

September 12, 2014

Jack Cloud
Development Review Board Chairman
City of Albuquerque
600 2nd Street NW - 1st Floor
Albuquerque, NM 87102

Re: **Request for Vacation of Public Right-of-Way and Public Utility/Pedestrian Easements**, relating to the reach of Headline Blvd, located Between Lang Ave and Paseo del Norte, and adjacent public easements.

Dear Mr. Cloud:

This letter and its attachments request Development Review Board (DRB) and City Council, as necessary, approvals for the vacation of the following existing public right-of-way and easements, as further portrayed on the attached exhibit labeled "**Vacation Request**":

Vacation Request to vacate:

- **Existing Headline Blvd (public ROW)**, between Lang Ave and Paseo Del Norte in the Journal Center Business Park
- **Existing 10 ft Wide Gas Co Easement**, between Headline and Paseo del Norte
- **Existing Pedestrian Access Easement**, adjacent to the Headline Blvd ROW
- **Existing 10 ft Wide Public Utility Easement**, adjacent to the Headline Blvd ROW
- **Existing 10 ft Wide Public Utility Easement**, adjacent to the common 2A-2A-1/Tract H tract line

Reason for Request

This request proposes the above Headline Blvd ROW vacation in accordance with the "Headline Boulevard Agreement," dated January 2014 between the COA Municipal Development Department, Journal Center and other parties. The relevant section of this agreement seeks to exchange the proposed vacated ROW of Headline Blvd (Lang to Paseo del Norte) for new dedication of Headline Blvd ROW further south (the subject of a future platting action). Accordingly, City Real Property Division has been involved in the mentioned Agreement and will sign the proposed vacation plat as evidence of their concurrence.

Headline Blvd in this reach is a four lane with median facility, which terminates at Paseo del Norte in a reach that is only approximately 400' in length. As such, the roadway serves no significant public or private purpose and can be vacated. The exception to this statement is that Tract 1A-2-B-1 (Cancer Center) takes a parking lot access of the ROW and this access must be accommodated (see further discussion below).

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

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Proposed Vacation Plat

The vacated Headline Blvd right-of-way, as approved, will be combined into the adjacent Tract 2A-2A-1, requiring the preparation of a 'vacation plat'. The plat is also required to affect the vacation and will be required by the DRB. At the same time, this plat will also incorporate Tract H into Tract 2A-2A-1, plus modify the north boundary of Tract 2A-2A-1 to incorporate NMDOT 'ROW takes' that have occurred as part of the PdN Interchange project. In the end, only a single tract will then encompass the two previous two tracts, plus vacated Headline ROW. Please refer to the exhibit entitled **Proposed "Vacation Plat"**, as this is the current draft plat document to be submitted for DRB review following/coincident with approval of the Vacation Request.

This reach of 4-lane Headline Blvd. in its existing condition terminates in a cul-de-sac that abuts Paseo Del Norte. An existing service/driveway access to the adjacent Cancer Center on Tract 1A-2-B-1 is provided through this cul-de-sac. Accordingly, a new access easement for the benefit of Tract 1A-2-B-1, from the Headline/Lang intersection to the existing driveway, will be granted as a part of the proposed "vacation plat", and fixed further with future subsequent site plan and platting actions that occur with the future development of this tract. Similarly, new utility and pedestrian access easements will also be incorporated into the plat.

The owners of Tracts 2A-2A-1 and 1A-2-B-1 have agreed to the vacation, per the Agreement with the City referenced above. The public will retain access to both parcels via existing Lang Ave, which fronts both on the south. As such, the public good will not be harmed if the vacation is approved. A letter from Tract 1A-2-B-1 owner that concurs with the allocation of the west half of the ROW to Tract 2A-2A-1 (or its succeeding tract) is also amended with this submittal. It is signed by Barbara L. McAneny MD, CEO of New Mexico Oncology Hematology Consultants, Ltd.

Please review the information included with this submittal and schedule for DRB review at the nearest opportunity. Let me know if you have questions or need additional information.

Sincerely,



Paul M. Wymer, AIA, AICP
Senior Project Manager
Community Development & Planning

PMW/jcm
Enclosures

cc: Mike Riordan, COA DMD (w/encls.)
Lowell Hare, Journal Center (w/encls.)
Kurt Browning, Titan Development (w/encls.)
James Topmiller