

March 26, 2021

Jolene, Wolfley, DRB Chair
City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87103

Re: Orion Center (formerly Aviation Center of Excellence) – Vacation of Easements and Right-of-Way Submittal
Project # PS-2021-00032, DRB# 2021-004447

Dear Ms. Wolfley:

Enclosed for the Development Review Board (DRB) is our package of information in support of our request for Vacation of Public & Private Easements and vacation of Right-of-Way. The package includes the following information:

- Application for Development Review and Form V
- Seven (7) copies of the complete document that each of the easements
- Seven (7) copies of a drawing showing the easements and R/W to be vacated
- Zone atlas page M-16-Z
- Letter of Authorization from property owner
- Proof of Neighborhood Meeting Notification
- Required notices with content per IDO

The action being requested at DRB is the vacation of Seven (7) easements and a Right-of-Way further discussed below and shown in the attached exhibit.

1. This is a 10' Public Utility Easement which has no existing or planned utility lines.
2. This is a 7' Utility Easement which has no existing or planned utility lines.
3. This is a 10' Utility easement which has no existing or planned utility lines.
4. This is a 50'x100' Access easement benefiting Tract A-1-A of Airport Park. This easement has never been improved and apparently has never been used for access to Tract A-1-A of Airport Park. The tract has legal access via a permanent private access easement connecting the tract to Alamo Road – that easement is recorded in Bk A21, Pg 3784, Doc 2001075420, recorded July 2, 1001 in the records of the Bernalillo County Clerk.
5. This is a 10' PNM/MSTATC Public Underground Easement which has no existing or planned utility lines.

6. This is a 10' PNM/MSTATC Public Underground Easement. This easement will be vacated as PNM lines are being relocated with the Orion Center Project.
7. This is a 20' Public Utility Easement which contains existing telecom lines which are being relocated with the Orion Center Project.
8. The Right-of-Way of Columbia Drive south of Alamo Ave has never been improved or used for physical access. This R/W is no longer needed as a result of the Orion Center site layout which provides for a private driveway which connects the site to Alamo Ave. and Columbia Drive.

We request that this item be scheduled for the April 21st DRB hearing. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,



Joshua Lutz, PE
Project Engineer
Community Development and Planning

JJL/jcm
Enclosures

cc: Bruce Stidworthy, BHI




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 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 SW (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			

APPLICATION INFORMATION			
Applicant:		Phone:	
Address:		Email:	
City:	State:	Zip:	
Professional/Agent (if any):		Phone:	
Address:		Email:	
City:	State:	Zip:	
Proprietary Interest in Site:		List <u>all</u> owners:	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.:		Block:	Unit:
Subdivision/Addition:		MRGCD Map No.:	UPC Code:
Zone Atlas Page(s):	Existing Zoning:	Proposed Zoning	
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (Acres):	
LOCATION OF PROPERTY BY STREETS			
Site Address/Street:		Between:	and:
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			

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: 	Date:
Printed Name:	<input 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 V: Vacations of Easements or Right-of-way- DRB

Please refer to the DRB meeting schedules for dates and deadlines. Your attendance is required.

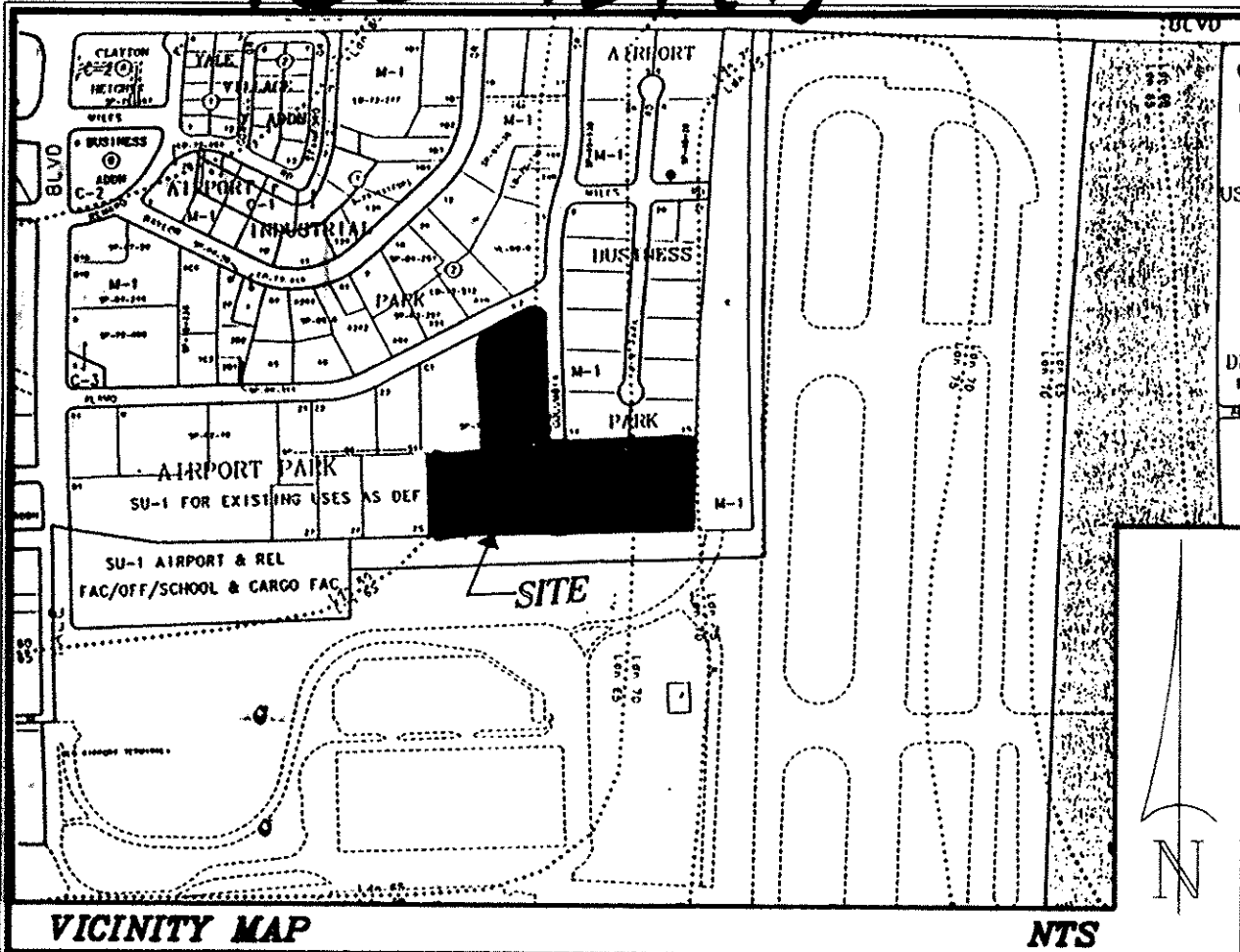
>> INFORMATION REQUIRED FOR ALL VACATION APPLICATIONS

- Interpreter Needed for Meeting? if yes, indicate language: _____
- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF *shall be organized* with the Development Review Application and this Form V at the front followed by the remaining documents *in the order provided on this form.*
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- VACATION OF PRIVATE EASEMENT**
- VACATION OF PUBLIC EASEMENT**
- VACATION OF RIGHT-OF-WAY – DRB**
- VACATION OF RIGHT-OF-WAY – COUNCIL**
 - Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)(3)
 - Copy of the complete document which created the easement(s) (7 copies, folded)
Not required for City owned public right-of-way.
 - Drawing showing the easement or right-of-way to be vacated (7 copies, not to exceed 8.5" by 11")
 - If easements, list number to be vacated 7
 - If right-of-way, square footage to be vacated (see IDO Section 14-16-6-6(K) 1.28 acres)
 - Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
 - Office of Neighborhood Coordination neighborhood meeting inquiry response
 - Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
 - If a meeting was requested/held, copy of sign-in sheet and meeting notes
 - Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
 - Proof of emailed notice to affected Neighborhood Association representatives
 - Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
 - Sign Posting Agreement (not required for easements if IDO Section 14-16-6-6(K)(2)(a) is satisfied)

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

<p><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting, if required, or otherwise processed until it is complete.</i></p>	
<p>Signature: _____</p>	<p>Date: 3-26-2021</p>
<p>Printed Name Josh Lutz</p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Case Numbers: _____</p>	<p>Project Number: _____</p>
<p>Staff Signature: _____</p>	
<p>Date: _____</p>	

96C-421(1)



VICINITY MAP NTS

LEGAL DESCRIPTION
A CERTAIN PARCEL OF LAND SITUATE WITHIN THE NW 1/4 OF SECTION 34, T10N, R3E, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO AND COMPRISING ALL OF TRACT Z-4, AIRPORT PARK, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID LANDS, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 12, 1986, VOLUME C29, FOLIO 116;

TOGETHER WITH
A CERTAIN PARCEL OF LAND SITUATE WITHIN THE NW 1/4 OF SECTION 34, T10N, R3E, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO AND COMPRISING ALL OF TRACT A-1, AIRPORT PARK, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID LANDS, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 23, 1975, VOLUME D6, FOLIO 142; SAID PARCELS BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING FOR A TIE AT THE ALBUQUERQUE CONTROL SURVEY MONUMENT "G-7A" (SAID ACS MONUMENT HAVING NEW MEXICO STATE PLANE GRID COORDINATES OF X = 392.629.11, Y = 1,476,657.56, Z = 5320.093, DELTA ALPHA = -00°12'22", GROUND TO GRID FACTOR = 0.9996587, CENTRAL ZONE, NAD 1927);

THENCE, AS A TIE S39°53'43"W, 2071.63 FEET TO THE NORTHEAST CORNER OF TRACT A-1, AIRPORT PARK AND BEING THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE, S03°35'46"W, 359.87 FEET TO THE SOUTHEAST CORNER OF TRACT A-1, AIRPORT PARK;

THENCE, N89°18'50"W, 1006.22 FEET TO THE SOUTHWEST CORNER OF TRACT Z-4, AIRPORT PARK;

THENCE, N00°06'15"W, 326.74 FEET TO THE NORTHWEST CORNER OF TRACT Z-4, AIRPORT PARK;

THENCE, N89°58'16"E, 193.67 FEET TO THE SOUTHEAST CORNER OF TRACT C-1, AIRPORT PARK;

THENCE, N00°01'31"W, 436.62 FEET TO THE NORTHWEST CORNER OF TRACT A-1, AIRPORT PARK;

THENCE, N65°05'55"E, 208.29 FEET TO A POINT OF CURVATURE;
THENCE, 80.20 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 114°52'31", A CHORD WHICH BEARS S57°27'49"E, 67.42 FEET) TO A POINT OF TANGENCY;

THENCE, S00°01'34"E, 468.07 FEET TO A POINT;
THENCE, N89°58'16"E, 589.85 FEET TO THE NORTHEAST CORNER OF TRACT A-1, AIRPORT PARK AND BEING THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

SAID PARCEL CONTAINS 10.81038 AC (470,900 SF) MORE OR LESS.

FREE CONSENT AND DEDICATION
THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND DO HEREBY GRANT: ALL EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN FACILITIES 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(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

CITY OF ALBUQUERQUE, NM
A MUNICIPAL CORPORATION
BY: LAWRENCE RAEI, CHIEF ADMINISTRATIVE OFFICER, DATE 7/30/96

STATE OF NEW MEXICO
COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 7/30, 1996, BY LAWRENCE RAEI, CHIEF ADMINISTRATIVE OFFICER FOR THE CITY OF ALBUQUERQUE, NEW MEXICO, ON BEHALF OF SAID MUNICIPAL CORPORATION.

BY: Rene Herrera, Notary Public, My Commission Expires: 1/3/98

OFFICIAL SEAL: KENIE HERRERA, Notary Public, State of New Mexico

- NOTES:
1. THE PURPOSE OF THIS PLAT IS TO EXTEND TRACT Z-4, AIRPORT PARK, TO THE EAST TO ENCOMPASS THE 12' PERPETUAL PRIVATE EASEMENT AND TO DIVIDE TRACT A-1, AIRPORT PARK, INTO THREE TRACTS.
2. THE BEARING BASE FOR THIS SURVEY IS THE NEW MEXICO STATE PLANE GRID COORDINATE SYSTEM REFERENCING ACS BRASS CAP "G-7A" (X = 392,629.11, Y = 1,476,657.56, GROUND TO GRID FACTOR = 0.9996587) AND ACS BRASS CAP "G-8A" (X = 391,451.54, Y = 1,476,680.19, GROUND TO GRID FACTOR = 0.9996602). ALL DISTANCES ARE GROUND DISTANCES IN FEET.
3. BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE FROM RECORD PLATS.
4. ALL DIMENSIONS PUBLISHED ALONG CURVED LINES ARE ARC DISTANCES.
5. UNLESS OTHERWISE NOTED, ALL CORNERS ARE SET BY A #5 REBAR WITH ALUMINUM CAP STAMPED "P.S. 3794".
6. PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON JOINT USE OF:
A. THE PNM ELECTRIC SERVICES OF NEW MEXICO FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND AND/OR OVERHEAD ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
B. THE PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
C. U.S. WEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
D. JONES INTERCABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH UNDERGROUND 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 (ABOVE GROUND 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 ELECTRIC SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

- 7. CITY OF ALBUQUERQUE WATER AND SEWER SERVICE TO THESE LOTS MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE.
8. BY APPROVING THIS DOCUMENT, PNM AND U.S. WEST COMMUNICATIONS DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHT WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR DOCUMENT.
9. TRACT Z-4-A IS SUBJECT TO ALL CONDITIONS SET FORTH ON PLAT FILED 2-12-86, C29-116.
10. TRACT Z-4-A IS SUBJECT TO COVENANTS AND RESTRICTIONS SET FORTH IN "ESTABLISHMENT OF EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND" EXECUTED BY CRADDOCK CONSTRUCTION COMPANY, INC., RECORDED 8-26-76, MISC. 493, PAGE 747, DOCUMENT NO. 76-45766, AND 8-30-77, MISC. 555, PAGE 965, DOCUMENT NO. 77-52852, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. BUILDINGS ON SAID PROPERTY APPEAR TO BE WITHIN SUBJECT AREAS AS SHOWN AND DESIGNATED ON EXHIBIT "A" OF THE AFOREMENTIONED DOCUMENT.
11. THIS PROPERTY LIES WITHIN ZONE "C" (AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THIS AREA, COMMUNITY PANEL NO. 350002-035-C DATED 10-14-83).

TREASURER'S CERTIFICATION
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #'s:
1-016-055-152-349-2-0114
1-016-055-173-381-2-0120
1-016-055-173-342-2-0121

PROPERTY OWNERS OF RECORD: JAMES BERRY CRADDOCK, CRADDOCK DEVELOPMENT CO., INC., CITY OF ALBUQUERQUE

BERNALILLO COUNTY TREASURER'S OFFICE:
BY: Lawrence Urkool, DATE: 10-7-96

SURVEYOR'S CERTIFICATION:
I, R. C. MILLER, HEREBY AFFIRM THAT I AM A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; SHOWS ACCURATE DIMENSIONS, AND LAND AREAS; SHOWS ALL EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, MEETS THE "MINIMUM STANDARDS FOR LAND SURVEYS" SET FORTH BY THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
BY: Robert C. Miller, Registered Land Surveyor, State of New Mexico, DATE: 6/4/96

REPLAT OF TRACT Z-4 AND A-1, AIRPORT PARK TO TRACTS Z-4-A, A-1-A, A-1-B AND A-1-C, AIRPORT PARK SECTION 34, T10N, R3E, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO JUNE 1996

SUBDIVISION DATA:
CASE NO. DRB-96-118
GROSS SUBDIVISION ACREAGE 10.81038 AC
ZONE ATLAS INDEX NO. M-16-Z
NO. OF EXISTING TRACTS 2
NO. OF TRACTS CREATED 4
MILES OF FULL-WIDTH STREETS CREATED N/A
MILES OF HALF-WIDTH STREETS CREATED N/A
DATE OF SURVEY JUNE 1996
S.P. LOG NO. 96021914590428

APPROVALS:
SUBDIVISION CASE NUMBER: 96-219
City Planner/Albuquerque, Bernalillo Co. Planning Division: Lynn L. Dine, 10-7-96
Parks and General Services Department: Edward L. Humpal, 6-25-96
Traffic Engineer/Transportation Department: Robert Dine, 6-25-96
City Engineer, Engineering Division: Fred J. Legum, 10-4-96
Albuquerque Metropolitan Arroyo Flood Control Authority: Fred J. Legum, 10-4-96
Utility Development: Robert W. Kane, 7-1-96
City Surveyor, Engineering Division: Hank C. Cul, 6-23-96
Property Management: Priscilla J. Riera, 2-27-96
PNM Electric Services: Kent Phillips, 6-19-96
U.S. West Communications: Norma S. Carrillo, 2-28-96
PNM Gas Services: Kent Phillips, 6-19-96

FREE CONSENT AND DEDICATION:
THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT: ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED 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 (SEE NOTE 6). SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

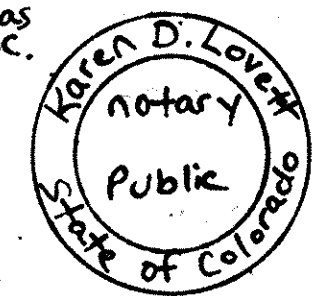
FOR CRADDOCK CONSTRUCTION CO., INC.
BY: James Berry Craddock, Linda Craddock, Craddock Construction Co., Inc., and Craddock Development Co., Inc. and as member, MultiFlex, LLC.

STATE OF NEW MEXICO
COUNTY OF BERNALILLO) SS
BY: James Berry Craddock, Linda Craddock, Craddock Construction Co., Inc., and Craddock Development Co., Inc. and as member, MultiFlex, LLC.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 12th DAY OF February, 1996.

BY: James Berry Craddock, Linda Craddock, Craddock Construction Co., Inc., and Craddock Development Co., Inc. and as member, MultiFlex, LLC.

BY: Karen D. Lovett, Notary Public, My Commission Expires: 2/28/96



96C-421(2)

96111003

96C-421(2)

96C-421(2)

346-01-605 AIRPORT.DWG

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000

LEGEND

- 1 FOUND #3 REBAR (LS 6446)
- 2 SET #5 REBAR (LS 3794)
- 3 FOUND #4 REBAR (LS 7919)
- 4 FOUND #4 REBAR (LS 3616)
- 5 FOUND #4 REBAR (LS 3616 - BENT)
- 6 FOUND #4 REBAR (TAGGED LS 3794)
- 7 FOUND REBAR (ILLEGIBLE)
- 8 FOUND PK NAIL

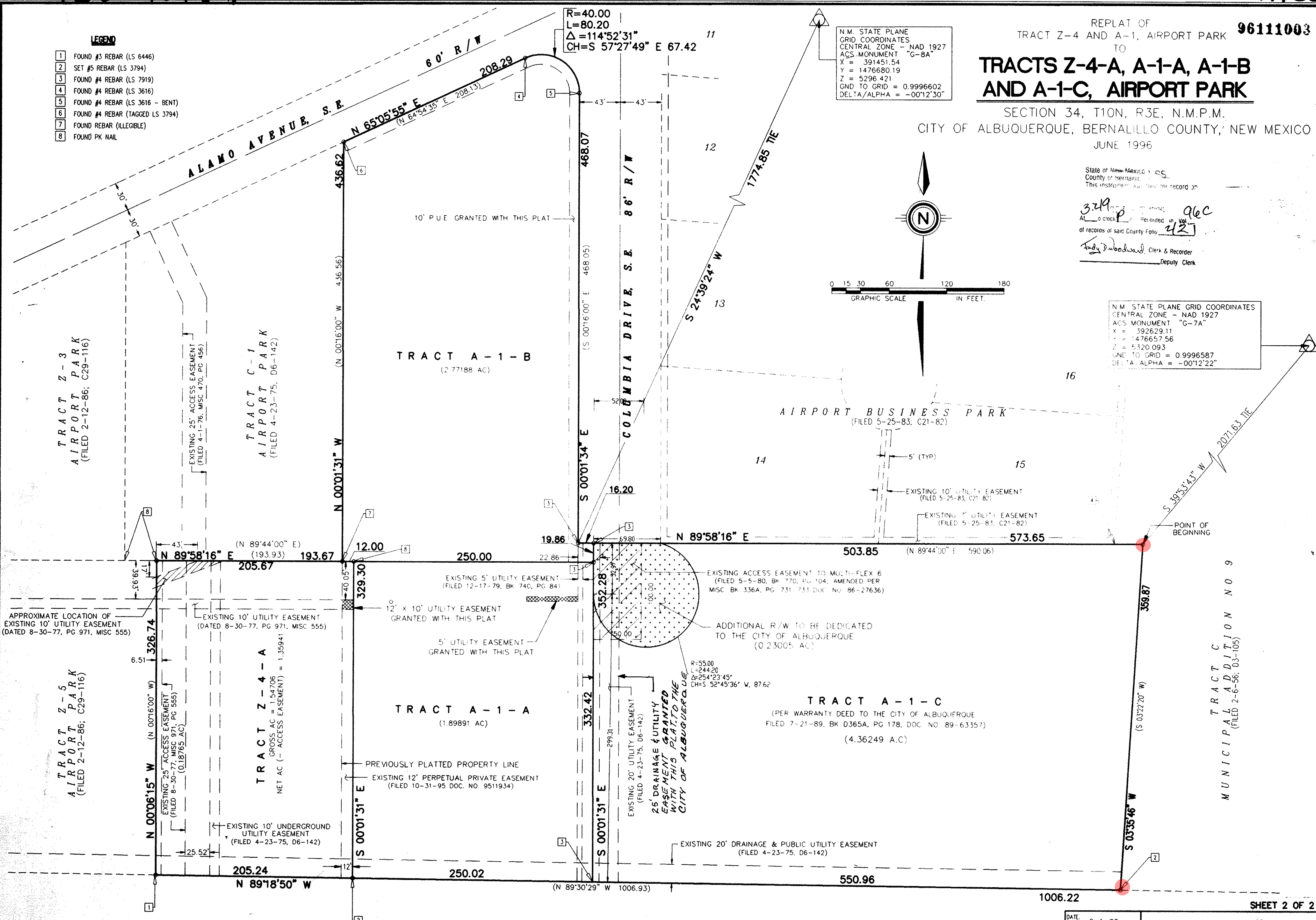
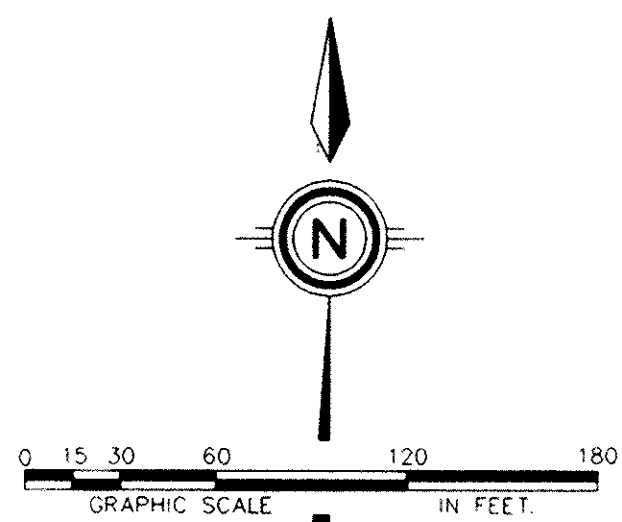
REPLAT OF
TRACT Z-4 AND A-1, AIRPORT PARK 96111003
TO
**TRACTS Z-4-A, A-1-A, A-1-B
AND A-1-C, AIRPORT PARK**

SECTION 34, T10N, R3E, N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JUNE 1996

State of New Mexico, ss
County of Bernalillo, ss
This instrument was filed for record on
3/29/96 at 10:00 AM
Recorded in Vol. 42
of records of said County Folio 42
Audrey Woodward, Clerk & Recorder
Deputy Clerk

N.M. STATE PLANE
GRID COORDINATES
CENTRAL ZONE - NAD 1927
ACS MONUMENT "G-8A"
X = 391451.54
Y = 1476680.19
Z = 5296.421
GND TO GRID = 0.9996602
DELTA/ALPHA = -00'12'30"

N.M. STATE PLANE GRID COORDINATES
CENTRAL ZONE - NAD 1927
ACS MONUMENT "G-7A"
X = 392629.11
Y = 1476657.56
Z = 5320.093
GND TO GRID = 0.9996587
DELTA/ALPHA = -00'12'22"



TRACT C
MUNICIPAL ADDITION NO. 9
(FILED 2-6-56; D3-105)

DATE:	6-1-96
SCALE:	1"=60'
DESIGNED:	D.K.S.
DRAWN:	D.K.S.
JOB NO.:	346-01-605

community sciences corporation

LAND PLANNING P.O. Box 1328
ENGINEERING Corrales, N.M. 87048
SURVEYING

REVISED 6-24-96

SHEET 2 OF 2

96C-421(2)

1-28-183

1-28-183

83 33465

DESCRIPTION

A certain tract of land situate in the northwest 1/4 of Section 34, T10N, R3E, N.M.P.M., Bernalillo County, New Mexico, and being more particularly described by New Mexico State Plane Grid (Central Zone) bearings and ground distances as follows:

BEGINNING at the northwest corner of the tract herein described, a point of intersection of the southerly right-of-way of Gibson Boulevard and the easterly right-of-way of Columbia Drive, whence the N.M.S.H.D. brass cap G-8 (New Mexico State Plane Coordinates for Central Zone: X=391285.94, Y=1476715.52) bears N77°48'38"E, 422.07 feet and from said point of beginning running thence along said southerly right-of-way, S88°39'23"E, 495.90 feet to the northeast corner of the tract herein described, a point on the westerly right-of-way of Girard Boulevard; thence leaving said southerly right-of-way and continuing along said westerly right-of-way, S03°57'38"W, 595.71 feet to a point; thence, S89°52'08"E, 30.07 feet to a point on the westerly boundary of TRACT "C," MUNICIPAL ADDITION NO. 9, the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico, on February 5, 1965; thence continuing along said westerly boundary, S03°57'38"W, 29.78 feet to a point; thence, S03°48'25"W, 29.86 feet to a point; thence leaving said westerly boundary, N89°49'15"W, 30.06 feet to a point; thence, S03°48'25"W, 894.68 feet to the southeast corner of the tract herein described, a point on the northeasterly boundary of TRACT "A-1," AIRPORT PARK, as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 23, 1975; thence leaving said westerly right-of-way and continuing along said northeasterly boundary, N89°49'15"W, 474.05 feet to the southwest corner of the tract herein described, a point on the easterly right-of-way of Columbia Drive; thence leaving said northeasterly boundary and continuing along said easterly right-of-way, N00°09'37"E, 615.40 feet to a point of curvature; thence, 293.86 feet along the arc of a curve to the right having a radius of 1209.98 feet and a chord bearing N07°07'04"E, 293.14 feet to a point of tangency; thence, N14°04'31"E, 16.67 feet to a point; thence, N15°00'00"E, 121.35 feet to a point; thence, N02°17'24"E, 220.14 feet to a point; thence, N00°06'28"E, 296.99 feet to the point and place of beginning.

Tract contains 17.5579 acres, more or less.

AIRPORT BUSINESS PARK SECTION 34, TION, R3E, N.M.P.M. ALBUQUERQUE, NEW MEXICO JANUARY 1983

State of New Mexico } SS County of Bernalillo } This instrument was filed for record on MAY 25 1983 At 10:00 clock a.m. Recorded in Vol. 82 1042 of records of said County Folio Clerk & Recorder Deputy Clerk

DEDICATION

The subdivision of the land hereon shown is with free consent and in accordance with the desires of the undersigned owners and/or proprietors thereof, and said owners and/or proprietors do hereby dedicate the public rights-of-way shown hereon, together with all easements shown on this plat by dashed lines, including the right of ingress and egress and the right to trim interfering trees.

Airport Property Investors Group

By: J.A. Westman

STATE OF NEW MEXICO)

COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 1ST day of FEBRUARY, 1983, by J.A. WESTMAN of Airport Property Investors Group, a corporation, on behalf of said corporation.

My Commission Expires: 1/26/85

Notary Public

Airport Associates

By: Chuck Lewis

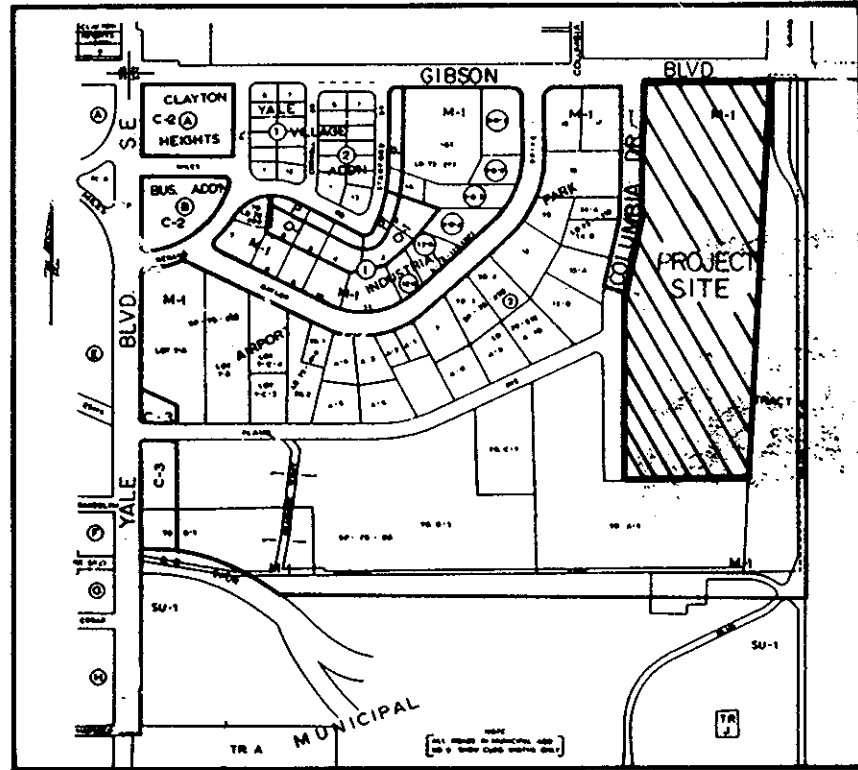
STATE OF NEW MEXICO)

COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 1ST day of FEBRUARY, 1983, by CHUCK LEWIS of Airport Associates, a corporation, on behalf of said corporation.

My Commission Expires: 1/26/85

Notary Public



LOCATION MAP ZONE ATLAS MAP NO. M-16-Z

APPROVALS

PLANNING DIRECTOR: R. J. [Signature] DATE: 5.83.14
CITY ENGINEER: [Signature] DATE: 5.24.83
A.M.A.E.C.A.: [Signature] DATE: 2-1-83
TRAFFIC ENGINEER: [Signature] DATE: 2-1-83
CITY SURVEYOR: [Signature] DATE: 2-1-83
PROPERTY MANAGEMENT: [Signature] DATE: 2-1-83
WATER RESOURCES DEPARTMENT: [Signature] DATE: 2-1-83
PARKS & RECREATION DEPARTMENT: [Signature] DATE: 2-1-83
PUBLIC SERVICE COMPANY OF NEW MEXICO: [Signature] DATE: 1-26-83
GAS COMPANY OF NEW MEXICO: [Signature] DATE: 1-21-83
MOUNTAIN BELL: [Signature] DATE: 1/21/83

NOTES:

- 1. Bearings are N. M. State Plane Grid Bearings.
2. Distances are ground distances.
3. Elevations are field elevations.
4. Number 5 rebar with plastic cap marked PE&LS No. 2455 were set on corners designated by a small solid circle.
5. Number of lots: 21 lots.
6. Number of miles of streets within subdivision: 0.319 mile.
7. Zone Atlas No. M-16Z.

SURVEYOR'S CERTIFICATION

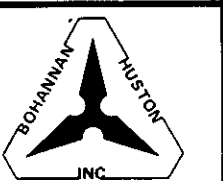
I, A. Dwain Weaver, under the laws of New Mexico, certify that I am a registered Land Surveyor, and that this plat was prepared by me or under my supervision, shows all easements of record, meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

A. Dwain Weaver January 20, 1983

A. Dwain Weaver P.L.S. No. 6544 New Mexico

Date

JOB No. 21570

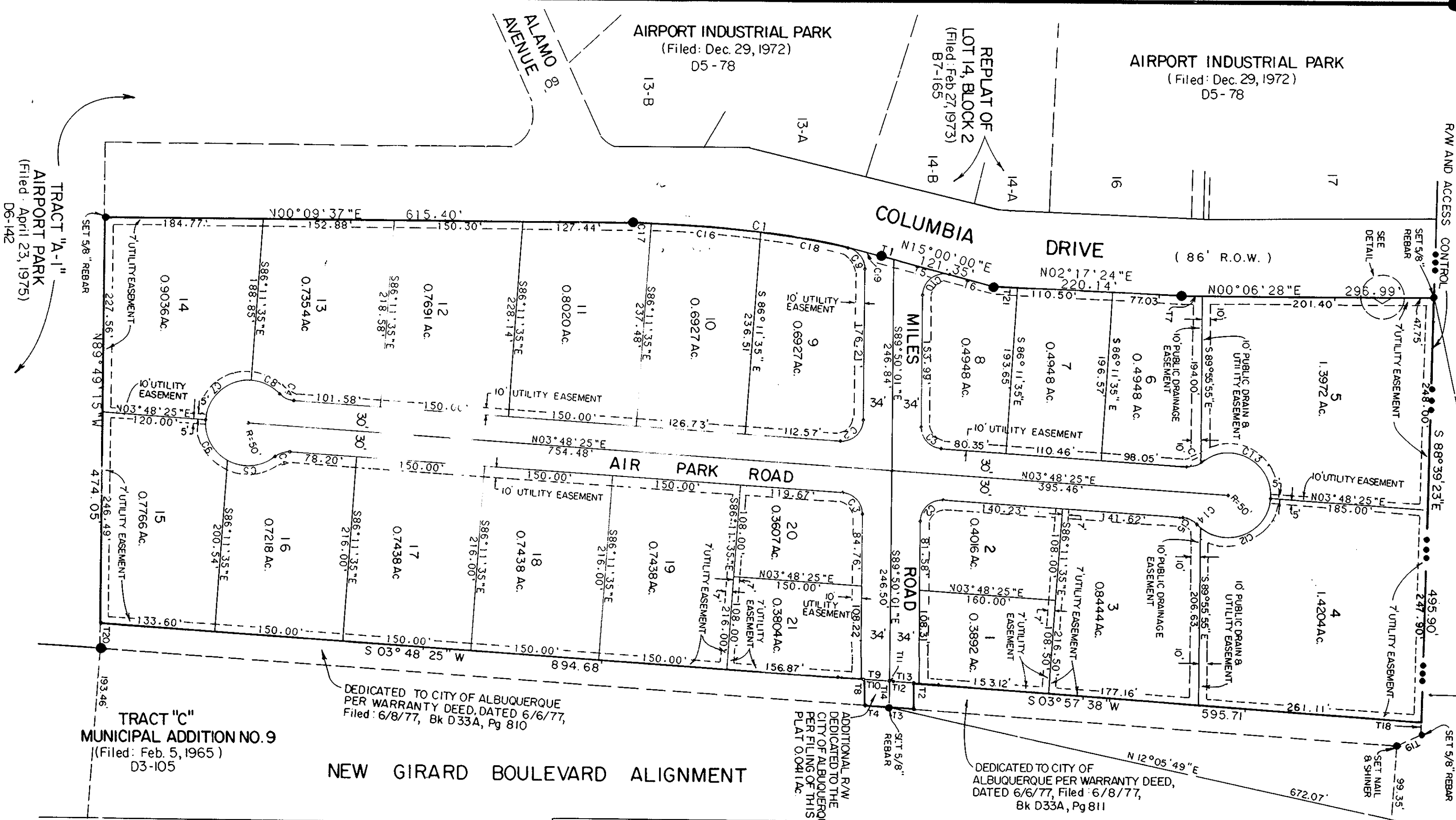


C21-82-1

C21-82-1

2-28-182

2-28-182



N.M. S.H.D. BRASS CAP G-8
 NEW MEXICO STATE PLANE COOR.
 (CENTRAL ZONE)
 X=391285.94
 Y=1476715.52
 DELTA ALPHA=0.001231"
 DELTA BETA=0.000000"
 ELEVATION=5294.489

GIBSON BOULEVARD

AIRPORT INDUSTRIAL PARK
 (Filed: Dec. 29, 1972)
 D5-78

AIRPORT INDUSTRIAL PARK
 (Filed: Dec. 29, 1972)
 D5-78

TRACT "A-1"
 AIRPORT PARK
 (Filed: April 23, 1975)
 D6-142

TRACT "C"
 MUNICIPAL ADDITION NO. 9
 (Filed: Feb. 5, 1965)
 D3-105

NEW GIRARD BOULEVARD ALIGNMENT

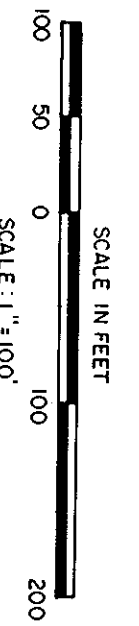
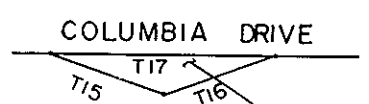
DEDICATED TO CITY OF ALBUQUERQUE PER WARRANTY DEED, DATED 6/6/77, Filed 6/8/77, Bk D33A, Pg 811

DEDICATED TO CITY OF ALBUQUERQUE PER WARRANTY DEED, DATED 6/6/77, Filed 6/8/77, Bk D33A, Pg 810

COORDINATES WERE ESTABLISHED PER THIS SURVEY
 BERNALILLO CO. SURVEY BRASS CAP
 WITNESS CORNER QSC 34, TION, R3E

NEW MEXICO STATE PLANE
 COOR. (CENTRAL ZONE)
 X=391496.79
 Y=1476647.88
 DELTA ALPHA=0.001231"
 DELTA BETA=0.000000"
 ELEVATION=5299.31

DEDICATED TO CITY OF ALBUQUERQUE PER FILING OF THIS PLAT 00005 AC.



CURVE DATA

NR.	RADIUS	ARC	CHORD	DELTA	TANGENT
C1	1209.98'	293.86'	293.14'	137.54°54'	147.66'
C2	25.00'	40.86'	36.46'	93°38'29"	26.64'
C3	25.00'	37.68'	34.21'	86°21'35"	23.46'
C4	25.00'	18.69'	18.26'	42°50'00"	9.81'
C5	50.00'	58.84'	54.50'	67°25'29"	33.36'
C6	50.00'	57.08'	54.03'	65°24'31"	32.10'
C7	50.00'	78.54'	70.71'	90°00'00"	50.00'
C8	50.00'	37.38'	36.51'	42°50'00"	19.61'
C9	25.00'	34.00'	31.44'	77°55'03"	20.21'
C10	25.00'	45.74'	39.62'	104°50'00"	32.48'
C11	25.00'	18.69'	18.26'	42°50'00"	9.81'
C12	50.00'	109.39'	88.84'	125°21'20"	96.78'
C13	50.00'	115.92'	91.65'	132°56'00"	114.54'
C14	50.00'	6.53'	6.52'	07°28'40"	3.27'
C15	1209.98'	18.69'	18.26'	42°50'00"	9.81'
C16	1209.98'	22.85'	22.85'	01°04'56"	63.45'
C17	1209.98'	103.65'	103.65'	05°00'10"	11.43'
C18	1209.98'	38.57'	38.57'	01°49'35"	52.86'
C19	1209.98'	38.57'	38.57'	191.23'	19.23'

TANGENT DATA

NR.	DISTANCE	BEARING
T1	16.67'	N14°04'31"E
T2	30.07'	S89°52'08"E
T3	29.78'	S03°57'38"W
T4	29.86'	S03°48'25"W
T5	67.65'	N15°00'00"E
T6	53.70'	N15°00'00"E
T7	23.44'	N00°06'28"E
T8	30.06'	N89°49'15"W
T9	34.07'	S03°48'25"W
T10	29.86'	S03°48'25"W
T11	1.95'	S03°48'25"W
T12	27.81'	S03°57'38"W
T13	32.13'	S03°57'38"W
T14	30.06'	S89°50'01"E
T15	11.34'	S09°00'16"W
T16	11.34'	S08°47'21"E
T17	22.40'	N00°06'28"E
T18	14.51'	S89°39'23"E
T19	31.14'	S28°54'27"E
T20	30.06'	N89°49'15"W
T21	32.61'	N02°17'24"E

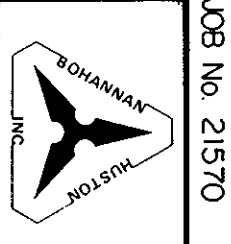
SURVEYOR'S CERTIFICATION

I, A. Dwain Weaver, under the laws of New Mexico, certify that I am a registered Land Surveyor, and that this plat was prepared by me or under my supervision, shows all easements of record, meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

A. Dwain Weaver
 P.L.S. No. 6544
 New Mexico

January 20, 1983
 Date

AIRPORT BUSINESS PARK
 SECTION 34, TION, R3E, N.M.P.M.
 ALBUQUERQUE, NEW MEXICO
 JANUARY 1983



JOB No. 21570

2-28-182

2-28-182

State of New Mexico }
 County of Bernalillo } SS
 on }
 at 2 o'clock P.M. Recorded in Vol. 529 }
 of records of said County Folio 209 }
 MAY 25 1983 }
 Deputy Clerk }
 Clerk & Recorder }
 2079

83 33465

80 26454

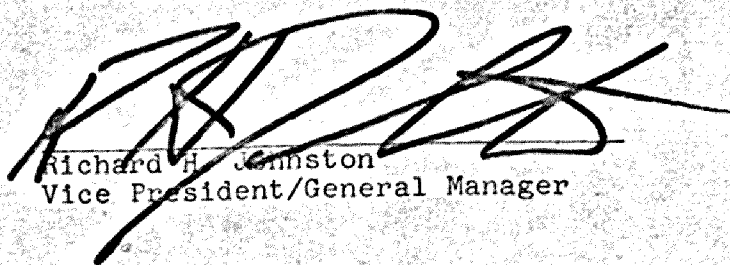
Craddock Development Company

2501 Yale Blvd., S.E., Albuquerque, New Mexico 87106 (505) 842-9136

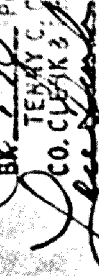
To Whom It May Concern:

Craddock Development Company owns tract A-1 of Airport Park as shown on the plat filed in the office of the County Clerk in Bernalillo County, New Mexico on April 23, 1975. Craddock wishes to grant an easement across part of a portion of Tract A-1 for the purpose of traffic leaving Columbia Drive, S.E. to enter the Multi-Flex Six building.

Craddock Development Company hereby dedicates an access easement 50 ft. x 100 ft. wide, that is an extension of Columbia Drive, S.E. and is a portion of Tract A-1. The easement is for the purpose of access and egress to the Multi-Flex Six building, and nothing else.


Richard H. Johnston
Vice President/General Manager

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

MAY 5 4 03 PM '80
BK 179 PG 104
TEDDY C. CULP
CO. CLERK & ORDER
DEPUTY


STATE OF New Mexico
COUNTY OF Bernalillo SS

The foregoing instrument was acknowledged before me this 5th day of May, 1980 by RICHARD H. JOHNSTON

WITNESS my hand and official seal.
My Commission expires: Aug. 9, 1980


NOTARY PUBLIC

Public Service Company of New Mexico
P. O. Box 2267

EASEMENT

92155 ✓

Albuquerque, New Mexico 87103
THIS INDENTURE made this 24th day of August, 1970, by and between

461

CITY OF ALBUQUERQUE, a municipal corporation,
his wife, First Parties, and PUBLIC SERVICE COMPANY OF NEW MEXICO, a New Mexico corporation and THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, a Colorado corporation, authorized to do business in New Mexico, Second Parties, their successors and assigns,

WITNESSETH:

That the said First Parties, for and in consideration of the sum of One Dollar (\$1.00) to them in hand paid, and other valuable considerations, the receipt of which is hereby acknowledged, do hereby give, bargain, sell, grant and convey unto said Second Parties, an easement to build, construct, operate and maintain an electric power transmission and communications line on, over, beneath and across the lands hereinafter described, and to erect all necessary poles, guy wires and other equipment, fixtures and structures necessary to maintain the said power and communications line on, over, beneath and across said lands at or near the points hereinafter designated as the course of said power and communications line on, over, beneath and across said lands; together with free ingress and egress in, from, and over said easement with rights and privileges of going upon, over and across said lands for the purpose of maintaining said line, and trimming any trees which interfere with the operation of said line; said lands being situate in the County of Bernalillo, State of New Mexico, and more particularly described as follows, to-wit:

An easement within CITY OF ALBUQUERQUE SUNPORT TRACT G OF MUNICIPAL ADDITION No. 9 situate in the SW 1/4 NW 1/4 Section 34, T.10N., N.M.P.M., as shown on the plat filed for record in the office of the County Clerk, Bernalillo County, City of Albuquerque, February 5, 1965, in Plat Book D-3, Pages 105 and 106. Said easement being more particularly described as follows:

An easement ten (10) feet in width being five (5) feet on each side of the following described centerline: Beginning at a point on the Northerly boundary line of said Tract G whence the Easterly Right-of-Way line of Yale Boulevard, S.E., bears N.89°28'15"W., 786.4 feet and running thence, as an easement, S.0°08'15"E., 250 feet.

As shown on Public Service Co. of New Mexico Drawing No. A-1887-E dated September 5, 1963, and revised July 20, 1970.

The City will be held harmless from any and all damages, claims or expenses arising from or connected with this easement.

First parties shall have the right to use the above described real estate for purposes not inconsistent with the rights hereby granted provided that First Parties shall not erect or construct any building, pool, or other structure thereon, nor drill or operate any well thereon.

The provisions hereof shall inure to the benefit of and bind the heirs, executors, administrators, successors and assigns of the parties hereto.

WITNESS hand and seal this day of

....., 19.....

CITY OF ALBUQUERQUE, NEW MEXICO,
A Municipal Corporation, (SEAL)

ATTEST: (SEAL)

City Clerk

By Chairman of the City Commission

STATE OF NEW MEXICO

COUNTY OF

The foregoing instrument was acknowledged before me this day of 19....., by

My commission expires: (Seal)

Notary Public

FOR RECORDER'S USE ONLY
State of New Mexico } SS
County of Bernalillo }
This instrument was filed for record on
30 SEP 9 1970
At m. Recorded in Vol. 187
of records of said County run 464
..... recorder
..... deputy clerk

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF

The foregoing instrument was acknowledged before me this day of 19.....

by (Name of Officer)

..... of (Corporation Acknowledging)
a corporation of the state of said corporation.

My commission expires: (Seal)

Notary Public

08776025

Easement #6

UNDERGROUND EASEMENT

JK 1-1-7

THIS INDENTURE made this 2nd day of April, 1987 809

CITY OF ALBUQUERQUE, a municipal corporation

(Grantor) and PUBLIC SERVICE COMPANY OF NEW MEXICO, a New Mexico corporation and THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, a Colorado Corporation authorized to do business in New Mexico (Grantees), their successors and assigns.

WITNESSETH

Grantor, for and in consideration of the sum of One Dollar (\$1.00) in hand paid and other valuable consideration, the receipt of which is acknowledged, does hereby give, bargain, sell, grant and convey unto Grantees, their successors and assigns, an easement to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain underground facilities for the transmission and distribution of electric power and energy and facilities for communication purposes...

PNM Proj. No. 33619 and 40722

An easement within Tracts C & G of Plat of MUNICIPAL ADDITION No. 9 situate in Section 34, T.10 N., R. 3 E., N.M.P.M., Bernalillo County, New Mexico, as the same is shown and designated on said Plat filed for record in the office of the County Clerk in Bernalillo County in Plat Book D3, Page 105 on February 5, 1965 and being more particularly described as follows:

An easement ten (10) feet wide being five (5) feet on each side of the following described centerline. Beginning at a point within said Tract G, whence the southeast of Tract A-1 of Plat of AIRPORT PARK filed for record in the office of the County Clerk in Bernalillo County in Plat Book D6, Page 142 on April 23, 1975 bears N.86°27'08"E., 169.75 feet distant; running thence as an easement S.45°16'00"E., 37.50 feet; thence N.89°44'00"E., 45.00 feet to junction point No. 1; thence N.89°44'00"E., 209.00 feet; thence S.01°29'16"W., 292.60 feet; thence S.23°30'44"E., 67.00 feet; thence S.09°30'44"E., 67.00 feet; thence S.01°29'16"W., 510.00 feet to junction point No. 2; thence S.01°29'16"W., 409.50 feet; thence S.87°47'16"W., 384.84 feet; thence S.15°15'49"W., 55.20 feet; thence S.34°41'45"W., 98.50 feet to junction point No. 3; thence S.02°03'47"E., 15.40 feet.

Also beginning at above mentioned junction point No. 1; running thence as an easement N.45°16'00"W., 37.50 feet. Also beginning at above mentioned junction point No. 2; running thence as an easement N.87°30'54"W., 57.80 feet; thence N.59°36'54"W., 231.00 feet; thence S.79°55'21"W., 30.00 feet. Also beginning at above mentioned junction point No. 3; running thence as an easement N.02°03'47"W., 14.00 feet; thence S.87°56'13"W., 30.00 feet.

(SEE EXHIBIT "A" ATTACHED)

Grantor shall have the right to use the above described easement for purposes not inconsistent with the rights hereby granted, provided that Grantor shall not erect or construct any building, pool, or other structure thereon, nor drill or operate any well thereon.

The provisions hereof shall inure to the benefit of and bind the heirs, executors, mortgagees, lessees, tenants, successors and assigns of the parties hereto. Grantees shall have the unrestricted right to sell, transfer, assign, pledge, mortgage, lease, grant licenses or other use or occupancy rights with respect to, or otherwise dispose of, in whole or in part, any interest in the easement and such assigns shall have the further right to convey, in whole or in part, the rights granted to them by Grantees.

WITNESS hand and seal this 2nd day of April, 1987

(SEAL) CITY OF ALBUQUERQUE, a municipal corporation (SEAL)

(SEAL) Gene Romo (SEAL) Chief Administrative Officer

ACKNOWLEDGEMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO

COUNTY OF

The foregoing instrument was acknowledged before me this day of

19, by

My commission expires (Seal)

Notary Public

ACKNOWLEDGEMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me this

2nd day of April, 1987

by Gene Romo, Chief Administrative Officer

(Name of Officer) (Title of Officer)

of the City of Albuquerque

(Corporation Acknowledgement)

a municipal or behalf of said corporation

(State of Incorporation)

My Commission expires

(Seal) 3-17-90

Trisilla Phillips Notary Public

FOR RECORDER'S USE ONLY. STATE OF NEW MEXICO COUNTY OF BERNALILLO FILED FOR RECORD. 87 JUL 21 PH 1:26 BY Ms. SIDA 899-900 GLADYS M. DAVIS CO. CLERK & RECORDER

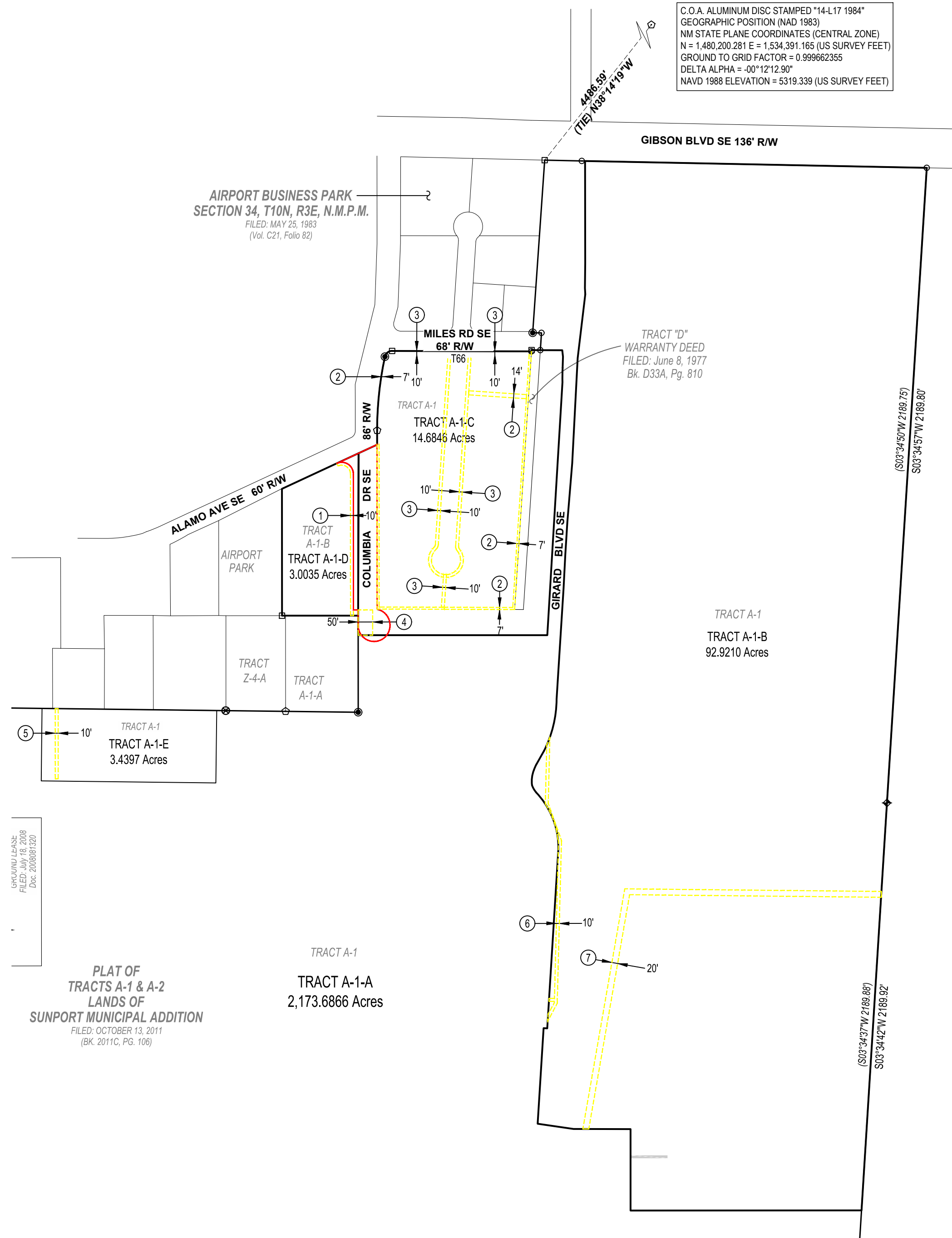
PNM REFERENCE NUMBER

As a part of the consideration for this grant, the Grantee agrees to save Grantor harmless from any and all liability that may arise as a result of the construction and use of the easement for the purposes set forth.

EXHIBIT "A"

VACATION OF RIGHT-OF-WAY AND EASEMENTS
MARCH 2021

C.O.A. ALUMINUM DISC STAMPED "14-L17 1984"
GEOGRAPHIC POSITION (NAD 1983)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
N = 1,480,200.281 E = 1,534,391.165 (US SURVEY FEET)
GROUND TO GRID FACTOR = 0.999662355
DELTA ALPHA = -00°12'12.90"
NAVD 1988 ELEVATION = 5319.339 (US SURVEY FEET)



EASEMENTS TO BE PARTIALLY OF FULLY VACATED BY THE FILING OF THIS PLAT

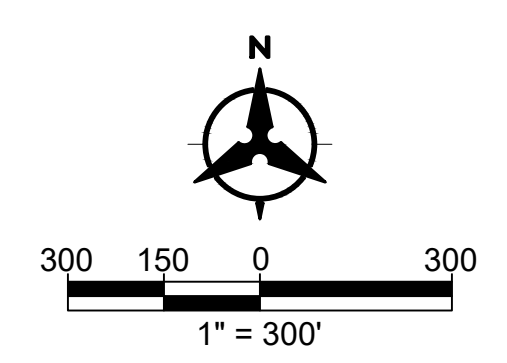
- 10' Public Utility Easement. Replat of Tract Z-4 and A-1, Airport Park to Tracts Z-4-A, A-1-A, A-1-B and A-1-C, Airport Park. Vol. 96C, Folio 421, October 7, 1996.
- 7' Utility Easement. Plat of Airport Business Park, Vol. C21, Folio 82, May 25, 1983.
- 10' Utility Easement. Plat of Airport Business Park, Vol. C21, Folio 82, May 25, 1983.
- 50' x 100' Access Easement. Replat of Tract Z-4 and A-1, Airport Park to Tracts Z-4-A, A-1-A, A-1-B and A-1-C, Airport Park. Vol. 96C, Folio 421, October 7, 1996.
- 10' PNM/MSTATC Public Underground Easement. Bk. 187, Pg. 464, September 9, 1970.
- 10' PNM/MSTATC Public Underground Easement. Bk. M5512A, Pg. 899-903, July 21, 1987.
- 20' Public Utility Easement. Municipal Addition No. 9 Plat, Bk D3, Pg. 105, February 5, 1965.

LEGEND

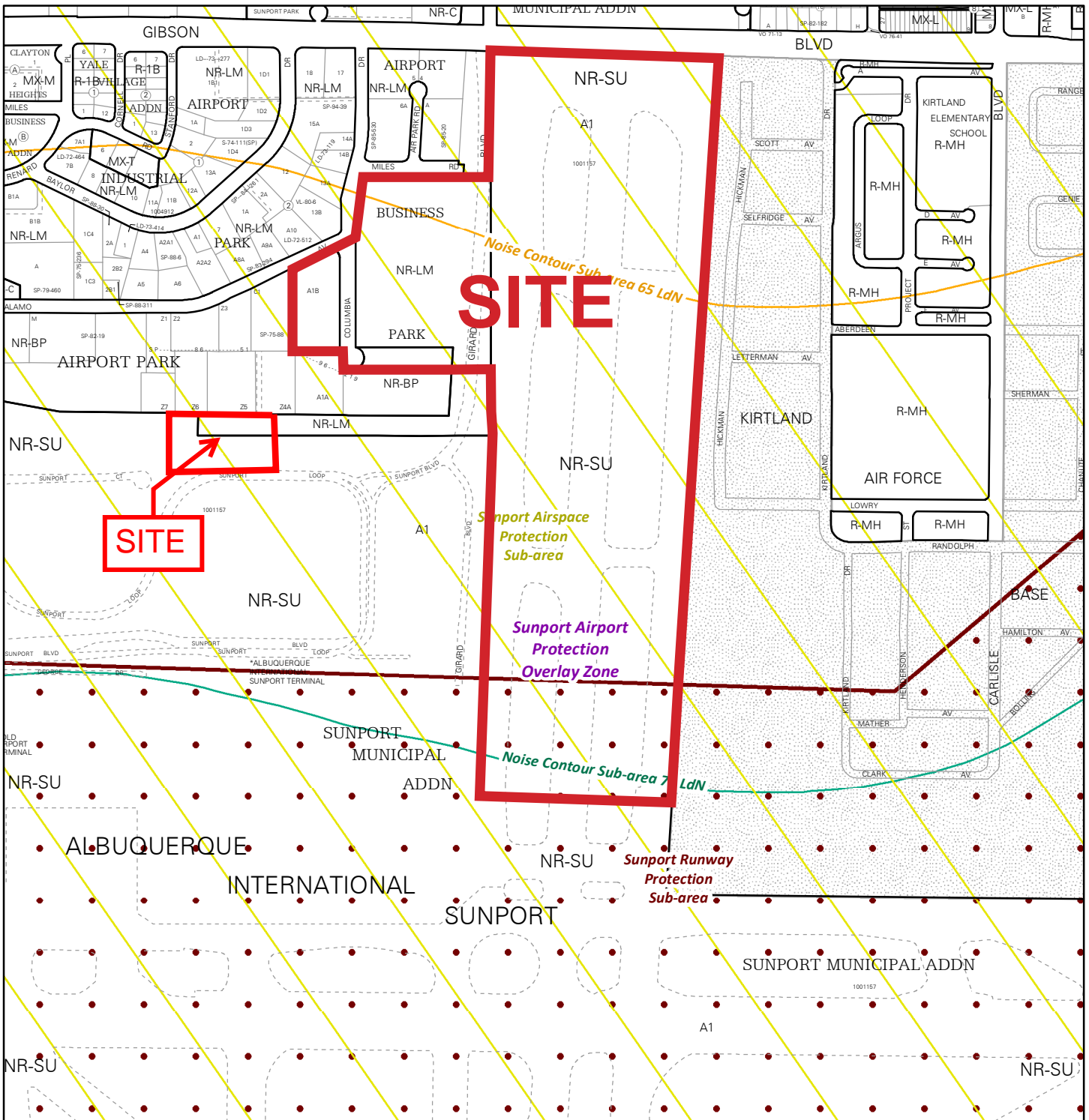
- EASEMENT TO BE VACATED
- RIGHT-OF-WAY TO BE VACATED

GRAND LEASE
FILED: July 18, 2008
Doc. 2008091320

PLAT OF TRACTS A-1 & A-2 LANDS OF SUNPORT MUNICIPAL ADDITION
FILED: OCTOBER 13, 2011
(BK. 2011C, PG. 106)

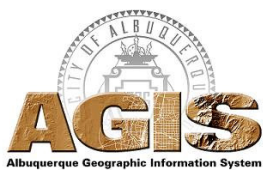


Bohannon & Huston
www.bhinc.com 800.877.5332

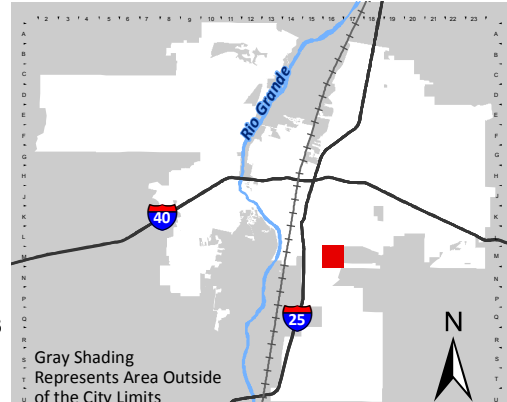


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

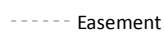









IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
M-16-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



August 14, 2020

Dan Serrano, Chairperson
Environmental Planning Commission
600 Second Street NW
Albuquerque, NM 87102

RE: Letter of Authorization

Dear Chairman Serrano:

The purpose of this letter is to provide Consensus Planning, Bohannon Huston Inc., Molzen-Corbin & Associates, and Davis Partnership Architects to act as our Agents on behalf of the City of Albuquerque Aviation Department (property owner) for all requests related to the entitlement services for approval for a Site Plan – EPC on a 124-acre portion of the City of Albuquerque property legally described as “Tract A-1 Plat of Tracts A-1 & A-2 Sunport Municipal Addition Containing 2286.0091 Acres”.

Entitlement services shall include, but not limited to, general correspondence and meetings related to platting, site planning, and permitting; representation before the City of Albuquerque Environmental Planning Commission and Development Review Board; and all related application submittals.

Sincerely,

CITY OF ALBUQUERQUE AVIATION DEPARTMENT

Signature: DocuSigned by:
Nyika Allen
7F93EEDDB46946A... 8/20/2020 | 12:03 PM PDT

Printed Name: Nyika A. Allen, C.M.

Title: Aviation Director

DS
PHP

DS
REM

DS
SP

DS
JL

From: [Carmona, Dalaina L.](#)
To: [Michael Vos](#)
Subject: 2540 Alamo Ave SE Neighborhood Meeting Inquiry
Date: Thursday, February 11, 2021 1:12:40 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image006.png](#)
[IDOZoneAtlasPage_M-16-Z_Site.pdf](#)

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
District 6 Coalition of Neighborhood Associations	Mandy	Warr	mandy@theremedaydayspa.com	119 Vassar Drive SE	Albuquerque	NM	87106		5054014367
District 6 Coalition of Neighborhood Associations	Patricia	Willson	info@willsonstudio.com	505 Dartmouth Drive SE	Albuquerque	NM	87106	5059808007	5052668944
Yale Village NA	Kim	Love	klove726@gmail.com	2122 Cornell Drive SE	Albuquerque	NM	87106	5056882162	
Yale Village NA	Donald	Love	donalddlove08@comcast.net	2125 Stanford Drive SE	Albuquerque	NM	87106	5054807175	

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
 Council Services Department
 1 Civic Plaza NW, Suite 9087, 9th Floor
 Albuquerque, NM 87102
 505-768-3334
dcarmona@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: Wednesday, February 10, 2021 3:28 PM
To: Office of Neighborhood Coordination <vos@consensusplanning.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

Michael J Vos

Telephone Number

5057649801

Email Address

vos@consensusplanning.com

Company Name

Consensus Planning, Inc.

Company Address

302 8th Street NW

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

Columbia Drive Right-of-Way located south of Alamo Avenue. Adjacent Tracts: A-1, Sunport Municipal Addition and A-1-A & A-1-B, Airport Park

Physical address of subject site:

2540 Alamo Ave SE (adjacent)

Subject site cross streets:

Columbia Drive and Alamo Ave

Other subject site identifiers:

Columbia Drive Right-of-Way located south of Alamo Avenue

This site is located on the following zone atlas page:

M-16

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

From: [Michael Vos](#)
To: klove726@gmail.com; donaldlove08@comcast.net; "Mandy Warr"; info@willsonstudio.com
Cc: [Jim Strozier](#)
Subject: Neighborhood Meeting Notice for Vacation of Public Right-of-Way - Columbia Drive south of Alamo Avenue
Date: Thursday, February 11, 2021 7:46:00 PM
Attachments: [Neighborhood Meeting Notice Information.pdf](#)
[Vacation of Right-of-way Exhibit.pdf](#)
[IDOZoneAtlasPage M-16-Z Site.pdf](#)

Dear Neighbors,

This email is notification that Consensus Planning and Bohannon Huston are preparing an application for a Vacation of Public Right-of-Way for the portion of Columbia Drive SE located south of Alamo Drive SE near the Albuquerque International Sunport. The area of proposed vacation of right-of-way is approximately 58,174 square feet and is mostly unpaved at this time. Due to the size of vacation, the final decision will be made by the City Council after a public hearing by the Development Review Board.

This request is in support of the Site Plan – EPC that we discussed with you at a facilitated meeting on September 2, 2020 and was approved by the Environmental Planning Commission on November 12, 2020. If the vacation is approved, a subdivision of land (plat) will follow to combine the vacated right-of-way into the adjacent tracts. Additional information about this current request, including an exhibit showing the area of the vacation is attached.

As part of the IDO regulations, we are providing you an opportunity to discuss this application prior to submittal. Should you have any questions or would like to request a meeting regarding this anticipated application, please do not hesitate to email me at vos@consensusplanning.com, Jim Strozier at cp@consensusplanning.com or contact us by phone at 505-764-9801. Per the IDO, you have 15 days or until February 26, 2021 to request a meeting. If you do not want to schedule a meeting, please let us know so that we can continue our application process.

Sincerely,

Michael Vos, AICP
CONSENSUS PLANNING, INC.
302 Eighth Street NW
Albuquerque, NM 87102
phone (505) 764-9801
vos@consensusplanning.com




**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART I - PROCESS	
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type: Vacation of Public Right-of-Way - City Council	
Decision-making Body: City Council	
Pre-Application meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Neighborhood meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Note: if yes, see second page
PART II – DETAILS OF REQUEST	
Address of property listed in application: 2540 Alamo Ave SE and 2200 Sunport Blvd SE	
Name of property owner: City of Albuquerque	
Name of applicant: Group Orion, LLC (Agent: Consensus Planning, Inc.)	
Date, time, and place of public meeting or hearing, if applicable: TBD	
Address, phone number, or website for additional information: Please contact Jim Strozier or Michael Vos at cp@consensusplanning.com or vos@consensusplanning.com, or call (505) 764-9801 for more information.	
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.	
<input checked="" type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.	
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.	
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.	

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.

 (Applicant signature) 2/11/21 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.



**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

- a. Location of proposed buildings and landscape areas.
- b. Access and circulation for vehicles and pedestrians.
- c. Maximum height of any proposed structures, with building elevations.
- d. For residential development: Maximum number of proposed dwelling units.
- e. For non-residential development:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

[Note: Items with an asterisk (*) are required.]

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: February 11, 2021

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Yale Village Neighborhood Association and District 6 Coalition

Name of NA Representative*: Kim Love, Donald Love, Mandy Warr, and Patricia Willson

Email Address* or Mailing Address* of NA Representative¹: klove726@gmail.com; donaldlove08@comcast.net; mandy@theremedyspa.com; info@willsonstudio.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: cp@consensusplanning.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 2540 Alamo Ave SE and 2200 Sunport Blvd SE
Location Description Columbia Drive right-of-way south of Alamo Avenue SE
2. Property Owner* City of Albuquerque
3. Agent/Applicant* [if applicable] Consensus Planning, Inc. / Group Orion, LLC
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Minor once vacation is approved (Minor or Major)

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (*) are required.]

- Vacation Public Right-of-Way (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: _____

Summary of project/request^{3*}:

Requesting the vacation of the portion of the Columbia Drive SE right-of-way located south of Alamo Avenue SE containing approximately 58,174 square feet (see exhibit).

5. This type of application will be decided by^{*}: City Staff
 OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
 - Landmarks Commission (LC) Environmental Planning Commission (EPC)
 - City Council

6. Where more information about the project can be found^{*4}:
Please contact Jim Strozier at cp@consensusplanning.com or Michael Vos at vos@consensusplanning.com or call (505) 764-9801 for more information.

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

- 1. Zone Atlas Page(s)^{*5} M-16
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards will be requested for this project^{*}:
 - Deviation(s) Variance(s) Waiver(s)

Explanation:

None anticipated at this time.

- 4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)^{*}: Yes No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
- a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*
 - d. **For residential development***: Maximum number of proposed dwelling units.
 - e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map⁶:
- a. Area of Property [typically in acres] Portion of right-of-way approximately 58,174 square feet
 - b. IDO Zone District Adjacent Zoning: NR-SU (Non-residential Sensitive Use)
 - c. Overlay Zone(s) [if applicable] ABQ International Sunport - Airport Protection Overlay Zone
 - d. Center or Corridor Area [if applicable] N/A
2. Current Land Use(s) [vacant, if none] right-of-way vacant/mostly unpaved;
Airport/Vacant adjacent
-

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Yale Village Neighborhood Association [Other Neighborhood Associations, if any]

District 6 Coalition of Neighborhood Associations

⁶ Available here: <https://tinurl.com/idozoningmap>

**ORION CENTER
VACATION OF RIGHT-OF-WAY EXHIBIT**

GIBSON BLVD SE

GIRARD BLVD SE

**TRACT A-1
TRACTS A-1 & A-2
LANDS OF
SUNPORT MUNICIPAL ADDITION**
BK. 2011C, PG. 106
FILED: OCTOBER 13, 2011

COLUMBIA DR SE

AIR PARK RD SE

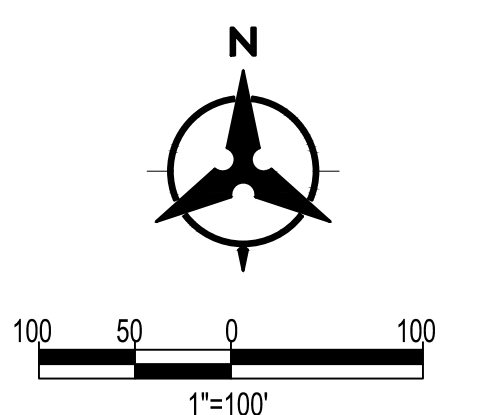
MILES RD SE

ALAMO AVE S.E. 60' RW

COLUMBIA DR SE 86' RW

86'

UNDEVELOPED COLUMBIA
R/W TO BE VACATED
(APPROX. 58,174 SF)



Julie Cordova-Miller

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Tuesday, March 23, 2021 4:20 PM
To: Julie Cordova-Miller
Subject: 2700 Girard Blvd. SE Public Notice Inquiry
Attachments: Zone Atlas_M-16-Z.PDF

Dear Applicant,

Please find the neighborhood contact information listed below.

Association Name	First Name	Last Name	Email	Address Line 1
District 6 Coalition of Neighborhood Associations	Mandy	Warr	mandy@theremedyspa.com	119 Vassar Drive SE
District 6 Coalition of Neighborhood Associations	Patricia	Willson	info@willsonstudio.com	505 Dartmouth Drive SE
Yale Village NA	Kim	Love	klove726@gmail.com	2122 Cornell Drive SE
Yale Village NA	Donald	Love	donaldlove08@comcast.net	2125 Stanford Drive SE
Victory Hills NA	Erin	Engelbrecht	e2brecht@gmail.com	PO Box 40298
Victory Hills NA	Patricia	Willson	info@willsonstudio.com	505 Dartmouth Drive SE

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
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334

dcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



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From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov
Sent: Tuesday, March 23, 2021 10:43 AM
To: Office of Neighborhood Coordination <jmiller@bhinc.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Review Board

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

Contact Name

Julie Cordova Miller

Telephone Number

505823100

Email Address

jmiller@bhinc.com

Company Name

Bohannon Huston, Inc.

Company Address

7500 Jefferson Street NE

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

Tract A-1 and Tract A-1-B Sunport Municipal Addition and Airport Park

Physical address of subject site:

2700 Girard Blvd. SE

Subject site cross streets:

Gibson Blvd. and Sunport Blvd.

Other subject site identifiers:

This site is located on the following zone atlas page:

Julie Cordova-Miller

To: Mandy Warr; P. Davis Willson; klove726@gmail.com; donaldlove08@comcast.net; Erin Engelbrecht
Cc: Joshua Lutz; Bruce Stidworthy; rmethvin@cabq.gov
Subject: Neighborhood Meeting Notice for Vacation of Public Right-of-Way - Sunport Municipal Addition and Airport Park
Attachments: Zone Atlas_M-16-Z.pdf

Re: Vacation of Private and Public Easements and Vacation of Right-of-Way, Sunport Municipal Addition and Airport Park

Dear Neighbors,

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a Neighborhood Association representative

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Mailed Public Notice, we are notifying you as a Neighborhood Association Representative that Bohannon Huston, Inc. will be submitting an application(s) for private and public easement vacations and a Vacation of Right-of-Way [per Table 6-1-1] to be reviewed and decided by the Development Review Board (DRB). This application(s) is for the vacation of seven easements and one Right-of-Way on the site. These vacations are needed since the existing easements and right of way are in conflict with the Orion Center site plan reviewed and approved by the EPC on November 11, 2020.

Helpful information regarding the request being submitted to the DRB:

1. Property Owner - City of Albuquerque Aviation Department, LLC
2. Agent - Bohannon Huston, Inc
3. Subject Property Address - 2700 Girard Blvd. SE
4. Location Description – Both sides of Girard Blvd. South of Gibson Blvd.
5. Zone Atlas Page - M-16-Z
6. Legal Description – Tract A-1 Sunport Municipal Additional and Tract A-1-B Airport Park
7. Area of Property – 116 acres
8. Description of request: Vacation of 7 private and public easements and 1 Right-of-Way noted within the attached Vacation Exhibit C (included)

The Development Review Board Public Hearing will be heard on April 21st, starting at 9:00 am via a Zoom call. The information for the Zoom call is listed below.

Join Zoom Meeting

<https://cabq.zoom.us/j/96369127887>

Meeting ID: 963 6912 7887

By phone +1 312 626 6799 US

Find your local number: <https://cabq.zoom.us/j/96369127887>

NOTE: Anyone may request, and the City may require an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project [IDO Section 14-16-6-4(D)]. To request a Facilitated Meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or

FIRST CLASS MAIL

March 26, 2021

Mandy Warr
District 6 Coalition of Neighborhood Association
119 Vassar Drive SE
Albuquerque, NM 87106

Re: Vacation of Private and Public Easements and Vacation of Right-of-Way, Sunport
Municipal Addition and Airport Park

Dear Ms. Warr:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a Neighborhood Association representative

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Mailed Public Notice, we are notifying you as a Neighborhood Association Representative that Bohannon Huston, Inc. will be submitting an application(s) for private and public easement vacations and a Vacation of Right-of-Way [per Table 6-1-1] to be reviewed and decided by the Development Review Board (DRB). This application(s) is for the vacation of seven easements and one Right-of-Way on the site. These vacations are needed since the existing easements and right of way are in conflict with the Orion Center site plan reviewed and approved by the EPC on November 11, 2020.

Helpful information regarding the request being submitted to the DRB:

1. Property Owner - City of Albuquerque Aviation Department, LLC
2. Agent - Bohannon Huston, Inc
3. Subject Property Address - 2700 Girard Blvd. SE
4. Location Description – Both sides of Girard Blvd. South of Gibson Blvd.
5. Zone Atlas Page - M-16-Z
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By phone +1 312 626 6799 US

Find your local number: <https://cabq.zoom.us/u/abbqbG8TJ8>

Vacation of Private Easement, Sunport Municipal Addition and Airport Park
March 26, 2021
Page 2

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Please contact me with any questions or concerns at 505-823-1000 or via jlutz@bhinc.com.

Useful Links

Integrated Development Ordinance (IDO):

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

City of Albuquerque Planning Department

<https://www.cabq.gov/planning>

Zone Atlas Pages for Download

<http://data.cabq.gov/business/zoneatlas/>

Sincerely,



Joshua Lutz, PE
Project Engineer

Attachments: Zone Atlas Page
Vacation Exhibit

FIRST CLASS MAIL

March 26, 2021

Patricia Willson
District 6 Coalition of Neighborhood Association
505 Dartmouth Drive SE
Albuquerque, NM 78106

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

Re: Vacation of Private and Public Easements and Vacation of Right-of-Way, Sunport Municipal Addition and Airport Park

Dear Ms. Warr:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a Neighborhood Association representative

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6. Legal Description – Tract A-1 Sunport Municipal Additional and Tract A-1-B Airport Park
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Join Zoom Meeting

<https://cabq.zoom.us/j/96369127887>

Meeting ID: 963 6912 7887

By phone +1 312 626 6799 US

Find your local number: <https://cabq.zoom.us/u/abbqbG8TJ8>

Vacation of Private Easement, Sunport Municipal Addition and Airport Park
March 26, 2021
Page 2

NOTE: Anyone may request, and the City may require an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project [IDO Section 14-16-6-4(D)]. To request a Facilitated Meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955. To view and download the Facilitated Meetings Criteria, visit <http://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development>.

Please contact me with any questions or concerns at 505-823-1000 or via jlutz@bhinc.com.

Useful Links

Integrated Development Ordinance (IDO):

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

City of Albuquerque Planning Department

<https://www.cabq.gov/planning>

Zone Atlas Pages for Download

<http://data.cabq.gov/business/zoneatlas/>

Sincerely,



Joshua Lutz, PE
Project Engineer

Attachments: Zone Atlas Page
Vacation Exhibit

FIRST CLASS MAIL

March 26, 2021

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

Kim Love
Yale Village Neighborhood Association
2122 Cornell Drive SE
Albuquerque, NM 87106

Re: Vacation of Private and Public Easements and Vacation of Right-of-Way, Sunport Municipal Addition and Airport Park

Dear Ms. Love:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a Neighborhood Association representative

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Mailed Public Notice, we are notifying you as a Neighborhood Association Representative that Bohannon Huston, Inc. will be submitting an application(s) for private and public easement vacations and a Vacation of Right-of-Way [per Table 6-1-1] to be reviewed and decided by the Development Review Board (DRB). This application(s) is for the vacation of seven easements and one Right-of-Way on the site. These vacations are needed since the existing easements and right of way are in conflict with the Orion Center site plan reviewed and approved by the EPC on November 11, 2020.

Helpful information regarding the request being submitted to the DRB:

1. Property Owner - City of Albuquerque Aviation Department, LLC
2. Agent - Bohannon Huston, Inc
3. Subject Property Address - 2700 Girard Blvd. SE
4. Location Description – Both sides of Girard Blvd. South of Gibson Blvd.
5. Zone Atlas Page - M-16-Z
6. Legal Description – Tract A-1 Sunport Municipal Additional and Tract A-1-B Airport Park
7. Area of Property – 116 acres
8. Description of request: Vacation of 7 private and public easements and 1 Right-of-Way noted within the attached Vacation Exhibit C (included)

The Development Review Board Public Hearing will be heard on April 21st, starting at 9:00 am via a Zoom call. The information for the Zoom call is listed below.

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Vacation of Private Easement, Sunport Municipal Addition and Airport Park
March 26, 2021
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Sincerely,



Joshua Lutz, PE
Project Engineer

Attachments: Zone Atlas Page

FIRST CLASS MAIL

March 26, 2021

Donald Love
Yale Village Neighborhood Association
2125 Stanford Drive SE
Albuquerque, NM 87106

Re: Vacation of Private and Public Easements and Vacation of Right-of-Way, Sunport Municipal Addition and Airport Park

Dear Mr. Love:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a Neighborhood Association representative

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Sincerely,



Joshua Lutz, PE
Project Engineer

Attachments: Zone Atlas Page

FIRST CLASS MAIL

March 26, 2021

Erin Engelbrecht
Victory Hills Neighborhood Association
P.O. Box 40298
Albuquerque, NM 87196

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

Re: Vacation of Private and Public Easements and Vacation of Right-of-Way, Sunport Municipal Addition and Airport Park

Dear Ms. Engelbrecht:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a Neighborhood Association representative

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Sincerely,



Joshua Lutz, PE
Project Engineer

Attachments: Zone Atlas Page

FIRST CLASS MAIL

March 26, 2021

Patricia Willson
Victory Hills Neighborhood Associations
505 Dartmouth Drive SE
Albuquerque, NM 78106

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

Re: Vacation of Private and Public Easements and Vacation of Right-of-Way, Sunport Municipal Addition and Airport Park

Dear Ms. Willson:

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Sincerely,

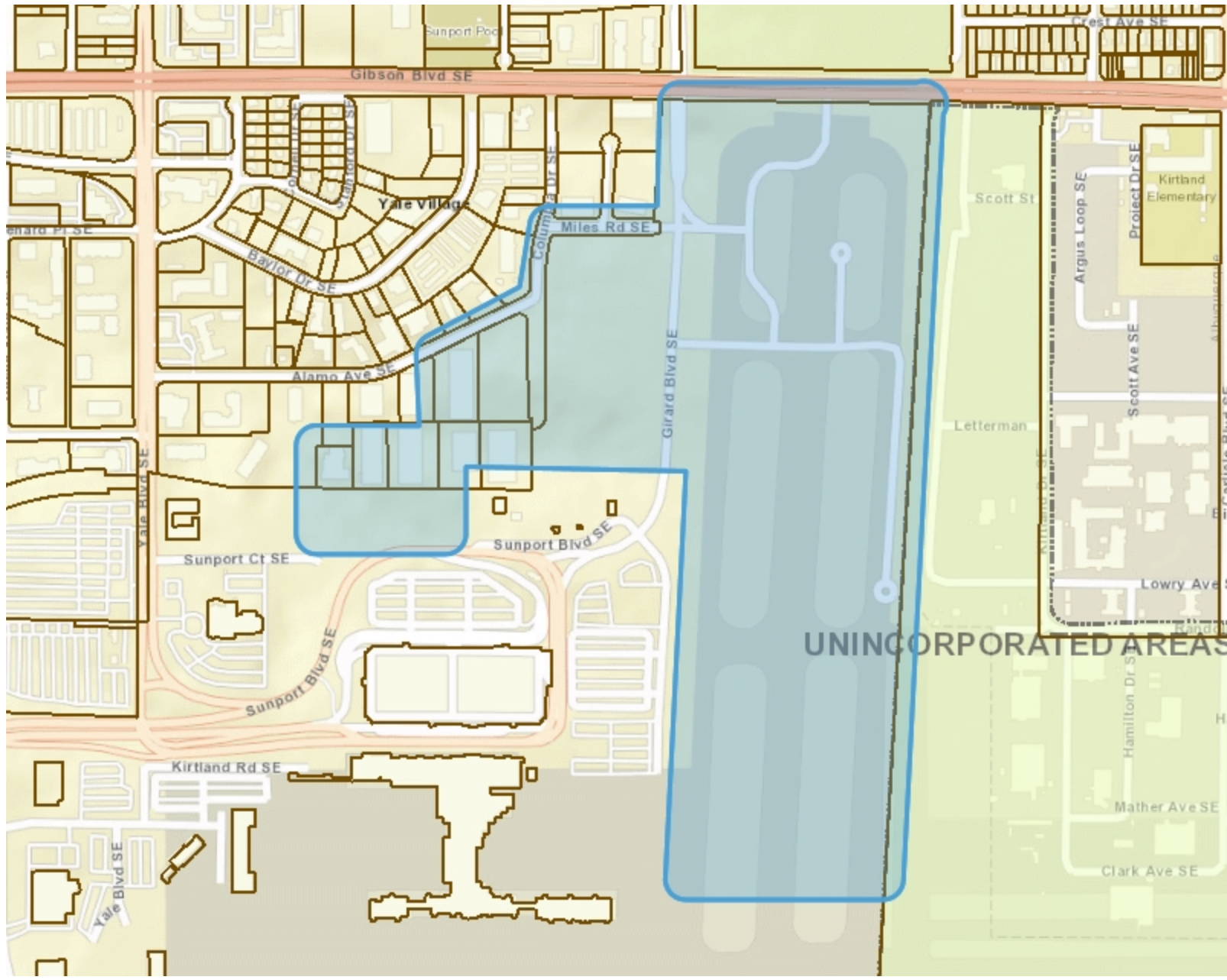


Joshua Lutz, PE
Project Engineer

Attachments: Zone Atlas Page



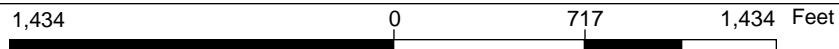
City of Albuquerque



Legend

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

Notes



WGS_1984_Web_Mercator_Auxiliary_Sphere
3/23/2021 © City of Albuquerque

1: 8,606

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

geometry	UPC	Owner	Owner Address	Owner Address 2	SITUS Address	SITUSADD2	Legal Description	Property Class	Acres
Geocortex.Gis.Ge	101605516142020207	LORENZO JOHN C & DORA CRADDOCK JAMES BERRY C/O CRADDOCK	1513 SAGEBRUSH TRL SE	ALBUQUERQUE NM 87123-4489	2525 ALAMO AVE SE	ALBUQUERQUE NM 87106	0002TRACT A-10 AMENDED CORRECTED & REVISED PLAT OF THE AIRPORT INDUSTRIAL PARK	C	1.0451
Geocortex.Gis.Ge	101605515036720115	COMPANIES	337 E PIKES PEAK AVE SUITE 200	COLORADO SPRINGS CO 80903-1939	2450 ALAMO AVE SE	ALBUQUERQUE NM 87106	TR C-1 AIRPORT PARK	C	1.99
Geocortex.Gis.Ge	101605542019140212	U S A DEPT OF ARMY HDQRS 377 CEG/CERR	2050 WYOMING BLVD SE	KIRTLAND AFB NM 87117-5663	N/A	ALBUQUERQUE NM 87117	T10N R3E SEC34 CONT 148.65 AC	C	148.65
Geocortex.Gis.Ge	101605513034820113	FRESQUET VICTOR C/O BUILDING INTERESTS INC	2201 BUENA VISTA DR SE	ALBUQUERQUE NM 87106-4265	2440 ALAMO AVE SE	ALBUQUERQUE NM 87106	TR Z-5 AIRPORT PARK PLAT OF TRS Z-1 THROUGH Z-7 AIRPORT PARK A REPLAT OF TR Z AIRPORT PARK CONT 1.9176 AC M/L	C	1.9176
Geocortex.Gis.Ge	101605509136920108	PARCEL DELIVERY ALBUQUERQUE INC	2415 ALAMO AVE SE	ALBUQUERQUE NM 87106	2350 ALAMO AV SE	ALBUQUERQUE NM 87106	TR Z-1 AIRPORT PARK PLAT OF TRS Z-1 THROUGH Z-7 AIRPORT PARK A REPLAT OF TR Z AIRPORT PARK CONT 1.0018 AC M/L	V	1.0018
Geocortex.Gis.Ge	101605517538920120	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103-2248	ALAMO AV SE	ALBUQUERQUE NM 87106	TR A-1-B REPL OF TR Z-4 & A-1 AIRPORT PARK TO TRS A-4-A, A-1-A, A-1-B & A-1-C AIRPORT PARK CONT 2.7718 AC M/L OR 120,743SF M/L	V	2.7719
Geocortex.Gis.Ge	101605505033920105	MERIT NEWPORT 15 LTD PTNS	5110 N 40TH ST SUITE 254	PHOENIX AZ 85018-2191	2350 2 ALAMO AV SE	ALBUQUERQUE NM 87106	TR Y-1 SUMMARY PLAT OF TRS X-1,Y-1 & M OF AIRPORT PARK CONT6.0738	C	6.073
Geocortex.Gis.Ge	101605517543720210	WHITFIELD ENTERPRISES INC BUILDING 4	PO BOX 220547	EL PASO TX 79913-2547	2205 COLUMBIA DR SE	ALBUQUERQUE NM 87106	LOT 13-A & 13-B BLK 2 AMENDED, CORRECTED & REVISED PLAT OFTHE AIRPORT INDUSTRIAL PARK CONT. 1.76 AC.	C	1.76
Geocortex.Gis.Ge	101605513540420205	NEW MEXICO FLUID SYSTEM TECH LLC	27 BLUE SAGE CIR	CORRALES NM 87048-9603	2451 ALAMO AVE SE	ALBUQUERQUE NM 87106	TR A-8A BLK 2 SUMMARY PLAT TRS A-8A & A-9A BEING A REPL OF TRS A-8 & A-9 BLK 2 AIRPORT INDUSTRIAL PARK CONT 0.816 AC	C	0.8159
Geocortex.Gis.Ge	101605509134320109	ALAMO AVE LLC	12 FAYENCE	NEWPORT BEACH CA 92657-0118	2408 ALAMO AV SE	ALBUQUERQUE NM 87106	TR Z-7 AIRPORT PARK PLAT OF TRS Z-1 THROUGH Z-7 AIRPORT PARK A REPLAT OF TR Z AIRPORT PARK CONT 0.9092 AC M/L	C	0.9092
Geocortex.Gis.Ge	101605520847620147	ADC LTD NM CRADDOCK CONSTRUCTION CO INC C/O	2100 AIR PARK RD SE SUITE 120	ALBUQUERQUE NM 87106-3227	2109 AIRPARK RD SE	ALBUQUERQUE NM 87106	*6A PLAT OF LOT 6A AIRPORT BUSINESS PARK BEING A REPLAT OF LOTS 6, 7 & 8 AIRPORT BUSINESS PARK CONT 1.4844 AC M/L	C	1.4844
Geocortex.Gis.Ge	101605515334820114	CRADDOCK COMPANIES	337 E PIKES PEAK AVE SUITE 200	COLORADO SPRINGS CO 80903-1939	2460 ALAMO AVE SE	ALBUQUERQUE NM 87106	TR Z-4-A REPL OF TR Z-4 & A-1 AIRPORT PARK TO TRS A-4-A, A-1-A, A-1-B & A-1-C AIRPORT PARK CONT 1.5470 AC M/L OR 67,390SF M/L	C	1.5471
Geocortex.Gis.Ge	101605518244520212	SIERRA MADRE INVESTMENTS INC NEWPORT RIO LLC & ZEHNDER STEPHEN A &	PO BOX 21579	ALBUQUERQUE NM 87154-1579	COLUMBIA DR SE	ALBUQUERQUE NM 87106	LOT 14B BLK 2 AMENDED CORRECTED AND REVISED PLAT AIRPORT INDUSTRIAL PARK CONT 20,168 SQ FT M/L	C	0.463
Geocortex.Gis.Ge	101605517834820121	LUANN & NEW EQUITY LLC	337 E PIKES PEAK AVE SUITE 200	COLORADO SPRINGS CO 80903	2540 ALAMO AVE SE	ALBUQUERQUE NM 87106	TR A-1-A REPL OF TR Z-4 & A-1 AIRPORT PARK TO TRS A-4-A, A-1-A, A-1-B & A-1-C AIRPORT PARK CONT 1.8989 AC M/L OR 82,717SF M/L	C	1.8989
Geocortex.Gis.Ge	101605514941520206	2501 ALAMO LLC	807 MORNINGSIDE PL SE	ALBUQUERQUE NM 87108-3358	2501 ALAMO AVE SE	ALBUQUERQUE NM 87106	TR A-9A BLK 2 SUMMARY PLAT TRS A-8A & A-9A BEING A REPL OF TRS A-8 & A-9 BLK 2 AIRPORT INDUSTRIAL PARK CONT 0.554 AC	C	0.5538
Geocortex.Gis.Ge	101605513137920112	DALE DISTRIBUTION CENTER LLC	3041 UNIVERSITY BLVD SE	ALBUQUERQUE NM 87106-5040	2430 ALAMO AVE SE	ALBUQUERQUE NM 87106	TR Z-3 AIRPORT PARK PLAT OF TRS Z-1 THROUGH Z-7 AIRPORT PARK A REPLAT OF TR Z AIRPORT PARK CONT 1.1234 AC M/L	C	1.1234
Geocortex.Gis.Ge	101605510834920110	2420 ALAMO LLC	3041 UNIVERSITY BLVD SE	ALBUQUERQUE NM 87106-5040	2420 ALAMO AVE SE	ALBUQUERQUE NM 87106	TR Z-6 AIRPORT PARK PLAT OF TRS Z-1 THROUGH Z-7 AIRPORT PARK A REPLAT OF TR Z AIRPORT PARK CONT 1.2575 AC M/L	C	1.2575
Geocortex.Gis.Ge	101605523949220145	CBRS LLC	2100 AIR PARK RD SE SUITE 120	ALBUQUERQUE NM 87106-3227	2100 AIRPARK RD SE	ALBUQUERQUE NM 87106	* 4 AIRPORT BUSINESS PARK CONT 1.4204 AC	C	1.4204
Geocortex.Gis.Ge	101605523745920142	AR PROPERTY LLC	8313 CALLE PICAFLOR NW	ALBUQUERQUE NM 87120-3105	2701 MILES RD SE	ALBUQUERQUE NM 87106	TR A - AIRPORT BUSINESS PARK (A REPL OF LT 1, 2 & 3) CONT 1.6352 AC	C	1.6367
Geocortex.Gis.Ge	101605420230220101	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103-2248	2200 SUNPORT BLVD SE	ALBUQUERQUE NM 87106	TR A-1 PLAT OF TRS A-1 & A-2 SUNPORT MUNICIPAL ADDNCONT 2286.0091	C	2286.009

FIRST CLASS MAIL

March 26, 2021

City of Albuquerque Aviation Department
2200 Sunport Blvd.
Albuquerque, NM 87106

Re: Vacation of Public and Private Easements and Right-of-Way, Sunport Municipal Addition and Airport Park

To whom it may concern:

The City of Albuquerque's GIS system map has identified you as being within 100' of the above mentioned project.

This letter is to advise you that Bohannon Huston, Inc., agent for City of Albuquerque Aviation Department, is seeking approval for Vacation of Public and Private Easements and the vacation of a Right-of-Way within the Sunport Municipal Addition and Airport Park subdivision. See the attached Zone Atlas Page for the project location, and see the attached vacation exhibit showing the easements to be vacated. These vacations are needed since the existing easements and right of way are in conflict with the Orion Center site plan reviewed and approved by the Environmental Planning Commission on November 11, 2020.

Helpful information regarding the request being submitted to the DRB:

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2. Agent - Bohannon Huston, Inc
3. Subject Property Address - 2700 Girard Blvd. SE
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5. Zone Atlas Page - M-16-Z
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Sunport Municipal Addition and Airport Park
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Sincerely,



Joshua Lutz, P.E.
Project Engineer
Community Development and Planning Group

Enclosure

Bohannan ▲ **Huston**

Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

Patricia Willson
Victory Hills Neighborhood
Associations
505 Dartmouth Drive SE
Albuquerque, NM 78106



US POSTAGE
\$ 00.51
First-Class
Mailed From 87109
03/26/2021
032A 0061805678

Bohannan ▲ **Huston**

Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

Kim Love
Yale Village Neighborhood
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2122 Cornell Drive SE
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Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

Patricia Willson
District 6 Coalition of Neighborhood
Association
505 Dartmouth Drive SE
Albuquerque, NM 78106



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032A 0061805678

Bohannon ▲ **Huston**

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Donald Love
Yale Village Neighborhood
Association
2125 Stanford Drive SE
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Mandy Warr
District 6 Coalition of Neighborhood
Association
119 Vassar Drive SE
Albuquerque, NM 87106



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CRADDOCK JAMES BERRY C/O
CRADDOCK COMPANIES
337 E PIKES PEAK AVE SUITE 200
COLORADO SPRINGS CO 80903-
1939



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JOHN C & DORA LORENZO
1513 SAGEBRUSH TRL SE
ALBUQUERQUE NM 87123-4489

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FRESQUET VICTOR C/O BUILDING
INTERESTS INC
2201 BUENA VISTA DR SE
ALBUQUERQUE NM 87106-4265

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U S A DEPT OF ARMY HDQRS 377
CEG/CERR
2050 WYOMING BLVD SE
KIRTLAND AFB NM 87117-5663

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ADC LTD NM
2100 AIR PARK RD SE SUITE 120
ALBUQUERQUE NM 87106-3227



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PARCEL DELIVERY
ALBUQUERQUE INC
2415 ALAMO AVE SE
ALBUQUERQUE NM 87106



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MÉRIT NEWPORT 15 LTD PTNS
5110 N 40TH ST SUITE 254
PHOENIX AZ 85018-2191



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CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-2248



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WHITFIELD ENTERPRISES INC
BUILDING 4
PO BOX 220547
EL PASO TX 79913-2547



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CRADDOCK CONSTRUCTION CO
INC C/O CRADDOCK COMPANIES
337 E PIKES PEAK AVE SUITE 200
COLORADO SPRINGS CO 80903-
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NEW MEXICO FLUID SYSTEM
TECH LLC
27 BLUE SAGE CIR
CORRALES NM 87048-9603



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2501 ALAMO LLC
807 MORNINGSIDE PL SE
ALBUQUERQUE NM 87108-3358



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NEWPORT RIO LLC & ZEHNDER
STEPHEN A & LUANN & NEW
EQUITY LLC
337 E PIKES PEAK AVE SUITE 200
COLORADO SPRINGS CO 80903



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CBRS LLC
2100 AIR PARK RD SE SUITE 120
ALBUQUERQUE NM 87106-3227



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DALE DISTRIBUTION CENTER LLC
3041 UNIVERSITY BLVD SE
ALBUQUERQUE NM 87106-5040



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SIERRA MADRE INVESTMENTS
INC
P.O. BOX 21579
ALBUQUERQUE NM 87154-1579



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2420 ALAMO LLC
3041 UNIVERSITY BLVD SE
ALBUQUERQUE NM 87106-5040



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ALBUQUERQUE NM 87103-2248



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ALAMO AVE LLC
12 FAYENCE
NEWPORT BEACH CA 92657-0118



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AR PROPERTY LLC
8313 CALLE PICAFLOR NW
ALBUQUERQUE NM 87120-3105



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