

2415 Princeton Dr. NE Suite E  
Albuquerque, NM 87107  
Voice 505.843.7587  
www.designplusabq.com

June 28, 2019

Via First Class Mail to Property Owners

Name  
Address  
Address

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

Dear Landowner:

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 nearby property owner that Design Plus, LLC, on behalf of the Owner, Sundance Village Limited Partnership, 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 2<sup>nd</sup> 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](mailto: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](mailto:rupal@designplusabq.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>

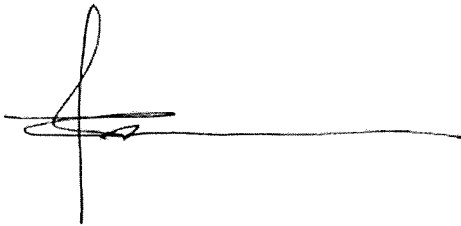
**City of Albuquerque Planning Department**

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

**Zone Atlas Pages for Download**

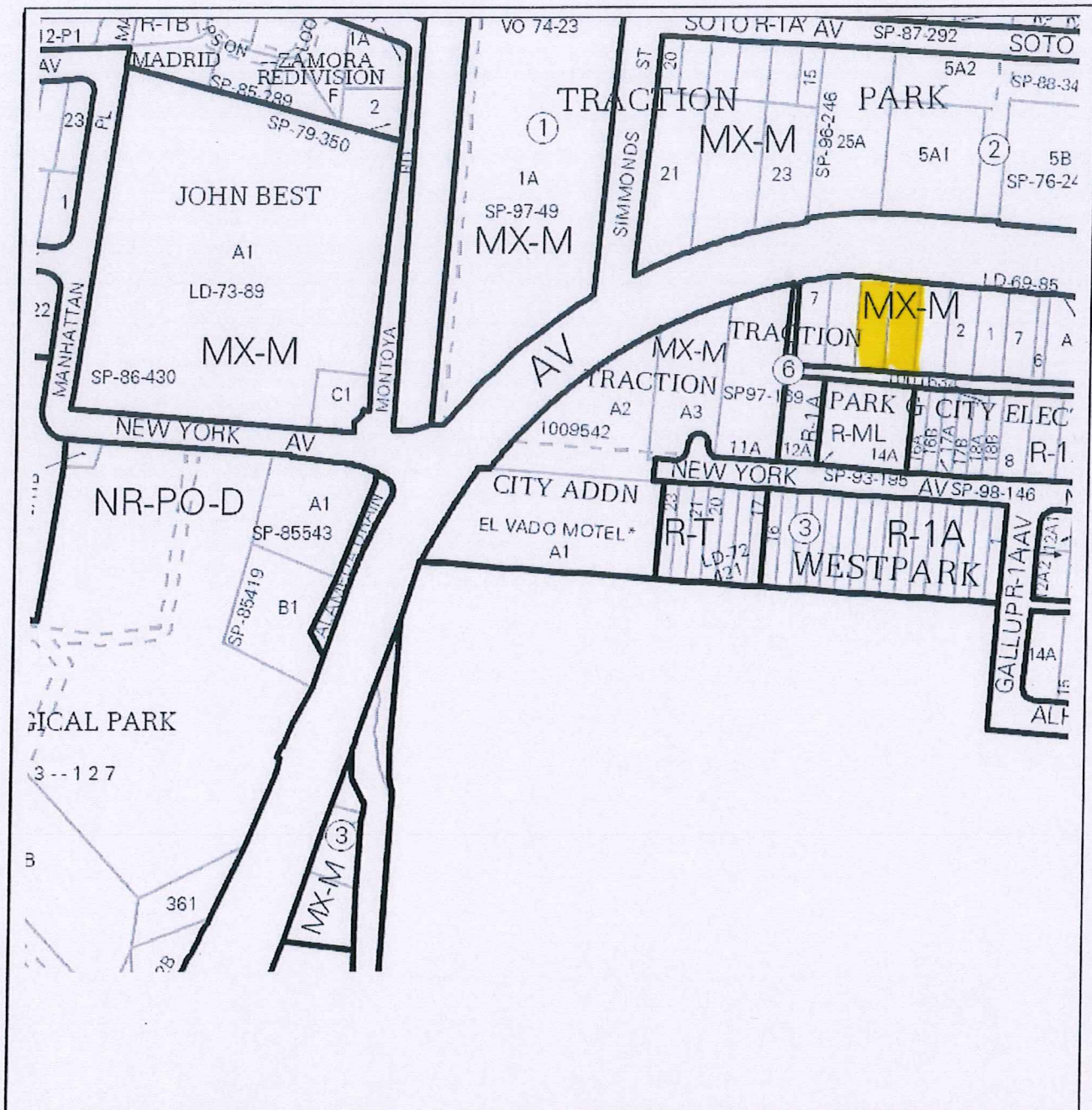
<http://data.cabq.gov/business/zoneatlas/>

Sincerely,

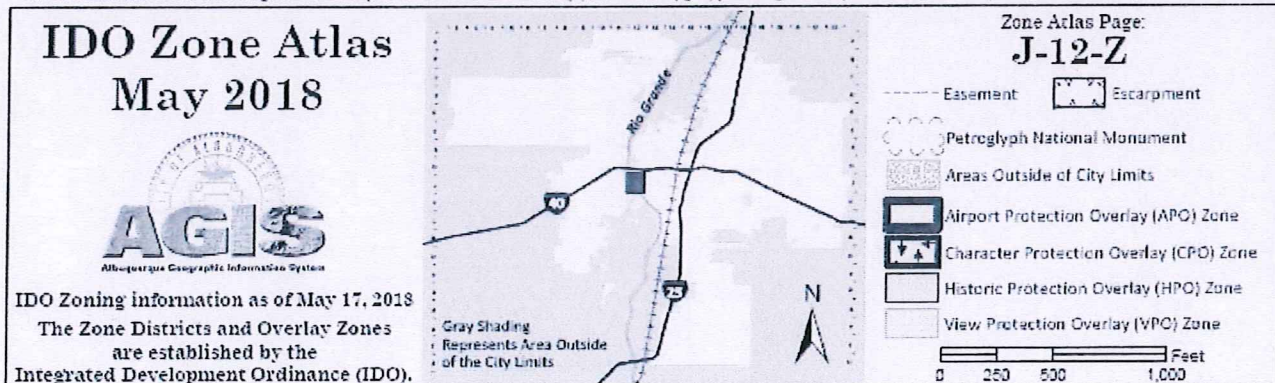


Rupal Engineer, Principal  
Design Plus LLC  
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Albuquerque, New Mexico 87107  
Telephone: 505 843-7587  
[rupal@designplusabq.com](mailto:rupal@designplusabq.com)

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



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



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13

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CENTRAL AVENUE SW

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EXCEPTION

**EXCEPTION**

EXCEPTION

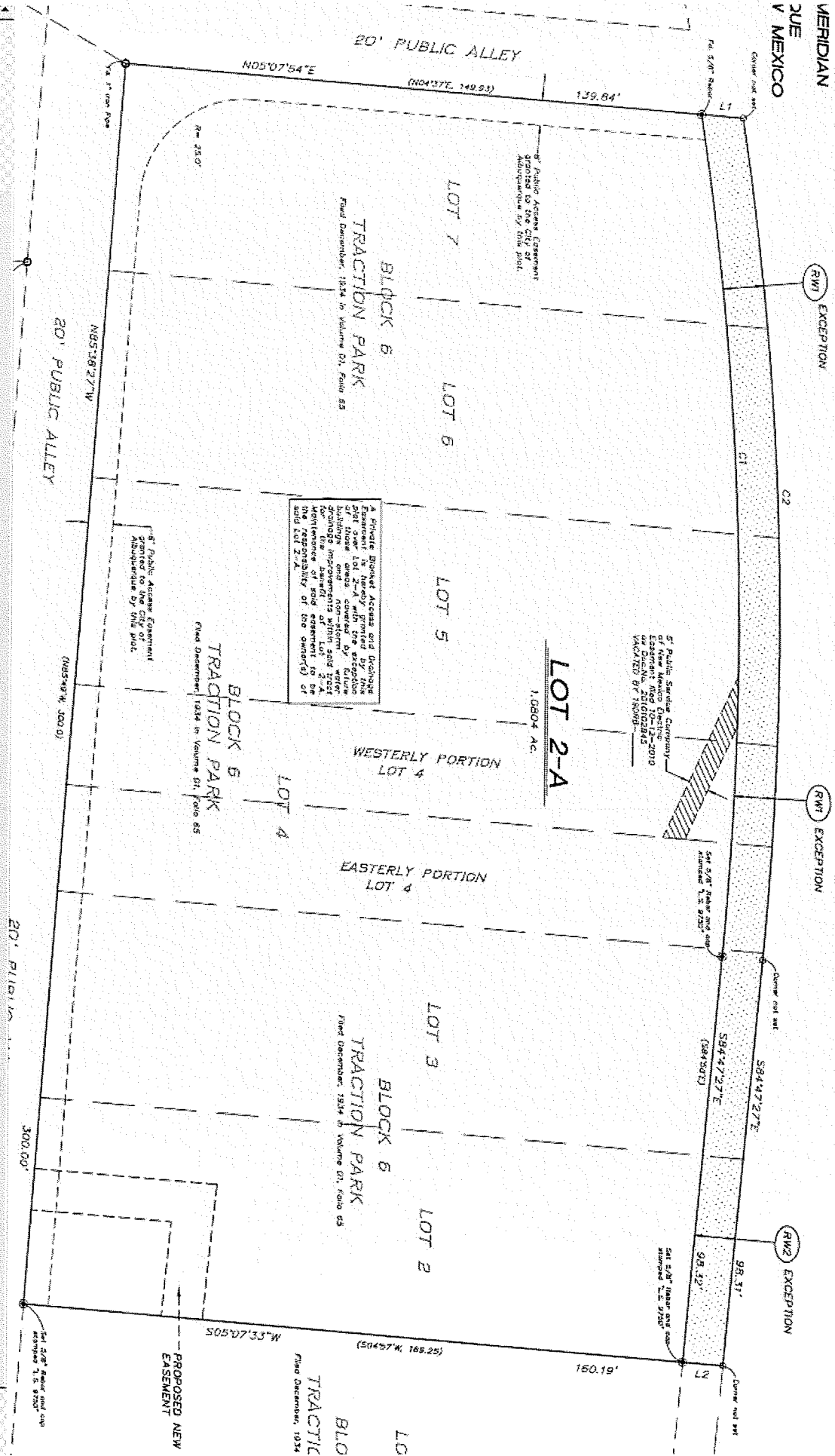
(RM1) Right of way conveyed to the City of Albuquerque by WM recorded July 14, 1960 a Document No. 77874 and as designated on Right of Way Map filed February 28, 1955.

C3, Folio 119-120 (As to Lots 5, 6 7 and Westerly 2 Block 6)

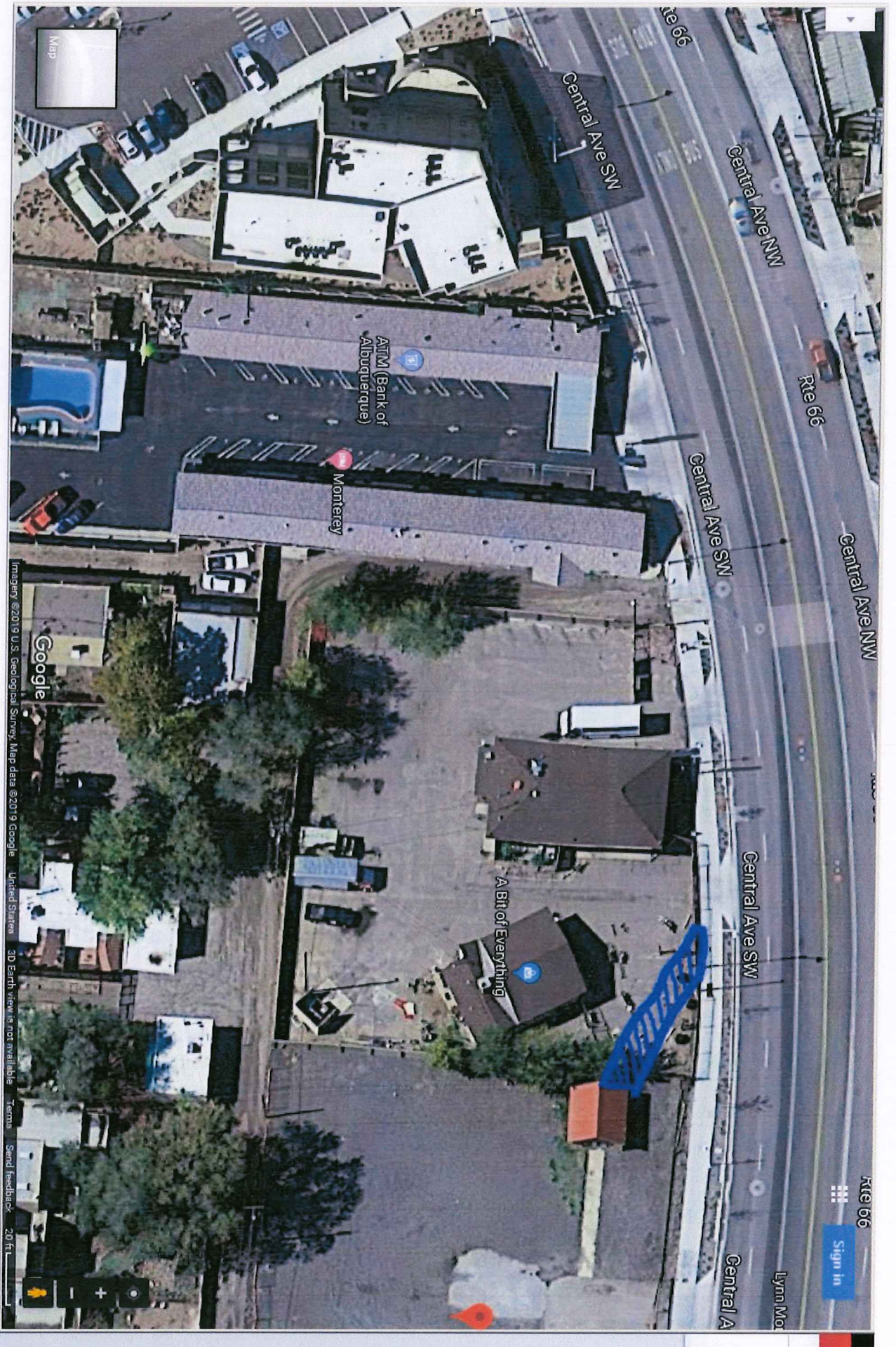
(RM2) Right of way conveyed to the City of Albuquerque by WM recorded January 19, 1959 a Document No. 22213 and as designated on Right of Way Map filed February 28, 1955.

C3, Folio 119-120 (As to Lots 2 and 3 Block 6)

Black 6)  
Rich, at  
RW2



Attachment No. 2 - Enlarged Portion of Sketch Plat



Attachment No. 3 - Google© Maps Aerial. Blue hatch is approximate area of easement to be vacated.