



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 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 type="checkbox"/> Vacation of Private Easement(s) (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 checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)
	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)

BRIEF DESCRIPTION OF REQUEST
 Requesting sketch plat review of our creation of one lot from the vacated portion of the Tony Sanchez Drive SE right-of-way between Jewel Cave Road SE and Gibson Avenue SE.

APPLICATION INFORMATION		
Applicant: Willow Wood Home Owners Association	Phone: (505) 269-1973	
Address: 4121 Eubank Boulevard NE	Email: jonathan@techtronics-nm.com	
City: Albuquerque	State: NM	Zip: 87111
Professional/Agent (if any):	Phone: (505) 896-3050	
Address:	Email: cartesianryan@gmail.com	
City:	State:	Zip:
Proprietary Interest in Site:	List all owners:	

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: N/A	Block: N/A	Unit: N/A
Subdivision/Addition: N/A	MRGCD Map No.: N/A	UPC Code: N/A
Zone Atlas Page(s): M-21-Z	Existing Zoning: N/A	Proposed Zoning:
# of Existing Lots: N/A	# of Proposed Lots: 1	Total Area of Site (Acres): 0.1540

LOCATION OF PROPERTY BY STREETS		
Site Address/Street: Tony Sanchez Dr SE	Between: Jewel Cave Road SE	and: Gibson Avenue SE

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)
PR-2019-002296

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:	Date: 03/19/2021
Printed Name: Ryan J. Mulhall	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
PS-2021-00042	SK	\$50.00			
Meeting Date: March 31, 2021				Fee Total: \$50.00	
Staff Signature:			Date: 3/19/21		Project # PR-2019-002296

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Bring original Mylar or paper copy of plat with property owner’s and City Surveyor’s signatures on it to the meeting. Your attendance is required.

SKETCH PLAT REVIEW AND COMMENT

Interpreter Needed for Hearing? N/A 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 S2 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 describing, explaining, and justifying the request
- Scale drawing of the proposed subdivision plat (7 copies, folded)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use (7 copies, folded)

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Interpreter Needed for Hearing? _____ 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 S2 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
- ___ Proposed Final Plat (7 copies, 24" x 36" folded)
- ___ Design elevations & cross sections of perimeter walls (3 copies)
- ___ Copy of recorded IIA
- ___ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer
- ___ DXF file and hard copy of final plat data for AGIS submitted and approved

SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)

Interpreter Needed for Hearing? _____ 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 S2 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 describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)
- ___ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- ___ Proposed Preliminary / Final Plat with property owner’s and City Surveyor’s signatures on the plat prior to submittal. (7 copies, folded)
- ___ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)
- ___ Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)
- ___ Signed Form DRWS Drainage Report Grading and Drainage Plan, and Water & Sewer Availability submittal information
- ___ Proposed Infrastructure List, if applicable
- ___ Required notice with content per IDO Section 14-16-6-4(K)
- ___ Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives
- ___ Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer
- ___ DXF file and hard copy of final plat data for AGIS submitted and approved

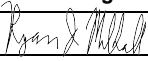
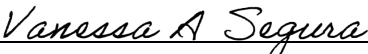

Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.

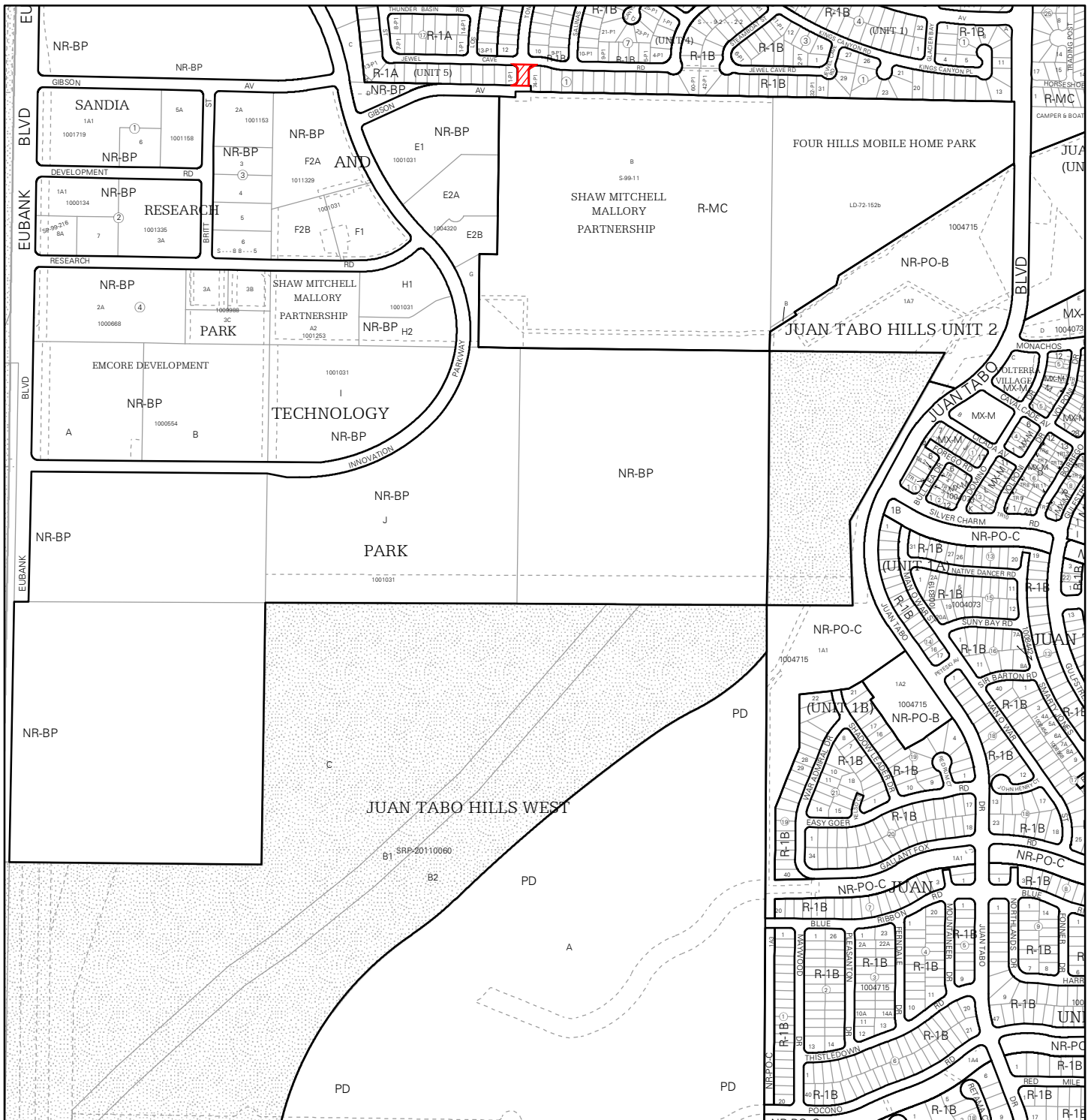
MINOR AMENDMENT TO PRELIMINARY PLAT

Interpreter Needed for Hearing? _____ 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 S2 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 describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- ___ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- ___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- ___ Infrastructure List, if applicable

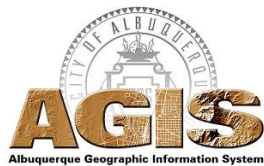
Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

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: 	Date: 03/19/2021
Printed Name: Ryan J. Mulhall	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Project Number:	Case Numbers
PR-2019-002296	PS-2021-00042
	-
	-
Staff Signature: 	
Date: 3/19/21	

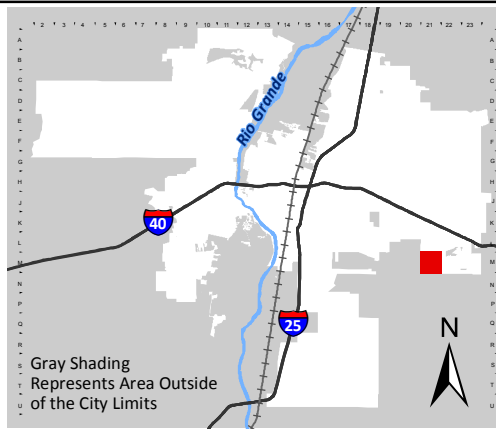


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

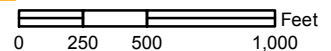


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
M-21-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



CSI-Cartesian Surveys Inc.
PO Box 44414, Rio Rancho, NM 87174
896-3050 Fax 891-0244

March 19, 2021

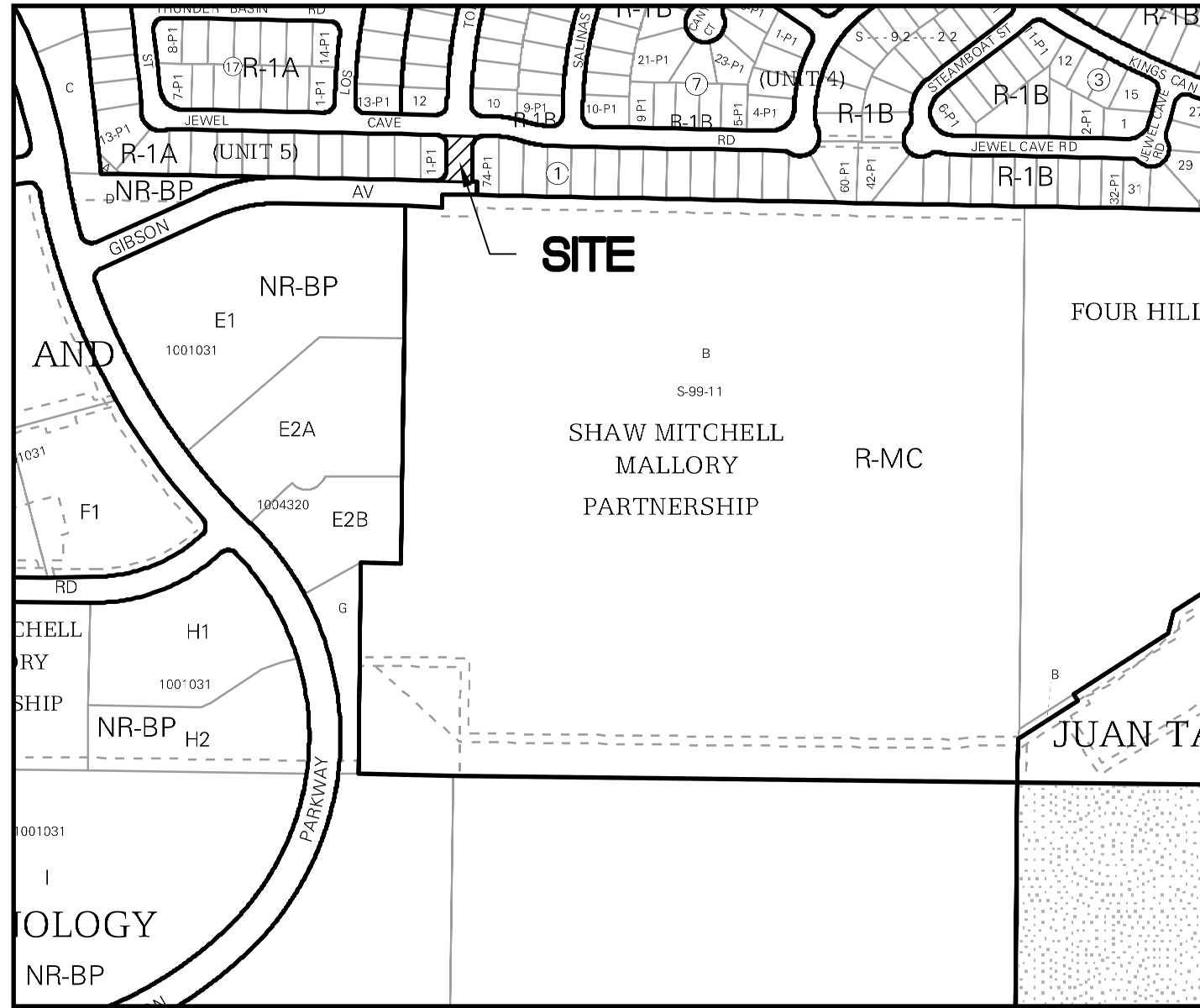
Development Review Board
City of Albuquerque

Re: Sketch Plat Review for Proposed Tract 1, Willow Wood, Unit 4

Members of the Board:

Cartesian Surveys is acting as an agent for Willow Wood Home Owners Association and requests a sketch plat review to create one tract from the vacated right-of-way of Tony Sanchez Drive SE between Jewel Cave Road SE and Gibson Avenue SE. The property is currently not zoned as it was public right-of-way. The portion of right-of-way from Tony Sanchez Drive SE was vacated by the DRB on May 3, 2019 under Project Number PR-2019-002296.

Thank you,
Ryan J. Mulhall



Vicinity Map - Zone Atlas M-21-Z

Indexing Information

Section 33, Township 10 North, Range 4 East, N.M.P.M.
 Subdivision: Willow Wood, Unit 1
 Owner: City of Albuquerque
 UPC #: N/A

Purpose of Plat

1. CREATE ONE TRACT FROM VACATED PORTION OF RIGHT-OF-WAY, TO BE OWNED BY WILLOW WOOD HOMEOWNERS ASSOCIATION.

Sketch Plat for Tract 1
Willow Wood, Unit 4
 Being Comprised of
 A Portion of Tony Sanchez
 Right-of-Way situate
 within Willow Wood, Unit 4
 City of Albuquerque
 Bernalillo County, New Mexico
 March 2021

Documents

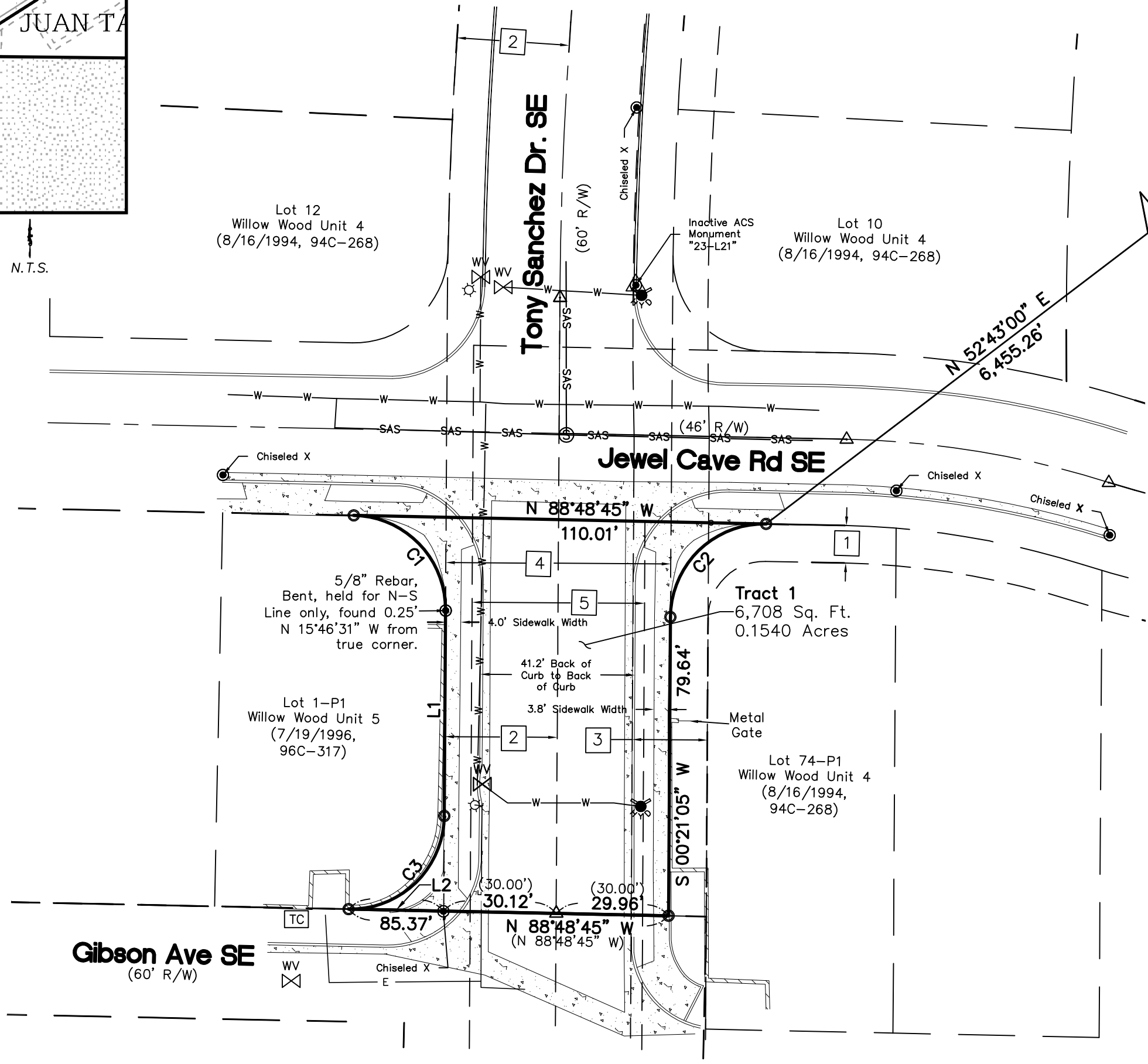
1. PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 16, 1994 IN BOOK 94C, PAGE 268.
2. VACATION OF PUBLIC RIGHT-OF-WAY FOR A PORTION OF TONY SANCHEZ DRIVE SE LOCATED SOUTH OF JEWEL CAVE RD SE AND NORTH OF GIBSON, CONTAINING APPROXIMATELY .154 ACRE(S). (M-21) BY DRB ON MAY 3, 2019 AS PR-2019-002296, SD-2019-00072.

Easement Notes

- 1 EXISTING 10' P.U.E. (08/16/1994, 94C-268)
- 2 EXISTING 30' PUBLIC WATERLINE EASEMENT (06/05/1991, 91C-112)
- 3 EXISTING 20' PUBLIC GAS EASEMENT (06/05/1991, 91C-112)
- 4 EXISTING 60' SANITARY SEWER EASEMENT (4/14/1994, 94C-122)
- 5 EXISTING 46' TEMPORARY PUBLIC DRAINAGE, SANITARY SEWER & WATERLINE EASEMENT (12/30/1992, 92C-277)

Line Table		
Line #	Direction	Length (ft)
L1	N 00°21'05" E	55.00'
L2	N 88°48'45" W	25.29'

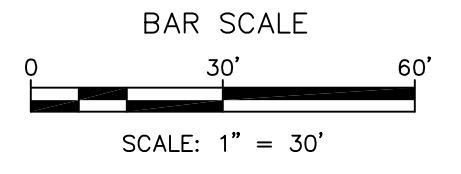
Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	38.91'	25.00'	89°09'50"	35.10'	N 44°13'50" W
C2	39.63'	25.00'	90°50'10"	35.61'	S 45°46'10" W
C3	39.63'	25.00'	90°50'10"	35.61'	N 45°46'10" E



ACS Monument "4_L22"
 NAD 1983 CENTRAL ZONE
 X=1563610.492*
 Y=1480509.445*
 Z=5586.425* (NAVD 1988)
 G-G=0.999643379
 Mapping Angle=-0°8'50.94"
 *U.S. SURVEY FEET

Legend

- N 90°00'00" E MEASURED BEARINGS AND DISTANCES
- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES (FILING INFO)
- FOUND MONUMENT AS INDICATED
- SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
- △ FOUND CENTERLINE MONUMENT MARKED "LS 7719"
- METAL FENCE
- ▨ BLOCK WALL
- ☆ LIGHT POLE
- WV WATER VALVE
- ⊗ FIRE HYDRANT
- TC TELEPHONE CABINET
- ⊙ SANITARY SEWER MANHOLE



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



PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946

OFFICIAL NOTIFICATION OF DECISION

May 3, 2019

Willow Wood HOA
4121 Eubank Boulevard NE
ABQ, NM 87111

Project# PR-2019-002296
Application# SD-2019 -00072
VACATION OF PUBLIC RIGHT OF WAY

LEGAL DESCRIPTION:

For all or a portion of TONY SANCHEZ DRIVE SE located south of JEWEL CAVE RD SE and north of GIBSON BLVD, containing approximately .154 acre(s). (M-21)

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

On May 1, 2019 the Development Review Board (DRB) held a public hearing concerning the above referenced application and is sending a recommendation of denial to the City Council, based on the following Findings:

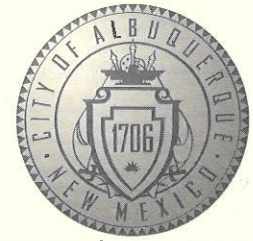
1. This is a request to vacate the portion of Tony Sanchez Drive between Jewel Cave Road and Gibson Boulevard, which is a total of 6,708 square feet.
2. Pursuant to section 14-16-6-6(K)(2)(e) the DRB will make a recommendation to City Council on the request because the vacation contains more than 5,000 square feet.
3. The applicant proposes a gate across the vacated right of way to allow restricted access into the Willow Wood development, if approved.
4. The Willow Wood Homeowners Association is the applicant for the request. They state that the vacation is needed to prevent traffic from cutting through the neighborhood.
5. The application letter dated April 4, 2019 states that the Willow Wood Homeowners Association circulated a petition regarding support of the vacation during 2017 and 2018 and gathered 230 signatures, approximately 50% of the Willow Wood residents.
6. Vacation requests must meet the criteria in IDO Section 14-16-6-6-(K)(3)(a) *The public welfare does not require that the public right of way or easement be retained:*
Applicant's Justification:

- A. Through traffic can use alternate routes that does not require cut through the Willow Wood Neighborhood and are safer for high traffic volumes. They include:
North/South: Eubank Boulevard and Juan Tabo Boulevard both Urban Minor Collector streets; East/West: Gibson Boulevard and Innovation Parkway both Local Urban Streets; and Southern Street an Urban Minor Collector.
- B. Residents of the Willow Wood HOA will have access through the gate using a card key or keypad. The gate will be equipped with a Knox box for emergency service access.
- C. A video recorded by a Willow Wood Neighborhood resident, shows the traffic at Tony Sanchez Drive and Jewel Cave Road during the morning peak hours of 7:30-8:30 a.m. The video shows substantial traffic at this corner as well as vehicles neglecting full stops at the Stop Sign and speeding around the corner. This video provides evidence of the threat to the public welfare that high traffic at this intersection poses and is provided for the Development Review Board's consideration
- D. This neighborhood includes an elementary school and community park. The high volume of cut through traffic and associated speeding, presents a significant threat to public safety and public welfare as it relates to these neighborhood functions. Through this vacation, the public welfare of the area will be enhanced by reducing the volume and speeding traffic cutting through the neighborhood and this intersection, especially at peak hours.

Staff response:

- A. While vacating a portion of Tony Sanchez Drive would remove the through traffic into the Willow Wood development, it would place a burden on the surrounding areas, specifically South Pointe Village development which is located directly south, by removing access to the north in an area where access is limited.
 - B. Although there are alternate routes, it is a critical link in the transportation network in the area.
 - C. The residents to the south should have access to the school and community center to the north; the route through Willow Wood should be available to those residents.
 - D. In the event of an accident that blocks the entrance onto Gibson Blvd from Innovation Parkway, the South Pointe Village subdivision has no way out of the area if the access at Tony Sanchez Drive is gated.
 - E. Other traffic calming measures could be used to improve safety for all residents of the area.
7. Vacation requests must meet the criteria in 14-16-6-6(K)(3)(b) *There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from*

CITY OF ALBUQUERQUE



Official Notice of Decision

Project# PR-2019-002296 Application# SD-2019-00072

May 3, 2019

Page 3 of 5

the vacation, and there is no convincing evidence that any substantial property right is being abridged against the will of the owner of that right.

Applicant's Justification:

- A. This vacation of Tony Sanchez Drive is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation because it will reduce high volumes of through traffic on residential streets and route them onto streets and corridors suitable for high volume traffic such as; Gibson Boulevard, Innovation Parkway, Eubank Boulevard, Southern Street, and Juan Tabo Boulevard.
- B. Residents of the Willow Wood neighborhood may experience the minor detriment of stopping at the proposed gate before entering the neighborhood, but they have expressed that they are willing to endure this to reduce traffic on their residential streets.
- C. For cut-through non-resident traffic, the minor detriment will be altering routes to surrounding streets and corridors. For this the Applicant will provide ample notice of the vacation, with City approved notification signage, to allow drivers time to modify their routes prior to the vacation and gate installation.
- D. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of as Tony Sanchez Drive is a public right of way. The property owners adjacent to the proposed vacation site to the east and west, are in support of the vacation and gate installation as shown by the letter of support included in this application.

Staff response:

- A. Public streets are open to all members of the public; gating Tony Sanchez Drive abridges the right of the area residents outside of Willow Wood to use existing public streets. This portion of the public right of way is actively being used by the public.
- B. Staff received five letters and two phone calls opposing the vacation. Concerns included safety, loss of use of public roads, loss of access to Kirtland AFB emergency vehicle access, and locations of bus stop
- C. As stated above, there are other traffic calming measures that could be used to slow down traffic and improve safety.
- D. Comments from Transportation state that in order to satisfy this vacation criteria, a traffic study showing the function of the surrounding transportation network in a build and no-build scenario is required due to the importance of this link.
- E. Comments from Transportation state that additional documentation is required for recommendation of approval of this vacation. Approval from the fire

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

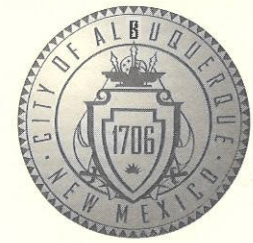
marshal, solid waste, traffic operations and all properties with access from this right of way is required. It appears additional neighborhoods utilize this connection so additional neighborhood support is required.

8. The Department of Municipal Development opposes this vacation of public right of way, stating that closure of this section of Tony Sanchez Dr. is not warranted and would decrease the already limited access for the South Point Village subdivision and would further adversely impact traffic circulation.
9. Long Range Planning submitted extensive comments stating that the request will have substantial impacts on the South Pointe Village and would limit the ingress and egress for this neighborhood. Additional between 1996 and 2006 the access to Eubank Blvd and Juan Tabo Blvd was limited by development to the north.
10. The Long Range Planning section also states that the request is inconsistent with many Comprehensive Plan Goals and Policies to improve the transportation system connectivity and enhance access to employment and services. The request does not provide a net benefit to the public welfare, as demonstrated in the earlier comments and policy analysis. By limiting the access to South Pointe Village residents, it is possible that a "substantial property right is being abridged against the will of the owner of the right." The historic transportation access (the property right of access) between South Pointe Village and Juan Tabo Blvd would be eliminated by the request. This could lower property values of South Pointe Village while increasing property values in Willow Wood by privatizing this access point. Finally, the request would diminish the public welfare of South Pointe Village residents by limiting access to the neighborhood for the purposes of accessing jobs and services as well as being accessed by emergency services.

The requested vacation is unnecessary and would exacerbate an already inequitable situation related to access and connectivity. The requested vacation would create a non-conformance to IDO subdivision and transportation system regulations

11. APS comments indicate that the vacation would create traffic problems by removing an access point that is used for both the Willow Wood and South Pointe Village neighborhoods. The vacation would require relocation of bus stops for elementary, middle school and high school and increase bus ride times by 15 minutes for these students and special needs students using their buses. This change would cause an additional financial impact to APS because of the need to provide additional buses. APS buses do not enter gated communities unless gates remain open for buses during busing times. Bus stops are generally located outside of the neighborhood entrance gate. APS states that the request could potentially impact 148 students.

CITY OF ALBUQUERQUE



Official Notice of Decision
Project# PR-2019-002296 Application# SD-2019-00072
May 3, 2019
Page 5 of 5

Sincerely,

A handwritten signature in black ink, appearing to read 'Kym Dicome', is written over a horizontal line.

Kym Dicome
DRB Chair

KD/mg

Consensus Planning 302 8th street NW ABQ, NM 87102

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

August 16, 2017
DRB Comments

ITEM # 11

PROJECT # 1011351

APPLICATION # 17-70213

RE: Tony Sanchez Drive Vacation

An application for vacation of right of way requires the attached **Form V** along with the checklist items under VACATION OF PUBLIC RIGHT OF WAY (**DRB28**) and a total fee of \$395. Please note the requirement for certified mail notification based on a response from the Office of Neighborhood Coordination, located in City Hall. Signs will need to be posted at either end of the proposed vacated street - the sign posting agreement will be completed at the time of application.

The required letter of justification will need to address Finding (1) or (2) of the Subdivision Ordinance § 14-14-7-2(B):

- (1) The public welfare is in no way served by retaining the way or easement; or
- (2) There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation; and in addition to divisions (1) or (2):
- (3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

Please be aware that objections to the proposed vacation from property owners within Mirabella and/ or Willow Wood would negate the required Finding of division (3) above.

Per the Subdivision Ordinance, the DRB would hold a public hearing and make a recommendation to City Council. If approved, the vacated right of way would need to be acquired from the City and replatted into adjacent parcels.



Jack Cloud, DRB Chairman

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE (DRB04)

(PUBLIC HEARING CASE)

- Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
- Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
- Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

VACATION OF PUBLIC EASEMENT (DRB27)

VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
(Not required for City owned public right-of-way.)
- Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

SIDEWALK VARIANCE (DRB20)

SIDEWALK WAIVER (DRB21)

- Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the variance or waiver
- List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)

- Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the variance
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)

- Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the deferral or extension
- List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

VACATION OF PRIVATE EASEMENT (DRB26)

VACATION OF RECORDED PLAT (DRB29)

- The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
- Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
- Letter of authorization from the grantors and the beneficiaries (private easement only)
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT

DRB Project Number: 1011351
Jewel Cave & Gibson

AGENDA ITEM NO: 11

SUBJECT: Sketch Plat

ENGINEERING COMMENTS:

In order to complete this request a vacation of right of way will need to be granted. The Subdivision Ordinance, Section 14-14-7-2, specifies that a vacation may be approved only when the following items are determined:

1. The City of Albuquerque does not anticipate any need to utilize the existing right of way for roadway purposes.
2. The public welfare is in no way served by retaining the way or easement.
3. There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation.
4. It is the opinion of Transportation Development that the removal of the existing right of way will provide a net benefit to the public welfare.
5. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.
6. The proposed vacation does not affect any access points for the surrounding area.
7. Conditions that will be enforced at re-plat will provide appropriate access to all property owners. As such, this vacation abridges no substantial property right.
8. Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing approving the vacation and no objection regarding access or the abridgement of a substantial property right was raised.

In addition you would need the fire marshal, solid waste, traffic operations and **all properties** with access from this right of way to agree with the vacation.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (PLNG)

SIGNED: Racquel M. Michel, P.E.
Transportation Development
505-924-3991 or rmichel@cabq.gov

DATE: August 16, 2017

DEVELOPMENT REVIEW BOARD - HYDROLOGY SECTION
Dana Peterson, PE, Senior Engineer | 505-924-3695 dpeterson@cabq.gov

DRB Project Number: 1011351 Hearing Date: 8-16-2017
Project: Tony Sanchez Rd Agenda Item No: 10 | 1

- | | | | |
|---|---|---|--|
| <input checked="" type="checkbox"/> Sketch Plat | <input type="checkbox"/> Minor Preliminary / Final Plat | <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Final Plat |
| <input type="checkbox"/> Temp Sidewalk Deferral | <input type="checkbox"/> Sidewalk Waiver/Variance | <input type="checkbox"/> Site Plan for Bldg. Permit
<input type="checkbox"/> Site Plan for Subdivision | <input type="checkbox"/> Bulk Land Plat |
| <input type="checkbox"/> SIA Extension | <input type="checkbox"/> DPM Variance | <input type="checkbox"/> Vacation of Public Easement | <input type="checkbox"/> Vacation of Public Right of Way |

ENGINEERING COMMENTS:

- A topographic survey will be required at preliminary plat
- A drainage easement will likely be required

RESOLUTION/COMMENTS:

Parks & Rec:

Water:

Transportation:

Planning:

- APPROVED
- DENIED

DELEGATED TO: TRANS HYD WUA PRKS PLNG
Delegated For: _____
SIGNED: I.L. SPSP SPBP FINAL PLAT
DEFERRED TO _____



**Development Review Board (DRB)
Review Comments
Utility Development Section
Reviewer: Jon Ertsgaard, P.E.
Phone: 505.289.3028**

DRB Project No: 1011351	Date: 08/16/2017	Item No: #11
Zone Atlas Page: L-21 and M-21	Legal Description: -- Location: Tony Sanchez Between Jewl Cave and Gibson	
Request For: 17DRB-70213 Sketch Plat Review and Comment		

ABCWUA Comment:

Please provide written description of how the following comments were addressed with the next submittal.

1. Defer to Transportation regarding the requested vacation of public right of way.
2. If approved, vacation of the public right of way would require retaining a public waterline for the existing 10" waterline at this location.

UTILITY DEVELOPMENT

