



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 P1)	<input type="checkbox"/> 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 checked="" type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> 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 S/W (Form V2)	<input checked="" 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

Requesting vacation of a ten foot, diagonal, public easement used by Century Link and Public Service Co of NM. Each of the public utilities have relocated their power lines to ten foot easement along the north, property line.

APPLICATION INFORMATION

Applicant: Leonard R. and Deborah M. Garcia		Phone: 505-321-3078 or 505-353-0272
Address: 627 Cyan Ct NW		Email:
City: Albuquerque	State: New Mexico	Zip: 87120
Professional/Agent (if any): N/A		Phone:
Address:		Email:
City:	State:	Zip:
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.: 11-C	Block: One (1)	Unit:
Subdivision/Addition: Sloans Acres	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): F-11-Z	Existing Zoning: R-1D (5ft Variance approved)	Proposed Zoning VA-2020-00013
# of Existing Lots: One (1)	# of Proposed Lots: One (1)	Total Area of Site (Acres): .5

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 4224 Estancia Dr NW	Between: Everitt	and: Milne
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

as the same is shown and designated on the Summary Plat of Lots 11 & 12, Block 1 of said Subdivision, filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 1, 1979, Plat Book C15 Page 16.

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature: <i>Leonard R. Garcia</i> <i>Deborah M. Garcia</i>	Date: 05/01/2021
Printed Name: LEONARD R. & DEBORAH M. GARCIA	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

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

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Bring original Mylar or paper copy of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

SKETCH PLAT REVIEW AND COMMENT

- Interpreter Needed for Hearing? NA 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 S2 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 describing, explaining, and justifying the request
 - Scale drawing of the proposed subdivision plat (7 copies, folded)
 - Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use (7 copies, folded)

MAJOR SUBDIVISION FINAL PLAT APPROVAL

- Interpreter Needed for Hearing? _____ 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 S2 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
 - Proposed Final Plat (7 copies, 24" x 36" folded)
 - Design elevations & cross sections of perimeter walls (3 copies)
 - Copy of recorded IIA
 - Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer
 - DXF file and hard copy of final plat data for AGIS submitted and approved

SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)


- Interpreter Needed for Hearing? _____ 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 S2 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 describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)
 - Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
 - Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal. (7 copies, folded)
 - Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)
 - Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)
 - Signed Form DRWS Drainage Report Grading and Drainage Plan, and Water & Sewer Availability submittal information
 - Proposed Infrastructure List, if applicable
 - Required notice with content per IDO Section 14-16-6-4(K)
 - Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives
 - Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer
 - DXF file and hard copy of final plat data for AGIS submitted and approved

Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.

MINOR AMENDMENT TO PRELIMINARY PLAT

- Interpreter Needed for Hearing? _____ 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 S2 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 describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
 - Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
 - Infrastructure List, if applicable

Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

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 or hearing, if required, or otherwise processed until it is complete.		
Signature: <u>Leonard R. Garcia & Deborah M. [Signature]</u>	Date: <u>06/25/21</u>	
Printed Name: <u>Leonard R. Garcia & Deborah M.</u>	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent	
FOR OFFICIAL USE ONLY		
Project Number: _____	Case Numbers	
_____	-	
_____	-	
_____	-	
Staff Signature: _____		
Date: _____		

Leonard R. and Deborah M Garcia
627 Cyan Ct. NW
Albuquerque, NM 87120

May 01, 2021

City of Albuquerque
Development Review Board
P O Box 600 / 2nd St. NW
Albuquerque, NM 87102

Re: Vacation of Public Easement at 4224 Estancia Dr. NW, Albuquerque, NM 87120

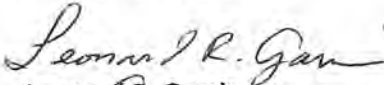
To Whom It May Concern,

Our request from the Development Review Board is assistance with the vacation of public easement so that we can build our home at 4224 Estancia Dr. NW, Albuquerque, NM 87120. The land was purchased on January 08, 2020 and is legally described as: Lot 11-C in Block numbered one (1) of SLOANS ACRES, a subdivision in Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the Summary Plat of Lots 11 & 12, Block 1 of said Subdivision, filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 1, 1979, Plat Book C15 Page 16. The original summary plat Talos No. Sp 2 – 79-146 (C15-16) is attached for your review.

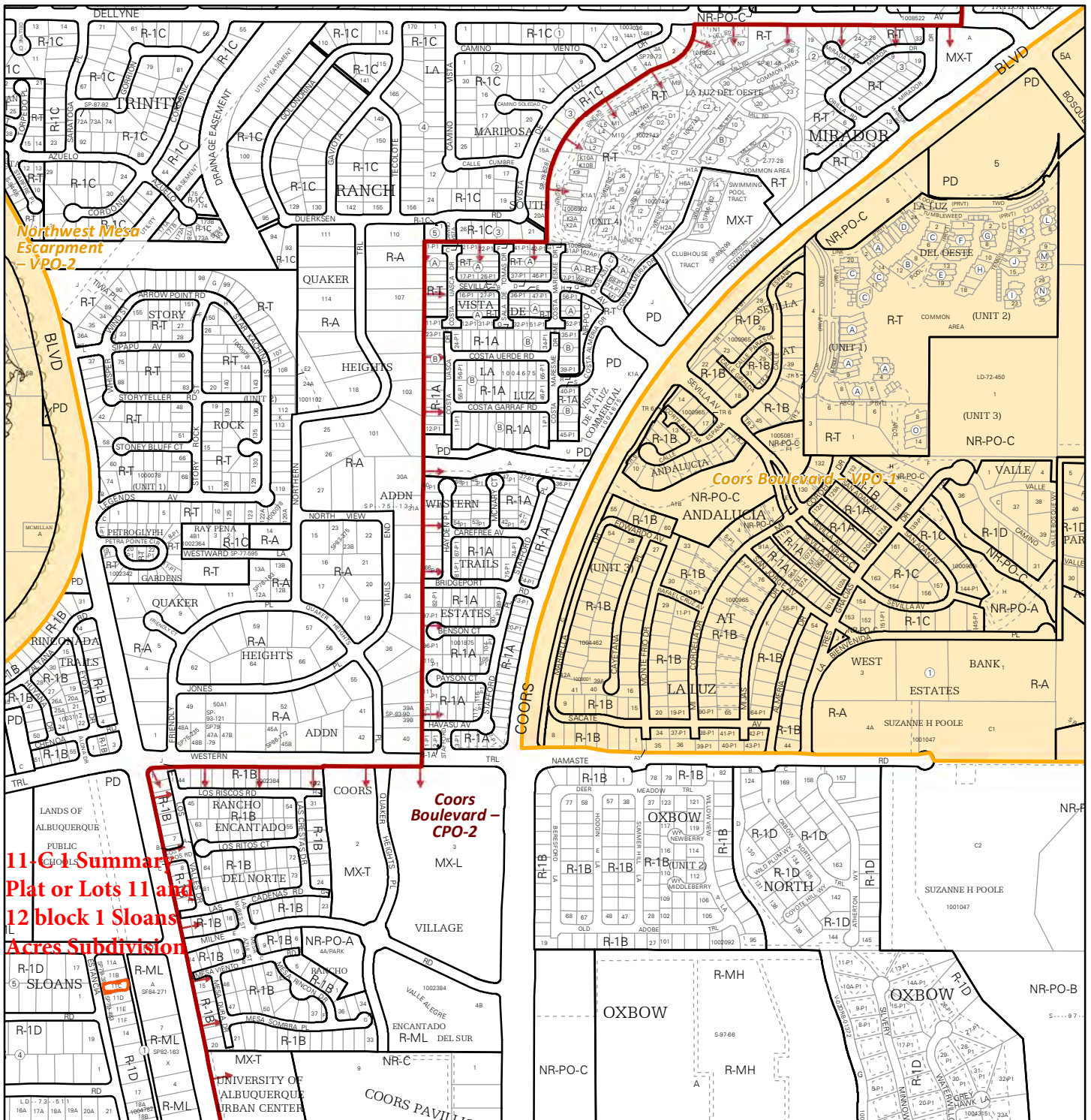
With a ten (10) foot public utility easement running diagonally through the property, we were unable to build on the lot. We have since worked with Century Link and Public Service Company of NM (PNM) to relocate their utility lines to the ten (10) foot easement along the north end of the property line. Attached for your convenience, is the PNM quitclaim of electric easement, which was filed with Bernalillo County on April 7, 2021. The file name is: PNM P11255 Easement Release.

Please let us know what we need to do to complete the vacation of public easement with Century Link and PNM.

Very Respectfully,


Leonard R. Garcia


Deborah M. Garcia



11-C1 Summary Plat or Lots 11 and 12 block 1 Sloans Acres Subdivision

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).

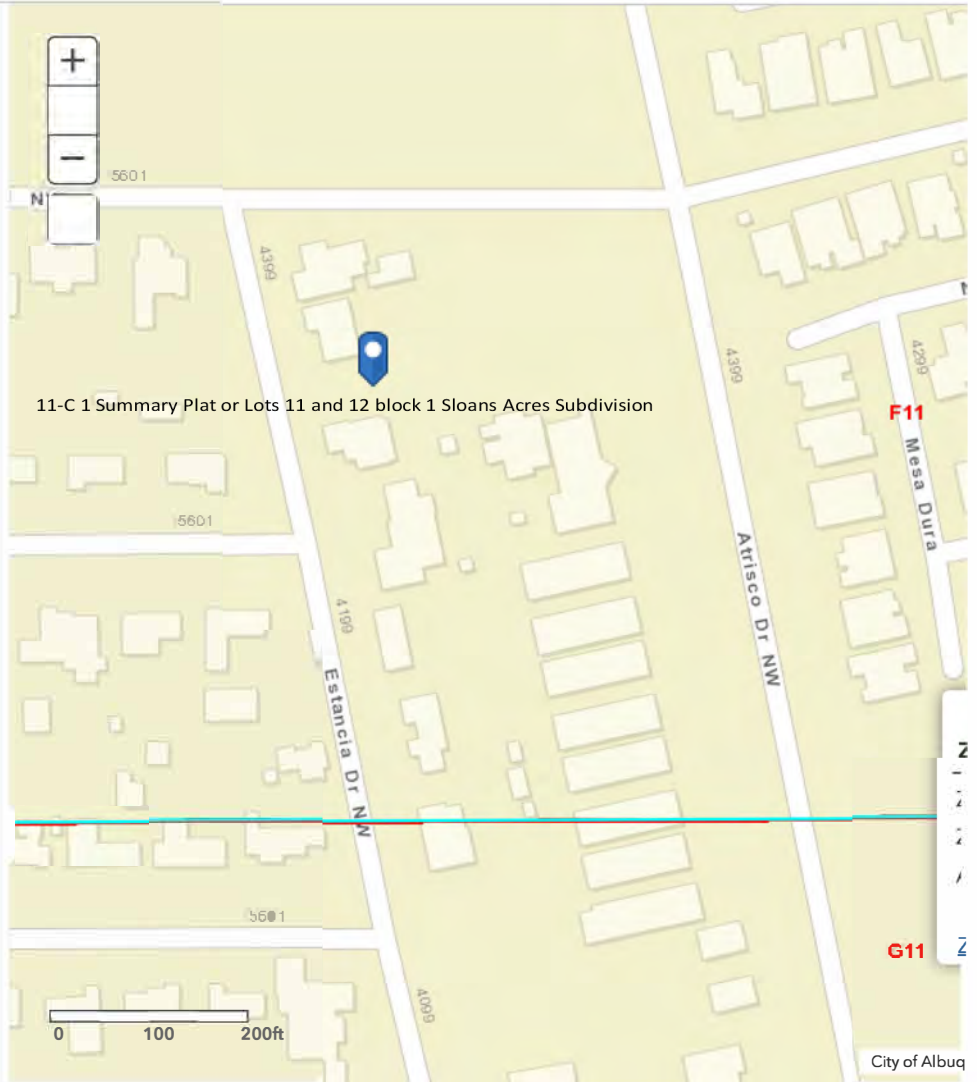
Zone Atlas Page:
F-11-Z

- 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

0 250 500 1,000 Feet

Contents

- Map Notes
- zoneatlas
- Streets



P11255
O#
A#

**PUBLIC SERVICE COMPANY OF NEW MEXICO
QUITCLAIM OF ELECTRIC EASEMENT**

PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), a New Mexico corporation, does hereby quitclaim and discharge its right, title and interest to the present owner or owners, as their interests may appear in the property described below. The interest of PNM in such property was created by that certain Plat, Easement or Grant of Right of Way recorded in Bernalillo County, on June 1, 1979, in Plat Book C15, Page(s) 16, Document No. 7940419. As to all property covered by such Easement or Grant of Right of Way which is not specifically described herein, the right, title and interest of PNM shall not be affected by this quitclaim of easement.

The easement (or portion thereof) being quitclaimed herein is described as lying and being within lands situate in Bernalillo County, New Mexico, and is more particularly described as follows, to wit:

PROJ. No. P11255

A release of a 10 foot wide utility easement crossing diagonally within Lot 11C, Block 1 of Plat of SLOANS ACRES SUBDIVISION situate in Section 35, T.11N., R.02E., N.M.P.M., Bernalillo County, New Mexico, and filed for record in the office of the Bernalillo County Clerk on June 1, 1979 in Book C15, page 16, Document No. 79-40419 and being more particularly described as follows:

The easement being quitclaimed is a 10-foot-wide easement crossing diagonally within said Lot 11C, as shown on the drawing which is attached hereto and made a part hereof as Exhibit "A".

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed this 7 day of April, 2021

PUBLIC SERVICE COMPANY OF NEW MEXICO

Fernando Vigil

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

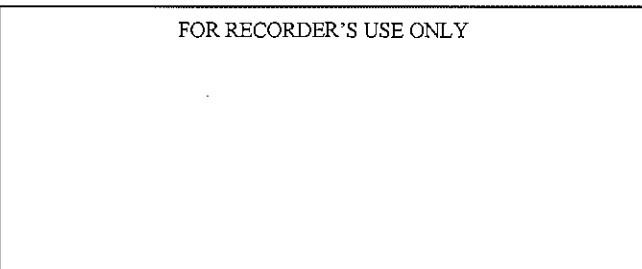
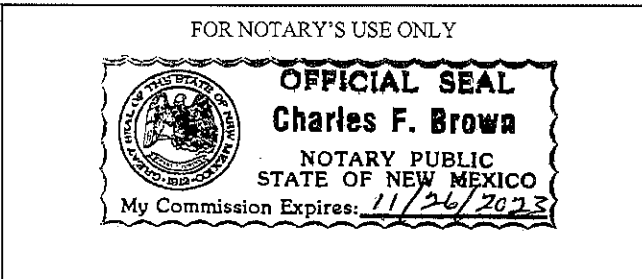
This instrument was acknowledged before me on

April 7, 2021

By Fernando Vigil, Manager of the Land Services Department of Public Service Company of New Mexico, a New Mexico corporation, on behalf of said corporation.

My commission expires: 11/26/2023
(Seal)

Charles F. Brown
Notary Public



PNM REFERENCE NUMBER

