



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 checked="" type="checkbox"/> Major - Preliminary Plat (Form S1)	<input type="checkbox"/> Major Amendment to Site Plan (Form P2)	<input checked="" 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 S2)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor 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	<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
 Vacation of Walter Street SE between Gibson Blvd SE and Ross Ave SE. Immediately West of 801 Gibson Blvd SE

APPLICATION INFORMATION

Applicant: Porfirio O. Maldonado Phone: 505-417-6569
 Address: 813 Gibson Blvd SE Email: reflectiveauto@hotmail.com
 City: Albuquerque State: NM Zip: 87112
 Professional/Agent (if any): JAG Planning and Zoning, LLC - Juanita + Andrew Garcia Phone: 505-363-5613
 Address: P.O. Box 7857 Email: jag@jagplanningandzoning.com
 City: Albuquerque State: NM Zip: 87194
 Proprietary Interest in Site: Property Owner List all owners: Porfirio O. Maldonado

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: 1-A-1 Block: A Unit: _____
 Subdivision/Addition: Anderson & Thaxton Right of position of ^{Terrace Addition} MRGCD Map No.: _____ UPC Code: 101405647407940604
 Zone Atlas Page(s): L-14 Existing Zoning: NR-C Proposed Zoning: No change
 # of Existing Lots: 1 # of Proposed Lots: 0 Total Area of Site (Acres): .5484

LOCATION OF PROPERTY BY STREETS

Site Address/Street: Walter Street SE. Between: Gibson Blvd SE and: Ross Ave SE

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)
PR 2019-002519; SD-2019-00122

Signature: Andrew Garcia Date: 10-24-19
 Printed Name: Andrew Garcia Applicant or Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting Date: _____ Fee Total: _____
 Staff Signature: _____ Date: _____ Project #: _____

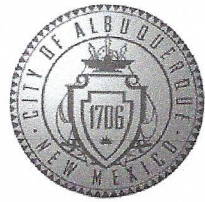
FORM V: Vacations of Easements or Right-of-way- DRB

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)
- N/A 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 _____
- If right-of-way, square footage to be vacated (see IDO Section 14-16-6-6(K) _____)
- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
 - Office of Neighborhood Coordination neighborhood meeting inquiry response
 - Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
 - If a meeting was requested/held, copy of sign-in sheet and meeting notes
- Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
 - Proof of emailed notice to affected Neighborhood Association representatives
 - Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
- Sign Posting Agreement (not required for easements if IDO Section 14-16-6-6(K)(2)(a) is satisfied)

The vacation must be shown on a DRB approved plat recorded by the County Clerk within one year, or it will expire.

<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>	
<p>Signature: <u>Juanita Garcia</u></p>	<p>Date: <u>10/25/19</u></p>
<p>Printed Name: <u>Juanita Garcia</u></p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Case Numbers: _____</p>	<p>Project Number: _____</p>
<p>Staff Signature: _____</p>	
<p>Date: _____</p>	

LETTER OF AUTHORIZATION

**SUBJECT PROPERTY: 801 GIBSON BLVD SE LOT 1-A-1, BLOCK "A" ANDERSON
& THAXTON'S REPLAT OF A PORTION OF TORREON ADDITION CONT. 7364 AC
AND VACATION OF A PORTION OF WALTER STREET SE**

I, the undersigned owner of subject property, hereby designate JAG Planning & Zoning, LLC to be my authorized representative for all subdivision/vacation of right of way matters associated with this property.



Porfie O. Maldonado

9-24-19

Date



October 25, 2019

Ms. Maggie Gould, Acting Chair
Development Review Board
City of Albuquerque, Planning Department
600 2nd Street NW, Albuquerque NM 87102

Ms. Gould and members of the Development Review Board:

JAG Planning & Zoning, agent for Porfie Maldonado, respectfully requests your review and recommendation of approval of a vacation of right-of-way to City Council in accordance with 14-16-6-6(k)(3) of the Integrated Development Ordinance (IDO). The applicant is requesting approval of a vacation of right-of-way for an approximate area of 6,313 square feet of Walter ST SE. This right-of-way is located immediately north of Gibson Blvd SE and intersects with Ross Ave SE.

Justification in accordance with section 14-16-6-6(K)(3) – Decision Criteria

14-16-6-6(K)(3)(a) - The public welfare does not require that the public right-of-way or easement be retained.

The subject area was utilized as direct access to Gibson Blvd but was eventually closed by the City of Albuquerque. The closure of Walter Street at Gibson Blvd has required residents to use surrounding streets for access to Gibson Blvd. This portion of Walter Street is being utilized by the Albuquerque/Bernalillo County Water Authority (ABCWUA). There is a pump house owned by ABCWUA that is currently not being utilized. There have been efforts made by the applicant to determine if the applicant can purchase the well site. If the ABCWUA property cannot be sold to the applicant, the applicant intends to request to purchase all of the vacated right-of-way from the City of Albuquerque and grant an easement for use of ABCWUA. Since this portion of Walter Street has been closed to Gibson Blvd, the public welfare does not require that this portion of the public right-of-way be retained. The applicant intends to provide any necessary easements to allow for vehicular or utility access to the only property affected by this request, owned by ABCWUA. The applicant has also requested an estimate of cost for the purchase of the proposed vacated right-of-way from the Real Property Division of the Planning Department. The estimated cost has been submitted as part of this application and is acceptable to the applicant.

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

The subject public right-of-way is partially developed with asphalt, sidewalk, curb and gutter. The remaining portion of the right-of-way is not currently developed and appears to be a dumping ground. If granted approval, the applicant intends to purchase the vacated street and have a portion or all of the area be incorporated into the adjacent lot to the east, currently owned by the applicant. The applicant has a pending preliminary and final plat application (SD2019-00122) that will incorporate the proposed vacated right-of-way, if granted approval. The vacated right-of-way will allow the applicant to extend his successful local business to the vacated area. This extension will avoid future illegal dumping in the public right-of-way and improve the streetscape for this area. The area will be subject to all design improvements as required by the IDO. This vacation will be a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare with no detriment to the public welfare. Furthermore, there is no evidence that any substantial property right is being abridged against the will of the adjacent property owner since the applicant intends to provide any necessary easements to allow for vehicular or utility access to the adjacent property owned by ABCWUA.

The property adjacent to the proposed vacated right-of-way is zoned NR-C. The applicant is aware that if this vacation is approved, the vacated right-of-way will also be zoned NR-C. The NR-C zone allows the type of business that is being conducted by the applicant.

The vacation of right-of-way request will meet the applicable standards of the IDO, DPM and other City requirements. Notification requirements for this request, as specified in Table 6-1-1 of the IDO have also been met. Letters were sent to the South Broadway Neighborhood Association and the San Jose Neighborhood Association as listed by the Office of Neighborhood Coordination as being the affected neighborhood associations. A meeting with the South Broadway Neighborhood Association took place at the proposed vacated right-of-way on October 11, 2019. A summary of that meeting has been submitted with this application. The San Jose Neighborhood Association initially indicated that a neighborhood meeting was necessary; however, after a review of the site, it was determined that a meeting was not necessary at this point. A correspondence from the San Jose Neighborhood Association indicating that a meeting is not necessary at this time has been submitted with this application. The major concern from both neighborhood associations is whether the property owner intends to use Walter or Ross as vehicular access to the vacated area. The property owner has indicated that vehicular access to the business will continue along Gibson Blvd, as currently exists.

In addition, property owners within 100 feet of this request have also been notified of this request. Information from the City of Albuquerque Planning Department includes a list of property owners within 100 feet of the subject site and a boundary map of the property owners.

Thank you for your consideration on this matter. I can be reached at (505) 363-5613 or at jag@jagplanningandzoning.com.

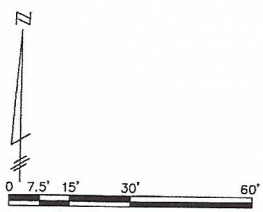
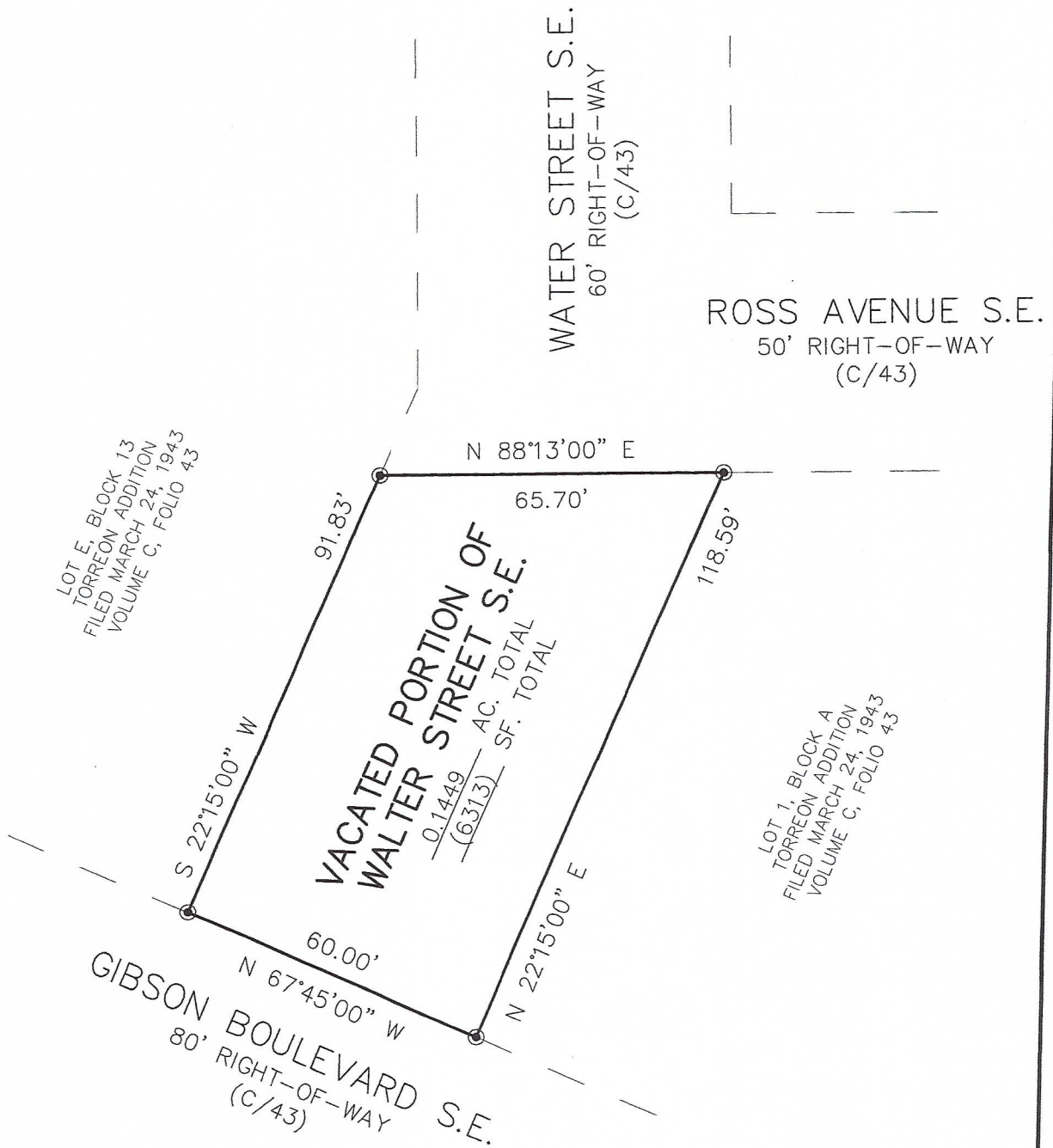
Sincerely,



Juanita Garcia
Principal

JAG Planning & Zoning, LLC

EXHIBIT OF
**VACATED PORTION OF
 WALTER STREET S.E.**
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER, 2019



Scale: 1"=30'
 Order No.: TORREON ADDITION RIGHT-OF-WAY EXHIBIT

Anthony L. Harris, N.M.P.S.#11463 HARRIS SURVEYING, INC.
 1308 CIELO VISTA DEL SUR N.W. CORRALLES, NEW MEXICO 87048
 Telephone (505) 250-2273

CITY OF ALBUQUERQUE
PRELIMINARY COMPENSATION DETERMINATION FOR
VACATED RIGHT OF WAY

PROPOSED GRANTEE AND ADDRESS: Agent: JAG Planning & Zoning

DESCRIPTION OF VACATED RIGHT OF WAY: Portion of Walter St. SE,
North of Gibson Blvd. SE (deadend), South of Ross Ave. SE

BASE VALUE ESTIMATE: \$4.00

VACATED RIGHT OF WAY

TOTAL SQUARE FOOTAGE UNENCUMBERED: Unknown
ADJUSTED COMPENSATION PER SQUARE FOOT: \$2.00
SUB-TOTAL COMPENSATION: _____

TOTAL SQUARE FOOTAGE ENCUMBERED: Unknown
ADJUSTED COMPENSATION PER SQUARE FOOT: \$1.00
SUB-TOTAL COMPENSATION: _____

DEDICATED RIGHT OF WAY OFFSET

SQUARE FOOTAGE: _____ VALUE PER SQUARE FOOT: \$4.00
SUB-TOTAL OFFSET: _____

TOTAL NET COMPENSATION: _____

RIGHT-OF-WAY SUPERVISOR: Scott M. Howell 9-27-2019
Scott M. Howell Date

PROPERTY MANAGER APPROVAL: Donald D. Britt 9/27/19
Donald D. Britt Date

DATE DETERMINATION EXPIRES: 3-27-2020

Call Scott Howell at 924-3484, or email showell@cabq.gov with questions. Compensation adjustments are based on property elements such as configuration, topography, retained municipal-use easements for public water, sanitary sewer, and/or storm drainage, or a general public utility easement. This determination is subject to revision 1) in six months, and/or, 2) the final plat presented for signature differs from the proposed plat. Make check in the above-referenced amount payable to City of Albuquerque and present to Real Property Division at the time that the plat is ready for signature (just prior to DBR Chairperson signature). For a quitclaim deed, present a copy of the newly recorded plat to Scott Howell, with precise name and address of grantee for the deed. Allow approximately three weeks for approval and processing of the deed.



JAG JAG <jag@jagplanningandzoning.com>

Neighborhood Meeting Inquiry_801 Gibson Blvd SE_DRB

12 messages

Quevedo, Vicente M. <vquevedo@cabq.gov>

To: "jag@jagplanningandzoning.com" <jag@jagplanningandzoning.com>

Wed, Sep 11, 2019 at 3:57 PM

Andrew,

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

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
San Jose NA	Robert	Brown	rpb4me@gmail.com	2200 William Street SE	Albuquerque	NM	87102	5055895842	
San Jose NA	Olivia	Price Greathouse		408 Bethel Drive SE	Albuquerque	NM	87102	5053158224	
South Broadway NA	Frances	Armiijo	farmiijo@gmail.com	915 William SE	Albuquerque	NM	87102	5054003473	5052478798
South Broadway NA	Gwen	Colonel		900 John Street SE	Albuquerque	NM	87102	51332579414	

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

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

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

Respectfully,

Vicente M. Quevedo, MICRP

Neighborhood Liaison

Office of Neighborhood Coordination

City of Albuquerque – City Council

(505) 768-3332

Website: www.cabq.gov/neighborhoods



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

Sent: Wednesday, September 11, 2019 9:10 AM

To: Office of Neighborhood Coordination <jag@jagplanningandzoning.com>

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

Subject: Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:

Development Review Board

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

Contact Name

Andrew Garcia

Telephone Number

5053635613

Email Address

jag@jagplanningandzoning.com

Company Name

JAG Planning & Zoning, LLC

Company Address

PO BOX 7857

City

ALBUQUERQUE

State

NM

ZIP

87194

Legal description of the subject site for this project:

LOT 1A, BLOCK A, REPLAT OF ANDERSON & TORREON ADDN

Physical address of subject site:

[801 Gibson Blvd SE](#)

Subject site cross streets:

East of Gibson and Broadway

Other subject site identifiers:

North side of Gibson between I-25 and Broadway SE

This site is located on the following zone atlas page:

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

2 attachments

 **Walter Right-of-Way Vacation.pdf**
1673K

 **Neighborhood Meeting Inquiry_801 Gibson Blvd SE_DRB.xlsx**
15K

Andrew or Juanita Garcia <jag@jagplanningandzoning.com>
To: "Quevedo, Vicente M." <yquevedo@cabq.gov>

Wed, Sep 11, 2019 at 4:26 PM

Thank you Vicente for all of your assistance.



Juanita or Andrew Garcia

Principals

JAG Planning & Zoning, LLC

Sent from Mail for Windows 10

[Quoted text hidden]



October 7, 2019

Frances Armijo
Gwen Colonel
South Broadway Neighborhood Association

Re: Neighborhood Meeting about Future Development Application

Ms. Armijo and Ms. Colonel,

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

Vacation of Walter ST between Gibson Blvd and Ross Ave SE.

Application(s) per Table 6-1-1 in the IDO – Vacation of Right-of-Way, to the Development Review Board (DRB). This would be an informal meeting where JAG Planning & Zoning, Agent for Porfie Maldonado would present the proposal and discuss any ideas or concerns you may have.

The intent of these requests is to vacate Walter Street SE just west of the subject site with the intention of incorporating the approved vacated right-of-way into the preliminary and final plat that affects 801 Gibson Blvd SE. Enclosed for your information is a copy of Zone Atlas page L-14-Z identifying the proposed location of vacation of right-of-way and the location of the preliminary and final plat.

Per the IDO, you have **15 days** from the date of this letter to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a Neighborhood Meeting, and we can submit our application anytime thereafter. We would like to submit our application on **October 25, 2019**.

We appreciate the opportunity to introduce this request to you and the association. If you or anyone has any questions or clarifications regarding this application, feel free to contact either Juanita Garcia at (505) 362-8903 or Andrew Garcia at (505) 363-5613 or at jag@jagplanningandzoning.com.

Sincerely,


Juanita Garcia
Principal



JAG JAG <jag@jagplanningandzoning.com>

Last Night's Neighborhood Assoc. Meeting

Frances Armijo <farmijo@gmail.com>

To: JAG JAG <jag@jagplanningandzoning.com>

Mon, Oct 21, 2019 at 7:45 PM

Unfortunately, the City did nothing to inform neighborhood associations of their role under this new IDO. I believe that things you're requesting were only required if you had attended our meeting and made a presentation.

We met with you at the Walter location and discussed the project. Our vice president expressed her concerns about drainage, overhead lights, and proper posting of signs relating to the project.

Our meeting with you and those concerns were relayed to the attendees at our meeting, They were encouraged to write or attend the hearing if they had any concerns. There were questions but no one seemed to be concerned.

This email should serve as proof that you reached out to us and that we responded.

Frances Armijo, President
South Broadway Neighborhood Assoc.

, any concerns they should show up for the hearingv or write.
[Quoted text hidden]



October 7, 2019

Robert Brown
Olivia Price Greathouse
San Jose Neighborhood Association

Re: Neighborhood Meeting about Future Development Application

Mr. Brown and Ms. Greathouse,

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

Vacation of Walter ST between Gibson Blvd and Ross Ave SE.

Application(s) per Table 6-1-1 in the IDO – Vacation of Right-of-Way, to the Development Review Board (DRB). This would be an informal meeting where JAG Planning & Zoning, Agent for Porfie Maldonado would present the proposal and discuss any ideas or concerns you may have.

The intent of these requests is to vacate Walter Street SE just west of the subject site with the intention of incorporating the approved vacated right-of-way into the preliminary and final plat that affects 801 Gibson Blvd SE. Enclosed for your information is a copy of Zone Atlas page L-14-Z identifying the proposed location of vacation of right-of-way and the location of the preliminary and final plat.

Per the IDO, you have **15 days** from the date of this letter to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a Neighborhood Meeting, and we can submit our application anytime thereafter. We would like to submit our application on **October 25, 2019**.

We appreciate the opportunity to introduce this request to you and the association. If you or anyone has any questions or clarifications regarding this application, feel free to contact either Juanita Garcia at (505) 362-8903 or Andrew Garcia at (505) 363-5613 or at jag@jagplanningandzoning.com.

Sincerely,


Juanita Garcia
Principal

SAN JOSE NEIGHBORHOOD ASSOCIATION

October 24, 2019

To Whom It May Concern:

I, Deanna M. Baca, President of the San Jose Neighborhood Association I'm writing on behalf of Vacation of Walter ST between Gibson Blvd and Ross Ave SE.

The San Jose Neighborhood Association approves the following project for Vacation of Walter ST between Gibson Blvd and Ross Ave SE. with the understanding that no exit will be opened at Walter St. Between Gibson Blvd. and Ross Ave SE.

Below is the outline of the application that we approve.

Application(s) per Table 6-1-1 in the IDO – Vacation of Right-of-Way, to the Development Review Board (DRB). This would be an informal meeting where JAG Planning & Zoning, Agent for Porfie Maldonado would present the proposal and discuss any ideas or concerns you may have.

The intent of these requests is to vacate Walter Street SE just west of the subject site with the intention of incorporating the approved vacated right-of-way into the preliminary and final plat that affects 801 Gibson Blvd SE. Enclosed for your information is a copy of Zone Atlas page L-14-Z identifying the proposed location of vacation of right-of-way and the location of the preliminary and final plat.

Sincerely,

Deanna M. Baca

President of the San Jose Neighborhood Association





JAG JAG <jag@jagplanningandzoning.com>

Neighborhood Meeting Inquiry_801 Gibson Blvd SE_DRB

Torres, Taryn <taryntorres@cabq.gov>

To: JAG JAG <jag@jagplanningandzoning.com>

Mon, Oct 21, 2019 at 8:34 AM

Hello Andrew,

Please find the 100 ft buffer map and property list attached.

Thanks,



TARYN TORRES

administrative assistant

urban design and development

o 505.924.3662

e taryntorres@cabq.gov

cabq.gov/planning

From: JAG JAG <jag@jagplanningandzoning.com>
Sent: Monday, October 21, 2019 8:27 AM
To: Torres, Taryn <taryntorres@cabq.gov>
Subject: Fwd: Neighborhood Meeting Inquiry_801 Gibson Blvd SE_DRB

Hello Taryn,




Attached you should find our request and the map that identifies the area we are requesting a vacation of right-of-way. Thank you for all of your assistance.

Juanita and Andrew Garcia
Principals
JAG Planning & Zoning, LLC

[Redacted]

[Quoted text hidden]
[Quoted text hidden]

3 attachments

-  **801 Gibson Buffer Map.pdf**
417K
-  **Labels Gibson.docx**
14K
-  **Export (2).xlsx**
8K

BARRAZA HUGO & ALMA R
2108 WALTER ST SE
ALBUQUERQUE NM 87102-4946

HERNANDEZ MARTIN & ROSE I
2118 WALTER SE
ALBUQUERQUE NM 87102

PARALYZED VETERANS OF AMERICA INC
801 18TH ST NW
WASHINGTON DC 20006-3517

GALLEGOS LUPE M & CASTULO
1819 VAN CT SW
ALBUQUERQUE NM 87105

ESPINOZA VICTOR M
2929 ADAMS ST NE
ALBUQUERQUE NM 87110-2907

GRIEGO JOSE ETUX
815 ROSS SE
ALBUQUERQUE NM 87102

MAESTAS ROBERT L & JUANITA
2116 EDITH BLVD SE
ALBUQUERQUE NM 87102-4912

PEREZ FERNANDO & MINERVA
900 WALTER ST SE
ALBUQUERQUE NM 87102-4250

DOMINGO ANGELINA C
2107 1/2 WALTER ST SE
ALBUQUERQUE NM 87102-4945

MEDINA ARTEMIO & GUALALUPE
BARRAZA
2122 HIGH ST SE
ALBUQUERQUE NM 87102-4929

MEDINA ARTEMIO & BARRAZA-MEDINA
GUADALUPE
2122 HIGH ST SE
ALBUQUERQUE NM 87102-4929

MEDINA ARTEMIO & GUADALUPE
BARRAZA-MEDINA
2122 HIGH ST SE
ALBUQUERQUE NM 87102

FRANCIA LARRY P
2121 HIGH ST SE
ALBUQUERQUE NM 87102

LUJAN JAMES D & LUJAN HECTOR A
7008 CASA ELENA DR NE
ALBUQUERQUE NM 87113

GRIEGO JOSE R
815 ROSS AVE SE
ALBUQUERQUE NM 87102-4939

POLK RICHARD S & BARBARA J
PO BOX 50728
ALBUQUERQUE NM 87181

GRIEGO JOSE ETUX
815 ROSS ST SE
ALBUQUERQUE NM 87102

ALBUQUERQUE BERNALILLO COUNTY
WATER UTILITY AUTHORITY
PO BOX 1293
ALBUQUERQUE NM 87103-1293

MALDONADO PORFIE & LESLIE
813 GIBSON BLVD SE
ALBUQUERQUE NM 87102-4926

ORTIZ JONATHAN & MITCHELL PAULA
PR ESTATE OF MITCHELL EURAL
1721 W MARYLAND AVE
PHOENIX AZ 85015-1702

CARTER GARY
1015 EDITH BLVD SE
ALBUQUERQUE NM 87102

MALDONADO PORFIE O & LESLIE A
9728 DAVENPORT ST NW
ALBUQUERQUE NM 87114-4340

TELLICO INVESTMENTS PROPERTIES LLC
13309 HIDDEN VALLEY RD NE
ALBUQUERQUE NM 87111-4213

FRANCIA ELUSELA (ESTATE OF) C/O
LARRY FRANCIA
2010 WALTER ST SE
ALBUQUERQUE NM 87102-4870

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-2248

ALBUQUERQUE BERNALILLO COUNTY
WATER UTILITY AUTHORITY
PO BOX 1293
ALBUQUERQUE NM 87103-1293

APODACA VICTOR
412 HANNETT AVE NE
ALBUQUERQUE NM 87102

RAMIREZ GUSTAVO & VILLAGRANA
RAMIREZ FILIPA
9704 ASPEN AVE NE
ALBUQUERQUE NM 87112-4008

MEDINA ARTEMIO & BARRAZA-MEDINA
GUADALUPE
2122 HIGH ST SE
ALBUQUERQUE NM 87102-4929

BENCOMO SAUL
1747 ANTONE LOOP RD SW
ALBUQUERQUE NM 87105-6403

MALDONADO PORFIE O & LESLIE A
9728 DAVENPORT ST NW
ALBUQUERQUE NM 87114-4340

BENCOMO SAUL & CRUZ ELIA RASCON
2105 WALTER SE
ALBUQUERQUE NM 87102

MALDONADO PORFIE & LESLIE
813 GIBSON BLVD SE
ALBUQUERQUE NM 87102-4926

GAS CO OF NEW MEXICO
ALVARADO SQUARE
ALBUQUERQUE NM 87158

GANDARA VICTORIA DIAZ & GANDARA
MIKAELA A
813 ROSS AVE SE
ALBUQUERQUE NM 87102-4939

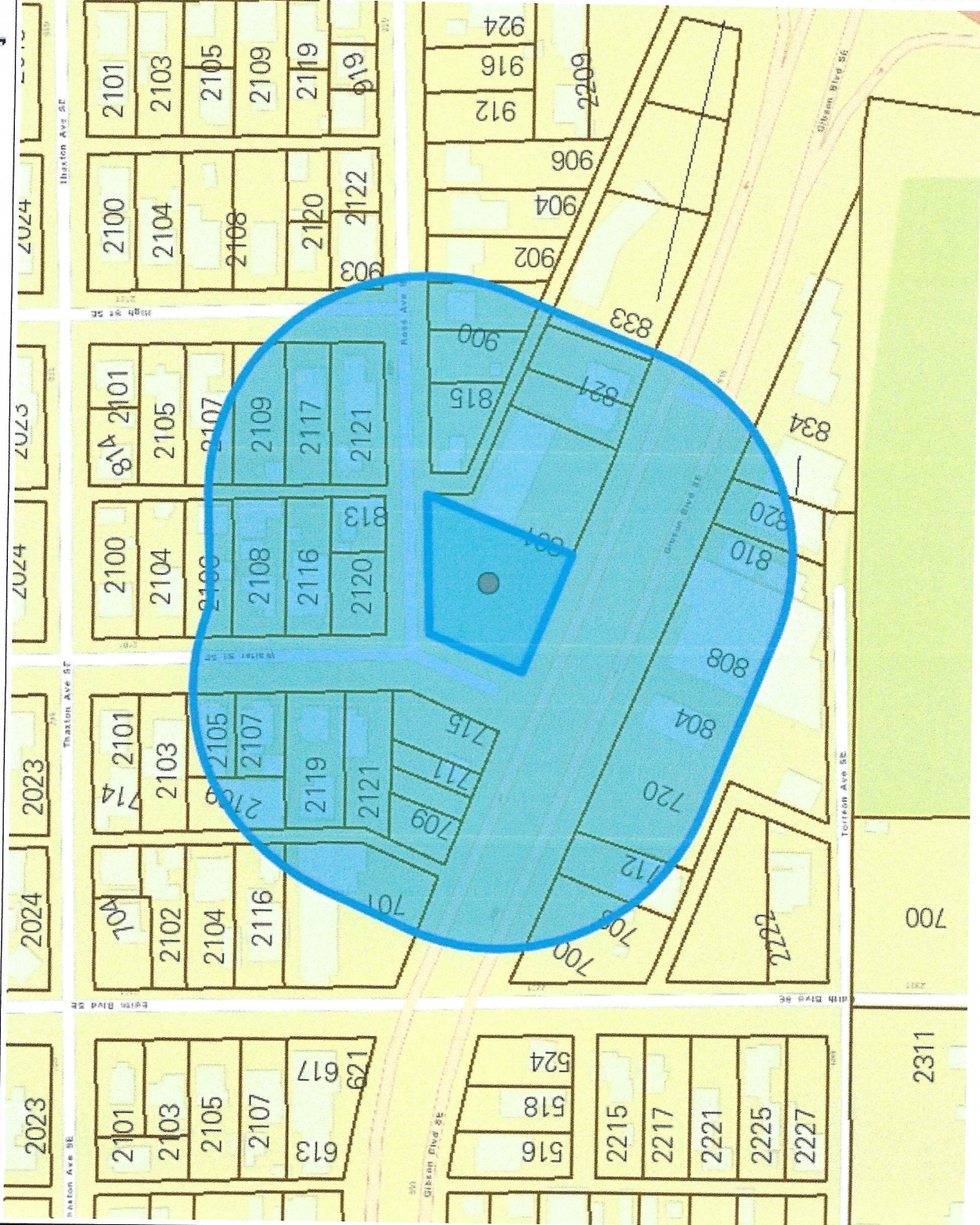


801 Gibson



Legend

- Bernalillo County Parcels



Notes

Buffer: 224 ft
ROW Gibson: 124 ft



WGS_1984_Web_Mercator_Auxiliary_Sphere
10/21/2019 © City of Albuquerque

1: 1,803

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THIS MAP IS NOT TO BE USED FOR NAVIGATION



October 24, 2019

PUBLIC NOTICE OF HEARING

To Whom This May Concern:

JAG Planning & Zoning, LLC, on behalf of Porfie Maldonado requests the following proposed application to the Development Review Board (DRB) in or near your neighborhood:

Vacation of Walter ST between Gibson Blvd and Ross Ave SE.

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-1, we are providing you notice regarding this application that will be submitted on October 25, 2019. A Hearing will be held on **November 20, 2019** beginning at 9:00AM at the Plaza Del Sol Hearing Room, Basement Level on 600 Second Street, NW in Albuquerque, NM.

The intent of this request is to vacate Walter Street SE just west of the subject site with the intention of incorporating the approved vacated right-of-way into the preliminary and final plat that affects 801 Gibson Blvd SE. Enclosed for your information is a copy of Zone Atlas page L-14-Z identifying the proposed location of vacation of right-of-way and the proposed vacation of right-of-way exhibit.

We appreciate the opportunity to answer any questions you may have regarding this application. Please feel free to contact either Juanita Garcia at (505) 362-8903 or Andrew Garcia at (505) 363-5613 or at jag@jagplanningandzoning.com.

For more information regarding the application or to review the application from the City of Albuquerque, please contact the DRB Administrative Assistant Angela Gomez at (505) 924-3946 or agomez@cabq.gov. You may submit comments to the Development Review Board on or before the hearing date.

Regards,

Juanita or Andrew Garcia
JAG Planning & Zoning, LLC

EXHIBIT OF
**VACATED PORTION OF
 WALTER STREET S.E.**
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER, 2019

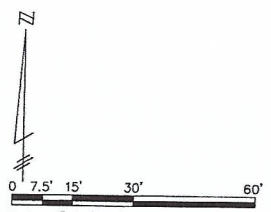
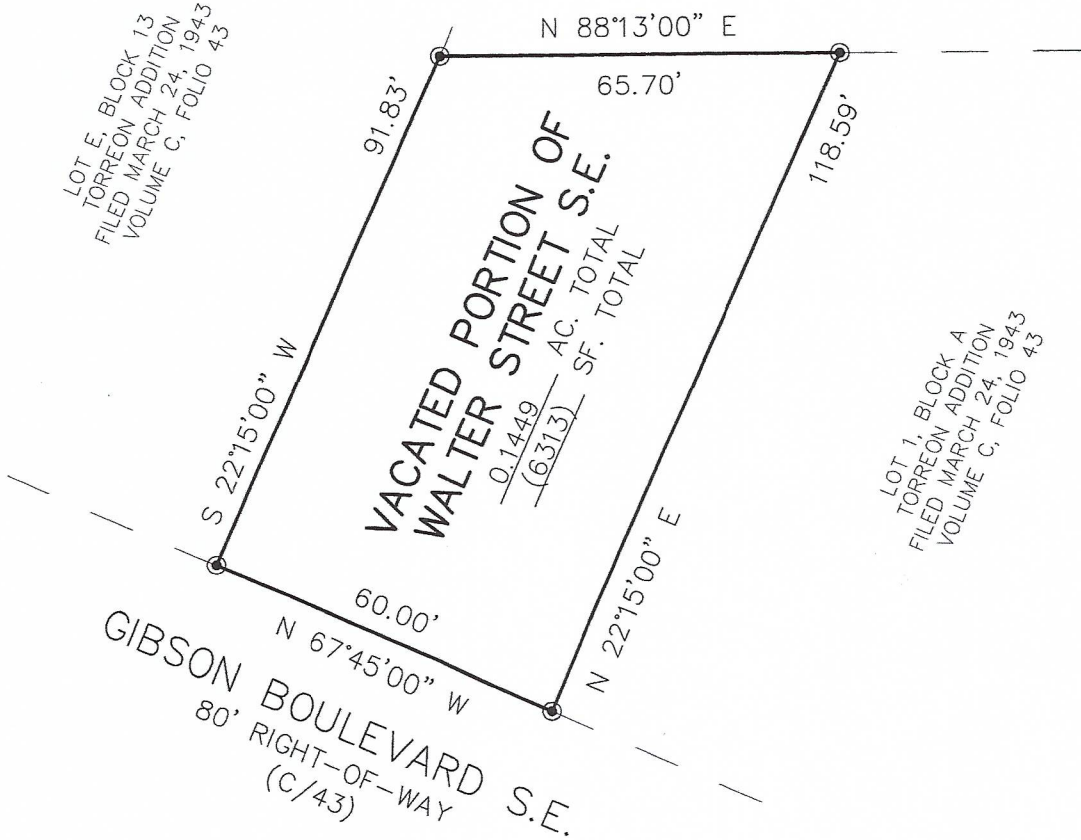
WATER STREET S.E.
 60' RIGHT-OF-WAY
 (C/43)

ROSS AVENUE S.E.
 50' RIGHT-OF-WAY
 (C/43)

LOT E, BLOCK 13
 TORREON ADDITION
 FILED MARCH 24, 1943
 VOLUME C, FOLIO 43

LOT 1, BLOCK A
 TORREON ADDITION
 FILED MARCH 24, 1943
 VOLUME C, FOLIO 43

**VACATED PORTION OF
 WALTER STREET S.E.**
 0.1449 AC. TOTAL
 (6373) SF. TOTAL



Scale: 1"=30'
 Order No.: TORREON ADDITION RIGHT-OF-WAY EXHIBIT

Anthony L. Harris, N.M.P.S.#11463 HARRIS SURVEYING, INC.
 1308 CIELO VISTA DEL SUR N.W. CORRALLES, NEW MEXICO 87048
 Telephone (505) 250-2273

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 ALBUQUERQUE NM 87102

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 PHOENIX AZ 85015-1702

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FRANCIA ELUSELA (ESTATE OF)
C/O LARRY FRANCIA
2010 WALTER ST SE
ALBUQUERQUE NM 87102-4870

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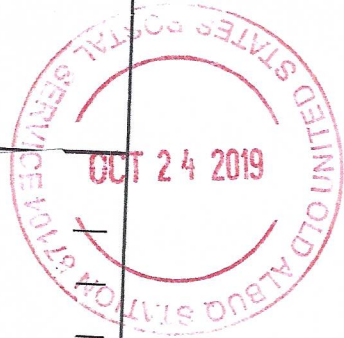
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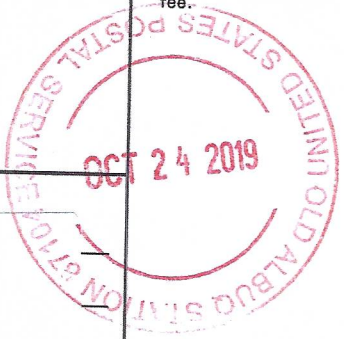
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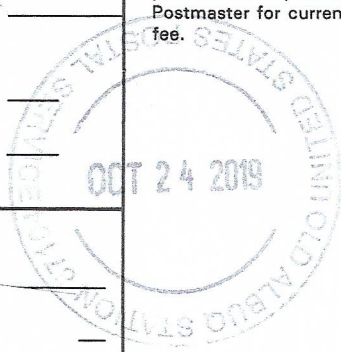
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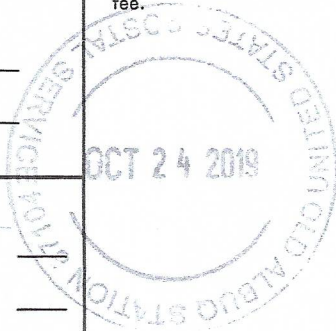
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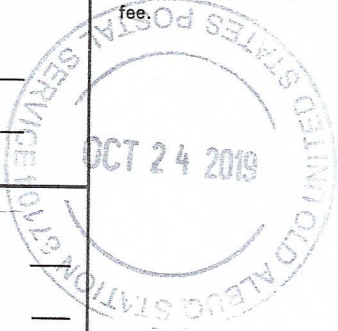
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