



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	Policy Decisions
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
Decisions Requiring a Public Meeting or Hearing	<input type="checkbox"/> Subdivision of Land – Major (Form S1)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input checked="" type="checkbox"/> Variance – DRB (Form V)	Appeals
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: Yes Housing, Inc.		Phone: (505) 923-9611
Address: 901 Pennsylvania Street NE		Email:
City: Albuquerque	State: NM	Zip: 87110
Professional/Agent (if any): Isaacson & Arfman, PA		Phone: (505) 268-8828
Address: 128 Monroe Street NE		Email: @iacivil.com
City: Albuquerque	State: NM	Zip: 87108
Proprietary Interest in Site:		List all owners:

BRIEF DESCRIPTION OF REQUEST

Approval of Private Easement (One)

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: Tract A, Nuevo Atrisco &	Block:	UPC Code: 101005709318431321
Subdivision/Addition: Tract A, West Route 66 Addition	MRGCD Map No.:	UPC Code: 101005705918231316
Zone Atlas Page(s): K-10	Existing Zoning: MX-M	Proposed Zoning: None
# of Existing Lots: 2	# of Proposed Lots: None	Total Area of Site (acres): 6.2218

LOCATION OF PROPERTY BY STREETS

Site Address/Street: Central Ave. NW	Between: Unser Blvd. NW	and:
--------------------------------------	-------------------------	------

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

PR-2018-1007489; 18DRB-70125; 18DRB-70126

Signature:	Date: 01.17.19
Printed Name: Fred C. Arfman	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees
-		
-		
-		
Meeting/Hearing Date:		Fee Total:
Staff Signature:	Date:	Project #

FORM V: Vacations of Easements or Right-of-way and Variances – DRB

Please refer to the DRB case schedules for meeting / hearing dates and deadlines. Your attendance is required.

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

☐ **VARIANCE – DRB Requires Public Hearing**

- ☐ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(B)
- ☐ Scale drawing showing the location of the proposed variance or waiver, as applicable (7 copies, not to exceed 8.5" by 14")
- ☐ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(L)(3), compliance with the DPM, and all improvements to be waived, as applicable
- ☐ If the request is based on a bulk land transfer, an application for Subdivision of Land – Minor shall be filed concurrently with the variance request and notice shall be provided on that plat regarding the applicant's agreement that building permits shall not be issued before further action by the DRB.
- ☐ Zone Atlas map with the entire site clearly outlined and labeled
- ☐ Required notices with content per IDO Section 14-16-6-4(K)(6)
- ☐ Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives

☒ **VACATION OF PRIVATE EASEMENT Requires Public Hearing**

☐ **VACATION OF PUBLIC EASEMENT OR RIGHT-OF-WAY – DRB Requires Public Hearing**

☐ **VACATION OF PUBLIC EASEMENT OR RIGHT-OF-WAY – COUNCIL Requires Public Hearing**

- ☒ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- ☒ Copy of the complete document which created the easement(s) (7 copies, folded)
Not required for City owned public right-of-way.
- ☒ Drawing showing the easement or right-of-way to be vacated (7 copies, not to exceed 8.5" by 11")
- ☒ If easements, list number to be vacated 1
- ☒ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)(3)
- ☒ Letter of authorization from the property owner if application is submitted by an agent
- ☒ Zone Atlas map with the entire site clearly outlined and labeled
- ☒ Required notices with content per IDO Section 14-16-6-4(K)(6)
- ☒ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
- ☒ Proof of emailed notice to affected Neighborhood Association representatives
- ☒ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
- ☒ Sign Posting Agreement (not required for easements if IDO Section 14-16-6-6(K)(2)(a) is satisfied)

The vacation must be shown on a DRB approved plat recorded by the County Clerk within one year, or it will expire.

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

☐ **EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

- ☐ Drawing showing the sidewalks subject to the proposed deferral or extension (7 copies, not to exceed 8.5" by 14")
- ☐ Zone Atlas map with the entire site clearly outlined and labeled
- ☐ Letter describing, explaining, and justifying the deferral or extension

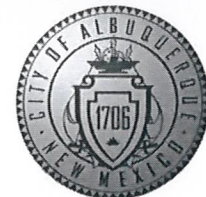
I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.

Signature: Fred C. Arfman
Printed Name: Fred C. Arfman

Date: 01.17.19
☐ Applicant or ☒ Agent

FOR OFFICIAL USE ONLY

Project Number:	Case Numbers
	-
	-
	-
Staff Signature:	
Date:	





Ruth Lozano <ruthl@iacivil.com>

Neighborhood Meeting Inquiry_Unser and Central_DRB

1 message

Quevedo, Vicente M. <vquevedo@cabq.gov>
 To: "ruthl@iacivil.com" <ruthl@iacivil.com>

Wed, Jan 9, 2019 at 2:42 PM

Ruth,

See list of associations below and attached regarding your DRB submittal. In addition, we have included web links below that will provide you with additional details about the new Integrated Development Ordinance (IDO) requirements. The web links also include notification templates that you may utilize when contacting each association. Thank you.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Los Volcanes NA	Ted	Trujillo	nedcarla@live.com	6601 Honeylocust Avenue NW	Albuquerque	NM	87121	5058508375	5058360336
Los Volcanes NA	Doug	Cooper	douglascooper@hotmail.com	6800 Silkwood Avenue NW	Albuquerque	NM	87121	5054171560	
Avalon NA	Samantha	Pina	ava99secretary@gmail.com	423 Elohim Court NW	Albuquerque	NM	87121	5053633455	
Avalon NA	Lucy	Anchondo	avalon3a@yahoo.com	601 Stern Drive NW	Albuquerque	NM	87121		5058396601
Skyview West NA	Tony	Chavez	chavezlkt@aol.com	305 Claire Lane SW	Albuquerque	NM	87121	5054531321	
Skyview West NA	Beatrice	Purcella		201 Claire Lane SW	Albuquerque	NM	87121	5059741809	5058315556

IDO – Public Notice Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/public-notice>

IDO – Neighborhood Meeting Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

IDO - Administration & Enforcement section: <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Respectfully,

Vicente M. Quevedo, MCRP

Neighborhood Liaison

Office of Neighborhood Coordination

City of Albuquerque – City Council

(505) 768-3332

Website: www.cabq.gov/neighborhoods

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From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov
Sent: Wednesday, January 09, 2019 8:32 AM
To: Office of Neighborhood Coordination <ruthl@iacivil.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:

Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:

Contact Name

Ruth Lozano

Telephone Number

505-268-8828

Email Address

ruthl@iacivil.com

Company Name

Isaacson & Arfman, PA

Company Address

128 Monroe Street NE

City

Albuquerque

State

NM

ZIP

87108

Legal description of the subject site for this project:

Tracts A & B, Nuevo Atrisco

Physical address of subject site:

Subject site cross streets:

Central Ave. NW & Unser Blvd. NW

Other subject site identifiers:

This site is located on the following zone atlas page:

K-10

=====

This message has been analyzed by Deep Discovery Email Inspector.

2 attachments

 1007720 Page K-10-Z.PDF
424K

 Neighborhood Meeting Inquiry_Unser and Central_DRB.xlsx
15K



Fred Arfman <freda@iacivil.com>

FW: Nuevo Atrisco Easement Vacation

1 message

Thaddeus Lucero <TLucero@yeshousing.org>

Wed, Jan 16, 2019 at 9:54 AM

To: Fred Arfman <freda@iacivil.com>, Michelle DenBleyker
<MDenBleyker@yeshousing.org>

See email below. One down, two to go.

Thaddeus Lucero

SR VP of Business Development

Direct Line: 505.923.9611

YES Housing, Inc.

901 Pennsylvania St. NE

Albuquerque, NM 87110

C: 505.382.8443

F: 505.254.1988

tlucero@yeshousing.org

www.yeshousing.org

From: Doug Cooper [mailto:douglascooper@hotmail.com]

Sent: Wednesday, January 16, 2019 7:48 AM

To: Thaddeus Lucero <TLucero@yeshousing.org>

Subject: FW: Nuevo Atrisco Easement Vacation

Thaddeus,

I have discussed this with Ted and we have no issues with the proposal.

Doug Cooper

From: Thaddeus Lucero <TLucero@yeshousing.org>
Sent: Tuesday, January 15, 2019 9:50:50 AM
To: Ted Trujillo; Doug Cooper; AVALON N.A.; ava99secretary@gmail.com; chavezlkt@aol.com
Cc: Fred Arfman; Michelle DenBleyker; Joe Ortega; Chris Baca
Subject: Nuevo Atrisco Easement Vacation

Hi Los Volcanes, Avalon and Skyview Neighborhood Associations,

The City of Alb. is requiring YES Housing to hold another public hearing and get your association approval. This time it is for the vacation of a 100' easement on the Nuevo Atrisco site (see attached site plan). Basically we need to get this piece of property vacated in order for us to start construction of this project (hopefully by March).

Can you please respond (no later than noon this Friday - 18th) to this email indicating that you are NOT opposed to this easement vacation. If you have any questions, please call me.

Thanks.

Thaddeus Lucero

SR VP of Business Development



Fred Arfman <freda@iacivil.com>

FW: Nuevo Atrisco Easement Vacation

1 message

Thaddeus Lucero <TLucero@yeshousing.org>

Wed, Jan 16, 2019 at 3:28 PM

To: Fred Arfman <freda@iacivil.com>, Michelle DenBleyker
<MDenBleyker@yeshousing.org>

See email below from Skyview West NA, they approve.

Fred, I am not sure why Avalon NA was on the list you gave me because I looked at the NA list I got from the City (from the last hearing we had) and only Los Volcanes and Skyview were listed; not Avalon.

Thaddeus Lucero

SR VP of Business Development

Direct Line: 505.923.9611

YES Housing, Inc.

901 Pennsylvania St. NE

Albuquerque, NM 87110

C: 505.382.8443

F: 505.254.1988

tlucero@yeshousing.org

www.yeshousing.org

From: chavezlkt@aol.com [mailto:chavezlkt@aol.com]

Sent: Wednesday, January 16, 2019 3:15 PM

To: Thaddeus Lucero <TLucero@yeshousing.org>

Subject: Re: Nuevo Atrisco Easement Vacation

Skyview West is not opposed to this easement vacation.

Tony President Skyview West Neighborhood Association

-----Original Message-----

From: Thaddeus Lucero <TLucero@yeshousing.org>

To: Ted Trujillo <nedcarla@live.com>; Doug Cooper <douglascooper@hotmail.com>; AVALON N. A. <avalon3a@yahoo.com>; ava99secretary@gmail.com <ava99secretary@gmail.com>; chavezlkt@aol.com <chavezlkt@aol.com>

Cc: Fred Arfman <freda@iacivil.com>; Michelle DenBleyker <MDenBleyker@yeshousing.org>; Joe Ortega <JO Ortega@yeshousing.org>; Chris Baca <ACBaca@yeshousing.org>

Sent: Tue, Jan 15, 2019 9:55 am

Subject: Nuevo Atrisco Easement Vacation

Hi Los Volcanes, Avalon and Skyview Neighborhood Associations,

The City of Alb. is requiring YES Housing to hold another public hearing and get your association approval. This time it is for the vacation of a 100' easement on the Nuevo Atrisco site (see attached site plan). Basically we need to get this piece of property vacated in order for us to start construction of this project (hopefully by March).

Can you please respond (no later than noon this Friday - 18th) to this email indicating that you are NOT opposed to this easement vacation. If you have any questions, please call me.

Thanks.

Thaddeus Lucero

SR VP of Business Development

Direct Line: 505.923.9611



Fred Arfman <freda@iacivil.com>

Re: FW: Neighborhood Meeting Inquiry_Central and Unser_DRB

1 message

Quevedo, Vicente M. <vquevedo@cabq.gov>
To: Fred Arfman <freda@iacivil.com>
Cc: Thaddeus Lecero <tlucero@yeshousing.org>

Wed, Jan 16, 2019 at 5:30 PM

Mr. Arfman,

I re-ran the query for the site (assuming it was just the NW corner of Unser and Central) and Avalon NA did not come up in the list of affected associations. Please confirm that we are using the correct site. A map with the site highlighted or circled would be ideal. Thank you.

Respectfully,

Vicente M. Quevedo, MCRP

Neighborhood Liaison

Office of Neighborhood Coordination

Citt Council Services

(505) 768-3332

cabq.gov/neighborhoods

----- Original message -----

From: Fred Arfman <freda@iacivil.com>
Date: 1/16/19 5:05 PM (GMT-07:00)
To: "Quevedo, Vicente M." <vquevedo@cabq.gov>
Cc: Thaddeus Lecero <tlucero@yeshousing.org>
Subject: Re: FW: Neighborhood Meeting Inquiry_Central and Unser_DRB

Vicente,

I guess my question is why are the NA lists different and why was Avalon NA added. The original list is found above and did not have Avalon on it. We were hoping that their addition was a mistake.

Please let us know your determination on which list is correct. Bringing Avalon up to speed may be an additional burden and hardship on my client. We are aware of the IDO process and the original two NA have already responded stating that they do not want to meet again.

Thanks,

Fred

Fred C. Arfman, P.E.
Principal/ President
Isaacson & Arfman, P.A.
Consulting Engineering Associates
128 Monroe St. N.E.
Albuquerque, NM 87108
Phone: (505)268-8828
Fax: (505)268-2632
email: freda@iacivil.com

On Wed, Jan 16, 2019 at 4:18 PM Quevedo, Vicente M. <vquevedo@cabq.gov> wrote:

Mr. Arfman,



Fred Arfman <freda@iacivil.com>

Re: FW: Neighborhood Meeting Inquiry_Central and Unser_DRB

1 message

Fred Arfman <freda@iacivil.com>

Thu, Jan 17, 2019 at 7:32 AM

To: "Quevedo, Vicente M." <vquevedo@cabq.gov>

Cc: Thaddeus Lecero <tlucero@yeshousing.org>

Vicente,

We were hoping that was the case. We have attached a Vicinity Map of the project and the easement being vacated.

Thank you for your assistance on this matter,

Fred

Fred C. Arfman, P.E.
Principal/ President
Isaacson & Arfman, P.A.
Consulting Engineering Associates
128 Monroe St. N.E.
Albuquerque, NM 87108
Phone: (505)268-8828
Fax: (505)268-2632
email: freda@iacivil.com

On Wed, Jan 16, 2019 at 5:30 PM Quevedo, Vicente M. <vquevedo@cabq.gov> wrote:

Mr. Arfman,

I re-ran the query for the site (assuming it was just the NW corner of Unser and Central) and Avalon NA did not come up in the list of affected associations. Please confirm that we are using the correct site. A map with the site highlighted or circled would be ideal.
Thank you.

Respectfully,

Vicente M. Quevedo, MCRP

Neighborhood Liaison

Office of Neighborhood Coordination

Citt Council Services

(505) 768-3332

cabq.gov/neighborhoods

----- Original message -----

From: Fred Arfman <freda@iacivil.com>

Date: 1/16/19 5:05 PM (GMT-07:00)

To: "Quevedo, Vicente M." <vquevedo@cabq.gov>

Cc: Thaddeus Lecero <tlucero@yeshousing.org>

Subject: Re: FW: Neighborhood Meeting Inquiry_Central and Unser_DRB

Vicente,

I guess my question is why are the NA lists different and why was Avalon NA added. The original list is found above and did not have Avalon on it. We were hoping that their addition was a mistake.

Please let us know your determination on which list is correct. Bringing Avalon up to speed may be an additional burden and hardship on my client. We are aware of the IDO process and the original two NA have already responded stating that they do not want to meet again.

Thanks,

Good afternoon. Thank you for contacting our office. Assuming that the offer to hold a neighborhood meeting was sent after the IDO was in effect (after May 17, 2018), if a neighborhood association does not respond within 15 days of the offer of a meeting, the Planning Department views this as though the association has declined the meeting offer. I have included the verbiage from the current IDO draft confirming this for your review below. A facilitated meeting can still be offered and held after the application is filled with the Planning Department.

If you would still like to offer another meeting, please fill out the following online form and we will be happy to process your request: <http://www.cabq.gov/office-of-neighborhood-coordination/neighborhood-meeting-inquiry-sheet>

Part 14-16-6 – Administrative and Enforcement

6-4(C) NEIGHBORHOOD MEETING

6-4(C)(1) For those types of applications where TABLE 6-1-1 requires a meeting with a neighborhood, the applicant shall offer at least 1 meeting to all Recognized and Non-recognized Neighborhood Associations whose boundaries include or are adjacent to the subject project site before filing the application. In such cases, project applications will not be accepted until a neighborhood meeting has been held, or the requirements for a reasonable attempt in Subsection (3) below have been met.

6-4(C)(3) A meeting request shall be sent to the 2 representatives on file at the ONC for all applicable Recognized or Non-recognized Neighborhood Associations via certified letter, return receipt requested, or via email with timestamp, read receipt requested. Either method constitutes a reasonable attempt to notify a Neighborhood Association of a meeting request. The requirements of Subsection 14-16-6-4(K)(7) (Documentation of Good Faith Effort Required) also apply.

6-4(C)(7) Where TABLE 6-1-1 requires that a neighborhood meeting be held, and a meeting was not held, the requirement for a neighborhood meeting shall be waived if the applicant can demonstrate that reasonable attempts were made to notify a Recognized or Non-Recognized Neighborhood Association as required by Subsections (1) through (4) above, and no response was received within 15 consecutive days of the notice being sent

Respectfully,

Vicente M. Quevedo, MCRP

Neighborhood Liaison

Office of Neighborhood Coordination

City of Albuquerque – City Council

(505) 768-3332

Website: www.cabq.gov/neighborhoods



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From: Fred Arfman [mailto:freda@iacivil.com]
Sent: Wednesday, January 16, 2019 4:02 PM
To: Quevedo, Vicente M. <vquevedo@cabq.gov>
Cc: Thaddeus Lecero <tlucero@yeshousing.org>
Subject: Fwd: FW: Neighborhood Meeting Inquiry_Central and Unser_DRB

Vicente,

I would like to introduce myself, I'm Fred Arfman, President of Isaacson & Arfman, PA. We are working with Yes Housing, Inc. on their Nuevo Atrisco project at Central Ave. & Unser Blvd. In the past Yes Housing has had several meetings with the recognized NA per the requirements of the City pre & post IDO process. In our most recent action to vacate a private onsite parking easement, we were provided with a list of Neighborhood Assoc. that included the Avalon NA which was not on the previous list. We have received two replies from the other two NA declining to meet on this minor action. We are concerned that since the Avalon NA has not been in the loop, that their non-responsiveness may cause us unnecessary delays and hardships.

We respectfully request that we be provided with a modified NA list that does not include the Avalon NA in order to meet our deadlines and not to have a NA get involved this late into the development process that starting over 18 months ago. We are at the point of securing a Building Permit and finalizing financing.

Thanks you for your consideration on this matter and please reply or call me if there are any questions.

Fred

Fred C. Arfman, P.E.
Principal/ President
Isaacson & Arfman, P.A.
Consulting Engineering Associates
128 Monroe St. N.E.
Albuquerque, NM 87108
Phone: (505)268-8828
Fax: (505)268-2632
email: freda@iacivil.com

----- Forwarded message -----

From: Thaddeus Lucero <TLucero@yeshousing.org>
Date: Wed, Jan 16, 2019 at 3:42 PM
Subject: FW: Neighborhood Meeting Inquiry_Central and Unser_DRB
To: Fred Arfman <freda@iacivil.com>

Thaddeus Lucero

SR VP of Business Development

Direct Line: 505.923.9611

YES Housing, Inc.

901 Pennsylvania St. NE

Albuquerque, NM 87110

C: 505.382.8443

F: 505.254.1988

tlucero@yeshousing.org

<https://ddei3-0-ctp.trendmicro.com:443/wis/clicktime/v1/query?url=www.yeshousing.org&umid=5649E8BE-7F9B-4005-96E1-C348A002E42A&auth=f0ebcd052f61e7a39dc93191e8a01d02608499af-687644321a1408806a43cf567fbdd73abd2d2716>

From: Quevedo, Vicente M. [mailto:vquevedo@cabq.gov]**Sent:** Thursday, July 19, 2018 2:56 PM**To:** Thaddeus Lucero <TLucero@yeshousing.org>**Subject:** Neighborhood Meeting Inquiry_Central and Unser_DRB

Thaddeus,

Good afternoon. See list of affected associations below and attached related to your upcoming Neighborhood Meeting. Please also review the attached instruction sheet. Thank you.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Los Volcanes NA	Doug	Cooper	douglascooper@hotmail.com	6800 Silkwood Avenue NW	Albuquerque	NM	87121	5054171560	
Los Volcanes NA	Ted	Trujillo	nedcarla@live.com	6601 Honeylocust Avenue NW	Albuquerque	NM	87121	5058508375	5058360336
Skyview West NA	Beatrice	Purcella		201 Claire Lane SW	Albuquerque	NM	87121	5059741809	5058315556
Skyview West NA	Tony	Chavez	chavezlkt@aol.com	305 Claire Lane SW	Albuquerque	NM	87121	5054531321	

Respectfully,

Vicente M. Quevedo, MCRP

Neighborhood Liaison

Office of Neighborhood Coordination

City of Albuquerque – City Council

(505) 768-3332

Website: www.cabq.gov/neighborhoods

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From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] On Behalf Of ISD WebMaster

Sent: Thursday, July 19, 2018 9:59 AM

To: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:

Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:

Contact Name

Thaddeus Lucero

Telephone Number

(505)382-8443

Email Address

tlucero@yeshousing.org

Company Name

YES Housing

Company Address

901 Pennsylvania St. NE

City

Albuquerque

State

NM

ZIP

87120

Legal description of the subject site for this project:

Tract B1, West Route 66 Addition II

Physical address of subject site:

[7909 Central Ave NW](#)

Subject site cross streets:

1/17/2019

Isaacson & Arfman, P.A. Mail - Re: FW: Neighborhood Meeting Inquiry_Central and Unser_DRB

Central Ave NW & Unser Blvd NW

Other subject site identifiers:

This site is located on the following zone atlas page:

K-10

=====

This message has been analyzed by Deep Discovery Email Inspector.

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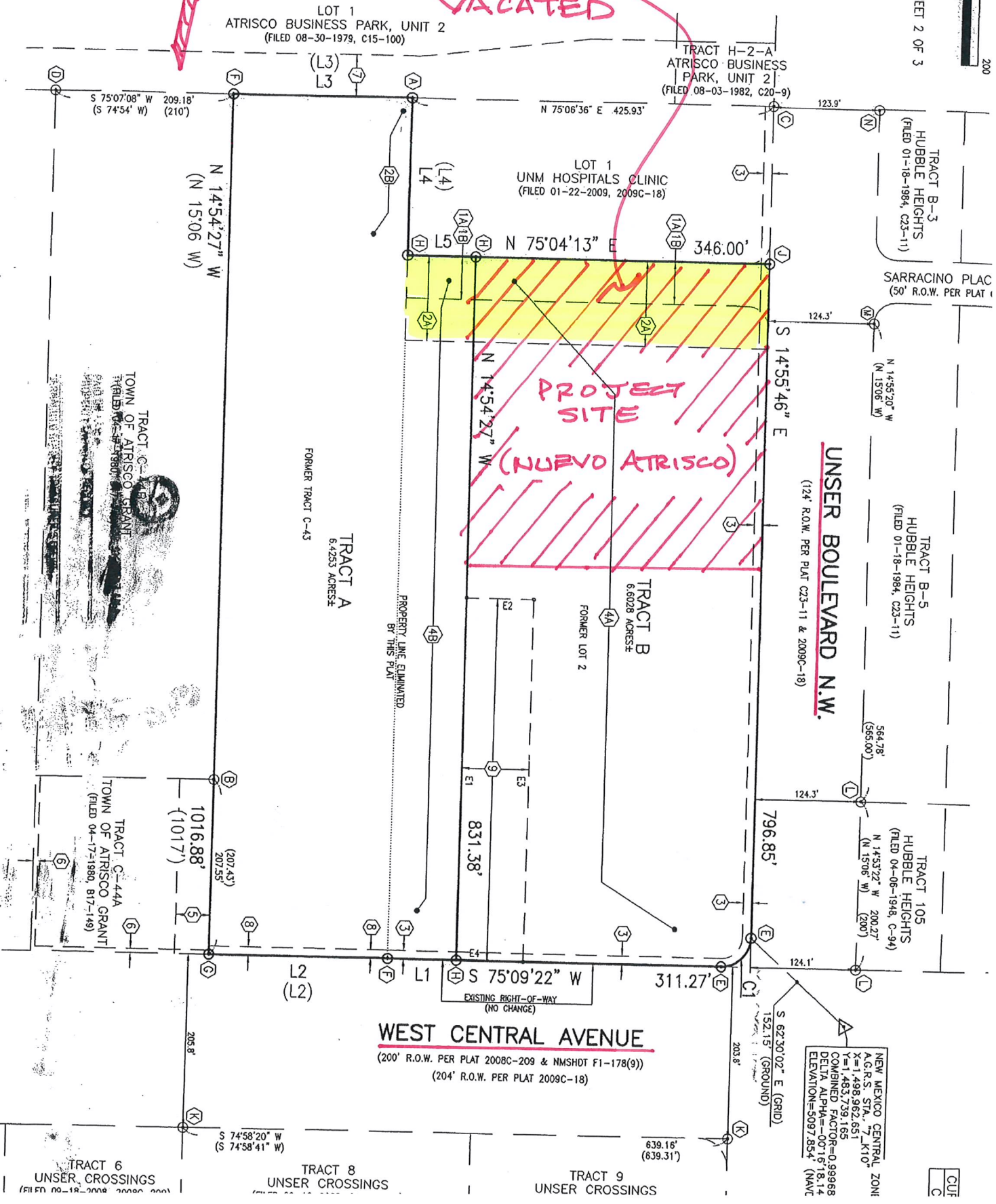
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This message has been analyzed by Deep Discovery Email Inspector.



PRIVATE 100' PARKING
EASEMENT TO BE
VACATED



UNSER BOULEVARD N.W.
(124' R.O.W. PER PLAT C23-11 & 2009C-18)

WEST CENTRAL AVENUE
(200' R.O.W. PER PLAT 2008C-209 & NM5HOT F1-178(9))
(204' R.O.W. PER PLAT 2009C-18)

NEW MEXICO CENTRAL ZONE
A.G.R.S. STA. 7+10.0
X=1,483,739.165
Y=1,483,962.651
COMBINED FACTOR=0.99968
DELTA ALPHA=-0016'18.14
ELEVATION=5097.854' (NAVC)

PARKING EASEMENT

THIS PARKING EASEMENT ("Agreement") is being executed as of the 12 day of October, 2009, by and among CITY OF ALBUQUERQUE, a political subdivision of the State of New Mexico ("City") and The Regents of the University of New Mexico, a body corporate of the State of New Mexico ("UNM")

RECITALS:

- A. City is the owner of that certain real property legally described on Exhibit "A" attached hereto (the "City Parcel").
- B. UNM is the owner of that certain real property legally described on Exhibit "B" attached hereto ("UNM Parcel").
- C. The City desires to grant UNM an easement for parking spaces, and access to such parking spaces, on the City Parcel.

AGREEMENT:

NOW, THEREFORE, for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties agree as follows:

1. Grant of Parking Easement by City. City hereby grants and conveys to UNM, for the use and benefit of the contractors, patients, clients, vendors, staff, guests, licensees and invitees and the tenants and occupants of the UNM Parcel (collectively ("UNM Parcel Permittees"), an exclusive perpetual easement for the ten (10) parking spaces ("UNM Parking Spaces") on the property legally described on Exhibit "C", together with a non-exclusive perpetual easement and right-of-way for ingress and egress for pedestrians and vehicular traffic over and across such portion of the City Parcel as is necessary to obtain the full use and benefit of the UNM Parking Spaces ("Easement Parcel"). The location of the UNM Parking Spaces shall be as close as possible to the UNM Parcel on the portion of the City Parcel immediately south of the driveway between the UNM Parcel and the City Parcel. In the event the UNM Parking Spaces are not available for use by UNM Parcel Permittees, the UNM Parcel Permittees may park in any other parking space located on the City Parcel.

2. Relocation of Parking Easement. Upon the compliance by City with the provisions of this paragraph, the location of the Easement Parcel for the UNM Parking Spaces can be relocated by City in the future to the property legally described on Exhibit "D" ("Transit Center Parcel"). City is in the process of condemning the Transit Center Parcel. City agrees to diligently pursue obtaining title to the Transit Center Parcel. Upon both: (a) the acquisition of title to the Transit Center Parcel; and (b) the execution by City in favor of UNM of a new parking easement covering the Transit Center Parcel in a form mutually acceptable to City and UNM and in a form substantially similar to this Agreement, UNM agrees to release this Easement. In such event, the UNM Parking Spaces shall be relocated to the location on the Transit Center Parcel generally depicted on Exhibit "E."

3. Maintenance. City, at its sole cost, shall maintain the Easement Parcel and the UNM Parking Spaces, including maintenance of sufficient paved areas on the City Parcel so that UNM has the full use and benefit of the UNM Parking Spaces.

4. Liability Insurance. City agrees that UNM shall be covered, to the same extent as City, for liability pursuant to the State of New Mexico Risk Management, such that UNM shall effectively be an "additional insured" regarding the Easement Parcel.

5. No Barriers. None of the parties hereto will construct or maintain, or permit to be constructed or maintained, any barrier, curb, fence or other temporary or permanent structure on the City Parcel that would adversely impact use of the UNM Parking Spaces by the UNM Parcel Permittees.

6. No Public Dedication. The provisions of this Agreement shall not constitute nor be construed as a dedication for public use, and the rights and easements granted herein are private and solely for the benefit of the UNM Parcel Permittees.

7. Exhibits. The Exhibits attached to this Agreement are incorporated herein by this reference.

8. Captions. Captions and paragraph headings used in this Agreement are for convenience of reference only, shall not be deemed to define, limit or alter any provision of this Agreement, and shall not be deemed relevant in construing this Agreement.

9. Binding Effect. This Agreement and the agreements contained herein shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, legal representatives, successors (including successors-in-title to all or any portion of the UNM Parcel) and assigns, shall be appurtenant to the UNM Parcel, and shall run with the land. This Agreement may only be amended by an instrument executed by all of the parties hereto or their successors and recorded in the official records of Bernalillo County, New Mexico.

10. Default. In the event a party breaches or defaults regarding any obligation pursuant to this Agreement, after ten (10) days written notice from such party to the breaching or defaulting party and the breaching or defaulting party's failure to cure, the non-defaulting party shall be entitled to all rights and remedies available at law, in equity, pursuant to this Agreement or otherwise.

11. Severability. In the event any term or condition in this Agreement is adjudicated invalid, illegal or unenforceable by a court of competent jurisdiction, the remainder of this Agreement shall, nonetheless, continue in full force and effect.

12. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed a binding agreement, but all of which, when taken together, shall constitute one binding agreement.

13. Notices. Any notice required or permitted to be given under this Agreement shall be in writing and may be either hand-delivered, sent by recognized overnight courier (for next day delivery) or mailed, postage prepaid, certified mail, return receipt requested, addressed to the parties as follows:

CITY:

City of Albuquerque
Mayor's Office
P.O. Box 1293
Albuquerque, NM 87103

UNM:

c/o Real Estate Office
Attn: Kim D. Murphy, Director
University of New Mexico
2811 Campus., NE
Albuquerque, NM 87131-3181

If any notice is hand-delivered, it shall be deemed given upon delivery. If any notice is sent by recognized overnight courier, it shall be deemed given upon delivery by the courier. If any notice is mailed, it shall be deemed given three business days after deposit in the United States mail. A party may change its address for notices by sending a notice to the other party pursuant to the terms of this paragraph.

14. Authority. Each party signing this Agreement represents and warrants to the other party that it has full legal power, authority and right to execute, deliver and perform the obligations under this Agreement. Each party represents and warrants to the other party that the transactions contemplated hereby and all persons signing have been duly authorized by all requisite actions and that no remaining action or third-party consent is required to make this Agreement binding.

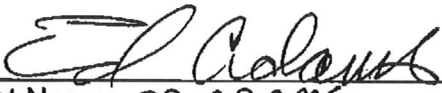
15. Governing Law. This Agreement shall be governed by the law of the State of New Mexico. This Agreement shall be construed equally against the parties hereto and no party shall be considered the party responsible for the drafting of this Agreement.

16. Waiver. No waiver or failure by any party to enforce any breach or deviation from any provision of this Agreement shall be considered to be a waiver of any subsequent breach, regardless of the time, nature or form of the subsequent breach. All waivers must be in writing to be effective.

IN WITNESS WHEREOF, the parties have executed this Easement as of the date set forth above.

CITY:


CITY OF ALBUQUERQUE, a political subdivision of the State of New Mexico

By: 
Print Name: ED ADAMS
Its: CHIEF ADMINISTRATIVE OFFICER

EDP
RW

UNM:

THE REGENTS OF THE UNIVERSITY OF NEW MEXICO, a body corporate of the State of New Mexico

By: 
Print Name: DAVID W. HARRIS
Its: Executive Vice President, COO and CFO

REVIEWED AND APPROVED BY:

By: 
KIM D. MURPHY, University of New Mexico
Director of Real Estate

APPROVED AS TO FORM FOR UNM:

HURLEY, TOEVS, STYLES, HAMBLIN & PANTER, P.A.

By: 
MARK STYLES

ACKNOWLEDGMENTS

COUNTY OF BERNALILLO)
) ss
STATE OF NEW MEXICO

This instrument was acknowledged before me on OCTOBER 12
 , 2009, by ED ADAMS, as CHIEF ADMINISTRATIVE of City
of Albuquerque, a political subdivision of the State of New Mexico OFFICER



Marilyn S. Adams
Notary Public
My Commission Expires: 06/03/2012

STATE OF NEW MEXICO)
 ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on Oct. 5, 2009, 2009, by
David W. Harris, Executive Vice President, COO and CFO on behalf of The Regents of
the University of New Mexico, a body corporate of the State of New Mexico.

(Seal)



Cenisia A. Martinez
Notary Public
My Commission Expires: 12/20/11

LIST OF EXHIBITS:

- A CITY PARCEL
- B UMM PARCEL
- C EASEMENT PARCEL
- D. TRANSIT CENTER PARCEL
- E. TRANSIT CENTER SITE PLAN

P:\mss\UNM\Central & Unser\Parking Easement FINAL (3).doc

EXHIBIT A

Lot numbered Two (2) of UNM Hospitals Clinic, situate within Projected Section 22, T. 10 N., R. 2 E., N.M.P.M., Town of Atrisco Land Grant, City of Albuquerque, Bernalillo County, 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 January 22, 2009, in Plat Book 2009C, Page 18, as Doc. No. 2009006044.

EXHIBIT B

Lot numbered One (1) of UNM Hospitals Clinic, situate within Projected Section 22, T. 10 N., R. 2 E., N.M.P.M., Town of Atrisco Land Grant, City of Albuquerque, Bernalillo County, 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 January 22, 2009, in Plat Book 2009C, Page 18, as Doc. No. 2009006044.

EXHIBIT C

North 100 ft. of

Lot numbered Two (2) of UNM Hospitals Clinic, situate within Projected Section 22, T. 10 N., R. 2 E., N.M.P.M., Town of Atrisco Land Grant, City of Albuquerque, Bernalillo County, 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 January 22, 2009, in Plat Book 2009C, Page 18, as Doc. No. 2009006044.

EXHIBIT D

TRANSIT CENTER PARCEL

Tract C-43 of the Town of Atrisco Grant, as same is shown and designated on map of said Atrisco Grant, filed in the office of the County Clerk of Bernalillo County, New Mexico on the 5th day of December, 1944, and being further described as follows:

A certain tract of land situated in School District No. 28, Town of Atrisco Grant, City of Albuquerque, County of Bernalillo, State of New Mexico, and being Tract No. C-43 of Unit No. Four (4), Town of Atrisco Grant, as the same is shown and designated map of said Atrisco Grant, filed in the office of the County Clerk of Bernalillo County, New Mexico, on the 5th day of December, 1944, and being more particularly bounded and described as follows, to wit:

Beginning at the Northeast corner of said tract, from whence the Northeast corner of Section 3, Township 10 North, Range 2 East, NMPM, bears North 13 deg. 47' East, 18,603.79 feet distant;

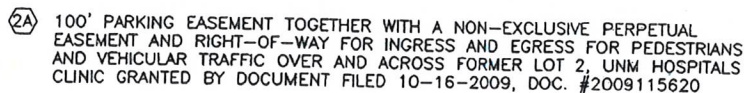
Thence from said point of beginning North 74 deg. 54' East a distance of 210.00 feet;

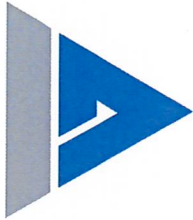
Thence South 15 deg. 06' East a distance of 1,017.00 feet;

Thence South 74 deg. 54' West a distance of 210.00 feet;

Thence North 15 deg. 06' West a distance of 1,017.00 feet to the point of beginning.

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JUNE, 2013





Isaacson & Arfman, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE (Ret.) & LS (Ret.) * Fred C. Arfman, PE * Åsa Nilsson-Weber, PE*

January 16, 2019

Ms. Kym Dicome, Chair
Development Review Board/Planning Dept.
City of Albuquerque
600 2nd St NE
Albuquerque, NM 87102

**RE: Tracts A & B, Nuevo Atrisco
Central Ave. & Unser Blvd. NW**

Subject: Vacation of the 100' Parking Easement

Dear Ms. Dicome;

Isaacson & Arfman, P.A., as agent for YES Housing, Inc. (the Owner; Tract A) hereby request entry into the DRB process for consideration to vacate the Private 100' Parking Easement along the northerly 100' of Tract A, Nuevo Atrisco. The lots will front on the public street, Signal Ave. NE and is consistent with the previously approved Site Plan for Subdivision.

Justification for this request:

Justification for this vacation is consistent with the requirements of IDO, Section 14-16-6-6(K)(3)(a&b).

Under these circumstances, the public welfare does not require that the public easement be retained since the original easement document contained a release clause stating that the easement would be release upon a replacement easement being granted on the City of Albuquerque Transit Facility site. Further, there is net benefit to public welfare because development made possible by vacation is clearly more beneficial to the public welfare than the minor detriment resulting from vacation, and there is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

The plat showing the easement as vacated is being prepared and will be submitted and heard simultaneously with this request. It is our request that this plat be accepted into the DRB process.

Sincerely,
ISAACSON & ARFMAN P.A.

Fred C. Arfman, PE



March 29, 2018

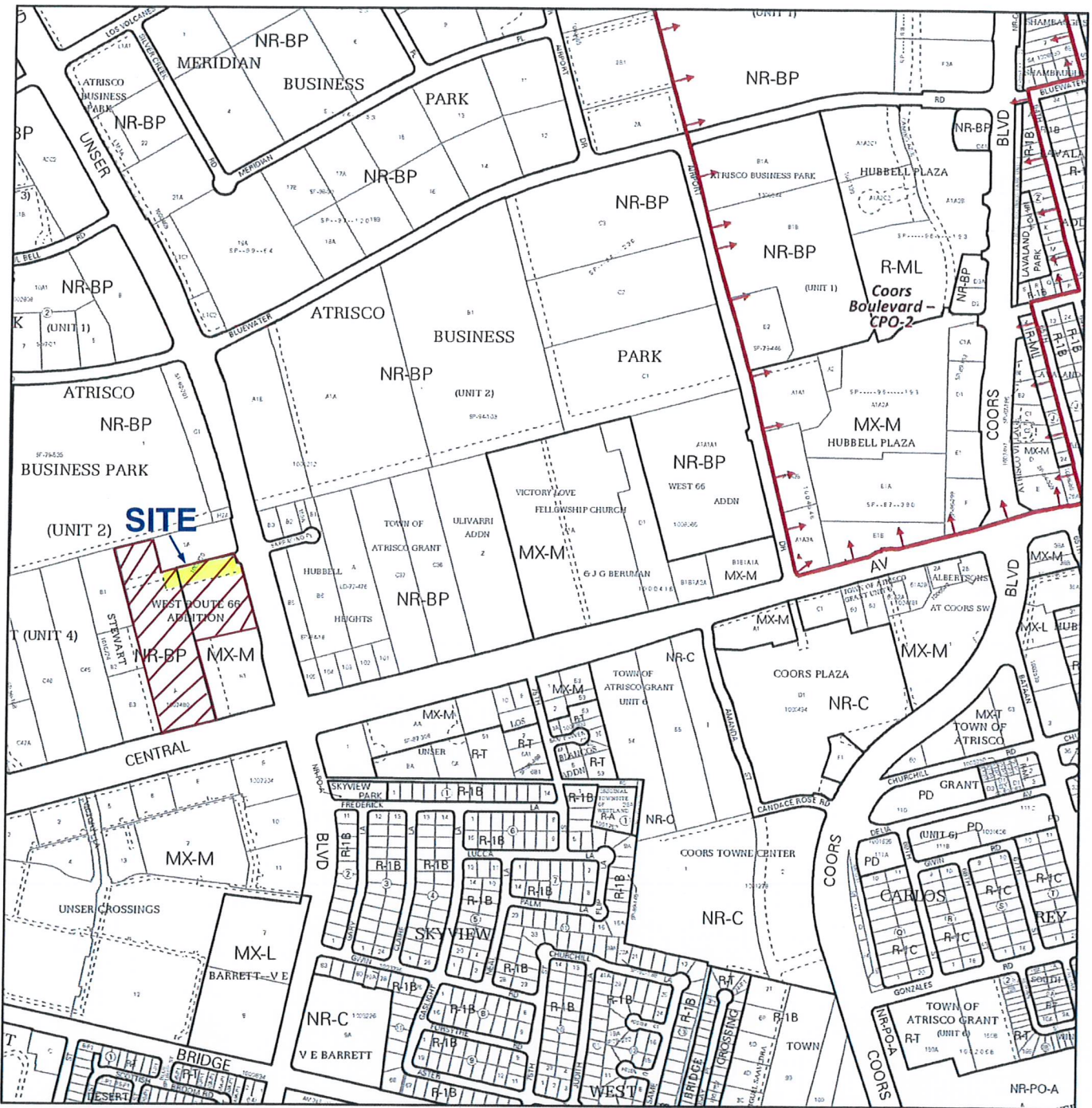
Kim Dycome, Chair
Development Review Board
Planning Department
City of Albuquerque
PO Box 1293
Albuquerque, NM 87102

Yes Housing hereby designates and authorizes Isaacson & Arfman, PA to act as it's agent in the matters of processing the Preliminary & Final Plats and the Vacation Action.

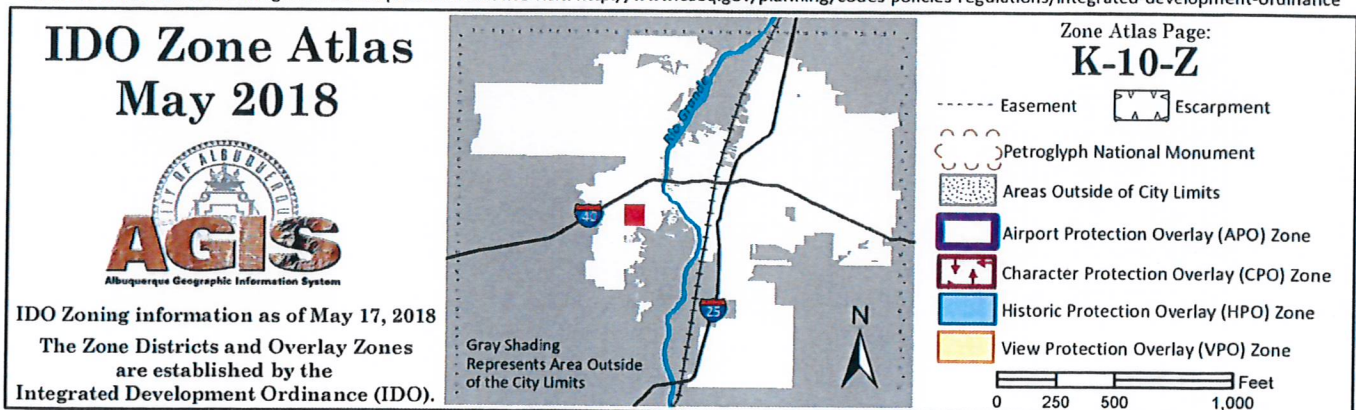
Sincerely,

Thaddeus Lucero

VP of Business Development
YES Housing, Inc
Direct: 505-923-9611
Cell: 505-382-8443
tlucero@yeshousing.org



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>



1/9/2019
Isaacson & Arfman, P.A. Mail - Public Notice Inquiry_Unser and Central_DRB

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov
Sent: Wednesday, January 09, 2019 8:49 AM
To: Office of Neighborhood Coordination <ruthl@iacivil.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Ruth Lozano

Telephone Number

505-268-8828

Email Address

ruthl@iacivil.com

Company Name

Isaacson & Arfman, PA

Company Address

128 Monroe Street NE

City

Albuquerque

State

NM

ZIP

87108

Legal description of the subject site for this project:

Tracts A & B, Nuevo Atrisco

Physical address of subject site:

Subject site cross streets:

Central Ave. NW & Unser Blvd. NW

Other subject site identifiers:


This site is located on the following zone atlas page:


K-10

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This message has been analyzed by Deep Discovery Email Inspector.

2 attachments

 1007720 Page K-10-Z.PDF
424K

 Public Notice Inquiry_Unser and Central_DRB.xlsx
15K



January 17, 2019

Ted Trujillo
Los Volcanes NA
6601 Honeylocust Ave. NW
Albuquerque, NM 87121

**RE: Nuevo Atrisco
(Existing Legal: Tracts A & B, Nuevo Atrisco)
DRB Project: PR-2018-1007489**

Dear Mr. Trujillo:

As the agent/applicant and engineer for the developer of this property shown on the attached zone atlas map, I would like to inform you that we are submitting an application to the City of Albuquerque Development Review Board (DRB) requesting approval for the following:

- Vacation of Private Easement: Vacation of 100' parking and ingress-egress easement.

Vacation Action and will be heard at the City's Development Review Board starting at 9:00 AM on February 13th in the Hearing Room (basement level), Plaza del Sol, 600 2nd Street NW, Albuquerque, NM. You can check the agenda for the relevant decision-making body online here <https://www.cabq.gov/planning/boards-commissions>.

Please contact me with any questions or concerns at 268-8828.

Thank you for your attention to this request.

Sincerely,
ISAACSON & ARFMAN

Fred C. Arfman, PE

Attachment



January 17, 2019

Doug Cooper
Los Volcanes NA
6800 Silkwood Ave. NW
Albuquerque, NM 87121

**RE: Nuevo Atrisco
(Existing Legal: Tracts A & B, Nuevo Atrisco)
DRB Project: PR-2018-1007489**

Dear Mr. Cooper:

As the agent/applicant and engineer for the developer of this property shown on the attached zone atlas map, I would like to inform you that we are submitting an application to the City of Albuquerque Development Review Board (DRB) requesting approval for the following:

- Vacation of Private Easement: Vacation of 100' parking and ingress-egress easement.

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Please contact me with any questions or concerns at 268-8828.

Thank you for your attention to this request.

Sincerely,
ISAACSON & ARFMAN

Fred C. Arfman, PE

Attachment



ISAACSON & AREMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108



Ted Trujillo
Los Volcanes NA
6601 Honeylocust Ave. NW
Albuquerque, NM 87121



ISAACSON & AREMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108



Doug Cooper
Los Volcanes NA
6800 Silkwood Ave. NW
Albuquerque, NM 87121



January 17, 2019

Tony Chavez
Skyview West NA
305 Claire Lane SW
Albuquerque, NM 87121

**RE: Nuevo Atrisco
(Existing Legal: Tracts A & B, Nuevo Atrisco)
DRB Project: PR-2018-1007489**

Dear Mr. Chavez:

As the agent/applicant and engineer for the developer of this property shown on the attached zone atlas map, I would like to inform you that we are submitting an application to the City of Albuquerque Development Review Board (DRB) requesting approval for the following:

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Please contact me with any questions or concerns at 268-8828.

Thank you for your attention to this request.

Sincerely,
ISAACSON & ARFMAN

Fred C. Arfman, PE

Attachment



January 17, 2019

Beatrice Purcella
Skyview West NA
201 Claire Lane SW
Albuquerque, NM 87121

**RE: Nuevo Atrisco
(Existing Legal: Tracts A & B, Nuevo Atrisco)
DRB Project: PR-2018-1007489**

Dear Ms. Purcella:

As the agent/applicant and engineer for the developer of this property shown on the attached zone atlas map, I would like to inform you that we are submitting an application to the City of Albuquerque Development Review Board (DRB) requesting approval for the following:

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Please contact me with any questions or concerns at 268-8828.

Thank you for your attention to this request.

Sincerely,
ISAACSON & ARFMAN

Fred C. Arfman, PE

Attachment



ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108

Tony Chavez
Skyview West NA
305 Claire Lane SW
Albuquerque, NM 87121



ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108

Beatrice Purcella
Skyview West NA
201 Claire Lane SW
Albuquerque, NM 87121





Ruth Lozano <ruthl@iacivil.com>

Nuevo Atrisco - Vacation of Private Easement - DRB PR-2018-1007489

1 message

Ruth Lozano <ruthl@iacivil.com>

Thu, Jan 17, 2019 at 8:21 AM

To: nedcarla@live.com, douglascooper@hotmail.com, chavezlkt@aol.com

Neighborhood Association contacts for Los Volcanes & Skyview West:

As the agent/applicant and engineer for the developer of this property shown on the attached zone atlas map, I would like to inform you that we are submitting an application to the City of Albuquerque Development Review Board (DRB) requesting approval for the following:

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Please contact me with any questions or concerns at 268-8828.

Thank you for your attention to this request.

--

Ruth Lozano**Office Manager**

Isaacson & Arfman, P.A.

Consulting Engineering Associates

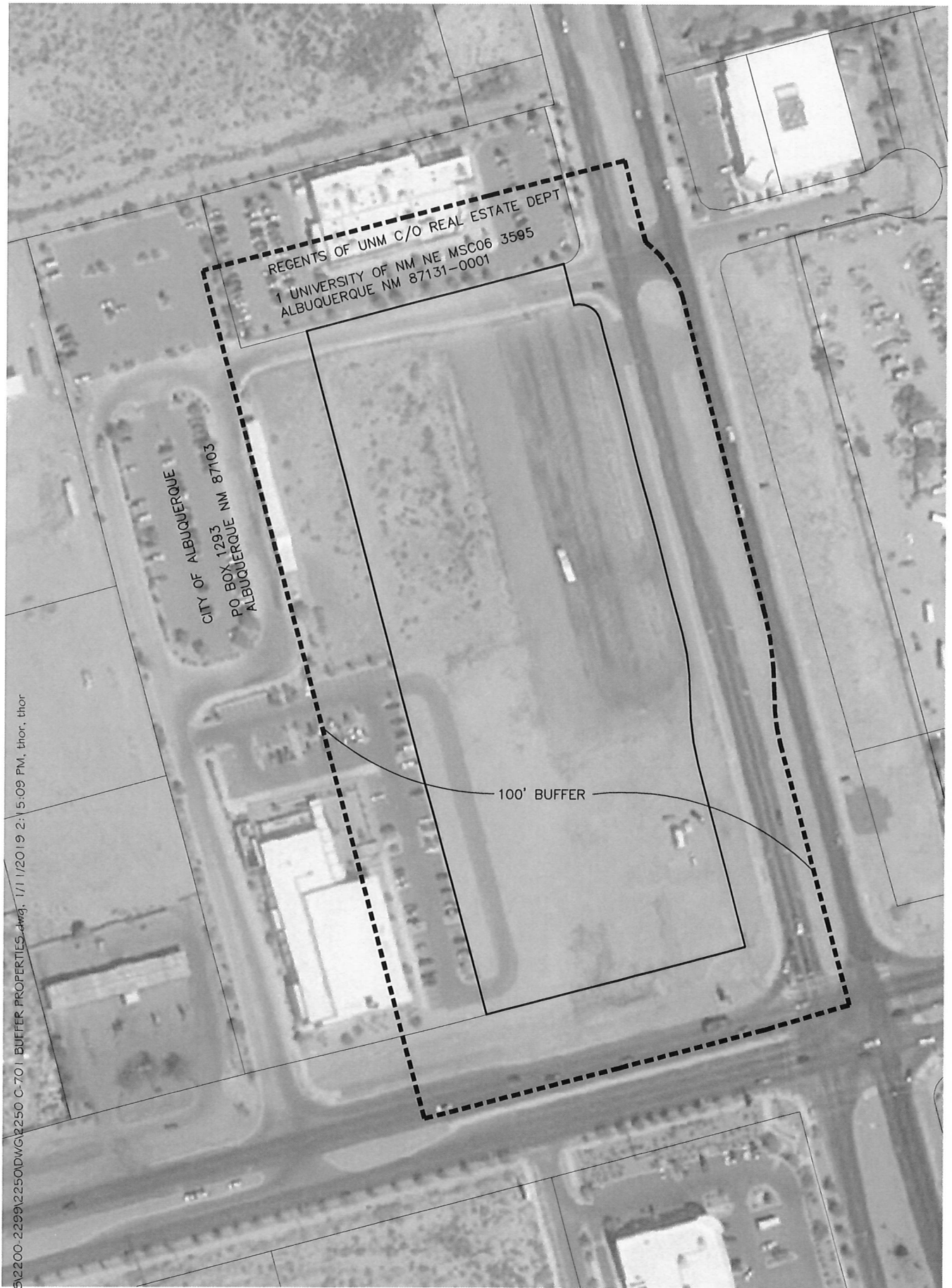
128 Monroe St. N.E.

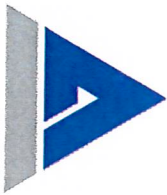
Albuquerque, NM 87108

Phone: (505)268-8828

Fax: (505)268-2632

 Zone Map - Prvt Esmt to be Vacated.pdf
1349K





January 17, 2019

City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: Nuevo Atrisco
(Existing Legal: Tracts A & B, Nuevo Atrisco)
DRB Project: PR-2018-1007489**

Dear City of Albuquerque:

As the agent/applicant and engineer for the developer of this property shown on the attached zone atlas map, I would like to inform you that we are submitting an application to the City of Albuquerque Development Review Board (DRB) requesting approval for the following:

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Please contact me with any questions or concerns at 268-8828.

Thank you for your attention to this request.

Sincerely,
ISAACSON & ARFMAN

Fred C. Arfman, PE

Attachment



January 17, 2019

Regents of UNM
c/o Real Estate Dept.
1 University of NM NE MSC06 3595
Albuquerque, NM 87131

**RE: Nuevo Atrisco
(Existing Legal: Tracts A & B, Nuevo Atrisco)
DRB Project: PR-2018-1007489**

Dear Regents of UNM:

As the agent/applicant and engineer for the developer of this property shown on the attached zone atlas map, I would like to inform you that we are submitting an application to the City of Albuquerque Development Review Board (DRB) requesting approval for the following:

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Please contact me with any questions or concerns at 268-8828.

Thank you for your attention to this request.

Sincerely,
ISAACSON & ARFMAN

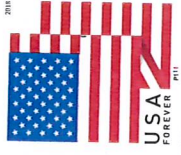
Fred C. Arfman, PE

Attachment



ISAACSON & AREFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108

City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103



ISAACSON & AREFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108

Regents of UNM
c/o Real Estate Dept.
1 University of NM NE MSC06 3595
Albuquerque, NM 87131

