

Rupal S. Engineer

From: Rupal S. Engineer <rupal@designplusabq.com>
Sent: Monday, June 24, 2019 4:17 PM
To: Elaine Faust
Cc: Rupal S. Engineer DesignPlus
Subject: Public Notice of PR 2019-002331 - Vacation of Public Easement
Attachments: Notification to Ms. Faust 06.24.19.pdf; Attach 3 Traction Park Lots 4 and 5 Google Map.JPG; Attach 2 Sketch Plat Lots 4 and 5 Enlarged.JPG; Attach 1 Zone Atlas Page J-12-Z.pdf

Ms. Faust:

This is e-mail notification of the anticipated public hearing for an Application for Vacation of Public Easement to the Development Review Board as set forth in the letter below.

The attachments to this transmission consist of this letter, Zone Atlas page, Sketch Plat page (enlargement only) and Google Map view.

Date: June 24, 2019

Via E-mail To: Elaine Faust efaust@swcp.com
Sarah Mandala sarah.mandala.14@gmail.com
Kendra Robertson krobtzn@gmail.com
Glen Effertz gteffertz@gmail.com

Subject: **Public Notice of PR 2019-002331**
Application for Vacation of Public Easement DRB
Related to: Application for Subdivision of Land – Minor

Dear Ms. Faust:

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 Design Plus, LLC. will be submitting an application for Vacation of Public Easement (related to the Subdivision of Land – Minor) to be reviewed and decided by the Development Review Board. This application is for vacating the Public Service Company of New Mexico Electric Easement that extends from Central Avenue across Lot No. 5 and the westerly portion of Lot No.4 to an existing building on the easterly portion of Lot No. 4 as the building is scheduled to be demolished .

The electrical service related this easement serves only the two lots owned by Sundance Village Limited Partnership. Therefore, this vacation of easement does not impact any adjacent properties or their electrical service. Attachments No. 2 and No. 3 to this letter show the area of the easement in relation to the affected lots as a "hatch".

1. Property Owner: Sundance Village Limited Partnership
2. Agent: Design Plus, LLC
3. Subject Property Address: 2306-2312 Central Avenue SW, Albuquerque, New Mexico 87104
4. North of New York Avenue SW and West of Clayton Street SW
5. Zone Atlas Page: **J-12-Z**
6. Legal Description: LOTS 4 AND 5 BLOCK 6, TRACTION PARK AND CITY ELECTRIC ADDITION
7. Area of Property: 1.1483 acres, more or less (area all lots in the Subdivision of Land – Minor)
8. Major Transit Corridor Area

9. Current Use: Commercial / Vacant

The anticipated public hearing for this request will be on July 17, 2019 in the Hearing Room (Basement Level) of Plaza Del Sol, 600 2nd Street NW, Albuquerque, New Mexico 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) 843-7587 or via email at rupal@designplusabq.com.

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

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City of Albuquerque Planning Department

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

Zone Atlas Pages for Download

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

Sincerely,

Rupal Engineer, Principal
Design Plus LLC
2415 Princeton Drive NE Suite E
Albuquerque, New Mexico 87107
Telephone: 505 843-7587
rupal@designplusabq.com

Attachments: 1. Zone Atlas Page J-12-Z
2. Sketch Plat – Page 3 only enlarged to show existing easement location
3. Google Maps showing approximate location of easement and existing buildings

Nancy Shay (for Rupal S. Engineer)

Design Plus, LLC
2415 Princeton Drive NE Suite E
Albuquerque, New Mexico 87107
Telephone: 505 843-7587
Nancy@DesignPlusABQ.com

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Sent: Monday, June 24, 2019 4:19 PM
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Rupal S. Engineer

From: Rupal S. Engineer <rupal@designplusabq.com>
Sent: Monday, June 24, 2019 4:21 PM
To: Kendra Robertson
Cc: Rupal S. Engineer DesignPlus
Subject: Public Notice of PR 2109-002331 - Vacation of Public Easement
Attachments: Notification to Ms. Robertson 06.24.19.pdf; Attach 3 Traction Park Lots 4 and 5 Google Map.JPG; Attach 2 Sketch Plat Lots 4 and 5 Enlarged.JPG; Attach 1 Zone Atlas Page J-12-Z.pdf

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