



## DEVELOPMENT REVIEW BOARD APPLICATION

Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

<input type="checkbox"/> Major - Preliminary Plat (Form P1) <input type="checkbox"/> Minor - Preliminary/Final Plat (Form S2) <input type="checkbox"/> Major - Final Plat (Form S1) <input type="checkbox"/> Amendment to Preliminary Plat (Form S2) <input type="checkbox"/> Extension of Preliminary Plat (Form S1)		<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2) <input type="checkbox"/> Amendment to Site Plan (Form P2)	<input checked="" type="checkbox"/> Vacation of Public Right-of-way (Form V) <input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V) <input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> DRB Site Plan (Form P2)		<b>MISCELLANEOUS APPLICATIONS</b> <input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1) <input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2) <input type="checkbox"/> Temporary Deferral of SW (Form V2) <input type="checkbox"/> Sidewalk Waiver (Form V2)	<b>PRE-APPLICATIONS</b> <input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<b>SITE PLANS</b> <input type="checkbox"/> Waiver to IDO (Form V2) <input type="checkbox"/> Waiver to DPM (Form V2)		<b>APPEAL</b> <input type="checkbox"/> Decision of DRB (Form A)	
<b>BRIEF DESCRIPTION OF REQUEST</b> Vacate Alley / Approx 3,488 Sq. Ft.			

<b>APPLICATION INFORMATION</b>			
Applicant: Frank Chavez		Phone: (505) 480-3653	
Address:		Email:	
City:	State:	Zip:	
Professional/Agent (if any): N.M. Eoning		Phone: (505) 270-4379	
Address: 8706-Woodland Ave NE.		Email: Kim@nmEoning.com	
City: Alb	State: N.M.	Zip: 87112	
Proprietary Interest in Site:		List all owners: N.M. Beef Jerky Property LLC	
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>			
Lot or Tract No.: 1 to 4		Block: 021	Unit:
Subdivision/Addition: Albright Moore Add.		MRGCD Map No.:	UPC Code: 1014058257416290
Zone Atlas Page(s): J-14	Existing Zoning: mx-m	Proposed Zoning:	
# of Existing Lots: N/A	# of Proposed Lots: N/A	Total Area of Site (Acres):	
<b>LOCATION OF PROPERTY BY STREETS</b>			
Site Address/Street: 1425 4th St. NW		Between: Constitution	and: Kinley
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>			

Signature:		Date:			
Printed Name:		<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent			
<b>FOR OFFICIAL USE ONLY</b>					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
SD-2020-00145	VPE	\$445			
Meeting Date: September 11, 2020			Fee Total: \$445		
Staff Signature: Vanessa A Segura			Date: 8/10/2020		Project # PR-2020-002543

**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](mailto: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 \_\_\_\_\_
- 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>Kim R. Wolf</u></p>	<p>Date: <u>6-11-2020</u></p>
<p>Printed Name: <u>Kim R. Wolf</u></p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p><b>FOR OFFICIAL USE ONLY</b></p>	
<p>Case Numbers: <u>SD-2020-00145</u></p>	<p>Project Number: <u>PR-2020-002543</u></p>
<p>Staff Signature: <u>Vanessa A Segura</u></p>	
<p>Date: <u>8/10/2020</u></p>	





[kim@nmzoning.com](mailto:kim@nmzoning.com)  
NMZoning.com  
Phone (505)270-4379

June 10, 2020

NM Zoning on behalf of the owner at 1425 4th St. NW, Frank Chavez, President of New Mexico Beef Jerky Property LLC, is requesting the vacation of the public alley located south of Constitution Ave, north of Kinley Ave, west of 4th St. and East of 5th St. (see exhibit).

The subject alley way runs north and south, but does not appear to have ever been continuous from Constitution to Kinley. The entrance to the alley is on Constitution Ave and heads south, but dead ends at property located off of Kinley Ave. The alley currently does not provide any support function for the adjoining properties. There is no trash pick up performed from the alley, and there is no alley access to any of the properties with the exception of 1425 4th St. All of the remaining properties have continuous fences blocking access.

The alley currently does not provide any of the functions that an alley normally would, such as access to the rear of the properties for trash pick-up, deliveries, parking, or straight street to street access.

For the reasons listed above my client Frank Chavez, with agreement from the adjoining property owners would like to request the vacation of the described alley above.

Sincerely,

Kim Rodarte-Wolf

NM Zoning

(505) 270-4379

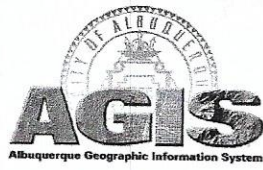
Exhibit



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

## IDO Zone Atlas

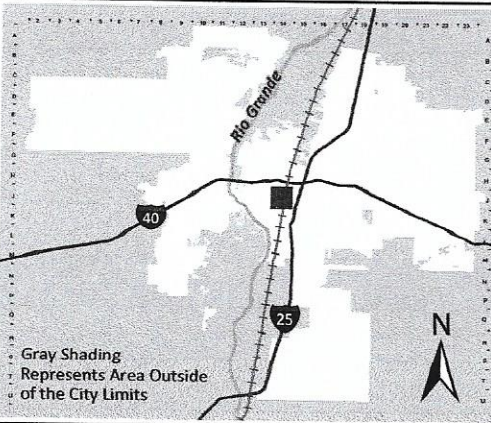
### May 2018



Albuquerque Geographic Information System

**IDO Zoning information as of May 17, 2018**

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**J-14-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

0 250 500 1,000 Feet

Frank Chavez  
New Mexico Beef Jerky Property LLC  
1527 4<sup>th</sup> St. NW  
Albuquerque, NM 87102

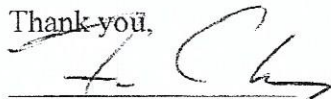
City of Albuquerque, Planning Department  
Plaza Del Sol Building  
600 2<sup>nd</sup> St. NW  
Albuquerque, NM 87102

**RE: Letter of Authorization**

To whom it may concern,

I Frank Chavez, Owner, New Mexico Beef Jerky Property LLC, do hereby give Kim Rodarte-Wolf with NM Zoning, authorization to represent me regarding the vacation of the alley located west of the property at 1425 4<sup>th</sup> St. NW Albuquerque, NM.

Thank-you,



Frank Chavez, Owner

New Mexico Beef Jerky Property LLC

















1425 4th St. NW Public Notice Inquiry

1 message

Carmona, Dalaina L. <dcarmona@cabq.gov>  
To: "kim@nmzoning.com" <kim@nmzoning.com>

Wed, Mar 11, 2020 at 3:31 I

Dear Applicant,

See list of associations below regarding your Public Notice Inquiry. 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
Wells Park NA	Doreen	McKnight	doreenmcknightnm@gmail.com	1426 7th Street NW	Albuquerque	NM	87102		5056152937
Wells Park NA	Catherine	Mexal	cmexal@gmail.com	1404 Los Tomases NW	Albuquerque	NM	87102	5202052420	5202052420

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>

Thanks,



*Dalaina L. Carmona*

Senior Administrative Assistant

Office of Neighborhood Coordination

Council Services Department

1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor

Albuquerque, NM 87102

505-768-3334

dcarmona@cabq.gov or ONC@cabq.gov

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



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From: [webmaster=cabq.gov@mailgun.org](mailto:webmaster=cabq.gov@mailgun.org) [mailto:[webmaster=cabq.gov@mailgun.org](mailto:webmaster=cabq.gov@mailgun.org)] On Behalf Of ISD WebMaster

Sent: Wednesday, March 11, 2020 9:35 AM

To: Office of Neighborhood Coordination <kim@nmzoning.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>  
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Other (please specify in field below)

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

Vacation of Right-of-way

Contact Name

Kim Wolf

Telephone Number

(505) 270-4379

Email Address

kim@nmzoning.com

Company Name

NM Zoning

Company Address

8706 Woodland Ave. NE

City

Albuquerque

State

NM

ZIP

87112

Legal description of the subject site for this project:

\*001 021ALBRIGHT MOORE ADDL 1 TO 4

Physical address of subject site:

1425 4th St. NW

Subject site cross streets:

4h St. and Constitution

Other subject site identifiers:

This site is located on the following zone atlas page:

J-14

=====

This message has been analyzed by Deep Discovery Email Inspector.

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 IDOZoneAtlasPage\_J-14-Z.PDF  
768K

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**Alley vacation in Wells Park**

3 messages

**Catherine Mexal** <cmexal@gmail.com>

Fri, May 15, 2020 at 7:39 PM

To: kim@nmzoning.com

Cc: Doreen McKnight &lt;doreenmcknightm@gmail.com&gt;

Kim, I received your letter regarding the vacation of the alley bounded by Constitution, Kinley, 4th and 5th streets.

- The letter states that there was an exhibit included but it wasn't in my letter. Is it possible to email it to me?

- Also, what is the address of your client, Mr. Frank Chavez?

It appears that the occupant of 1425-4th has already taken possession of part of the alley.

Thank you!

Catherine Mexal

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**Kim Wolf** <kimwolf25@gmail.com>

Mon, May 18, 2020 at 6:36 PM

To: Catherine Mexal &lt;cmexal@gmail.com&gt;

Cc: kim@nmzoning.com, Doreen McKnight &lt;doreenmcknightm@gmail.com&gt;

Catherine,

My apologies for not attaching the exhibit to the letter, I have attached the exhibit on this e-mail.

My client Frank Chavez's address is 1425 4th St. NW, he understands that the alley is not his at this time, and we are aware of the property to the south of 1425 taking possession of the alley, and we are working to resolve these issues.

I appreciate your support in this matter and thank you for supporting our local businesses, particularly in this time of crisis. If you have any further questions please feel free to contact me.

Thank you,

Kim Wolf

[Quoted text hidden]



**proposed vacation of Alley split.png**  
1147K

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**Catherine Mexal** <cmexal@gmail.com>

Thu, May 21, 2020 at 10:22 PM

To: Kim Wolf &lt;kimwolf25@gmail.com&gt;

Cc: kim@nmzoning.com, Doreen McKnight &lt;doreenmcknightm@gmail.com&gt;

Hello, Kim.

Will Mr. Chavez be paying the City for the portion of the alley he's fenced? I'm just curious but when he bought the property (about a year or two ago) did he not get a survey that showed the western property line?

Is there some sort of zoning or code enforcement hearing you're preparing for?

Catherine

[Quoted text hidden]

[Quoted text hidden]

<proposed vacation of Alley split.png>





Kim Wolf <kimwolf25@gmail.com>

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## Alley vacation in Wells Park

1 message

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**Kim Wolf** <kimwolf25@gmail.com>  
To: Catherine Mexal <cmexal@gmail.com>

Tue, May 26, 2020 at 10:11 AM

Good Morning Catherine,

Yes all adjoining property owners will need to purchase the alley way from the City, and replat the properties so the alley is made part of their property, so that it is no longer public right of way and tax free.

Mr Chavez renovated the property and the City requires that the alley be paved to their street standards as part of the remodel permit. Alleys pose a maintenance issue for the City, and alleys that dead end, and are not being used, are a maintenance cost for the City that do not benefit the public.

This is an issue related to the public works requirements for alley paving and the occupancy of the property, not an enforcement issue for a violation.

Any other questions please let me know,

Kim