wayjohn Surveying Inc.

## Webmail

rr0505@q.com

± Font Size ±

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**RE: Letter From PNM**

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**From :** Fernando Vigil <Fernando.Vigil@pnm.com>

Wed, Jul 13, 2011 09:46 AM

**Subject :** RE: Letter From PNM**To :** rr0505@q.com

Please, fax it to 241-2376

Thank you

*Fernando Vigil, Senior Land Specialist, SRWA  
PNM, Land Services Department  
(505) 241-4434*

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**From:** rr0505@q.com [mailto:rr0505@q.com]  
**Sent:** Tuesday, July 12, 2011 4:18 PM  
**To:** Vigil, Fernando  
**Subject:** Re: Letter From PNM

Hello Mr. Vigil:

On My 25, 1979 Mr. William Roberts granted a Right-of-Way Easement to both PNM and then Mountain States Tel &amp; Tel. I can fax over a copy of the recorded document for your review and records.

Please let me know.

Thanks,

Robert E. Romero  
DAC Enterprises, Inc.  
242-3232

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**From:** "Fernando Vigil" <Fernando.Vigil@pnm.com>  
**To:** rr0505@q.com  
**Sent:** Tuesday, July 12, 2011 10:39:50 AM  
**Subject:** RE: Letter From PNM

Mr. Romero:

It seems to me that there was no easement to begin with. That being the case, you need only show easement where PNM facilities exist.

*Fernando Vigil, Senior Land Specialist, SRWA  
PNM, Land Services Department  
(505) 241-4434*

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**From:** rr0505@q.com [mailto:rr0505@q.com]  
**Sent:** Tuesday, July 12, 2011 10:15 AM  
**To:** Vigil, Fernando  
**Subject:** Letter From PNM

Good Morning Mr. Vigil:

Thank you for your service in our platting process. The City of Albuquerque in addition to your signature requires a letter from PNM stating that you relinquish the easement right. Please let me know as soon as you have the statement ready. Please call on me w/questions.

Regards,

Robert E. Romero  
DAC Enterprises, Inc.  
242-3232



Webmail

rr0505@q.com

± Font Size -

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## Easement vacation , Tract X2, Block 25, Virginia Place Addition

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**From :** Michele Redman <Michele.Redman@qwest.com>  
**Subject :** Easement vacation , Tract X2, Block 25, Virginia Place Addition  
**To :** Robert Romero <RR0505@q.com>

Wed, May 11, 2011 10:25 AM

 1 attachment

*Robert,*

*Per our phone conversation, Qwest has reviewed the above vacation request and have no comments or concerns. Please submit copy of plat for our review prior to any final plat approval.*

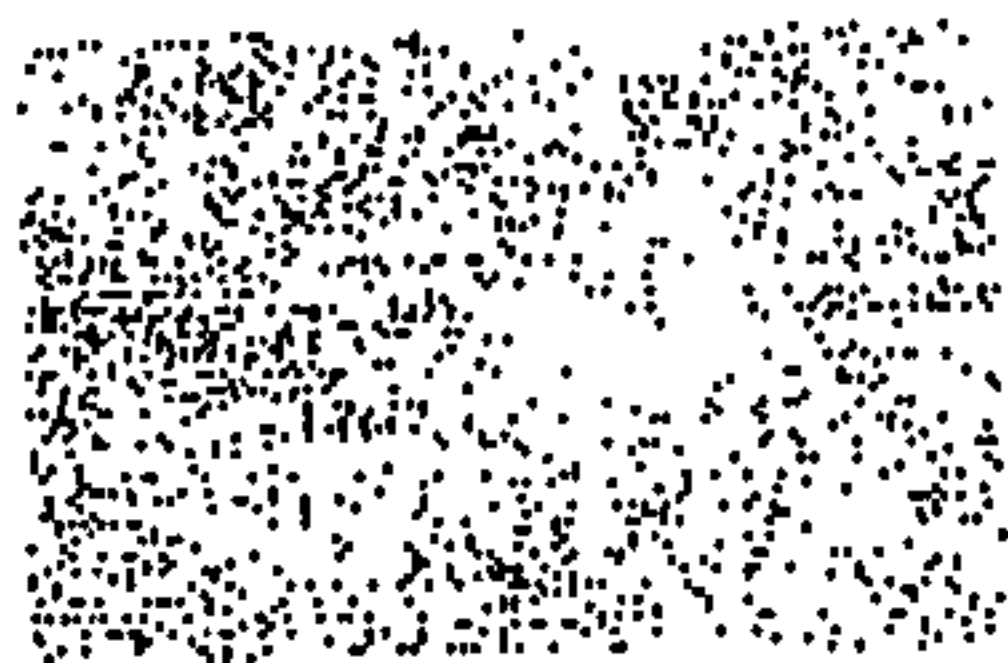
*Thank you,*

*Michele Ramirez  
505-245-6628  
[Michele.Redman@qwest.com](mailto:Michele.Redman@qwest.com)*

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**Clear Day Bkgrd.JPG**  
6 KB

Webmail

rr0505@q.com

± Font Size -

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## Tracts R1A & R2A Virginia Place Addition

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**From :** Michele Redman <Michele.Redman@qwest.com>  
**Subject :** Tracts R1A & R2A Virginia Place Addition  
**To :** 'rr0505@q.com' <rr0505@q.com>

Wed, Jul 13, 2011 10:43 AM

Robert,

The plat has been reviewed and is ready for signature. Our right of way agent said we do not need to submit a letter stating we are releasing the easement as our signature on the plat is basically saying we have no objections to the vacation.

Thank you,

*Michele Ramirez*

505-245-6628

*Michele.redman@qwest.com*

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X Mountain States Telephone And  
Telegraph Company Representative

E. J. Buckholz

N. M. Form 7321B 5-79

EXHIBIT EAST

R/A 2487B

Job No. M95090

79 39466

RIGHT-OF-WAY EASEMENT

583

THE UNDERSIGNED GRANTOR (and each and all of them if more than one) for and in consideration of certain valuable considerations \$11,111.11 in hand paid by the Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains and conveys unto The Mountain States Telephone and Telegraph Company, a Colorado Corporation, 931-14th Street, Denver, Colorado 80202 and

Public Service Company of New Mexico Grantee (S), its (their) successors, assigns, lessees, licensees and agents of Right-of-Way Easement and the right to construct, operate, maintain and remove such communication, power transmission and other facilities, from time to time, as said Grantee (s) may require upon, over, under and across the following described land which the Grantor owns or in which the Grantor has any interest, to-wit:

A strip of land seven (7) feet in width, being the southerly seven (7) feet of Tracts R-1 and R-2, being a portion of Tract X, as shown on SUMMARY PLAT Portions of Tract X in Block 25 VIRGINIA PLACE ADDITION, Albuquerque, N.M. May 8, 1979, as filed for record in the office of the County Clerk and Recorder, Bernalillo County New Mexico, in Volume A7, Folio 74, May 14, 1979.

The easement herein described is limited to underground construction with the necessary aboveground appurtenances.

situate in County of Bernalillo, State of New Mexico, TOGETHER with the right of ingress and egress over and across the lands of the Grantor to and from the above-described property, the right to clear and keep cleared all trees and other obstructions as may be necessary and the right to permit other utility companies to use the right of way jointly with Grantee for their utility purposes.

The Grantor reserves the right to occupy, use, and cultivate said property for all purposes not inconsistent with the rights herein granted.

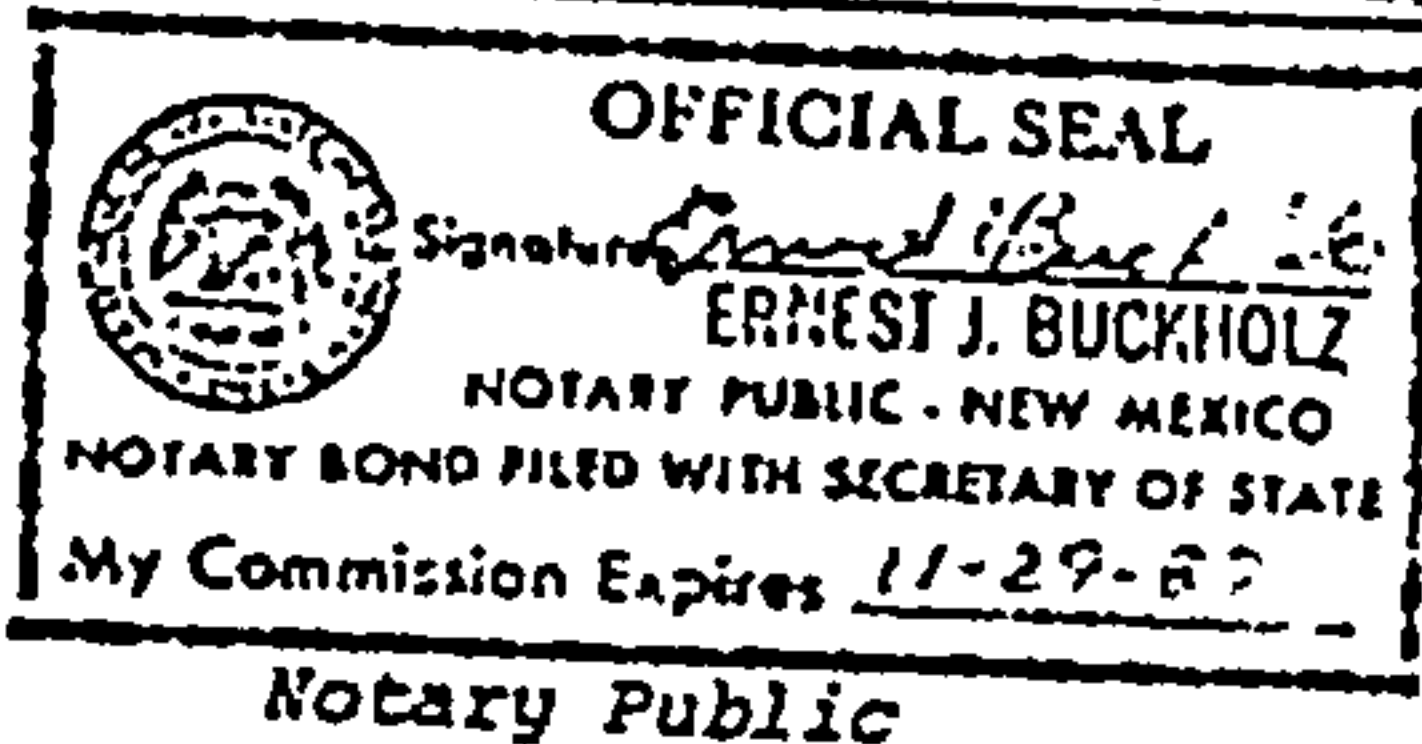
SIGNED AND DELIVERED this 25<sup>th</sup> day of MAY, A.D., 1979,  
at 408 VIRGINIA ST SE ALBUQUERQUE, N.M.

William Roberts  
\_\_\_\_\_  
\_\_\_\_\_

Dolores L. Schiess, Sec. Treas.  
\_\_\_\_\_  
\_\_\_\_\_

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

This instrument was acknowledged before me this 25<sup>th</sup> day of MAY, 1979, by WILLIAM ROBERTS - PRES. & DOLORES L. SCHIESS - SEC. TREAS.



My commission Expires: Nov. 29, 1982

SW 1/4 Section 25 Township 10N. Range 3E

Space Reserved For Recorders Certificate

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO  
FILED FOR RECORD

MAY 29 1 32 PM '79  
MAY 29 1979  
CLERK & RECORDER  
COUNTY OF BERNALILLO

X Mountain States Telephone And Telegraph Company Representative

E. J. Buckholz

N. M. FORM 1321B 5-79  
EXHIBIT EAST  
R/W 24878  
Job No. M95090

79 39466

RIGHT-OF-WAY EASEMENT

563

THE UNDERSIGNED GRANTOR (and each and all of them if more than one) for and in consideration of ~~certain valuable considerations~~ NO PAY in hand paid by the Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains and conveys unto The Mountain States Telephone and Telegraph Company, a Colorado Corporation, 931-14th Street, Denver, Colorado 80202 and Public Service Company of New Mexico Grantee (S), its (their) successors, assigns, lessees, licensees and agents of Right-of-Way Easement and the right to construct, operate, maintain and remove such communication, power transmission and other facilities, from time to time, as said Grantee (s) may require upon, over, under and across the following described land which the Grantor owns or in which the Grantor has any interest, to-wit:

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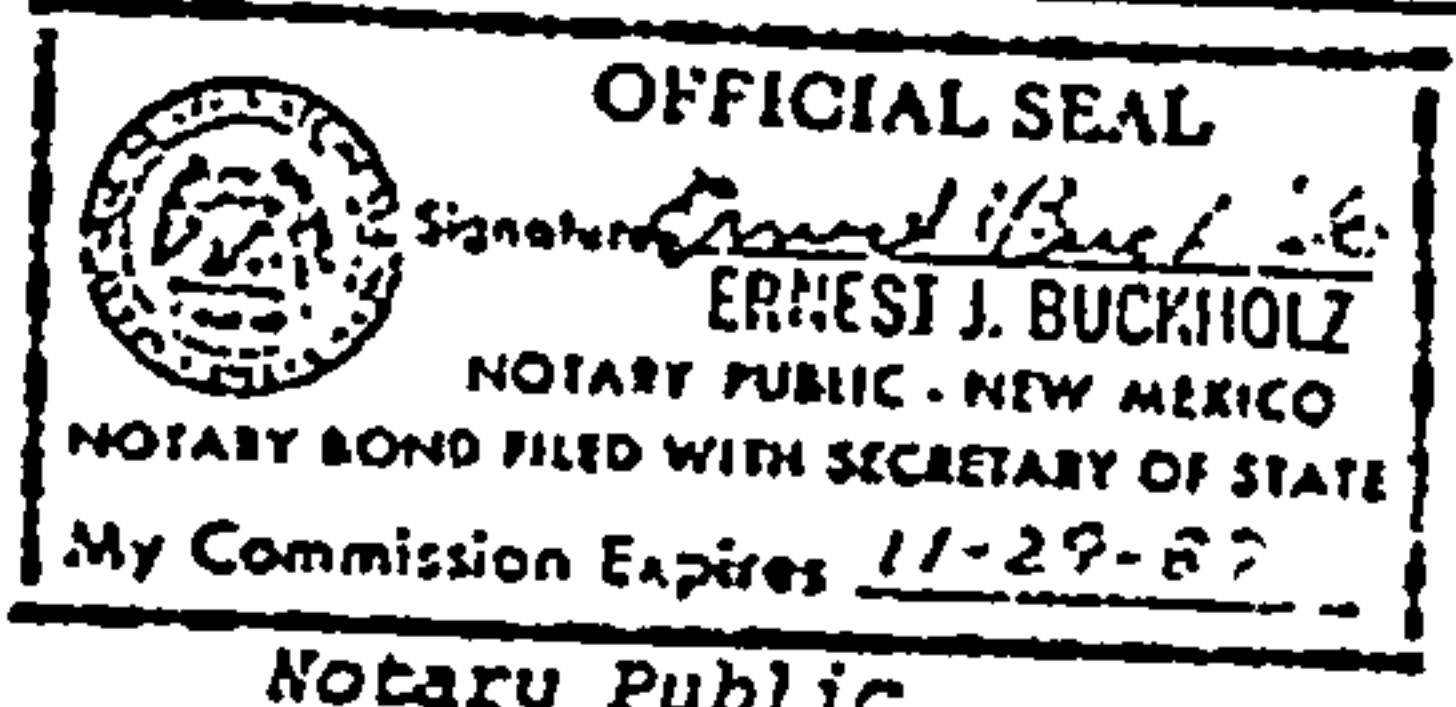
SIGNED AND DELIVERED this 25<sup>th</sup> day of MAY, A.D., 1979, at 408 PRISONA ST SE. ALBUQUERQUE, N.M.

William Roberts

Dolores L. Schiess

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

This instrument was acknowledged before me this 25<sup>th</sup> day of MAY, 1979, by WILLIAM ROBERTS - PRES. & DOLORES L. SCHIESS - SEC. TREAS.



My commission Expires: NOV. 29, 1982

SW 1/4 Section 25 Township 10N Range 3E

Space Reserved For Recorders Certificate

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO  
FILED FOR RECORD

MAY 29 1 32 PM '79  
692-563  
TERRY C. CHURCH  
COUNTY CLERK & RECORDER