



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

Supplemental Form (SF)

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

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): Consensus Planning PHONE: 505-764-9801
 ADDRESS: 302 8th St NW FAX: -
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com
 APPLICANT: TITAN DEVELOPMENT / CEDAR INVESTORS PHONE: 505-998-0163
 ADDRESS: 6300 RIVERSIDE PLAZA LN NW #200 FAX: -
 CITY: ALBUQUERQUE STATE NM ZIP 87120 E-MAIL: jrogers@titan-development.com
 Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: Vacation of PUBLIC R-O-W

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. SEE ATTACHED Block: _____ Unit: _____
 Subdiv/Addn/TBKA: _____
 Existing Zoning: SU-Z for MD-1, ML, CMU Proposed zoning: Same MRGCD Map No. -
 Zone Atlas page(s): K-15 UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): V-1

CASE INFORMATION:

Within city limits? ☒ Yes Within 1000FT of a landfill? NO
 No. of existing lots: 52 No. of proposed lots: 52 Total site area (acres): 53,996 sq ft / 1.24 acres
 LOCATION OF PROPERTY BY STREETS: On or Near: CENTRAL + COPPER AVE
 Between: Oak St and SKAMORE ST

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

SIGNATURE

(Print Name) James K. Strozier, AICP DATE 3.17.2016
 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

16DRB-70111

Hearing date April 13, 2016

3-18-16
 Staff signature & Date

Action

VPRW
CMF
ADV

S.F.

Fees

\$1,200.00
\$20.00
\$75.00

 Total
\$1,295.00

Project # 1010803

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 K. Strozio, AICP
Applicant name (print)

3-17-2016
Applicant signature / date



Form revised 4/07

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

Application case numbers
16 - DRB - 70111

3-18-16
Planner signature / date
Project # 1010803

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 29, 2016 to April 13, 2016

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.

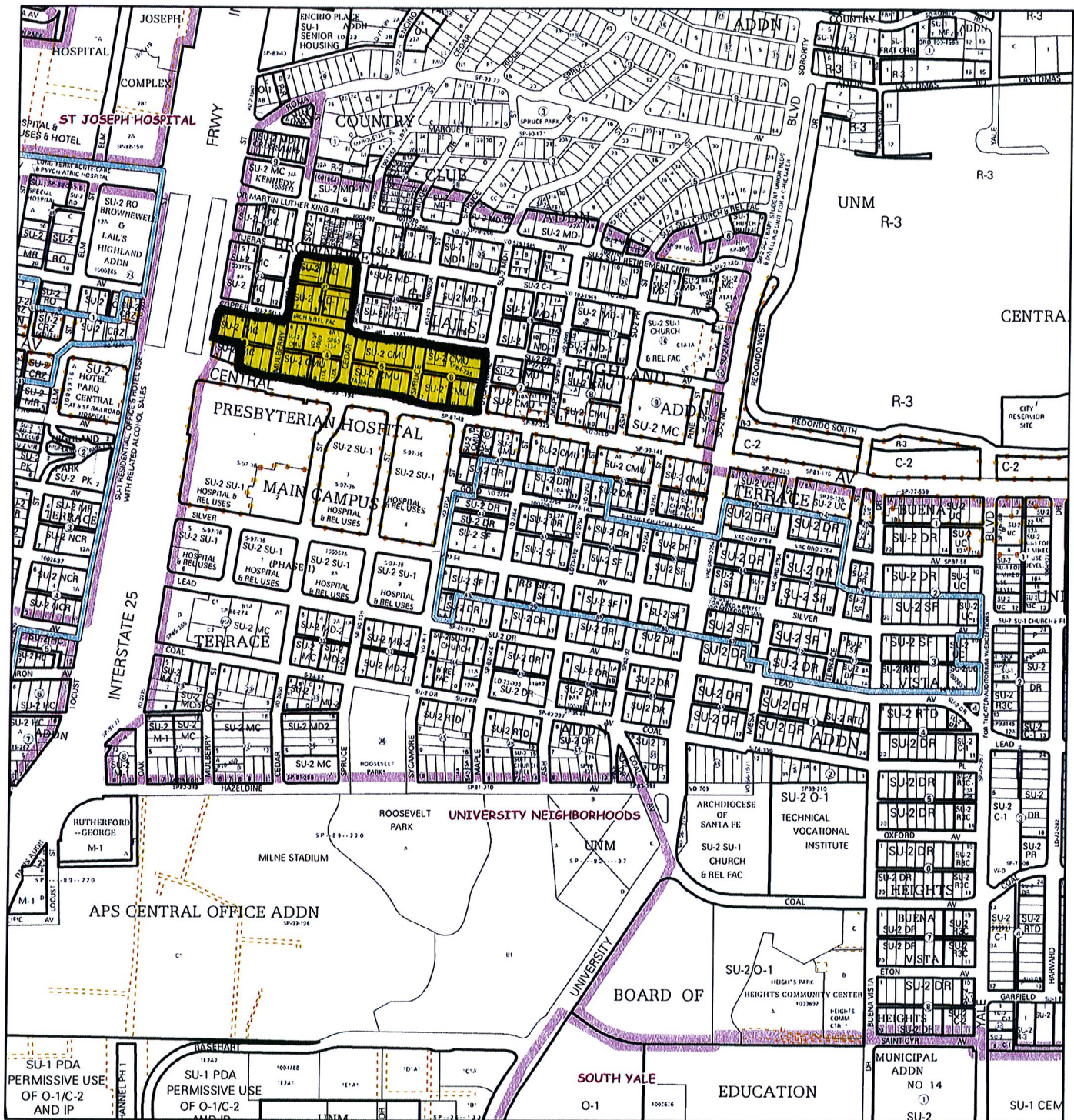
SL Paul
(Applicant or Agent)

3/19/16
(Date)

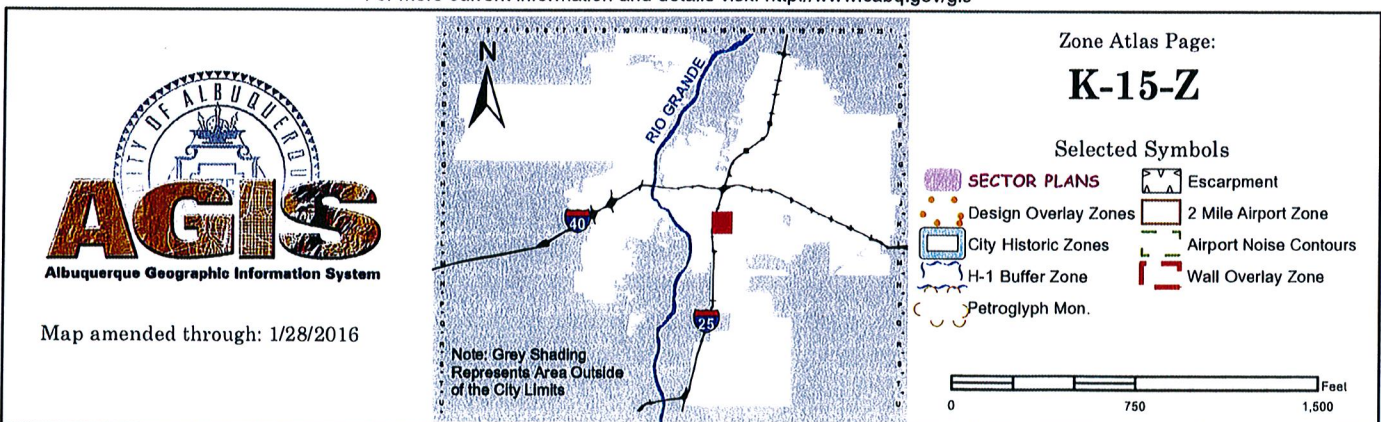
I issued 16 signs for this application, 3-18-16
(Date)

[Signature]
(Staff Member)

PROJECT NUMBER: 1010803



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



March 3, 2016

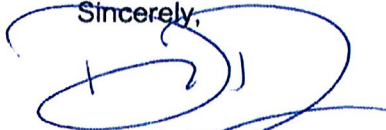
Jack Cloud, Chair
Development Review Board
600 Second Street NW
Albuquerque, NM 87102

Dear Chairman Cloud,

The purpose of this letter is to authorize Consensus Planning, Inc. and Bohannon Huston, Inc. to act as agents for Cedar Investors, LLC on a Vacation Request for Public Rights-of-Way and final plat, the latter which will be prepared by Bohannon Huston, Inc, affecting the internal alleyways and Spruce Street between the properties legally described as:

- **North Block:** Lots 1-3, 7-9, and A-E, Block 21 of the Brownwell and Lails Highland Addition Subdivision and Lots F-J, Block 21 of the Whitteds Replat
- **West Block:** Lots 1-12, Block 3 of the Brownwell and Lails Highland Addition Subdivision
- **Mid-West Block:** Lots 4a, 5-10, 11a, 12a, Block 4 of the Brownwell and Lails Highland Addition Subdivision
- **Mid-East Block:** Lots 1, 2, A, 5, 6, 7a, 8a, 9-12, Block 5 of the Brownwell and Lails Highland Addition Subdivision
- **East Block:** Lots A1, A2, 4-12, Block 6 of the Brownwell and Lails Highland Addition Subdivision

Sincerely,



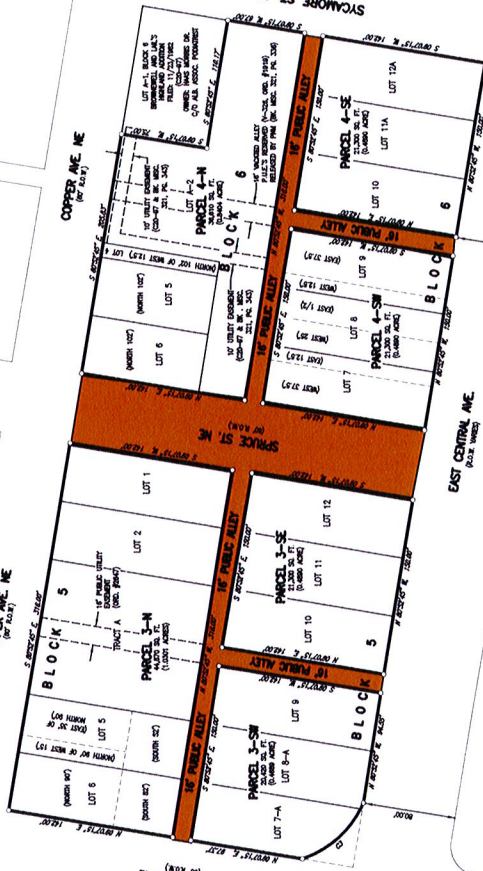
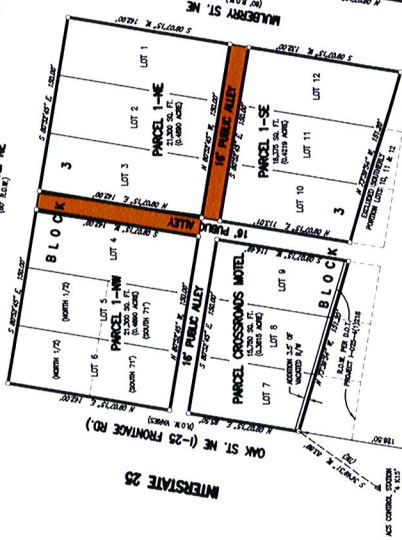
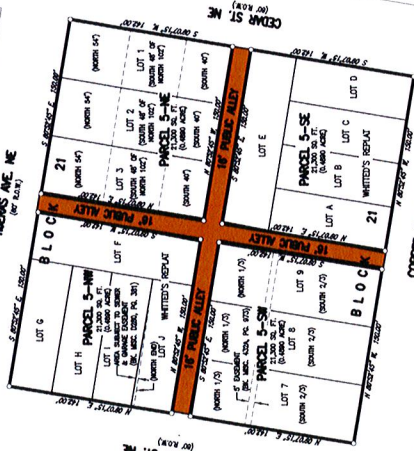
Drew Dolan
Cedar Investors, LLC
c/o Titan Development

CEDAR INVESTORS LAND

RIGHT-OF-WAY VACATION EXHIBIT

MARCH 16, 2016

RIGHT-OF-WAY TO BE VACATED





March 17, 2016

Jack Cloud, Chair
Development Review Board
600 Second Street NW
Albuquerque, NM 87102

Re: Request for Vacation of Public Right-of-Way

Dear Chairman Cloud:

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102
(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

This request is for the vacation of existing public alleyways and a portion of Spruce Street located within the four blocks bounded by Central Avenue to the south, Oak Street to the west, Copper Avenue to the north, and Sycamore Street to the east, and the block bounded by Copper Avenue to the south, Mulberry Avenue to the west, Tijeras Avenue to the north, Cedar Street to the east. The portions of alleyway adjacent to The Crossroads Motel are not included in the request. The blocks will be referred to as North, West, Mid-West, Mid-East, and East and are legally described as follows:

- **North Block:** Lots 1-3, 7-9, and A-E, Block 21 of the Brownell and Lails Highland Addition Subdivision and Lots F-J, Block 21 of the Whitteds Replat
- **West Block:** Lots 1-12, Block 3 of the Brownell and Lails Highland Addition Subdivision
- **Mid-West Block:** Lots 4a, 5-10, 11a, 12a, Block 4 of the Brownell and Lails Highland Addition Subdivision
- **Mid-East Block:** Lots 1, 2, A, 5, 6, 7a, 8a, 9-12, Block 5 of the Brownell and Lails Highland Addition Subdivision
- **East Block:** Lots A1, A2, 4-12, Block 6 of the Brownell and Lails Highland Addition Subdivision

SITE



PRINCIPALS

James K. Strozier, AICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP
Laurie Firor, PLA, ASLA



Project Description

The subject property is within the University Neighborhoods Sector Development Plan and is zoned SU-2 for MD-1 (Mixed Density), SU-2 for CMU, and SU-2 for MC. The subject property also falls within the Sycamore Metropolitan Redevelopment Plan and the Central Urban Area of the Comprehensive Plan. The neighborhood has had a history of alleyway vacation since 1950 (See file V-1) and many of the blocks do not have complete north-south and east-west alleyways.

The alleyway and Spruce Street vacation will allow for the development of quality, medium-density multi-family and commercial projects that will support the strong housing and service demand coming from employees within Presbyterian Hospital, Downtown, and the University of New Mexico. The development team has been in contact with the Silver Hill, Spruce Park, and Sycamore neighborhood associations and has discussed the proposed development with them at length. The subject property falls within the Sycamore Neighborhood Association. Central Avenue is serviced by the 66 Bus and 777 and 766 Rapid Ride. The proposed Albuquerque Rapid Transit will have a stop adjacent to the site at Cedar Street and Central Avenue.

Surrounding Zoning and Land Use		
	Zoning	Land Use
North	SU-2	Single- and Multi-Family, Medical Office
East	SU-2	Multi-Family and Commercial
South	SU-2	Presbyterian
West	N/A	Interstate 25 / Crossroads Motel

Project Request

The vacation request includes all alleyways within the five subject blocks, with the exception of the two portions of alleyway that are adjacent to The Crossroads Motel. The alleyway vacation request for the North Block, Block 21, includes the complete north-south and east-west alleyways, The East Block, Block 6, the mid-west block, Block 4, and the mid-east block, Block 5, vacation request includes all of the alleyways except the north portion which have been previously vacated. Additionally, Spruce Street is proposed to be vacated between Copper Avenue and Central Avenue. A private drive will be added on the north side of Central Avenue that will line up with Spruce Street on the south side of Central Avenue. This will ensure access to the proposed development and pedestrian connectivity to the neighborhood north of the subject property. The total square footage of the request is approximately 53,996.

The existing zoning of the proposed development is as follows:

- North Block – MD-1 (Mixed Density)
- West Block – MC (Mixed Commercial)
- Mid-West, Mid-East, and East Block – CMU (Central Mixed Use)



Justification

This request meets the justification outlined in Ordinance 14-14-7-2:

(1) The public welfare is in no way served by retaining the way or easement; or

Applicant's Response: This division does not apply to our justification, see (2) below.

(2) There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation; and in addition to divisions (1) or (2) of this division (B):

Applicant's Response: The proposed vacation will allow for the development of urban, mixed-use establishments that are more beneficial to the public welfare than the minor detriment caused from the vacation. The existing properties are either vacant or underutilized and does not properly serve the residents of Albuquerque. These blocks are made up of vacant land, blighted buildings, and non-revenue generating property. The area is in desperate need of housing and commercial services to accommodate the busy Hospital and University. This is proven by the Subway restaurant located in Presbyterian Hospital, which is the busiest Subway in the southwest, and other multi-family developments in the area, which have rented out at higher than average rents. Future development will consist of a hotel, multi-family, and retail establishments that will provide quality services for employees, students, and visitors of Presbyterian, UNM, EDo, and Downtown. The property will be served by the proposed ART, with a stop located at the intersection of Central Avenue and Cedar Street.

The alleyway vacation will not cause detriment to the nearby residents. The vacation will not take place adjacent to any inhabited development. The neighborhood has expressed concerns about cut through traffic between Central Avenue and Martin Luther King Avenue. The current exit from Presbyterian hospital at Cedar Street prevents northbound through traffic. Presbyterian is in the process of relocating the main entrance and exit from the hospital from Cedar Street to Spruce Street. With this action, it becomes necessary to realign Spruce Street on the north side of Central with the south side alignment of Spruce to consolidate traffic flow from both sides of Central. Given the neighborhood concerns of traffic cutting through from Central to Martin Luther King Avenue, it is appropriate to restrict north bound traffic and prevent the traffic from cutting through. The vacation of Spruce Street will eliminate the shortcut from Central Avenue to Martin Luther King Jr. Additionally, a private drive will be added to line up with Spruce Street on the south side of Central Avenue. This will create a safer roadway design for vehicles, transit, and pedestrians. The private drive will only have access from Central Avenue and will not connect vehicular traffic to Copper Avenue. Per recommendations by the neighborhood association, the proposed development will include a pedestrian path connection along the private drive from Central Avenue to Copper Avenue.

(3) There is no convincing evidence than any substantial property right is being abridged against the will of the owner of the right.



Applicant's Response: Any substantial property right is not being abridged against the will of the owner of that right. Cedar Investors, LLC is the owner of all of the adjoining properties and are the applicant for this request. The applicant owns all adjacent properties to the subject vacation request, except the Crossroads Motel. This vacation request is necessary to develop the property in a way that creates the sense of a vibrant urban area as envisioned by the City's plans and policies. This development will enhance the surrounding neighborhood by creating a mixed-use development to serve visitors, students, and employees at the nearby UNM and Presbyterian.

University Neighborhoods Sector Development Plan

The proposed vacation will accomplish many of the basic goals outlined in the University Neighborhoods Sector Development Plan. The vacation falls in line with the requirements of the subject zone.

1. Improve the quality of life in the area.

Applicant's Response: The proposed vacation will improve the quality of life of residents, employees, and visitors in the area. Currently, the area is blighted and suffers from high vacancy rates and underutilized land along within a major corridor. The request will allow for the development of high-quality mixed-use establishments that will serve the residential, lodging, and service needs of people in the area. With easy access to Central Avenue, bike lanes on Dr. Martin Luther King Jr. Avenue, and several job centers, the proposed development will promote the use of alternative transportation options such as bus, bicycle, and walking. The proposed ART station is anticipated to be within easy walking distance from the property. The site is also adjacent to the 66 Bus Line, and 777 and 766 Rapid Ride lines. Studies have shown that taking alternative modes of transportation such as walking, riding, and biking improves one's quality of life. The vacation of Spruce Street north of Central will prevent cut through traffic and improve the walkability of the neighborhood by placing an emphasis on walking rather than driving. This will create a safer neighborhood for everyone.

2. Encourage infill residential construction in appropriate places.

Applicant's Response: Located in the heart of the city along the historic Route 66, less than 1 mile from Downtown and Nob Hill, a half mile from UNM, and adjacent to one of the largest hospitals in New Mexico, the subject property is a more than appropriate place for infill development. The proposed vacation will allow for urban multifamily development on two of the five blocks. Similar multi-family development in the area has rented out at a quicker than average rate, demonstrating that there is a need for multi-family development.

The target demographic, want to live in an urban setting that is within walking and biking distance to their work and social activities. They want to live in urban multi-family development that does not require typical single-family home upkeep. The proposed vacation will allow for the development of this type of housing; housing that meets those needs



3. *Improve conditions in business areas.*

Applicant's Response: The existing business conditions in the area are minimal. Most buildings in the subject property are blighted or vacant. Presbyterian is the one of the only regional hospitals in the country that does not have a major hotel nearby. There are minimal food options in the immediate area, leaving visitors and employees essentially stranded, unless they are willing to travel a significant distance (usually by car).

The vacation request will allow for the development of restaurants, a hotel, and other services that will dramatically improve conditions in this important business area. The development will fill a void that is existing in the area by creating establishments that will serve local visitors, employees, and students. Additionally, in 2013 this portion of Central Avenue carried almost 25,000 cars per day and has 3 major bus lines. This area of Central Avenue needs more quality food and service establishments to meet this demand that will be even further increased with the development of the proposed ART project.

4. *Foster positive social and physical interrelations between businesses, institutions, and residents.*

Applicant's Response: The proposed vacation will allow for development that will properly foster positive social interrelations between local businesses, ART, UNM, Presbyterian Hospital, and nearby residents. The development will serve the increasing service demand from Presbyterian by providing lodging accommodations, restaurant and other service choices, and residences for employees. Nearby residents will benefit by having services in walking distance to their homes. Furthermore, the ART is proposing a stop at the intersection of Cedar Street and Central Avenue, directly adjacent to the proposed development. The development is being designed to accommodate foot traffic from the ART through crosswalks and other pedestrian connections.

MD-1 Mixed Density

The proposed vacation on the North Block meets the requirements of the MD-1 Mixed Density land use category, which states:

The MD-1 Mixed Density land use category corresponds to the R-T Residential Zone in the Comprehensive City Zoning Code, including any subsequent amendments, and is subject to the same regulations of that zone with the following exceptions:

1. For premises of 20,000 square feet or more, or any premises that are a complete new block of new development which does not meet the requirements of the R-T zone but does meet the requirements of the R-3 zone (not including lot size requirements) in the Comprehensive Zoning Code may be allowed if:

a. No streets are vacated to achieve 20,000 square feet.

The north block containing part of the proposed vacation has a north-south and east-west alleyway. Not only does the block, excluding the alleyways, far exceed the 20,000 square foot standard, but each corner of the block (excluding the alleyway)



exceeds the 20,000 square foot standard. For this reason, our proposed vacation meets this requirement within the Sector Development Plan. In addition, the proposed vacation will meet this requirement by the alleyway vacation and the street will not be vacated to achieve this 20,000 square feet.

MC Mixed Commercial

The requirements of the MC zone do not have any relation to alleyway or R-o-W vacation. All future development will conform to the requirements in this zone.

CMU Central Mixed Use

The requirements of the CMU zone do not have any relation to alleyway or R-o-W vacation. All future development will conform to the requirements in this zone.

Sycamore Metropolitan Redevelopment Plan

The proposed development implements and furthers the Objectives and Policies of the Sycamore Metropolitan Redevelopment Plan.

Objective 3 – To prevent neighborhood decline by stimulating private reinvestment, while providing sufficient controls and guidance to ensure mutually beneficial relationships between existing and new development.

Applicant's Response: Through the proposed development, Cedar Investors, LLC is stimulating private reinvestment of five underdeveloped blocks along and near Central Avenue. Through regulations and guidelines in the University Neighborhoods Sector Development Plan and Sycamore Metropolitan Redevelopment Plan, the site is highly controlled to ensure mutually beneficial relationships between future development and existing neighborhoods. The project team has and will meet with the nearby neighborhood associations to promote transparency in the development process and design, and hear feedback. The vacation request and future development will respect the important relationship between the existing neighborhoods and the design and use of the site.

Central Avenue Redevelopment

Policy 1 – Redevelopment with commercial/mixed-uses serving the neighborhood and employee populations shall be encouraged along Central Avenue.

Applicant's Response: The vacation request will allow for a mixed-use redevelopment that will serve the population at UNM, Presbyterian, EDo, Downtown, and other nearby neighborhoods. The development will include some vertical mixed-uses along Central Avenue. Currently, the property is highly underutilized and furthers the void in services along this portion of Central. The development will include multi-family housing, a state-of-the-art hotel, and other restaurants to serve the highly trafficked area.



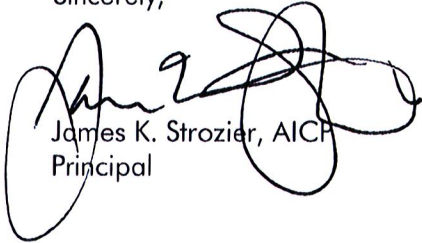
Policy 2 – New development shall serve to upgrade neighborhood character and quality.

Applicant's Response: The existing property downgrades the neighborhood character and quality. Not only is much of the area vacant, many houses and buildings are in poor-quality. The vacation request will allow for new investment into a blighted area of the City. The proposed development will provide a design that is in keeping with the existing neighborhood character. The site is highly visible from Interstate 25 and will be designed to highlight the surrounding neighborhood.

The project team is working with the nearby neighborhoods to hear input and ensure the neighborhood character and quality is improved.

Thank you for considering our application request. Please call us at (505) 764-9801, if you have any questions.

Sincerely,



James K. Strozier, AICP
Principal



DEVELOPER INQUIRY SHEET

To obtain NA/HOA Contact Information for
Application Submittal to the Planning Department.

The Office of Neighborhood Coordination (ONC) located in Room 440 (4th floor) of the Plaza Del Sol Building, 600 Second Street NW is where you obtain neighborhood and homeowner association information for your planning submittal.

You can submit your *Developer Inquiry Sheet* in the following ways: 1) In person at the address listed above; 2) Fax it to (505) 924-3913; or 3) E-mail it with the zone map to **BOTH**: Stephani Winklepleck at swinklepleck@cabq.gov and Dalaina Carmona at dcarmona@cabq.gov.

ONC will need the following information **BEFORE** any neighborhood or homeowner association information is released you. If you have questions, please feel free to contact our office at (505) 924-3914.

Zone map and this Developer Inquiry Sheet **MUST** be provided with request

Please mark zone map to indicate where the property is located

Developer Inquiry is for the following (mark the one that applies):

Cell Tower Submittal: ☐ Free-Standing Tower -OR- ☐ Concealed Tower
☐ EPC Submittal ☒ DRB Submittal ☐ LUCC Submittal ☐ Liquor Submittal
☐ AA Submittal ☐ City Project Submittal ☐ ZHE Submittal (need address/zone map # only)

Contact Name: Sal Perdomo
Company Name: Consensus Planning
Address/Zip: 302 8th St NW ABQ NM 87102
Phone: 505 764 9801 Fax: 505 842 5495 E-mail: perdomo@consensusplanning.com

Legal Description Information

Describe the legal description of the subject site for this project below:

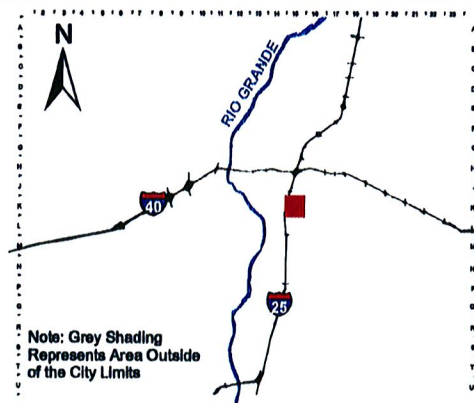
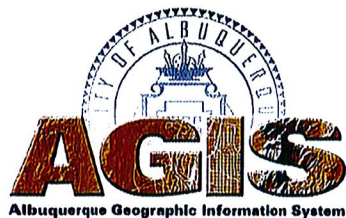
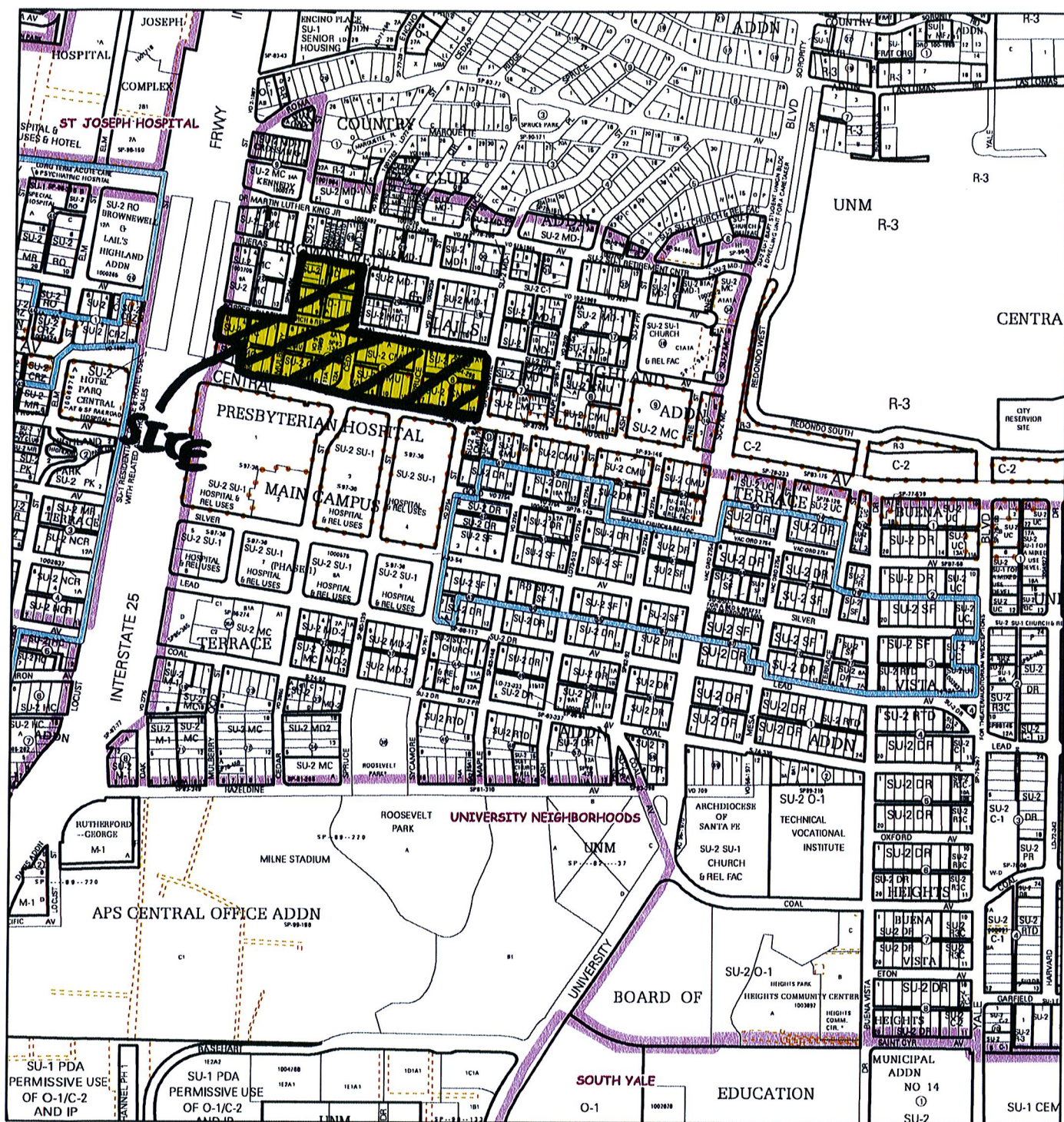
(i.e., Lot A, Block A, of the XYZ Subdivision)

See attachment

Located On CENTRAL + COPPER AVENUE
street name (ex. - 123 Main St. NW) or other identifying landmark
Between Oak St and
street name or other identifying landmark
SYCAMORE St
street name or other identifying landmark

The site is located on the following zone atlas page (K-15).

- **North Block:** Lots 1-3, 7-9, and A-E, Block 21 of the Brownwell and Lails Highland Addition Subdivision and Lots F-J, Block 21 of the Whitteds Replat
- **West Block:** Lots 1-12, Block 3 of the Brownwell and Lails Highland Addition Subdivision
- **Mid-West Block:** Lots 4a, 5-10, 11a, 12a, Block 4 of the Brownwell and Lails Highland Addition Subdivision
- **Mid-East Block:** Lots 1, 2, A, 5, 6, 7a, 8a, 9-12, Block 5 of the Brownwell and Lails Highland Addition Subdivision
- **East Block:** Lots A1, A2, 4-12, Block 6 of the Brownwell and Lails Highland Addition Subdivision



Zone Atlas Page:

K-15-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

March 17, 2016

Mr. Peter Feibelman
Spruce Park N.A.
1401 Sigma Chi NE
Albuquerque, NM 87106

Ms. Valerie J. St. John
Spruce Park N.A.
P.O. Box 14203
Albuquerque, NM 87191

Dear Mr. Feibelman,

The purpose of this letter is to inform you and the members of your neighborhood association that Consensus Planning has submitted a request for a Vacation of Public Rights-of-Way on behalf of Cedar Investors, LLC.

This request is for the vacation of all public alleyways and a portion of Spruce Street located within the four blocks bounded by Central Avenue to the south, Oak Street to the west, Copper Avenue to the north, and Sycamore Street to the east, and the block bounded by Copper Avenue to the south, Mulberry Avenue to the west, Tijeras Avenue to the north, Cedar Street to the east. This request does not include the portion of alleyways adjacent to The Crossroads Motel. Over the past 6 months, the project team has been working diligently to understand the special zoning of the area, coordinating with ART, and refining a concept that will best serve the community.

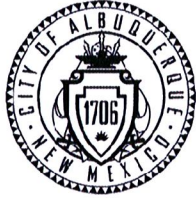
This request is the first step to creating a quality, mixed-use retail and residential development that will support the strong housing and retail demand associated with Presbyterian Hospital, Downtown, and the University of New Mexico. The request will be heard by the Development Review Board and will then go before City Council. The project team will continue to coordinate with you and your neighborhood association throughout the process.

The DRB hearing will be April 13th and the meetings start at 9:00am in the basement hearing room at Plaza Del Sol, 600 N 2nd Street NW. Please call us at (505) 764-9801, if you have any questions.

Sincerely,

James K. Strozier, AICP
Principal

Att: Right of Way Vacation Exhibit (11 x 17)
Zone Atlas Page K-15



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 9, 2016

Sal Perdomo
Consensus Planning
302 8th Street NW/87102
Phone: (505) 764-9801/Fax: 842-5495
E-mail: perdomo@consensusplanning.com

Dear Sal:

Thank you for your inquiry of **March 9, 2016** 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) – [SEE ATTACHMENT FOR LEGAL DESCRIPTION], LOCATED ON CENTRAL AVENUE NE AND COPPER AVENUE NE BETWEEN OAK STREET NE AND SYCAMORE STREET NE** zone map **K-15**.

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 (***please attach: 1) Copy of this letter; 2) Copy of letters sent to NA/HOA’s and 3) Copy of White Receipts showing proof that you sent certified mail.***) 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
AND/OR COALITIONS 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/coalitions). 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/coalitions). A copy must be submitted with application packet.**
- ☒ **Copies of the certified receipts to Neighborhood and/or Homeowners Associations (if there are associations/coalitions). 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: **03/09/16** Entered: **4:45 p.m.** ONC Rep. Initials: **siw**

ATTACHMENT A

(DRB SUBMITTAL) – SEE LEGAL DESCRIPTION ON THE RIGHT SIDE OF THIS DOCUMENT, LOCATED ON CENTRAL AVENUE NE AND COPPER AVENUE NE BETWEEN OAK STREET NE AND SYCAMORE STREET NE zone map **K-15** for Sal Perdomo, Consensus Planning, Inc.

North Block: Lots 1-3, 7-9, and A-E, Block 21 of the Brownell and Lails Highland Addition Subdivision and Lots F-J, Block 21 of the Whitteds Replat
West Block: Lots 1-12, Block 3 of the Brownell and Lails Highland Addition Subdivision
Mid-West Block: Lots 4a, 5-10, 11a, 12a, Block 4 of the Brownell and Lails Highland Addition Subdivision
Mid-East Block: Lots 1, 2, A, 5, 6, 7a, 8a, 9-12, Block 5 of the Brownell and Lails Highland Addition Subdivision
East Block: Lots A1, A2, 4-12, Block 6 of the Brownell and Lails Highland Addition Subdivision

BROADWAY CENTRAL CORRIDORS PARTNERSHIP, INC. "R"

***Doug Majewski**

P.O. Box 302/87103

Rob Dickson

P.O. Box 302/87103 515-5066 (c)

HUNING HIGHLAND HISTORIC DISTRICT ASSOC. "R"

***Bonnie Anderson**

522 Edith SE/87102 242-8848 (h)

Ann L. Carson

416 Walter SE/87102 242-1143 (h)

SILVER HILL N.A. "R"

***James Montalbano**

1404 Silver Ave. SE/87106 243-0827 (h)

Elizabeth Doak

1606 Silver SE/87106 242-8192 (h)

SPRUCE PARK N.A. INC. "R"

***Peter Feibelman**

1401 Sigma Chi NE/87106 242-1946 (h)

Valerie J. St. John

P.O. Box 14203/87191 275-3931 (c)

SYCAMORE N.A. "R"

Peter Schillke

1217 Coal Ave. SE/87106 243-8368 (h)

Mardon Gardella

411 Maple St. NE/87106 843-6154 (h)

UNIVERSITY HEIGHTS N.A. "R"

***Joe Gallegos**

301 Harvard SE, #59/87106 450-6096 (c)

Julie Kidder

120 Vassar SE/87106 269-3967 (c)

VICTORY HILLS N.A. "R"

***Robert Stembridge**

P.O. Box 40298/87196 459-6893 (c)

Patty Willson

505 Dartmouth SE/87106 266-8944 (h & w)

***President of NA/HOA/Coalition**

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 Street, Apt. No., or PO Box No.: **416 Walter SE**
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