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~ 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

CITY DEPARTMENT INFRASTRUCTURE LIST

FIGURE 12

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Lot 6-A and Lot 31-A, Block 9, Volcano Cliffs Subdivision
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lot 6 and Lot 31, Block 9, Volcano Cliffs Subdivision
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Submitted: 01-25-13
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: 1009178
DRB Application No.: _____

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRB Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRB Chair may include those items in the listing and related financial guarantee. Likewise, if the DRB Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRB Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Crst Engineer
		24" F-E	PAVING Perm Paving (N. Side)	Pelirrojo Road	SW Corner Lot 31	SE Corner Lot 31	/	/	/
			C&G (N. Side)				/	/	/
		5'	Sidewalk (N. Side)				/	/	/
		24" F-E	Perm Paving (E. Side) C&G (E. Side)	Aguila Street	NW Corner Lot 6	SW Corner Lot 6	/	/	/
		5'	Sidewalk (E. Side)				/	/	/
		8"	WATER PVC Waterline	Pelirrojo Road	SW Corner Lot 31	SE Corner Lot 31	/	/	/
		8"	PVC Waterline	Aguila Street	NW Corner Lot 6	SW Corner Lot 6	/	/	/
		8"	SANITARY SEWER Sanitary Sewer	Pelirrojo Road	SW Corner Lot 31	SE Corner Lot 31	/	/	/
		8"	Sanitary Sewer	Aguila Street	NW Corner Lot 6	SW Corner Lot 6	/	/	/

NOTES

The improvements identified above will be the responsibility of the City of Albuquerque, Dept of Municipal Development. By signing below, I Mark Mackenzie understand that my division is financially responsible for the above listed items. This agreement will constitute as a Subdivision Improvement Agreement (SIA). Acquiring funding for these items is my responsibility. These items listed above will be completed 6 months after written notification from the City Engineer. The estimated cost of these improvements are \$ _____.

AGENT / OWNER Mark Mackenzie DEVELOPMENT REVIEW BOARD MEMBER APPROVALS 2/8/13

John M. Mackenzie, PE NAME (print) DRB CHAIR - date _____ PARKS & GENERAL SERVICES - date _____

Mark Goodwin & Associates, PA FIRM TRANSPORTATION DEVELOPMENT - date _____ AMAFCA - date _____
John Mackenzie SIGNATURE . date 01-24-13 UTILITY DEVELOPMENT - date _____ - date _____
 CITY ENGINEER - date _____ - date _____

MAXIMUM TIME ALLOWED TO CONSTRUCT _____
 THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____
 DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT / OWNER