

P.O. BOX 90606, ALBUQUERQUE, NM 87199 (505) 828-2200 FAX 797-9539



~ 2012 ACEC/NM Award Winner for Engineering Excellence ~ ~ 2008 ACEC/NM Award Winner for Engineering Excellence ~

February 8, 2013

Mr. Jack Cloud DRB Chairman City of Albuquerque P.O. Box 1293 Albuquerque, NM 87103

Re: Vacation of Walkway between Lots 6 and 7, Block 9, Volcano Cliffs, Unit 18 Project# 1009178

Dear Mr. Cloud:

I am submitting this letter in support of the original request by Precision Surveys.

The eighteenth unit of Volcano Cliffs was subdivided in December of 1970, At that time, Lot 31, which is about 9 acres in size, was anticipated to become a school site that was to have been purchased or otherwise acquired by Albuquerque Public Schools. The walkway would have been used as a shortcut for students going to or coming from school. The walkway is 10 feet wide and 155 feet long, running between the NW corner of Lot 31 and Aquila Street. Lot 31 is now owned by one of the applicants, who will eventually develop Lot 31 into a new residential subdivision (sketch of subdivision attached). At the NW corner of this new subdivision the existing walkway will terminate in the back yard of a new Lot 22.

Upon development, all lots within the new subdivision will be bounded by new retaining walls and privacy walls. Privacy walls are also expected to be installed between Lots 6 and 7 with new homes once SAD 228 is completed. Preliminary indications are that the grade between the walkway and proposed Lot 22 within the new subdivision will be 7 or 8 feet.

The narrowness of this 10 foot wide walkway and its relatively long length also creates a surveillance problem for neighbors who have to guard against potential loitering problems that may occur in this secluded space.

In summary, I am requesting that this walkway be vacated because:

1) There is no service to the public by retaining this walkway due to the above-stated negative effects of it being preserved.

- 2) The net benefit to the public is that a potential nuisance and loitering problem will be eliminated and the owner of Lot 6, who will obtain the area of the vacated walkway, will be better able to properly maintain its condition. Vacation of the walkway will eliminate potential problems associated with climbing up or descending down the severe grade change that would have occurred between the new subdivision and the walkway.
- 3) There have not been any objections voiced by the public or surrounding property owner to this vacation. There does not appear to be any rights being abridged by this action, which may be due to the original plat not granting specific rights to any one individual or entity.

If you have any questions, please contact me.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

John M. MacKenzie, PE Senior Engineer

JMM/kb

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## CITY DEPARTMENT INFRASTRUCTURE LIST

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