



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 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: BLAKE LEARMONTH and KATHERINE BLACKMON Phone: (505)573-2907 (505)550-8678

Address: 11116 DEER LODGE PL, SE Email: [REDACTED]@ekalbdesign@gmail.com

City: ALBUQUERQUE State: NM Zip: 87123

Professional/Agent (if any): Phone: _____

Address: Email: _____

City: State: Zip: _____

Proprietary Interest in Site: List all owners: _____

BRIEF DESCRIPTION OF REQUEST

Vacate Private Turnaround Easement

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

Lot or Tract No.: 10-A-3-B Block: 10000 Unit: 2

Subdivision/Addition: Alvarado Gardens MRGCD Map No.: _____ UPC Code: 101206033018740731

Zone Atlas Page(s): Index No. G-12-2 Existing Zoning: RA [REDACTED] Proposed Zoning: _____

of Existing Lots: _____ # of Proposed Lots: _____ Total Area of Site (acres): .3588 Gross
.2527 Net

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 2710 Campbell Rd, NE Between: Rio Grande Blvd. and: Rio Grande River

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

CITY PROJECT # 703886 (COMPLETED) DRB Project No. 1009721

Signature: [Signature] K. Blackmon Date: 7/31/2018

Printed Name: Blake Learmonth Katherine Blackmon Applicant or 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@caba.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.

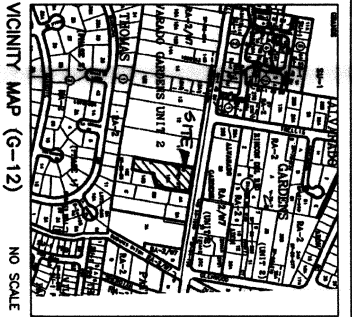
TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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: <i>Blake Leammth</i>	Date: <i>7/31/2018</i>	
Printed Name: <i>Blake Leammth</i>	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent	
FOR OFFICIAL USE ONLY		
Project Number:	Case Numbers	
Staff Signature:	Date:	

**DRAWING SHOWING
EASEMENT TO BE VACATED**



VICINITY MAP (G-12) NO SCALE

LEGEND:

- SET #4 REBAR W/ CAP 'LS 14269'
 - FOUND MONUMENT AS NOTED
- SUBDIVISION DATA
1. DBR Proj. No.
 2. Zone Atlas Index No. G-12
 3. Current Zoning RA-2/M7
 4. Gross acreage 1.6392
 5. Total Number of Lots created - 3 -
 6. This plot has been prepared for the purposes of creating three lots from one existing lot using splitting of a public utility.
 7. TALOS LOG NO.: 2002520347

NOTES

1. Bearings shown on this plot are New Mexico State Plane Grid Bearings, Central Zone, MUD 1927.
2. Perimeter distances are field measurements were made on the ground grid and bearings recovered and accepted monumentation within the block. Distances and bearings appearing on the Plot of LOTS 10-A, 10-B, 10-C AND 10-D OF ALVARADO GARDENS UNIT 2, filed October 17, 1984 in Volume C25, Page 77, are shown in parentheses ().
3. Monuments recovered and accepted or set are noted on attached plot.
4. This plot shows all easements of record.
5. An existing Twenty-four foot (24') Private Roadway Easement granted by the Plot of Lots 10-A, 10-B, 10-C, and 10-D, Alvarado Gardens Unit 2 filed 10/17/1984 in Volume C25, folio and Lot 10-E filed 3/6/1988 in Vol. C26, p. 25) Prothonotaries in the responsibility of the owners of Lots 10-A-1 through 10-A-3.
6. An existing Twelve foot (12') Private Roadway Easement granted by the Plot of Lots 10-A, 10-B, 10-C, and 10-D, Alvarado Gardens Unit 2 filed 10/17/1984 in Volume C25, folio and Lot 10-E filed 3/6/1988 in Vol. C26, p. 25) Prothonotaries in the responsibility of the owners of Lots 10-A-1 through 10-A-3.
7. An existing Private Septic Tank Easement for the benefit of Lot 10-B granted by the Volume C26, folio 274, 10-C, and 10-D, Alvarado Gardens Unit 2 filed 10/17/1984 in Volume C25, folio 10-A-1 through 10-A-3.
8. A Twenty-foot (20') Public Utility, Private Waterline and Private Sewer Easement for the benefit of Lots 10-A-1, 10-B and 10-E was granted by the filing of this plot. Maintenance is the responsibility of the owners of Lots 10-B and 10-E.
9. A Twenty-foot (20') Public Utility, Private Waterline and Private Sewer Easement for the benefit of Lots 10-A-1, 10-B and 10-E is granted by the filing of this plot. Maintenance is the responsibility of the owner.
10. A Twenty foot (20') Private Waterline and Private Sewer Easement for the benefit of Lot 10-A-1.
11. Licensed for access across the Barrera Plaza, it provided for by Act of Alvarado Gardens, Unit 2, filed January 28, 1934 in Volume 1, 1934, 28.

THIS IS TO CERTIFY THAT THESE ARE CURRENT AND PWD ON

RENEWAL COUNTY RECORDS OFFICE



DESCRIPTION
 Lot numbered Ten-A (10A) of amended plot of lots 10-A, 10-B, 10-C and 10-D of ALVARADO GARDENS UNIT 2, Albuquerque, New Mexico, as the same is shown and the County Clerk of Bernalillo County, New Mexico, on October 17, 1984, Book C25, page 77.

FREE CONSENT
 The creation of Lots 10-A-1 through 10-A-3 of ALVARADO GARDENS UNIT 2 and granting of water and sewer easement is with the free consent and in accordance with the desires of the undersigned owner.

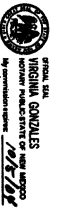
JAY REMBA, Owner

ACKNOWLEDGMENT
 STATE OF NEW MEXICO
 COUNTY OF BERNALILLO

On this 12th day of December, 2002, the foregoing instrument was acknowledged before me by Jay Remba.

By Commission expires 12/5/2004

Notary Public Virginia Goyella



PLAT OF LOTS 10-A-1 THROUGH 10-A-3
 ALVARADO GARDENS UNIT 2
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

A REPLAT OF LOT 10-A, ALVARADO GARDENS UNIT 2
 WITHIN SEC. 1, T. 10 N., R. 2 E., NMPM

DECEMBER 2002

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:
 PROJECT NO. 1002339 APPLICATION NO. 03DEB-01035

Planning Director, City of Albuquerque	7/11/03
City Engineer, City of Albuquerque	12-20-02
City Surveyor, City of Albuquerque	7/14/03
City Clerk, City of Albuquerque	7-10-02
City Assessor, City of Albuquerque	7/11/03
City Auditor, City of Albuquerque	
City Treasurer, City of Albuquerque	
City Attorney, City of Albuquerque	
City Recorder, City of Albuquerque	
City Clerk, City of Albuquerque	
City Surveyor, City of Albuquerque	
City Engineer, City of Albuquerque	
City Assessor, City of Albuquerque	
City Auditor, City of Albuquerque	
City Treasurer, City of Albuquerque	
City Attorney, City of Albuquerque	
City Recorder, City of Albuquerque	

SURVEYOR'S CERTIFICATE
 I, Thomas D. Johnson, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that the foregoing plat and map were prepared by me or under my direct supervision and that I am a duly licensed and qualified Professional Surveyor under the laws of the State of New Mexico. I have examined the records of the recorded plat and made known to me by the title company, utility companies or by the owner of record, the minimum standards for land surveys as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors, effective October 1, 2000 and it is true and correct to the best of my knowledge and belief.

Thomas D. Johnson, N.E.L.S. No. 14269
 4:55:09 PM
 12-22-02

THOMAS D. JOHNSON
 PROFESSIONAL SURVEYOR
 NO. 14269

MAYOHN SURVEYING INC.
 330 LOUISIANA BLVD., N.E.
 ALBUQUERQUE, N.M. 87108
 PHONE: 255-2052 FAX: 255-2887

DRAWN: E.W.K. SCALE: 1" = 40'
 CHECKED: I.D.J. DATE: 23 DEC 2002
 FILE NO. SP1200402.DWG SHEET 1 OF 2

**DRAWING SHOWING
EASEMENT TO BE VACATED**



NEW 25' WIDE FIRE APPARATUS ACCESS EASEMENT "Y" TURNAROUND GRANTED BY THIS PLAT

NEW PRIVATE ROADWAY, WATERLINE AND SEWER EASEMENT, NEW PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT (HATCHED AREA).

EXISTING PRIVATE SEPTIC TANK EASEMENT (C25-77, BENEFITS LOT 10-B; NOW ABANDONED) VACATED BY VACATION ACTION

(N09°18'50"E)
N09°20'03"E

LOT 10-A-3-B
0.3588 ACRES GROSS
0.2527 ACRES NET

EXISTING PRIVATE TURNAROUND EASEMENT (7/15/2002; 2003C-213)

FOUND 1/2" REBAR W/CAP "LS6446"

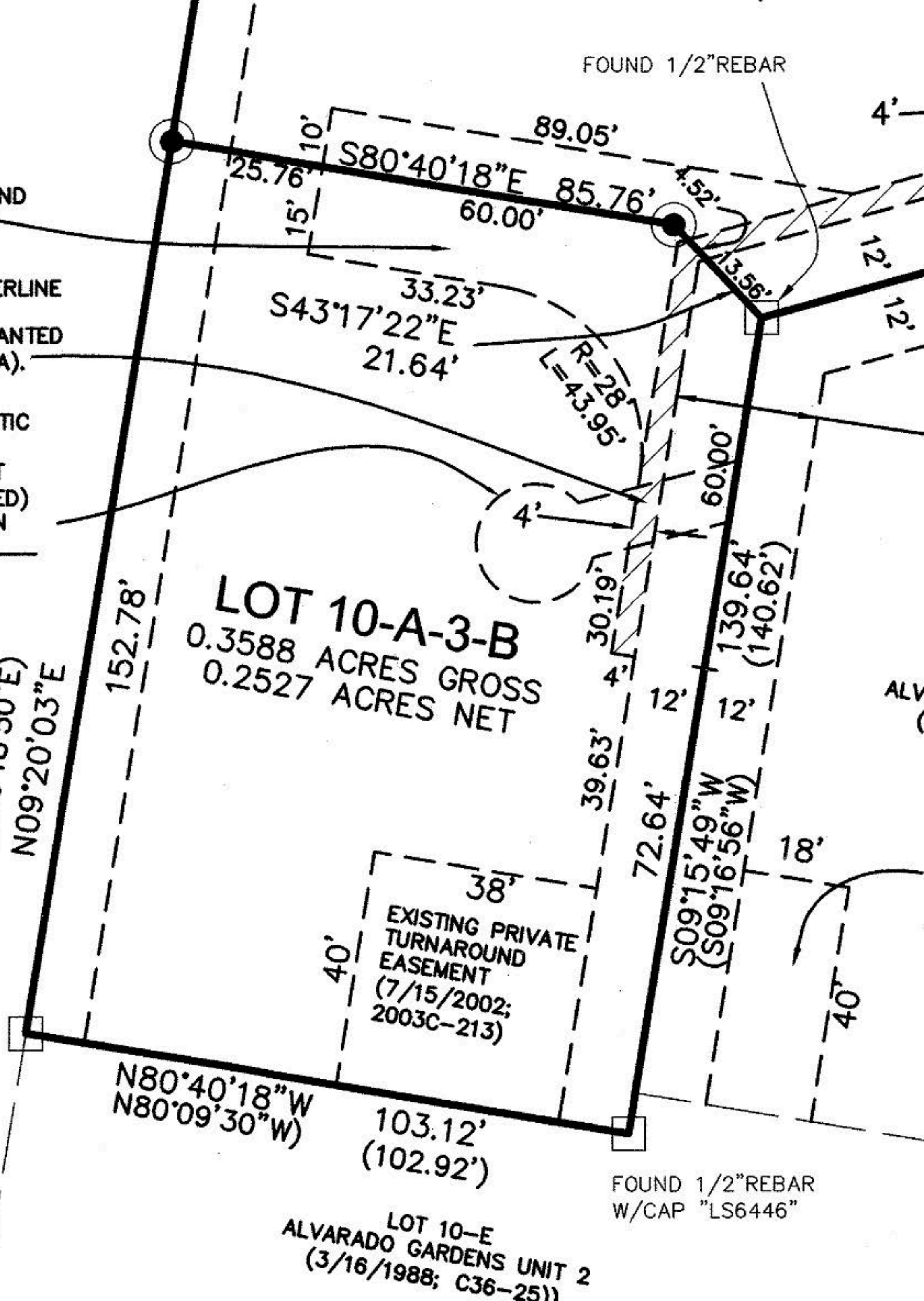
N80°40'18"W
N80°09'30"W

103.12'
(102.92')

LOT 10-E
ALVARADO GARDENS UNIT 2
(3/16/1988; C36-25)

FOUND 1/2" REBAR W/CAP "LS6446"

FOUND 1/2" REBAR



JUSTIFICATION LETTER

Katherine Blackmon and Blake Learmonth
11116 Deer Lodge Pl, SE
Albuquerque, NM 87123
(505) 550-3678 (Kathy)
(505) 573-2907 (Blake)

September 10, 2018

TO: Kym Dicome,
Chair of Development Review Board

RE: Vacation of Easement at 2710 Campbell Rd, NW

Dear Ms. Dicome,

We are requesting that a turn-around easement be vacated on the above-referenced lot. The justification for this request is that recently a new turn-around road with easement has been built and approved by the city. Since there is a new easement serving the same purpose and the same properties as the old one, there is no longer a need for the old easement to exist.

Vacation of this easement would help us greatly in building our new home, as this old easement covers a lot of area on the lot.

Sincerely,

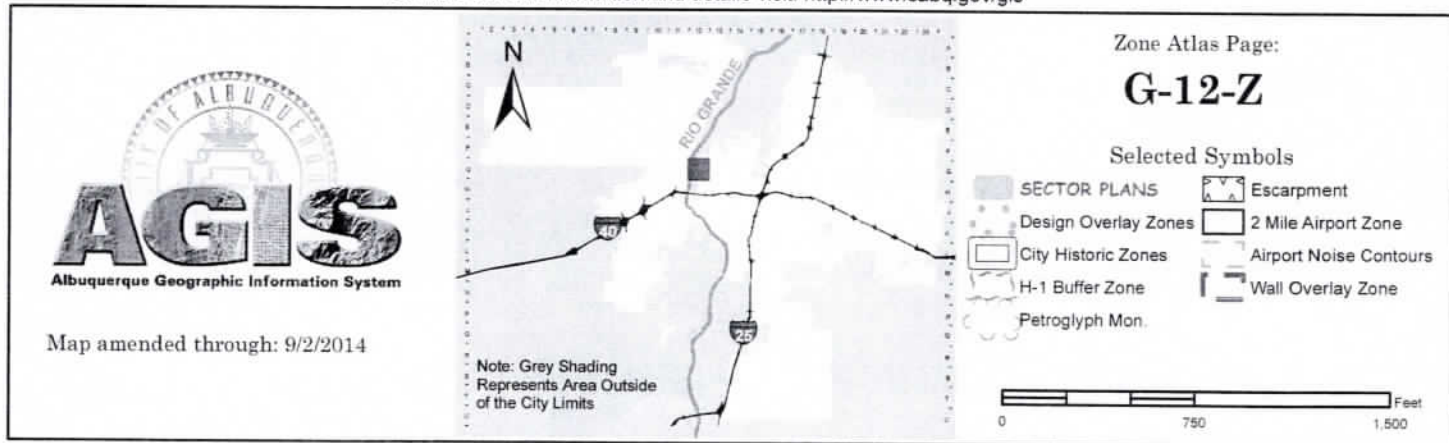
Katherine Blackmon

Blake Learmonth

ZONE ATLAS MAP



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



NEIGHBORHOOD MEETING INQUIRY

Neighborhood Meeting Inquiry_2710 Campbell Rd NW_DRB

by Quevedo, Vicente M. | vquevedo@cabq.gov

Blake,

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

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Alvarado Gardens NA	Kristin	Hogge	krissiecarol@aol.com	3031 Calle San Angel NW	Albuquerque	NM	87107	5052288801	5053457888
Alvarado Gardens NA	Carolyn	Siegel	crsiegel@swcp.com	2726 Candelaria Road NW	Albuquerque	NM	87107	5057153318	5053446746
Thomas Village NA	Debbie	Ridley	dlrhealing@aol.com	3247 Calle De Deborah NW	Albuquerque	NM	87104		5052435554
Thomas Village NA	Richard	Meyners	abqrmeyners@gmail.com	3316 Calle De Daniel NW	Albuquerque	NM	87104		5052427319

Respectfully,

Vicente M. Quevedo, MCRP

Neighborhood Liaison

Office of Neighborhood Coordination

City of Albuquerque – City Council

(505) 768-3332

Website: 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: [mailto | webmaster=cabq.gov@mailgun.org](mailto:webmaster=cabq.gov@mailgun.org)
 To: **Office of Neighborhood Coordination** | onc@cabq.gov

Neighborhood Meeting Inquiry For:
 Other (please specify in field below)
 If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:
 vacation of a private turnaround easement

Contact Name
 Blake Learmonth
 Telephone Number
 (505) 573-2907
 Email Address
 blake@ekalbdesign.com
 Company Name
 Company Address
 City
 albuquerque
 State
 nm
 ZIP

**EMAILED NOTICE TO
NEIGHBORHOOD
ASSOCIATION
REPRESENTATIVES**

Gmail

Kathy Blackmon <dancekatia@gmail.com>

Offer of Meeting

1 message

Kathy Blackmon <dancekatia@gmail.com>

Fri, Aug 10, 2018 at 2:30 PM

To: abqrmeyners@gmail.com

My husband and I will be presenting an application for vacation of an easement on our lot located at 2710 Campbell Road, NW. This lot is the result of a subdivision which has been completed. As part of the city's requirements for the subdivision, a new road was built as a turn-around easement. This road has been approved by the city.

We are requesting that the old turn-around easement on our property be vacated, as it is no longer needed in light of the newer one which has been established.

This message is to notify you of this project, and offer to meet with you (neighborhood association) about it if you request such a meeting.

Thank you.

Katherine Blackmon



Kathy Blackmon <dancekatia@gmail.com>

Offer of Meeting

1 message

Kathy Blackmon <dancekatia@gmail.com>

Fri, Aug 10, 2018 at 2:29 PM

To: dlrhealing@aol.com

My husband and I will be presenting an application for vacation of an easement on our lot located at 2710 Campbell Road, NW. This lot is the result of a subdivision which has been completed. As part of the city's requirements for the subdivision, a new road was built as a turn-around easement. This road has been approved by the city.

We are requesting that the old turn-around easement on our property be vacated, as it is no longer needed in light of the newer one which has been established.

This message is to notify you of this project, and offer to meet with you (the neighborhood association) about it if you request such a meeting.

Thank you.

Katherine Blackmon



Kathy Blackmon <dancekatia@gmail.com>

Offer of Meeting

1 message

Kathy Blackmon <dancekatia@gmail.com>

Fri, Aug 10, 2018 at 2:28 PM

To: crsiegel@swcp.com

My husband and I will be presenting an application for vacation of an easement on our lot located at 2710 Campbell Road, NW. This lot is the result of a subdivision which has been completed. As part of the city's requirements for the subdivision, a new road was built as a turn-around easement. This road has been approved by the city.

We are requesting that the old turn-around easement on our property be vacated, as it is no longer needed in light of the newer one which has been established.

This message is to notify you of this project, and offer to meet with you about it if you request such a meeting.

Thank you.

Katherine Blackmon



Kathy Blackmon <dancekatia@gmail.com>

Offer of Meeting

1 message

Kathy Blackmon <dancekatia@gmail.com>

Fri, Aug 10, 2018 at 2:28 PM

To: krissiecarol@aol.com

My husband and I will be presenting an application for vacation of an easement on our lot located at 2710 Campbell Road, NW. This lot is the result of a subdivision which has been completed. As part of the city's requirements for the subdivision, a new road was built as a turn-around easement. This road has been approved by the city.

We are requesting that the old turn-around easement on our property be vacated, as it is no longer needed in light of the newer one which has been established.

This message is to notify you of this project, and offer to meet with you about it if you request such a meeting.

Thank you.

Katherine Blackmon



Kathy Blackmon <dancekatia@gmail.com>

Easement

2 messages

president@alvaradoneighborhood.com <president@alvaradoneighborhood.com>Tue, Aug 14, 2018 at
9:24 AM

To: dancekatia@gmail.com

Cc: "AGNA News (Melo)" <news@alvaradoneighborhood.com>, yhomann63@hotmail.com

Hello,

I am your new Alvarado Gardens Neighborhood president.

Thank you for your notification concerning your improvement. I looked at your improved driveway and it is very nice. May I assume the tiny driveway to the left is to be vacated?

I apologize for the delay in my response to your email. The Alvarado Gardens Neighborhood Board has been in transition, as Carolyn Siegal, our past president, retired. Kristin Hogge, her vice-president, has also retired. They have served the neighborhood for 12 years!

I will introduce myself and my fellow board members at the BLOCK PARTY on September 16th, right before the pet parade at 4:30pm. The Block Party runs from 4-7pm. (The Neighborhood Yard Sale will be on September the 15th) Please come, have fun and meet your neighbors! Bring a folding chair! We will have a cake walk and raffle off some nice gifts too! \$1 for 2 tickets, \$2 for 5 tickets!

If you are not a member of our neighborhood, please join! We ask for a \$5 donation every year just to help with office supplies, signage and advertising for the yard sales, expenses for our annual meeting and other things that may come up. We are all volunteers who live in this great neighborhood.

To join our mailing list, simply go online to www.alvaradoneighborhood.com click on list serv, and add your email address. You may send your check to our treasurer, Yolanda Homann at 2638 Candelaria Blvd NW or drop it off! Her phone number is 345-3178.

Please encourage your neighbors and friends to join. We won't bug you about issues but if something needs to be addressed there is a forum to talk about it. Or just call me at 345-5300.

I hope to meet you at the Block Party!

Trudy Merriman
Alvarado Gardens Neighborhood President
[2617 Decker Ave NW](#)
345-5300

Kathy Blackmon <dancekatia@gmail.com>


Fri, Aug 17, 2018 at 1:14 PM

To: president@alvaradoneighborhood.com

Thank you for your timely response. I'm not altogether sure what you're describing, because "to the left" can mean different things depending on which way you are facing. I am attaching a drawing that I think will clear it up. The important point is that the new turn-around easement serves all the same properties the old one did, which is why the old one is no longer needed.

Thank you,
Kathy

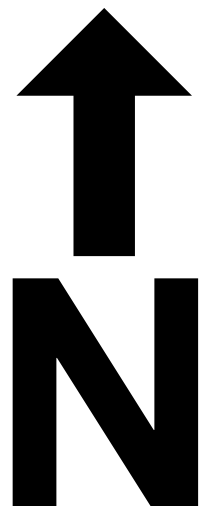
[Quoted text hidden]

 **lot-with-easements.pdf**
198K

NEW 25' WIDE FIRE APPARATUS ACCESS EASEMENT "Y" TURNAROUND GRANTED BY THIS PLAT

NEW PRIVATE ROADWAY, WATERLINE AND SEWER EASEMENT, NEW PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT (HATCHED AREA).

EXISTING PRIVATE SEPTIC TANK EASEMENT (C25-77, BENEFITS LOT 10-B; NOW ABANDONED) VACATED BY VACATION ACTION



(N09°18'50"E)
N09°20'03"E

152.78'

LOT 10-A-3-B
0.3588 ACRES GROSS
0.2527 ACRES NET

38'
40'
EXISTING PRIVATE TURNAROUND EASEMENT (7/15/2002; 2003C-213)

N80°40'18"W
N80°09'30"W

103.12'
(102.92')

LOT 10-E
ALVARADO GARDENS UNIT 2
(3/16/1988; C36-25))

FOUND 1/2" REBAR

25.76'
15' 10'
S80°40'18"E 89.05'
60.00' 85.76'
4.52'

33.23'
S43°17'22"E
21.64'
R=28'
L=43.95'

60.00'
139.64'
(140.62')

30.19'
4'
39.63'

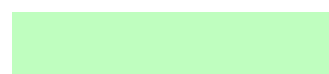


12' 12'
72.64'
S09°15'49"W
(S09°16'56"W)

18'

40'

FOUND 1/2" REBAR W/CAP "LS6446"

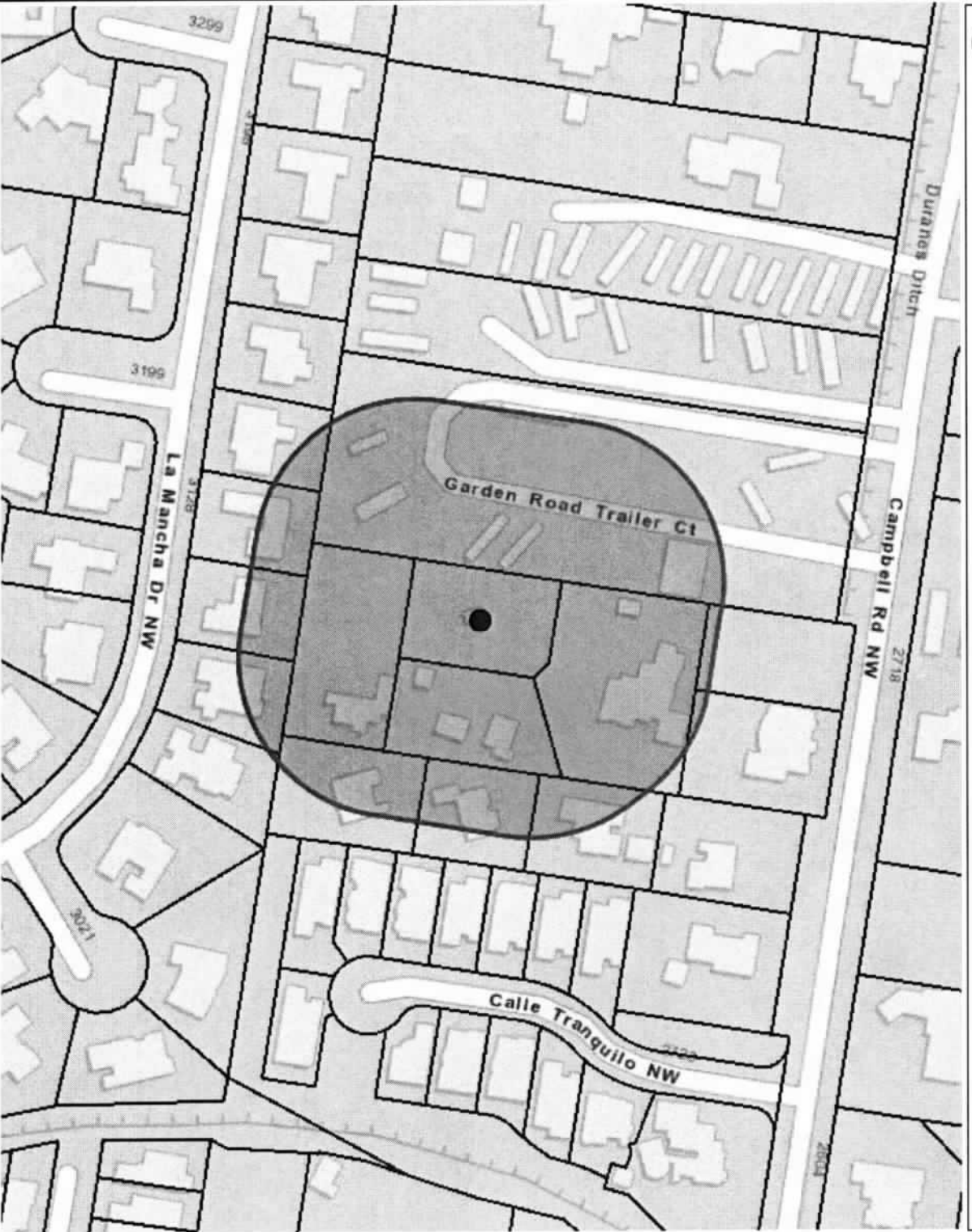
FOUND 1/2" REBAR W/CAP "LS6446"

-  Easement in Question
-  New Road and Turn-around
-  Old Road or "Driveway"

BUFFER MAP



2710 Campbell Rd. NW



300 0 150 300 Feet
 WGS_1984_Web_Mercator_Auxiliary_Sphere
 7/31/2018 © City of Albuquerque
 1:1,803

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/bo-data/abq-data-disclosure-1> for more information.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

- Legend**
- Bernalillo County Parcels
 - Municipal Limits**
 - Corrales
 - Edgewood
 - Los Ranchos
 - Rio Rancho
 - Tijeras
 - UNINCORPORATED
 - World Street Map

Notes
 Buffer: 165ft.
 ROW: Campbell Rd. 65ft.

**LIST OF PROPERTY OWNERS
WITHIN 100 FEET**

DUTCHER CRISTOPHER L & KRISTI E
3105 LA MANCHA DR NW
ALBUQUERQUE NM 87104-3018

FDM PRODUCTION LLC
3213 CAMILO LN NW
ALBUQUERQUE NM 87104-2836

MELENDRES ARTHUR D & DIANA L
3109 LA MANCHA DR NW
ALBUQUERQUE NM 87104-3018

TOWNSEND JUDITH M
2644 CAMPBELL RD NW
ALBUQUERQUE NM 87104

MCKINNON ELEANOR A
3117 LA MANCHA DR NW
ALBUQUERQUE NM 87104-3018

HILDRETH BARKER ETAL
9441 BENT RD NE
ALBUQUERQUE NM 87109

KISTIN NAOMI J & GERSHENSON
HAROLD P
3101 LA MANCHA DR NW
ALBUQUERQUE NM 87104-3018

ANDERSON JOHN M & BREANNA G
2640 CAMPBELL RD NW
ALBUQUERQUE NM 87104

DAVIES ANNE ROSEMARY TRUSTEE
DAVIES RVT
2708 CAMPBELL RD NW
ALBUQUERQUE NM 87104-3108

CRAIGHEAD MEINRAD
2712 CAMPBELL RD NW
ALBUQUERQUE NM 87104-3108

BICKELMAN CAROL J & HUERTA
SHARON L
2700 CAMPBELL RD NW
ALBUQUERQUE NM 87104-3108

~~FREED JOHN L & LAURA J~~
~~2704 CAMPBELL RD NW~~
~~ALBUQUERQUE NM 87104~~

NO LONGER
OWNS THIS
ADDRESS

SCHULTZ HOLGER & CHERYL TRUSTEES
HOLGER RVT
6742 GREEN VALLEY PL NW
LOS RANCHOS NM 87107-6318

GREEN ROSALIE & GREEN ANDREW
2726 CAMPBELL RD NW TRLR 21
ALBUQUERQUE NM 87104-3116

TEKIN KENNETH RONALD & GENDRON
ANNE ELIZABETH
2704 CAMPBELL RD NW
ALBUQUERQUE NM 87104-3108

↑
NOW OWNS THIS ADDRESS

NOTIFYING LETTER

TO PROPERTY OWNERS WITHIN 100 FEET

Katherine Blackmon and Blake Learmonth
11116 Deer Lodge Pl, SE
Albuquerque, NM 87123
(505) 550-3678 (Kathy)
(505) 573-2907 (Blake)

September 10, 2018

DUTCHER CRISTOPHER L & KRISTI E
3105 LA MANCHA DR NW
ALBUQUERQUE NM 87104-3018

Re: Lot located at 2710 Campbell Rd, NW

Dear Neighbor:

We have purchased a lot at the above-referenced address, and are excited to build our new home in this lovely area.

This letter is to notify you that we are currently in the process of requesting that an old easement on our property be vacated by the city. It is a turn-around easement, and as part of the subdivision process we recently completed to obtain this lot, a new turn-around road/easement was built to current city specifications, and has been approved by the city. The old easement takes up a lot of space on our lot, and longer serves a purpose.

Note that vacating this easement will not require any road work of any kind.

We expect to submit this application to the Development Review Board by September 11, 2018 in preparation for the DRB hearing on September 18, 2018.

If you have any questions or concerns about this project, please contact us.

Sincerely,

Katherine Blackmon

Blake Learmonth

Katherine Blackmon and Blake Learmonth
11116 Deer Lodge Pl, SE
Albuquerque, NM 87123
(505) 550-3678 (Kathy)
(505) 573-2907 (Blake)

September 10, 2018

TOWNSEND JUDITH M
2644 CAMPBELL RD NW
ALBUQUERQUE NM 87104

Re: Lot located at 2710 Campbell Rd, NW

Dear Neighbor:

We have purchased a lot at the above-referenced address, and are excited to build our new home in this lovely area.

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Blake Learmonth

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September 10, 2018

KISTIN NAOMI J & GERSHENSON HAROLD P
3101 LA MANCHA DR NW
ALBUQUERQUE NM 87104-3018

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Albuquerque, NM 87123
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(505) 573-2907 (Blake)

September 10, 2018

CRAIGHEAD MEINRAD
2712 CAMPBELL RD NW
ALBUQUERQUE NM 87104-3108

Re: Lot located at 2710 Campbell Rd, NW

Dear Neighbor:

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September 10, 2018

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6742 GREEN VALLEY PL NW
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(505) 573-2907 (Blake)

September 10, 2018

FDM PRODUCTION LLC
3213 CAMILO LN NW
ALBUQUERQUE NM 87104-2836

Re: Lot located at 2710 Campbell Rd, NW

Dear Neighbor:

We have purchased a lot at the above-referenced address, and are excited to build our new home in this lovely area.

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Albuquerque, NM 87123
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September 10, 2018

MCKINNON ELEANOR A
3117 LA MANCHA DR NW
ALBUQUERQUE NM 87104-3018

Re: Lot located at 2710 Campbell Rd, NW

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September 10, 2018

ANDERSON JOHN M & BREANNA G
2640 CAMPBELL RD NW
ALBUQUERQUE NM 87104

Re: Lot located at 2710 Campbell Rd, NW

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September 10, 2018

BICKELMAN CAROL J & HUERTA SHARON L
2700 CAMPBELL RD NW
ALBUQUERQUE NM 87104-3108

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September 10, 2018

GREEN ROSALIE & GREEN ANDREW
2726 CAMPBELL RD NW TRLR 21
ALBUQUERQUE NM 87104-3116

Re: Lot located at 2710 Campbell Rd, NW

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September 10, 2018

MELENDRES ARTHUR D & DIANA L
3109 LA MANCHA DR NW
ALBUQUERQUE NM 87104-3018

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September 10, 2018

HILDRETH BARKER ETAL
9441 BENT RD NE
ALBUQUERQUE NM 87109

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September 10, 2018

DAVIES ANNE ROSEMARY TRUSTEE DAVIES RVT
2708 CAMPBELL RD NW
ALBUQUERQUE NM 87104-3108

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September 10, 2018

TEKIN KENNETH RONALD & GENDRON ANNE ELIZABETH
2704 CAMPBELL RD NW
ALBUQUERQUE NM 87104-3108

Re: Lot located at 2710 Campbell Rd, NW

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Katherine Blackmon

Blake Learmonth

POST OFFICE RECEIPT

LETTERS TO NEIGHBORS

(ALBUQUERQUE, NM 87107)
(Weight:0 Lb 0.30 Oz)
(Estimated Delivery Date)
(Wednesday 09/12/2018)

First-Class 1 \$0.50

Mail
Letter
(Domestic)
(ALBUQUERQUE, NM 87104)
(Weight:0 Lb 0.30 Oz)
(Estimated Delivery Date)
(Wednesday 09/12/2018)

First-Class 1 \$0.50

Mail
Letter
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Mail
Letter
(Domestic)
(ALBUQUERQUE, NM 87104)
(Weight:0 Lb 0.30 Oz)
(Estimated Delivery Date)
(Wednesday 09/12/2018)

Total \$7.00

Credit Card Remitd \$7.00

(Card Name:VISA)
(Account #:XXXXXXXXXX9855)
(Approval #:32452D)
(Transaction #:055)
(AID:A0000000031010 Chip)
(AL:VISA CREDIT)
(PIN:Not Required)

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or call 1-800-410-7420.

YOUR OPINION COUNTS