DRB CASE ACTION LOG – BLUE SHEET

- ☐ **Preliminary/Final Plat (P&F)**
- ☐ **Site Plan for Subdivision (SPS)**
- ☐ **Site Plan for Building Permit (SBP)**

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

Site Plans: It is the responsibility of the ***applicant/agent/developer/owner*** to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in *each* copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the ***applicant/agent/developer/owner*** to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in *each* copy of the building permit plansets.

Project# 1009542
Application # 15-70403
To be known as: Traction City Addn
AGENT: Souder Miller & Assoc.
Your request was approved on _____ by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed as follows:

☑ **Transportation:** address comments, Fire Marshall

☐ **ABCWUA:**

☐ **City Engineer:**

☐ **Parks and Recreation :**

☑ **Planning:** AMAFCA, site stamp/denotation, dxf utilities signature

PLATS:

☐ **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.
-County Treasurer's signature must be obtained prior to the recording of the plat with 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.

ALL SITE PLANS:

☐ 3 copies of the approved site plan. Include all pages.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
October 7, 2015
DRB Comments

ITEM # 14

PROJECT # 1009542 **APPLICATION # 15-70356**

RE: Tract A, Traction City Addition

Refer to the Development Process Manual/ DPM and comments from Transportation Development regarding proposed 'hammerhead' dimensions. Reciprocal access and drainage easements may be required between the two proposed lots.

Jack Cloud, DRB Chairman
924-3880/ jcloud@cabq.gov

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1009542 AGENDA ITEM NO: 11

SUBJECT:

FINAL PLAT
PRELIMINARY PLAT

ENGINEERING COMMENTS:

No adverse comments.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

RESOLUTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

SIGNED: Kristal D. Metro
Transportation Development 505-924-3991

DATE: DECEMBER 4, 2013

DEVELOPMENT REVIEW BOARD MEETING – June 12, 2013

PARKS & RECREATION DEPARTMENT COMMENTS

Project #1009542
13DRB-70558 Vacation of Public Right of Way

No objection to the vacation of the public right of way but request a public access easement be granted at time of platting to allow neighborhood pedestrian and bicycle access to the Central Avenue intersection with the traffic signal.

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1009542 AGENDA ITEM NO: 10

SUBJECT:

FINAL PLAT
PRELIMINARY PLAT

ENGINEERING COMMENTS:

No adverse comments.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

RESOLUTION:

APPROVED __; DENIED __; DEFERRED _X; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

SIGNED: Kristal D. Metro
Transportation Development 505-924-3991

DATE: DECEMBER 11, 2013

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1009542 AGENDA ITEM NO: 12

SUBJECT:

FINAL PLAT
PRELIMINARY PLAT

ENGINEERING COMMENTS:

No adverse comments.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

SIGNED: Kristal D. Metro
Transportation Development 505-924-3991

DATE: DECEMBER 18, 2013

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1009542 AGENDA ITEM NO: 7

SUBJECT:

FINAL PLAT
PRELIMINARY PLAT

ENGINEERING COMMENTS:

Is the pedestrian / bicycle access easement public or private? Define maintenance and beneficiary information.

An infrastructure list (paving of New York Avenue SW turnaround and closure of Central Avenue SW access) is required.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

RESOLUTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

SIGNED: Kristal D. Metro
Transportation Development 505-924-3991

DATE: OCTOBER 30, 2013

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

HYDROLOGY DEVELOPMENT SECTION
DEVELOPMENT REVIEW BOARD MEMO

DRB PROJECT NO: 1009542 **AGENDA ITEM NO: ~~4~~ 7**

SUBJECT:

Plat Approval

ENGINEERING COMMENTS:

Hydrology has no comments on the plat.

An Infrastructure List signed by the appropriate City Department is required for signature.

RESOLUTION/COMMENTS:

SIGNED:
Curtis Cherne
Hydrology Section
AMAFA Designee
924-3986

DATE: ~~10-9-13~~ 10-30-13

DEVELOPMENT REVIEW BOARD MEETING – July 10, 2013

PARKS & RECREATION DEPARTMENT COMMENTS

Item #10 Project #1009542

13DRB-70603 - Minor-Preliminary/Final Plat Approval

As the Water Authority will need an exclusive easement, an exclusive easement for public access for bicycles and pedestrians should be designated on the Plat. Parks and Recreation would prefer a 20' wide public (non-vehicular) pedestrian and bicycle access easement. At the time of building permit, Parks requests coordination on paving, striping and signage.

6. **Project# 1009542**
14DRB-70097 MINOR - PRELIMINARY/FINAL PLAT APPROVAL

WILSON AND COMPANY INC agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) 8A-1A, 8A-2A, PORTION OF 24-39, Block(s) 6, **TRACTION PARK & CITY ELECTRIC & WEST PARK ADDITON** zoned C-2, located on NEW YORK AVE SE AND CENTRAL AVE containing approximately 2.709 acre(s). (J-12) *[Deferred from 4/16/14, 4/23/14]* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/30/14, THE PRELIMINARY/FINAL PLAT WAS APPROVED.**

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

7. **Project# 1004606**
14DRB-70111 SKETCH PLAT REVIEW AND COMMENT

BOHANNAN HUSTON INC agent(s) for WOODMONT PASEO, LLC request(s) the above action(s) for all or a portion of Lot(s) 1-18, **VALLE VISTA AT THE TRAILS UNIT 2** zoned RD, located on VALLE PRADO BETWEEN RAINBOW AND WOODMONT containing approximately 11 acre(s). (C-9)**THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

8. **Project# 1010050**
14DRB-70110 SKETCH PLAT REVIEW AND COMMENT

ISAACSON AND ARFMAN PA agent(s) for MECHENBIER CONSTRUCTION, INC request(s) the above action(s) for all or a portion of Lot(s) 7 & 8, Block(s) 3, **NORTH ALBUQUERQUE ACRES Tract A Unit B,** zoned SU-2 IP/ C, located on PASADENA AVE NE BETWEEN SAN MATEO BLVD NE AND I-25 containing approximately 1.757 acre(s). (B-18) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

9. **Project# 1010051**
14DRB-70112 SKETCH PLAT REVIEW AND COMMENT

JACKS HIGH COUNTRY INC agent(s) for HERBERT PLUEMER request(s) the above action(s) for all or a portion of Lot(s) 1-D-1 & 1-D-2, Block(s) 1, **AIRPORT INDUSTRIAL PARK** zoned M-1, located on BAYLOR BETWEEN GIBSON AND UNIVERSITY containing approximately 1.5 acres). (M-16) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

10. **Project# 1010052**
14DRB-70113 SKETCH PLAT REVIEW AND COMMENT

COMMUNITY SCIENCES CORP agent(s) for GEORGE DUBOIS request(s) the above action(s) for all or a portion of Lot(s) 16 & 17, Block(s) A, **MONTEREY MANOR SUBDIVISION** zoned R-1, located on CASA GRANDE CT BETWEEN MOUNTAIN AND CASA GRANDE AVE containing approximately .7488 acre(s). (J-22) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

DRB CASE ACTION LOG - BLUE SHEET

☑ Preliminary/Final Plat [FP]
☐ Site Plan - Subdivision [SPS]
☐ Site Plan - Building Permit [SBP]

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

Site Plans: It is the responsibility of the ***applicant/agent/developer/owner*** to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in *each* copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the ***applicant/agent/developer/owner*** to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in *each* copy of the building permit plansets.

Project #: **1009542** *Application #:* 13DRB-70694

Project Name: **PARK & CITY ELECTIRC ADDITION & WESTPARK ADDITION**

Agent: WILSON AND COMPANY INC. *Phone #:*

****Your request was approved on** 4-30-14 **by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed****

☐ **TRANSPORTATION:**

☐ **ABCWUA:**

☐ **CITY ENGINEER / AMAFCA:**

☐ **PARKS / CIP:**

☑ **PLANNING (Last to sign):** to record utility signatures

PLATS:

☑ **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.
-County Treasurer's signature must be obtained prior to the recording of the plat with 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.**

ALL SITE PLANS:

☐ **3 copies of the approved site plan. Include all pages.**

12. **Project# 1009542**
13DRB-70694 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WILSON AND COMPANY INC agent(s) for CITY OF ALBUQUERQUE/DMD request(s) the above action(s) for all or a portion of Lot(s) BA-1A, 8A-2A & 8A-1, PORTION OF LOTS 24-39, Block(s) 6, TRACTION **PARK & CITY ELECTIRC ADDITION & WESTPARK ADDITION** zoned C-2, located on INTERSECTION OF NEW YORK AND CENTRAL SE containing approximately 2.7094 acre(s). (J-12) *[deferred from 10/9/13,10/23/13, 11/6/13, 11/13/13, 11/21/13, 12/4/13, 12/11/13]***INDEFINITELY DEFERRED.**

13. **Project# 1007139**
13DRB-70770 MAJOR - FINAL PLAT APPROVAL

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Lot(s) 3-A, 4-A, 1-C, **JUAN TABO HILLS UNIT 1 Unit(s) 1,** zoned SU-1 R-D, located on JUAN TABO HILLS BLVD SE BETWEEN GULF STREAM DR SE AND TIJERAS ARROYO containing approximately 71.54 acre(s). (M-21 & 22) *[deferred from 12/11/13]* **DEFERRED TO 12/31/13.**

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

14. **Project# 1003119**
13DRB-70778 SKETCH PLAT REVIEW AND COMMENT

WAYJOHN SURVEYING INC agent(s) for AMERSTONE INVESTMENTS LLC request(s) the above action(s) for all or a portion of Lot(s) 4-B1, **HORNE DEVELOPMENT ADDITION** zoned SU-1(C-2), located on HOTEL CIRCLE BETWEEN EUBANK AND LOMAS containing approximately 5.0392 acre(s). (K-21)**THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

15. Other Matters:

ADJOURNED:

8. **Project# 1009730**
13DRB-70741 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL
13DRB-70742 SUBDN DESIGN VARIANCE FROM MIN DPM STDS

THE GROUP agent(s) for NAVISH LLC request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 3, Tract 2, Unit 3, **NORTH ALBUQUERQUE ACRES** zoned R-D, located on OAKLAND AVE BETWEEN LOUISIANA BLVD AND QUAIL SPRINGS PLACE containing approximately .7302 acre(s). (C-19) *[Deferred from 11/6/13]* **DEFERRED TO 11/21/13.**

9. **Project# 1002202**
13DRB-70696 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

TIERRA WEST LLC agent(s) for WINROCK PARTNERS LLC C/O GOODMAN REALTY GROUP request(s) the above action(s) for all or a portion of Lot(s) A-1-A-1 & E-1, **WINROCK CENTER ADDN** zoned SU-3 MU-UPT, located on INDIAN SCHOOL RD NE BETWEEN LOUISIANA BLVD AND PENNSYLVANIA ST NE containing approximately 61.09 acre(s). (J-19) *[deferred from10/09/13, 11/6/13]***THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR CLARIFICATION OF COMMON AREAS, AGIS DXF AND UTILITY COMPANY SIGNATURES.**

10. **Project# 1008630**
13DRB-70682 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

HUITT-ZOLLARS, INC., agents for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Tract(s) C, **MANZANO MESA** zoned C-2, located on ON JUAN TABO SE BETWEEN SOUTHERN BLVD AND HORSESHOE TRL SE containingapproximately 3 acre(s). (L-21) *[deferred from 9/25/13, 10/23/13, 11/6/13]* **DEFERRED TO 11/21/13.**

11. **Project# 1009542**
13DRB-70694 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WILSON AND COMPANY INC agent(s) for CITY OF ALBUQUERQUE/DMD request(s) the above action(s) for all or a portion of Lot(s) BA-1A, 8A-2A & 8A-1, PORTION OF LOTS 24-39, Block(s) 6, TRACTION **PARK & CITY ELECTIRC ADDITION & WESTPARK ADDITION** zoned C-2, located on INTERSECTION OF NEW YORK AND CENTRAL SE containing approximately 2.7094 acre(s). (J-12) *[deferred from 10/9/13,10/23/13, 11/6/13]* **DEFERRED TO 11/21/13.**

PLANNING DEPARTMENT
July 10, 2013
DRB Comments

ITEM # 10

PROJECT # 1009542 **APPLICATION # 13-70603**

RE: Traction Park & City Electric Addition, West Park Addition

Lot 24 of West Park Addition is zoned R-T and may not be included in the proposed C-2 zoned Tract A.
The vacation of this right of way requires City Council approval; the Council does not meet during the month of July, so Final Plat approval cannot take place until next month.

Jack Cloud, DRB Chairman
924-3880/ jcloud@cabq.gov

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 14, 2013

Project# 1009542
13DRB-70558 VACATION OF PUBLIC RIGHT-OF-WAY
13DRB-70559 VACATION OF PRIVATE EASEMENT

WILSON & COMPANY agents for CITY OF ALBUQUERQUE request the referenced/ above action(s) for a portion of NEW YORK AVENUE SW adjacent to Lot 8A-1A as well as an Access Easement on Lots 8A-1A and 8A-3, TRACTION PARK & CITY ELECTRIC ADDITION, zoned C-2, located at the southeast intersection of NEW YORK AVE SW and CENTRAL AVE SW containing approximately 2.709 acre(s). (J-12)

On June 12, 2013, the Development Review Board concluded an advertised public hearing on the proposed vacation per section 14-14-7-2(F) of the Subdivision Ordinance. After concluding its public hearing, the Board recommends APPROVAL to the City Council of the proposed vacation as shown on *the attached* Exhibit "B" *and* in the Planning file, based on the following recommended Findings per sections 14-14-7-2(A)(1), (B)(1), and (B)(3) of the Subdivision Ordinance, and subject to the following recommended Conditions of Approval per sections 14-14-7-2(F)(3)(c) and 14-14-7-2(F)(4) of the Subdivision Ordinance.

(A)(1) The vacation of public right-of-way request was filed by the owners of a majority of the footage of land abutting the proposed vacation.

(B)(1) The public welfare is in no way served by retaining the public right of way. The City of Albuquerque does not need to utilize the platted street for roadway purposes based on the proposed redevelopment by the City of Albuquerque.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing, *notice was published in a newspaper of general circulation 15 days before the date of the hearing,* and signs were posted on the site 15 days prior to the hearing; no objection regarding access or the abridgement of a substantial property right was raised.

<u>CONDITIONS:</u>

1. Final disposition shall be through the City Real Estate Office.

2. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.
3. A minimum 10 foot Public Access Easement from the proposed cul de sac to the traffic signal on Central Avenue shall be provided on the replat.
4. A minimum 20 foot Public Drainage Easement (or alternate width if approved by DMD) centered on the 18 inch storm drain in the proposed vacated right of way shall be provided on the replat.
5. Adequate easements shall be retained for the waterline, sewer line and force main line in the proposed vacated right of way; line locations need to be verified prior to establishing easement(s) on the replat.
6. Adequate easements shall be retained/ provided franchised utility companies, which shall acknowledge the vacation and the adequacy of the easements by their signature on the replat.

PROTEST: IT I S NOT POSSIBLE TO APPEAL DRB RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE DRB's RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE DRB's DECISION, WHICH IS BY June 27, 2013.

Protest is to the City Council. Any person aggrieved with this determination of the Development Review Board may file a protest on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the protest. You will receive notice if any other person files a protest.

Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Jack Cloud, DRB Chair

Cc: WILSON & COMPANY
Marilyn Maldonado
file

DEVELOPMENT REVIEW BOARD MEETING – July 10, 2013 and 9-18-13

PARKS & RECREATION DEPARTMENT COMMENTS

#4

Item #10 Project #1009542 9Comments from 7-10-130

13DRB-70603 - Minor-Preliminary/Final Plat Approval

As the Water Authority will need an exclusive easement, an exclusive easement for public access for bicycles and pedestrians should be designated on the Plat. Parks and Recreation requests a 10' wide public (non-vehicular) pedestrian and bicycle access easement. At the time of building permit, Parks requests coordination on paving, striping and signage.

ITEM #4 9-18-13

Please coordinate with Parks and Recreation for a "floating" public access easement for bicycles and pedestrians on the Plat. The exact location of the access easement shall meet the intent of providing a direct access to Central Avenue for the residents south of the development in lieu of the vacated street and sidewalk.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

HYDROLOGY DEVELOPMENT SECTION
DEVELOPMENT REVIEW BOARD MEMO

DRB PROJECT NO: 1009542 **AGENDA ITEM NO: 4**

SUBJECT:

Plat Approval

ENGINEERING COMMENTS:

There was no new submittal so comments will be the same as provided on July 10th.

As mentioned at Sketch Plat review, a public storm sewer easement is required in the vacated ROW.

A Public Utility easement is not clear. It used to be more applicable before the City and ABCWUA split.

The language could be modified to "Dedicated Public Storm Sewer, and…"

RESOLUTION/COMMENTS:

SIGNED:
Curtis Cherne
Hydrology Section
City Engineer Designee
AMAFCA Designee
924-3986

DATE: 9-18-13

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1009542 AGENDA ITEM NO: 4

SUBJECT:

FINAL PLAT
PRELIMINARY PLAT

ENGINEERING COMMENTS:

Define maintenance and beneficiary information for the proposed pedestrian / bicycle access easement.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

RESOLUTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

SIGNED: Kristal D. Metro
Transportation Development 505-924-3991

DATE: SEPTEMBER 18, 2013

7. **Project# 1003095**
13DRB-70637 AMENDMENT TO PRELIMINARY PLAT

WAYJOHN SURVEYING INC agent(s) for FRANK CASALE/JAMES SELIGMAN request(s) the above action(s) for all or a portion of Lot(s) Z-A-2-A, **LAMIRADA SUBD** zoned O-1 CONDITIONAL, located on LA MIRADA PLACE NE BETWEEN WYOMING BLVD NE AND PENNSYLVANIA ST NE containing approximately 1.1443 acre(s). (G-19)**INDEFINITELY DEFERRED FOR APPLICATION FOR SUBDIVISION DESIGN VARIANCE AND FOR GRADING/DRAINAGE PLAN APPROVAL.**

8. **Project# 1003613**
13DRB-70636 EXT OF SIA FOR TEMP DEFR SDWK CONST

RIO GRANDE ENGINEERING agent(s) for SUNSET VILLS LLC request(s) the above action(s) for all or a portion of Lot(s) 1-70, Tract(s) A & B, **SUNSET VILLA** zoned R-1, located on GARDEN WAY SE BETWEEN ATRISCO DR SE AND SUNSET ROW SE containing approximately 14.7 acre(s). (K-12) **A TWO YEAR EXTENSION TO THE AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

9. **Project# 1009600**
13DRB-70643 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

RIO GRANDE ENGINEERING agent(s) for AHMED TILYAKI request(s) the above action(s) for all or a portion of Lot(s) 7-12 & 7-9, Block(s) 14 & 13, **MC CAFFREY & WILLIS SBD** zoned SU-1, located on ALICE BETWEEN CARDENAS AND ALVARADO containing approximately 1.42 acre(s). (J-18) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF AND UTILITY COMPANY SIGNATURES.**

10. **Project# 1006902**
13DRB-70641 SIDEWALK VARIANCE
13DRB-70642 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BORDENAVE DESIGNS agent(s) for LAS VENTANAS HOMES, LLC request(s) the above action(s) for all or a portion of Lot(s) K-1, **LA LUZ DEL OESTE Unit(s) 4,** zoned SU-1 (PRD), located on COORS BETWEEN DELLYNO AND SEVILLA containing approximately 2.59 acre(s). (F-11) **DEFERRD TO 8/14/13 AT THE AGENT'S REQUEST.**

11. Minutes for **July 2013 were approved subject to changes by the Board.**

~~**Other Matters: Project # 1009542 – To be heard September 18, 2013.**~~

ADJOURNED:

8.	**Poject# 1008799** 13DRB-70602 AMENDMENT TO INFRASTRUCTURE LIST/ PRELIMINARY PLAT	EASTERLING CONSULTANTS LLC agent(s) for RCS TRAILS 9-A LLC request(s) the above action(s) for all or a portion of Tract(s) 9A, **TIERRA VISTA UNIT 1 AT THE TRALS Unit(s) 1,** zoned VTRD, located on WOODMONT AND UNIVERSE (C-9)**DEFERRED TO 7/17/13 AT THE AGENT'S REQUEST.**
9.	**Poject# 1008800** 13DRB-70601 AMENDMENT TO INFRASTRUCTURE LIST/ PRELIMINARY PLAT	EASTERLING CONSULTANTS LLC agent(s) for RCS-TRALS 9-A, LLC request(s) the above action(s) for all or a portion of Tract(s) 9A, **TIERRA VISTA UNIT 2 AT THE TRAILS Unit(s) 2,** zoned VTRD, located on WOODMONT AND UNIVERSE (C-9) **DEFERRED TO 7/17/13 AT THE AGENT'S REQUEST.**
10.	**Project# 1009542** 13DRB-70603 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL	WILSON AND COMPANY INC agent(s) for CITY OF ALBUQUERQUE / DMD ENGINEERING request(s) the above action(s) for all or a portion of Lot(s) 8A-1A, 8A-2A, 8A-3 & PORTION OF LOTS 24-39, Block(s) 6, **TRACTION PARK & CITY ELECTRIC & WEST PARK ADDITION** zoned C-2, located on CENTRAL AND NEW YORK containing approximately 2.709 acre(s). (J-12) **DEFERRED TO 8/7/13 AT THE AGENT'S REQUEST.**
11.	**Project# 1009712** 13DRB-70615 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL	DIANE & STEPHEN SLUSSER request the referenced/ above action for Lot 20-P1, **BUENA VISTA ESTATES Unit 2,** zoned SU-2/ R-D or LMDR, located on the southeast corner of the intersection of RANCHO LADERA RD NE and RANCHO MIRAGE DR NE. (C-18) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**
12.	**Project# 1003429** 13DRB-70588 EXT OF SIA FOR TEMP DEFR SDWK CONST	CURB, INC. request(s) the above action(s) for all or a portion of **SIERRA RANCH UNIT 1** zoned RD & R-LT, located on GIBSON AND UNSER (N-8)*[Deferred from 6/26/13 at the agent's request]* **DEFERRED TO 7/17/13 AT THE AGENT'S REQUEST.**

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

13.	**Project# 1009666** 13DRB-70608 SKETCH PLAT REVIEW AND COMMENT	J. KORY BAKER agent(s) for CENTRAL PAINT & BODY request(s) the above action(s) for all or a portion of Lot(s) 1-9, Block(s) 4 & 5, **PARIS ADDITION** zoned C-2/SU-2, located on 4TH ST AND KINLEY BETWEEN MOUNTAIN RD AND I-40 containing approximately .6406 acre(s). (J-14)**THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

DEVELOPMENT REVIEW BOARD
AGENDA
Plaza del Sol Hearing Room, Basement, Plaza del Sol Building
June 12, 2013 9:00 a.m.

MEMBERS:

Jack Cloud, DRB Chair

Angela Gomez, Administrative Assistant

Kristal Metro, Transportation Development **Allan Porter, ABCWUA**
Curtis Cherne, City Engineer **Carol Dumont, Parks & Recreation**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

1. **Project# 1000501**
13DRB-70475 EPC APPROVED SDP FOR SUBDIVISION
13DRB-70572 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

NM VIETNAMESE BUDDHIST ASSOC request(s) the above action(s) for all or a portion of Lot(s) 15 & 16, Block(s) 8, **CASAS SERENAS ADDN** zoned R-T, located on 429 RHODE ISLAND containing approximately .3 acre(s). (L-19) **THE SITE PLAN FOR SUBDIVISION AND THE PRELIMINARY/ FINAL PLAT WAS APPROVED.**

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

2. **Project# 1009712**
13DRB-70560 VACATION OF PUBLIC EASEMENT

DIANE & STEPHEN SLUSSER request the referenced/ above action for a 10 ft P.U.E. along the south side of Lot 20-P1, **BUENA VISTA ESTATES Unit 2,** zoned SU-2/ R-D or LMDR, located on the southeast corner of the intersection of RANCHO LADERA RD NE and RANCHO MIRAGE DR NE. (C-18) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.**

3. **Project# 1009542**
13DRB-70558 VACATION OF PUBLIC RIGHT-OF-WAY
13DRB-70559 VACATION OF PRIVATE EASEMENT

WILSON & COMPANY agents for CITY OF ALBUQUERQUE request the referenced/ above action(s) for a portion of NEW YORK AVENUE SW adjacent to Lot 8A-1A as well as an Access Easement on Lots 8A-1A and 8A-3, **TRACTION PARK & CITY ELECTRIC ADDITION,** zoned C-2, located at the southeast intersection of NEW YORK AVE SW and CENTRAL AVE SW containing approximately 2.709 acre(s). (J-12) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.**

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

11. Project# 1009542
12DRB-70397 SKETCH PLAT REVIEW AND COMMENT

WILSON AND COMPANY INC agent(s) for CITY OF ALBUQUERQUE / DMD ENGINEERING request(s) the above action(s) for all or a portion of Lot(s) 8A-1A, 8A, 8A-2A & 8A-3, Block(s) 6, **TRACTION PARK & CITY ELECTRIC ADDITION & WESTPARK ADDITION** zoned C-2, located on NEW YORK AVE SE & CENTRAL AVE SE containing approximately 2.7094 acre(s). (J-12)**THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

12. Other Matters: None.

ADJOURNED: 9:50

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
January 9, 2013
DRB Comments

ITEM # 11

PROJECT # 1009542 APPLICATION # 12-70397

RE: Proposed Tract 'A' Traction Park

Public hearing would be required for vacation request; it would need to be demonstrated that the resulting dead end street for New York Avenue does not exceed DPM requirements for length and number of lots served.
Per Application Form P(3) a site sketch is needed which shows structures, street improvements, etc.
Lot 24 appears to be zoned R-LT – this lot would need a zone change or it would need to remain a separate lot to define the zone boundary.

Jack Cloud, DRB Chairman
924-3880/ jcloud@cabq.gov

City of **Albuquerque**

DEVELOPMENT/ PLAN REVIEW APPLICATION

Updated 4/16/15

Supplemental Form (SF)

SUBDIVISION	S	Z	**ZONING & PLANNING**
___ Major subdivision action			___ Annexation
✓ Minor subdivision action			
___ Vacation	V		___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
___ Variance (Non-Zoning)			
SITE DEVELOPMENT PLAN	P		___ Adoption of Rank 2 or 3 Plan or similar
___ for Subdivision			___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
___ for Building Permit			
___ Administrative Amendment (AA)			
___ Administrative Approval (DRT, URT, etc.)			
___ IP Master Development Plan	D		___ Street Name Change (Local & Collector)
___ Cert. of Appropriateness (LUCC)			
	L	A	**APPEAL / PROTEST of...**
STORM DRAINAGE (Form D)			___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
___ Storm Drainage Cost Allocation Plan			

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): Souder Miller & Associates James Combs PHONE: 505-299-0942
ADDRESS: 3451 Candelaria FAX:
CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: james.combs@gmail.com
APPLICANT: City of Albuquerque Engineering PHONE:
ADDRESS: FAX:
CITY: STATE ZIP E-MAIL:
Proprietary interest in site: List all owners:

DESCRIPTION OF REQUEST: We are requesting that Tract A Traction City Addition be re-platted 4 the vacation of New York Ave be Finalized

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

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

Lot or Tract No. Tract A Block: Unit:
Subdiv/Addn/TBKA: Traction City Addition
Existing Zoning: C-2 Proposed zoning: Same MRGCD Map No
Zone Atlas page(s): J-12-Z UPC Code: 101205847826210201

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1009542 1001620

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? No
No. of existing lots: 1 No. of proposed lots: 3 Total site area (acres): 2.798
LOCATION OF PROPERTY BY STREETS: On or Near: New York Avenue SW
Between: and
Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐. Review Date:

SIGNATURE DATE 11-3-15
(Print Name) James Combs Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Revised: 11/2014

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
☒ All checklists are complete	ISDRB - 70403	PSF		$
☒ All fees have been collected	-	CMF		$
☒ 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				Total
☐ F.H.D.P. fee rebate	Hearing date November 10, 2015			$

11-3-15
Staff signature & Date

Project # 1009542

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.

James Lomas
Applicant name (print)

11-3-15
Applicant signature / date

Form revised **October 2007**

☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
15DRB - 70403
- -
- -

11-3-15
Planner signature / date

Project # 1009542

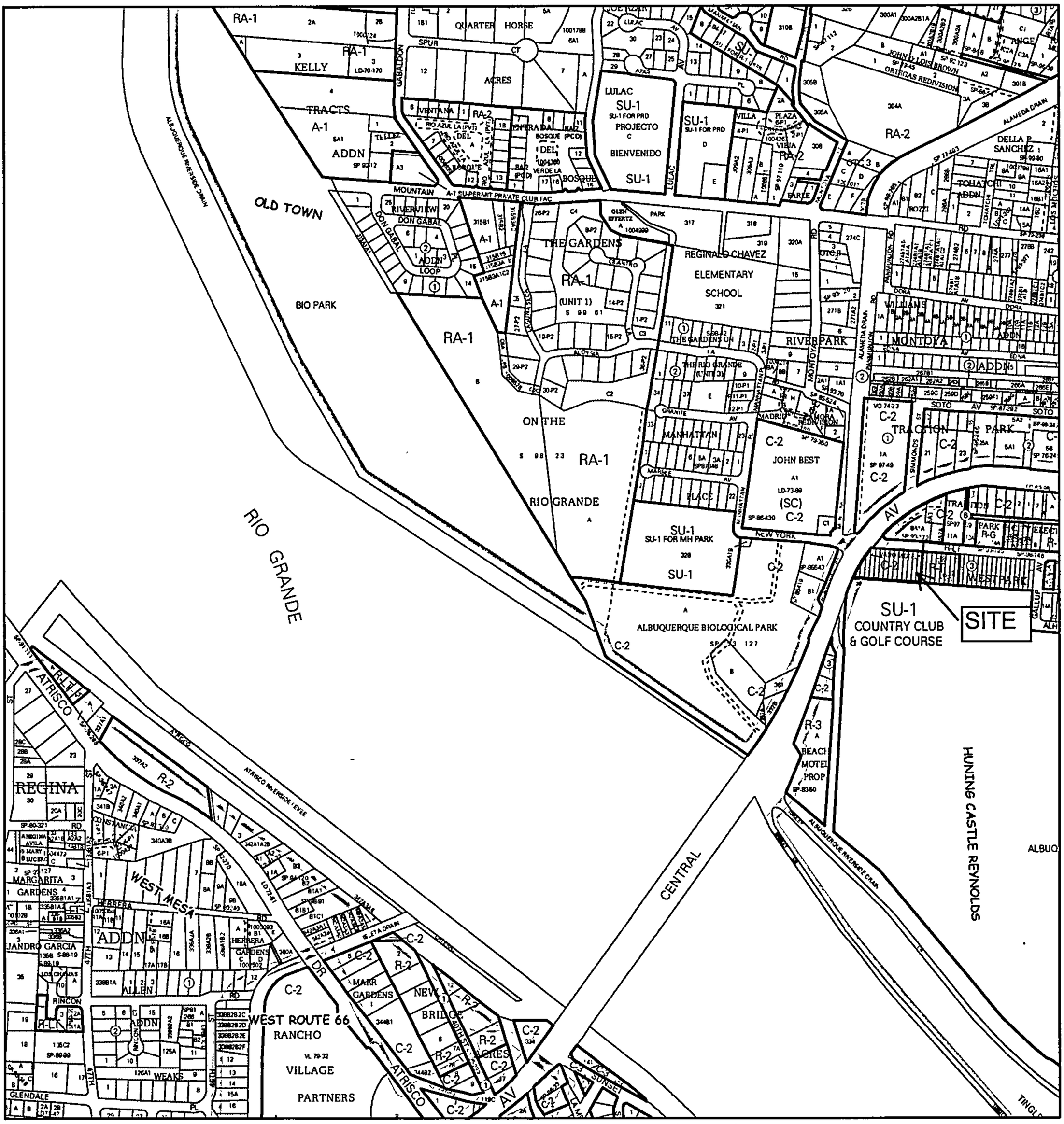
Souder, Miller & Associates ♦ 3451 Candelaria Road NE, Suite D
Albuquerque, NM 87107-1948 ♦ (505) 299-0942 ♦ (877) 299-0942 ♦ fax (505) 293-3430

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)

We Souder Miller and Associates are requesting that Tract A, Traction City Addition be re-platted into lots A-1, A-2 and A-3. We are also requesting that the vacation as heard at case 15DRB-70338 (project number 1009542) be finalized as shown on the attached drawings.

James Combs
Project Manager

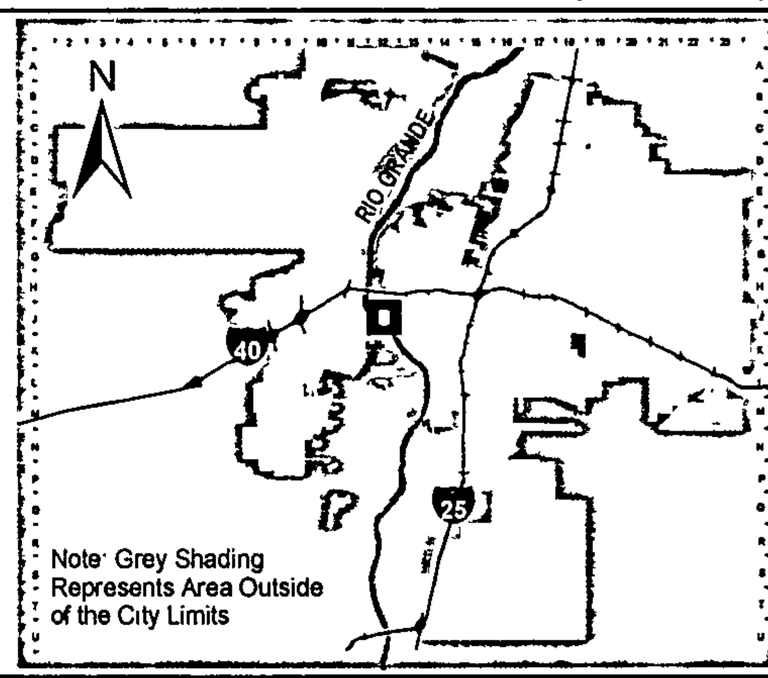
Souder, Miller & Associates
3451 Candelaria NE
Albuquerque, NM 87107
www.soudermiller.com
Office: 505-299-0942



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

Albuquerque Geographic Information System

Map amended through: 4/2/2012



Zone Atlas Page:

J-12-Z

Selected Symbols

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

0 750 1,500 Feet

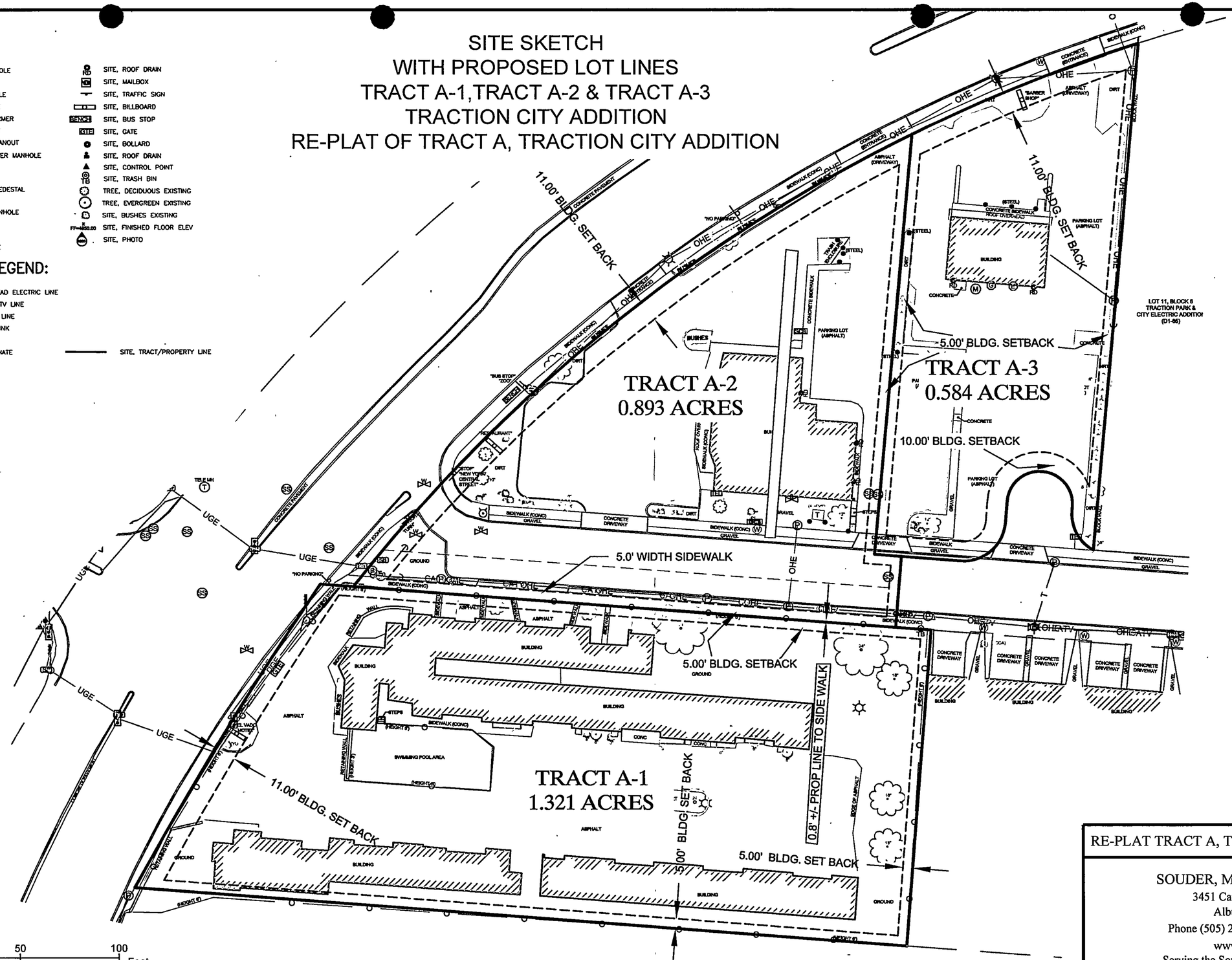
SITE SKETCH
WITH PROPOSED LOT LINES
TRACT A-1, TRACT A-2 & TRACT A-3
TRACTION CITY ADDITION
RE-PLAT OF TRACT A, TRACTION CITY ADDITION

LEGEND:

- ELECTRICAL, POWER POLE
- ELECTRICAL, METER
- ELECTRICAL, LIGHT POLE
- ELECTRICAL, GUY WIRE
- ELECTRICAL, TRANSFORMER
- UTILITY, FIRE HYDRANT
- UTILITY, SANITARY CLEANOUT
- UTILITY, SANITARY SEWER MANHOLE
- UTILITY, WATER VALVE
- UTILITY, GAS METER
- UTILITY, TELEPHONE PEDESTAL
- UTILITY, WATER METER
- UTILITY, UNKNOWN MANHOLE
- UTILITY, CURB INLET
- UTILITY, GAS VALVE
- UTILITY, SIPHON VALVE
- SITE, ROOF DRAIN
- SITE, MAILBOX
- SITE, TRAFFIC SIGN
- SITE, BILLBOARD
- SITE, BUS STOP
- SITE, GATE
- SITE, BOLLARD
- SITE, ROOF DRAIN
- SITE, CONTROL POINT
- SITE, TRASH BIN
- TREE, DECIDUOUS EXISTING
- TREE, EVERGREEN EXISTING
- SITE, BUSHES EXISTING
- SITE, FINISHED FLOOR ELEV
- SITE, PHOTO

LINE TYPE LEGEND:

- ELECTRICAL, OVERHEAD ELECTRIC LINE
- ELECTRICAL, CABLE TV LINE
- UTILITY, TELEPHONE LINE
- SITE, FENCE CHAINLINK
- CONTOUR, INDEX
- CONTOUR, INTERMEDIATE
- SITE, TRACT/PROPERTY LINE



N

GRID NORTH
NEW MEXICO STATE PLANE
CENTRAL ZONE 3002

0 50 100 Feet

ONE INCH = 50 FEET

SMA
Engineering • Environmental
Surveying

RE-PLAT TRACT A, TRACTION CITY ADDITION

SOUDER, MILLER & ASSOCIATES
3451 Candelaria Road NE, Suite D
Albuquerque, NM 87107
Phone (505) 299-0942 Fax (505) 256-7600
www.soudermiller.com
Serving the Southwest & Rocky Mountains
Albuquerque, Farmington, Las Cruces, Roswell, Santa Fe, NM
Cortez, Grand Junction, CO - Safford, AZ - Moab, UT - El Paso, TX

PROJECT #

10095542

NOVEMBER 10 · 2015

PIF

INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

TRANSPORTATION DEVELOPMENT .....*John MacKenzie*
TRANSIT & PARKING DEPARTMENT .....*Shabih Rizvi*
COUNCIL OF GOVERNMENTS.....*Kendra Watkins/Andrew Gingerich*
AMAFCA.....*Lynn Mazur*
APD CRIME PREVENTION.....*Steve Sink*
OPEN SPACE DIVISION.....*Kent Reed Swanson/Sarah Brown*
FIRE DEPARTMENT.....*Antonio Chinchilla*
ZONING ENFORCEMENT INSPECTOR.....*Vince Montano*
NEIGHBORHOOD COORDINATION.....*Stephani Winklepleck*
PNM.....*Daniel Aragon*
NEW MEXICO GAS COMPANY.....*Patrick Sanchez*
ALBUQUERQUE PUBLIC SCHOOLS.....*April Winters*
COMCAST CABLE..... *Mike Mortus*
Mid.Rio Grande Conserv. Dist. (MRGCD)..... *Ray Gomez*
ENVIRONMENTAL HEALTH.....*Paul Olson*

Your comments on the following case(s) are requested.

PROJECT # 1009542

Board hearing date:

WEDNESDAY, October 21, 2015

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, October 21, 2015** beginning at **9:00 a.m.** and proceeding according to that day's agenda for the purpose of considering the following items. The Development Review Board will hold a Pre-Hearing Discussion in the Conference Room of Suite 201, Lobby Level, Plaza del Sol Building, 600 2nd St NW, Albuquerque, NM on Tuesday **October 20, 2015,** beginning at 3:00 p.m. for the purpose of reviewing these items prior to the public hearing; no action or public comments will be taken at this Discussion.

Project# 1006844
15DRB-70351 - PRELIMINARY PLAT
15DRB-70352 - SIDEWALK WAIVER
15DRB-70353 - TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

MARK GOODWIN AND ASSOCIATES, P.A. agents for DRAGONFLY DEVELOPMENT LLC request the referenced/ above actions for a portion of Tract A-1, **LUTHERAN CHURCH IN AMERICA SUBDIVISION** zoned R-T, located on the north side of VICKREY DR NE between TRUCHAS DR NE and FRANTZ DR NE containing approximately 2.15 acres. (E-19)

Project# 1009542
15DRB-70338 VACATION OF A PORTION OF PUBLIC RIGHT-OF-WAY

SOUDER MILLER & ASSOCIATES agents for CITY OF ALBUQUERQUE request the referenced/ above action for a portion of NEW YORK AVENUE SW at its terminus at Tract A, **TRACTION CITY ADDITION** zoned C-2, located on the southeast side of CENTRAL AVE SW at NEW YORK AVE SW. (J-12)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Angela Gomez, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Jack Cloud, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, October 5, 2015.

City of **Albuquerque**

DEVELOPMENT/ PLAN REVIEW APPLICATION

Updated 4/16/15

Supplemental Form (SF)

SUBDIVISION — S
- ___ Major subdivision action
- ___ Minor subdivision action
- ___ Vacation — V
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P
- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment (AA)
- ___ Administrative Approval (DRT, URT, etc.)
- ___ IP Master Development Plan — D
- ___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)
- ___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — Z
- ___ Annexation
- ___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- ___ Adoption of Rank 2 or 3 Plan or similar
- ___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- ___ Street Name Change (Local & Collector) — L

APPEAL / PROTEST of... — A
- ___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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): Souder Miller & Associates James Combs PHONE: 505-321-4588
ADDRESS: 3451 Candelaria NE FAX: ___
CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: james.combs@soudermiller.com
APPLICANT: City of Albuquerque Engineering PHONE: ___
ADDRESS: ___ FAX: ___
CITY: ___ STATE ___ ZIP ___ E-MAIL: ___
Proprietary interest in site: ___ List all owners: ___

DESCRIPTION OF REQUEST: We are requesting that a portion of the Cul-De-Sac at the west end of New York Ave. be vacated to allow for a "Hammerhead" Turnaround

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

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

Lot or Tract No. Tract A Block: ___ Unit: ___
Subdiv/Addn/TBKA: Traction City Addition
Existing Zoning: C-2 Proposed zoning: Same MRGCD Map No ___
Zone Atlas page(s): J-12-Z UPC Code: 101205847826210201

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1009542, 1001620

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? NO
No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 2.798
LOCATION OF PROPERTY BY STREETS: On or Near: New York AVE SW
Between: ___ and ___
Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐. Review Date: ___

SIGNATURE [signature] DATE 8-27-15
(Print Name) James Combs Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Revised: 11/2014

- ☐ 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	Action	S.F.	Fees
15DRB-70338	VPRW		$ Ø
- 70338	CMF		$ Ø
-	ADV		$ Ø
-			$
-			$
		Total	$ Ø

Hearing date Oct. 21, 2015

[signature] 9-21-15 Project # 1009542
Staff signature & Date

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.

James Combs
Applicant name (print)

8-27-15
Applicant signature / date

Form revised 4/07

☐ Checklists complete
☐ Fees collected
☐ Case #s assigned
☐ Related #s listed

Application case numbers
15-DRB-70338
____-____-____
____-____-____

9-21-15
Planner signature / date

Project # 1009542

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of $3.75 each.

1. LOCATION

   A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
   B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
   C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

   A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
   B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

   A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
   B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from Oct. 6, 2015 To Oct. 21, 2015

5. REMOVAL

   A. The sign is not to be removed before the initial hearing on the request.
   B. The sign should be removed within five (5) days after the initial hearing.

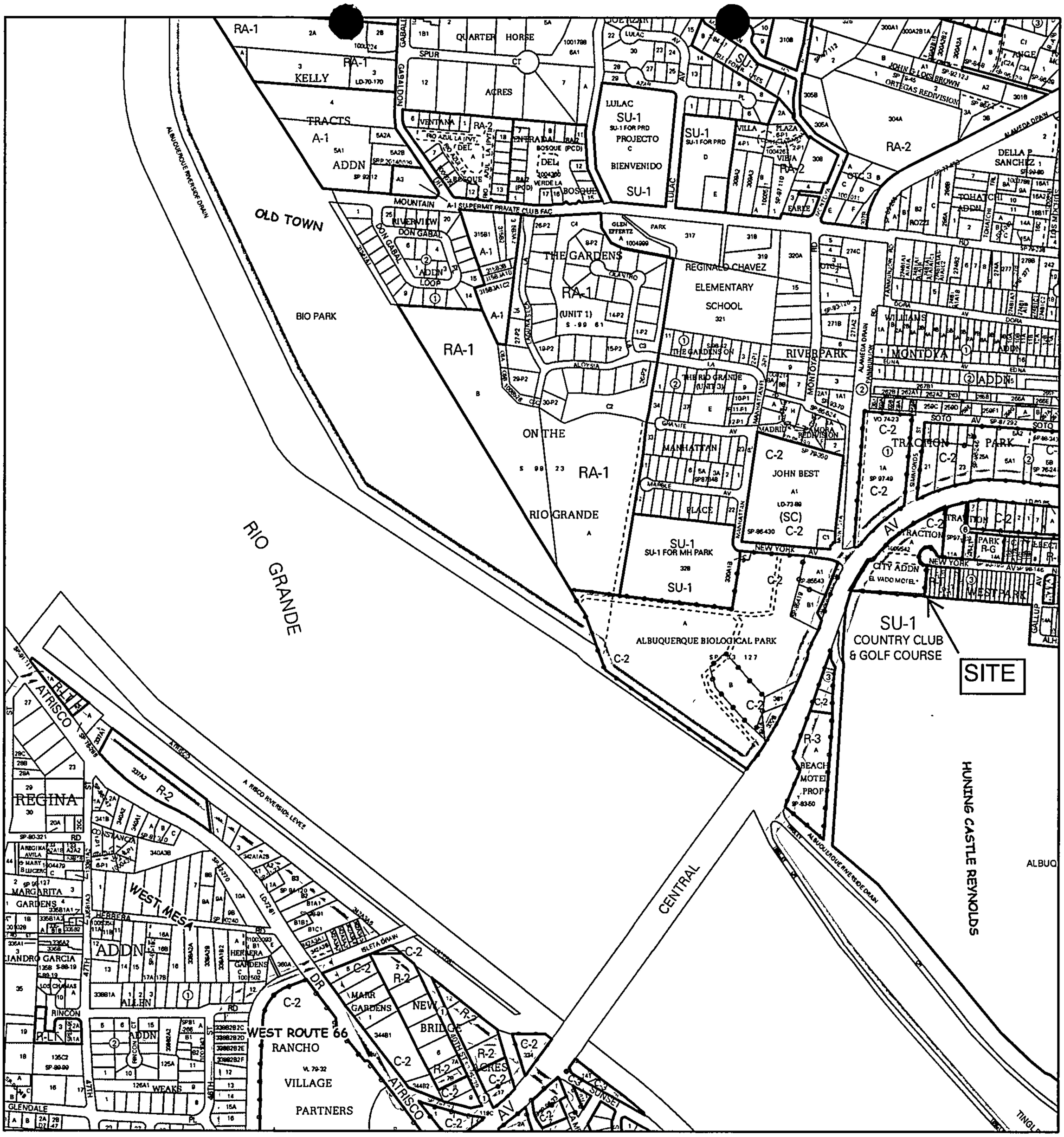
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

James Combs — 9/21/2015
(Applicant or Agent) (Date)

I issued 1 signs for this application, 9-21-15 (Date), [signature] (Staff Member)

PROJECT NUMBER: 1009542

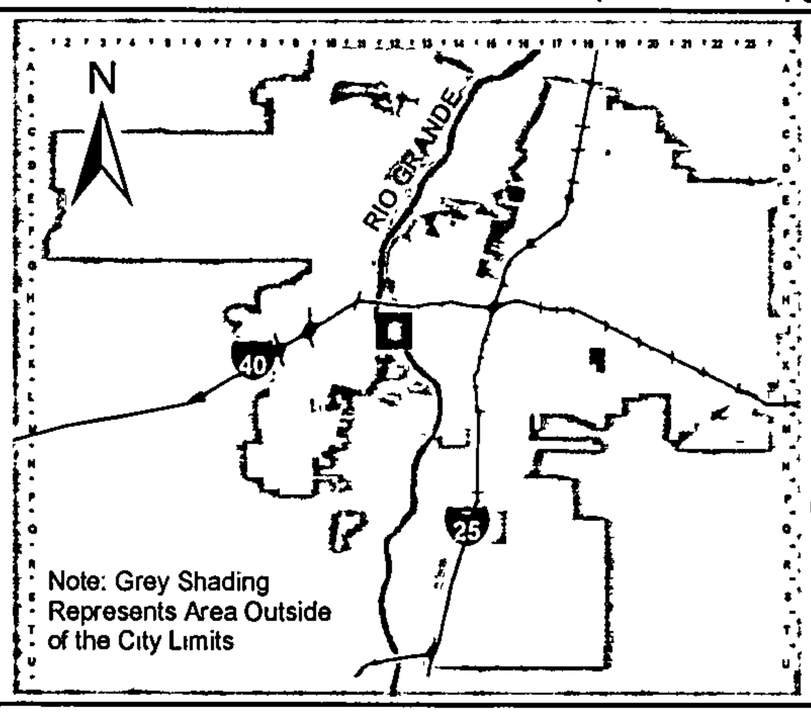
Rev. 1/11/05



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

Albuquerque Geographic Information System

Map amended through: 9/2/2014



Zone Atlas Page:

J-12-Z

Selected Symbols

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

0 750 1,500 Feet

VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)

We Souder Miller and Associates are requesting that a portion of the Cul-De-Sac at the west end of New York Avenue SW be vacated to allow for the creation of a "hammerhead" turn around. We are proposing some creation of Right-of-Way to allow for this as well. We are also proposing the creation of a 20' Public Pedestrian & bicycle easement be created on the south side of New York Avenue to allow for pedestrian and bike traffic ingress and egress to New York Avenue SW. We are working for our client the City of Albuquerque who is the current owner of both the Right-of-Way and Tract A, Traction City Addition. Please see attached sketch plat for our intent.

James Combs
Project Manager

Souder, Miller & Associates
3451 Candelaria NE
Albuquerque, NM 87107
www.soudermiller.com

Office: 505-299-0942

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.

September 9, 2015

James Combs
Souder Miller and Associates
3451 Candelaria Road NE/87107
505-299-0952, ex. 1452/Fax: 505-256-7600

Dear James:

Thank you for your inquiry of **September 9, 2015** 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 project at **(DRB SUBMITTAL FOR CITY PROJECT) TRACT A, TTRACTION CITY ADDITION, LOCATED ON NEW YORK AVENUE SW BETWEEN CENTRAL AVENUE SW AND GALLUP AVENUE SW** zone map **J-12.**

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this submittal and the contact names are as follows:

SEE "ATTACHMENT A" FOR THE NAMES OF THE NA/HOA'S THAT NEED TO BE CONTACTED IN REGARDS TO THIS PLANNING SUBMITTAL – please attach this letter and "Attachment A" to your Application Packet ALONG with copies of the letters and certified mail receipts to the NA/HOA's – siw.

Please note that according to *§14-8-2-7 of the Neighborhood Association Recognition Ordinance* you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,
Stephani Winklepleck
Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NA/HOA FOR THIS PLANNING SUBMITTAL.

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected neighborhood and/or homeowner associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT.** Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The 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 description of the actions requested of the EPC:
   a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
   b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describes the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
   c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
   d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

The following information should always be in **each** application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

[X] **ONC's "Official" Letter to the applicant *(if there are associations).* A copy must be submitted with application packet -OR-**

[ ] The ONC "Official" Letter *(if there are no associations).* A copy must be submitted with application packet.

[X] **Copies of Letters to Neighborhood and/or Homeowners Associations *(if there are associations).* A copy must be submitted with application packet.**

[X] **Copies of the certified receipts to Neighborhood and/or Homeowners Associations *(if there are associations).* A copy must be submitted with application packet.**

***Just a reminder* - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.**

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

* * * \

ATTACHMENT A

(DRB SUBMITTAL FOR CITY PROJECT) TRACT A, TTRACTION CITY ADDITION, LOCATED ON NEW YORK AVENUE SW BETWEEN CENTRAL AVENUE SW AND GALLUP AVENUE SW zone map **J-12** for James Combs, Souder Miller and Associates.

WEST PARK N.A. "R"
***David Medina Jr.**
2101 New York Ave. SW, #1/87104 203-3533 (c)
Nina Simbana
2010 Alhambra SW/87104 507-5143 (c)

VECINOS DEL BOSQUE N.A.
***Rod Mahoney**
1838 Sadora Rd. SW/87105 681-3600 (c)
Robert Sanchez
631 Sunset SW/87105 242-7635 (h)

GARDENS ON THE RIO GRANDE H.O.A.
Julia Clarke
2630 Aloysia Ln. NW/87104 842-6620 (h)
Whitney Hannah
2901 Aloysia Ln. NW/87104 801-680-1458 (c)

HISTORIC OLD TOWN PROPERTY OWNERS ASSOC.
Kathy Hiatt
110 San Felipe St. NW/87104 715-1609 (c)
Jim Hoffsis
2012 South Plaza St. NW/87104 242-7204 (w)

***President of NA/HOA**

CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	6 73
Total Postage & Fees	$

Postmark Here

Sent To: West Park N.A. "R"
Street, Apt. No.; or PO Box No.: 201 New York Ave. SW #1
City, State, ZIP+4: Albuquerque, NM 87104

PS Form 3800, August 2006 — See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
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For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	6 73
Total Postage & Fees	$

Postmark Here

Sent To: Historic Old Town Property Owners Assoc.
Street, Apt. No.; or PO Box No.: 110 San Felipe St. NW
City, State, ZIP+4: Albuquerque, NM 87104

PS Form 3800, August 2006 — See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	6 73
Total Postage & Fees	$

Postmark Here

Sent To: Gardens on the Rio Grande H.O.A.
Street, Apt. No.; or PO Box No.: 2630 Alayzia Ln. NW
City, State, ZIP+4: Albuquerque NM 87104

PS Form 3800, August 2006 — See Reverse for Instructions

7013 2250 0001 4998 2892

CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

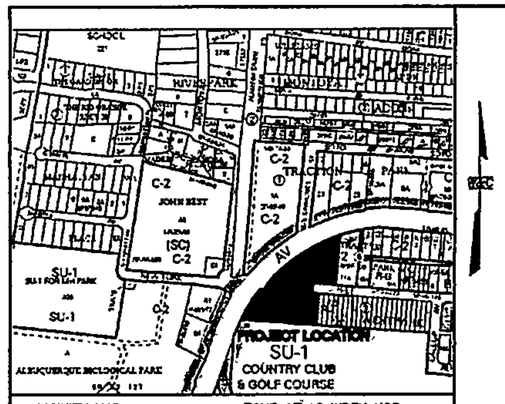
Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	6 73
Total Postage & Fees	$

Postmark Here

Sent To: Vecinos Del Bosque N.A.
Street, Apt. No.; or PO Box No.: 1838 Sadora Rd. SW
City, State, ZIP+4: Albuquerque, NM 87105

PS Form 3800, August 2006 — See Reverse for Instructions

DOC# 2014038753
05/15/2014 02:11 PM Page 1 of 2
$PLAT R 325.00 R 2014C R 0038 R Joaquin Olivera Bernalillo County



VICINITY MAP
SCALE: N.T.S.

ZONE ATLAS INDEX NOS.
J-12-Z

SUBDIVISION DATA:

TOTAL NO. OF LOTS EXISTING:	19
TOTAL NO. OF LOTS CREATED:	1
GROSS SUBDIVISION ACREAGE:	2.7880 ACRES
TOTAL MILES OF STREETS CREATED:	--
ZONE ATLAS INDEX NO:	J-12-Z
DATE OF SURVEY:	MAY 2013
CURRENT ZONING:	

DISCLOSURE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO VACATE A PORTION OF NEW YORK AVENUE AND VACATE A RECIPROCAL ACCESS EASEMENT AND DEDICATE ADDITIONAL STREET RIGHT-OF-WAY FOR CUL-DE-SAC SHOWN HEREON AND TO CONSOLIDATE LOTS AS SHOWN HEREON AND TO GRANT EASEMENTS AS SHOWN HEREON.

GENERAL NOTES:

1. FIELD SURVEY WAS PERFORMED IN NOVEMBER, 2012.
2. ALL DISTANCES ARE GROUND DISTANCES.
3. RECORD PLAT BEARINGS AND DISTANCE, WHERE THEY DIFFER FROM THOSE ESTABLISHED BY THIS FIELD SURVEY, ARE SHOWN IN PARENTHESES ( ). ALL BEARINGS AND DISTANCES DO NOT DIFFER FROM RECORDED PLAT.
4. BEARINGS SHOWN ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE NAD 83) BASED UPON A LINE FROM ACS "13-J12" TO ACS "12-J12". SAID BEARING BEING: N.63°15'58"E.
5. ALL CORNERS IDENTIFIED AS "SET", ARE A 5/8" REBAR WITH CAP STAMPED "W.D. NEISH PS 21081" AND SHOWN AS —o— UNLESS OTHERWISE INDICATED.
6. THE FOLLOWING DOCUMENT(S) WERE USED IN THE PREPARATION OF THIS PLAT:
   a.) TITLE "SEARCH" REPORT PREPARED FOR THIS PROPERTY BY STEWART TITLE, DATED 10/22/2012, REFERENCE NO. 12100586.
   b.) BOUNDARY SURVEY, DATED 11/15/2012, DOC. #201212089C.
7. NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAT FOR SUBDIVISION.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE # : 1-012-058-474-271-10201
PROPERTY OWNER OF RECORD: CITY OF ALBUQUERQUE
(L8A-1A,B6, TRACTION PARK & CITY ADDITION)

UNIFORM PROPERTY CODE # : 1-012-058-487-280-10230
PROPERTY OWNER OF RECORD: CITY OF ALBUQUERQUE
(L8A-3,B6, TRACTION PARK & CITY ADDITION)

UNIFORM PROPERTY CODE # : 1-012-058-488-268-10206
PROPERTY OWNER OF RECORD: CITY OF ALBUQUERQUE
(L8A-2A,B6, TRACTION PARK & CITY ADDITION)

UNIFORM PROPERTY CODE # : 1-012-058-465-250-40131
PROPERTY OWNER OF RECORD: CITY OF ALBUQUERQUE
(L24thruJ39,B3exSty7.5', WESTPARK ADDITION)

6/24/13

BERNALILLO COUNTY TREASURER'S OFFICE: _____ DATE: 4/30/14

INDEXING INFORMATION FOR COUNTY CLERK
OWNER(S): VARIOUS
SECTION 13, T.10 N., R.2 E., N.M.P.M.
SUBDIVISION: Traction Park & City Addition AND Westpark Addition

Layout Name: SHEET 1 OF 2
Drawing Name: 123007102-Preliminary Plat.dwg
NETWORK ADDRESS: m:\SGR\12-300-071-02\2.0 Project_Disciplines\Survey\Drawings\Working Drawings

LEGAL DESCRIPTION:

A CERTAIN PARCEL OF LAND BEING COMPRISED OF LOTS 8A-1A AND 8A-2A, IN BLOCK NUMBERED SIX (6) OF TRACTION PARK & CITY ADDITION, SECTION 13, T.10N.,R.2E., N.M.P.M., ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON OCTOBER 18, 1993, IN PLAT BOOK 93C, PAGE 297, TOGETHER WITH,
LOT 8A-3, IN BLOCK NUMBERED SIX (6) OF TRACTION PARK & CITY ELECTRIC ADDITION, SECTION 13, T.10N.,R.2E., N.M.P.M., ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 4, 1992, IN PLAT BOOK 92C, PAGE 194, TOGETHER WITH,
ALL OF LOTS NUMBERED TWENTY-FOUR (24) TO THIRTY-FIVE (35), INCLUSIVE, AND ALL OF LOTS NUMBERED THIRTY-SIX (36), THIRTY-SEVEN (37), THIRTY-EIGHT (38) AND THIRTY-NINE (39) LYING EASTERLY OF A LINE DRAWN ON 6 DEGREE 4' CURVE FROM A POINT ON THE NORTH LINE OF LOT 36 WHICH IS 10.97 FEET WESTERLY FROM THE NORTHEAST CORNER THEREOF TO A POINT ON THE SOUTH LINE OF LOT 39 WHICH IS 21.32 FEET WESTERLY FROM THE SOUTHEAST CORNER THEREOF, ALL IN BLOCK NUMBERED THREE (3) OF THE WESTPARK ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 9, 1929. THERE IS EXCEPTED FROM ALL OF THE ABOVE DESCRIBED LOTS THE SOUTH 7.5 FEET THEREOF. TOGETHER WITH,
A PORTION OF NEW YORK AVENUE SW,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WESTERN BOUNDARY LINE OF THE PARCEL HEREIN DESCRIBED, ALSO BEING A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF CENTRAL AVENUE SW; WHENCE, THE A.C.S (ALBUQUERQUE CONTROL STATION) "13-J12", A BRASS CAP IN PLACE, BEARS N69°17'24"W, 100.08 FEET DISTANT; THENCE FROM SAID POINT OF BEGINNING, ALONG SAID EASTERN RIGHT OF WAY LINE OF CENTRAL AVENUE SW (FOR THE NEXT TWO (2) COURSES),

S85°35'35"E A DISTANCE OF 16.66 FEET TO A POINT OF CURVATURE; THENCE,

NORTHEASTERLY 494.53 FEET, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 828.47 FEET, AND A CENTRAL ANGLE OF 34° 12' 03", SUBTENDED BY A CHORD OF 487.22 FEET WHICH BEARS N55°5'50"E TO A POINT OF NON-TANGENCY BEING THE MOST NORTHERN CORNER OF SAID PARCEL HEREIN DESCRIBED; THENCE, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE,

S05°03'17"W A DISTANCE OF 260.48 FEET; THENCE,

N85°35'35"W A DISTANCE OF 12.66 FEET TO A POINT OF CURVATURE: THENCE,

NORTHWESTERLY 29.96 FEET, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 68° 39' 39", SUBTENDED BY A CHORD OF 28.20 FEET WHICH BEARS N51°15'46"W TO A POINT OF REVERSE CURVATURE; THENCE,

SOUTHWESTERLY 203.98 FEET, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 47.00 FEET, AND A CENTRAL ANGLE OF 248°39' 39", SUBTENDED BY A CHORD OF 77.63 FEET WHICH BEARS S38°44'14"W TO A POINT OF NON-TANGENCY; THENCE,

S4°24'2"W A DISTANCE OF 162.50 FEET TO A POINT; THENCE,

N85°35'35W A DISTANCE OF 393.02 FEET TO A POINT OF CURVATURE ON THE WESTERLY RIGHT-OF-WAY LINE OF CENTRAL AVENUE SW; THENCE,

NORTHEASTERLY 182.12 FEET, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1797.36 FEET, AND A CENTRAL ANGLE OF 05°48'20", SUBTENDED BY A CHORD OF 182.04 FEET WHICH BEARS N31°11'48"E TO THE POINT OF BEGINNING. SAID COMPRISED PARCEL CONTAINING AN AREA OF 118,021 SQUARE FEET OR 2.7094 ACRES MORE OR LESS.

FREE CONSENT AND DEDICATION:

THE TRACT SHOWN HEREON IS REPLATTED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S). SAID OWNERS DO HEREBY DEDICATE ADDITIONAL PUBLIC STREET RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE, IN FEE SIMPLE AND DO HEREBY GRANT: ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN FACILITIES THEREIN; ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR OVERHEAD AND/OR BURIED DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND AND/OR OVERHEAD UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNERS DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

PROPERTY OWNER SIGNATURE(S):

TRACT A, TRACTION CITY ADDITION

ROBERT J. PERRY, CHIEF ADMINISTRATIVE OFFICER
FOR: CITY OF ALBUQUERQUE, A NEW MEXICO
MUNICIPAL CORPORATION

6/13/13
DATE

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

OFFICIAL SEAL
Giselle M. Alvarez
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 4-4-17

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 13 DAY OF June, 2013, BY ROBERT J. PERRY, CHIEF ADMINISTRATIVE OFFICER, CITY OF ALBUQUERQUE, A NEW MEXICO MUNICIPAL CORPORATION.

NOTARY PUBLIC: Giselle M. Alvarez

MY COMMISSION EXPIRES: 4-4-2017

Plot By: PAJ

PLAT OF
TRACT A, TRACTION CITY ADDITION

REPLAT OF LOTS 8A-1A, 8A-2A and 8A-3, BLOCK 6,
TRACTION PARK and CITY ELECTRIC ADDITION and
A PORTION OF LOTS 24-39, INCLUSIVE, BLOCK 3, WESTPARK ADDITION
WITHIN PROJECTED SECTION 13, TOWNSHIP 10 NORTH,
RANGE 2 EAST, TOWN OF ALBUQUERQUE GRANT
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JUNE 2013

PROJECT NUMBER: 1009542

APPLICATION NUMBER: 13DRB-70694

PLAT APPROVAL

UTILITY APPROVALS: PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE NOT EXCLUSIVE AND ARE GRANTED FOR THE COMMON AND JOINT USE OF THE UTILITIES DESIGNATED ON THIS PLAT, THEIR SUCCESSORS AND ASSIGNS, AND FOR THE USE OF ANY OTHER PUBLIC UTILITIES WHOSE USE OF SAID EASEMENT IS DEEDED TO BE IN THE PUBLIC INTEREST. DISCLAIMER: IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON, CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT, WHICH ARE NOT SH[illegible] ON THIS PLAT.

NEW MEXICO GAS COMPANY	DATE 3/18/2014
PNM ELECTRIC SERVICES	DATE 3/20/14
QWEST CORPORATION D/B/A CENTURYLINK QC	DATE 3/19/14
COMCAST	DATE 3/18/14

CITY APPROVALS:

CITY SURVEYOR	DATE 6-14-13
REAL PROPERTY DIVISION	DATE 4-17-14
ENVIRONMENTAL HEALTH DEPARTMENT	DATE N/A
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE 04-30-14
ABCWUA	DATE 04/30/14
PARKS AND RECREATION DEPARTMENT	DATE 4-30-14
A.M.A.F.C.A.	DATE 4-30-14
CITY ENGINEER	DATE 4-30-14
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE 5-14-14

SURVEYOR'S CERTIFICATION:

I, WILLIAM D. NEISH, A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES, OR OTHER PARTIES EXPRESSING AN INTEREST, IS CORRECT AND TRUE TO THE BEST OF MY BELIEF AND KNOWLEDGE AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007.

WILLIAM D. NEISH
N.M.P.L.S. #21081

6-13-2013
DATE

WILLIAM D. NEISH
NEW MEXICO
21081
6/13/13
LICENSED PROFESSIONAL SURVEYOR

WILSON & COMPANY
4900 LANG AVENUE N.E.
ALBUQUERQUE, NEW MEXICO
87109
(505) 348-4000

SHEET 1 OF 2

DOC# 2014038763
05/15/2014 02:11 PM Page 2 of 2
PLAT R $25.00 B 2014C P 0038 R Toulous Olivere Bernalillo Co

PLAT OF
TRACT A, TRACTION CITY ADDITION

REPLAT OF LOTS 8A–1A, 8A–2A and 8A–3, BLOCK 6,
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A PORTION OF LOTS 24–39, INCLUSIVE, BLOCK 3, WESTPARK ADDITION
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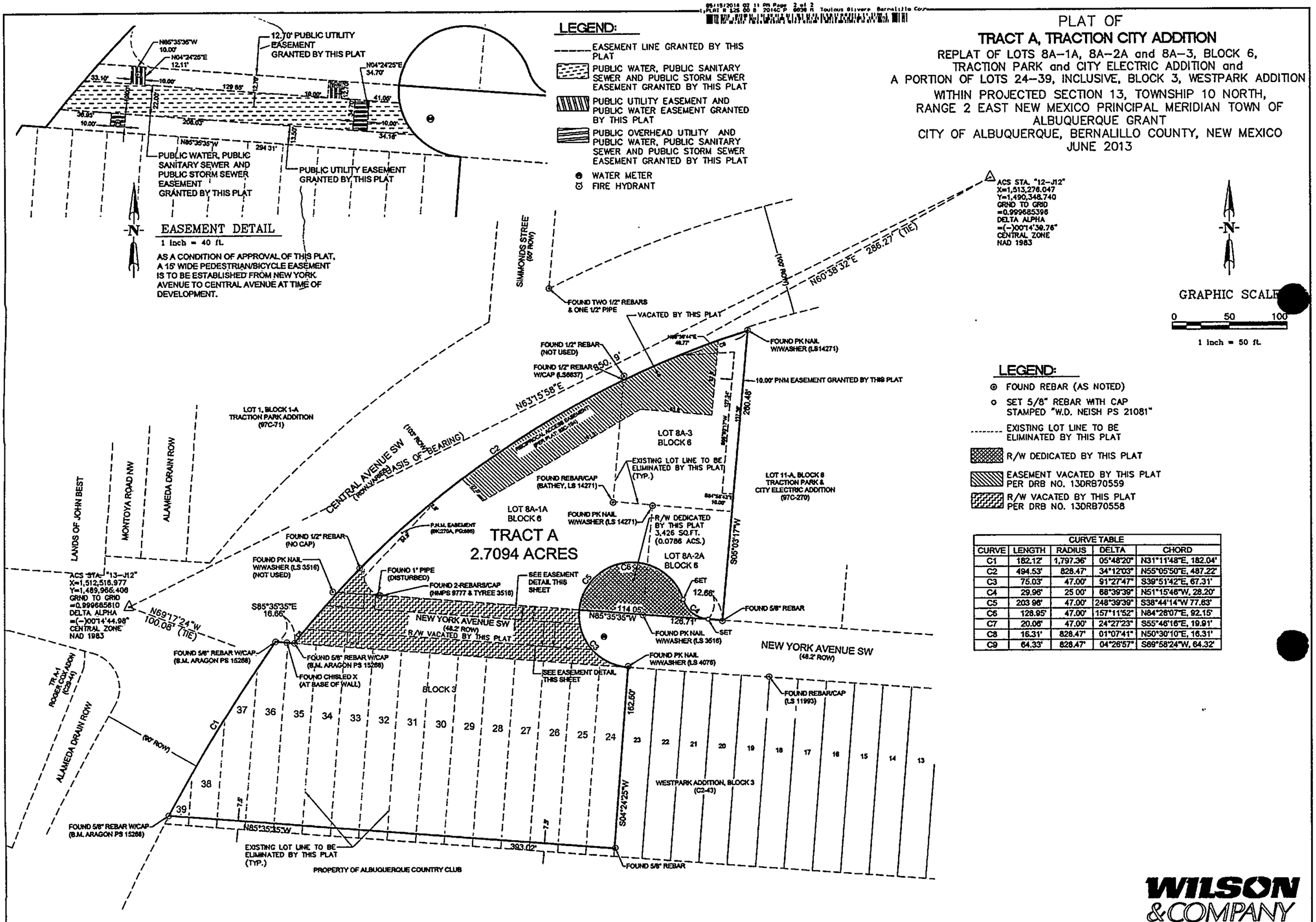
JUNE 2013

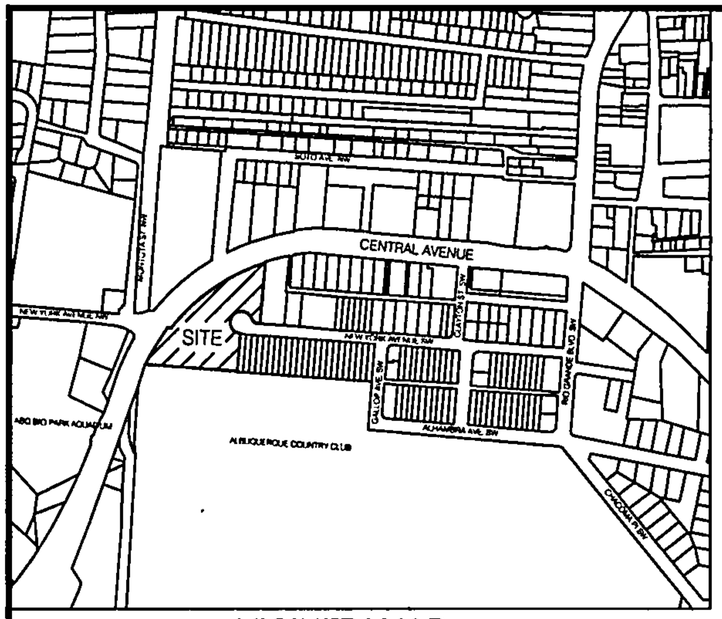


CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	182.12'	1,797.36'	05°48'20"	N31°11'48"E, 182.04'
C2	494.53'	828.47'	34°12'03"	N55°05'50"E, 487.22'
C3	75.03'	47.00'	91°27'47"	S39°51'42"E, 67.31'
C4	29.96'	25.00'	68°39'39"	N51°15'46"W, 28.20'
C5	203.96'	47.00'	248°39'39"	S38°44'14"W 77.63'
C6	126.95'	47.00'	157°11'52"	N84°28'07"E, 92.15'
C7	20.06'	47.00'	24°27'23"	S55°46'16"E, 19.91'
C8	16.31'	828.47'	01°07'41"	N50°30'10"E, 16.31'
C9	64.33'	828.47'	04°26'57"	S69°58'24"W, 64.32'

DRAWING LAYOUT: SHEET 1 of 1
DRAWING NAME: 12-300-071-02-Sketch Plat.dwg
NETWORK ADDRESS: M:\SGR\12-300-071-02\2.0_Project_Disciplines\Survey\Drawings\Working_Drawings
PLOT BY: PAJ

WILSON & COMPANY
4900 Lang Avenue NE
Albuquerque, NM 87109
Phone: (505) 348-4000

SKETCH PLAT
TRACT A, TRACTION ADDITION
RIGHT-OF-WAY CHANGES



VICINITY MAP

N

GRID NORTH
NEW MEXICO STATE PLANE
CENTRAL ZONE 3002

PURPOSE: THE PURPOSE OF THIS REPLAT WILL BE TO CHANGE THE RIGHT-OF-WAY OF NEW YORK AVENUE TO ALLOW FOR A "HAMMER HEAD" TURN AROUND

CENTRAL AVENUE (R/W VARIES)

EXISTING EASEMENTS

R/W TO BE DEDICATED

R/W TO BE VACATED

NEW YORK AVENUE

EXISTING EASEMENTS
TO BE EXTENDED TO NEW R/W

NEW RIGHT-OF-WAY LINE

REPLAT TRACT A, TRACTION CITY ADDITION
2.798 ACRES

R/W TO BE DEDICATED

LEGEND

RIGHT-OF-WAY TO BE VACATED PER THIS PLAT

RIGHT-OF-WAY TO BE CREATED THIS PLAT

0 100 200 Feet

ONE INCH = 100 FEET

SMA
Engineering • Environmental
Surveying

TRACT A, TRACTION CITY ADDITION

SOUDER, MILLER & ASSOCIATES
3451 Candelaria Road NE, Suite D
Albuquerque, NM 87107
Phone (505) 299-0942 Fax (505) 256-7600
www.soudermiller.com
Serving the Southwest & Rocky Mountains
Albuquerque, Farmington, Las Cruces, Roswell, Santa Fe, NM
Cortez, Grand Junction, CO - Safford, AZ - Moab, UT - El Paso, TX

PROJECT #

1009542

OCTOBER 21. 2015

VPRW

City of **Albuquerque**

DEVELOPMENT/ PLAN REVIEW APPLICATION

Updated 4/16/15

Supplemental Form (SF)

	S	Z	
SUBDIVISION			**ZONING & PLANNING**
___ Major subdivision action			___ Annexation
___ Minor subdivision action			
___ Vacation	V		___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
___ Variance (Non-Zoning)			
SITE DEVELOPMENT PLAN	P		___ Adoption of Rank 2 or 3 Plan or similar
___ for Subdivision			___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
___ for Building Permit			
___ Administrative Amendment (AA)			
___ Administrative Approval (DRT, URT, etc.)			
___ IP Master Development Plan	D		___ Street Name Change (Local & Collector)
___ Cert. of Appropriateness (LUCC)			
	L	A	**APPEAL / PROTEST of...**
STORM DRAINAGE (Form D)			___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
___ Storm Drainage Cost Allocation Plan			

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): Souder Miller & Associates James Combs PHONE: 505-321-4588
ADDRESS: 3451 Candelaria NE FAX: ___
CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: james.combs@soudermiller.com
APPLICANT: City of Albuquerque, Engineering PHONE: ___
ADDRESS: ___ FAX: ___
CITY: ___ STATE ___ ZIP ___ E-MAIL: ___
Proprietary interest in site: ___ List all owners: ___

DESCRIPTION OF REQUEST: We are requesting that a portion of the Cul-De-Sac at the West end of New York Ave. be Vacated to allow for a "Hammerhead" turnaround

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 A Block: ___ Unit: ___
Subdiv/Addn/TBKA: Traction City Addition
Existing Zoning: C-2 Proposed zoning: same MRGCD Map No ___
Zone Atlas page(s): J-12-Z UPC Code: 101205847826210201

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1009542, 1001620

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? NO
No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 2.798
LOCATION OF PROPERTY BY STREETS: On or Near: New York Ave SW
Between: ___ and ___
Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐. Review Date: ___

SIGNATURE John MacKenzie DATE 9-29-15
(Print Name) John MacKenzie Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Revised: 11/2014

	Application case numbers	Action	S.F.	Fees
☐ INTERNAL ROUTING				
☐ All checklists are complete	15DRB-70356	SP		$ Ø
☐ 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				Total
☐ F.H.D.P. fee rebate	Hearing date Oct. 7, 2015			$ Ø

9-29-15
Staff signature & Date

Project # 1009542

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 <u>Residential</u> 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.**

__ 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
__ Signed & recorded Final Pre-Development Facilities Fee Agreement for <u>Residential</u> development only
__ 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**
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__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ 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
__ 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**
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__ 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.

James Lombs
Applicant name (print)

9-22-15
Applicant signature / date

Form revised October 2007

☐ Checklists complete
☐ Fees collected
☐ Case #s assigned
☐ Related #s listed

Application case numbers 15 - DRB - 70356

9-29-15
Planner signature / date

Project # 1009542

CITY OF ALBUQUERQUE

September 29, 2015

Jack Cloud
City of Albuquerque Planning Department
2021 Los Poblanos Place NW
Albuquerque, NM 87107

RE: Tracts A-1 and A-2, Traction City Addition (Project 1009542)

Dear Mr. Cloud:

This letter is intended to introduce our request for Sketch Plat review for the referenced property. We are performing this work on behalf of the City's MRA office, which will ultimate market the property to the end user. The site is located on Central Ave., just east of its intersection with New York Ave.

As shown on the attached Sketch Plat, the proposal is to replat the property into two parcels and vacate the existing New York Ave. cul-de-sac. A hammerhead turnaround will be dedicated in connection with the vacation. Several existing easements that now span between the cul-de-sac and Central Ave. will be extended east to the new hammerhead.

If you have any questions about the project, call Andrew Varoz at 505-768-3679, who is the project manager.

Sincerely,

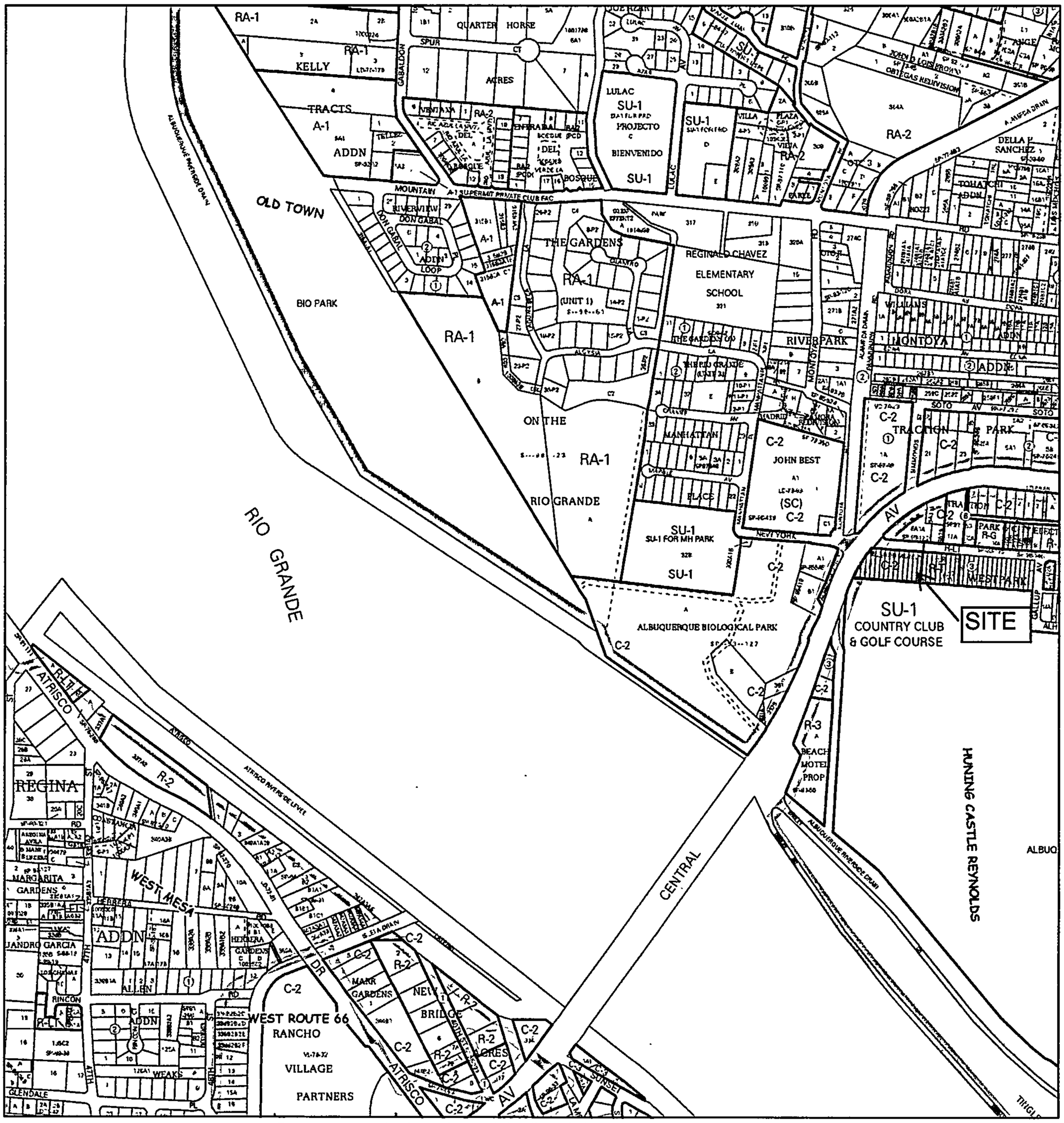
John MacKenzie, PE
Engineering Division of DMD
City of Albuquerque

PO Box 1293

Albuquerque

New Mexico 87103

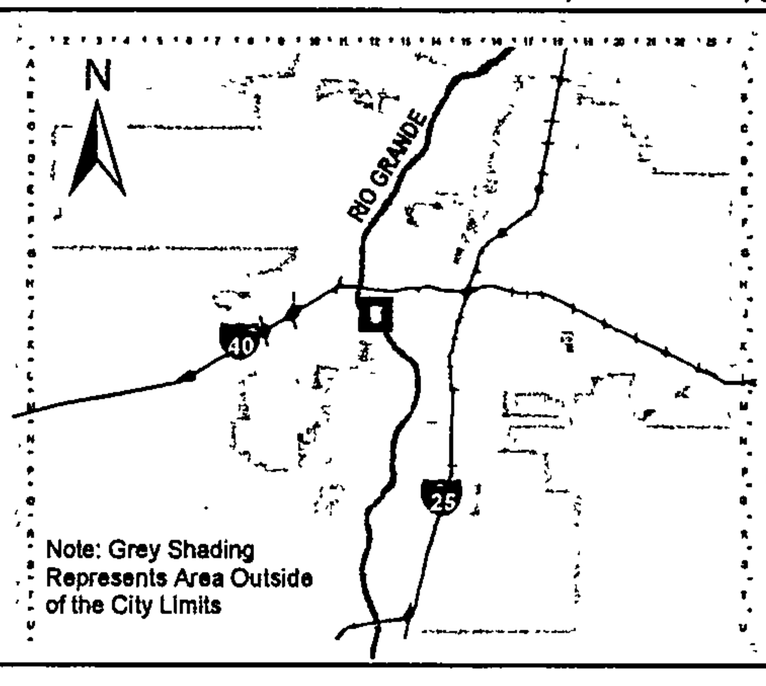
www.cabq.gov



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

Albuquerque Geographic Information System

Map amended through: 4/2/2012



Zone Atlas Page:

J-12-Z

Selected Symbols

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

0 750 1,500 Feet

PROJECT #

1009542

OCTOBER 7. 2015

SK

City of **Albuquerque**

DEVELOPMENT/ PLAN REVIEW APPLICATION

Updated 4/16/15

Supplemental Form (SF)

	S	Z	
SUBDIVISION			**ZONING & PLANNING**
___ Major subdivision action			___ Annexation
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___ Cert. of Appropriateness (LUCC)			
	L	A	**APPEAL / PROTEST of...**
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Between: ___ and ___
Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐. Review Date: ___

SIGNATURE ___ DATE 9-22-15
(Print Name) James Combs Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Revised: 11/2014

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
☐ All checklists are complete	15DRB-70343	SK		$ 0
☐ 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				Total
☐ F.H.D.P. fee rebate	Hearing date September 30, 2015			$ 0

9-22-15
Staff signature & Date

Project # 1009542

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Applicant name (print)

9-22-15
Applicant signature / date

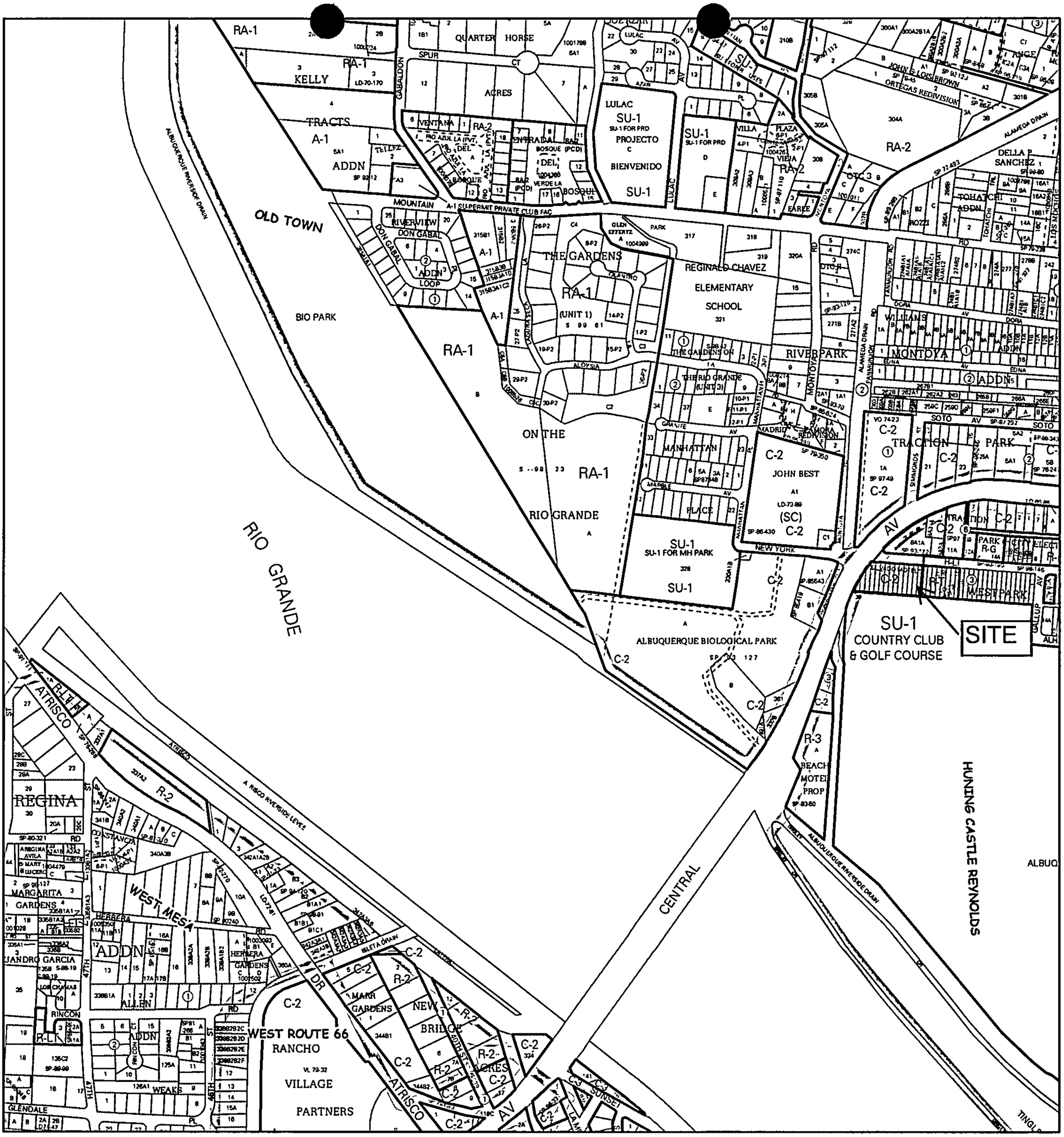
Form revised **October 2007**

Checklists complete
Fees collected
Case #s assigned
Related #s listed

Application case numbers
15DRB - 70343
- -
- -

9-22-15
Planner signature / date

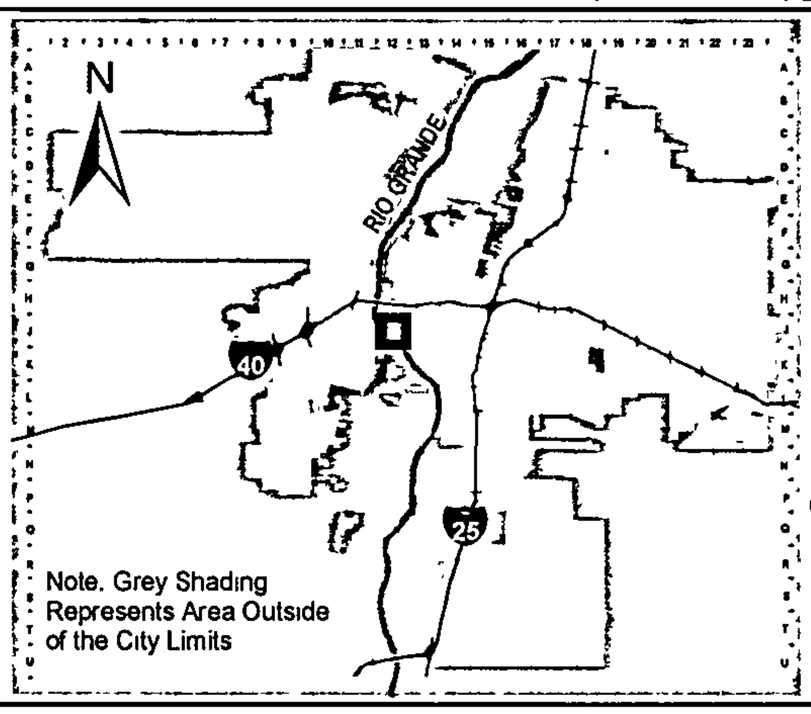
Project # 1009542



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

Albuquerque Geographic Information System

Map amended through: 4/2/2012



Zone Atlas Page:

J-12-Z

Selected Symbols

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

0 750 1,500 Feet

VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)

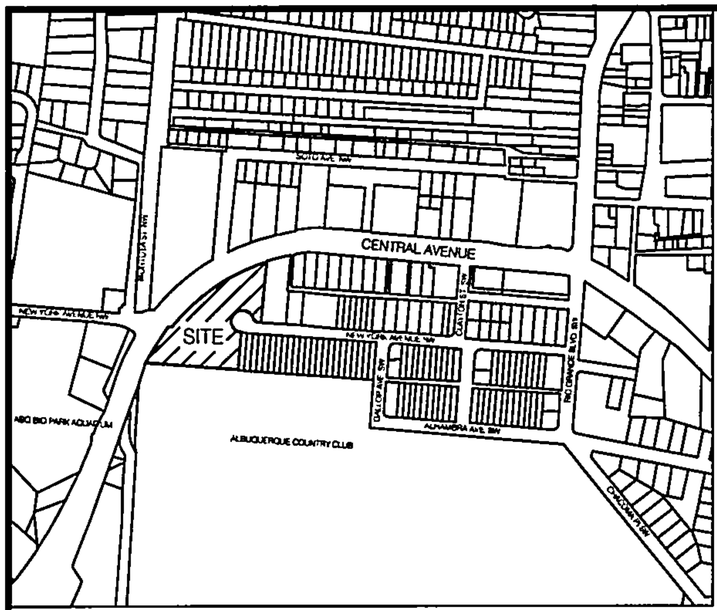
We Souder Miller and Associates are requesting that a portion of the Cul-De-Sac at the west end of New York Avenue SW be vacated to allow for the creation of a "hammerhead" turn around. We are proposing some creation of Right-of-Way to allow for this as well. We are also proposing the creation of a 20' Public Pedestrian & bicycle easement be created on the south side of New York Avenue to allow for pedestrian and bike traffic ingress and egress to New York Avenue SW. We are working for our client the City of Albuquerque who is the current owner of both the Right-of-Way and Tract A, Traction City Addition. Please see attached sketch plat for our intent.

James Combs
Project Manager

Souder, Miller & Associates
3451 Candelaria NE
Albuquerque, NM 87107
www.soudermiller.com

Office: 505-299-0942

SKETCH PLAT
TRACT A, TRACTION ADDITION
RIGHT-OF-WAY CHANGES

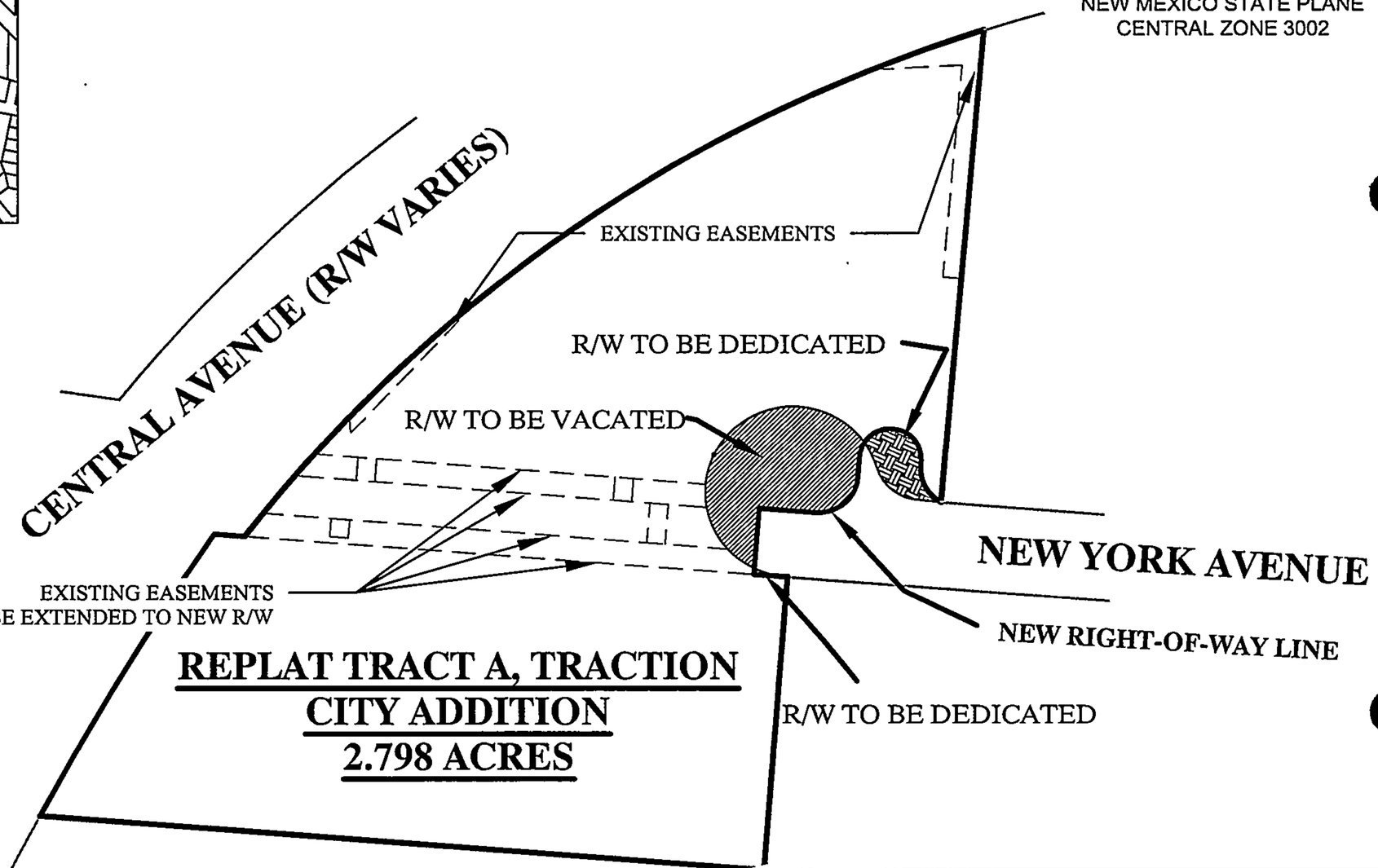


VICINITY MAP

N

GRID NORTH
NEW MEXICO STATE PLANE
CENTRAL ZONE 3002

PURPOSE: THE PURPOSE OF THIS REPLAT WILL BE TO CHANGE THE RIGHT-OF-WAY OF NEW YORK AVENUE TO ALLOW FOR A "HAMMER HEAD" TURN AROUND



REPLAT TRACT A, TRACTION CITY ADDITION
2.798 ACRES

LEGEND

RIGHT-OF-WAY TO BE VACATED PER THIS PLAT

RIGHT-OF-WAY TO BE CREATED THIS PLAT

0 100 200 Feet
ONE INCH = 100 FEET

SMA
Engineering • Environmental
Surveying

TRACT A, TRACTION CITY ADDITION

SOUDER, MILLER & ASSOCIATES
3451 Candelaria Road NE, Suite D
Albuquerque, NM 87107
Phone (505) 299-0942 Fax (505) 256-7600
www.soudermiller.com
Serving the Southwest & Rocky Mountains
Albuquerque, Farmington, Las Cruces, Roswell, Santa Fe, NM
Cortez, Grand Junction, CO - Safford, AZ - Moab, UT - El Paso, TX

DECLARATION OF TEMPORARY PUBLIC ACCESS EASEMENT OVER A VACATED PORTION OF NEW YORK AVENUE SW BERNALILLO COUNTY, NEW MEXICO

THIS Declaration of Temporary Public Access Easement is effective the date it is recorded in the office of the County Clerk of Bernalillo County, New Mexico.

WHEREAS, the City of Albuquerque ("City") is the owner of the following described property located in Bernalillo County:

Tract A, Traction City Addition, as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico, on: May 15, 2014 as Document # 2014038763 ("Traction City Tract A"), further described on **Exhibit A** attached hereto; and

WHEREAS, prior to the vacation of the right-of-way and filing of the Traction City Tract A Plat, New York Avenue SW was a right-of-way providing the public access to northeast bound Central Avenue SW via New York Avenue SW, but that, as shown in **Exhibit A**, a portion of New York Avenue SW is now vacated right-of-way ("Vacated New York SW") and thus that land is now a portion of Traction City Tract A; and

WHEREAS, as shown in **Exhibit A**, construction of a cul-de-sac at the west end of New York Avenue SW is planned in the future, and this cul-de-sac, once completed, will provide a proper terminus for the west end of New York Avenue SW; and

WHEREAS, until such time that the planned cul-de-sac is completed, temporary public egress to northeast bound Central Avenue SW via Vacated New York SW remains advisable; and

WHEREAS, an easement is required in order to accommodate the public's temporary continued access across Vacated New York SW.

Doc# 2014038832
05/15/2014 02:25 PM Page 1 of 6
EASE R $25.00 M Toulouse Oliver, Bernalillo County

JACK
CLOUD

DRB# 1009542

NOW, THEREFORE, in consideration of the above, the City declares the following:

1. A Temporary Public Access Easement ("Easement") across Vacated New York SW shall be created, as shown in **Exhibit B**, allowing for continued egress to northeast bound Central Avenue SW via Vacated New York SW.

2. Said Easement is for public use, particularly for vehicular, cyclist, and pedestrian traffic, and for any other lawful purpose necessary for public access and emergency services.

3. The City shall be responsible for maintenance of the Easement until such time that the planned cul-de-sac on the west end of New York Avenue SW is constructed and accepted by the City.

4. The Easement shall run with the land and be binding upon all heirs, successors and assigns of the City until the Easement is terminated.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands effective the date the same is recorded in the real estate records of Bernalillo County, New Mexico.

CITY OF ALBUQUERQUE,
a municipal corporation

By:

Robert J. Perry, Chief Administrative Officer

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

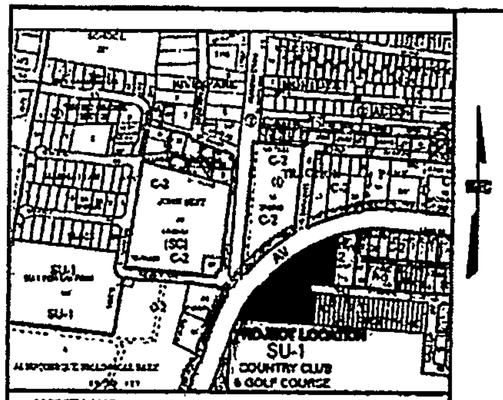
The foregoing was acknowledged before me this 13th day of May, 2014, by Robert J. Perry, Chief Administrative Officer for the City of Albuquerque, a New Mexico municipal corporation, on behalf of the City.

NOTARY PUBLIC

My Commission Expires:
April 4, 2017

OFFICIAL SEAL
Giselle M. Alvarez
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 4-4-2017

DOC# 2014038783



VICINITY MAP
SCALE: N.T.S.

ZONE ATLAS INDEX NOS.
J-12-Z

SUBDIVISION DATA:

TOTAL NO. OF LOTS EXISTING:	19
TOTAL NO. OF LOTS CREATED:	1
GROSS SUBDIVISION ACREAGE:	2.7880 ACRES
TOTAL MILES OF STREETS CREATED:	-
ZONE ATLAS INDEX NO:	J-12-Z
DATE OF SURVEY:	MAY 2013
CURRENT ZONING:	

DISCLOSURE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO VACATE A PORTION OF NEW YORK AVENUE AND VACATE A RECIPROCAL ACCESS EASEMENT AND DEDICATE ADDITIONAL STREET RIGHT-OF-WAY FOR CUL-DE-SAC SHOWN HEREON AND TO CONSOLIDATE LOTS AS SHOWN HEREON AND TO GRANT EASEMENTS AS SHOWN HEREON.

GENERAL NOTES:

1. FIELD SURVEY WAS PERFORMED IN NOVEMBER, 2012.
2. ALL DISTANCES ARE GROUND DISTANCES.
3. RECORD PLAT BEARINGS AND DISTANCE, WHERE THEY DIFFER FROM THOSE ESTABLISHED BY THIS FIELD SURVEY, ARE SHOWN IN PARENTHESES ( ). ALL BEARINGS AND DISTANCES DO NOT DIFFER FROM RECORDED PLAT.
4. BEARINGS SHOWN ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE NAD 83) BASED UPON A LINE FROM ACS "13-J12" TO ACS "12-J12". SAID BEARING BEING: N.63°15'58"E.
5. ALL CORNERS IDENTIFIED AS "SET", ARE A 5/8" REBAR WITH CAP STAMPED "W.D. NEISH PS 21081" AND SHOWN AS —o— UNLESS OTHERWISE INDICATED.
6. THE FOLLOWING DOCUMENT(S) WERE USED IN THE PREPARATION OF THIS PLAT:
   a.) TITLE "SEARCH" REPORT PREPARED FOR THIS PROPERTY BY STEWART TITLE, DATED 10/22/2012, REFERENCE NO. 12100586.
   b.) BOUNDARY SURVEY, DATED 11/15/2012, DOC. #201212089C.
7. NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAT FOR SUBDIVISION.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE #: 1-012-058-474-271-10301
PROPERTY OWNER OF RECORD: CITY OF ALBUQUERQUE
(LBA-1A,B6, TRACTION PARK & CITY ADDITION)

UNIFORM PROPERTY CODE #: 1-012-058-487-280-10230
PROPERTY OWNER OF RECORD: CITY OF ALBUQUERQUE
(LBA-3,B6, TRACTION PARK & CITY ADDITION)

UNIFORM PROPERTY CODE #: 1-012-058-488-269-10208
PROPERTY OWNER OF RECORD: CITY OF ALBUQUERQUE
(LBA-2A,B6, TRACTION PARK & CITY ADDITION)

UNIFORM PROPERTY CODE #: 1-012-058-489-250-40131
PROPERTY OWNER OF RECORD: CITY OF ALBUQUERQUE
(L24thru39,B3exS'ly7.5', WESTPARK ADDITION)

BERNALILLO COUNTY TREASURER'S OFFICE: DATE: 4/30/14

INDEXING INFORMATION FOR COUNTY CLERK

OWNER(S): VARIOUS
SECTION 13, T.10 N., R.2 E., N.M.P.M.
SUBDIVISION: Traction Park & City Addition AND Westpark Addition

Layout Name: SHEET 1 OF 2
Drawing Name: 123007102-Preliminary Plat.dwg
NETWORK ADDRESS: m:\SCR\12-300-071-02\2.0 Project Disciplines\Survey\Drawings\Working Drawings

Plot By: PAJ

LEGAL DESCRIPTION:

A CERTAIN PARCEL OF LAND BEING COMPRISED OF LOTS 8A-1A AND 8A-2A, IN BLOCK NUMBERED SIX (6) OF TRACTION PARK & CITY ADDITION, SECTION 13, T.10N.,R.2E., N.M.P.M., ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON OCTOBER 18, 1993, IN PLAT BOOK 93C, PAGE 297, TOGETHER WITH,
LOT 8A-3, IN BLOCK NUMBERED SIX (6) OF TRACTION PARK & CITY ELECTRIC ADDITION, SECTION 13, T.10N.,R.2E., N.M.P.M., ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 4, 1992, IN PLAT BOOK 92C, PAGE 184, TOGETHER WITH,
ALL OF LOTS NUMBERED TWENTY-FOUR (24) TO THIRTY-FIVE (35), INCLUSIVE, AND ALL OF LOTS NUMBERED THIRTY-SIX (36), THIRTY-SEVEN (37), THIRTY-EIGHT (38) AND THIRTY-NINE (39) LYING EASTERLY OF A LINE DRAWN ON 6 DEGREE 4' CURVE FROM A POINT ON THE NORTH LINE OF LOT 36 WHICH IS 10.97 FEET WESTERLY FROM THE NORTHEAST CORNER THEREOF TO A POINT ON THE SOUTH LINE OF LOT 39 WHICH IS 21.32 FEET WESTERLY FROM THE SOUTHEAST CORNER THEREOF, ALL IN BLOCK NUMBERED THREE (3) OF THE WESTPARK ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 9, 1929. THERE IS EXCEPTED FROM ALL OF THE ABOVE DESCRIBED LOTS THE SOUTH 7.5 FEET THEREOF. TOGETHER WITH,
A PORTION OF NEW YORK AVENUE SW,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WESTERN BOUNDARY LINE OF THE PARCEL HEREIN DESCRIBED, ALSO BEING A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF CENTRAL AVENUE SW; WHENCE, THE A.C.S (ALBUQUERQUE CONTROL STATION) "13-J12", A BRASS CAP IN PLACE, BEARS N89°17'24"W, 100.08 FEET DISTANT; THENCE FROM SAID POINT OF BEGINNING, ALONG SAID EASTERN RIGHT OF WAY LINE OF CENTRAL AVENUE SW (FOR THE NEXT TWO (2) COURSES),

S85°35'35"E A DISTANCE OF 19.68 FEET TO A POINT OF CURVATURE; THENCE,

NORTHEASTERLY 494.63 FEET, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 828.47 FEET, AND A CENTRAL ANGLE OF 34° 12' 03", SUBTENDED BY A CHORD OF 487.22 FEET WHICH BEARS N55°5'50"E TO A POINT OF NON-TANGENCY BEING THE MOST NORTHERN CORNER OF SAID PARCEL HEREIN DESCRIBED; THENCE, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE,

S06°03'17"W A DISTANCE OF 280.48 FEET; THENCE,

N85°35'35"W A DISTANCE OF 12.88 FEET TO A POINT OF CURVATURE; THENCE,

NORTHWESTERLY 29.96 FEET, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 68° 39' 39", SUBTENDED BY A CHORD OF 28.20 FEET WHICH BEARS N31°15'46"W TO A POINT OF REVERSE CURVATURE; THENCE,

SOUTHWESTERLY 203.98 FEET, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 47.00 FEET, AND A CENTRAL ANGLE OF 248°39' 39", SUBTENDED BY A CHORD OF 77.63 FEET WHICH BEARS S38°44'14"W TO A POINT OF NON-TANGENCY; THENCE,

S4°24'2"W A DISTANCE OF 162.50 FEET TO A POINT; THENCE,

N85°35'35W A DISTANCE OF 393.02 FEET TO A POINT OF CURVATURE ON THE WESTERLY RIGHT-OF-WAY LINE OF CENTRAL AVENUE SW; THENCE,

NORTHEASTERLY 182.12 FEET, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1797.38 FEET, AND A CENTRAL ANGLE OF 05°48'20", SUBTENDED BY A CHORD OF 182.04 FEET WHICH BEARS N31°11'48"E TO THE POINT OF BEGINNING. SAID COMPRISED PARCEL CONTAINING AN AREA OF 118,021 SQUARE FEET OR 2.7094 ACRES MORE OR LESS.

FREE CONSENT AND DEDICATION:

THE TRACT SHOWN HEREON IS REPLATTED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S). SAID OWNERS DO HEREBY DEDICATE ADDITIONAL PUBLIC STREET RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE, IN FEE SIMPLE AND DO HEREBY GRANT: ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN FACILITIES THEREIN; ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR OVERHEAD AND/OR BURIED DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND AND/OR OVERHEAD UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNERS DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

PROPERTY OWNER SIGNATURE(S):

TRACT A, TRACTION CITY ADDITION

ROBERT J. PERRY, CHIEF ADMINISTRATIVE OFFICER
FOR: CITY OF ALBUQUERQUE, A NEW MEXICO MUNICIPAL CORPORATION

DATE 6/13/13

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

OFFICIAL SEAL
Giselle M. Alvarez
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 4-4-17

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 13 DAY OF June, 2013, BY ROBERT J. PERRY, CHIEF ADMINISTRATIVE OFFICER, CITY OF ALBUQUERQUE, A NEW MEXICO MUNICIPAL CORPORATION.

NOTARY PUBLIC: Giselle M. Alvarez

MY COMMISSION EXPIRES: 4-4-2017

PENGAD 800-631-6989

EXHIBIT "A"

Page 1 of 2

PLAT OF
TRACT A, TRACTION CITY ADDITION

REPLAT OF LOTS 8A-1A, 8A-2A and 8A-3, BLOCK 6,
TRACTION PARK and CITY ELECTRIC ADDITION and
A PORTION OF LOTS 24-39, INCLUSIVE, BLOCK 3, WESTPARK ADDITION
WITHIN PROJECTED SECTION 13, TOWNSHIP 10 NORTH,
RANGE 2 EAST, TOWN OF ALBUQUERQUE GRANT
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JUNE 2013

PROJECT NUMBER: 1009542

APPLICATION NUMBER: 13DRB-70694

PLAT APPROVAL

UTILITY APPROVALS: PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE NOT EXCLUSIVE AND ARE GRANTED FOR THE COMMON AND JOINT USE OF THE UTILITIES DESIGNATED ON THIS PLAT, THEIR SUCCESSORS AND ASSIGNS, AND FOR THE USE OF ANY OTHER PUBLIC UTILITIES WHOSE USE OF SAID EASEMENT IS DEEDED TO BE IN THE PUBLIC INTEREST. DISCLAIMER: IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT, WHICH ARE NOT SHOWN ON THIS PLAT.

NEW MEXICO GAS COMPANY	DATE 3/18/2014
PNM ELECTRIC SERVICES	DATE 3/20/14
QWEST CORPORATION D/B/A CENTURYLINK QC	DATE 3/19/14
COMCAST	DATE 3/18/14
CITY APPROVALS:	
CITY SURVEYOR	DATE 6-14-13
REAL PROPERTY DIVISION	DATE 4-17-14
ENVIRONMENTAL HEALTH DEPARTMENT N/A	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE 04/30/14
ABCWUA	DATE 4-30-14
PARKS AND RECREATION DEPARTMENT	DATE 4-30-14
A.M.A.F.C.A.	DATE 4-30-14
CITY ENGINEER	DATE 5-14-14
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

SURVEYOR'S CERTIFICATION:

I, WILLIAM D. NEISH, A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES, OR OTHER PARTIES EXPRESSING AN INTEREST, IS CORRECT AND TRUE TO THE BEST OF MY BELIEF AND KNOWLEDGE AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007.

WILLIAM D. NEISH
N.M.P.L.S. #21081

6-13-2013
DATE

WILLIAM D. NEISH NEW MEXICO 21081 LICENSED PROFESSIONAL SURVEYOR 6/13/13

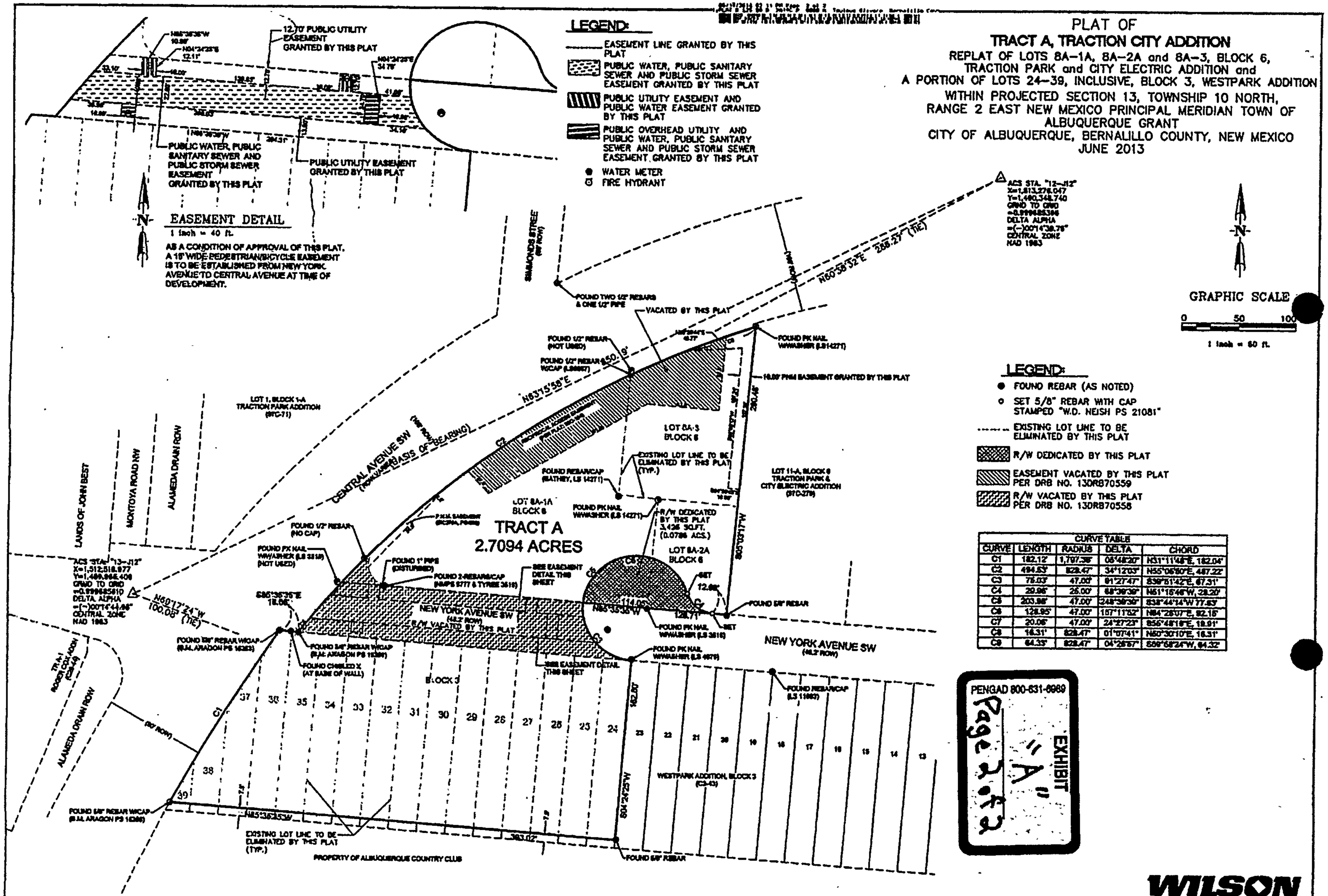
WILSON & COMPANY
4900 LANG AVENUE N.E.
ALBUQUERQUE, NEW MEXICO
87109
(505) 348-4000

SHEET 1 OF 2

DOC# 2014038763

PLAT OF
TRACT A, TRACTION CITY ADDITION

REPLAT OF LOTS 8A–1A, 8A–2A and 8A–3, BLOCK 6,
TRACTION PARK and CITY ELECTRIC ADDITION and
A PORTION OF LOTS 24–39, INCLUSIVE, BLOCK 3, WESTPARK ADDITION
WITHIN PROJECTED SECTION 13, TOWNSHIP 10 NORTH,
RANGE 2 EAST NEW MEXICO PRINCIPAL MERIDIAN TOWN OF
ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JUNE 2013



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	182.12'	1,707.36'	06°48'20"	N31°11'48"E, 182.04'
C2	494.63'	828.47'	34°12'03"	N55°06'50"E, 487.22'
C3	75.03'	47.00'	91°27'47"	S39°51'42"E, 67.31'
C4	29.96'	26.00'	65°39'39"	N51°15'46"W, 28.20'
C5	203.98'	47.00'	248°39'39"	S38°44'14"W 77.63'
C6	128.95'	47.00'	157°11'52"	N84°28'07"E, 92.15'
C7	20.06'	47.00'	24°27'23"	S56°48'18"E, 19.91'
C8	16.31'	828.47'	01°07'41"	N50°30'10"E, 16.31'
C9	64.35'	828.47'	04°26'57"	S59°58'24"W, 64.32'

PENGAD 800-631-6989
EXHIBIT "A"
Page 2 of 2

DRAWING LAYOUT: SHEET 1 of 1
DRAWING NAME: 12-300-071-02-Sketch Plat.dwg
NETWORK ADDRESS: H:\SOE\12-300-071-02\2.0_Project_Disciplines\Survey\Drawings\Working_Drawings PLOT BY: PAJ

WILSON & COMPANY
4900 Long Avenue NE
Albuquerque, NM 87109
Phone: (505) 348-4000

Legal Description

Temporary Public Access Easement
Over the vacated portion of New York Avenue SW

A certain parcel of land being situate within projected section 13 T. 10 N., R. 2 E., N.M.P.M., Town of Albuquerque Grant, Bernalillo County, New Mexico and being the portion of New York Avenue that is within Tract A and vacated on the plat entitled "PLAT OF TRACT A, TRACTION CITY ADDITION" recorded in the Office of the County Clerk of Bernalillo County New Mexico on May / 15 / 2014 as Document # 2014038763 and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone) and ground distances as follows:

Beginning at the Southwest corner of said easement herein described at a point on the Easterly Right of Way line of Central Avenue SW, whence the City of Albuquerque Survey Control Monument "13_J12" Found in place bears N. 71°35'49" W. a distance of 116.16 feet, thence from the point of beginning;

Along said Easterly Right of Way line of Central Avenue SW being the west line of said easement herein described 98.68 feet along a curve turning to the right through an angle of 06° 49' 29", having a radius of 828.47 feet, and long chord that bears N 41° 24' 33" E for a distance of 98.63 feet to a point of non-tangent curvature being the Northwest corner of said easement herein described; thence,

Leaving said Easterly Right of Way line of Central Avenue SW along the north line of said easement herein described 38.82 feet along a curve turning to the left through an angle of 111° 11' 59", having a radius of 20.00 feet, and long chord that bears S 17° 46' 03" E for a distance of 33.00 feet to a point; thence,

S 85° 35' 35" E Continuing along said north line a distance of 175.52 feet to a point of non-tangent curvature on the west right of way line of New York Avenue SW being the Northeast corner of said easement herein described; thence,

Along said westerly right of way line of New York Avenue SW being the east line of said easement herein described 75.03 feet along a curve turning to the left through an angle of 91° 27' 47", having a radius of 47.00 feet, and long chord that bears S 39° 51' 42" E for a distance of 67.31 feet to a point on the south right of way line of New York Avenue being the Southeast corner of said easement herein described; thence,

N 85° 35' 35" W Leaving said right of way line of New York Avenue SW along the south line of said easement herein described a distance of 294.31 feet to the Point of Beginning containing 11956 square feet or 0.2745 acres more or less.

Surveyor's Certification

I, William D. Neish, New Mexico Professional Surveyor No. 21081, do hereby certify that this Legal Description was prepared by me or under my supervision, meets the minimum requirements for surveys in New Mexico, and is true to the best of my knowledge and belief.

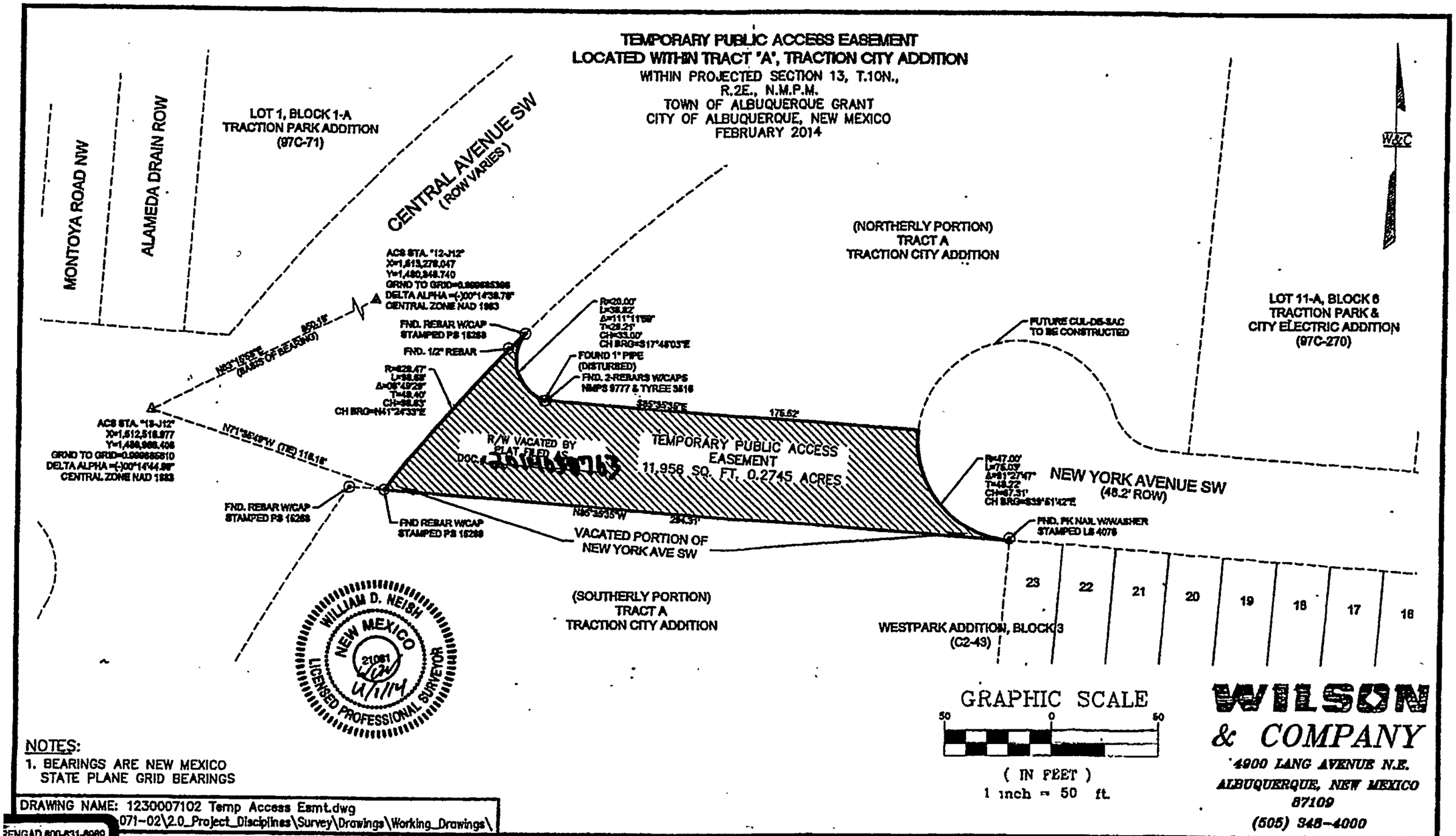
William D. Neish, N.M.P.S. No. 21081 — Date 4/1/14

WILLIAM D. NEISH NEW MEXICO 21081 LICENSED PROFESSIONAL SURVEYOR 4/1/14

EXHIBIT "B" Page 1 of 2

TEMPORARY PUBLIC ACCESS EASEMENT
LOCATED WITHIN TRACT "A", TRACTION CITY ADDITION

WITHIN PROJECTED SECTION 13, T.10N., R.2E., N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE, NEW MEXICO
FEBRUARY 2014



WILSON & COMPANY
4900 LANG AVENUE N.E.
ALBUQUERQUE, NEW MEXICO
87109
(505) 348-4000

NOTES:
1. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS

DRAWING NAME: 1230007102 Temp Access Esmt.dwg
071-02\2.0_Project_Disciplines\Survey\Drawings\Working_Drawings\

PENGAD 800-631-6989

EXHIBIT "B"
Page 2 of 2

PROJECT #

1009542

September 30. 2015

SK

City of **Albuquerque**

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION — S Z

___ Major subdivision action
_X_ Minor subdivision action
___ Vacation — V
___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P

___ for Subdivision
___ for Building Permit
___ Administrative Amendment/Approval (AA)
___ IP Master Development Plan — D
___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING

___ Annexation
___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
___ Adoption of Rank 2 or 3 Plan or similar
___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
___ Street Name Change (Local & Collector) — L

APPEAL / PROTEST of... — A

___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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): WILSON & COMPANY PHONE: 505-348-4091
ADDRESS: 4900 LANG AVE NE FAX: 505-348-4055
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: will.neish@wilsonco.com

APPLICANT: CITY of ALBUQUERQUE/DMD ENGINEERING PHONE: 768-2791
ADDRESS: PO BOX 1293 FAX: 768-2733
CITY: ALBUQUERQUE STATE NM ZIP 87103 E-MAIL: DSHOLTIS@CABQ.GOV
Proprietary interest in site: CITY OF ABQ List all owners: CITY OF ABQ

DESCRIPTION OF REQUEST: PRELIMINARY PLAT

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. LOTS 8A-1A, 8A-2A + 8A-3 PORTION OF LOTS 24-39 Block: 6 Unit: ___
Subdiv/Addn/TBKA: TRACTION PARK & CITY ELECTRIC + WEST PARK ADDITION
Existing Zoning: C-2 Proposed zoning: ___ MRGCD Map No ___
Zone Atlas page(s): J-12-Z UPC Code: 101205846525040131 101205848826810206
101205847427110201
101205848728010230

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): ___
DRB 1009542

CASE INFORMATION:
Within city limits? _X_ Yes Within 1000FT of a landfill? NO
No. of **existing** lots: 19 No. of **proposed** lots: 1 Total site area (acres): 2.709
LOCATION OF PROPERTY BY STREETS: On or Near: INTERSECTION OF NEW YORK AVE SE + CENTRAL AVE
Between: ___ and ___

Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐. Review Date: ___

SIGNATURE [signature] DATE 4/7/14
(Print Name) WILL NEISH Applicant: ☐ Agent: ☐

FOR OFFICIAL USE ONLY Revised: 4/2012

☐ 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	Action	S.F.	Fees
HY DRB - 70097	P$F		$ 215.00
-	CMF		$ 20.00
-			$
-			$
-			$
-			$
		Total	$ 235.00

Hearing date: April 16 2014

[signature] 4-8-14
Staff signature & Date

Project # 1009542

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

__ Preliminary Plat reduced to 8.5" x 11"
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__ Copy of DRB approved infrastructure list
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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**
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__ Copy of recorded SIA
__ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
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__ DXF file and hard copy of final plat data for AGIS is required.

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

NA 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
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Will Neish
Applicant name (print)

Applicant signature / date

Form revised **October 2007**

☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
14DRB-_____-70097
_____-_____-_____
_____-_____-_____

4-8-14
Planner signature / date

Project #

City of Albuquerque

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Will Neish
Applicant name (print)

Applicant signature / date

Form revised **October 2007**

☑ Checklists complete
☑ Fees collected
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Application case numbers
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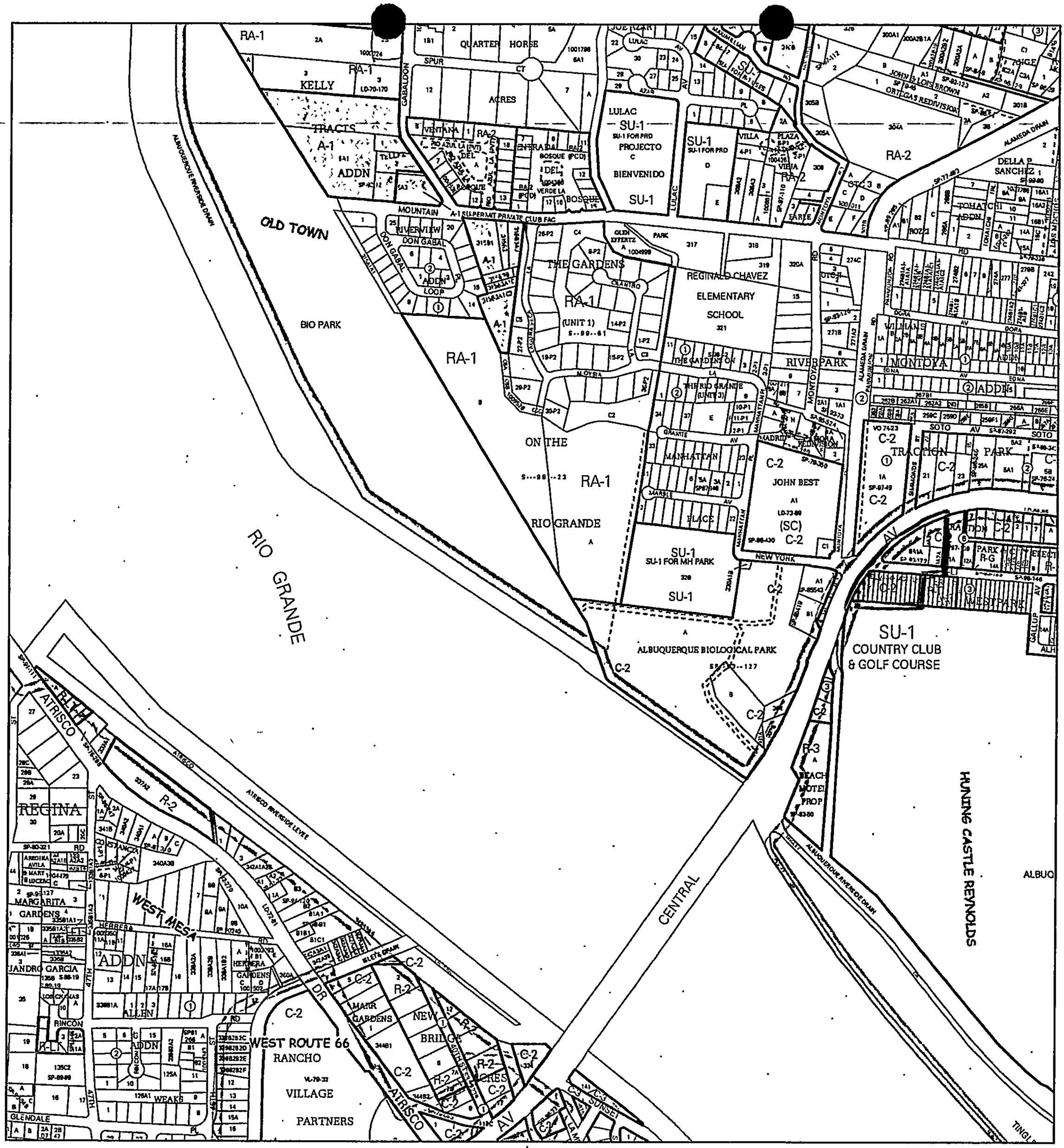
4-8-14
Planner signature / date

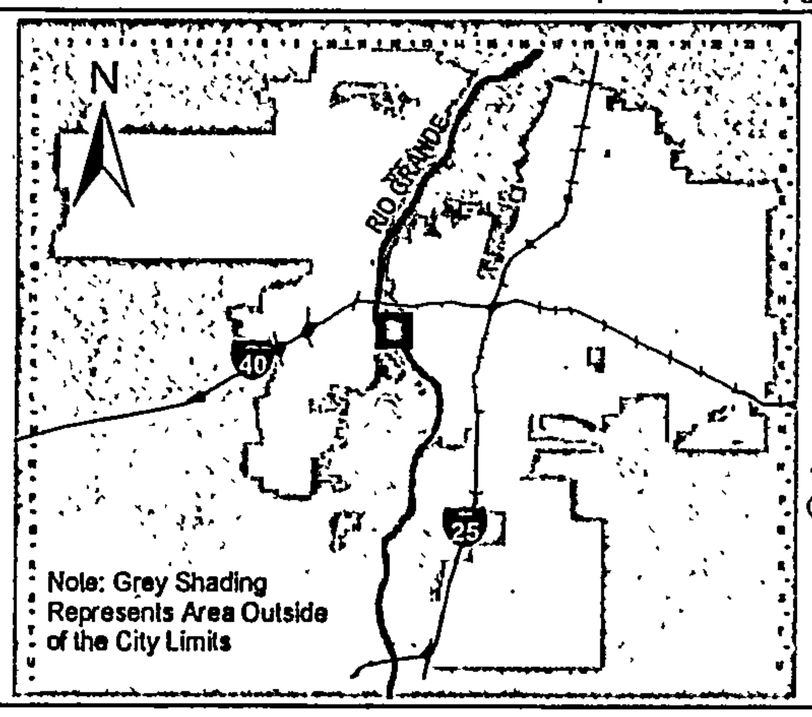
Project #



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

Albuquerque Geographic Information System

Map amended through: 4/2/2012



Zone Atlas Page:

J-12-Z

Selected Symbols

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

0 750 1,500 Feet

WILSON
&COMPANY

4900 Lang Ave NE
Albuquerque, NM 87109
505-348-4000 phone
505-348-4055 fax

Arizona
California
Colorado
Florida
Kansas
Missouri
Nebraska
New Mexico
Oklahoma
Texas
Utah

7 April 2014

Development Review Board
City of Albuquerque Planning Department
600 Second St. NW
Plaza Del Sol
Albuquerque, NM 87103

Re: **Preliminary plat of Tract A Traction City Addition**
DRB Case No.: 1009542

Dear Board Members:

Wilson & Company, acting as agents for the City of Albuquerque, presents to the Development Review Board the following preliminary plat. The purpose of the platting action is to vacate a portion of New York Ave SW, dedicate additional road right of way for a cul-de-sac on New York Ave SW, consolidate lots 8A-1A, 8A-2A and 8A-3, Block 6 Traction Park and City Electric Addition and a portion of Lots 24-39, inclusive, Block 3, West Park Addition with a portion of vacated New York Avenue, SW into one tract. In addition, an existing reciprocal easement will be vacated. A temporary access easement is being prepared for the vacated portion of New York Ave to be in effect until the cul-de-sac is constructed.

Please contact Will Neish at 348-4091 if there are questions. Thank you.

Will Neish, PS
Wilson & Company, Inc.

CITY DEPARTMENT INFRASTRUCTURE LIST

Current DRC
Project Number:_____

FIGURE 12

Date Submitted:_____
Date Site Plan Approved:_____
Date Preliminary Plat Approved:_____
Date Preliminary Plat Expires:_____
DRB Project No.: 1009542
DRB Application No.:_____

INFRASTRUCTURE LIST

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

PLAT OF TRACT A, TRACTION CITY ADDITION
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 8A-1A, 8A-2A and 8A-3, BLOCK 6, TRACTION PARK, and CITY ELECTRIC ADDITION and A PORTION OF LOTS 24-39, INCLUSIVE, BLOCK 3, WESTPARK ADDITION
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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 DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC 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 DRC 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 Cnst Engineer
		PAVING 47'D CUL DE SAC	Residential Paving w/C&G Cul de Sac w/6' SW Along Cul de Sac	New York Avenue SW	228' E of Central Avenue SW	12.66' feet west of East P/L Tract A	/	/	/
			Closure of access, removal of curb returns and replacement with 6' sidewalk and curb & gutter	Central Avenue SW	New York Avenue NW.		/	/	/
		10' TRAIL	10' wide Multi-Use Trail Paving, 293.5LF	Tract A Public Utility & Public Pedestrian/Bicycle Access Easement	West P/L Tract A	East P/L Tract A	/	/	/
		WATER n/a					/	/	/
		STORM DRAIN n/a					/	/	/
		SANITARY SEWER n/a					/	/	/
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revised 07/01/01

PLAT OF TRACT A, TRACTION CITY ADDITION

NOTES

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The improvements identified above are the responsibility of the City of Albuquerque. By signing below, I , Suzanne Lubar, confirm that these improvements are being constructed with the New York Ave. Cul-de-Sac Project and that the City of Albuquerque is financially responsible for the above listed items. The cost of these improvements are included in the New York Ave. Cul-de-Sac Project. This agreement will constitute a Subdivision Improvement Agreement (SIA). Overseeing implementation of these items is my responsibility. The items listed above are estimated to cost $31,799.23 and will be completed by the end of the project.

Suzanne Lubar — Planning Department — Date 4/2/14

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
SAVINA GARCIA NAME (print)	DRB CHAIR - date	PARKS & RECREATION - date
WILSON & COMPANY FIRM	TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
3/31/2014 SIGNATURE - date	UTILITY DEVELOPMENT - date	_____ - date
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____	CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

revised 07/01/01

April 16. 2013

P&F***

City of **Albuquerque**

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

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- ___ Major subdivision action
- X Minor subdivision action
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- ☐ F.H.D.P. density bonus
- ☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
BDRB - 706941	P&F		$ Ø
-	CMF		$ Ø
-			$
-			$
-			$
-			$
			Total $ Ø

Hearing date Oct. 9, 2013

[signature] 9-27-13
Staff signature & Date

Project # 1009542

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 15 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**
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__ 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)**
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☐ **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.

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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.

WILL NEISH
Applicant name (print)

Applicant signature / date

Form revised **October 2007**

☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers 13 - DRB - 70694
- -
- -

9-27-13
Planner signature / date

Project # 1009542

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION — S Z

___ Major subdivision action
_X_ Minor subdivision action
___ Vacation — V
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SITE DEVELOPMENT PLAN — P

___ for Subdivision
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___ Storm Drainage Cost Allocation Plan

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___ Annexation
___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
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APPEAL / PROTEST of... — L A

___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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.
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ADDRESS: PO BOX 1293 FAX: 768-2733
CITY: ALBUQUERQUE STATE NM ZIP 87103 E-MAIL: DSHOLTES@CABQ.GOV
Proprietary interest in site: CITY OF ALBUQUERQUE List all owners: CITY OF ALBUQUERQUE

DESCRIPTION OF REQUEST: PRELIMINARY/FINAL PLAT

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. LOTS 8A-1A, 8A-2A + 8A-3 Block: 6 Unit: ___
Subdiv/Addn/TBKA: PORTION OF LOTS 24-39 TRACTION PARK & CITY ELECTRIC ADDITION + WESTPARK ADDITION
Existing Zoning: C-2 Proposed zoning: ___ MRGCD Map No ___
Zone Atlas page(s): J-12-Z UPC Code: 101205846525040131 101205848826810206 101205847427110201 101205848728010230

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): DRB 1009542

CASE INFORMATION:

Within city limits? _X_Yes Within 1000FT of a landfill? NO
No. of existing lots: 19 No. of proposed lots: 1 Total site area (acres): 2.7094 AC
LOCATION OF PROPERTY BY STREETS: On or Near: INTERSECTION OF NEW YORK AVE SE + CENTRAL AVE
Between: ___ and ___

Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐. Review Date: ___

SIGNATURE [signature] DATE 9/27/13
(Print Name) WILL NEISH Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Revised: 4/2012

☒ INTERNAL ROUTING
☒ All checklists are complete
☒ All fees have been collected
☒ All case #s are assigned
☒ AGIS copy has been sent
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Application case numbers	Action	S.F.	Fees
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-	CMF		$ Ø
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-			$
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Hearing date Oct. 9, 2013

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WILL NEISH
Applicant name (print)

Applicant signature / date

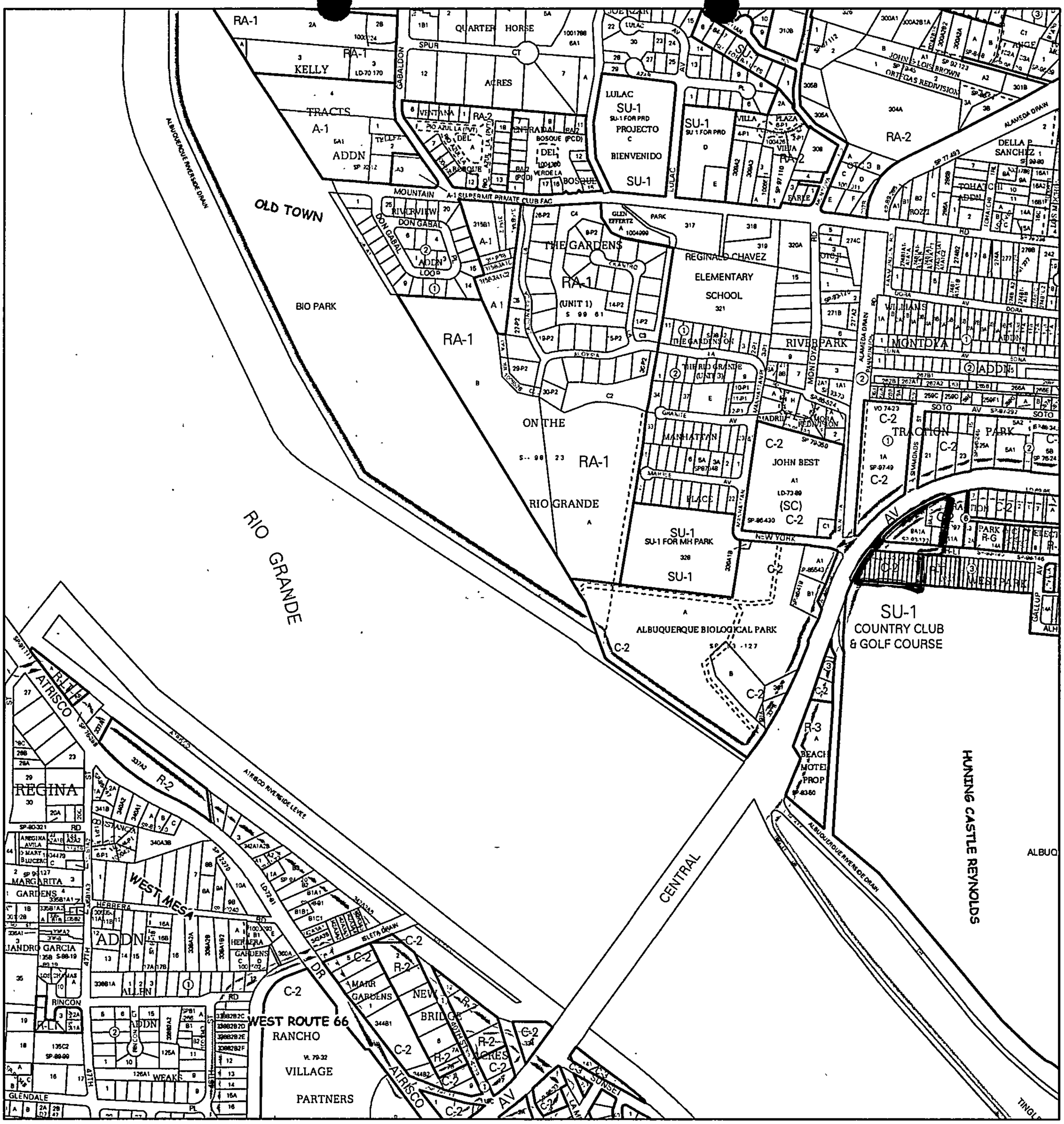
Form revised **October 2007**

☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
13 - DRB - 70694
- -
- -

9-27-13
Planner signature / date

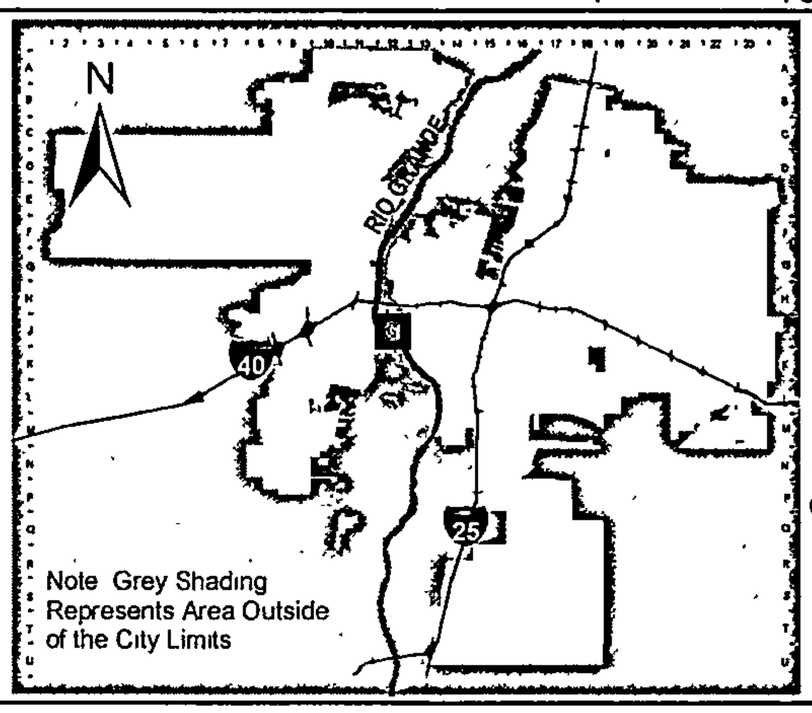
Project # 1009542



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

Albuquerque Geographic Information System

Map amended through: 4/2/2012



Zone Atlas Page:

J-12-Z

Selected Symbols

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

0 750 1,500 Feet

WILSON
&COMPANY

4900 Lang Ave NE
Albuquerque, NM 87109
505-348-4000 phone
505-348-4055 fax

Arizona
California
Colorado
Florida
Kansas
Missouri
Nebraska
New Mexico
Oklahoma
Texas
Utah

27 September 2013

Development Review Board
City of Albuquerque Planning Department
600 Second St. NW
Plaza Del Sol
Albuquerque, NM 87103

Re: **Right of Way and Reciprocal Access Easement Vacations**
Intersection of New York Ave. SE and Central
Lots 8A-1A, 8A-2A AND 8A-3, Block 6
Traction Park and City Electric Addition
Portion of Lots 24-39, Inclusive, Block 3
West Park Addition
DRB Case No.: 1009542

Dear Board Members:

Wilson & Company, acting as agents for the City of Albuquerque, present to the Development Review Board the following right of way and reciprocal access easement within Lots 8A-1A, 8A-2A AND 8A-3, Block 6Traction Park and City Electric Addition and a portion of Lots 24-39, Inclusive, Block 3West Park Addition. The specific road affected is: New York Ave. SE. The Right-of-Way and easements will be re-platted per the City of Albuquerque Development Process Manual. This action and subsequent platting is needed for a proposed cul-de-sac and to consolidate Lots 8A-1A, 8A-2A and 8A-3, Block 6 Traction Park and City Electric Addition and a portion of Lots 24-39, Inclusive, Block 3, West Park Addition into one parcel.

Please contact Will Neish at 348-4091 if there are questions. Thank you.

Will Neish, PS
Wilson & Company, Inc.

October 9. 2013

PROJECT

1009542

App #	Action	Date
13-70603	P&F	7-10-13

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION — S Z

___ Major subdivision action
X Minor subdivision action
___ Vacation — V
___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P

___ for Subdivision
___ for Building Permit
___ Administrative Amendment/Approval (AA)
___ IP Master Development Plan — D
___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — L A

___ Annexation
___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
___ Adoption of Rank 2 or 3 Plan or similar
___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
___ Street Name Change (Local & Collector)

APPEAL / PROTEST of...

___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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.
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Proprietary interest in site: CITY OF ABQ List all owners: CITY OF ABQ

DESCRIPTION OF REQUEST: PRELIMINARY PLAT

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.

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Zone Atlas page(s): J-12-Z UPC Code: 101205846525040131 1012058488268 10206
1012058474271 1 0201
1012058487280 1 0230

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): ___
DRB 1009542

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? NO
No. of existing lots: 19 No. of proposed lots: 1 Total site area (acres): 2.709
LOCATION OF PROPERTY BY STREETS: On or Near: INTERSECTION OF NEW YORK AVE SE + CENTRAL AVE
Between: ___ and ___

Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐. Review Date: ___

SIGNATURE [signature] DATE 6-24-13
(Print Name) WILL NEISH Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Revised: 4/2012

☐ INTERNAL ROUTING
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Application case numbers	Action	S.F.	Fees
13DRB-70603	PBF		$ 215.00
	CMF		$ 20.00
			$
			$
			$
		Total	$ 235.00

Hearing date July 10, 2013

[signature] 6-25-13
Staff signature & Date

Project # 1009542

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13DRB - - 70603
- -
- -

6-25-13
Planner signature / date

Project # 1009542

City of Albuquerque

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Between: ___ and ___

Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐. Review Date: ___

SIGNATURE Will Neish DATE 6-24-13
(Print Name) WILL NEISH Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Revised: 4/2012

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
☒ All checklists are complete	13DRB-70603	PBF		$ 215.00
☒ All fees have been collected		CMF		$ 20.00
☒ 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				Total
☐ F.H.D.P. fee rebate	Hearing date July 10, 2013			$ 235.00

6-25-13
Staff signature & Date

Project # 1009542

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
__ 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.

WILL YEISH
Applicant name (print)

6/24/13
Applicant signature / date

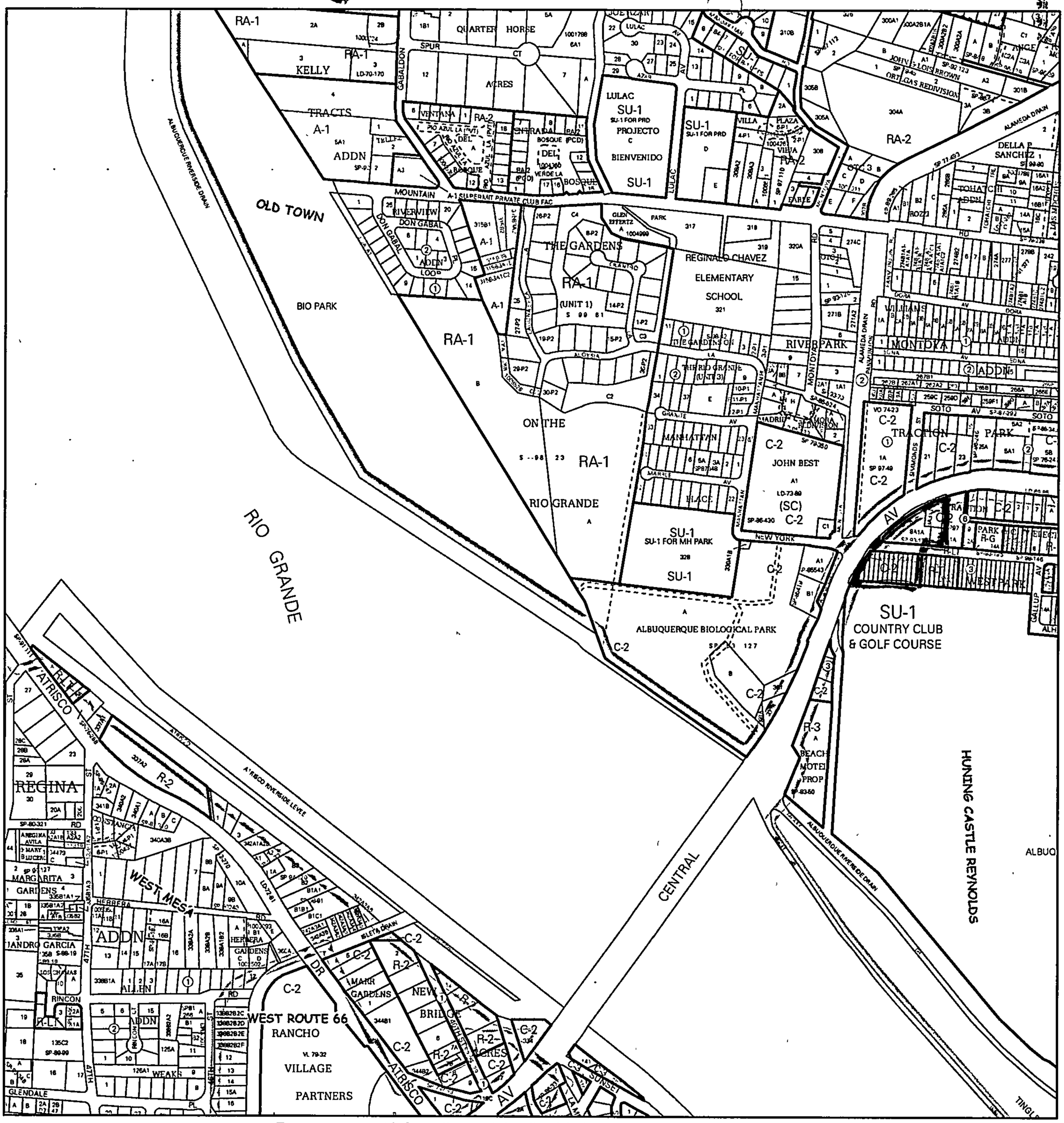
Form revised **October 2007**

☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
13DRB - - 70603
- -
- -

6-25-13
Planner signature / date

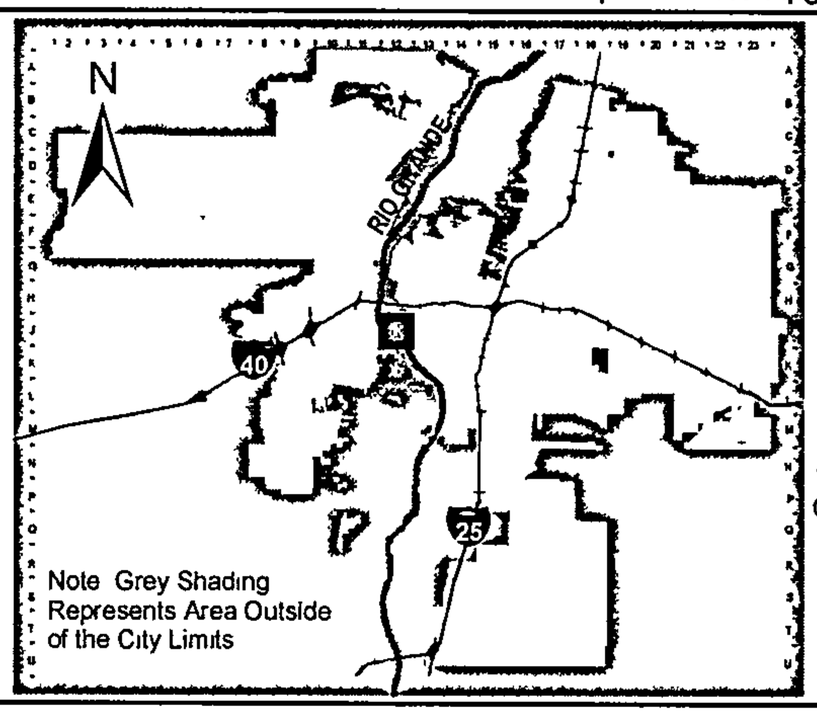
Project # 1009542



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

Albuquerque Geographic Information System

Map amended through: 4/2/2012



Zone Atlas Page:

J-12-Z

Selected Symbols

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

0 750 1,500 Feet

WILSON
&COMPANY

4900 Lang Ave NE
Albuquerque, NM 87109
505-348-4000 phone
505-348-4055 fax

Arizona
California
Colorado
Florida
Kansas
Missouri
Nebraska
New Mexico
Oklahoma
Texas
Utah

24 June 2013

Development Review Board
City of Albuquerque Planning Department
600 Second St. NW
Plaza Del Sol
Albuquerque, NM 87103

Re: **Preliminary/Final Plat of**
Tract A, Traction City Addition
Replat of Lots 8A-1A, 8A-2A, and 8A-3
Block 6 Traction Park and City Electric Addition
And a Portion of Lots 24-39, Inclusive, Block 3
Westpark Addition
DRB Case No.: 1009542

Dear Board Members:

Wilson & Company, acting as agents for the City of Albuquerque, present to the Development Review Board the following preliminary plat within Lots 8A-1A, 8A-2A AND 8A-3, Block 6Traction Park and City Electric Addition and a portion of Lots 24-39, Inclusive, Block 3West Park Addition. This platting action is needed to vacate existing Right of Way and an existing easement, dedicate new Right of Way for a proposed cul-de-sac, dedicate new utility and pedestrian/bicycle access easement and to consolidate Lots 8A-1A, 8A-2A and 8A-3, Block 6 Traction Park and City Electric Addition and a portion of Lots 24-39, Inclusive, Block 3, West Park Addition into one parcel.

Please contact Will Neish at 348-4091 if there are questions. Thank you.

Will Neish

Will Neish, PS
Wilson & Company, Inc.

July 10.2013

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION — S Z

___ Major subdivision action
___ Minor subdivision action
X Vacation — V
___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P

___ for Subdivision
___ for Building Permit
___ Administrative Amendment/Approval (AA)
___ IP Master Development Plan — D
___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING

___ Annexation
___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
___ Adoption of Rank 2 or 3 Plan or similar
___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
___ Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...

___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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): WILSON & COMPANY, INC., ENGINEERS & ARCHITECTS PHONE: 505-348-4091
ADDRESS: 4900 LANG AVE NE FAX: 505-348-4055
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: WILL.NEISH@WILSONCO.COM

APPLICANT: CITY OF ALBUQUERQUE/DMD ENGINEERING PHONE: 768-2791
ADDRESS: PO BOX 1293 FAX: 768-2733
CITY: ALBUQUERQUE STATE NM ZIP 87103 E-MAIL: MTRAN@CABQ.GOV
Proprietary interest in site: CITY OF ABQ List all owners: CITY OF ABQ

DESCRIPTION OF REQUEST: RIGHT OF WAY & EASEMENT VACATION

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. LOTS 8A-1A, 8A-2A & 8A-3 PORTION OF LOTS 24-39 Block: 6 Unit: ___
Subdiv/Addn/TBKA: TRACTION PARK & CITY ELECTRIC & WEST PARK ADDITION
Existing Zoning: C-2 Proposed zoning: ___ MRGCD Map No ___
Zone Atlas page(s): J-12-Z UPC Code: 101205846525040131 101205848826810206
101205847127110201
101205848728010230

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
DRB 1009542

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? NO
No. of **existing** lots: 19 No. of **proposed** lots: 1 Total site area (acres): 2.709
LOCATION OF PROPERTY BY STREETS: On or Near: INTERSECTION OF NEW YORK AVE SE & CENTRAL AVE
Between: ___ and ___
Check if project was previously reviewed by: Sketch Plat/Plan ☒ or Pre-application Review Team(PRT) ☐. Review Date: 1/9/2013

SIGNATURE ___ DATE ___
(Print Name) WILL NEISH Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Revised: 4/2012

☒ **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	Action	S.F.	Fees
13DRB-70558	VRW		$ Ø
-70559	VPE		$ Ø
-			$
-			$
-			$
		Total	$ Ø

Hearing date June 12, 2013

5-17-13
Staff signature & Date

Project # 1009542

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)** –
- N/A 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.

WILL NEISH
Applicant name (print)

5-17-13
Applicant signature / date

Form revised 4/07

☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
13 - DRB - 70558
- - 70559
- -

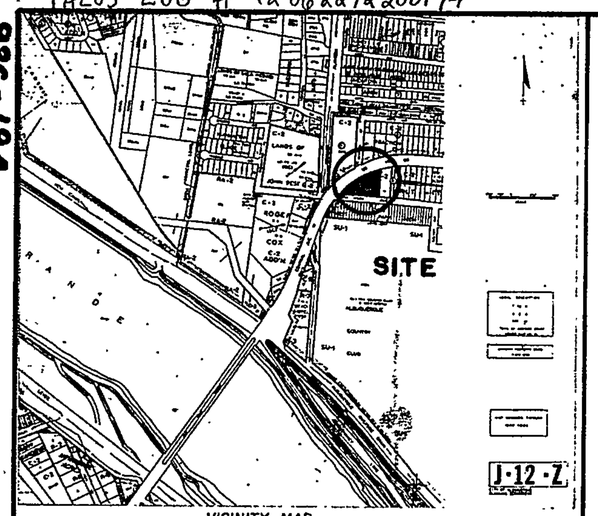
5-17-13
Planner signature / date

Project # 1009542

TALOS LOG # 92062212200174

92C-194

09289437



VICINITY MAP

PLAT OF
LOTS 8A-1, 8A-2 & 8A-3
BLOCK 6
TRACTION PARK &
CITY ELECTRIC ADDITION
Section 13,
T. 10 N., R. 2 E., N.M.P.M.
Albuquerque, New Mexico
May, 1992

LEGAL DESCRIPTION AND FREE CONSENT

The undersigned owner(s) of the land hereon shown do hereby consent to the replat of the land hereon shown:

Lot numbered Eight-A (8-A) in Block numbered Six (6) of the TRACTION PARK & CITY ELECTRIC ADDITION to the City of Albuquerque, New Mexico, as the same is shown and designated on the replat of Lots 8,9 and 10, Block 6 of said Addition, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on May 20th, 1982 in Volume C19, Folio 150, as Document No. 82-26691, and is with the free consent and in accordance with the desires of the undersigned owner(s) and proprietor(s) thereof and hereby grants reciprocal access easement and dedicates additional right of way as shown hereon.

Owner(s) CARL HALL & NOHEMI HALL Date 6/15/92

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 19 day of JUNE, 1992, By: CARL HALL & NOHEMI

My Commission Expires:

Notary Public

OFFICIAL SEAL
MARY H. TRUJILLO
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 11/20/95

State of New Mexico
County of Bernalillo
This instrument was filed for record on

SEP 04 1992
at 1:03 P o'clock and duly recorded in Vol. 92C of records of said County Folio 194

Clerk & Recorder

Deputy Clerk

DEDICATION	=	0.0278 AC ±
LOT 8A-1	=	0.4414 AC.±
LOT 8A-2	=	0.4247 AC.±
LOT 8A-3	=	0.3322 AC.±
TOTAL	=	1.2261 AC.±

SUBDIVISION DATA

Case No. DRB 92-268
Zone Atlas Index No. J-12
Gross Subdivision Acreage 1.2261
Total No. of Lots Created 3
Total Mileage of Full-Width Streets Created 0
Date of Survey MAY 1992

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C-1	20.00'	18.57'	18.33'	N 20°32'25" W	130°33'10"
C-2	831.47'	324.42'	322.42'	N 68°27'48" E	22°21'16"
C-3	20.00'	24.38'	22.98'	N 38°37'09" W	69°51'44"
C-4	20.00'	11.22'	11.06'	N 26°37'25" E	32°08'08"
C-5	831.47'	229.72'	228.99'	N 82°38'03" E	15°49'47"
C-6	831.47'	51.06'	51.06'	N 82°15'53" E	03°31'12"
C-7	831.47'	117.52'	117.32'	N 68°06'18" E	08°06'12"
C-8	828.47'	10.84'	10.83'	N 44°27'06" E	00°44'10"
C-9	828.47'	224.99'	224.16'	N 82°38'03" E	15°41'30"
C-10	828.47'	51.11'	51.10'	N 82°15'42" E	03°32'04"
C-11	828.47'	117.75'	117.43'	N 68°02'00" E	08°08'32"

DISCLOSURE STATEMENT

The purpose of this replat is to create Three (3) new lots from One (1) existing lot.

GENERAL NOTES:

1] Bearings are New Mexico State Plane Grid, Central Zone.

2] All distances are ground.

3] Plat shows all easements of record.

4] Bearings in ( ) parentheses per record plats.

5] All corners identified as "set" are set with rebar/cap stamped N.M.P.S. 9777, unless otherwise noted.

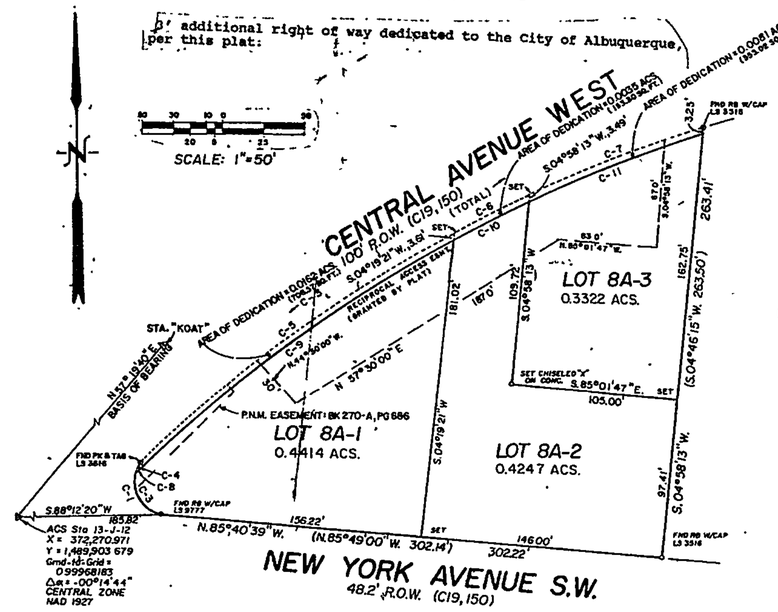
6] Improvements located on subject property not shown hereon. Improvement locations are available from Southwest Surveying Co., Inc., upon request.

7] Closure = 1/10,000 or more.

8] Reciprocal access easement is for the benefit and use by and for the owners/users of Lots 8A-1, 8-A-2 and 8A-3 and is to be maintained by said owners/users.

Prior to development, City of Albuquerque Water and Sanitary Sewer Service to Lot 8A-2 must be verified and coordinated with the Public Works Department, City of Albuquerque, via a request for a water and sanitary sewer availability statement.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC#: 102-058-090271-102201
PROPERTY OWNER OF RECORD: Eugene J. Trustee Partners LTD
BERNALILLO COUNTY TREASURER'S OFFICE: 7-9-92



CITY/COUNTY APPROVALS:

	Date
Property Management	06/23/92
City Surveyor	7-23-92
City Water Resources	7-07-92
City Engineer	7-08-92
A.M.A.F.C.A.	7-07-92
Traffic Engineer	7-7-92
Parks and Recreation	8-3-92
City Planning Director	

SP-92-106

SURVEYOR'S CERTIFICATION

I, Mark A. Williams, a registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, meets the minimum requirements of monumentation and surveys of the Albuquerque Subdivision Ordinance, and that it is true and correct to the best of my knowledge and belief.

Mark A. Williams 6/15/92
Mark A. Williams, N.M.P.S. 9777 Date

MARK A. WILLIAMS
NEW MEXICO
9777
REGISTERED PROFESSIONAL SURVEYOR

SOUTHWEST SURVEYING CO., INC.
333 Lomas Blvd., N.E.
Albuquerque, NM 87102
(505) 247-4444

92C-194

SEC. 13, T 10 N, R 2 E 92C-194

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of $3.75 each.

1. LOCATION

   A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
   B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
   C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

   A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
   B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

   A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
   B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from May 28, 2013 To June 12, 2013

5. REMOVAL

   A. The sign is not to be removed before the initial hearing on the request.
   B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

[signature] 5/17/13
(Applicant or Agent) (Date)

I issued 2 signs for this application, 5-17-13 [signature]
(Date) (Staff Member)

DRB PROJECT NUMBER: 1009542

Rev. 1/11/05

INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

DEBBIE BAUMAN, Transportation Development
SHABIH RIZVI, Transit & Parking Department
STEVE MONTIEL, Council of Governments
LYNN MAZUR, AMAFCA
STEVE SINK, APD Crime Prevention
JAY LEE EVANS, Open Space Division
RAY SANCHEZ, Fire Department
DAVID KILPATRICK, Zoning Enforcement Inspector
STEPHANI WINKLEPLECK, Neighborhood Coordination
DANIEL ARAGON, Public Service Company of New Mexico
PATRICK SANCHEZ, New Mexico Gas Company
APRIL WINTERS, Albuquerque Public Schools
MICHELE RAMIREZ, CenturyLink
MIKE MORTUS, Comcast Cable
RAY GOMEZ, Middle Rio Grande Conservancy District (MRGCD)
SUZANNE BUSCH, Environmental Health

Your comments on the following case(s) are requested. Board hearing date:

PROJECT # 10009542

Wednesday, June 12, 2013

Comments must be received by:

Wednesday, June 5, 2013

If comments are not received by this date, "no comments" will be listed on the staff report. Attached are copies of the requests.

If you have any questions, please contact me at 924-3946 or agomez@cabq.gov

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION	S	Z	ZONING & PLANNING
___ Major subdivision action			___ Annexation
___ Minor subdivision action			
X Vacation	V		___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
___ Variance (Non-Zoning)			
SITE DEVELOPMENT PLAN	P		___ Adoption of Rank 2 or 3 Plan or similar
___ for Subdivision			___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
___ for Building Permit			
___ Administrative Amendment/Approval (AA)			
___ IP Master Development Plan	D		___ Street Name Change (Local & Collector)
___ Cert. of Appropriateness (LUCC)			
	L	A	**APPEAL / PROTEST of...**
STORM DRAINAGE (Form D)			___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
___ Storm Drainage Cost Allocation Plan			

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): WILSON & COMPANY, INC., ENGINEERS & ARCHITECTS PHONE: 505-348-4091
ADDRESS: 4900 LANG AVE NE FAX: 505-348-4055
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: WILL.NEISH@WILSONCO.COM

APPLICANT: CITY OF ALBUQUERQUE/DMD ENGINEERING PHONE: 768-2791
ADDRESS: PO BOX 1293 FAX: 768-2733
CITY: ALBUQUERQUE STATE NM ZIP 87103 E-MAIL: MTRAN@CABQ.GOV
Proprietary interest in site: CITY OF ABQ List all owners: CITY OF ABQ

DESCRIPTION OF REQUEST: RIGHT OF WAY & EASEMENT VACATION

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. LOTS 8A-1A, 8A-2A & 8A-3 PORTION OF LOTS 24-39 Block: 6 3 Unit: ___
Subdiv/Addn/TBKA: TRACTION PARK & CITY ELECTRIC & WEST PARK ADDITION
Existing Zoning: C-2 Proposed zoning: ___ MRGCD Map No ___
Zone Atlas page(s): J-12-Z UPC Code: 101205846525040131 101205848826810206 101205847727110201 101205848728010230

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): ___
DRB 1009542

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? NO
No. of existing lots: 19 No. of proposed lots: 1 Total site area (acres): 2.709
LOCATION OF PROPERTY BY STREETS: On or Near: INTERSECTION OF NEW YORK AVE SE & CENTRAL AVE
Between: ___ and ___
Check if project was previously reviewed by: Sketch Plat/Plan ☒ or Pre-application Review Team(PRT) ☐. Review Date: 1/9/2013

SIGNATURE ___ DATE ___
(Print Name) WILL NEISH Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Revised: 4/2012

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
☒ All checklists are complete	13DRB-70558	VRW		$ Ø
☒ All fees have been collected	-70559	VPE		$ Ø
☒ 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				Total
☐ F.H.D.P. fee rebate	Hearing date June 12, 2013			$ Ø

5-17-13
Staff signature & Date

Project # 1009542

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) – **
- N/A 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.

WILL NEISH
Applicant name (print)

5-17-13
Applicant signature / date

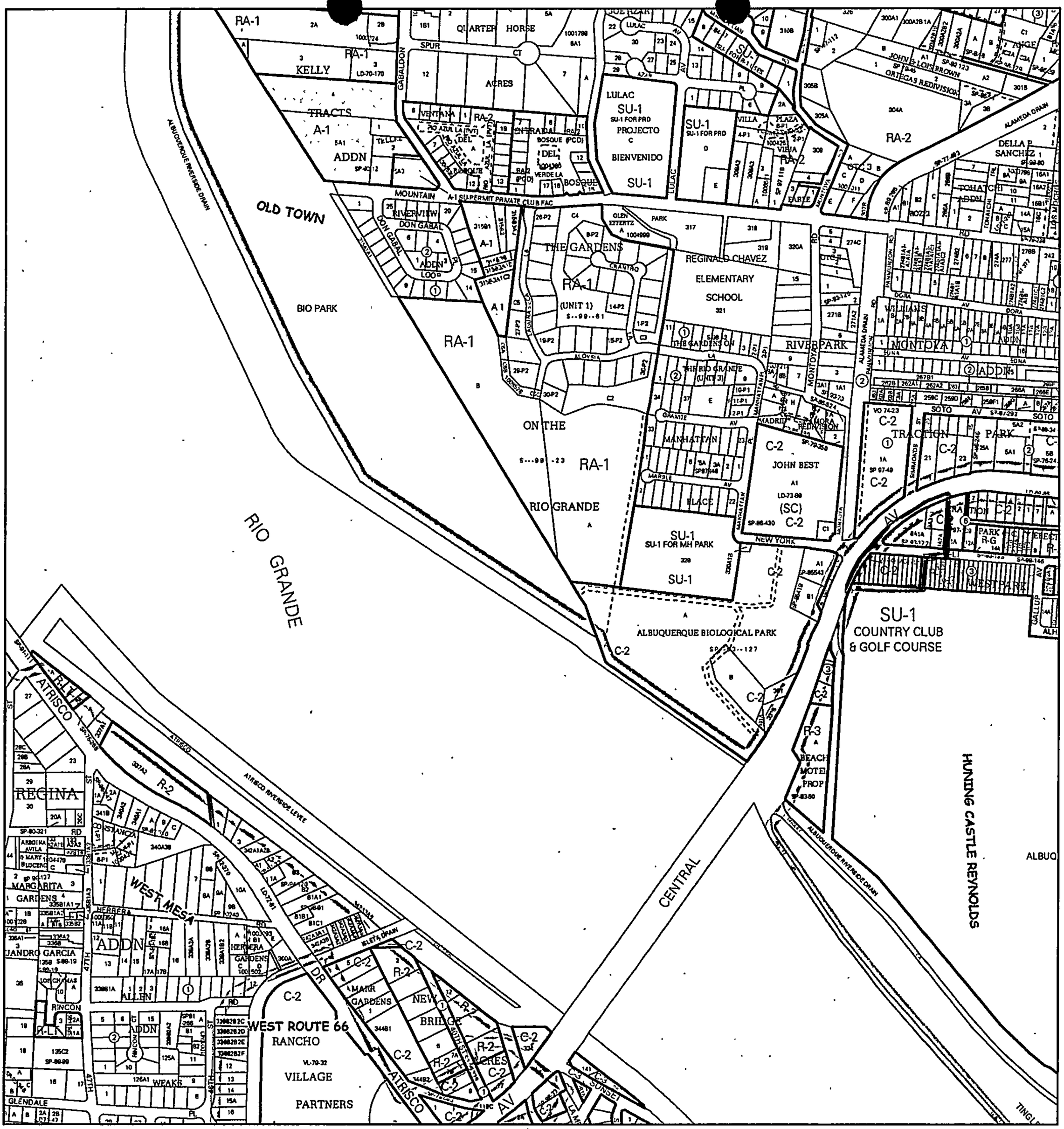
Form revised 4/07

☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
13 - DRB - 70558
- - 70559
- -

5-17-13
Planner signature / date

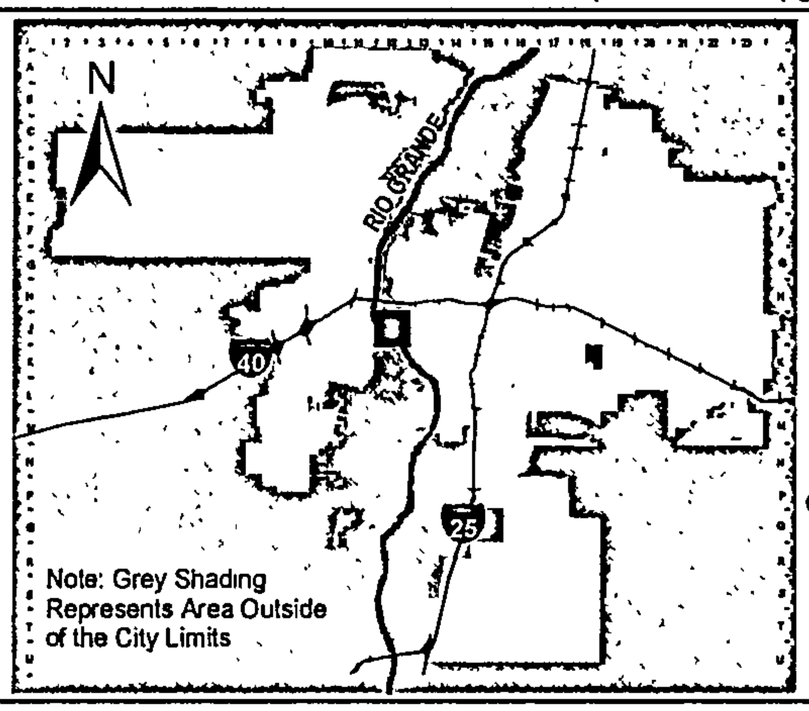
Project # 1009542



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

Albuquerque Geographic Information System

Map amended through: 4/2/2012



Zone Atlas Page:

J-12-Z

Selected Symbols

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

0 750 1,500 Feet

WILSON
&COMPANY
4900 Lang Ave NE
Albuquerque, NM 87109
505-348-4000 phone
505-348-4055 fax

Arizona
California
Colorado
Florida
Kansas
Missouri
Nebraska
New Mexico
Oklahoma
Texas
Utah

16 May 2013

Development Review Board
City of Albuquerque Planning Department
600 Second St. NW
Plaza Del Sol
Albuquerque, NM 87103

Re: **Right of Way and Reciprocal Access Easement Vacations**
Intersection of New York Ave. SE and Central
Lots 8A-1A, 8A-2A AND 8A-3, Block 6
Traction Park and City Electric Addition
Portion of Lots 24-39, Inclusive, Block 3
West Park Addition
DRB Case No.: 1009542

Dear Board Members:

Wilson & Company, acting as agents for the City of Albuquerque, present to the Development Review Board the following right of way and reciprocal access easement within Lots 8A-1A, 8A-2A AND 8A-3, Block 6Traction Park and City Electric Addition and a portion of Lots 24-39, Inclusive, Block 3West Park Addition. The specific road affected is: New York Ave. SE. The Right-of-Way and easements will be re-platted per the City of Albuquerque Development Process Manual. This action and subsequent platting is needed for a proposed cul-de-sac and to consolidate Lots 8A-1A, 8A-2A and 8A-3, Block 6 Traction Park and City Electric Addition and a portion of Lots 24-39, Inclusive, Block 3, West Park Addition into one parcel.

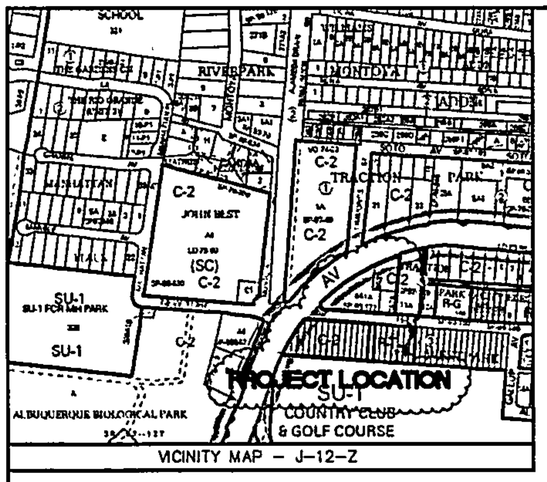
Please contact Will Neish at 348-4091 if there are questions. Thank you.

Will Neish, PS
Wilson & Company, Inc.

HIGHER Relationships
SHARED OWNERSHIP • COLLABORATION
INTENSITY • DISCIPLINE • SOLUTIONS

VACATION EXHIBIT
FOR PLAT OF
LOTS 8A-1A, 8A-2A and 8A-3, BLOCK 6
TRACTION PARK and CITY ELECTRIC ADDITION
and
A PORTION OF LOTS 24-39, INCLUSIVE, BLOCK 3, WESTPARK ADDITION

SECTION 13, T. 10 N., R. 2 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY 2013



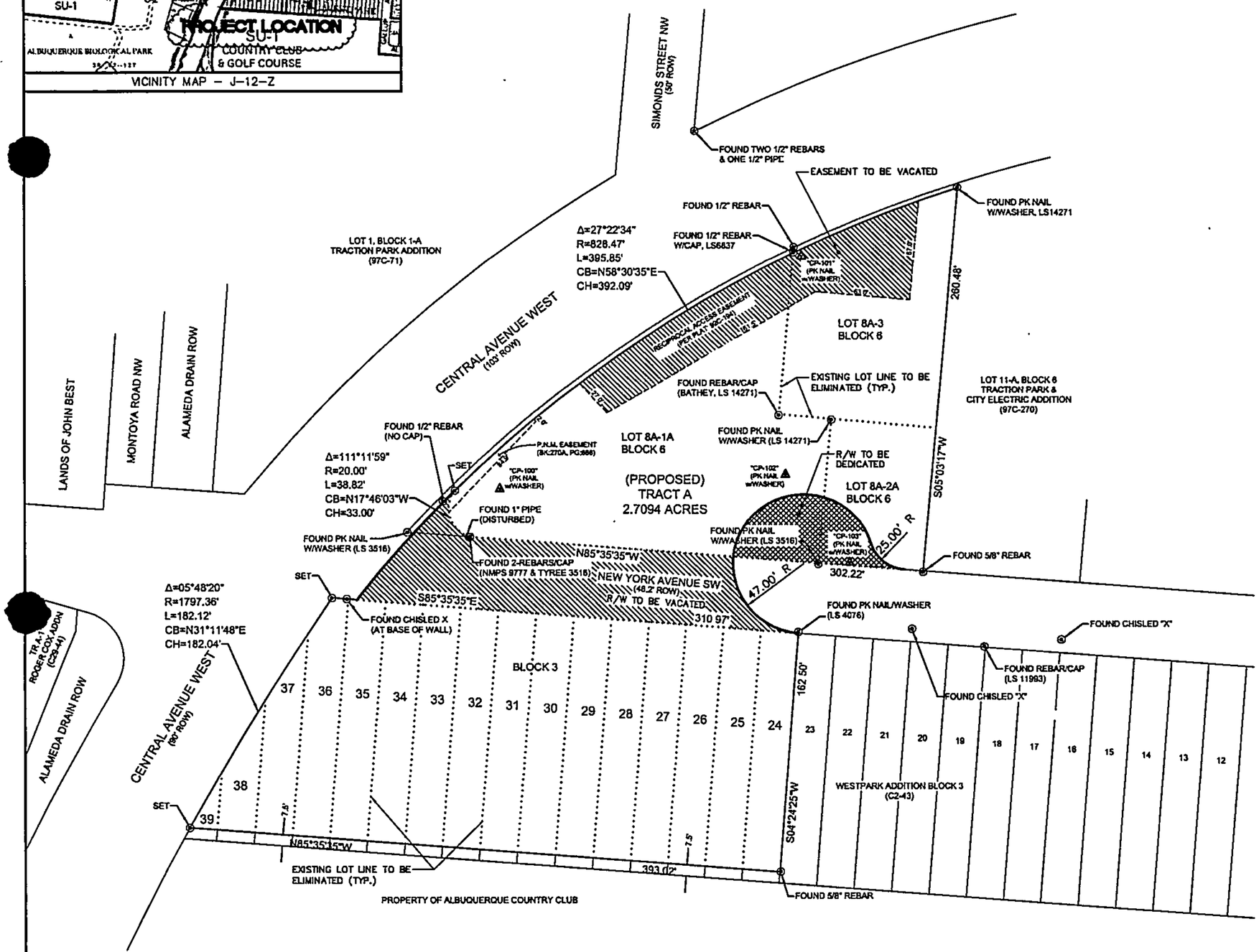
VICINITY MAP – J-12-Z

-N-

GRAPHIC SCALE

0 50 100

1 inch = 50 ft.



LEGEND:

- ⊙ FOUND REBAR
- ..... EXISTING LOT LINE TO BE ELIMINATED BY THIS PLAT
- R/W TO BE DEDICATED
- R/W AND EASEMENT TO BE VACATED

WILSON & COMPANY
4900 Lang Avenue NE
Albuquerque, NM 87109
Phone: (505) 348-4000

DRAWING LAYOUT: SHEET 1 of 1
DRAWING NAME: 1230007102-Vacation Exhibit.dwg
NETWORK ADDRESS: M:\SGR\12-300-071-02\2 0_Project_Disciplines\Survey\Drawings\Working_Drawings PLOT BY: PAJ

CITY OF ALBUQUERQUE

16 May 2013

Wilson & Company
4900 Lang Ave NE
Albuquerque, NM 87109

Subject: **Reciprocal Access Easement Vacation**

The City of Albuquerque requests to vacate the reciprocal access easement created by the "Plat of Lots 8A-1, 8A-2 & 8A-3, Block 6, Traction Park & City Electric Addition" filed September 4, 1992 in Book 92C Page 194. Acting as the grantor and beneficiary of the easement in question we do hereby authorize Wilson and Company, agent to the City of Albuquerque, to vacate this easement.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Mark Sam 5/16/13

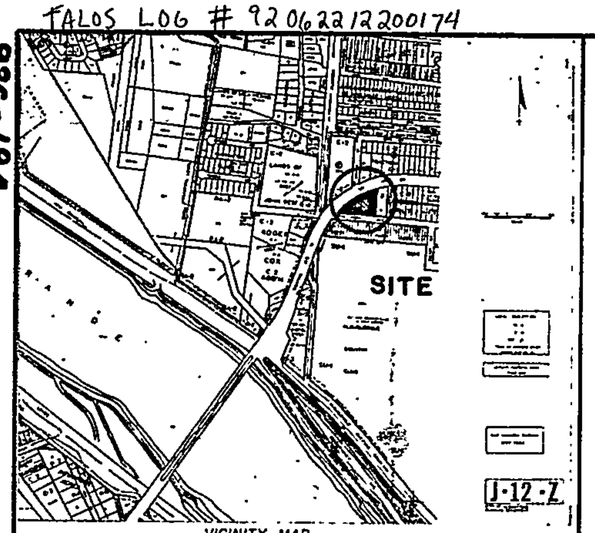
Signed; , City of Albuquerque Date

TALOS LOG # 920622122001 74

92C-194

92C-194

09289437



VICINITY MAP

PLAT OF
LOTS 8A-1, 8A-2 & 8A-3
BLOCK 6
TRACTION PARK &
CITY ELECTRIC ADDITION
Section 13,
T. 10 N., R. 2 E., N.M.P.M.
Albuquerque, New Mexico
May, 1992

LEGAL DESCRIPTION AND FREE CONSENT

The undersigned owner(s) of the land hereon shown do hereby consent to the Replat of the land hereon shown:

Lot numbered Eight-A (8-A) in Block numbered Six (6) of the TRACTION PARK & CITY ELECTRIC ADDITION to the City of Albuquerque, New Mexico, as the same is shown and designated on the replat of Lots 8,9 and 10, Block 6 of said Addition, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on May 20th, 1982 in Volume C19, Folio 150, as Document No. 82-26691, and is with the free consent and in accordance with the desires of the undersigned owner(s) and proprietor(s) thereof and hereby grants reciprocal access easement and dedicates additional right of way as shown hereon.

Owner(s) CARL HALL & NOHEMI HALL Date 6/15/92

ACKNOWLEDGEMENT

STATE OF NEW MEXICO } ss.
COUNTY OF BERNALILLO }

OFFICIAL SEAL
MARY H. TRUJILLO
NOTARY PUBLIC
STATE OF NEW MEXICO

The foregoing instrument was acknowledged before me this 19 day of JUNE, 1992, By: CARL HALL & NOHEMI

My Commission Expires: My Commission Expires: 11/20/95

Notary Public

State of New Mexico
County of Bernalillo
This instrument was filed for record on

SEP 04 1992

at 1:03 P.M. and recorded in Vol. 92C of records of said County Folio 194.

Clerk & Recorder
Deputy Clerk

DEDICATION	=	0.0278 AC ±
LOT 8A-1	=	0.4414 AC.±
LOT 8A-2	=	0.4247 AC.±
LOT 8A-3	=	0.3322 AC.±
TOTAL	=	1.2261 AC.±

SUBDIVISION DATA
Case No. EPC 92-268
Zone Atlas Index No. J-12
Gross Subdivision Acreage 1.2261
Total No. of Lots Created 3
Total Mileage of Full-Width Streets Created 0
Date of Survey MAY 1992

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C-1	20.00'	32.57'	29.13'	N 29°17'25" W	93°23'10"
C-2	631.47'	304.47'	301.52'	N 68°27'40" E	27°37'18"
C-3	20.00'	31.33'	28.28'	N 34°37'09" W	89°21'51"
C-4	20.00'	11.22'	11.06'	N 25°38'25" E	32°08'48"
C-5	631.47'	222.72'	221.59'	N 82°30'03" E	20°12'17"
C-6	631.47'	81.09'	81.04'	N 82°19'53" E	07°21'12"
C-7	631.47'	117.63'	117.52'	N 88°08'18" E	06°39'16"
C-8	628.47'	10.84'	10.83'	N 87°37'08" E	00°59'10"
C-9	628.47'	208.09'	207.10'	N 83°34'06" E	19°41'30"
C-10	628.47'	61.14'	61.12'	N 93°13'26" E	05°34'54"
C-11	628.47'	117.73'	117.55'	N 84°07'00" E	06°26'12"

DISCLOSURE STATEMENT

The purpose of this replat is to create Three (3) new lots from One (1) existing lot.

GENERAL NOTES:

1] Bearings are New Mexico State Plane Grid, Central Zone.

2] All distances are ground.

3] Plat shows all easements of record.

4] Bearings in ( ) parentheses per record plats.

5] All corners identified as "set" are set with rebar/cap stamped N.M.P.S. 9777, unless otherwise noted.

6] Improvements located on subject property not shown hereon. Improvement locations are available from Southwest Surveying Co., Inc., upon request.

7] Closure = 1/10,000 or more.

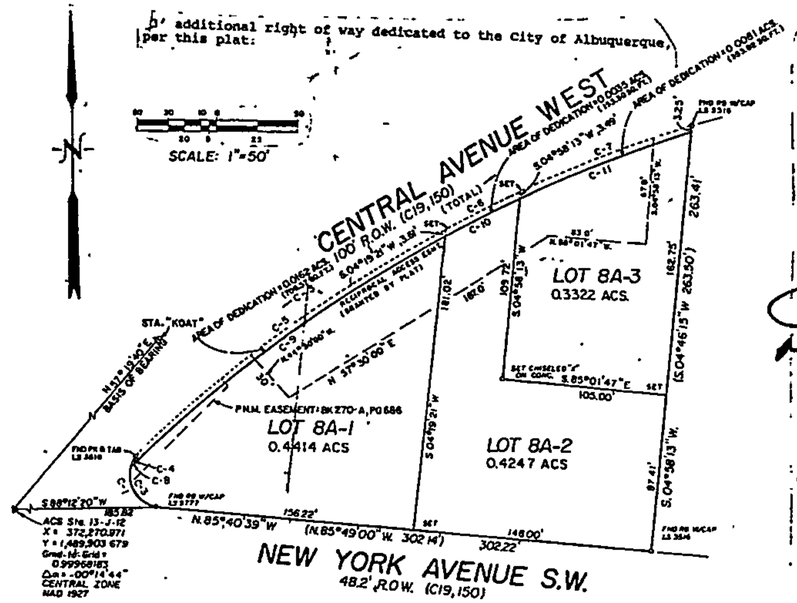
8] Reciprocal access easement is for the benefit and use by and for the owners/users of Lots 8A-1, 8-A-2 and 8A-3 and is to be maintained by said owners/users.

Prior to development, City of Albuquerque Water and Sanitary Sewer Service to LOT 8A-2 must be verified and coordinated with the Public Works Department, City of Albuquerque, via a request for a water and sanitary sewer availability statement.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC#: 102-058-440371-10201
PROPERTY OWNER OF RECORD: Edward Realty Partners LTD
BERNALILLO COUNTY TREASURER'S OFFICE: 7-9-92

0' additional right of way dedicated to the City of Albuquerque, per this plat:

SCALE: 1"=50'



CITY/COUNTY APPROVALS:

		Date
Property Management	N/A	
City Surveyor		06/23/92
City Water Resources		7-23-92
City Engineer		7-07-92
A.H.A.F.C.A.		7-08-92
Traffic Engineer		7-07-92
Parks and Recreation		7-7-92
City Planning Director	SP-92-106	8-3-92

SURVEYOR'S CERTIFICATION

I, Mark A. Williams, a registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, meets the minimum requirements of monumentation and surveys of the Albuquerque Subdivision Ordinance, and that it is true and correct to the best of my knowledge and belief.

Mark A. Williams 6/15/92
Mark A. Williams, N.M.P.S. 9777 Date

MARK A. WILLIAMS
NEW MEXICO
9777
REGISTERED PROFESSIONAL SURVEYOR

SOUTHWEST SURVEYING CO., INC.
333 Lomas Blvd., N.E.
Albuquerque, NM 87102
(505) 247-4444

92C-194

SEC. 13, T10N, R2E 92C-194

PLEASE NOTE: **The Neighborhood and/or Homeowner Association 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**

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

May 15, 2013

Will Neish
Wilson and Company
4900 Lang Avenue NE/87109
PHONE: 505-348-4091/**FAX:** 505-348-4055
E-mail: Will.Neish@wilsonco.com

Dear Will:

Thank you for your inquiry of **May 15, 2013** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) – LOTS 8A-2A AND LOT 8A-3, BLOCK 6, TRACTION PARK AND CITY ELECTRIC ADDITION AND LOTS 24-39, BLOCK 3, WEST PARK ADDITION, LOCATED ON NEW YORK AVENUE SW BETWEEN CENTRAL AVENUE SW AND GALLUP AVENUE SW** zone map **J-12.**

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

WEST OLD TOWN N.A. "R"
Anna Padilla Morgan, 2633 Marble Ave. NW/87104 242-2195 (h)
Sarah Wentzel-Fisher, 2515 Consuelo NW/87104 280-9879 (h)

WEST PARK N.A. "R"
Kevin Hagen, 2021 Alhambra SW/87104 238-4782 (h)
Elaine Faust, 204 Gallup Ave. SW/87104 764-9487 (h)

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION.

planningrnaform(01/02/13)

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected neighborhood and/or homeowner associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT.** Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The 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 description of the actions requested of the EPC:
   a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
   b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describes the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
   c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
   d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

The following information should always be in **each** application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

[X] **ONC's "Official" Letter to the applicant *(if there are associations).* A copy must be submitted with application packet -OR-**

[ ] The ONC "Official" Letter *(if there are no associations).* A copy must be submitted with application packet.

[X] **Copies of Letters to Neighborhood and/or Homeowners Associations *(if there are associations).* A copy must be submitted with application packet.**

[X] **Copies of the certified receipts to Neighborhood and/or Homeowners Associations *(if there are associations).* A copy must be submitted with application packet.**

Just a reminder **- Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.**

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

* * * \

WILSON
&COMPANY

4900 Lang Ave NE
Albuquerque, NM 87109
505-348-4000 phone
505-348-4055 fax

Arizona
California
Colorado
Florida
Kansas
Missouri
Nebraska
New Mexico
Oklahoma
Texas
Utah

CERTIFIED MAIL

15 May 2013

Kevin Hagen
West Park N.A.
2021 Alhambra SW
Albuquerque, NM 87104
(505)-238-4782 (h)

Re: **Right of Way and Reciprocal Access Easement Vacations**
Intersection of New York Ave. SE and Central
Lots 8A-1A, 8A-2A AND 8A-3, Block 6
Traction Park and City Electric Addition
Portion of Lots 24-39, Inclusive, Block 3
West Park Addition

Dear Mr. Hagen:

This letter is to inform the West Park N.A that Wilson & Company, Inc., acting as agents for the City of Albuquerque, is requesting vacations of existing right of way and a reciprocal access easement within Lots 8A-1A, 8A-2A AND 8A-3, Block 6Traction Park and City Electric Addition and a portion of Lots 24-39, Inclusive, Block 3West Park Addition. The specific road affected is: New York Ave. SE. The Right-of-Way and easements will be re-platted per the City of Albuquerque Development Process Manual. This action and subsequent platting is needed for a proposed cul-de-sac and to consolidate Lots 8A-1A, 8A-2A and 8A-3, Block 6 Traction Park and City Electric Addition and a portion of Lots 24-39, Inclusive, Block 3, West Park Addition into one parcel.
The City of Albuquerque Development Review Board will hold a public hearing on Wednesday, June 12, 2013 at 9:00 a.m. at Plaza Del Sol, 600 Second Street NW, Hearing Room, Lower Level. If you have any questions for the City Planning Staff, please contact the Planning Department at (505) 924-3860.

If you have any questions concerning this project, please contact me at (505) 348-4091.

Sincerely,

WILSON & COMPANY, INC.

Will Neish
Land Surveyor
Email: Will.Neish@wilsonco.com

WILSON
&COMPANY

4900 Lang Ave NE
Albuquerque, NM 87109
505-348-4000 phone
505-348-4055 fax

Arizona
California
Colorado
Florida
Kansas
Missouri
Nebraska
New Mexico
Oklahoma
Texas
Utah

CERTIFIED MAIL

15 May 2013

Anna Padilla Morgan
West Old Town N.A.
2633 Marble Ave. NW
Albuquerque, NM 87104
(505)-242-2195 (h)

Re: **Right of Way and Reciprocal Access Easement Vacations**
Intersection of New York Ave. SE and Central
Lots 8A-1A, 8A-2A AND 8A-3, Block 6
Traction Park and City Electric Addition
Portion of Lots 24-39, Inclusive, Block 3
West Park Addition

Dear Mrs. Morgan:
This letter is to inform the West Old Town N.A that Wilson & Company, Inc., acting as agents for the City of Albuquerque, is requesting vacations of existing right of way and a reciprocal access easement within Lots 8A-1A, 8A-2A AND 8A-3, Block 6Traction Park and City Electric Addition and a portion of Lots 24-39, Inclusive, Block 3West Park Addition. The specific road affected is: New York Ave. SE. The Right-of-Way and easements will be re-platted per the City of Albuquerque Development Process Manual. This action and subsequent platting is needed for a proposed cul-de-sac and to consolidate Lots 8A-1A, 8A-2A and 8A-3, Block 6 Traction Park and City Electric Addition and a portion of Lots 24-39, Inclusive, Block 3, West Park Addition into one parcel.
The City of Albuquerque Development Review Board will hold a public hearing on Wednesday, June 12, 2013 at 9:00 a.m. at Plaza Del Sol, 600 Second Street NW, Hearing Room, Lower Level. If you have any questions for the City Planning Staff, please contact the Planning Department at (505) 924-3860.

If you have any questions concerning this project, please contact me at (505) 348-4091.

Sincerely,

WILSON & COMPANY, INC.

Will Neish
Land Surveyor
Email: Will.Neish@wilsonco.com

WILSON
&COMPANY

4900 Lang Ave NE
Albuquerque, NM 87109
505-348-4000 phone
505-348-4055 fax

Arizona
California
Colorado
Florida
Kansas
Missouri
Nebraska
New Mexico
Oklahoma
Texas
Utah

CERTIFIED MAIL

15 May 2013

Sarah Wentzel-Fisher
West Old Town N.A.
2515 Consuelo NW
Albuquerque, NM 87104
(505)-280-9879 (h)

Re: **Right of Way and Reciprocal Access Easement Vacations**
Intersection of New York Ave. SE and Central
Lots 8A-1A, 8A-2A AND 8A-3, Block 6
Traction Park and City Electric Addition
Portion of Lots 24-39, Inclusive, Block 3
West Park Addition

Dear Mrs. Wentzel-Fisher:

This letter is to inform the West Old Town N.A that Wilson & Company, Inc., acting as agents for the City of Albuquerque, is requesting vacations of existing right of way and a reciprocal access easement within Lots 8A-1A, 8A-2A AND 8A-3, Block 6Traction Park and City Electric Addition and a portion of Lots 24-39, Inclusive, Block 3West Park Addition. The specific road affected is: New York Ave. SE. The Right-of-Way and easements will be re-platted per the City of Albuquerque Development Process Manual. This action and subsequent platting is needed for a proposed cul-de-sac and to consolidate Lots 8A-1A, 8A-2A and 8A-3, Block 6 Traction Park and City Electric Addition and a portion of Lots 24-39, Inclusive, Block 3, West Park Addition into one parcel.

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WILSON & COMPANY, INC.

Will Neish
Land Surveyor
Email: Will.Neish@wilsonco.com

WILSON
&COMPANY

4900 Lang Ave NE
Albuquerque, NM 87109
505-348-4000 phone
505-348-4055 fax

Arizona
California
Colorado
Florida
Kansas
Missouri
Nebraska
New Mexico
Oklahoma
Texas
Utah

CERTIFIED MAIL

15 May 2013

Elaine Faust
West Park N.A.
204 Gallup Ave. SW
Albuquerque, NM 87104
(505)-794-9487 (h)

Re: **Right of Way and Reciprocal Access Easement Vacations**
Intersection of New York Ave. SE and Central
Lots 8A-1A, 8A-2A AND 8A-3, Block 6
Traction Park and City Electric Addition
Portion of Lots 24-39, Inclusive, Block 3
West Park Addition

Dear Mrs. Faust:

This letter is to inform the West Park N.A that Wilson & Company, Inc., acting as agents for the City of Albuquerque, is requesting vacations of existing right of way and a reciprocal access easement within Lots 8A-1A, 8A-2A AND 8A-3, Block 6Traction Park and City Electric Addition and a portion of Lots 24-39, Inclusive, Block 3West Park Addition. The specific road affected is: New York Ave. SE. The Right-of-Way and easements will be re-platted per the City of Albuquerque Development Process Manual. This action and subsequent platting is needed for a proposed cul-de-sac and to consolidate Lots 8A-1A, 8A-2A and 8A-3, Block 6 Traction Park and City Electric Addition and a portion of Lots 24-39, Inclusive, Block 3, West Park Addition into one parcel.

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Sincerely,

WILSON & COMPANY, INC.

Will Neish
Land Surveyor
Email: Will.Neish@wilsonco.com

7007 3020 0002 7971 3998

CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	$ .46
Certified Fee	2.65
Return Receipt Fee (Endorsement Required)	2.65
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 6.11

Postmark Here: ACADEMY STA ALBUQUERQUE MAY 17 2013

Sent To: SARAH WENTZEL-FISHER
Street, Apt. No.; or PO Box No.: 2515 CONSUELO ~~NW~~ NW
City, State, ZIP+4: ABQ NM 87104

PS Form 3800, August 2006 — See Reverse for Instructions

CERTIFIED MAIL™ RECEIPT
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Certified Fee	2.65
Return Receipt Fee (Endorsement Required)	2.65
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 6.11

Postmark Here: ACADEMY STA ALBUQUERQUE MAY 17 2013

Sent To: ANNA PADILLA MORGAN
Street, Apt. No.; or PO Box No.: 2633 MARBLE AVE NW
City, State, ZIP+4: ABQ NM 87104

PS Form 3800, August 2006 — See Reverse for Instructions

U.S. Postal Service™
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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 6.11

Postmark Here: ACADEMY STA ALBUQUERQUE NM 87109 MAY 17 2013

Sent To: KEVIN HAGEN USPS
Street, Apt. No.; or PO Box No.: 2021 ALHAMBRA SW
City, State, ZIP+4: ABQ NM 87104

PS Form 3800, August 2006 — See Reverse for Instructions

U.S. Postal Service™
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Certified Fee	2.65
Return Receipt Fee (Endorsement Required)	2.65
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 6.11

Postmark Here: ACADEMY STA ALBUQUERQUE NM 87109 MAY 17 2013

Sent To: ELAINE FAUST
Street, Apt. No.; or PO Box No.: 204 GALLUP AVE SW
City, State, ZIP+4: ABQ NM 87104

PS Form 3800, August 2006 — See Reverse for Instructions

PROJECT

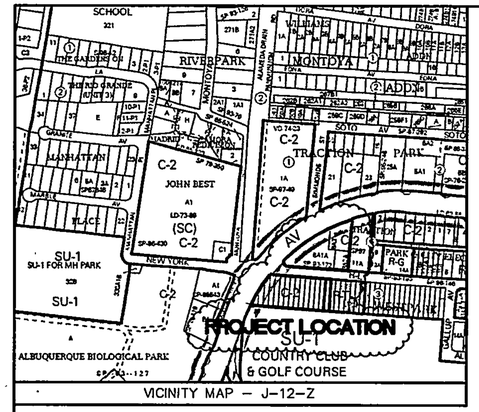
1009542

App #	Action	Date
13-70558	VRW	6-12-13
13-70559	VPRE	6-12-13

VACATION EXHIBIT

FOR PLAT OF
LOTS 8A-1A, 8A-2A and 8A-3, BLOCK 6
TRACTION PARK and CITY ELECTRIC ADDITION
and
A PORTION OF LOTS 24-39, INCLUSIVE, BLOCK 3,
WESTPARK ADDITION

SECTION 13, T. 10 N., R. 2 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY 2013

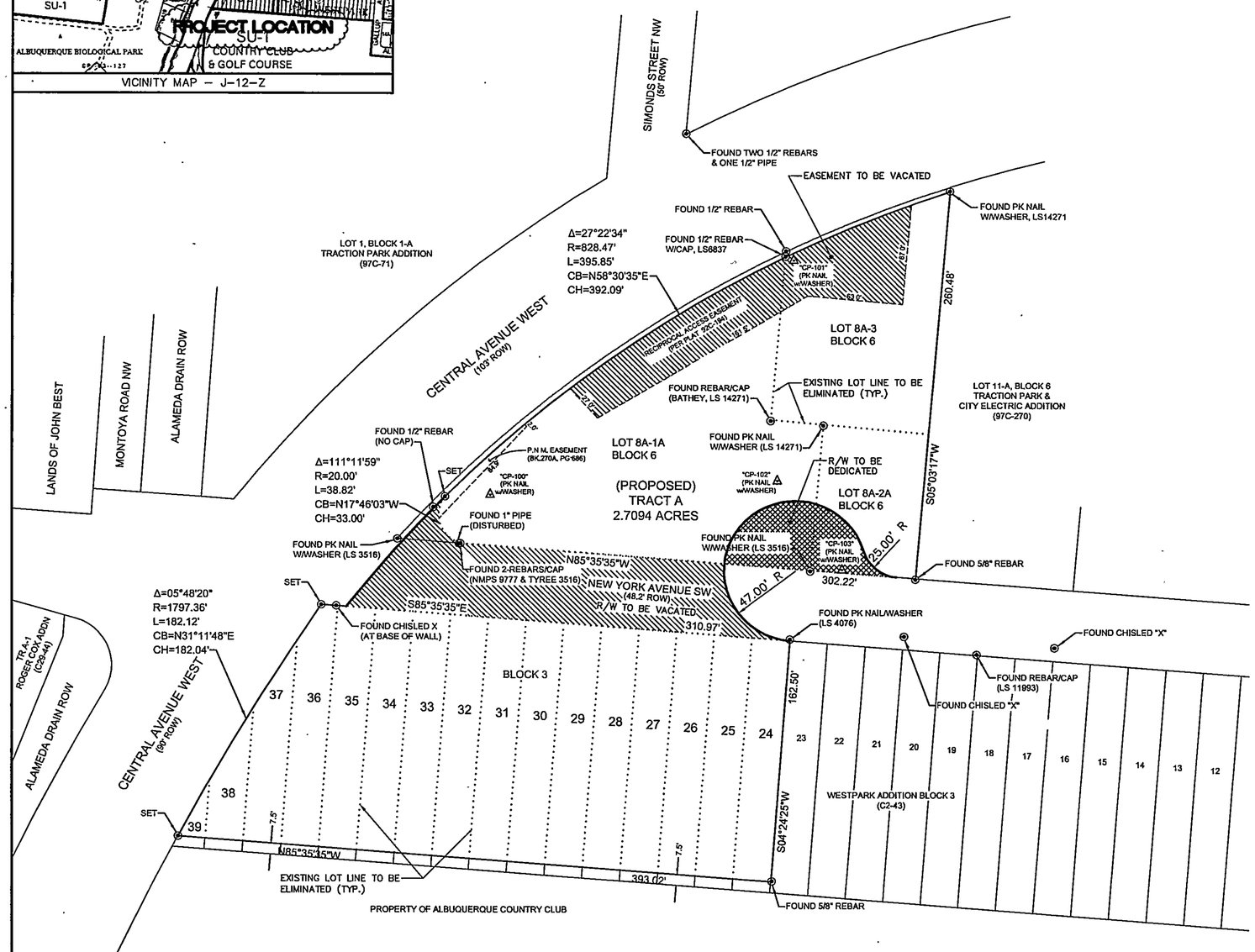


VICINITY MAP – J-12-Z

GRAPHIC SCALE

0 50 100

1 inch = 50 ft.



LEGEND:

- FOUND REBAR
- EXISTING LOT LINE TO BE ELIMINATED BY THIS PLAT
- R/W TO BE DEDICATED
- R/W AND EASEMENT TO BE VACATED

DRAWING LAYOUT: SHEET 1 of 1
DRAWING NAME: 1230007102–Vacation Exhibit.dwg
NETWORK ADDRESS: M:\SGR\12-300-071-02\2.0_Project_Disciplines\Survey\Drawings\Working_Drawings PLOT BY: PAJ

WILSON & COMPANY
4900 Lang Avenue NE
Albuquerque, NM 87109
Phone: (505) 348–4000

June 12. 2013

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION
- ___ Major subdivision action
- X Minor subdivision action
- ___ Vacation
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN
- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment/Approval (AA)
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)
- ___ Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING
- ___ Annexation
- **V** ___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- **P** ___ Adoption of Rank 2 or 3 Plan or similar
- ___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- **D** ___ Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...
- ___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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): WILSON & COMPANY, INC., ENGINEERS & ARCHITECTS PHONE: 505-348-4035
ADDRESS: 4900 LANG AVE NE FAX: 505-348-4055
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: cscroshaw@wilsonco.com

APPLICANT: CITY OF ALBUQUERQUE / DMD ENGINEERING PHONE: 768-2791
ADDRESS: P.O. BOX 1293 FAX: 768-2733
CITY: ALBUQUERQUE STATE NM ZIP 87103 E-MAIL: mtran@cabq.gov
Proprietary interest in site: CITY OF ABQ List all owners: CITY OF ABQ

DESCRIPTION OF REQUEST: SKETCH PLAT

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. LOTS 8A-1A, 8A, 8A-2A & 8A-3 PORTION OF LOTS 24-39 Block: 6 3 Unit: ___
Subdiv/Addn/TBKA: TRACTION PARK & CITY ELECTRIC ADDITION & WESTPARK ADDITION
Existing Zoning: C-2 Proposed zoning: ___ MRGCD Map No ___
Zone Atlas page(s): J-12-Z UPC Code: 101205846525040131 101205048826810206 101205847927110201 101205848728010230

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): N/A

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? NO
No. of **existing** lots: 19 No. of **proposed** lots: 1 Total site area (acres): 2.7094 AC
LOCATION OF PROPERTY BY STREETS: On or Near: INTERSECTION OF NEW YORK AVE SE & CENTRAL AVE
Between: ___ and ___

Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐. Review Date: ___

SIGNATURE ___ DATE 12-18-2012
(Print Name) CHRISTOPHER SCOTT CROSHAW Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Revised: 4/2012

☐ **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	Action	S.F.	Fees
12DRB - 70397	SK		$ 0
-			$
-			$
-			$
-			$
		Total	$ 0

Hearing date January 9, 2012

Project # 1009542

Staff signature & Date

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

☒ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**

✓ Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (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
Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**

__ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
__ Scaled site plan and related drawings (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
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Completed Site Plan for Subdivision Checklist
__ Infrastructure List, if relevant to the site plan
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application
Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting.
Your attendance is required.

☐ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17) Maximum Size: 24" x 36"**

__ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
__ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 **copies**
__ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6** copies.
__ Solid Waste Management Department signature on Site Plan
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Infrastructure List, if relevant to the site plan
__ Completed Site Plan for Building Permit Checklist
__ Copy of Site Plan with Fire Marshal's stamp
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application
Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting.
Your attendance is required.

☐ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01) Maximum Size: 24" x 36"**
☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02) Maximum Size: 24" x 36"**

__ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ DRB signed Site Plan being amended (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
__ Letter of authorization from the property owner if application is submitted by an agent
__ Infrastructure List, if relevant to the site plan
__ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application
Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting.
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☐ **FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
☐ **FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**

__ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Solid Waste Management Department signature on Site Plan for Building Permit
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
__ Infrastructure List, if relevant to the site plan
__ Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
__ List any original and/or related file numbers on the cover application
Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting.
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.

CHRISTOPHER S. COTT CROSHAW
Applicant name (print)
12-18-2012
Applicant signature / date

Form revised **October 2007**

☐ Checklists complete
☐ Fees collected
☐ Case #s assigned
☐ Related #s listed

Application case numbers
12DRB - - 70397
- -
- -

12-21-12
Planner signature / date
Project # 1009542

City of **Albuquerque**

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

	S	Z	
SUBDIVISION			**ZONING & PLANNING**
___ Major subdivision action			___ Annexation
X Minor subdivision action			
___ Vacation	V		___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
___ Variance (Non-Zoning)			
SITE DEVELOPMENT PLAN	P		___ Adoption of Rank 2 or 3 Plan or similar
___ for Subdivision			___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
___ for Building Permit			
___ Administrative Amendment/Approval (AA)			
___ IP Master Development Plan	D		___ Street Name Change (Local & Collector)
___ Cert. of Appropriateness (LUCC)			
	L	A	**APPEAL / PROTEST of...**
STORM DRAINAGE (Form D)			___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
___ Storm Drainage Cost Allocation Plan			

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ADDRESS: P.O. BOX 1293 FAX: 768-2733
CITY: ALBUQUERQUE STATE NM ZIP 87103 E-MAIL: mtran@cabq.gov
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DESCRIPTION OF REQUEST: SKETCH PLAT

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

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Subdiv/Addn/TBKA: TRACTION PARK & CITY ELECTRIC ADDITION & WESTPARK ADDITION
Existing Zoning: C-2 Proposed zoning: ___ MRGCD Map No ___
Zone Atlas page(s): J-12-Z UPC Code: 101205846525040131 101205048826810206 101205847927110201 101205848728010230

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): N/A

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? NO
No. of existing lots: 19 No. of proposed lots: 1 Total site area (acres): 2.7094 AC
LOCATION OF PROPERTY BY STREETS: On or Near: INTERSECTION OF NEW YORK AVE SE & CENTRAL AVE
Between: ___ and ___

Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐. Review Date: ___

SIGNATURE [signature] DATE 12-18-2012
(Print Name) CHRISTOPHER SCOTT CROSHAW Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Revised: 4/2012

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
☒ All checklists are complete	12DRB - 70397	SK		$ 0
☒ 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				Total
☐ F.H.D.P. fee rebate	Hearing date January 9, 2012			$ 0

[signature]
Staff signature & Date

Project # 1009542

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

☒ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**

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☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02) Maximum Size: 24" x 36"**

__ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
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☐ **FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
☐ **FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**

__ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
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Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting.
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.

CHRISTOPHER S. COTT CROSHAW
Applicant name (print)

12-18-2012
Applicant signature / date

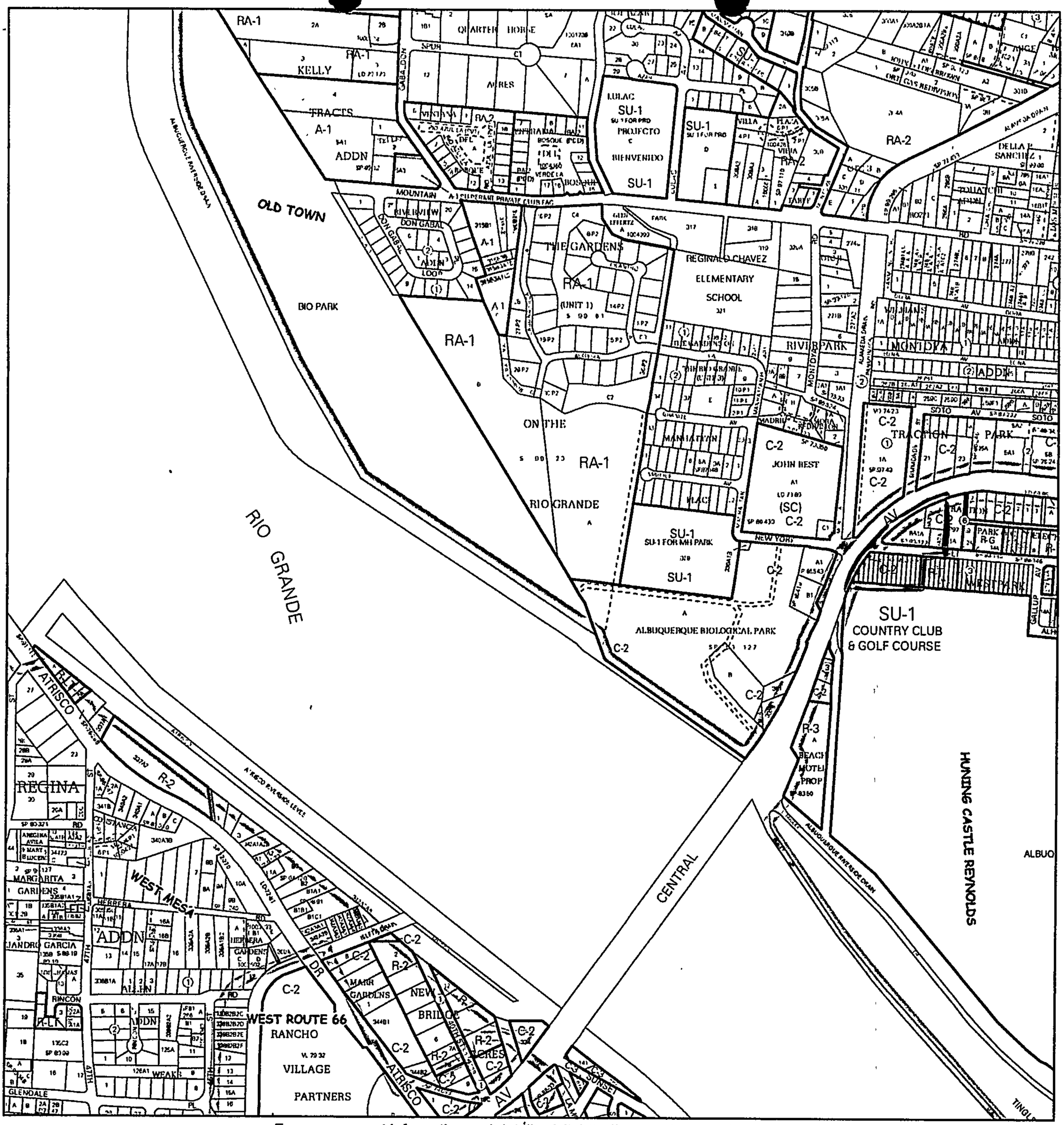
Form revised **October 2007**

☐ Checklists complete
☐ Fees collected
☐ Case #s assigned
☐ Related #s listed

Application case numbers
12DRB - ____ - 70397
____ - ____ - ____
____ - ____ - ____

12-21-12
Planner signature / date

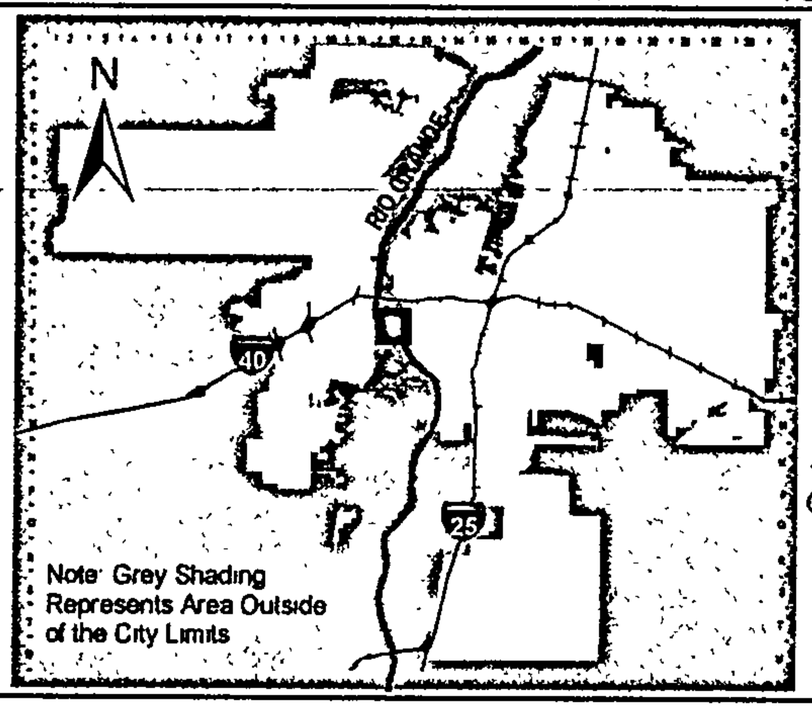
Project # 1009542



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

Albuquerque Geographic Information System

Map amended through: 4/2/2012



Zone Atlas Page:

J-12-Z

Selected Symbols

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

0 750 1,500 Feet

WILSON
&COMPANY

4900 Lang Ave NE
Albuquerque, NM 87109
505-348-4000 phone
505-348-4055 fax

Arizona
California
Colorado
Florida
Kansas
Missouri
Nebraska
New Mexico
Oklahoma
Texas
Utah

19 December 2012

Development Review Board
City of Albuquerque Planning Department
600 Second St. NW
Plaza Del Sol
Albuquerque, NM 87103

Re: **Sketch Plat - Lot Consolidation, Road Right-of-Way Vacation for: Lots 8A-1A, 8A-2A and 8A-3, Block 6 Traction Park and City Electric Addition and a Portion of Lots 24-39, Inclusive, Block 3, Westpark Addition**

Dear Board Members:

Wilson & Company, acting as agents for the City of Albuquerque, presents to the Development Review Board the following Sketch Plat for review and comment.

The purpose of the platting action is to vacate a portion of New York Avenue, SW, dedicate additional road right of way for a cul-de-sac on New York Avenue, SW, Consolidate Lots 8A-1A, 8A-2A and 8A-3, Block 6 Traction Park and City Electric Addition and a Portion of Lots 24-39, Inclusive, Block 3, West Park Addition with a portion of vacated New York Avenue, SW into one tract. In addition, an existing reciprocal access easement will be vacated.

We understand that there will be two separate processes, first to vacate the existing roadway and easement and subsequent platting to dedicate public road right of way and consolidate the existing lots into one tract of land.

The subject properties will be re-platted per the City of Albuquerque Development Process Manual. Should you have any questions, please do not hesitate to contact me at 505-348-4035.

Respectfully submitted,

WILSON & COMPANY

C. Scott Croshaw, PS
Wilson & Company, Inc.

Cc: Mahn Tran – City of Albuquerque/DMD
Savina G. Garcia – Wilson & Company

PROJECT

1009542

App #	Action	Date
12-70397	SK	1-9-13

JANUARY 9th 2013

SITE SKETCH
TRACT A, TRACTION CITY ADDITION

LEGEND:

- ELECTRICAL, POWER POLE
- ELECTRICAL, METER
- ELECTRICAL, LIGHT POLE
- ELECTRICAL, GUY WIRE
- ELECTRICAL, TRANSFORMER
- UTILITY, FIRE HYDRANT
- UTILITY, SANITARY CLEANOUT
- UTILITY, SANITARY SEWER MANHOLE
- UTILITY, WATER VALVE
- UTILITY, GAS METER
- UTILITY, TELEPHONE PEDESTAL
- UTILITY, WATER METER
- UTILITY, UNKNOWN MANHOLE
- UTILITY, CURB INLET
- UTILITY, GAS VALVE
- UTILITY, SIPHON VALVE
- SITE, ROOF DRAIN
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- SITE, BUS STOP
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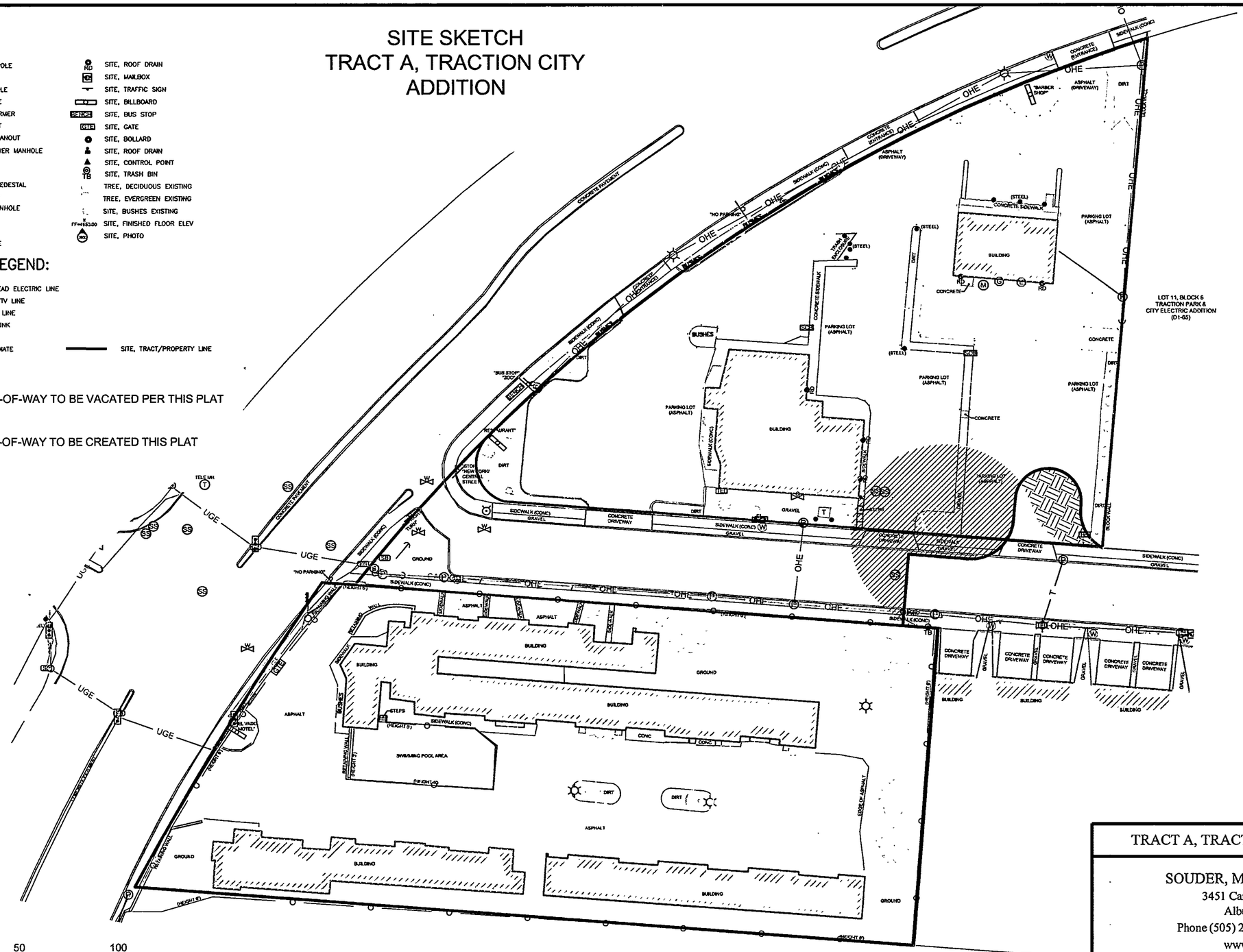
- SITE, BOLLARD
- SITE, ROOF DRAIN
- SITE, CONTROL POINT
- SITE, TRASH BIN
- TREE, DECIDUOUS EXISTING
- TREE, EVERGREEN EXISTING
- SITE, BUSHES EXISTING
- SITE, FINISHED FLOOR ELEV
- SITE, PHOTO

LINE TYPE LEGEND:

- ELECTRICAL, OVERHEAD ELECTRIC LINE
- ELECTRICAL, CABLE TV LINE
- UTILITY, TELEPHONE LINE
- SITE, FENCE CHAINLINK
- CONTOUR, INDEX
- CONTOUR, INTERMEDIATE
- SITE, TRACT/PROPERTY LINE

RIGHT-OF-WAY TO BE VACATED PER THIS PLAT

RIGHT-OF-WAY TO BE CREATED THIS PLAT



0 50 100 Feet

ONE INCH = 50 FEET

N

GRID NORTH
NEW MEXICO STATE PLANE
CENTRAL ZONE 3002

PROJECT: 100942
DATE: 10-7-15
APP: 15-70356 (SK)

SMA
Engineering • Environmental Surveying

TRACT A, TRACTION CITY ADDITION

SOUDER, MILLER & ASSOCIATES
3451 Candelaria Road NE, Suite D
Albuquerque, NM 87107
Phone (505) 299-0942 Fax (505) 256-7600
www.soudermiller.com
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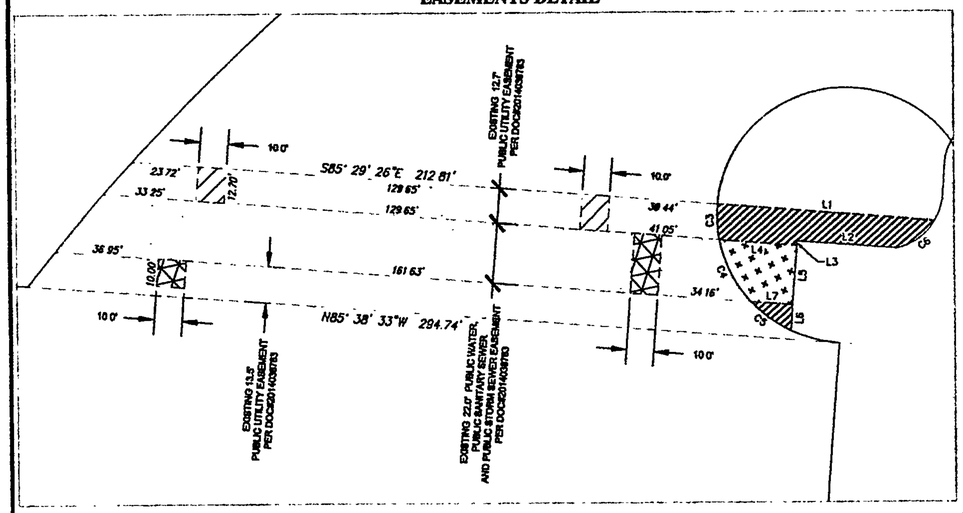
Cortez, Grand Junction, CO - Safford, AZ - Moab, UT - El Paso, TX

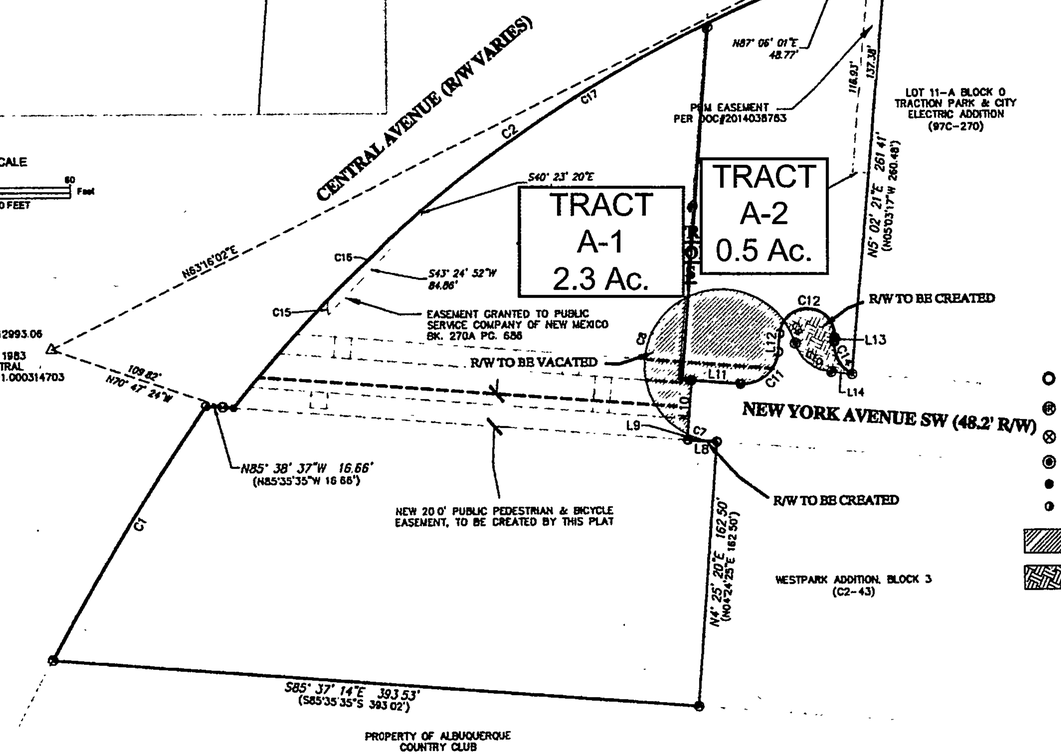
PROJECT: 1009542
DATE: 10-7-15
APP: 15-70356 (SC)

EASEMENTS DETAIL



GRID NORTH
NEW MEXICO STATE PLANE
CENTRAL ZONE 3002

CP 12-J12
N=1490817.84 E=1513752.39
EL=4955.24
US STATE PLANE 1983
NEW MEXICO CENTRAL
GROUND SCALE FACTOR=1.000314703
ORIGIN=0,0



EASEMENTS LEGEND

- EXISTING PUBLIC WATER, PUBLIC SANITARY SEWER AND PUBLIC STORM SEWER EASEMENT PER DOC#2014038763
- EXISTING PUBLIC UTILITY EASEMENT AND PUBLIC WATER EASEMENT PER DOC#2014038763
- EXISTING PUBLIC OVERHEAD UTILITY, PUBLIC WATER, PUBLIC SANITARY SEWER AND PUBLIC STORM SEWER EASEMENT PER DOC#2014038763
- NEW PUBLIC UTILITY EASEMENT GRANTED PER THIS PLAT
- NEW PUBLIC WATER, PUBLIC SANITARY SEWER AND PUBLIC STORM SEWER EASEMENT GRANTED PER THIS PLAT

DETAIL SCALE
0 30 60 Feet
ONE INCH = 30 FEET

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S85°29'26"E	79.09
L2	N85°40'38"W	38.61
L3	S04°19'22"W	1.63
L4	S85°29'26"E	28.13
L5	S04°19'22"W	22.00
L6	S04°19'22"W	9.55
L7	N85°29'26"W	15.05
L8	N85°38'33"W	18.00
L9	S04°30'34"W	3.36
L10	S04°30'34"W	33.24
L11	S85°29'26"E	29.98
L12	N04°37'13"E	11.29
L13	N04°40'40"E	2.37
L14	N83°17'29"W	12.63

LEGEND

- SET ½" REBAR CAP STAMPED "P L S 17534"
- FOUND ½" REBAR
- FOUND CHISELED "X"
- FOUND MAG NAIL WITH WASHER MARKED P S 21081
- FOUND MAG NAIL
- COMPUTED CORNER NOTHING SET(POINT FELL ON CATCH BASIN)
- RIGHT-OF-WAY TO BE VACATED PER THIS PLAT 4586 SQUARE FEET
- RIGHT-OF-WAY TO BE CREATED PER THIS PLAT 883 SQUARE FEET

0 50 100 Feet
ONE INCH = 50 FEET

CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	182.10	1798.52	5°48'04"	S31°14'28"W	182.02
(C1)	182.12	1797.36	5°48'20"	S31°11'48"W	182.04
C2	494.70	822.69	34°27'11"	S55°03'10"W	487.28
(C2)	494.53	822.47	34°12'03"	S55°05'50"W	487.22
C3	12.84	47.00	15°39'17"	S02°42'59"E	12.80
C4	25.96	47.00	31°38'57"	S26°22'06"E	25.63
C5	17.96	47.00	21°53'47"	S53°06'28"E	17.85
C6	17.26	21.37	46°16'28"	S53°50'43"W	16.80
C7	18.42	47.00	22°27'17"	N75°03'59"W	18.30
C8	171.03	47.00	208°29'29"	N40°24'24"E	91.11
C9	15.39	47.00	18°45'39"	S25°58'03"E	15.32
C10	29.97	25.00	68°40'44"	S51°04'50"E	28.20
(C10)	29.96	25.00	68°39'39"	S51°15'46"E	28.20
C11	33.54	21.38	89°53'22"	S49°33'53"W	30.21
C12	52.23	18.62	160°03'28"	N85°21'04"W	33.24
C13	64.35	822.69	4°28'53"	S70°02'19"W	64.33
C14	24.25	20.99	66°11'53"	S28°25'17"E	22.92
C15	9.18	19.44	27°02'31"	N02°06'19"W	9.09
C16	78.87	822.69	5°29'33"	N46°41'05"E	78.83
C17	263.73	822.69	18°22'01"	N58°36'52"E	262.60

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Cortez, Grand Junction, CO Safford, AZ Moab, UT El Paso, TX

CITY OF ALBUQUERQUE

New York Avenue SW & Central Avenue
Re-Plat of Tract A Traction City Addition

Designed	Drawn	Checked
	JDC	JKM

Date: 8-26-15
Scale: Horiz: 1"=50'
Project No 7422859
Sheet 1 of 1

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P:\7-COA On-Call Traffic Eng 2014 (7422859)\Survey\Task 10 - New York & Central\01-DWG\NEW YORK & CENTRAL.dwg, 8/26/2015 4:33:12 PM jdc

SITE SKETCH
TRACT A, TRACTION CITY ADDITION

LEGEND:

- ELECTRICAL, POWER POLE
- ELECTRICAL, METER
- ELECTRICAL, LIGHT POLE
- ELECTRICAL, GUY WIRE
- ELECTRICAL, TRANSFORMER
- UTILITY, FIRE HYDRANT
- UTILITY, SANITARY CLEANOUT
- UTILITY, SANITARY SEWER MANHOLE
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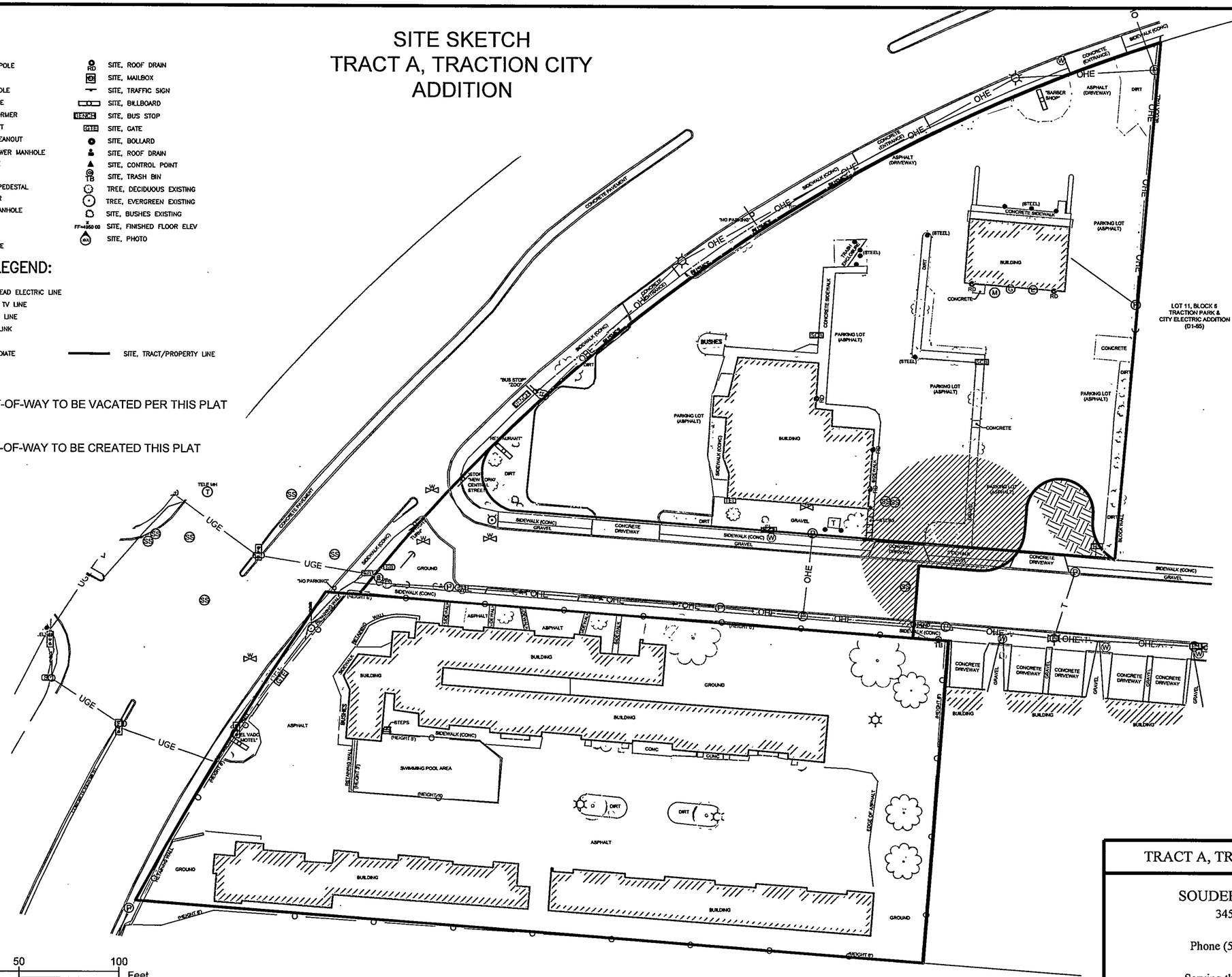
RIGHT-OF-WAY TO BE VACATED PER THIS PLAT

RIGHT-OF-WAY TO BE CREATED THIS PLAT



N

GRID NORTH
NEW MEXICO STATE PLANE
CENTRAL ZONE 3002

PROJECT: 1009542
DATE: 9-30-15
APP: 15-70343 (SK)

0 50 100 Feet

ONE INCH = 50 FEET

SMA
Engineering + Environmental Surveying

TRACT A, TRACTION CITY ADDITION

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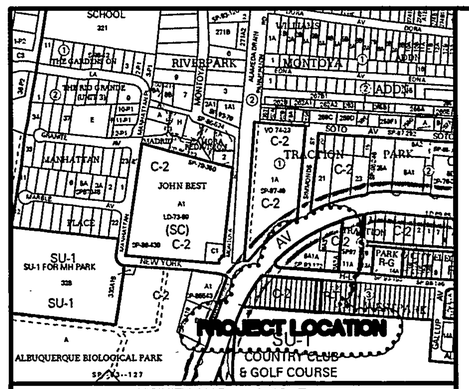
Cortez, Grand Junction, CO - Safford, AZ - Moab, UT - El Paso, TX

SKETCH PLAT OF
TRACT A

REPLAT OF LOTS 8A-1A, 8A-2A and 8A-3, BLOCK 6 TRACTION PARK and CITY ELECTRIC ADDITION
and
A PORTION OF LOTS 24-39, INCLUSIVE, BLOCK 3, WESTPARK ADDITION

SECTION 13, T. 10 N., R. 2 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER 2012



VICINITY MAP – J-12-Z

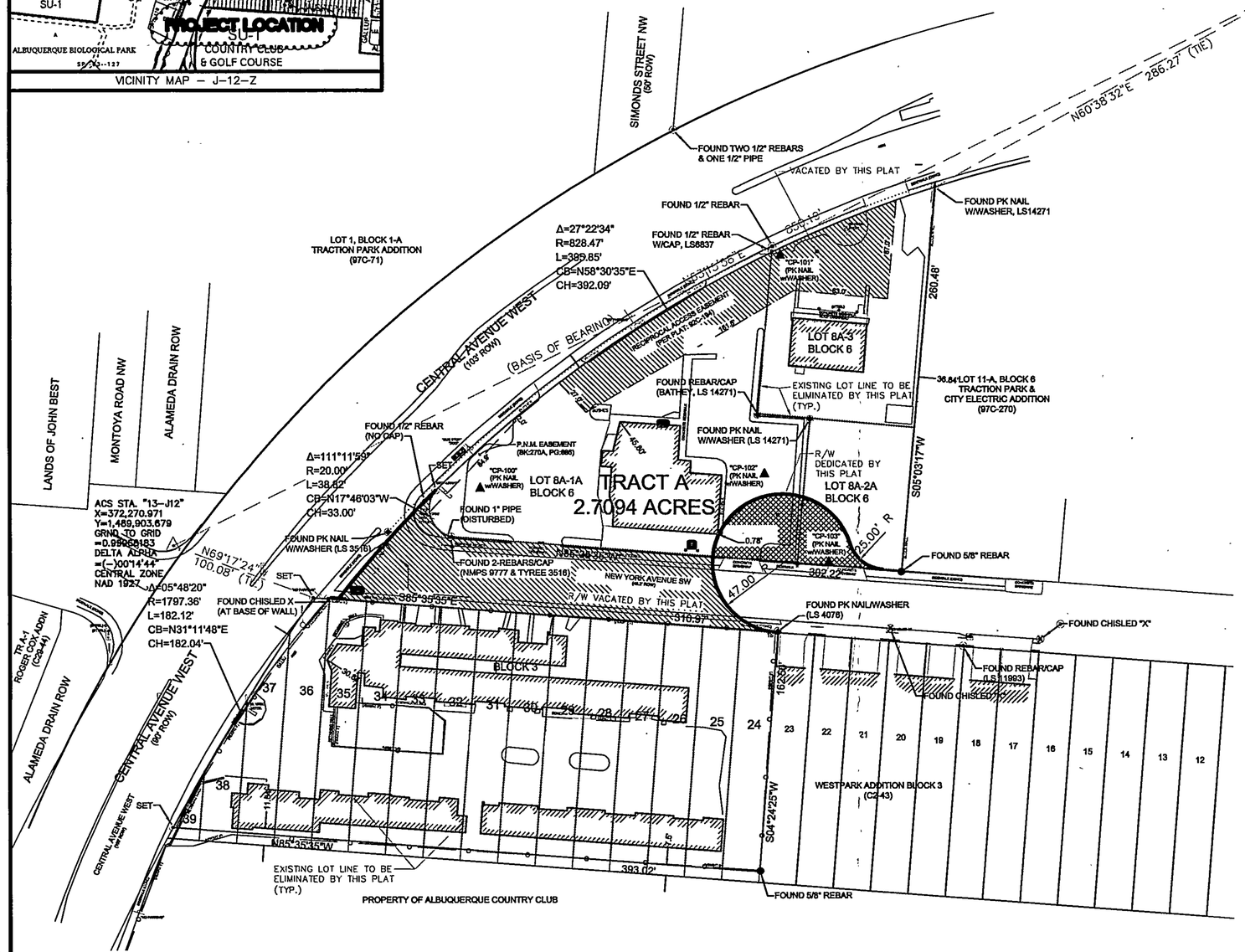
-N-

GRAPHIC SCALE

0 50 100

1 inch = 50 ft

ACS STA. "12-J12"
X=373,030.05
Y=1,490,286.04
GRND TO GRID
=0.99968152
DELTA ALPHA
=(-)00°14'39"
CENTRAL ZONE
NAD 1927



LEGEND:

- FOUND REBAR
- EXISTING LOT LINE TO BE ELIMINATED BY THIS PLAT
- R/W DEDICATED BY THIS PLAT
- VACATED BY THIS PLAT

GENERAL NOTES:

1. FIELD SURVEY WAS PERFORMED IN NOVEMBER, 2012.
2. ALL DISTANCES ARE GROUND DISTANCES.
3. RECORD PLAT BEARINGS AND DISTANCE, WHERE THEY DIFFER FROM THOSE ESTABLISHED BY THIS FIELD SURVEY, ARE SHOWN IN PARENTHESES ( ).
4. BEARINGS SHOWN HEREON ARE BASED UPON A LINE FROM ACS "13-J12" TO ACS "12-J12". SAID BEARING BEING: N.63°15'58"E.
5. THE FOLLOWING DOCUMENT WAS USED IN THE PREPARATION OF THIS SURVEY: TITLE "SEARCH" REPORT PREPARED FOR THIS PROPERTY BY STEWART TITLE, DATED 10/22/2012, REFERENCE NO. 12100586.
6. BOUNDARY SURVEY, DATED 11/15/2012, DOC. #2012120890

PROJECT #: 1009542
DATE: 4-16-14
APP #: 14-70097(PLF)

WILSON & COMPANY
4900 Lang Avenue NE
Albuquerque, NM 87109
Phone: (505) 348-4000

DRAWING LAYOUT: SHEET 1 of 1
DRAWING NAME: 12-300-071-02-Sketch Plat.dwg
NETWORK ADDRESS: M:\SGR\12-300-071-02\2.0_Project_Disciplines\Survey\Drawings\Working_Drawings PLOT BY: PAJ

10. Project# 1009542
13DRB-70694 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WILSON AND COMPANY INC agent(s) for CITY OF ALBUQUERQUE/DMD request(s) the above action(s) for all or a portion of Lot(s) BA-1A, 8A-2A & 8A-1, PORTION OF LOTS 24-39, Block(s) 6, TRACTION **PARK & CITY ELECTIRC ADDITION & WESTPARK ADDITION** zoned C-2, located on INTERSECTION OF NEW YORK AND CENTRAL SE containing approximately 2.7094 acre(s). (J-12) *[deferred from 10/9/13,10/23/13, 11/6/13, 11/13/13, 11/21/13, 12/4/13]* **DEFERRED TO 12/18/13.**

11. Project# 1007139
13DRB-70770 MAJOR - FINAL PLAT APPROVAL

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Lot(s) 3-A, 4-A, 1-C, **JUAN TABO HILLS UNIT 1 Unit(s) 1,** zoned SU-1 R-D, located on JUAN TABO HILLS BLVD SE BETWEEN GULF STREAM DR SE AND TIJERAS ARROYO containing approximately 71.54 acre(s). (M-21 & 22) **DEFERRED TO 12/18/13.**

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

12. Project# 1006864
13DRB-70773 SKETCH PLAT REVIEW AND COMMENT

BOHANNAN HUSTON INC agent(s) for PULTE HOMES request(s) the above action(s) for all or a portion of Lot(s) N-2-A, **WATERSHED SUBDIVISION** zoned SU-2 PDA, located on TIERRA PINTADA BETWEEN ARROYO VISTA AND WEST CREEK containing approximately 5.7 acre(s). (H-8)**THE SKETCH PLAT WAS REVIEWEDAND COMMENTS WERE PROVIDED.**

13. Project# 1006539
13DRB-70774 SKETCH PLAT REVIEW AND COMMENT

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Lot(s) A-1 & 24, **MESA DEL SOL INNOVATION PARK** zoned SU-2, located on STRYKER BETWEEN HAWKING AND BOBBY FOSTER containing approximately 1770.21 acre(s). (R-15 THRU R-17, S-14 THRU T-17)**THE SKETCH PLAT WAS REVIEWEDAND COMMENTS WERE PROVIDED.**

14. Other Matters: