Bohannan ▲ Huston

July 14, 2016

Jack Cloud, Chair
Development Review Board
City of Albuquerque
600 Second Street SW
Albuquerque, NM 87102

Re: Easement Vacation request
        Tract A – Legacy at Journal Center Project #1010228

Dear Mr. Cloud:

We are requesting approval of the vacation of two public easements located on Tract A, Legacy at Journal Center. The two easements include:

1. 30' Sewer, Water and Public Utility easement which was previously an existing public right of way alignment. There are no existing utilities within this easement at this time.
2. 10' PUE granted to PNM a previously replated property line. This easement currently includes an overhead power line with poles and existing electrical equipment. Coordination efforts with PNM are underway to remove and relocate the existing line and route it along a new 10' PUE to be granted with the filing a new replat located at the perimeter of the site.

Both of these utilities currently lie underneath the proposed 70,000 SF building foot print to be constructed under the first phase of this development and are no longer necessary.

This same application a Site Plan for Subdivision and Site Plan for Building Permit are submitted to DRB. The site plan includes the new 70,000 building as noted above and for this reason, we are requesting to vacate a portion of the existing water line easement.

Under a separate application, the minor replat of the property will also be submitted by BHI in time to be heard at the same hearing as this request and the Site Plan for Subdivision and Building Permit.

If you have any questions concerning this vacation or require further information, please call myself.
Sincerely,

Mike Balaskovits, PE, LEED, AP
Senior Project Manager
Community Development & Planning

MJB
Enclosures

cc: Chris Gunning, Dekker/Perich/Sabatini

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲