



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

<b>Administrative Decisions</b>	<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)	<b>Policy Decisions</b>
<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)
<b>Decisions Requiring a Public Meeting or Hearing</b>	<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 checked="" 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 type="checkbox"/> Variance – DRB (Form V)	<b>Appeals</b>
<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: <u>PETER GINERIS d/b/a CONBROSTONE CAPITAL LLC</u>		Phone: <u>505-250-4697</u>
Address: <u>6509 COORS BLVD., NW, SUITE G</u>		Email: <u>Peter.Gineris@cbre.com</u>
City: <u>ALBUQUERQUE</u>	State: <u>NM</u>	Zip: <u>87120</u>
Professional/Agent (if any): <u>DAC ENTERPRISES, INC. c/o DOUG CRANDALL</u>		Phone: <u>505-842-0484</u>
Address: <u>1521 EDITH BLVD., NE</u>		Email: <u>r.romero505@gmail.com</u>
City: <u>ALBUQUERQUE</u>	State: <u>NM</u>	Zip: <u>87102-1611</u>
Proprietary Interest in Site:	List all owners:	

**BRIEF DESCRIPTION OF REQUEST**

RIGHT OF WAY VACATION OF BETHEL AVE SE - 50 ft. WIDE X 338 ft. LONG

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

Lot or Tract No.:	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): <u>M-15-2</u>	Existing Zoning: <u>R-ML</u>	Proposed Zoning: <u>NA</u>
# of Existing Lots: <u>NA</u>	# of Proposed Lots: <u>NA</u>	Total Area of Site (acres): <u>16,900</u> <sup>sq</sup>

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: <u>BETHEL AVE SE</u>	Between: <u>MULBERRY ST SE</u>	and: <u>KIRTLAND PARK</u>
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**CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)**

Signature: <u>Doug Crandall</u> <u>Robert E. Romero</u>	Date: <u>AUG. 14, 2018</u>
Printed Name: <u>DOUG CRANDALL OR ROBERT E. ROMERO</u>	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent

**FOR OFFICIAL USE ONLY**

Case Numbers	Action	Fees
<u>SD-2018-000188</u>	<u>VROW CC</u>	<u>\$635.00</u>
Meeting/Hearing Date: <u>8-14-18</u>	Fee Total: <u>\$635.00</u>	
Staff Signature: <u>[Signature]</u>	Date: <u>8-14-18</u>	Project # <u>PR-2018-001459</u>



**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](mailto: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 \_\_\_\_\_
- 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

<p><i>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.</i></p>	
Signature: <u>Doug Crandall or Robert Romero, DAC INC.</u>	Date: <u>AUG. 19, 2018</u>
Printed Name: <u>DOUG CRANDALL OR ROBERT E. ROMERO</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
<b>FOR OFFICIAL USE ONLY</b>	
Project Number: <u>PR-2018-001459</u>	Case Numbers: <u>SD-2018-00068</u>
<div style="text-align: right;">  </div>	
Staff Signature: <u>[Signature]</u>	
Date: <u>8-14-18</u>	

# 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 August 28, 2018 To September 12, 2018

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.

[Signature]  
(Applicant or Agent)

AUG 14, 2018  
(Date)

I issued 1 signs for this application, 8-14-18  
(Date)

[Signature]  
(Staff Member)

PROJECT NUMBER: PR-2018-00145A





Elizardo Romero &lt;r.lromero505@gmail.com&gt;

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**RIGHT OF WAY VACATION REQUEST OF BETHEL AVE, SE,**

1 message

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**Robert Romero** <r.lromero505@gmail.com>  
To: bakieaikin@comcast.net, kande0@yahoo.com

Tue, Aug 7, 2018 at 12:56 PM

Attn: Ms.Elizabeth Aikin and Ms.Kimberly Brown-Kirtland Neighborhood Association

Per the Integrated Development Ordinance, City of Albuquerque, I am required to send you electronic mail notice of the above subject request. and ask for time to discuss our request with your neighborhood association. DAC Enterprises, Inc., is representing Peter Gineris d/b/a Cornerstone Capital LLC regarding a request to vacate Bethel Ave SE the dedicated right of way which dead ends at Kirtland Park on the west end and located in the Kirtland Addition, south of San Jose and accessed by Mulberry Street. Zone Atlas Map M-15-Z

We plan on submitting our application to vacate Bethel Ave SE with the Development Review Board, City of Albuquerque, by the August 17, 2018 deadline for their review and approval at a public meeting on September 12, 2018.

I am available to discuss this request and answer any questions you may have. Please contact me at 505-842-0484, or by E-mail: r.lromero505@gmail.com and I will respond to either one. You both will also receive a certified letter regarding this request for application.

Please acknowledge receipt of this e-mail and indicate if you wish to meet.

Thank you both.  
Robert E. Romero, Associate  
1521 Edith Blvd NE, Albuquerque, NM 87102



Elizardo Romero <r.lromero505@gmail.com>

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**RIGHT OF WAY VACATION REQUEST OF BETHEL AVE, SE,**

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**KIMBERLY BROWN** <kande0@yahoo.com>  
Reply-To: "kande0@yahoo.com" <kande0@yahoo.com>  
To: "r.lromero505@gmail.com" <r.lromero505@gmail.com>

Mon, Aug 13, 2018 at 4:05 PM

Mr. Romero,

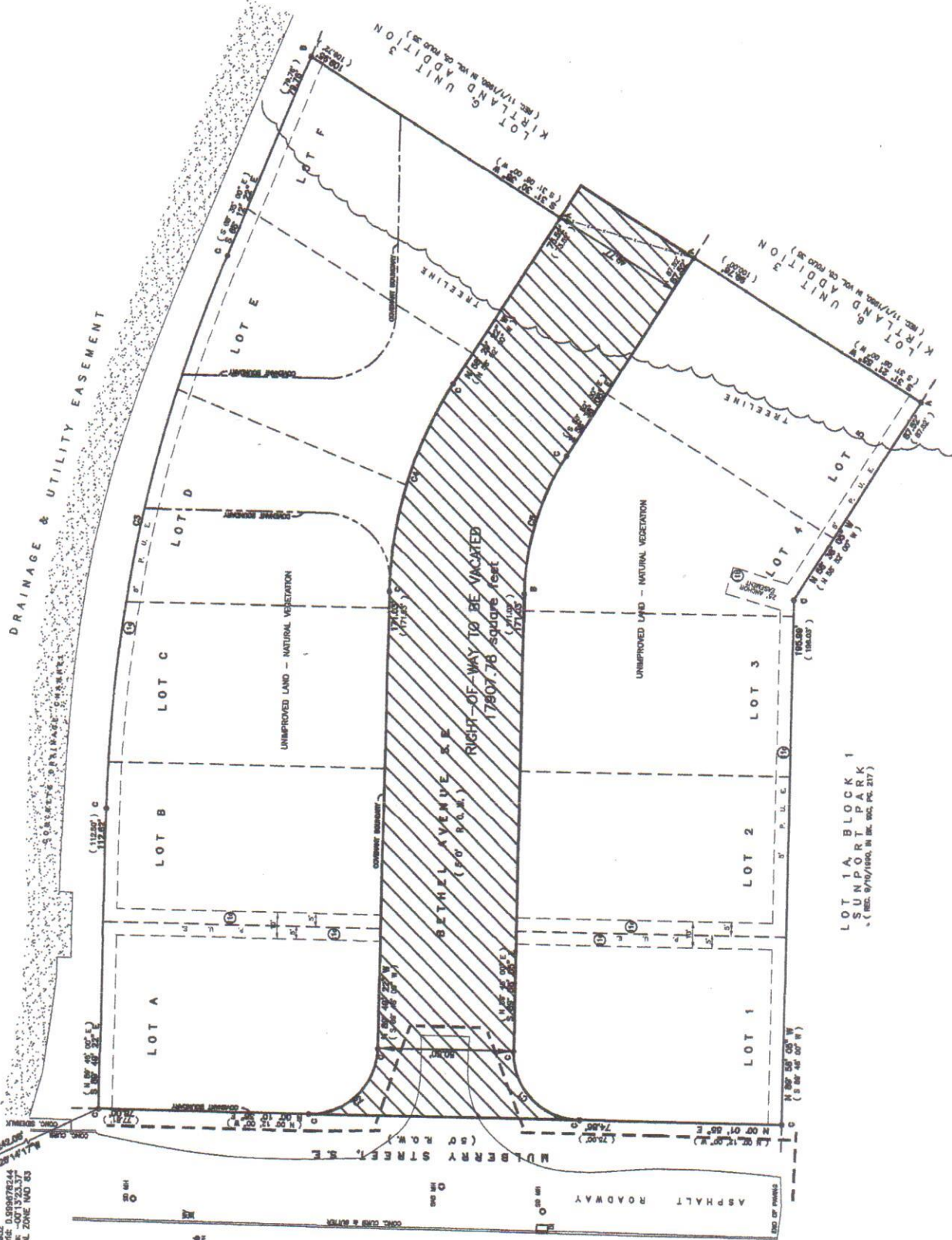
Thank you for the clarification. KCA is in support of the redevelopment of Bethel as a private street to accommodate the plan for market-rate housing that you all presented to us earlier this year, as long as there has not been any changes to this plan.

Sincerely,  
Kimberly Brown  
KCA President

Sent from Yahoo Mail on Android

[Quoted text hidden]

MS MONUMENT T-25-30"  
 477-435-008  
 11/24/16  
 Mapping Analyst - 00132337  
 MISP CENTRAL ZONE IAD 83



LOT 1A, BLOCK 1  
 SUNPORT PARK  
 ( REC. 9/10/1990, IN BK. 99C, PG. 217 )

LOT 3 & UNIT 3  
 KIRTLAND ADDITION  
 ( REC. 11/1/1980, IN VOL. 024, PAGE 28 )

LOT 4 & UNIT 4  
 KIRTLAND ADDITION  
 ( REC. 11/1/1980, IN VOL. 024, PAGE 28 )

LOT 5 & UNIT 5  
 KIRTLAND ADDITION  
 ( REC. 11/1/1980, IN VOL. 024, PAGE 28 )

LOT 6 & UNIT 6  
 KIRTLAND ADDITION  
 ( REC. 11/1/1980, IN VOL. 024, PAGE 28 )

LOT 7 & UNIT 7  
 KIRTLAND ADDITION  
 ( REC. 11/1/1980, IN VOL. 024, PAGE 28 )

LOT 8 & UNIT 8  
 KIRTLAND ADDITION  
 ( REC. 11/1/1980, IN VOL. 024, PAGE 28 )

LOT 9 & UNIT 9  
 KIRTLAND ADDITION  
 ( REC. 11/1/1980, IN VOL. 024, PAGE 28 )

LOT 10 & UNIT 10  
 KIRTLAND ADDITION  
 ( REC. 11/1/1980, IN VOL. 024, PAGE 28 )

LOT 11 & UNIT 11  
 KIRTLAND ADDITION  
 ( REC. 11/1/1980, IN VOL. 024, PAGE 28 )

LOT 12 & UNIT 12  
 KIRTLAND ADDITION  
 ( REC. 11/1/1980, IN VOL. 024, PAGE 28 )

LOT 13 & UNIT 13  
 KIRTLAND ADDITION  
 ( REC. 11/1/1980, IN VOL. 024, PAGE 28 )

LOT 14 & UNIT 14  
 KIRTLAND ADDITION  
 ( REC. 11/1/1980, IN VOL. 024, PAGE 28 )

LOT 15 & UNIT 15  
 KIRTLAND ADDITION  
 ( REC. 11/1/1980, IN VOL. 024, PAGE 28 )

LOT 16 & UNIT 16  
 KIRTLAND ADDITION  
 ( REC. 11/1/1980, IN VOL. 024, PAGE 28 )

LOT 17 & UNIT 17  
 KIRTLAND ADDITION  
 ( REC. 11/1/1980, IN VOL. 024, PAGE 28 )

LOT 18 & UNIT 18  
 KIRTLAND ADDITION  
 ( REC. 11/1/1980, IN VOL. 024, PAGE 28 )

LOT 19 & UNIT 19  
 KIRTLAND ADDITION  
 ( REC. 11/1/1980, IN VOL. 024, PAGE 28 )

LOT 20 & UNIT 20  
 KIRTLAND ADDITION  
 ( REC. 11/1/1980, IN VOL. 024, PAGE 28 )





San Jose Avenue SE

200 ft



August 10, 2018

Kym Dicome, Chair  
- Development Review Board  
Planning Department  
City of Albuquerque

Re: Right of Way Vacation Request - Bethel Avenue SE (50'W X 338'L) Zone  
Atlas M-15Z

Dear Chair Dicome and DRB Board Members:

DAC Enterprises, Inc. is representing Peter Gineris d/b/a Cornerstone Capital, LLC regarding this request to vacate the the dedicated right of way located in the Kirtland Addition south of San Jose Avenue SE and accessed by Mulberry Street as referenced above.

Applicant owns each of the lots abutting Bethel, which dead ends at Kirtland Park on the west end of the street as it is currently platted. Both sides of the street are zoned R-ML (Residential Low Density).


Vacating Bethel Avenue will allow the applicant to develop the abutting properties as prescribed and regulated in the R-ML zone. Currently Lots A thru F and 1 thru 5 are bifurcated by a dead end right of way that serves no properties other than those owned by the applicant.

As Cornerstone Capital, LLC owns all of the abutting parcels, a subsequent replat will be submitted based upon the final approval of this vacation request and incorporate the entire existing right of way. Access to the property from Mulberry will not be affected.

There is no water line or other utility infrastructure that will be affected by this request. The roadway is not being used for any public safety purposes that will be compromised if this vacation is approved.

Cornerstone Capital LLC understands that they will be responsible for purchasing the vacated right-of-way and are prepared to do so. A survey has been provided for review by the Development Review Board.

Your consideration of this request is sincerely appreciated. I look forward to answering any questions the board may have.

  
Sincerely,  
Doug Crandall  
Principal



August 9, 2018

Ms. Kym Dicome, Chair  
Development Review Board  
Planning Department  
City of Albuquerque

RE: Vacation of Bethel Avenue  
Albuquerque, New Mexico

Dear Chair Dicome:

We are under contract to acquire the 2.3 acres adjacent to Bethel Avenue. We have authorized DAC Enterprises to represent us in the vacation action of Bethel Avenue which has never been paved or used.

If you have any questions or need further information, please contact me directly at (505) 250-4697.

Sincerely,



Peter Gineris  
Cornerstone Capital LLC





Elizardo Romero &lt;r.lromero505@gmail.com&gt;

## Neighborhood Meeting Inquiry\_Mulberry and San Jose\_DRB

Quevedo, Vicente M. <vquevedo@cabq.gov>

To: "r.lromero505@gmail.com" <r.lromero505@gmail.com>

Fri, Jul 27, 2018 at 1:49 PM

Robert,

See list of affected associations below and attached related to your scheduling of a Neighborhood Meeting. Please also review the attached instruction sheet.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Kirtland Community Association	Elizabeth	Aikin	bakieaikin@comcast.net	1524 Alamo SE	Albuquerque	NM	87106	5052886324	
Kirtland Community Association	Kimberly	Brown	kande0@yahoo.com	PO Box 9731	Albuquerque	NM	87119		5052429439

Respectfully,

**Vicente M. Quevedo, MCRP**

Neighborhood Liaison

Office of Neighborhood Coordination

City of Albuquerque – City Council

(505) 768-3332

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

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

**Sent:** Wednesday, July 25, 2018 6:55 PM

**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

Robert E. Romero

Telephone Number

5058420484

Email Address

r.lromero505@gmail.com



7/30/2018

Gmail - Neighborhood Meeting Inquiry\_Mulberry and San Jose\_DRB

Company Name

DAC Enterprises Inc

Company Address

1521 Edith Blvd NE

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

Vacation of public right of way..Bethel Ave SE in the Kirtland Addition

Physical address of subject site:

No Address assigned

Subject site cross streets:

Mulberry Street SE

Other subject site identifiers:

west of Kirtland Park

This site is located on the following zone atlas page:


Map M-14 Will be sent via fax# 768-3227, Attn: Vincente Q., ONC

=====  
This message has been analyzed by Deep Discovery Email Inspector.

**3 attachments**

 **M15.pdf**  
84K

 **Neighborhood Meeting Inquiry\_Mulberry and San Jose\_DRB.xlsx**  
15K

 **Neighborhood Mtg Inq Instruction Sheet\_5\_21\_18.pdf**  
34K





Elizardo Romero &lt;r.lromero505@gmail.com&gt;

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**RIGHT OF WAY VACATION REQUEST OF BETHEL AVE, SE,**

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**Robert Romero** <r.lromero505@gmail.com>

Tue, Aug 7, 2018 at 12:56 PM

To: bakieaikin@comcast.net, kande0@yahoo.com

Attn: Ms.Elizabeth Aikin and Ms.Kimberly Brown-Kirtland Neighborhood Association

Per the Integrated Development Ordinance, City of Albuquerque, I am required to send you electronic mail notice of the above subject request. and ask for time to discuss our request with your neighborhood association. DAC Enterprises, Inc., is representing Peter Gineris d/b/a Cornerstone Capital LLC regarding a request to vacate Bethel Ave SE the dedicated right of way which dead ends at Kirtland Park on the west end and located in the Kirtland Addition, south of San Jose and accessed by Mulberry Street. Zone Atlas Map M-15-Z

We plan on submitting our application to vacate Bethel Ave SE with the Development Review Board, City of Albuquerque, by the August 17, 2018 deadline for their review and approval at a public meeting on September 12, 2018.

I am available to discuss this request and answer any questions you may have. Please contact me at 505-842-0484, or by E-mail: r.lromero505@gmail.com and I will respond to either one. You both will also receive a certified letter regarding this request for application.

Please acknowledge receipt of this e-mail and indicate if you wish to meet.

Thank you both.

Robert E. Romero. Associate

1521 Edith Blvd NE, Albuquerque, NM 87102

# DAC Enterprises, Inc.

Zoning & Land Use Services

August 7, 2018

- CERTIFIED MAIL  
KIRTLAND COMMUNITY ASSOCIATION  
Kimberly Brown  
P.O. Box 9731  
Albuquerque, NM 87119

Re: Right of Way Vacation Request - Bethel Avenue SE (Zone Atlas M-15Z)

Dear Ms. Brown:

DAC Enterprises, Inc. is representing Peter Gineris d/b/a Cornerstone Capital, LLC regarding a request to vacate Bethel Ave SE, the dedicated right of way which dead ends at Kirtland Park on the west end and located in the Kirtland Addition south of San Jose Avenue SE and accessed by Mulberry Street.

Vacating Bethel Avenue will allow the applicant to develop the abutting properties as prescribed and regulated in the R-ML zone. Currently Lots A thru F and 1 thru 5 are bifurcated by the dead end right of way that serves no other properties. A subsequent replat will be submitted based upon the final approval of this vacation request and incorporate the entire existing right of way. Access to the property from Mulberry will not be affected.

There is no water line or other utility infrastructure that will be affected by this request. The roadway is not being used for any public safety purposes that will be compromised if this vacation is approved.

Enclosed for your information is a copy of Zone Atlas Map M-15-Z and a copy of Bethel Ave and the adjoining lots as described above in order to help you locate the street. The application to vacate Bethel Ave SE will be filed with the Development Review Board, City of Albuquerque, by the August 17, 2018 deadline for their review and approval at a public hearing on September 12, 2018.

I am available to discuss this request and answer any questions you may have. Please contact me at 505-842-0484, by USOP mail at the address below, or by E-mail: [r.romero505@gmail.com](mailto:r.romero505@gmail.com) and I will respond to either form of communication.

Sincerely,



Robert E. Romero, Associate  
1521 Edith Blvd NE, Albuquerque, NM 87102-1611



# DAC Enterprises, Inc.

Zoning & Land Use Services

August 7, 2018

- CERTIFIED MAIL  
KIRTLAND COMMUNITY ASSOCIATION  
Elizabeth Aikin  
1524 Alamo SE  
Albuquerque, NM 87106

Re: Right of Way Vacation Request - Bethel Avenue SE (Zone Atlas M-15Z)

Dear Ms. Aikin:

DAC Enterprises, Inc. is representing Peter Gineris d/b/a Cornerstone Capital, LLC regarding a request to vacate Bethel Ave SE, the dedicated right of way which dead ends at Kirtland Park on the west end and located in the Kirtland Addition south of San Jose Avenue SE and accessed by Mulberry Street.

Vacating Bethel Avenue will allow the applicant to develop the abutting properties as prescribed and regulated in the R-ML zone. Currently Lots A thru F and 1 thru 5 are bifurcated by the dead end right of way that serves no other properties. A subsequent replat will be submitted based upon the final approval of this vacation request and incorporate the entire existing right of way. Access to the property from Mulberry will not be affected.

There is no water line or other utility infrastructure that will be affected by this request. The roadway is not being used for any public safety purposes that will be compromised if this vacation is approved.

Enclosed for your information is a copy of Zone Atlas Map M-15-Z and a copy of Bethel Ave and the adjoining lots as described above in order to help you locate the street. The application to vacate Bethel Ave SE will be filed with the Development Review Board, City of Albuquerque, by the August 17, 2018 deadline for their review and approval at a public hearing on September 12, 2018.

I am available to discuss this request and answer any questions you may have. Please contact me at 505-842-0484, by USOP mail at the address below, or by E-mail: [r.romero505@gmail.com](mailto:r.romero505@gmail.com) and I will respond to either form of communication.

Sincerely,



Robert E. Romero, Associate  
1521 Edith Blvd NE, Albuquerque, NM 87102-1611

7010 2780 0003 2260 0642

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

ALBUQUERQUE, NM 87119  
**OFFICIAL USE**

Postage	\$3.45
Certified Fee	\$2.75
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$6.70



Sent To **KIMBERLY BROWN**  
 Street, Apt. No., or PO Box No. **P.O. BOX 9731**  
 City, State, ZIP+4 **ALBUQ, NM 87119**

7010 2780 0003 2260 0659

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

ALBUQUERQUE, NM 87106  
**OFFICIAL USE**

Postage	\$3.45
Certified Fee	\$2.75
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$6.70



Sent To **ELIZABETH AIKIN**  
 Street, Apt. No., or PO Box No. **1524 ALAMO SE**  
 City, State, ZIP+4 **ALBUQ, NM 87106**



# DAC Enterprises, Inc.

*Zoning & Land Use Services*

August 7, 2018

SEE LIST

Re: Right of Way Vacation Request - Bethel Avenue SE (Zone Atlas M-15Z)

Dear Property Owner:

DAC Enterprises, Inc. is representing Peter Gineris d/b/a Cornerstone Capital, LLC regarding a request to vacate Bethel Ave SE, the dedicated right of way which dead ends at Kirtland Park on the west end and located in the Kirtland Addition south of San Jose Avenue SE and accessed by Mulberry Street.

Vacating Bethel Avenue will allow the applicant to develop the abutting properties as prescribed and regulated in the R-ML zone. Currently Lots A thru F and 1 thru 5 are bifurcated by the dead end right of way that serves no other properties. A subsequent replat will be submitted based upon the final approval of this vacation request and incorporate the entire existing right of way. Access to the property from Mulberry will not be affected.

There is no water line or other utility infrastructure that will be affected by this request. The roadway is not being used for any public safety purposes that will be compromised if this vacation is approved.

Enclosed for your information is a copy of Zone Atlas Map M-15-Z and a copy of Bethel Ave and the adjoining lots as described above in order to help you locate the street. The application to vacate Bethel Ave SE will be filed with the Development Review Board, City of Albuquerque, by the August 17, 2018 deadline for their review and approval at a public hearing on September 12, 2018.

I am available to discuss this request and answer any questions you may have. Please contact me at 505-842-0484, or by E-mail: [r.romero505@gmail.com](mailto:r.romero505@gmail.com) and I will respond to either form of communication.

Robert E. romero, Associate  
1521 Edith Blvd NE, Albuquerque, NM 87102-1611

LEGER ANDRE  
1215 LA VEGA RD  
BOSQUE FARMS NM 87068

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1215 LA VEGA RD  
BOSQUE FARMS NM 87068

CITY OF ALBUQUERQUE  
PO BOX 1293  
ALBUQUERQUE NM 87103-2248

LEGER ANDRE  
1215 LA VEGA RD  
BOSQUE FARMS NM 87068

CORONA LUISA  
2908 MULBERRY ST SE  
ALBUQUERQUE NM 87106-5000

STOESZ ROGER  
1308 SAN JOSE SE  
ALBUQUERQUE NM 87106

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1215 LA VEGA RD  
BOSQUE FARMS NM 87068

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1215 LA VEGA RD  
BOSQUE FARMS NM 87068

LEGER ANDRE  
1215 LA VEGA RD  
BOSQUE FARMS NM 87068

DUKEMINIER TERI & HARRELL CECILIA  
& ABEYTA MARY  
109 EL MUNDO RD  
BELEN NM 87002-7006

HILL VERA & EVANS DORIS & CORLEY  
DELORES & HOLMAN ERNESTINE &  
CORLEY DAVID & ETAL  
1400 SAN JOSE AVE SE  
ALBUQUERQUE NM 87106-5010

STOESZ ROGER  
1308 SAN JOSE SE  
ALBUQUERQUE NM 87106

LEGER ANDRE  
1215 LA VEGA RD  
BOSQUE FARMS NM 87068

RAMIREZ JOHEL & KARINA  
1404 SAN JOSE AVE SE  
ALBUQUERQUE NM 87106

LEGER ANDRE  
1215 LA VEGA RD  
BOSQUE FARMS NM 87068

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1215 LA VEGA RD  
BOSQUE FARMS NM 87068

LEGER ANDRE  
1215 LA VEGA RD  
BOSQUE FARMS NM 87068

STOESZ ROGER  
1308 SAN JOSE SE  
ALBUQUERQUE NM 87106

QUINTANA MARTHA & QUINTANA-  
BALDERRAMA MANUEL & SOTELO  
SANDRA L  
2912 MULBERRY ST SE  
ALBUQUERQUE NM 87106

RABADI SHARIF A & SAMIA S & LUJAN  
MANUEL JR & JEAN C  
11201 SAN ANTONIA DR NE  
ALBUQUERQUE NM 87122

TLSW INC & SIGMA JOINT VENTURE  
C/O CHARLES T ASBURY  
PO BOX 21969  
ALBUQUERQUE NM 87154-1969

MMAC 150 ALBQ LLC  
495 E RINCON ST SUITE 208  
CORONA CA 92879-1379

CITY OF ALBUQUERQUE  
PO BOX 2248  
ALBUQUERQUE NM 87103-2248





ALBUQUERQUE  
1135 BROADWAY BLVD NE  
ALBUQUERQUE  
NM

87101-0001  
3401270101

08/08/2018 (800)275-8777 8:12 AM

Product Description	Sale Qty	Final Price
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First-Class Mail Letter	1	\$0.50
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(Domestic)  
(ALBUQUERQUE, NM 87106)  
(Weight:0 Lb 0.80 Oz)  
(Estimated Delivery Date)  
(Friday 08/10/2018)

Certified	1	\$3.45
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(@@USPS Certified Mail #)  
(70102780000322600659)

Return Receipt	1	\$2.75
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(@@USPS Return Receipt #)  
(9590940240648079269681)

First-Class Mail Letter	1	\$0.50
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(Domestic)  
(ALBUQUERQUE, NM 87119)  
(Weight:0 Lb 0.80 Oz)  
(Estimated Delivery Date)  
(Friday 08/10/2018)

Certified	1	\$3.45
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(@@USPS Certified Mail #)  
(70102780000322600642)

Return Receipt	1	\$2.75
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(@@USPS Return Receipt #)  
(9590940240648079269674)

US Flag Coil/100	1	\$50.00
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(Unit Price:\$50.00)

0 Beautiful	1	\$10.00
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(Unit Price:\$10.00)

Total		\$73.40
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Credit Card Remitd		\$73.40
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(Card Name:AMEX)  
(Account #:XXXXXXXXXX3008)  
(Approval #:863780)  
(Transaction #:889)  
(Entry Mode:Chip)  
(AID:A000000025010801)