



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 type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Major Amendment to Site Plan (Form P2)	<input 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 checked="" 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 SNW (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 PRIVATE WATER & SANITARY SEWER EASEMENT			

APPLICATION INFORMATION			
Applicant: JOHN D. PEARSON		Phone:	
Address: 8105 COUNTRYWOOD RD NE		Email:	
City: ALBUQUERQUE	State: NM	Zip: 87107	
Professional/Agent (if any): ARCH + PLAN LAND USE CONSULTANTS		Phone: 980.8365	
Address: P.O. BOX 25911		Email: arch.plan@comcast.net	
City: ALBUQUERQUE	State: NM	Zip: 87125	
Proprietary Interest in Site:		List all owners:	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.: 8-B		Block:	Unit: 1
Subdivision/Addition: ALVARADO GARDENS		MRGCD Map No.:	UPC Code: 1.013.060.052.246.315.23
Zone Atlas Page(s): G-13	Existing Zoning: R-A	Proposed Zoning:	
# of Existing Lots: 1	# of Proposed Lots: 2	Total Area of Site (Acres): 0.8967±	
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: RIO GRANDE BLVD		Between: ARTESANOS CT.	and: CAMPBELL ROAD
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			
PR 2019-002607			

Signature: <i>Derrick Archuleta</i>	Date: 6-18-2020
Printed Name: DERRICK ARCHULETA	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> 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.

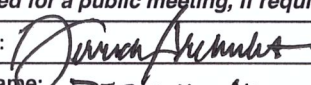

>> INFORMATION REQUIRED FOR ALL VACATION APPLICATIONS

- 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)
- 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>	
Signature: 	Date: 6.18.2020
Printed Name: DERRICK ARCHULETA	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Case Numbers: _____	Project Number: _____
Staff Signature: _____	
Date: _____	

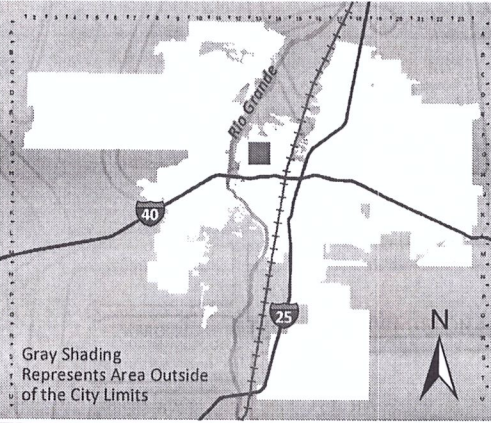


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).



Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:
G-13-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

Feet
0 250 500 1,000

LETTER OF AUTHORIZATION

TO: DEVELOPMENT REVIEW BOARD

DATE: JUNE 18, 2020

PR #: 2019-002607

SUBDIVISION & VACATION OF PRIVATE EASEMENT

I, JOHN D. PEARSON **HEREBY AUTHORIZE** DERRICK ARCHULETA
(ARCH+PLAN LAND USE CONSULTANTS) **TO ACT ON MY BEHALF IN**
ALL MATTERS RELATING TO THE ABOVE LISTED APPLICATION
FILED FOR MY PROPERTY LOCATED ON TRACT 8-B, UNIT 1
ALVARADO GARDENS.

PROPERTY OWNER/AUTHORIZED REPRESENTATIVE
(APPLICANT) PRINTED NAME:

JOHN D. PEARSON

PROPERTY OWNER/AUTHORIZED REPRESENTATIVE
(APPLICANT) SIGNATURE:



MAILING ADDRESS:

8105 COUNTRYWOOD ROAD NE, ALBUQUERQUE NM 87107

**ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM**

June 18, 2020

Jolene Wolfley, Chair
City of Albuquerque
Development Review Board
600 2nd St NW
Albuquerque NM

**RE: VACATION OF PRIVATE WATER AND SANITARY SEWER EASEMENT FOR LOT 8-B, UNIT 1,
ALVARADO GARDENS (PR 2019-002607)**

Ms. Wolfley and members of the Board:

I would like to request Vacation of a Private Water and Sanitary Sewer Easement in conjunction with a proposed minor subdivision for the above mentioned property.

The property owner would like to vacate the existing private water and sanitary sewer easement in order to replace and grant a public water and sanitary sewer easement for proposed Lots 8-B-1 and 8-B-2, Unit 1, Alvarado Gardens.

Subject to criteria for vacation of easement in IDO Section 14-16-6-6(K)(3), we believe is met in the following manner:

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

Not applicable as this vacation request is solely for a private water and sanitary sewer easement.

- (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 result of the vacation of the private water and sanitary sewer easement will be a benefit to the public welfare. Service will not be compromised because it will be replaced with a public water and sanitary sewer easement. The initial private easement was granted to service one lot; as a result of proposing two lots the private easement no longer achieves the purpose intended when originally granted.***

The subject property within the requested vacation serves only the applicant. No other property owners are directly affected by the vacation. Approval of the vacation will allow for completion of the subdivision which support the infill and redevelopment intentions of the applicant. The subject property has been vacant for several years and through eventual development is a net benefit to the public welfare. In addition, DRB Sketch Plat review reflected no concern or adverse comments to the proposed vacations by the ABCWUA.

The property is currently undeveloped and zoned R-A (Residential and Agricultural).

The site is located within the Near North Valley Planning Area and governed by the Area of Consistency of the Albuquerque/Bernalillo County Comprehensive Plan.

Thank you for your time and consideration of the proposed vacation.

Sincerely,

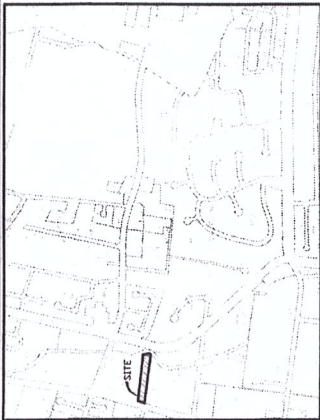
A handwritten signature in dark ink, appearing to read "Derrick Archuleta". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Derrick Archuleta, MCRP
Principal

LEGAL DESCRIPTION

A CERTAIN TRACT OF LAND BEING THE REMAINING PORTION OF THE SOUTHERLY ONE-HALF (S 1/2) OF LOT NUMBER EIGHT (8) OF UNIT 1 ALVARADO GARDENS ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS SHOWN ON A PLAT OF ALVARADO GARDENS ADDITION TO THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, FILED ON AUGUST 15, 1932 IN VOLUME C2, FOLIO 10 AND BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF A GRANT MADE TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING THE EASTERLY HALF OF THE BORENACRE BEARING AND BEING THE NORTHERLY HALF OF THE EASTERLY HALF OF THE TRACT DESCRIBED IN THE COORDINATES OF CENTRAL ZONE, NAD 1983) N=1495,777.837 AND E=151,933.442 BEARS S. 02 DEG. 37' 48" W. A DISTANCE OF 4588.47 FEET RUNNING THENCE N. 19 DEG. 12' 21" E. ALONG THE EASTERLY LINE OF RIO GRANDE BOULEVARD, A DISTANCE OF 101.04 FEET TO THE WESTERLY LINE OF THE CAMPBELL DITCH, THENCE S. 13 DEG. 13' 35" E. ALONG THE WESTERLY LINE OF CAMPBELL DITCH BEING A POINT ON THE WESTERLY LINE OF THE CAMPBELL DITCH; THENCE S. 13 DEG. 13' 35" E. ALONG THE WESTERLY LINE OF CAMPBELL DITCH BEING A POINT ON THE WESTERLY LINE OF THE CAMPBELL DITCH; THENCE S. 13 DEG. 13' 35" E. ALONG THE WESTERLY LINE OF CAMPBELL DITCH BEING A POINT ON THE WESTERLY LINE OF THE CAMPBELL DITCH; THENCE CONTINUING ALONG THE WESTERLY LINE OF THE CAMPBELL DITCH, 60.51 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 70.10 FEET, A CENTRAL ANGLE OF 49 DEG. 37' 37" AND HAVING A CHORD BEARING AND DISTANCE OF 61.26 FEET; THENCE S. 19 DEG. 49' W. A DISTANCE OF 612.60 FEET TO THE WESTERLY CORNER AND PLACE OF BEGINNING CONTAINING 1.3731 ACRES MORE OR LESS.

N.T.S.



VICINITY MAP NO. G-13-Z

GENERAL NOTES:

- 1: UNLESS NOTED, NO. 4 REBAR WITH CAP STAMPED PROPERTY OWNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: TOTAL AREA OF PROPERTY: 1.3731 ACRES.
- 4: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- 5: DISTANCES ARE GROUND, BEARINGS ARE GRID.
- 6: BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- 7: DATE OF FIELD WORK: NOVEMBER 28, 2017.
- 8: NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT.
- 9: PLATS USED TO ESTABLISH BOUNDARY:
A: PLAT OF ALVARADO GARDENS ADDITION, UNIT 1
FILED: AUGUST 15, 1932 IN VOLUME C2, FOLIO 10
B: ALTA SURVEY PREPARED BY THE SURVEY OFFICE
DATED: DECEMBER 13, 2017
- 10: THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FEMA ZONE X FIRM PANEL No. 5500103331H, DATED 08/16/2012, WHICH IS SOLELY CONSIDERED TO BE WITHIN THE 100 YEAR FLOOD PLAIN
11: PRIOR TO ACQUIRING A BUILDING PERMIT A GRADING PLAN WILL BE REQUIRED.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common benefit of the public. ("PNU"), a New Mexico corporation, (Public Electric) for installation, maintenance, and service of overhead and underground power lines, and for the installation, maintenance, and service of related facilities reasonably necessary to provide electrical service. (PNU), a New Mexico corporation, (Public Gas) for installation, maintenance, and service of related facilities reasonably necessary to provide natural gas service. (PNU), a New Mexico corporation, (Public Sewer) for installation, maintenance, and service of related facilities reasonably necessary to provide sewer service. (PNU), a New Mexico corporation, (Public Water) for installation, maintenance, and service of related facilities reasonably necessary to provide water service. (PNU), a New Mexico corporation, (Public Storm Drain) for installation, maintenance, and service of related facilities reasonably necessary to provide storm drain service. (PNU), a New Mexico corporation, (Public Telephone) for installation, maintenance, and service of related facilities reasonably necessary to provide telephone service. (PNU), a New Mexico corporation, (Public Cable) for installation, maintenance, and service of related facilities reasonably necessary to provide cable service.

**PLAT OF
LOTS 8-A & 8-B
UNIT 1
ALVARADO GARDENS
WITHIN
TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 18, T.10N., R.3E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 2018**

PROJECT NUMBER: 2018-001217 (1011571)
APPLICATION NUMBER: 5D-2018-0025

UTILITY APPROVALS:
PUBLIC SERVICE COMPANY OF NEW MEXICO DATE 6-28-18
NEW MEXICO GAS COMPANY DATE 7/3/18
CENTRAL ELECTRIC UTILITY CO. DATE 6-28-18
CONCAST DATE 7/4/18

CITY APPROVALS:
CITY SURVEYOR James G. Rindler P.S. 5/31/18

N/A REAL PROPERTY DIVISION (CONDITIONAL) DATE _____
N/A ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) DATE _____
Loam Bo TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE 06-20-18
Jim Etgaard AERIAL DATE 6/20/18
Debra Gifford PARKS AND RECREATION DEPARTMENT DATE 6/20/18
Debra Gifford AMAFCA DATE 6/20/18
CITY ENGINEER DATE 6/20/18
Mark Harris DEPT HARRISON, PLANNING DEPARTMENT DATE 7-13-2018
Mark Harris CODE ENFORCEMENT DATE 6/20/18



SUBSCRIBERS CERTIFICATE:
STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)
I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.
GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,
THIS 20th DAY OF May, 2018

ANTHONY L. HARRIS, P.S. #171463
THE SURVEY OFFICE, L.L.C.
ALBUQUERQUE, NEW MEXICO 87102
PHONE: (505) 998-0303
FAX: (505) 998-0308

FREE CONSENT

THE SUBDIVISION HEREOF DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT AND CONFIRM TO THE CITY OF ALBUQUERQUE, NEW MEXICO, THE SIGNING OWNERS WARRANT THAT THEY HOLD AND HAVE COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED AND ALSO HEREBY DEDICATE ADDITIONAL RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

DATE 5-31-2018
John David Becken
DATE
OWNER'S NAME

ACKNOWLEDGMENT
STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)

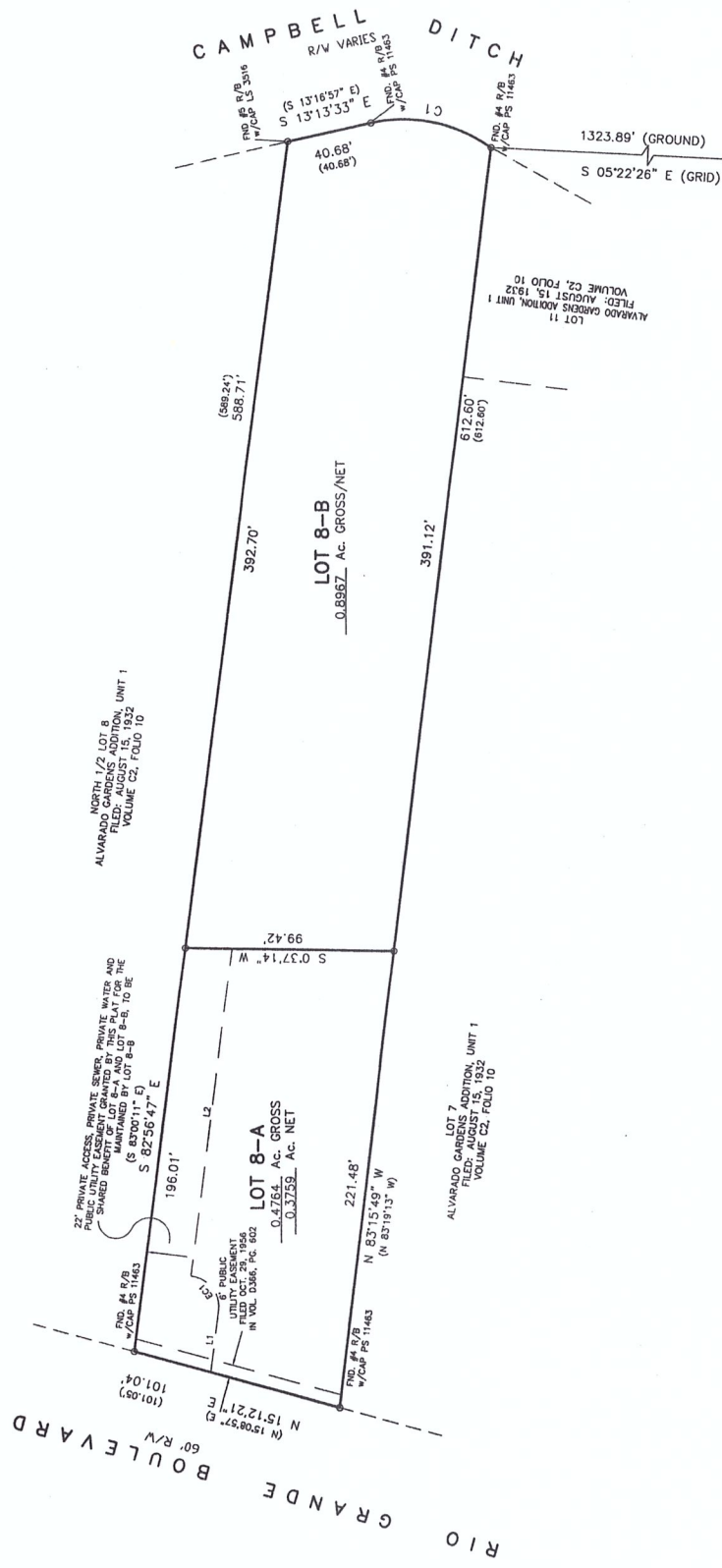
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 28th DAY OF May, 20 18
BY: John David Becken
OWNER'S NAME
BY: _____
OWNER'S NAME

MY COMMISSION EXPIRES: 11-10-18 BY: John David Becken
NOTARY PUBLIC



PLAT OF
LOTS 8-A & 8-B
UNIT 1
ALVARADO GARDENS

WITHIN
 TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 18, T.10N., R.3E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2018



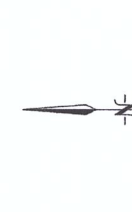
BLANKET DRAINAGE EASEMENT NOTE
 A BLANKET DRAINAGE EASEMENT IS GRANTED
 TO THE CITY OF ALBUQUERQUE FOR
 THE BENEFIT OF LOTS 8-A AND 8-B.
 THIS EASEMENT TO BE MAINTAINED BY
 LOTS 8-A AND 8-B.

LINE TABLE

LINE BEARING	DISTANCE
L1	S 82°56'47" E
L2	S 0°37'14" W
L3	S 82°56'47" E

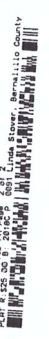
CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	48°27'31"	S 11°30'17" W	70.10	60.51	58.65
(C1)	(48°27'39")	(S 11°26'53" W)	(70.10)	(60.51)	(58.65)
(C1)	80°00'00"	N 82°33'13" E	15.00'	13.56'	11.21'



ACS STATION "00"-H13
 N=1,485,777.837 US SURVEY FEET
 E=1,13,955,442 US SURVEY FEET
 ZONE = 10N UTM
 DATUM = NAD 83
 CENTRAL MERIDIAN = 106°00'14" W
 FALSE EASTING = 500,000 US SURVEY FEET
 FALSE NORTING = 0 US SURVEY FEET
 ELEVATION = 5,189.394 US SURVEY FEET
 NAD 1983

DOCH 2018061388



----- Original Message -----

From: [Carmona, Dalaina L.](#)

To: arch.plan@comcast.net

Date: 05/22/2020 10:59 AM

Subject: RIO GRANDE BLVD BETWEEN ARTESANOS CT & CAMPBELL RD Public Notice Inquiry

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
North Valley Coalition	Peggy	Norton	peggynorton@yahoo.com	P.O. Box 70232	Albuquerque	NM	87197	5058509293	5053459567
North Valley Coalition	Doyle	Kimbrough	newmexmba@aol.com	2327 Campbell Road NW	Albuquerque	NM	87104	5052490938	5053441364
Rio Grande Boulevard NA	Eleanor	Walther	eawalth@comcast.net	2212 Camino De Los Artesanos NW	Albuquerque	NM	87107	5053854570	5053421820
Rio Grande Boulevard NA	Doyle	Kimbrough	newmexmba@aol.com	2327 Campbell Road NW	Albuquerque	NM	87104	5052490938	5053441364

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, 9th Floor

Albuquerque, NM 87102

505-768-3334

dlcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** ISD WebMaster
Sent: Friday, May 22, 2020 7:47 AM
To: Office of Neighborhood Coordination <arch.plan@comcast.net>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Review Board

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

Contact Name

DERRICK ARCHULETA

Telephone Number

505-980-8365

Email Address

arch.plan@comcast.net

Company Name

ARCH+PLAN LAND USE CONSULTANTS

Company Address

P.O. BOX 25911

City

ALBUQUERQUE

State

NM

ZIP

87125

Legal description of the subject site for this project:

TRACT 8-B
ALVARADO GARDENS, UNIT 1

Physical address of subject site:

RIO GRANDE BLVD

Subject site cross streets:

BETWEEN ARTESANOS CT & CAMPBELL RD

Other subject site identifiers:

This site is located on the following zone atlas page:

G-13

=====

This message has been analyzed by Deep Discovery Email Inspector.

RE: ALVARADO GARDENS UNIT 1 - VACATION OF PRIVATE WATER AND SEWER SERVICE EASEMENT

To arch.plan@comcast.net <arch.plan@comcast.net>

----- Original Message -----

From: Derrick Archuleta <arch.plan@comcast.net>

To: peggynorton@yahoo.com, newmexmba@aol.com, eawalth@comcast.net

Cc: arch.plan@comcast.net

Date: May 23, 2020 at 2:26 PM

Subject: RE: ALVARADO GARDENS UNIT 1 - VACATION OF PRIVATE WATER AND SEWER SERVICE EASEMENT

Good afternoon representatives of the North Valley Coalition and the Rio Grande Boulevard Neighborhood Association:

This email is to inform yourselves and members of your association that an application has been submitted to the City of Albuquerque's Development Review Board (DRB) for consideration of vacation of a 22 foot private water and sewer service easement in conjunction with a subdivision request.

The property owner is proposing a subdivision of existing Lot 8-B, Alvarado Gardens Unit 1 into two lots.

The property is on 0.8967 acres on land that is zoned R-A (Residential and Agricultural).

The site is located off of an existing private easement between Artesanos Court and Campbell Road.

The property is currently undeveloped.

The site is located within the Near North Valley Planning Area and governed by the Area of Consistency of the Albuquerque/Bernalillo County Comprehensive Plan.

At the May 20, 2020 DRB hearing it was determined that the existing private water and sewer service easement was no longer applicable requiring vacation to allow the granting of a public waterline and sanitary sewer easement.

Thus, this request requires the formal vacation action process of the private easement on order to grant a public easement for water and sewer service.

As per the Integrated Development Ordinance (IDO), any vacation actions to the DRB require the applicant to offer a meeting to further discuss the vacation with affected neighborhood associations. The North Valley Coalition and Rio Grande Boulevard Neighborhood Association are the affected neighborhood associations.

This email serves as the official offer to meet with you to provide additional information.

As per the Ordinance, you must respond within 15 consecutive days to: 1) request a meeting; 2) decline the meeting; or 3) support the request for approval.

Attached for your review are the following:

- Zone Atlas page G-13 (location of the property)
- Proposed subdivision reflecting location of proposed vacation of the private water and sewer service easement

In our efforts to complete the platting action and reflect compliance with the IDO requirements for vacation actions to the DRB, it would be greatly appreciated for a response at your earliest convenience.

In order for us to proceed we are required to have a response from the affected neighborhood association to the above listed options.

Please contact me with any questions or concerns.

Thank you for your time and attention.

Sincerely,
Derrick Archuleta

Derrick Archuleta, MCRP

ARCH+PLAN Land Use Consultants

P.O. Box 25911

Albuquerque NM 87125

p: 505.980.8365

e: arch.plan@comcast.net

w: www.ArchPlan.org

-
- L-20 ZONE ATLAS.PDF (2 MB)
 - SKYLINE HEIGHTS PLAT.PDF (401 KB)

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM

May 23, 2020

To Whom It May Concern:

I represent John D. Pearson, the owner of the vacant property located at the end of an access road off of Rio Grande Boulevard between Artesanos Court and Matthew Road.

As agent for the property owner, I am in process of subdividing existing Lot 8-B, Unit 1, Alvarado Gardens into two lots. Proposed Lot 8-B-1 is to be 0.3804± net acres and Lot 8-B-2 is to be 0.3841± net acres on property zoned R-A (Residential and Agricultural).

The request also includes the vacation of private water and sanitary sewer easement in order to grant a public water and sanitary sewer easement. As a result of an additional lot, the ABCWUA has determined that the private easement is not longer applicable and needs to be vacated and replaced with a public easement.

A Preliminary/Final Plat was presented to the City of Albuquerque's Development Review Board on May 20, 2020 which requires the formal vacation of the water and sanitary sewer easement in order to complete the subdivision.

The next step will be to return to the Development Review Board to approve the vacation as part of the Preliminary/Final Plat review.

This letter is an offer to meet with you to provide additional information:

Per Ordinance, you must respond within 15 consecutive days to: 1) request a meeting; 2) decline the meeting; or 3) support the above request for approval.

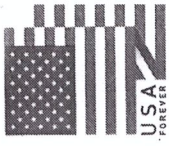
I am attaching a zone atlas and an exhibit reflecting the location of the proposed vacation of the private water and sanitary sewer easement.

Please contact me for details if you have any questions regarding the request.

Thank you.

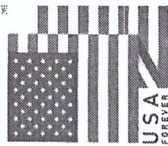


Derrick Archuleta, MCRP
arch.plan@comcast.net
505-980-8365



ARCH+PLAN
LAND USE CONSULTANTS
P.O. BOX 25911
ALBUQUERQUE NM 87125

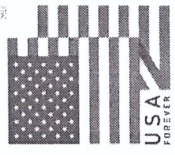
PEGGY NORTON
NORTH VALLEY COALITION
P.O. BOX 70232
ALBUQUERQUE NM 87197



ARCH+PLAN
LAND USE CONSULTANTS
P.O. BOX 25911
ALBUQUERQUE NM 87125

DOYLE KIMBROUGH
NORTH VALLEY COALITION/RIO GRANDE BLVD NA *
2327 CAMPBELL RD NW
ALBUQUERQUE NM 87104

ARCH+PLAN
LAND USE CONSULTANTS
P.O. Box 2591 1
ALBUQUERQUE NM 87125



ELEANOR WALTHER
RIO GRANDE BLVD NEIGHBORHOOD ASSN
2212 CAMINO DE LOS ARTESANOS NW
ALBUQUERQUE NM 87107

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM

May 23, 2020

To Whom It May Concern:

I represent John D. Pearson, the owner of the vacant property located at the end of an access road off of Rio Grande Boulevard between Artesanos Court and Matthew Road.

As agent for the property owner, I am in process of subdividing existing Lot 8-B, Unit 1, Alvarado Gardens into two lots. Proposed Lot 8-B-1 is to be 0.3804± net acres and Lot 8-B-2 is to be 0.3841± net acres on property zoned R-A (Residential and Agricultural).

The request also includes the vacation of private water and sanitary sewer easement in order to grant a public water and sanitary sewer easement. As a result of an additional lot, the ABCWUA has determined that the private easement is not longer applicable and needs to be vacated and replaced with a public easement.

A Preliminary/Final Plat was presented to the City of Albuquerque's Development Review Board on May 20, 2020 which requires the formal vacation of the water and sanitary sewer easement in order to complete the subdivision.

The next step will be to return to the Development Review Board to approve the vacation as part of the Preliminary/Final Plat review.

I am attaching a zone atlas and an exhibit reflecting the location of the proposed vacation of the private water and sanitary sewer easement.

Please contact me for details if you have any questions regarding the request.

Thank you.



Derrick Archuleta, MCRP
arch.plan@comcast.net
505-980-8365



PR 2019-002607 - 100 Foot buffer

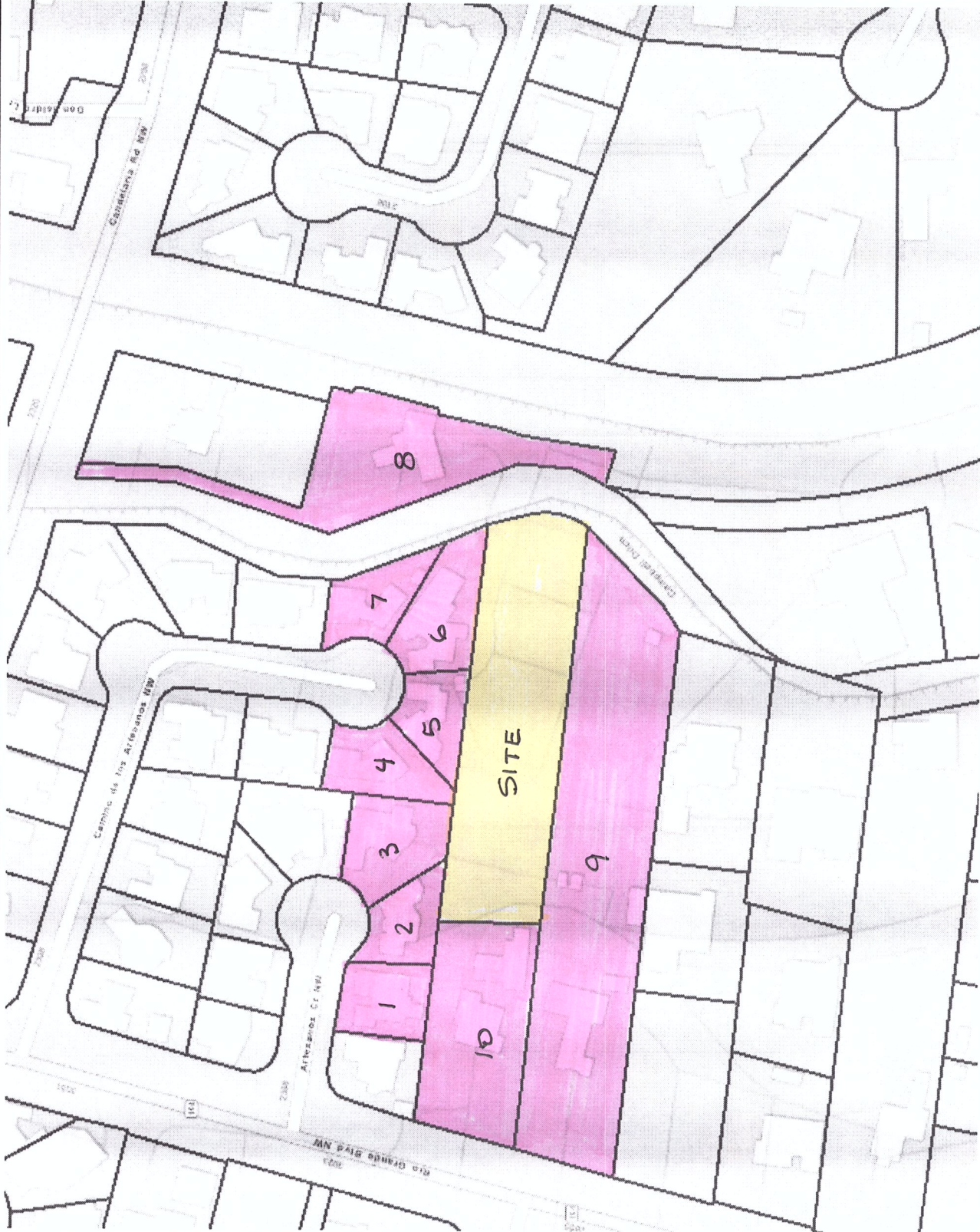


Legend

- Bernalillo County Parcels
- Municipal Limits**
- Corrales
- Edgewood
- Los Ranchos
- Rio Rancho
- Tijeras
- UNINCORPORATED
- World Street Map

Notes

Vacation of Private Water and Sanitary Sewer Easement



WGS_1984_Web_Mercator_Auxiliary_Sphere
6/18/2020 © City of Albuquerque

1: 1,718

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

1. UPC: 101306002725831515
Owner: HAJOVSKY MICHAEL & SERENA
Owner Address: 2308 ARTESANOS CT NW ALBUQUERQUE NM 87107
Situs Address: 2308 ARTESANOS CT NW ALBUQUERQUE NM 87107
Legal Description: *0007 LOS ARTESANOS ADDN UNIT 2 REPLAT OF PORS LTS 8 9 & 10ALVARADO GRDS

2. UPC: 101306003425631516
Owner: EAVES CATHERINE L
Owner Address: 2304 ARTESANOS CT NW ALBUQUERQUE NM 87107-2958
Situs Address: 2304 ARTESANOS CT NW ALBUQUERQUE NM 87107
Legal Description: *0006 LOS ARTESANOS ADDN UNIT 2 REPLAT OF PORS LOTS 8 9 & 10 ALVARADO GARDENS

3. UPC: 101306004225831518
Owner: BOLANOS LEONARDO A & HAWBAKER JENNIFER R
Owner Address: 410 KIRBY ST LOS ANGELES CA 90042-2110
Situs Address: 2300 ARTESANOS CT NW ALBUQUERQUE NM 87107
Legal Description: *0005 LOS ARTESANOS ADDN UNIT 2 REPLAT OF PORTS LTS 8 9 & 10 ALVARADO GARDENS

4. UPC: 101306005026020209
Owner: KIVITZ BROOKS A
Owner Address: 4116 RAVENWOOD PL NW ALBUQUERQUE NM 87107-3131
Situs Address: 2206 CAMINO DE LOS ARTES NW ALBUQUERQUE NM 87107
Legal Description: LOT 13 LOS ARTESANOS ADDITION (REPLAT OF PORTION OF LTS 8, 9 & 10 OF ALVARADO GARDENS) CONT 6,630 SQ FT +-

5. UPC: 101306005325420210
Owner: PEREZ IGNACIO JR
Owner Address: 2200 CAMINO DE LOS ARTESANOS NW ALBUQUERQUE NM 87107
Situs Address: 2200 CAMINO DE LOS ARTES NW ALBUQUERQUE NM 87107
Legal Description: LOT 12 LOS ARTESANOS ADDITION (REPLAT OF PORTION OF LTS 8, 9 & 10 OF ALVARADO GARDENS) CONT 6,680 SQ FT +-

6. UPC: 101306006225420211
Owner: RODEE MARIAN
Owner Address: 2201 CAMINO DE LOS ARTESANOS NW ALBUQUERQUE NM 87107-2903
Situs Address: 2201 CAMINO DE LOS ARTESA NW ALBUQUERQUE NM 87107
Legal Description: LOT 11 LOS ARTESANOS ADDITION (REPLAT OF PORTION OF LTS 8, 9 & 10 OF ALVARADO GARDENS) CONT 9,137 SQ FT +-

7. UPC: 101306006426020212
Owner: ARAGON MICHAEL J
Owner Address: 2207 CAMINO DE LOS ARTESANOS NW ALBUQUERQUE NM 87107-2903
Situs Address: 2207 CAMINO DE LOS ARTESA NW ALBUQUERQUE NM 87107
Legal Description: LOT 10 LOS ARTESANOS ADDITION (REPLAT OF PORTION OF LTS 8, 9 & 10 OF ALVARADO GARDENS) CONT 6,960 SQ FT +-

8. UPC: 101306007825831807
Owner: HOSKINS KERRY BRUCE
Owner Address: 2304 CANDELARIA RD NW ALBUQUERQUE NM 87107-3056
Situs Address: 2304 CANDELARIA RD NW ALBUQUERQUE NM 87107
Legal Description: TR 93-B-1 PLAT FOR TR 93-B-1 MRGCD MAP 34 (BEING COMPRISEDOF PORTIONS OF TRS NO. 93 MRGCD MAP 34 & A W'LY PORT OFGRIEGOS DRAIN ROW & PORTIONS OF LTS 8 & 10 ALVARADO

9. UPC: 101306003824031512

Owner: TORRES RONALD M & CRELA

Owner Address: 2910 RIO GRANDE BLVD NW ALBUQUERQUE NM 87107-2929

Situs Address: 2910 RIO GRANDE BLVD NW ALBUQUERQUE NM 87107

Legal Description: * C LOT C SUMMARY PLAT REPLAT OF LTS 7 & 11 OF ALVARADO GDNS UNIT #1 COMBINING N1/2 LT 7 & NW PORT LT 11 & DELETING CONT 1.338AC - 10FT DITCH EASEMENT THAT NO LONGER EXISTS

10. UPC: 101306002425031513

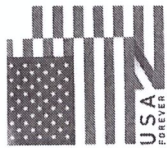
Owner: PEARSON JOHN D

Owner Address: 8105 COUNTRYWOOD RD NE ALBUQUERQUE NM 87109-5262

Situs Address: 3010 RIO GRANDE BLVD NW ALBUQUERQUE NM 87107

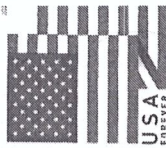
Legal Description: LT 8-A PLAT OF LOTS 8-A & 8-B UNIT 1 ALVARADO GARDENS CONT0.4764 AC

ARCH+PLAN
LAND USE CONSULTANTS
P.O. BOX 25911
ALBUQUERQUE NM 87125



MICHAEL & SERENA HAJOVSKY
2308 ARTESANOS CT NW
ALBUQUERQUE NM 87107

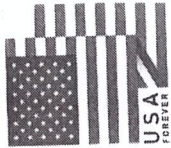
ARCH+PLAN
LAND USE CONSULTANTS
P.O. BOX 25911
ALBUQUERQUE NM 87125



CATHERINE EAVES
2304 ARTESANOS CT NW
ALBUQUERQUE NM 87107

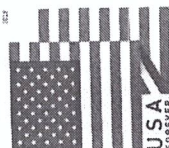
ARCH+PLAN
LAND USE CONSULTANTS
P.O. Box 25911
ALBUQUERQUE NM 87125

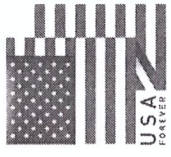
LEONARDO BOLANOS & JENNIFER HAWBAKER
410 KIRBY ST
LOS ANGELES CA 90042



ARCH+PLAN
LAND USE CONSULTANTS
P.O. Box 25911
ALBUQUERQUE NM 87125

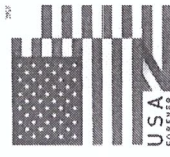
BROOKS KIVITZ
4116 RAVENWOOD PL NW
ALBUQUERQUE NM 87107





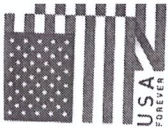
ARCH+PLAN
LAND USE CONSULTANTS
P.O. BOX 25911
ALBUQUERQUE NM 87125

IGNACIO PÉREZ JR
2200 CAMINO DE LOS ARTESANOS NW
ALBUQUERQUE NM 87107



ARCH+PLAN
LAND USE CONSULTANTS
P.O. BOX 25911
ALBUQUERQUE NM 87125

MARIAN RODEE
2201 CAMINO DE LOS ARTESANOS NW
ALBUQUERQUE NM 87107



ARCH+PLAN
LAND USE CONSULTANTS
P.O. BOX 25911
ALBUQUERQUE NM 87125

MICHAEL ARAGÓN
2207 CAMINO DE LOS ARTESANOS NW
ALBUQUERQUE NM 87107



ARCH+PLAN
LAND USE CONSULTANTS
P.O. BOX 25911
ALBUQUERQUE NM 87125

KERRY HOSKINS
2304 CANDELARIA RD NW
ALBUQUERQUE NM 87107

ARCH+PLAN
LAND USE CONSULTANTS
P.O. Box 25911
ALBUQUERQUE NM 87125

RONALD & CRELA TORRES
2910 RIO GRANDE BLVD NW
ALBUQUERQUE NM 87107

