


TO: City of Albuquerque – Planning Department
Attn: Kym Dicome, Chair
Design Review Board (DRB)

July 3, 2019

APPLICANT: La Luz del Sol Landowners Association (LLDS)
David Kines, Agent for LLDS
c/o Blue Door Realty LLC
4041 Barbara Loop SE, Suite E
Rio Rancho, NM 87124

RE:  **APPLICATION: VACATION OF PUBLIC RIGHT-OF-WAY**
LOCATION: Northernmost Section of Costa Almeria Drive NW; **WIDTH:** entire width of R.O.W. (49'-0" wide) by **LENGTH:** 91'-0" long (measured along the centerline of the public street measured from the northern end of Costa Almeria, to the south)—or an approximate area of 4,459 square feet.

---LETTER OF JUSTIFICATION for this PROPOSED VACATION OF PUBLIC RIGHT-OF-WAY---

PROPOSED PROJECT SUMMARY/LOCATION DESCRIPTION:

La Luz del Sol (LLDS) proposes a Vacation of Public Right-of-Way (R.O.W.) for the northernmost segment of Costa Almeria Drive NW which abuts existing private lands of La Luz del Sol Landowner's Association (LLDS) to the north, private lands of Vista del la Luz (VDLL) to the west, and private lands of the recently constructed Rain Tunnel Car Spa car wash to the east at 5401 Sevilla Avenue NW. The dimensions of the proposed area to be vacated are approximately 49'-0" wide (width of existing R.O.W.) by 91'-0" long, as measured down the centerline of the road; or an approximate area of 4,459 sq. ft.

The area proposed for Vacation is the location of an existing private Vehicular Gate that provides vehicular access to the La Luz del Sol residential community to the north. The proposal is for the gate to remain in its present location, apply for Vacation of public R.O.W, and if granted, convert this small segment of the street from public into a private street on private LLDS lands. Inadequate vehicle stacking/maneuvering space and steep cross slopes make moving the gate impractical. Maintaining the existing gate in its present location maintains First Responder access as well as signalized vehicular access for LLDS resident at the Coors/Sevilla traffic signal; signalized access is not available at the other 2 LLDS vehicular gates. La Luz del Sol Landowner's Association (LLDS) would then compensate the City of Albuquerque (CABQ) for the land.

JUSTIFICATION: PER CRITERIA outlined in IDO 14-16-6(K)(3)-"Review and Decision Criteria":

- **66-(k)(3)(a): "The public welfare does not require that the public right-of-way or easement be retained."**

RESIDENTIAL ACCESS: The existing Vehicular Gate was constructed along with development of the adjacent Vista de la Luz residential development to the south of LLDS lands. Vista de la Luz homes were built and oriented with vehicular and pedestrian access directed on to the public residential street Ojos Azul Court NW. Backyards/HOA common area abut Costa Almeria, but are elevated 8'-15' above that street by a two-tier step-down concrete block retaining wall structure. The retaining walls prevent both existing and future access to houses on Ojos Azul Ct NW from Costa Almeria Dr. NW. ***The proposed Vacation does not affect future or existing access to Ojos Azul Ct NW or other Vista de la Luz homes. The public welfare is not negatively affected.***

COMMERCIAL ACCESS: The north end of Costa Almeria Drive NW presently connects with existing private Wind Road NW located on LLDS private lands. A new car wash opened at 5401 Sevilla

Avenue NW in March 2019, to the east of the proposed area to be vacated. The City-approved building/site plan was built with two vehicular/pedestrian access points onto the site; one to the south from Sevilla Avenue NW, and the other off Costa Almeria with that drive centered about 150'-0 to the south of the south limit of the area proposed for Vacation—well away from car wash in-out traffic. There is more than sufficient space for vehicle stacking at the LLDS private gate in its current location and space to accommodate car wash in/out traffic off of Costa Almeria Dr. NW. 'No Parking Anytime' street signs and yellow traffic 'No Parking' curb striping were recently installed on both sides of Costa Almeria at City of Albuquerque direction in conjunction with the car wash opening. Costa Almeria is unimpeded for vehicular traffic: for LLDS gate access, car wash access, and First Responder access to both properties; the LLDS gate is currently equipped with a "Knox Box" giving emergency access to LLDS properties. The proposed Vacation does not affect access to the Car Wash or any proposed future commercial properties at 5401 Sevilla Ave. NW; neither is access to Sevilla Ave. NW affected. ***The public welfare is not negatively affected.***

- **6-6(K)(3)(b):** "There is a net benefit to the public welfare because the development made possible by 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."

This proposed Vacation of Right-of-Way converts a section of land that contains a private gate into private lands—a net benefit to the public welfare. The private owner (LLDS) will compensate the City of Albuquerque for the land converted, and will take over responsibility for the area vacated. Neither current, nor future residential or commercial uses, nor access, are affected. First responder access is unaffected. There is a slight benefit to those accessing LLDS property, in that the existing vehicular gate will remain in its present location, on level land, with ample car stacking area on both sides; moving or closing the gate would have a negative affect—to general vehicle and first responder access. ***The effect to the public welfare by this action would be net-positive.***

BRIEF PROJECT HISTORY:

December 2018, January, February 2019: LLDS meetings with CABQ Planning (Transportation, Fire Marshal, Zoning). Officials reviewed/approved concept of Vacation of R.O.W. Fire Marshal did not see problems with first responder access (exist. gate has a Knox Box).

January 15, 2019: Pre-Application Review Team (PRT) Meeting.

Moving gate concept reviewed. Vacation of R.O.W. concept review and approved.

March 15, 2019: Prelim. Compensation Determination for Right-of-Way Vacation, by CABQ Right-of-Way Supervisor, Scott M. Howell. Moving gate rejected by LLDS; Vacation of R.O.W. approved.

April 1, 2019: Office of Neighborhood Coordination provides affected Neighborhood Associations (NA) contact info. LLDS emails affected NAs notice of the proposed project and invites them to a Neighborhood Meeting as mandated by IDO.

May 7, 2019: Neighborhood Meeting takes place at gate site w/ City Facilitator Phillip Crump. Adjacent Vista de la Luz HOA representatives attend and approve Vacation of R.O.W. concept.

July 2019: Application to DRB for Vacation of R.O.W.; LLDS mails, emails required information to Property Owners (list provided by ONC) and emails to affected Neighborhood Associations (concurrent).

Thank you for your review and consideration of our Application for Vacation of Right-of-Way.



David Kines, Agent for LLDS

Attachments: DRB Application, Exhibits (Photos, Drawings, etc.)

cc

La Luz Del Sol Landowners Association, Inc.
4041 Barbara Lp, Suite E
Rio Rancho, NM 87124

City of Albuquerque
Planning Department
Attn: Kym Dicome

July 3, 2019

Re: Authorized Agent for La Luz Del Sol LOA

To whom it may concern:

> David Kines is an authorized agent for La Luz Del Sol Landowners Association for the purpose of making the vacation of right-of-way application to the City of Albuquerque.

Please feel free to contact me if you have any questions.

Sincerely,



Melanie McLaughlin
Managing Agent for La Luz Del Sol Landowners Association, Inc
505-389-4316
melanie@bluedoorhomes.net

Zone Atlas Map w/ SITE LABELED



COSTA ALMEIDA DE NUN - PROPOSED VACATION OF R-1A W.

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: F-11-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

Gray Shading Represents Area Outside of the City Limits

0 250 500 1,000 Feet

DW-3

NEARBY PLATS OF EXISTING PROPERTIES.

VISTA DE LA LUZ

WITHIN SECTION 35 TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO OCTOBER, 2006



60° 50' 0" 60° 120°
SCALE: 1" = 60'

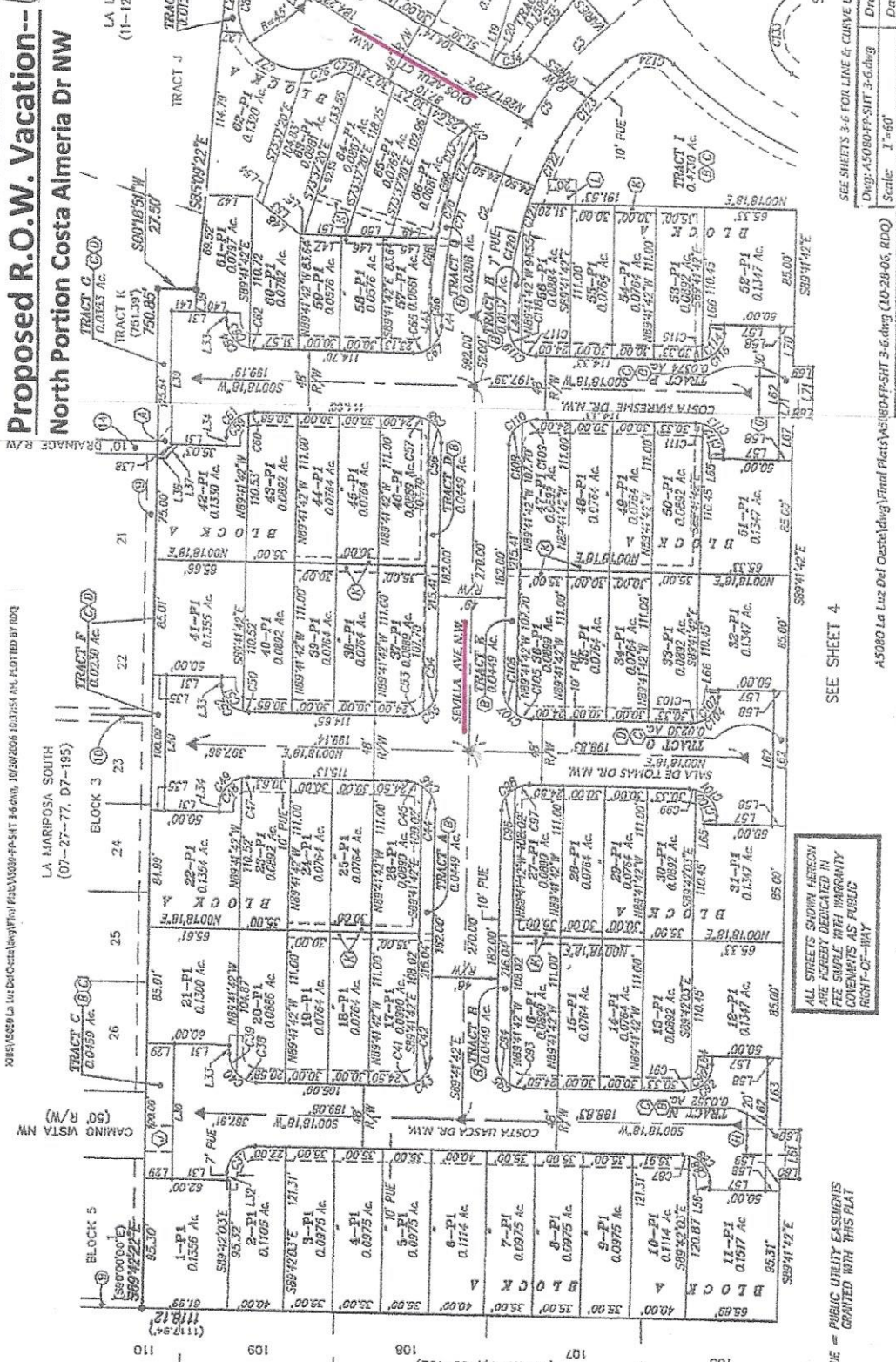
HATCHED AREA
PROPOSED AREA OF VACATION:
49' x 91' = 4,459 SQ. FT.

LINE	LENGTH	BEARING
L1	116.93	N88°43'20"W
L2	206.29	N87°14'55"W
L3	93.12	N76°03'18"W
L4	176.82	S71°30'46"W
L5	229.77	N66°31'44"W
L6	1116.12	N00°18'18"E
L7	250.65	S89°42'27"E
L8	27.50	S00°18'51"W
L9	440.13	S95°09'22"E
L10	367.04	S30°56'43"E
L11	6.85	S88°46'43"E
L12	0.47	S85°09'22"E
L13	24.50	S30°56'43"E
L14	24.50	S90°59'43"E
L15	7.04	N59°46'43"E
L16	6.93	N33°11'18"E
L17	34.42	N34°42'E
L18	20.91	S85°09'22"E
L19	38.36	S73°51'18"E
L20	2.21	N29°52'23"E
L21	104.12	S81°07'37"E
L22	102.23	S81°07'37"E
L23	20.63	N28°52'23"E
L24	95.79	S81°07'37"E
L25	95.95	S81°07'37"E

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BRG	CHORD
C26	108.31	225.50	27°00'42"	54.16	N32°39'09"E	105.33
C27	119.98	274.50	25°07'37"	60.96	N31°39'09"E	119.02
C28	156.05	225.00	39°38'58"	81.30	S39°57'14"W	152.95
C29	48.59	213.00	13°04'12"	24.40	N35°51'47"E	48.48
C30	30.08	213.00	8°05'33"	15.07	N25°16'55"E	30.06
C31	7.63	213.00	2°06'24"	3.92	N20°10'59"E	7.83
C32	86.50	213.00	23°16'08"	43.86	N39°45'49"E	86.51
C33	31.19	97.38	37°36'46"	31.76	N45°52'52"W	60.07
C34	30.26	20.00	46°41'17"	18.88	N14°28'15"E	27.46
C35	58.55	324.00	10°21'17"	29.16	N52°30'15"W	58.48
C36	37.70	25.00	66°28'57"	23.48	N89°20'23"E	34.23
C37	31.42	20.00	90°00'40"	20.00	N44°42'02"W	28.29
C38	16.09	20.00	46°04'51"	8.01	S23°20'44"W	14.95
C39	16.33	20.00	43°54'28"	8.08	S29°20'24"W	14.95
C40	31.41	20.00	89°59'20"	20.00	S45°17'58"W	28.28
C41	11.05	20.00	31°40'06"	5.67	S16°31'44"E	10.91
C42	20.38	20.00	59°49'54"	11.16	S80°31'44"E	19.49
C43	31.42	20.00	90°00'40"	20.00	N44°42'02"W	28.29
C44	20.36	20.00	59°59'54"	11.16	N61°09'21"E	19.49
C45	11.05	20.00	31°40'06"	5.67	N10°09'21"E	10.91
C46	31.42	20.00	90°00'40"	20.00	N44°42'02"W	28.29
C47	4.41	20.00	12°37'29"	2.21	N05°00'25"W	4.40
C48	27.01	20.00	77°23'18"	16.02	N31°00'43"W	25.01
C49	31.42	20.00	90°00'40"	20.00	N44°42'02"W	28.29
C50	4.39	20.00	12°34'20"	2.20	S06°39'26"W	4.38

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BRG	CHORD
C1	918.04	3894.72	13°30'20"	461.16	S34°19'21"W	915.92
C2	140.58	3000.00	20°14'00"	76.38	N75°24'39"W	148.04
C3	134.64	3000.00	25°42'30"	68.47	N46°16'12"W	135.51
C4	340.02	3000.00	9°21'42"	24.96	N30°43'55"W	48.96
C5	333.74	3000.00	6°53'37"	186.17	S39°52'23"W	316.37
C6	138.78	3000.00	26°41'43"	71.18	N59°23'25"W	138.52
C7	127.72	25.00	97°34'09"	65.63	N41°51'14"E	112.84
C8	333.65	3000.00	61°51'04"	179.73	S23°39'42"W	308.35
C9	12.30	300.00	2°21'04"	6.15	S55°45'44"W	12.30
C10	336.16	3000.00	64°12'04"	188.19	S24°50'12"W	318.84
C11	194.97	2500.00	37°48'29"	85.61	N39°01'59"E	181.59
C12	173.00	2500.00	39°30'38"	90.13	S39°57'14"W	169.57
C13	467.01	3094.72	6°52'13"	233.78	S37°23'20"W	466.73
C14	84.14	3894.72	1°14'16"	42.07	S52°26'35"W	84.14
C15	79.48	3894.72	1°10'10"	38.75	S37°38'48"W	79.48
C16	339.33	3894.72	2°50'39"	96.68	S39°39'12"W	193.31
C17	48.61	300.00	88°01'20"	23.49	N82°44'33"E	42.06
C18	85.34	2500.00	19°32'28"	43.09	S77°21'34"	26.02
C19	47.26	35.00	77°21'34"	24.02	S05°29'29"W	43.75
C20	22.46	287.00	4°29'06"	11.23	S91°22'14"W	22.45
C21	31.73	287.00	6°20'04"	15.88	S89°46'46"W	31.71
C22	35.12	287.00	7°00'38"	17.58	S33°05'51"W	35.10
C23	100.56	287.00	20°04'34"	50.80	S46°39'28"W	100.05
C24	188.18	287.00	37°34'00"	97.61	S27°54'45"W	184.82
C25	189.96	274.50	39°38'58"	98.96	S39°57'14"W	186.19

Proposed R.O.W. Vacation--
North Portion Costa Almeria Dr NW



SEE DW-4
ENLARGED SKETCH
SITE PLAN

CAR WASH SITE
5401 SEVILLA AV NW



TRACT J
1.8728 AC.

SEE SHEET 5

SEE SHEETS 3-6 FOR LINE & CURVE DATA

Dwg: A5080-FP-SHT 3-6.dwg Scale: 1"=60'

Date: 10/30/06

Drawn: RICHARD ALS

Checked: ALS

Job: A05080

Sheet 3 of 6

SEE SHEET 4

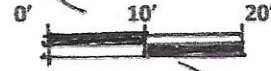
A5080 La Luz Del Oeste (dwg) Final Plats (10-28-06, RDO)

ALL STREETS SHOWN HEREBY ARE HEREBY DEDICATED IN FEE SIMPLE WITH WARRANTY CONVEYMENTS AS PUBLIC RIGHT-OF-WAY

ALL PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT

HATCHED AREA=

PROPOSED AREA OF VACATION:
49' x 91' = 4,459 SQUARE FEET



DW-4

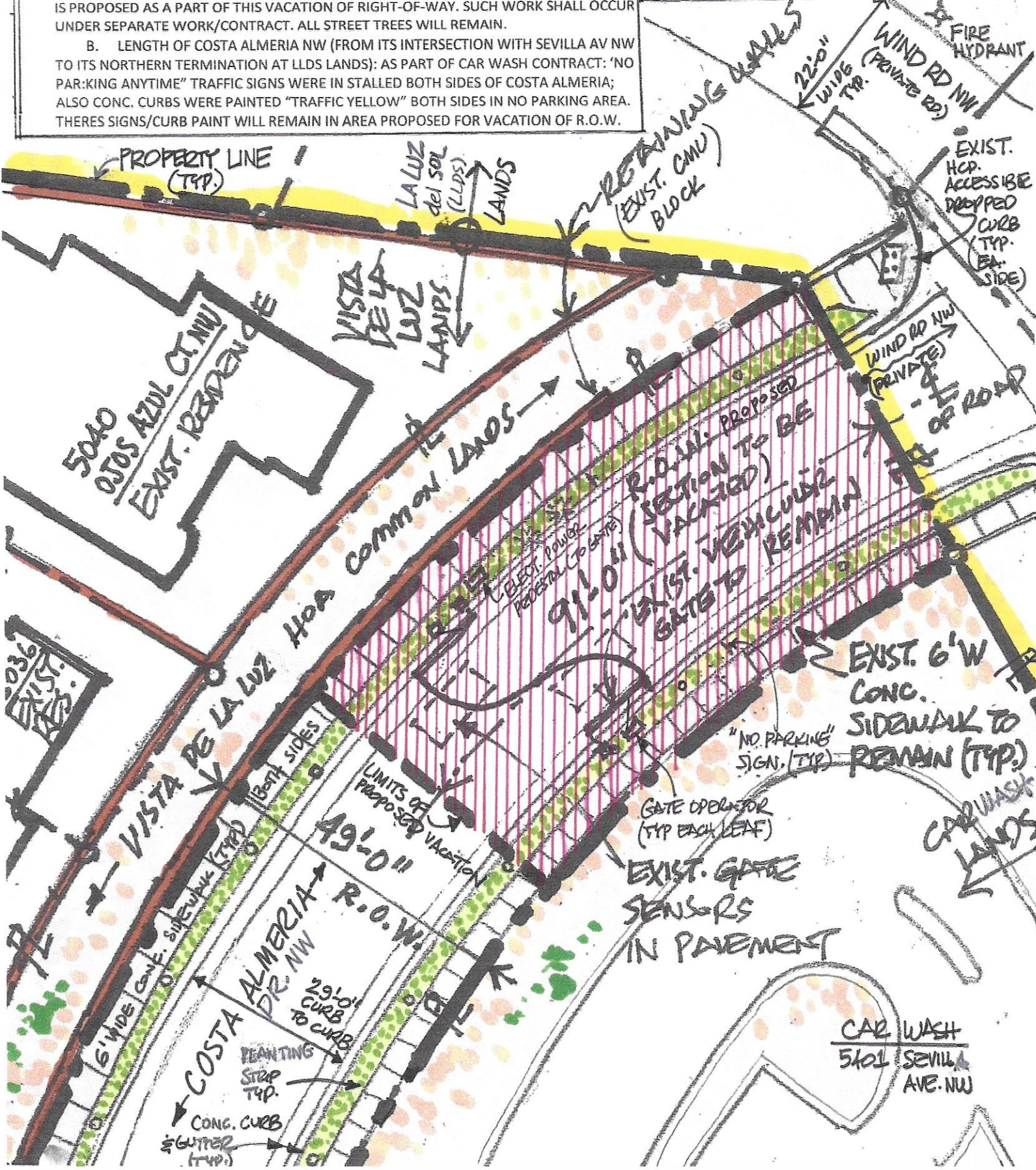
**ENLARGED
SKETCH--
SITE PLAN**

GENERAL NOTES:

A. ALL IMPROVEMENTS, STRUCTURES, GATES, SIGNS, LANDSCAPING, CURB/GUTTER, WALLS, SIDEWALKS, ROADWAYS/PAVING, ETC., SHOWN ARE EXISTING; NO CONSTRUCTION IS PROPOSED AS A PART OF THIS VACATION OF RIGHT-OF-WAY. SUCH WORK SHALL OCCUR UNDER SEPARATE WORK/CONTRACT. ALL STREET TREES WILL REMAIN.

B. LENGTH OF COSTA ALMERIA NW (FROM ITS INTERSECTION WITH SEVILLA AV NW TO ITS NORTHERN TERMINATION AT LLDS LANDS); AS PART OF CAR WASH CONTRACT: "NO PARKING ANYTIME" TRAFFIC SIGNS WERE IN STALLED BOTH SIDES OF COSTA ALMERIA; ALSO CONC. CURBS WERE PAINTED "TRAFFIC YELLOW" BOTH SIDES IN NO PARKING AREA. THESE SIGNS/CURB PAINT WILL REMAIN IN AREA PROPOSED FOR VACATION OF R.O.W.

**Proposed R.O.W. Vacation--
North Portion Costa Almeria Dr NW**



PROPERTY LINE (TYP.)

LA LUZ del SOL (LLDS) LANDS

REMAINING WALLS (EXIST. CMU) BLOCK

FIRE HYDRANT

WIND RD NW (PRIVATE RD) 22'-0" WIDE TRP.

EXIST. HCP. ACCESSIBLE DROPPED CURB (TYP. EA. SIDE)

5040 OJOS AZUL CT NW EXIST. RESIDENCE

VISTA DE LA LUZ LANDS

VISTA DE LA LUZ HOA Common Lands

R.O.W. PROPOSED (SECTION TO BE VACATED)

WIND RD NW (PRIVATE) 22'-0" WIDE TRP.

EXIST. 6' W CONC. SIDEWALK TO REMAIN (TYP.)

"NO PARKING" SIGN (TYP.)

GATE OPERATOR (TYP EACH LEAF)

EXIST. GATE SENSORS IN PAVEMENT

CAR WASH LANDS

VISTA DE LA LUZ HOA
COSTA ALMERIA DR. NW
49'-0" R.O.W.
29'-0" CURB TO CURB
PAINTING STRIP TYP.
CONC. CURB
GUTTER (TYP.)

CAR WASH
5401 SEVILLA AVE. NW



Proposed NEIGHBORHOOD MEETING about future application for VACATION for VACATION OF RIGHT-OF-WAY

Inbox x Gate-LLDS x

1 of 1

David Kines <davidk0055@gmail.com>

to me, LS, Maggie, onc, bcc: kegypt06, bcc: sliceness, bcc: jim_mi, bcc: rv6a, bcc: marattas, bcc: jack, bcc: aboard10, bcc: filthen, bcc: sagehome

Mon, Apr 1, 5:27 PM

FROM: La Luz del Sol Landowners Association

TO: Representatives to the following HOA and/or Neighborhood Associations representatives:

- La Luz Landowners Association--Kathy Adams
- La Luz Landowners Association--Jonathan Abdalla
- La Luz del Sol Landowners Association--James Fisk
- La Luz del Sol Landowners Association--Arthur Woods
- Vista de la Luz Homeowners Association--Sherrol Maratta
- Vista de la Luz Homeowners Association--Jack Corder
- Westside Coalition of Neighborhood Associations--Rene Horvath
- Westside Coalition of Neighborhood Associations--Harry Hendriksen
- Taylor Ranch Neighborhood Association--Rene Horvath
- Taylor Ranch Neighborhood Association--Jolene Wolfley

DEAR REPRESENTATIVES:

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 proposed action in or near you neighborhood BEFORE we submit and application. This would be informal meeting where representatives of the LA LUZ DEL SOL LANDOWNERS ASSOCIATION would present the proposal, and we could discuss any ideas or concerns you may have.

PROPOSED ACTION:

VACATION OF PUBLIC RIGHT-OF-WAY (R.O.W.).

Location: Northernmost Segment of Costa Almeria Drive NW which abuts existing private lands of La Luz del Sol Landowner's Association (LLDS). The dimensions of the proposed area to be vacated are approximately 49'-0" wide (width of existing R.O.W.) by 91'-0" long (northernmost section of Costa Almeria Drive NW, which abuts LLDS lands and connects to LLDS private roads--Wind Rd. NW).

WHY? LLDS installed their private vehicular security gate on this land before the public Costa Almeria Drive NW and surrounding area was developed/built some 8-10 years ago. The City of Albuquerque has approved the CONCEPT of our proposed vacation of r.o.w. in previous meetings. The proposed area of vacation is contiguous with existing LLDS private lands. The proposed vacation would not impede or prevent access to adjacent properties. Finally, the new car wash at 5401 Sevilla Avenue NW opened for business in early March 2019. The area of proposed vacation is adjacent to the new car wash lands and attendant increase in traffic and the security concerns this brings. Currently, the gate is freestanding (not connected to security fencing). LLDS also desires to install security fencing connected to the existing gate. To do so, the current public r.o.w. in the previously described area needs to be converted to private land, thus requiring vacation of public right-of-way, as proposed. LLDS would compensate the City of Albuquerque for the land converted from public to private ownership. See attachment(s) for location.

PLEASE RESPOND TO THIS EMAIL WITHIN 15 DAYS IF THE ENTITY YOU REPRESENT DESIRES A NEIGHBORHOOD MEETING BE CONDUCTED for further discussion and clarification on this matter. Thank you for your response in advance.

CONTACT INFORMATION:

La Luz del Sol Landowners Association (LLDS)
David Kines, LLDS Representative
Email: davidk0055@gmail.com

Compose

Inbox 1

Starred

Snoozed

Important

Sent

Drafts 1

Categories

Social

Updates 3

Forums

Promotions 8

[imap]/A-TRASH

[imap]/Trash

13 Mill-Owner

114 Pinado

7317 Aladdin-SELL

Airlines & Travel

Brickleys

Church EJ ACTS

Computer & Tech

Coupons Mags Offers

Design ContEduc Jobs

Dinero & Business

NEIGHBORHOOD MEETING—To discuss La Luz del Sol Landowners Vacation of R.O.W. Proposal Inbox x

David Kines <davidk0055@gmail.com>
to jack, LGate, Maggie, me, LS

4:14 PM (2 minutes ago)

INVITATION TO:

Jack Corder, representative--Vista de la Luz HOA
Gerold Yonas, boardmember--La Luz del Sol Landowners Association (LLDS)
Philip Crump, City of Albuquerque (CABQ) Meeting Facilitator

PURPOSE OF THIS EMAIL:

To set a DAY/DATE, TIME, and LOCATION for a Neighborhood Meeting to discuss the La Luz del Sol Landowners Association (LLDS) proposal for Vacation of R.O.W. for the northernmost portion of the Costa Almeria Drive NW (site of existing LLDS private vehicular gate).

PROPOSED DAYS:

(CABQ Facilitator is available on Tuesday and Thursdays.
Tuesdays after 3:00 PM
Thursdays after 10:00 AM, any time until 7:00 PM.

POSSIBLE PROPOSED DATES:

Tuesday April 30, Thursday May 2, ---OR--- Tuesday May 7, Thursday May 9
The sooner the better is preferred if possible. We realize Tuesday April 30 is very short notice but wanted to put it out there in case all could meet that date.

LOCATION:

Preferred location is outdoors at the existing Vehicular Gate Site at the north end of Costa Almeria Drive NW, just south of the LLDS property line and just west of the new Rain Tunnel Car Wash. In the event of bad weather, we can meet inside in one our LLDS boardmember's residences. We feel meeting at the site for at least some portion of the meeting will greatly aid in understanding of the project and discussing possible impacts and solutions. Opportunity will be give to all for input and project discussion.

We invite the Vista de la Luz HOA to bring to the meeting those board members, and HOA management, most concerned with the nature of this proposed project. After this required City Neighborhood meeting, then individual property owners adjoining this proposed work will be notified of LLDS intentions to proceed with the work according to City of Albuquerque requirements

CONTACT INFORMATION:

Please notify me, David Kines (LLDS representative) when you are available to attend (any and all available date(s) and time(s) AS SOON AS POSSIBLE. Thanks!

Sincerely, David Kines

CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

Project #: N/A
Property Description: A portion of Costa Almeria Dr NW immediately south of the intersection with Wind Rd NW—the entrance to La Luz del Sol community.

Date Submitted: May 8, 2019
Submitted By: Meg Blissell

Meeting Date/Time: May 7, 2019, 5:30 PM
Meeting Location: At the site

Facilitator: Philip Crump
Co-facilitator: Meg Blissell

Parties (individual names and affiliations of attendees are listed at the end of the report):

- **Affected Associations**
 - o La Luz del Sol (LLDS)
 - o Vista de La Luz (VDLL)

Background/Meeting Summary:

La Luz del Sol (LLDS) proposes a vacation of public right-of-way (R.O.W.) for the northernmost segment of Costa Almeria Drive NW which abuts existing private lands of La Luz del Sol Landowner's Association (LLDS). The dimensions of the proposed area to be vacated are approximately 49'-0" wide (width of existing R.O.W.) by 91'-0" long.

Board members from VDLL have confirmed that VDLL is willing to deed the strip of land between retaining walls to LLDS and that LLDS will absorb all costs for the transfer of deed and associated requirements. LLDS will need to have the area surveyed as well as permission from the City of Albuquerque to complete the transfer. Deeding the strip of land to LLDS will prevent future confusion over ownership and maintenance of the landscape on that strip.

Meeting participants also discussed security fencing.

Outcomes:

- *Areas of Agreement*
 - o A VDLL HOA Board member offered to write a letter to the City of Albuquerque stating their support for the vacation of the public R.O.W. and transfer of deed for strip of land to support this entire proposal and make the process go more smoothly and quickly for LLDS
- *Unresolved Issues & Concerns*
 - o There is an issue about where the fencing will be installed on the east edge of the R.O.W., which is dependent on whether the car wash owners will agree to have it adjacent to the sidewalk, or, if not, it could be installed on the edge of the

CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

sidewalk itself, which would become LLDS property if and when purchased from the City.

Meeting Specifics:

1) Overview of Proposal (Please refer to attached Site Plan for graphic depiction)

LLDS installed their private vehicular security gate about ten years ago on this land before the public Costa Almeria Drive NW and surrounding area were developed. With the recent installation of a carwash on the adjacent property east of Costa Almeria NW and south of Wind NW, there has been at least one attempted break-in at a residence in the LLDS community. Residents believe the new carwash provides access to the currently unfenced LLDS property; such access was previously inhibited by the undeveloped parcel. By purchasing the vacated easement of a portion of Costa Almeria NW, LLDS can fully fence their perimeter in the area.

The City of Albuquerque has approved the concept of the proposed vacation of R.O.W. in previous meetings. The proposed area of vacation is contiguous with existing LLDS private lands. The proposed vacation would not impede or prevent access to adjacent properties. The new car wash at 5401 Sevilla Avenue NW opened for business in early March 2019. The area of proposed vacation is adjacent to the new car wash lands. Currently, the gate is freestanding (not connected to security fencing). LLDS desires to install security fencing connected to the existing gate and the partial security fence installed on the north side of the car wash. To do so, the current public R.O.W. in the previously described area needs to be converted to private land, thus requiring vacation of public right-of-way, as proposed. LLDS would compensate the City of Albuquerque for the land converted from public to private ownership.

Additionally, there is a strip of land (currently owned by Vista de La Luz as common area) between the high retaining wall and the low retaining wall immediately west of Costa Almeria and coming to a point at the SW corner of Costa Almeria Drive NW and Wind Road NW intersection, ownership of which will be transferred to LLDS. [Please see attached site plan: area between retaining walls is marked in orange.]

LLDS have communicated with Scott Fencing (the company that installed the current security fencing on the north side of the car wash). LLDS intends a new fence fashioned in the same style to continue from the west end of the existing security fence to the NE corner of the proposed vacated R.O.W., turning south to end in line with the existing gate, then west across the sidewalk to meet with the gate. There will be another section across Costa Almeria NW starting at the gate and continuing across the sidewalk (with a walk-through gate installed) and up the slope across the low retaining wall and ending at the upper retaining wall.

The City of Albuquerque Fire Department and the Transportation Department representatives have visited the site and appear to have no issues with the proposal to vacate the R.O.W., put up fencing, and transfer the VDLL strip of land to LLDS.

Application Hearing Details:

- 1) There is no application. Following formal survey, the request for vacation will be submitted to the Development Review Board.

CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

- 2) Comment Submission:
i. Comments may be sent to:

Maggie Gould, Planner
600 2nd Street NW, Third Floor
Albuquerque, NM 87102
mgould@cabq.gov
505.924-3910

Names and Affiliations of All Attendees:

Gerold Yonas	LLDS
Karen Solomon	LLDS
Maria Sewell	VDLL
Orianna Lipponer	LLDS
Jack Corder	VDLL
David Kines	LLDS
Bill Emmerich	VDLL

Facilitated Land Use Meeting Sign In Sheet

Project La Luz del Sol Gateway, Gateway Facilitators Philip Camp / Mea Blissell Date: 7 May 2019
 ☆ Please PRINT CLEARLY ☆ can't read your writing = can't send a report

	Name	Affiliation (Neighborhood Ass'n, etc)	Street Address + ZIP	E-Mail Address—Print clearly!	Want Report?
1	Geordie Yonas	LLDS	72 Wind	gyonas@aol.com <small>Print clearly</small>	<input checked="" type="radio"/> Y <input type="radio"/> N
2	Karen Solomon	LLDS	35 Wind Mill Rd	KAS113054@gmail.com <small>Print clearly</small>	<input type="radio"/> Y <input type="radio"/> N
3	Maria Sewell	VDLL	5004 Cottonwood Dr.	MKSEWELL@OUTLOOK.COM <small>Print clearly</small>	<input checked="" type="radio"/> Y <input type="radio"/> N
4	DIANA LIPPONER	LLDS	40 WIND	DLIPPONER@COMCAST.NET <small>Print clearly</small>	<input checked="" type="radio"/> Y <input type="radio"/> N
5	JACK CORDER	VDLL ^{mbr}	22076 Golf Course Rd. Ste 8712	Jack@CorderAndersonCompany.com <small>Print clearly</small>	<input checked="" type="radio"/> Y <input type="radio"/> N
6	DAVID KINES	LLDS	8712 13 MILL RD. NW	davidk@ps55@gmail.com <small>Print clearly</small>	<input checked="" type="radio"/> Y <input type="radio"/> N
7	BILLEMURICH	VDLL	4939 ASAVASCA DR NW ABX 87120	BILL - FARMERICH@HOTMAIL.COM <small>Print clearly</small>	<input checked="" type="radio"/> Y <input type="radio"/> N
8					<input type="radio"/> Y <input type="radio"/> N
9					<input type="radio"/> Y <input type="radio"/> N
10					<input type="radio"/> Y <input type="radio"/> N
11					<input type="radio"/> Y <input type="radio"/> N
12					<input type="radio"/> Y <input type="radio"/> N

➤ **From:** Delgado, Geraldine C.
Sent: Monday, April 01, 2019 12:31 PM
To: 'David Kines '
Subject: RE: Neighborhood Meeting Inquiry Sheet Submission

Hi David,

➤ See attachments for the buffer map and property owner labels that were requested by Maggie. If you have any questions regarding the buffer map please feel free to contact me.

Thank you,



GERALDINE DELGADO
 senior office assistant
 o 505.924.3860
 e gdelgado@cabq.gov
cabq.gov/planning

From: Gould, Maggie S.
Sent: Friday, March 29, 2019 4:40 PM
To: Delgado, Geraldine C. <gdelgado@cabq.gov>
Cc: 'David Kines '
Subject: FW: Neighborhood Meeting Inquiry Sheet Submission

Geraldine,

They will need a buffer map for this request. See attached .

Thanks,



MAGGIE GOULD

planner

o 505.924-3910

e mgould@cabq.gov

cabq.gov/planning

From: David Kines [mailto:davidk0055@gmail.com]

Sent: Friday, March 29, 2019 4:37 PM

To: LS 72wind Gerry Jane Yonas; Gould, Maggie S.

=====

3 Attachments



Costa Almeria Dr. 8.

F-11-Z buffer map



Costa Almeria Dr. - .

Costa Almeria Dr. - .

Property Owners list at buffer

PROPERTY OWNERS LIST AT BUFFER
COSTA ALMERIA DRIVE - .
CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
MARCH 29, 2019

Neighborhood Association
Contact List

David Kines <davidk0055@gmail.com>



Neighborhood Meeting Inquiry_5401 Sevilla Ave. NW_DRB

2 messages
Mon, Apr 1, 2019 at 12:59 PM

Quevedo, Vicente M. <vquevedo@cabq.gov>
To: "davidk0055@gmail.com" <davidk0055@gmail.com>

David,

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	Address Line 2	City	State	Zip	Mobile Phone	Phone
La Luz Landowners Association	Kathy	Adams	kegypt06@gmail.com	5 Arco NW		Albuquerque	NM	87120		5053639253
La Luz Landowners Association	Jonathan	Abdalla	sliveness@gmail.com	6 Tumbleweed NW		Albuquerque	NM	87120	5053217795	5058973030
La Luz Del Sol NA	James	Fisk	jim_ml@swcp.com	2 Mill Road NW		Albuquerque	NM	87120		5058985559
La Luz Del Sol NA	Arthur	Woods	rv6a@flyonecone.com	33 Wind Road NW		Albuquerque	NM	87120	5059745301	
Vista De La Luz HOA	Sherrol	Maratta	marattas@verizon.net	3301-R Coors Boulevard NW	#121	Albuquerque	NM	87120		5058986235
Vista De La Luz HOA	Jack	Corder	jack@corderandcompany.com	2207 Golf Course Road	Suite B	Rio Rancho	NM	87124	5056150405	5058967700
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboar'd10@juno.com	5515 Palomino Drive NW		Albuquerque	NM	87120		5058982114
Westside Coalition of Neighborhood Associations	Harry	Hendriksen	hlhen@comcast.net	10592 Rio Del Sol NW		Albuquerque	NM	87114	5052214003	5058903481
Taylor Ranch NA	Rene	Horvath	aboar'd10@juno.com	5515 Palomino Drive NW		Albuquerque	NM	87120		5058982114
Taylor Ranch NA	Jolene	Wolfley	sagehome@live.com	7216 Carson Trail NW		Albuquerque	NM	87120		5058909414

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>

Neighborhood Notification
Email PROOF
1 of 734

Neighborhood Associations-La Luz del Sol Landowners Assoc.-Proposed Vacation of Right-of-Way

10:10 PM (0 minutes ago)

David Kines <davidk0055@gmail.com>
to kegypt06, sliceness, jim_ml, rv6a, marattas, Jack, aboard10, hlhen, sagehome

- TO:** La Luz Landowners Association - Kathy Adams
 La Luz Landowners Association - Jonathan Abdalla
 La Luz del Sol Neighborhood Association - James Fisk
 La Luz del Sol Neighborhood Association - Arthur Woods
 Vista de la Luz Homeowners Associatoin - Sheroll Maratta
 Vista de la Luz Homeowners Association - Jack Corder
 Westside Coalition of Neighborhood Associations - Rene Horvath
 Westside Coalition of Neighborhood Associations - Harry Hendriksen
 Taylor Ranch Neighborhood Association - Rene Horvath
 Taylor Ranch Neighborhood Association - Jolene Wolfley

--PLEASE ARCHIVE THIS REQUIRED NOTIFICATION FOR YOUR RECORDS--
This is an electronic notification required by the City of Albuquerque, NM, Integrated Development Ordinance (IDO).

FROM: La Luz del Sol Landowners Association (LLDS)
c/o David Kines, Agent for LLDS
davidk0055@gmail.com

The La Luz del Sol Landowners Association (LLDS) is making application for Vacation of Right-of-Way of the northernmost segment of Costa Almeria Drive NW in accordance with the procedures and requirements outlined in the City of Albuquerque's Integrated Development Ordinance (IDO). SEE ATTACHMENTS TO THIS EMAIL FOR PROJECT DESCRIPTION / VACATION PROCEDURE INFORMATION. You and other affected Neighborhood Associations (see list at beginning of attached document Letter) are receiving both this notification as well as a hard copy of the attached Letter. Direct questions to contacts listed in the attached Letter. Thank you.

ATTACHMENTS: (1) document with 7 pages: Letter-2pp., Drawings-2pp., Photos-3pp

La Luz del Sol Landowners Association (LLDS) is making application for Vacation of Right-of-Way of the northernmost segment of Costa Almeria Drive NW in accordance with the procedures and requirements outlined in the City of Albuquerque's Integrated Development Ordinance (IDO). SEE ATTACHMENTS TO THIS EMAIL FOR PROJECT DESCRIPTION / VACATION PROCEDURE INFORMATION. You and other affected Neighborhood Associations (see list at beginning of attached document Letter) are receiving both this notification as well as a hard copy of the attached Letter. Direct questions to contacts listed in the attached Letter. Thank you.

Notification letter sent to:
[NEIGHBORHOOD ASSOCIATIONS]

p. 1 of 2

La Luz del Sol Landowners Association c/o Blue Door Realty LLC
4041 Barbara Loop SE, Suite E
Rio Rancho, NM 87124

July 3, 2019

RE: Public Notice of proposed Vacation of Right-of-Way
Northernmost Section of Costa Almeria Drive NW

TO: La Luz Landowners Association – ATTN: Kathy Adams
La Luz Landowners Association – ATTN: Jonathan Abdalla
Westside Coalition of Neighborhood Associations – ATTN: Rene Horvath
Westside Coalition of Neighborhood Associations – ATTN: Harry Henricksen
La Luz del Sol Neighborhood Association – ATTN: James Fisk
La Luz del Sol Neighborhood Association – ATTN: Arthur Woods
Taylor Ranch Neighborhood Association – ATTN: Rene Horvath
Taylor Ranch Neighborhood Association – ATTN: Jolene Wolfley
Vista de la Luz Homeowners Association – ATTN: Sherrol Maratta
Vista de la Luz Homeowners Association – ATTN: Jack Corder

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-6-6-4(K)(2) Mailed Public Notice, we are notifying you as a City-identified Neighborhood Association, that La Luz del Sol Landowners Association (LLDS)/agent representative David Kines, will be submitting an application for Vacation of Right-of-Way to be reviewed and decided by the City of Albuquerque Design Review Board (DRB).

PROPOSED PROJECT SUMMARY/LOCATION DESCRIPTION:

La Luz del Sol (LLDS) proposes a Vacation of public right-of-way (R.O.W.) for the northernmost segment of Costa Almeria Drive NW which abuts existing private lands of La Luz del Sol Landowner's Association (LLDS) to the north, private lands of Vista del la Luz (VDLL) to the west, and private lands of the recently constructed Rain Tunnel Car Spa car wash to the east at 5401 Sevilla Avenue NW. The dimensions of the proposed area to be vacated are approximately 49'-0" wide (width of existing R.O.W.) by 91'-0" long, as measured down the centerline of the road; or an approximate area of 4,459 square feet.

The area proposed for Vacation is the location of an existing private Vehicular Gate that provides vehicular access to the La Luz del Sol residential community to the north. The proposal is for the gate to remain in its present location, apply for Vacation of public R.O.W, and if granted, convert this small segment of the street from public into a private street on private LLDS lands. Inadequate vehicle stacking/maneuvering space and steep cross slopes make moving the gate impractical. La Luz del Sol Landowner's Association (LLDS) would then compensate the City of Albuquerque (CABQ) for the land. LLDS has held meetings with the City and they have positively reviewed our proposal.

OTHER PROJECT DATA:

PROPERTY OWNER (CURRENT): City of Albuquerque

PROPOSED PURCHASER OF PROPERTY: La Luz del Sol Landowners Association (LLDS)

SUBJECT PROPERTY ADDRESS: N/A (Property in question is a segment of a public street Right-of-Way; the northernmost segment of Costa Almeria Drive NW, as described above.

ZONE ATLAS PAGE: F-11-Z.

LEGAL DESCRIPTION: see Project Summary/Location Description Above.

AREA OF PROPERTY (portion proposed for vacation): 4,459 square feet, or 0.1023645 acres.

Notification letter sent to:

[NEIGHBORHOOD ASSOCIATIONS]

P. 2 of 2

IDO ZONE DISTRICT: None in area proposed for Vacation; but adjacent to R-T (Residential Townhouses) in La Luz del Sol and Vista de la Luz HOAs, MX-T (Mixed-use Transition) existing office bldg.. at 1 Wind Rd. NW, and PD (Planned Development) at existing car wash located at 5401 Sevilla Avenue NW.
OVERLAY ZONE: CPO-2 (Coors Boulevard) Development Standards, Use Regulations, Overlay Zones; View Protection Overlay VPO-1, Administration & Enforcement; Use Regulations WTF (Restrictions).
CURRENT USE: Public Right-of-Way, Public Street. DEVIATION: N/A. VARIANCE: None Requested.

ACCESS DISCUSSION: Vacation of this short segment of the public R.O.W. at the end of Costa Almeria Drive NW will *not* affect either current or future access to adjacent residential or commercial properties. See the following discussion:

RESIDENTIAL ACCESS: The existing Vehicular Gate was constructed along with development of the adjacent Vista de la Luz residential development to the south of LLDS lands. Vista de la Luz homes were built and oriented with vehicular and pedestrian access directed on to the public residential street Ojos Azul Court NW. Backyards/HOA common area abut Costa Almeria, but are elevated 8'-15' above that street by a two-tier step-down concrete block retaining wall structure. The retaining walls prevent both existing and future access to houses on Ojos Azul Ct NW from Costa Almeria Dr. NW. *The proposed Vacation does not affect future or existing access to Ojos Azul Ct NW or other Vista de la Luz homes.*

COMMERCIAL ACCESS: The end of Costa Almeria Drive NW presently connects with existing private Wind Road NW located on LLDS private lands. In March 2019 a new car wash opened at 5401 Sevilla Avenue NW, to the east of the proposed area to be vacated. The City-approved building/site plan was built with two vehicular/pedestrian access points onto the site; one to the south from Sevilla Avenue NW, and the other off Costa Almeria Drive NW with that drive centered approximately 150'-0 to the south of the southernmost limit of the area proposed for Vacation—well away from car wash in-out traffic. There is more than sufficient space for vehicle stacking at the LLDS private gate in its current location and space to accommodate car wash in/out traffic off of Costa Almeria Dr. NW. 'No Parking Anytime' street signs and yellow traffic 'No Parking' curb striping were recently installed on both sides of Costa Almeria Drive NW at the direction of The City of Albuquerque in conjunction with the opening of the car wash. This action maintains Costa Almeria Drive NW unimpeded for vehicular traffic for: LLDS gate access, car wash access, and First Responder access to both properties; the LLDS gate is currently equipped with a "Knox Box" which affords emergency access through the gate to LLDS properties. *The proposed Vacation does not affect access to the existing Car Wash or any proposed future commercial properties located at 5401 Sevilla Ave. NW. Neither is access to Sevilla Ave. NW affected.*

Once application is made, this request for Vacation of Public Right-of-Way (R.O.W.) will be reviewed by the City of Albuquerque Design Review Board (DRB); and ultimately to the City Council for review and decision. The Meeting will likely occur August 7, 2019. CALL TO VERIFY: CABQ Planning Dept. (505)924-3910 TO CONFIRM date, time & location of this and other possible related meetings, if any.

We at La Luz del Sol Landowners Association (LLDS) invite your questions or concerns regarding this proposal by contacting me, David Kines, at (505)301-3706 or via email at davidk0055@gmail.com. SEE ALSO attached Drawings and other Information that further describe the project. Thank you.

Respectfully,


David Kines

Agent for La Luz del Sol Landowners Association, for:

Gerold Yonas

President, La Luz del Sol Landowners Assoc.

➤ Attachments (1) document: Letter-2pp., Drawings-2pp., Photos-3pp.

Attachments: sent to: Property Owners & Neighborhood Assoc.

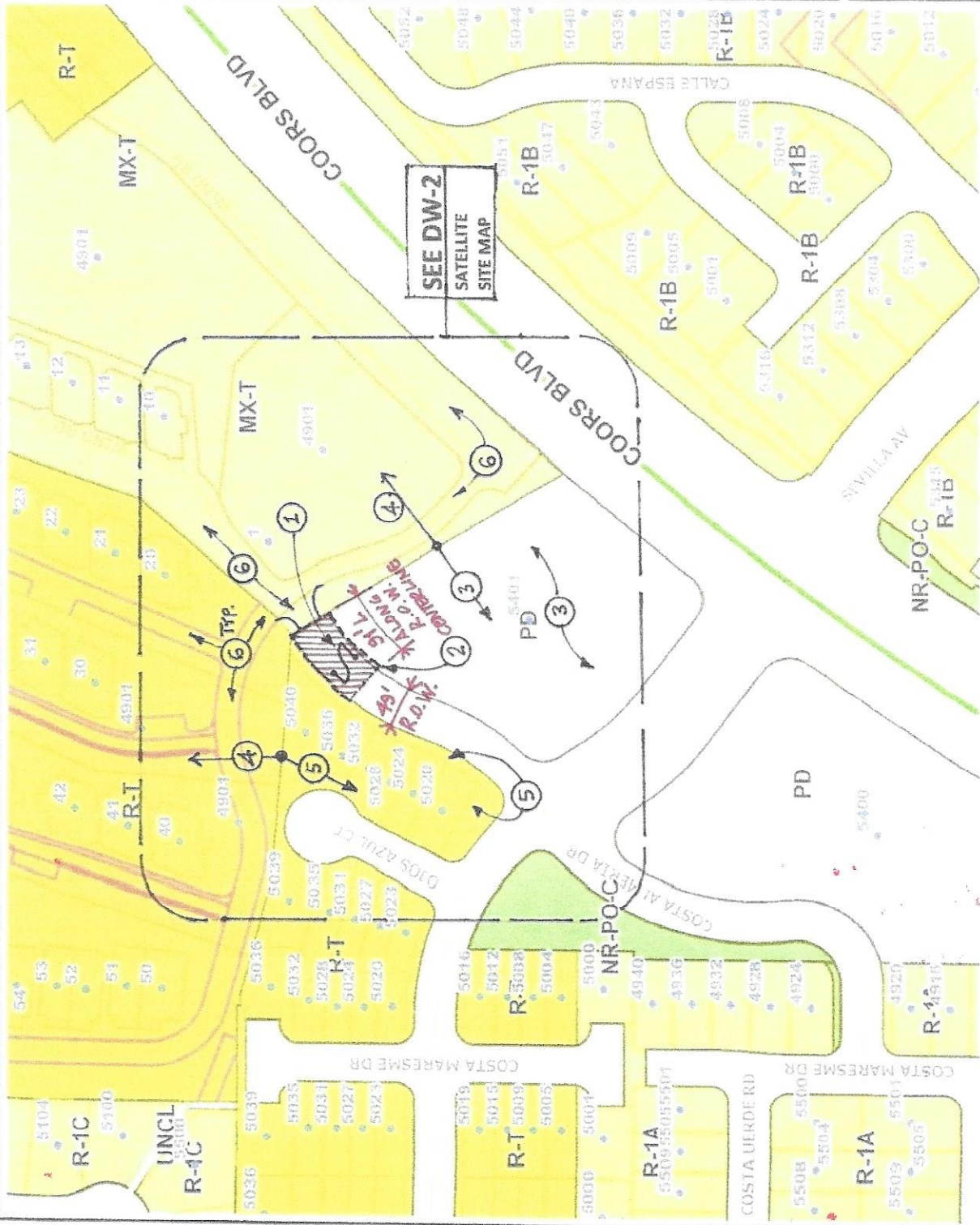
Proposed R.O.W. Vacation-North Portion Costa Almeria Dr NW

DW-1
IDO ZONING
SITE MAP

- Legend**
- Address Points
 - Easements
 - IDO Zoning

R-A	R-1A	R-1B	R-1C	R-1D	R-T	R-MC	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	MX-FBHD	MX-FBFX	MX-FBUD	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	NR-PO-A	NR-PO-B	NR-PO-C	NR-PO-D	PD	PC	UNCL
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- Notes**
1. Location of Exist. Vehicular Gate to remain.
 2. Hatched Area. 49'W x 91'L prop. Vacation.
 3. 5401 Sevilla Ave. NW: Car Wash/Lands
 4. La Luz del Sol (LLDS) Lands.
 5. Vista de la Luz (VDLL) Lands.
 6. LLDS Private Roads.



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THIS MAP IS NOT TO BE USED FOR NAVIGATION

320 160 240 320 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
5/24/2019

1. 2.039

Attachments: Sent to Property Owners & Neighborhood Assoc.

P.2 of 5

DW-2 SATELLITE SITE MAP

- Legend**
- Address Points
 - Easements
 - Bernalillo County Parcels
 - Primary Streets
 - Freeway
 - Principal Arterial
 - Minor Arterial
 - Local Streets
 - BN and SF Railroad
 - Other Streets
 - Municipal Limits
 - Corrales
 - Edgewood
 - Los Ranchos
 - Rio Rancho
 - Tijeras
 - UNINCORPORATED

CAR WASH SITE NOTE:

No current satellite images (CABQ Maps included) were found to show the Rain Tunnel Car Wash Site/Bldg. located at 5401 Sevilla Ave. NW, which opened for business 03/01/19. Therefore, a copy of Dwg. Sht. LS01 dated 5/22/17, copyright by Modulus Architects, was inserted in order to show final as-built layouts Reference: DRB Proj. No. 1004675, Application No. 16DRB-70239. EPC Notice of Decision: 04-14-16 Site Dev. Plan for Permit/Admin. Amendment: 06-13-17. Used by permission.

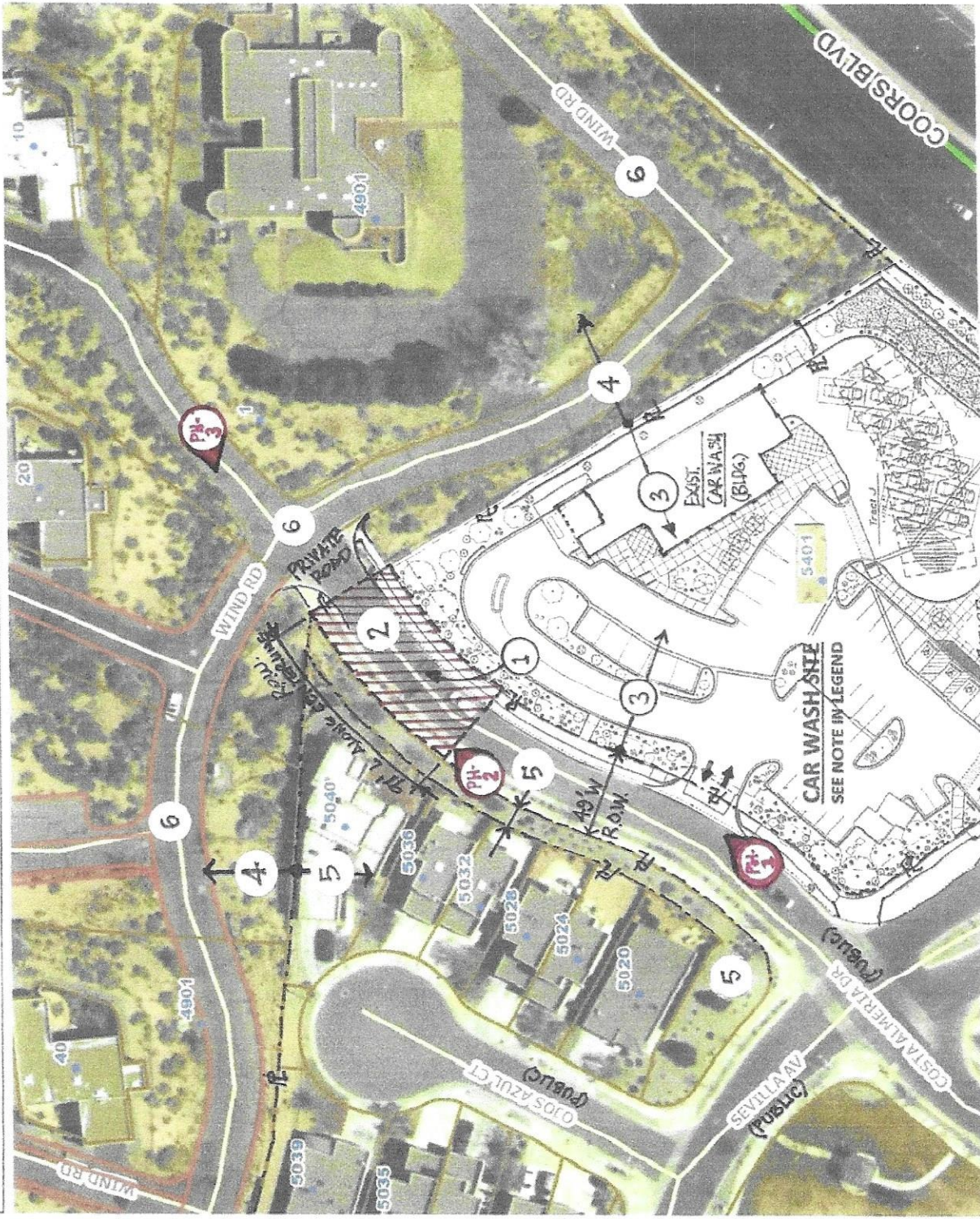
PHOTO LOCATIONS:

Arrow = Direction of View.

Notes

1. Location of Exist. Vehicular Gate to remain.
2. Hatched Area: 49W x 91'L proposed Vacation.
3. 5401 Sevilla Ave. NW Car Wash/Lands
4. La Luz del Sol (LLDS) Lands
5. Vista de la Luz (VDLL) Lands.
6. LLDS Private Roads.

Proposed R.O.W. Vacation-North Portion of Costa Almeria Dr NW



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THIS MAP IS NOT TO BE USED FOR NAVIGATION



Exist. LLDS Gate
To Remain

10-11' wide existing R.O.W. Outside edge of
sidewalk to outside edge of Sidewalk.

Costa Almeria Dr. NW

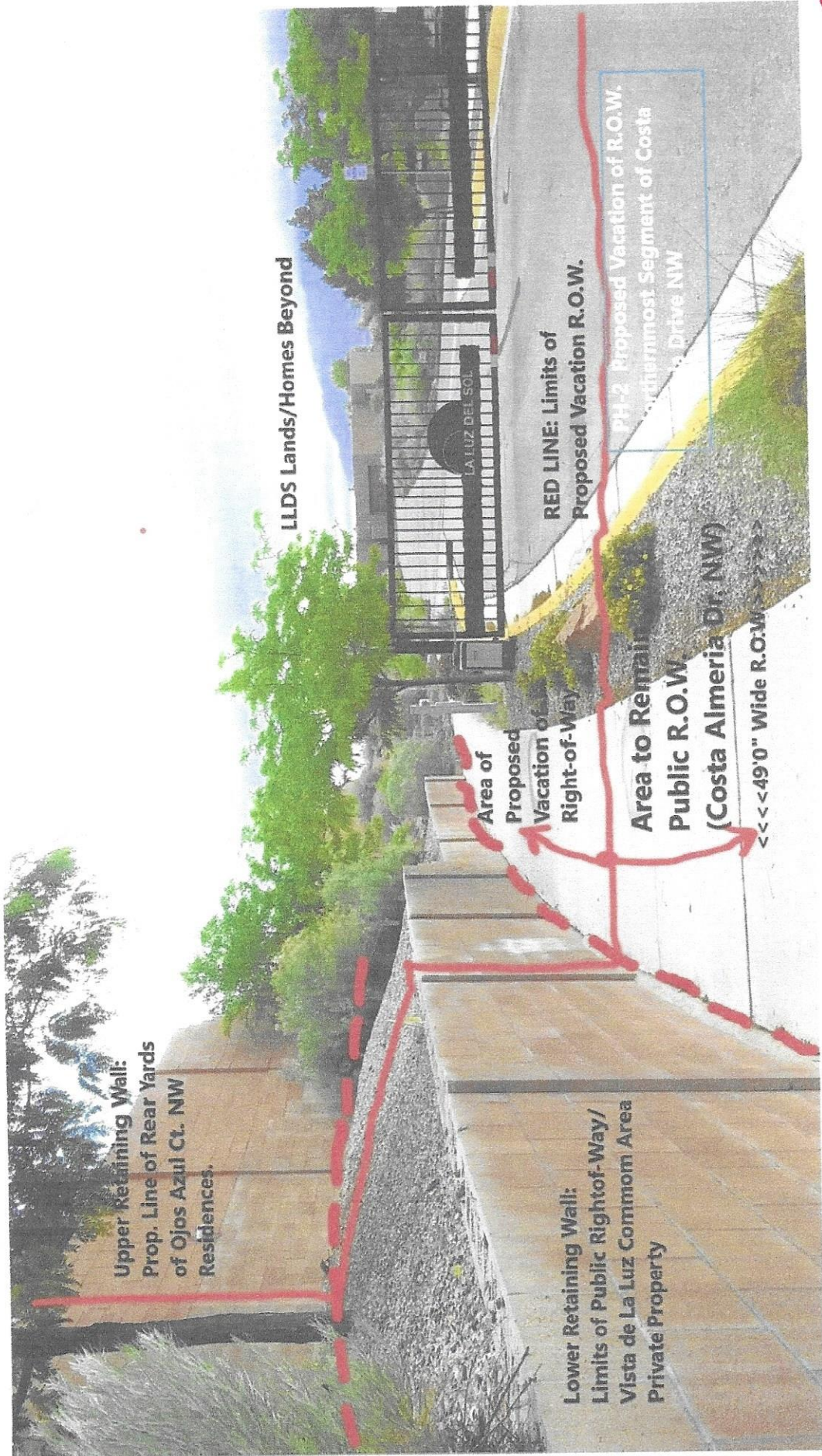
VIEW: towards the North and existing LLDS Gate.

LEFT: Retaining Walls/Rear of Ojos Azul Ct. Homes.

RIGHT: Carwash Entry (at 5401 Sevilla Ave., NW)

PH-1 Proposed Vacation of R.O.W.
Northernmost Segment-Costa Almeria Dr- NW

*Attachment sent to:
Property Owners & Neighborhood Assoc.
p.3 & 5*



Upper Retaining Wall:
Prop. Line of Rear Yards
of Ojos Azul Ct. NW
Residences.

Lower Retaining Wall:
Limits of Public Right-of-Way/
Vista de La Luz Common Area
Private Property

LLDS Lands/Homes Beyond

Area of
Proposed
Vacation of
Right-of-Way

Area to Remain
Public R.O.W.
(Costa Almeria Dr. NW)
<<< <49'0" Wide R.O.W. >>>

RED LINE: Limits of
Proposed Vacation R.O.W.

PH-2 Proposed Vacation of R.O.W.
Furthermost Segment of Costa
Almeria Drive NW

Attachment sent Property Owners &
Neighborhood Associations



<<< Wind Road NW >>>>
(A Private Road on LLDS Lands)

PH-3: VIEW TO SOUTH: North
End of public Costa Almeria NW
and private LLDS Wind Rd NW.

Attachment sent to Property Owners & Neighbors had Assurances

PH-3
View
of

Property Owners: Buffer MAP

Legend

- Zone Grid
- Bernalillo County Parcels
- IDO Zoning
 - R-A
 - R-1A
 - R-1B
 - R-1C
 - R-1D
 - R-T
 - R-MC
 - R-ML
 - R-MH
 - MX-T
 - MX-L
 - MX-M
 - MX-H
 - MX-FB-ID
 - MX-FB-FX
 - MX-FB-UD
 - NR-C
 - NR-BP
 - NR-LM
 - NR-GM
 - NR-SU
 - NR-PO-A
 - NR-PO-B
 - NR-PO-C
 - NR-PO-D
 - PD
 - PC
 - UNCL

Notes

Buffer: 195ft
ROW: Costa Almeria Dr. 95ft.

Costa Almeria Dr.



1,202 0 601 1,202 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
4/1/2019 © City of Albuquerque

1:7,212

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Vacation Row - Costa Almonia NW - Property Owners List

PALACIOS SARAH M TRUJILLO &
TRUJILLO OLIVER S & TRUJILLO HELEN
D
1011 WEBER CIR APT 102
VENTURA CA 93003-8243

LA LUZ DEL SOL LANDOWNERS C/O
SENTRY MANAGEMENT
4121 EUBANK BLVD NE
ALBUQUERQUE NM 87111

LA LUZ DEL SOL LANDOWNERS ASSOC
C/O CAROL RICKERT & ASSOC
4121 EUBANK BLVD NE
ALBUQUERQUE NM 87111-3421

VISTA DE LA LUZ HOMEOWNERS
ASSOC INC
2207 GOLF COURSE RD SE
RIO RANCHO NM 87124-1954

EERIKAINEN LEILA
5023 OJOS AZUL CT NW
ALBUQUERQUE NM 87120

LA LUZ DEL SOL LANDOWNERS
ASSOCIATION C/O SENTRY
MANAGEMENT
4121 EUBANK BLVD NE
ALBUQUERQUE NM 87111

GALLEGOS ANTHONY B
5024 OJOS AZUL CT NW
ALBUQUERQUE NM 87120

LUNA MARIAN
5036 OJOS AZUL CT NW
ALBUQUERQUE NM 87120-4981

VISTA DE LA LUZ HOMEOWNERS
ASSOC INC
2207 GOLF COURSE RD SE
RIO RANCHO NM 87124-1954

OVENWEST CORPORATION ETAL C/O
ROY A GRAHM
1 WIND RD NW
ALBUQUERQUE NM 87120-1914

SANDOVAL FRANK A & BARBARA A
21 WIND RD NW
ALBUQUERQUE NM 87120

VISTA DE LA LUZ HOMEOWNERS
ASSOC
7400 HANCOCK CT NE SUITE B
ALBUQUERQUE NM 87109

TOBIAS MAGDA
5039 OJOS AZUL CT NW
ALBUQUERQUE NM 87120

LA LUZ DEL SOL LANDOWNERS ASSOC
C/O SENTRY MANAGEMENT
4121 EUBANK BLVD NE
ALBUQUERQUE NM 87111

PADILLA PETER S
5028 OJOS AZUL CT NW
ALBUQUERQUE NM 87120

TAFOYA BENJAMIN V & YVETTE
KATHLEEN
5040 OJOS AZUL CT NW
ALBUQUERQUE NM 87120

GOMEZ ANTONIO & ELOYDA
5027 OJOS AZUL CT NW
ALBUQUERQUE NM 87120

LA LUZ DEL SOL LANDOWNERS
ASSOCIATION C/O CAROL RICKERT &
ASSOCIATES
4121 EUBANK BLVD NE
ALBUQUERQUE NM 87111-3421

ATENCIO ROSENDO
5031 OJOS AZUL CT NW
ALBUQUERQUE NM 87102

CAROLUS CORDELIA V TRUSTEE
CAROLUS RVT
20 WIND RD NW
ALBUQUERQUE NM 87120

CLASSIC EMPORIUM LLC
10013 SAN BERNARDINO DR NE
ALBUQUERQUE NM 87122-3210

SALAZAR MADELYN C
5020 OJOS AZUL CT NW
ALBUQUERQUE NM 87120

WHETSTONE PATRICIA J
10700 FINELAND DR NW APT 214
ALBUQUERQUE NM 87114-1938

VISTA DE LA LUZ HOMEOWNERS
ASSOC INC
2207 GOLF COARSE RD SE
RIO RANCHO NM 87124-1954

Buffer MAP:
Property Owners
within 100' ft. of
project

Notification

Letter sent to: p. 1 of 2
[Property Owners]

Vista de la Luz HOA, Inc. c/o Corder & Company
2207 Golf Course Road SE, SUITE B
Albuquerque, NM 87124-1954

July 3, 2019

RE: Public Notice of proposed Vacation of Right-of-Way
Northernmost Section of Costa Almeria Drive NW

To: Vista de la Luz Homeowners Association,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-6-6-4(K)(2) Mailed Public Notice, we are notifying you as a nearby Property Owner that La Luz del Sol Landowners Association (LLDS)/agent representative David Kines, will be submitting an application for Vacation of Right-of-Way to be reviewed and decided by the City of Albuquerque Design Review Board (DRB).

PROPOSED PROJECT SUMMARY/LOCATION DESCRIPTION:

La Luz del Sol (LLDS) proposes a Vacation of public right-of-way (R.O.W.) for the northernmost segment of Costa Almeria Drive NW which abuts existing private lands of La Luz del Sol Landowner's Association (LLDS) to the north, private lands of Vista del la Luz (VDLL) to the west, and private lands of the recently constructed Rain Tunnel Car Spa car wash to the east at 5401 Sevilla Avenue NW. The dimensions of the proposed area to be vacated are approximately 49'-0" wide (width of existing R.O.W.) by 91'-0" long, as measured down the centerline of the road; or an approximate area of 4,459 square feet.

The area proposed for Vacation is the location of an existing private Vehicular Gate that provides vehicular access to the La Luz del Sol residential community to the north. The proposal is for the gate to remain in its present location, apply for Vacation of public R.O.W, and if granted, convert this small segment of the street from public into a private street on private LLDS lands. Inadequate vehicle stacking/maneuvering space and steep cross slopes make moving the gate impractical. La Luz del Sol Landowner's Association (LLDS) would then compensate the City of Albuquerque (CABQ) for the land. LLDS has held meetings with the City and they have positively reviewed our proposal.

OTHER PROJECT DATA:

PROPERTY OWNER (CURRENT): City of Albuquerque

PROPOSED PURCHASER OF PROPERTY: La Luz del Sol Landowners Association (LLDS)

SUBJECT PROPERTY ADDRESS: N/A (Property in question is a segment of a public street Right-of-Way; the northernmost segment of Costa Almeria Drive NW, as described above.

ZONE ATLAS PAGE: F-11-Z.

LEGAL DESCRIPTION: see Project Summary/Location Description Above.

AREA OF PROPERTY (portion proposed for vacation): 4,459 square feet, or 0.1023645 acres.

IDO ZONE DISTRICT: None in area proposed for Vacation; but adjacent to R-T (Residential Townhouses) in La Luz del Sol and Vista de la Luz HOAs, MX-T (Mixed-use Transition) existing office bldg. at 1 Wind Rd. NW, and PD (Planned Development) at existing car was located at 5401 Sevilla Avenue NW.

OVERLAY ZONE: CPO-2 (Coors Boulevard) Development Standards, Use Regulations, Overlay Zones; View Protection Overlay VPO-1, Administration & Enforcement; Use Regulations WTF (Restrictions).

CURRENT USE: Public Right-of-Way, Public Street.

DEVIATION: N/A. VARIANCE: None Requested.

ACCESS DISCUSSION: Vacation of this short segment of the public R.O.W. at the end of Costa Almeria Drive NW will *not* affect either current or future access to adjacent residential or commercial properties. See the following discussion:

RESIDENTIAL ACCESS: The existing Vehicular Gate was constructed along with development of the adjacent Vista de la Luz residential development to the south of LLDS lands. Vista de la Luz homes were built and oriented with vehicular and pedestrian access directed on to the public residential street Ojos Azul Court NW. Backyards/HOA common area abut Costa Almeria, but are elevated 8'-15' above that street by a two-tier step-down concrete block retaining wall structure. The retaining walls prevent both existing and future access to houses on Ojos Azul Ct NW from Costa Almeria Dr. NW. **The proposed Vacation does not affect future or existing access to Ojos Azul Ct NW or other Vista de la Luz homes.**

COMMERCIAL ACCESS: The end of Costa Almeria Drive NW presently connects with existing private Wind Road NW located on LLDS private lands. In March 2019 a new car wash opened at 5401 Sevilla Avenue NW, to the east of the proposed area to be vacated. The City-approved building/site plan was built with two vehicular/pedestrian access points onto the site; one to the south from Sevilla Avenue NW, and the other off Costa Almeria Drive NW with that drive centered approximately 150'-0 to the south of the southernmost limit of the area proposed for Vacation—well away from car wash in-out traffic. There is more than sufficient space for vehicle stacking at the LLDS private gate in its current location and space to accommodate car wash in/out traffic off of Costa Almeria Dr. NW. 'No Parking Anytime' street signs and yellow traffic 'No Parking' curb striping were recently installed on both sides of Costa Almeria Drive NW at the direction of The City of Albuquerque in conjunction with the opening of the car wash. This action maintains Costa Almeria Drive NW unimpeded for vehicular traffic for: LLDS gate access, car wash access, and First Responder access to both properties; the LLDS gate is currently equipped with a "Knox Box" which affords emergency access through the gate to LLDS properties. **The proposed Vacation does not affect access to the existing Car Wash or any proposed future commercial properties located at 5401 Sevilla Ave. NW. Neither is access to Sevilla Ave. NW affected.**

Once application is made, this request for Vacation of Public Right-of-Way (R.O.W.) will be reviewed by the City of Albuquerque Design Review Board (DRB); and ultimately to the City Council for review and decision. The DRB Meeting will likely occur 8/7, 2019. **CALL TO VERIFY:** CABQ Planning Dept. (505)924-3910 TO CONFIRM date, time & location of this and other possible related meetings, if any.

We at La Luz del Sol Landowners Association (LLDS) invite your questions or concerns regarding this proposal by contacting me, David Kines, at (505)301-3706 or via email at davidk0055@gmail.com. SEE ALSO attached Drawings and other Information that further describe the project. Thank you.

Respectfully,

David Kines
Agent for La Luz del Sol Landowners Association, for:

Gerold Yonas
President, La Luz del Sol Landowners Assoc.

Attachments

Cc [Madelyn C Salazar
Marian Luna
Rosendo Atencio
Bejamin V & Annette K. Tafoya
Antonio & Eloyda Gómez
Patricia J. Whetstone
Sarah M. Trujillo Palacios & Oliver S. Trujillo & Helen D. Trujillo
Ovenwest Corporation Etal c/o Ray A Graham (office at 1 Wind Rd. NW)
Classic Emporium LLC (car wash at 5401 Sevilla Ave. NW)
Vista de la Luz Homeowners Association c/o Corder & Company

Leila Eerikanen
Tobias Magda
Peter S Padilla
Anthony B Gallegos
Frank A. & Barbara A. Sandoval
Cordelia A. Carolus RVT

Copy to:
Property Owners
at
BUFFER



Property Owners Notification: EMAIL

David Kines <davidk0055@gmail.com>

ATTN: Property Owner -La Luz del Sol Landowners Assoc.- Proposed Vacation of Right-of-Way

2 messages

Tue, Jul 2, 2019 at 2:39 PM

David Kines <davidk0055@gmail.com>
To: Melanie McLaughlin <melanie@bluedoorhomes.net>

IO: La Luz del Sol Landowners Association
c/o Blue Door Realty LLC
4041 Barbara Loop SE, Suite E
Rio Rancho, NM 87124

--PLEASE ARCHIVE THIS REQUIRED NOTIFICATION FOR YOUR RECORDS--
This is an electronic notification required by the City of Albuquerque, NM, Integrated Development Ordinance (IDO).

FROM: La Luz del Sol Landowners Association (LLDS)
c/o David Kines, Agent for LLDS
davidk0055@gmail.com

The La Luz del Sol Landowners Association (LLDS) is making application for Vacation of Public Right-of-Way of the northernmost segment of Costa Almeria Drive NW in accordance with procedures and requirements outlined in the City of Albuquerque's Integrated Development Ordinance (IDO). SEE ATTACHMENTS TO THIS EMAIL FOR PROJECT DESCRIPTION AND VACATION PROCEDURE INFORMATION. You and other affected Property Owners (see list in attached document Letter) are receiving either this email/mailed notification OR a mailed hard copy as required by the IDO. Direct questions to contacts in the attached letter. Thank you.

ATTACHMENTS: (1) document with 7 pages: Letter-2pp., Drawings-2pp., Photos-3pp.

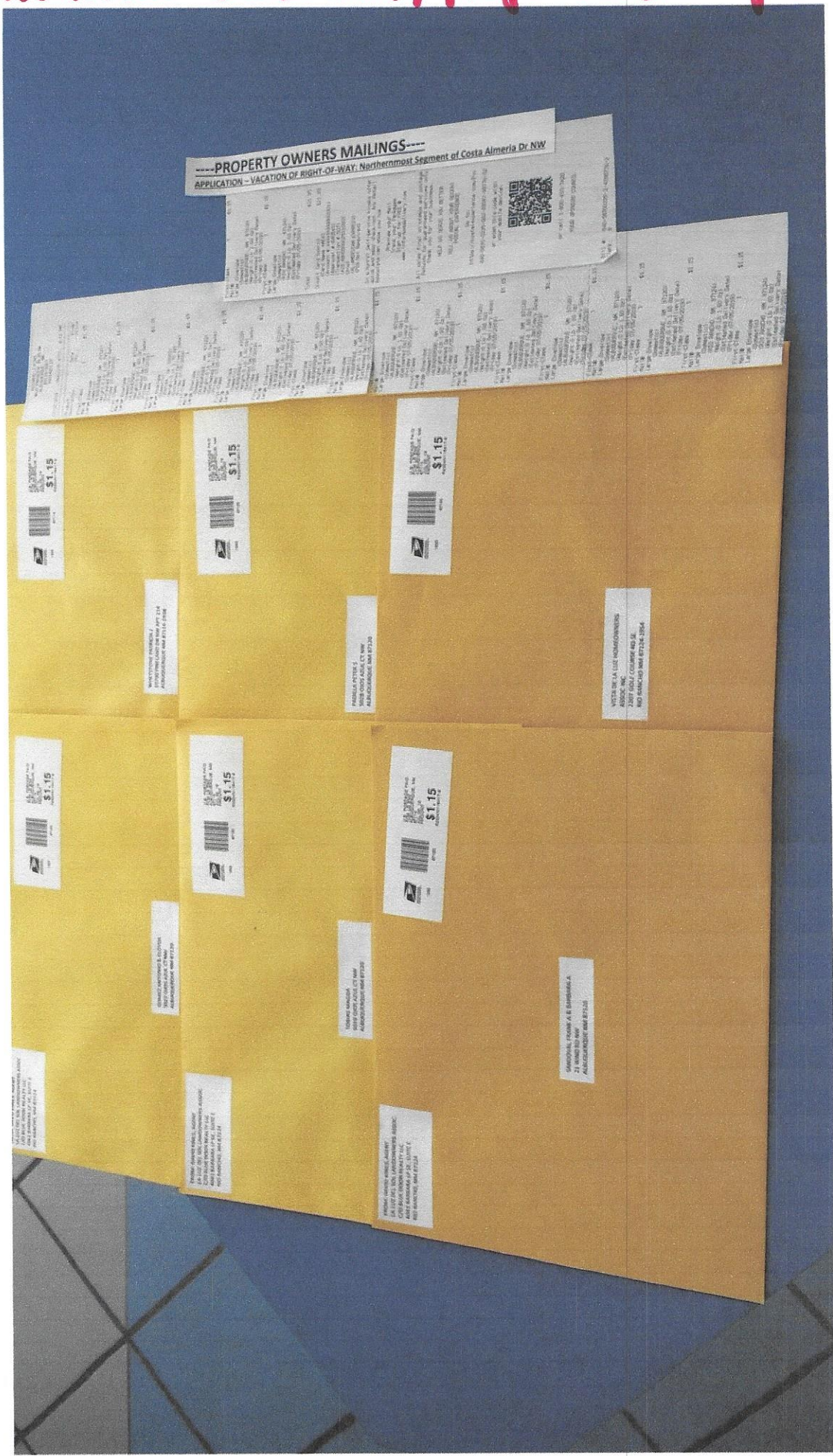
Email LLDS LaLuzdelSolHOA 070219.pdf
3737K

David Kines <davidk0055@gmail.com>
To: David Kines <davidk0055@gmail.com>

[Quoted text hidden]

Email LLDS LaLuzdelSolHOA 070219.pdf
3737K

Tue, Jul 2, 2019 at 2:39 PM



PROPERTY OWNERS MAILINGS
APPLICATION - VACATION OF RIGHT-OF-WAY, Northernmost Segment of Costa Almeria Dr. NW

PROPERTY OWNERS MAILINGS
APPLICATION - VACATION OF RIGHT-OF-WAY, Northernmost Segment of Costa Almeria Dr. NW
[Detailed text of the application form, including sections for 'PROPERTY INFORMATION', 'APPLICANT INFORMATION', and 'PROPERTY DESCRIPTION'. A QR code is visible on the right side of the form.]

POSTAGE METER STAMP: \$1.15
[Postage meter stamp with barcode and 'FIRST CLASS MAIL PERMIT NO. 10000 WASHINGTON DC 20001' text]

RETURN ADDRESS LABEL: [Address label for 'NOTES RE: A LOT HOLDING/OWNERS' and 'JERRY GALE COLLIER 440 SE 180 BANCROFT BLVD #7234 2354']

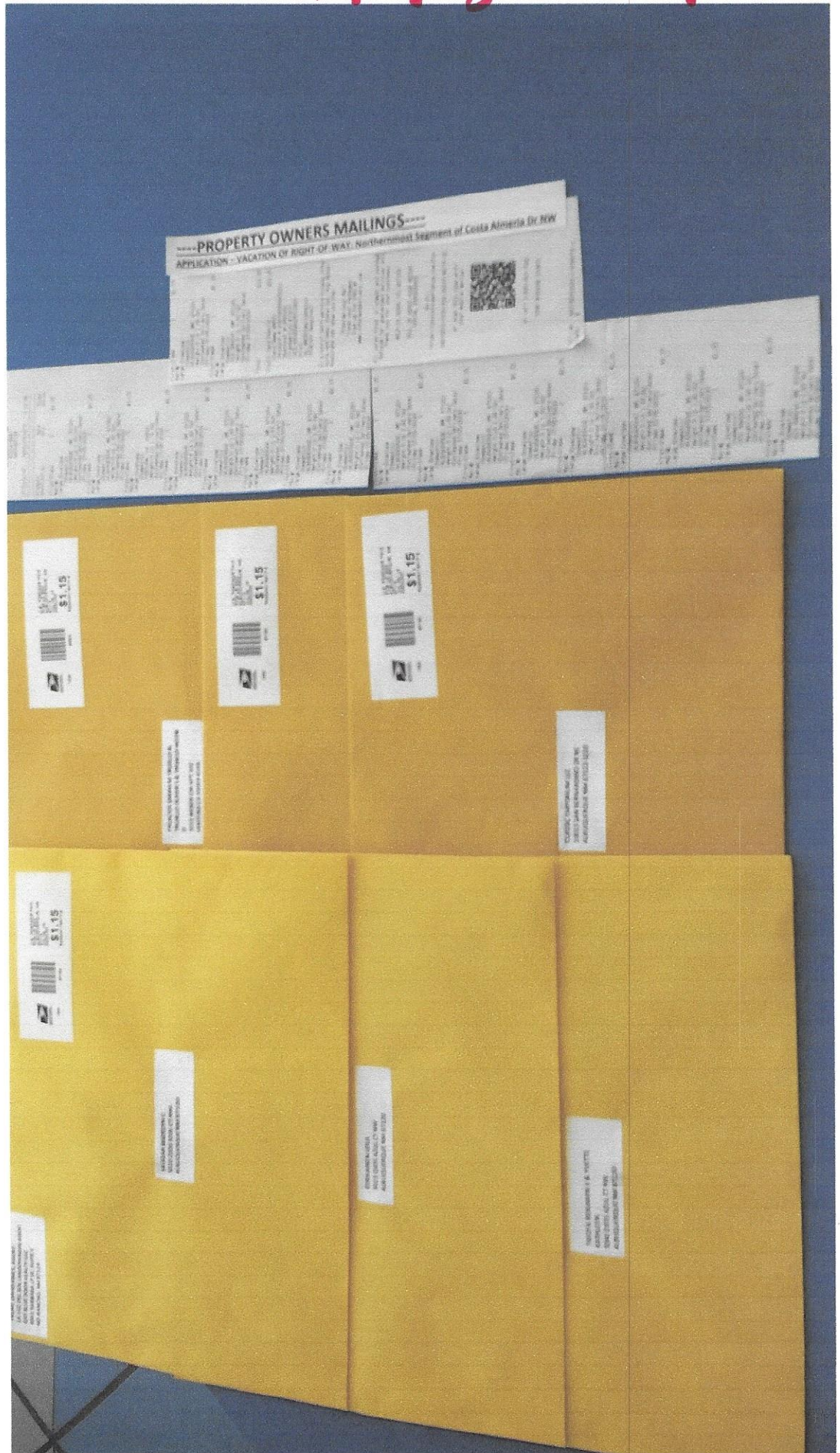
POSTAGE METER STAMP: \$1.15
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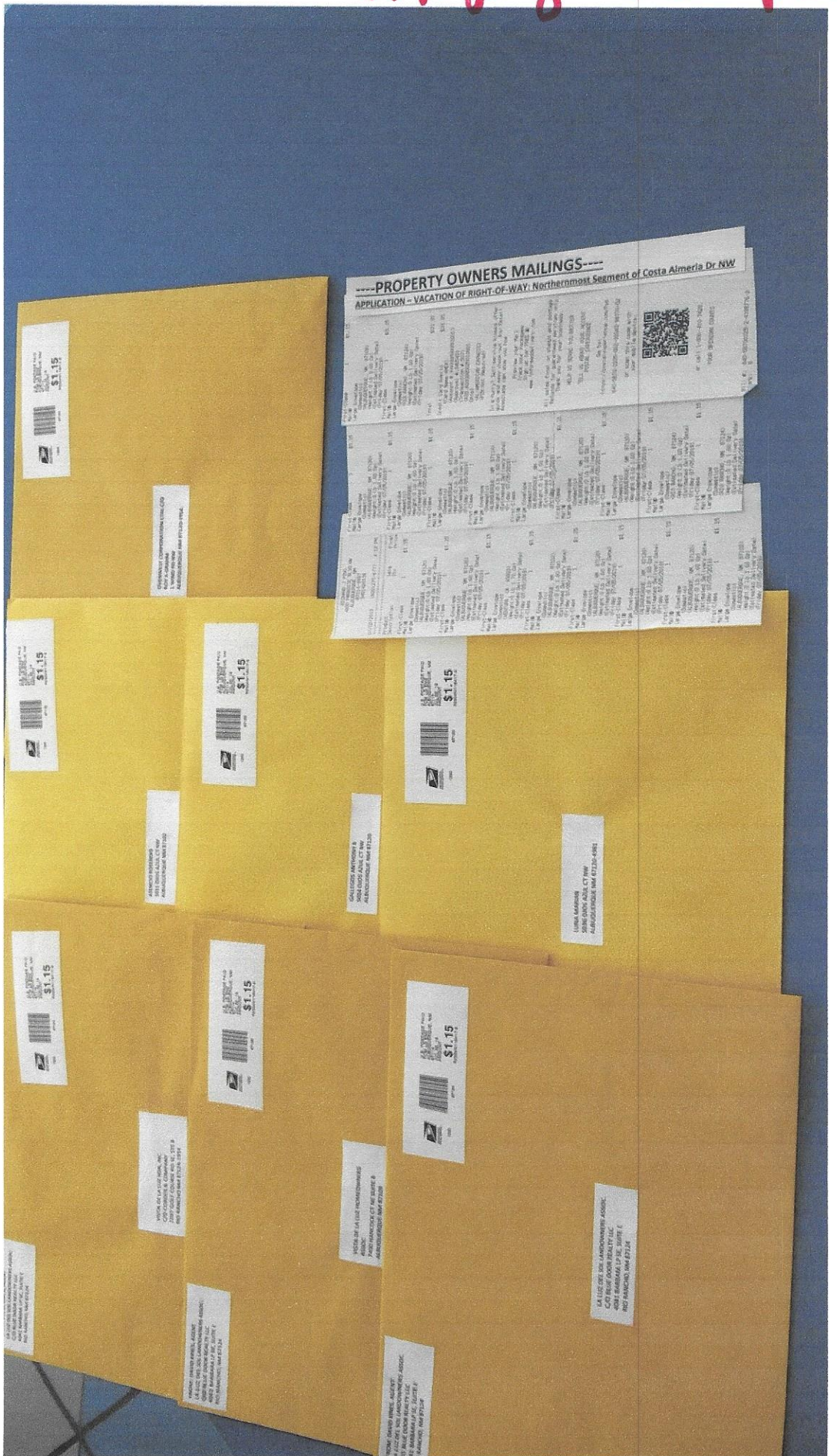
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PROPERTY OWNERS MAILINGS
APPLICATION - VACATION OF RIGHT-OF-WAY: Northernmost Segment of Costa Almeria Dr NW



Postage stamp: \$1.15
Return address label: DIVERSITY COMMUNICATIONS, INC., 5050 N. JENSEN BLVD., SUITE 200, WASHINGTON, MD 21294

Postage stamp: \$1.15
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First Class MAILINGS: Neighborhood Associations

P.1 of 2
2

--- NEIGHBORHOOD ASSOCIATIONS MAILINGS --- APPLICATION - VACATION OF RIGHT-OF-WAY: Northernmost Segment of Costa Rica

10/15/13
\$1.15
FIRST CLASS MAIL PERMIT NO. 4874 ALBUQUERQUE, NM

LA LIZ LANDOWNERS ASSOC
ATTN: JUANITA AMIELLA
6 TUMBLAVED DRIVE SW
ALBUQUERQUE, NM 87120

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ATTN: JUANITA AMIELLA
6 TUMBLAVED DRIVE SW
ALBUQUERQUE, NM 87120

10/15/13
\$1.15
FIRST CLASS MAIL PERMIT NO. 4874 ALBUQUERQUE, NM

LA LIZ CIVIL SOIL NEIGHBORHOOD ASSOC
ATTN: JUANITA AMIELLA
6 TUMBLAVED DRIVE SW
ALBUQUERQUE, NM 87120

WESTSIDE COALITION OF
NEIGHBORHOOD ASSOCIATIONS
ATTN: HARRY WERNERSEN
5515 PALOMPO DRIVE NW
ALBUQUERQUE, NM 87120

FRANK DANIEL RUCKENBERGER
LA LIZ CIVIL SOIL NEIGHBORHOOD ASSOC
ATTN: JUANITA AMIELLA
6 TUMBLAVED DRIVE SW
ALBUQUERQUE, NM 87120

FRANK DANIEL RUCKENBERGER
LA LIZ CIVIL SOIL NEIGHBORHOOD ASSOC
ATTN: JUANITA AMIELLA
6 TUMBLAVED DRIVE SW
ALBUQUERQUE, NM 87120

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ALBUQUERQUE, NM 87120

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WESTSIDE COALITION OF
NEIGHBORHOOD ASSOCIATIONS
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5515 PALOMPO DRIVE NW
ALBUQUERQUE, NM 87120

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\$1.15
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FIRST CLASS MAIL PERMIT NO. 4874 ALBUQUERQUE, NM

----NEIGHBORHOOD ASSOCIATIONS MAILINGS----
APPLICATION - VACATION OF RIGHT-OF-WAY: Northernmost Segment of Costa Almeria Dr NW

MAIL PERMIT NO. 405
ALBUQUERQUE, NM 87120
FIRST CLASS PERMIT NO. 405
ALBUQUERQUE, NM 87120
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NECESSARY
IF MAILED
IN THE
UNITED STATES
\$1.15
POSTAGE PAID

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NO POSTAGE
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IF MAILED
IN THE
UNITED STATES
\$1.15
POSTAGE PAID

TAYLOR RANCH NEIGHBORHOOD ASSOC
ATTN: HELE HORNWATH
3513 PALOMINO DRIVE NW
ALBUQUERQUE, NM 87120

LA LUZ DEL SOL NEIGHBORHOOD ASSOC
ATTN: ARTHUR WOODS
33 WIND POND WAY
ALBUQUERQUE, NM 87120

MAIL PERMIT NO. 405
ALBUQUERQUE, NM 87120
FIRST CLASS PERMIT NO. 405
ALBUQUERQUE, NM 87120
NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES
\$1.15
POSTAGE PAID

VOSEA DE LA LUZ HOMEOWNERS ASSOC
ATTN: SHERIE MARATTA
3361-A COOKE ROAD SW, SUITE 211
ALBUQUERQUE, NM 87120

VEGA DE LA LUZ HOMEOWNERS ASSOC
ATTN: JACK CORDEA
2207 GOUL CONVERSE RD, SUITE 8
RFD RANCHO, NM 87124

MAIL PERMIT NO. 405
ALBUQUERQUE, NM 87120
FIRST CLASS PERMIT NO. 405
ALBUQUERQUE, NM 87120
NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES
\$1.15
POSTAGE PAID

FRANK DAVID JONES, AGENT
LA LUZ DEL SOL LANDOWNERS ASSOC
C/O BLUE DOOR REALTY LLC
4041 BARBARA LP, SUITE E
RFD RANCHO, NM 87124

FRANK DAVID JONES, AGENT
LA LUZ DEL SOL LANDOWNERS ASSOC
C/O BLUE DOOR REALTY LLC
4041 BARBARA LP, SUITE E
RFD RANCHO, NM 87124

TAYLOR RANCH NEIGHBORHOOD ASSOC
ATTN: JOLINE WOLFLEY
7216 CARSON TRAIL NW
ALBUQUERQUE, NM 87120