



Supplemental Form (SF)

S

Z

ZONING & PLANNING

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

V

P

D

L

A

Annexation

Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)

Adoption of Rank 2 or 3 Plan or similar

Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

Street Name Change (Local & Collector)

APPEAL / PROTEST of...

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102.
Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): RIO GRANDE ENGINEERING

PHONE: 505.321.9099

ADDRESS: PO BOX 93924

FAX: 505.872.0999

CITY: ALBUQUERQUE

STATE NM

ZIP 87199

E-MAIL: DAVID@RIOGRANDEENGINEERING.COM

APPLICANT: WORQUE, LLC

PHONE:

ADDRESS: 25 FOREST VIEW DRIVE

FAX:

CITY: ALBUQUERQUE

STATE NM

ZIP 87122

E-MAIL:

Proprietary interest in site: OWNER

List all owners: SOLE OWNER

DESCRIPTION OF REQUEST: VACATION OF ACCESS 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. LOT 2E1 AND 2D1

Block: 2A

Unit:

Subdiv/Addn/TBKA: CHELWOOD PARK

Existing Zoning: C1

Proposed zoning: C1

MRGCD Map No

Zone Atlas page(s): H22

UPC Code: 102205736850712425

CASE HISTORY:

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

SP86-347

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): 1.6

LOCATION OF PROPERTY BY STREETS: On or Near: LOMAS

Between: NAKOMIS and LA CHARLES

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

SIGNATURE

DATE 5/12/16

(Print Name)

Applicant: ☐ Agent: ☐

FOR OFFICIAL USE ONLY

Revised: 11/2014

☐ INTERNAL ROUTING

All checklists are complete

All fees have been collected

All case #s are assigned

AGIS copy has been sent

Case history #s are listed

Site is within 1000ft of a landfill

F.H.D.P. density bonus

F.H.D.P. fee rebate

Application case numbers

Action

S.F.

Fees

Hearing date

Total

\$

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ BULK LAND VARIANCE (DRB04)

(PUBLIC HEARING CASE)

☐ 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

24 copies

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)

(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")

☐ 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

24 copies

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")

☐ 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

6 copies

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")

☐ 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

24 copies

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")

☐ 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

6 copies

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")

☒ Scale drawing showing the easement to be vacated (8.5" by 11")

☒ Zone Atlas map with the entire property(ies) clearly outlined

☒ Letter/documents briefly describing, explaining, and justifying the vacation

☒ 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

6 copies

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.

Applicant name (print)

Applicant signature / date

Form revised 4/07



☐ Checklists complete

Application case numbers

☐ Fees collected

-

☐ Case #s assigned

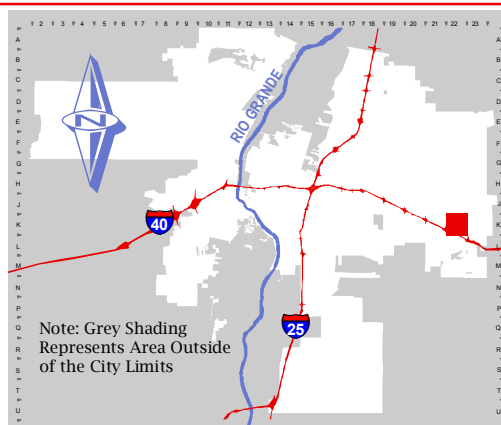
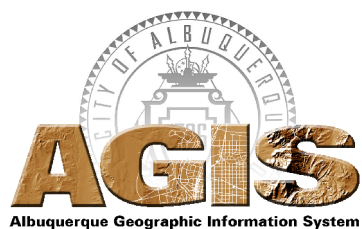
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☐ Related #s listed

-

Planner signature / date

Project #

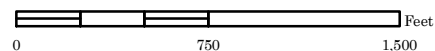


Zone Atlas Page:

K-22-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



August 1, 2016

Jack Cloud
Chairman
Development Review Board
City of Albuquerque
600 2nd street NW
Albuquerque, NM 87102

**RE: VACATION OF CROSS LOT ACCESS AND PARKING EASEMENT
TRACT 2E1 AND 2D1 BLOCK 20 CHELWOOD PARK**

Dear Mr. Cloud:

Rio Grande Engineering requests DRB approval to vacate a portion of an existing access and parking easement. The proposed vacation will allow for more efficient development of multi family project. A conditional use exception for this uses was approved by the ZHE. The easement was granted over the entire block. This is the last parcels to be developed on the block. The adjoining lot to the east has cut off this access with the construction of a large retaining wall. The parcel to the west has additional access to the southern alley and a direct driveway connection to Lomas. The continuous easement was also effectively removed with the construction of a police substation on the far west. This easement is blocked with a security fence for the parking of police cars.

We feel the vacation of this easement is consistent with the development patterns of the recent projects on this block. We propose this easement does not serve what we believe to be its initially intended use when granted in 1986. The easement is no longer continuous for the block and each property has driveway access to Lomas, and is not dependent on this easement for access. There are no driveways that line up with median openings that would support a shared drive isle that this easement appears to have been created for. Each parcel has on site parking. We feel the vacation of this easement will not have an impact on the public well fare.

Should you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,

David Soule, PE
RIO GRANDE ENGINEERING
PO Box 93924
ALBUQUERQUE, NM 87199
321-9099

Enclosures

Old Republic National Title Insurance Company
Order Number: 1601126 KK

WARRANTY DEED

Sunshine Properties LLC, a New Mexico limited liability company, for consideration paid, grant(s) to

Worque, LLC, a New Mexico limited liability company, whose address(es) is/are: 25 Forestview Dr,
Albuquerque, NM 87122, the following described real estate in Bernalillo County, New Mexico,

Lot numbered Two-D-One (2-D-1) and Lot numbered Two-E-One (2-E-1), in Block numbered Two-A (2-A)
of **CHELWOOD PARK**, an Addition to the City of Albuquerque, New Mexico, as the same is shown and
designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on
September 24, 1986, in Plat Book C31, folio 130.

SUBJECT TO all patent and mineral reservations, restrictive covenants, restrictions and reservations of
easements and rights-of-way of record, and all applicable zoning regulations, restrictions and
requirements and all other matters of record and to taxes for the year 2016 and subsequent years;

with warranty covenants.

Dated: June 27, 2016

Sunshine Properties, LLC, a New Mexico limited
liability company

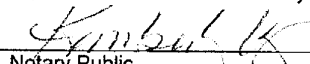

Joseph Santangelo, Manager

ACKNOWLEDGMENT

STATE OF New Mexico

COUNTY OF Bernalillo

This instrument was acknowledged before me on June 27, 2016 by Joseph
Santangelo, Manager of Sunshine Properties, LLC, a New Mexico limited liability company.


Notary Public

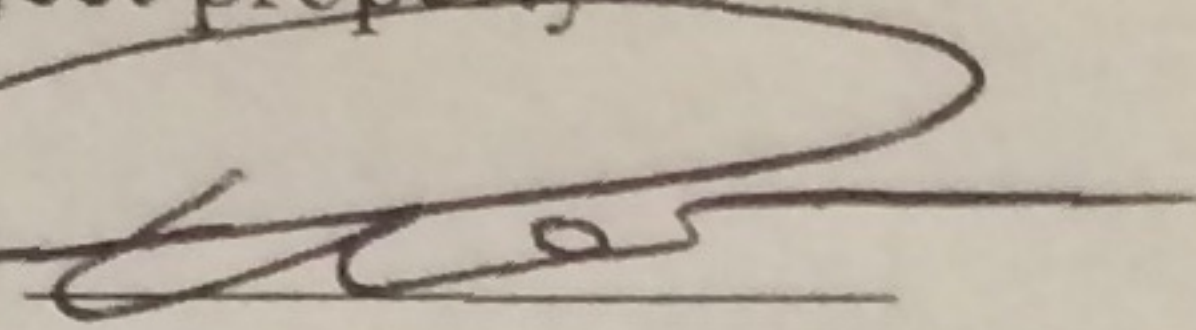
My Commission expires: 8/16/2019



Letter of Authorization

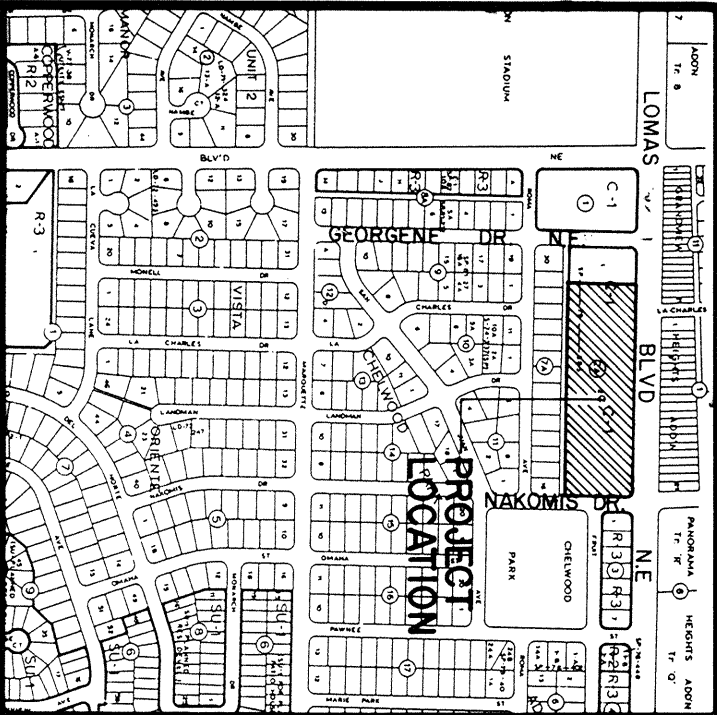
I, Charles R. (Rob) McKinley, Worque, LLC, owners of lots 2E1 and 2D1 block 2A Chelwood Park , UPC # 102205736850712425, 102205735450712426 , hereby authorize Rio Grande Engineering of New Mexico, LLC to act as our agent regarding the submittal and approval process for the vacation, and replat for multi-family development to the Development Review Board within the city of Albuquerque for the subject property

Property Owners:



Date

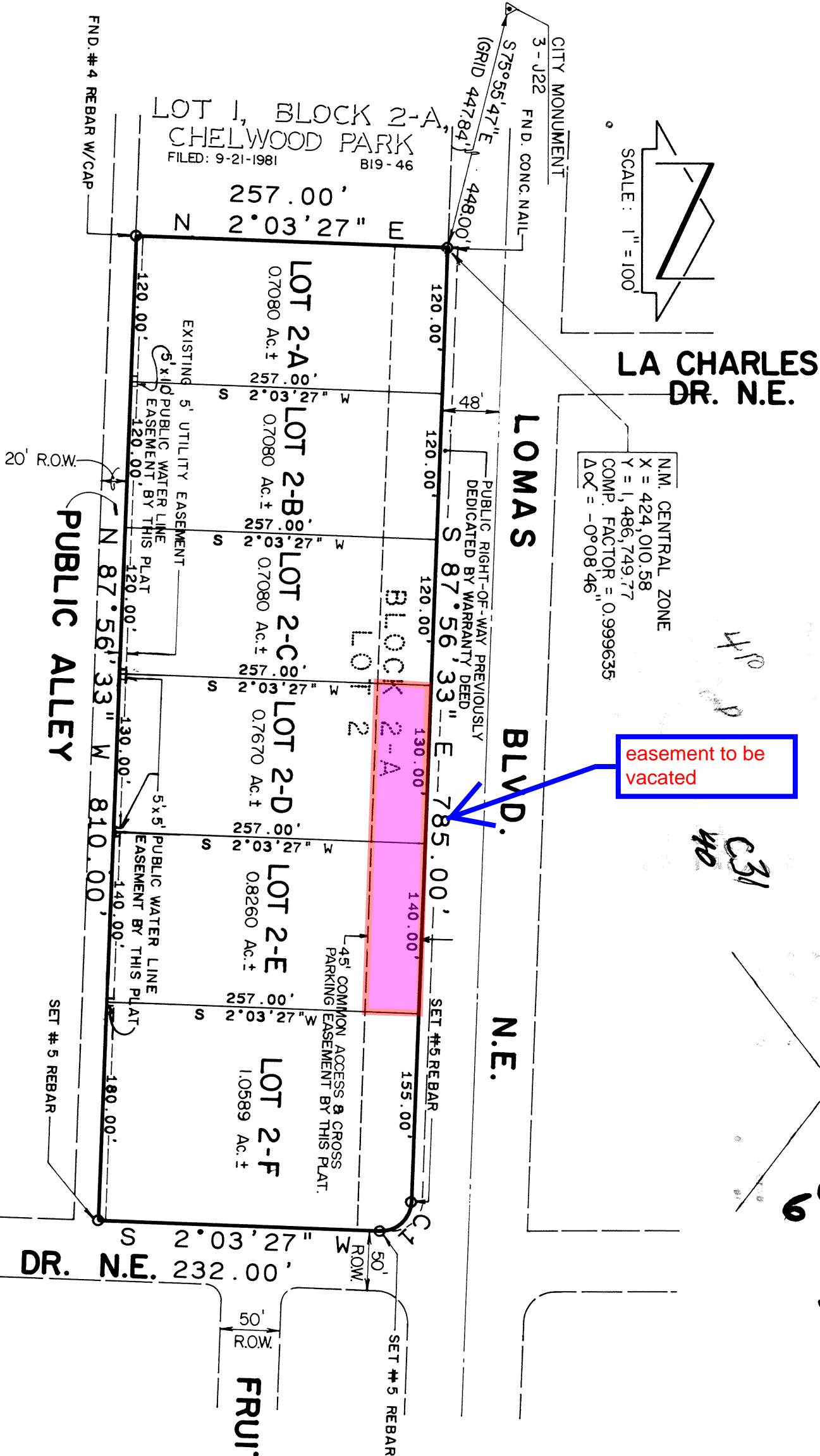
6/23/16



VICINITY MAP
SCALE: 1" = 800'

CORRECTED
PLAT OF
LOTS 2-A THROUGH 2-F,
BLOCK 2-A, CHELWOOD PARK
A REPLAT OF
LOT 2, BLOCK 2-A, CHELWOOD PARK
ALBUQUERQUE, NEW MEXICO
JANUARY, 1986

NOTE: PLAT CORRECTED FOR THE PURPOSE OF REMOVING THE PREVIOUSLY VACATED EXISTING UTILITY EASEMENT LOCATED AT THE WEST SIDE OF LOT 2-A.



A certain tract of land located within the Corporate Limits of the City of Albuquerque, New Mexico, comprising Lot 2, Block 2-A Chelwood Park, as shown on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on September 21, 1981, Book B-19, Page 46, and being more particularly described as follows:

- Notes:
1. A field survey was performed on 1-23-1986.
 2. No street mileage was created.
 3. All distances are ground distances.
 4. Site located within Section 22, T10N, R4E, N.M.P.M.
 5. Bearings are grid bearings.
 6. The purpose of this plat is to subdivide Lot 2 into six tracts of land.

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING
CA	39.27	90.00.00	25.00	35.36	S 42°56'33" E

Frank Hines
Frank Hines (Lot 2-A)
Greg Williams
Greg Williams (Lot 2-B)
Steve Williams
Steve Williams (Lot 2-B)
Henry L. Mittern
Henry L. Mittern (Lot 2-D)
Charles E. Giebel
Charles E. Giebel (Lot 2-E)
Sue A. Giebel
Sue A. Giebel (Lot 2-F)
Mark A. Hines
Mark A. Hines (Lot 2-F)
Phyllis M. Aikin
Phyllis M. Aikin (Lot 2-F)
John A. Hines
John A. Hines (Lot 2-F)
John A. Hines
John A. Hines (Lot 2-F)

FREE CONSENT
The undersigned owners of the land shown hereon do hereby consent to the subdivision of said land in the manner shown on this plat.

J.P. Partnership, General Partner (Lot 2-C)
John A. Hines
John A. Hines (Lot 2-C)
J.P. Partnership, General Partner (Lot 2-C)
John A. Hines
John A. Hines (Lot 2-C)
J.P. Partnership, General Partner (Lot 2-C)
John A. Hines
John A. Hines (Lot 2-C)

ACKNOWLEDGEMENT
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)
SS

OFFICIAL SEAL
CHARLES G. CALA, JR.
NOTARY PUBLIC, STATE OF NEW MEXICO
My Commission Expires 5-6-89

The foregoing instrument was acknowledged before me this 19th day of February, 1986.

Notary Public
Charles G. Cala, Jr.
Date 7-15-86

APPROVALS:
Richard D. Hines
Richard D. Hines
Planning Director, City of Albuquerque, N.M.
Date 3-4-86

William A. Hines
William A. Hines
City Engineer, City of Albuquerque
Date 7-15-86

Don Giebel
Don Giebel
City Engineer, City of Albuquerque
Date 7-15-86

A.M.A.E.C.A.
Charles G. Cala, Jr.
Charles G. Cala, Jr.
Traffic Engineer, City of Albuquerque, N.M.
Date 3-4-86

John A. Hines
John A. Hines
Banks and Recreation, City of Albuquerque, N.M.
Date 3-4-86

John A. Hines
John A. Hines
Chief City Surveyor, City of Albuquerque, N.M.
Date 02-24-86

Rene Glaser
Rene Glaser
Property Manager, City of Albuquerque, N.M.
Date 2-24-86

CERTIFICATION
I, Thomas T. Mann, Jr., a registered Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision; shows all easements noted in a title report prepared by U.S. LIFE TITLE INS. CO. DECEMBER 31, 1985. (GE No. 4184 MD) meets the minimum requirements of monumentation and surveys of the Albuquerque Subdivision Ordinance and is true and correct to the best of my knowledge and belief.

Thomas T. Mann, Jr.
Thomas T. Mann, Jr.
Date 2-24-86

ACKNOWLEDGEMENT
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)
SS

OFFICIAL SEAL
CHARLES G. CALA, JR.
NOTARY PUBLIC, STATE OF NEW MEXICO
My Commission Expires 5-6-89

The foregoing instrument was acknowledged before me on this 3rd day of February, 1986.

Notary Public
Charles G. Cala, Jr.
Date 2-24-86