



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 checked="" 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 S2)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)	
<input type="checkbox"/> Minor Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS	
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of S/W (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 public right-of-way (ROW) and public utility easement to match revised property line of Tract 4 per Sketch Plat PS-2021-00028, correcting discrepancy between platted limits of public ROW and the constructed public roadway.			

APPLICATION INFORMATION			
Applicant: CRP-GREP Overture Andaluia Owner, LLC (Contact: Nic Whittaker)		Phone: (512) 762-2473	
Address: 1717 West 6th Street, Suite 262		Email: nwhittaker@greystar.com	
City: Austin	State: TX	Zip: 78703	
Professional/Agent (if any): Isaacson & Arfman, Inc. (Contact: Fred Arfman)		Phone: (505) 268-8828	
Address: 128 Monroe Street NE		Email: freda@iacivil.com	
City: Albuquerque	State: NM	Zip: 87108	
Proprietary Interest in Site: Greystar Development Group, LP		List all owners: Silver Leaf Ventures LLC	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.: Tract 4		Block: N/A	Unit: N/A
Subdivision/Addition: North Andaluia at La Luz		MRGCD Map No.: N/A	UPC Code: 101206207301831301
Zone Atlas Page(s): E-12	Existing Zoning: PD		Proposed Zoning: N/A
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (Acres): 7.7007 AC	
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: Tract 4		Between: Antequera Road NW	and: Mirandela Street NW
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			
PR-2020-004086, SI-2020-01095, PS-2021-000028			

Signature: <i>Fred C. Arfman</i>	Date: 03-04-21
Printed Name: Fred C. Arfman	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
SD-2021-00040	V-ROW	\$425.00			
SD-2021-00043	VPE	\$425.00			
Meeting Date: March 31, 2021	Fee Total: \$850.00				
Staff Signature: <i>Vanessa A Segura</i>	Date: 3/5/21	Project # PR-2020-004086			

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.

VACATION OF RIGHT-OF-WAY – DRB

VACATION OF RIGHT-OF-WAY – COUNCIL

Interpreter Needed for Meeting? NO if yes, indicate language: N/A

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

Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)

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 1

Square footage to be vacated (see IDO Section 14-16-6-6(M)) ± 730 SF

Proof of Neighborhood Meeting per IDO Section 14-16-6-4(K) and DPM 2-9-(E)(3)

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 - IDO Section 14-16-6-6(K)(4) is satisfied

VACATION OF PRIVATE EASEMENT

VACATION OF PUBLIC EASEMENT

Interpreter Needed for Meeting? _____ if yes, indicate language: _____

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_____ Zone Atlas map with the entire site clearly outlined and labeled

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_____ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)

_____ Copy of the complete document which created the easement(s) (7 copies, folded)

_____ Drawing showing the easement to be vacated (7 copies, not to exceed 8.5" by 11")

_____ List number to be vacated _____

_____ Proof of Pre-Application meeting

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

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.

Signature: Fred C. Arfman

Date: 03-04-21

Printed Name: Fred C. Arfman

Applicant or Agent

FOR OFFICIAL USE ONLY

Case Numbers:

Project Number:



Staff Signature:

Date:

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.

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- 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 _____
- Square footage to be vacated (see IDO Section 14-16-6-6(M)) _____
- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(K) and DPM 2-9-(E)(3)
 - 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 - IDO Section 14-16-6-6(K)(4) is satisfied

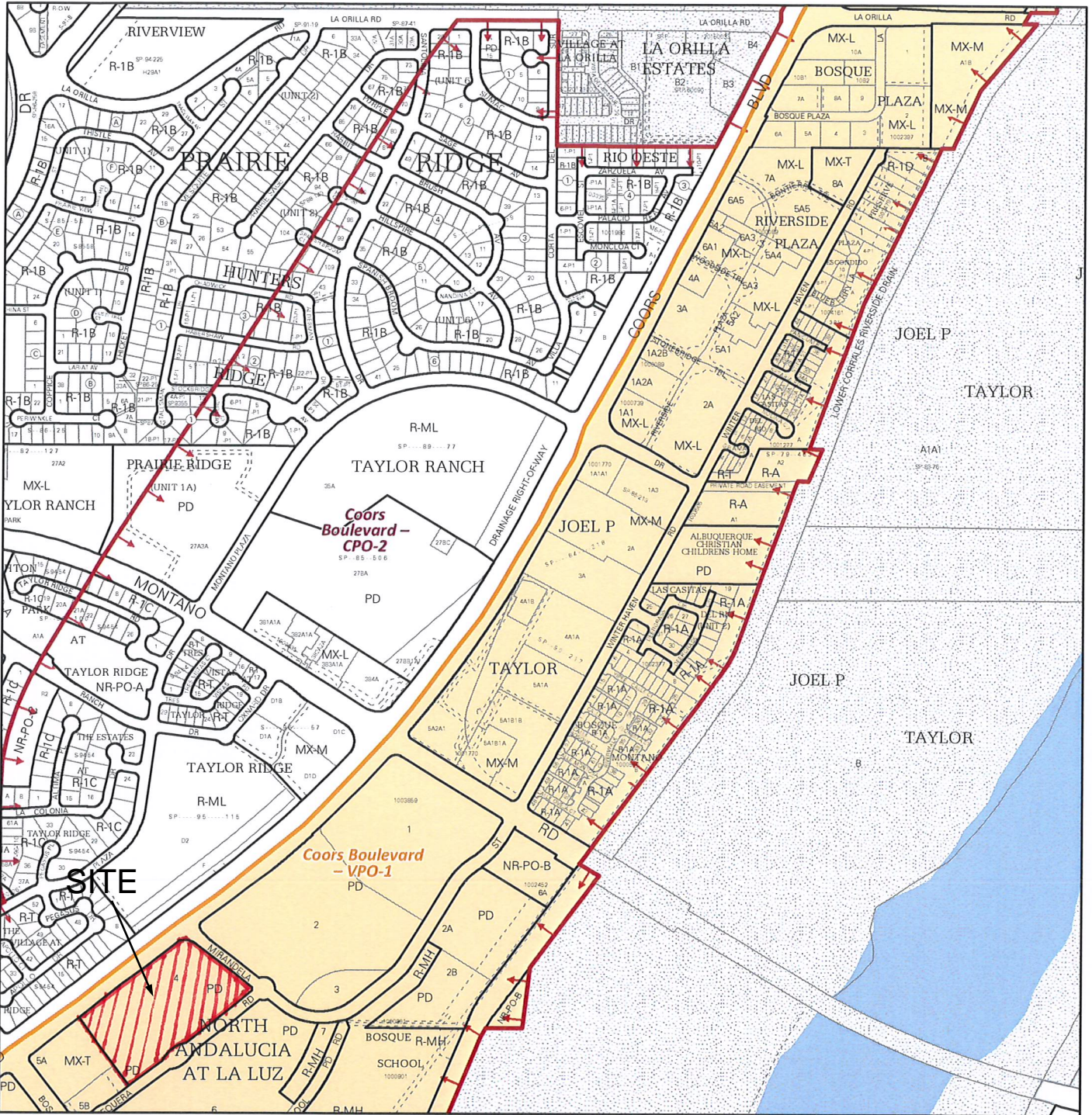
VACATION OF PRIVATE EASEMENT

VACATION OF PUBLIC EASEMENT

- Interpreter Needed for Meeting? NO if yes, indicate language: N/A
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- List number to be vacated 1
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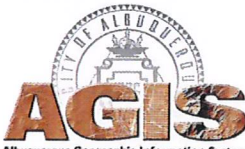
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<i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting, if required, or otherwise processed until it is complete.</i>	
Signature: <u>Fred C. Arfman</u>	Date: <u>03-04-21</u>
Printed Name: Fred C. Arfman	<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>

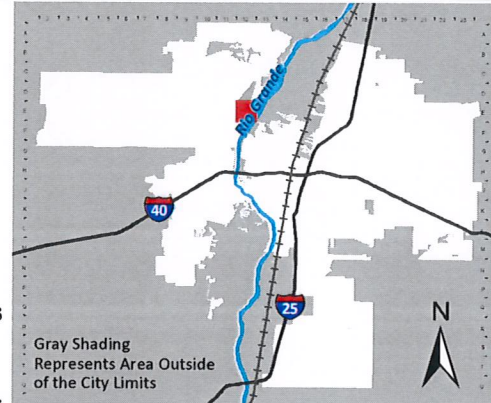
IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

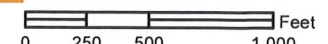
Zone Atlas Page:
E-12-Z

- 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

N



CRP-GREP Overture Andalucia Owner, LLC

Date: February 9, 2021

Jolene Wolfley, DRB Chair
Planning Department
City of Albuquerque
Plaza del Sol Building
600 Second NW
Albuquerque, NM 87102

Reference: Overture Andalucia; PR-2020-003658
Tract 4, North Andalucia at La Luz

Subject: Vacation of Public Right-of-Way and Public Utility Easement (P.U.E.)

Dear Ms. Wolfley,

CRP-GREP Overture Andalucia Owner, LLC, the future owners of the referenced tract designated Isaacson & Arfman, Inc. as its agent in the matters of processing and securing approval of the vacation action for a portion of Antequera Road NW and the adjoining Public Utility Easements.

CRP-GREP Overture Andalucia Owner, LLC



Nic Whittaker, Vice President



March 04, 2021

Jolene Wolfley, DRB Chair
Planning Department
City of Albuquerque
Plaza del Sol Building
600 Second NW
Albuquerque, NM 87102

Reference: **Overture Andalusia**; PR-2020-003658
Tract 4, North Andalusia at La Luz

Subject: Request & Justification for the Vacation of Public Right-of-Way and Public Utility Easements (P.U.E.)

Isaacson & Arfman, Inc., agent for Greystar, LLC, d/b/a Silver Leaf Venture, LLC (SLV) is requesting the vacation of a portion of the public right-of-way along the west side of Antequera Road, NW between Bosque School Rd. and Mirandela St. NW and a portion of the adjacent 10' Public Utility Easement (PUE) as shown on the attached Exhibit "A". The following is the background, reason and justification for the request:

Background:

1. The plat for North Andalusia at La Luz was recorded with a pop-out of the right-of-way on both sides to accommodate the planned intersections for access to the subject tract and the tracts to the east. After the plat was recorded, the property on the east side of Antequera Rd. shifted the pop-out to match the access location as part of the final development plans of the Andalusia Villas. Their entrance shifted approximately 60 feet to the south. The right-of-way misalignment on Tract 4 was not corrected at the time. The Vacation Exhibit is found attached.
2. Tract 4 was purchased by SLV with the misalignment shown on the ALTA survey. The misaligned ROW does not affect the site layout and the Site Plan was developed and approved at EPC.

Justification:

- A. The vacation is necessary to correct an error as the existing roadway was constructed to match the opposite side of the street such that the platted right-of-way does not match the existing roadway.
- B. The vacation of the excess right-of-way and the simultaneous dedication of an approximately equal amount of area is appropriate to clean up the overlap and encroachment of public improvements on private property.
- C. The Owner has been advised that this vacation and subsequent dedication actions will remedy one of the title commitment issues affecting the property.

- D. The granting of this Vacation is appropriate to prevent the unnecessary hardship that would result if the Vacation is not allowed. In this case, if the Vacation is not allowed then SLV would be exposed to title issues that may affect future refinancing or the sale of the facility.
- E. The granting of the Vacation will not significantly interfere with the enjoyment of the other lands in the vicinity and only impact the subject property.
- F. The granting of the Vacation would be consistent with the spirit of the Albuquerque's development process, substantial justice and the general interest of the public. Financial gain or loss is not the sole determining factor in requesting the Vacation.

Request:

Therefore, Silver Leaf Venture, LLC respectfully requests that a Vacation of the described right-of-way be allowed, whereas SLV would not compensate the City of Albuquerque for the value of the vacated right-of-way since it is the City policy that if an equal or greater land area is being dedicated for the same purpose, then City would consider that as a fair and equitable trade.

Thank you for your consideration on this matter and we are poised to provide additional information upon request.

Sincerely,
Isaacson & Arfman, Inc.

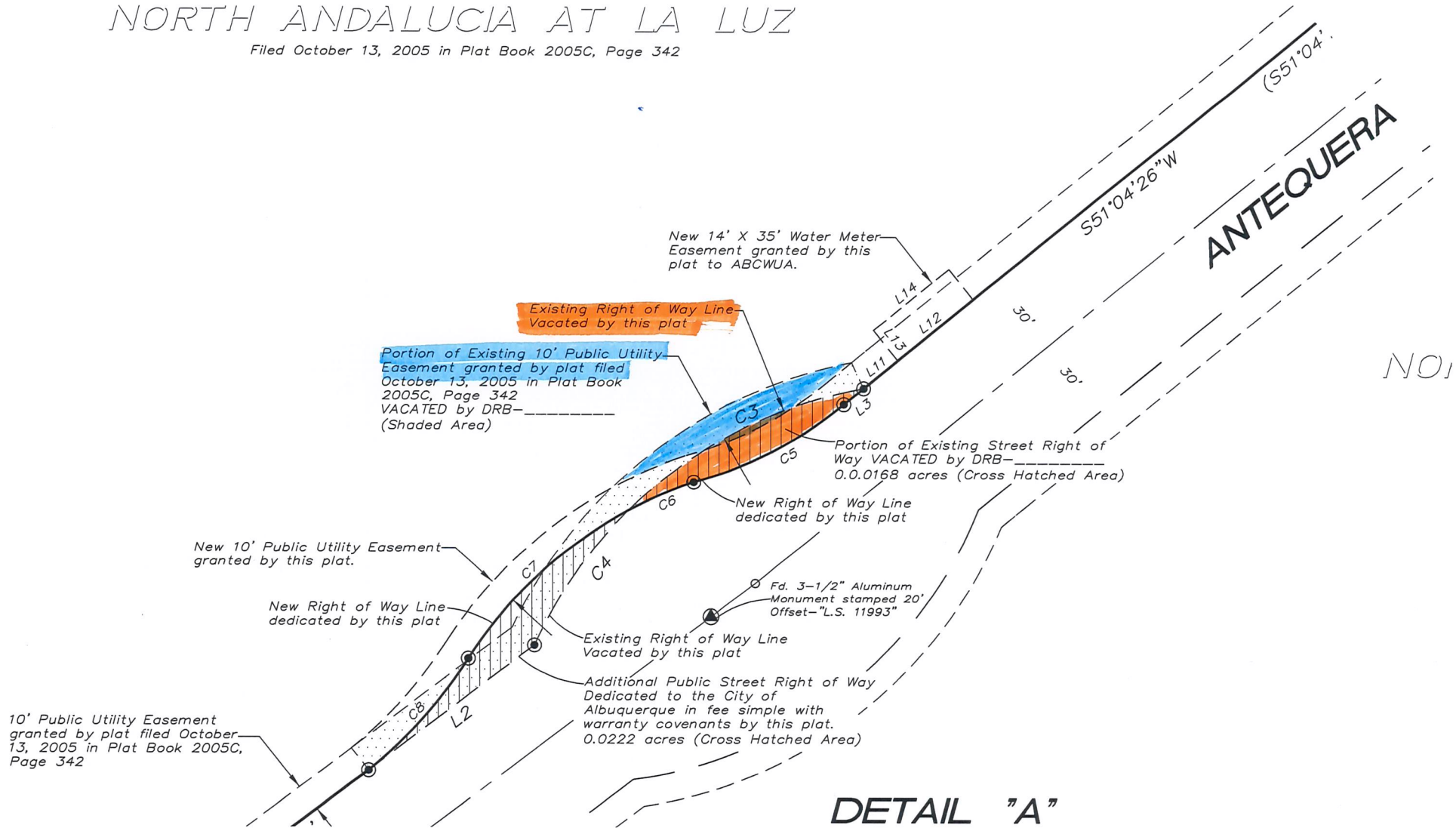


Ian M. N. Anderson, PE

Attachment: Vacation Exhibit

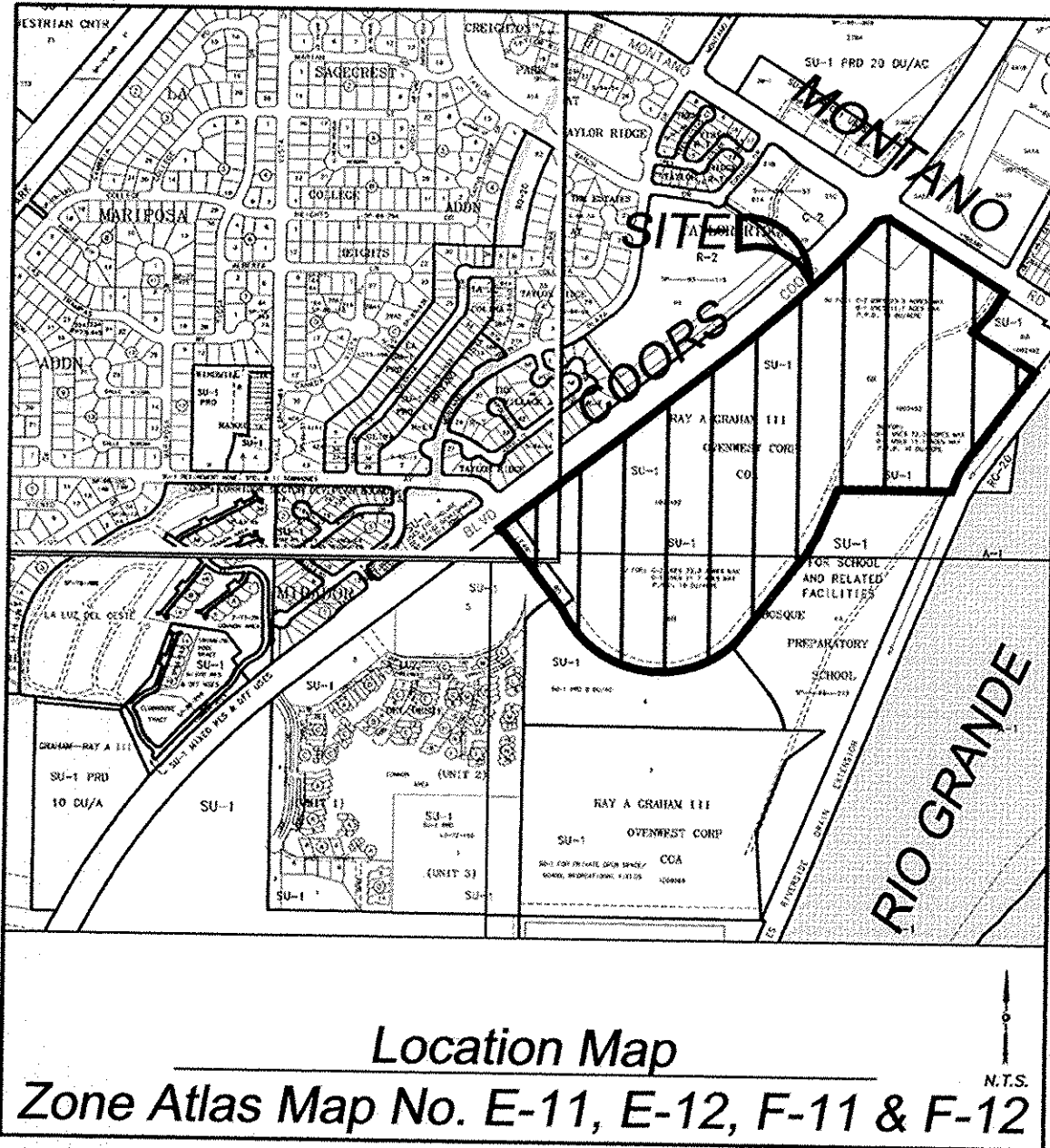
TRACT 4
 NORTH ANDALUCIA AT LA LUZ

Filed October 13, 2005 in Plat Book 2005C, Page 342



DETAIL "A"

VACATION EXHIBIT



Subdivision Data:

GROSS SUBDIVISION ACREAGE: 63.5775 ACRES±
 ZONE ATLAS INDEX NO: E-11, E-12, F-11 AND F-12
 NO. OF TRACTS CREATED: 9
 NO. OF LOTS CREATED: 0
 MILES OF FULL-WIDTH STREETS CREATED: 1.05 MILES
 DATE OF SURVEY: JUNE 2005

NOTE: A TOTAL OF 2 FLOATING 10'x20' QWEST EASEMENTS TO BE LOCATED WITHIN TRACTS 1 THRU 9 INCLUSIVE ARE GRANTED WITH THE RECORDING OF THIS PLAT. EASEMENT LOCATIONS SHALL BE DETERMINED BY QWEST AS DEVELOPMENT OF THE PROPERTY REQUIRES UTILIZATION OF THE EASEMENTS.

Disclosure Statement:

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING TWO TRACTS INTO NINE NEW TRACTS, TO DEDICATE NEW RIGHT OF WAY, TO DEDICATE ADDITIONAL RIGHT OF WAY FOR COORS BOULEVARD, N.W. AND LEARNING ROAD, N.W. TO GRANT EASEMENTS AND TO VACATE EXISTING EASEMENTS.

Notes:

- MISC. DATA: ZONING SU-1 FOR C-2, O-1 AND PRD (20 DU/AC.)
- BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1927).
- ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
- THIS PROPERTY LIES WITHIN SECTIONS 25, 35 AND 36, TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- SP NO. 2005240482.

Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

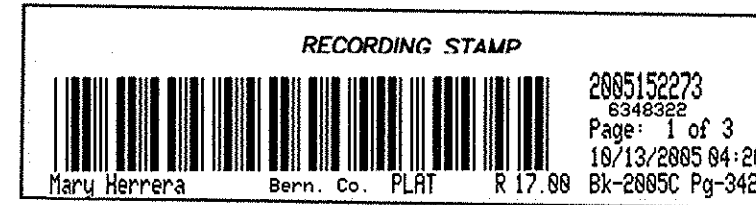
PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
- QWEST CORPORATION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
- COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOOR AND FIVE FEET (5') ON EACH SIDE.

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.



Plat of
**North Andalusia
 at La Luz**

Albuquerque, Bernalillo County, New Mexico
 June 2005

Legal Description

COMPRISING OF TRACT "A" OF THE PLAT ENTITLED "PLAT OF TRACTS A, B, 1, 2, 3, 4, 5, & 6 OF LANDS OF RAY A. GRAHAM III, OVENWEST CORP. & CITY OF ALBUQUERQUE" FILED APRIL 1, 2002 IN BOOK 2002C, PAGE 99, TOGETHER WITH TRACT "6B" OF THE BULK LAND PLAT ENTITLED, "TRACT 6-A CITY OF ALBUQUERQUE AND TRACT 6-B LANDS OF RAY A. GRAHAM III", FILED MAY 22, 2003 IN BOOK 2003C, PAGE 147, A TRACT OF LAND SITUATE LYING AND SITUATE WITHIN SECTIONS 25, 35 AND 36, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO CONTAINING 63.5775 ACRES MORE OR LESS, NOW COMPRISING OF TRACTS "1", "2", "3", "4", "5", "6", "7", "8" AND "9" NORTH ANDALUCIA AT LA LUZ SUBDIVISION.

Project No. 100 3854

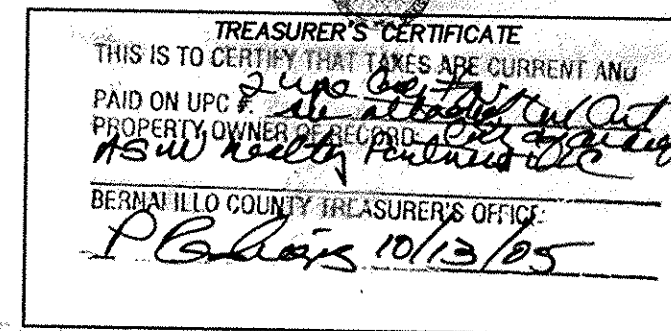
Application No. 05 ORB- 01010

Utility Approvals

<i>Paul D. Mads</i>	9-6-05
PNM ELECTRIC SERVICES	DATE
<i>Paul D. Mads</i>	9-6-05
PNM GAS SERVICES	DATE
<i>Greg Aumont</i>	10-13-05
QWEST TELECOMMUNICATIONS	DATE
<i>Donke Peterson</i>	7-26-05
COMCAST	DATE

City Approvals

<i>M. B. J...</i>	6-14-05
CITY SURVEYOR	DATE
<i>Roger A. D...</i>	10-13-05
TRAFFIC ENGINEERING TRANSPORTATION DIVISION	DATE
<i>Christina Sandoval</i>	10/12/05
UTILITY DEVELOPMENT	DATE
<i>Bradley L. Bingham</i>	10/12/05
PARKS AND RECREATION DEPARTMENT	DATE
<i>Bradley L. Bingham</i>	10/12/05
AMAFCA	DATE
<i>Bob Atkinson</i>	10/13/05
CITY ENGINEER	DATE
<i>Bob Atkinson</i>	10/13/05
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE



Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND OF STANDARDS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

Larry W. Medrano 6/13/05
 LARRY W. MEDRANO
 N.M.P.S. No. 11993
 DATE



8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
 ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

Free Consent and Dedication

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

SAID OWNER AND/OR PROPRIETOR DOES HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHTS OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS

SAID OWNER AND/OR PROPRIETOR DOES HEREBY DEDICATE ADDITIONAL ROADWAY RIGHT OF WAY FOR COORS BOULEVARD, N.W. AND LEARNING ROAD, N.W. IN FEE SIMPLE WITH WARRANTY COVENANTS.

Peggy Daskalos
 PEGGY DASKALOS
 MANAGING PARTNER
 SILVERLEAF VENTURES, LLC.

6/14/05
 DATE



Acknowledgment

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF June, 2005 BY PEGGY DASKALOS, MANAGING PARTNER, SILVERLEAF VENTURES, LLC.

BY *[Signature]* MY COMMISSION EXPIRES: 9-19-2006
 NOTARY PUBLIC

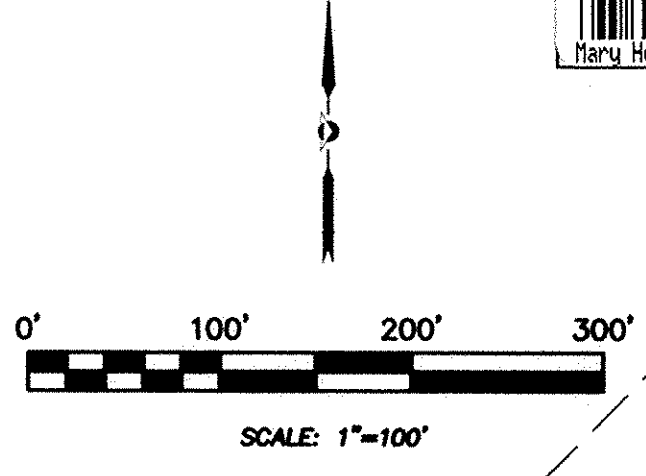
Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	5807.58	848.89	08°22'30"	425.20	848.14	N 47°48'18" E
C2	5807.58	157.60	01°33'17"	78.80	157.59	N 42°50'25" E
C3	70.00	97.37	79°41'45"	58.42	89.71	N 81°54'39" E
C4	56.00	73.60	79°23'33"	46.49	71.54	N 82°03'45" E
C5	20.00	31.42	90°00'00"	20.00	28.28	S 13°14'45" E
C6	360.57	164.54	26°08'45"	83.73	163.12	S 44°49'39" W
C7	400.00	184.56	26°26'09"	93.95	182.92	N 44°40'57" E
C8	262.00	89.66	19°36'24"	45.27	89.22	N 48°43'46" W
C9	42.00	47.64	64°59'45"	26.75	45.13	N 06°25'41" W
C10	4100.00	65.91	00°55'16"	32.96	65.91	N 46°42'41" E
C11	4100.00	44.27	00°37'07"	22.14	44.27	N 45°56'29" E
C12	30.00	47.60	90°55'07"	30.48	42.77	N 06°32'00" E
C13	4100.00	36.49	00°30'36"	18.25	36.49	N 52°55'20" E
C14	4104.38	278.41	03°53'12"	139.26	278.36	N 49°06'54" E
C15	270.00	92.39	19°36'24"	46.65	91.94	S 41°16'14" W
C16	270.00	90.87	19°17'02"	45.77	90.45	S 41°06'54" W
C17	270.00	1.52	00°19'22"	0.76	1.52	S 50°54'46" W
C18	300.00	333.46	67°30'23"	200.48	333.37	N 56°33'02" E
C19	270.00	359.99	76°23'34"	212.44	333.91	S 89°16'14" W
C20	60.00	125.66	120°00'00"	103.92	103.92	N 52°31'59" W
C21	395.00	180.39	26°09'58"	91.80	178.63	S 44°50'14" W
C22	365.00	168.47	25°28'45"	85.76	166.96	S 44°41'25" W
C23	305.00	104.37	19°36'24"	52.70	103.86	S 41°16'14" W
C24	310.00	413.33	76°23'34"	243.31	383.38	S 89°16'14" W
C25	330.00	152.31	26°26'41"	77.54	150.96	N 44°41'23" E
C26	430.00	16.53	02°12'10"	8.27	16.53	S 56°46'38" W
C27	430.00	179.79	23°57'21"	91.23	178.48	N 43°43'56" E
C28	548.22	129.78	13°33'41"	65.18	129.46	S 29°32'55" W
C29	300.00	222.47	42°29'16"	116.63	217.40	N 72°19'06" E
C30	300.00	97.12	18°32'54"	48.99	96.70	N 84°17'15" E
C31	300.00	36.39	06°57'00"	18.22	36.37	N 71°32'18" E
C32	300.00	88.96	16°59'22"	44.81	88.63	N 59°34'07" E
C33	340.00	116.35	19°36'24"	58.75	115.78	N 41°16'14" E
C34	3074.69	493.53	08°11'48"	247.30	493.00	N 23°01'55" E
C35	15.00	23.86	91°07'34"	15.30	21.42	N 07°34'35" E
C36	156.29	165.65	60°43'40"	91.56	158.01	N 52°05'32" E
C37	60.00	45.67	43°36'26"	24.00	44.57	N 89°16'14" E
C38	928.54	274.12	16°54'54"	138.07	273.13	S 31°38'42" W
C39	980.00	256.24	14°58'52"	128.86	255.51	S 30°16'54" W
C40	1010.00	264.46	15°00'10"	132.99	263.71	S 30°17'33" W
C41	1040.00	272.32	15°00'10"	136.94	271.54	S 30°17'33" W
C42	530.00	964.10	104°13'27"	681.11	836.57	S 89°53'04" W
C43	500.00	909.53	104°13'27"	642.56	789.21	S 89°53'04" W
C44	470.00	811.92	98°58'39"	550.09	714.66	S 87°15'40" W
C45	189.50	104.72	31°39'41"	53.73	103.39	N 27°25'10" W
C46	210.00	96.75	26°23'53"	49.25	95.90	N 24°47'16" W
C47	30.00	46.81	89°24'02"	29.69	42.20	N 07°12'00" E
C48	30.00	47.05	89°51'56"	29.93	42.38	N 06°56'46" E
C49	100.00	92.52	53°00'43"	49.26	89.26	S 79°02'21" E
C50	60.00	17.17	16°23'34"	8.64	17.11	S 00°44'46" E
C51	161.44	156.76	55°38'11"	85.18	150.68	S 52°07'26" W
C52	140.00	32.40	13°15'41"	16.27	32.33	S 59°46'12" W
C53	160.00	37.03	13°15'41"	18.60	36.95	S 59°46'12" W
C54	40.00	62.05	88°52'26"	38.22	56.01	N 82°25'25" W
C55	270.00	359.99	76°23'34"	212.44	333.91	N 89°16'14" E
C56	270.00	47.83	10°08'56"	23.98	47.76	S 57°36'27" W
C57	330.00	195.28	33°54'18"	100.59	192.44	S 69°29'06" E
C58	285.00	67.68	13°36'26"	34.00	67.53	N 45°43'46" W

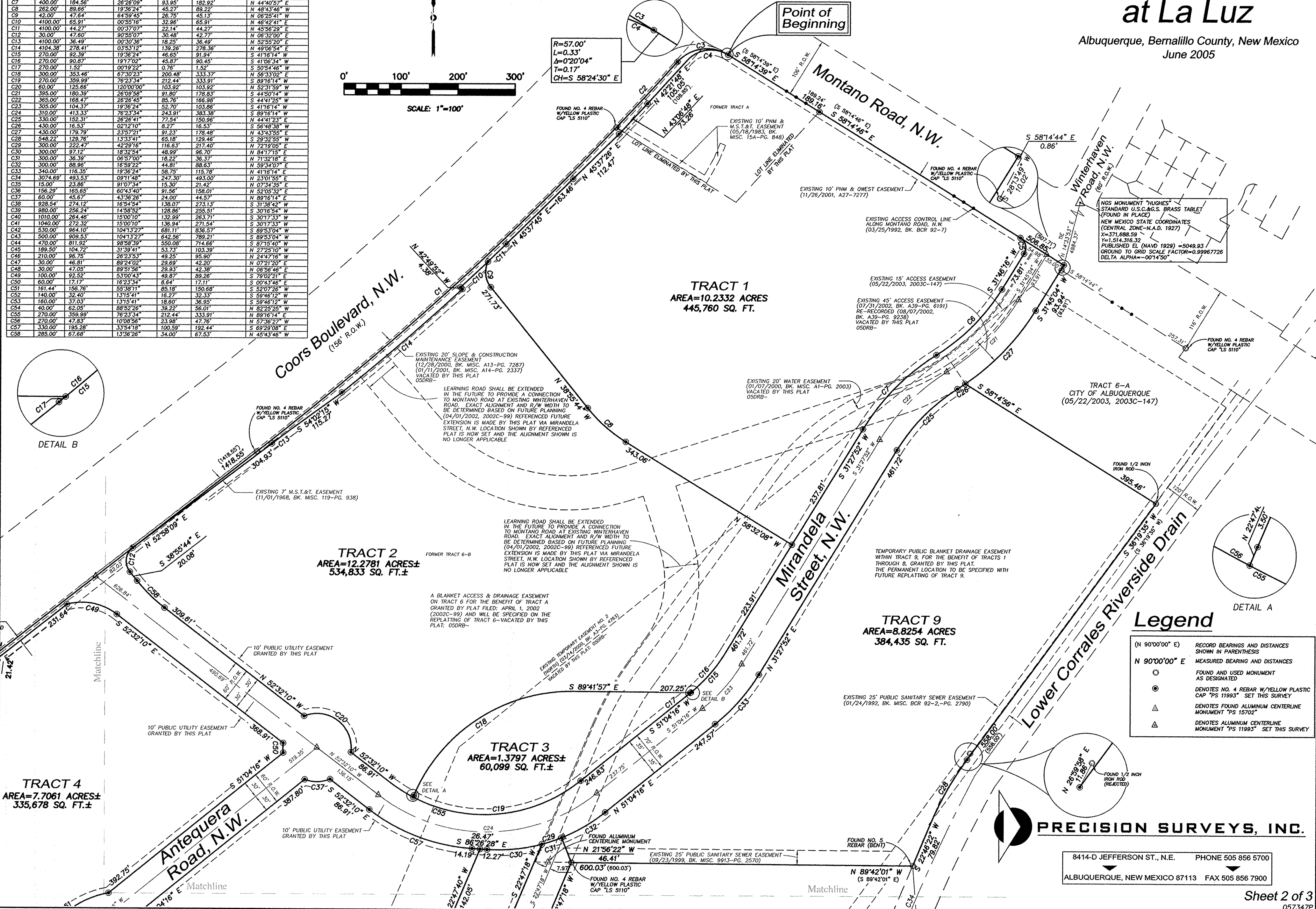
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Page: 2 of 3
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Bk-2885 Pg-342

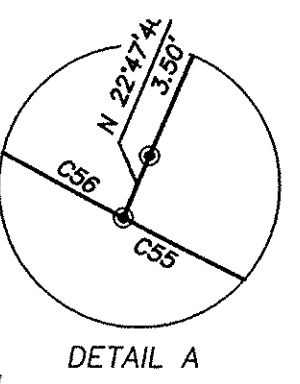
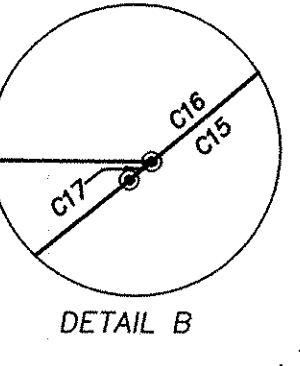
Mary Herrera Bern. Co. PLAT R 17.88



Plat of
**North Andaluca
at La Luz**
Albuquerque, Bernalillo County, New Mexico
June 2005



NGS MONUMENT "HUGHES"
STANDARD U.S.C.&G.S. BRASS TABLE
(FOUND IN PLACE)
NEW MEXICO STATE COORDINATES
(CENTRAL ZONE-N.A.D. 1927)
X=371,688.59
Y=1,514,316.32
PUBLISHED EL (NAVD 1929) =5049.93
GROUND TO GRID SCALE FACTOR=0.99967726
DELTA ALPHA=-00°14'50"



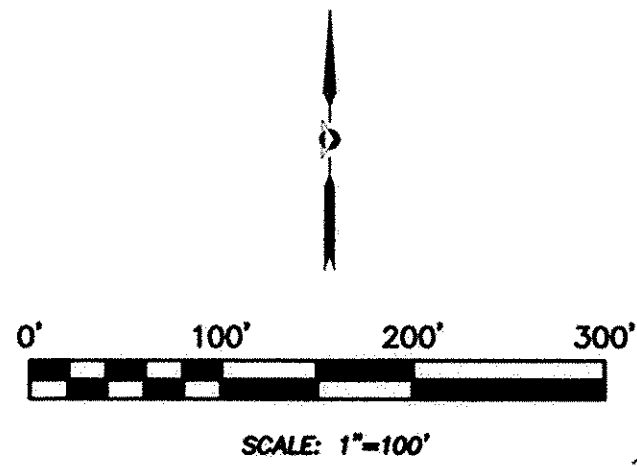
- Legend**
- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESIS
 - N 90°00'00" E MEASURED BEARING AND DISTANCES
 - FOUND AND USED MONUMENT AS DESIGNATED
 - ⊙ DENOTES NO. 4 REBAR W/YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
 - △ DENOTES FOUND ALUMINUM CENTERLINE MONUMENT "PS 15702"
 - △ DENOTES ALUMINUM CENTERLINE MONUMENT "PS 11993" SET THIS SURVEY

PRECISION SURVEYS, INC.

8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

Legend

- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESIS
- N 90°00'00" E MEASURED BEARING AND DISTANCES
- FOUND AND USED MONUMENT AS DESIGNATED
- ⊙ DENOTES NO. 4 REBAR W/YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
- △ DENOTES FOUND ALUMINUM CENTERLINE MONUMENT "PS 15702"
- ▲ DENOTES ALUMINUM CENTERLINE MONUMENT "PS 11993" SET THIS SURVEY

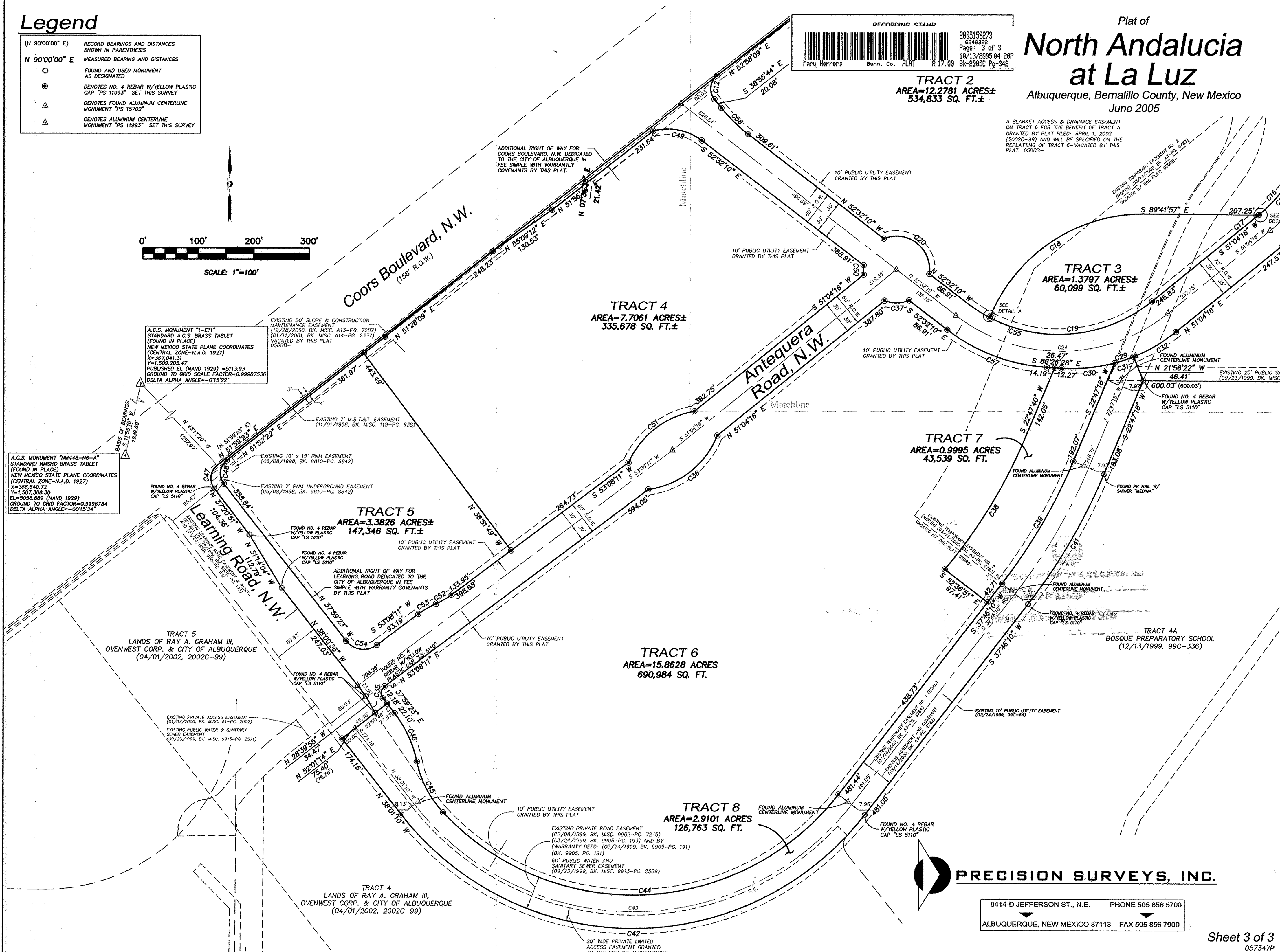


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Mary Herrera Bern. Co. PLAT R 17.00 BK-2085C Pg-342

Plat of
**North Andalucia
at La Luz**
Albuquerque, Bernalillo County, New Mexico
June 2005

A BLANKET ACCESS & DRAINAGE EASEMENT ON TRACT 6 FOR THE BENEFIT OF TRACT A GRANTED BY PLAT FILED: APRIL 1, 2002 (2002C-99) AND WILL BE SPECIFIED ON THE REPLATING OF TRACT 6-VACATED BY THIS PLAT: 05DRB-



A.C.S. MONUMENT "1-E11" STANDARD A.C.S. BRASS TABLET (FOUND IN PLACE) NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1927)
X=367,047.31
Y=1,509,205.47
PUBLISHED EL. (NAVD 1929) =5113.93
GROUND TO GRID SCALE FACTOR=0.99967536
DELTA ALPHA ANGLE=-0°15'22"

A.C.S. MONUMENT "NM448-N6-A" STANDARD NMSHC BRASS TABLET (FOUND IN PLACE) NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1927)
X=366,640.72
Y=1,507,308.30
EL.=5058.689 (NAVD 1929)
GROUND TO GRID FACTOR=0.9996784
DELTA ALPHA ANGLE=-0°15'24"

TRACT 5
LANDS OF RAY A. GRAHAM III,
OVENWEST CORP. & CITY OF ALBUQUERQUE
(04/01/2002, 2002C-99)

TRACT 4
LANDS OF RAY A. GRAHAM III,
OVENWEST CORP. & CITY OF ALBUQUERQUE
(04/01/2002, 2002C-99)

TRACT 6
AREA=15.8628 ACRES
690,984 SQ. FT.

TRACT 8
AREA=2.9101 ACRES
126,763 SQ. FT.

TRACT 7
AREA=0.9995 ACRES
43,539 SQ. FT.

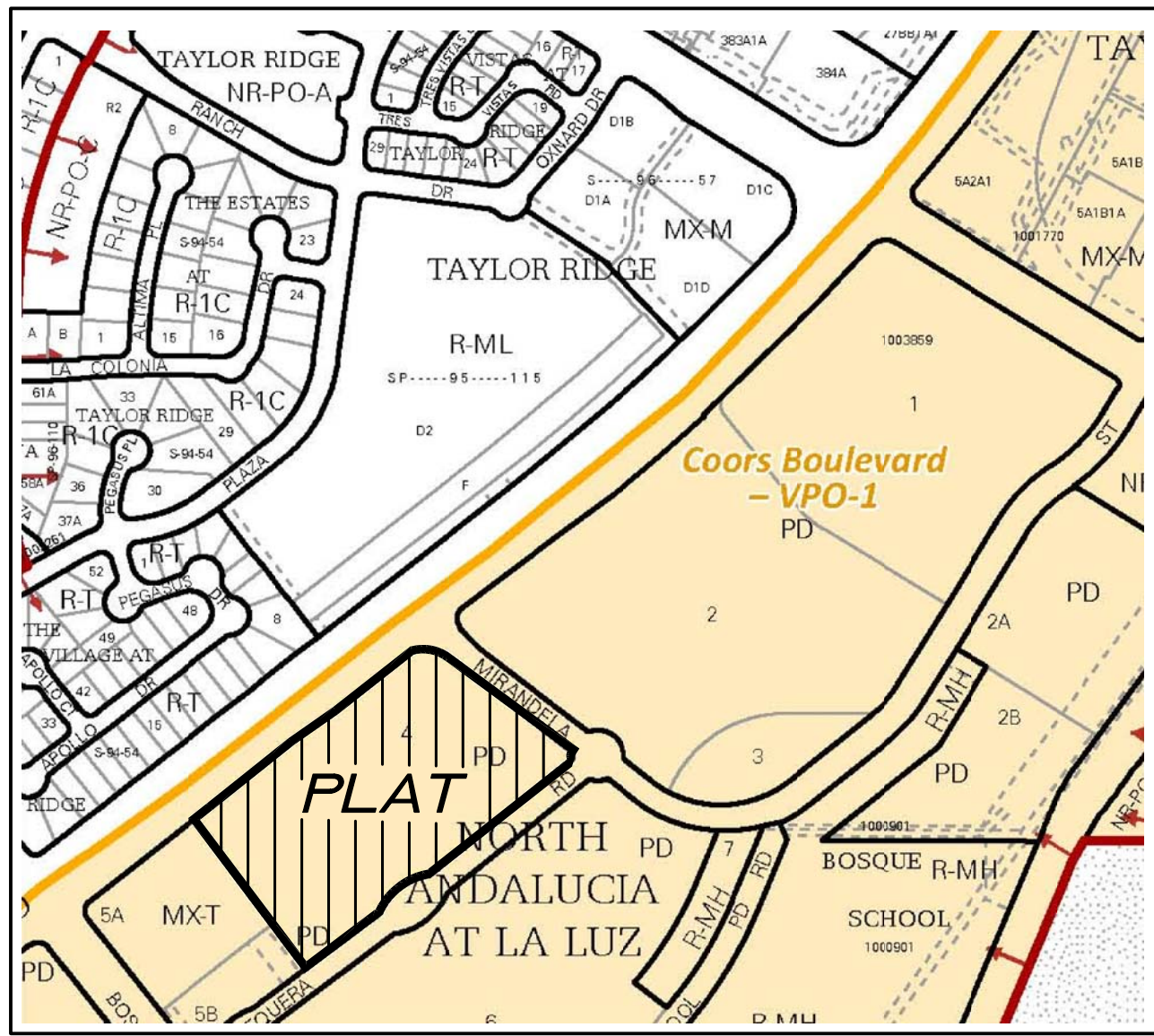
TRACT 4
AREA=7.7061 ACRES±
335,678 SQ. FT.±

TRACT 3
AREA=1.3797 ACRES±
60,099 SQ. FT.±

TRACT 2
AREA=12.2781 ACRES±
534,833 SQ. FT.±

PRECISION SURVEYS, INC.

8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900



VICINITY MAP
Not to Scale

GENERAL NOTES

- Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- Distances are ground.
- Distances along curved lines are arc lengths.
- Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ().
- All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- City of Albuquerque Zone Atlas Page E-12.

SUBDIVISION DATA

- Total number of existing Tracts: 1
- Total number of Tracts created: 1
- Public Street right of way Dedicated by this plat 0.0222 Ac.
- Public Street right of way Vacated by this plat 0.0168 Ac.
- Gross Subdivision acreage: 7.7061 acres.

DOCUMENTS USED IN THE PREPARATION ON THIS SURVEY:

- Plat entitled "PLAT OF NORTH ANDALUCIA AT LA LUZ, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the Office of the County Clerk of Bernalillo County, New Mexico on October 13, 2005 in Plat Book 2005C, Page 342.

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

Bernalillo County Treasurer Date

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Qwest for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

PURPOSE OF PLAT

The purpose of this plat is to:

- Reconfigure the existing right of way line along Antequera Road N.W. as shown hereon to align with existing curb and gutter previously constructed.
- Show the portion of Antequera Road right of way Vacated by DRB-----.
- Dedicate additional public street right of way for Antequera Road N.W. as shown hereon.

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg

Russ P. Hugg
NMPS No. 9750
January 20, 2021



PLAT OF
TRACT 4-A
NORTH ANDALUCIA AT LA LUZ
(BEING A REPLAT OF TRACT 4, NORTH ANDALUCIA AT LA LUZ)
WITHIN
SECTIONS 25, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2021

PROJECT NUMBER: _____

PLAT APPROVAL

UTILITY APPROVALS:

Public Service Company of New Mexico	_____	Date
New Mexico Gas Company	_____	Date
QWest Corporation d/b/a CenturyLink QC	_____	Date
Comcast	_____	Date

CITY APPROVALS:

City Surveyor	_____	Date
Department of Municipal Development	_____	Date
Real Property Division	_____	Date
Environmental Health Department	_____	Date
Traffic Engineering, Transportation Division	_____	Date
ABCWUA	_____	Date
Parks and Recreation Department	_____	Date
AMAFCA	_____	Date
City Engineer	_____	Date
Code Enforcement	_____	Date
DRB Chairperson, Planning Department	_____	Date

SHEET 1 OF 3

SURVTEK, INC.

Consulting Surveyors
P.O. Box 66885, Albuquerque, New Mexico 87114

Phone: 505-300-4732

PLAT OF
TRACT 4-A

NORTH ANDALUCIA AT LA LUZ

(BEING A REPLAT OF TRACT 4, NORTH ANDALUCIA AT LA LUZ)

WITHIN

SECTIONS 25, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JANUARY, 2021

LEGAL DESCRIPTION

That certain parcel of land situate within the Town of Albuquerque Grant in Projected Section 9, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising All of Tract 4, North Andaluca at La Luz as the same is shown and designated on the plat entitled "PLAT OF NORTH ANDALUCIA AT LA LUZ, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the Office of the County Clerk of Bernalillo County, New Mexico on October 13, 2005 in Plat Book 2005C, Page 342.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising PLAT OF TRACT 4-A, NORTH ANDALUCIA AT LA LUZ (BEING A REPLAT OF TRACT 4, NORTH ANDALUCIA AT LA LUZ) WITHIN SECTION 25, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby dedicate the additional public street right of way as shown hereon to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and proprietor(s) do hereby grant the public utility easements as shown hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided; do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER(S)

Tract 4, North Andaluca at La Luz
Silver Leaf Ventures, LLC

By: _____

ACKNOWLEDGMENT

STATE OF NEW MEXICO

COUNTY OF _____ SS

The foregoing instrument was acknowledged before me this _____ day of _____, 2021, by _____.

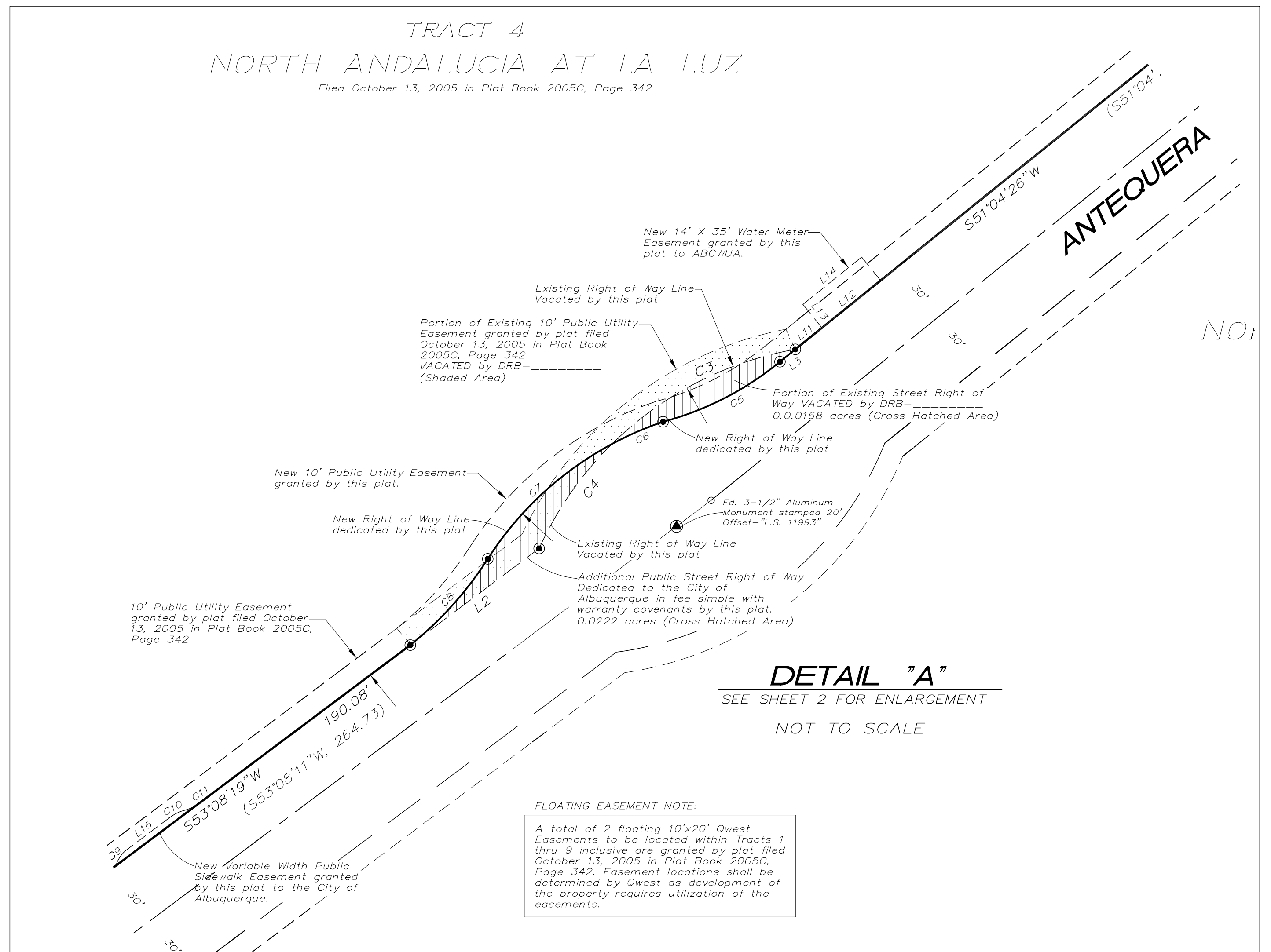
My commission expires _____
Notary Public

SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

"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 the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."

FLOOD ZONE DETERMINATION

The subject property lies within a Zone X (Areas determined to be outside the 0.2% annual chance floodplain) as shown on the National Flood Insurance Program, Flood Insurance Rate Maps Panel 35001C0332G, dated September 26, 2008.

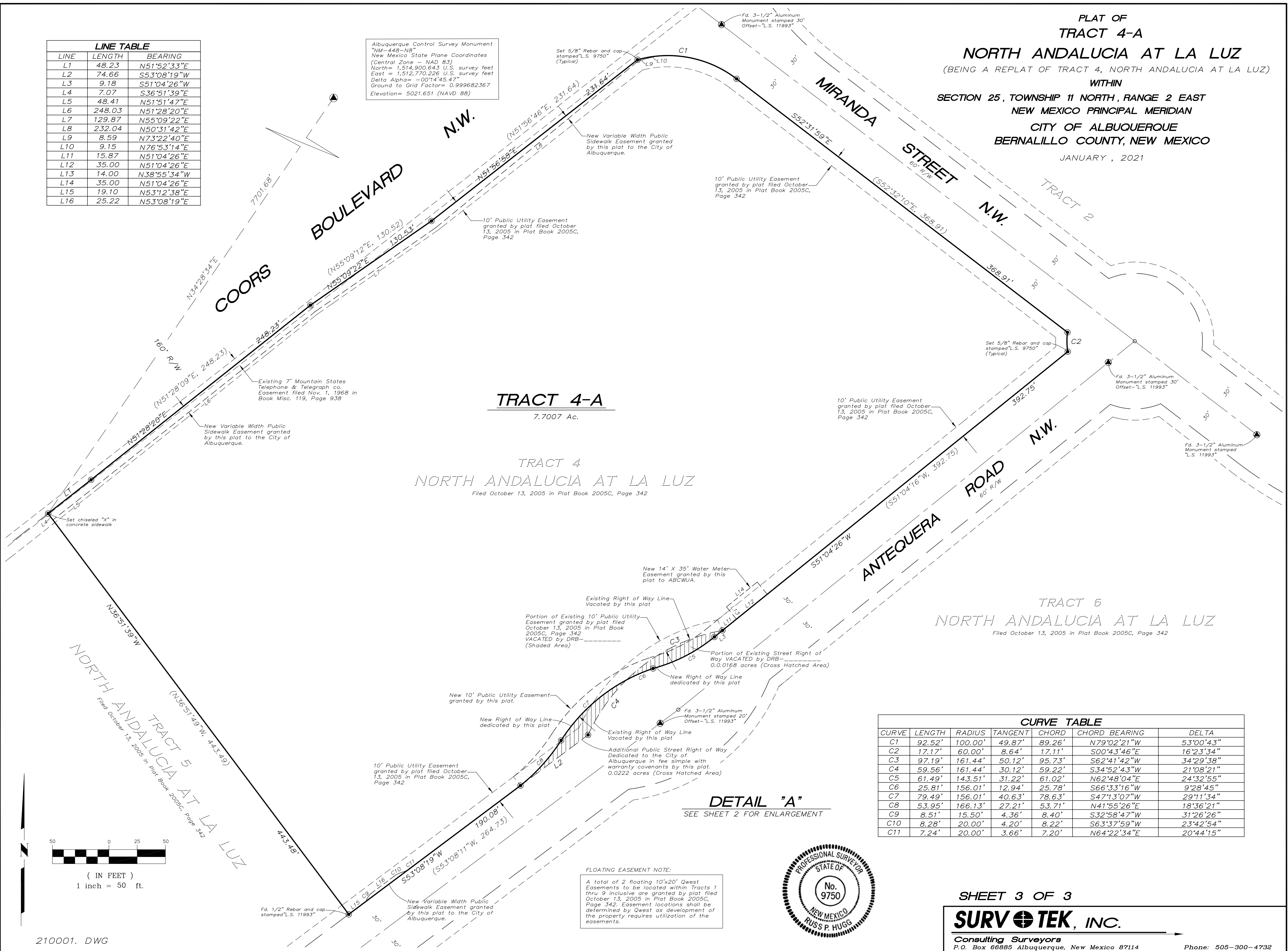


**PLAT OF
TRACT 4-A**
NORTH ANDALUCIA AT LA LUZ
(BEING A REPLAT OF TRACT 4, NORTH ANDALUCIA AT LA LUZ)
WITHIN
SECTION 25, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JANUARY, 2021

LINE	LENGTH	BEARING
L1	48.23	N51°52'33"E
L2	74.66	S53°08'19"W
L3	9.18	S51°04'26"W
L4	7.07	S36°51'39"E
L5	48.41	N51°51'47"E
L6	248.03	N51°28'20"E
L7	129.87	N55°09'22"E
L8	232.04	N50°31'42"E
L9	8.59	N73°22'40"E
L10	9.15	N76°53'14"E
L11	15.87	N51°04'26"E
L12	35.00	N51°04'26"E
L13	14.00	N38°55'34"W
L14	35.00	N51°04'26"E
L15	19.10	N53°12'38"E
L16	25.22	N53°08'19"E

Albuquerque Control Survey Monument
"NM-448-N8"
New Mexico State Plane Coordinates
(Central Zone - NAD 83)
North = 1,514,900.643 U.S. survey feet
East = 1,512,770.226 U.S. survey feet
Delta Alpha = -00°14'45.47"
Ground to Grid Factor = 0.999682367
Elevation = 5021.651 (NAVD 88)



TRACT 4-A
7.7007 Ac.

TRACT 4
NORTH ANDALUCIA AT LA LUZ
Filed October 13, 2005 in Plat Book 2005C, Page 342

TRACT 6
NORTH ANDALUCIA AT LA LUZ
Filed October 13, 2005 in Plat Book 2005C, Page 342

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	92.52'	100.00'	49.87'	89.26'	N79°02'21"W	53°00'43"
C2	17.17'	60.00'	8.64'	17.11'	S00°43'46"E	16°23'34"
C3	97.19'	161.44'	50.12'	95.73'	S62°41'42"W	34°29'38"
C4	59.56'	161.44'	30.12'	59.22'	S34°52'43"W	21°08'21"
C5	61.49'	143.51'	31.22'	61.02'	N62°48'04"E	24°32'55"
C6	25.81'	156.01'	12.94'	25.78'	S66°33'16"W	9°28'45"
C7	79.49'	156.01'	40.63'	78.63'	S47°13'07"W	29°11'34"
C8	53.95'	166.13'	27.21'	53.71'	N41°55'26"E	18°36'21"
C9	8.51'	15.50'	4.36'	8.40'	S32°58'47"W	31°26'26"
C10	8.28'	20.00'	4.20'	8.22'	S63°37'59"W	23°42'54"
C11	7.24'	20.00'	3.66'	7.20'	N64°22'34"E	20°44'15"

DETAIL "A"
SEE SHEET 2 FOR ENLARGEMENT

FLOATING EASEMENT NOTE:
A total of 2 floating 10'x20' Easements to be located within Tracts 1 thru 9 inclusive are granted by plat filed October 13, 2005 in Plat Book 2005C, Page 342. Easement locations shall be determined by Qwest as development of the property requires utilization of the easements.

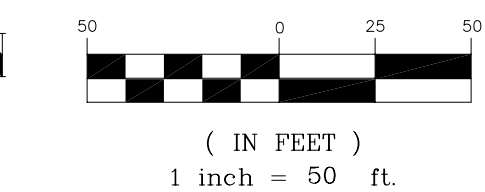


SHEET 3 OF 3

SURV TEK, INC.

Consulting Surveyors
P.O. Box 66885 Albuquerque, New Mexico 87114

Phone: 505-300-4732



Coors Blvd NW & Mirandaela St NW Neighborhood Meeting Inquiry

1 message

Carmona, Dalaina L. <dcarmona@cabq.gov>
To: "ruthl@iacivil.com" <ruthl@iacivil.com>

Thu, Feb 4, 2021 at 12:32 PM

Dear Applicant,

Please find the neighborhood contact information listed below.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
La Luz Landowners Association	Dan	Jensen	dgj1958@gmail.com	7 Arco NW	Albuquerque	NM	87120		5056100742
La Luz Landowners Association	Jonathan	Abdalla	laluzlandowners@azulstar.com	6 Tumbleweed NW	Albuquerque	NM	87120	5053217795	5058973030
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120		5058982114
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	ekhaley@comcast.net	6005 Chaparral Circle NW	Albuquerque	NM	87114	5054074381	
Taylor Ranch NA	Diana	Shea	secretary@trna.org	5113 Spinning Wheel Road NW	Albuquerque	NM	87120	5059343308	5058986633
Taylor Ranch NA	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120		5058982114

You will need to e-mail each of the listed contacts and let them know that you are applying for a permit for your project. You can use this online link to find template language if you're not sure what information you need to include in your e-mail. <https://www.cabq.gov/planning/urban-design-development/public-notice>

If your permit application or project requires a neighborhood meeting, you can click on this link to find template language to use in your e-mail notification: <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If you have questions about what type of notification is required for your particular project, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido#page=393>

Once you have e-mailed the contact individuals in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your permit application and submit it to the Planning Department for approval. **PLEASE NOTE:** The ONC does not have any jurisdiction over any other aspect of your permit application beyond the neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, or project plans, so we encourage you to contact the Planning Department at: 505-924-3860 or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

If your permit or project requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

Thanks,



Dalaina L. Carmona

Senior Administrative Assistant

Office of Neighborhood Coordination

2/4/2021

Isaacson & Arfman, Inc. Mail - Coors Blvd NW & Mirandaela St NW Neighborhood Meeting Inquiry

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** webmaster@cabq.gov
Sent: Thursday, February 04, 2021 11:07 AM
To: Office of Neighborhood Coordination <ruthl@iacivil.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:

Development Review Board

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

Contact Name

Ruth T Lozano

Telephone Number

5052688828

Email Address

ruthl@iacivil.com

Company Name

Isaacson & Arfman

Company Address

128 Monroe Street NE

City

Albuquerque

State

NM

ZIP

87108

Legal description of the subject site for this project:

Tract 4 Plat of North Andaluca at La Luz

Physical address of subject site:

Subject site cross streets:

Coors Blvd NW & Mirandaela St NW

Other subject site identifiers:

This site is located on the following zone atlas page:

E-12

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



Ian Anderson <ian@iacivil.com>

Coors Blvd NW & Mirandela St NW Neighborhood Meeting Inquiry- Vacation of Right-of-way & Public Easement

1 message

Ian Anderson <ian@iacivil.com>

Thu, Feb 18, 2021 at 5:47 PM

To: dgj1958@gmail.com, laluzlandowners@azulstar.com

Hi,

I've received your email and contact info as the Neighborhood Association Rep for the La Luz Landowners Association from the City of Albuquerque's Office of Neighborhood Coordination.

We are seeking two vacation actions on the existing public right-of-way (ROW) and public utility easement (PUE) along Antequera Rd NW. The vacation of ROW and PUE is associated with the new development on Tract 4 (Overture Andalucia) as an exchange to match the constructed conditions of Antequera Rd NW. The exchange will also dedicate public ROW and PUE that follow the existing 'bulb' of Antequera Rd NW and is shown in the attached sketch plat exhibit (clouded in red on sht 2 & 3).

As part of the vacation process, we are required to notify neighborhood associations in the project's vicinity regarding this action and, if necessary, hold a pre-application neighborhood meeting detailing the proposed actions. Please see the attached Neighborhood Meeting request for additional information.

Please let me know if you would like to hold a Neighborhood meeting on the Vacation of ROW and PUE, and I will follow-up with a meeting time that works for all parties.

Thanks,

Ian M. N. Anderson, P.E.

Project Engineer

Isaacson & Arfman, Inc.

128 Monroe St. N.E.

Albuquerque, NM 87108

Phone: (505) 268-8828

ian@iacivil.com

2 attachments

**2021-02-18_Andalucia_NA_meeting_request_LaLuz.pdf**

182K

**2021-01-20_Andalucia_Sketch_Plat_vacations_exhibit.pdf**

1407K



Ian Anderson <ian@iacivil.com>

Coors Blvd NW & Mirandela St NW Neighborhood Meeting Inquiry- Vacation of Right-of-way & Public Easement

1 message

Ian Anderson <ian@iacivil.com>

Thu, Feb 18, 2021 at 5:50 PM

To: secretary@trna.org, aboard111@gmail.com

Cc: Fred Arfman <freda@iacivil.com>, Bryan Bobrick <bryanb@iacivil.com>

Hi,

I've received your email and contact info as the Neighborhood Association Rep for the La Luz Landowners Association from the City of Albuquerque's Office of Neighborhood Coordination.

We are seeking two vacation actions on the existing public right-of-way (ROW) and public utility easement (PUE) along Antequera Rd NW. The vacation of ROW and PUE is associated with the new development on Tract 4 (Overture Andalucia) as an exchange to match the constructed conditions of Antequera Rd NW. The exchange will also dedicate public ROW and PUE that follow the existing 'bulb' of Antequera Rd NW and is shown in the attached sketch plat exhibit (clouded in red on sht 2 & 3).

As part of the vacation process, we are required to notify neighborhood associations in the project's vicinity regarding this action and, if necessary, hold a pre-application neighborhood meeting detailing the proposed actions. Please see the attached Neighborhood Meeting request for additional information.

Please let me know if you would like to hold a Neighborhood meeting on the Vacation of ROW and PUE, and I will follow-up with a meeting time that works for all parties.

Thanks,

Ian M. N. Anderson, P.E.

Project Engineer

Isaacson & Arfman, Inc.

128 Monroe St. N.E.

Albuquerque, NM 87108

Phone: (505) 268-8828

ian@iacivil.com

2 attachments

**2021-02-18_Andalucia_NA_meeting_request_TaylorRanch.pdf**

182K

**2021-01-20_Andalucia_Sketch_Plat_vacations_exhibit.pdf**

1407K



Ian Anderson <ian@iacivil.com>

Coors Blvd NW & Mirandela St NW Neighborhood Meeting Inquiry- Vacation of Right-of-way & Public Easement

1 message

Ian Anderson <ian@iacivil.com>

Thu, Feb 18, 2021 at 5:48 PM

To: aboard111@gmail.com, ekhaley@comcast.net

Cc: Fred Arfman <freda@iacivil.com>, Bryan Bobrick <bryanb@iacivil.com>

Hi,

I've received your email and contact info as the Neighborhood Association Rep for the La Luz Landowners Association from the City of Albuquerque's Office of Neighborhood Coordination.

We are seeking two vacation actions on the existing public right-of-way (ROW) and public utility easement (PUE) along Antequera Rd NW. The vacation of ROW and PUE is associated with the new development on Tract 4 (Overture Andalucia) as an exchange to match the constructed conditions of Antequera Rd NW. The exchange will also dedicate public ROW and PUE that follow the existing 'bulb' of Antequera Rd NW and is shown in the attached sketch plat exhibit (clouded in red on sht 2 & 3).

As part of the vacation process, we are required to notify neighborhood associations in the project's vicinity regarding this action and, if necessary, hold a pre-application neighborhood meeting detailing the proposed actions. Please see the attached Neighborhood Meeting request for additional information.

Please let me know if you would like to hold a Neighborhood meeting on the Vacation of ROW and PUE, and I will follow-up with a meeting time that works for all parties.

Thanks,

Ian M. N. Anderson, P.E.

Project Engineer

Isaacson & Arfman, Inc.

128 Monroe St. N.E.

Albuquerque, NM 87108

Phone: (505) 268-8828

ian@iacivil.com

2 attachments

**2021-02-18_Andalucia_NA_meeting_request_WCNA.pdf**

182K

**2021-01-20_Andalucia_Sketch_Plat_vacations_exhibit.pdf**

1407K



Ian Anderson <ian@iacivil.com>

Re: Coors Blvd NW & Mirandela St NW Neighborhood Meeting Inquiry- Vacation of Right-of-way & Public Easement

1 message

Dan Jensen <dgj1958@gmail.com>
To: Ian Anderson <ian@iacivil.com>

Mon, Feb 22, 2021 at 4:16 PM

La Luz does not require a meeting on this matter.

Dan Jensen
President, La Luz Landowners's Association

On Mon, Feb 22, 2021 at 2:15 PM Ian Anderson <ian@iacivil.com> wrote:

Hello,

Just wanted to follow up on my previous email, in regards to the Vacation action item we will be seeking fronting Tract 4 of North Andalucia at La Luz.

Please let me know if you or the La Luz Landowners association would like to hold a neighborhood meeting on the vacation.

Thanks,

Ian M. N. Anderson, P.E.
Project Engineer
Isaacson & Arfman, Inc.
128 Monroe St. N.E.
Albuquerque, NM 87108
Phone: (505) 268-8828
ian@iacivil.com

On Thu, Feb 18, 2021 at 5:47 PM Ian Anderson <ian@iacivil.com> wrote:

Hi,

I've received your email and contact info as the Neighborhood Association Rep for the La Luz Landowners Association from the City of Albuquerque's Office of Neighborhood Coordination.

We are seeking two vacation actions on the existing public right-of-way (ROW) and public utility easement (PUE) along Antequera Rd NW. The vacation of ROW and PUE is associated with the new development on Tract 4 (Overture Andalucia) as an exchange to match the constructed conditions of Antequera Rd NW. The exchange will also dedicate public ROW and PUE that follow the existing 'bulb' of Antequera Rd NW and is shown in the attached sketch plat exhibit (clouded in red on sht 2 & 3).

As part of the vacation process, we are required to notify neighborhood associations in the project's vicinity regarding this action and, if necessary, hold a pre-application neighborhood meeting detailing the proposed actions. Please see the attached Neighborhood Meeting request for additional information.

Please let me know if you would like to hold a Neighborhood meeting on the Vacation of ROW and PUE, and I will follow-up with a meeting time that works for all parties.

Thanks,

Ian M. N. Anderson, P.E.
Project Engineer
Isaacson & Arfman, Inc.
128 Monroe St. N.E.
Albuquerque, NM 87108



Ian Anderson <ian@iacivil.com>

Meeting Notice

1 message

Rene' Horvath <aboard111@gmail.com>
To: Ian Anderson <ian@iacivil.com>
Cc: Maggie Gould <MGould@cabq.gov>

Dear Ian,

Thank you for your notification. At this point TRNA will not be requesting a meeting, regarding the Public Coors Blvd. Retainer wall/variance request.

Thank you,
Rene' Horvath
TRNA

Coors Blvd NW & Mirandela St NW Neighborhood Meeting Inquiry- Vacation of Right-of-way & Public Ea



Ian Anderson <ian@iacivil.com>

to me, ekhaley, Fred, Bryan

Hi,

I've received your email and contact info as the Neighborhood Association Rep for the La Luz Landowners Association from the City of Albuquerque's Office of Neighborhood Cor

We are seeking two vacation actions on the existing public right-of-way (ROW) and public utility easement (PUE) along Antequera Rd NW. The vacation of ROW and PUE is ass conditions of Antequera Rd NW. The exchange will also dedicate public ROW and PUE that follow the existing 'bulb' of Antequera Rd NW and is shown in the attached sketch p

As part of the vacation process, we are required to notify neighborhood associations in the project's vicinity regarding this action and, if necessary, hold a pre-application neighbor information.

Please let me know if you would like to hold a Neighborhood meeting on the Vacation of ROW and PUE, and I will follow-up with a meeting time that works for all parties.

Thanks,

Ian M. N. Anderson, P.E.
Project Engineer
Isaacson & Arfman, Inc.
128 Monroe St. N.E.
Albuquerque, NM 87108
Phone: (505) 268-8828
ian@iacivil.com



Virus-free. www.avg.com



Ruth Lozano <ruthl@iacivil.com>

RE: BUFFER MAP/PROPERTY OWNERS

1 message

Ewell, Diego <dewell@cabq.gov>
To: Ruth Lozano <ruthl@iacivil.com>

Thu, Feb 4, 2021 at 12:08 PM

Hello Ruth,

I have included the buffer map with 100 ft. excluding the right of way, also I have included the list of property owners with-
in the buffer please let me know if you have any questions.

Thank You,

**Diego Ewell**

senior office assistant

administration

o 505.924.3811

e dewell@cabq.gov

cabq.gov/planning

From: Ruth Lozano <ruthl@iacivil.com>
Sent: Thursday, February 4, 2021 11:13 AM
To: Ewell, Diego <dewell@cabq.gov>
Subject: BUFFER MAP/PROPERTY OWNERS**External**

Please provide the buffer map and list of property owners within 100 feet from designated property on attached Zone Map E-12.

Legal Description: Tract 4 Plat of North Andalucia at Las Luz

Thank you, Ruth.

--

Ruth Lozano
Office Manager

Isaacson & Arfman, P.A.
Consulting Engineering Associates
128 Monroe St. N.E.
Albuquerque, NM 87108
Phone: (505)268-8828
Fax: (505)268-2632

=====

This message has been analyzed by Deep Discovery Email Inspector.

2 attachments

 **Buffer Map - Coors & Mirandela St NW.pdf**
608K

 **List of Property Owners - Coors & Mirandela St NW.docx**
13K

March 3, 2021

TO: All Neighbors Located within 100 feet of the referenced property

**RE: PR-2020-0004086 & PS-2021-00028 Overture Andalucia
(Existing Legal: Tract 4, North Andalucia at La Luz Subdivision)**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public **ONLINE ZOOM MEETING** Wednesday, **March 31, 2021** beginning at **9:00 a.m.**

For additional meeting information, agenda, and zoom link, see <http://www.cabq.gov/planning/boards-commissions>.


To contact planning staff, email devhelp@cabq.gov, or call the Planning Department at 505-924-3860.

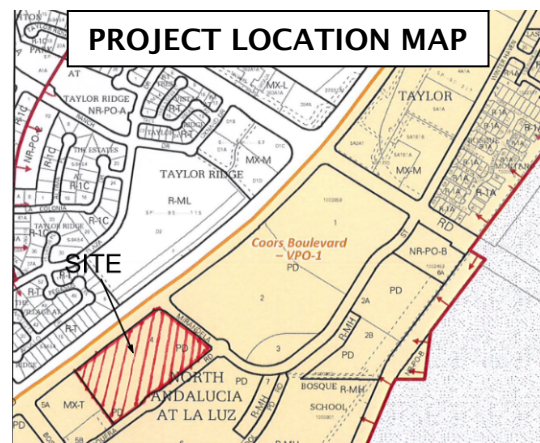
Property address: 5301 Antequera Rd NW, Southwest corner of Mirandela St and Antequera Rd
Name of owner: CRP-GREP Overture Andalucia Owner, LLC
Name of applicant: Isaacson & Arfman, Inc.
Summary of Project/Request:

- Revised plat for a 171-unit private, gated senior living apartment complex.
- Vacation of existing public right-of-way, as part of an exchange to correct a discrepancy between the existing constructed roadway and platted limits of public right-of-way. Additional public right-of-way will be dedicated to match the constructed roadway.
- Vacation of an existing public utility easement, tied to the existing public right-of-way that will be vacated. New public utility easement will be dedicated based off of the corrected limits of public right-of-way.

If you have questions or concerns please call me at (505) 268-8828 or email me at ian@iacivil.com.

Sincerely,
ISAACSON & ARFMAN


Ian M. N. Anderson, P.E.





Ian Anderson <ian@iacivil.com>

Public Meeting Notice - Vacation of Right-of-way along Antequera Rd. NW

1 message

Ian Anderson <ian@iacivil.com>

Thu, Mar 4, 2021 at 4:11 PM

To: Dan Jensen <dgj1958@gmail.com>, laluzlandowners@azulstar.com

Cc: Fred Arfman <freda@iacivil.com>, Bryan Bobrick <bryanb@iacivil.com>

Good afternoon Dan & Jonathan,

Following up on the neighborhood meeting inquiry I sent previously, please see the attached for the public meeting notice for the vacation of right-of-way action along Antequera Rd NW.

The public meeting for the vacation of right-of-way will be held on **March 31, 2021**, beginning at **9:00 am**. The public meeting will be held virtually using Zoom, and the specific Zoom meeting link/id info will be listed on the **March 31, 2021** meeting agenda. Please visit the link below for additional information and access to the meeting agenda, once it is posted.

<https://www.cabq.gov/planning/boards-commissions/development-review-board>

Please let me know if you have any questions.

Thanks,

Ian M. N. Anderson, P.E.

Project Engineer

Isaacson & Arfman, Inc.

128 Monroe St. N.E.

Albuquerque, NM 87108

Phone: (505) 268-8828

ian@iacivil.com



2021-03-04_andalucia_neighbor_associations_notification.pdf

700K



Ian Anderson <ian@iacivil.com>

Public Meeting Notice - Vacation of Right-of-way along Antequera Rd. NW

1 message

Ian Anderson <ian@iacivil.com>

Thu, Mar 4, 2021 at 4:12 PM

To: Rene' Horvath <aboard111@gmail.com>, ekhaley@comcast.net

Cc: Bryan Bobrick <bryanb@iacivil.com>, Fred Arfman <freda@iacivil.com>

Good afternoon Rene & Elizabeth,

Following up on the neighborhood meeting inquiry I sent previously, please see the attached for the public meeting notice for the vacation of right-of-way action along Antequera Rd NW.

The public meeting for the vacation of right-of-way will be held on **March 31, 2021**, beginning at **9:00 am**. The public meeting will be held virtually using Zoom, and the specific Zoom meeting link/id info will be listed on the **March 31, 2021** meeting agenda. Please visit the link below for additional information and access to the meeting agenda, once it is posted.

<https://www.cabq.gov/planning/boards-commissions/development-review-board>

Please let me know if you have any questions.

Thanks,

Ian M. N. Anderson, P.E.

Project Engineer

Isaacson & Arfman, Inc.

128 Monroe St. N.E.

Albuquerque, NM 87108

Phone: (505) 268-8828

ian@iacivil.com



2021-03-04_andalucia_neighbor_associations_notification.pdf

700K



Ian Anderson <ian@iacivil.com>

Public Meeting Notice - Vacation of Right-of-way along Antequera Rd. NW

1 message

Ian Anderson <ian@iacivil.com>

Thu, Mar 4, 2021 at 4:34 PM

To: secretary@trna.org, Rene' Horvath <aboard111@gmail.com>

Cc: Fred Arfman <freda@iacivil.com>, Bryan Bobrick <bryanb@iacivil.com>

Good afternoon Diana & Rene,

Following up on the neighborhood meeting inquiry I sent previously, please see the attached for the public meeting notice for the vacation of right-of-way action along Antequera Rd NW.

The public meeting for the vacation of right-of-way will be held on **March 31, 2021**, beginning at **9:00 am**. The public meeting will be held virtually using Zoom, and the specific Zoom meeting link/id info will be listed on the **March 31, 2021** meeting agenda. Please visit the link below for additional information and access to the meeting agenda, once it is posted.

<https://www.cabq.gov/planning/boards-commissions/development-review-board>

Please let me know if you have any questions.

Thanks,

Ian M. N. Anderson, P.E.

Project Engineer

Isaacson & Arfman, Inc.

128 Monroe St. N.E.

Albuquerque, NM 87108

Phone: (505) 268-8828

ian@iacivil.com

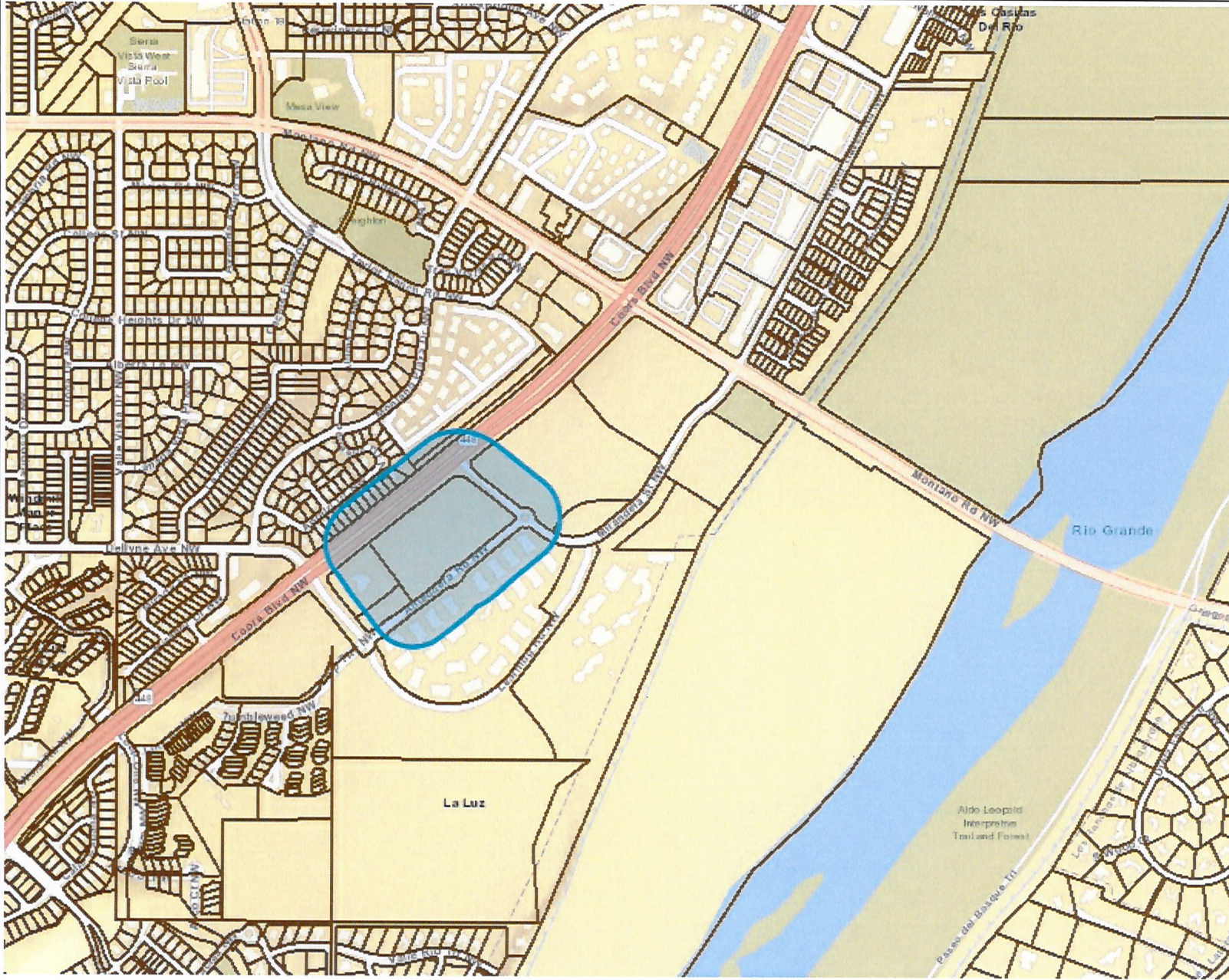


2021-03-04_andalucia_neighbor_associations_notification.pdf

700K



Coors & Mirandela St NW



Legend

- Bernalillo County Parcels

Notes

Buffer: 270 Ft.
ROW Coors Blvd NW: 170 Ft.

1,816 0 908 1,816 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
2/4/2021 © City of Albuquerque

1: 10,896

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

AMERICAN REALPROP
5601 TAYLOR RANCH DR NW
ALBUQUERQUE NM 87120

GUZMAN DAVID L & MARIA E
5300 APOLLO DR NW
ALBUQUERQUE NM 87120-5710

BLEA WALTER A & FLORA
5308 APOLLO DR NW
ALBUQUERQUE NM 87120

SAAVEDRA CHARISSA
5316 APOLLO DR NW
ALBUQUERQUE NM 87120-5710

SILVER LEAF VENTURES LLC
5319 MENAUL BLVD NE
ALBUQUERQUE NM 87110

ALVERSON DALE H
5324 APOLLO DR NW
ALBUQUERQUE NM 87120-5710

GARCIA JOHN & ROSE MARIE
5304 APOLLO DR NW
ALBUQUERQUE NM 87120

SILVER LEAF VENTURES LLC
5319 MENAUL BLVD NE
ALBUQUERQUE NM 87110

DADIAN PATRICIA A TRUSTEE RVT
5332 APOLLO DR NW
ALBUQUERQUE NM 87120-5710

RAMOS CHARLES L
1024 BADGER CT
SANTA ROSA CA 95409

ANDALUCIA VILLAS LLLP
300 BENTON RD
BOSSIER CITY LA 71111

APODACA ROBERT J
5328 APOLLO DR NW
ALBUQUERQUE NM 87120-5710

BROUGHTON RANDALL J
5224 APOLLO DR NW
ALBUQUERQUE NM 87120

GARCIA ERIC & JARAMILLO DENISE
5228 APOLLO DR NW
ALBUQUERQUE NM 87120-5708

SALAZAR ANGIE R
5320 APOLLO DR NW
ALBUQUERQUE NM 87120

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-2248

KARA AZIM HAJI SIDDIK TRUSTEE KARA
RVT
5336 APOLLO DR NW
ALBUQUERQUE NM 87120

VASQUEZ ROBERTO P
5232 APOLLO DR NW
ALBUQUERQUE NM 87120-5708

CORDOVA LOUIE
PO BOX 67941
ALBUQUERQUE NM 87193

US NEW MEXICO FEDERAL CREDIT
UNION
3939 OSUNA RD NE
ALBUQUERQUE NM 87109

US NEW MEXICO FEDERAL CREDIT
UNION
3939 OSUNA RD NE
ALBUQUERQUE NM 87109

Isaacson & Arfman, Inc.
128 Monroe Street NE
Albuquerque, NM 87108



American Realprop
5601 Taylor Ranch Dr. NW
Albuquerque, NM 87120

Isaacson & Arfman, Inc.
128 Monroe Street NE
Albuquerque, NM 87108



David L & Maria E Guzman
5300 Apollo Dr. NW
Albuquerque, NM 87120-5710

Isaacson & Arfman, Inc.
128 Monroe Street NE
Albuquerque, NM 87108



Walter A & Flora Blea
5308 Apollo Dr. NW
Albuquerque, NM 87120

Isaacson & Arfman, Inc.
128 Monroe Street NE
Albuquerque, NM 87108



Charissa Saavedra
5316 Apollo Dr. NW
Albuquerque, NM 87120-5710

Isaacson & Arfman, Inc.
128 Monroe Street NE
Albuquerque, NM 87108



Silver Leaf ventures LLC
5319 Menaul Blvd. NE
Albuquerque, NM 87110

Isaacson & Arfman, Inc.
128 Monroe Street NE
Albuquerque, NM 87108



Dale H Alverson
5324 Apollo Dr. NW
Albuquerque, NM 87120-5710

Isaacson & Arfman, Inc.
128 Monroe Street NE
Albuquerque, NM 87108



John & Rose Marie Garcia
5304 Apollo Dr. NW
Albuquerque, NM 87120

Isaacson & Arfman, Inc.
128 Monroe Street NE
Albuquerque, NM 87108



Patricia A Dadian Trustee RVT
5332 Apollo Dr. NW
Albuquerque, NM 87120-5710

Isaacson & Arfman, Inc.
128 Monroe Street NE
Albuquerque, NM 87108



Charles L Ramos
1024 Badger Ct
Santa Rosa, CA 95409

Isaacson & Arfman, Inc.
128 Monroe Street NE
Albuquerque, NM 87108



Andalucia Villas LLLP
300 Benton Rd
Bossier City, LA 71111

Isaacson & Arfman, Inc.
128 Monroe Street NE
Albuquerque, NM 87108



Robert J Apodaca
5328 Apollo Dr. NW
Albuquerque, NM 87120-5710

Isaacson & Arfman, Inc.
128 Monroe Street NE
Albuquerque, NM 87108



Randall J Broughton
5224 Apollo Dr. NW
Albuquerque, NM 87120

Isaacson & Arfman, Inc.
128 Monroe Street NE
Albuquerque, NM 87108



Eric Garcia & Denise Jaramillo
5228 Apollo Dr. NW
Albuquerque, NM 87120-5708

Isaacson & Arfman, Inc.
128 Monroe Street NE
Albuquerque, NM 87108



Angie R Salazar
5320 Apollo Dr. NW
Albuquerque, NM 87120

Isaacson & Arfman, Inc.
128 Monroe Street NE
Albuquerque, NM 87108



City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103-2248

Isaacson & Arfman, Inc.
128 Monroe Street NE
Albuquerque, NM 87108



Kara Azim Haji Siddik Trustee Kara RVT
5336 Apollo Dr. NW
Albuquerque, NM 87120

Isaacson & Arfman, Inc.
128 Monroe Street NE
Albuquerque, NM 87108



Roberto P Vasquez
5232 Apollo Dr. NW
Albuquerque, NM 87120-5708

Isaacson & Arfman, Inc.
128 Monroe Street NE
Albuquerque, NM 87108



Louie Cordova
P.O. Box 67941
Albuquerque, NM 87193

Isaacson & Arfman, Inc.
128 Monroe Street NE
Albuquerque, NM 87108



US New Mexico Federal Credit Union
3939 Osuna Rd NE
Albuquerque, NM 87109



DEVELOPMENT REVIEW BOARD

Agenda

ONLINE ZOOM MEETING

February 24, 2021

- Jolene Wolfley..... DRB Chair
- Jeanne Wolfenbarger Transportation
- Kris Cadena Water Authority
- Ernest Armijo.Hydrology
- Carl Garcia.....Code Enforcement
- Cheryl Somerfeldt.....Parks and Rec

Angela Gomez ~ DRB Hearing Monitor

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT ANGELA GOMEZ, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: DEFERRAL OF CASES WILL BE ANNOUNCED AT THE BEGINNING OF THE AGENDA.

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW. PER THE DRB RULES OF PROCEDURE, AN INDEFINITE DEFERRAL REQUIRES A RE-APPLICATION AND REPAYMENT OF ALL APPLICATION FEES.

NOTE: CLICK ON THE BLUE HIGHLIGHTED PROJECT # LINK TO ACCESS THE CASE. (Place mouse over hyperlink, right-click, choose "open hyperlink")

A. Call to Order: 9:00 A.M.

B. Changes and/or Additions to the Agenda

Motion to amend the rules to allow a virtual meeting because of the public health emergency.

Remote Meeting Information:

<https://cabq.zoom.us/j/98268903572> (Place mouse over hyperlink, right-click, choose "open hyperlink")

Meeting ID: 982 6890 3572

By phone +1 312 626 6799 or Find your local number: <https://cabq.zoom.us/j/98268903572>

MAJOR CASES

1. [Project #PR-2019-002277](#)

(1002962)

SI-2019-00246 – SITE PLAN

****AGENT REQUESTS DEFERRAL TO APRIL 21ST, 2021.**

RESPEC agent(s) for RAINBOW PASEO, LLC request(s) the aforementioned action(s) for all or a portion of TRACT A PLAT OF TRACTS A, B AND C CANTATA AT THE TRAILS UNIT 2 (BEING A REPLAT OF TRACT OS-4 THE TRAILS UNIT 2 & TRACT A TAOS AT THE TRAILS UNIT 2), zoned R-ML, located on OAKRIDGE ST NW between OAKRIDGE ST NW and TREE LINE AVE NW, containing approximately 3.26 acre(s). (C-9) [Deferred from 8/15/19, 10/9/19, 12/4/19, 2/5/20, 3/4/20, 4/15/20, 6/3/20, 8/5/20], 9/30/20, 10/14/20, 12/16/20]

PROPERTY OWNERS: RV LOOP LLC

REQUEST: 52 UNIT TOWNHOME DEVELOPMENT

2. [Project #1011598](#)
18DRB-70137 - VACATION OF PUBLIC RIGHT-OF-WAY
18DRB-70138 - SIDEWALK VARIANCE
18DRB-70139 - SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS
18DRB-70140 - PRELIMINARY/FINAL PLAT
- BOB KEERAN**, request(s) the aforementioned action(s) for all or a portion of: **Lot(s) 17 & 18, Block(s) 4, Tract(s) 3, NORTH ALBQ ACRES Unit 3**, zoned PD (RD/5DUA), located on **VENTURA ST NE** between **SIGNAL AVE NE** and **ALAMEDA BLVD NE**, containing approximately 2 acre(s). (C-20) [Deferred from 5/16/18, 6/13/18, 7/18/18/, 8/8/18, 9/12/18, 10/24/18, 12/5/18, 12/19/18, 1/9/19, 1/23/19, 2/13/19, 2/27/19, 3/20/19, 4/17/19, 4/24/19, 6/5/19, 7/10/19, 8/7/19, 9/18/19, 10/30/19, 12/11/19, 1/29/20, 4/22/20, 6/24/20, 8/26/20, 10/28/20, 12/16/20].
-
3. [PR-2020-004030](#)
(1002566, 1004501, 1004503)
- SI-2020-00540 - SITE PLAN**
- TIERRA WEST, LLC** agent(s) for **CALABACILLAS GROUP C/O DONALD HARVILLE** request(s) the aforementioned action(s) for all or a portion of: **TRACT E-1 PLAT OF TRACTS D-1, E-1 AMAFCA BLACK ARROYO CHANNEL ROW PARADISE HEIGHTS UNIT 1** zoned MX-M, located at **GOLF COURSE RD NW** between **GOLF COURSE RD NW, BLACK ARROYO** and **WESTSIDE BLVD** containing approximately 8.77 acre(s). (A-12,13) *Deferred from 1/27/21]*
****AGENT REQUESTS DEFERRAL TO MARCH 10TH, 2021.**
- PROPERTY OWNERS:** CALABACILLAS GROUP C/O DONALD HARVILLE
REQUEST: SITE PLAN FOR APARTMENT WITH MORE THAN 50 UNITS
-
4. [PR-2020-004820](#)
(1003119)
- SI-2020-001468 – SITE PLAN**
- CONSENSUS PLANNING INC.** agent(s) for **MOUNTAIN CLASSIC REAL ESTATE** request(s) the aforementioned action(s) for all or a portion of: **TRACT 4-B1, HOME DEVELOPMENT ADDITION** zoned MX-M located at **25 HOTEL CIRCLE NE** between **LOMAS BLVD** and **INTERSTATE 40**, containing approximately 5.043 acre(s). (K-21)[*Deferred from 1/13/21, 2/3/21]*
- PROPERTY OWNERS:** AMERSTONE INVESTMENTS LLC
REQUEST: SITE PLAN FOR CONVERSION OF HOTEL TO MULTI-FAMILY RESIDENTIAL USE
-
5. [PR-2020-004683](#)
SI-2021-00029 – SITE PLAN
- CONSENSUS PLANNING** agent(s) for **REMBE COURTYARDS LLC** request(s) the aforementioned action(s) for all or a portion of: **NORTH 5 FEET LOT 18, LOTS 19-21 & 22-A-1, BLOCK 24, UNIVERSITY HEIGHTS ADDITION** zoned MX-M located at **2720 CENTRAL/109 VASSAR** between **PRINCETON DR/CENTRAL AVE** and **VASSAR DR/SILVER AVE**, containing approximately 1.01 acre(s). (K-16)[*Deferred from 2/10/21]*
- PROPERTY OWNERS:** REMBE COURTYARDS LLC
REQUEST: 6 STORY MULTI-FAMILY RESIDENTIAL DEVELOPMENT CONTAINING 108 DWELLING UNITS. EXISTING COMMERCIAL BUILDING FRONTING CENTRAL AVE TO REMAIN.
-

MINOR CASES

6. [**PR-2018-001579**](#)
SD-2021-00168 – VACATION OF PUBLIC EASEMENT
- WILL GLEASON, DEKKER/PERICH/SABATINI** agent(s) for **DARIN SAND, WINROCK PARTNERS LLC** request(s) the aforementioned action(s) for all or a portion of: **PARCEL E-1-A REPLAT OF PARCEL A-1-A-1-A & PARCEL E-1-A, WINROCK CENTER ADDITION** zoned MX-M, located at **7500 INDIAN SCHOOL RD between PENNSYLVANIA ST and INDIAN SCHOOL RD**, containing approximately 3.88 acre(s). (J-19)
- PROPERTY OWNERS:** DARIN SAND, WINROCK PARTNERS LLC
REQUEST: VACATION OF PUBLIC EASEMENT TO FACILITATE THE DEVELOPMENT OF A NEW 199-UNIT MULTI-FAMILY DEVELOPMENT ON A VACANT LOT LOCATED WITHIN THE WINROCK TOWN CENTER AT 7500 INDIAN SCHOOL RD
-
7. [**PR-2019-002765**](#)
VA-2021-00010 – SIDEWALK WAIVER
- CSI – CARTESIAN SURVEY'S INC.** agent(s) for **RED SHAMROCK 4, LLC** request(s) the aforementioned action(s) for all or a portion of: **LOT 9, COORS PAVILION**, zoned NR-C, located at **5801 ST JOSEPHS DR NW**, containing approximately 14.1982 acre(s). (G-11)*[Deferred from 2/3/21]*
****AGENT REQUESTS DEFERRAL TO MARCH 3RD, 2021.**
- PROPERTY OWNERS:** RED SHAMROCK 4, LLC
REQUEST: WAIVER FROM SIDEWALK REQUIREMENTS UNTIL DEVELOPMENT OF SUBDIVIDED LOTS 8 & 9 OF COORS PAVILION, LOT BY LOT
-
8. [**PR-2019-002765**](#)
SD-2020-00218 – PRELIMINARY/FINAL PLAT
- RED SHAMROCK** request(s) the aforementioned action(s) for all or a portion of: **LOTS 8A, 8B, 9A, 9B, 9C**, zoned NR-C, located on **ST. JOSEPHS DR NW between ATRISCO DR NW and COORS BLVD NW**, containing approximately 14.5 acre(s). (G-11)*[Deferred from 12/16/20, 1/6/21, 1/27/21, 2/3/21]*
****AGENT REQUESTS DEFERRAL TO MARCH 3RD, 2021.**
- PROPERTY OWNERS:** RED SHAMROCK
REQUEST: SUBDIVIDE 2 EXISTING LOTS INTO 5 LOTS
-

9. [PR-2019-002976](#)
SD-2020-00210 – PRELIMINARY/FINAL PLAT
VA-2020-00447 – SIDEWALK WAIVER
(Sketch plat 10/23/19)
- CSI – CARTESIAN SURVEYS, INC. agent(s) for BEELING ARMIJO request(s) the aforementioned action(s) for all or a portion of: **LOT 9, EASTERLY PORTION OF 20 FT LOT 8 AND PORTION OF LOT 10, BLOCK 2, SANDIA MANOR** zoned R-1D, located at **17400 HILLDALE RD NE between HILDALE RD NE and CAMINO DE LA SIERRA NE**, containing approximately 0.5108 acre(s). (K-23) *{Deferred from 12/9/2, 1/13/210, 1/27/21, 2/3/21}*
****AGENT REQUESTS DEFERRAL TO MARCH 17th, 2021.**
- PROPERTY OWNERS:** BEELING ARMIJO
REQUEST: SUBDIVIDE LOTS, ELIMINATE INTERIOR LOT LINES OF 3 EXISTING LOTS CREATING ONE NEW LOT, DEDICATE EASEMENTS
-
10. [PR-2019-002609](#)
SD-2020-00217 – PRELIMINARY/FINAL PLAT
- ARCH + PLAN LAND USE CONSULTANTS agent(s) for JAB RE INVESTMENTS LLC request(s) the aforementioned action(s) for all or a portion of: **LOT 14, FLORAL GARDENS**, zoned R-1, located at **2454 ROSE NW between FLORAL RD and SARITA AVE**, containing approximately 0.4117 acre(s). (H-13)*[Deferred from 12/16/20, 1/27/21]*
- PROPERTY OWNERS:** JABRE INVESTMENTS LLC
REQUEST: CREATE 2 LOTS FROM 1 EXITING LOT
-
11. [PR-2019-002604](#)
VA-2021-00041 – SIDEWALK WIDTH WAIVER
- ARCH + PLAN LAND USE CONSULTANTS agent(s) for 4SP request(s) the aforementioned action(s) for all or a portion of: **261-A, TOWN OF ATRISCO**, zoned NR-C, **located at 6030 ILIFF RD between COORS BLVD and ESTANCIA DR**, containing approximately 4-4844 acre(s). (H-11)
- PROPERTY OWNERS:** 4SP HOTELS LLC
REQUEST: WAIVER OF 1 FOOT TO THE REQUIRED 5 FOOT MINUMUM SIDEWALK WIDTH
-
12. [PR-2019-002604](#)
SD-2021-00022 – PRELIMINARY/FINAL PLAT (sketch plat 7-9-20)
- ARCH + PLAN LAND USE CONSULTANTS agent(s) for 4SP HOTELS LLC request(s) the aforementioned action(s) for all or a portion of: **261-A, TOWN OF ATRISCO GRANT**, zoned NR-C, located at **6030 ILIFF RD NW between COORS BLVD and ESTANCIA DR**, containing approximately 4.4844 acre(s). (H-11) *[Deferred from 2/10/21]*
- PROPERTY OWNERS:** 4SP HOTELS LLC
REQUEST: CREATE 2 LOTS FROM 1 EXISTING LOT
-

13. [PR-2020-004765](#)
[VA-2021-00042](#) – SIDEWALK WIDTH
WAIVER
- ARCH + PLAN LAND USE CONSULTANTS agent(s) for S & S DEVELOPMENT request(s) the aforementioned action(s) for all or a portion of: **LOTS 20 THRU 27, BLOCK 8, CARTERS SUBDIVISION**, zoned MX-L, located at **3511 GIBSON BLVD SE between AMHERST DR and CARLISLE BLVE**, containing approximately 0.5475 acre(s). (L-16)
- PROPERTY OWNERS:** S & S DEVELOPMENT
REQUEST: WAIVER OF 1 FOOT TO REQUIRED MINIMUM 6 FOOT SIDEWALK WIDTH ON GIBSON BOULEVARD
-
14. [PR-2020-004765](#)
[VA-2021-00040](#) – SIDEWALK WIDTH
WAIVER
- ARCH + PLAN LAND USE CONSULTANTS agent(s) for S & S DEVELOPMENT request(s) the aforementioned action(s) for all or a portion of: **LOTS 20 THRU 27, CARTERS SUBDIVISION**, zoned MX-L, located at **3511 GIBSON BLVD**, containing approximately 0.5475 acre(s). (L-16)
- PROPERTY OWNERS:** S & S DEVELOPMENT
REQUEST: WAIVER OF 1.25 FEET TO REQUIRED MINIMUM 5 FOOT SIDEWALK WIDTH ON AMHERST AVENUE
-
15. [PR-2020-004765](#)
[SD-2021-00024](#) – PRELIMINARY/FINAL
PLAT (sketch plat 12-9-20)
- ARCH + PLAN LAND USE CONSULTANTS agent(s) for S & S DEVELOPMENT LLC request(s) the aforementioned action(s) for all or a portion of: **LOTS 20 THRU 27, BLOCK 8 CARTERS SUBDIVISION**, zoned MX-L, located at **3511 GIBSON BLVD SE between AMHERST DR and CARLISLE BLVD**, containing approximately 0.5475 acre(s). (L-16)[*Deferred from 2/10/21*]
- PROPERTY OWNERS:** S & S DEVELOPMENT LLC
REQUEST: LOT CONSOLIDATION FOR 8 LOTS INTO 1 LOT
-
16. [PR-2019-002738](#)
[SD-2021-00018](#) - PRELIMINARY/FINAL PLAT
(*Sketch Plat 10/14/20*)
- ARCH + PLAN LAND USE CONSULTANTS agent(s) for MCDONALD'S REAL ESTATE COMPANY request(s) the aforementioned action(s) for all or a portion of: **LOTS A & B BLOCK 101, BEL AIR SUBDIVISION**, zoned MX-M, located at **5900 MENAUL BLVD NE**, containing approximately 0.9457 acre(s). (H-18)[*Deferred from 2/3/21*]
****AGENT REQUESTS DEFERRAL TO MARCH 17TH, 2021.**
- PROPERTY OWNERS:** MCDONALDS REAL ESTATE COMPANY
REQUEST: LOT CONSOLIDATION FOR 2 LOTS INTO 1 LOT

SKETCH PLAT

17. [PR-2019-003051](#)
[PS-2021-00023](#) – SKETCH PLAT

ARCH + PLAN LAND USE CONSULTANTS agent for **THURGOOD RVT** requests the aforementioned action(s) for all or a portion of: **LOTS 4 & 5, FREEMAN ADDITION**, zoned R-1C, located at **4635 & 4639 GRANDE NW between GRIEGOS RD and BELROSE AVE**, containing approximately 0.97 acre(s). (F-14)

PROPERTY OWNERS: THURGOOD RVT
REQUEST: 2 LOTS INTO 4 LOTS

18. [PR-2019-003030](#)
[PS-2019-00024](#) - SKETCH PLAT

ARCH + PLAN LAND USE CONSULTANTS agent for **T GUADALUPE PLAZA NM LLC** requests the aforementioned action(s) for all or a portion of: **TRACT Y, GUADALUPE PLAZA**, zoned MX-M, located at **6211 4TH ST NW**, containing approximately 7.3453 acre(s). (E-14)

PROPERTY OWNERS: T GUADALUPE PLAZA NM LLC
REQUEST: SUBDIVIDE 1 LOT INTO 4 LOTS, GRANT EASEMENTS, RIGHT OF WAY DEDICATION

19. [PR-2021-005079](#)
[PS-2021-00026](#) – SKETCH PLAT

ARCH + PLAN LAND USE CONSULTANTS agent(s) for **REID FAMILY RVT** request(s) the aforementioned action(s) for all or a portion of: **LOTS 9 THRU 12, BLOCK 17, MONTEREY HILLS ADDITION**, zoned R-1D, located at **3335 HYDER SE between WELLESLEY DR and AMHERST DR**, containing approximately 0.9626 acre(s). (L-16)

PROPERTY OWNERS: REID FAMILY RVT
REQUEST: LOT CONSOLIDATION FOR 4 LOTS INTO 1 LOT

20. [PR-2019-002761](#)
[PS-2021-00027](#) - SKETCH PLAT

CSI - CARTESIAN SURVEYS INC. agent(s) for **LEGACY HOSPITALITY INC.** request(s) the aforementioned action(s) for all or a portion of: **LOTS 8-A, 11 & 12, BLOCK 26, NORTH ALBUQUERQUE ACRES, TRACT A** zoned MX-L, located on **MODESTO AVE NE between EAGLE ROCK AVE NE and OBSIDIAN ST NE**, containing approximately 4.7940 acre(s). (B-18 & C-18)

PROPERTY OWNERS: LEGACY HOSPITALITY INC
REQUEST: CREATE ONE LOT FROM 3 EXISTING LOTS, VACATE EASEMENTS, GRANT EASEMENTS

21. [PR-2021-005076](#)
[PS-2021-00025](#) – SKETCH PLAT

BOKAY CONSTRUCTION INC. agent for **VUELO INC** requests the aforementioned action(s) for all or a portion of: **LOT 1-P1 THRU 26-P1 & TRACT A, SAGE RANCH SUBDIVISION**, zoned R-T, located on **SNOW VISTA between SAGE ROAD SW and 86TH ST SW**, containing approximately 3.77 acre(s). (M-9)

PROPERTY OWNERS: VUELO INC

REQUEST: 26 LOTS, 1 TRACT, PREVIOUS PRELIMINARY PLAT

22. [PR-2020-0004086](#)
[PS-2021-00028](#) - SKETCH PLAT

ISAACSON & ARFMAN agent(s) for **CRP-GREP OVERTURE ANDALUCIA OWNER, LLC** request(s) the aforementioned action(s) for all or a portion of: **TRACT 4-A, NORTH ANDALUCIA AT LA LUZ**, zoned PD, located on **TRACT 4-A between ANTEQUERA RD NW and MIRANDELA ST NW**, containing approximately 7.7007 acre(s). (E-12)

PROPERTY OWNERS: GREYSTAR DEVELOPMENT GROUP LP

REQUEST: PLAT REVISION TO PUBLIC RIGHT OF WAY (DEDICATION AND VACATION) AND PUBLIC UTILITY EASEMENT EXCHANGE (DEDICATION AND VACATION) TO MATCH CONSTRUCTED CONDITION OF EXISTING ROADWAY AND PROPERTY ACROSS OF ANTEQUERA RD NW.

23. [PR-2021-0005089](#)
[PS-2021-00029](#) - SKETCH PLAT

SUPREME INVESTMENTS, LLC request(s) the aforementioned action(s) for all or a portion of: **LOT 2, PLAT OF FAITH ADDITION**, zoned MX-T, located on **4700 EUBANK BLVD NW between OSUNA RD and LAGRIMA DE ORO RD**, containing approximately 2.3467 acre(s). (F-21)

PROPERTY OWNERS: LUCERO STEVE & HOPE

REQUEST: SUBDIVIDE EXISTING PARCEL OF LAND INTO TWO TRACTS

24. Other Matters:

25. ACTION SHEET MINUTES: February 10, 2021

ADJOURN