

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.

>> INFORMATION REQUIRED FOR ALL VARIANCE AND VACATION APPLICATIONS

- Interpreter Needed for Hearing? NO if yes, indicate language: _____
- A Single PDF file of the complete application including all 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. PDF shall be organized with the Development Review Application and this Form V at the front followed by the remaining documents in the order provided on this form.
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent

VARIANCE – DRB Requires Public Hearing

- ___ 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. *Note: 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.*
- ___ Scale drawing showing the location of the proposed variance or waiver, as applicable (7 copies, not to exceed 8.5" by 14")
- ___ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
 - ___ Office of Neighborhood Coordination neighborhood meeting inquiry response
 - ___ Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
 - ___ If a meeting was requested/held, copy of sign-in sheet and meeting notes
- ___ Required notices with content per IDO Section 14-16-6-4(K)(6)
 - ___ Office of Neighborhood Coordination Public Notice Inquiry response
 - ___ Proof of emailed notice to affected Neighborhood Association representatives

VACATION OF PRIVATE EASEMENT Requires Public Hearing

VACATION OF PUBLIC EASEMENT Requires Public Hearing

VACATION OF RIGHT-OF-WAY – DRB Requires Public Hearing

VACATION OF RIGHT-OF-WAY – COUNCIL Requires Public Hearing

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)(3)
- 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
- If right-of-way, square footage to be vacated (see IDO Section 14-16-6-6(K) _____)
- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
 - Office of Neighborhood Coordination neighborhood meeting inquiry response
 - Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
 - If a meeting was requested/held, copy of sign-in sheet and meeting notes
- 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

- ___ Letter describing, explaining, and justifying the deferral or extension
- ___ Drawing showing the sidewalks subject to the proposed deferral or extension (7 copies, not to exceed 8.5" by 14")

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

Signature: <u>[Signature]</u>	Date: <u>6-25-2019</u>
Printed Name: <u>Michael Montoya, Novus Properties LLC, Managing Member</u>	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FOR OFFICIAL USE ONLY	
Case Numbers:	Project Number:
Staff Signature:	
Date:	



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

SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	<input type="checkbox"/> Variance for Carport within setback(s) (Form V)
<input type="checkbox"/> Major – Preliminary Plat (Form P1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input checked="" type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Amendment to Infrastructure List (Form P1)	PRE-APPLICATIONS
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SW (Form P2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form P2)
	<input type="checkbox"/> Sidewalk Waiver (Form V)	
SITE PLANS	<input type="checkbox"/> Variance to IDO (Form V)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form XX)	<input type="checkbox"/> Variance to DPM (Form V)	<input type="checkbox"/> Decision of DRB (Form A)

BRIEF DESCRIPTION OF REQUEST
 Request for vacation of private easement for tracts C and F of Fountain Hills Plaza Subdivision

APPLICATION INFORMATION		
Applicant: Novus Properties LLC, Michael Montoya - Manager	Phone: 505-897-4225	
Address: 7916 Ranchitos Ln NE	Email: micha.e.c@nvm.com	
City: Albuquerque State: NM	Zip: 87113	
Professional/Agent (if any): Terra Land Surveys - Chris Medina	Phone: 505-792-0513	
Address: P.O. Box 2532	Email: cmolina@terrasurveys.net	
City: Corrales State: NM	Zip: 87048	
Proprietary Interest in Site: Owner	List all owners: Novus Properties LLC	

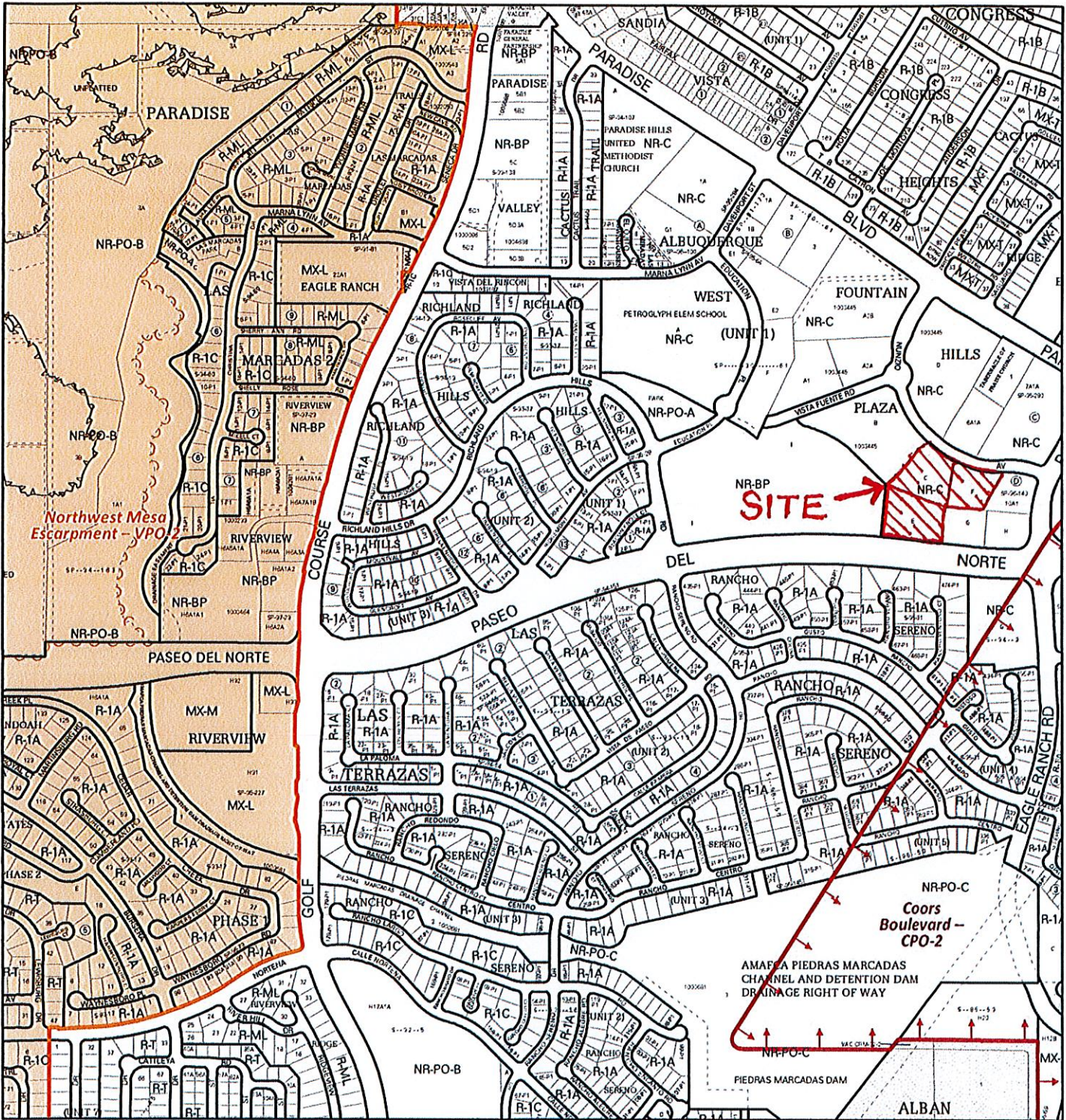
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: C, F, and G	Block: N/A	Unit: N/A
Subdivision/Addition: Fountain Hills Plaza Subdivision	MRGCD Map No.: N/A	UPC Code: 1-012-064-467-259-119-07 1-012-064-487-259-119-06 1-012-064-460-260-119-02
Zone Atlas Page(s): C-12-2	Existing Zoning: SU-1	Proposed Zoning
# of Existing Lots: 3	# of Proposed Lots: 0	Total Area of Site (Acres): 4.6606

LOCATION OF PROPERTY BY STREETS		
Site Address/Street: Nunzio Ave NW	Between: Eagle Ranch Rd NW	and: Vista Fuente Rd NW

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)
 Project PR-2018-001695

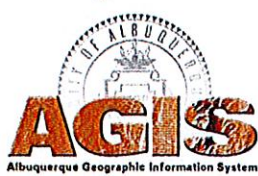
Signature:	Date: 6-25-2019
Printed Name: Michael Montoya, Novus Properties LLC, Managing Member	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting/Hearing Date: July 31, 2019	Fee Total:				
Staff Signature:	Date:	Project #			

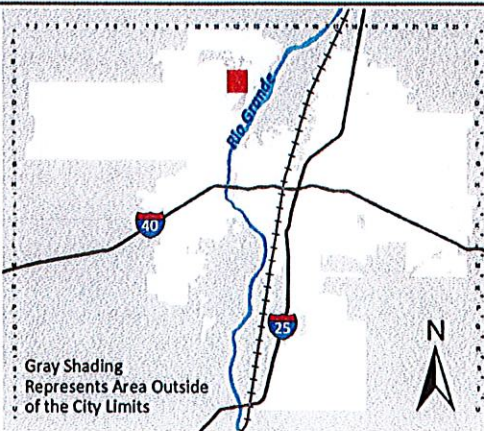


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

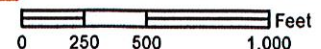


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Zone Atlas Page: C-12-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone



July 1, 2019

Re: Agent Authorization

To Whom It May Concern:

Novus Properties LLC has authorized Terra Land Surveys to act on our behalf with the City of Albuquerque Development Review Board, in order to file plats and request extensions, along with other administrative and engineering-related tasks for the completion of the work order for City Project 584480.

Regards,

A handwritten signature in blue ink, appearing to read "Michael Montoya", with a stylized flourish at the end.

Michael Montoya, Manager

Novus Properties LLC

June 6, 2019

City of Albuquerque
Planning Department
Development Review Board
600 2nd St NW
Albuquerque, NM 87102

Re: Request for Vacation of Private Easement within Tracts C and F of Fountain Hills Plaza Subdivision

Dear Sir/Madame

Novus Properties, LLC is hereby requesting review and approval of the vacation of the existing 25-foot floating easement for water, sewer, access and drainage. This easement is a private easement that was granted by the plat of Fountain Hills Subdivision (Bk 2007C, Page 270) with the intent to be further defined and confined with future platting. At this time Novus Properties would like to replat tracts C and F and redefine the floating easement to a fixed width centered on the common tract line between tracts C and F.

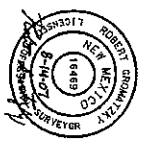
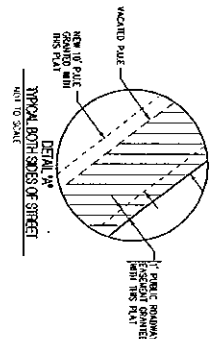
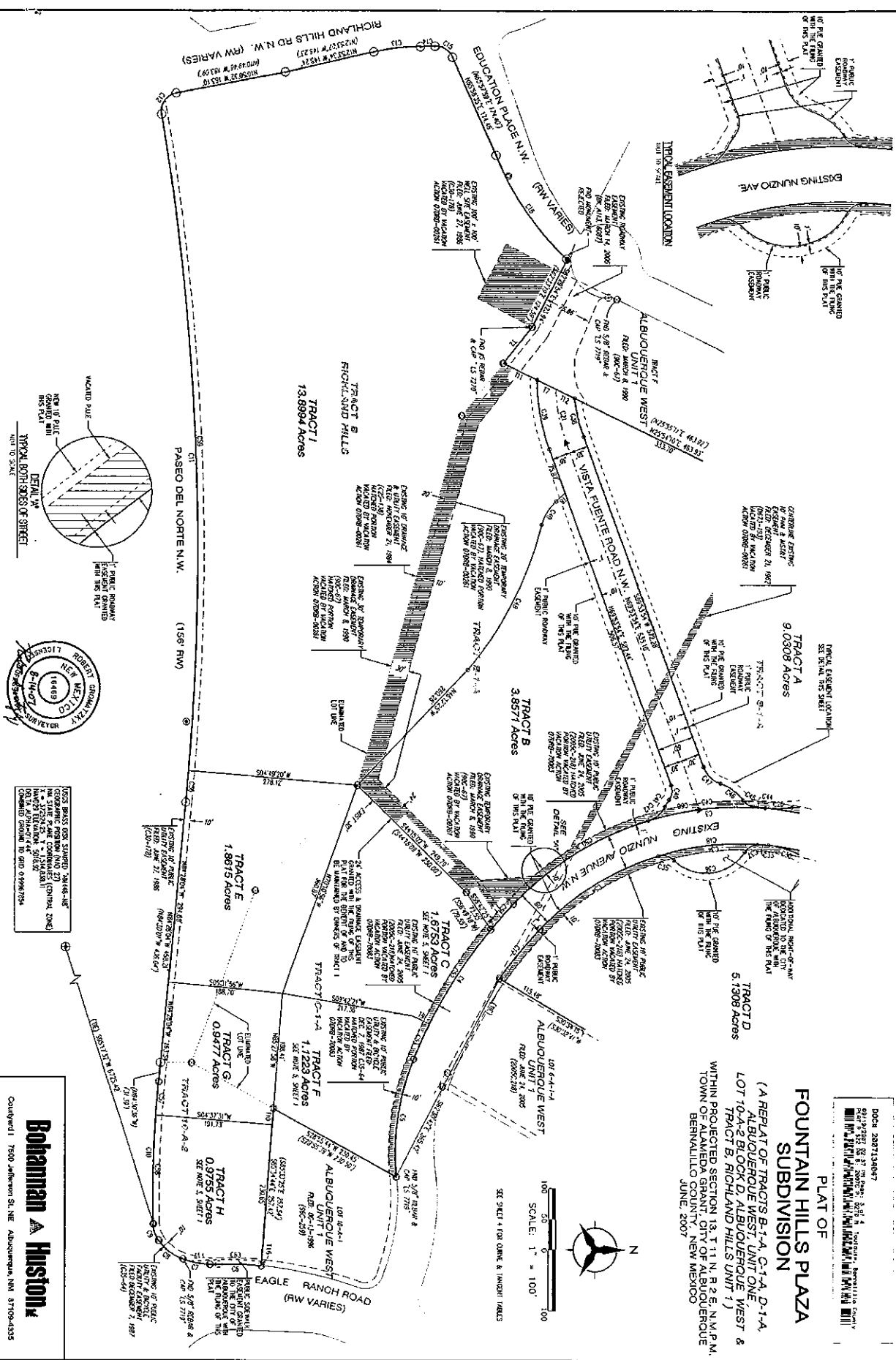
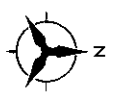
The proposed new easement will be granted as an access, drainage, water and sewer easement and will be for the benefit of Tracts C, F, E and G of the Fountain Hills Subdivision. If you should have any questions or would like to discuss further, please don't hesitate to contact me. Thanks, you for your time on this matter.

Respectfully,



Michael Montoya
Managing Member
Novus Properties LLC

DDM 2087134047
 PLAT OF
FOUNTAIN HILLS PLAZA
SUBDIVISION
 (A REPLAT OF TRACTS B-1-A, C-1-A, D-1-A, D-1-A-1, ALBUQUERQUE WEST, UNIT ONE, LOT 10-A-2, BLOCK D, ALBUQUERQUE WEST & TRACT B, RICHLAND HILLS UNIT 1)
 WITHIN PROJECTED SECTION 13, T 11 N, R 2 E, N.M.P.M., TOWN OF ALAMEDA GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2007



THIS SUBDIVISION WAS PREPARED BY THE SURVEYOR AND THE STATE ENGINEER'S OFFICE IN ACCORDANCE WITH THE PROVISIONS OF THE LAND SURVEYING ACT, CHAPTER 70, N.M.S.A. AND THE RULES AND REGULATIONS OF THE BOARD OF LAND SURVEYING, NEW MEXICO. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT.

SHEET 3 OF 4

Bohannon & Huston
 Surveyors
 7900 Jefferson St. NE, Albuquerque, NM 87109-4335
 ENGINEERING & SPATIAL DATA • ADVANCED TECHNOLOGIES
 PHONE: 505.271.2000
 FAX: 505.271.2001
 WWW: BOHANNONANDHUSTON.COM

LEGEND

- △ FOUND CONTROL MONUMENT (AS NOTED)
- ▽ FOUND CENTERLINE MONUMENT (AS NOTED)
- FOUND REBAR (AS NOTED)
- ⊕ FOUND PK NAIL (AS NOTED)
- ▭ PROPOSED VACATION OF 25.0' WIDE FLOATING ACCESS, WATER, DRAINAGE AND SANITARY SEWER EASEMENT PER BOOK 2007C, PAGE 270.

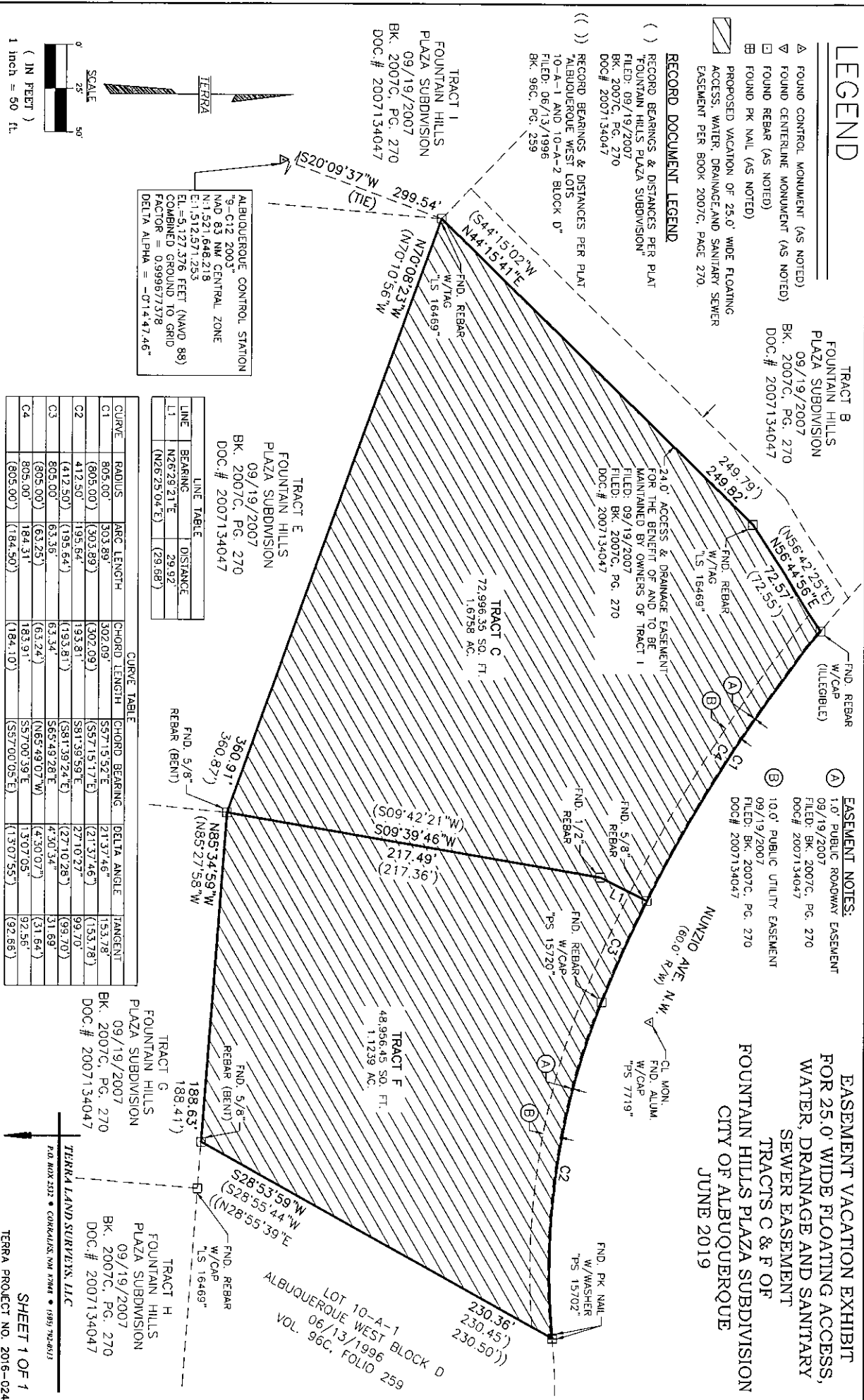
RECORD DOCUMENT LEGEND

- () RECORD BEARINGS & DISTANCES PER PLAT "FOUNTAIN HILLS PLAZA SUBDIVISION" FILED: 09/19/2007 BK. 2007C, PG. 270 DOC# 2007134047
- (()) RECORD BEARINGS & DISTANCES PER PLAT "ALBUQUERQUE WEST LOTS 10-A-1 AND 10-A-2 BLOCK D" FILED: 06/13/1996 BK. 96C, PG. 239

TRACT B
FOUNTAIN HILLS
PLAZA SUBDIVISION
09/19/2007
BK. 2007C, PG. 270
DOC.# 2007134047

EASEMENT NOTES:
A 1.0' PUBLIC ROADWAY EASEMENT
09/19/2007
FILED: BK. 2007C, PG. 270
DOC# 2007134047
B 10.0' PUBLIC UTILITY EASEMENT
09/19/2007
FILED: BK. 2007C, PG. 270
DOC# 2007134047

EASEMENT VACATION EXHIBIT
FOR 25.0' WIDE FLOATING ACCESS,
WATER, DRAINAGE AND SANITARY
SEWER EASEMENT
TRACTS C & F OF
FOUNTAIN HILLS PLAZA SUBDIVISION
CITY OF ALBUQUERQUE
JUNE 2019



ALBUQUERQUE CONTROL STATION
"9-C12 2003"
NAD 83 NM CENTRAL ZONE
E: 1,512,571.233
E.L. = 9,127.376 FEET (NAVD 88)
COMBINED GROUND TO GRID
FACTOR = 0.999877378
DELTA ALPHA = -0'14.4746"

TRACT E
FOUNTAIN HILLS
PLAZA SUBDIVISION
09/19/2007
BK. 2007C, PG. 270
DOC.# 2007134047

LINE	BEARING	DISTANCE
L1	N26°29'21"E	29.92
L2	N26°25'04"E	(29.68)

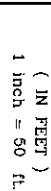
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	805.00	303.89	302.09	S57°15'52"E	2137.46'	153.78'
C2	(805.00)	(303.89)	(302.09)	(S57°15'17"E)	(2137.46')	(153.78')
C3	412.50	195.64	193.81	S81°39'59"E	2710.27'	99.70'
C4	(412.50)	(195.64)	(193.81)	(S81°39'24"E)	(2710.27')	(99.70')
C5	805.00	63.36	63.34	S65°48'28"E	430.54'	31.69'
C6	(805.00)	(63.36)	(63.34)	(S65°49'07"W)	(430.07')	(31.64')
C7	805.00	184.31	183.91	S57°00'39"E	1307.05'	92.56'
C8	(805.00)	(184.31)	(184.10)	(S57°00'05"E)	(1307.55')	(92.65')

TRACT H
FOUNTAIN HILLS
PLAZA SUBDIVISION
09/19/2007
BK. 2007C, PG. 270
DOC.# 2007134047

TERRA LAND SURVEYS, LLC
TERRA PROJECT NO. 2016-024

LOT 10-A-1
ALBUQUERQUE WEST BLOCK D
VOL. 96C, FOLIO 259



Trula Howe

From: Baca, Vanessa <vanessabaca@cabq.gov>
Sent: Thursday, June 06, 2019 3:04 PM
To: Trula Howe
Subject: Neighborhood Meeting Inquiry_Nunzio NW between Eagle Ranch NW and Vista Fuente Tracts C, E and F_DRB Submission
Attachments: Fountain Hills - Zone Atlas Page.pdf

Trula:

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

Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard10@juno.com
Westside Coalition of Neighborhood Associations	Harry	Hendriksen	hlhen@comcast.net
Piedras Marcadas NA	Lawrence	Fendall	lfendall@netscape.net
Piedras Marcadas NA	Susan	Deese-Roberts	sdeese@unm.edu
Rancho Sereno NA	Debra	Cox	debracox62@comcast.net
Rancho Sereno NA	Sander	Rue	sanderrue@comcast.net
Taylor Ranch NA	Jolene	Wolfley	vicepresident@trna.org
Taylor Ranch NA	Rene	Horvath	aboard10@juno.com
Paradise Hills Civic Association	Tom	Anderson	ta_a@msn.com
Paradise Hills Civic Association	Maria	Warren	samralphoxy@yahoo.com

IDO – Public Notice Requirements &

Template: <https://www.cabq.gov/planning/urban-design-development/public-notice>

IDO – Neighborhood Meeting Requirements &

Template: <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

IDO - Administration & Enforcement section:

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

Vanessa Baca

Neighborhood Communication Liaison, Office of Neighborhood Coordination (ONC)

City Council Department
(505) 768-3331 Office

Website: www.cabq.gov/neighborhoods



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

Sent: Thursday, June 06, 2019 1:15 PM

To: Office of Neighborhood Coordination <tru@cginm.com>

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

Subject: Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:
Development Review Board

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

Contact Name

TRULA HOWE

Telephone Number

5058974225

Email Address

tru@cginm.com

Company Name

NOVUS PROPERTIES LLC

Company Address

7916

City

ALBUQUERQUE

State

NM

ZIP

87113

Legal description of the subject site for this project:

FOUNTAIN HILLS PLAZA SUBDIVISION, TRACTS, C, E, F

Physical address of subject site:

Nunzio Ave NW between Eagle Ranch NW and Vista Fuente NW

Subject site cross streets:

Nunzio Ave NW between Eagle Ranch NW and Vista Fuente NW

Other subject site identifiers:

This site is located on the following zone atlas page:

C-12-Z

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

Trula Howe

From: Trula Howe
Sent: Tuesday, June 11, 2019 7:26 AM
To: 'aboard10@juno.com'; 'hlhen@comcast.net'; 'lfendall@netscape.net'; 'sdeese@unm.edu'; 'debracox62@comcast.net'; 'sanderrue@comcast.net'; 'vicepresident@trna.org'; 'aboard10@juno.com'; 'ta_a@msn.com'; 'samralphroxy@yahoo.com'
Cc: 'land@trna.org'; 'croberts523@q.com'; 'govtaffairs@trna.org'
Subject: NEIGHBORHOOD MEETING OFFER FOR VACATION OF PRIVATE EASEMENT - FOUNTAIN HILLS PLAZA SUBDIVISION
Attachments: Fountain Hills - Zone Atlas Page.pdf; EASEMENT VACATION EASEMENT FOR TRACTS C & F FOUNTAIN HILLS PLAZA SUBDIVISION.pdf; Plat Book 2007C, Page 270.PDF; Fountain Hills -Neighborhood-Meeting-Email--PrintFill.pdf

Tracking:

Recipient	Read
'aboard10@juno.com'	
'hlhen@comcast.net'	
'lfendall@netscape.net'	
'sdeese@unm.edu'	
'debracox62@comcast.net'	
'sanderrue@comcast.net'	
'vicepresident@trna.org'	
'aboard10@juno.com'	
'ta_a@msn.com'	
'samralphroxy@yahoo.com'	
'land@trna.org'	
'croberts523@q.com'	
'govtaffairs@trna.org'	
'Christopher Medina'	
Michael Montoya	Read: 6/11/2019 7:39 PM

Good morning, all,

Please see attached neighborhood meeting notification, providing an opportunity to discuss Novus Properties' application for Vacation of private Easement on tracts C and F at Fountain Hills Subdivision. Please respond whether you would like to have a meeting, or if you decline.

Also attached are the following documents:

- Zone Atlas Page
- Proposed Easement
- Original Plat

Per the City of Albuquerque's Integrated Development Ordinance, if you do not respond within 15 days, you are waiving the opportunity for a neighborhood meeting and we may submit anytime thereafter. Thank you.

Tru (Trula) Howe

CGI

Custom Grading, Inc.

Office Manager

PH: 505-897-4225 *133

Cel: 505-321-2722

FX: 505-792-2399



6/11/2019

[Date]

[Name of Neighborhood Representative, Neighborhood Association]

[Address of Neighborhood Representative]

Re: Neighborhood Meeting about Future Development Application

Dear Neighborhood Association Representative,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(C) Neighborhood Meeting**, we are providing you an opportunity to discuss the following application(s) we will be making for a project proposed in or near your neighborhood:

Vacation of Easement

[Application(s) per Table 6-1-1 in the IDO (e.g. "Conditional Use")]

This would be an informal meeting where the Property Owner [Agent/ Developer/ Property Owner] would present the proposal, and we can discuss any ideas or concerns you may have.

Contact Information

Trula Howe

505-897-4225 ext 133, tru@cginm.com

[Name]

[Phone Number and/or Email]

Project or Development Proposal

Fountain Hills Plaza Subdivision - Tracts C and F

[Site Address and/or Location]

Michael Montoya, Manager, Novus Properties LLC

[Name(s) of Agent/ Developer/Property Owner, if different from Contact Name above]

Proposed vacation of floating easement to establish fixed easement, for access, sewer, drainage, water to lots C, F, E and G.

[Short Description of Proposal]

Per the IDO, you have 15 days from the date of this letter to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a Neighborhood Meeting, and we can submit our application anytime thereafter. We would like to submit our application on this date:

6/17/2019

_____ [Anticipated Submittal Date]

If you would like to meet, please let us know when your next regular neighborhood meeting is scheduled or provide a few alternative dates that fall within 30 days of your response to this letter.

Before submitting our application, we will send Mailed and/or Emailed Public Notice as required by IDO Table 6-1-1 to make you aware of the public hearing _____ [hearing/meeting] at which the project will be reviewed and decided by the City.

Attachments (if any):

Zone Atlas Map

Proposed Vacation of Private Easement

Useful Links

Integrated Development Ordinance (IDO):

<http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Sincerely,

Michael Montoya

Digitally signed by Michael Montoya
DN: C=US, E=michael@cginm.com, O=Novus Properties LLC, OU=Manager,
CN=Michael Montoya
Date: 2019.06.11 07:23:42-06'00'

Property Owner _____ [Agent/Property Owner/Developer]

Cc: _____ [Other Neighborhood Associations, if any]

Trula Howe

From: sanderrue@comcast.net
Sent: Tuesday, June 11, 2019 10:05 AM
To: Trula Howe
Subject: Read: NEIGHBORHOOD MEETING OFFER FOR VACATION OF PRIVATE EASEMENT -
FOUNTAIN HILLS PLAZA SUBDIVISION
Attachments: ATT00001

Trula Howe

From: Trula Howe
Sent: Thursday, June 13, 2019 4:45 PM
To: 'debracox62@comcast.net'
Subject: RE: NEIGHBORHOOD MEETING OFFER FOR VACATION OF PRIVATE EASEMENT - FOUNTAIN HILLS PLAZA SUBDIVISION

Good afternoon,

The owner of these tracts is looking to vacate a floating easement and establish a fixed easement for access, drainage, water and sewer for lots C and F.

Before these lots were improved, the easement was floating until those lots were developed and it made sense to establish them as fixed.

Now that those lots have been developed, the owner is able to establish a fixed easement where it makes sense.

The City's IDO requires that we notify the surrounding neighborhood associations, even for the vacation of a private easement.

I hope this helps, and let me know if there is anything else you need.

Trula Howe
Novus Properties LLC

From: debracox62@comcast.net [mailto:debracox62@comcast.net]
Sent: Thursday, June 13, 2019 4:34 PM
To: Trula Howe
Subject: RE: NEIGHBORHOOD MEETING OFFER FOR VACATION OF PRIVATE EASEMENT - FOUNTAIN HILLS PLAZA SUBDIVISION

I have a homeowner asking where is the application or reason or need for this proposal?

From: Trula Howe <tru@cginm.com>
Sent: Wednesday, June 12, 2019 7:18 AM
To: debracox62@comcast.net
Subject: RE: NEIGHBORHOOD MEETING OFFER FOR VACATION OF PRIVATE EASEMENT - FOUNTAIN HILLS PLAZA SUBDIVISION

Good morning, Debra,

We are offering a meeting, and if anyone requests such, we will hold it, according to CABQ IDO instruction. If, after 15 days, no one responds, we will go ahead and submit our request for a DRB hearing to vacate the floating easement.

Thank you for the response, and have a wonderful Wednesday ☺

Trula Howe

From: debracox62@comcast.net [mailto:debracox62@comcast.net]
Sent: Tuesday, June 11, 2019 10:42 PM
To: Trula Howe

Subject: RE: NEIGHBORHOOD MEETING OFFER FOR VACATION OF PRIVATE EASEMENT - FOUNTAIN HILLS PLAZA SUBDIVISION

So this is not a meeting you are holding and we can attend but a meeting we schedule and you attend?

From: Trula Howe <tru@cginm.com>

Sent: Tuesday, June 11, 2019 7:26 AM

To: aboard10@juno.com; hlhen@comcast.net; lfendall@netscape.net; sdeese@unm.edu; debracox62@comcast.net; sanderrue@comcast.net; vicepresident@trna.org; aboard10@juno.com; ta_a@msn.com; samralphroxy@yahoo.com
Cc: land@trna.org; croberts523@q.com; govtaffairs@trna.org

Subject: NEIGHBORHOOD MEETING OFFER FOR VACATION OF PRIVATE EASEMENT - FOUNTAIN HILLS PLAZA SUBDIVISION

Good morning, all,

Please see attached neighborhood meeting notification, providing an opportunity to discuss Novus Properties' application for Vacation of private Easement on tracts C and F at Fountain Hills Subdivision. Please respond whether you would like to have a meeting, or if you decline.

Also attached are the following documents:

- Zone Atlas Page
- Proposed Easement
- Original Plat

Per the City of Albuquerque's Integrated Development Ordinance, if you do not respond within 15 days, you are waiving the opportunity for a neighborhood meeting and we may submit anytime thereafter.

Thank you.

Tru (Trula) Howe

CGI

Custom Grading, Inc.

Office Manager

PH: 505-897-4225 *133

Cel: 505-321-2722

FX: 505-792-2399



Trula Howe

From: Quevedo, Vicente M. <vquevedo@cabq.gov>
Sent: Thursday, June 06, 2019 2:42 PM
To: Trula Howe
Subject: Public Notice Inquiry_Nunzio Ave NW between Eagle Ranch NW and Vista Fuente NW_DRB
Attachments: Fountain Hills - Zone Atlas Page.pdf; Public Notice Inquiry_Nunzio Ave NW between Eagle Ranch NW and Vista Fuente NW_DRB.xlsx

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

Association Name	First Name	Last Name	Email	Address
Westside Coalition of Neighborhood Associations	Harry	Hendriksen	hlhen@comcast.net	10592 Rio D
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard10@juno.com	5515 Palomi
Piedras Marcadas NA	Susan	Deese-Roberts	sdeese@unm.edu	9124 Laura L
Piedras Marcadas NA	Lawrence	Fendall	lfendall@netscape.net	8600 Tia Chr
Rancho Sereno NA	Debra	Cox	debracox62@comcast.net	8209 Ranchc
Rancho Sereno NA	Sander	Rue	sanderrue@comcast.net	7500 Ranchc NW
Taylor Ranch NA	Rene	Horvath	aboard10@juno.com	5515 Palomi
Taylor Ranch NA	Jolene	Wolfley	vicepresident@trna.org	7216 Carson
Paradise Hills Civic Association	Tom	Anderson	ta_a@msn.com	10013 Plunk
Paradise Hills Civic Association	Maria	Warren	samralphroxy@yahoo.com	5020 Russell

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

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

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

Respectfully,

Vicente M. Quevedo, MCRP
Neighborhood Liaison
Office of Neighborhood Coordination
City of Albuquerque – City Council
(505) 768-3332

Website: www.cabq.gov/neighborhoods



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From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** ISD WebMaster
Sent: Thursday, June 06, 2019 8:51 AM
To: Office of Neighborhood Coordination <tru@cginm.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Review Board

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

Contact Name

TRULA HOWE

Telephone Number

5058974225

Email Address

tru@cginm.com

Company Name

NOVUS PROPERTIES LLC

Company Address

7916 RANCHITOS LP NE

City

ALBUQUERQUE

State

NM

ZIP

87133

Legal description of the subject site for this project:

Fountain Hills Plaza Subdivision

Physical address of subject site:

Nunzio Ave NW between Eagle Ranch NW and Vista Fuente NW

Subject site cross streets:

Nunzio Ave NW between Eagle Ranch NW and Vista Fuente NW

Other subject site identifiers:

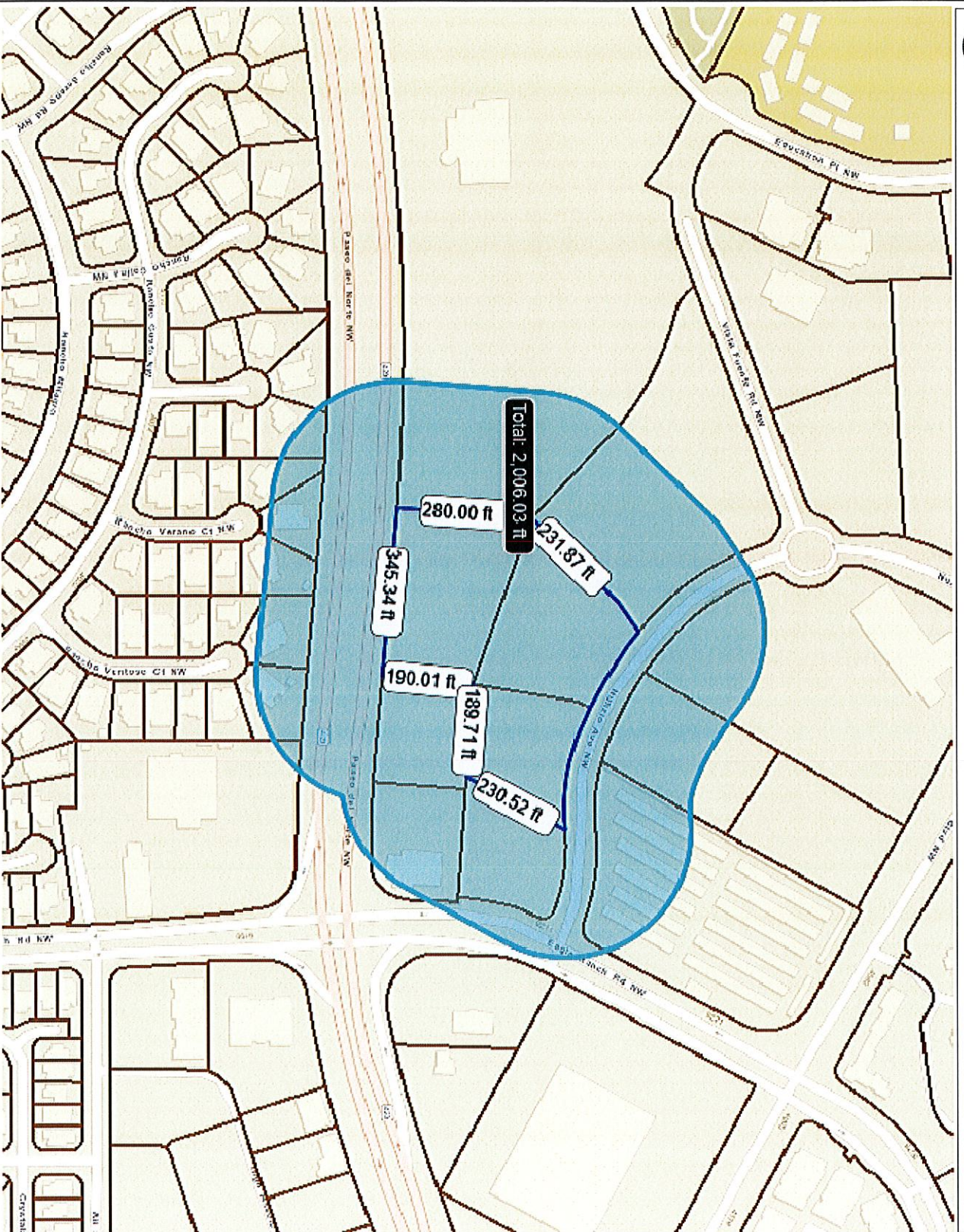
This site is located on the following zone atlas page:

C-12-Z

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



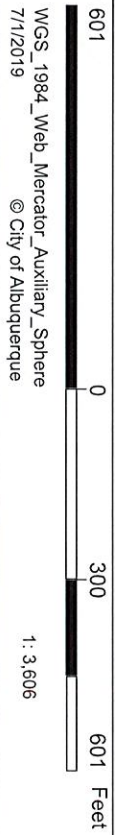
City of Albuquerque



- Legend**
- Bernalillo County Parcels
 - Municipal Limits
 - Corrales
 - Edgewood
 - Los Ranchos
 - Rio Rancho
 - Tiers
 - UNINCORPORATED

Notes

100 ft + ROW



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

Trula Howe

From: Torres, Taryn <taryntorres@cabq.gov>
Sent: Tuesday, July 02, 2019 7:34 AM
To: Trula Howe
Cc: Delgado, Geraldine C.
Subject: Buffer Map
Attachments: Paseo and Golf Course.pdf

Hello Trula,

Per your request, please find attached the buffer map and the property list within 100 ft plus the right of way listed below.

Owner	Owner Address	Owner A
NOVUS PROPERTIES LLC	PO BOX 94088	ALBUQU 4088
NOVUS PROPERTIES LLC	PO BOX 94088	ALBUQU 4088
NOVUS PROPERTIES LLC	PO BOX 94088	ALBUQU 4088
QUANZ FAMILY LTD PTNS C/O QUANZ MOTOR CAR CO INC	9111 EAGLE RANCH RD NW	ALBUQU 5335
NOVUS PROPERTIES LLC	PO BOX 94088	ALBUQU 4088
GECK WILLIAM E & DELATORRE- GECK MARY C	8416 RANCHO VERANO CT NW	ALBUQU 5813
BRUNO ALICIA M	8415 RANCHO VECINO CT NW	ALBUQU 5812
PRESBYTERIAN HEALTHCARE SERVICES REAL ESTATE DEPARTMENT	PO BOX 26666	ALBUQU 6666
THR PROPERTIES LLC	9201 EAGLE RANCH RD NW	ALBUQU 6032
DURAN ARTHUR L	8423 RANCHO VENTOSO CT NW	ALBUQU 5815
GARCIA ALFRED A & RICHARE A	8424 RANCHO VENTOSO CT NW	ALBUQU ALBUQU
HIGHBURY PROPERTIES LLC	9201 EAGLE RANCH RD NW	ALBUQU 6032
EXTRA SPACE PROPERTIES TWO LLC PTA-EX #1785 C/O PARADIGM TAX GROUP	PO BOX 800729	DALLAS
TURANO JEFFREY & MELISSA	8412 RANCHO VERANO CT NW	ALBUQU ALBUQU
RANCHO VENTOSO LLC	4412 ATHERTON WAY NW	ALBUQU 1262
AMAFCA	2600 PROSPECT AVE NE	ALBUQU 1836
MCGUIRE ANGELA R	8416 RANCHO VECINO CT NW	ALBUQU ALBUQU
GONZALEZ MARCO JR & KAREN J	8415 RANCHO VERANO CT NW	ALBUQU 5813

HIGHBURY PROPERTIES LLC

FIRST BAPTIST CHURCH OF ABQ NM C/O JAMES ROACH ESQ

9201 EAGLE RANCH RD NW

4101 PASEO DEL NORTE NW

ALBUQU
6032
ALBUQU
4706

Please let me know if you need anything else.

Thanks,



TARYN TORRES

administrative assistant

urban design and development

o 505.924.3662

e taryntorres@cabq.gov

cabq.gov/planning

AMAFCA	2600 PROSPECT AVE NE	ALBUQUERQUE NM 87107-1836
BRUNO ALICIA M	8415 RANCHO VECINO CT NW	ALBUQUERQUE NM 87120-5812
DURAN ARTHUR L	8423 RANCHO VENTOSO CT NW	ALBUQUERQUE NM 87120-5815
EXTRA SPACE PROPERTIES TWO LLC PTA-EX #1785 C/O PARADIGM TAX GROUP	PO BOX 800729	DALLAS TX 75380-0729
FIRST BAPTIST CHURCH OF ABQ NM C/O JAMES ROACH ESQ	4101 PASEO DEL NORTE NW	ALBUQUERQUE NM 87114-4706
GARCIA ALFRED A & RICHARE A	8424 RANCHO VENTOSO CT NW	ALBUQUERQUE NM 87120
GECK WILLIAM E & DELATORRE- GECK MARY C	8416 RANCHO VERANO CT NW	ALBUQUERQUE NM 87120-5813
GONZALEZ MARCO JR & KAREN J	8415 RANCHO VERANO CT NW	ALBUQUERQUE NM 87120-5813
HIGHBURY PROPERTIES LLC	9201 EAGLE RANCH RD NW	ALBUQUERQUE NM 87114-6032
HIGHBURY PROPERTIES LLC	9201 EAGLE RANCH RD NW	ALBUQUERQUE NM 87114-6032
MCGUIRE ANGELA R	8416 RANCHO VECINO CT NW	ALBUQUERQUE NM 87120
PRESBYTERIAN HEALTHCARE SERVICES REAL ESTATE DEPARTMENT	PO BOX 26666	ALBUQUERQUE NM 87125-6666
QUANZ FAMILY LTD PTNS C/O QUANZ MOTOR CAR CO INC	9111 EAGLE RANCH RD NW	ALBUQUERQUE NM 87120-5335
RANCHO VENTOSO LLC	4412 ATHERTON WAY NW	ALBUQUERQUE NM 87120-1262
THR PROPERTIES LLC	9201 EAGLE RANCH RD NW	ALBUQUERQUE NM 87114-6032
TURANO JEFFREY & MELISSA	8412 RANCHO VERANO CT NW	ALBUQUERQUE NM 87120

Trula Howe

From: Trula Howe
Sent: Tuesday, July 02, 2019 11:01 AM
To: 'aboard10@juno.com'; 'hlhen@comcast.net'; 'lfendall@netscape.net'; 'sdeese@unm.edu'; 'debracox62@comcast.net'; 'sanderrue@comcast.net'; 'vicepresident@trna.org'; 'aboard10@juno.com'; 'ta_a@msn.com'; 'samralphroxy@yahoo.com'
Cc: 'land@trna.org'; 'croberts523@q.com'; 'govtaffairs@trna.org'; 'hlhen@comcast.net'; 'aboard10@juno.com'; 'sdeese@unm.edu'; 'lfendall@netscape.net'; 'debracox62@comcast.net'; 'sanderrue@comcast.net'; 'aboard10@juno.com'; 'vicepresident@trna.org'; 'ta_a@msn.com'; 'samralphroxy@yahoo.com'
Subject: PUBLIC MEETING NOTIFICATION - FOR VACATION OF PRIVATE EASEMENT - FOUNTAIN HILLS PLAZA SUBDIVISION
Attachments: Public Meeting Notification 7-2-19 - Vacation of private easement.pdf; EASEMENT VACATION EASEMENT FOR TRACTS C F FOUNTAIN HILLS PLAZA SUBDIVISION.pdf; Plat Book 2007C Page 270.pdf; Fountain Hills - Zone Atlas Page.pdf

Good morning , all

Please see attached public meeting notification, at which Novus Properties' application for Vacation of private floating Easement on tracts C and F at Fountain Hills Subdivision, and establishment of defined easement will be heard. The DRB meeting will take place on July 31, 2019, at 9:00am, at Plaza del Sol 600 2nd St NW, Albuquerque, NM 87102

Also attached are the following documents:

- Zone Atlas Page
- Proposed Easement
- Original Plat

Tru (Trula) Howe

CGI

Custom Grading, Inc.

Office Manager

PH: 505-897-4225 *133

Cel: 505-321-2722

FX: 505-792-2399



[Note: Items with an asterisk (*) are required.]

7/2/2019

[Date*]

Novus Properties LLC

[Name* of Property Owner or Neighborhood Association (NA) Representative, Name of NA]

Tracts C, F and G of Fountain Hills Plaza Subdivision

[Address* of Property Owner or NA Representative]

RE: Public Notice of Proposed Project

Dear Property Owner / NA Representative [Name* of Property Owner or NA Representative],

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance

(IDO) **Subsection 14-16-6-4(K)(2) Mailed Public Notice**, we are notifying you as a

_____ [Property Owner or NA Representative] that

_____ [Name of Agent/Property Owner/Developer]

will be submitting the following application(s): [Application(s) per Table 6-1-1 in the IDO]

Vacation of Easement



Vacation of Easement



to be reviewed and decided by [Decision-making body per Table 6-1-1]

Development Review Board



The application(s) is/are for [description of project/request]

Vacation of private floating easement and establishment of defined easement
for access, sewer, water and drainage

1. Property Owner* Novus Properties LLC
2. Agent* [if applicable] Terra Land Surveys
3. Subject Property Address* Tract C, F & G of Fountain Hills Plaza Subdivision
4. Location Description Nunzio Ave between Eagle Ranch & Vista Fuente
5. Zone Atlas Page C-12-Z [Available here: <http://data.cabq.gov/business/zoneatlas/>]
6. Legal Description Lots C, F and G of Fountain Hills Plaza Subdivision
7. Area of Property [typically in acres] 4.6606
8. IDO Zone District NR-C

[Note: Items with an asterisk (*) are required.]

9. Overlay Zone(s) [if applicable] _____
10. Center or Corridor Area [if applicable] _____
11. Current Land Use [vacant, if none] Vacant _____
12. Deviations Requested [if applicable] _____
13. Variances Requested [if applicable] _____

The anticipated public hearing [meeting or hearing] for this request will be on 7/31/2019 [date] at 9:00 am [time] in the Hearing Room (Basement Level) of Plaza Del Sol, 600 2nd St NW, Albuquerque, NM 87102.*

You can check the agenda for the relevant decision-making body online here: <https://www.cabq.gov/planning/boards-commissions> or call the Planning Department at 505-924-3860.

NOTE: Anyone may request and the City may require an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project [IDO Section 14-16-6-4(D)]. To request a Facilitated Meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955. To view and download the Facilitated Meetings Criteria, visit <http://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development>.

Please contact me with any questions or concerns at (505) 897-4225 [phone number*] or via tru@cginm.com [email*].

More information about the project can be found here: [project webpage*, if applicable]

Useful Links

Integrated Development Ordinance (IDO):

<http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Sincerely,

Novus Properties LLC / Terra Land Surveys [Agent/Property Owner/Developer]

Cc: _____ [Other Neighborhood Associations, if any]