

June 30, 2020

Jolene, Wolfley, DRB Chair
City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87103

Re: Ascension Subdivision – Vacation of Private Easements Submittal, Final Plat Resubmittal
Project # PR-2018-001903, Application #VA-2018-00223, SD-2018-00123, SD-018-00124, SD-2019-00125)

Dear Ms. Wolfley:

Enclosed for Development Review Board (DRB) Vacation of Private Easements review and comment are copies of the following information:

- Application for Development Review and Form V
- Seven (7) copies of the complete document that created the easement
- Seven (7) copies of drawing showing easements to be vacated
- Zone atlas page B-17
- Letter of Authorization from property owner
- Proof of Neighborhood Meeting Notification
- Required notices with content per IDO

We request that this item be scheduled for the **July 8th** DRB hearing. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,



Michael J. Balaskovits, PE
Vice President
Community Development and Planning

MJB/jcm
Enclosures

cc: CK Scott, Gamma Development, LLC



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"/> 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 checked="" type="checkbox"/> Major - Final Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)	
<input type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS	
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)	
	<input type="checkbox"/> Sidewalk Waiver (Form V2)		
SITE PLANS		APPEAL	
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to IDO (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)	
<input type="checkbox"/> Waiver to DPM (Form V2)			
BRIEF DESCRIPTION OF REQUEST			
Vacation of two private easements, Final plat approval			

APPLICATION INFORMATION		
Applicant: Gamma Development, LLC (CK Scott)		Phone: 505-350-7534
Address: 9798 Coors Blvd. Bldg C Suite 400		Email: ck@abrazohomes.com
City: Albuquerque	State: NM	Zip: 87114
Professional/Agent (if any): Bohannan Huston, Inc. (Mike Balaskovits)		Phone: 505-823-1000
Address: 7500 Jefferson St. NE		Email: mbalaskovits@bhinc.com
City: Albuquerque	State:	Zip: 87109
Proprietary Interest in Site: Under Contract To Purchase		List all owners: Gamma Development, LLC
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: Tract 3B-3	Block:	Unit:
Subdivision/Addition: Tract 3B-1, 3B-2 & 3B-3, a subdivision of Tract 3B Lands of IHS Acquisition #120 Inc.	MRCGD Map No.:	UPC Code: 101706506403930707
Zone Atlas Page(s): B-17	Existing Zoning: R-2	Proposed Zoning R-T
# of Existing Lots: 1	# of Proposed Lots: 34	Total Area of Site (Acres): 7.76
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: Horizon Blvd	Between: Balloon Museum Dr	and: Alameda Blvd.
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
PR-2018-001903, 1010693, 15EPC-40070, 17DRB-70297		

Signature:	Date: 6/30/20
Printed Name: Michael Balaskovits, BHI	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting Date:				Fee Total:	
Staff Signature:			Date:	Project #	

FORM V: Vacations of Easements or Right-of-way- DRB

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

>> INFORMATION REQUIRED FOR ALL VACATION APPLICATIONS

- Interpreter Needed for Meeting? _____ 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

VACATION OF PRIVATE EASEMENT

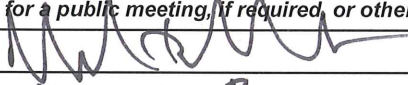

VACATION OF PUBLIC EASEMENT

VACATION OF RIGHT-OF-WAY – DRB

VACATION OF RIGHT-OF-WAY – COUNCIL

- 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 2
- If right-of-way, square footage to be vacated (see IDO Section 14-16-6-6(K) n/a)
- 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.

<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, if required, or otherwise processed until it is complete.</i></p>	
Signature: 	Date: <u>6/30/2020</u>
Printed Name: <u>MICHAEL BARASKOVITS</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Case Numbers: _____	Project Number: _____
Staff Signature: _____	
Date: _____	

**Plat for
Ascension Subdivision
Being Comprised of
Tract 3B-3, Land of IHS
Acquisition No. 120, Inc
City of Albuquerque
Bernalillo County, New Mexico
May 2020**

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC # 101706506403930707

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

Indexing Information

Section 11, Township 11 North, Range 3 East, N.M.P.M.
as Projected into the Elena Gallegos Grant
Subdivision: Land of IHS Acquisition No. 120
Owner: Gamma Development, LLC
UPC #: 101706506403930707

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.
3. VACATE EASEMENTS AS SHOWN HEREON.

Subdivision Data

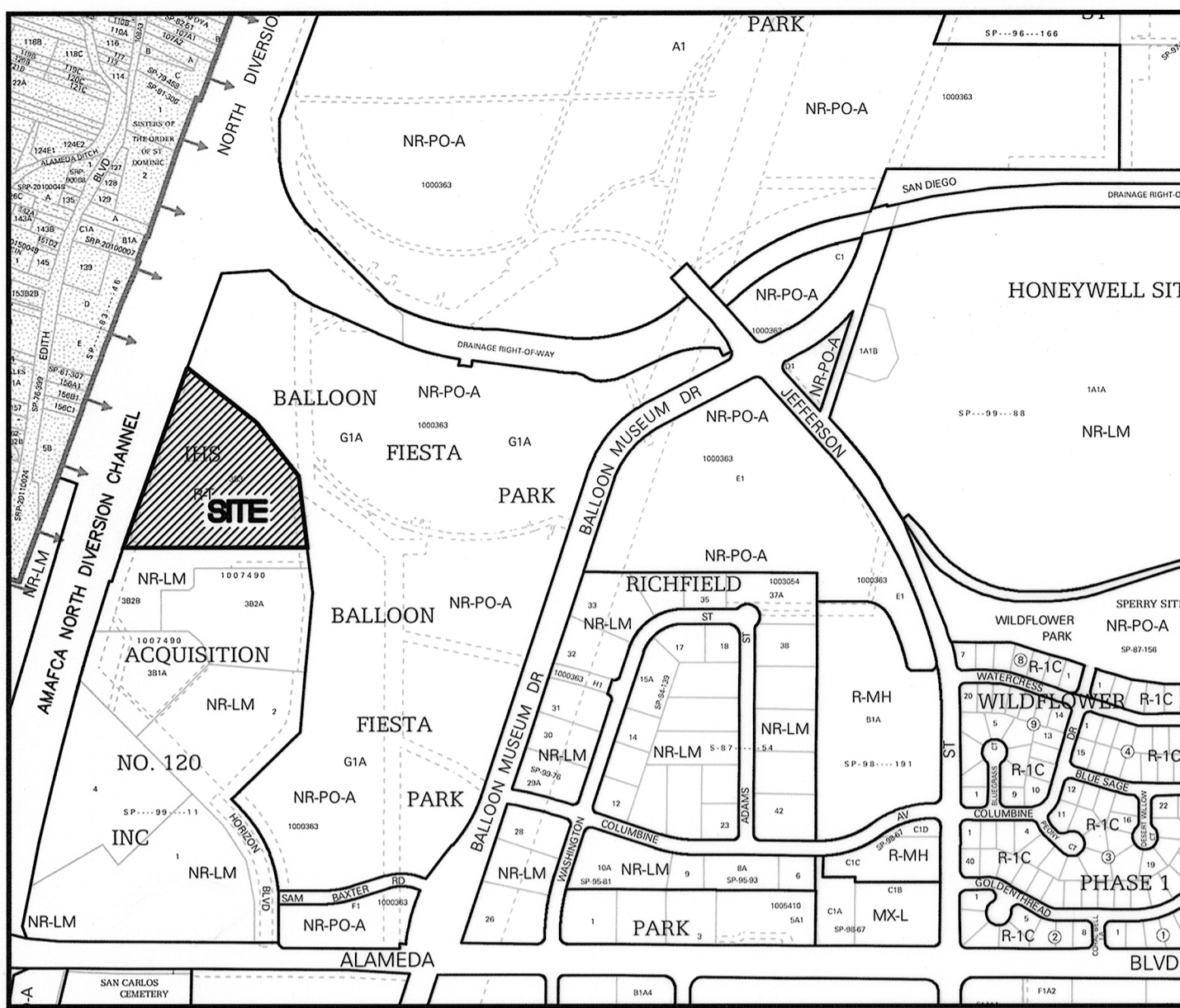
GROSS ACREAGE.....7.7603 ACRES
ZONE ATLAS PAGE NO.....B-17-Z
NUMBER OF EXISTING TRACTS.....1
NUMBER OF LOTS CREATED.....34
NUMBER OF TRACTS CREATED.....7
MILES OF FULL-WIDTH PRIVATE STREETS.....0.0323 MILES
MILES OF HALF-WIDTH STREETS.....0.00 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE.....0.00 ACRES
DATE OF SURVEY.....FEBRUARY 2016

Notes

1. FIELD SURVEY PERFORMED IN FEBRUARY 2015.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. ACCESS TO THE SUBJECT PROPERTY IS THROUGH AN ACCESS EASEMENT VARYING IN WIDTH FROM 50 TO 86' ACROSS TRACT 3B-2-B, 3B-1-A, AND 2, LANDS OF IHS ACQUISITION NO. 120, INC., BEING A PAVED ROAD KNOWN AS HORIZON BOULEVARD NE.
5. TRACTS A-G SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
6. THE SUBJECT PROPERTY IS SUBJECT TO A RECIPROCAL EASEMENT AND OPERATING AGREEMENT FOR TRACTS 1-4, IHS ACQUISITION NO. 120, INC., FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 31, 1998, AS DOCUMENT NO. 1998169125.
7. STORM DRAIN IMPROVEMENTS ARE PRIVATE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. SEWER AND WATER ARE PUBLIC, TO BE OWNED AND MAINTAINED BY THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY, STREETS ARE PRIVATE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

Documents

1. TITLE COMMITMENT PROVIDED BY STEWART TITLE, HAVING FILE NO. 01147-2641 AND AN EFFECTIVE DATE OF JANUARY 13, 2016.
2. PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 15, 2010 IN BOOK 2010C, PAGE 46, DOC. NO. 1020031804.
3. CORRECTED PLAT FOR TRACT 1, TRACT 2, TRACT 3 AND TRACT 4, LAND OF IHS ACQUISITION NO. 120, INC., FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 22, 1998, IN BOOK 98C, PAGE 358.
4. PLAT FOR TRACTS 3B-1-A, 3B-2-A AND 3B-2-B, LAND OF IHS ACQUISITION NO. 120, INC., FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 10, 2011, IN BOOK 2011C, PAGE 59.
5. PLAT OF NORTH DIVERSION CHANNEL DRAINAGE RIGHT-OF-WAY, TRACTS A-C, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 9, 1992, IN BOOK 92C, PAGE 111.
6. PLAT OF TRACTS A-1, B-1, C-1, D-1, E-1, F-1, G-1-A, H-1, I-1-A AND I-2-A, BALLOON FIESTA PARK, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 20, 2013, IN BOOK 2013C, PAGE 77.
7. WARRANTY DEED FROM C & S EQUITIES TO GAMMA DEVELOPMENT, LLC FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 29, 2019, AS DOCUMENT NO. 2019034289.



Vicinity Map - Zone Atlas B-17-Z

N.T.S.

Legal Description

"TRACT 3B-3", TRACTS 3B-1, 3B-2 AND 3B-3, A SUBDIVISION OF TRACT 3B, LAND OF IHS ACQUISITION NO. 120, INC., WITHIN PROJECTED SECTIONS 11 AND 14, T. 11 N., R. 3 E., N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 15, 2010 IN BOOK 2010C, PAGE 46, AS DOC. NO. 2010031804.

Solar Collection Note

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

Free Consent & Dedication

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF DO HEREBY GRANT THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THEIR RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

Brian McCarthy
BRIAN MCCARTHY, MANAGING MEMBER
GAMMA DEVELOPMENT, LLC

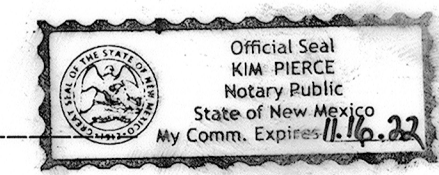
May 21, 2020
DATE

STATE OF NEW MEXICO }
COUNTY OF Bernalillo } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON May 21, 2020
BRIAN MCCARTHY, MANAGING MEMBER, GAMMA DEVELOPMENT, LLC

BY: Kim Pierce
NOTARY PUBLIC

MY COMMISSION EXPIRES Nov. 16, 2022



Project Number: _____

Application Number: _____

Plat Approvals:

PNM Electric Services

Qwest Corp. d/b/a CenturyLink QC

New Mexico Gas Company

Comcast

City Approvals:

John M. Rinchen 7-5 5/21/2020
City Surveyor

Traffic Engineer

ABCWUA

Code Enforcement

Parks and Recreation

AMAFCA

City Engineer

DRB Chairperson, Planning Department

Surveyor's Certificate

I, WILL PLOTNER JR., A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Will Plotner 5/20/2020
Will Plotner Jr. Date
N.M.R.P.S. No. 14271



CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
wplotnerjr@gmail.com

ACS Monument "NM47_1A"
 NAD 1983 CENTRAL ZONE
 X= 1532315.653 *
 Y= 1526203.265 *
 Z= 5001.977* (NAVD 1988)
 G-G= 0.999677990
 Mapping Angle= -0°12'30.75"
 *U.S. Survey Feet

Plat for Ascension Subdivision Being Comprised of Tract 3B-3, Land of IHS Acquisition No. 120, Inc City of Albuquerque Bernalillo County, New Mexico May 2020

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (4/15/2010, 2010C-46)
●	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
▲	SET CENTERLINE MONUMENT "LS 14271" UNLESS OTHERWISE NOTED

Easement Notes

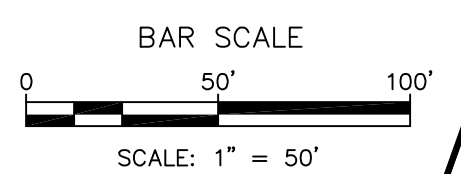
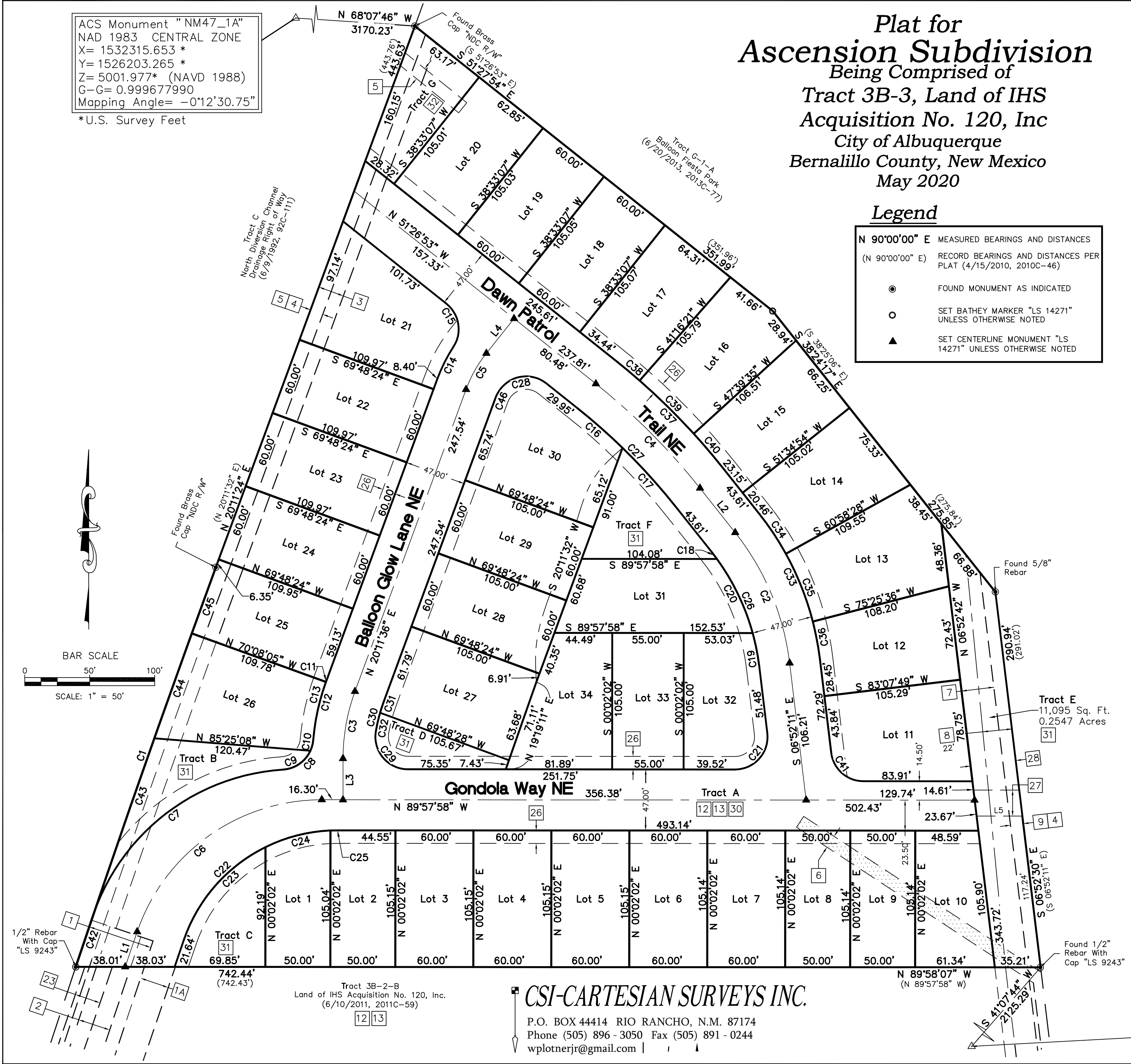
- 1 EXISTING PRIVATE ACCESS AND DRAINAGE EASEMENT AND P.U.E. BENEFITTING AND MAINTAINED BY THE OWNERS OF TRACTS 1-4, LANDS OF IHS ACQUISITION NO. 120 AS OUTLINED IN (12/31/1998, DOC. NO. 1998169125) (12/22/1998, 98C-358)
 - 1A ADDITIONAL PRIVATE ACCESS EASEMENT BENEFITTING THE OWNERS OF LOTS 1-34, TO BE MAINTAINED BY THE OWNERS OF TRACTS 1-4, LANDS OF IHS ACQUISITION NO. 120 AS REFLECTED ON THE CORRECTED ACCESS EASEMENT AND AGREEMENT (11/21/2019, DOC. NO. 2019099609)
 - 2 EXISTING 25' ABCWUA SAS EASEMENT (4/15/2010, 2010C-46)
 - 3 EXISTING 20' PRIVATE DRAINAGE EASEMENT (4/15/2010, 2010C-46) VACATED WITH THE FILING OF THIS PLAT PER _____
 - 4 EXISTING 10' P.U.E. (4/15/2010, 2010C-46)
 - 5 EXISTING 10' PNM EASEMENT (12/22/1998, 98C-358)
 - 6 EXISTING 10' MST&T EASEMENT (6/20/1983, BK. MISC. 24A, PG. 237, DOC. NO. 8340062) PORTION VACATED WITH THE FILING OF THIS PLAT PER _____ SHOWN HEREON AS _____
 - 7 EXISTING 25' ABCWUA WATER AND WATER REUSE EASEMENT (4/15/2010, 2010C-46)
 - 8 EXISTING CITY OF ALBUQUERQUE WATERLINE EASEMENT, WIDTH VARIES (11/25/92, BK. 92-28, PG. 3168-3170, DOC. NO. 92119336)
 - 9 EXISTING 10' PNM EASEMENT (12/22/1998, 98C-358) AND (4/15/2010, 2010C-46)
 - 12 EXISTING BLANKET EASEMENT FOR CABLE TELEVISION (6/7/93, BK. 96-31, PG. 8237)
 - 13 CROSS LOT DRAINAGE EASEMENT BENEFITING TRACTS 3B-3, 3B-1-A, 3B-2-B AND 3B-2-A (4/15/2010, 2010C-46)
 - 23 EXISTING 20' PUBLIC WATER AND SEWER EASEMENT TO ABCWUA (10/25/2019, DOC. NO. 2019091418)
 - 26 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT
 - 27 20' PUBLIC WATERLINE EASEMENT GRANTED TO ABCWUA WITH THE FILING OF THIS PLAT
 - 28 35' PRIVATE DRAINAGE EASEMENT, GRANTED WITH THE FILING OF THIS PLAT
 - 30 TRACT 'A' SHALL HAVE A BLANKET PRIVATE DRAINAGE EASEMENT, A BLANKET PUBLIC SANITARY SEWER AND WATER EASEMENT GRANTED TO THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY, A BLANKET AMAFCA ACCESS EASEMENT, AND A PRIVATE PEDESTRIAN AND VEHICULAR ACCESS EASEMENT TO BE GRANTED BY THIS PLAT.
 - 31 TRACTS 'B', 'C', 'D', 'E' AND 'F' SHALL HAVE A PRIVATE BLANKET LANDSCAPE AND PRIVATE PEDESTRIAN ACCESS EASEMENT, GRANTED WITH THE FILING OF THIS PLAT
 - 32 TRACT 'G' SHALL HAVE A PRIVATE BLANKET LANDSCAPE EASEMENT, BLANKET PUBLIC SANITARY SEWER AND PUBLIC WATERLINE EASEMENT, GRANTED WITH THE FILING OF THIS PLAT
- EASEMENTS 10, 11, 14 THRU 22, 24, 25 AND 29 INTENTIONALLY OMITTED

ALL PRIVATE EASEMENTS BENEFIT THE OWNERS OF LOTS 1-34, AND ARE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION, UNLESS OTHERWISE NOTED.

ACS Monument "NDC_7"
 NAD 1983 CENTRAL ZONE
 X= 1534340.591 *
 Y= 1522698.249 *
 Z= N/A * (NAVD 1988)
 G-G= 0.999674466
 Mapping Angle= -0°12'16.43"

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244
 wplotnerjr@gmail.com



**Plat for
Ascension Subdivision
Being Comprised of
Tract 3B-3, Land of IHS
Acquisition No. 120, Inc
City of Albuquerque
Bernalillo County, New Mexico
May 2020**

Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft.)
Lot 1	0.1153	5,024
Lot 2	0.1207	5,257
Lot 3	0.1448	6,309
Lot 4	0.1448	6,309
Lot 5	0.1448	6,309
Lot 6	0.1448	6,309
Lot 7	0.1448	6,308
Lot 8	0.1207	5,257
Lot 9	0.1207	5,257
Lot 10	0.1327	5,778
Lot 11	0.1726	7,520
Lot 12	0.1583	6,895
Lot 13	0.1829	7,968
Lot 14	0.1616	7,037
Lot 15	0.1514	6,594
Lot 16	0.1587	6,913
Lot 17	0.1492	6,500
Lot 18	0.1447	6,303
Lot 19	0.1447	6,302
Lot 20	0.1515	6,601
Lot 21	0.2004	8,731
Lot 22	0.1515	6,597
Lot 23	0.1515	6,597
Lot 24	0.1514	6,597
Lot 25	0.1521	6,626
Lot 26	0.1816	7,910
Lot 27	0.1708	7,441
Lot 28	0.1446	6,300
Lot 29	0.1446	6,300
Lot 30	0.1977	8,610
Lot 31	0.1705	7,429
Lot 32	0.1435	6,251
Lot 33	0.1326	5,775
Lot 34	0.1528	6,657
Tract A	1.8685	81,394
Tract B	0.1118	4,870
Tract C	0.0969	4,219
Tract D	0.0571	2,489
Tract E	0.2547	11,095
Tract F	0.1055	4,595

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	325.89' (325.85')	11294.16' (11294.16')	1°39'12"	325.88'	S 19°19'06" W
C2	110.13'	200.00'	31°32'55"	108.74'	N 22°38'38" W
C3	52.78'	150.00'	20°09'34"	52.51'	S 10°06'49" W
C4	113.71'	500.00'	13°01'47"	113.46'	N 44°55'59" W
C5	32.04'	100.00'	18°21'31"	31.90'	S 29°22'22" W
C6	186.35'	150.00'	71°10'55"	174.60'	S 54°26'35" W
C7	194.08'	165.51'	67°11'00"	183.15'	S 52°42'17" W
C8	35.57'	25.00'	81°31'09"	32.64'	N 45°32'12" E
C9	26.89'	25.00'	61°37'13"	25.61'	N 55°29'10" E
C10	8.68'	25.00'	19°53'56"	8.64'	N 14°43'36" E
C11	0.85'	173.50'	0°16'56"	0.85'	S 20°03'08" W
C12	46.68'	173.50'	15°24'58"	46.54'	S 12°29'07" W
C13	45.83'	173.50'	15°08'02"	45.69'	S 12°20'39" W
C14	27.65'	123.50'	12°49'36"	27.59'	S 26°36'24" W
C15	36.86'	25.00'	84°28'05"	33.61'	N 09°12'51" W
C16	46.84'	476.50'	5°37'56"	46.82'	N 48°37'55" W
C17	61.52'	476.50'	7°23'51"	61.48'	N 42°07'01" W
C18	7.16'	176.50'	2°19'26"	7.16'	N 37°15'23" W
C19	26.41'	176.50'	8°34'28"	26.39'	N 11°09'25" W
C20	63.61'	176.50'	20°39'01"	63.27'	N 25°46'09" W
C21	42.28'	25.00'	96°54'13"	37.42'	N 41°34'56" E
C22	155.29'	125.00'	71°10'55"	145.50'	S 54°26'35" W
C23	97.84'	125.00'	44°50'55"	95.37'	S 41°16'35" W
C24	52.00'	125.00'	23°50'07"	51.63'	S 75°37'06" W
C25	5.45'	125.00'	2°29'53"	5.45'	S 88°47'06" W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C26	97.19'	176.50'	31°32'55"	95.96'	N 22°38'38" W
C27	108.36'	476.50'	13°01'47"	108.13'	N 44°55'59" W
C28	46.31'	25.00'	106°08'22"	39.97'	S 75°28'56" W
C29	43.43'	25.00'	99°31'55"	38.17'	S 40°12'00" E
C30	23.46'	126.50'	10°37'39"	23.43'	S 14°52'47" W
C31	8.80'	126.50'	3°59'03"	8.79'	S 18°12'04" W
C32	14.67'	126.50'	6°38'36"	14.66'	S 12°53'15" W
C33	123.07'	223.50'	31°32'55"	121.52'	N 22°38'38" W
C34	37.17'	223.50'	9°31'41"	37.12'	N 33°39'15" W
C35	56.34'	223.50'	14°26'33"	56.19'	N 21°40'09" W
C36	29.56'	223.50'	7°34'42"	29.54'	N 10°39'31" W
C37	119.05'	523.50'	13°01'47"	118.79'	N 44°55'59" W
C38	24.86'	523.50'	2°43'14"	24.85'	N 50°05'16" W
C39	58.36'	523.50'	6°23'14"	58.33'	N 45°32'02" W
C40	35.84'	523.50'	3°55'19"	35.83'	N 40°22'45" W
C41	36.26'	25.00'	83°05'47"	33.16'	S 48°25'04" E
C42	43.00'	11294.16'	0°13'05"	43.00'	S 18°36'03" W
C43	142.95'	11294.16'	0°43'31"	142.95'	S 19°04'21" W
C44	85.66'	11294.16'	0°26'04"	85.66'	S 19°39'09" W
C45	54.27'	11294.16'	0°16'31"	54.27'	S 20°00'27" W
C46	2.96'	76.50'	2°13'09"	2.96'	S 21°18'11" W

Public Utility Easements

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

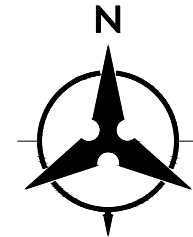
Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

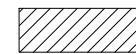
Line Table		
Line #	Direction	Length (ft)
L1	S 18°51'08" W	28.58'
L2	S 38°25'06" E	43.61'
L3	S 00°02'02" W	31.69'
L4	N 38°33'07" E	34.18'
L5	N 89°57'58" W	35.25'

CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244
wplotnerjr@gmail.com

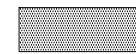
EXHIBIT "C" ASCENSION VACATION EXHIBIT MAY 2018



NOT TO SCALE



EXISTING 10' MST&T EASEMENT
(6/20/1993, BK, MISC. 24-A, PG
237-239, #83-40062) TO BE VACATED
WITH THIS PLAT. THE EASEMENT IS FOR AN
OVERHEAD LINE THAT SERVES AN EXISTING
BUILDING ON THE SITE. THE BUILDING WILL
BE DEMOLISHED WITH THIS PROJECT AND
THE LINE WILL BE REMOVED FROM THE
SITE. THEREFORE, THE EASEMENT IS NO
LONGER REQUIRED. SEE EXHIBIT A



EXISTING 20' PRIVATE DRAINAGE EASEMENT
(4/15/2010, 2010C-046) TO BE VACATED
WITH THIS PLAT. THE EASEMENT IS FOR A
STORM DRAIN LINE TO SERVE A PORTION
OF THE PROPERTY TO THE SOUTH AS
SHOWN ON THE SITE PLAN FOR BUILDING
PERMIT TRACT 3-B-2-A DRAINAGE PLAN.
THE STORM DRAIN WILL BE ROUTED IN THE
PRIVATE STREETS. THEREFORE, THE
EASEMENT IS NO LONGER REQUIRED. SEE
EXHIBIT B.



Mountain States Telephone And Telegraph Company Representative

Dennis G. Quintana

N. M. Form 7321A 1-73

Exchange ABQ - ACADEMY

R/W 28958

Job No. N2-0949

RIGHT-OF-WAY EASEMENT

The Undersigned Grantor (and each and all of them if more than one) for and in consideration of certain valuable considerations dollars (\$ / / / / /) in hand paid by the Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains and conveys unto The Mountain States Telephone And Telegraph Company, a Colorado corporation, 931 14th Street, Denver, Colorado, 80202, Grantee, its successors, assigns, lessees, licensees and agents a Right-of-Way easement and the right to construct, operate, maintain and remove such communication and other facilities, from time to time, as said Grantee may require upon, over, under and across the following described land which the Grantor owns or in which the Grantor has any interest, to wit:

An easement seven (7) feet in width:

Said easement is described as follows; beginning at the most southerly property corner point 'A', thence northeasterly adjoining the southeasterly property line (record S 45° 45' 05" W, 484.00 feet) to point 'B', thence north adjoining the easterly property line (record S 04° 51' 57" W, 560.97 feet) to point 'C'; thence forth adjoining the easterly property line (record S 07° 06' 52" E 472.51 feet) a distance of 171.00 feet to point 'D' thence an easement ten (10) feet in width as follows: N 56° 56' 12" W a distance of 223.00 feet to point 'E' the terminus, which lies three (3) feet N 33° 03' 49" E from an existing power pole, as shown and designated on an unrecorded PLAT OF SURVEY OF LANDS OF SISTERS OF ST. DOMINIC OF NAZARETH OF NEW MEXICO AND VISTA HILL FOUNDATION SECTIONS 11 and T11N, R3E, N.M.P.M. BERNALILLO COUNTY, NEW MEXICO, Marked Exhibit "A" and by reference becoming a part hereof,

situate in County of Bernalillo, State of New Mexico, TOGETHER with the right of ingress and egress over and across the lands of the Grantor to and from the above-described property, the right to clear and keep cleared all trees and other obstructions as may be necessary and the right to permit other utility companies to use the right of way jointly with Grantee for their utility purposes.

The Grantor reserves the right to occupy, use, and cultivate said property for all purposes not inconsistent with the rights herein granted.

SIGNED AND DELIVERED this _____ day of _____, A. D., 19 _____

at _____

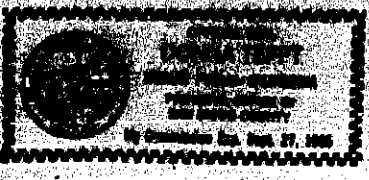
VISTA HILL FOUNDATION,
A California Nonprofit Corporation
By Ronald E. Fickle
Ronald E. Fickle,
Its Chairman and Chief Executive
Officer

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) ss.

This instrument was acknowledged before me this 10 day of June
19 83, by Ronald E. Fickle, Chairman of the Board of Directors and
Chief Executive Officer of Vista Hill Foundation, a California non-
profit corporation, on behalf of the corporation.

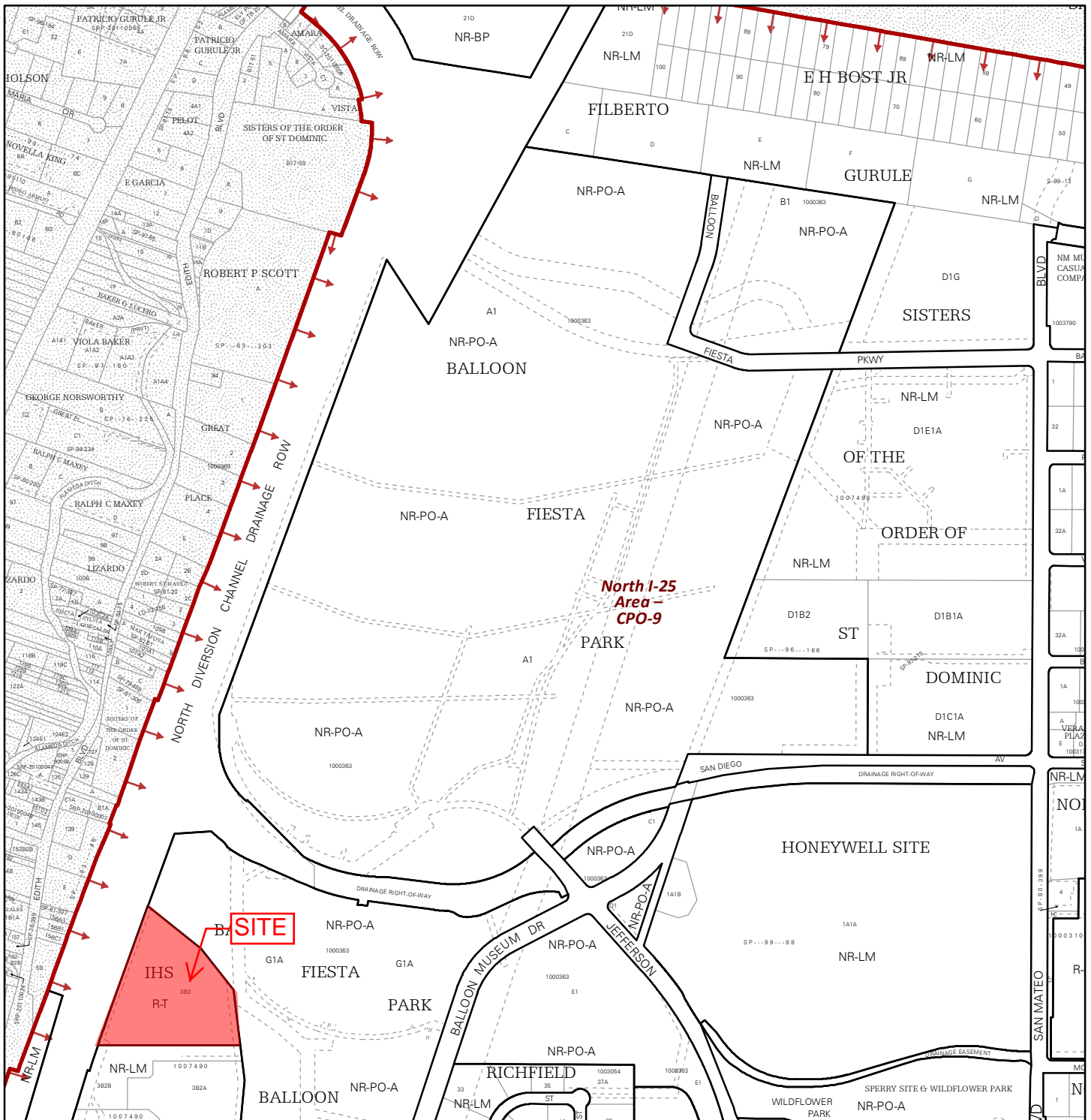
Dennis G. Quintana
Notary Public

My Commission Expires: _____



11 & 14 Township 11 North Range 3 East

238



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:
B-17-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

Gray Shading
Represents Area Outside
of the City Limits

0 250 500 1,000 Feet



February 7, 2020

Re: Ascension Subdivision

To whom it may concern,

I hereby authorize Bohannon Huston, Inc. staff to act as our agent in all matters associated with the Preliminary Plat and Site Plan applications for the Ascension Subdivision.

Sincerely,

A handwritten signature in black ink, appearing to read 'CS'.

Chris K. Scott
Gamma Development LLC

Julie Cordova-Miller

From: Julie Cordova-Miller
Sent: Friday, June 19, 2020 3:24 PM
To: newmexmba@aol.com
Subject: Public Notice - Ascension Subdivision (Being comprised of Tract 3B-3 Lands of IHS Acquisition #120 Inc.) Vacation Request
Attachments: Exhibit C.pdf; B-17-Z.pdf

Sent on behalf of Michael Balaskovits:

RE: Public Notice of Proposed Project

Dear Mr. Kimbrough:

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 Neighborhood Association Representative that Bohannan Huston will be submitting an application for Vacation to be reviewed and decided by the Development Review Board. The application is for Ascension Subdivision.

The anticipated public hearing for this request will be on July 8th at 9:00 a.m. 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>.

We are requesting a response to this email as to any questions or concerns regarding this action. Please contact me at (505)823-1000 or via email at mbalaskovits@bhinc.com.

Useful Links:

Integrated Development Ordinance (IDO): <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

IDO Interactive Map
<https://tinyurl.com/IDOzoningmap>

City of Albuquerque Planning Department
<https://www.cabq.gov/planning>

Zone Atlas Pages for Download
<http://data.cabq.gov/business/zoneatlas/>

Sincerely,

Michael J. Balaskovits, PE
Vice President
Community Development & Planning

MJB/jcm

I'm currently working remotely, please reach out to me via email or on my cell.



Julie Cordova Miller
Senior Administrative Assistant
Community Development & Planning | Structural Engineering

Bohannan Huston
p. 505.823.1000 | d. 505.798.7951 | c. 505.203.0004

Connect: bhinc.com | [Facebook](#) | [LinkedIn](#) | [Twitter](#)

Ranked #9 on 2020 ENR Southwest Design Firms List | ENR Top 500 Design Firm since 1998

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A handwritten signature in blue ink, appearing to be 'Michael J. Balaskovits', written in a cursive style.

Julie Cordova-Miller

From: Michael Balaskovits
Sent: Monday, June 22, 2020 10:14 AM
To: Dan/Liz Regan
Cc: Julie Cordova-Miller; 'Gould, Maggie S.'; newmexmba@aol.com; peggynorton@yahoo.com; michael@drpridham.com; anvanews@aol.com; mwr505@hotmail.com; christinebnvdz@aol.com; grumpyeh46@comcast.net; jamessouter@msn.com; vistadelnorte@me.com; ltcaudill@comcast.net; cefisher.67@gmail.com
Subject: RE: Public Notice - Ascension Subdivision (Being comprised of Tract 3B-3 Lands of IHS Acquisition # 120 Inc.) Vacation Request
Attachments: ExhibitsAandB .pdf

Good morning Mr. Regan, please see attached for Exhibits A and B as a courtesy. However, it's important to note these Exhibits are not specific to the Vacation request we will have at DRB so they will not be discussed during that hearing. Exhibits A and B are specific to previous actions that have already been reviewed and approved. Exhibit C that was provided is the only exhibit tied to this request. Please let me know if you have any additional questions or comments. Thank you.

Mike Balaskovits, P.E.
mbalaskovits@bhinc.com
505-798-7891
Bohannon Huston, Inc.
Community Development and Planning

From: Dan/Liz Regan <dlreganabq@gmail.com>
Sent: Monday, June 22, 2020 9:51 AM
To: Michael Balaskovits <mbalaskovits@bhinc.com>
Cc: Julie Cordova-Miller <JCordova-Miller@bhinc.com>; 'Gould, Maggie S.' <MGould@cabq.gov>; newmexmba@aol.com; peggynorton@yahoo.com; michael@drpridham.com; dlreganabq@gmail.com; anvanews@aol.com; mwr505@hotmail.com; christinebnvdz@aol.com; grumpyeh46@comcast.net; jamessouter@msn.com; vistadelnorte@me.com; ltcaudill@comcast.net; cefisher.67@gmail.com
Subject: RE: Public Notice - Ascension Subdivision (Being comprised of Tract 3B-3 Lands of IHS Acquisition #120 Inc.) Vacation Request

Mr. Balskovits,

Will someone be supplying us with Exhibits A & B?

Thanks, Dan R.

From: Michael Balaskovits [<mailto:mbalaskovits@bhinc.com>]
Sent: Monday, June 22, 2020 9:00 AM
To: dlreganabq@gmail.com
Cc: Julie Cordova-Miller <JCordova-Miller@bhinc.com>; Gould, Maggie S. <MGould@cabq.gov>
Subject: FW: Public Notice - Ascension Subdivision (Being comprised of Tract 3B-3 Lands of IHS Acquisition #120 Inc.) Vacation Request
Importance: High

Good morning Mr. Regan, Please see below for the list of associations provided by the ONC.

Association Name	First Name	Last Name	Email	Address Line 1	Address Line 2	City	State	Zip
North Valley Coalition	Doyle	Kimbrough	newmexmba@aol.com	2327 Campbell Road NW		Albuquerque	NM	87104
North Valley Coalition	Peggy	Norton	peggynorton@yahoo.com	P.O. Box 70232		Albuquerque	NM	87197
District 4 Coalition of Neighborhood Associations	Michael	Pridham	michael@drpridham.com	6413 Northland Avenue NE		Albuquerque	NM	87109
District 4 Coalition of Neighborhood Associations	Daniel	Regan	dreganabq@gmail.com	4109 Chama Street NE		Albuquerque	NM	87109
Alameda North Valley Association	Steve	Wentworth	anvanews@aol.com	8919 Boe Lane NE		Albuquerque	NM	87113
Alameda North Valley Association	Mark	Rupert	mwr505@hotmail.com	909 Tijeras Avenue NW	#214	Albuquerque	NM	87102
North Edith Commercial Corridor Association	Christine	Benavidez	christinebnvdz@aol.com	10417 Edith Boulevard NE		Albuquerque	NM	87113
North Edith Commercial Corridor Association	Evelyn	Harris	grumpyeh46@comcast.net	10401 Edith Boulevard NE		Albuquerque	NM	87113
Vista Del Norte Alliance	James	Souter	jamesouter@msn.com	6928 Via del Cerro NE		Albuquerque	NM	87113
Vista Del Norte Alliance	Janelle	Johnson	vistadelnorte@me.com	PO Box 6270		Albuquerque	NM	87197
Wildflower Area NA	Larry	Caudill	ltcaudill@comcast.net	4915 Watercress Drive NE		Albuquerque	NM	87113
Wildflower Area NA	Charles	Bates	cefisher.67@gmail.com	5000 Watercress Drive NE		Albuquerque	NM	87113

Exhibits A and B were not included as these exhibits were specific to previous actions that have already been submitted and approved and are not applicable to this vacation action. This request is specific to the vacation of 2 private easements on this property and Exhibit 'C' provides that information. The vacation of these two easements was previously approved however they have expired and a new request is required. Please, do not hesitate to give me call if you have further questions concerning this matter. Thank you.

Mike Balaskovits, P.E.

mbalaskovits@bhinc.com

505-798-7891 (O) 505-440-2799 (C)

Bohannon Huston, Inc.
Community Development and Planning

From: Dan & Liz Regan <dlreganabq@gmail.com>
Sent: Friday, June 19, 2020 4:11 PM
To: Julie Cordova-Miller <JCordova-Miller@bhinc.com>
Cc: michael@drpridham.com; 'Jim Griffie' <jgriffie@noreste.org>; 'PeggyD' <peggyd333@yahoo.com>;
bnwilliams@cabq.gov; anvanews@aol.com
Subject: RE: Public Notice - Ascension Subdivision (Being comprised of Tract 3B-3 Lands of IHS Acquisition #120 Inc.)
Vacation Request
Importance: High

Julie,

I am the current Chair of the Dist. 4 Coalition's Zoning / Development Committee. In that role, I coordinate with, and support the intentions, of the NAs, HOAs, etc. that are impacted by development projects in their area.

So that I may perform my role efficiently in this matter, would you supply me with the spreadsheet that the ONC provided you of all the contacts you had to send this Public Notice to?

Would you also supply me and the other impacted parties with Exhibits A & Exhibit B so that we would be able to see the actual layouts before the Vacation occurs?

Thanks for your assistance with this matter. And until we receive the requested information, I do not consider the "clock" to have begun on our decision of whether or not to ask for a Neighborhood Meeting.

Dan Regan
D4C, Zoning / Development Committee, Chair

From: Julie Cordova-Miller [<mailto:JCordova-Miller@bhinc.com>]
Sent: Friday, June 19, 2020 3:31 PM
To: dlreganabq@gmail.com
Subject: Public Notice - Ascension Subdivision (Being comprised of Tract 3B-3 Lands of IHS Acquisition #120 Inc.)
Vacation Request

Sent on behalf of Michael Balaskovits:

RE: Public Notice of Proposed Project

Dear Mr. Regan:

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 Neighborhood Association Representative that Bohannon Huston will be submitting an application for Vacation to be reviewed and decided by the Development Review Board. The application is for Ascension Subdivision.

The anticipated public hearing for this request will be on July 8th at 9:00 a.m. 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>.

We are requesting a response to this email as to any questions or concerns regarding this action. Please contact me at (505)823-1000 or via email at mbalaskovits@bhinc.com.

Useful Links:

Integrated Development Ordinance (IDO): <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

City of Albuquerque Planning Department

<https://www.cabq.gov/planning>

Zone Atlas Pages for Download
<http://data.cabq.gov/business/zoneatlas/>

Sincerely,

Michael J. Balaskovits, PE
Vice President
Community Development & Planning

MJB/jcm

I'm currently working remotely, please reach out to me via email or on my cell.



Julie Cordova Miller
Senior Administrative Assistant
Community Development & Planning | Structural Engineering
Bohannon Huston
p. 505.823.1000 | d. 505.798.7951
Connect: bhinc.com | [Facebook](#) | [LinkedIn](#) | [Twitter](#)

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A handwritten signature in blue ink, appearing to read 'Michael J. Balaskovits', with a long horizontal line extending to the right.

Julie Cordova-Miller

From: Michael Balaskovits
Sent: Monday, June 22, 2020 4:39 PM
To: anvanews@aol.com; dlreganabq@gmail.com; newmexmba@aol.com; peggynorton@yahoo.com; michael@drpridham.com; mwr505@hotmail.com; christinebnvdz@aol.com; grumpyeh46@comcast.net; jamessouter@msn.com; vistadelnorte@me.com; ltcaudill@comcast.net; cefisher.67@gmail.com
Cc: Julie Cordova-Miller; MGould@cabq.gov
Subject: RE: ANVA Response - Public Notice - Ascension Subdivision (Being comprised of Tract 3B-3 Lands of IHS Acquisition #120 Inc.) Vacation Request

Good afternoon Mr. Wentworth, Mr. Regan and other Association Representatives. Thank you for your comments. The intent of the original email was to provide the surrounding neighborhood associations identified by the ONC an opportunity to either **(1) request a meeting** or **(2) decline a meeting** associated with the upcoming submittal to vacate of two (2) Private easements on the subject within 15 days. All easements within the IDO are treated the same whether private or public, so despite these two easements are specific to the private property and associated with the specific private uses (explained further below), it is still a requirement to notify the surrounding associations.

The information provided in the original email you received Friday noted the zone map identifying the location of the site and an exhibit of the location of the two private easements to be vacated along with the reason behind the vacation within Exhibit 'C'. Exhibit 'C' was used as this action was previously submitted and approved during the preliminary plat process. For the resubmittal of the vacation request, we did not believe it was necessary to adjust the original exhibit name and label. However, I can see now how it might have caused some confusion and I apologize. Exhibits A and B, which were recently provided for information purposes, are not specifically applicable to this request.

A further description of these two easement requests is noted below.

1. The original private drainage easement was granted to allow a private drainage from one private property to another based on a previously approved drainage scheme. The drainage scheme has been updated based on the new subdivision layout and this easement is now granted over the internal roadways making it this 20' private drainage easement unnecessary.
2. The other private easement to be vacated was specific to a private service connection from Mountain States Telephone and Telegraph Company (MST&T) in order to serve the old building that was previously on this site. The building has since been demolished and MST&T no longer needs this service connection so the easement also needs to be removed.

I do apologize for the confusion. All other actions associated with this development have been approved and this vacation item was the only one that remained.

Lastly, If each of the associations believe that your members do not require a neighborhood meeting to discuss the vacation to these two private easements further, kindly responding to this email with confirmation would be greatly appreciated.

If you should have any other questions or request additional information please don't hesitate to let me know. Thank you and have a great evening.

Mike Balaskovits, P.E.
mbalaskovits@bhinc.com
505-798-7891

Bohannon Huston, Inc.
Community Development and Planning

From: anvanews@aol.com <anvanews@aol.com>

Sent: Monday, June 22, 2020 12:00 PM

To: dlreganabq@gmail.com; Michael Balaskovits <mbalaskovits@bhinc.com>

Cc: Julie Cordova-Miller <JCordova-Miller@bhinc.com>; MGould@cabq.gov; newmexmba@aol.com; peggynorton@yahoo.com; michael@drpridham.com; mwr505@hotmail.com; christinebnvdz@aol.com; grumpyeh46@comcast.net; jamessouter@msn.com; vistadelnorte@me.com; ltcaudill@comcast.net; cefisher.67@gmail.com

Subject: Re: ANVA Response - Public Notice - Ascension Subdivision (Being comprised of Tract 3B-3 Lands of IHS Acquisition #120 Inc.) Vacation Request

Dan,

Thank you for requesting the needed information.

I will note again the fact that developers and agents should be sending out complete and comprehensive information to the different neighborhood associations. The city IDO requirements were drafted to benefit the development community and not the communities of the areas. Bohannon Huston, Inc. has been around for decades and they know that complete information should be send out.

It would be nice if the "agents" and city planning department would understand that attachments are fine for some information but real information including descriptions of the projects, addresses and locations should be included in the body of the emails. I will guess that this is not done because the agents hope people will not make the effort to download the information and they don't think the "courtesy" of providing this type of information is warranted.

It is a shame that we have to request complete information over and over again from the developers, their agents, engineers or architects. The City Planning Department should be paying attention and they should communicate the need for better information despite the biased IDO requirements; the City Planning Department is doing a real disservice to the citizens.

This development will have negative impacts on the Balloon Fiesta Park. The Balloon Fiesta Park Commission recommended years ago that the property should be purchased by the City for the Park. Mayor Berry at that time was too busy with disastrous ART project and pandering to the development community with the IDO to pay attention.

Traffic will be an increased problem for the area as it is already a problem with the existing uses - both commercial and recreational. It is anticipated that future residents will certainly generate complaints about the Balloon Fiesta Park when they discover the City Parks and Recreation Department do not do a great job of controlling some events - the Balloon Fiesta event will be the same.

The uninspired and poor "cookie cutter" design of the project will not be positive for the area and should be reconsidered or dropped.

Steve Wentworth

Website: www.anvanews.com

Email: anvanews@aol.com

In a message dated 6/22/2020 11:02:38 AM Mountain Standard Time, dlreganabq@gmail.com writes:

Mr. Balaskovits,

Thank you for this courtesy. And I take your point that A & B are not at issue in the upcoming DRB hearing.

Dan R.

From: Michael Balaskovits [<mailto:mbalaskovits@bhinc.com>]
Sent: Monday, June 22, 2020 10:14 AM
To: Dan/Liz Regan <dlreganabq@gmail.com>
Cc: Julie Cordova-Miller <JCordova-Miller@bhinc.com>; 'Gould, Maggie S.' <MGould@cabq.gov>;
newmexmba@aol.com; peggynorton@yahoo.com; michael@drpridham.com; anvanews@aol.com;
mwr505@hotmail.com; christinebnvdz@aol.com; grumpyeh46@comcast.net; jamessouter@msn.com;
vistadelnorte@me.com; ltcaudill@comcast.net; cefisher.67@gmail.com
Subject: RE: Public Notice - Ascension Subdivision (Being comprised of Tract 3B-3 Lands of IHS Acquisition #120 Inc.) Vacation Request

Good morning Mr. Regan, please see attached for Exhibits A and B as a courtesy. However, it's important to note these Exhibits are not specific to the Vacation request we will have at DRB so they will not be discussed during that hearing. Exhibits A and B are specific to previous actions that have already been reviewed and approved. Exhibit C that was provided is the only exhibit tied to this request. Please let me know if you have any additional questions or comments. Thank you.

Mike Balaskovits, P.E.

mbalaskovits@bhinc.com

505-798-7891

Bohannon Huston, Inc.

Community Development and Planning

From: Dan/Liz Regan <dlreganabq@gmail.com>
Sent: Monday, June 22, 2020 9:51 AM
To: Michael Balaskovits <mbalaskovits@bhinc.com>
Cc: Julie Cordova-Miller <JCordova-Miller@bhinc.com>; 'Gould, Maggie S.' <MGould@cabq.gov>;
newmexmba@aol.com; peggynorton@yahoo.com; michael@drpridham.com; dlreganabq@gmail.com;
anvanews@aol.com; mwr505@hotmail.com; christinebnvdz@aol.com; grumpyeh46@comcast.net;
jamesouter@msn.com; vistadelnorte@me.com; ltcaudill@comcast.net; cefisher.67@gmail.com
Subject: RE: Public Notice - Ascension Subdivision (Being comprised of Tract 3B-3 Lands of IHS Acquisition #120 Inc.) Vacation Request

Mr. Balskovits,

Will someone be supplying us with Exhibits A & B?

Thanks, Dan R.

From: Michael Balaskovits [<mailto:mbalaskovits@bhinc.com>]
Sent: Monday, June 22, 2020 9:00 AM
To: dlreganabq@gmail.com
Cc: Julie Cordova-Miller <JCordova-Miller@bhinc.com>; Gould, Maggie S. <MGould@cabq.gov>
Subject: FW: Public Notice - Ascension Subdivision (Being comprised of Tract 3B-3 Lands of IHS Acquisition #120 Inc.) Vacation Request
Importance: High

Good morning Mr. Regan, Please see below for the list of associations provided by the ONC.

Association Name	First Name	Last Name	Email	Address Line 1	Address Line 2	City	State	Zip
North Valley Coalition	Doyle	Kimbrough	newmexmba@aol.com	2327 Campbell Road NW		Albuquerque	NM	87104
North Valley Coalition	Peggy	Norton	peggynorton@yahoo.com	P.O. Box 70232		Albuquerque	NM	87197
District 4 Coalition of Neighborhood Associations	Michael	Pridham	michael@drpridham.com	6413 Northland Avenue NE		Albuquerque	NM	87109

District 4 Coalition of Neighborhood Associations	Daniel	Regan	dlreganabq@gmail.com	4109 Chama Street NE		Albuquerque	NM	87109
Alameda North Valley Association	Steve	Wentworth	anvanews@aol.com	8919 Boe Lane NE		Albuquerque	NM	87113
Alameda North Valley Association	Mark	Rupert	mwr505@hotmail.com	909 Tijeras Avenue NW	#214	Albuquerque	NM	87102
North Edith Commercial Corridor Association	Christine	Benavidez	christinebnvdz@aol.com	10417 Edith Boulevard NE		Albuquerque	NM	87113
North Edith Commercial Corridor Association	Evelyn	Harris	grumpyeh46@comcast.net	10401 Edith Boulevard NE		Albuquerque	NM	87113
Vista Del Norte Alliance	James	Souter	jamesouter@msn.com	6928 Via del Cerro NE		Albuquerque	NM	87113
Vista Del Norte Alliance	Janelle	Johnson	vistadelnorte@me.com	PO Box 6270		Albuquerque	NM	87197
Wildflower Area NA	Larry	Caudill	ltcaudill@comcast.net	4915 Watercress Drive NE		Albuquerque	NM	87113
Wildflower Area NA	Charles	Bates	cefisher.67@gmail.com	5000 Watercress Drive NE		Albuquerque	NM	87113

Exhibits A and B were not included as these exhibits were specific to previous actions that have already been submitted and approved and are not applicable to this vacation action. This request is specific to the vacation of 2 private easements on this property and Exhibit 'C' provides that information. The vacation of these two easements was previously approved however they have expired and a new request is required. Please, do not hesitate to give me call if you have further questions concerning this matter. Thank you.

Mike Balaskovits, P.E.

mbalaskovits@bhinc.com

505-798-7891 (O) 505-440-2799 (C)

Bohannon Huston, Inc.

Community Development and Planning

From: Dan & Liz Regan <dlreganabq@gmail.com>
Sent: Friday, June 19, 2020 4:11 PM
To: Julie Cordova-Miller <JCordova-Miller@bhinc.com>
Cc: michael@drpridham.com; 'Jim Griffie' <jgriffie@noreste.org>; 'PeggyD' <peggyd333@yahoo.com>;
bnwilliams@cabq.gov; anvanews@aol.com
Subject: RE: Public Notice - Ascension Subdivision (Being comprised of Tract 3B-3 Lands of IHS Acquisition #120 Inc.) Vacation Request
Importance: High

Julie,

I am the current Chair of the Dist. 4 Coalition's Zoning / Development Committee. In that role, I coordinate with, and support the intentions, of the NAs, HOAs, etc. that are impacted by development projects in their area.

So that I may perform my role efficiently in this matter, would you supply me with the spreadsheet that the ONC provided you of all the contacts you had to send this Public Notice to?

Would you also supply me and the other impacted parties with Exhibits A & Exhibit B so that we would be able to see the actual layouts before the Vacation occurs?

Thanks for your assistance with this matter. And until we receive the requested information, I do not consider the "clock" to have begun on our decision of whether or not to ask for a Neighborhood Meeting.

Dan Regan

D4C, Zoning / Development Committee, Chair

From: Julie Cordova-Miller [<mailto:JCordova-Miller@bhinc.com>]
Sent: Friday, June 19, 2020 3:31 PM
To: dlreganabq@gmail.com

Subject: Public Notice - Ascension Subdivision (Being comprised of Tract 3B-3 Lands of IHS Acquisition #120 Inc.) Vacation Request

Sent on behalf of Michael Balaskovits:

RE: Public Notice of Proposed Project

Dear Mr. Regan:

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 Neighborhood Association Representative that Bohannon Huston will be submitting an application for Vacation to be reviewed and decided by the Development Review Board. The application is for Ascension Subdivision.

The anticipated public hearing for this request will be on July 8th at 9:00 a.m. 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>.

We are requesting a response to this email as to any questions or concerns regarding this action. Please contact me at (505)823-1000 or via email at mbalaskovits@bhinc.com.

Useful Links:

Integrated Development Ordinance (IDO): <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

City of Albuquerque Planning Department

<https://www.cabq.gov/planning>

Zone Atlas Pages for Download

<http://data.cabq.gov/business/zoneatlas/>

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael Balaskovits", with a long horizontal line extending to the right.

Michael J. Balaskovits, PE

Vice President

Community Development & Planning

MJB/jcm

I'm currently working remotely, please reach out to me via email or on my cell.



Julie Cordova Miller

Senior Administrative Assistant

Community Development & Planning | Structural Engineering

Bohannon Huston

p. 505.823.1000 | d. 505.798.7951

Connect: bhinc.com | [Facebook](#) | [LinkedIn](#) | [Twitter](#)

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Julie Cordova-Miller

From: Microsoft Outlook
To: cefisher.67@gmail.com
Sent: Friday, June 19, 2020 3:50 PM
Subject: Relayed: Public Notice - Ascension Subdivision (Being comprised of Tract 3B-3 Lands of IHS Acquisition #120 Inc.) Vacation Request

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

cefisher.67@gmail.com (cefisher.67@gmail.com)

Subject: Public Notice - Ascension Subdivision (Being comprised of Tract 3B-3 Lands of IHS Acquisition #120 Inc.)
Vacation Request

Julie Cordova-Miller

From: Microsoft Outlook
To: christinebnvdz@aol.com
Sent: Friday, June 19, 2020 3:34 PM
Subject: Relayed: Public Notice - Ascension Subdivision (Being comprised of Tract 3B-3 Lands of IHS Acquisition #120 Inc.) Vacation Request

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

christinebnvdz@aol.com (christinebnvdz@aol.com)

Subject: Public Notice - Ascension Subdivision (Being comprised of Tract 3B-3 Lands of IHS Acquisition #120 Inc.)
Vacation Request

Julie Cordova-Miller

From: Microsoft Outlook
To: ltcaudill@comcast.net
Sent: Friday, June 19, 2020 3:49 PM
Subject: Relayed: Public Notice - Ascension Subdivision (Being comprised of Tract 3B-3 Lands of IHS Acquisition #120 Inc.) Vacation Request

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

ltcaudill@comcast.net (ltcaudill@comcast.net)

Subject: Public Notice - Ascension Subdivision (Being comprised of Tract 3B-3 Lands of IHS Acquisition #120 Inc.)
Vacation Request

Julie Cordova-Miller

From: Microsoft Outlook
To: grumpyeh46@comcast.net
Sent: Friday, June 19, 2020 3:35 PM
Subject: Relayed: Public Notice - Ascension Subdivision (Being comprised of Tract 3B-3 Lands of IHS Acquisition #120 Inc.) Vacation Request

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

grumpyeh46@comcast.net (grumpyeh46@comcast.net)

Subject: Public Notice - Ascension Subdivision (Being comprised of Tract 3B-3 Lands of IHS Acquisition #120 Inc.)
Vacation Request

Julie Cordova-Miller

From: Microsoft Outlook
To: newmexmba@aol.com
Sent: Friday, June 19, 2020 3:24 PM
Subject: Relayed: Public Notice - Ascension Subdivision (Being comprised of Tract 3B-3 Lands of IHS Acquisition #120 Inc.) Vacation Request

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

newmexmba@aol.com (newmexmba@aol.com)

Subject: Public Notice - Ascension Subdivision (Being comprised of Tract 3B-3 Lands of IHS Acquisition #120 Inc.)
Vacation Request

Julie Cordova-Miller

From: Microsoft Outlook
To: peggynorton@yahoo.com
Sent: Friday, June 19, 2020 3:29 PM
Subject: Relayed: Public Notice - Ascension Subdivision (Being comprised of Tract 3B-3 Lands of IHS Acquisition #120 Inc.) Vacation Request

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

peggynorton@yahoo.com (peggynorton@yahoo.com)

Subject: Public Notice - Ascension Subdivision (Being comprised of Tract 3B-3 Lands of IHS Acquisition #120 Inc.)
Vacation Request

Julie Cordova-Miller

From: Microsoft Outlook
To: michael@drpridham.com
Sent: Friday, June 19, 2020 3:28 PM
Subject: Relayed: Public Notice - Ascension Subdivision (Being comprised of Tract 3B-3 Lands of IHS Acquisition #120 Inc.) Vacation Request

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

[michael@drpridham.com \(michael@drpridham.com\)](mailto:michael@drpridham.com)

Subject: Public Notice - Ascension Subdivision (Being comprised of Tract 3B-3 Lands of IHS Acquisition #120 Inc.)
Vacation Request

Julie Cordova-Miller

From: Microsoft Outlook
To: dlreganabq@gmail.com
Sent: Friday, June 19, 2020 3:31 PM
Subject: Relayed: Public Notice - Ascension Subdivision (Being comprised of Tract 3B-3 Lands of IHS Acquisition #120 Inc.) Vacation Request

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

dlreganabq@gmail.com (dlreganabq@gmail.com)

Subject: Public Notice - Ascension Subdivision (Being comprised of Tract 3B-3 Lands of IHS Acquisition #120 Inc.)
Vacation Request

Julie Cordova-Miller

From: Dan & Liz Regan <dlreganabq@gmail.com>
To: Julie Cordova-Miller
Sent: Friday, June 19, 2020 4:05 PM
Subject: Read: Public Notice - Ascension Subdivision (Being comprised of Tract 3B-3 Lands of IHS Acquisition #120 Inc.) Vacation Request

Your message

To:
Subject: Read: Public Notice - Ascension Subdivision (Being comprised of Tract 3B-3 Lands of IHS Acquisition #120 Inc.) Vacation Request
Sent: Friday, June 19, 2020 10:04:46 PM (UTC+00:00) Monrovia, Reykjavik

was read on Friday, June 19, 2020 10:04:40 PM (UTC+00:00) Monrovia, Reykjavik.

Julie Cordova-Miller

From: postmaster@outlook.com
To: mwr505@hotmail.com
Sent: Friday, June 19, 2020 4:22 PM
Subject: Delivered: Public Notice - Ascension Subdivision (Being comprised of Tract 3B-3 Lands of IHS Acquisition #120 Inc.) Vacation Request

Your message has been delivered to the following recipients:

[mwr505@hotmail.com \(mwr505@hotmail.com\)](mailto:mwr505@hotmail.com)

Subject: Public Notice - Ascension Subdivision (Being comprised of Tract 3B-3 Lands of IHS Acquisition #120 Inc.)
Vacation Request

Julie Cordova-Miller

From: Julie Cordova-Miller
Sent: Tuesday, June 30, 2020 9:05 AM
To: newmexmba@aol.com
Subject: Public Notice - Vacation of Private Easement, Ascension Subdivision
Attachments: IDOZoneAtlasPage_B-17-Z.pdf; Exhibit C.pdf

Re: Vacation of Private Easement, Ascension Subdivision

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 Neighborhood Association Representative that Bohannan Huston, Inc. will be submitting an application(s) for private easement vacation [per Table 6-1-1] to be reviewed and decided by the Development Review Board (DRB). This application(s) is for the vacation of two private easements on the site.

1. Property Owner* - Gamma Development, LLC
2. Agent* - Bohannan Huston, Inc
3. Subject Property Address* - 8820 Horizon Blvd. NE
4. Location Description – At the end of Horizon Blvd just north of Horizon Blvd and Alameda Blvd
5. Zone Atlas Page - B-17
6. Legal Description – Tract 3B-3 of Tract 3B-1, 3B-2 & 3B-3, a subdivision of Tract 3B Lands of IHS Acquisition #120 Inc.
7. Area of Property – 7.76 acres
8. Vacation of 2 private easements noted within the attached Exhibit C (included)

The anticipated public hearing for this request will be on July 8th at 9:00 am 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 505-823-1000 or via mbalaskovits@bhinc.com.

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

City of Albuquerque Planning Department

<https://www.cabq.gov/planning>

Zone Atlas Pages for Download

<http://data.cabq.gov/business/zoneatlas/>

Sincerely,

Michael J. Balaskovits, PE
Vice President

Attachments: Zone Atlas Page
Vacation Exhibit

I'm currently working remotely, please reach out to me via email or on my cell.



Julie Cordova Miller

Senior Administrative Assistant

Community Development & Planning | Structural Engineering

Bohannan Huston

p. 505.823.1000 | d. 505.798.7951 | c. 505.203.0004

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A handwritten signature in blue ink, appearing to read 'Michael J. Balaskovits'.

6/30/20 Delivery Confirmations for HOA Letters

Julie Cordova-Miller

From: Microsoft Outlook
To: newmexmba@aol.com
Sent: Tuesday, June 30, 2020 9:05 AM
Subject: Relayed: Public Notice - Vacation of Private Easement, Ascension Subdivision

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

newmexmba@aol.com (newmexmba@aol.com)

Subject: Public Notice - Vacation of Private Easement, Ascension Subdivision

Julie Cordova-Miller

From: Microsoft Outlook
To: peggynorton@yahoo.com
Sent: Tuesday, June 30, 2020 9:07 AM
Subject: Relayed: Public Notice - Vacation of Private Easement, Ascension Subdivision

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

peggynorton@yahoo.com (peggynorton@yahoo.com)

Subject: Public Notice - Vacation of Private Easement, Ascension Subdivision

Julie Cordova-Miller

From: Microsoft Outlook
To: michael@drpridham.com
Sent: Tuesday, June 30, 2020 9:07 AM
Subject: Relayed: Public Notice - Vacation of Private Easement, Ascension Subdivision

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

michael@drpridham.com (michael@drpridham.com)

Subject: Public Notice - Vacation of Private Easement, Ascension Subdivision

Julie Cordova-Miller

From: Microsoft Outlook
To: dlreganabq@gmail.com
Sent: Tuesday, June 30, 2020 9:07 AM
Subject: Relayed: Public Notice - Vacation of Private Easement, Ascension Subdivision

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

dlreganabq@gmail.com (dlreganabq@gmail.com)

Subject: Public Notice - Vacation of Private Easement, Ascension Subdivision

Julie Cordova-Miller

From: Microsoft Outlook
To: anvanews@aol.com
Sent: Tuesday, June 30, 2020 9:08 AM
Subject: Relayed: Public Notice - Vacation of Private Easement, Ascension Subdivision

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

anvanews@aol.com (anvanews@aol.com)

Subject: Public Notice - Vacation of Private Easement, Ascension Subdivision

Julie Cordova-Miller

From: Microsoft Outlook
To: christinebnvdz@aol.com
Sent: Tuesday, June 30, 2020 9:09 AM
Subject: Relayed: Public Notice - Vacation of Private Easement, Ascension Subdivision

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

christinebnvdz@aol.com (christinebnvdz@aol.com)

Subject: Public Notice - Vacation of Private Easement, Ascension Subdivision

Julie Cordova-Miller

From: Microsoft Outlook
To: grumpyeh46@comcast.net
Sent: Tuesday, June 30, 2020 9:09 AM
Subject: Relayed: Public Notice - Vacation of Private Easement, Ascension Subdivision

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

grumpyeh46@comcast.net (grumpyeh46@comcast.net)

Subject: Public Notice - Vacation of Private Easement, Ascension Subdivision

Julie Cordova-Miller

From: Microsoft Outlook
To: ltcaudill@comcast.net
Sent: Tuesday, June 30, 2020 9:11 AM
Subject: Relayed: Public Notice - Vacation of Private Easement, Ascension Subdivision

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

ltcaudill@comcast.net (ltcaudill@comcast.net)

Subject: Public Notice - Vacation of Private Easement, Ascension Subdivision

Julie Cordova-Miller

From: Microsoft Outlook
To: cefisher.67@gmail.com
Sent: Tuesday, June 30, 2020 9:11 AM
Subject: Relayed: Public Notice - Vacation of Private Easement, Ascension Subdivision

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

cefisher.67@gmail.com (cefisher.67@gmail.com)

Subject: Public Notice - Vacation of Private Easement, Ascension Subdivision

Julie Cordova-Miller

From: Dan Regan <dlreganabq@gmail.com>
To: Julie Cordova-Miller
Sent: Tuesday, June 30, 2020 9:17 AM
Subject: Read: Public Notice - Vacation of Private Easement, Ascension Subdivision

Your message

To:
Subject: Read: Public Notice - Vacation of Private Easement, Ascension Subdivision
Sent: Tuesday, June 30, 2020 3:17:02 PM (UTC+00:00) Monrovia, Reykjavik

was read on Tuesday, June 30, 2020 3:16:49 PM (UTC+00:00) Monrovia, Reykjavik.

Julie Cordova-Miller

From: postmaster@outlook.com
To: mwr505@hotmail.com
Sent: Tuesday, June 30, 2020 9:17 AM
Subject: Delivered: Public Notice - Vacation of Private Easement, Ascension Subdivision

Your message has been delivered to the following recipients:

mwr505@hotmail.com (mwr505@hotmail.com)

Subject: Public Notice - Vacation of Private Easement, Ascension Subdivision

FIRST CLASS MAIL

June 30, 2020

Steve Wentworth
8919 Boe Lane NE
Albuquerque, NM 87113

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

Re: Vacation of Private Easement, Ascension Subdivision

Dear Mr. Wentworth:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the ALAMEDA NORTH VALLEY ASSOCIATION.

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 Neighborhood Association Representative that Bohannon Huston, Inc. will be submitting an application(s) for private easement vacation [per Table 6-1-1] to be reviewed and decided by the Development Review Board (DRB). This application(s) is for the vacation of two private easements on the site.

1. Property Owner* - Gamma Development, LLC
2. Agent* - Bohannon Huston, Inc
3. Subject Property Address* - 8820 Horizon Blvd. NE
4. Location Description – At the end of Horizon Blvd just north of Horizon Blvd and Alameda Blvd
5. Zone Atlas Page - B-17
6. Legal Description – Tract 3B-3 of Tract 3B-1, 3B-2 & 3B-3, a subdivision of Tract 3B Lands of IHS Acquisition #120 Inc.
7. Area of Property – 7.76 acres
8. Vacation of 2 private easements noted within the attached Exhibit C (included)

The anticipated public hearing for this request will be on July 8th at 9:00 am 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 505-823-1000 or via mbalaskovits@bhinc.com.

Vacation of Private Easement, Ascension Subdivision
June 30, 2020
Page 2

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

City of Albuquerque Planning Department

<https://www.cabq.gov/planning>

Zone Atlas Pages for Download

<http://data.cabq.gov/business/zoneatlas/>

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael J. Balaskovits", with a long horizontal flourish extending to the right.

Michael J. Balaskovits, PE
Vice President

Attachments:

FIRST CLASS MAIL

June 30, 2020

Mark Rupert
909 Tijeras Ave NW, #116
Albuquerque, NM 87102

Re: Vacation of Private Easement, Ascension Subdivision

Dear Mr. Rupert:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the ALAMEDA NORTH VALLEY ASSOCIATION.

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 Neighborhood Association Representative that Bohannon Huston, Inc. will be submitting an application(s) for private easement vacation [per Table 6-1-1] to be reviewed and decided by the Development Review Board (DRB). This application(s) is for the vacation of two private easements on the site.

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8. Vacation of 2 private easements noted within the attached Exhibit C (included)

The anticipated public hearing for this request will be on July 8th at 9:00 am 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.

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Please contact me with any questions or concerns at 505-823-1000 or via mbalaskovits@bhinc.com.

Vacation of Private Easement, Ascension Subdivision
June 30, 2020
Page 2

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Sincerely,

A handwritten signature in blue ink, appearing to read "Michael J. Balaskovits", with a long horizontal flourish extending to the right.

Michael J. Balaskovits, PE
Vice President

Attachments:

FIRST CLASS MAIL

June 30, 2020

Christine Benavidez
10417 Edith NE
Albuquerque, NM 87113

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

Re: Vacation of Private Easement, Ascension Subdivision

Dear Mr. Benavidez:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the NORTH EDITH COMMERCIAL CORRIDOR ASSOCIATION.

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 Neighborhood Association Representative that Bohannon Huston, Inc. will be submitting an application(s) for private easement vacation [per Table 6-1-1] to be reviewed and decided by the Development Review Board (DRB). This application(s) is for the vacation of two private easements on the site.

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Michael J. Balaskovits, PE
Vice President

Attachments

FIRST CLASS MAIL

June 30, 2020

Janelle Johnson
P.O. Box 6270
Albuquerque, NM 87197

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

Re: Preliminary Plat and Vacation of Public Easement, Ascension Subdivision

Dear Ms. Johnson:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the VISTA DEL NORTE ALLIANCE.

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 Neighborhood Association Representative that Bohannon Huston, Inc. will be submitting an application(s) for private easement vacation [per Table 6-1-1] to be reviewed and decided by the Development Review Board (DRB). This application(s) is for the vacation of two private easements on the site.

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Michael J. Balaskovits, PE
Vice President

Attachments

FIRST CLASS MAIL

June 30, 2020

Larry Caudill
4915 Watercress Drive NE
Albuquerque, NM 87113

Re: Preliminary Plat and Vacation of Public Easement, Ascension Subdivision

Dear Mr. Caudill:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the WILDFLOWER AREA NA.

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 Neighborhood Association Representative that Bohannon Huston, Inc. will be submitting an application(s) for private easement vacation [per Table 6-1-1] to be reviewed and decided by the Development Review Board (DRB). This application(s) is for the vacation of two private easements on the site.

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Michael J. Balaskovits, PE
Vice President

Attachments

FIRST CLASS MAIL

June 30, 2020

Charles Bates
5000 Watercress Drive NE
Albuquerque, NM 87113

Re: Preliminary Plat and Vacation of Public Easement, Ascension Subdivision

Dear Mr. Bates:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the WILDFLOWER AREA NA.

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 Neighborhood Association Representative that Bohannon Huston, Inc. will be submitting an application(s) for private easement vacation [per Table 6-1-1] to be reviewed and decided by the Development Review Board (DRB). This application(s) is for the vacation of two private easements on the site.

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Michael J. Balaskovits, PE
Vice President

Attachments

FIRST CLASS MAIL

June 30, 2020

Peggy Norton
PO Box 70232
Albuquerque, NM 87197

Re: Preliminary Plat and Vacation of Public Easement, Ascension Subdivision

Dear Ms. Norton:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the NORTH VALLEY COALITION.

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 Neighborhood Association Representative that Bohannon Huston, Inc. will be submitting an application(s) for private easement vacation [per Table 6-1-1] to be reviewed and decided by the Development Review Board (DRB). This application(s) is for the vacation of two private easements on the site.

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Michael J. Balaskovits, PE
Vice President

Attachments

FIRST CLASS MAIL

June 30, 2020

Doyle Kimbrough
2327 Campbell RD NW
Albuquerque, NM 87104

Re: Preliminary Plat and Vacation of Public Easement, Ascension Subdivision

Dear Mr. Kimbrough:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the NORTH VALLEY COALITION.

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 Neighborhood Association Representative that Bohannon Huston, Inc. will be submitting an application(s) for private easement vacation [per Table 6-1-1] to be reviewed and decided by the Development Review Board (DRB). This application(s) is for the vacation of two private easements on the site.

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Michael J. Balaskovits, PE
Vice President

Attachments

FIRST CLASS MAIL

June 30, 2020

Michael Pridham
6413 Northland Ave NE
Albuquerque, NM 87109

Re: Preliminary Plat and Vacation of Public Easement, Ascension Subdivision

Dear Mr. Pridham:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the DISTRICT 4 COALITION OF NEIGHBORHOOD ASSOCIATIONS.

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 Neighborhood Association Representative that Bohannon Huston, Inc. will be submitting an application(s) for private easement vacation [per Table 6-1-1] to be reviewed and decided by the Development Review Board (DRB). This application(s) is for the vacation of two private easements on the site.

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Michael J. Balaskovits, PE
Vice President

Attachments

FIRST CLASS MAIL

June 30, 2020

Daniel Regan
4109 Chama St NE
Albuquerque, NM 87109

Re: Preliminary Plat and Vacation of Public Easement, Ascension Subdivision

Dear Mr. Regan:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the DISTRICT 4 COALITION OF NEIGHBORHOOD ASSOCIATIONS.

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 Neighborhood Association Representative that Bohannon Huston, Inc. will be submitting an application(s) for private easement vacation [per Table 6-1-1] to be reviewed and decided by the Development Review Board (DRB). This application(s) is for the vacation of two private easements on the site.

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Michael J. Balaskovits, PE
Vice President

Attachments

FIRST CLASS MAIL

June 30, 2020

Evelyn Harris
10401 Edith Boulevard NE
Albuquerque, NM 87113

Re: Preliminary Plat and Vacation of Public Easement, Ascension Subdivision

Dear Ms. Harris:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the NORTH EDITH COMMERCIAL CORRIDOR ASSOCIATION.

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 Neighborhood Association Representative that Bohannon Huston, Inc. will be submitting an application(s) for private easement vacation [per Table 6-1-1] to be reviewed and decided by the Development Review Board (DRB). This application(s) is for the vacation of two private easements on the site.

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Please contact me with any questions or concerns at 505-823-1000 or via mbalaskovits@bhinc.com

Vacation of Private Easement, Ascension Subdivision
June 30, 2020
Page 2

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

City of Albuquerque Planning Department

<https://www.cabq.gov/planning>

Zone Atlas Pages for Download

<http://data.cabq.gov/business/zoneatlas/>

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael J. Balaskovits", with a long horizontal flourish extending to the right.

Michael J. Balaskovits, PE
Vice President

Attachments

FIRST CLASS MAIL

June 30, 2020

James Souter
6928 Via del Cerro NE
Albuquerque, NM 87113

Re: Preliminary Plat and Vacation of Public Easement, Ascension Subdivision

Dear Mr. Souter:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the VISTA DEL NORTE ALLIANCE.

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 Neighborhood Association Representative that Bohannon Huston, Inc. will be submitting an application(s) for private easement vacation [per Table 6-1-1] to be reviewed and decided by the Development Review Board (DRB). This application(s) is for the vacation of two private easements on the site.

1. Property Owner* - Gamma Development, LLC
2. Agent* - Bohannon Huston, Inc
3. Subject Property Address* - 8820 Horizon Blvd. NE
4. Location Description – At the end of Horizon Blvd just north of Horizon Blvd and Alameda Blvd
5. Zone Atlas Page - B-17
6. Legal Description – Tract 3B-3 of Tract 3B-1, 3B-2 & 3B-3, a subdivision of Tract 3B Lands of IHS Acquisition #120 Inc.
7. Area of Property – 7.76 acres
8. Vacation of 2 private easements noted within the attached Exhibit C (included)

The anticipated public hearing for this request will be on July 8th at 9:00 am 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.

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Vacation of Private Easement, Ascension Subdivision
June 30, 2020
Page 2

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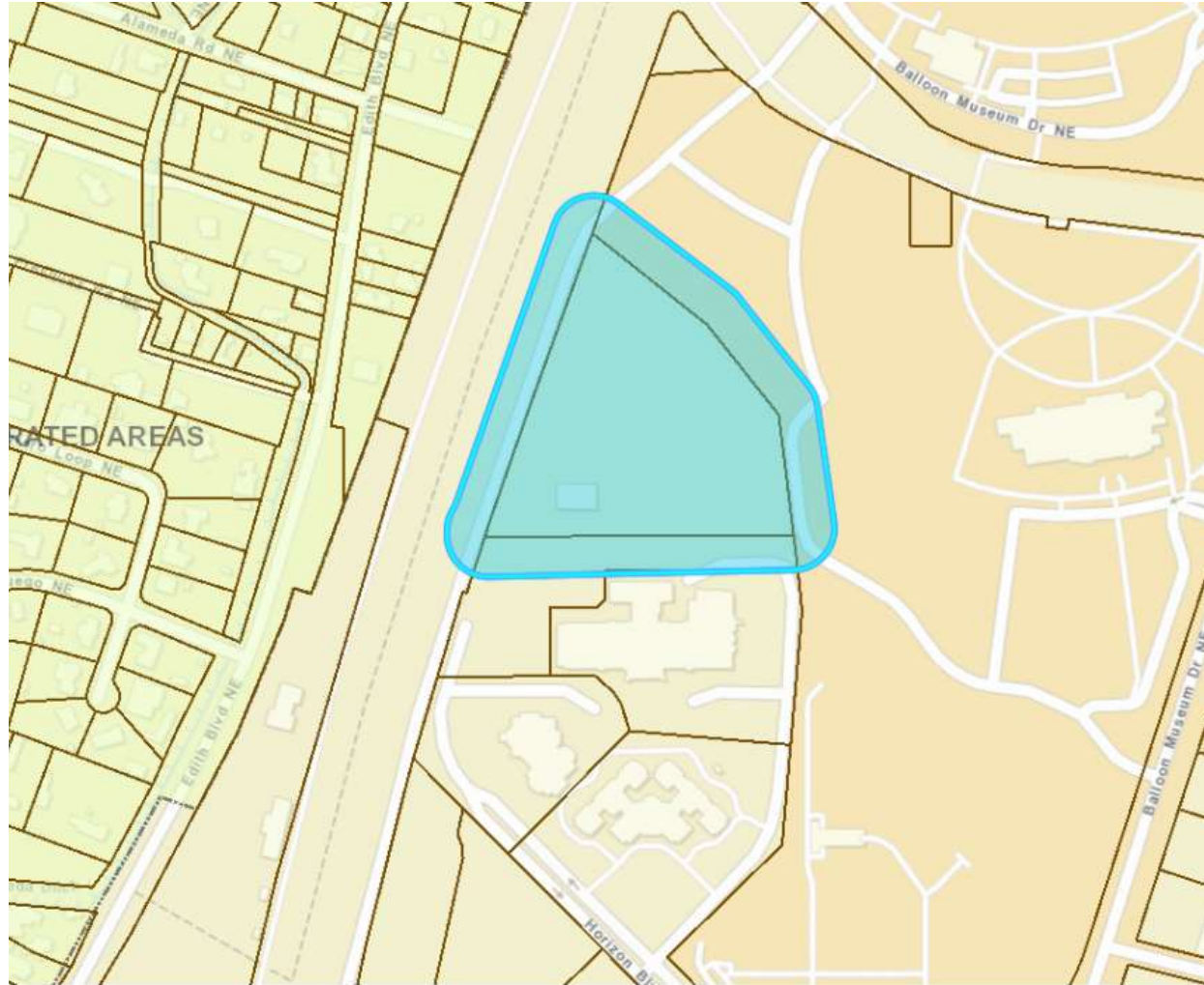
Sincerely,

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Michael J. Balaskovits, PE
Vice President

Attachment

100' Buffer Map – Ascension Subdivision



100' Buffer List

geometry	UPC	Owner	Owner Address	Owner Address 2	SITUS Address	SITUSADD2	Legal Descr	Property Cl	Acres
Geocortex.Gis.Geometries.Polygon	101706506403930707	GAMMA DEVELOPMENT LLC	9798 COORS BLVD NW SUITE C-400	ALBUQUERQUE NM 87114-6131	HORIZON BLVD NE		ALBUQUER TR 3B-3 PL R		7.7606
Geocortex.Gis.Geometries.Polygon	101706407551520222	RSF FIESTA PARK VI LP	3899 MAPLE AVE SUITE 250	DALLAS TX 75219-3913	8820 HORIZON BLVD NE		ALBUQUER TR 3B-2-A / C		4.6876
Geocortex.Gis.Geometries.Polygon	101706513705530706	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103-2248	9201 BALLOON MUSEUM DR NE		ALBUQUER TR G-1-A PIC		55.0744

FIRST CLASS MAIL

June 30, 2020

Gamma Development, LLC
8814 Horizon Blvd NE, Suite 400
Albuquerque, NM 87113-1588

Albuquerque, NM 87113-1588

Re: Vacation of Private Easements, Ascension Subdivision

To whom it may concern:

The City of Albuquerque's GIS system map has identified you as being within 100' of the above mention project.

This letter is to advise you that Bohannon Huston, Inc., agent for Gamma Development, LLC, is seeking approval for Vacation of Private Easements for the Ascension Subdivision. See the attached Zone Atlas Page for the project location.

The action being requested at DRB is the vacation of two (2) Private easements further discussed below and shown in the attached exhibit.

1. The original private drainage easement was granted to allow a private drainage from one private property to another based on a previously approved drainage scheme. The drainage scheme has been updated based on the new subdivision layout and this easement is now granted over the internal roadways making it this 20' private drainage easement unnecessary.
2. The other private easement to be vacated was specific to a private service connection from Mountain States Telephone and Telegraph Company (MST&T) in order to serve the old building that was previously on this site. The building has since been demolished and MST&T no longer needs this service connection, so the easement also needs to be removed.

The Development Review Board Public Hearing will be heard on July 8th, starting at 9:00 am at the Plaza del Sol Building Basement Hearing Room, located at 600 2nd Street NW or via a zoom meeting (Details of meeting can be obtained from the COA Planning Department).

Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,



Mike Balaskovits, P.E.
Vice President
Community Development and Planning Group

Enclosure

FIRST CLASS MAIL

June 30, 2020

RSF Fiesta Park VI LP
3899 Maple Ave Suite 250
Dallas TX 75219-3913

Re: Vacation of Private Easements, Ascension Subdivision

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Sincerely,



Mike Balaskovits, P.E.
Vice President
Community Development and Planning Group

Enclosure

FIRST CLASS MAIL

June 30, 2020

8814 Horizon Blvd NE Suite 400
Albuquerque, NM 87113

Re: Vacation of Private Easements, Ascension Subdivision

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Sincerely,



Mike Balaskovits, P.E.
Vice President
Community Development and Planning Group

Enclosure

FIRST CLASS MAIL

June 30, 2020

City of Albuquerque
PO Box 1293
Albuquerque NM 87113

Re: Vacation of Private Easements, Ascension Subdivision

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Sincerely,



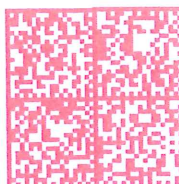
Mike Balaskovits, P.E.
Vice President
Community Development and Planning Group

Enclosure

Bohannan  **Huston**

Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

Evelyn Harris
10401 Edith Boulevard NE
Albuquerque, NMI 87113



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Daniel Regan
4109 Chama St NE
Albuquerque, NMI 87109

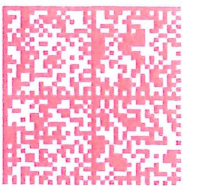


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Doyle Kimbrough
2327 Campbell RD NW
Albuquerque, NM 87104




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Peggy Norton
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Albuquerque, NM 87197




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Charles Bates
5000 Watercress Drive NE
Albuquerque, NM 87113

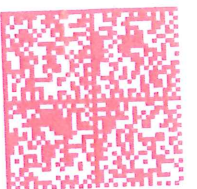


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Larry Caudill
4915 Watercross Drive NE
Albuquerque, NM 87113

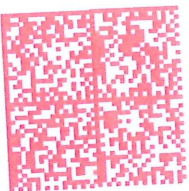



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Janelle Johnson
P.O. Box 6270
Albuquerque, NM 87197

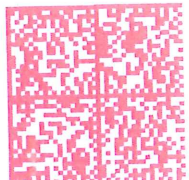



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Christine Benavidez
10417 Edith NE
Albuquerque, NM 87113




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Mark Rupert
909 Tijeras Ave NW, #116
Albuquerque, NM 87102




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Steve Wentworth
8919 Boe Lane NE
Albuquerque, NM 87113

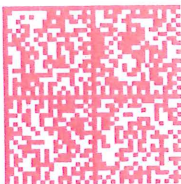



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87109-4335

James Souter
6928 Via del Cerro NE
Albuquerque, NM 87113

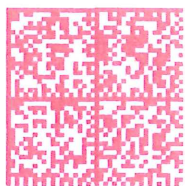


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3899 Maple Ave Suite 250
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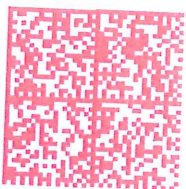


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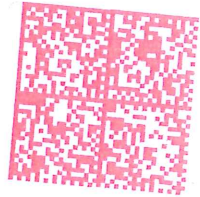


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