



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

<b>SUBDIVISIONS</b>	<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)	<b>MISCELLANEOUS APPLICATIONS</b>	<input checked="" type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<b>PRE-APPLICATIONS</b>
<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)	
<b>SITE PLANS</b>	<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
<b>BRIEF DESCRIPTION OF REQUEST</b>		
Request to vacate private sewer easement and replace with a public sewer easement.		

<b>APPLICATION INFORMATION</b>		
Applicant: Red Shamrock 4, LLC		Phone:
Address: 8220 San Pedro Dr. NE Suite 500		Email:
City: Albuquerque	State: NM	Zip: 87113-2476
Professional/Agent (if any): CSI-Cartesian Surveys, Inc.		Phone: 505-896-3050
Address: P.O. Box 44414		Email: cartesianjayson@gmail.com
City: Rio Rancho	State: NM	Zip: 87121
Proprietary Interest in Site:	List all owners:	
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>		
Lot or Tract No.: Lots 1 thru 6 and Lot 9	Block:	Unit:
Subdivision/Addition: Coors Pavilion	MRGCD Map No.:	UPC Code: See Attached Sheet
Zone Atlas Page(s): G-11-Z	Existing Zoning: NR-C	Proposed Zoning NR-C
# of Existing Lots: 7	# of Proposed Lots: N/A	Total Area of Site (Acres): 12.4995
<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street: Coors Blvd. N.W.	Between: St. Josephs Dr. N.W.	and: Mine Rd. N.W.
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>		
PR-2019-002765, PR-2020-003470, PR-2019-002574 (1005357, 1000032, 1011410)		

Signature:	Date: 10/12/20				
Printed Name: Jayson Pyne	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent				
<b>FOR OFFICIAL USE ONLY</b>					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting Date:	Fee Total:				
Staff Signature:	Date:	Project #			

## UPC Codes

1. 101106023751820801 (Lot 1)
2. 101106023750320802 (Lot 2)
3. 101106023749020803 (Lot 3)
4. 101106023747420804 (Lot 4)
5. 101106023746120805 (Lot 5)
6. 101106023744520806 (Lot 6)
7. 101106018750920808 (Lot 9)

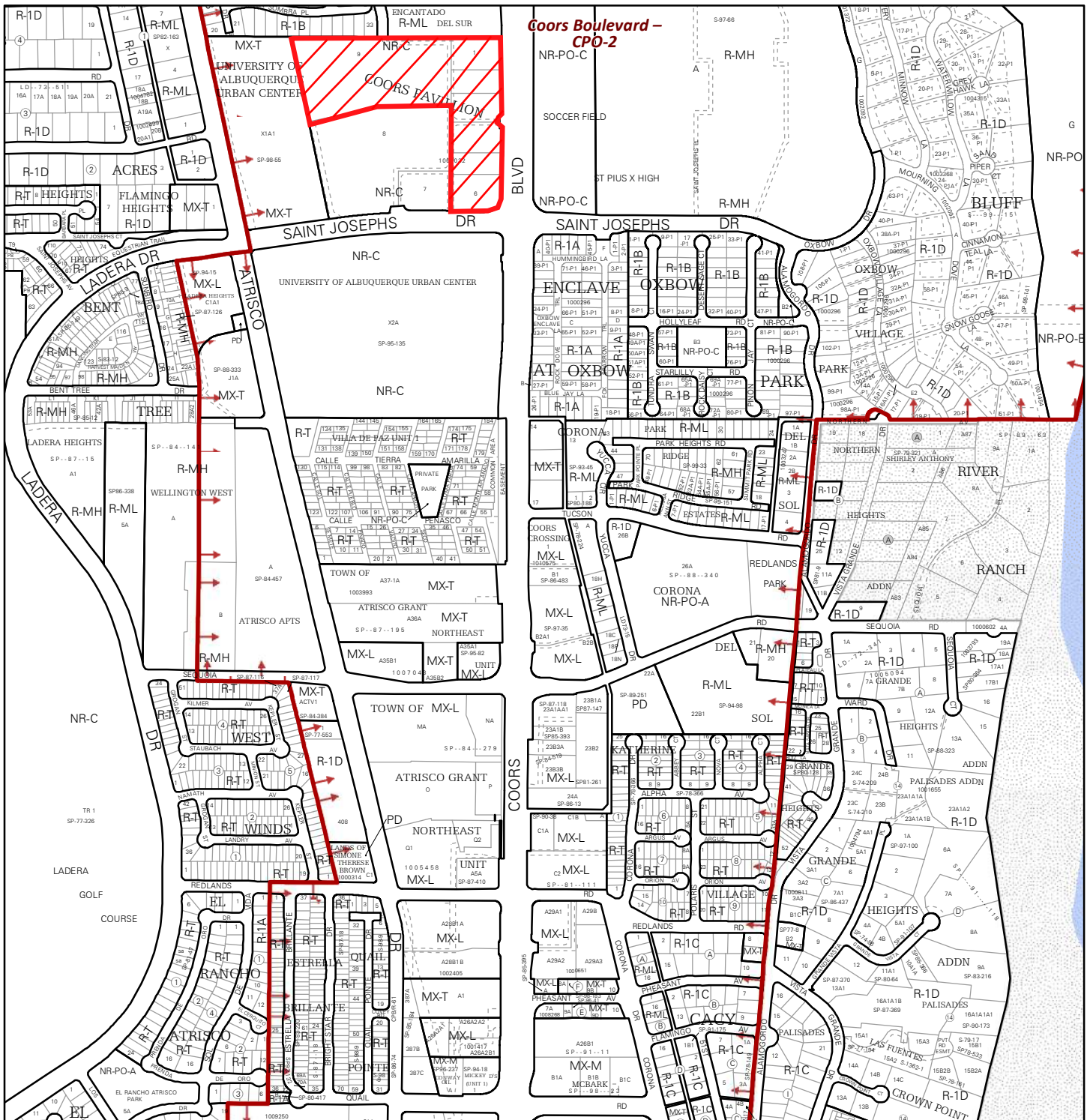
**FORM V: Vacations of Easements or Right-of-way- DRB**

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

**>> INFORMATION REQUIRED FOR ALL VACATION APPLICATIONS**

- N/A* 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](mailto: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 4
  - N/A* If right-of-way, square footage to be vacated (see IDO Section 14-16-6-6(K) \_\_\_\_\_)
  - Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
    - Office of Neighborhood Coordination neighborhood meeting inquiry response
    - Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
    - If a meeting was requested/held, copy of sign-in sheet and meeting notes
  - Required notices with content per IDO Section 14-16-6-4(K)(6)
    - Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
    - Proof of emailed notice to affected Neighborhood Association representatives
    - Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
  - N/A* 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: 10/13/2020</p>
<p>Printed Name: Jayson Payne</p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p><b>FOR OFFICIAL USE ONLY</b></p>	
<p>Case Numbers: _____</p>	<p>Project Number: _____</p>
<p>Staff Signature: _____</p>	
<p>Date: _____</p>	



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:  
**G-11-Z**

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Gray Shading  
Represents Area Outside of the City Limits

N

0 250 500 1,000 Feet

July 22, 2020

City of Albuquerque  
Development Review Board  
Plaza del Sol Building  
600 2<sup>nd</sup> Street, NW  
Albuquerque, NM 87102

**RE: Agency Authorization for Development Review Board applications for Lots 1 - 6 within the Coors Pavilion development.**

Dear DRB,

This letter shall serve as notice to the Development Review Board that CSI-Cartesian Surveys Inc. will act as agent on behalf of Red Shamrock 4, LLC, a New Mexico limited liability company, as owner of Lots 1, 3, 5, 8 and 9 within the Coors Pavilion development, in the matters of vacating easements and the platting action through DRB for the Coors Pavilion development located at the northwest corner of Coors Blvd. and St. Josephs Dr. NW.

Please send all correspondence related to this matter to:

Will Plotner Jr., NMRPS 14271, President  
CSI-Cartesian Surveys Inc.  
PO Box 44414  
Rio Rancho NM 87174  
(p) 505-896-3050 ext. Dial 1 then 103  
(f)505-891-0244  
Email: wplotnerjr@gmail.com

Sincerely,

Red Shamrock 4, LLC



Joshua J. Skarsgard, Managing Member

July 23, 2020

City of Albuquerque  
Development Review Board  
Plaza del Sol Building  
600 2<sup>nd</sup> Street, NW  
Albuquerque, NM 87102

**RE: Agency Authorization for Development Review Board applications for Lots 1 - 6 within the Coors Pavilion development.**

Dear DRB,

This letter shall serve as notice to the Development Review Board that CSI-Cartesian Surveys Inc. will act as agent on behalf of 4111 Coors Boulevard Owner, LLC, a New Mexico limited liability company, as owner of Lot 2 within the Coors Pavilion development, in the matters of vacating easements and the platting action through DRB for the Coors Pavilion development located at the northwest corner of Coors Blvd. and St. Josephs Dr. NW.

Please send all correspondence related to this matter to:

Will Plotner Jr., NMRPS 14271, President  
CSI-Cartesian Surveys Inc.  
PO Box 44414  
Rio Rancho NM 87174  
(p) 505-896-3050 ext. Dial 1 then 103  
(f)505-891-0244  
Email: wplotnerjr@gmail.com

Sincerely,

4111 Coors Boulevard Owner, LLC

DocuSigned by:

*Dr. Maria R. Burgio*

789FB5714F714F8...

Dr. Maria R. Burgio, Ph.D.

Its: Sole Member

# Levine Investments Limited Partnership

2801 East Camelback Road • Suite 450 • Phoenix Arizona • 85016  
Phone 602.248.8181 • Facsimile 602.248.0884

October 5, 2020

City of Albuquerque  
Development Review Board  
Plaza del Sol Building  
600 2<sup>nd</sup> Street, NW  
Albuquerque, NM 87102

**RE: Agency Authorization for Development Review Board applications for Lots 1 - 6 within the Coors Pavilion development.**

Dear DRB:

This letter shall serve as notice to the Development Review Board that CSI-Cartesian Surveys Inc. will act as agent on behalf of Levine Investments Limited Partnership, an Arizona limited partnership, as owner of Lots 4 and 6 within the Coors Pavilion development, in the matters of vacating easements and the platting action through DRB for the Coors Pavilion development located at the northwest corner of Coors Blvd. and St. Josephs Dr. NW.


Please send all correspondence related to this matter to:

Will Plotner Jr., NMRPS 14271, President  
CSI-Cartesian Surveys Inc.  
PO Box 44414  
Rio Rancho NM 87174  
(p) 505-896-3050 ext. Dial 1 then 103  
(f)505-891-0244  
Email: wplotnerjr@gmail.com

Sincerely,

Levine Investments Limited Partnership

By: Kiem, Inc.  
Its: General Partner

  
Andrew M. Cohn, Authorized Representative

# Cartesian Surveys Inc.

PO Box 44414, Rio Rancho, NM 87174  
896-3050 Fax 891-0244

October 13, 2020

Development Review Board  
City of Albuquerque

**Re: Vacation of a Private sewer easement running within Lots 1 thru 6, and Lot 9,  
Coors Pavilion Subdivision located on the northwest corner of Coors Blvd. N.W.  
and St. Josephs Dr. N.W. intersection.**

Members of the Board:

Cartesian Surveys is acting as an agent for the owner and requests approval of a vacation of a private sewer easement located within the above referenced property.

Vacation Justifications:

**IDO: 14-16-6-6(K)(3)(a) Vacation of Easement or Right-of-Way**

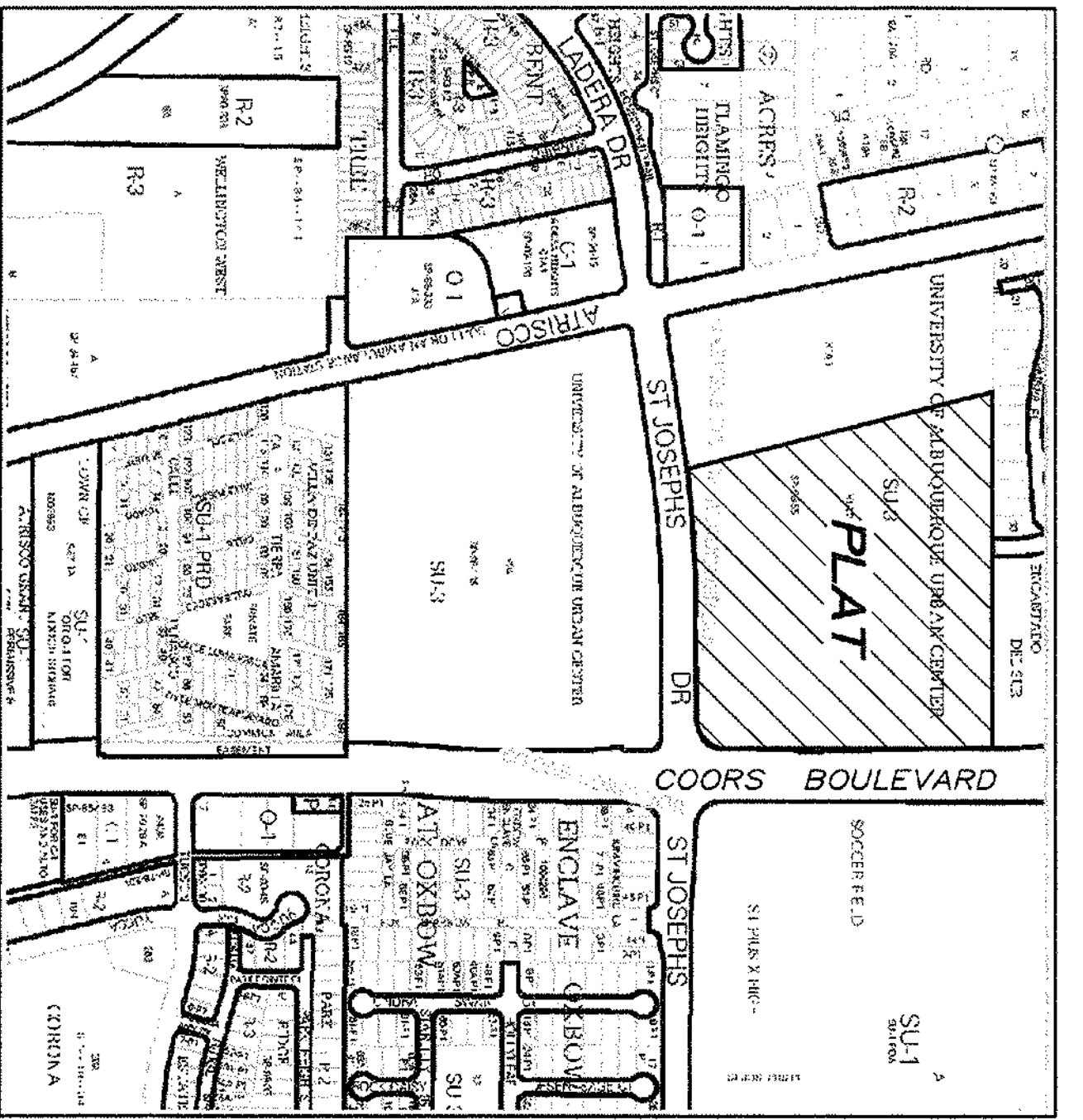
The purpose is to vacate the private sewer across the lots mentioned above and replace with a public sewer easement. We intend to grant the public easement on a future subdivision plat to the Albuquerque Bernalillo County Water Utility Authority (ABCWUA).

If you have any questions, please feel free to call.

Thank you for your time and consideration.

Will Plotner Jr., NMLS 14271





VICINITY MAP  
Not To Scale

**TREASURERS CERTIFICATION**

This is to certify that taxes are current and paid on the following:  
 101106019549120846  
 101106018039720705

*George Stone*  
 Bernalillo County Treasurer  
 Date 4-11-17

PLAT OF

**LOTS 1 THRU 9  
COORS PAVILION**

(BEING A REPLAT OF TRACT X-1-A2,  
UNIVERSITY OF ALBUQUERQUE URBAN CENTER)

WITH-IN  
THE TOWN OF ALBUQUERQUE GRANT

PROJECTED SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 OCTOBER, 2016

**PUBLIC UTILITY EASEMENTS**

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

- A. 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 related facilities reasonably necessary to provide electrical services.
- B. 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.
- C. West Corporation d/b/a CenturyLink QC, for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

**PLAT APPROVAL**

PROJECT NUMBER: 1000032

**UTILITY APPROVALS:**

*Fernando Ruiz*  
 Public Service Company of New Mexico  
 Date 11-3-16

*David Valley*  
 New Mexico Gas Company  
 Date 11-2-16

*[Signature]*  
 West Corporation d/b/a CenturyLink QC.  
 Date 11/2/2016

*[Signature]*  
 Comcast  
 Date 11/2/16

**CITY APPROVALS:**

*[Signature]*  
 City Surveyor  
 Department of Municipal Development  
 Date 10/25/16

*[Signature]*  
 Real Property Division  
 Date 4-6-17

*[Signature]*  
 Environmental Health Department  
 Date 4/6/17

*[Signature]*  
 Traffic Engineering, Transportation Division  
 Date 4/6/17

*[Signature]*  
 Parks and Recreation Department  
 Date 4/6/17

*[Signature]*  
 City Engineer  
 Date 4/6/17

*[Signature]*  
 DRB Christopher, Planning Department  
 Date 4-6-17

**GENERAL NOTES**

1. Bearings are grid based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 83).
2. Distances are ground.
3. Record plot bearings and distances where they differ from those measured by field survey are shown in parenthesis ( ).
4. All corners are a 5/8" rebar and cap stamped "HUGG L.S. 9750"
5. Albuquerque City Zone Atlas page G-11.
6. Lots 1 thru 9, Coors Pavilion are subject to that certain "DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS", filed December 13, 2016 as Document No. 201616329 and that certain "DECLARATION OF TEMPORARY STORM WATER DRAINAGE EASEMENT", filed January 19, 2017 as Document No. 2017005194.

**SUBDIVISION DATA**

1. Total number of existing Tracts: 2
2. Total number of Lots created: 9
3. Additional Public Right of way dedicated 0.2528 Ac.
4. Gross Subdivision acreage: 21.2244 acres.

**SHEET INDEX**

- SHEET 1 OF 4 - Approvals, General Notes, Etc...
- SHEET 2 OF 4 - Legal Description, Free consent and dedication
- SHEET 3 OF 4 - Existing Plat Boundary and New Lots and Easements
- SHEET 4 OF 4 - Curve and Line Tables, Easement Legend

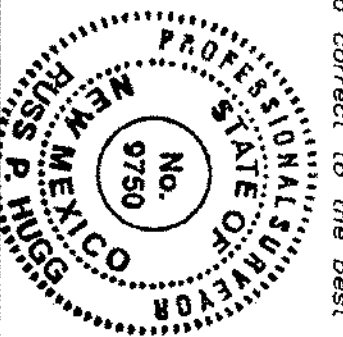
**PURPOSE OF PLAT:**

- The purpose of this Plat is to:
1. Divide One (1) existing Tract into Nine (9) new Lots as shown hereon.
  2. Grant the New Public and Private Easements as shown hereon.
  3. Dedicate the additional Public street right of way as shown hereon.
  4. Show the Temporary Private Blanket Drainage Easement VACATED BY 16DRB-70402.

**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.

*[Signature]*  
 Russ P. Hugg  
 NMPS No. 9750  
 October 24, 2016



SHEET 1 OF 4

**SURV TEK, INC.**

Consulting Surveyors  
 8984 Valley View Drive, N.W. Albuquerque, New Mexico 87114  
 Phone: 505-897-3966 Fax: 505-897-3977

PLAT OF

LOTS 1 THRU 9

COORS PAVILION

(BEING A REPLAT OF TRACT X-1-A2,  
UNIVERSITY OF ALBUQUERQUE URBAN CENTER)

WITHIN  
THE TOWN OF ALBUQUERQUE GRANT

IN  
PROJECTED SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 EAST  
NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE  
BERNALLILLO COUNTY, NEW MEXICO

OCTOBER, 2016

**LEGAL DESCRIPTION**

Tract X-1-A2, as shown on the amended Plat of Tracts X-1-A1 and X-1-A2, UNIVERSITY OF ALBUQUERQUE URBAN CENTER, filed for record in the office of the County Clerk of Bernalillo County, New Mexico on March 12, 1998, in Plat Book 98C, Page 58.

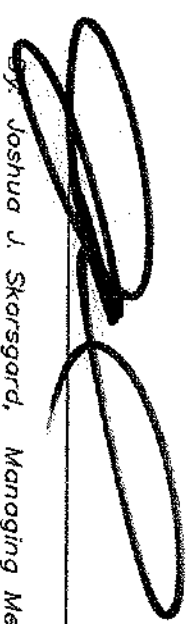
Said Tract contains 21.2244 acres, more or less.

**FREE CONSENT AND DEDICATION**

SURVEYED and REPLATTED and now comprising PLAT OF LOTS 1 THRU 9, COORS PAVILION (BEING A REPLAT OF TRACT X-1-A2, UNIVERSITY OF ALBUQUERQUE URBAN CENTER) WITHIN THE TOWN OF ALBUQUERQUE GRANT IN PROJECTED SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALLILLO 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 warrant that they hold among them, complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby dedicate the 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 and private easements as shown hereon. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER(S)

RED SHAMROCK 4, LLC  
a New Mexico limited liability company

  
Joshua J. Skarsgard, Managing Member

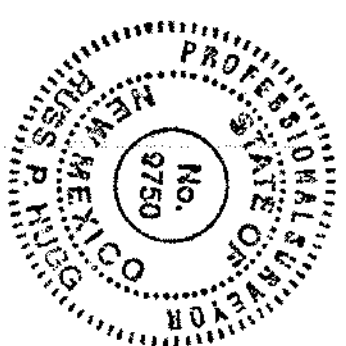
**ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
COUNTY OF BERNALLILLO SS

This instrument was acknowledged before me on this 17<sup>th</sup> day  
of March, 2016, by Joshua J. Skarsgard as  
Managing Member of Red Shamrock 4, LLC.

  
Notary Public

4/10/2017  
My commission expires



**DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY**

- A. Plat entitled "PLAT OF TRACTS X-1-A1 AND X-1-A2, UNIVERSITY OF ALBUQUERQUE URBAN CENTER, ALBUQUERQUE, BERNALLILLO COUNTY, NEW MEXICO, FEBRUARY 1998," filed March 12, 1998, in Volume 98C, Folio 58, records of Bernalillo County, New Mexico.
- B. Plat entitled "AMENDED PLAT OF TRACTS X-2-A AND X-2-B, THE UNIVERSITY OF ALBUQUERQUE URBAN CENTER, ALBUQUERQUE, BERNALLILLO COUNTY, NEW MEXICO, JANUARY 1995," filed July 10, 1995, in Volume 95C, Folio 250, records of Bernalillo County, New Mexico.
- C. Plat entitled "PLAT OF RANCHO ENCANTADO DEL SUR, A REPLAT OF TRACT 4, COORS VILLAGE, ALBUQUERQUE, NEW MEXICO, JULY 2003," filed September 2, 2003, in Volume 2003C, Folio 289, records of Bernalillo County, New Mexico.
- D. Plat entitled "AMENDED REPLAT OF VILLA DE PAZ, ALBUQUERQUE, NEW MEXICO, NOVEMBER 1976," filed December 1, 1976, records of Bernalillo County, New Mexico.
- E. Title Commitment prepared for the surveyed property by Fidelity National Title Insurance Company, Commitment for Title Insurance No. FT000187105, dated September 15, 2015.

**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 (as shown hereon) appears to lie within Zone "X" (areas determined to be outside 0.2% annual chance floodplain) in accordance with the National Flood Insurance Program Rate Map No. 35001C0114 H, Effective Date 8-16-2012.

DDCR 2017033851  
9411/2017 12:21 PM Page 2 of 4  
PLAT R: \$26.00 B: 2017C:P: 0042 Linda Stover, Bernalillo County



SHEET 2 OF 4

**SURV TEK, INC.**

Consulting Surveyors  
5384 Valley View Drive, N.W. Albuquerque, New Mexico 87114  
Phone: 505-887-5386 Fax: 505-887-5377

DRAINAGE NOTES

Lots 1 thru 9, Coors Pavilion are subject to that certain "DECLARATION OF TEMPORARY STORM WATER DRAINAGE EASEMENT", filed January 19, 2017 as Document No. 2017005194.

A Private Surface Drainage Easement over Lot 4 (excluding any future buildings) is hereby granted by this plat for the benefit of Lot 5. Maintenance of said easement shall be the responsibility of each owner as to their respective property, with no responsibility to maintain the easement on the neighboring lot(s).

A Private Surface Drainage Easement over Lot 2 (excluding any future buildings) is hereby granted by this plat for the benefit of Lot 3. Maintenance of said easement shall be the responsibility of each owner as to their respective property, with no responsibility to maintain the easement on the neighboring lot(s).

See Sheet 4 for Easement Legend

ALBUQUERQUE CONTROL SURVEY MONUMENT "JOSEPH" N.M. State Plane Coordinates (Central Zone - NAD83) N=1,502,309.280 E=1,506,932.687 Delta Alpha = -0015'24.78" Ground to Grid Factor = 0.999679588 Elev = Not Published

DRAINAGE NOTE:

(As Shown on the Plat filed 3-12-1998, in Plat Book 98C, Page 68)

TRACT X-1-A2 GRANTS A TEMPORARY PRIVATE BLANKET DRAINAGE EASEMENT FOR THE BENEFIT OF TRACT X-1-A1 UNTIL FUTURE PLATTING DEFINES THE PRIVATE EASEMENT ON TRACT X-1-A2, AND SUCH PLATTING CREATES AND HAS APPROVED A GRADING AND DRAINAGE PLAN BY THE CITY OF ALBUQUERQUE HYDROLOGY DEPARTMENT. MAINTENANCE OF THE TEMPORARY PRIVATE BLANKET DRAINAGE EASEMENT WILL BE THE RESPONSIBILITY OF TRACT X-1-A2.

SAID EASEMENT VACATED BY 160R8-70402

Lots 1 thru 9, Coors Pavilion are subject to that certain "DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS", filed December 13, 2016 as Document No. 2016116329.

See Sheet 4 for Easement Legend

DOCN 2017033851

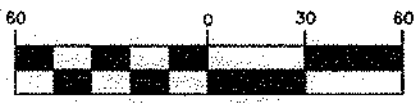
04/11/2017 12:21 PM Page: 3 of 4 PLAT R:325 00 8: 2017C P: 0042 Linda Stover, Bernalillo County

Additional Public Street right of way dedicated to the City of Albuquerque in fee simple with warranty covenants by this plat. (0.1105 Ac.- Cross hatched area)

Centerline Existing Power line per Letter Dated June 22, 1954 (No width defined)

10' Utility Easement per Plat filed November 17, 1987 in Volume C35, Folio 29

ALBUQUERQUE CONTROL SURVEY MONUMENT "B-G11" N.M. State Plane Coordinates (Central Zone - NAD83) N=1,502,236.625 E=1,505,431.887 Elev = 5116.009 (NAVD 88) Delta Alpha = -0015'35.17" Ground to Grid Factor = 0.999680062



( IN FEET ) 1 inch = 60 ft.

- PROPERTY CORNERS: 1. 5/8" Rebar w/ Cap Stamped "LS 4078" 2. 5/8" Rebar and cap Stamped "LS 9750" 3. Set 5/8" Rebar and cap Stamped "LS 9750"

Existing Public Waterline Easement granted to the City of Albuquerque by Document filed May 8, 2000 in Book A5, Page 4444 as Document No. 200044618

20' Utility Easement per Document Number 76 16317 filed March 18, 1976, in Volume 468, Folio 165-166

SURV TEK, INC. Consulting Surveyors

9884 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3366 Fax: 505-897-3377

ST JOSEPHS DRIVE N.W.

SHEET 3 OF 4

(100' R/W)

PLAT OF

LOTS 1 THRU 9

COORS PAVILION

(BEING A REPLAT OF TRACT X-1-A2,  
UNIVERSITY OF ALBUQUERQUE URBAN CENTER)

WITHIN

THE TOWN OF ALBUQUERQUE GRANT

IN

PROJECTED SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALLILLO COUNTY, NEW MEXICO

OCTOBER, 2016

KEYED EASEMENT NOTES

- (A) = Private Access and Surface Drainage Easement granted by this plat for the benefit and use of the owners of Lots 1 thru 9, Coors Pavilion. Maintenance of said easement shall be the responsibility of the owners of said Lots 1 thru 9, Coors Pavilion as further defined in the recorded "DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS".
- (B) = Private Blanket Drainage Easement across Lot 9 granted by this Plat for the benefit and use of the owners of Lots 1 thru 9, Coors Pavilion. Maintenance of said easement shall be the responsibility of the owners of said Lots 1 thru 9, Coors Pavilion as further defined in the recorded "DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS".
- (C) = Private Drainage Easement granted by this Plat for the benefit and use of the owners of Lots 1 thru 9, Coors Pavilion. Maintenance of said easement shall be the responsibility of the owners of said Lots 1 thru 9, Coors Pavilion as further defined in the recorded "DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS".
- (D) = 10' Public Utility Easement granted by this Plat.
- (E) = 20' Public Water Easement granted to ABCWUA by this Plat.
- (F) = 10' Private Sanitary Sewer Easement granted by this Plat for the benefit and use of the owners of Lots 1 thru 9, Coors Pavilion. Maintenance of said easement shall be the responsibility of said owners.

LINE	LENGTH	BEARING
L1	36.65'	S81°50'51"W (38.65')
L2	12.00'	S89°46'20"E
L3	8.00'	N89°49'48"W
L4	49.74'	S54°44'45"E
L5	26.39'	N12°12'29"E
L6	39.32'	N84°41'06"E
L7	259.50'	N90°00'00"E
L8	27.61'	N84°41'06"E
L9	169.88'	N89°40'12"E
L10	196.50'	N90°00'00"E
L11	214.27'	N90°00'00"E
L12	32.49'	S00°10'12"W
L13	20.19'	N89°49'48"W
L14	227.87'	N00°00'00"E
L15	214.36'	N89°59'04"E
L16	32.89'	S00°10'12"W
L17	200.01'	N00°00'00"E
L18	141.48'	N00°00'00"E

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	55.49'	307.00'	4.58'	55.41'	S05°20'52"W (55.41')	1°42'32"
C2	36.50'	150.00'	23.21'	36.41'	S07°08'03"W (36.41')	0°32'00"
C3	93.35'	82.00'	14.21'	88.39'	S46°43'41"W (88.39')	4°41'51"
C4	47.29'	250.00'	28.42'	47.22'	S84°45'41"W (47.22')	2°57'06"
C5	436.02'	3053.00'	23.01'	435.65'	S86°05'20"W (435.65')	18°39'51"

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C6	9.16'	307.00'	4.58'	9.16'	S09°40'16"W	1°42'32"
C7	46.33'	307.00'	23.21'	46.29'	S04°29'36"W	0°38'47"
C8	28.42'	3053.00'	14.21'	28.42'	S82°15'51"W	0°32'00"
C9	250.31'	3053.00'	125.23'	250.24'	S84°52'47"W	4°41'51"
C10	157.29'	3053.00'	78.66'	157.27'	S88°42'16"W	2°57'06"
C11	7.60'	15.00'	3.88'	7.52'	N26°43'17"E	29°01'36"
C12	44.98'	32.00'	27.11'	41.37'	S50°03'49"E	80°31'59"
C13	45.61'	140.00'	23.01'	45.40'	N80°59'53"W	18°39'51"
C14	45.15'	140.00'	22.77'	44.96'	N81°05'27"W	18°39'51"
C15	10.99'	140.00'	5.50'	10.98'	S73°54'51"E	4°29'48"

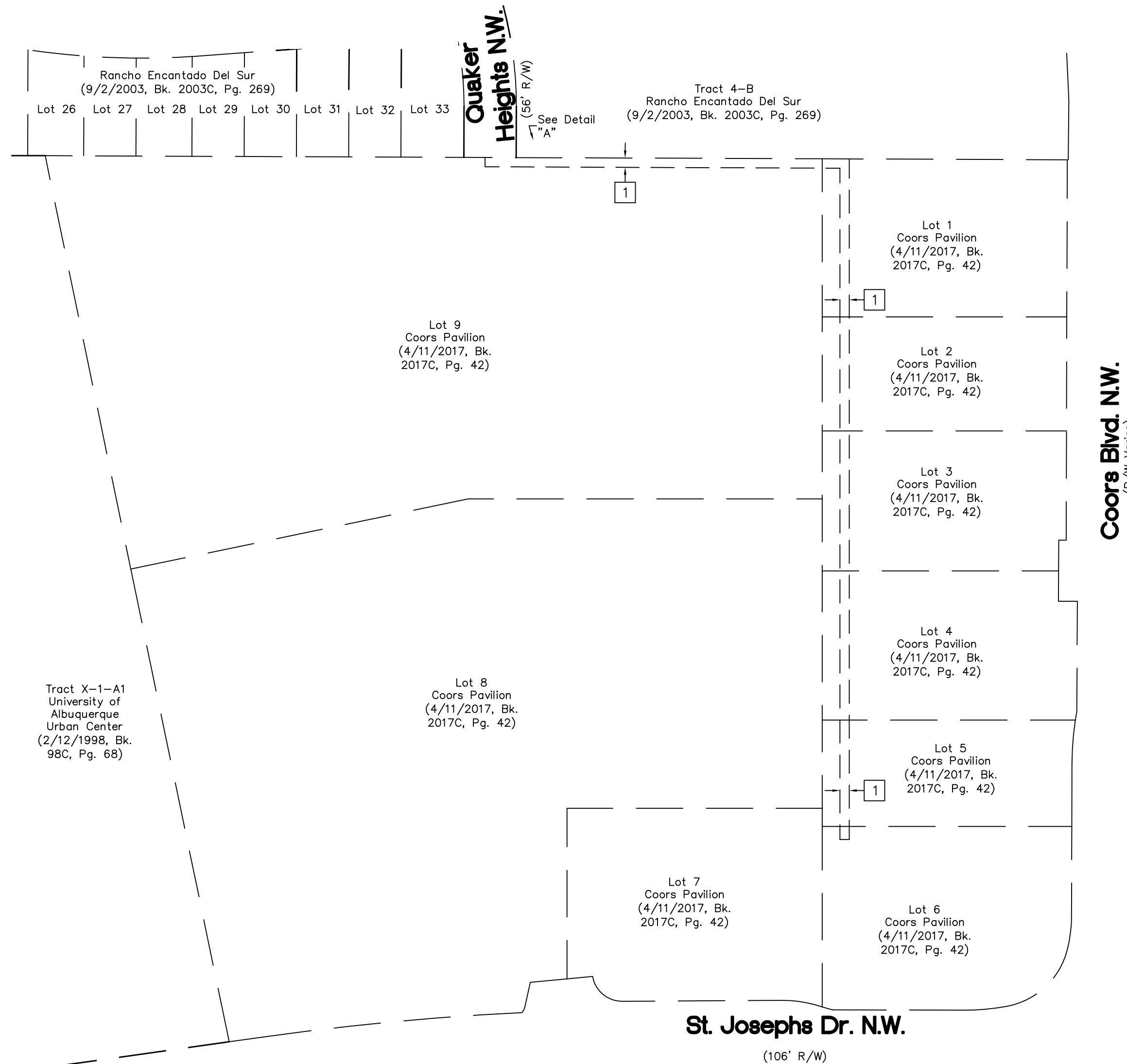
SHEET 4 OF 4

**SURV TEK, INC.**

Consulting Surveyors  
5984 Valley View Drive, N.W. Albuquerque, New Mexico 87114  
Phone: 505-897-3966  
Fax: 505-897-3377

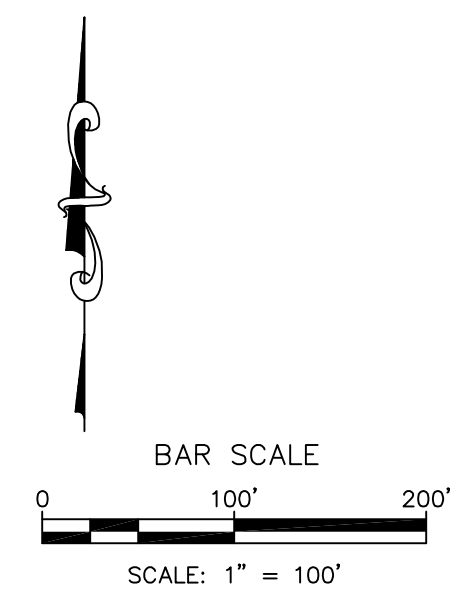
DOCH 2017033851  
04/17/2017 12:21 PM Page: 4 of 4  
Plot: F:\525-00-81-20\17c-9-0602 Linda Stover, Bernalillo County  
[Barcode]

**Exhibit for**  
**Lots 1 thru 9**  
**Coors Pavilion**  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 August 2020



**Easement Notes**

- 1 EXISTING 10' PRIVATE SANITARY SEWER EASEMENT TO BE VACATED (4/11/2017, BK. 2017C, PG. 42)



**CSI-CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896 - 3050 Fax (505) 891 - 0244  
 wplotnerjr@gmail.com



Jayson Pyne &lt;cartesianjayson@gmail.com&gt;

## 4131 Coors Blvd NW and 5801 St. Joseph's Dr NW Neighborhood Meeting Inquiry

**Carmona, Dalaina L.** <dcarmona@cabq.gov>  
To: "cartesianjayson@gmail.com" <cartesianjayson@gmail.com>

Fri, Jul 31, 2020 at 10:03 AM

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
Ladera Heights NA	Allan	Ludi	<a href="mailto:aludi415@gmail.com">aludi415@gmail.com</a>	6216 St. Josephs Avenue NW	Albuquerque	NM	87120		5058399153
Ladera Heights NA	Marie	Ludi	<a href="mailto:aludi2wo@yahoo.com">aludi2wo@yahoo.com</a>	6216 St. Josephs Avenue NW	Albuquerque	NM	87120		5058399153
Rancho Encantado HOA	John	Vigil	<a href="mailto:jvigil56@outlook.com">jvigil56@outlook.com</a>	5801 Mesa Sombra Place NW	Albuquerque	NM	87120		
Rancho Encantado HOA	John	Marco	<a href="mailto:jjm@vmnet.us">jjm@vmnet.us</a>	4500 Mesa Rincon Drive NW	Albuquerque	NM	87120		5052501811
Westside Coalition of Neighborhood Associations	Rene	Horvath	<a href="mailto:aboard111@gmail.com">aboard111@gmail.com</a>	5515 Palomino Drive NW	Albuquerque	NM	87120		5058982114
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	<a href="mailto:ekhaley@comcast.net">ekhaley@comcast.net</a>	6005 Chaparral Circle NW	Albuquerque	NM	87114	5054074381	

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: <https://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:

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

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, 9<sup>th</sup> Floor

Albuquerque, NM 87102

505-768-3334

[dcarmona@cabq.gov](mailto:dcarmona@cabq.gov) or [ONC@cabq.gov](mailto:ONC@cabq.gov)

Website: [www.cabq.gov/neighborhoods](http://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) [mailto:[webmaster=cabq.gov@mailgun.org](mailto:webmaster=cabq.gov@mailgun.org)] **On Behalf Of** [webmaster@cabq.gov](mailto:webmaster@cabq.gov)

**Sent:** Thursday, July 30, 2020 12:42 PM

**To:** Office of Neighborhood Coordination <[cartesianjayson@gmail.com](mailto:cartesianjayson@gmail.com)>

**Cc:** Office of Neighborhood Coordination <[onc@cabq.gov](mailto: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

Jayson Pyne

Telephone Number

5058963050

Email Address

[cartesianjayson@gmail.com](mailto:cartesianjayson@gmail.com)

Company Name

CSI-Cartesian Surveys, Inc.

Company Address

P.O. Box 44414

City

Rio Rancho

State

NM

ZIP

87124

Legal description of the subject site for this project:

Lots 8 and 9  
Coors Pavilion

Physical address of subject site:

4131 Coors Blvd NW and 5801 St. Joseph's Dr NW

Subject site cross streets:

St. Joseph's Dr NW and Coors Blvd NW

Other subject site identifiers:

Vacant Lots

This site is located on the following zone atlas page:

G-11-Z

=====

This message has been analyzed by Deep Discovery Email Inspector.

---

 **IDOZoneAtlasPage\_G-11-Z.PDF**  
621K





7598 9487 1408 4837

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Albuquerque, NM 87120

**OFFICIAL USE**

Certified Mail Fee	\$3.55	0124
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
<b>Total Postage and Fees</b>	<b>\$6.95</b>	

Postmark Here  
 AUG 12 2020

Sent To *John Vigil*  
 Street and Apt. No., or PO Box No.  
*4500 Mesa Rincon Dr. NW*  
 City, State, ZIP+4®  
*Albuquerque, NM 87120*

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Albuquerque, NM 87120

**OFFICIAL USE**

Certified Mail Fee	\$3.55	0124
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
<b>Total Postage and Fees</b>	<b>\$6.95</b>	

Postmark Here  
 AUG 12 2020

Sent To *Morie Ludi*  
 Street and Apt. No., or PO Box No.  
*6216 St. Joseph Ave NW*  
 City, State, ZIP+4®  
*Albuquerque, NM 87120*

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7598 9487 1408 4837

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Albuquerque, NM 87120

**OFFICIAL USE**

Certified Mail Fee	\$3.55	0124
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
<b>Total Postage and Fees</b>	<b>\$6.95</b>	

Postmark Here  
 AUG 12 2020

Sent To *Allan Ludi*  
 Street and Apt. No., or PO Box No.  
*6216 St. Josephs Ave. NW*  
 City, State, ZIP+4®  
*Albuquerque, NM 87120*

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Albuquerque, NM 87120

**OFFICIAL USE**

Certified Mail Fee	\$3.55	0124
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
<b>Total Postage and Fees</b>	<b>\$6.95</b>	

Postmark Here  
 AUG 12 2020

Sent To *John Marco*  
 Street and Apt. No., or PO Box No.  
*5801 Mesa Sombra Pl. NW*  
 City, State, ZIP+4®  
*Albuquerque, NM 87120*

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7598 9487 1408 4837

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Albuquerque, NM 87114

**OFFICIAL USE**

Certified Mail Fee	\$3.55	0124
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
<b>Total Postage and Fees</b>	<b>\$6.95</b>	

Postmark Here  
 AUG 12 2020

Sent To *Elizabeth Haley*  
 Street and Apt. No., or PO Box No.  
*6005 Chaparral Circle NW*  
 City, State, ZIP+4®  
*Albuquerque, NM 87114*

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Albuquerque, NM 87120

**OFFICIAL USE**

Certified Mail Fee	\$3.55	0124
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
<b>Total Postage and Fees</b>	<b>\$6.95</b>	

Postmark Here  
 AUG 12 2020

Sent To *Rene Horvath*  
 Street and Apt. No., or PO Box No.  
*5515 Palomino Dr NW*  
 City, State, ZIP+4®  
*Albuquerque, NM 87120*

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

**CSI-Cartesian Surveys Inc.**  
PO Box 44414, Rio Rancho, NM 87174  
896-3050 Fax 891-0244

August 11, 2020

**RE: Notice to Neighborhood Associations for Vacation of a Private Utility Easement**

To whom it may concern,

I am Will Plotner, a Professional Surveyor working on property located near the NW Corner of the intersection of St. Joseph Dr. NW and Coors Blvd. NW being Lot 1-6 and Lot 9, Coors Pavilion.

We are currently in the process of vacating an existing Private Sewer Easement that is located on 7 Lots (See Attached Exhibit). We have been in contact with ABCWUA and they are aware and are willing to vacate this easement. The owner will then grant a public sanitary sewer easement in its place. Vacating this easement will not affect any of the neighboring lots.

The purpose of this letter is to conform to the City of Albuquerque IDO which requires that we notify certain neighborhood associations and if you are receiving this notification; your NA was within the vicinity that required notification.

As per City Ordinance, we are required to offer the registered neighborhood associations the opportunity to hold a meeting to discuss this action. As per the ordinance, you have 15 days in order to respond with one of the following options:

Yes, we want a neighborhood association meeting and ask that you attend the next meeting held on \_\_\_\_\_ (date) to provide additional information to our members.

Your exhibit and letter of explanation was sufficient and we decline a meeting and we understand that our group will still have an opportunity to go to Development Review Board Meeting.

We support the above request for the vacation as requested on this property.

If no response is issued within the 15 days, we will assume no meeting is required.

Please fill in your option and return to my office either by fax or email. If you have any questions regarding this letter or exhibit, please feel free to call me at 896-3050 ext. 103.

Your speedy response (even just a note through email indicating your choice) would be greatly appreciated.

Thank you,

Will Plotner Jr., NM Professional Surveyor, Agent  
[wplotnerjr@gmail.com](mailto:wplotnerjr@gmail.com)

Will Plotner Jr. (LADERA HEIGHTS NA)  
Signature

15 Aug 2020  
Date

By signing you acknowledge your choice for the neighborhood organization in which it is addressed.

**CSI-Cartesian Surveys Inc.**

PO Box 44414, Rio Rancho, NM 87174  
896-3050 Fax 891-0244

August 11, 2020

**RE: Notice to Neighborhood Associations for Vacation of a Private Utility Easement**

To whom it may concern,

I am Will Plotner, a Professional Surveyor working on property located near the NW Corner of the intersection of St. Joseph Dr. NW and Coors Blvd. NW being Lot 1-6 and Lot 9, Coors Pavilion.

We are currently in the process of vacating an existing Private Sewer Easement that is located on 7 Lots (See Attached Exhibit). We have been in contact with ABCWUA and they are aware and are willing to vacate this easement. The owner will then grant a public sanitary sewer easement in its place. Vacating this easement will not affect any of the neighboring lots.

The purpose of this letter is to conform to the City of Albuquerque IDO which requires that we notify certain neighborhood associations and if you are receiving this notification; your NA was within the vicinity that required notification.

As per City Ordinance, we are required to offer the registered neighborhood associations the opportunity to hold a meeting to discuss this action. As per the ordinance, you have 15 days in order to respond with one of the following options:

\_\_\_\_\_ Yes, we want a neighborhood association meeting and ask that you attend the next meeting held on \_\_\_\_\_ (date) to provide additional information to our members.

\_\_\_\_\_ Your exhibit and letter of explanation was sufficient and we decline a meeting and we understand that our group will still have an opportunity to go to Development Review Board Meeting.

\_\_\_\_\_ We support the above request for the vacation as requested on this property.

If no response is issued within the 15 days, we will assume no meeting is required.

Please fill in your option and return to my office either by fax or email. If you have any questions regarding this letter or exhibit, please feel free to call me at 896-3050 ext. 103.

Your speedy response (even just a note through email indicating your choice) would be greatly appreciated.

Thank you,

Will Plotner Jr., NM Professional Surveyor, Agent  
[wplotnerjr@gmail.com](mailto:wplotnerjr@gmail.com)

---

Signature

---

Date

By signing you acknowledge your choice for the neighborhood organization in which it is addressed.

CSI-Cartesian Surveys Inc.  
PO Box 44414, Rio Rancho, NM 87174  
896-3050 Fax 891-0244

October 13, 2020

Development Review Board  
City of Albuquerque

**Re: Letter of Non-Response from Neighborhood Associations and Coalitions offering Meeting**

Members of the Board:

Cartesian Surveys is acting as an agent for the owners, Red Shamrock 4 LLC, Levine Investments LP and 4111 Coors Blvd. LLC, request approval to vacate a private sewer easement and grant a public sewer easement in its place. A Public Notice Inquiry was requested and a list of Neighborhood Associations and Coalitions was provided. Certified letters were sent out to the Neighborhood Associations (see attached paperwork) and Coalitions informing them of the vacation on August 12, 2020, per IDO instruction, they were given 15 consecutive days to respond, however, only one response was received by the parties notified stating that they support the request. The other neighborhood associations did not respond and therefore we wish to proceed with the public hearing. Thank you for your time and consideration.

Jayson Pyne



Jayson Pyne &lt;cartesianjayson@gmail.com&gt;

## 4131 Coors Blvd NW and 5801 St. Joseph's Dr NW Neighborhood Meeting Inquiry

**Carmona, Dalaina L.** <dcarmona@cabq.gov>  
To: "cartesianjayson@gmail.com" <cartesianjayson@gmail.com>

Fri, Jul 31, 2020 at 10:03 AM

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
Ladera Heights NA	Allan	Ludi	<a href="mailto:aludi415@gmail.com">aludi415@gmail.com</a>	6216 St. Josephs Avenue NW	Albuquerque	NM	87120		5058399153
Ladera Heights NA	Marie	Ludi	<a href="mailto:aludi2wo@yahoo.com">aludi2wo@yahoo.com</a>	6216 St. Josephs Avenue NW	Albuquerque	NM	87120		5058399153
Rancho Encantado HOA	John	Vigil	<a href="mailto:jvigil56@outlook.com">jvigil56@outlook.com</a>	5801 Mesa Sombra Place NW	Albuquerque	NM	87120		
Rancho Encantado HOA	John	Marco	<a href="mailto:jjm@vmnet.us">jjm@vmnet.us</a>	4500 Mesa Rincon Drive NW	Albuquerque	NM	87120		5052501811
Westside Coalition of Neighborhood Associations	Rene	Horvath	<a href="mailto:aboard111@gmail.com">aboard111@gmail.com</a>	5515 Palomino Drive NW	Albuquerque	NM	87120		5058982114
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	<a href="mailto:ekhaley@comcast.net">ekhaley@comcast.net</a>	6005 Chaparral Circle NW	Albuquerque	NM	87114	5054074381	

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: <https://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:

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

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, 9<sup>th</sup> Floor

Albuquerque, NM 87102

505-768-3334

[dlcarmona@cabq.gov](mailto:dlcarmona@cabq.gov) or [ONC@cabq.gov](mailto:ONC@cabq.gov)

Website: [www.cabq.gov/neighborhoods](http://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) [mailto:[webmaster=cabq.gov@mailgun.org](mailto:webmaster=cabq.gov@mailgun.org)] **On Behalf Of** [webmaster@cabq.gov](mailto:webmaster@cabq.gov)

**Sent:** Thursday, July 30, 2020 12:42 PM

**To:** Office of Neighborhood Coordination <[cartesianjayson@gmail.com](mailto:cartesianjayson@gmail.com)>

**Cc:** Office of Neighborhood Coordination <[onc@cabq.gov](mailto: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

Jayson Pyne

Telephone Number

5058963050

Email Address

[cartesianjayson@gmail.com](mailto:cartesianjayson@gmail.com)

Company Name

CSI-Cartesian Surveys, Inc.

Company Address

P.O. Box 44414

City

Rio Rancho

State

NM

ZIP

87124

Legal description of the subject site for this project:

Lots 8 and 9  
Coors Pavilion

Physical address of subject site:

4131 Coors Blvd NW and 5801 St. Joseph's Dr NW

Subject site cross streets:

St. Joseph's Dr NW and Coors Blvd NW

Other subject site identifiers:

Vacant Lots

This site is located on the following zone atlas page:

G-11-Z

=====

This message has been analyzed by Deep Discovery Email Inspector.

---

 **IDOZoneAtlasPage\_G-11-Z.PDF**  
621K



## **CSI-Cartesian Surveys Inc.**

PO Box 44414, Rio Rancho, NM 87174  
896-3050 Fax 891-0244

Hello,

This letter is notification that CSI-Cartesian Surveys Inc. has applied for a submittal for a vacation of a private sewer easement to the Development Review Board (DRB), on behalf of the owner.

The subject property is located on the northeast corner of Coors Blvd. N.W. and St. Joseph Dr. N.W. I've also attached an "Exhibit" outlining the proposed easement vacation. The easement being vacated is labeled on the Exhibit. It is easement numbered 1. The intent of vacating the private easement is to grant a public sewer easement in its place.

As part of the IDO regulations we are required to formally notify you of our application submittal. If you would like more information, you can call me at 896-3050 or should you desire to attend the DRB meeting it will be held on October 21, 9:00 A.M. via online. Access to the online meeting will be posted on the agenda on the City of Albuquerque website:  
<https://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives>

Jayson Pyne  
CSI-Cartesian Surveys Inc.  
P.O. Box 44414  
Rio Rancho, NM 87174  
(505) 896-3050 Ext. 113



Jayson Pyne &lt;cartesianjayson@gmail.com&gt;

---

## Public Notice for Vacating a Private Sewer Easement- Coors Pavilion Subdivision

---

Jayson Pyne &lt;cartesianjayson@gmail.com&gt;

Tue, Oct 13, 2020 at 10:12 AM

To: aludi415@gmail.com, aludi2wo@yahoo.com, jvigil56@outlook.com, jjm@vmnet.us, aboard111@gmail.com, ekhaley@comcast.net

Good Afternoon,

This email is to inform you that our office has submitted an application for the vacation of Public Easements within your neighborhood to the City of Albuquerque. I have attached a PDF of the Exhibit and a Notification Letter. Let me know if you have any questions or concerns about this submission. I've also sent first class letters to your addresses as well.

--

Thanks,

Jayson Pyne

CADD Tech

CSI-Cartesian Surveys Inc.

PO Box 44414

Rio Rancho NM 87174

(company) 505-896-3050

(fax) 505-891-0244

[www.cartesiansurveys.com](http://www.cartesiansurveys.com)Email: [cartesianjayson@gmail.com](mailto:cartesianjayson@gmail.com)

---

### 2 attachments

**Public Notice Letter.pdf**

36K

**Sewer Exhibit.pdf**

118K

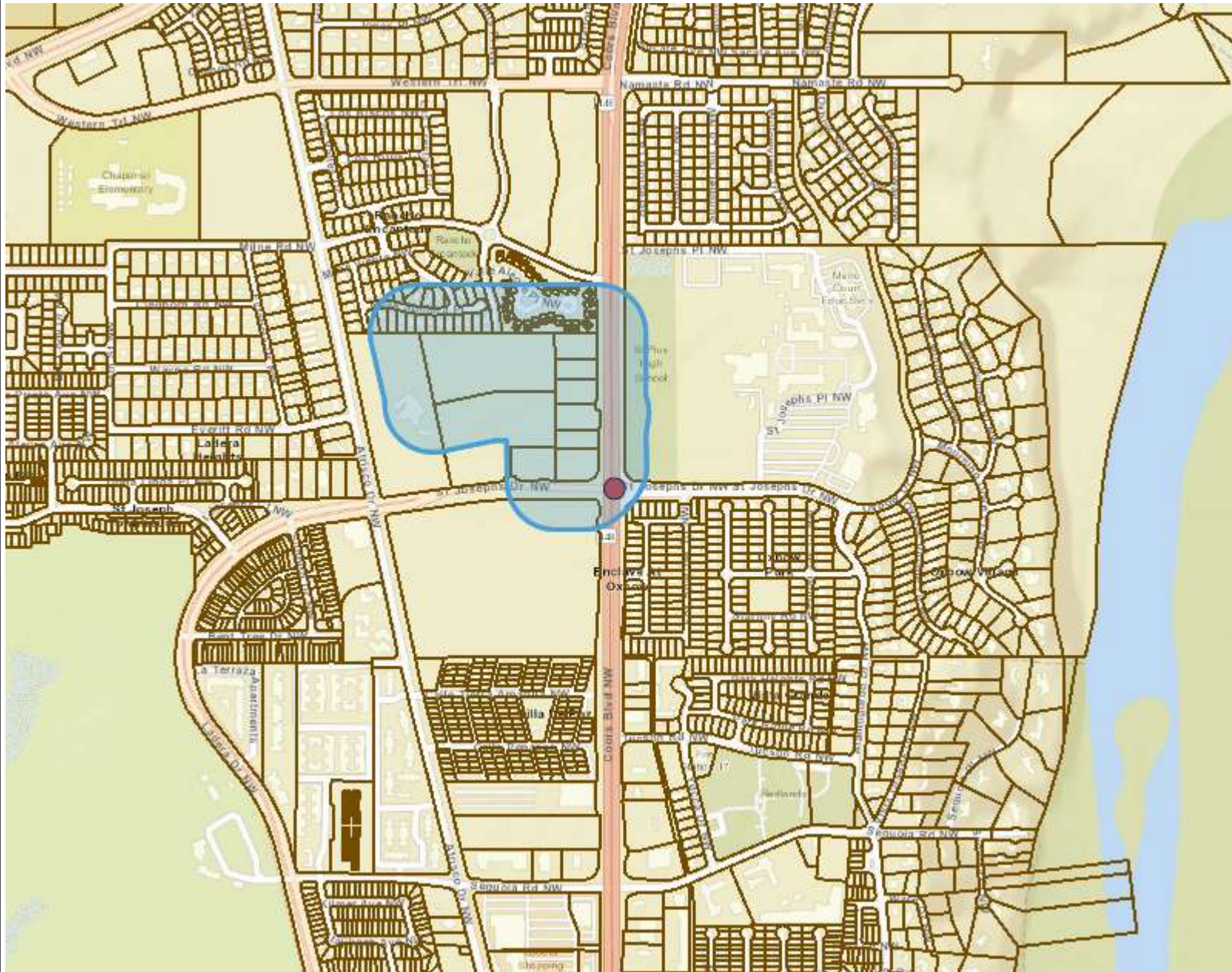


# Saint Josephs Dr & Coors Blvd NW



## Legend

□ Bernalillo County Parcels



## Notes

Buffer: 295 Ft.  
ROW Coors Blvd NW: 195

1,816 0 908 1,816 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
9/4/2020 © 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**

PERRY ELIZABETH E TRUSTEES PERRY  
RVT  
4315 BERESFORD LN NW  
ALBUQUERQUE NM 87120-3344

GARDUNO JULIO A & JOYCE M  
4305 BERESFORD LN NW  
ALBUQUERQUE NM 87120-3344

GIBLIN DAVID M & NANCY G  
4308 BERESFORD LN NW  
ALBUQUERQUE NM 87120-4661

TRILLO JUAN  
5320 OLD ADOBE TRL NW  
ALBUQUERQUE NM 87120-2784

OXBOW NORTH VENTURES  
1650 UNIVERSITY BLVD NE SUITE 5-100  
ALBUQUERQUE NM 87102-1726

D R HORTON INC  
4400 ALAMEDA BLVD NE SUITE B  
ALBUQUERQUE NM 87113

KEMPISTY KIMBERLY  
4301 BERESFORD LN NW  
ALBUQUERQUE NM 87120-3344

CLEMONS FRANKIE D  
5316 OLD ADOBE TRL NW  
ALBUQUERQUE NM 87120-2784

ARCHDIOCESE OF SANTA FE CATHOLIC  
SERVICE BLDG  
4000 ST JOSEPHS PL NW  
ALBUQUERQUE NM 87120-1714

PRESBYTERIAN HEALTHCARE SERVICES  
PO BOX 26666  
ALBUQUERQUE NM 87125-6666

CHAVEZ ROBERT E & OLIVIA T  
5535 VALLE ALEGRE WAY NW BLDG  
17-B  
ALBUQUERQUE NM 87120-1815

GIERSCH JOHN P & DARRLA J  
8011 4TH ST NW  
ALBUQUERQUE NM 87114-1010

BOURQUE CHRISTIAN  
5539 VALLE ALEGRE PL NW  
ALBUQUERQUE NM 87120-1815

Allan Ludi  
Ladera Heights NA  
6216 St Josephs Ave. N.W.  
Albuquerque, NM 87120



CSI-Cartesian Surveys, Inc.  
P.O. Box 44414  
Rio Rancho, NM 87174-4414

Marie Ludi  
Ladera Heights NA  
6216 St. Josephs Ave. N.W.  
Albuquerque, NM 87120



CSI-Cartesian Surveys, Inc.  
P.O. Box 44414  
Rio Rancho, NM 87174-4414

John Vigil  
Rancho Encantado HOA  
5801 Mesa Sombra Pl. N.W.  
Albuquerque, NM 87120



CSI-Cartesian Surveys, Inc.  
P.O. Box 44414  
Rio Rancho, NM 87174-4414

John Marco  
Rancho Encantado HOA  
4500 Mesa Rincon Dr. N.W.  
Albuquerque, NM 87120



CSI-Cartesian Surveys, Inc.  
P.O. Box 44414  
Rio Rancho, NM 87174-4414



Rene Horvath  
Westside Coalition of NA  
5515 Palomino Dr. N.W.  
Albuquerque, NM 87120



CSI-Cartesian Surveys, Inc.  
P.O. Box 44414  
Rio Rancho, NM 87174-4414

Elizabeth Haley  
Westside Coalition of NA  
6005 Chaparral Circle N.W.  
Albuquerque, NM 87114



CSI-Cartesian Surveys, Inc.  
P.O. Box 44414  
Rio Rancho, NM 87174-4414

CSI-Cartesian Surveys, Inc.  
P.O. Box 44414  
Rio Rancho, NM 87174-4414

Oxbow North Ventures  
1650 University Blvd. N.E.  
Suite 5-100  
Albuquerque, NM 87102-1726



CSI-Cartesian Surveys, Inc.  
P.O. Box 44414  
Rio Rancho, NM 87174-4414

D R Horton Inc.  
4400 Alameda Blvd. N.E.  
Suite B  
Albuquerque, NM 87113



CSI-Cartesian Surveys, Inc.  
P.O. Box 44414  
Rio Rancho, NM 87174-4414

Frankie Clemons  
5316 Old Adobe Trl. N.W.  
Albuquerque, NM 87120-2784



CSI-Cartesian Surveys, Inc.  
P.O. Box 44414  
Rio Rancho, NM 87174-4414

Archdiocese of Santa Fe Catholic Service Bldg.  
4000 St. Josephs Pl. N.W.  
Albuquerque, NM 87120-1714



John & Darrla Giersch  
8011 4th St. N.W.  
Albuquerque, NM 87114-1010



CSI-Cartesian Surveys, Inc.  
P.O. Box 44414  
Rio Rancho, NM 87174-4414

Robert & Olivia Chavez  
5535 Valle Alegre Wy. N.W.  
Bldg 17-B  
Albuquerque, NM 87120-1815



CSI-Cartesian Surveys, Inc.  
P.O. Box 44414  
Rio Rancho, NM 87174-4414

Presbyterian Healthcare Services  
P.O. Box 26666  
Albuquerque, NM 87125-6666



CSI-Cartesian Surveys, Inc.  
P.O. Box 44414  
Rio Rancho, NM 87174-4414

Kimberly Kempisty  
4301 Beresford Ln. N.W.  
Albuquerque, NM 87120-3344



CSI-Cartesian Surveys, Inc.  
P.O. Box 44414  
Rio Rancho, NM 87174-4414

Julio & Joyce Garduno  
4305 Bererford Ln. N.W.  
Albuquerque, NM 87120-3344



CSI-Cartesian Surveys, Inc.  
P.O. Box 44414  
Rio Rancho, NM 87174-4414

Juan Trillo  
5320 Old Adobe Trl. N.W.  
Albuquerque, NM 87120-2784



CSI-Cartesian Surveys, Inc.  
P.O. Box 44414  
Rio Rancho, NM 87174-4414

David & Nancy Giblyn  
4308 Bererford Ln. N.W.  
Albuquerque, NM 87120-4661



CSI-Cartesian Surveys, Inc.  
P.O. Box 44414  
Rio Rancho, NM 87174-4414

Elizabeth Perry  
Trustees Perry RVT  
4315 Berford Ln. N.W.  
Albuquerque, NM 87120-3344

CSI-Cartesian Surveys, Inc.  
P.O. Box 44414  
Rio Rancho, NM 87174-4414



Christian Bourque  
5539 Valle Alegre Pl N.W.  
Albuquerque, NM 87120-1815

CSI-Cartesian Surveys, Inc.  
P.O. Box 44414  
Rio Rancho, NM 87174-4414

