

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 1
- ☒ If right-of-way, square footage to be vacated (see IDO Section 14-16-6-6(K) 1122sq/ft
- ☒ 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.

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting, if required, or otherwise processed until it is complete.

Signature:**Date:****Printed Name:**☐ Applicant or ☐ Agent**FOR OFFICIAL USE ONLY**

Case Numbers:

Project Number:

SD-2020-00220

PR-2020-004812

Staff Signature:

Vanessa A Segura

Date: 12/10/2020





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

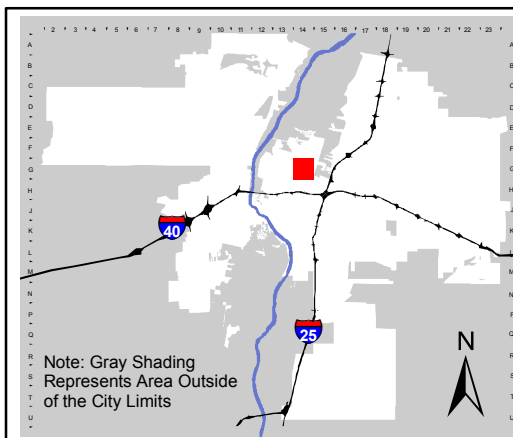
SUBDIVISIONS	☐ Final Sign off of EPC Site Plan(s) (Form P2)	
☐ Major – Preliminary Plat (Form S1)	☐ Major Amendment to Site Plan (Form P2)	☒ Vacation of Public Right-of-way (Form V)
☐ Minor – Preliminary/Final Plat (Form S2)	MISCELLANEOUS APPLICATIONS	☐ Vacation of Public Easement(s) DRB (Form V)
☐ Major - Final Plat (Form S2)	☐ Extension of Infrastructure List or IIA (Form S1)	☐ Vacation of Private Easement(s) (Form V)
☐ Minor Amendment to Preliminary Plat (Form S2)	☐ Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
☐ Extension of Preliminary Plat (Form S1)	☐ Temporary Deferral of S/W (Form V2)	☐ Sketch Plat Review and Comment (Form S2)
	☐ Sidewalk Waiver (Form V2)	
SITE PLANS	☐ Waiver to IDO (Form V2)	APPEAL
☐ DRB Site Plan (Form P2)	☐ Waiver to DPM (Form V2)	☐ Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		
Request to vacate unused access easement		

APPLICATION INFORMATION			
Applicant: Tim Nisly		Phone: 505.328.8848	
Address: 4400 6th St #4 NW		Email: tnisly@gmail.com	
City: Albuquerque	State: NM	Zip: 87107	
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.: City right of way		Block:	Unit:
Subdivision/Addition:		MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): G14	Existing Zoning:		Proposed Zoning
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (Acres):	
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: ROW South of Freeman		Between: 5th	and: 6th
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			

Signature:		Date: 11/7/2020	
Printed Name: Tim Nisly		☒ Applicant or ☐ Agent	
FOR OFFICIAL USE ONLY			
Case Numbers	Action	Fees	
SD-2020-00220	V-ROW	\$425	
Meeting Date: January 6, 2021			Fee Total: \$425
Staff Signature:		Date: 12/10/2020	Project # PR-2020-004812



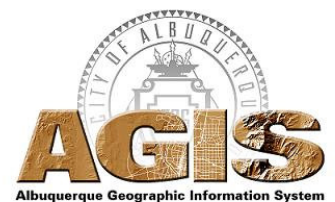
For more current information and details visit: www.cabq.gov/gis



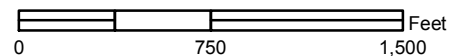
Address Map Page:

G-14-Z

Map Amended through:
3/17/2017



These addresses are for informational purposes only and are not intended for address verification.



Tim Nisly

4400 6th St #4 NW

Albuquerque, NM 87107

Right of Way vacancy request

July 23, 2020

This is a request to vacate 74.1' of an easement located between 5th and 6th, south of Freeman St, in zone G14.

The relevant IDO requirements are here:

- 6-6(K)(3)(a) The public welfare does not require that the public right-of-way or easement be retained.
- 6-6(K)(3)(b) There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation, and there is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

This right of way is overrun by weeds and small nuisance trees. It dead-ends at a ditch and concrete wall, with no reasonable options for walking and unreachable by vehicle due to trees. There is no benefit to the public welfare to keeping this right-of-way.

The right-of-way is an eyesore. Allowing the right-of-way to be vacated will allow it to be incorporated into surrounding lots as a benefit to surrounding neighbors like myself.

Thank you,

-Tim

Tim Nisly

Drawing of Easement Vacation

Freeman Ave NW

6th St NW

5th St NW

Freeman Ave NW

~15' wide
74'10" long
1122.50sq/ft

Moka Joe's

El Mezquite Market
Takeout

Kingdom Hall of
Jehovah's Witnesses



San Clemente Ave NW



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

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

Date of Request*: 11/9/2020

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)*: North Valley Coalition

Name of NA Representative*: Peggy Norton, Doyle Kimbrough

Email Address* or Mailing Address* of NA Representative¹: peggynorton@yahoo.com, newmexmba@aol.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: tnisly@gmail.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* 4400 6th St #4 NW
Location Description Private residence
2. Property Owner* Tim Nisly
3. Agent/Applicant* [if applicable] N/A
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 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*}:

Request to vacate an unused, dead-end easement behind the property.

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 request any additional information via email at tnisly@gmail.com

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

1. Zone Atlas Page(s)^{*5} G14
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:

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] .025 acres
- b. IDO Zone District _____
- c. Overlay Zone(s) [if applicable] N/A
- d. Center or Corridor Area [if applicable] N/A

2. Current Land Use(s) [vacant, if none] Dead end alley

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Greater Gardner & Monkbridge NA [Other Neighborhood Associations, if any]

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



Tim Nisly <tnisly@gmail.com>

(no subject)

=David Wood CPA= <wood_cpa@msn.com>

Mon, Nov 9, 2020 at 8:18 PM

To: Tim Nisly <tnisly@gmail.com>

Cc: "Chris Sylvan (sylvan.cs@gmail.com)" <sylvan.cs@gmail.com>

Hi Tim,

I know we have crossed paths in other neighborhood issues, and I am in receipt of your request.

Have you checked with Planning and Zoning to find out if indeed this is a easement /alley? Did the City tell you that his was their easement? This is important because some "old easements" were at one time very small ditches that came off the larger laterals.

It is possible that from a Planning and Zoning perspective, there is no easement, rather your property line goes to the center of the easement and you abutting neighbor owns it the other half. I have actually seen this in more than one case in our Valley area. AGIS Maps that the City uses, should confirm this, or make a call to a planner to help you.

In any event, from a Association perspective, we would have no issue with vacating this. The issue would then become if the City would go through the formal process of vacating it.

I will try to look at the zoning maps and let you know what I see.

If you can, please let me know how this turns out, or if I can assist further, please let me know.

Cordially,



David Wood C.P.A.

(505) 221-2626 (Voice or Text)

Email: Wood_CPA@msn.com

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From: Tim Nisly <tnisly@gmail.com>
Sent: Monday, November 9, 2020 6:42 PM
To: wood_cpa@msn.com; sylvan.cs@gmail.com
Subject:

11/10/2020

Gmail - (no subject)

Good evening, Chris and David!

I'm putting in a request to vacate a dead-end easement behind my property. Attached is the neighborhood request, as well as a drawing of the requested vacation. My neighbors are in support of this process, as the alley is overrun with weeds and doesn't go anywhere.

Chris, I didn't know you were a part of my neighborhood association! Thanks for doing this!

Please let me know if you'd like a meeting. Thanks much,

-Tim

505.750.8466

4400 6th St NW, Albuquerque, NM 87107



Tim Nisly <tnisly@gmail.com>

Vacation of public right of way

Peggy Norton <peggynorton@yahoo.com>

Tue, Nov 10, 2020 at 1:13 PM

Reply-To: Peggy Norton <peggynorton@yahoo.com>

To: Doyle Kimbrough <newmexmba@aol.com>, Tim Nisly <tnisly@gmail.com>

We will defer to your neighbors, Tim. Thank you.

Peggy Norton, President
North Valley Coalition

On Monday, November 9, 2020, 6:41:59 PM MST, Tim Nisly <tnisly@gmail.com> wrote:

Good evening, Peggy & Doyle!

I'm putting in a request to vacate a dead-end easement behind my property. Attached is the neighborhood request, as well as a drawing of the requested vacation. My neighbors are in support of this process, as the alley is overrun with weeds and doesn't go anywhere.

Please let me know if you'd like a meeting. Thanks much!
-Tim

505.750.8466
[4400 6th St NW, Albuquerque, NM 87107](#)

The sender has requested a read receipt. If you do not wish to provide one, [click here](#).



Tim Nisly <tnisly@gmail.com>

4400 6th St NW Public Notice Inquiry

Carmona, Dalaina L. <dlcarmona@cabq.gov>
 To: "tim@101prop.com" <tim@101prop.com>

Tue, Nov 10, 2020 at 12:01 PM

Dear Applicant,

Please find the neighborhood contact information listed below.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Greater Gardner & Monkbridge NA	David	Wood	wood_cpa@msn.com	158 Pleasant Avenue NW	Albuquerque	NM	87107	5052212626	5053444674
Greater Gardner & Monkbridge NA	Chris	Sylvan	sylvan.cs@gmail.com	226 Natalie Avenue NW	Albuquerque	NM	87107	5059678767	
North Valley Coalition	Peggy	Norton	peggynorton@yahoo.com	P.O. Box 70232	Albuquerque	NM	87197	5058509293	5053459567
North Valley Coalition	Doyle	Kimbrough	newmexmba@aol.com	2327 Campbell Road NW	Albuquerque	NM	87104	5052490938	5053441364

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:

<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, 9th Floor

Albuquerque, NM 87102

505-768-3334

dlcarmona@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) [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov

Sent: Monday, November 09, 2020 6:20 PM

To: Office of Neighborhood Coordination <tim@101prop.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

Tim Nisly

Telephone Number

5057508466

Email Address

tim@101prop.com

Company Name

101 Property, LLC

Company Address

[4400 6th St NW #4](#)

City

ALBUQUERQUE

State

NM

ZIP

87107

Legal description of the subject site for this project:

Physical address of subject site:

[4400 6th St NW #4](#)

Subject site cross streets:

6th and freeman

Other subject site identifiers:

Alley runs north to south between 5th and 6th Streets, south of Freeman

This site is located on the following zone atlas page:

G14

=====

This message has been analyzed by Deep Discovery Email Inspector.

 **001 IDOZoneAtlasPage_G-14-Z highlighted.pdf**
426K

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

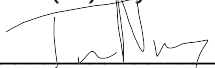
4. TIME

Signs must be posted from _____ To _____

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.



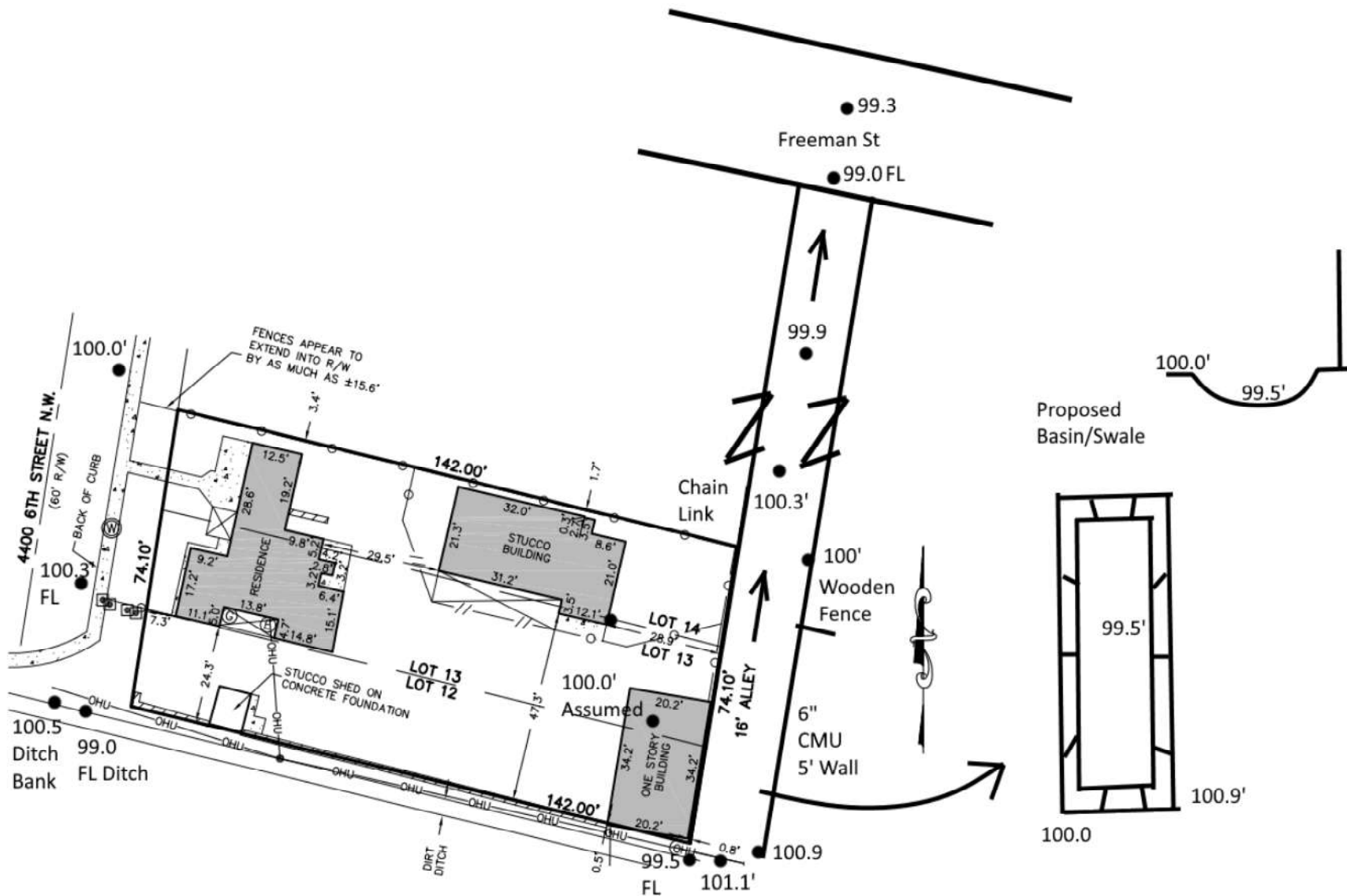
(Applicant or Agent)

12/2/2020

(Date)

I issued _____ signs for this application, _____, _____
(Date) (Staff Member)

PROJECT NUMBER: _____



Letter of Support

For removing alley right-of way between 5th and 6th, South of Freeman, the 71' north of the ditch

To Whom it may concern:

I'd like to express my support for removing this alley access to the west of my property. I ☐ am
☐ am not interested in purchasing that land and incorporating it into my property.

Signed,

RE Schumacher

Address:

4401 ~~5th~~ St NW
Albuquerque NM 87107

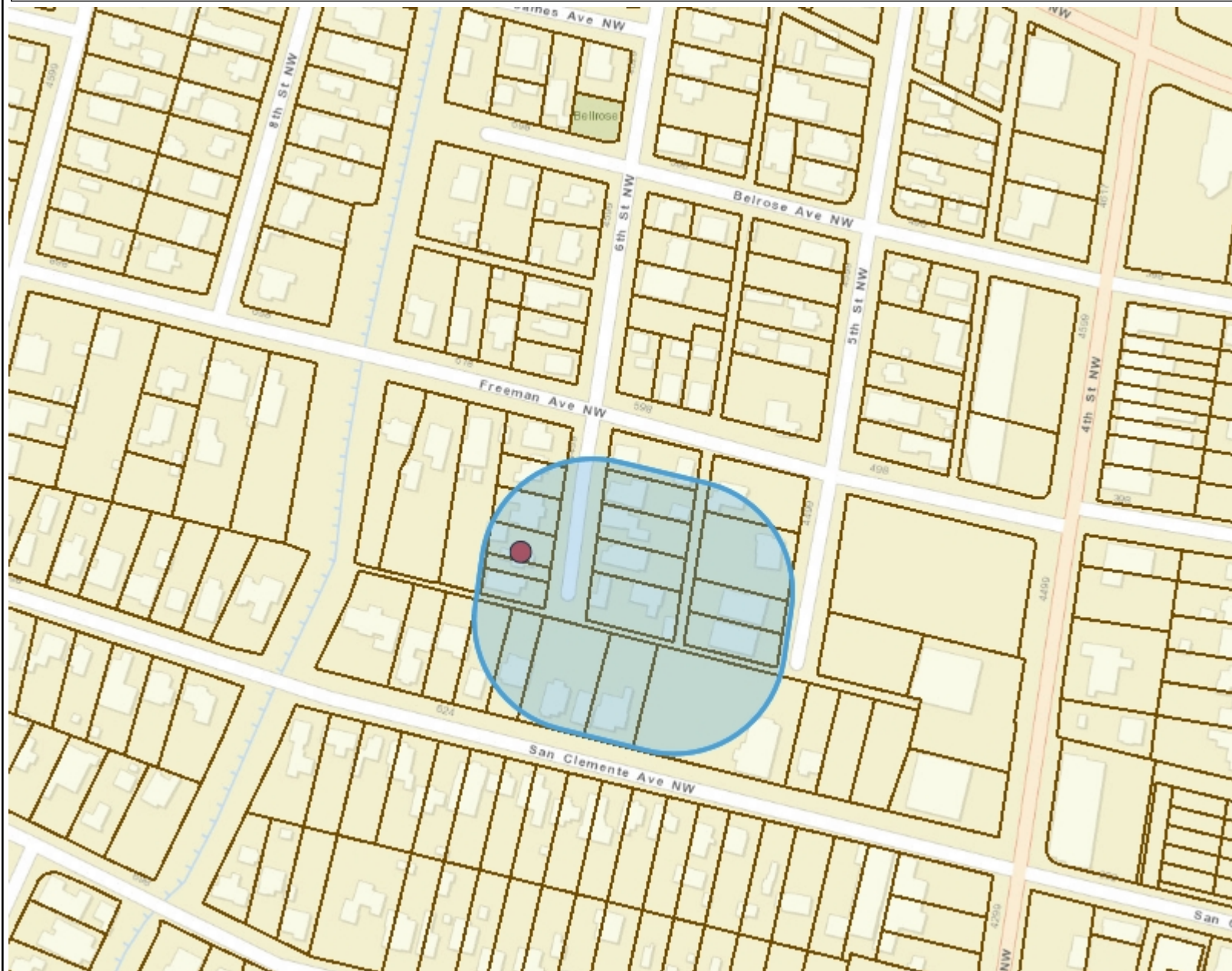


4400 6th St NW



Legend

□ Bernalillo County Parcels



Notes

Buffer: 165 Ft.
ROW: 65 Ft.

435 0 217 435 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
11/13/2020 © City of Albuquerque

1: 2,609

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

LICINI HEATHER R & WOODARD
NATHAN M
4402 6TH ST NW
ALBUQUERQUE NM 87107

LUNA FREDDY F & LUNA KENNETH F
4410 6TH ST NW
ALBUQUERQUE NM 87107-3708

MARQUEZ-CASTRO HERMINIA
4419 6TH ST NW
ALBUQUERQUE NM 87107

PLAGGE LYNN K TRUSTEE PLAGGE LVT
521 SAN CLEMENTE AVE NW
ALBUQUERQUE NM 87107-3630

DAVILA ARCELIA & MAYA
GUMERSINDO URBANO
4412 6TH ST NW
ALBUQUERQUE NM 87107-3708

SCHUMACHER R ELLEN
4401 5TH ST NW
ALBUQUERQUE NM 87107

LOVATO THOMAS & RAMONA
4423 5TH ST NW
ALBUQUERQUE NM 87107-3720

WHITTINGTON JUSTICE & MAESTAS
RENEE
4411 6TH ST NW
ALBUQUERQUE NM 87107-3707

WHITTINGTON JUSTICE & MAESTAS
RENEE
4411 6TH ST NW
ALBUQUERQUE NM 87107-3707

NISLY TIM
4400 6TH ST NW
ALBUQUERQUE NM 87107-3708

HOSCHAR BELINDA M & TRUJILLO
CONSTANCE Y
4417 6TH ST NW
ALBUQUERQUE NM 87107-3707

EVANGEL STEVEN EDWARD
502 FREEMAN AVE NW
ALBUQUERQUE NM 87107-3731

URQUIDEZ EVA F & URQUIDEZ BLAS JR
517 SAN CLEMENTE AVE NW
ALBUQUERQUE NM 87107-3630

SOLIS DORELLA
601 SAN CLEMENTE AVE NW
ALBUQUERQUE NM 87107-3632

LUNA FLORENCIO & CLEO
4403 6TH ST NW
ALBUQUERQUE NM 87107-3707

GALLEGOS STEFANIE JOANN
4401 6TH ST NW
ALBUQUERQUE NM 87107-3707

MORA ROSITA J
605 SAN CLEMENTE AVE NW
ALBUQUERQUE NM 87107-3632

TORRES ORLANDO & DIANA
616 FREEMAN AVE NW
ALBUQUERQUE NM 87107-3733

VANETSKY SCOTT
4405 5TH ST NW
ALBUQUERQUE NM 87107-3720

BAGGERLY JO ANN & JAMES M
5713 CHIMAYO DR NW
ALBUQUERQUE NM 87120-2131

SANDERS GWENN ETAL TRUSTEES ALB
NORTH CONG JEHOVAHS WITNESSES
PO BOX 6063
ALBUQUERQUE NM 87197-6063

Tim Nisly
4400 6th St #4 NW
Albuquerque, NM 87107



TORRES ORLANDO & DIANA
616 FREEMAN AVE NW
ALBUQUERQUE NM 87107-3733

Tim Nisly
4400 6th St #4 NW
Albuquerque, NM 87107



MORA ROSITA J
605 SAN CLEMENTE AVE NW
ALBUQUERQUE NM 87107-3632

1
Tim Nisly
4400 6th St #4
Abq NM 87107



Stefano Callegas
11401 6th St NW
Abq NM 87107

Tim Nisly
4400 6th St #4 NW
Albuquerque, NM 87107



VANETSKY SCOTT
4405 5TH ST NW
ALBUQUERQUE NM 87107-3720

Tim Nisly
4400 6th St #4 NW
Albuquerque, NM 87107



BAGGERLY JO ANN & JAMES M
5713 CHIMAYO DR NW
ALBUQUERQUE NM 87120-2131

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4400 6th St #4 NW
Albuquerque, NM 87107



LUNA FLORENCIO & CLEO
4403 6TH ST NW
ALBUQUERQUE NM 87107-3707

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Albuquerque, NM 87107



URQUIDEZ EVA F & URQUIDEZ BLAS JR
517 SAN CLEMENTE AVE NW
ALBUQUERQUE NM 87107-3630

Tim Nisly
4400 6th St #4 NW
Albuquerque, NM 87107



SOLIS DORELLA
601 SAN CLEMENTE AVE NW
ALBUQUERQUE NM 87107-3632

Tim Nisly
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Albuquerque, NM 87107



EVANGEL STEVEN EDWARD
502 FREEMAN AVE NW
ALBUQUERQUE NM 87107-3731

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Albuquerque, NM 87107



LOVATO THOMAS & RAMONA
4423 5TH ST NW
ALBUQUERQUE NM 87107-3720

Tim Nisly
4400 6th St #4 NW
Albuquerque, NM 87107



WHITTINGTON JUSTICE & MAESTAS RENEE
4411 6TH ST NW
ALBUQUERQUE NM 87107-3707

Tim Nisly
4400 6th St #4 NW
Albuquerque, NM 87107



HOSCHAR BELINDA M & TRUJILLO CONSTANCE Y
4417 6TH ST NW
ALBUQUERQUE NM 87107-3707

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4400 6th St #4 NW
Albuquerque, NM 87107



SCHUMACHER R ELLEN
4401 5TH ST NW
ALBUQUERQUE NM 87107

Tim Nisly
4400 6th St #4 NW
Albuquerque, NM 87107



DAVILA ARCELIA & MAYA GUMERSINDO URBANO
4412 6TH ST NW
ALBUQUERQUE NM 87107-3708

Tim Nisly
4400 6th St #4 NW
Albuquerque, NM 87107



PLAGGE LYNN K TRUSTEE PLAGGE LVT
521 SAN CLEMENTE AVE NW
ALBUQUERQUE NM 87107-3630

Tim Nisly
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Albuquerque, NM 87107



MARQUEZ-CASTRO HERMINIA
4419 6TH ST NW
ALBUQUERQUE NM 87107

Tim Nisly
4400 6th St #4 NW
Albuquerque, NM 87107



LUNA FREDDY F & LUNA KENNETH F
4410 6TH ST NW
ALBUQUERQUE NM 87107-3708

Tim Nisly
4400 6th St #4 NW
Albuquerque, NM 87107



LICINI HEATHER R & WOODARD NATHAN M
4402 6TH ST NW
ALBUQUERQUE NM 87107

Tim Nisly

4400 6th St #4 NW

Albuquerque, NM 87107

Dear Neighbors,

This email is notification that I'm preparing an application to ask the city to vacate their right of way easement for the alley between 5th and 6th St, south of Freeman.

The alley is a nuisance and full of weeds and junk trees, and I'm asking the City to vacate the 74' of alley behind my house so I can fence it off.

There will be a DRB meeting for this at some future point. Due to the ongoing public health emergency, this meeting will be a remote public meeting with participation using the software Zoom. More information can be found at: <http://www.cabq.gov/planning/boards-commissions/development-reviewboard/development-review-board>.

Meeting agendas are made available on Friday afternoons prior to the hearing date here: <http://www.cabq.gov/planning/boards-commissions/development-reviewboard/development-review-board-agenda-archives>.

You can join the remote DRB meeting using a computer with microphone and/or camera or by phone using the information below: Join Zoom Meeting: <https://cabq.zoom.us/j/96274795316>

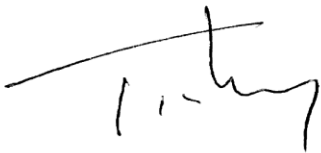
Meeting ID: 962 7479 5316

By Phone: +1 312 626 6799 US

Find your local number: <https://cabq.zoom.us/j/96274795316>

Please feel free to reach out to me if you have any questions or comments. I've reviewed this with my immediate neighbors, and we all agree that this will be a positive thing for the neighborhood. I'd love to hear from you on this as well.

Also, under the IDO, 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)). Visit: <https://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development/> to view and download the Facilitated Meetings Criteria. If you wish to request a Facilitated Meeting, please contact the Planning Department at (505) 924-3994 or email devhelp@cabq.gov.



Tim Nisly

tnisly@gmail.com

505.750.8466

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

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

Date of Request*: 11/9/2020

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)*: Greater Gardner & Monkbridge NA

Name of NA Representative*: David Wood, Chris Sylvan

Email Address* or Mailing Address* of NA Representative¹: wood_cpa@gmsn.com, sylvan.cs@gmail.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: tnisly@gmail.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* 4400 6th St #4 NW
Location Description Private residence
2. Property Owner* Tim Nisly
3. Agent/Applicant* [if applicable] N/A
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 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*}:

Request to vacate an unused, dead-end easement behind the property.

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 request any additional information via email at tnisly@gmail.com

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

1. Zone Atlas Page(s)^{*5} G14
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:
- _____
- _____
- _____
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] .025 acres
- b. IDO Zone District _____
- c. Overlay Zone(s) [if applicable] N/A
- d. Center or Corridor Area [if applicable] N/A

2. Current Land Use(s) [vacant, if none] Dead end alley

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: North Valley Coalition [Other Neighborhood Associations, if any]

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