



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 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 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: Titan Nob Hill, LLC		Phone: (505) 998-0163
Address: 6300 Riverside Plaza Lane, Suite 200		Email:
City: Albuquerque	State: NM	Zip: 87120
Professional/Agent (if any): Isaacson & Arfman, PA		Phone: (505) 268-8842
Address: 128 Monroe Street NE		Email: freda@iacivil.com
City: Albuquerque	State: NM	Zip: 87108
Proprietary Interest in Site: Owner	List all owners:	

BRIEF DESCRIPTION OF REQUEST
Variance and Vacation of Private Easement Approval

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: Lots 1 thru 19	Block: Block 2	Unit: Lots 1-3 & 16-19
Subdivision/Addition: Mesa Grande Addition	MRGCD Map No.: NA	UPC Code: 101705718925234704 *
Zone Atlas Page(s): K-17	Existing Zoning: MX-M	Proposed Zoning: Same
# of Existing Lots: 19	# of Proposed Lots: 1	Total Area of Site (acres): 2.2496

LOCATION OF PROPERTY BY STREETS		
Site Address/Street: Central Ave. NE	Between: Sierra Drive NE	and: Montclair Drive NE

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)
*UPC Code: Lots 4-9 101705717933734701; Lots 10-15 101705719523434702

Signature: <i>Fred C. Arfman</i>	Date: 10.12.18
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
 - NA** 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** ① One
- 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- P.U.E.
- 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
- NA** 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>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>	
Signature: <u>Fred C. Arfman</u>	Date: <u>10.12.18</u>
Printed Name: <u>FRED C. ARFMAN</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Project Number:	Case Numbers
	-
	-
	-
Staff Signature:	
Date:	



October 10, 2018

Ms. Kym Dicome, Chair
Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Dear Ms. Dicome,

The purpose of this letter is to authorize Isaacson & Arfman, PA to act as agents for Titan Nob Hill, LLC for platting, vacation, and variance action submittals to the Development Review Board. The property is legally described as Lots 1 through 16, Block 2, Mesa Grande Addition and Portion of Vacated Alley.

Sincerely,

A handwritten signature in blue ink, appearing to read "JR", followed by a long, horizontal flourish.

Josh Rogers
Titan Nob Hill, LLC
c/o Titan Development

CONFLICTS w/
REFUSE
ENCL.

CONFLICTS w/
WALL PILEASTERS

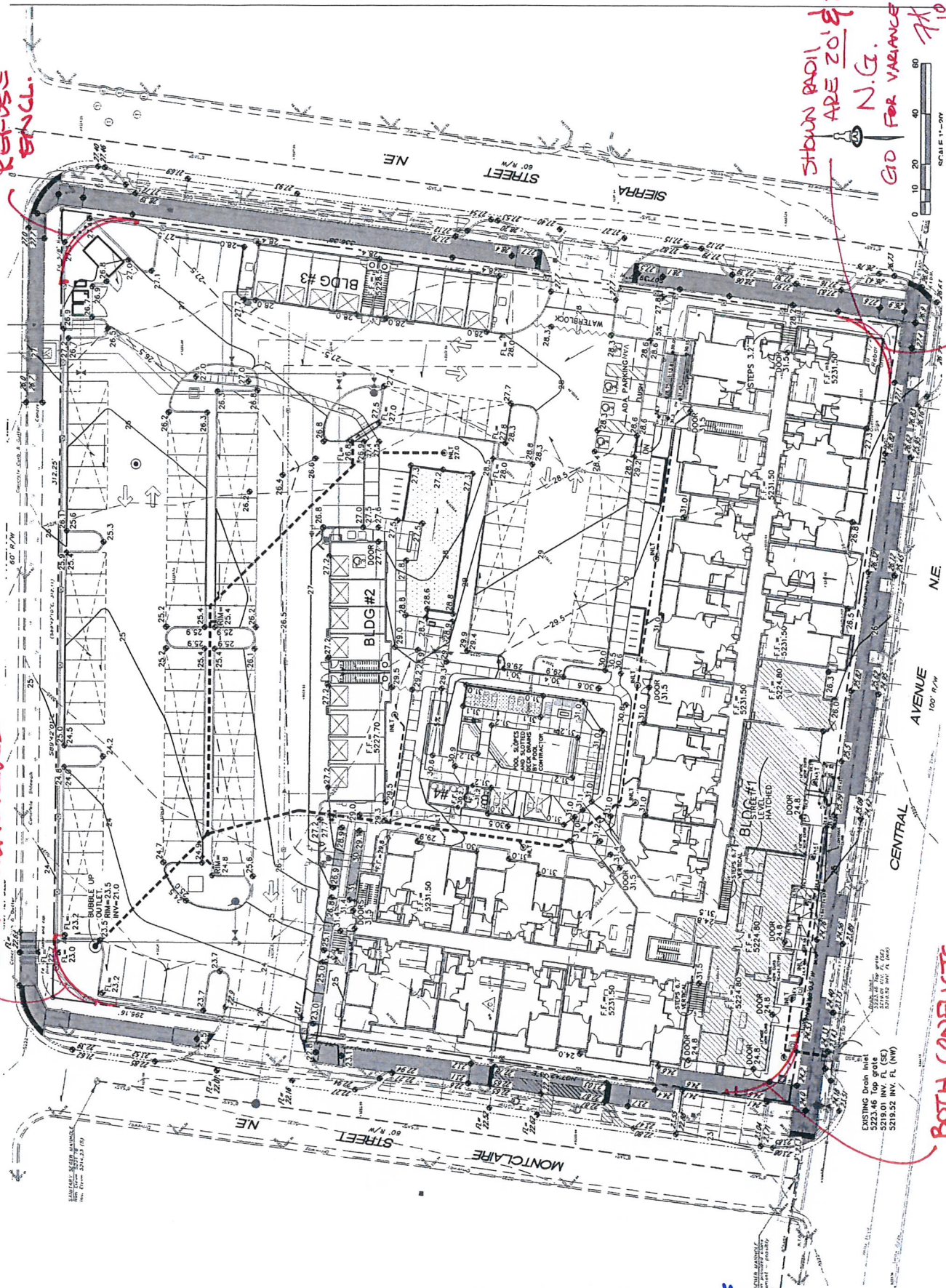
SHOWN RAIL
ARE 20' & 25'
N.G.

GRID FOR VARIANCE

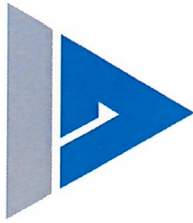
11-50-10
SCALE 1"=20'

CONFLICTS w/
BLDG.

BOTH CONFLICTS
w/ BLDG.



VARIANCE EXHIBIT - 'A'
R.O.W. RETURNS: NOT TO BE DEDICATED



October 10, 2018

Ms. Kym E. Dicome, DRB Chair
City of Albuquerque
600 2nd St NE
Albuquerque, NM 87102

**RE: Nob Hill Urban Living Apartments
Block 2, Mesa Grande Addition
(K-17)**

Subject: Variance – Not to Dedicate ROW Returns at Public Street Intersections

Dear Ms. Dicome

Isaacson & Arfman, P.A., as agent for Titan Nob Hill, LLC hereby request entry into the DRB process for consideration of a variance request to not dedicate the right-of-way returns at the four public street intersections. The request was recommended by the City of Albuquerque Transportation Engineer at the Planning Department Project Review Team (PRT) meeting and verified at a subsequent meeting on 10-05-2108.

Justification of Variance:

The site was presented to the City staff at the PRT that showed the proposed development utilizing the existing property within the squared corners of the site. Our requested is based on the following:

- Concurrence of the staff members at the PRT to not dedicate the returns;
- The historical nature of development in the Nob Hill areas along Central Ave. where the side streets intersection Central have squared off intersection at the right-of-way lines;
- Recent redevelopment projects along Central Ave. in the vicinity have not been required to dedicate the right-of-way returns.

Per the IDO Part 14-16-6-6(K)(3):

- (a) The public welfare does not require that the public right-of-way be dedicate;
- (b) There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from not dedicating the right-of-way returns, and there is no convincing evidence that any substantial right is being abridged against the will of the owner of the right.

The granting of the Variance will not significantly interfere with the enjoyment of the other lands in the vicinity.

The granting of the Variance would be consistent with the spirit of the Albuquerque's redevelopment process, substantial justice and the general interest of the public. Financial gain or loss is not the sole determining factor in requesting the Variance. The Owner is a for profit corporation; but they wish to conduct business in the City of Albuquerque within the framework of their proven development methods.

Therefore, Titan Nob Hill, LLC respectfully request that the variance to not dedicate the right-of-way returns at the four corners of the site. Titan Nob Hill, LLC would be responsible showing the Variance Number on the Final Site Development Plan.

Sincerely,
ISAACSON & ARFMAN P.A.

Fred C. Arfman, PE
FA/ fca

Board Meeting Agenda

NOB HILL NEIGHBORHOOD ASSOCIATION

6:30 PM, MONDAY, JUNE 11

MONTE VISTA CHRISTIAN CHURCH, SMALL CHAPEL ROOM
3501 CAMPUS DRIVE

*The small chapel room is just to the right as you enter the main door
Neighbors and Guests, please sign in at the front of the room*

1. Introductions
2. Call to Order
3. Establish Quorum
4. Approval of the agenda
5. Consent Agenda
 - a. Approval of Minutes of May 22 meeting
 - b. Treasurer's report
 - c. District 6 summary (Tim, Eliza)
 - d. Board email vote on May 30 on appointing new Directors
6. President's report

NEW BUSINESS

7. Public Presentation by Titan Development Corp (Jim Strozier) scheduled for 7:00-7:10pm.
8. ZHE Cases to addressed by the City
9. Formation of Website committee
10. Approval of venue for 2018 Board Meetings in July, August, September (2ndMonday)
11. Planning for Annual meeting in September

OLD BUSINESS

12. Report of Zoning appeals committee (Govinda).
13. Report of Fall 2018 newsletter committee (Veronica).
14. Report of Bylaws Committee (Tim)
15. Lead/Coal Coalition, 8:00-8:10pm

EXECUTIVE SESSION

16. Adjourn



Meeting Minutes

Project Titan – Nob Hill

Subject Nob Hill Neighborhood Association Pre-Application Meeting to Discuss the Proposed Site Plan for Building Permit DRB and Demolition Applications

Meeting Date/Time Monday, June 11, 2018 at 6:30 pm

Attendance

Project Team

Kurt Browning, Titan Development
Josh Rogers, Titan Development
Ryan McCulloch, Titan Development
Jim Strozier, Consensus Planning
Malak Hakim, Consensus Planning

Nob Hill Neighborhood Association Board Members

Tim Ross, President
Tandi Hufnagel, Vice President
Greg Weirs, Secretary
Govinda Haines
Andy Novat
Eliza Peralta

Public Attendees

Suzann Owingo
Joseph Aguirre
Joan Weissman
Carol Spizman
David Peters
Bill Ashford
Jim Trump
Chris Sanderson

Discussion Items

- Josh Rogers and Jim Strozier provided an overview of the proposed project to be located on Central Boulevard, between Montclair Drive and Sierra Drive, south of Copper Avenue.
- Jim provided a brief overview of the IDO as it relates to new development in Nob Hill.
 - Jim noted that the IDO standards are not a drastic change for the Nob Hill Area, since the Sector Plan had promoted walkability and urban design elements.

- Jim explained the new IDO rules for a pre-application meeting. The presentation at this neighborhood association meeting satisfies that request.
- The proposed project will be a multifamily development, with some non-residential uses on the first floor including the leasing office, community room, and fitness center.
- The multi-family units for this project will be apartments that will be leased at market rate.
- The first floor will comply with the IDO glazing requirements. The first floor will include 55% non-residential uses and 45% residential units.
- Josh mentioned that the east elevation would include a world-class muralist and noted that many of the Titan project incorporate major art installations. Titan collaborates with Working Classroom, a local non-profit organization that creates social justice through the arts.
- The project is anticipated to be 4 stories and 54 feet tall.
- The project team anticipates approximately 102 units and will provide 130 on-site parking spaces to accommodate the development. Parking will be provided in the back of the development, behind the building.
- The Development Review Board (DRB) submittal for this application is anticipated to be in late July or early August and another notification (certified letter) will be provided at the time of application.
- The project team noted the existing Town Lodge building on the property will be demolished as part of this project. Jim explained that the Town Lodge demolition, which requires a separate process through the City.

Concerns

- The project team noted that the graphics presented at the meeting are conceptual.
- A neighbor asked if these designs are likely to change.
 - The project team noted that they would provide the neighborhood with the final design at the time of application.
- The neighbors asked if any government assistance or vouchers would be provided for this project.
 - Josh noted that the property is being developed without the assistance of any government incentives. No vouchers, it is a market rate project.
- The neighbors asked about the anticipated rental rates.
 - Josh responded that the unit size would vary from 650 square feet for a studio apartment to 1,100 square feet for additional bedrooms. The rents would also range from \$1,000 per month to \$1,700 per month depending on the size of the unit.
- The neighbors asked about the first-floor apartments and were concerned about the safety of those future residents.
 - Josh responded that the first-floor units would be elevated 5 feet off Central Avenue for security.
 - No direct access to the units would be provided off Central Avenue.
- The neighbors expressed concern over future construction hours, duration, and traffic disturbance.
 - Josh replied that all future construction efforts would follow City regulations.
 - The anticipated construction period is 12 months.
 - Any construction on City streets also requires a traffic management plan.
- The neighbors asked about the investors for the project.

- Josh responded that Titan has created its first Real Estate Fund.
- One board member asked the project team what would happen if the project flopped.
 - Josh responded that the future apartment units would rent and, if needed, a rent reduction would be implemented if needed to eliminate any vacancy issues.

Areas of Agreement

- Additional people in the area will support the improvement of the retail environment in the area.
- Some of the neighborhood attendees agreed that the project would improve the street presence of the area.
- Platinum apartment are 97% leased.

Areas of Disagreement

- One neighbor indicated that she did not understand how there is a demand for additional multifamily development.
 - Josh replied that there have been market studies that indicate there is a demand.
 - Josh also noted that this is a \$20 million investment in the area and adequate due diligence has been conducted to justify the investment.

Next Steps

- At the time of application to the DRB, the project team will provide an additional written notice of the project and associated submittal.
- The project team will provide the neighborhood association with PDF copies of the final plans at the time of application.

From: Timothy Jack Ross
To: Jim Strozler
Subject: Read: Nob Hill Multi-Family Project Notification
Date: Wednesday, May 30, 2018 4:33:06 PM

Your message

To:
Subject: Nob Hill Multi-Family Project Notification
Sent: Wednesday, May 30, 2018 10:33:06 PM (UTC+00:00) Monrovia, Reykjavik
was read on Wednesday, May 30, 2018 10:33:03 PM (UTC+00:00) Monrovia, Reykjavik.



Meeting Minutes

Project Titan – Nob Hill

Subject Nob Hill Neighborhood Association Meeting to Discuss the Proposed Site Plan for Building Permit DRB, Variance Applications, and Demolition Application

Meeting Date/Time Monday, August 13, 2018 at 6:30 pm

Attendance

Project Team

Josh Rogers-Titan Development
Ryan McCulloch- Titan Development
Jim Strozier- Consensus Planning, Inc.
Malak Hakim- Consensus Planning, Inc.

Nob Hill Neighborhood Association Board Members and Members at Large

Discussion Items

- The representatives from Titan Development and Consensus Planning presented the project to the attendees.
- Josh stated a background on Titan Development and his role in the company.
- Josh stated that the purpose of the presentation was to provide an update on the project since we originally presented it in June.
- The subject property is located on Central Avenue, between Sierra Drive and Montclair Drive. The proposed development will take up the whole block.
- Titan Development is proposing 102 multifamily units that will be for rent at market rate. The proposed project design includes enough parking and is designed to be urban in character with 55% to 60% of the ground floor is allocated for the leasing office, fitness center, and community room. The uses will be visible to the public, with commercial storefronts, thereby activating Central Avenue.
- The development will include urban landscaping including street trees, street improvements, and street furniture.
- Josh noted that additional improvements will be made to the sidewalk conditions, including pavers and concrete.

- The development will also include public on-street parking spaces.
- On the west side of the building (Montclair), the grade change results in a larger elevation change from the street level, which has created design challenges. On Sierra Drive, the building is designed to have a slightly elevated patio so that the proposed units are not right on the street.
- An art mural is proposed along the east elevation on Sierra Drive. The glazing requirement along Sierra will require a variance application and request.
- The IDO includes a 60% glazing requirement for the first floor of the building. This requirement cannot be met for both the east and west facades, and will require a variance request to the Zoning Hearing Examiner (ZHE).
- In addition to the glazing variance request, the applicant is also preparing a variance request to the 3 foot wall height maximum. The applicant is proposing a 6 foot wall that will be predominantly view fence. The existing wall regulation creates a security problem for the future residents.
- There are three upcoming submittals associated with the project: 1) DRB Site Plan submittal, 2) ZHE Variance application, and 3) vacation of an existing PNM easement associated with the Plat.
- Malak noted that the Demolition application for the existing Town Lodge building was submitted on August 8, 2018 and that the Landmarks and Urban Conservation Commission (LUCC) hearing will be held on September 12, 2018.

Questions and Answers

Q: When do you expect construction?

A: February 2019.

Q: Are you meeting the glazing requirement on the non-variance façade along Central?

A: Yes, we are meeting the glazing requirements for the façade along Central Avenue with the community use areas and residential windows. It was noted that our preference was to request variances to the east and west facades, rather than install faux storefronts.

Q: What is your process for choosing the artists for the mural?

A: Josh noted that Titan is looking at Working Classroom and other non-profits. The mural will not be a political statement.

Q: What is the final, finished height of the building?

A: 54 to 55 feet, measured from average grade. 57 is the maximum allowed by the zoning.

Q: Where will the parking be located?

A: Behind the building

49870

State of New Mexico
County of Bernalillo
City of Albuquerque
City Clerk
City of Albuquerque
City Clerk
City of Albuquerque
City Clerk

MESA GRANDE ADDITION

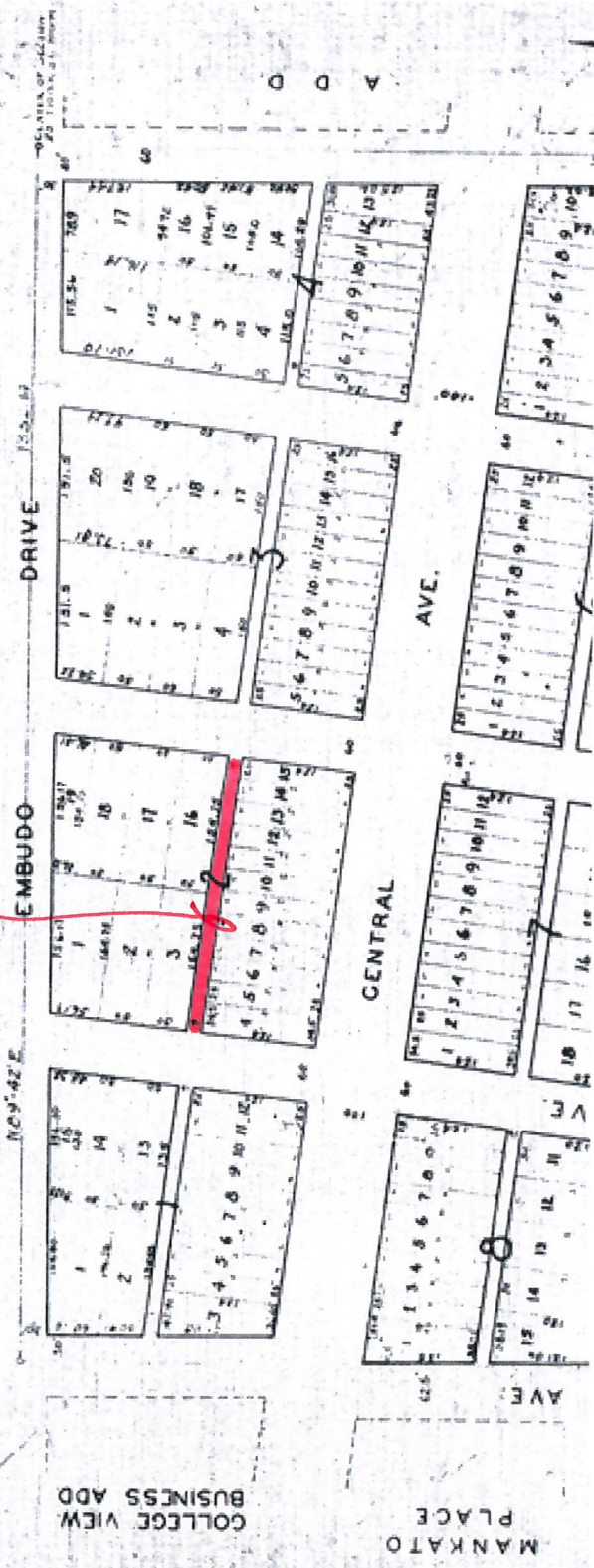
TO THE CITY OF
ALBUQUERQUE, N. M.

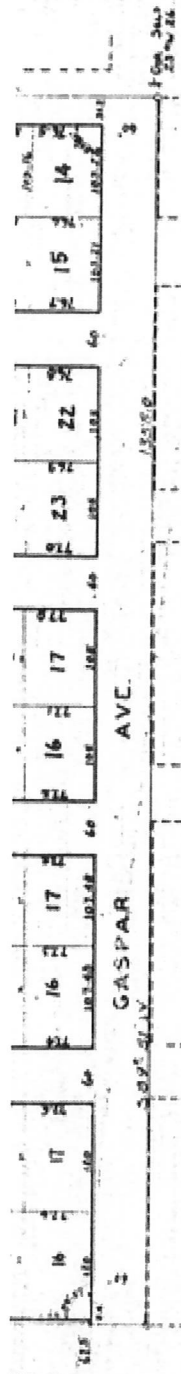
SCALE: 1 IN. = 100 FT.

SURVEY-PLAT BY ROSS ENGINEERING OFFICE
JUNE-1931
WPM-AG-CBB



116' PUBLIC ALLEY





P A R K L A N D H I L L S A D D .

The foregoing subdivision of that certain tract of land situate in the City of Albuquerque, New Mexico, and more particularly described as follows: Beginning at the Northwest corner No. 1, thence from said beginning corner N 89° 42' E, 1362.18 feet to the Northeast corner No. 2, being the center of Section 23 T. 10 N. R. 3 E., N.M.P.M.; thence S 0° 10' E, 2657.8 feet to the Southeast corner No. 3, being the quarter corner on the line between sections 23 and 24 of said Township and Range; thence S 89° 50' W, along the North boundary of Parkland Hills Addition, 1365 feet to the Southeast corner No. 4; thence N 0° 04' W, 2652.42 feet to the place of beginning, and subdivided as the same appears hereon, comprising 1.1629, inclusive, of Mesa Grande Addition, is with the free consent and in accordance with the desires of the undersigned owner and proprietor thereof.

By J. G. Rice SECRETARY
J. G. Rice PRESIDENT
MESA GRANDE DEVELOPMENT CO., INC.
 OWNER AND PROPRIETOR

State of New Mexico
 County of Bernalillo

On this 18 day of July, 1931, before me, a Notary Public in and for said County, appeared L. G. Rice to me personally known, who being by me duly sworn, did say that he is the President of Mesa Grande Development Co., Inc.; that the said officer in the foregoing instrument is the corporate seal of said corporation; and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors; and said L. G. Rice acknowledged said instrument to be his free act and deed of said corporation.

In witness whereof I have hereunto set my hand and Notarial seal the day and year last above written.

My Commission expires March 11, 1933
J. G. Rice
 Notary Public

I, Robert L. Cooner, City Engineer of the City of Albuquerque, N.M., do hereby certify that I have examined the foregoing plat of Mesa Grande Addition, on which this certificate appears, and approve the same this 18 day of July, 1931.

Robert L. Cooner
 City Engineer

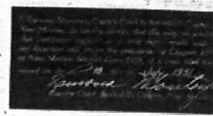
State of New Mexico
County of Bernalillo
This plat was prepared and filed in the office of the County Clerk of Bernalillo County, New Mexico, on this 19th day of June, 1931.
W. Ross, Surveyor
of Bernalillo County, New Mexico
W. Ross, Clerk & Recorder
of Bernalillo County, New Mexico
W. Ross, Deputy Clerk

MESA GRANDE ADDITION

TO THE CITY OF
ALBUQUERQUE, N. M.

SCALE: 1 IN = 100 FT.

SURVEY-PLAT BY ROSS ENGINEERING OFFICE
JUNE-1931 WPM-AG-CBB



The foregoing subdivision of that certain tract of land situated in the City of Albuquerque, New Mexico, and more particularly described as follows: Beginning at the Northwest corner of the identical Northeast corner of College View Business Add. from said starting point thence south bearing corner N. 89° 02' E. 1382.18 feet to the N. 1/2 of said corner...

CITY COMMISSION
September 8, 1969
V-69-70

51191

ORDINANCE NO. 120-1969

AN ORDINANCE VACATING THE ALLEY IN BLOCK 2, MESA GRANDE ADDITION, AND DECLARING AN EMERGENCY.

100

WHEREAS, there has heretofore been dedicated and conveyed to the City of Albuquerque, New Mexico, right of way for an alley, more particularly described below, and

WHEREAS, said right of way is not needed for public use except for easements reserved by Section 2 hereof.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE, NEW MEXICO:

SECTION 1. The alley in Block 2, Mesa Grande Addition, as filed in the office of the County Clerk of Bernalillo County, N. M., on July 10, 1931 is hereby closed and vacated subject to easements reserved by Section 2 hereof.

SECTION 2. The City hereby reserves easements for public utilities, whether municipally or privately owned, which may be necessary for public use and benefit at the present time or in the future.

SECTION 3. Immediately upon the effective date of this ordinance, the land above described shall be affectively vacated, and the City of Albuquerque by this ordinance disclaims from such date any further interest therein except for easements reserved by Section 2 hereof.

SECTION 4. This ordinance is an emergency measure due to urgent public need and will be effective five days after publication in full in accordance with law.

ADOPTED September 8, 1969

[Signature]
Chairman, City Commission, Albuquerque, N. M.

ATTEST: *[Signature]*, City Clerk

APPROVED AS TO FORM
Date:

FRANK MORAN, CITY ATTORNEY

APPROVED AS TO DESCRIPTION
Date:

WILLIAM T. STEVENS, CITY ENGINEER

AFTER RECORDING, PLEASE RETURN TO: George L. Carruthers
City Planning Dept.
P.O. Box 1293
Albuquerque, New Mexico 87103

401

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



SEP 26 1969
At _____ o'clock P.M., Recorded in Vol. *251*
of records of said County Folio *400-54*
J. J. [Signature] Clerk & Recorder
Deputy Clerk

*re-recorded for correctional purposes
ORT 1706673 KJW*

SPECIAL WARRANTY DEED

For good and valuable consideration paid, the receipt and sufficiency of which is hereby acknowledged, EAST NOB HILL, LLC, a New Mexico limited liability company (hereinafter "Grantor") hereby grants and conveys to TITAN NOB HILL, LLC, a New Mexico limited liability company (hereinafter "Grantee"), whose address is 6300 Riverside Plaza Ln, NW Suite 200, Albuquerque, NM 87120, together with all rights, ways, privileges and appurtenances pertaining thereto (hereinafter collectively referred to as the "Property"), with special warranty covenants, the real property in Albuquerque, New Mexico more particularly described as follows:
Bernalillo County

PARCEL I:

Lots numbered One (1), Two (2), Three (3), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18) and Nineteen (19), all in Block numbered Two (2) of the MESA GRANDE ADDITION to the City of Albuquerque, N.M., as the same are shown and designated on the Plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on July 18, 1931 in Volume C2, folio 27,

TOGETHER WITH the Northerly One-half (Nly 1/2) of the vacated alley adjacent and abutting Lots Three (3) and Sixteen (16) and the Southerly One-Half (Sly 1/2) of the vacated alley adjacent and abutting Lots Ten (10) to Fifteen (15), inclusive, in said Block Two (2) of the MESA GRANDE ADDITION to the City of Albuquerque, N.M., said alley was vacated by the City of Albuquerque, New Mexico by Ordinance No. 120-1969 recorded September 26, 1969 in Book Misc. 151, Page 400 as Document No. 51194, records of Bernalillo County, New Mexico.

PARCEL II:

Lots numbered Four (4), Five (5), Six (6), Seven (7), Eight (8) and Nine (9), in Block numbered Two (2) of the MESA GRANDE ADDITION to the City of Albuquerque, N.M., as the same are shown and designated on the Plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on July 18, 1931 in Volume C2, folio 27.

PARCEL III:

The Southerly One-Half (Sly 1/2) of the vacated alley adjacent and abutting Lots Four (4) to Nine (9), inclusive, in said Block Two (2) of the MESA GRANDE ADDITION to the City of Albuquerque, N.M., said alley was vacated by the City of Albuquerque, New Mexico by Ordinance No. 120-1969 recorded September 26, 1969 in Book Misc. 151, Page 400 as Document No. 51194, records of Bernalillo County, New Mexico.

SUBJECT TO taxes for the year 2018 and subsequent years, and the matters set forth in Exhibit "A" attached hereto and incorporated herein by reference.

*re recorded for correctional purposes
ORT 1706673 KJW*

SPECIAL WARRANTY DEED

For good and valuable consideration paid, the receipt and sufficiency of which is hereby acknowledged, EAST NOB HILL, LLC, a New Mexico limited liability company (hereinafter "Grantor") hereby grants and conveys to TITAN NOB HILL, LLC, a New Mexico limited liability company (hereinafter "Grantee"), whose address is 6300 Riverside Plaza Ln, NW Suite 200, Albuquerque, NM 87120, together with all rights, ways, privileges and appurtenances pertaining thereto (hereinafter collectively referred to as the "Property"), with special warranty covenants, the real property in Albuquerque, New Mexico more particularly described as follows:

Bernalillo County

PARCEL I:

Lots numbered One (1), Two (2), Three (3), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18) and Nineteen (19), all in Block numbered Two (2) of the MESA GRANDE ADDITION to the City of Albuquerque, N.M., as the same are shown and designated on the Plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on July 18, 1931 in Volume C2, folio 27,

TOGETHER WITH the Northerly One-half (Nly 1/2) of the vacated alley adjacent and abutting Lots Three (3) and Sixteen (16) and the Southerly One-Half (Sly 1/2) of the vacated alley adjacent and abutting Lots Ten (10) to Fifteen (15), inclusive, in said Block Two (2) of the MESA GRANDE ADDITION to the City of Albuquerque, N.M., said alley was vacated by the City of Albuquerque, New Mexico by Ordinance No. 120-1969 recorded September 26, 1969 in Book Misc. 151, Page 400 as Document No. 51194, records of Bernalillo County, New Mexico.

PARCEL II:

Lots numbered Four (4), Five (5), Six (6), Seven (7), Eight (8) and Nine (9), in Block numbered Two (2) of the MESA GRANDE ADDITION to the City of Albuquerque, N.M., as the same are shown and designated on the Plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on July 18, 1931 in Volume C2, folio 27.

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SUBJECT TO taxes for the year 2018 and subsequent years, and the matters set forth in Exhibit "A" attached hereto and incorporated herein by reference.

ORT 1706073 KJW

SPECIAL WARRANTY DEED

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Bernalillo County

PARCEL I:

Lots numbered One (1), Two (2), Three (3), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18) and Nineteen (19), all in Block numbered Two (2) of the MESA GRANDE ADDITION to the City of Albuquerque, N.M., as the same are shown and designated on the Plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on July 18, 1931 in Volume C2, folio 27,

TOGETHER WITH the Northerly One-half (Nly 1/2) of the vacated alley adjacent and abutting Lots Three (3) and Sixteen (16) and the Southerly One-Half (Sly 1/2) of the vacated alley adjacent and abutting Lots Ten (10) to Fifteen (15), inclusive, in said Block Two (2) of the MESA GRANDE ADDITION to the City of Albuquerque, N.M., said alley was vacated by the City of Albuquerque, New Mexico by Ordinance No. 120-1969 recorded September 26, 1969 in Book Misc. 151, Page 400 as Document No. 51194, records of Bernalillo County, New Mexico.

PARCEL II:

Lots numbered Four (4), Five (5), Six (6), Seven (7), Eight (8) and Nine (9), in Block numbered Two (2) of the MESA GRANDE ADDITION to the City of Albuquerque, N.M., as the same are shown and designated on the Plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on July 18, 1931 in Volume C2, folio 27.

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SUBJECT TO taxes for the year 2018 and subsequent years, and the matters set forth in Exhibit "A" attached hereto and incorporated herein by reference.


WITNESS this my hand and seal this 22nd of September, 2017.

EAST NOB HILL, LLC
a New Mexico limited liability company

By: Gerald Landgraf
Gerald Landgraf, Manager President of Nob Hill Development, Inc., a New Mexico corporation as Managing Member of East Nob Hill, LLC., a New Mexico limited liability company

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on September 22, 2017, by Gerald Landgraf, as Manager of East Nob Hill, LLC, a New Mexico limited liability company, Grantor herein. ~~President of Nob Hill Development Inc., a New Mexico corporation as~~

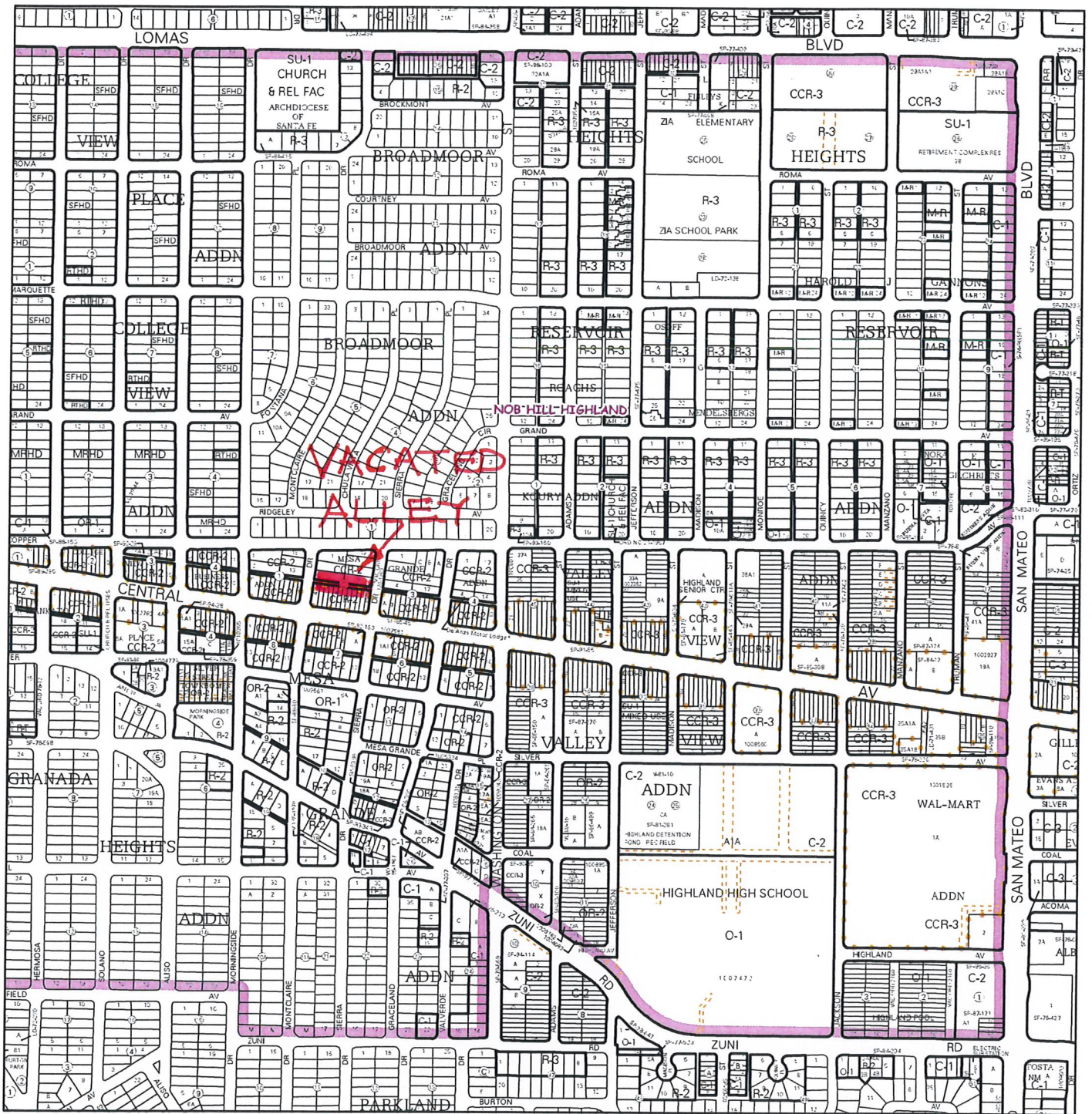
 OFFICIAL SEAL
CHRISTINA CORRAL
NOTARY PUBLIC-State of New Mexico
My Commission expires 3 June 2019

Christina Corral
Notary Public
My Commission Expires: 3 June 2019

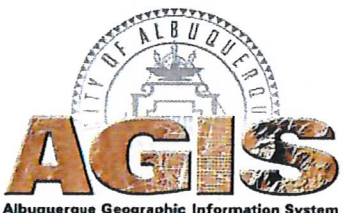
EXHIBIT "A"
To Special Warranty Deed

PERMITTED EXCEPTIONS

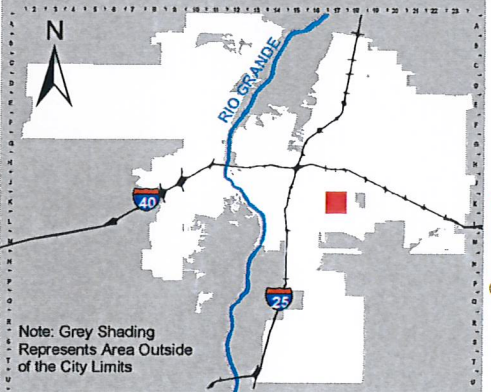
1. Reservations contained in the Patent from United States of America, recorded October 16, 1901 in Book 31, Page 604, records of Bernalillo County, NM.
2. Easements as shown and provided for on the Plat of Mesa Grande Addition recorded July 18, 1931 in Volume C2, folio 27, records of Bernalillo County, NM.
3. Restrictive covenants reserved in Warranty Deeds recorded April 21, 1937 in Book 144, Page 621 and recorded January 4, 1943 in Book 187, Page 461; as amended by Waiver of Reversion Rights recorded April 1, 1948 in Book D-74, Page 383 as Document No. 34547, records of Bernalillo County, NM.
4. Easements reserved in Warranty Deeds recorded April 21, 1937 in Book 144, Page 621 and recorded January 4, 1943 in Book 187, Page 461, records of Bernalillo County, NM.
5. Easements for public utilities, whether municipally or privately owned, which may be necessary for public use and benefit, as reserved in Ordinance No. 120-1969 recorded September 26, 1969 in Book Misc. 151, Page 400 as Document No. 51194, records of Bernalillo County, NM.
6. Cable Television Installation and Service Subscription Agreement recorded April 26, 1993 in Book 93-10, Page 2749 as Document No. 93041335, records of Bernalillo County, NM.
7. Cable Television Installation and Service Subscription Agreement recorded September 19, 1994 in Book 94-26, Page 7381 as Document No. 94113934, records of Bernalillo County, NM.



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








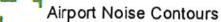

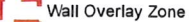

Map amended through: 1/28/2016



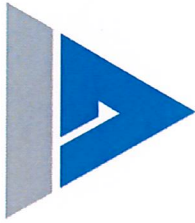
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
K-17-Z

Selected Symbols

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

0 750 1,500 Feet



October 8, 2018

Ms. Kym E. Dicome, DRB Chair
City of Albuquerque
600 2nd St NE
Albuquerque, NM 87102

**RE: Private Easements in Vacated Public Alley
Vacated Alley, Block 2, Mesa Grande Addition
(K-17)**

Subject: Vacation PNM, NMGC and Communication Easements

Dear Ms. Dicome

Isaacson & Arfman, P.A., as agent for Titan Nob Hill, LLC hereby request entry into the DRB process for consideration of vacating the easement rights held by PNM, NMGS and other communications providers within the previously vacated Public Alley between Sierra Dr. and Montclair Dr. and one-half block north of Central Ave. NE (alley is further designated and shown in the attached application). Titan Nob Hill is the owner of all adjacent property to the north and south and will be granting a replacement 7' -10' wide Public Utility Easement to accommodate the relocated utilities.

Justification of Vacation: PUE

The Public Utility Easement will no longer be necessary in its present location after the existing utility line have been relocated. Owner has an Agreement pending based on the affected utility companies design plans for the relocation of the various infrastructures within the vacated alley (electrical, gas and communication). The proposed site plan indicates the accepted 7' – 10' wide replacement PUE and the utility companies have stated that they are willing to vacate their easement.

Per the IDO Part 14-16-6-6(K)(3):

- (a) The public welfare does not require that the public right-of-way or easement be retained;
- (b) There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation, and there is no convincing evidence that any substantial right is being abridged against the will of the owner of the right.

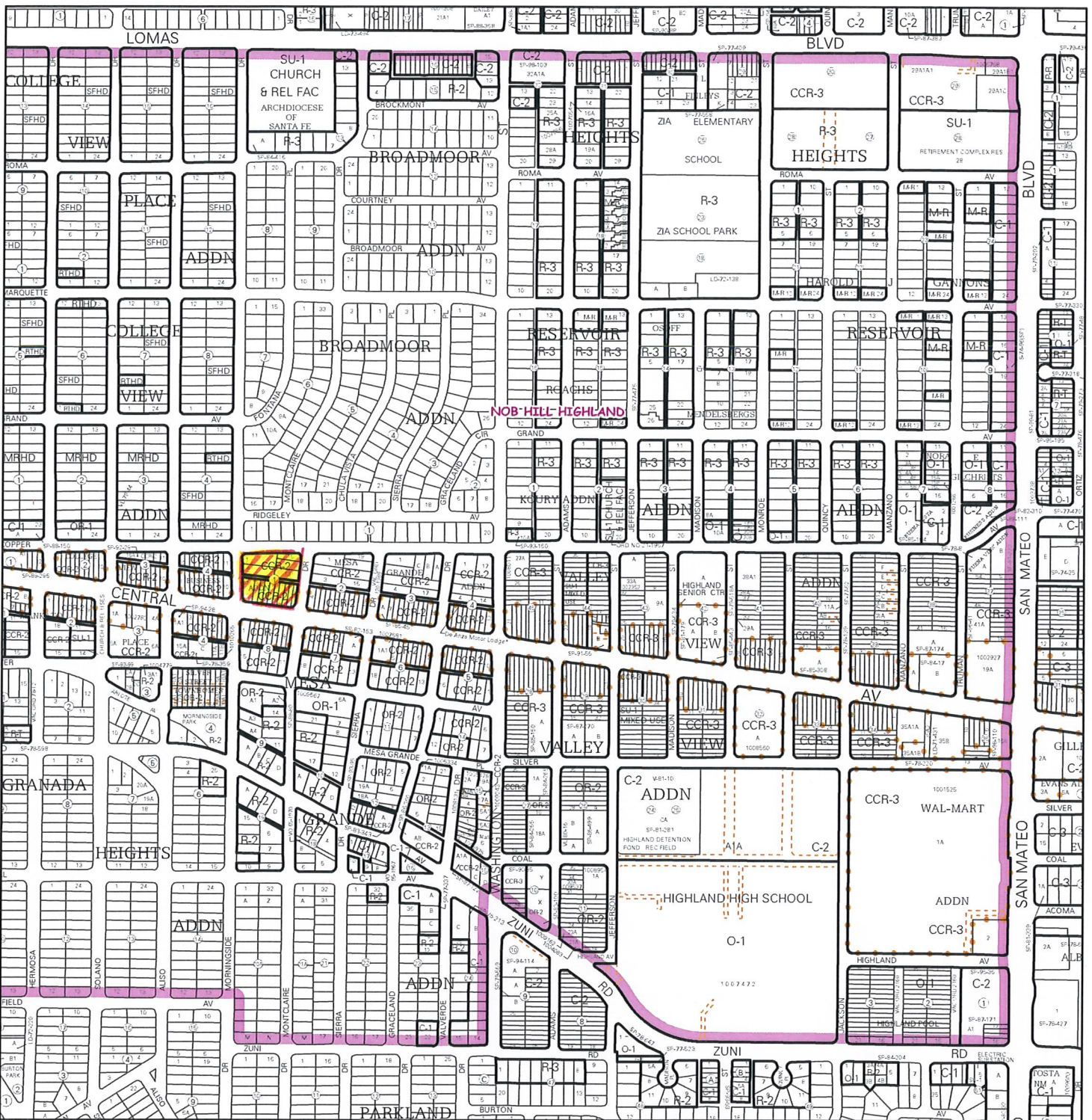
The granting of the Vacation will not significantly interfere with the enjoyment of the other lands in the vicinity.

The granting of the Vacation would be consistent with the spirit of the Albuquerque's development process, substantial justice and the general interest of the public. Financial gain or loss is not the sole determining factor in requesting the Vacation. The Owner is a for profit corporation; but they wish to conduct business in the City of Albuquerque within the framework of their proven development methods.

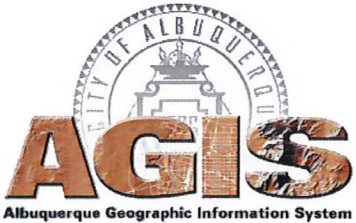
Therefore, Titan Nob Hill, LLC respectfully request that the vacation of the easement within the vacated alley allowed. Titan Nob Hill, LLC would be responsible for the recording of a plat that would officially vacate the subject easements.

Sincerely,
ISAACSON & ARFMAN P.A.

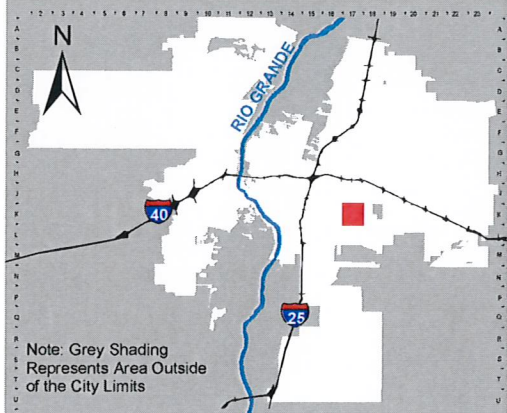
Fred C. Arfman, PE
FA/ fca



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












Map amended through: 1/28/2016

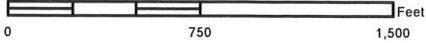


Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
K-17-Z

Selected Symbols

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



0 750 1,500 Feet

From: Quevedo, Vicente M.
To: Malak Hakim
Subject: RE: Neighborhood Meeting Inquiry_Central Ave and Sierra Dr_DRB
Date: Monday, July 16, 2018 12:11:23 PM
Attachments: Image001.png
Image002.png
Image003.png

Malak,

Good afternoon. Here you go. It looks like Tandi is a new contact. Let us know if you need anything else.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Phone
Nob Hill NA	Tim	Ross	ross@unm.edu	401 Amherst Drive NE	Albuquerque	NM	87106	5055731042
Nob Hill NA	Tandi	Hufnagel	tandiwe76@gmail.com	343 Hermosa Drive NE	Albuquerque	NM	87108	5056151149

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: Malak Hakim [mailto:hakim@consensusplanning.com]
Sent: Monday, July 16, 2018 10:01 AM
To: Quevedo, Vicente M. <vquevedo@cabq.gov>
Subject: RE: Neighborhood Meeting Inquiry_Central Ave and Sierra Dr_DRB

Hi Vicente,

Can you provide an updated list of neighborhood associations for the property referenced below? This would be for a neighborhood meeting inquiry.

Thank you,

Malak Hakim, AICP

From: Malak Hakim
Sent: Thursday, May 31, 2018 9:50 AM
To: 'Quevedo, Vicente M.' <vquevedo@cabq.gov>
Cc: Jim Strozier <cop@consensusplanning.com>
Subject: RE: Neighborhood Meeting Inquiry_Central Ave and Sierra Dr_DRB

Thanks, Vicente.

Malak Hakim, AICP

From: Quevedo, Vicente M. [mailto:vquevedo@cabq.gov]
Sent: Thursday, May 31, 2018 8:47 AM
To: Malak Hakim <hakim@consensusplanning.com>
Cc: Jim Strozier <cop@consensusplanning.com>
Subject: RE: Neighborhood Meeting Inquiry_Central Ave and Sierra Dr_DRB

Malak,

Good morning. You are correct, the only affected association is still Nob Hill with the updated map. I will save this email for our records. Thank you.

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: Malak Hakim [<mailto:hakim@consensusplanning.com>]
Sent: Wednesday, May 30, 2018 2:37 PM
To: Quevedo, Vicente M. <vquevedo@cabq.gov>
Cc: Jim Strozier <csj@consensusplanning.com>
Subject: RE: Neighborhood Meeting Inquiry_Central Ave and Sierra Dr_DRB

Hi Vicente,

Thank you for the information. I realized that the property highlighted in the Zone Atlas Map I attached is not correct. I was one block off. Please see attached for corrected property information. This should not trigger a change to the affected neighborhood associations. It should still be Nob Hill.

Thank you,

Malak Hakim, AICP

From: Quevedo, Vicente M. [<mailto:vquevedo@cabq.gov>]
Sent: Wednesday, May 30, 2018 1:35 PM
To: Malak Hakim <hakim@consensusplanning.com>
Subject: Neighborhood Meeting Inquiry_Central Ave and Sierra Dr_DRB

Malak,

Good afternoon. See contact information for the applicable neighborhood association related to your upcoming neighborhood meeting for a future DRB submittal. Please also review the attached instruction sheet. Thanks.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Phone
Nob Hill NA	Tim	Ross	ross@unrn.edu	401 Amherst Drive NE	Albuquerque	NM	87106	5055731042
Nob Hill NA	Veronica	Salinas	veronique_salinas@yahoo.com	336 Aliso Drive NE	Albuquerque	NM	87108	5052680064

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: Tuesday, May 29, 2018 3:46 PM
To: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Notification Inquiry Sheet Submission

Notification Inquiry For:

Development Review Board Submittal

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

Pre-Application Neighborhood Meeting

Contact Name

Malak Hakim

Company Name

Consensus Planning, Inc.

Address

302 Eighth Street NW

City

Albuquerque

State

NM

ZIP

87102

Telephone Number

5057649801

Email Address

hakim@consensusplanning.com

Anticipated Date of Public Hearing (if applicable):

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

Mesa Grande Addition - See Zone Atlas

Located on/between (physical address, street name or other identifying mark):

Central Avenue, between Sierra Drive NE and Montclair Drive NE.

This site is located on the following zone atlas page:

K-17-Z

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

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

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

Malak Hakim

From: Jim Strozier
Sent: Tuesday, June 12, 2018 5:07 PM
To: Timothy Jack Ross; 'Josh R. Rogers (Josh) (jrogers@titan-development.com)'; Ryan McCulloch; Malak Hakim
Cc: Veronica Salinas
Subject: RE: Nob Hill Multi-Family Project Notification

Thank you and thanks to you and the board for your work on behalf of the neighborhood. It was nice to see some interested neighbors also in attendance. We were able to talk with some of them outside after the meeting and they were very supportive.

Jim Strozier

From: Timothy Jack Ross [mailto:ross@unm.edu]
Sent: Tuesday, June 12, 2018 12:34 PM
To: Jim Strozier <cp@consensusplanning.com>; 'Josh R. Rogers (Josh) (jrogers@titan-development.com)' <jrogers@titan-development.com>; Ryan McCulloch <rmcculloch@Titan-Development.com>; Malak Hakim <hakim@consensusplanning.com>
Cc: Timothy Jack Ross <ross@unm.edu>; Veronica Salinas <veronique_salinas@yahoo.com>
Subject: Re: Nob Hill Multi-Family Project Notification

Jim, Josh, Ryan and Malak,
Thank you all for coming to our Board meeting last night, and for your collective insight in answering our questions. I thought you did very well, as some of our questions were very pointed and direct about the issues of concern to some of the Board members. You were clearly on top of these issues.

We look forward to hearing more about your development plans for the East Central Avenue corridor.

Timothy Ross
President, Nob Hill Neighborhood Association

From: Jim Strozier <cp@consensusplanning.com>
Date: Wednesday, May 30, 2018 at 4:22 PM
To: Tim Ross <ross@unm.edu>, "veronique salinas@yahoo.com" <veronique_salinas@yahoo.com>
Cc: "Josh R. Rogers (Josh) (jrogers@titan-development.com)" <jrogers@titan-development.com>, Ryan McCulloch <rmcculloch@Titan-Development.com>, Malak Hakim <hakim@consensusplanning.com>
Subject: Nob Hill Multi-Family Project Notification

Nob Hill Neighborhood Association:

The purpose of this email is to provide notice concerning the following project:

Titan Development is planning to file an application for a Site Development Plan to the City of Albuquerque's Development Review Board (DRB) to develop a new multi-family project. The property is zoned MX-M and multi-family residential is a permissive use. The property is made up of three separate parcels and is mostly vacant with the former Town Lodge motel at the northeast corner of Central Avenue and Montclair Drive NE.

As part of the new IDO process, this notification is to reach out and see if your neighborhood association is interested in having a meeting, however, Titan Development and Consensus Planning are already scheduled to present the project at your June 11th Neighborhood Association meeting. We look forward to presenting the project and answering any questions you may have regarding the project.

Location – The entire block bound by Sierra Drive (east), Central Avenue (south), Montclair Drive (west), and Copper Avenue (north) – 4101 and 4119 Central Avenue NE

Owner – Titan Nob Hill LLC

Applicant – Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102
(505) 764-9801

E-mail – cp@consensusplanning.com

Please do not hesitate to contact either Jim Strozier or Malak Hakim at Consensus Planning if you have any questions or require any additional information.

Jim Strozier, FAICP
Principal, Consensus Planning, Inc.



Property Owner 100' Buffer Map



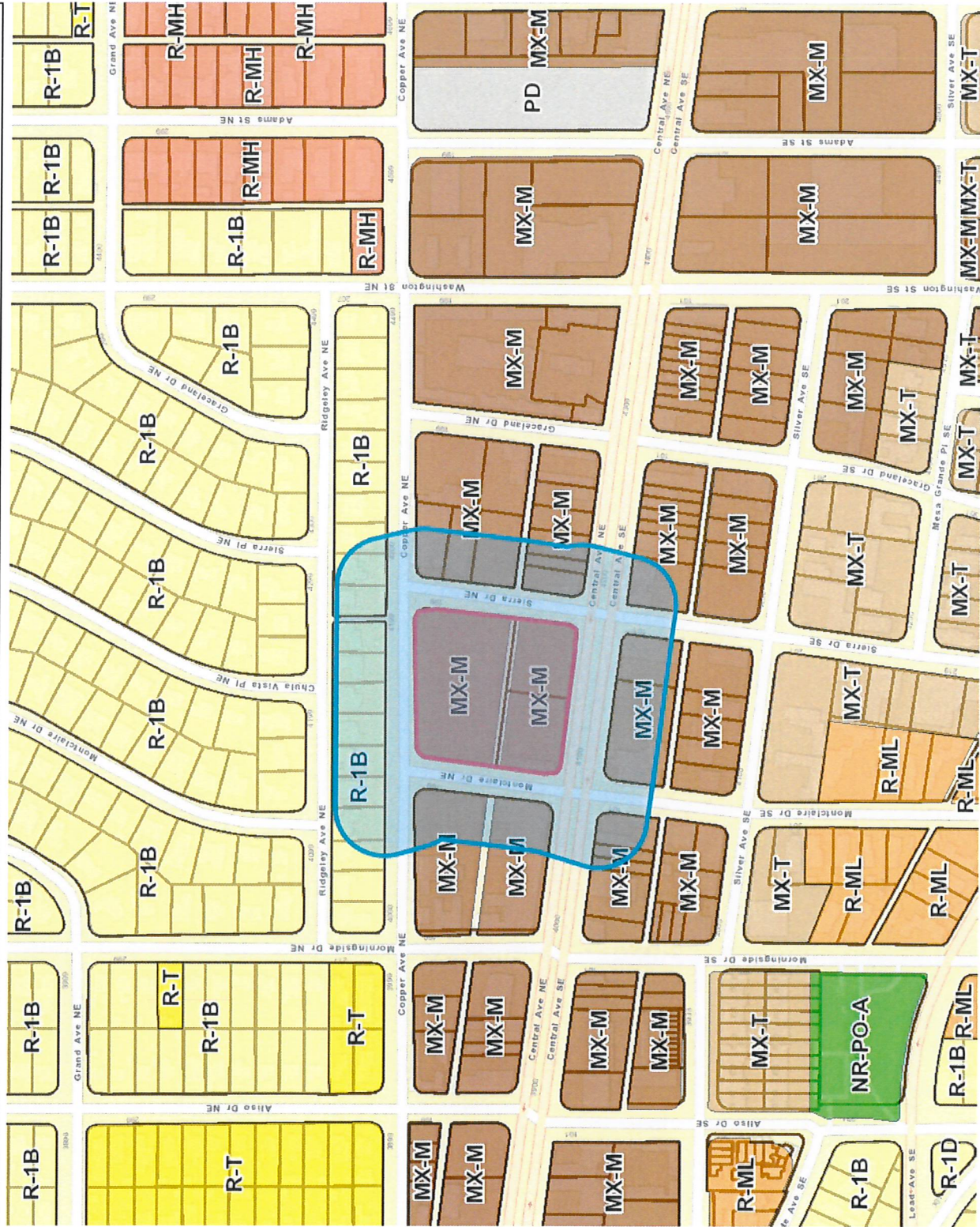
Legend

IDO Zoning

- R-A
- R-1A
- R-1B
- R-1C
- R-1D
- R-T
- R-MC
- R-ML
- R-MH
- MX-T
- MX-L
- MX-M
- MX-H
- MX-FB-ID
- MX-FB-FX
- MX-FB-UD
- NR-C
- NR-BP
- NR-LM
- NR-GM
- NR-SU
- NR-PO-A
- NR-PO-B
- NR-PO-C
- NR-PO-D
- PD
- PC
- UNCL

- Bernalillo County Parcels
- Municipal Limits

Notes
 Prepared by Consensus Planning,
 8-23-2018



601 Feet

301



WGS 1984_Web_Mercator_Auxiliary_Sphere
 8/23/2018
 © City of Albuquerque

1: 3,607

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



October 12, 2018

James A. Wood
4101 Ridgely Ave. NE
Albuquerque, NM 87108

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Development Review Board will hold a Public Hearing on Wednesday, November 7, 2018 at 9:00 p.m., in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following item.

DEVELOPMENT REVIEW BOARD

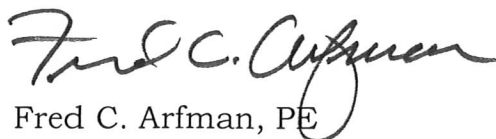
A copy of the Function, General Meeting Information, Parking Information, and Notices are posted on the Planning Department's website at <https://www.cabq.gov/planning/boards-commissions/development-review-board>. For more information, please contact Russell Brito, Current Planning Division Manager, at (505) 924-3337 or at rbrito@cabq.gov.

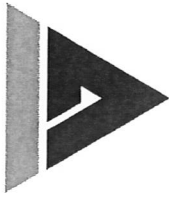
REQUEST

Isaacson & Arfman, PA, agent for Titan Nob Hill, LLC, will requests from the City of Albuquerque Development Review Board the Vacation of a Public Utility Easement that were previously retained at the time of Alley Vacation to support the new multifamily development located on Lots 1 through 19, Block 2 of the Mesa Grande Addition and Vacated Alley, zoned MX-M. The property is located on Central Avenue, between Sierra Drive and Montclair Drive NE, containing approximately 2.2 acres.

If you have questions or need additional information regarding this request contact Fred Arfman, President, Isaacson & Arfman, PA at (505) 268-8828 or at freda@iacivil.com.

Sincerely,
Isaacson & Arfman, PA


Fred C. Arfman, PE



October 12, 2018

Todd Trevino
8209 Gorman Ave. NE
Albuquerque, NM 87108

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DEVELOPMENT REVIEW BOARD

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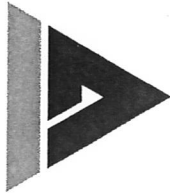
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Sincerely,
Isaacson & Arfman, PA


Fred C. Arfman, PE



October 12, 2018

Two Guns LLC
430 Washington St. NE
Albuquerque, NM 87108

NOTICE OF PUBLIC HEARING

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Sincerely,
Isaacson & Arfman, PA


Fred C. Arfman, PE



October 12, 2018

US West Communications
6300 S Syracuse Way
Englewood, CO 80111

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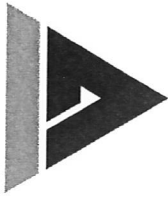
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Sincerely,
Isaacson & Arfman, PA


Fred C. Arfman, PE



October 12, 2018

Stephanie Aragon
4200 Ridgely Ave. NE
Albuquerque, NM 87108

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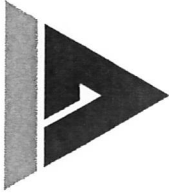
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Sincerely,
Isaacson & Arfman, PA


Fred C. Arfman, PE



October 12, 2018

Shayne Harley
4204 Ridgely Ave. NE
Albuquerque, NM 87108

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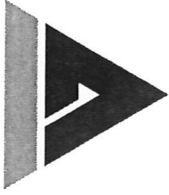
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Sincerely,
Isaacson & Arfman, PA


Fred C. Arfman, PE



October 12, 2018

Jon Wilson
4100 Ridgely Ave. NE
Albuquerque, NM 87108

NOTICE OF PUBLIC HEARING

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Sincerely,
Isaacson & Arfman, PA


Fred C. Arfman, PE



October 12, 2018

William Murphy
PO Box 2061
Tijeras, NM, NM 87059

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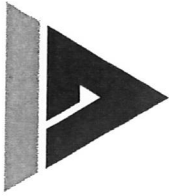
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Sincerely,
Isaacson & Arfman, PA


Fred C. Arfman, PE



October 12, 2018

Pete & Mary Argyres
2011 Los Poblanos Pl. NW
Los Ranchos, NM 87107

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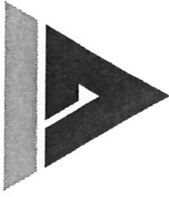
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Sincerely,
Isaacson & Arfman, PA


Fred C. Arfman, PE



October 12, 2018

Sara Ann Hill
4008 Ridgely Ave NE
Albuquerque, NM 87108

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Sincerely,
Isaacson & Arfman, PA


Fred C. Arfman, PE



October 12, 2018

Transitional Living Services
5601 Domingo Rd NE
Albuquerque, NM 87108

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Sincerely,
Isaacson & Arfman, PA


Fred C. Arfman, PE



October 12, 2018

Peggy & Florence Shoemaker
4208 Ridgely Ave. NE
Albuquerque, NM 87108

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Sincerely,
Isaacson & Arfman, PA


Fred C. Arfman, PE



October 12, 2018

West Cent LLC
6927 Schist Ave.
Albuquerque, NM 87113

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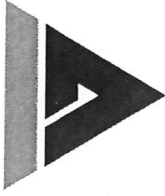
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Sincerely,
Isaacson & Arfman, PA


Fred C. Arfman, PE



October 12, 2018

Richard Stoops
4108 Ridgely Ave. NE
Albuquerque, NM 87108

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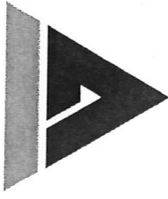
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Sincerely,
Isaacson & Arfman, PA


Fred C. Arfman, PE



October 12, 2018

Scott & Richard Steinberg
11110 San Bernardino Dr. NE
Albuquerque, NM 87122

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Sincerely,
Isaacson & Arfman, PA


Fred C. Arfman, PE



October 12, 2018

Maria Cardenas
4112 Ridgely Ave. NE
Albuquerque, NM 87108

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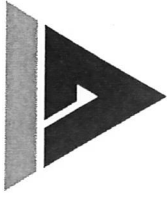
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Sincerely,
Isaacson & Arfman, PA


Fred C. Arfman, PE



October 12, 2018

Richard & Theresa Irvin
4300 Ridgely Ave. NE
Albuquerque, NM 87108

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Sincerely,
Isaacson & Arfman, PA


Fred C. Arfman, PE



October 12, 2018

Darathai Properties LLC
6324 Pima Pl. NW
Albuquerque, NM 87120

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Sincerely,
Isaacson & Arfman, PA


Fred C. Arfman, PE



October 12, 2018

Pulse Ventures, LLC
4700 N. Ravenwood Ave, Ste. B
Chicago, IL 60649-4408

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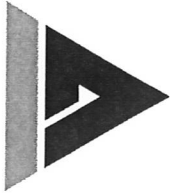
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Sincerely,
Isaacson & Arfman, PA


Fred C. Arfman, PE



October 12, 2018

Stephen & Marc Karman
PO Box K
Albuquerque, NM 87103

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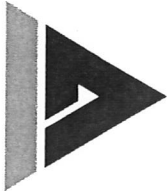
REQUEST

Isaacson & Arfman, PA, agent for Titan Nob Hill, LLC, will requests from the City of Albuquerque Development Review Board the Vacation of a Public Utility Easement that were previously retained at the time of Alley Vacation to support the new multifamily development located on Lots 1 through 19, Block 2 of the Mesa Grande Addition and Vacated Alley, zoned MX-M. The property is located on Central Avenue, between Sierra Drive and Montclair Drive NE, containing approximately 2.2 acres.

If you have questions or need additional information regarding this request contact Fred Arfman, President, Isaacson & Arfman, PA at (505) 268-8828 or at freda@iacivil.com.

Sincerely,
Isaacson & Arfman, PA


Fred C. Arfman, PE



October 12, 2018

Dorie Skidmore
4012 Ridgely Ave. NE
Albuquerque, NM 87108

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Development Review Board will hold a Public Hearing on Wednesday, November 7, 2018 at 9:00 p.m., in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following item.

DEVELOPMENT REVIEW BOARD

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Isaacson & Arfman, PA


Fred C. Arfman, PE



October 12, 2018

Cosmopolitan LLC
700 Carlisle Pl. NE
Albuquerque, NM 87108

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Fred C. Arfman, PE

=====
HIGHLAND
111 ALVARADO DR SE
ALBUQUERQUE
NM
87108-9998
3401360108
10/12/2018 (800)275-8777 9:48 AM
=====

Table with 3 columns: Product Description, Sale Qty, Final Price. Rows include Flag Act 1818, Total, and Personal/Bus Check.

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YOUR OPINION COUNTS

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




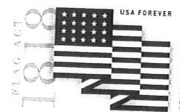
Cosmopolitan, LLC
700 Carlisle Pl SE
Albuquerque, NM 87108

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




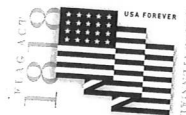
Dorie A. Skidmore
4012 Ridgeley Ave. NE
Albuquerque, NM 87108

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

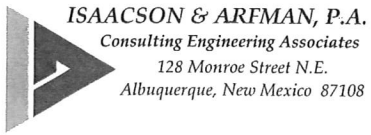


Pulse Ventures, LLC
4700 N Ravenswood Ave #B
Chicago, IL 60640

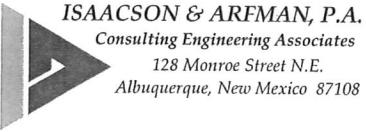
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128 Monroe Street N.E.
Albuquerque, New Mexico 87108



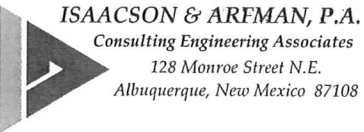
Darathan Properties, LLC
6324 Pima Pl. NW
Albuquerque, NM 87120



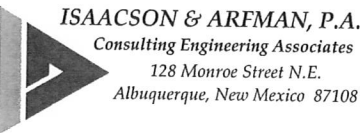
Sarah Ann Hill
4008 Ridgeley Ave. NE
Albuquerque, NM 87108



Peggy & Florence Shoemaker
4208 Ridgeley Ave. NE
Albuquerque, NM 87108



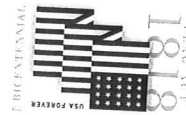
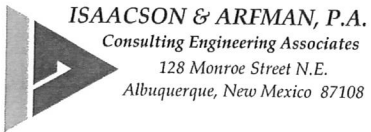
Transitional Living Services, Inc.
5601 Domingo Road NE
Albuquerque, NM 87108



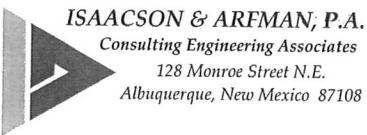
Stephen & Hilton Karman
P.O. Box K
Albuquerque, NM 87103



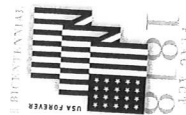
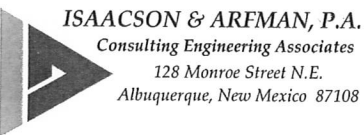
Two Guns, LLC
430 Washington Street NE
Albuquerque, NM 87108



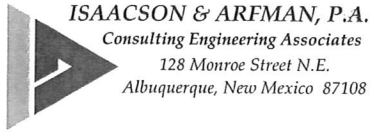
Todd & Kayci Trevino
8209 RC Gorman Ave. NE
Albuquerque, NM 87122



James A Wood
4104 Ridgeley Ave. NE
Albuquerque, NM 87108



Scott & Robin Steinberg
11110 San Bernardino Dr. NE
Albuquerque, NM 87122



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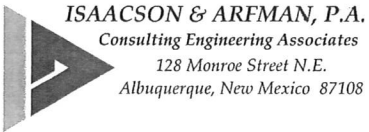
Consulting Engineering Associates

128 Monroe Street N.E.

Albuquerque, New Mexico 87108



Jon Wilson & Joan Esse
4100 Ridgeley Ave. NE
Albuquerque, NM 87108



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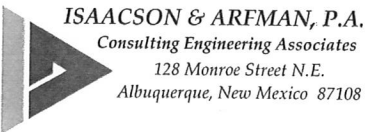
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Albuquerque, New Mexico 87108



US West Communications, Inc.
6300 S Syracuse Way
Englewood, CO 80111



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Consulting Engineering Associates

128 Monroe Street N.E.

Albuquerque, New Mexico 87108



Stephanie T. Aragon
4200 Ridgeley Ave. NE
Albuquerque, NM 87108



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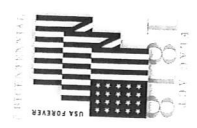
128 Monroe Street N.E.

Albuquerque, New Mexico 87108




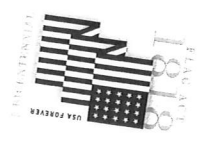
Shayne M. Harley
Trustee Harley Trust
4204 Ridgeley Ave. NE
Albuquerque, NM 87108

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




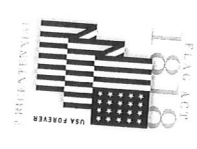
Richard D. Stoops
4108 Ridgeley Ave. NE
Albuquerque, NM 87108

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Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108




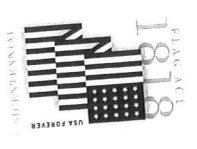
West Cent, LLC
6927 Schist Ave. NE
Albuquerque, NM 87113

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



Pete & Mary Argyres
Trustees Argyres RVT
2011 Los Poblanos PI NW
Los Ranchos, NM 87107

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



William Murphy
P.O. Box 2061
Tijeras, NM 87059

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



Richard & Theresa Irvin
4300 Ridgeley Ave. NE
Albuquerque, NM 87108



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



Maria Cardenas
4112 Ridgeley Ave. NE
Albuquerque, NM 87108

