

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT

DRB Project Number: 1010404
Campbell's Addition

AGENDA ITEM NO: 07

SUBJECT: Preliminary/ Final Plat

ENGINEERING COMMENTS:

1. No objection to the request.

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APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __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: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (PLNG)

SIGNED: Racquel M. Michel, P.E.
Transportation Development
505-924-3630 or rmichel@cabq.gov

DATE: April 15, 2015



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 8, 2015

Project# 1010404
15DRB-70113 VACATION OF PUBLIC EASEMENTS

CARTESIAN SURVEYS INC agents for JEFF JESIONOWSKI request the referenced/ above action for Lots A & B-1, **CAMPBELLS ADDITION NO.1** zoned M-1, located at the terminus of MESCALERO RD NW east of 2ND ST NW and north of CANDELARIA RD NW containing approximately 2.03 acres. (G-15)

At the April 8, 2015 Development Review Board meeting, 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.

Findings

The request was filed by the owner of all the frontage of the proposed vacation.

Subject to approval by the affected utilities, the public welfare is in no way served by retaining the easements; utility companies shall acknowledge the vacations by their signature on the required replat.

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 approving the vacation and no objection regarding access or the abridgement of a substantial property right was raised.

CONDITIONS:

1. 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.

2. Utility companies shall acknowledge the vacation(s) by their signature on the required replat.

If you wish to appeal this decision, you must do so by April 23, 2015 in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal 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 appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)



Jack Cloud, DRB Chair

5. **Project# 1008927**
15DRB-70168 EXT OF SIA FOR TEMP
DEFR SDWK CONST

BO K HOHNSON agent(s) for LGI HOMES NEW MEXICO
LLC request(s) the above action(s) for all or a portion of **EL
RANCHO GRANDE UNIT 16 Unit(s) 16**, zoned R-D,
located on GIBSON BLVD SW WEST OF UNSER BLVD
SW (N-8) **TWO YEAR EXTENSION TO THE
AGREEMENT FOR THE DEFERRAL OF SIDEWALKS
WAS APPROVED.**

6. **Project# 1010447**
15DRB-70166 MINOR - SDP FOR
SUBDIVISION
15DRB-70167 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

TIERRA WEST LLC agent(s) for UNION NM TRUST
request(s) the above action(s) for all or a portion of Tract(s)
2A-1B PLAT OF TRS 2A-1A & 2A-1B, **RENAISSANCE
CENTER** zoned SU-1, located on N RENAISSANCE
BETWEEN UNION WAY AND ALEXANDER containing
approximately 4.2978 acre(s). (F-16) **THE SITE
DEVELOPMENT PLAN FOR SUBDIVISION AND THE
PRELIMINARY/FINAL PLAT WAS APPROVED WITH
FINAL SIGN-OFF DELEGATED TO HYDROLOGY AND TO
PLANNING.**

7. **Project# 1010404**
15DRB-70141 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

CARTESIAN SURVEYS INC agent(s) for COMMERCIAL
SELF STORAGE, LLC request(s) the above action(s) for all
or a portion of Lot(s) A AND B-1, **CAMPBELL'S
ADDITION** zoned M-1, located on MESCALERO
BETWEEN HEADINGLY AND SAN LORENZO containing
approximately 2.0315 acre(s). (G-15) [*Deferred from 4/15/15,*
4/22/15] **INDEFINITELY DEFERRED.**

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

8. **Project# 1001398**
15DRB-70163 SKETCH PLAT REVIEW
AND COMMENT

ARCH + PLAN LAND USE CONSL. agent(s) for AURORA
ORTIZ request(s) the above action(s) for all or a portion of
Lot(s) 7, **COLEMAN ADDN** zoned R-1, located on 2913
12 ST NW containing approximately .6 acre(s). (H-13) **THE
SKETCH PLAT WAS REVIEWED AND COMMENTS WERE
PROVIDED**

9. **Project# 1010403**
15DRB-70164 SKETCH PLAT REVIEW
AND COMMENT

ARCH + PLAN LAND USE CONSL. agent(s) for EDWARD
LEE AMADOR request(s) the above action(s) for all or a
portion of Tract(s) 254B, zoned SR, located on 908
KINLEY AVE NW containing approximately .46 acre(s). (J-
13) **THE SKETCH PLAT WAS REVIEWED AND
COMMENTS WERE PROVIDED**

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# 1010404 - 15DRB-70141 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

PROJECT NAME: CAMPBELL'S ADDITION

AGENT: CARTESIAN SURVEYS INC

****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:

ABCWUA:

City Engineer:

Parks and Recreation :

Planning:

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.

DRB CASE ACTION LOG – BLUE SHEET

- Preliminary/Final Plat (P&F)
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Supplemental Form (SF)

SUBDIVISION

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- Administrative Approval (DRT, URT, etc.)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z 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): Cartesian Surveys Inc PHONE: 896-3050
 ADDRESS: P O Box 44414 FAX: 891-0244
 CITY: Rio Rancho STATE NM ZIP 87174 E-MAIL: Cartesianamber@gmail.com
 APPLICANT: AMC Development PHONE: 259-0991
 ADDRESS: 4407 Lomas NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: Jeff@amcdevelopment.net
 Proprietary interest in site: _____ List all owners: BOKF D/B/A Bank of Oklahoma

DESCRIPTION OF REQUEST: Eliminate interior lot lines as shown, grant easements and vacate easements as shown.

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. A and B-1 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Campbell's Addition No. 1
 Existing Zoning: M-1 Proposed zoning: M-1 MRGCD Map No _____
 Zone Atlas page(s): G-15 UPC Code: A: 101506005028720121
B-1: 101506003625831523

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):
1010404

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 2 No. of proposed lots: 2 Total site area (acres): 2.0505 Acres
 LOCATION OF PROPERTY BY STREETS: On or Near: Mescalero Rd NW
 Between: Headingly Ave NW and San Lorenzo Ave NW + East of 2nd St.
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) . Review Date: _____

SIGNATURE Amber Palmer DATE 11/6/15
 (Print Name) Amber Palmer Applicant: Agent:

FOR OFFICIAL USE ONLY

- 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
<u>15DRB - 70412</u>	<u>P&F</u>	_____	\$ <u>285.00</u>
_____	<u>CMF</u>	_____	\$ <u>20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>November 18, 2015</u>			Total
			\$ <u>305.00</u>

Vaj
 Staff signature & Date 11-6-15

Project # 1010404

Revised: 11/2014

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.

- ~~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
- ~~NA~~ Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- ~~NA~~ 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
- ~~NA~~ 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
- ~~NA~~ 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.

Amber Palmer
Applicant name (print)
Amber Palmer
Applicant signature / date



Form revised October 2007

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

Application case numbers
13025 - 70412

[Signature] 11-6-15
Planner signature / date
Project # 10104104



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

Map amended through: 9/2/2014

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
G-15-Z

Selected Symbols

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

0 750 1,500 Feet

Cartesian Surveys Inc.

PO Box 44414, Rio Rancho, NM 87174
896-3050 Fax 891-0244

November 6, 2015

Development Review Board
City of Albuquerque

Re: Plat for Proposed Lots A-1 and B-1-A, Campbell's Addition No. 1

Members of the Board:

Cartesian Surveys is acting as an agent for the owner and requests approval of a plat to reflect vacation of easements numbered 2, 4, 5 and 7 and grant easements numbered 9, 10 and 11 and combine quitclaim deeded NM DOT R/W with existing Lots A and B-1, within Campbell's Addition No. 1, as shown on the plat.

If you have any questions, please feel free to call.

Thank you for your time and consideration.

Will Plotner Jr., NMLS 14271

PROJECT #

1010-104

NOVEMBER 18. 2015

Pif



Supplemental Form (SF)

SUBDIVISION

- Major subdivision action
- 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
- 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): Cartesian Surveys Inc. PHONE: 896-3050
 ADDRESS: P.O. Box 44414 FAX: 891-0244
 CITY: Rio Rancho STATE NM ZIP 87174 E-MAIL: cartesiandenise@gmail.com

APPLICANT: Commercial Self Storage, LLC PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: Plat to reflect vacation of easements and granting of easements.

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. A and B-1 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Campbell's Addition
 Existing Zoning: M-1 Proposed zoning: M-1 MRGCD Map No _____
 Zone Atlas page(s): G-15-2 UPC Code: A: 101506005028720121
B-1: 10150600362 5831523

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z, V_, S_, etc.): 1010404

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 2 No. of proposed lots: 2 Total site area (acres): 2.0315
 LOCATION OF PROPERTY BY STREETS: On or Near: Mescalero Rd. NW
 Between: Headingly Ave. NW and San Lorenzo NW and East of 2nd St.

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

SIGNATURE [Signature] DATE 3/26/15
 (Print Name) Denise King Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>15 DRB - 70101</u>	<u>P&F</u>	_____	<u>\$285.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CME</u>	_____	<u>\$20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>April 15, 2015</u>				Total <u>\$305.00</u>

[Signature]
 Staff signature & Date 3-31-15

Project # 1010404

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

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- 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.

- N/A* 5 Acres or more: Certificate of No Effect or Approval
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I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Denise King
 Applicant name (print)
[Signature] 3/26/15
 Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
15 - DRB - 70141

[Signature] 3-31-15
 Planner signature / date

Project # 1010404



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

AGIS
Albuquerque Geographic Information System

Map amended through: 1/24/2011

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
G-15-Z

Selected Symbols

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

0 750 1,500
Feet

Cartesian Surveys Inc.

PO Box 44414, Rio Rancho, NM 87174
896-3050 Fax 891-0244

March 26, 2015

Development Review Board
City of Albuquerque

Re: Plat to reflect vacation of easements numbered 2, 4, 5 and 7 and grant easements numbered 9, 10 and 11 shown on the exhibit provided located within Lots A and B-1, Campbell's Addition No. 1

Members of the Board:

Cartesian Surveys is acting as an agent for the owner and requests approval of a plat to reflect vacation of easements numbered 2, 4, 5 and 7 and grant easements numbered 9, 10 and 11 shown on the exhibit provided, located within Lots A and B-1, Campbell's Addition No. 1.

If you have any questions, please feel free to call.

Thank you for your time and consideration.

Will Plotner Jr., NMLS 14271

Cartesian Surveys Inc.

PO Box 44414, Rio Rancho, NM 87174
896-3050 . Fax 891-0244

March 26, 2015

Development Review Board
City of Albuquerque

Re: Plat to reflect vacation of easements numbered 2, 4, 5 and 7 and grant easements numbered 9, 10 and 11 shown on the exhibit provided located within Lots A and B-1, Campbell's Addition No. 1

Members of the Board:

Cartesian Surveys is acting as an agent for the owner and requests approval of a plat to reflect vacation of easements numbered 2, 4, 5 and 7 and grant easements numbered 9, 10 and 11 shown on the exhibit provided, located within Lots A and B-1, Campbell's Addition No. 1.

If you have any questions, please feel free to call.

Thank you for your time and consideration.

Will Plotner Jr., NMLS 14271

PROJECT#
100-104

APRIL 15. 2015

Pif



Supplemental Form (SF)

SUBDIVISION

- Major subdivision action
- 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
- 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): Cartesian Surveys Inc. PHONE: 896-3050
 ADDRESS: P.O. Box 44414 FAX: 891-0244
 CITY: Rio Rancho STATE Nm ZIP 87174 E-MAIL: cartesian.denise@gmail.com

APPLICANT: Jeff Jesionowski PHONE: 259-0991
 ADDRESS: 4407 Lomas NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: jeff@amcdevelopment.net
 Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: Vacate Easements and grant easement.

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. A and B-1 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Campbell's Addition No.1
 Existing Zoning: M-1 Proposed zoning: M-1 MRGCD Map No _____
 Zone Atlas page(s): G-15-Z UPC Code: Lot A: 101506005028720121
Lot B-1: 101506003625831523

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1003721,
1009334

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 2 No. of proposed lots: 2 Total site area (acres): 2.0306
 LOCATION OF PROPERTY BY STREETS: On or Near: Mescalero Rd. NW
 Between: Headingly Ave NW and San Lorenzo Ave NW and East of 2nd St.

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

SIGNATURE [Signature] DATE 3/11/15
 (Print Name) Denise King Applicant: Agent:

FOR OFFICIAL USE ONLY

<input checked="" type="checkbox"/> INTERNAL ROUTING <input checked="" type="checkbox"/> All checklists are complete <input checked="" type="checkbox"/> All fees have been collected <input checked="" type="checkbox"/> All case #s are assigned <input checked="" type="checkbox"/> AGIS copy has been sent <input checked="" type="checkbox"/> Case history #s are listed <input type="checkbox"/> Site is within 1000ft of a landfill <input type="checkbox"/> F.H.D.P. density bonus <input type="checkbox"/> F.H.D.P. fee rebate	Application case numbers	Action	S.F.	Fees
	<u>15DRB-70113</u>	<u>VPE</u>	_____	\$ <u>180.00</u>
	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
	_____	<u>ADV</u>	_____	\$ <u>75.00</u>
	_____	_____	_____	\$ _____
	_____	_____	_____	\$ _____
Hearing date <u>April 8, 2015</u>			Total	\$ <u>275.00</u>
<u>3-12-15</u> Staff signature & Date	Project # <u>1010404</u>			

Revised: 4/2012

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE) **24 copies**
- Application for Minor Plat on FORM S-3, including those submittal requirements.
 - 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.

- SEWALK VARIANCE (DRB20)**
- SEWALK 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 SEWALK CONSTRUCTION (DRB19)**
- EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SEWALK 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.

Denise King
Applicant name (print)

[Signature] 3/11/15
Applicant signature / date



- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
15 - DRB - 70113

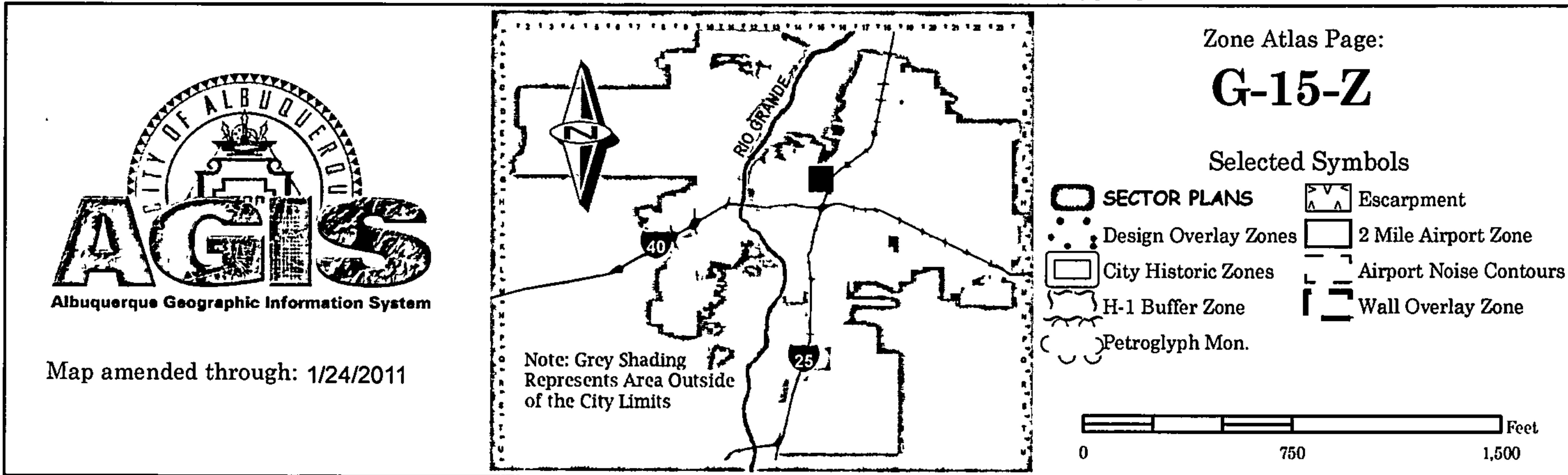
Form revised 4/07

[Signature] 3-12-15
Planner signature / date

Project # 1010404



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



Cartesian Surveys Inc.

PO Box 44414, Rio Rancho, NM 87174

896-3050 Fax 891-0244

March 10, 2015

Development Review Board
City of Albuquerque

Re: Vacation of easements numbered 2, 4, 5 and 7 shown on the exhibit provided, located within Lots A and B-1, Campbell's Addition No. 1

Members of the Board:

Cartesian Surveys is acting as an agent for the owner and requests approval of vacation of easements numbered 2, 4, 5 and 7 shown on the exhibit provided, located within Lots A and B-1, Campbell's Addition No. 1.

If you have any questions, please feel free to call.

Thank you for your time and consideration.

Will Plotner Jr., NMLS 14271

Cartesian Surveys Inc.
PO Box 44414, Rio Rancho, NM 87174
896-3050 Fax 891-0244

March 11, 2015

(Name)
(Street Address)
Albuquerque, NM (Zip)

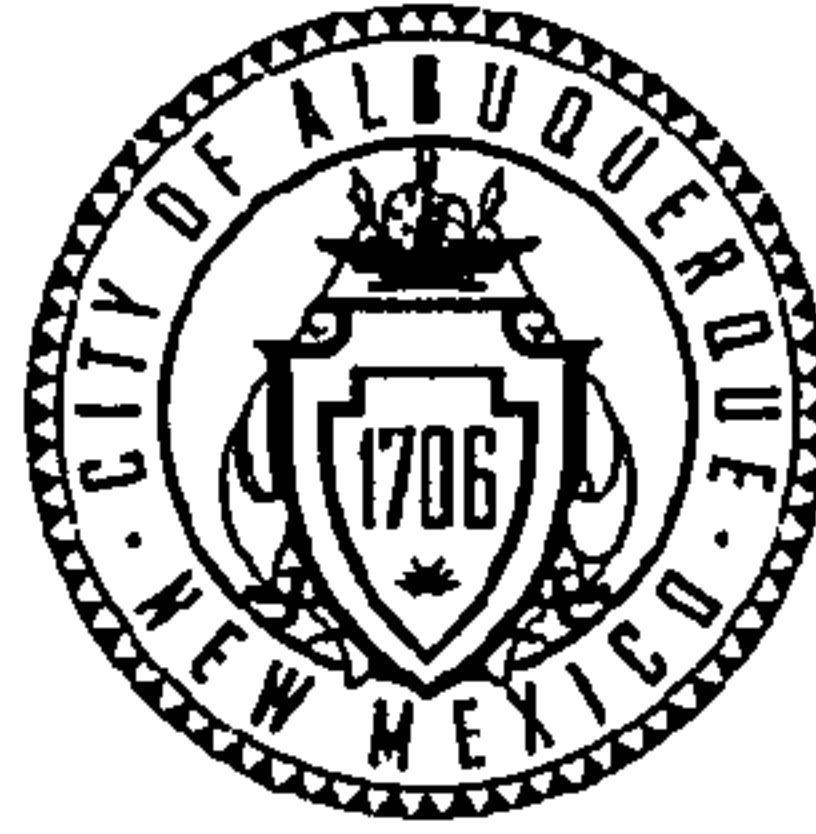
Re: Vacation of easements numbered 2, 4, 5, and 7 on the exhibit provided, located within Lots A and B-1, Campbell's Addition No. 1.

To Whom It May Concern:

This letter is to inform you that our firm is requesting vacation of easements numbered 2, 4, 5 and 7 on the exhibit provided (which are highlighted in green on sheet 1), located within your neighborhood. These easements being vacated are located within Lots A and B-1, on Mescalero Road NW, between Headingly Avenue NW and San Lorenzo Avenue NW, and East of 2nd Street NW (See Attached). If you wish to attend, there will be a hearing regarding this matter held at the Plaza Del Sol building located at 600 2nd St. NW. Please contact our office for further information regarding this meeting or with any additional questions or concerns.

Thank you,

Will Plotner Jr., President



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.

March 11, 2015

Will Plotner
Cartesian Surveys, Inc.
1001 21st SE
Rio Rancho, NM 87124
Phone: 505-896-3050

Dear Will:

Thank you for your inquiry of **March 11, 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) LOT A, CAMPBELL ADDITION AND LOT B-1, CAMPBELL ADDITION, LOCATED AT 100-106 MESCALERO ROAD NW BETWEEN CANDELARIA ROAD NW AND GRIEGOS ROAD NW (OFF OF SECOND STREET NW)** zone map **G-15**.

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

GREATER GARDNER N.A. "R"

David Wood

158 Pleasant NW/87107 221-2626 (c)

Antoinette Vigil

215 San Andres NW/87107 249-9599 (c)

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.

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

(below this line for ONC use only)

Date of Inquiry: **03/11/15** Time Entered: **10:05 a.m.** Rep. Initials: **siw**

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

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

ALBUQUERQUE NM 87107 **OFFICIAL USE**

Postage	\$ 0.49	0118
Certified Fee	\$3.30	03
Return Receipt Fee (Endorsement Required)	\$2.70	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$6.49	03/11/2015

Sent To *Antoinette Vigil*
 Street, Apt. No.,
 or PO Box No. *215 San Andres NW*
 City, State, ZIP+4
Albuquerque, NM 87174
 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

ALBUQUERQUE NM 87107 **OFFICIAL USE**

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Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$6.49	03/11/2015

Sent To *David Wood*
 Street, Apt. No.,
 or PO Box No. *158 Pleasant NW*
 City, State, ZIP+4
Albuquerque, NM 87107
 PS Form 3800, August 2006 See Reverse for Instructions

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 March 24, 2015 to April 8, 2015

5. REMOVAL

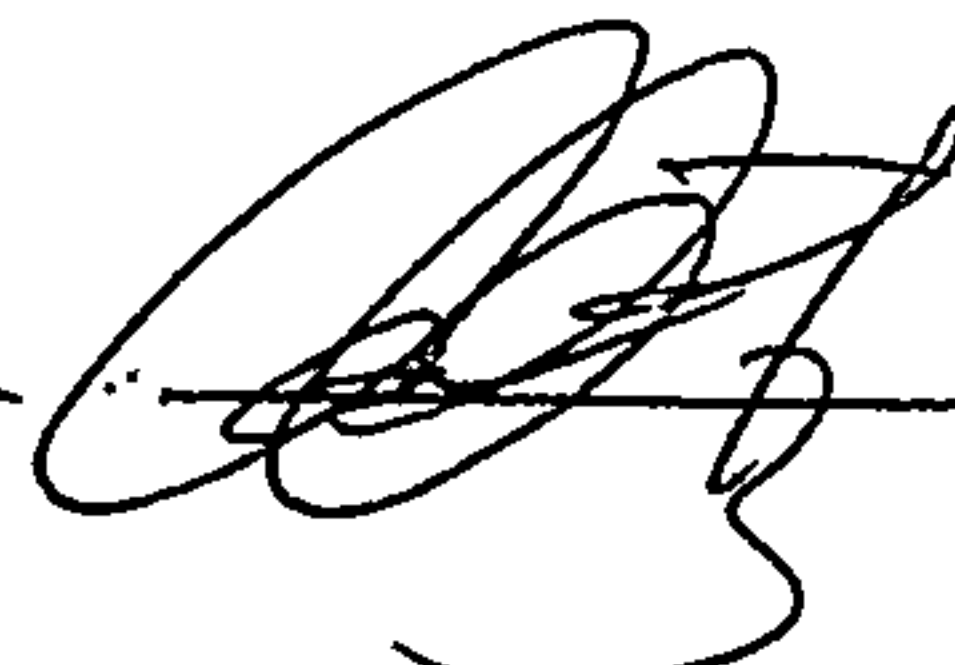
- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

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.


(Applicant or Agent)

3-12-15
(Date)

I issued 1 signs for this application, 3-12-15
(Date)


(Staff Member)

DRB PROJECT NUMBER: 1010404

Original

PUBLIC SERVICE COMPANY OF NEW MEXICO
EASEMENT

THIS INDENTURE made this 7th day of July, 19 98 by and between

David E. Gibson, III AND VIRGINIA W. WHIPPLE (f.k.a. Virginia W. Gibson)
(Grantor) and PUBLIC SERVICE COMPANY OF NEW MEXICO, a New Mexico corporation for it's Electric Services Division, and U S WEST COMMUNICATIONS, INC., a Colorado Corporation authorized to do business in New Mexico (Grantees), their successors and assigns. The rights of Grantee-US WEST hereunder are for communications purposes only.

WITNESSETH:

Grantor, for and in consideration of the sum of One Dollar (\$ 1.00) in hand paid and other valuable consideration, the receipt of which is acknowledged, does hereby give, bargain, sell, grant and convey unto Grantees, their successors and assigns, a perpetual easement to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain overhead and/or underground facilities for the transmission and distribution of electric power and energy and facilities for communication purposes, or either of, any or all such purposes, including lines, poles, guy wires, conduits, and other equipment, fixtures and structures necessary to maintain such facilities on, over, beneath and across the easement hereinafter described, together with free access to, from, and over said easement, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the easement to extend services to customers of Grantees, and to trim and remove any trees, shrubs or bushes which interfere with the purpose set forth herein. The easement granted herein is within lands situate in Bernalillo County, New Mexico, and is more particularly described as follows, to wit:

PNM Project Number A15237

An easement within Lot A of the Summary Plat of CAMPBELL'S ADDITION NO. ONE, situate in Section 4, T. 10 N., R. 3 E., N.M.P.M., Bernalillo County, New Mexico, as the same is shown and designated on said Plat filed for record in the office of the County Clerk of Bernalillo County in Plat Book C11, Page 132, on November 4, 1976 and being more particularly described as follows:

An easement ten (10) feet wide being the easterly ten (10) feet of said Lot A.

Notwithstanding the above, the easement described herein shall be an aerial easement only for that portion of the easement covered by the existing metal building located in approximately the north two-hundred (200.00) feet of the easement. Said aerial easement shall extend upwards, beginning at a point twenty-five (25) feet above the ground.

Grantor hereby covenants that Grantor is the true and lawful owner of the land described herein.

Grantor shall have the right to use the above described easement for purposes not inconsistent with the rights hereby granted, provided that Grantor shall not erect nor construct any building, pool, or other structure thereon, nor drill nor operate any well thereon, nor conduct any activity which violates the National Electrical Safety Code.

The provisions hereof shall inure to the benefit of and bind the heirs, mortgages, lessees, tenants, successors and assigns of the parties hereto. Grantees shall have the unrestricted right to sell, transfer, assign, pledge, mortgage, lease, grant licenses or other use or occupancy rights with respect to, or otherwise dispose of, in whole or in part, any interest in the easement and such assigns shall have the further right to convey, in whole or in part, the rights granted to them by Grantor.

WITNESS my hand and seal this 7th day of July, 19 98

David E. Gibson, III (SEAL) _____ (SEAL)

Virginia W. Whipple (SEAL) _____ (SEAL)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on July 7th, 1998

By David E. Gibson, III & Virginia W. Whipple
My commission expires: October 15th, 2000



[Signature]
Notary Public

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO
COUNTY OF _____

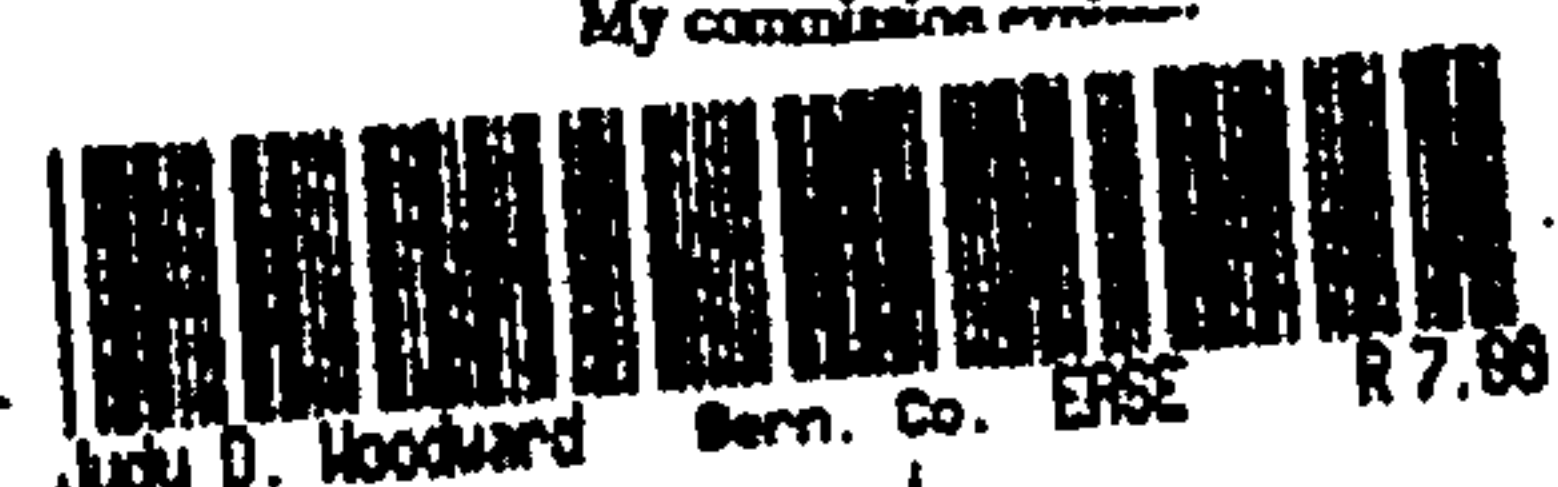
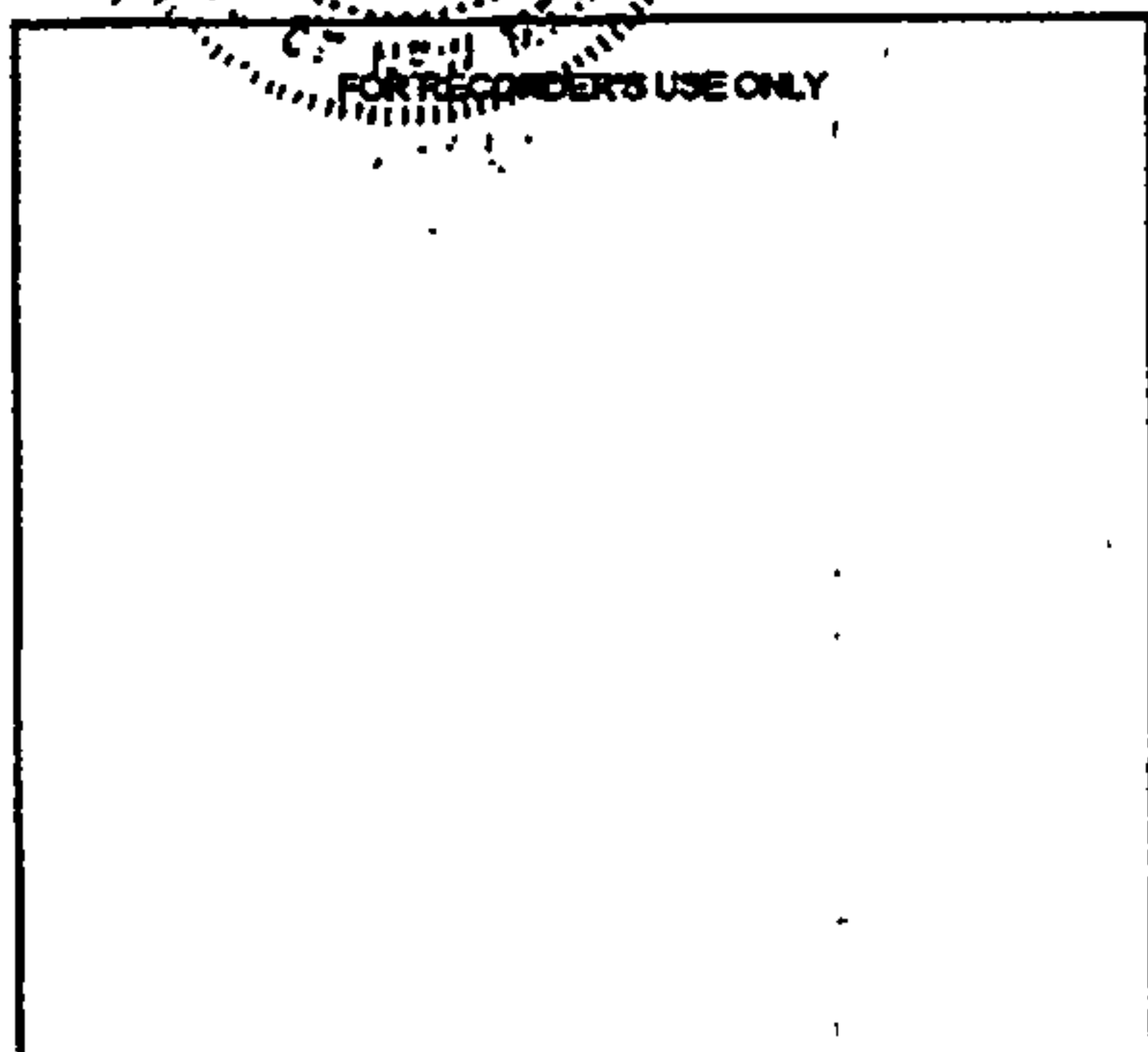
This instrument was acknowledged before me on _____, 19____.

By _____ (Name of Officer) _____ (Title of Officer)

of _____ (Corporation Acknowledgment)

a _____ corporation, on behalf of said corporation. (State of Incorporation)

My commission expires _____



1998127449
5117432
Page: 1 of 1
10/05/1998 01:49P
BX-9818 Pg-5814

PNM REFERENCE NUMBER

PNM 470 0/04

PUBLIC SERVICE COMPANY OF NEW MEXICO
EASEMENT

Circle

THIS INDENTURE made this 14th day of July, 19 98 by and between

Dee A. Ybarra, a single man

(Grantor) and PUBLIC SERVICE COMPANY OF NEW MEXICO, a New Mexico corporation for its Electric Services Division, and US WEST COMMUNICATIONS, INC., a Colorado Corporation authorized to do business in New Mexico (Grantees), their successors and assigns. The rights of Grantee-US WEST hereunder are for communications purposes only.

WITNESSETH:

Grantor, for and in consideration of the sum of One Dollar (\$1.00) in hand paid and other valuable consideration, the receipt of which is acknowledged, does hereby give, bargain, sell, grant and convey unto Grantees, their successors and assigns, a perpetual easement to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, repair, operate, and maintain overhead and/or underground facilities for the transmission and distribution of electric power and energy and facilities for communication purposes, or either of, any or all such purposes, including lines, poles, guy wires, conduits, and other equipment, fixtures and structures necessary to maintain such facilities on, over, beneath and across the easement hereinafter described, together with free access to, from, and over said easement, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the easement to extend services to customers of Grantees, and to trim and remove any trees, shrubs or bushes which interfere with the purpose set forth herein. The easement granted herein is within lands situate in Bernalillo County, New Mexico, and is more particularly described as follows, to wit:

PNM Project No. A12537

An easement within Lot B of the Summary Plat of CAMPBELL'S ADDITION NO. ONE, situate in Section 4, T. 10 N., R. 3 E., N.M.P.M., Bernalillo County, New Mexico, as the same is shown and designated on said Plat filed for record in the office of the County Clerk of Bernalillo County in Plat Book C11, Page 132, on November 4, 1976 and being more particularly described as follows:

An easement ten (10) feet wide being the easterly ten (10) feet of said Lot B.

Notwithstanding the above, this easement does not create an encroachment of the existing four foot high concrete loading dock within the easement area. All as generally shown on the attached Exhibit "A".

Grantor hereby covenants that Grantor is the true and law[ful] owner of the land described herein. Grantor shall have the right to use the above described easement for purposes not inconsistent with the rights hereby granted, provided that Grantor shall not erect nor construct any building, pool, or other structure thereon, nor drill nor operate any well thereon, nor conduct any activity which violates clearance provisions of the National Electrical Safety Code. The provisions hereof shall inure to the benefit of and bind the heirs, mortgagees, lessees, tenants, successors and assigns of the parties hereto. Grantees shall have the unrestricted right to sell, transfer, assign, pledge, mortgage, lease, grant licenses or other use or occupancy rights with respect to, or otherwise dispose of, in whole or in part, any interest in the easement and such assigns shall have the further right to convey in whole or in part, the rights granted to them by Grantees.

WITNESS my hand and seal this 14th day of July, 19 98

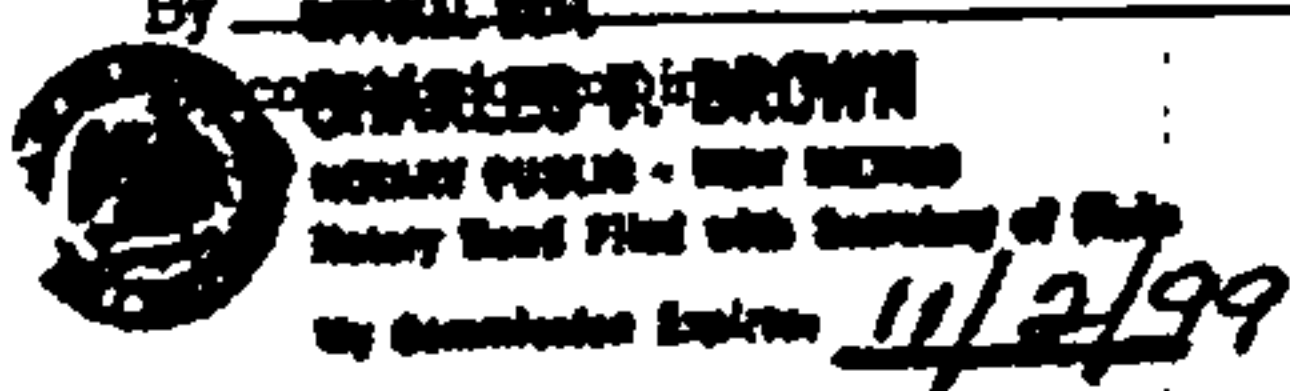
(SEAL) *X* Dee A. Ybarra (SEAL)

(SEAL) _____ (SEAL)

ACKNOWLEDGEMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO
COUNTY OF Bernalillo
This instrument was acknowledged before me on July 14th, 19 98

By Dee A. Ybarra, a single man



Charles F. Brown
Notary Public

ACKNOWLEDGEMENT FOR CORPORATION

STATE OF NEW MEXICO
COUNTY OF _____
This instrument was acknowledged before me on _____, 19 _____

By _____ (Name of Officer) _____ (Title of Officer)

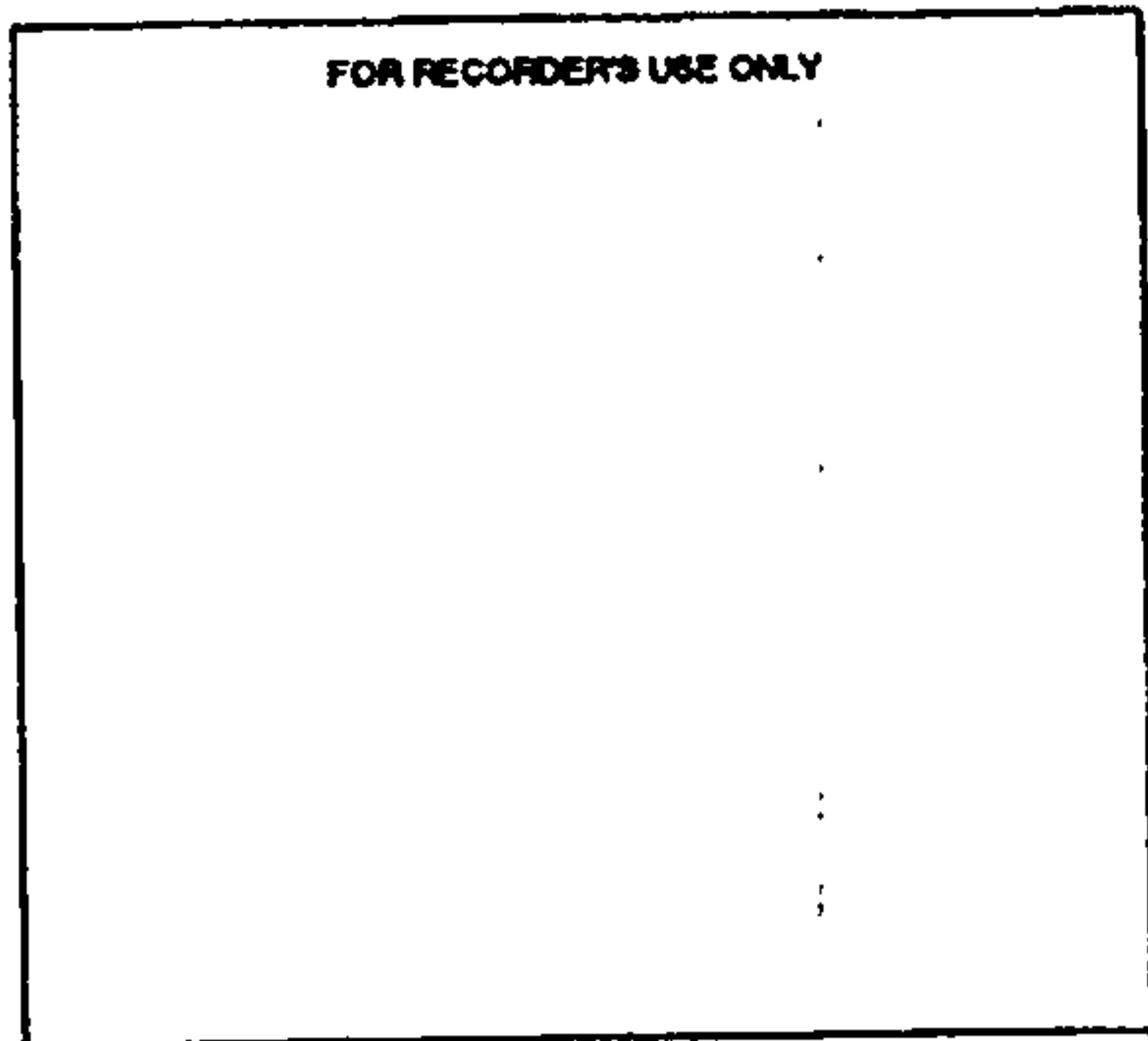
of _____ (Corporation Acknowledgement)

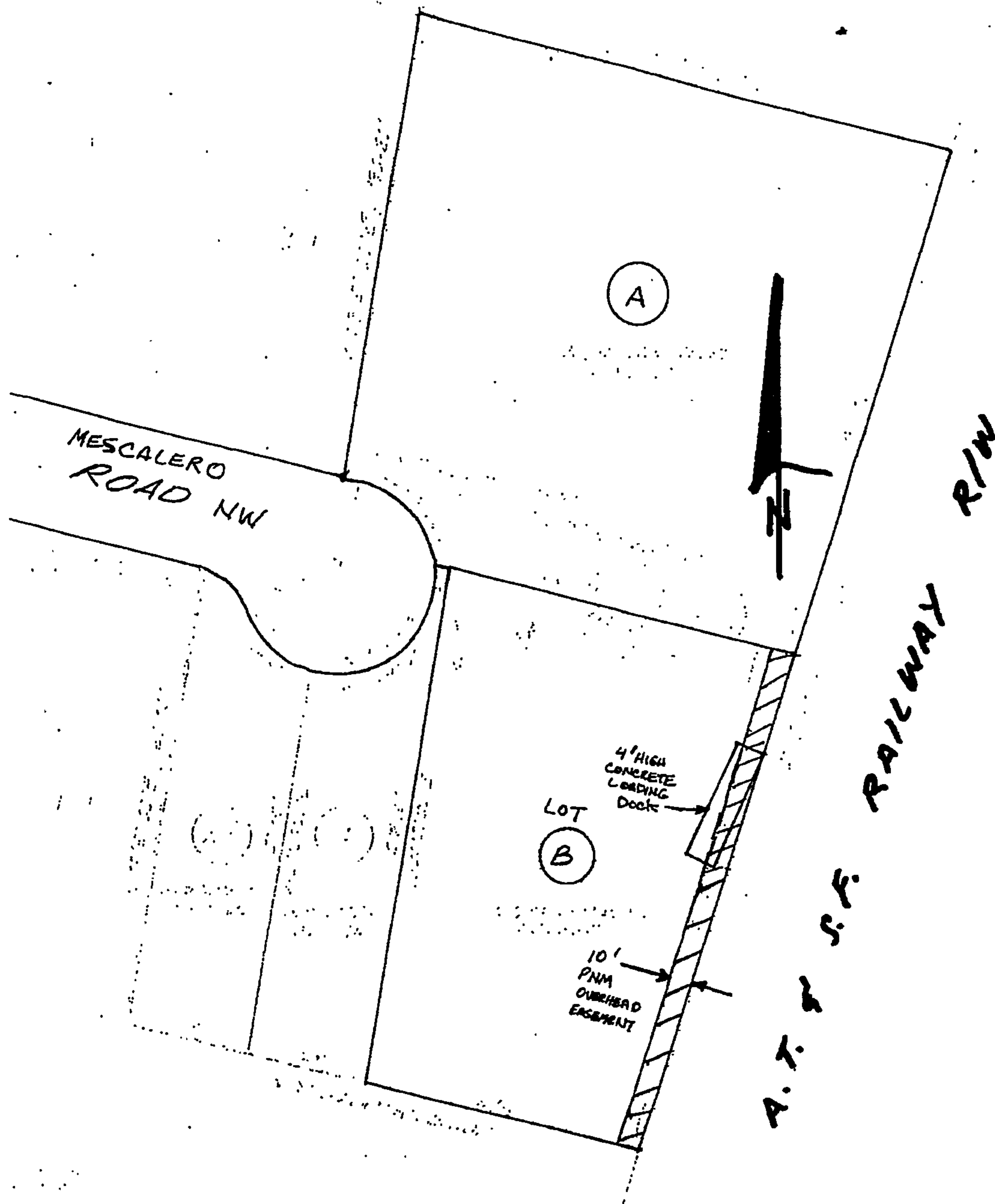
a _____ corporation, on behalf of said corporation.
(State of Incorporation)

My commission expires: _____
(Seal)



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Page 1 of 2
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PNM PRDJS.
 No. A-15237 *CFE*

EXHIBIT-A

STATE OF NEW MEXICO
 COUNTY OF SAGUARO

THIS INSTRUMENT IS VOLUNTARILY FILED FOR RECORD BY THE

Judy D. Woodward Bern. Co. ERSE R 9.68

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July 15, 1976

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ENVIRONMENTAL PLANNING COMMISSION LAND CONTROLS BOARD RESOLUTION

VACATING THE EASTERLY 146.12 FEET OF MESCALERO ROAD, N.W., CAMPBELL'S ADDITION NO. 1

WHEREAS, there has heretofore been dedicated and conveyed to the City of Albuquerque, New Mexico a certain easement for street purposes, more particularly described below, and

WHEREAS, a portion of said right of way is not needed for public use except for easements reserved in Section 2 hereof;

NOW, THEREFORE, BE IT ENACTED BY THE ENVIRONMENTAL PLANNING COMMISSION LAND CONTROLS BOARD OF THE CITY OF ALBUQUERQUE UNDER ARTICLE XI, CHAPTER 7 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1974, BEING ORDINANCE NO. 97-1973, AS AMENDED.

SECTION 1. The easterly 146.12 feet of Mescalero Road, N.W., Campbell's Addition No. 1 as filed in the office of the County Clerk of Bernalillo County, New Mexico on March 1, 1946 is hereby closed and vacated subject to easements reserved in Section 2 hereof.

SECTION 2. The City hereby reserves the full width of the vacated right of way as an easement for public utilities, whether municipally or privately owned, which are necessary for public use and benefit at the present time or in the future.

SECTION 3. Immediately upon the filing of this resolution in the office of the County Clerk of Bernalillo County, New Mexico, the land above-described shall be effectively vacated, and the City of Albuquerque by this resolution disclaims from such date any further interest therein except for easements reserved in Section 2 hereof.

ADOPTED AT A PUBLIC HEARING BY THE ENVIRONMENTAL PLANNING COMMISSION LAND CONTROLS BOARD, CITY OF ALBUQUERQUE, NEW MEXICO ON JULY 15, 1976.

APPROVED:

Authorized Representative of the
Planning Director, City of
Albuquerque, New Mexico

Subscribed and sworn to before me this 16th day of March, 1977
by Phil Garcia, authorized representative of the Planning Director, City of
Albuquerque, New Mexico.

Richard V. King
Notary Public

My Commission Expires: August 26, 1978

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

MAR 16 1977
At 6:00 clock p.m. Recorded in Vol. 52
of records of said County FONO
Emilio C. Angeles Clerk & notary
Albany

PROJECT #
1010101

APRIL 8. 2015

VRE