

February 24, 2023

Mr. David S. Campbell
Development Hearing Officer
and
Mr. Ronald R. Bohannon
Development Hearing Officer

Planning Department
City of Albuquerque
600 Second St., NW
Albuquerque, New Mexico 87102

**Re: Wells Park Project -Re-Plat of 4.99465 Acres at Mountain Road and 6th Street NW
Vacation of Public Right-Of-Way DHO Application**

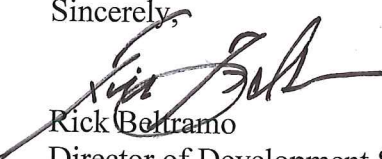
Mr. Campbell, Mr. Bohannon,

Submitted for DHO review and approval this request to Vacate Public Right-Of-Way located in the planned Wells Park Project. The Vacation action is in conjunction with the Minor Subdivision Plat submitted to the DHO separately. The purpose of the proposed plat and related vacations is to consolidate land owned by the site and create a 4.99-acre park site, the "Wells Park" site.

More specifically this application requests approval to vacate of Rosemont Ave. from 5th Street and 6th street. The vacated Right-Of-Way is to be incorporated into the proposed park tract.

Thank you for your consideration of this request.

Sincerely,


Rick Beltramo
Director of Development Services
WH Pacific, Inc.

cc: Christina M. Sandoval, City of Albuquerque
Amy Bell, Groundworks Studio
John Gallegos, CSTi, Inc.

Attachments: City Application Forms



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application. Please note that these applications are not reviewed in a public meeting.

SUBDIVISIONS	MISCELLANEOUS APPLICATIONS
<input type="checkbox"/> Major – Preliminary Plat (Forms S & S1)	<input type="checkbox"/> Sidewalk Waiver (Form V2)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)	<input type="checkbox"/> Waiver to IDO (Form V2)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Waiver to DPM (Form V2)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms S & S2)	<input checked="" type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Vacation of Public Easement(s) DHO (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
	APPEAL
	<input type="checkbox"/> Decision of DHO (Form A)

BRIEF DESCRIPTION OF REQUEST

Vacation of Rosemont Ave. Right-Of-Way, from 5th Street to 6th Street, the full width of the street.

APPLICATION INFORMATION

Applicant/Owner: City of Albuquerque, PRD Strategic Planning and Design, Christina M. Sandoval, CIP Manager		Phone: 505.768.5370
Address: PRD Strategic Planning and Design, 600 2nd Street, NW		Email: cmsandival@cabq.gov
City: Albuquerque	State: New Mexico	Zip: 87102
Professional/Agent (if any): Rick Beltramo, WHPacific, iNC.		Phone: (505) 948-7194
Address: 6501 Americas Parkway NE, Suite 400		Email: rick.beltramo@NV5.com
City: Albuquerque	State: New Mexico	Zip: 87110
Proprietary Interest in Site: City of Albuquerque		List <u>all</u> owners: City Of Albuquerque

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: Rosemont Ave, from 5th Street to 6th Street	Block: n/a	Unit: n/a
Subdivision/Addition: Portions of Blk 5 Moore Add. & Blk 2 Romero Add.	MRGCD Map No.: NA	UPC Code: n/a
Zone Atlas Page(s): J-14	Existing Zoning: na	Proposed Zoning NR-PO-A
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (Acres): .43570 acres

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 6th Street, NW | Between: Mountain Road, NW | and: Summer Ave., NW

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

PS-2021-0019-SKETCH PLAT

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

Signature:	Date: 02-24-2023
Printed Name: Rick Beltramo	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FORM V: VACATIONS OF EASEMENTS OR RIGHT-OF-WAY - DHO

Please refer to the DHO public meeting schedule for meeting dates and deadlines. Your attendance is required.

VACATION OF RIGHT-OF-WAY - DHO

VACATION OF RIGHT-OF-WAY - COUNCIL

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below. Divide the PDF with a title sheet for each of the three documentation sections in **bold** below.

VACATION DOCUMENTATION

- X 1) DHO Application form completed, signed, and dated
- X 2) Form V with all the submittal items checked/marked
- X 3) Zone Atlas map with the entire site clearly outlined and labeled
- NA 4) Copy of the complete document which created the easement(s)
Not required for City owned public right-of-way
- X 5) Drawing showing the easement or right-of-way to be vacated
- NA 6) If easements, list number to be vacated _____
- X 7) Square footage to be vacated (see IDO Section 14-16-6-6(M)) 0.5370

SUPPORTIVE DOCUMENTATION

- X 8) Letter of authorization from the property owner if application is submitted by an agent
- X 9) Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)
- X 10) Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)

PS-2021-00129 - SKETCH THAT ATTACHED

PUBLIC NOTICE DOCUMENTATION

- X 11) Sign Posting Agreement
- X 12) Proof of a Pre-Submittal Neighborhood Meeting per IDO 14-16-6-4(C)
 - X Office of Neighborhood Coordination neighborhood meeting inquiry response
 - X Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
 - X Completed neighborhood meeting request form(s)
 - If a meeting was requested or held, copy of sign-in sheet and meeting notes

13) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1) (not required for an extension)

Office of Neighborhood Coordination notice inquiry response

Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)

Proof of emailed notice to affected Neighborhood Association representatives

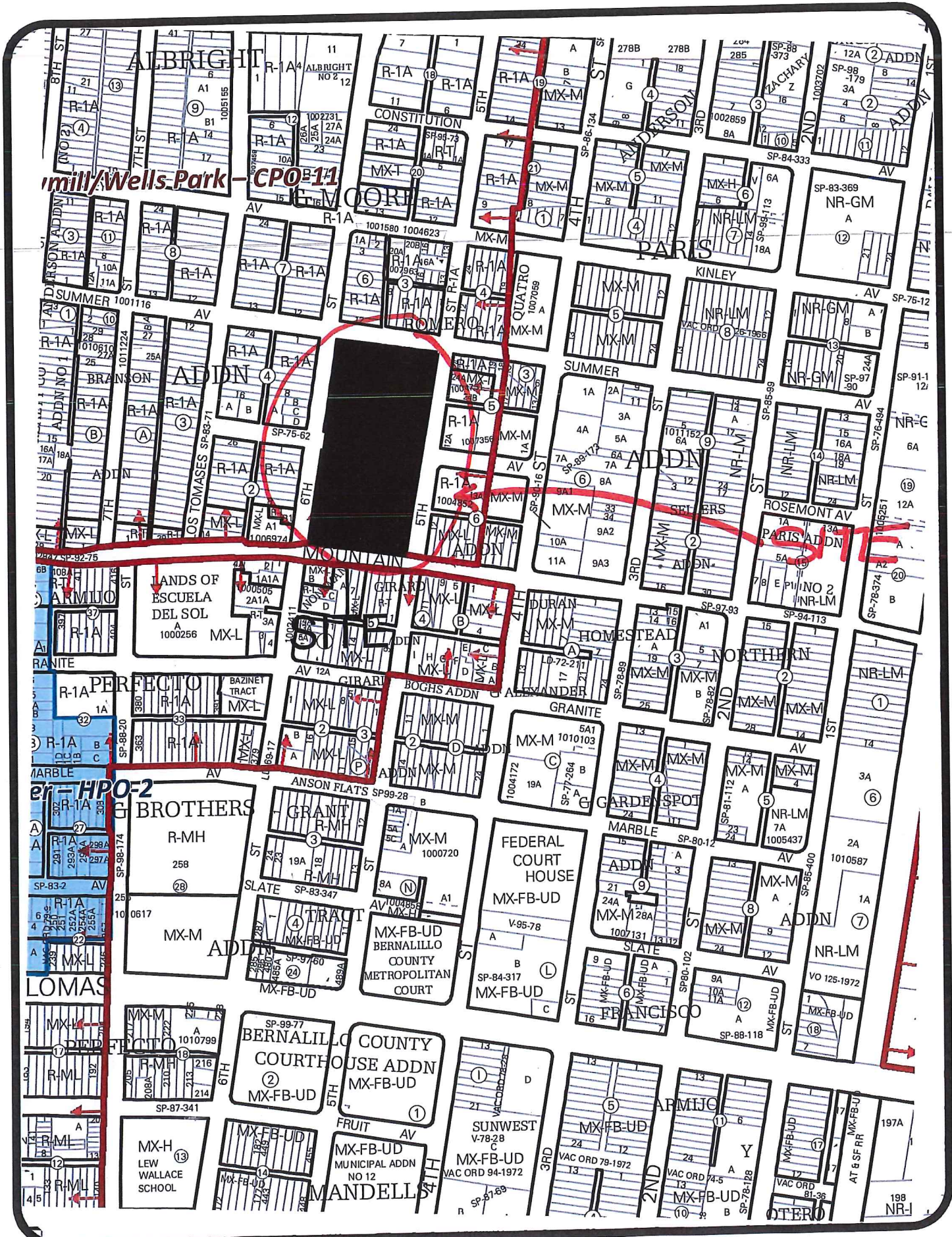
NA 14) Interpreter Needed for Hearing? ____ if yes, indicate language: ____

VACATION OF PRIVATE EASEMENT

VACATION OF PUBLIC EASEMENT

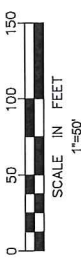
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- ____ 1) DHO Application form completed, signed, and dated
- ____ 2) Form V with all the submittal items checked/marked
- ____ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ____ 4) Copy of the complete document which created the easement(s)
- ____ 5) Drawing showing the easement or right-of-way to be vacated
- ____ 6) List number to be vacated _____
- ____ 7) Letter of authorization from the property owner if application is submitted by an agent
- ____ 8) Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)
- ____ 9) Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- ____ 10) Interpreter Needed for Hearing? ____ if yes, indicate language: ____



ZONE ATLAS J-14-Z NO SCALE

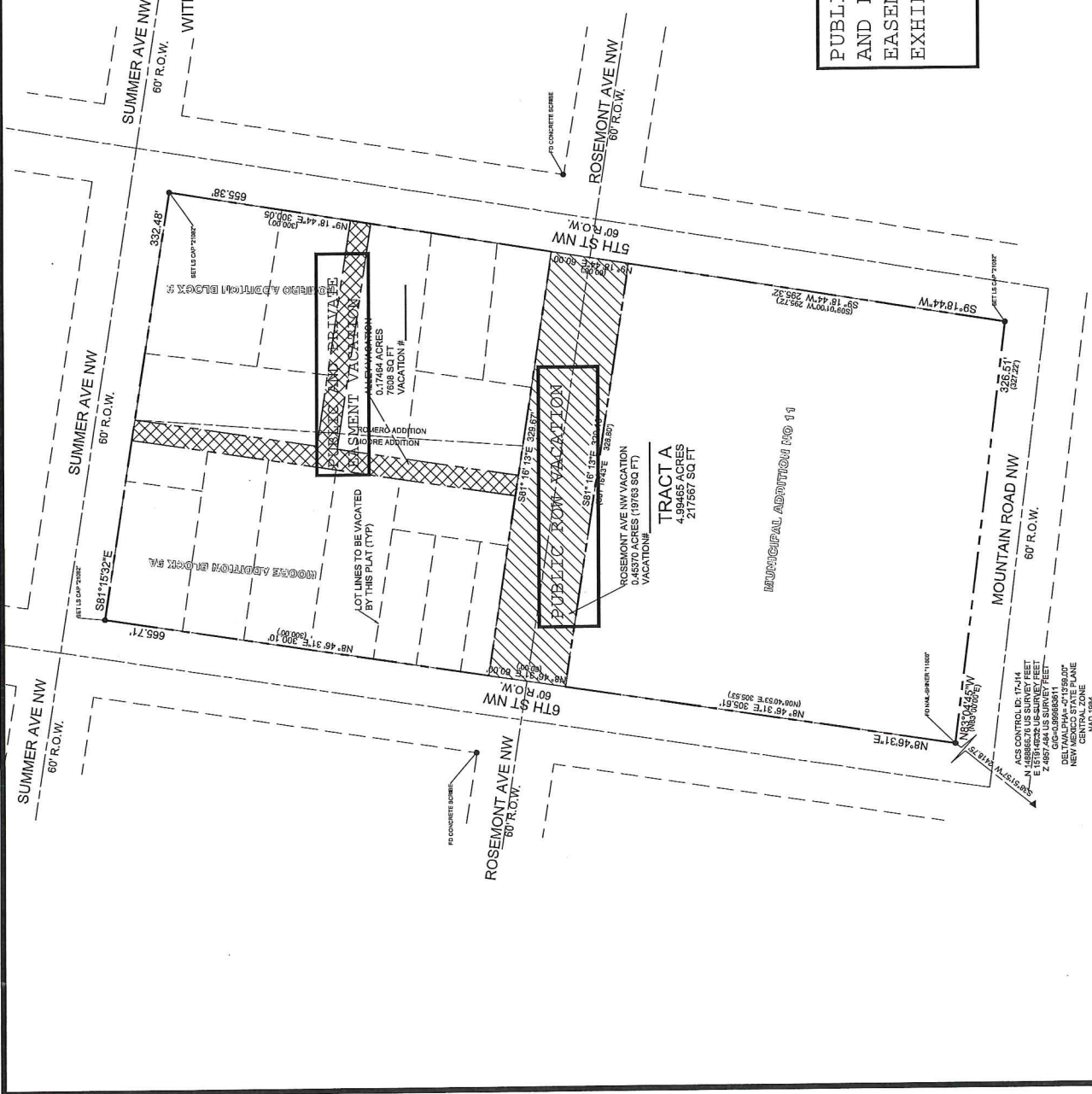
PLAT OF
TRACT A
 WELLS PARK ADDITION
 BEING A REPLAT OF PORTION OF BLOCK 5
 MOORE ADDITION
 TOGETHER WITH A PORTION OF BLOCK 2
 ROMERO ADDITION
 & MUNICIPAL ADDITION NO. 11
 WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M.
 TOWN OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY 2023



PUBLIC ROW VACATION
 AND PUBLIC AND PRIVATE
 EASEMENT VACATION
 EXHIBIT



CONSTRUCTION SURVEY TECHNOLOGIES, INC.
 PO BOX 85395
 ALBUQUERQUE, NM 87193
 505-317-9821



ACE CONTROL: 17-114
 N 15898670 US SURVEY FEET
 S 15898670 US SURVEY FEET
 Z 4857 484 US SURVEY FEET
 GCS: NAD83
 DATUM: NAD83
 NEW MEXICO STATE PLANE
 CENTRAL ZONE
 NAD 1983

WELLS PARK SUBDIVISION

VACATION OF RIGHT-OF-WAY - COUNCIL

SUPPORTIVE DOCUMENTATION

- 8) LETTER OF AUTHORIZATION
- 9) LETTER DESCRIBING, EXPLAINING AND JUSTIFYING REQUEST
- 10) PROOF OF PREAPPLICATION MEETING

PS-2021-00129-SKETCH TEST



February 8, 2023

Ms. Christina M. Sandoval
CIP Manager
PRD Strategic Planning and Design
City of Albuquerque

RE: Wells Park Consolidation Re-Plat,
Rosemont Road Vacation Action,
Alley Easement Vacation Action
4.99 Acres at Mountain Road NW and 6th Street NW

Dear Christina Sandoval,

In support of the Wells Park project our office is making a formal submittal to the City DHO to Re-plat the subject lots and tracts into a single parcel (consolidation plat), and to Vacate Public Rights-Of-Way of Rosemont Road and to Vacate Public and Private Easements. With your signature the City (applicant) authorizes WHPacific (agent) to make the required submittals and represent the City for these specific applications.

Thank you.

Rick Beltramo
Director of Development Services
WHPacific, Inc., an NV5 Company

Christina M. Sandoval
CIP Manager
PRD Strategic Planning and Design
City of Albuquerque

February 24, 2023

Mr. David S. Campbell
Development Hearing Officer

Mr. Ronald R. Bohannon
and Development Hearing Officer

Planning Department
City of Albuquerque
600 Second St., NW
Albuquerque, New Mexico 87102

**Re: WELLS PARK SUBDIVISION -VACATION OF PUBLIC RIGHT-OF-WAY
Justification Letter for Vacation Request**

Mr. David S. Campbell, Mr. Ronald R. Bohannon,

This letter describes, explains, and justifies the application for vacation of Public Right-Of-Way within the Wells Park project.

The Vacation action is in conjunction with the Minor Subdivision Plat submitted to the DHO separately. The purpose of the proposed plat and related vacations is to consolidate land owned by the city (including vacate Right-Of-Way) and create a 4.99-acre park site, "Wells Park".

A Sketch Plat review was conducted for this request (PS-2021-00129-SKETCH PLAT).

The removal of a portion of Rosemont Ave. is viable in that the east-west access for this area is serviced by multiple east-west options. By inspection the density of streets is far greater than typical subdivision with block lengths twice the length of the Wells Park area.

The City has previously considered the removal of Rosemont Ave. as the Design Review Committee provided a technical review of construction plans for removal of Rosemont Ave. The proposed plans include removal of the existing curb & gutter and pavement and related infrastructure, adding on-street parking, adding sidewalk, access ramps, landscaping etc. Also included is removal and termination of water and sanitary sewer infrastructure. Any required street or utility improvements related to the Rosemont Ave. vacation have been addressed in the "approved for construction" Wells Park Work Order Construction plans.

Thank you for your consideration of the request.

Sincerely,



Rick Beltramo
Director of Development Services
WH Pacific, Inc.

cc: Christina M. Sandoval, City of Albuquerque
Amy Bell, Groundworks Studio
John Gallegos, CSTi, Inc.

SKETCH PLAT



Albuquerque Bernalillo County
Water Utility Authority

**Development Review Board (DRB)
Review Comments
Utility Development Section
Reviewer: Blaine Carter, P.E.
Phone: 505.415.9188**

DRB Project No: PR-2021-006147	Date: 11/03/2021	Item No: #18
Zone Atlas Page: J-14	Legal Description: See application Location: 591 MOUNTAIN RD NW between 5TH ST NW and 6TH ST NW	
Request For: PS-2021-00129 – SKETCH PLAT		

ABCWUA Comment:

Please provide written description of how the following comments were addressed with the next submittal.

PS-2021-00129 – SKETCH PLAT

1. Public water distribution mains and public sewer collection mains front the property and are available for direct tapping for a routine service connection.
2. When service requirements are known, request an availability/serviceability statement online at the following link: http://www.abcwua.org/Availability_Statements.aspx. Requests shall include fire marshal requirements.
3. This project is within the adopted service area.
4. Pro rata is not owed for this property.
5. Infrastructure List:
 - a. Improvements are not anticipated to be required for this project.
6. Plat:

UTILITY DEVELOPMENT

DEVELOPMENT REVIEW BOARD
Code Enforcement Comments

Disclaimer: Comments provided are based upon information received from applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning staff.

Carl Garcia, Code Supervisor
Planning Department
505-924-3838 cagarcia@cabq.gov

DATE: 11/3/2021

AGENDA ITEM NO: 18

DRB PROJECT NUMBER:

PR-2021-006147

PS-2021-00129 – SKETCH PLAT

PROJECT NAME:

ARCH + PLAN LAND USE CONSULTANTS agent for **CITY OF ALBUQUERQUE** requests the aforementioned action(s) for all or a portion of: MUNICIPAL ADON NO. 11 WEST 93 FEET OF LOTS 1 & 2 BLOCK 5, ALBRIGHT-MOORE ADDN EAST 47 FEET OF LOTS 1 & 2, BLOCK 5, ALBRIGHT-MOORE ADDN LOTS 3 & 4, BLOCK 5, ALBRIGHT-MOORE ADDN LOTS 5 & 6, BLOCK 5, ALBRIGHT-MOORE ADDN LOTS 7 & 8, BLOCK 5, ALBRIGHT-MOORE ADDN WEST 100 FEET OF LOT 9, NORTH 81.3 FEET & WEST 100 FEET OF LOT 10, BLOCK 5, ALBRIGHT-MOORE ADDN WEST 100 FEET & SOUTH 16 2/3 FEET OF LOT 10 & WEST 100 FEET OF NORTH 16 2/3 FEET LOT 11, BLOCK 5, ALBRIGHT-MOORE ADDN WEST 100 FEET OF LOT 12, WEST 100 FEET OF SOUTH 81.3 FEET OF LOT 11, BLOCK 5, ALBRIGHT-MOORE ADDN EAST 40 FEET OF LOTS 9 TO 12, BLOCK 5, ALBRIGHT-MOORE ADDN THE VACATED NORTH-SOUTH ALLEY ADJACENT TO BLOCK 5 ALBRIGHT MOORE ADON & BLOCK 2 ROMERO ADON & EAST-WEST ALLEY, BLOCK 2 ROMERO ADDN WEST 7 FEET OF LOT 17, ALL OF LOTS 18 & 19, BLOCK 2, ROMERO ADDN NORTH 90 FEET OF LOTS 13 THRU 16, NORTH 90 FEET OF EAST 18 FEET OF LOT 17, BLOCK 2, ROMERO ADDN SOUTH 52 FEET OF LOTS 13 THRU 16, SOUTH 52 FEET OF EAST 18 FEET OF LOT 17, BLOCK 2, ROMERO ADDN NORTH 45 FEET OF LOTS 1 THRU 6, NORTH 45 OF FRACTION OF LOT 7, BLOCK 2, ROMERO ADON NORTH 50 FEET OF SOUTH 97 FEET, LOTS 1 THRU 4, BLOCK 2, ROMERO ADDN SOUTH 47 FEET OF LOTS 1 THRU 4, BLOCK 2, ROMERO ADDN SOUTH 97 FEET OF LOTS 5 & 6, FRACTION OF LOT 7, BLOCK 2, ROMERO ADDN LOT 13, BLOCK 5, ALBRIGHT-MOORE ADDN, zoned RA-1, located at **591 MOUNTAIN RD NW** between **5TH ST NW** and **6TH ST NW** containing approximately 4.995 acre(s). (J-14)

REQUEST:



DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

PR-2021-006147

PS-2021-00129 – SKETCH PLAT

ARCH + PLAN LAND USE CONSULTANTS agent for CITY OF ALBUQUERQUE requests the aforementioned action(s) for all or a portion of: MUNICIPAL ADON NO. 11 WEST 93 FEET OF LOTS 1 & 2 BLOCK 5, ALBRIGHT-MOORE ADDN EAST 47 FEET OF LOTS 1 & 2, BLOCK 5, ALBRIGHT-MOORE ADDN LOTS 3 & 4, BLOCK 5, ALBRIGHT-MOORE ADDN LOTS 5 & 6, BLOCK 5, ALBRIGHT-MOORE ADDN LOTS 7 & 8, BLOCK 5, ALBRIGHT-MOORE ADDN WEST 100 FEET OF LOT 9, NORTH 81.3 FEET & WEST 100 FEET OF LOT 10, BLOCK 5, ALBRIGHT-MOORE ADDN WEST 100 FEET & SOUTH 16 2/3 FEET OF LOT 10 & WEST 100 FEET OF NORTH 16 2/3 FEET LOT 11, BLOCK 5, ALBRIGHT-MOORE ADDN WEST 100 FEET OF LOT 12, WEST 100 FEET OF SOUTH 81.3 FEET OF LOT 11, BLOCK 5, ALBRIGHT-MOORE ADDN EAST 40 FEET OF LOTS 9 TO 12, BLOCK 5, ALBRIGHT-MOORE ADDN THE VACATED NORTH-SOUTH ALLEY ADJACENT TO BLOCK 5 ALBRIGHT MOORE ADON & BLOCK 2 ROMERO ADON & EAST-WEST ALLEY, BLOCK 2 ROMERO ADDN WEST 7 FEET OF LOT 17, ALL OF LOTS 18 & 19, BLOCK 2, ROMERO ADDN NORTH 90 FEET OF LOTS 13 THRU 16, NORTH 90 FEET OF EAST 18 FEET OF LOT 17, BLOCK 2, ROMERO ADDN SOUTH 52 FEET OF LOTS 13 THRU 16, SOUTH 52 FEET OF EAST 18 FEET OF LOT 17, BLOCK 2, ROMERO ADDN NORTH 45 FEET OF LOTS 1 THRU 6, NORTH 45 OF FRACTION OF LOT 7, BLOCK 2, ROMERO ADON NORTH 50 FEET OF SOUTH 97 FEET, LOTS 1 THRU 4, BLOCK 2, ROMERO ADDN SOUTH 47 FEET OF LOTS 1 THRU 4, BLOCK 2, ROMERO ADDN SOUTH 97 FEET OF LOTS 5 & 6, FRACTION OF LOT 7, BLOCK 2, ROMERO ADDN LOT 13, BLOCK 5, ALBRIGHT-MOORE ADDN, zoned RA-1, located at 591 MOUNTAIN RD NW between 5TH ST NW and 6TH ST NW containing approximately 4.995 acre(s). (J-14)

PROPERTY OWNERS: CITY OF ALBUQUERQUE

REQUEST: LOT CONSOLIDATION INTO 1 TRACT - 18 LOTS & PREVIOUSLY VACATED PUBLIC EASEMENT, VACATION OF PUBLIC RIGHT OF WAY

11-03-2021

Parks and Recreation supports the request and is working on re-zoning the resulting parcel/s.

Review to NP-BOP needs to be completed

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT

DRB Project Number: 006147
1824 Buena Vista SE

AGENDA ITEM NO: 18

SUBJECT: Sketch Plat

ENGINEERING COMMENTS:

1. The proposed vacation would need written concurrence from all property owners along the vacated roadway. If approved by DRB, the vacation would then need to be approved by COA Council.
- ~~2.~~ The proposed vacation of Rosemont will adversely impact the access from the parcel to the south of Rosemont. What coordination has been done with this property owner, and how is their access proposed to be changed?
3. Sidewalk is required to be a minimum of 6 feet along the site. Please label existing sidewalk widths.
- ~~4.~~ 5th and 6th Street are Urban Minor Arterials. Meet minimum right-of-way requirements for this roadway classification, or provide justification to keep them at their current R/W width for a requested DRB Determination.
5. Provide curves for all property corners at intersections, or demonstrate that intersection sight distance criteria can be met without any modification.
6. Any curb cuts and/or accessways that will be unused shall be replaced with curb and sidewalk.
- ok. 7. If future development is not going to be submitted to DRB, a TCL (Traffic Circulation Layout) will be required before building permit.
- Perk .8. What are the uses of this development? A TIS or Trip Generation Exhibit may need to be provided.

. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Jeanne Wolfenbarger, P.E.
Transportation Development
505-924-3991 or jwolfenbarger@cabq.gov

DATE: November 3, 2021

ACTION:



all abutting property owners. The letter shall include the contact information for the Real Property Division of the City Department of Municipal Development, as well as any other information as directed by the Real Property Division of the City Department of Municipal Development: a. Abutting property owners have 30 days from the receipt of the notice to notify the Real Property Division of the City Department of Municipal Development of the intent to purchase the vacated right-of-way, or any portion thereof, or possibly forfeit their right to do so. b. Within 7 days of receipt of the notice of intent to purchase, the Real Property Division of the City Department of Municipal Development will provide the interested property owner with a purchase price for the desired portion of the vacated public right-of-way. 2. Any property owner that purchases vacated public right-ofway shall obtain a Subdivision of Land – Minor or a Subdivision of Land – Major, as applicable, to combine the vacated rightof-way with their property within 1 year of the approval of the Vacation or the Vacation is voided. The zone district boundary will be extended to the new lot lines established by the subdivision.

6-6(M)(3) Review and Decision Criteria An application for a Vacation of Easement, Private Way, or Public Right-of-way shall be approved if it meets any of the following criteria: 6-6(M)(3)(a) The public welfare does not require that the easement, private way, or public right-of-way be retained. 6-6(M)(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.



Development Review Board

Planning Dept. - Sketch Plat Comments

Project #: PR-2021-006147 Application #PS: -2021-000129

Meeting Date/Item Number: 18

Standard comments:

- This PR# has been assigned to this subject site. Any applications (vacations, platting, site plans, etc..) for this subject site MUST reference this PR#. It must be noted on the application with the submittal for future actions.
 - Must submit any DRB signed off site plans, variances and/or NOD with submittal for building permit.
 - Note that the document titles listed in the submitted PDF must not include symbols (+, &, etc....) and title should be a short and abbreviated as possible.
-

Plat will require City Surveyor signature , surveyor signature and property owner signature

* Confirm with Geraldine Delgado gdelgado@cabq.gov if an approved site plan exists and will need an amendment – coordinate with parks regarding the amendment .

The site is within the Sawmill Wells Park Character Protection Overlay Zone- see plan for future develop requirements in addition to the IDO

Vacation must be justified pursuant to 6-6(M)(3)

6-6(M)(1)(b) Vacation of Public Right-of-way – Council Any public right-of-way that meets any of the following thresholds: 1. More than 500 square feet or the entire width of a platted alley. 2. More than 5,000 square feet or the entire width of a street, including any or all of the right-of-way.

6-6(M)(2) Procedure 6-6(M)(2)(a) The City may retain, use, or dispose of any vacated public right-ofway in any manner that the City, in its discretion, deems appropriate. 6-6(M)(2)(b) The City Planning Department staff shall review the application and forward a recommendation to the DRB. 6-6(M)(2)(c) The DRB shall conduct a public meeting on the application. 6-6(M)(2)(d) For a Vacation of Public or Private Easement or Private Way or for a Vacation of Public Right-of-way – DRB, the DRB shall make a decision on the application. 6-6(M)(2)(e) For a Vacation of Public Right-of-way – Council, the DRB shall make a recommendation and forward the application to City Council for inclusion on the consent agenda for approval without first going to any City Council committee. 6-6(M)(2)(f) If an application for a Vacation of Public Right-of-way is approved, all of the following requirements shall apply: 1. Within 7 days of the approval, the applicant shall coordinate with the Real Property Division of the City Department of Municipal Development and send notice of the approved vacation by First Class Mail to

DEVELOPMENT REVIEW BOARD - HYDROLOGY SECTION
 Ernest Armijo, P.E., Principal Engineer | 505-924-3986 earmijo@cabq.gov

DRB Project Number: 2021-006147 Hearing Date: 11-3-2021
 Project: 591 Mountain Agenda Item No: 18

<input checked="" type="checkbox"/> Sketch Plat	<input type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Temp Sidewalk Deferral	<input type="checkbox"/> Sidewalk Waiver/Variance	<input type="checkbox"/> Site Plan for Bldg. Permit <input type="checkbox"/> Site Plan for Subdivision	<input type="checkbox"/> Bulk Land Plat
<input type="checkbox"/> SIA Extension	<input type="checkbox"/> DPM Variance	<input type="checkbox"/> Vacation of Public Easement	<input type="checkbox"/> Vacation of Public Right of Way

ENGINEERING COMMENTS:

- Please work with Real Property on roadway vacation
- An approved Conceptual Grading and Drainage plan will be required prior to Hydrology's sign off on Plat.
- If alley vacations were platted at time of vacation they do not need to be shown on plat as being vacated now.
- Note: An approved grading and drainage plan will be required prior to building permit if any of these conditions are met; 500 cy of grading, 1,000 sf of proposed structure, or 10,000 sf of proposed paving.

RESOLUTION/COMMENTS:

Water:

Code:

Parks:

Transportation:

Planning:

APPROVED
 DENIED

DELEGATED TO: TRANS HYD WUA PRKS PLNG
 Delegated For: _____
 SIGNED: I.L. SPSP SPBP FINAL PLAT
 DEFERRED TO _____

DEVELOPMENT REVIEW BOARD
Code Enforcement Comments

Disclaimer: Comments provided are based upon information received from applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning staff.

*Carl Garcia, Code Supervisor
Planning Department
505-924-3838 cagarcia@cabq.gov*

DATE: 11/3/2021

1. LOT CONSOLIDATION INTO 1 TRACT - 18 LOTS & PREVIOUSLY VACATED PUBLIC EASEMENT, VACATION OF PUBLIC RIGHT OF WAY

COMMENTS:

More information needed for the proposed project and future uses.

Additional approvals may be required for future development.

Change of Use may be required.

Zone Amendment may be required

Defer to Planning and Parks Division for requirements to move project forward.

- a. The Water Authority has existing public mains within Rosemont Avenue. This mains will require a public water and public sewer easement upon approval of the right-of-way vacation on a platting action.
- b. There are adjacent public water and sewer mains with the location not clear. It may be partially on the subject parcels. Coordinate with NM 811 to locate the adjacent public water and public sewer mains, depict them on a sketch with the parcel lines, and dedicate necessary easement for any outside of the right-of-way.

7. Easements:

- a. Include all public water and/or sanitary sewer easements on the plat, including those that are adjacent to the subject property's boundaries. Surveyor shall field verify the location of existing public water and/or sanitary sewer infrastructure to determine if existing public water and/or sanitary sewer easements are sufficient. If the easement(s) does not exist, a new easement shall be granted. The width of the easement shall be the standard width, unless specified by the Water Authority.
- b. Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated rights-of-way. A minimum width easement of 20' is required for a single utility and 25' for water and sewer both within the same easement. Easements for standard sized water meters need to be 5'x5' and include the length of the water service if located on private property. For larger meters that require a meter vault, a 35'x35' easement is required. Actual easement widths may vary depending on the depth of the lines to be installed.
- c. If existing conditions consist of a shared easement with public waterline and/or sanitary sewer along with other utilities, this existing easement may remain as is without the need for an exclusive easement, as approved by the Water Authority.

OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

Box 1293, Albuquerque, NM 87103

Date: October 24, 1977

NOTIFICATION OF DECISION

Anne D. Walker & Remmel H. Walker
P. O. Box 25207
Albuquerque, New Mexico 87125

File: V-77-36

Location: Alleys bounded by 5th & 6th Streets
and Summer and Rosemont Avenues, N.W.

At their meeting of October 20, 1977, the EPC Land Controls Board approved the above mentioned request subject to the following conditions: 1. Retention of utility easements. 2. All curb and gutter must be satisfactorily completed at the alley entrances prior to finalization of the vacation. 3. Submittal of a drainage plan for the vacated area which is satisfactory to the City Engineer. 4. Discussion with the Property Management Division concerning final disposition of the vacated right-of-way.

When Conditions 2 thru 4 have been complied with, the Planning Department will prepare the required resolution, which must be recorded in the office of the Bernalillo County Clerk. A copy of this resolution will be forwarded to you. Please note the vacation is not final until this resolution is recorded.

If you wish to appeal this decision, you may do so by 11-4-77 in the manner described below. A non-refundable filing fee of \$25 is required at the time of application.

A. Appeal to Planning Commission. Any person aggrieved with any determination of the City staff acting under the Subdivision Ordinance may appeal to the Planning Commission by submitting written application on the Planning Department form to the Planning Department within 15 days after the date of the staff's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard and decided by the Planning Commission within 60 days of its filing.

B. Appeal to City Council. Any person aggrieved with any determination of the Planning Commission acting under this ordinance may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision (such 15 day period to be determined as in A. above). The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinance have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 60 days of its filing.

You will receive notice if another person files an appeal. If there is no appeal you can receive building permits any time after the appeal deadline quoted above provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City must be complied with, even after approval of the referenced application(s).

Sincerely,

Bea Gutierrez
Bea Gutierrez
Board Secretary

cc: Property Management
City Engineer

Letter of
Advice

80 18246

October 20, 1977

ENVIRONMENTAL PLANNING COMMISSION LAND CONTROLS BOARD RESOLUTION

VACATING THE ALLEYS IN THE BLOCK BOUNDED BY SIXTH AND FIFTH STREETS, AND STANER AND ROSEMONT AVENUES N.W.

WHEREAS, there has heretofore been dedicated and conveyed to the City of Albuquerque, New Mexico, a certain easement for alley purposes, more particularly described below, and

WHEREAS, a portion of said right-of-way is not needed for public use except for easements reserved in Section 2 hereof;

NOW, THEREFORE, BE IT ENACTED BY THE ENVIRONMENTAL PLANNING COMMISSION LAND CONTROLS BOARD OF THE CITY OF ALBUQUERQUE UNDER ARTICLE XI, CHAPTER 7 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1974, BEING ORDINANCE NO. 07-1973, AS AMENDED

SECTION 1: The north/south alley adjacent to Block 5, Albright Moore Addition and Block 2, Romero Addition, and the east/west alley in Block 2, Romero Addition as filed in the office of the County Clerk of Bernalillo County, New Mexico on December 5, 1884 and February 26, 1921 respectively are hereby closed and vacated subject to easements reserved in Section 2 hereof.

SECTION 2: The City hereby reserves the full width of the vacated right-of-way as an easement for public utilities, whether municipally or privately owned, which are necessary for public use and benefit at the present time or in the future.

SECTION 3: Immediately upon the filing of this resolution in the office of the County Clerk of Bernalillo County, New Mexico the land above described shall be effectively vacated, and the City of Albuquerque by this resolution disclaims from such date any further interest therein except for easements reserved in Section 2 hereof.

ADOPTED AT A PUBLIC HEARING BY THE ENVIRONMENTAL PLANNING COMMISSION LAND CONTROLS BOARD, CITY OF ALBUQUERQUE, NEW MEXICO ON OCTOBER 20, 1977.

APPROVED:

Gene Mares

Authorized Representative of The City Planner, City of Albuquerque, New Mexico.

Subscribed and sworn to before me this 21st day of March, 1980 by Gene Mares, authorized representative of The City Planner, City of Albuquerque, New Mexico.

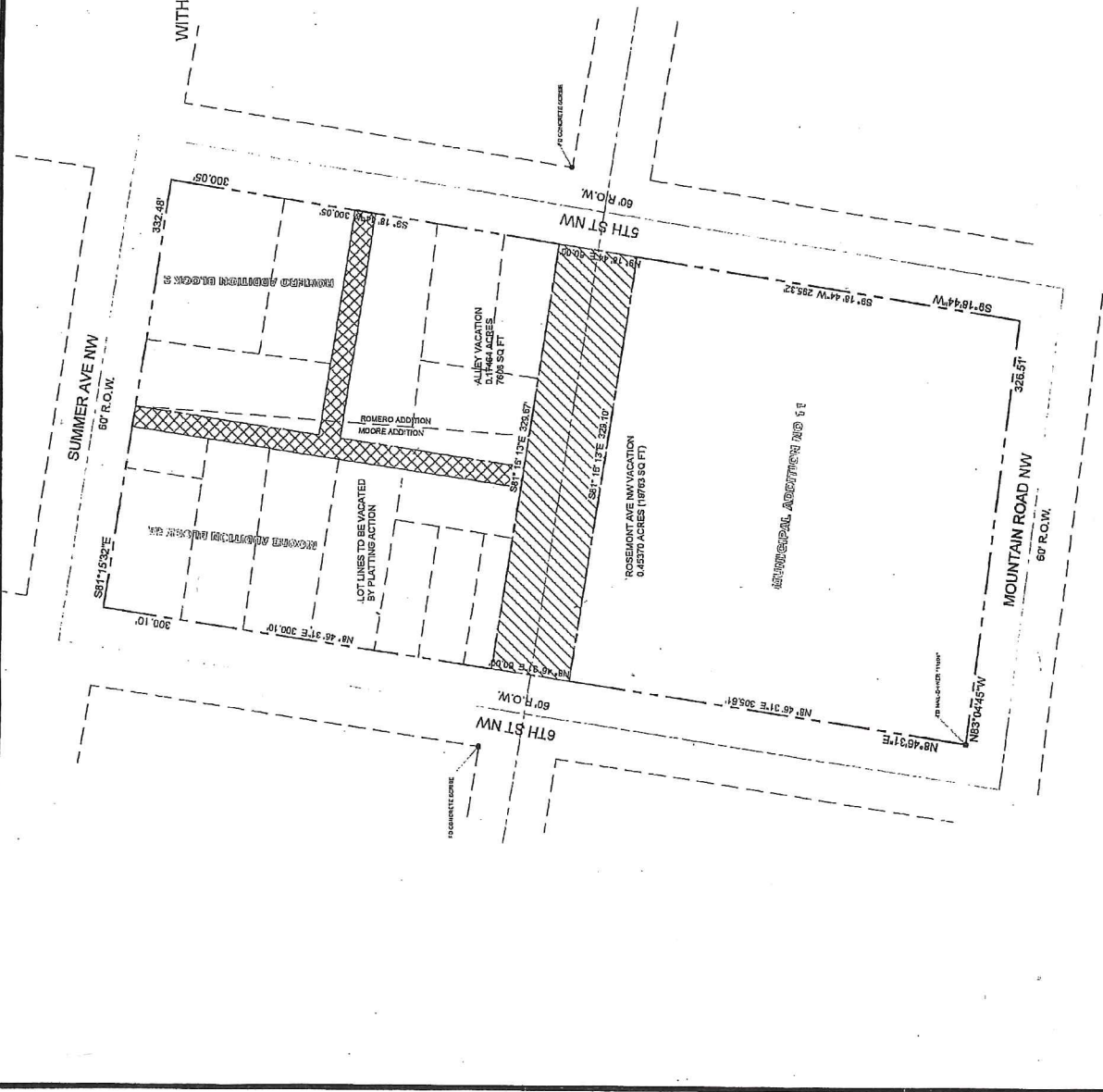
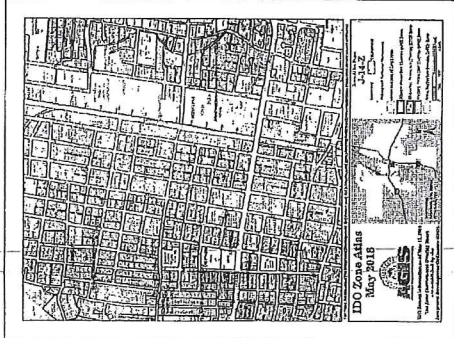
Rafael W. Keefe
Notary Public

My Commission Expires: 10/15/80

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

Mar 21 4 03 PM '80
Tenny G. Culp
CLERK & RECORDER
DEPUTY

SUBDIVISION PLAT OF
TRACT A
WELLS PARK ADDITION
 BEING A REPLAT OF PORTION OF BLOCK 5
 MOORE ADDITION
 TOGETHER WITH A PORTION OF BLOCK 2
 ROMERO ADDITION
 WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M.
 TOWN OF ALBUQUERQUE GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 AUGUST 2021



CONSTRUCTION SURVEY TECHNOLOGIES, INC.
 PO BOX 855935
 ALBUQUERQUE, NM 87193
 505-317-1861

PUBLIC NOTICE DOCUMENTATION

- 11) Sign Posting
- 12) Proof of Pre-Submittal Meeting
- 13) Required Notice at Submittal

11

SIGN POSTING AGREEMENT WELLS REAL ESTATE AND VACATION

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 TUESDAY 3/17/23 To WEDNESDAY 3/22/23

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.

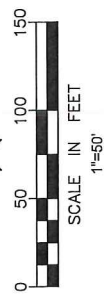
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

[Signature] (Applicant or Agent) 2/24/23 (Date)
 EICK REALTY AND VACATION INC.

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

PROJECT NUMBER: _____

PLAT OF
TRACT A
WELLS PARK ADDITION
 BEING A REPLAT OF PORTION OF BLOCK 5
 MOORE ADDITION
 TOGETHER WITH A PORTION OF BLOCK 2
 ROMERO ADDITION
 & MUNICIPAL ADDITION NO. 11
 TOWN OF ALBUQUERQUE GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY 2023



**Proposed
 Right
 Locations**



AGS CONTROL ID: 17-114
 N 1488866.78 US SURVEY FEET
 E 15751467.32 US SURVEY FEET
 Z 4857.484 US SURVEY FEET
 DEED ALPHA-071359.00
 NEW MEXICO STATE PLANE
 CENTRAL ZONE
 NAD 1983
 NAD 1988



12) INQUIRY RESPONSE

Rick Beltramo

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Monday, February 13, 2023 8:38 AM
To: Rick Beltramo
Subject: 591 Mountain Road Public Notice Inquiry Sheet Submission
Attachments: Wells Park Zone Atlsa Map J-14.pdf

PLEASE NOTE:
The City Council recently voted to update the Neighborhood Association Recognition Ordinance (NARO) and the Office of Neighborhood Coordination (ONC) is working to ensure all neighborhood associations and neighborhood coalitions are in compliance with the updated ordinance. There will likely be many updates and changes to association and coalition contact information over the next several months. With that in mind, please check with the ONC every two (2) weeks to ensure that the contact information you have for associations and coalitions is up to date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	Address Line 2	City	State	Zip	Mobile Phone	Phone
Downtown Neighborhoods Association		Committee	zoning@abodna.com	400 Romero Street NW	Unit 1	Albuquerque	NM	87104		
Wells Park NA	Mike	Prando	mprando@msn.com	611 Bellamah NW		Albuquerque	NM	87102	87102	5054536103
Wells Park NA	Doreen	McKnight	doreenmcknightnm@gmail.com	1426 7th Street NW		Albuquerque	NM	87197	5058509293	5053459567
North Valley Coalition	Peggy	Norton	peggynorton@yahoo.com	P.O. Box 70232		Albuquerque	NM	87104	87104	5052490938
North Valley Coalition	Doyle	Kimbrough	newmexmba@aol.com	2327 Campbell Road NW		Albuquerque	NM	87104	87104	5052490938

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. https://www.cabq.gov/planning/urban-design-development/public-notice_form-2019.pdf.
- The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf.
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts 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 application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s): <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application 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.

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

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you.



Delaina L. Carranza

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102

505-768-3334
dlcarranza@cabq.gov or ONC@cabq.gov
Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Friday, February 10, 2023 5:27 PM
To: Office of Neighborhood Coordination <rick.beltramo@nv5.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

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:
Vacation of Public Right-of-way

Contact Name
Rick Beltramo
Telephone Number
5059487194
Email Address
rick.beltramo@nv5.com

Company Name
WHPacific
Company Address
6501 Americas Parkway, Ste 400

City
Albuquerque
State
NM
ZIP
87110

Legal description of the subject site for this project:
Lots 101 thru 118, Portions of Block 5 and Block 2, and Municipal Addition No. 11.

Physical address of subject site:
591 Mountain Road

Subject site cross streets:
Mountain Ave. and 6th Street

Other subject site identifiers:
Wells Park Site

This site is located on the following zone atlas page:
J-14

Captcha X

12) PRE-Submitted OFFER

Rick Beltramo

From: Rick Beltramo
Sent: Tuesday, February 14, 2023 8:25 PM
To: Mike Prando (mprando@msn.com)
Cc: Christina M. Sandoval (cmsandoval@cabq.gov)
Subject: Wells Park Pre-Application Meeting for Right-Of-Way Vacation, Public and Private Easement Vacation, Minor Subdivision Plat
Attachments: EMAIL preapplication meeting for Wells Park to MIKE PRANDO 021423.pdf

~~Attached is an invite to a pre-application meeting regarding the Wells Park Subdivision and related actions.~~
Included in this email is a letter and support information regarding the City's plan to Re-Plat the Wells Park site, in support of the new Wells Park project.
Should you have any questions please call me, preferably at my cell phone # below, or email me.

Thank you.
Rick.

Rick Beltramo | Director of Development Services
NV5 | 6501 Americas Pkwy NE, Ste 400, Albuquerque, NM 87110
Cell 505.948.7194 | Direct 505.348.5190 | Office 505.510.0850 | rick.beltramo@NV5.com

February 14, 2023

Mike Prando
Wells Park, Neighborhood Association
611 Bellamah NW, Albuquerque., NM 87102
[Transmitted via email: mprando@msn.com]

**Re: ~~Wells Park Project~~ Minor Subdivision, Vacation of Public Right-Of-Way,
Vacation of Public and Private Easements
Invite for Pre-submittal Neighborhood Meeting**

Dear Mr. Prando,

The City of Albuquerque is proposing to replat portions of the Wells Park area to combine lots and tracts into a common parcel for the Wells Park project. In doing so the City will need to vacate portions of Rosemont Ave., vacate public private easements.

The subject site is bordered by 6th Street, 5th Street, Mountain Road and Summer Avenue. The City has purchased all the property north of Rosemont Avenue and desires to combine that property with the existing Wells Park tract to the south. The city plans on submitting for approval to vacate Rosemont Avenue. The attached exhibit shows the existence of the proposed vacation.

An existing alley is included in the plat action. The alley was vacated some years ago while retaining public and private easements. The City also plans on submitting to vacate all public and private easements located within this parcel. The subject easements are also shown on the attached exhibit.

With this letter you are invited to request a pre-application meeting. Please contact the City or me, anytime to make arrangements for such a meeting. I understand that the process allows 15 days to request such a meeting.

Sincerely,



Rick Beltramo
Director of Development Services
WHPacific, Inc.

cc: Christina M. Sandoval, City of Albuquerque
Amy Bell, Groundworks Studio,
John Gallegos, CSTi, Inc.
Jonathan Pena, WHPacific, Inc.

Attachments 1) Zone Atlas Map J-14, 2) Vacation Exhibit, 3) Preliminary Plat, 4) "Public Notice of Proposed Project" form with pertinent information, 5) "Official Public Notice Form for Mailed or Electronic Mail Notice"

Rick Beltramo

From: Rick Beltramo
Sent: Tuesday, February 14, 2023 8:24 PM
To: Doyle Kimbrough (newmexmba@aol.com)
Cc: Christina M. Sandoval (cmsandoval@cabq.gov)
Subject: Wells Park Pre-Application Meeting for Right-Of-Way Vacation, Public and Private Easement Vacation, Minor Subdivision Plat
Attachments: EMAIL preapplication meeting for Wells Park to DOYLE KIMBROUGH 021423.pdf

~~Attached is an invite to a pre-application meeting regarding the Wells Park Subdivision and related actions.~~
Included in this email is a letter and support information regarding the City's plan to Re-Plat the Wells Park site, in support of the new Wells Park project.
Should you have any questions please call me, preferably at my cell phone # below, or email me.

Thank you.
Rick.

Rick Beltramo | Director of Development Services
NV5 | 6501 Americas Pkwy NE, Ste 400, Albuquerque, NM 87110
Cell 505.948.7194 | Direct 505.348.5190 | Office 505.510.0850 | rick.beltramo@NV5.com

February 14, 2023

Doyle Kimbrough
North Valley Coalition
2327 Campbell Road, Albuquerque., NM 87104
[Transmitted via email at: newmexmba@aol.com]

**Re: Wells Park Project Minor Subdivision, Vacation of Public Right-Of-Way,
Vacation of Public and Private Easements
Invite for Pre-submittal Neighborhood Meeting**

Dear Mr. Kimbrough,

The City of Albuquerque is proposing to replat portions of the Wells Park area to combine lots and tracts into a common parcel for the Wells Park project. In doing so the City will need to vacate portions of Rosemont Ave., vacate public private easements.

The subject site is bordered by 6th Street, 5th Street, Mountain Road and Summer Avenue. The City has purchased all the property north of Rosemont Avenue and desires to combine that property with the existing Wells Park tract to the south. The city plans on submitting for approval to vacate Rosemont Avenue. The attached exhibit shows the existence of the proposed vacation.

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Sincerely,



Rick Beltramo
Director of Development Services
WHPacific, Inc.

cc: Christina M. Sandoval, City of Albuquerque
Amy Bell, Groundworks Studio,
John Gallegos, CSTi, Inc.
Jonathan Pena, WHPacific, Inc.

Attachments 1) Zone Atlas Map J-14, 2) Vacation Exhibit, 3) Preliminary Plat, 4) "Public Notice of Proposed Project" form with pertinent information, 5) "Official Public Notice Form for Mailed or Electronic Mail Notice"

Rick Beltramo

From: Rick Beltramo
Sent: Tuesday, February 14, 2023 8:24 PM
To: Peggy Norton (peggynorton@yahoo.com)
Cc: Christina M. Sandoval (cmsandoval@cabq.gov)
Subject: Wells Park Pre-Application Meeting for Right-Of-Way Vacation, Public and Private Easement Vacation, Minor Subdivision Plat
Attachments: EMAIL preapplication meeting for Wells Park to PEGGY NORTON 021423.pdf

~~Attached is an invite to a pre-application meeting regarding the Wells Park Subdivision and related actions.~~
Included in this email is a letter and support information regarding the City's plan to Re-Plat the Wells Park site, in support of the new Wells Park project.
Should you have any questions please call me, preferably at my cell phone # below, or email me.

Thank you.
Rick.

Rick Beltramo | Director of Development Services
NV5 | 6501 Americas Pkwy NE, Ste 400, Albuquerque, NM 87110
Cell 505.948.7194 | Direct 505.348.5190 | Office 505.510.0850 | rick.beltramo@NV5.com

February 14, 2023

Peggy Norton
North Valley Coalition
P.O. Box 70232, Albuquerque, New Mexico, 87197
[Transmitted via email: peggynorton@yahoo.com]

**Re: Wells Park Project Minor Subdivision, Vacation of Public Right-Of-Way,
~~Vacation of Public and Private Easements~~
Invite for Pre-submittal Neighborhood Meeting**

Dear Ms. Norton,

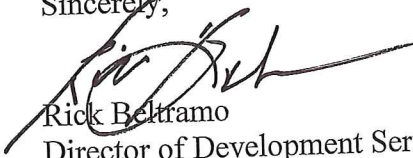
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The subject site is bordered by 6th Street, 5th Street, Mountain Road and Summer Avenue. The City has purchased all the property north of Rosemont Avenue and desires to combine that property with the existing Wells Park tract to the south. The city plans on submitting for approval to vacate Rosemont Avenue. The attached exhibit shows the existence of the proposed vacation.

An existing alley is included in the plat action. The alley was vacated some years ago while retaining public and private easements. The City also plans on submitting to vacate all public and private easements located within this parcel. The subject easements are also shown on the attached exhibit.

With this letter you are invited to request a pre-application meeting. Please contact the City or me, anytime to make arrangements for such a meeting. I understand that the process allows 15 days to request such a meeting.

Sincerely,


Rick Beltramo
Director of Development Services
WHPacific, Inc.

cc: Christina M. Sandoval, City of Albuquerque
Amy Bell, Groundworks Studio,
John Gallegos, CSTi, Inc.
Jonathan Pena, WHPacific, Inc.

Attachments 1) Zone Atlas Map J-14, 2) Vacation Exhibit, 3) Preliminary Plat, 4) "Public Notice of Proposed Project" form with pertinent information, 5) "Official Public Notice Form for Mailed or Electronic Mail Notice"

Rick Beltramo

From: Rick Beltramo
Sent: Tuesday, February 14, 2023 8:23 PM
To: Doreen McKnight (doreenmcknightnm@gmail.com)
Cc: Christina M. Sandoval (cmsandoval@cabq.gov)
Subject: Wells Park Pre-Application Meeting for Right-Of-Way Vacation, Public and Private Easement Vacation, Minor Subdivision Plat
Attachments: EMAIL preapplication meeting for Wells Park to DOREEN MCKNIGHT 021423.pdf

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Included in this email is a letter and support information regarding the City's plan to Re-Plat the Wells Park site, in support of the new Wells Park project.
Should you have any questions please call me, preferably at my cell phone # below, or email me.

Thank you.
Rick

Rick Beltramo | Director of Development Services
NV5 | 6501 Americas Pkwy NE, Ste 400, Albuquerque, NM 87110
Cell 505.948.7194 | Direct 505.348.5190 | Office 505.510.0850 | rick.beltramo@NV5.com

February 14, 2023

Doreen McKnight
Wells Park, Neighborhood Association
1426 7th Street NW Albuquerque., NM 87102
[Transmitted via email: doreenmcknightnm@gmail.com]

**Re: Wells Park Project Minor Subdivision, Vacation of Public Right-Of-Way,
~~Vacation of Public and Private Easements~~
Invite for Pre-submittal Neighborhood Meeting**

Dear Ms. McKnight,

The City of Albuquerque is proposing to replat portions of the Wells Park area to combine lots and tracts into a common parcel for the Wells Park project. In doing so the City will need to vacate portions of Rosemont Ave., vacate public private easements.

The subject site is bordered by 6th Street, 5th Street, Mountain Road and Summer Avenue. The City has purchased all the property north of Rosemont Avenue and desires to combine that property with the existing Wells Park tract to the south. The city plans on submitting for approval to vacate Rosemont Avenue. The attached exhibit shows the existence of the proposed vacation.

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Sincerely,



Rick Beltramo
Director of Development Services
WHPacific, Inc.

cc: Christina M. Sandoval, City of Albuquerque
Amy Bell, Groundworks Studio,
John Gallegos, CSTi, Inc.
Jonathan Pena, WHPacific, Inc.

Attachments 1) Zone Atlas Map J-14, 2) Vacation Exhibit, 3) Preliminary Plat, 4) "Public Notice of Proposed Project"-form with pertinent information, 5) "Official Public Notice Form for Mailed or Electronic Mail Notice"

Rick Beltramo

From: Rick Beltramo
Sent: Tuesday, February 14, 2023 8:23 PM
To: Zoning Committee (zoning@abqdna.com)
Cc: Christina M. Sandoval (cmsandoval@cabq.gov)
Subject: Wells Park Pre-Application Meeting for Right-Of-Way Vacation, Public and Private Easement Vacation, Minor Subdivision Plat
Attachments: EMAIL preapplication meeting for Wells Park to ZONING COMMITTEE 021423.pdf

~~Attached is an invite to a pre-application meeting regarding the Wells Park Subdivision and related actions.~~
Included in this email is a letter and support information regarding the City's plan to Re-Plat the Wells Park site, in support of the new Wells Park project.
Should you have any questions please call me, preferably at my cell phone # below, or email me.

Thank you.
Rick.

Rick Beltramo | Director of Development Services
NV5 | 6501 Americas Pkwy NE, Ste 400, Albuquerque, NM 87110
Cell 505.948.7194 | Direct 505.348.5190 | Office 505.510.0850 | rick.beltramo@NV5.com

February 14, 2023

Zoning Committee
Downtown Neighborhoods Association
400 Romero St., NW, Unit 1, Albuquerque., NM 87102
[Transmitted via email: zoning@abqdna.com]

**Re: Wells Park Project ~~Minor Subdivision, Vacation of Public Right-Of-Way,~~
Vacation of Public and Private Easements
Invite for Pre-submittal Neighborhood Meeting**

Dear Zoning Committee,

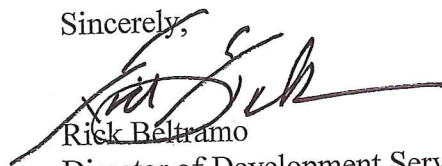
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The subject site is bordered by 6th Street, 5th Street, Mountain Road and Summer Avenue. The City has purchased all the property north of Rosemont Avenue and desires to combine that property with the existing Wells Park tract to the south. The city plans on submitting for approval to vacate Rosemont Avenue. The attached exhibit shows the existence of the proposed vacation.

An existing alley is included in the plat action. The alley was vacated some years ago while retaining public and private easements. The City also plans on submitting to vacate all public and private easements located within this parcel. The subject easements are also shown on the attached exhibit.

With this letter you are invited to request a pre-application meeting. Please contact the City or me, anytime to make arrangements for such a meeting. I understand that the process allows 15 days to request such a meeting.

Sincerely,



Rick Beltramo
Director of Development Services
WHPacific, Inc.

cc: Christina M. Sandoval, City of Albuquerque
Amy Bell, Groundworks Studio,
John Gallegos, CSTi, Inc.
Jonathan Pena, WHPacific, Inc.

Attachments . 1) Zone Atlas Map J-14, 2) Vacation Exhibit, 3) Preliminary Plat, 4) "Public Notice of Proposed Project" form with pertinent information, 5) "Official Public Notice Form for Mailed or Electronic Mail Notice"

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: February 14, 2023

This notice of an application 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

Email Address* or Mailing Address* of NA Representative¹: peggynorton@yahoo.com

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

1. Subject Property Address* 591 Mountain Road, NW Alb., NM, 87102
Location Description Rosemont Ave. NW, from 5th Street to 6th Street
2. Property Owner* City of Albuquerque
3. Agent/Applicant* [if applicable] Rick Beltramo/ WHPacific, Inc.
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 SUBDIVISION (Minor or Major)
 - Vacation ROW AND EASMENT VACTION (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*: _____

Minor Subdivision Plat to Consolidate 18 Lots, 1 Tract into 1 Parcel, Vacate ROW,

Vacate Public and Private Easements for Wells Park City Project.

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 Attach additional information, as needed to explain the project/request.

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

5. This application will be decided at a public meeting or hearing by*:

Zoning Hearing Examiner (ZHE)

Development Hearing Officer (DHO)

Landmarks Commission (LC)

Environmental Planning Commission (EPC)

Date/Time*: March 22nd, at 9:00 am

Location*³: DHO Hearing Room, 600, 2nd Street, Albuquerque, NM 87110

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

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

6. Where more information about the project can be found*⁴:

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

1. Zone Atlas Page(s)*⁵ J-14

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 have been requested for this project*:

Deviation(s)

Variance(s)

Waiver(s)

Explanation*:

None

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

Pending

³ Physical address or Zoom link

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 [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 4.99465
 2. IDO Zone District NR-PO-A
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] Portions Vacant, Exiting Wells Park Site

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

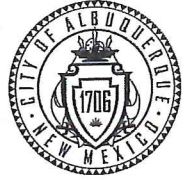
Cc: _____

[Other Neighborhood Associations, if any]

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



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



PART I - PROCESS

Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: VACATION OF RIGHT-OF-WAY, VACATION OF PUBLIC AND PRIVATE ESEMENTS

Decision-making Body: CITY COUNCIL

Pre-Application meeting required: Yes No

Neighborhood meeting required: Yes No

Mailed Notice required: Yes No

Electronic Mail required: Yes No

Is this a Site Plan Application: Yes No **Note: if yes, see second page**

PART II - DETAILS OF REQUEST

Address of property listed in application: 591 Mountain Road, NW

Name of property owner: City of Albuquerque

Name of applicant: City of Albuquerque

Date, time, and place of public meeting or hearing, if applicable:
March 22, 2023, at 9:00 am, at City Hearing Room, 600 2nd Street, NW


Address, phone number, or website for additional information:
email: rick.beltramo@nv5.com, phone: (505) 948-7194

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

- Zone Atlas page indicating subject property. J-14
- Drawings, elevations, or other illustrations of this request.
- Summary of pre-submittal neighborhood meeting, if applicable.
- Summary of request, including explanations of deviations, variances, or waivers.

**IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO).
PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.**

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

 (Applicant signature) February 14, 2023 (Date)

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



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



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following: NOT APPLICABLE

- 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.

Rick Beltramo

From: Doreen McKnight <doreenmcknightnm@gmail.com>
Sent: Monday, February 20, 2023 11:07 AM
To: Rick Beltramo
Subject: Re: Wells Park Pre-Application Meeting for Right-Of-Way Vacation, Public and Private Easement Vacation, Minor Subdivision Plat

Thanks Rick. No we do not have any concerns and do not need any other information at this time. The City has done a lot of community engagement regarding this development so we are aware of the preliminary items, such as the items in your notice, that need to take place before construction.

On Mon, Feb 20, 2023 at 10:54 AM Rick Beltramo <Rick.Beltramo@nv5.com> wrote:

Thank you.

The pre-application meeting is for the public hearing to vacate right-of-way and easements.

I also included in our notice that we will be requesting Preliminary and Final Plat approval. That does not require a public hearing notice, but I want to make sure you understand that our application includes that too.

Is there anything I can provide to you regarding this project?

Are there any concerns about the project or the plat actions you need addressed?

Thank you. Rick.

Rick Beltramo | Director of Development Services
NV5 | 6501 Americas Pkwy NE, Ste 400, Albuquerque, NM 87110
Cell 505.948.7194 | Direct 505.348.5190 | Office 505.510.0850 | rick.beltramo@NV5.com

From: Doreen McKnight <doreenmcknightnm@gmail.com>
Sent: Monday, February 20, 2023 10:45 AM
To: Rick Beltramo <Rick.Beltramo@nv5.com>
Cc: Christina M. Sandoval (cmsandoval@cabq.gov) <cmsandoval@cabq.gov>; Mike Prando <mprando@msn.com>

Subject: Re: Wells Park Pre-Application Meeting for Right-Of-Way Vacation, Public and Private Easement Vacation, Minor Subdivision Plat

Hi Rick,

WPNA is aware of the City's plans for this property to include replatting the main property and vacating Rosemont. We do not request a pre-application meeting.

thank you,

Doreen McKnight

President, WPNA

On Tue, Feb 14, 2023 at 8:23 PM Rick Beltramo <Rick.Beltramo@nv5.com> wrote:

Attached is an invite to a pre-application meeting regarding the Wells Park Subdivision and related actions.

Included in this email is a letter and support information regarding the City's plan to Re-Plat the Wells Park site, in support of the new Wells Park project.

Should you have any questions please call me, preferably at my cell phone # below, or email me.

Thank you.

Rick

Rick Beltramo | Director of Development Services

NV5 | 6501 Americas Pkwy NE, Ste 400, Albuquerque, NM 87110

Cell 505.948.7194 | Direct 505.348.5190 | Office 505.510.0850 | rick.beltramo@NV5.com

NV5

NAME OF PROJECT / CALCULATION

SHEET NO.

OF

COMPUTED BY:

CHECKED BY:

JOB/TASK NO.

DATE:

IDENTIFY/ADDRESS THESE ELEMENTS

1.0 SUBJECT

2.0 PURPOSE

3.0 REFERENCES

4.0 ASSUMPTIONS

5.0 CRITERIA / REQUIREMENTS

6.0 SKETCHES

7.0 CALCULATIONS

8.0 CONCLUSIONS

9.0 ATTACHMENTS

REVISION #

SUPERSEDES CALC TITLE

CHECKED BY:

DATED:

EMAILED NOTICE TO N.A.

Rick Beltramo

From: Rick Beltramo
Sent: Tuesday, February 14, 2023 8:25 PM
To: Mike Prando (mprando@msn.com)
Cc: Christina M. Sandoval (cmsandoval@cabq.gov)
Subject: Wells Park Pre-Application Meeting for Right-Of-Way Vacation, Public and Private Easement Vacation, Minor Subdivision Plat
Attachments: EMAIL preapplication meeting for Wells Park to MIKE PRANDO 021423.pdf

Attached is an invite to a pre-application meeting regarding the Wells Park Subdivision and related actions. Included in this email is a letter and support information regarding the City's plan to Re-Plat the Wells Park site, in support of the new Wells Park project. Should you have any questions please call me, preferably at my cell phone # below, or email me.

Thank you.
Rick.

Rick Beltramo | Director of Development Services
NV5 | 6501 Americas Pkwy NE, Ste 400, Albuquerque, NM 87110
Cell 505.948.7194 | Direct 505.348.5190 | Office 505.510.0850 | rick.beltramo@NV5.com

February 14, 2023

Mike Prando
Wells Park, Neighborhood Association
611 Bellamah NW, Albuquerque., NM 87102
[Transmitted via email: mprando@msn.com]

**Re: Wells Park Project Minor Subdivision, Vacation of Public Right-Of-Way,
Vacation of Public and Private Easements
Invite for Pre-submittal Neighborhood Meeting**

Dear Mr. Prando,

The City of Albuquerque is proposing to replat portions of the Wells Park area to combine lots and tracts into a common parcel for the Wells Park project. In doing so the City will need to vacate portions of Rosemont Ave., vacate public private easements.

The subject site is bordered by 6th Street, 5th Street, Mountain Road and Summer Avenue. The City has purchased all the property north of Rosemont Avenue and desires to combine that property with the existing Wells Park tract to the south. The city plans on submitting for approval to vacate Rosemont Avenue. The attached exhibit shows the existence of the proposed vacation.

An existing alley is included in the plat action. The alley was vacated some years ago while retaining public and private easements. The City also plans on submitting to vacate all public and private easements located within this parcel. The subject easements are also shown on the attached exhibit.

With this letter you are invited to request a pre-application meeting. Please contact the City or me, anytime to make arrangements for such a meeting. I understand that the process allows 15 days to request such a meeting.

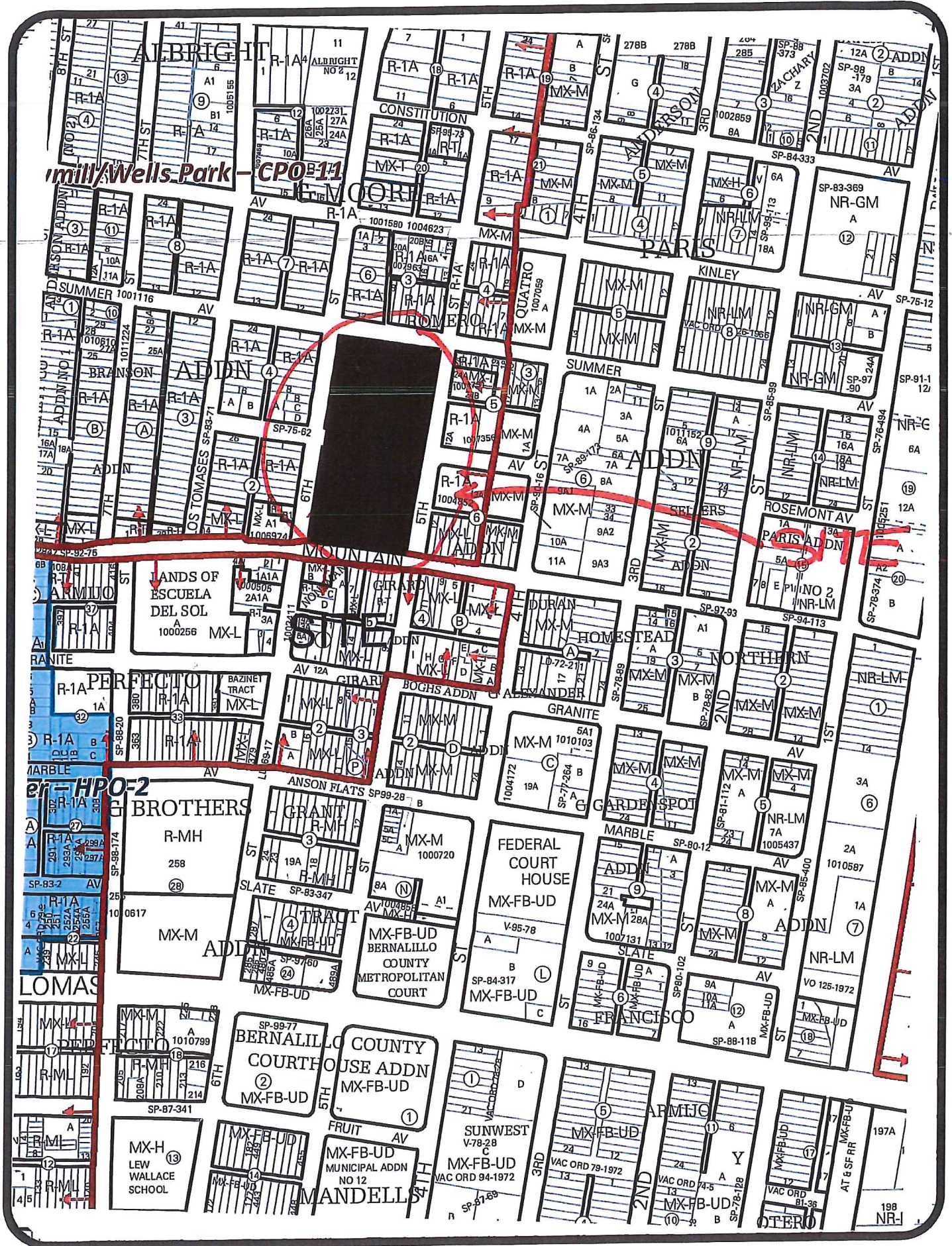
Sincerely,



Rick Beltramo
Director of Development Services
WHPacific, Inc.

cc: Christina M. Sandoval, City of Albuquerque
Amy Bell, Groundworks Studio,
John Gallegos, CSTi, Inc.
Jonathan Pena, WHPacific, Inc.

Attachments 1) Zone Atlas Map J-14, 2) Vacation Exhibit, 3) Preliminary Plat, 4) "Public Notice of Proposed Project" form with pertinent information, 5) "Official Public Notice Form for Mailed or Electronic Mail Notice"



ZONE ATLAS J-14-Z NO SCALE

LEGAL DESCRIPTION:

BEING A REPLAT OF PORTION OF BLOCK 5 ALBRIGHT MOORE ADDITION DOCUMENT # 1921022621 & BLOCK 2, ROMERO ADDITION DOCUMENT #1884120584, TOGETHER WITH A PORTION OF MUNICIPAL ADDITION NO 11 AS PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M. TOWN OF ALBUQUERQUE GRANT, CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF: PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMER, AND OTHER EQUIPMENT RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

QUEST CORPORATION D.B.A. CENTURY LINK, LLC FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE CABLE SERVICES.

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

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGCO), CENTURY LINK AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGCO), CENTURY LINK AND COMCAST DO NOT WAIVE OR RELEASE ANY EASEMENTS OR ANY EASEMENTS RIGHTS WHICH MAY HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT

FREE CONSENT AND VACATION:

THE UNDERSIGNED OWNERS(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING COMPRISED OF TRACTS SHOWN HEREON AND HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS(S) AND PROPRIETOR(S) AND IN ACCORDANCE WITH THE DESIRES OF THE WAREHOUSES, THE UNDERSIGNED OWNERS(S) AND PROPRIETOR(S) DO NOT DESIRABLE TITLE IN FREE SAMPLE TO THE PARCEL(S) HEREIN DESCRIBED AND HEREBY VACATE ALL EASEMENTS AND VACATE ALL RIGHT OF WAY. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: OWEN/DATE ALLEY AND PORTION OF RW ROSEMONT AVE NW

FREE CONSENT:

THE UNDERSIGNED OWNERS(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING COMPRISED OF TRACTS SHOWN HEREON AND HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS(S) AND PROPRIETOR(S) AND IN ACCORDANCE WITH THE DESIRES OF THE WAREHOUSES, THE UNDERSIGNED OWNERS(S) AND PROPRIETOR(S) DO NOT DESIRABLE TITLE IN FREE SAMPLE TO THE PARCEL(S) HEREIN DESCRIBED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: OWEN/DATE ALLEY AND PORTION OF RW ROSEMONT AVE NW

ACKNOWLEDGMENT

STATE OF)
COUNTY OF)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2023, BY _____

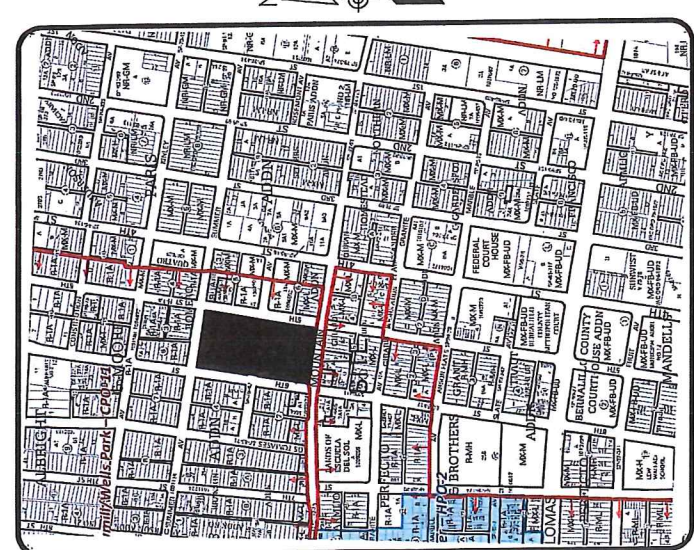
NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

STATE OF)
COUNTY OF)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2023, BY _____

NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____



ZONE ATLAS J-14-Z NO SCALE

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT TO CONSOLIDATE VACATED ROSEMONT AVE NW TOGETHER WITH A VACATED ALLEY AND PORTION OF LOTS OF MOORE ADDITION AND ROMERO ADDITION TO CREATE ONE TRACT.

NOTES:

1. BEARINGS ARE GRID BASED—NEW MEXICO STATE PLANE CENTRAL ZONE (NAD 1983)
2. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
3. ALL BOUNDARY CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP STAMPED "PS 21082", AND DEPICTED AS NOTED UNLESS OTHERWISE INDICATED.
4. BEARINGS AND DISTANCES IN () ARE RECORD

SUBDIVISION DATA:

DRM ATLAS INDEX NO. 14-4-Z
ZONE OF FIELD SURVEY: JULY 2021
TOTAL NO. OF TRACTS EXISTING 18
TOTAL NO. OF LOTS CREATED 18
GROSS ACRES: 4.98465

DOCUMENTS USED:

ALBRIGHT MOORE ADDITION DOCUMENT # 1921022621
ROMERO ADDITION DOCUMENT #1884120584,
MUNICIPAL ADDITION NO 11 # 1871288420.

SOLAR COLLECTION NOTE:

PER SECTION 14-14-47 OF THE SUBDIVISION ORDINANCE NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDING OR BEING ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UNIFORM PROPERTY CODE #:

BERNALILLO COUNTY TREASURER'S OFFICE:

PLAT OF TRACT A

WELLS PARK ADDITION
BEING A REPLAT OF PORTION OF BLOCK 5
MOORE ADDITION
TOGETHER WITH A PORTION OF BLOCK 2
ROMERO ADDITION
& MUNICIPAL ADDITION NO. 11
WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2023

PROJECT NUMBER: _____

CITY APPROVALS:

Loren A. Risenkover P.S.

1/27/2023

CITY SURVEYOR

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION

DATE

UTILITIES DEVELOPMENT

DATE

PARKS AND RECREATION DEPARTMENT

DATE

A.M.A.F.C.A.

DATE

ABQWUA

DATE

CITY ENGINEER

DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT

DATE

REAL PROPERTY DIVISION

DATE

UTILITY APPROVALS:

PNM ELECTRIC SERVICES

DATE

NEW MEXICO GAS

DATE

QUEST CORPORATION D.B.A. CENTURY LINK, LLC

DATE

COMCAST

DATE

SURVEYOR'S CERTIFICATE:

I, DAVID P. ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AND THE FIELD EXPRESSION THEREOF; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID P. ACOSTA, NMPLS NO. 21082

DATE

SHEET INDEX

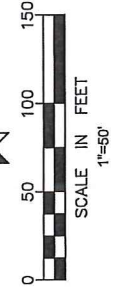
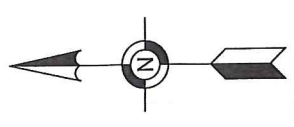
PAGE 1. COVER
PAGE 2. SUBDIVISION PLAT



CONSTRUCTION SURVEY TECHNOLOGIES, INC.

PO BOX 65935
ALBUQUERQUE, NM 87195
505-917-6821

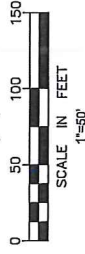
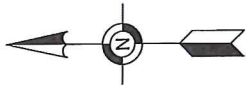
PLAT OF
TRACT A
WELLS PARK ADDITION
 BEING A REPLAT OF PORTION OF BLOCK 5
 MOORE ADDITION
 TOGETHER WITH A PORTION OF BLOCK 2
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 TOWN OF ALBUQUERQUE GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY 2023



ACS CONTROL ID: 17-14
 N 488886.76 US SURVEY FEET
 E 151814832.2 US SURVEY FEET
 Z 4957404 US SURVEY FEET
 DELTA ALPHA = 0°13'59.00"
 NEW MEXICO STATE PLANE
 CENTRAL ZONE
 NAD 83
 NAVD 83



PLAT OF
TRACT A
WELLS PARK ADDITION
BEING A REPLAT OF PORTION OF BLOCK 5
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TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2023



PUBLIC ROW VACATION
AND PUBLIC AND PRIVATE
EASEMENT VACATION
EXHIBIT



TRACT A
4.58465 ACRES
217567 SQ FT

MUNICIPAL ADDITION NO 11

ACS CONTROL ID: 17-114
NAD 83
Z 4987481 US SURVEY FEET
DELTA ALPHA = 0.000007
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
NAD 1984
NAD 1988



CONSTRUCTION SURVEY TECHNOLOGIES, INC.
ALBUQUERQUE, NM 87183
505-817-8921



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



PART I - PROCESS	
Use <u>Table 6-1-1</u> in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type:	VACATION OF RIGHT-OF-WAY, VACATION OF PUBLIC AND PRIVATE ESEMENTS
Decision-making Body:	CITY COUNCIL
Pre-Application meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Neighborhood meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Mailed Notice required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>Note: if yes, see second page</i>
PART II – DETAILS OF REQUEST	
Address of property listed in application:	591 Mountain Road, NW
Name of property owner:	City of Albuquerque
Name of applicant:	City of Albuquerque
Date, time, and place of public meeting or hearing, if applicable:	March 22, 2023 , at 9:00 am, at City Hearing Room, 600 2nd Street, NW
Address, phone number, or website for additional information:	email: rick.beltramo@nv5.com, phone: (505) 948-7194
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	J-14
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.	
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.	
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.	
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.	

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

 (Applicant signature) February 14, 2023 (Date)

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

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



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following: NOT APPLICABLE

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

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: February 14, 2023

This notice of an application 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)*: Wells Park NA

Name of NA Representative*: Mike Prando

Email Address* or Mailing Address* of NA Representative¹: mprando@msn.com

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

1. Subject Property Address* 591 Mountain Road, NW Alb., NM, 87102
Location Description Rosemont Ave. NW, from 5th Street to 6th Street
2. Property Owner* City of Albuquerque
3. Agent/Applicant* [if applicable] Rick Beltramo/ WHPacific, Inc.
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 SUBDIVISION (Minor or Major)
 - Vacation ROW AND EASMENT VACTION (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*:

Minor Subdivision Plat to Consolidate 18 Lots, 1 Tract into 1 Parcel, Vacate ROW,

Vacate Public and Private Easements for Wells Park City Project.

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 Attach additional information, as needed to explain the project/request.

[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 [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 4.99465
 2. IDO Zone District NR-PO-A
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] Portions Vacant, Exiting Wells Park Site

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

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

Rick Beltramo

From: Rick Beltramo
Sent: Thursday, March 2, 2023 10:44 AM
To: Doreen McKnight (doreenmcknightnm@gmail.com)
Cc: Rick Beltramo; Zoning Committee (zoning@abqdn.com)
Subject: Wells Park- Official Notification of Vacation Action Public Hearing
Attachments: DOREEN MCKNIGHT.pdf

Doreen,

Attached is a letter notifying you of the upcoming public hearing for Vacation of Portions of Rosemont Ave., in support of the Wells Park project.

You will be receiving the same letter by standard mail.

Call if you have any questions.

Thank you. Rick.

Rick Beltramo | Director of Development Services
NV5 | 6501 Americas Pkwy NE, Ste 400, Albuquerque, NM 87110
Cell 505.948.7194 | Direct 505.348.5190 | Office 505.510.0850 | rick.beltramo@NV5.com

March 2, 2023

Doreen McKnight
Wells Park NA
1426 7th St., NW, Alb., NM 87102

**Re: Wells Park Project- Request To Vacate Public Right-Of-Way
Official Public Notice**

Doreen McKnight,

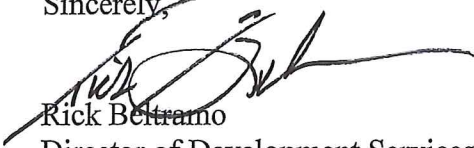
With this letter you are officially notified that the City of Albuquerque Development Hearing Officer shall conduct a Public Hearing to consider application by the City to Vacate a portion of Rosemont Ave. Right-Of-Way, from 5th Street to 6th Street. The hearing is scheduled for 9:00 am on March 22nd, 2023. The meeting will be conducted remotely via "ZOOM" at <https://cabq.zoom.us/j/84123463458>.

The City of Albuquerque plans on constructing a park on the subject site. The City currently owns the surrounding property for the park and intends to include the vacated portion of Rosemont Ave. in the park. The process to include Rosemont Ave. requires approval to vacate that portion of the road.

Included with this letter are several exhibits regarding the vacation action: 1) a zone atlas map showing the vicinity of the project, 2) exhibit showing the proposed vacation, 3) Preliminary Plat that will consolidate the property into a single 4.99-acre parcel 4) City form "Official Public Notification Form For Mailed or Electronic Mail Notice", and 5) "Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to the Property Owner".

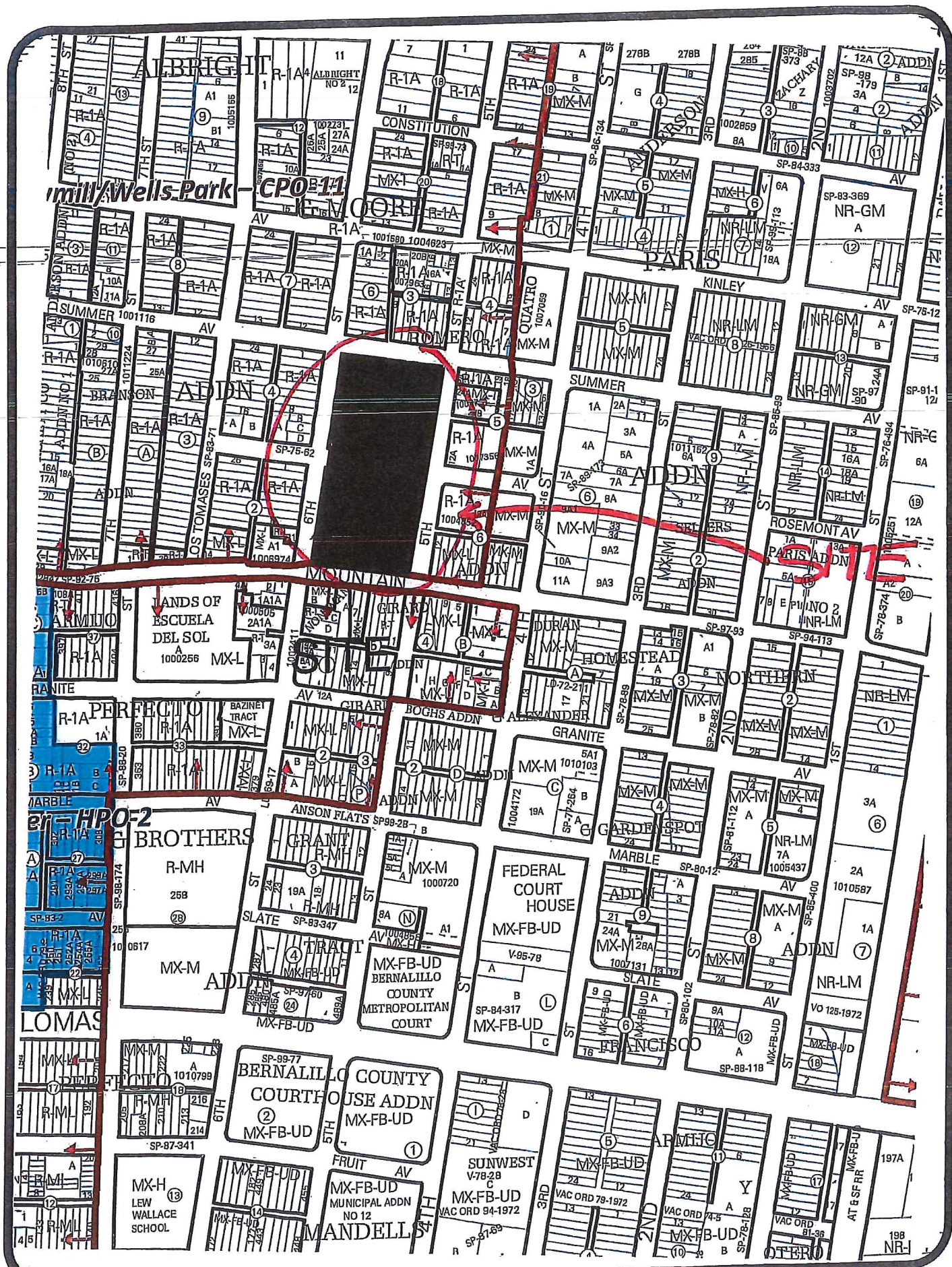
Should you have questions or need additional information you can contact me by phone, email or postal mail, anytime. You can also contact the City Planning Department.

Sincerely,

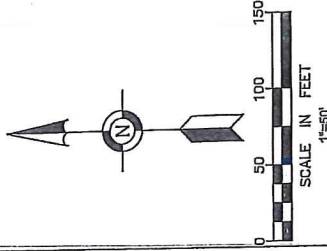


Rick Beltramo
Director of Development Services
WHPacific, Inc.

cc: Christina M. Sandoval, City of Albuquerque
Amy Bell, Groundworks Studio,
John Gallegos, CSTi, Inc.
Jonathan Pena, WHPacific, Inc.



PLAT OF
TRACT A
WELLS PARK ADDITION
BEING A REPLAT OF PORTION OF BLOCK 5
MOORE ADDITION
TOGETHER WITH A PORTION OF BLOCK 2
ROMERO ADDITION
& MUNICIPAL ADDITION NO. 11
WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2023



PUBLIC ROW VACATION
AND PUBLIC AND PRIVATE
EASEMENT VACATION
EXHIBIT



CONSTRUCTION SURVEY TECHNOLOGIES, INC.
PO BOX 6595
ALBUQUERQUE, NM 87183
505-317-4821



ACS CONTROL ID: 17-14
DATE OF SURVEY: 12/15/22
BY: MICHAEL J. SURVEY FEET
CITY OF ALBUQUERQUE
DEPARTMENT OF CITY PLANNING
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
NAD 83
NAVD 1989

PLAT OF TRACT A

WELLS PARK ADDITION BEING A REPLAT OF PORTION OF BLOCK 5 MOORE ADDITION TOGETHER WITH A PORTION OF BLOCK 2 ROMERO ADDITION & MUNICIPAL ADDITION NO. 11 WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M. CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO JANUARY 2023

LEGAL DESCRIPTION

BEING A REPLAT OF PORTION OF BLOCK 5 ALBRIGHT MOORE ADDITION DOCUMENT # 1921022821 & BLOCK 2 ROMERO ADDITION DOCUMENT # 189423594, TOGETHER WITH A PORTION OF MUNICIPAL ADDITION NO. 11 AS DOCUMENT # 1971288420, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF: PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR MAINTENANCE, REPAIR, REPLACEMENT AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSMISSION AND OTHER EQUIPMENT RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

QWEST CORPORATION D.B.A. CENTURY LINK CO. FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES NECESSARY TO PROVIDE CABLE SERVICES.

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

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DO NOT WAIVE OR RELEASE ANY EASEMENTS OR ANY EASEMENTS RIGHTS WHICH MAY HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT

FREE CONSENT AND VACATION:

THE UNDERSIGNED OWNERS(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING COMPRISED OF TRACTS SHOWN ON THIS PLAT HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY INTO THE UNDERSIGNED OWNERS(S) AND PROPRIETOR(S) AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS(S) AND PROPRIETOR(S) AND SAID OWNERS(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCELS(S) HEREIN DESCRIBED AND HEREBY VACATE ALL EASEMENTS AND VACATE ALL RIGHT OF WAY, SAID OWNERS(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: OWNER/DATE ALLEY AND PORTION OF RW ROSEMONT AVE NW

FREE CONSENT:

THE UNDERSIGNED OWNERS(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING COMPRISED OF TRACTS SHOWN HEREON AND HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS(S) AND/OR PROPRIETOR(S) AND SAID OWNERS(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCELS(S) HEREIN DESCRIBED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: OWNER/DATE PORTION OF BLOCK 5 MOORE ADDITION, TOGETHER WITH A PORTION OF BLOCK 2 ROMERO ADDITION

ACKNOWLEDGMENT

STATE OF) s.s.) COUNTY OF) THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS DAY OF) 2023, BY)

NOTARY PUBLIC: MY COMMISSION EXPIRES: NOTARY PUBLIC: MY COMMISSION EXPIRES:



ZONE ATLAS J-14-Z NO SCALE

PURPOSE OF PLAT:

PURPOSE OF THIS PLAT TO CONSOLIDATE VACATED ROSEMONT AVE NW EITHER WITH A VACATED ALLEY AND PORTION OF LOTS OF MOORE ADDITION AND HERO ADDITION TO CREATE ONE TRACT.

TEAS:

BEARINGS ARE GRID BASED—NEW MEXICO STATE PLANE CENTRAL ZONE (NAD 83)

ALL DISTANCES SHOWN ARE GROUND DISTANCES.

ALL BOUNDARY CORNERS IDENTIFIED AS "SET" ARE 6" REBAR WITH CAP NIPED. "PS 21062", AND DEPICTED AS NOTED UNLESS OTHERWISE INDICATED.

BEARINGS AND DISTANCES IN () ARE RECORD

BOUNDARY DATA:

THE ATLAS INDEX NO. J-14-Z OF FIELD SURVEY JULY, 2021 TOTAL NO. OF TRACTS EXISTING 18 TOTAL NO. OF LOTS CREATED 1 ROSS ACRES: 4.99465 DOCUMENTS USED:

ALBRIGHT MOORE ADDITION DOCUMENT # 1921022821 ROMERO ADDITION DOCUMENT # 189423594, MUNICIPAL ADDITION NO 11 # 1971288420,

PLAT COLLECTION NOTE:

ER SECTION 14-14-47 OF THE SUBDIVISION ORDINANCE O PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO EED RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDING OR BEING ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UNIFORM PROPERTY CODE #

BERNALILLO COUNTY TREASURER'S OFFICE:

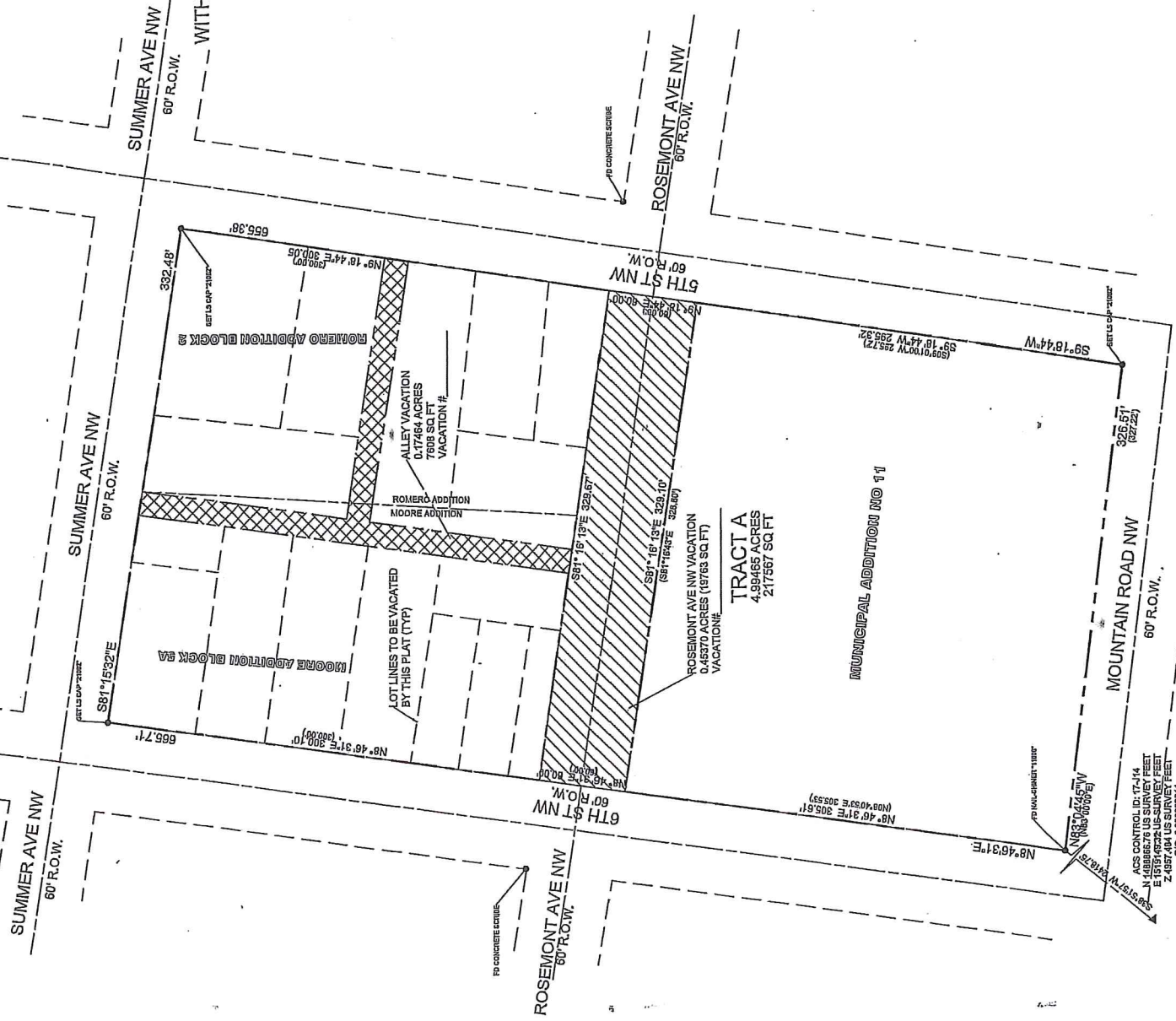
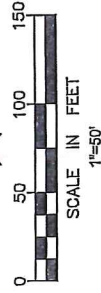
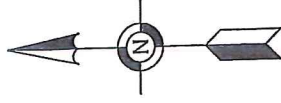
Table with columns for APPROVALS, CITY SURVEYOR, DATE, and various utility and department approvals.

SHEET INDEX PAGE 1, COVER PAGE 2, SUBDIVISION PLAT



CONSTRUCTION SURVEY TECHNOLOGIES, INC. PO BOX 65995 ALBUQUERQUE, NM 87195 505-971-6921

PLAT OF
TRACT A
 WELLS PARK ADDITION
 BEING A REPLAT OF PORTION OF BLOCK 5
 MOORE ADDITION
 TOGETHER WITH A PORTION OF BLOCK 2
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 WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M.
 TOWN OF ALBUQUERQUE GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY 2023



ACS CONTROL ID: 17-14
 NAD 1983 US SURVEY FEET
 E143827/484 US SURVEY FEET
 Z 4957/484 US SURVEY FEET
 G/G=0.9999999311
 DELTA/PLATE=0.1999,00P
 NEW CENTRAL ZONE NAME
 NAD 1983
 NAD 1983



CONSTRUCTION SURVEY TECHNOLOGIES, INC
 PO BOX 85395
 ALBUQUERQUE, NM 87153
 505-977-9821



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



FOR PUBLIC RIGHT-OF-WAY VACATION ACTION

Form with sections: PART I - PROCESS, PART II - DETAILS OF REQUEST, PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE. Includes fields for Application Type, Decision-making Body, meeting requirements, and property details.

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

[Handwritten signature] (Applicant signature) MARCH 2, 2023 (Date)

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

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



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following: NOT APPLICABLE

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

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: March 2, 2023

This notice of an application 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)*: Wells Park NA

Name of NA Representative*: Doreen McKnight

Email Address* or Mailing Address* of NA Representative¹: 1426 7th St., NW, Alb., NM 87102

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

1. Subject Property Address* 591 Mountain Road, NW Alb., NM, 87102
Location Description Rosemont Ave. NW, from 5th Street to 6th Street
2. Property Owner* City of Albuquerque
3. Agent/Applicant* [if applicable] Rick Beltramo/ WHPacific, Inc.
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)
 - Vacation ROW VACATION _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*:
Minor Subdivision Plat to Consolidate 18 Lots, 1 Tract into 1 Parcel, Vacate ROW,
for public park. This application is specifically for "Vacation of Rosemont Ave. ROW"

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 Attach additional information, as needed to explain the project/request.

[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 [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 0.45370 Street ROW only
 2. IDO Zone District NR-PO-A
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] Public Street, Rosemont Ave.

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

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

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

Rick Beltramo

From: Rick Beltramo
Sent: Thursday, March 2, 2023 10:45 AM
To: Doyle Kimbrough (newmexmba@aol.com)
Cc: Rick Beltramo; Zoning Committee (zoning@abqdn.com)
Subject: Wells Park- Official Notification of Vacation Action Public Hearing
Attachments: DOYLE KIMBROUGH.pdf

Doyle,

Attached is a letter notifying you of the upcoming public hearing for Vacation of Portions of Rosemont Ave., in support of the Wells Park project.

You will be receiving the same letter by standard mail.

Call if you have any questions.

Thank you. Rick.

Rick Beltramo | Director of Development Services
NV5 | 6501 Americas Pkwy NE, Ste 400, Albuquerque, NM 87110
Cell 505.948.7194 | Direct 505.348.5190 | Office 505.510.0850 | rick.beltramo@NV5.com

March 2, 2023

Doyle Kimbrough
North Valley Coalition
2327 Campbell Road, NW Alb., NM 87104

**Re: Wells Park Project- Request To Vacate Public Right-Of-Way
Official Public Notice**

Doyle Kimbrough,

With this letter you are officially notified that the City of Albuquerque Development Hearing Officer shall conduct a Public Hearing to consider application by the City to Vacate a portion of Rosemont Ave. Right-Of-Way, from 5th Street to 6th Street. The hearing is scheduled for 9:00 am on March 22nd, 2023. The meeting will be conducted remotely via "ZOOM" at <https://cabq.zoom.us/j/84123463458>.

The City of Albuquerque plans on constructing a park on the subject site. The City currently owns the surrounding property for the park and intends to include the vacated portion of Rosemont Ave. in the park. The process to include Rosemont Ave. requires approval to vacate that portion of the road.

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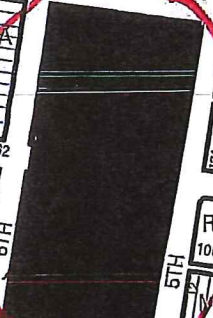
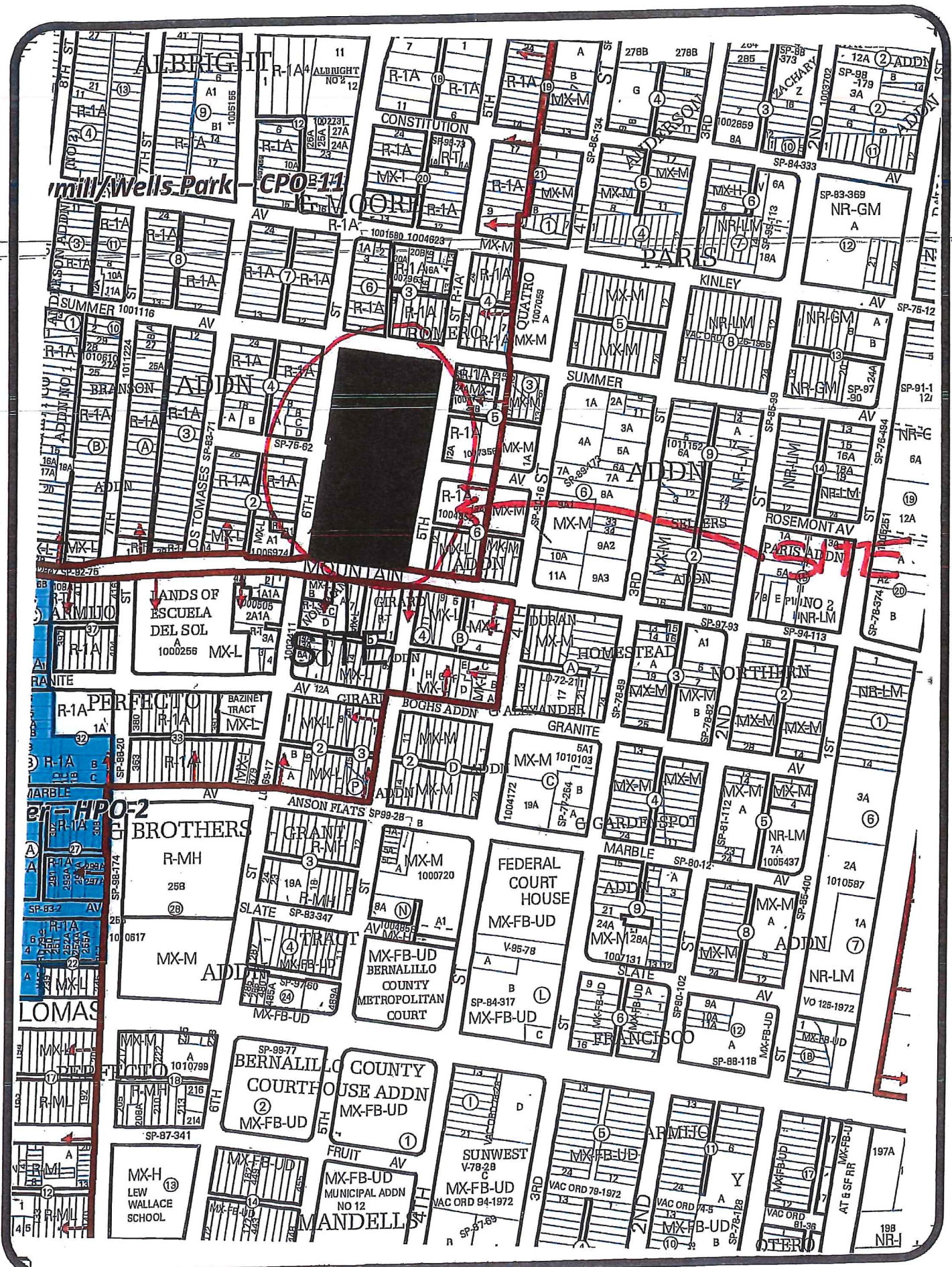
Should you have questions or need additional information you can contact me by phone, email or postal mail, anytime. You can also contact the City Planning Department.

Sincerely,



Rick Beltramo
Director of Development Services
WHPacific, Inc.

cc: Christina M. Sandoval, City of Albuquerque
Amy Bell, Groundworks Studio,
John Gallegos, CSTi, Inc.
Jonathan Pena, WHPacific, Inc.



Mill/Wells Park

CPO-11

HPO-2

BERNALILLO COUNTY
COURT HOUSE ADDN
MX-FB-UD

FEDERAL
COURT
HOUSE
MX-FB-UD

MX-H
LEW WALLACE
SCHOOL

MX-FB-UD
MUNICIPAL ADDN
NO 12

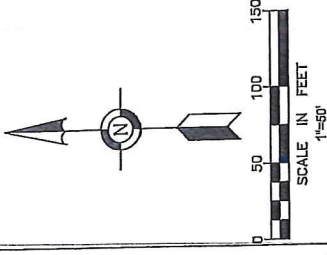
MX-FB-UD
AT CSFR

197A

198

NR-L

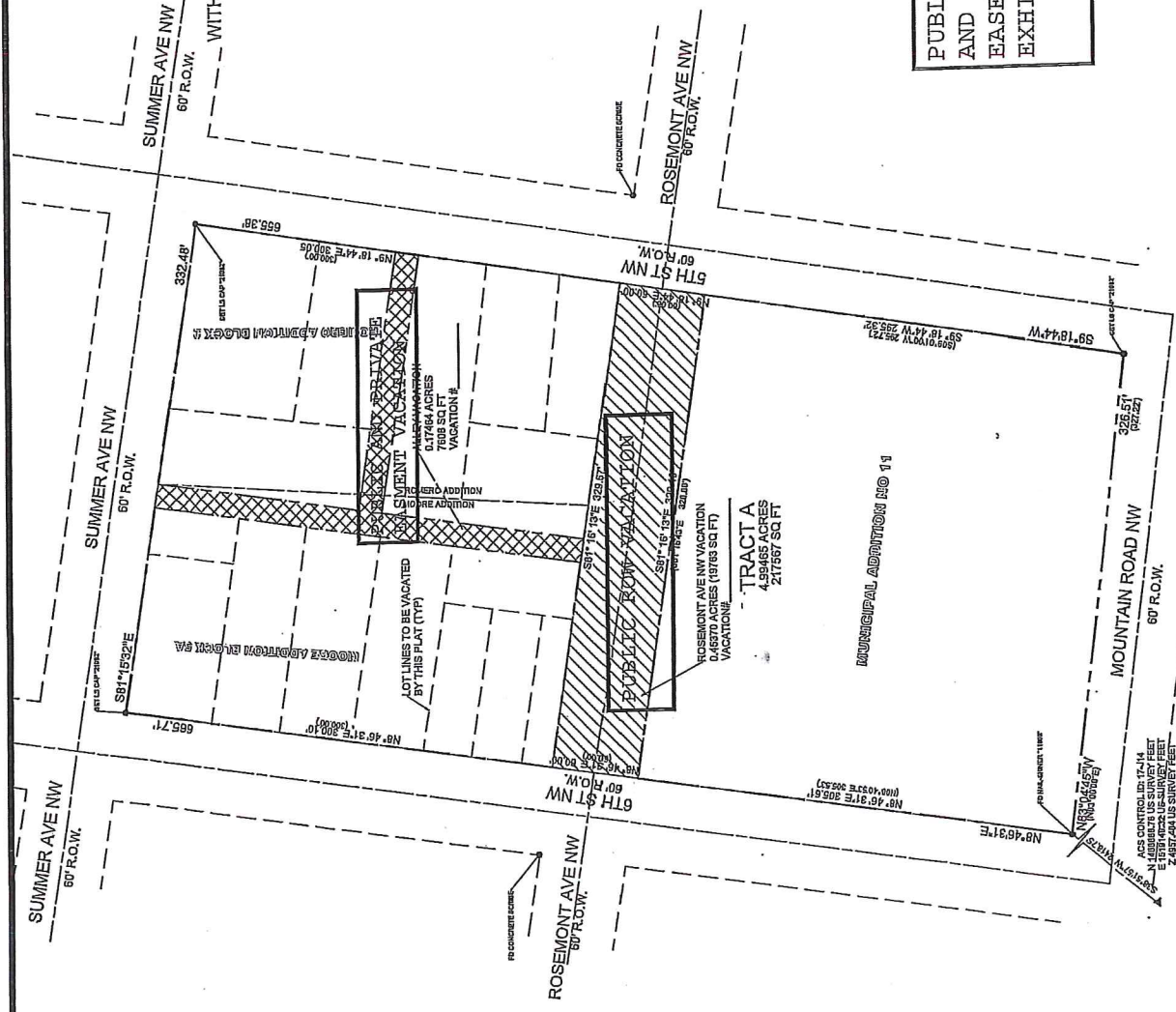
PLAT OF
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TOGETHER WITH A PORTION OF BLOCK 2
ROMERO ADDITION
& MUNICIPAL ADDITION NO. 11
WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2023



PUBLIC ROW VACATION
AND PUBLIC AND PRIVATE
EASEMENT VACATION
EXHIBIT



CONSTRUCTION SURVEY TECHNOLOGIES, INC
PO BOX 6838
ALBUQUERQUE, NM 87183
505-317-4821



ACS CONTROL DTD 11/14/2022
 NAD 83
 Z 4857 244 US SURVEY FEET
 Z 4857 244 US SURVEY FEET
 DEUTZMAN-01353407
 NEW MEXICO STATE PLANE
 COUNTY CORNER
 NAD 1983
 NAD 1983

PLAT OF TRACT A

WELLS PARK ADDITION BEING A REPLAT OF PORTION OF BLOCK 5 TOGETHER WITH A PORTION OF BLOCK 2 ROMERO ADDITION & MUNICIPAL ADDITION NO. 11 WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M. TOWN OF ALBUQUERQUE CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO JANUARY 2023

PROJECT NUMBER: 1/27/2023 DATE CITY APPROVALS: LARRY M. RICHMOND, P.E. CITY SURVEYOR

Table with 2 columns: Description of services (TRAFFIC ENGINEERING, UTILITIES DEVELOPMENT, PARKS AND RECREATION DEPARTMENT, etc.) and DATE.

SURVEYOR'S CERTIFICATE: I, DAVID P. ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION...

DAVID P. ACOSTA, NMPLS NO. 21082 DATE SHEET INDEX PAGE 1. COVER PAGE 2 SUBDIVISION PLAT



CONSTRUCTION SURVEY TECHNOLOGIES, INC PO BOX 65935 ALBUQUERQUE, NM 87195 505-917-9621

LEGAL DESCRIPTION:

BEING A REPLAT OF PORTION OF BLOCK 5 ALBRIGHT MOORE ADDITION DOCUMENT # 1921022621 & BLOCK 2, ROMERO ADDITION DOCUMENT # 1884128684, TOGETHER WITH A PORTION OF MUNICIPAL ADDITION NO. 11 AS DOCUMENT # 1871288420, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M. TOWN OF ALBUQUERQUE GRANT, CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF: PUBLIC SERVICE COMPANY OF NEW MEXICO (P.N.M.), A NEW MEXICO CORPORATION, (P.N.M. ELECTRIC) FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMER, AND OTHER EQUIPMENT RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES. QUEST CORPORATION D.B.A. CENTURY LINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE CABLE SERVICES.

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

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY (P.N.M.), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY PUBLIC SERVICE COMPANY (P.N.M.), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DO NOT WAIVE OR RELEASE ANY EASEMENTS OR ANY EASEMENTS RIGHTS WHICH MAY HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT

FREE CONSENT AND VACATION:

THE UNDERSIGNED OWNERS(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING COMPRISED OF TRACTS SHOWN HEREON AND HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED AND HEREBY VACATE ALL EASEMENTS AND VACATE ALL RIGHT OF WAY. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: OWNER/DATE ALLEY AND PORTION OF RW ROSEMONT AVE NW

FREE CONSENT:

THE UNDERSIGNED OWNERS(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING COMPRISED OF TRACTS SHOWN HEREON AND HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

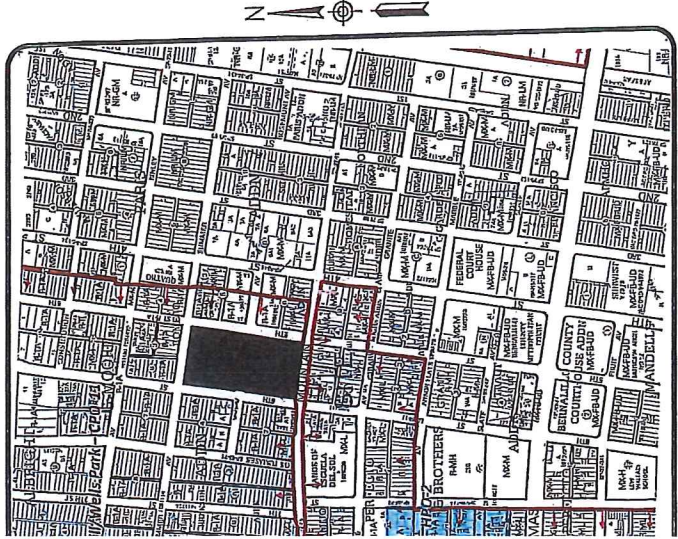
BY: OWNER/DATE PORTION OF BLOCK 5 MOORE ADDITION TOGETHER WITH A PORTION OF BLOCK 2 ROMERO ADDITION

ACKNOWLEDGMENT

STATE OF))) COUNTY OF)))

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS DAY OF 2023, BY

NOTARY PUBLIC: MY COMMISSION EXPIRES:



ZONE ATLAS J-14-Z NO SCALE

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE VACATED ROSEMONT AVE NW AND HEREBY VACATE ALLEYS AND PORTION OF LOTS OF MOORE ADDITION AND MOORE ADDITION TO CREATE ONE TRACT.

NOTES:

- BEARINGS ARE GRID BASED—NEW MEXICO STATE PLANE CENTRAL ZONE (NAD 83)
ALL DISTANCES SHOWN ARE GROUND DISTANCES.
ALL BOUNDARY CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP STAMPED "PS 21082", AND DEPICTED AS NOTED UNLESS OTHERWISE INDICATED.
BEARINGS AND DISTANCES IN () ARE REDUCED

SUBDIVISION DATA:

ONE ATLAS INDEX NO. J-14-Z
DATE OF FIELD SURVEY: JULY, 2021
TOTAL NO. OF TRACTS EXISTING: 18
TOTAL NO. OF LOTS CREATED: 1
GROSS ACRES: 4.89465
DOCUMENTS USED:
ALBRIGHT MOORE ADDITION DOCUMENT # 1921022621
ROMERO ADDITION DOCUMENT # 1884128684,
MUNICIPAL ADDITION NO 11 # 1971288420.

SOLAR COLLECTION NOTE:

PER SECTION 14-4-4-7 OF THE SUBDIVISION ORDINANCE
NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDING OR BEING ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UNIFORM PROPERTY CODE #:

BERNALILLO COUNTY TREASURER'S OFFICE:




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



FOR PUBLIC RIGHT-OF-WAY VACATION ACTION

PART I - PROCESS	
Use <u>Table 6-1-1</u> in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type:	PUBLIC HEARING FOR RIGHT-OF-WAY VACATION
Decision-making Body:	CITY COUNCIL
Pre-Application-meeting-required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Neighborhood meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>Note: if yes, see second page</i>
PART II - DETAILS OF REQUEST	
Address of property listed in application:	591 Mountain Road, NW
Name of property owner:	City of Albuquerque
Name of applicant:	City of Albuquerque
Date, time, and place of public meeting or hearing, if applicable:	
March 22, 2023 9:00AM, ZOOM http://cabq.zoom.us/j/84123463458	
Address, phone number, or website for additional information:	
email: rick.beltramo@nv5.com , phone: (505) 948-7194	
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property. J-14	
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.	
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.	
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.	
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.	

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

 (Applicant signature) MARCH 2, 2023 (Date)

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



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



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following: NOT APPLICABLE

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

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: March 2, 2023

This notice of an application 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*: Doyle Kimbrough

Email Address* or Mailing Address* of NA Representative¹: 2327 Campbell Road, NW Alb., NM 87104

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

1. Subject Property Address*: 591 Mountain Road, NW Alb., NM, 87102
Location Description Rosemont Ave. NW, from 5th Street to 6th Street
2. Property Owner*: City of Albuquerque
3. Agent/Applicant* [if applicable] Rick Beltramo/ WHPacific, Inc.
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)
 - Vacation ROW VACATION _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*:
Minor Subdivision Plat to Consolidate 18 Lots, 1 Tract into 1 Parcel, Vacate ROW,
for public park. this application is specifically for "Vacation of Rosemont Ave. ROW"

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 Attach additional information, as needed to explain the project/request.

[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 [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 0.45370 Street ROW only
 2. IDO Zone District NR-PO-A
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] Public Street, Rosemont Ave.

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Wells Park NA [Other Neighborhood Associations, if any]

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

Rick Beltramo

From: Rick Beltramo
Sent: Thursday, March 2, 2023 10:46 AM
To: Peggy Norton (peggynorton@yahoo.com)
Cc: Rick Beltramo; Zoning Committee (zoning@abqdn.com)
Subject: Wells Park- Official Notification of Vacation Action Public Hearing
Attachments: PEGGY NORTON.pdf

Peggy,

Attached is a letter notifying you of the upcoming public hearing for Vacation of Portions of Rosemont Ave., in support of the Wells Park project.

You will be receiving the same letter by standard mail.

Call if you have any questions.

Thank you. Rick.

Rick Beltramo | Director of Development Services
NV5 | 6501 Americas Pkwy NE, Ste 400, Albuquerque, NM 87110
Cell 505.948.7194 | Direct 505.348.5190 | Office 505.510.0850 | rick.beltramo@NV5.com

March 2, 2023

Peggy Norton
North Valley Coalition
P.O. Box 70232, Alb., NM 87197

**Re: Wells Park Project- Request To Vacate Public Right-Of-Way
Official Public Notice**

Peggy Norton,

With this letter you are officially notified that the City of Albuquerque Development Hearing Officer shall conduct a Public Hearing to consider application by the City to Vacate a portion of Rosemont Ave. Right-Of-Way, from 5th Street to 6th Street. The hearing is scheduled for 9:00 am on March 22nd, 2023. The meeting will be conducted remotely via "ZOOM" at <https://cabq.zoom.us/j/84123463458>.

The City of Albuquerque plans on constructing a park on the subject site. The City currently owns the surrounding property for the park and intends to include the vacated portion of Rosemont Ave. in the park. The process to include Rosemont Ave. requires approval to vacate that portion of the road.

Included with this letter are several exhibits regarding the vacation action: 1) a zone atlas map showing the vicinity of the project, 2) exhibit showing the proposed vacation, 3) Preliminary Plat that will consolidate the property into a single 4.99-acre parcel 4) City form "Official Public Notification Form For Mailed or Electronic Mail Notice", and 5) "Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to the Property Owner".

Should you have questions or need additional information you can contact me by phone, email or postal mail, anytime. You can also contact the City Planning Department.

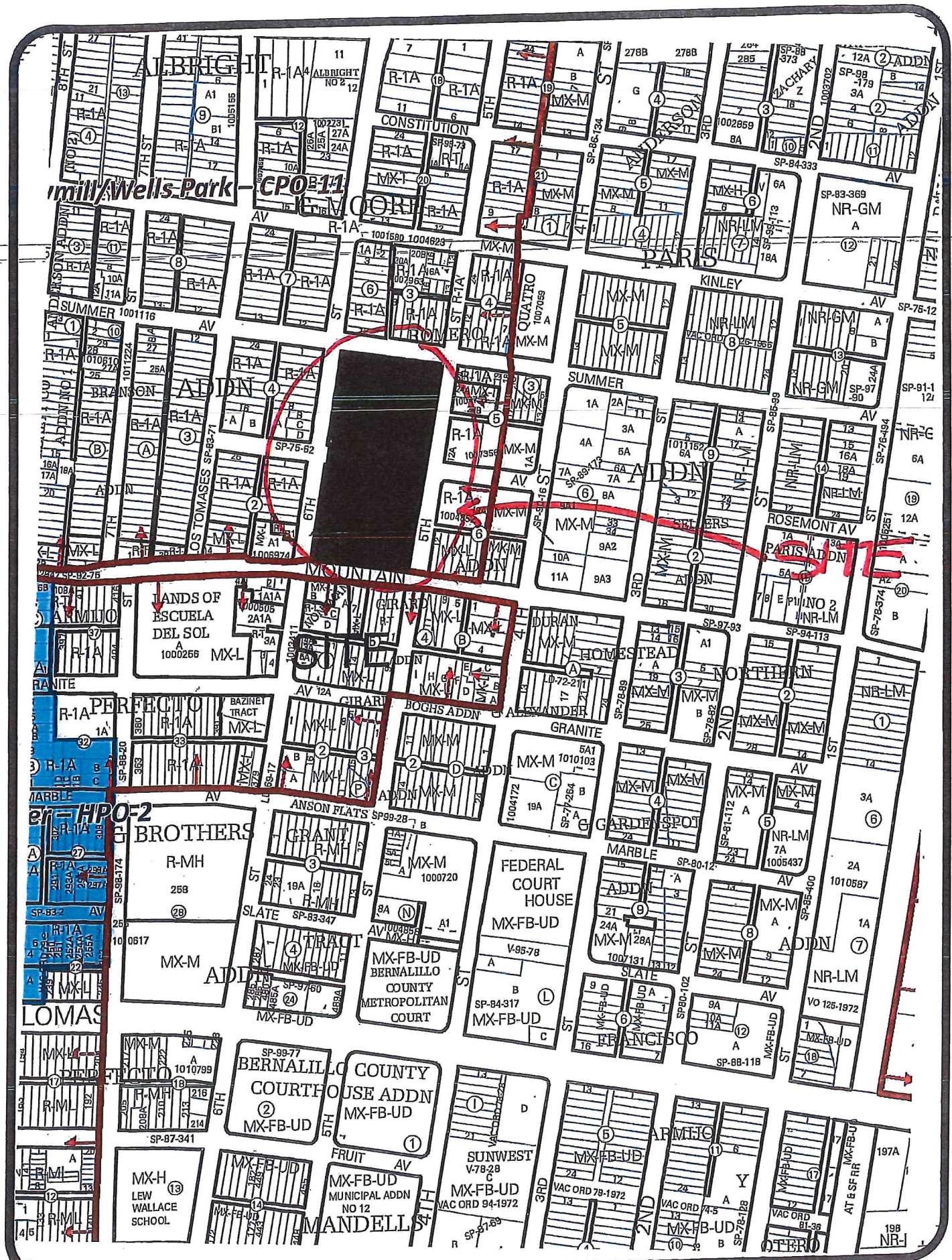
Sincerely,



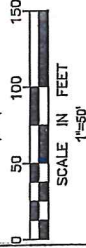
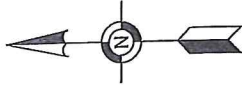
Rick Beltramo

Director of Development Services
WHPacific, Inc.

cc: Christina M. Sandoval, City of Albuquerque
Amy Bell, Groundworks Studio,
John Gallegos, CSTi, Inc.
Jonathan Pena, WHPacific, Inc.



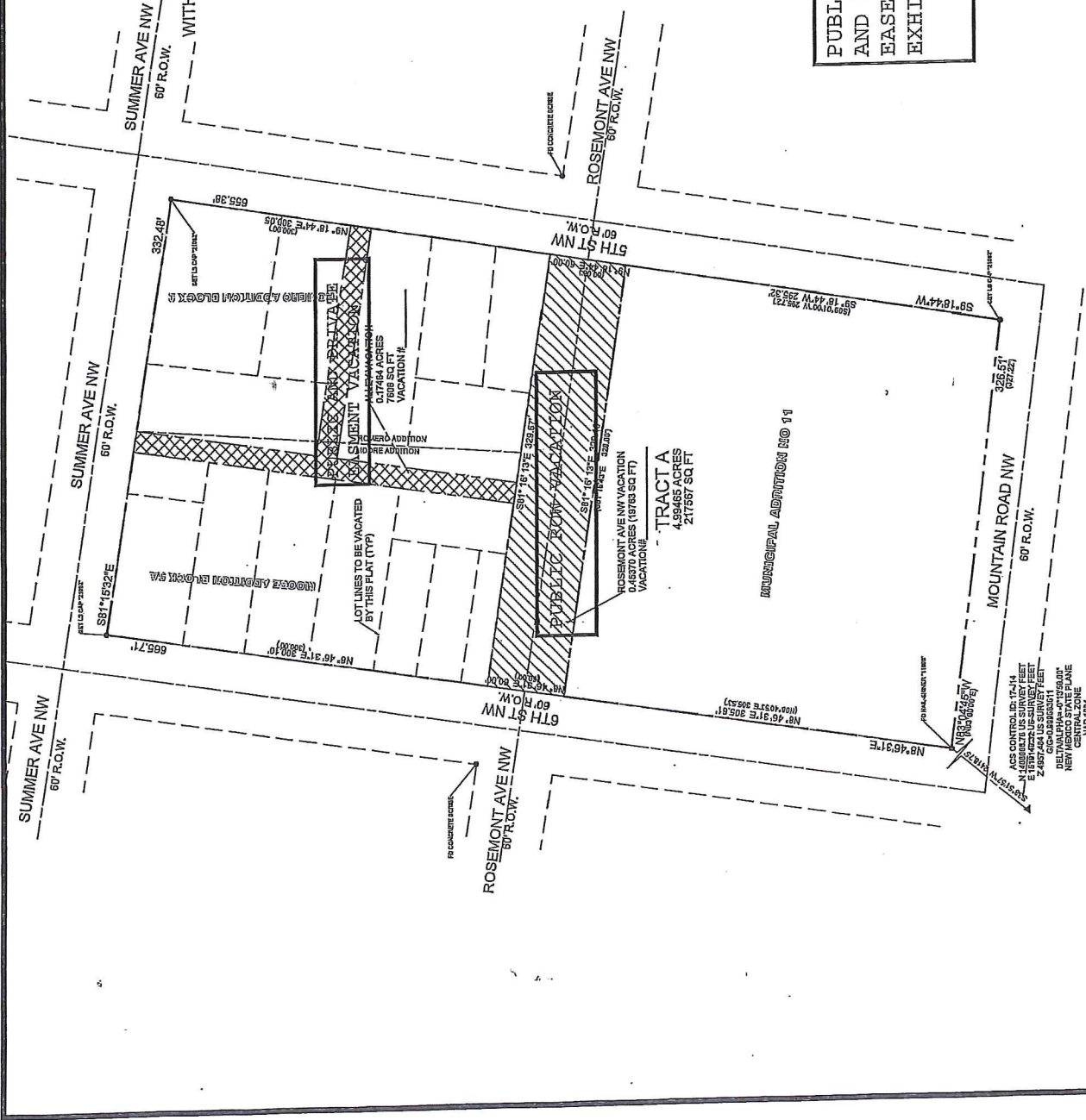
PLAT OF
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TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2023



PUBLIC ROW VACATION
AND PUBLIC AND PRIVATE
EASEMENT VACATION
EXHIBIT



CONSTRUCTION SURVEY TECHNOLOGIES, INC.
PO BOX 68955
ALBUQUERQUE, NEW MEXICO
85623-7482
PAGE 1 OF 2



ACT CONTROL SURV. 14
N. APPROX. 71 US SURVEY FEET
E. 1574 APPROX. US SURVEY FEET
S. 459 APPROX. US SURVEY FEET
W. 459 APPROX. US SURVEY FEET
DELTA PLANE - 479.9800"
NAD 83
CENTRAL ZONE
NAD 83
NAD 83

**PLAT OF TRACT A
WELLS PARK ADDITION**

**BEING A REPLAT OF PORTION OF BLOCK 5
MOORE ADDITION
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TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2023**

PROJECT NUMBER: _____

CITY APPROVALS:
Loise M. Richardson, P.S.
CITY SURVEYOR

1/27/2023
DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION

DATE

UTILITIES DEVELOPMENT

DATE

PARKS AND RECREATION DEPARTMENT

DATE

A.M.A.F.C.A.

DATE

ABC/WUA

DATE

CITY ENGINEER

DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT

DATE

REAL PROPERTY DIVISION

DATE

UTILITY APPROVALS:

DATE

PNM ELECTRIC SERVICES

DATE

NEW MEXICO GAS

DATE

QWEST CORPORATION D.B.A. CENTURY LINK CO

DATE

COMCAST

DATE

SURVEYOR'S CERTIFICATE:

I, DAVID P. ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION MEETS THE MINIMUM STANDARDS FOR MONUMENTATION AND SURVEYS OF THIS CLASSIFICATION ON THE PLAT OF RECORD OR MADE KNOWN TO ALL EASEMENTS OR SURVEYS OF THIS CLASSIFICATION ON THE PLAT OF RECORD OR MADE KNOWN TO THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID P. ACOSTA, NMPLS NO. 21082

DATE

SHEET INDEX

PAGE 1. COVER
PAGE 2. SUBDIVISION PLAT



CONSTRUCTION SURVEY TECHNOLOGIES, INC
P.O. BOX 55345
ALBUQUERQUE, NM 87195
505-917-8921

LEGAL DESCRIPTION:

BEING A REPLAT OF PORTION OF BLOCK 5 ALBRIGHT MOORE ADDITION DOCUMENT # 1921022621 & BLOCK 2, ROMERO ADDITION DOCUMENT # 1884120584, TOGETHER WITH A PORTION OF MUNICIPAL ADDITION NO. 11 AS DOCUMENT # 1971288420, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M. TOWN OF ALBUQUERQUE GRANT, CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO.

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BY: _____
OWNER/DATED ALLEY AND PORTION OF R/W ROSEMONT AVE NW

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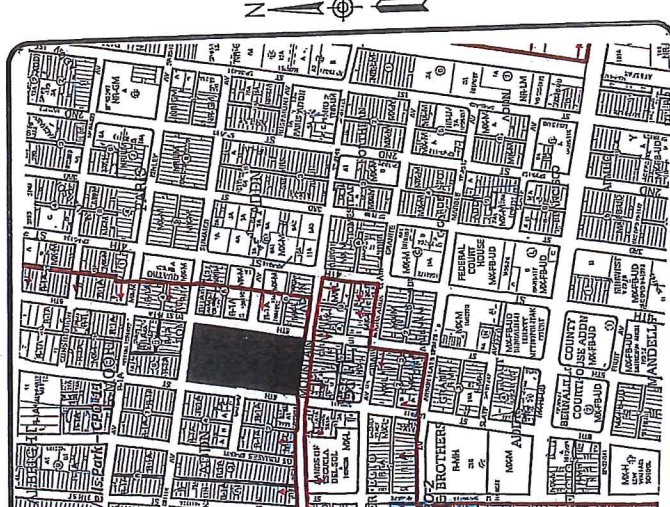
BY: _____
OWNER/DATED PORTION OF BLOCK 5 MOORE ADDITION, TOGETHER WITH A PORTION OF BLOCK 2 ROMERO ADDITION

ACKNOWLEDGMENT:

STATE OF _____)
COUNTY OF _____)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2023, BY _____

NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____



ZONE ATLAS J-14-Z NO SCALE

NOTE:

PURPOSE OF THIS PLAT TO CONSOLIDATE VACATED ROSEMONT AVE NW TOGETHER WITH A VACATED ALLEY AND PORTION OF LOTS OF MOORE ADDITION AND ROMERO ADDITION TO CREATE ONE TRACT.

SEE:

PLAT # 1921022621 AND 1884120584, AND DEPICTED AS NOTED UNLESS OTHERWISE INDICATED.

BOUNDARY CORNERS IDENTIFIED AS "SET", ARE 8" REBAR WITH CAP TYPED "PS 21082", AND DEPICTED AS NOTED UNLESS OTHERWISE INDICATED.

DIVISION DATA:

1921022621
ATLAS INDEX NO. J-14-Z
DATE OF FIELD SURVEY: JULY, 2021
T 10 N, R 3 E, N.M.P.M. TOWN OF ALBUQUERQUE GRANT, CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO
355 ACRES: 4.98465
EASEMENTS USED:
BRIGHT MOORE ADDITION DOCUMENT # 1921022621
ROMERO ADDITION DOCUMENT # 1884120584,
MUNICIPAL ADDITION NO. 11 # 1971288420,
AR COLLECTION NOTES:
SECTION 14-44-47 OF THE SUBDIVISION ORDINANCE

PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDING OR BEING ERRECTED ON THE LOTS PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

BERNALILLO COUNTY TREASURER'S OFFICE

FORM PROPERTY CODE # _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2023, BY _____

STATE OF _____)

COUNTY OF _____)

ACKNOWLEDGMENT:

DAVID P. ACOSTA, NMPLS NO. 21082

DATE

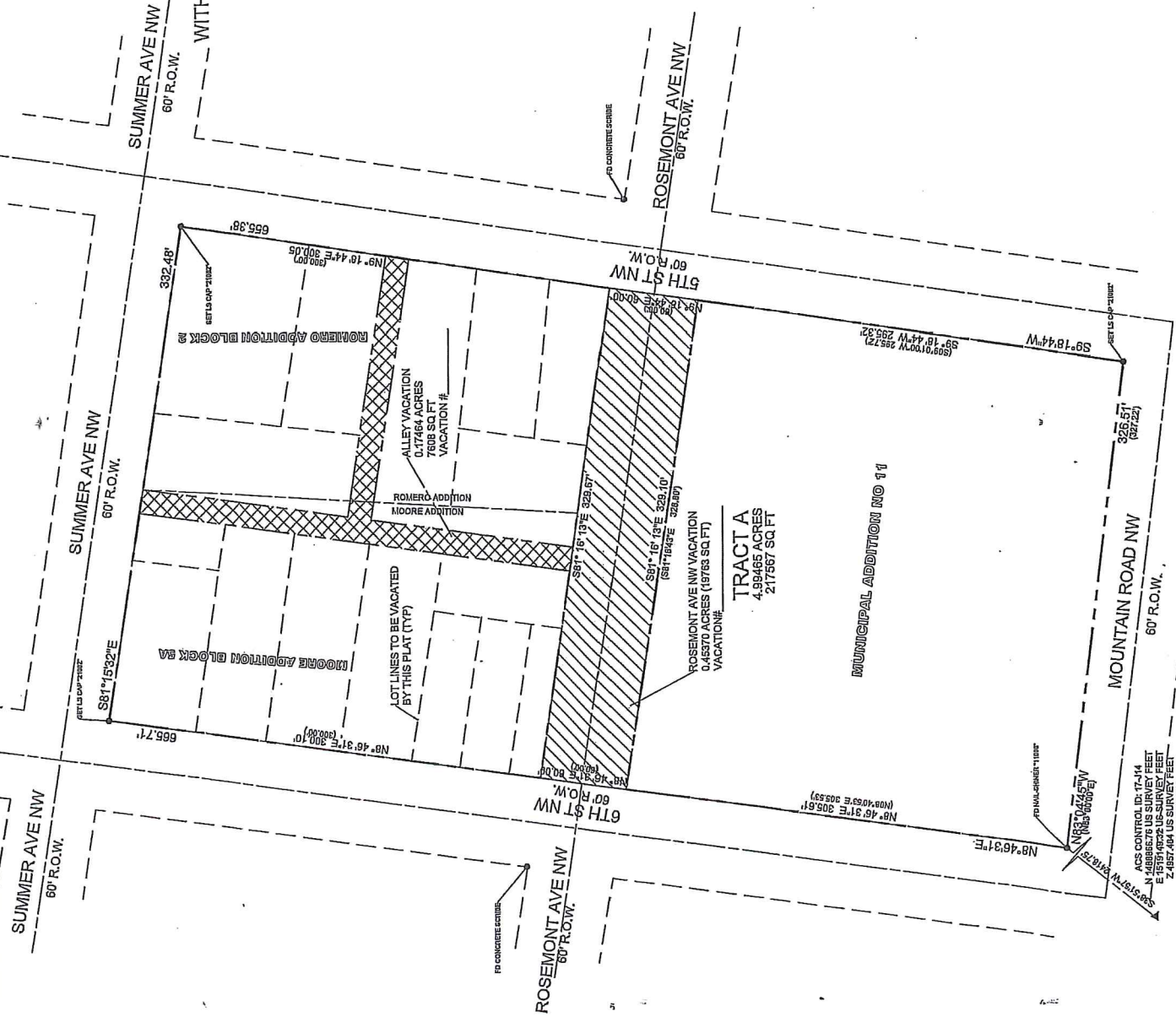
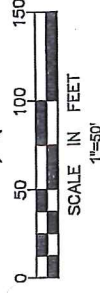
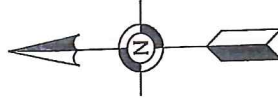
SHEET INDEX

PAGE 1. COVER
PAGE 2. SUBDIVISION PLAT



CONSTRUCTION SURVEY TECHNOLOGIES, INC
P.O. BOX 55345
ALBUQUERQUE, NM 87195
505-917-8921

PLAT OF
TRACT A
WELLS PARK ADDITION
BEING A REPLAT OF PORTION OF BLOCK 5
MOORE ADDITION
TOGETHER WITH A PORTION OF BLOCK 2
ROMERO ADDITION
& MUNICIPAL ADDITION NO. 11
WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2023



MUNICIPAL ADDITION NO 11

TRACT A
4.99465 ACRES
217567 SQ. FT.

ROSEMONT AVE NW VACATIONS
0.45370 ACRES (19783 SQ. FT.)

ALLEY VACATIONS
0.17464 ACRES
7608 SQ. FT.

ROMERO ADDITION
MOORE ADDITION

LOT LINES TO BE VACATED
BY THIS PLAT (TYP)

ACS CONTROL ID: T1-14
N 4888626 US SURVEY FEET
E 597444 US SURVEY FEET
Z 1857484 US SURVEY FEET
GCS-DJGSR83R11
DELTA ALPHABET-PT195600
NEW MEXICO STATE PLANE
G
NAD 1984
NAD 1983



CONSTRUCTION SURVEY TECHNOLOGIES, INC
PO BOX 65595
ALBUQUERQUE, NM 87163
505-977-4921



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



FOR PUBLIC RIGHT-OF-WAY VACATION ACTION

Form with sections: PART I - PROCESS, PART II - DETAILS OF REQUEST, PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE. Includes fields for application type, decision-making body, meeting requirements, and property details.

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

[Signature] (Applicant signature) MARCH 2, 2023 (Date)

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



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



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following: NOT APPLICABLE

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

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: March 2, 2023

This notice of an application 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

Email Address* or Mailing Address* of NA Representative¹: P.O. Box 70232, Alb., NM 87197

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

1. Subject Property Address* 591 Mountain Road, NW Alb., NM, 87102
Location Description Rosemont Ave. NW, from 5th Street to 6th Street
2. Property Owner* City of Albuquerque
3. Agent/Applicant* [if applicable] Rick Beltramo/ WHPacific, Inc.
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)
 - Vacation ROW VACATION _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*: _____

Minor Subdivision Plat to Consolidate 18 Lots, 1 Tract into 1 Parcel, Vacate ROW,
for public park. this application is specifically for "Vacation of Rosemont Ave. ROW"

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 Attach additional information, as needed to explain the project/request.

[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 [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 0.45370 Street ROW only
 2. IDO Zone District NR-PO-A
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] Public Street, Rosemont Ave.

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Wells Park NA [Other Neighborhood Associations, if any]

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

Rick Beltramo

From: Rick Beltramo
Sent: Thursday, March 2, 2023 10:48 AM
To: Zoning Committee (zoning@abqdnha.com)
Cc: Rick Beltramo
Subject: Wells Park- Official Notification of Vacation Action Public Hearing
Attachments: ZONNING COMMITTEE.pdf

Zoning Committee,

Attached is a letter notifying you of the upcoming public hearing for Vacation of Portions of Rosemont Ave., in support of the Wells Park project.

You will be receiving the same letter by standard mail.

Call if you have any questions.

Thank you. Rick.

Rick Beltramo | Director of Development Services
NV5 | 6501 Americas Pkwy NE, Ste 400, Albuquerque, NM 87110
Cell 505.948.7194 | Direct 505.348.5190 | Office 505.510.0850 | rick.beltramo@NV5.com

March 2, 2023

Zoning Committee
Downtown Neighborhoods Association
400 Romero Street, NW Alb., NM 87104

**Re: Wells Park Project- Request To Vacate Public Right-Of-Way
Official Public Notice**

Zoning Committee,

With this letter you are officially notified that the City of Albuquerque Development Hearing Officer shall conduct a Public Hearing to consider application by the City to Vacate a portion of Rosemont Ave. Right-Of-Way, from 5th Street to 6th Street. The hearing is scheduled for 9:00 am on March 22nd, 2023. The meeting will be conducted remotely via "ZOOM" at <https://cabq.zoom.us/j/84123463458>.

The City of Albuquerque plans on constructing a park on the subject site. The City currently owns the surrounding property for the park and intends to include the vacated portion of Rosemont Ave. in the park. The process to include Rosemont Ave. requires approval to vacate that portion of the road.

Included with this letter are several exhibits regarding the vacation action: 1) a zone atlas map showing the vicinity of the project, 2) exhibit showing the proposed vacation, 3) Preliminary Plat that will consolidate the property into a single 4.99-acre parcel 4) City form "Official Public Notification Form For Mailed or Electronic Mail Notice", and 5) "Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to the Property Owner".

Should you have questions or need additional information you can contact me by phone, email or postal mail, anytime. You can also contact the City Planning Department.

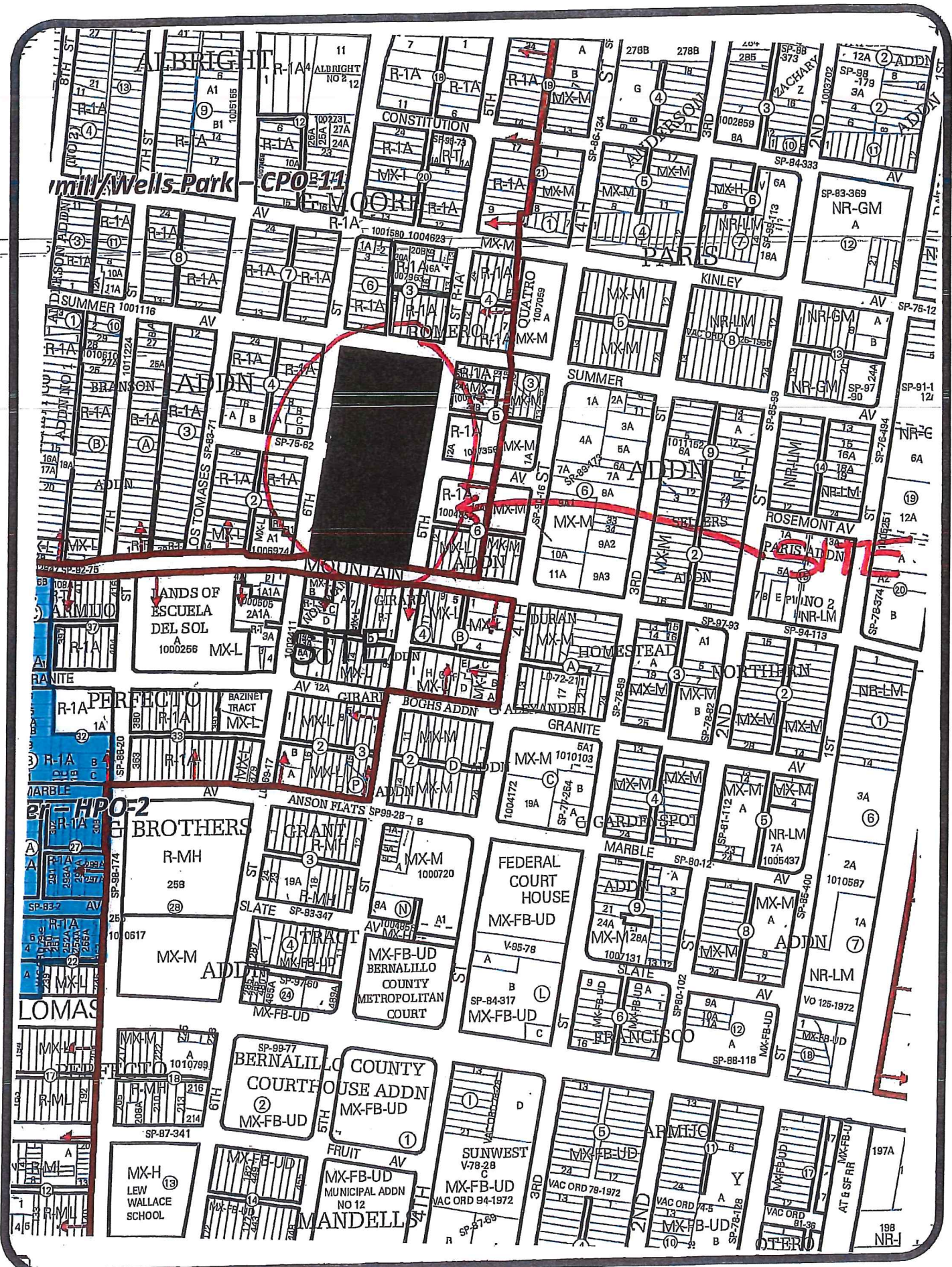
Sincerely,



Rick Beltramo

Director of Development Services
WHPacific, Inc.

cc: Christina M. Sandoval, City of Albuquerque
Amy Bell, Groundworks Studio,
John Gallegos, CSTi, Inc.
Jonathan Pena, WHPacific, Inc.



PLAT OF TRACT A

WELLS PARK ADDITION BEING A REPLAT OF PORTION OF BLOCK 5 TOGETHER WITH A PORTION OF BLOCK 2 ROMERO ADDITION & MUNICIPAL ADDITION NO. 11 WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M. TOWN OF ALBUQUERQUE GRANT CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO JANUARY 2023

LEGAL DESCRIPTION:

BEING A REPLAT OF PORTION OF BLOCK 5 ALBRIGHT MOORE ADDITION DOCUMENT # 1921022621 & BLOCK 2 ROMERO ADDITION DOCUMENT # 1884126594 TOGETHER WITH A PORTION OF MUNICIPAL ADDITION NO. 11 AS DOCUMENT # 1971289420 FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF: PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), A NEW MEXICO CORPORATION, (P&N ELECTRIC) FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSMISSION TOWERS AND OTHER EQUIPMENT RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

QWEST CORPORATION D.B.A. CENTURY LINK CO FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, NOT FOR PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO CROSS THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES AND UTILITIES WITHIN THE RIGHT AND PRELIMINARY WORKING SPACE FOR ELECTRICAL OR SUBSURFACE) HOT TUB, CONCRETE OR WOOD DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DO NOT WAIVE OR RELEASE ANY EASEMENTS OR ANY EASEMENTS RIGHTS WHICH MAY HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

FREE CONSENT AND VACATION:

THE UNDERSIGNED OWNERS(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING COMPRISED OF TRACTS SHOWN HEREON HEREBY CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCELS) HEREIN DESCRIBED AND HEREBY VACATE ALL EASEMENTS AND VACATE ALL RIGHT OF WAY. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: OWNER/DATE ALLEY AND PORTION OF RW ROSEMONT AVE NW

FREE CONSENT:

THE UNDERSIGNED OWNERS(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING COMPRISED OF TRACTS SHOWN HEREON AND HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCELS) HEREIN DESCRIBED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: OWNER/DATE PORTION OF BLOCK 5 MOORE ADDITION TOGETHER WITH A PORTION OF BLOCK 2 ROMERO ADDITION

ACKNOWLEDGMENT

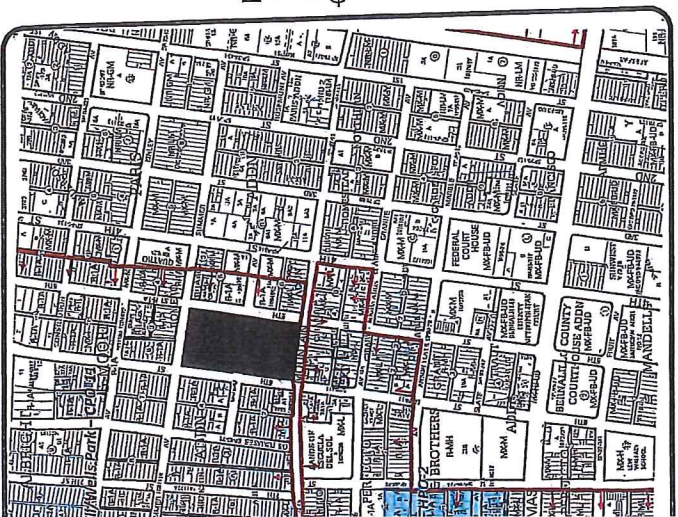
STATE OF) ss.) COUNTY OF) THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS DAY OF , 2023, BY

NOTARY PUBLIC: MY COMMISSION EXPIRES:

ACKNOWLEDGMENT

STATE OF) ss.) COUNTY OF) THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS DAY OF , 2023, BY

NOTARY PUBLIC: MY COMMISSION EXPIRES:



ZONE ATLAS J-14-Z NO SCALE

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE VACATED ROSEMONT AVE NW TOGETHER WITH A VACATED ALLEY AND PORTION OF LOTS OF MOORE ADDITION AND ROMERO ADDITION TO CREATE ONE TRACT.

NOTES:

- 1. ALL BOUNDARY CORNERS IDENTIFIED AS "SET," ARE 5/8" REBAR WITH CAP TAMPED .75" 21062, AND DEPICTED AS NOTED UNLESS OTHERWISE INDICATED.
- 2. BEARINGS AND DISTANCES IN () ARE RECORD
- 3. ALL DISTANCES SHOWN ARE GROUND DISTANCES.

SUBDIVISION DATA:

IRB# ALBRIGHT MOORE ADDITION DOCUMENT # 1921022621
DATE OF FIELD SURVEY: JULY, 2021
TOTAL NO. OF TRACTS EXISTING 18
TOTAL NO. OF LOTS CREATED 1
CROSS ACRES 4.98465
DOCUMENTS USED:
ALBRIGHT MOORE ADDITION DOCUMENT # 1921022621
ROMERO ADDITION DOCUMENT # 1884126594
MUNICIPAL ADDITION NO 11 # 1971289420

SOLAR COLLECTION NOTE:

PER SECTION 14-4-47 OF THE SUBDIVISION ORDINANCE NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDING OR BEING ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UNIFORM PROPERTY CODE #:

BERNALILLO COUNTY TREASURER'S OFFICE:

SHEET INDEX
PAGE 1. COVER
PAGE 2 SUBDIVISION PLAT



CONSTRUCTION SURVEY TECHNOLOGIES, INC
PO BOX 85385
ALBUQUERQUE, NM 87183
505-917-9521

DAVID P. ACOSTA, NMPLS NO. 21082

DATE

CITY APPROVALS: *Loaysa M. Cisneros, P.S.* 1/27/2023
CITY SURVEYOR DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

UTILITIES DEVELOPMENT DATE

PARKS AND RECREATION DEPARTMENT DATE

A.M.A.F.C.A. DATE

ABCWUA DATE

CITY ENGINEER DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

REAL PROPERTY DIVISION DATE

UTILITY APPROVALS:

PNM ELECTRIC SERVICES DATE

NEW MEXICO GAS DATE

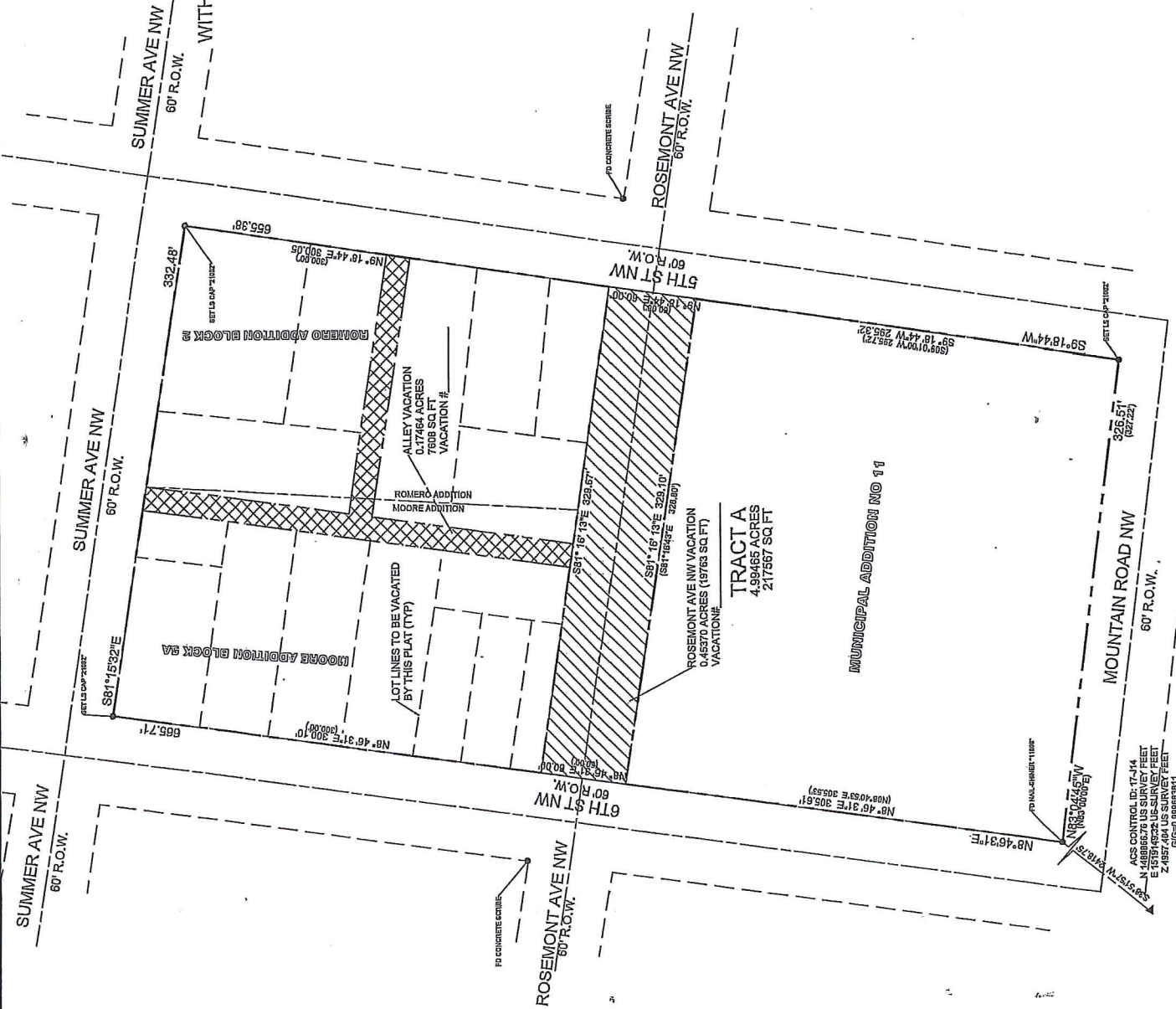
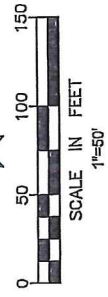
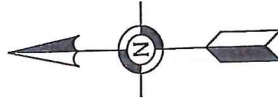
QWEST CORPORATION D.B.A. CENTURY LINK CO DATE

COMCAST DATE

SURVEYOR'S CERTIFICATE:

I, DAVID P. ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSLY REFERRED TO IN THE BOARD OF REGISTRATION FOR SURVEYS AND ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PLAT OF
TRACT A
WELLS PARK ADDITION
 BEING A REPLAT OF PORTION OF BLOCK 5
 MOORE ADDITION
 TOGETHER WITH A PORTION OF BLOCK 2
 ROMERO ADDITION
 & MUNICIPAL ADDITION NO. 11
 WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M.
 TOWN OF ALBUQUERQUE GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY 2023



ACS CONTROL ID: 17-114
 N 1488662.76 US SURVEY FEET
 E 151914632.0 US SURVEY FEET
 Z 4957000.00 US SURVEY FEET
 GCS: NAD83
 DELTA WAD: 40° 3' 59.00"
 NEW MEXICO STATE PLANE
 CENTRAL MEXICAN TIME
 NAVD 1983



CONSTRUCTION SURVEY TECHNOLOGIES, INC
 PO BOX 85935
 ALBUQUERQUE, NM 87183
 505-917-5921



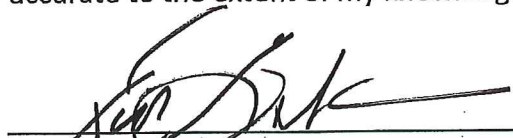
**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



FOR PUBLIC RIGHT-OF-WAY VACATION ACTION

PART I - PROCESS	
Use <u>Table 6-1-1</u> in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type:	PUBLIC HEARING FOR RIGHT-OF-WAY VACATION
Decision-making Body:	CITY COUNCIL
Pre-Application-meeting-required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Neighborhood meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>Note: if yes, see second page</i>
PART II - DETAILS OF REQUEST	
Address of property listed in application:	591 Mountain Road, NW
Name of property owner:	City of Albuquerque
Name of applicant:	City of Albuquerque
Date, time, and place of public meeting or hearing, if applicable:	March 22, 2023 9:00AM, ZOOM http://cabq.zoom.us/j/84123463458
Address, phone number, or website for additional information:	email: rick.beltramo@nv5.com , phone: (505) 948-7194
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	J-14
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.	
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.	
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.	
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.	

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

 (Applicant signature) MARCH 2, 2023 (Date)

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



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



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following: NOT APPLICABLE

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

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: March 2, 2023

This notice of an application 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)*: Downtown Neighborhood Association

Name of NA Representative*: Zoning Committee

Email Address* or Mailing Address* of NA Representative¹: 400 Romero Street, NW Alb., NM 87104

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

1. Subject Property Address* 591 Mountain Road, NW Alb., NM, 87102
Location Description Rosemont Ave. NW, from 5th Street to 6th Street
2. Property Owner* City of Albuquerque
3. Agent/Applicant* *[if applicable]* Rick Beltramo/ WHPacific, Inc.
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)
 - Vacation ROW VACATION _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*:

Minor Subdivision Plat to Consolidate 18 Lots, 1 Tract into 1 Parcel, Vacate ROW,
for public park. This application is specifically for "Vacation of Rosemont Ave. ROW"

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 Attach additional information, as needed to explain the project/request.

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

5. This application will be decided at a public meeting or hearing by*:

- Zoning Hearing Examiner (ZHE) Development Hearing Officer (DHO)
 Landmarks Commission (LC) Environmental Planning Commission (EPC)

Date/Time*: March 22nd, at 9:00 am

Location*³: Access via "ZOOM" at <https://cabq.zoom.us/j/84123463458>.

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

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

6. Where more information about the project can be found*⁴:

Contact Rick Beltramo (agent) (505)949-7194, rick.beltramo@nv5.com

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

1. Zone Atlas Page(s)*⁵ J-14
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 have been requested for this project*:

- Deviation(s) Variance(s) Waiver(s)

Explanation*:

No Exceptions requested

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

Not Requested by Neighborhood Associations

³ Physical address or Zoom link

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 [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 0.45370 Street ROW only
 2. IDO Zone District NR-PO-A
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] Public Street, Rosemont Ave.

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

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

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

NV5

NAME OF PROJECT / CALCULATION

SHEET NO.

OF

COMPUTED BY:

CHECKED BY:

JOB/TASK NO.

DATE:

IDENTIFY/ADDRESS THESE ELEMENTS

1.0 SUBJECT

2.0 PURPOSE

3.0 REFERENCES

4.0 ASSUMPTIONS

5.0 CRITERIA / REQUIREMENTS

6.0 SKETCHES

7.0 CALCULATIONS

8.0 CONCLUSIONS

9.0 ATTACHMENTS

REVISION #

SUPERSEDES CALC TITLE

CHECKED BY:

DATED:

MAILED NOTICE TO N.A.

March 2, 2023

Doreen McKnight
Wells Park NA
1426 7th St., NW, Alb., NM 87102

**Re: Wells Park Project- Request To Vacate Public Right-Of-Way
Official Public Notice**

Doreen McKnight,

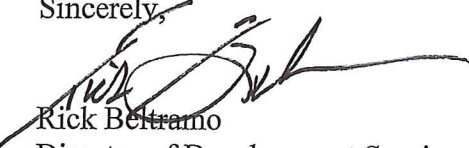
With this letter you are officially notified that the City of Albuquerque Development Hearing Officer shall conduct a Public Hearing to consider application by the City to Vacate a portion of Rosemont Ave. Right-Of-Way, from 5th Street to 6th Street. The hearing is scheduled for 9:00 am on March 22nd, 2023. The meeting will be conducted remotely via "ZOOM" at <https://cabq.zoom.us/j/84123463458>.

The City of Albuquerque plans on constructing a park on the subject site. The City currently owns the surrounding property for the park and intends to include the vacated portion of Rosemont Ave. in the park. The process to include Rosemont Ave. requires approval to vacate that portion of the road.

Included with this letter are several exhibits regarding the vacation action: 1) a zone atlas map showing the vicinity of the project, 2) exhibit showing the proposed vacation, 3) Preliminary Plat that will consolidate the property into a single 4.99-acre parcel 4) City form "Official Public Notification Form For Mailed or Electronic Mail Notice", and 5) "Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to the Property Owner".

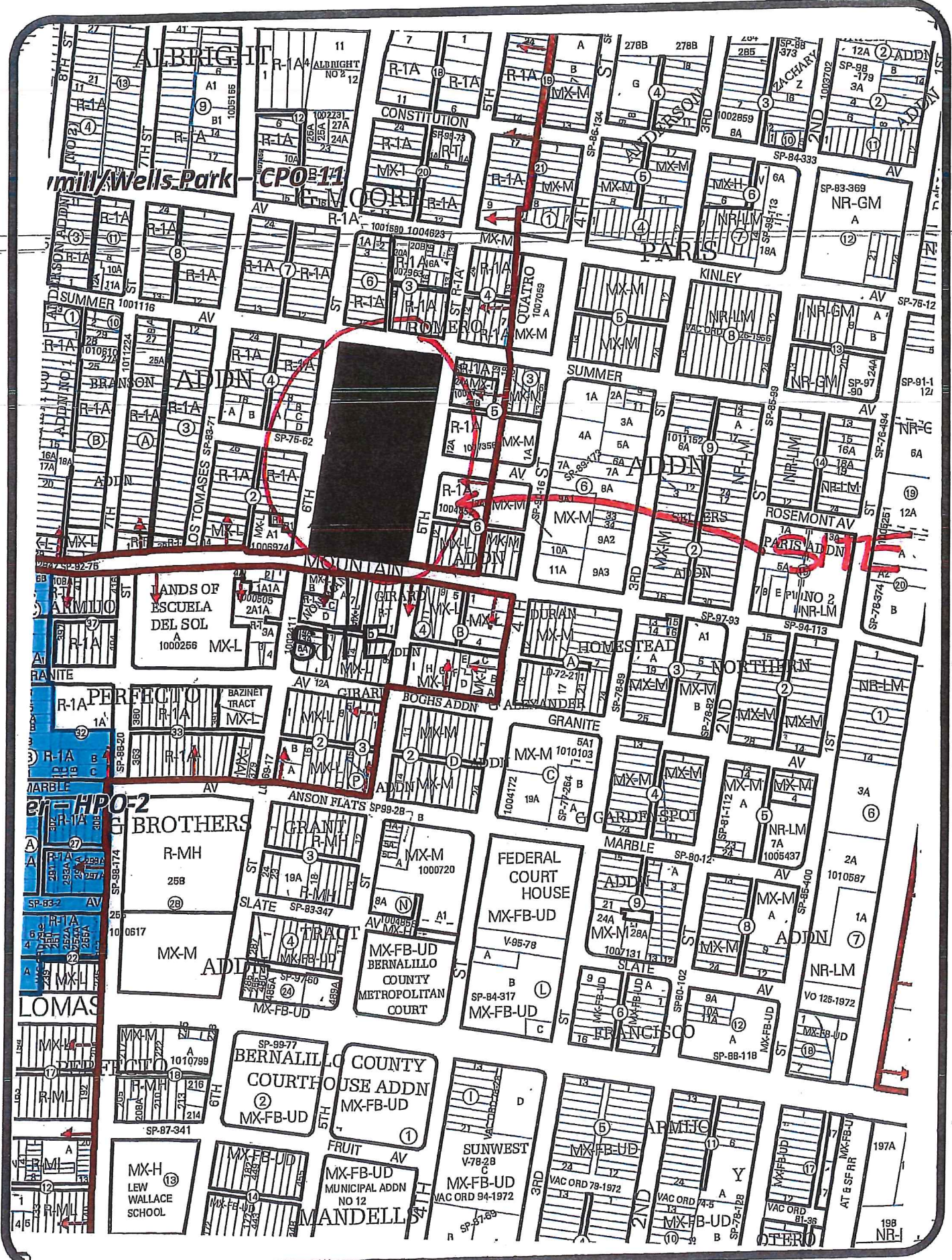
Should you have questions or need additional information you can contact me by phone, email or postal mail, anytime. You can also contact the City Planning Department.

Sincerely,



Rick Beltramo
Director of Development Services
WHPacific, Inc.

cc: Christina M. Sandoval, City of Albuquerque
Amy Bell, Groundworks Studio,
John Gallegos, CSTi, Inc.
Jonathan Pena, WHPacific, Inc.



LEGAL DESCRIPTION:

BEING A REPLAT OF PORTION OF BLOCK 5 ALBRIGHT, MOORE ADDITION DOCUMENT # 1921022621 & BLOCK 5 ALBRIGHT, MOORE ADDITION DOCUMENT # 1921022621, TOGETHER WITH A PORTION OF MUNICIPAL ADDITION NO. 11, AS DOCUMENT # 1871298420, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, WITHIN PROJECTED SECTION 17, T. 10 N., R. 3 E., N.M.P.M. TOWN OF ALBUQUERQUE GRANT, CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, AND OTHER RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

QWEST CORPORATION D.B.A. CENTURY LINK, CG, FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

CONCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO REBUILD, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OR GRADIENTS TO EXTEND FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE SOLELY OCCUPANT WORKING SPACE FOR ELECTRICAL SERVICES TO CUSTOMERS OR OWNERS PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL, ABOVEGROUND OR SUBSURFACE, HOT TUB, CONCRETE OR WOOD DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK, AND QWEST CORPORATION (QWEST) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND CONCAST DO NOT WAIVE OR RELEASE ANY EASEMENTS OR ANY EASEMENTS RIGHTS WHICH MAY HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT

FREE CONSENT AND VACATION:

THE UNDERSIGNED OWNERS(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING COMPRISED OF TRACTS SHOWN HEREON AND HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS(S) AND PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCELS HEREIN DESCRIBED AND HEREBY VACATE ALL EASEMENTS AND VACATE ALL RIGHT OF WAY. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: OWNER/DATTE ALLEY AND PORTION OF RW ROSEBOMT AVE NW

FREE CONSENT:

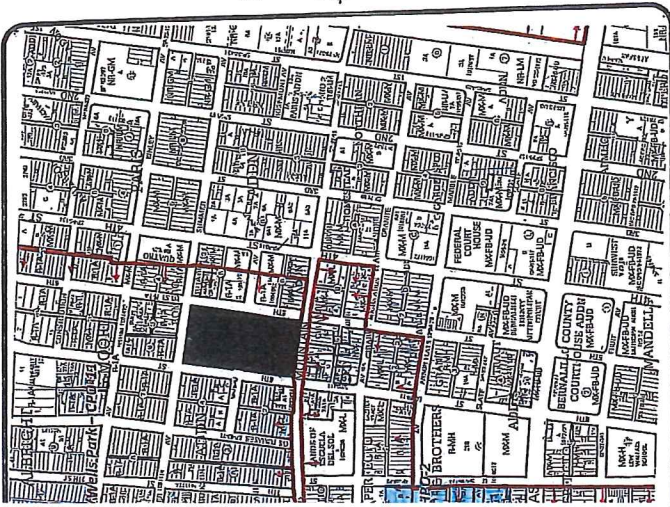
THE UNDERSIGNED OWNERS(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING COMPRISED OF TRACTS SHOWN HEREON AND HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS(S) AND PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCELS HEREIN DESCRIBED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: OWNER/DATTE PORTION OF BLOCK 5 MOORE ADDITION, TOGETHER WITH A PORTION OF BLOCK 2 ROMERO ADDITION

ACKNOWLEDGMENT

STATE OF) ss.)
COUNTY OF)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2023, BY _____

NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____



ZONE ATLAS J-14-Z NO SCALE

NOTE OF PLAT:

PURPOSE OF THIS PLAT TO CONSOLIDATE VACATED ROSEBOMT AVE NW EITHER WITH A VACATED ALLEY AND PORTION OF LOTS OF MOORE ADDITION AND ERO ADDITION TO CREATE ONE TRACT.

LESS:

- 1. BEARINGS ARE GRID BASED—NEW MEXICO STATE PLANE CENTRAL ZONE (NAD 83)
- 2. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- 3. ALL BOUNDARY CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP AMPED *PS 210627, AND DEPICTED AS NOTED UNLESS OTHERWISE INDICATED.
- 4. BEARINGS AND DISTANCES IN () ARE RECORD

DIVISION DATA:

BE ATLAS INDEX NO. 14-4-Z
NEW MEXICO SURVEY JULY 2021
ITAL NO. OF TRACTS EXISTING 18
ITAL NO. OF LOTS CREATED 1
T.O.S.S ACRES: 4.98469
DOCUMENTS USED:

BRIGHT MOORE ADDITION DOCUMENT # 1921022621
MOORE ADDITION DOCUMENT # 1894128584,
MUNICIPAL ADDITION NO 11 # 1871298420,

PLAT COLLECTION NOTE:

ER SECTION 14-4-47 OF THE SUBDIVISION ORDINANCE
3 PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDING OR BEING ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON INFORM PROPERTY CODE # _____

BERNALILLO COUNTY TREASURER'S OFFICE:

PLAT OF TRACT A

WELLS PARK ADDITION
BEING A REPLAT OF PORTION OF BLOCK 5
MOORE ADDITION
ROMERO ADDITION
& MUNICIPAL ADDITION NO. 11
WITHIN PROJECTED SECTION 17, T. 10 N., R. 3 E., N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2023

PROJECT NUMBER: _____

CITY APPROVALS:

Leann M. Bismontava, P.S.

CITY SURVEYOR

1/27/2023
DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION
DATE

UTILITIES DEVELOPMENT
DATE

PARKS AND RECREATION DEPARTMENT
DATE

A.M.A.F.C.A.
DATE

ABQWUA
DATE

CITY ENGINEER
DATE

DRS CHAIRPERSON, PLANNING DEPARTMENT
DATE

REAL PROPERTY DIVISION
DATE

UTILITY APPROVALS:
DATE

PNM ELECTRIC SERVICES
DATE

NEW MEXICO GAS
DATE

QWEST CORPORATION D.B.A. CENTURY LINK CG
DATE

CONCAST
DATE

SURVEYOR'S CERTIFICATE:

I, DAVID P. ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR UNDERSTANDS TO BE BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSLY BY THE NEW MEXICO BOARD OF REGISTRATION FOR SURVEYING ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

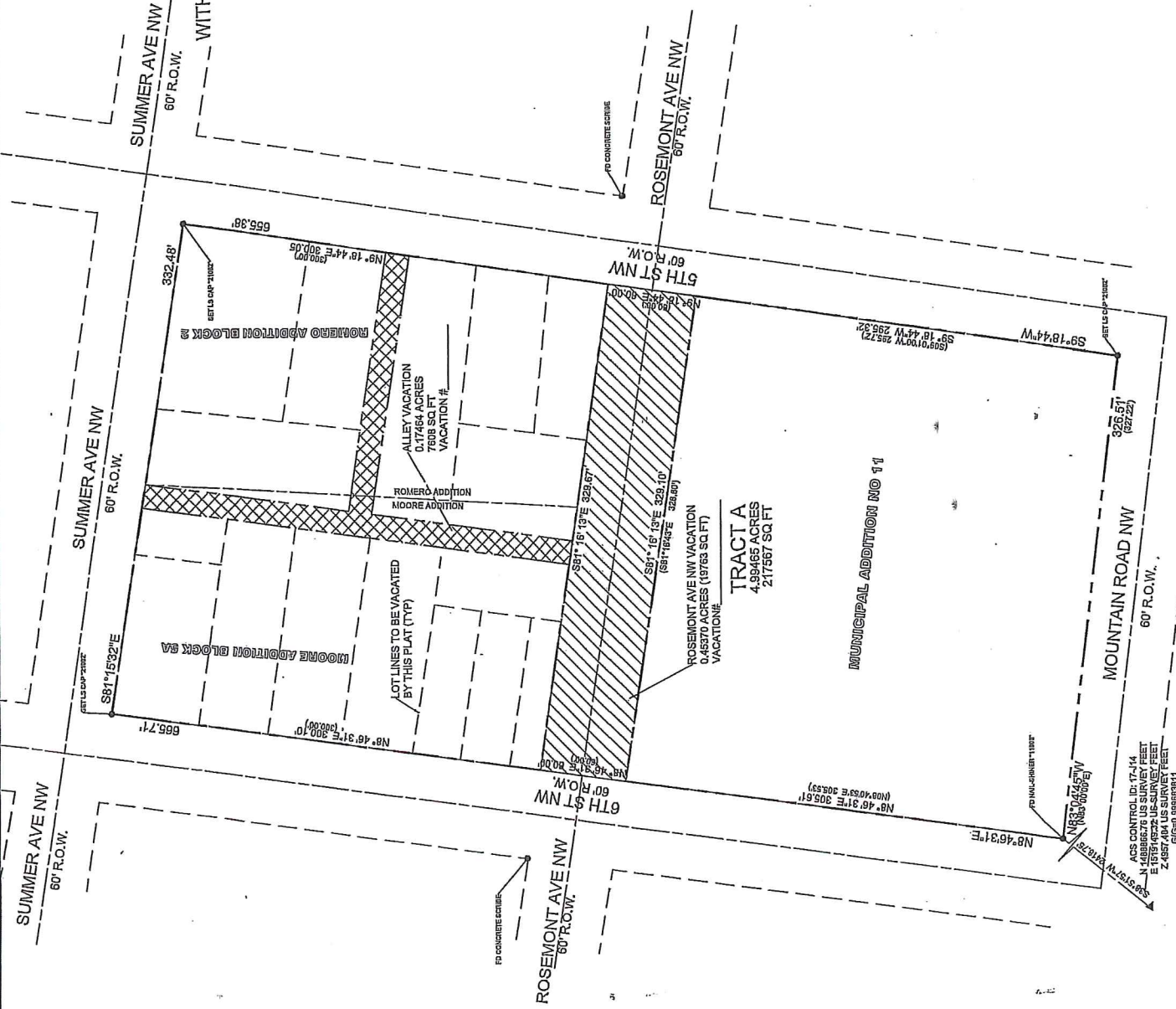
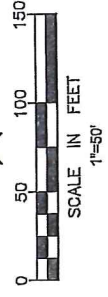
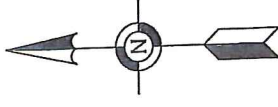
DAVID P. ACOSTA, NMPLS NO. 21082
DATE

SHEET INDEX
PAGE 1, COVER
PAGE 2 SUBDIVISION PLAT



CONSTRUCTION SURVEY TECHNOLOGIES, INC
PO BOX 65935
ALBUQUERQUE, NM 87195
505-971-6921

PLAT OF
TRACT A
WELLS PARK ADDITION
BEING A REPLAT OF PORTION OF BLOCK 5
MOORE ADDITION
TOGETHER WITH A PORTION OF BLOCK 2
ROMERO ADDITION
& MUNICIPAL ADDITION NO. 11
WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2023



TRACT A
4.99465 ACRES
217567 SQ. FT.

MUNICIPAL ADDITION NO 11

ACS CONTROL ID: 17-14
N 448866.76 US SURVEY FEET
E 193169.22 US SURVEY FEET
Z 46519.00 US SURVEY FEET
GCS-NAD83
DELTA ALPHA = 0°13'59.00"
NEW MEXICO STATE PLANE
CENTROID POINT
NAD 1983
NAVD 1983



CONSTRUCTION SURVEY TECHNOLOGIES, INC
PO BOX 6595
ALBUQUERQUE, NM 87193
505-917-8621



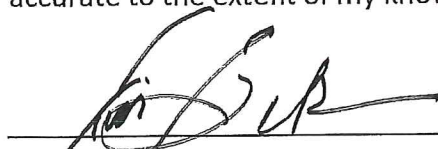
**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



FOR PUBLIC RIGHT-OF-WAY VACATION ACTION

PART I - PROCESS	
Use <u>Table 6-1-1</u> in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type:	PUBLIC HEARING FOR RIGHT-OF-WAY VACATION
Decision-making Body:	CITY COUNCIL
Pre-Application meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Neighborhood meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Note: if yes, see second page
PART II - DETAILS OF REQUEST	
Address of property listed in application:	591 Mountain Road, NW
Name of property owner:	City of Albuquerque
Name of applicant:	City of Albuquerque
Date, time, and place of public meeting or hearing, if applicable:	March 22, 2023 9:00AM, ZOOM http://cabq.zoom.us/j/84123463458
Address, phone number, or website for additional information:	email: rick.beltramo@nv5.com , phone: (505) 948-7194
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	J-14
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.	
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.	
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.	
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.	

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

 (Applicant signature) MARCH 2, 2023 (Date)

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

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



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following: NOT APPLICABLE

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

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: March 2, 2023

This notice of an application 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)*: Wells Park NA

Name of NA Representative*: Doreen McKnight

Email Address* or Mailing Address* of NA Representative¹: 1426 7th St., NW, Alb., NM 87102

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

1. Subject Property Address* 591 Mountain Road, NW Alb., NM, 87102
Location Description Rosemont Ave. NW, from 5th Street to 6th Street
2. Property Owner* City of Albuquerque
3. Agent/Applicant* [if applicable] Rick Beltramo/ WHPacific, Inc.
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)
 - Vacation ROW VACATION (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*: _____

Minor Subdivision Plat to Consolidate 18 Lots, 1 Tract into 1 Parcel, Vacate ROW,
for public park. This application is specifically for "Vacation of Rosemont Ave. ROW"

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 Attach additional information, as needed to explain the project/request.

[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 [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 0.45370 Street ROW only
 2. IDO Zone District NR-PO-A
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] Public Street, Rosemont Ave.

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

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

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

March 2, 2023

Doyle Kimbrough
North Valley Coalition
2327 Campbell Road, NW Alb., NM 87104

**Re: Wells Park Project- Request To Vacate Public Right-Of-Way
Official Public Notice**

Doyle Kimbrough,

With this letter you are officially notified that the City of Albuquerque Development Hearing Officer shall conduct a Public Hearing to consider application by the City to Vacate a portion of Rosemont Ave. Right-Of-Way, from 5th Street to 6th Street. The hearing is scheduled for 9:00 am on March 22nd, 2023. The meeting will be conducted remotely via "ZOOM" at <https://cabq.zoom.us/j/84123463458>.

The City of Albuquerque plans on constructing a park on the subject site. The City currently owns the surrounding property for the park and intends to include the vacated portion of Rosemont Ave. in the park. The process to include Rosemont Ave. requires approval to vacate that portion of the road.

Included with this letter are several exhibits regarding the vacation action: 1) a zone atlas map showing the vicinity of the project, 2) exhibit showing the proposed vacation, 3) Preliminary Plat that will consolidate the property into a single 4.99-acre parcel 4) City form "Official Public Notification Form For Mailed or Electronic Mail Notice", and 5) "Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to the Property Owner".

Should you have questions or need additional information you can contact me by phone, email or postal mail, anytime. You can also contact the City Planning Department.

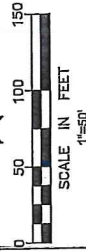
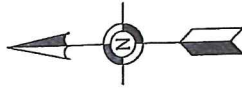
Sincerely,



Rick Beltramo
Director of Development Services
WHPacific, Inc.

cc: Christina M. Sandoval, City of Albuquerque
Amy Bell, Groundworks Studio,
John Gallegos, CSTi, Inc.
Jonathan Pena, WHPacific, Inc.

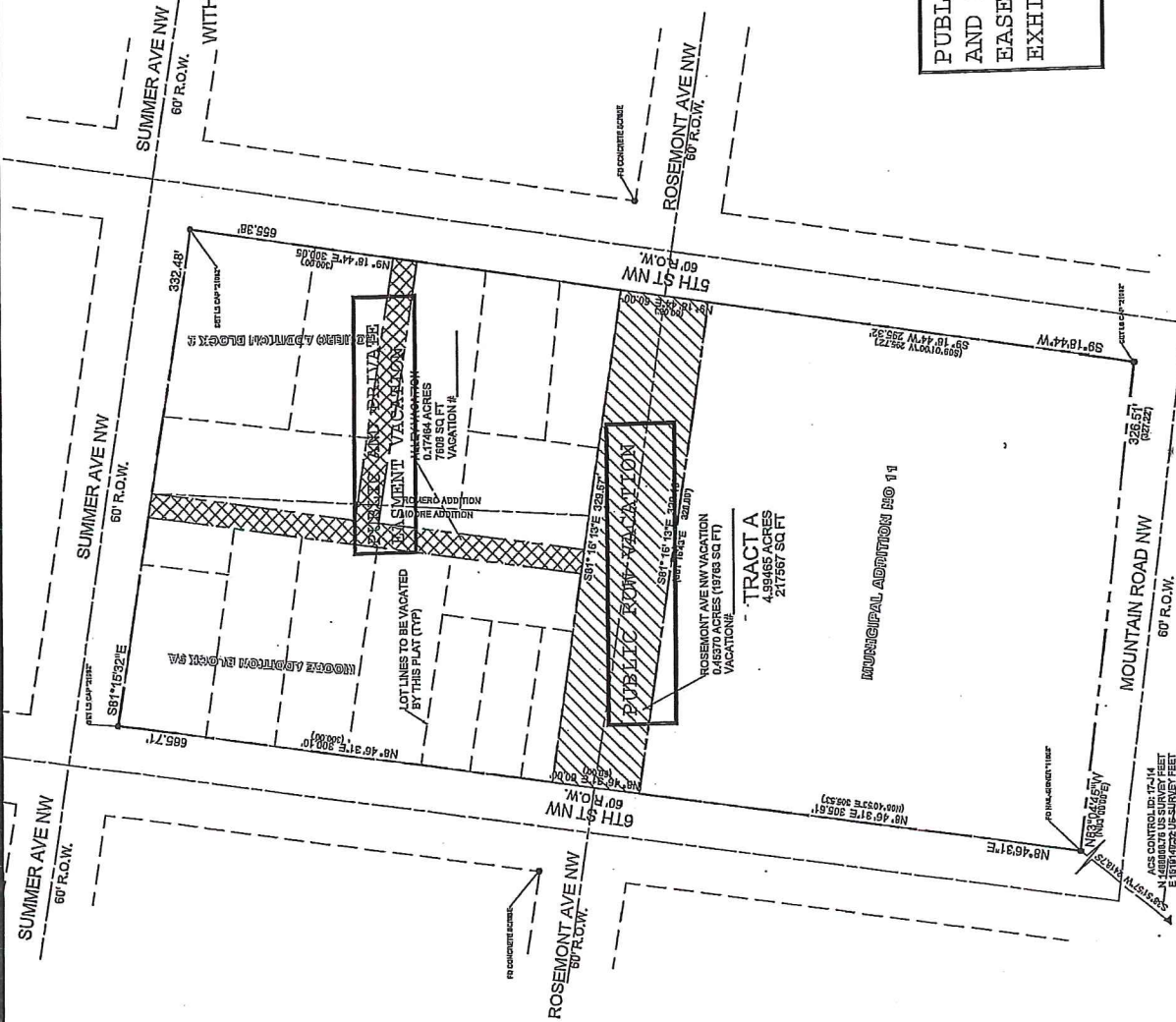
PLAT OF
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TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2023



PUBLIC ROW VACATION
AND PUBLIC AND PRIVATE
EASEMENT VACATION
EXHIBIT



CONSTRUCTION SURVEY TECHNOLOGIES, INC
PO BOX 65935
ALBUQUERQUE, NEW MEXICO 87195
505-974-6224



AS CONTROLLED BY THE
MOUNTAIN ROAD SURVEY
Z 887, APR 18, 1938, FEET
DEL. 10/14/84-1/13/88
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
NAD 83
NAD 1983

PLAT OF TRACT A WELLS PARK ADDITION BEING A REPLAT OF PORTION OF BLOCK 5 TOGETHER WITH A PORTION OF BLOCK 2 ROMERO ADDITION & MUNICIPAL ADDITION NO. 11 WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M. TOWN OF ALBUQUERQUE GRANT CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO JANUARY 2023

LEGAL DESCRIPTION: BEING A REPLAT OF PORTION OF BLOCK 5 ALBRIGHT MOORE ADDITION DOCUMENT # 1921022621 & BLOCK 2 ROMERO ADDITION DOCUMENT # 1984129584 TOGETHER WITH A PORTION OF MUNICIPAL ADDITION NO. 11 AS DOCUMENT # 1971288420, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M. TOWN OF ALBUQUERQUE GRANT, CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO.

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BY: OWNER/DATED ALLEY AND PORTION OF RW ROSEMONT AVE NW

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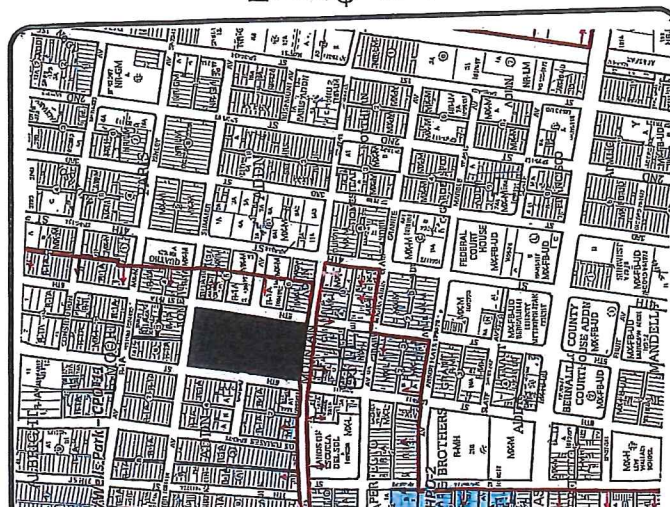
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BY: OWNER/DATED ALLEY AND PORTION OF RW ROSEMONT AVE NW



ZONE ATLAS J-14-Z NO SCALE

POPOSE OF PLAT: PURPOSE OF THIS PLAT TO CONSOLIDATE VACATED ROSEMONT AVE NW BETHER WITH A VACATED ALLEY AND PORTION OF LOTS OF MOORE ADDITION AND MEKO ADDITION TO CREATE ONE TRACT.

BEARINGS ARE GRID BASED—NEW MEXICO STATE PLANE CENTRAL ZONE (NAD 83)

ALL DISTANCES SHOWN ARE GROUND DISTANCES. ALL BOUNDARY CORNERS IDENTIFIED AS "SETY" ARE 5/8" REBAR WITH CAP TAUNPED. *PS 21082*, AND DEPICTED AS NOTED UNLESS OTHERWISE INDICATED.

BEARINGS AND DISTANCES IN () ARE RECORD

UBDIVISION DATA: ONE ATLAS INDEX NO. J-14-Z DATE OF FIELD SURVEY: JULY, 2021 TOTAL NO. OF TRACTS EXISTING 13 TOTAL NO. OF LOTS CREATED 1 ROSS ACRES: 4.59465

DOCUMENTS USED: ALBRIGHT MOORE ADDITION DOCUMENT # 1921022621 ROMERO ADDITION DOCUMENT # 1984129584, MUNICIPAL ADDITION NO 11 # 1971288420.

SOLAR COLLECTION NOTE: PER SECTION 14-14-4.7 OF THE SUBDIVISION ORDINANCE NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO NEED RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDING OR BEING ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UNIFORM PROPERTY CODE #:

BERNALILLO COUNTY TREASURER'S OFFICE:

SHEET INDEX PAGE 1 COVER PAGE 2 SUBDIVISION PLAT



CONSTRUCTION SURVEY TECHNOLOGIES, INC PO BOX 65395 ALBUQUERQUE, NM 87195 505-971-9521

DAVID P. ACOSTA, NMPLS NO. 21082 DATE SURVEYOR'S CERTIFICATE: I, DAVID P. ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS; UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; AND THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AND SURVEYORS EFFECTIVE MAY 1, 2007; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ACKNOWLEDGMENT STATE OF) COUNTY OF)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS DAY OF , 2023, BY

NOTARY PUBLIC: MY COMMISSION EXPIRES:

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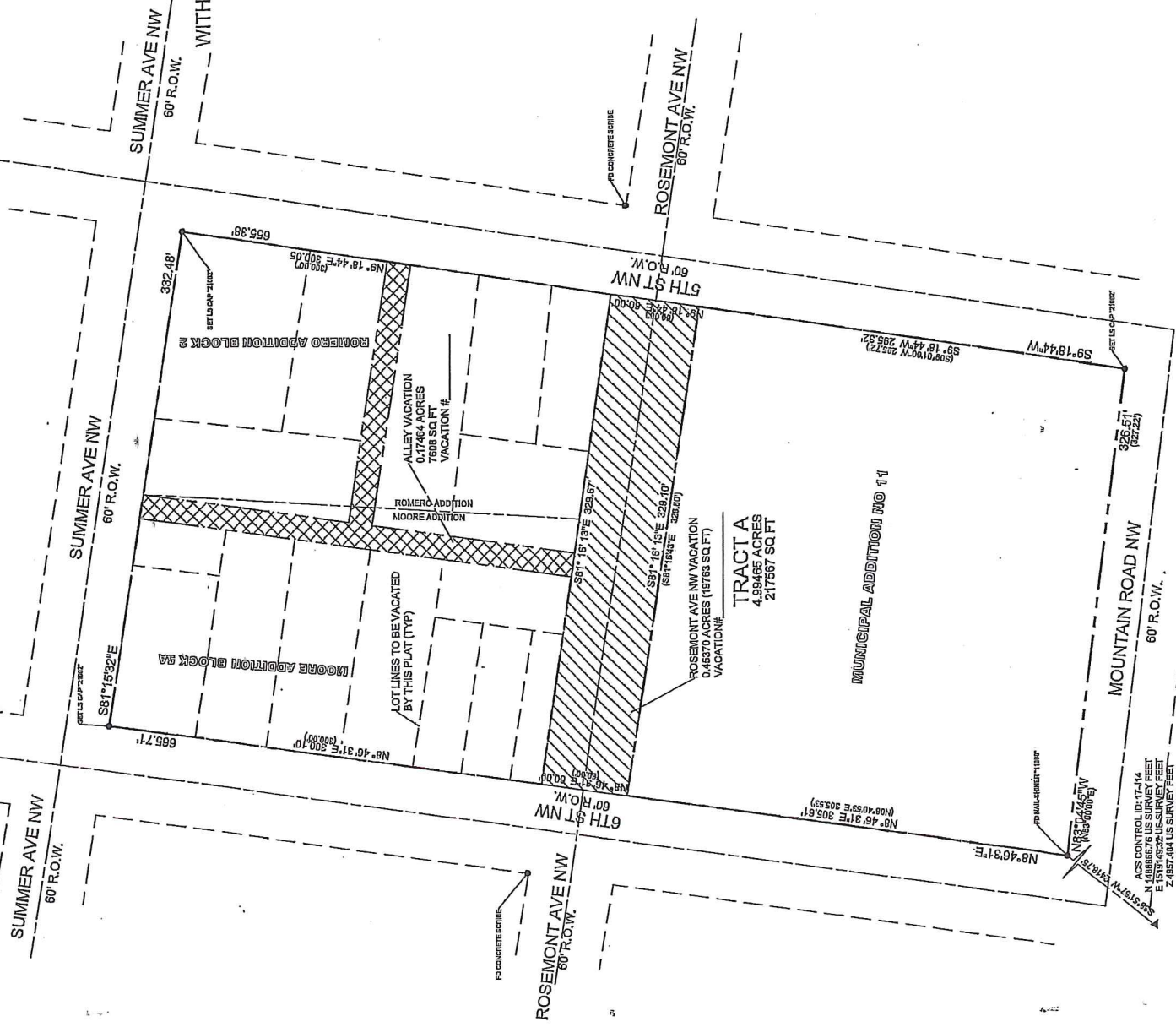
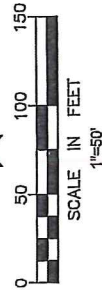
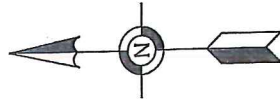
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WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2023



AGS CONTROL ID: T-14
N 40886676 US SURVEY FEET
E 1287441 US SURVEY FEET
E 1287441 US SURVEY FEET
GIC=0.99989811
DELTA ALPHA=0.1989 00"
NEW MEXICO STATE PLANE
CORS
NAD 1983
NAD 1983





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



FOR PUBLIC RIGHT-OF-WAY VACATION ACTION

Form with sections: PART I - PROCESS, PART II - DETAILS OF REQUEST, PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE. Includes fields for application type, decision-making body, meeting requirements, and property details.

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

[Signature] (Applicant signature) MARCH 2, 2023 (Date)

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



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



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following: NOT APPLICABLE

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

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association

Date of Notice*: March 2, 2023

This notice of an application 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*: Doyle Kimbrough

Email Address* or Mailing Address* of NA Representative¹: 2327 Campbell Road, NW Alb., NM 87104

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

1. Subject Property Address*: 591 Mountain Road, NW Alb., NM, 87102
Location Description Rosemont Ave. NW, from 5th Street to 6th Street
2. Property Owner*: City of Albuquerque
3. Agent/Applicant* [if applicable] Rick Beltramo/ WHPacific, Inc.
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)
 - Vacation ROW VACATION _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*:
Minor Subdivision Plat to Consolidate 18 Lots, 1 Tract into 1 Parcel, Vacate ROW,
for public park. this application is specifically for "Vacation of Rosemont Ave. ROW"

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 Attach additional information, as needed to explain the project/request.

[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 [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 0.45370 Street ROW only
 2. IDO Zone District NR-PO-A
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] Public Street, Rosemont Ave.

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Wells Park NA [Other Neighborhood Associations, if any]

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

March 2, 2023

Peggy Norton
North Valley Coalition
P.O. Box 70232, Alb., NM 87197

**Re: Wells Park Project- Request To Vacate Public Right-Of-Way
Official Public Notice**

Peggy Norton,

With this letter you are officially notified that the City of Albuquerque Development Hearing Officer shall conduct a Public Hearing to consider application by the City to Vacate a portion of Rosemont Ave. Right-Of-Way, from 5th Street to 6th Street. The hearing is scheduled for 9:00 am on March 22nd, 2023. The meeting will be conducted remotely via "ZOOM" at <https://cabq.zoom.us/j/84123463458>.

The City of Albuquerque plans on constructing a park on the subject site. The City currently owns the surrounding property for the park and intends to include the vacated portion of Rosemont Ave. in the park. The process to include Rosemont Ave. requires approval to vacate that portion of the road.

Included with this letter are several exhibits regarding the vacation action: 1) a zone atlas map showing the vicinity of the project, 2) exhibit showing the proposed vacation, 3) Preliminary Plat that will consolidate the property into a single 4.99-acre parcel 4) City form "Official Public Notification Form For Mailed or Electronic Mail Notice", and 5) "Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to the Property Owner".

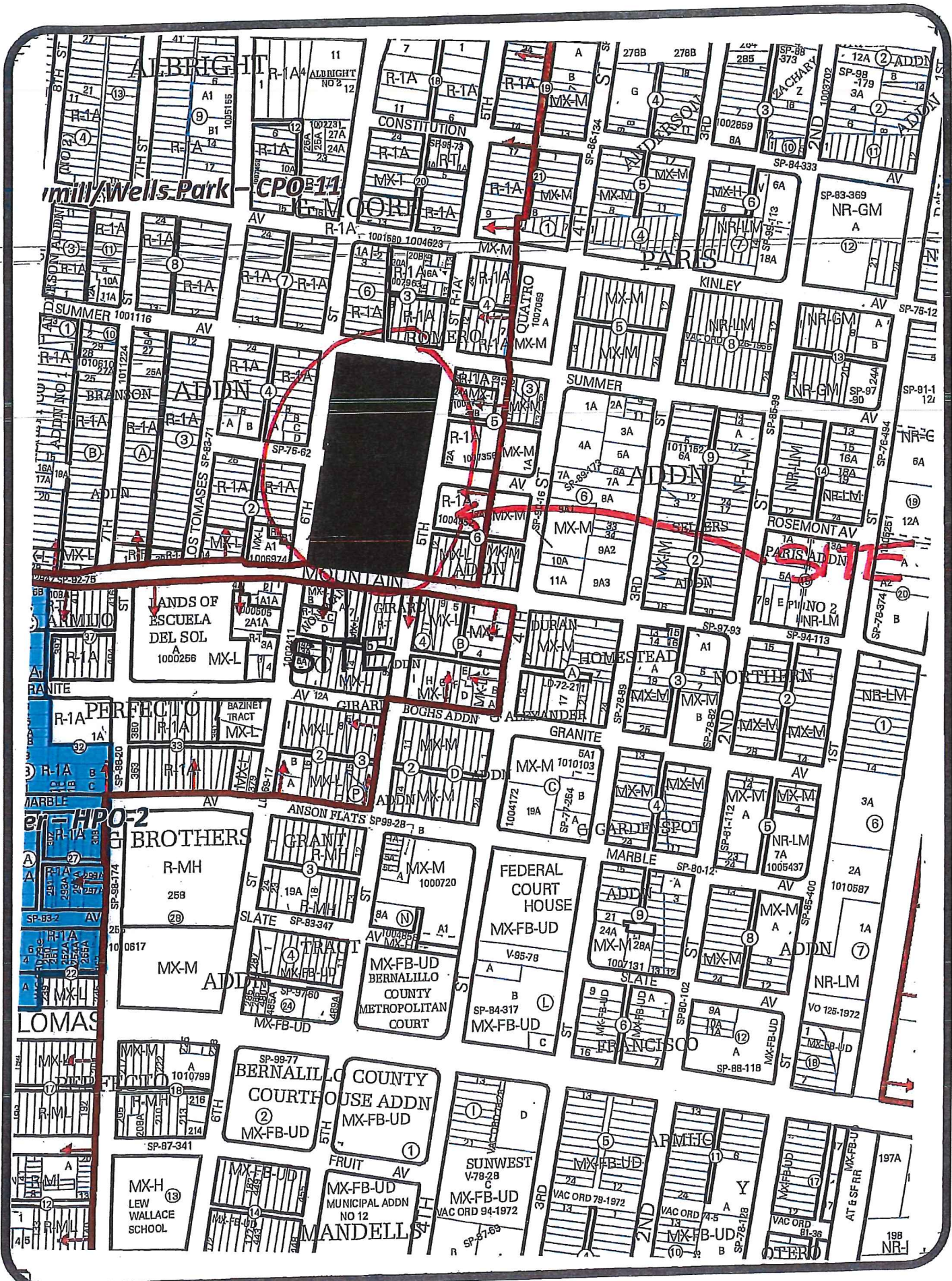
Should you have questions or need additional information you can contact me by phone, email or postal mail, anytime. You can also contact the City Planning Department.

Sincerely,



Rick Beltramo
Director of Development Services
WHPacific, Inc.

cc: Christina M. Sandoval, City of Albuquerque
Amy Bell, Groundworks Studio,
John Gallegos, CSTi, Inc.
Jonathan Pena, WHPacific, Inc.



PLAT OF TRACT A

WELLS PARK ADDITION BEING A REPLAT OF PORTION OF BLOCK 5 MOORE ADDITION TOGETHER WITH A PORTION OF BLOCK 2 ROMERO ADDITION & MUNICIPAL ADDITION NO. 11 WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M. TOWN OF ALBUQUERQUE CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO JANUARY, 2023

Table with columns for APPROVALS, DATE, and SURVEYOR. Includes entries for Traffic Engineering, Utilities Development, Parks and Recreation Department, A.M.A.F.C.A., ABCWUA, City Engineer, DRB Chairperson, Real Property Division, Utility Approvals, FNM Electric Services, New Mexico Gas, Qwest Corporation, and Comcast.

SHEET INDEX PAGE 1. COVER PAGE 2. SUBDIVISION PLAT



CONSTRUCTION SURVEY TECHNOLOGIES, INC ALBUQUERQUE, NM 87199 505-971-9521

LEGAL DESCRIPTION:

BEING A REPLAT OF PORTION OF BLOCK 5 ALBRIGHT MOORE ADDITION DOCUMENT # 19271022621 & BLOCK 2, AS DOCUMENT # 1984126594 TOGETHER WITH A PORTION OF MUNICIPAL ADDITION NO. 11, AS DOCUMENT # 1971289420, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M. TOWN OF ALBUQUERQUE GRANT, CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO.

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FREE CONSENT AND VACATION: THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING COMPRISED OF TRACTS SHOWN HEREON AND HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IN ACCORDANCE WITH THE DESIRES OF THE OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED AND HEREBY VACATE ALL EASEMENTS AND TAXES ALL RIGHT OF WAY, SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: OWNER/DONOR ALLEY AND PORTION OF RW ROSEMONT AVE NW

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BY: OWNER/DONOR PORTION OF BLOCK 5 MOORE ADDITION TOGETHER WITH A PORTION OF BLOCK 2 ROMERO ADDITION

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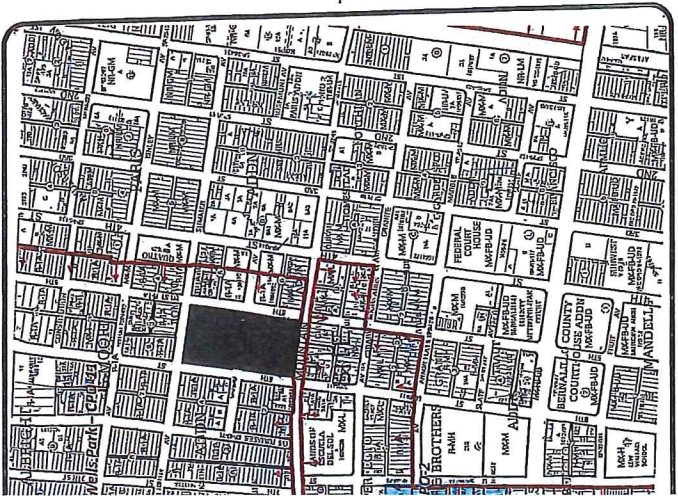
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ACKNOWLEDGMENT STATE OF) COUNTY OF) THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS DAY OF 2023, BY)

NOTARY PUBLIC: MY COMMISSION EXPIRES:)

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NOTARY PUBLIC: MY COMMISSION EXPIRES:)



ZONE ATLAS J-14-Z NO SCALE

PURPOSE OF THIS PLAT TO CONSOLIDATE VACATED ROSEMONT AVE NW TRACT WITH A VACATED ALLEY AND PORTION OF LOTS OF MOORE ADDITION AND ADDITION TO CREATE ONE TRACT.

ES: 'ARINGS ARE GRID BASED—NEW MEXICO STATE PLANE CENTRAL ZONE (NAD

L DISTANCES SHOWN ARE GROUND DISTANCES.

L BOUNDARY CORNERS IDENTIFIED AS *SET, ARE 5/8" REBAR WITH CAP WIPED *P5 21062, AND DEPICTED AS NOTED UNLESS OTHERWISE INDICATED.

EARINGS AND DISTANCES IN () ARE RECORD

DIVISION DATA: E PLAT AS INDEX NO. 144-Z E PLAT SURVEY: JULY, 2021 L AND OF TRACTS EXISTING 18 L AND OF LOTS CREATED 1 265 ACRES 4.98465

UMENTS USED: (RIGHT MOORE ADDITION DOCUMENT # 19271022621 (ROMERO ADDITION DOCUMENT # 1984126594, (MUNICIPAL ADDITION NO 11 # 1971289420,

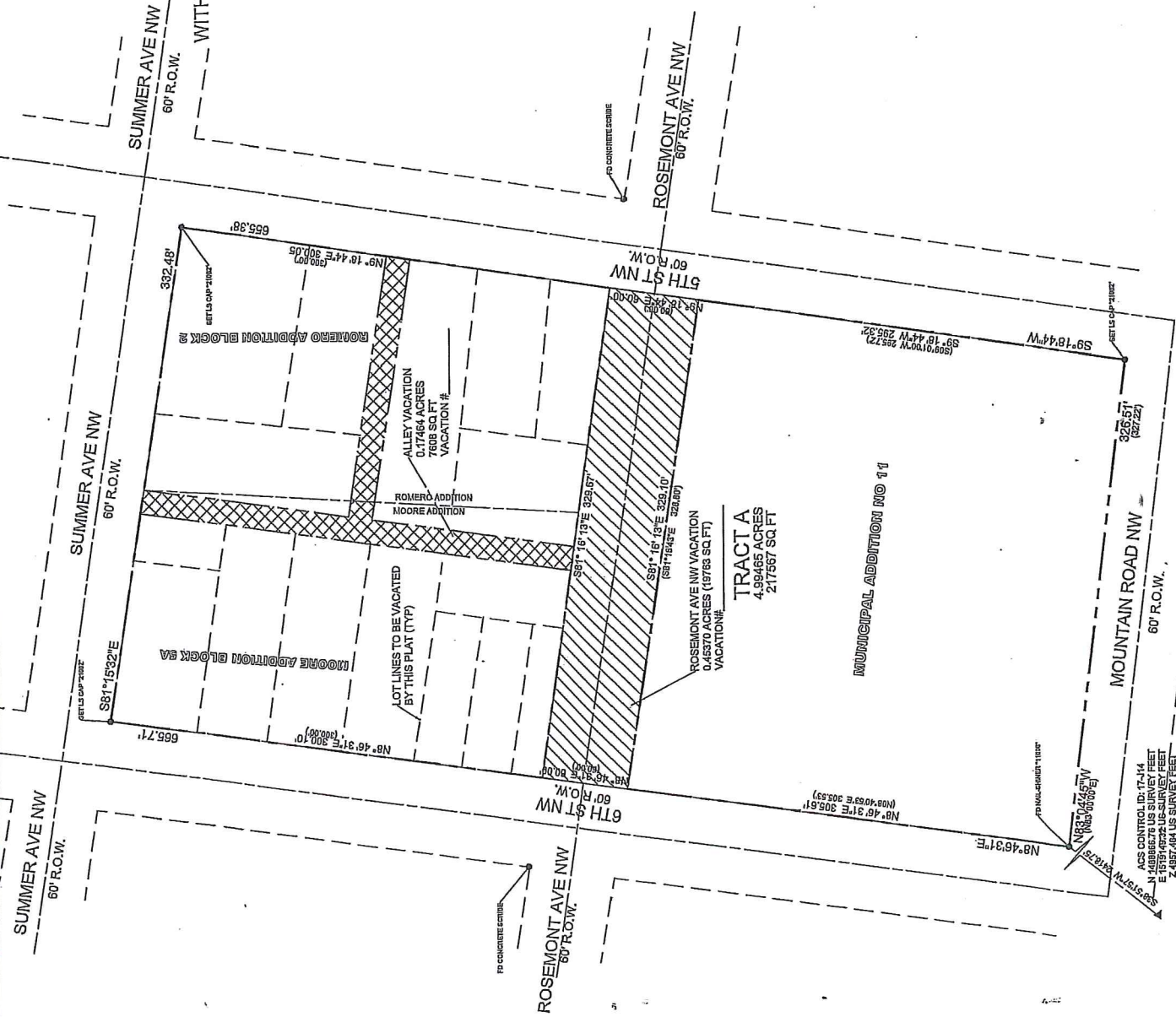
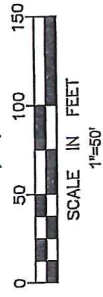
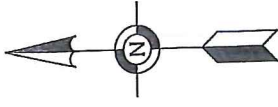
AR COLLECTION NOTE: (SECTION 14-44-47 OF THE SUBDIVISION ORDINANCE PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO 50' RESTRICTION COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDING OR BEING ERRECTED ON THE LOTS PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL A CONDITION TO THE APPROVAL OF THIS PLAT.

IS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

IFORM PROPERTY CODE #:

ERNALILLO COUNTY TREASURER'S OFFICE.

PLAT OF
TRACT A
WELLS PARK ADDITION
BEING A REPLAT OF PORTION OF BLOCK 5
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TOGETHER WITH A PORTION OF BLOCK 2
ROMERO ADDITION
&
MUNICIPAL ADDITION NO. 11
WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2023



CONSTRUCTION SURVEY TECHNOLOGIES, INC
PO BOX 65395
ALBUQUERQUE, NM 87163
505-317-3821



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



FOR PUBLIC RIGHT-OF-WAY VACATION ACTION

PART I - PROCESS	
Use <u>Table 6-1-1</u> in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type:	PUBLIC HEARING FOR RIGHT-OF-WAY VACATION
Decision-making Body:	CITY COUNCIL
Pre-Application-meeting-required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Neighborhood meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Note: if yes, see second page
PART II - DETAILS OF REQUEST	
Address of property listed in application:	591 Mountain Road, NW
Name of property owner:	City of Albuquerque
Name of applicant:	City of Albuquerque
Date, time, and place of public meeting or hearing, if applicable:	March 22, 2023 9:00AM, ZOOM http://cabq.zoom.us/j/84123463458
Address, phone number, or website for additional information:	email: rick.beltramo@nv5.com , phone: (505) 948-7194
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	J-14
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.	
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.	
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.	
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.	

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

 (Applicant signature) MARCH 2, 2023 (Date)

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



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



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following: NOT APPLICABLE

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

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: March 2, 2023

This notice of an application 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

Email Address* or Mailing Address* of NA Representative¹: P.O. Box 70232, Alb., NM 87197

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

1. Subject Property Address* 591 Mountain Road, NW Alb., NM, 87102
Location Description Rosemont Ave. NW, from 5th Street to 6th Street
2. Property Owner* City of Albuquerque
3. Agent/Applicant* [if applicable] Rick Beltramo/ WHPacific, Inc.
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)
 - Vacation ROW VACATION _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*:

Minor Subdivision Plat to Consolidate 18 Lots, 1 Tract into 1 Parcel, Vacate ROW,

for public park. this application is specifically for "Vacation of Rosemont Ave. ROW"

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 Attach additional information, as needed to explain the project/request.

[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 [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 0.45370 Street ROW only
 2. IDO Zone District NR-PO-A
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] Public Street, Rosemont Ave.

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Wells Park NA [Other Neighborhood Associations, if any]

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

March 2, 2023

Mike Prando
Wells Park NA
611 Bellamah, NW Alb., NM 87102

**Re: Wells Park Project- Request To Vacate Public Right-Of-Way
Official Public Notice**

Mike Prando,


With this letter you are officially notified that the City of Albuquerque Development Hearing Officer shall conduct a Public Hearing to consider application by the City to Vacate a portion of Rosemont Ave. Right-Of-Way, from 5th Street to 6th Street. The hearing is scheduled for 9:00 am on March 22nd, 2023. The meeting will be conducted remotely via "ZOOM" at <https://cabq.zoom.us/j/84123463458>.

The City of Albuquerque plans on constructing a park on the subject site. The City currently owns the surrounding property for the park and intends to include the vacated portion of Rosemont Ave. in the park. The process to include Rosemont Ave. requires approval to vacate that portion of the road.

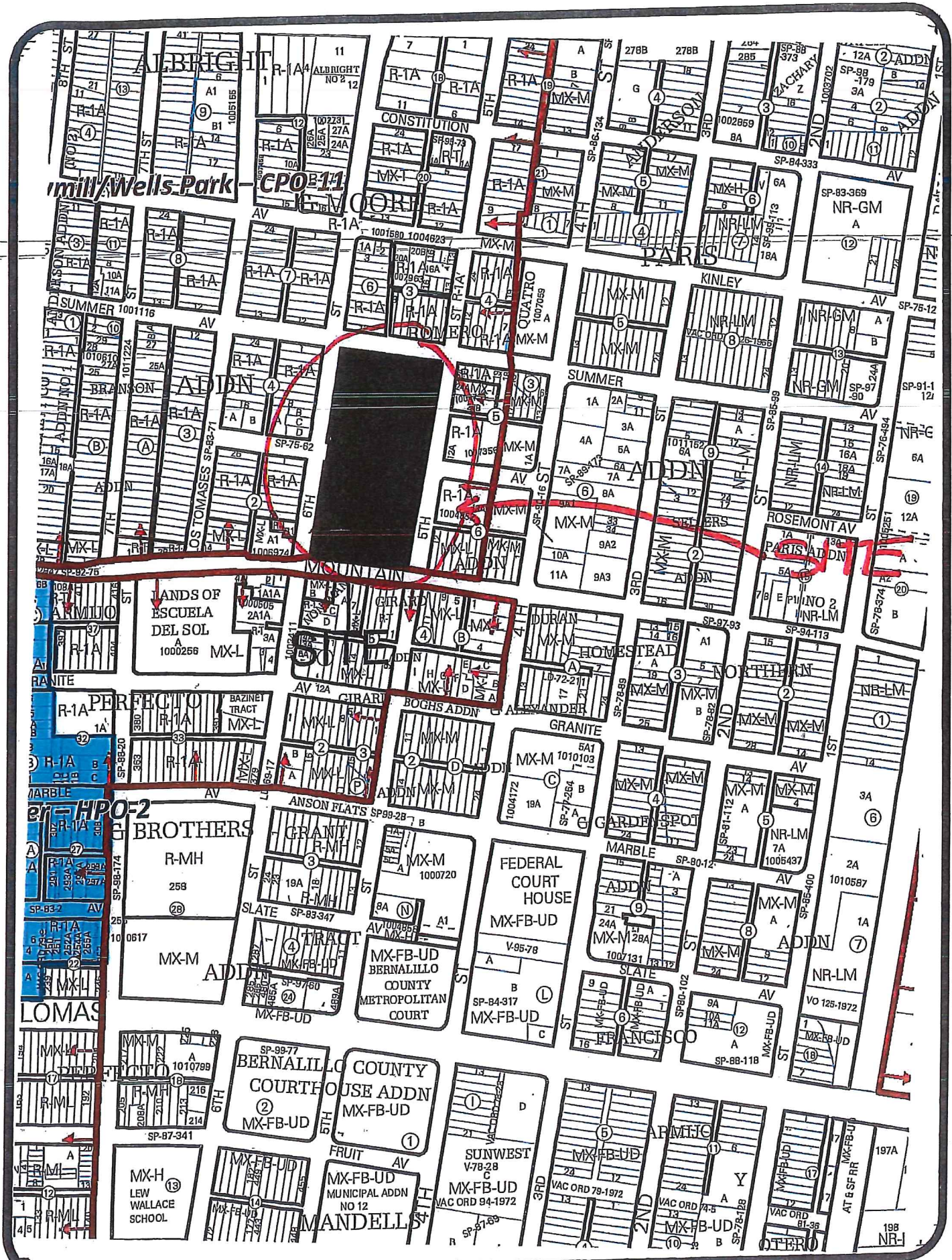
Included with this letter are several exhibits regarding the vacation action: 1) a zone atlas map showing the vicinity of the project, 2) exhibit showing the proposed vacation, 3) Preliminary Plat that will consolidate the property into a single 4.99-acre parcel 4) City form "Official Public Notification Form For Mailed or Electronic Mail Notice", and 5) "Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to the Property Owner".

Should you have questions or need additional information you can contact me by phone, email or postal mail, anytime. You can also contact the City Planning Department.

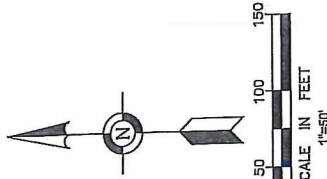
Sincerely,


Rick Beltramo
Director of Development Services
WHPacific, Inc.

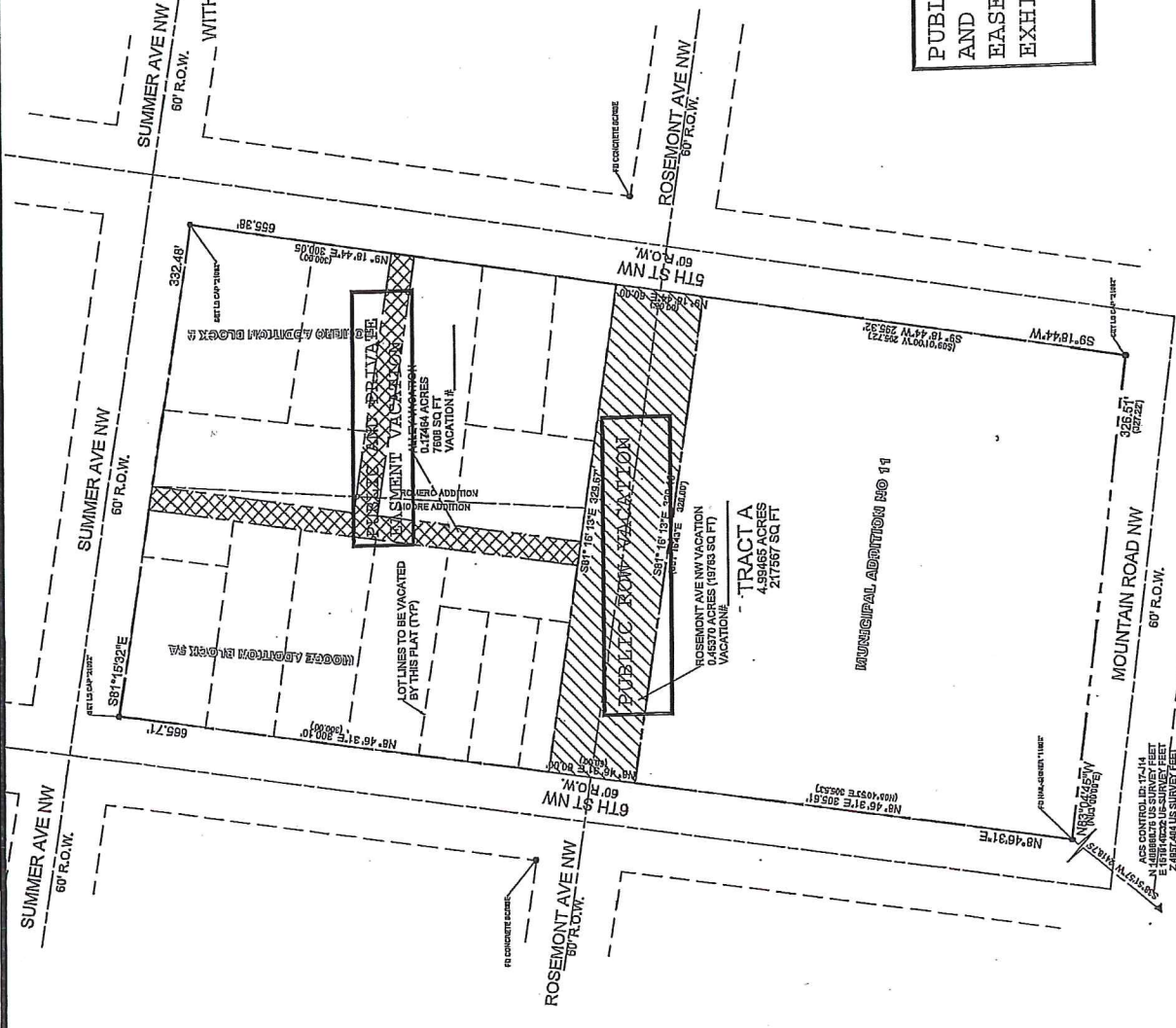
cc: Christina M. Sandoval, City of Albuquerque
Amy Bell, Groundworks Studio,
John Gallegos, CSTi, Inc.
Jonathan Pena, WHPacific, Inc.



PLAT OF
TRACT A
WELLS PARK ADDITION
BEING A REPLAT OF PORTION OF BLOCK 5
MOORE ADDITION
TOGETHER WITH A PORTION OF BLOCK 2
ROMERO ADDITION
& MUNICIPAL ADDITION NO. 11
WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2023



PUBLIC ROW VACATION
AND PUBLIC AND PRIVATE
EASEMENT VACATION
EXHIBIT



ACS CONTROL: TP-14
 CONTROL POINTS: 2
 DATUM: NAD 83
 HORIZONTAL UNITS: FEET
 VERTICAL UNITS: FEET
 DRAWN BY: J. G. GIBSON
 CHECKED BY: J. G. GIBSON
 NEW MEXICO STATE PLANE
 ZONE 10N
 NAVD 1983

PLAT OF
TRACT A

WELLS PARK ADDITION
BEING A REPLAT OF PORTION OF BLOCK 5
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MUNICIPAL ADDITION NO. 11
&
WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2023

PROJECT NUMBER: _____
DATE: _____
CITY APPROVALS: _____
DATE: 1/27/2023
CITY SURVEYOR: _____

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
A.M.A.F.G.A.	DATE
ABQWUA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
REAL PROPERTY DIVISION	DATE
UTILITY APPROVALS:	
PNM ELECTRIC SERVICES	DATE
NEW MEXICO GAS	DATE
QWEST CORPORATION D.B.A. CENTURY LINK QG	DATE
COMCAST	DATE
SURVEYOR'S CERTIFICATE:	

SHEET INDEX
PAGE 1. COVER
PAGE 2. SUBDIVISION PLAT



CONSTRUCTION SURVEY TECHNOLOGIES, INC
PO BOX 65395
ALBUQUERQUE, NM 87195
505-917-9821

LEGAL DESCRIPTION:

BEING A REPLAT OF PORTION OF BLOCK 5 ALBRIGHT MOORE ADDITION DOCUMENT # 1921022621 & BLOCK 2 ROMERO ADDITION DOCUMENT # 1884120584 TOGETHER WITH A PORTION OF MUNICIPAL ADDITION NO. 11 AS DOCUMENT # 1971298426 FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF: PUBLIC SERVICE COMPANY OF NEW MEXICO (PSC), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMER, AND OTHER EQUIPMENT RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

QWEST CORPORATION D.B.A. CENTURY LINK QG FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE TELECOMMUNICATION SERVICES.

COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

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

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGCO), CENTURY LINK AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGCO), CENTURY LINK AND COMCAST DO NOT WAIVE OR RELEASE ANY EASEMENTS OR ANY EASEMENTS RIGHTS WHICH MAY HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

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OWNER/DATABLE ALLEY AND PORTION OF RW ROSEMONT AVE NW

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BY: _____
OWNER/DATABLE PORTION OF BLOCK 5 MOORE ADDITION TOGETHER WITH A PORTION OF BLOCK 2 ROMERO ADDITION

ACKNOWLEDGMENT:

STATE OF _____)
COUNTY OF _____)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2023, BY _____)
NOTARY PUBLIC: _____)
MY COMMISSION EXPIRES: _____)



ZONE ATLAS J-14-Z NO SCALE

NOTE OF PLAT:

PURPOSE OF THIS PLAT TO CONSOLIDATE VACATED ROSEMONT AVE NW EITHER WITH A VACATED ALLEY AND PORTION OF LOTS OF MOORE ADDITION AND ROMERO ADDITION TO CREATE ONE TRACT.

ES:

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DIVISION DATA:

#1 VE ATLAS INDEX NO. 14-4Z
DATE OF FIELD SURVEY: JULY, 2021
TAL. NO. OF TRACTS EXISTING 18
TAL. NO. OF LOTS CREATED 1
ACRES 4.89465
COMMENTS USED:

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ROMERO ADDITION DOCUMENT # 1884120584
MUNICIPAL ADDITION NO 11 # 1971298426

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UNIFORM PROPERTY CODE #:

BERNALILLO COUNTY TREASURER'S OFFICE



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



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Address, phone number, or website for additional information:	
email: rick.beltramo@nv5.com, phone: (505) 948-7194	
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I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

 (Applicant signature) MARCH 2, 2023 (Date)

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

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



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following: NOT APPLICABLE

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

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: March 2, 2023

This notice of an application 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)*: Wells Park NA

Name of NA Representative*: Mike Prando

Email Address* or Mailing Address* of NA Representative¹: 611 Bellamah, NW Alb., NM 87102

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

1. Subject Property Address* 591 Mountain Road, NW Alb., NM, 87102
Location Description Rosemont Ave. NW, from 5th Street to 6th Street
2. Property Owner* City of Albuquerque
3. Agent/Applicant* [if applicable] Rick Beltramo/ WHPacific, Inc.
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)
 - Vacation ROW VACATION _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*: _____

Minor Subdivision Plat to Consolidate 18 Lots, 1 Tract into 1 Parcel, Vacate ROW,
for public park. This application is specifically for "Vacation of Rosemont Ave. ROW"

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 Attach additional information, as needed to explain the project/request.

[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.*
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- 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 [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 0.45370 Street ROW only
 2. IDO Zone District NR-PO-A
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] Public Street, Rosemont Ave.

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

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

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

March 2, 2023

Zoning Committee
Downtown Neighborhoods Association
400 Romero Street, NW Alb., NM 87104

**Re: Wells Park Project- Request To Vacate Public Right-Of-Way
Official Public Notice**

Zoning Committee,

With this letter you are officially notified that the City of Albuquerque Development Hearing Officer shall conduct a Public Hearing to consider application by the City to Vacate a portion of Rosemont Ave. Right-Of-Way, from 5th Street to 6th Street. The hearing is scheduled for 9:00 am on March 22nd, 2023. The meeting will be conducted remotely via "ZOOM" at <https://cabq.zoom.us/j/84123463458>.

The City of Albuquerque plans on constructing a park on the subject site. The City currently owns the surrounding property for the park and intends to include the vacated portion of Rosemont Ave. in the park. The process to include Rosemont Ave. requires approval to vacate that portion of the road.

Included with this letter are several exhibits regarding the vacation action: 1) a zone atlas map showing the vicinity of the project, 2) exhibit showing the proposed vacation, 3) Preliminary Plat that will consolidate the property into a single 4.99-acre parcel 4) City form "Official Public Notification Form For Mailed or Electronic Mail Notice", and 5) "Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to the Property Owner".

Should you have questions or need additional information you can contact me by phone, email or postal mail, anytime. You can also contact the City Planning Department.

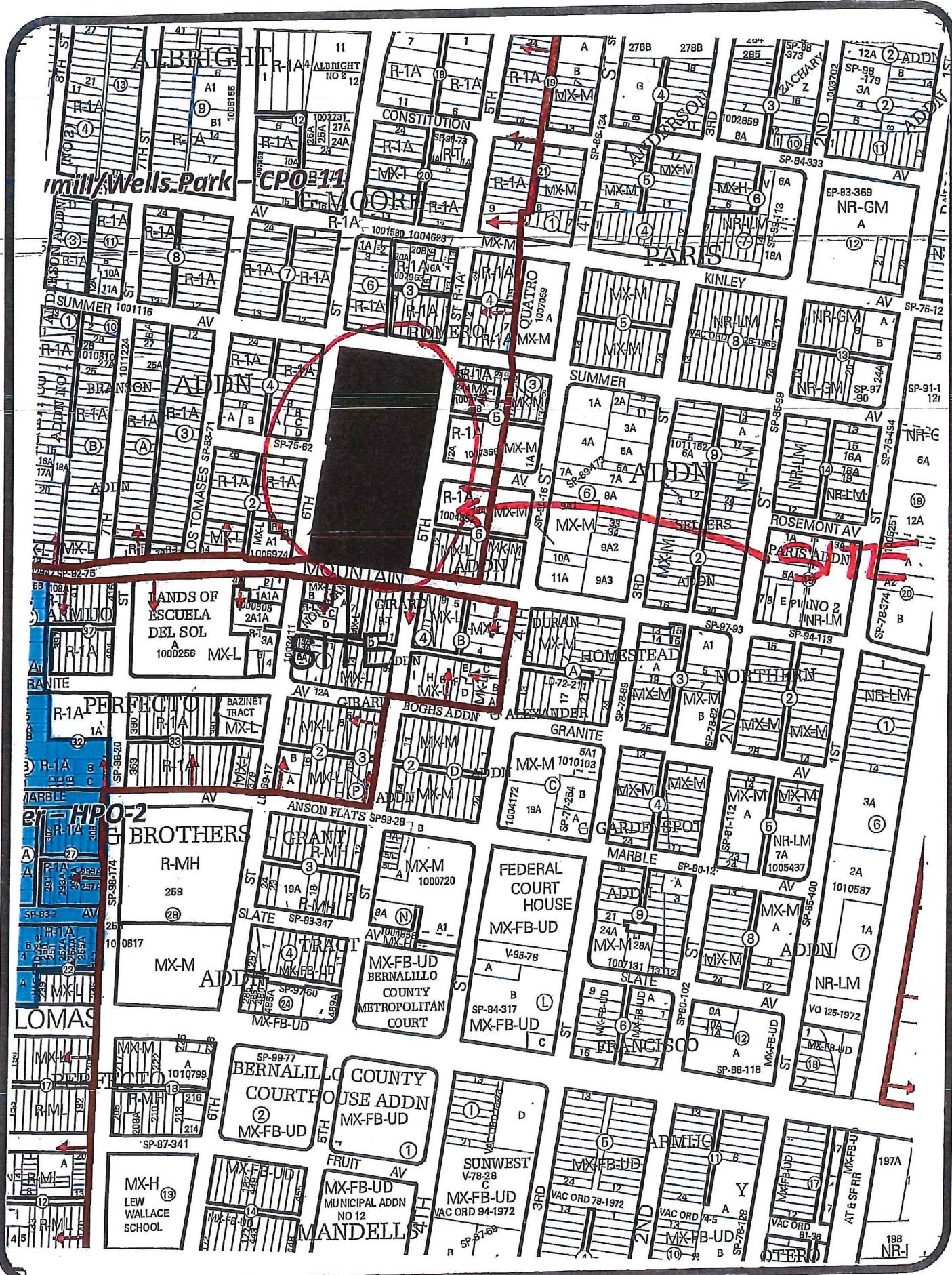
Sincerely



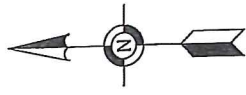
Rick Beltramo

Director of Development Services
WHPacific, Inc.

cc: Christina M. Sandoval, City of Albuquerque
Amy Bell, Groundworks Studio,
John Gallegos, CSTi, Inc.
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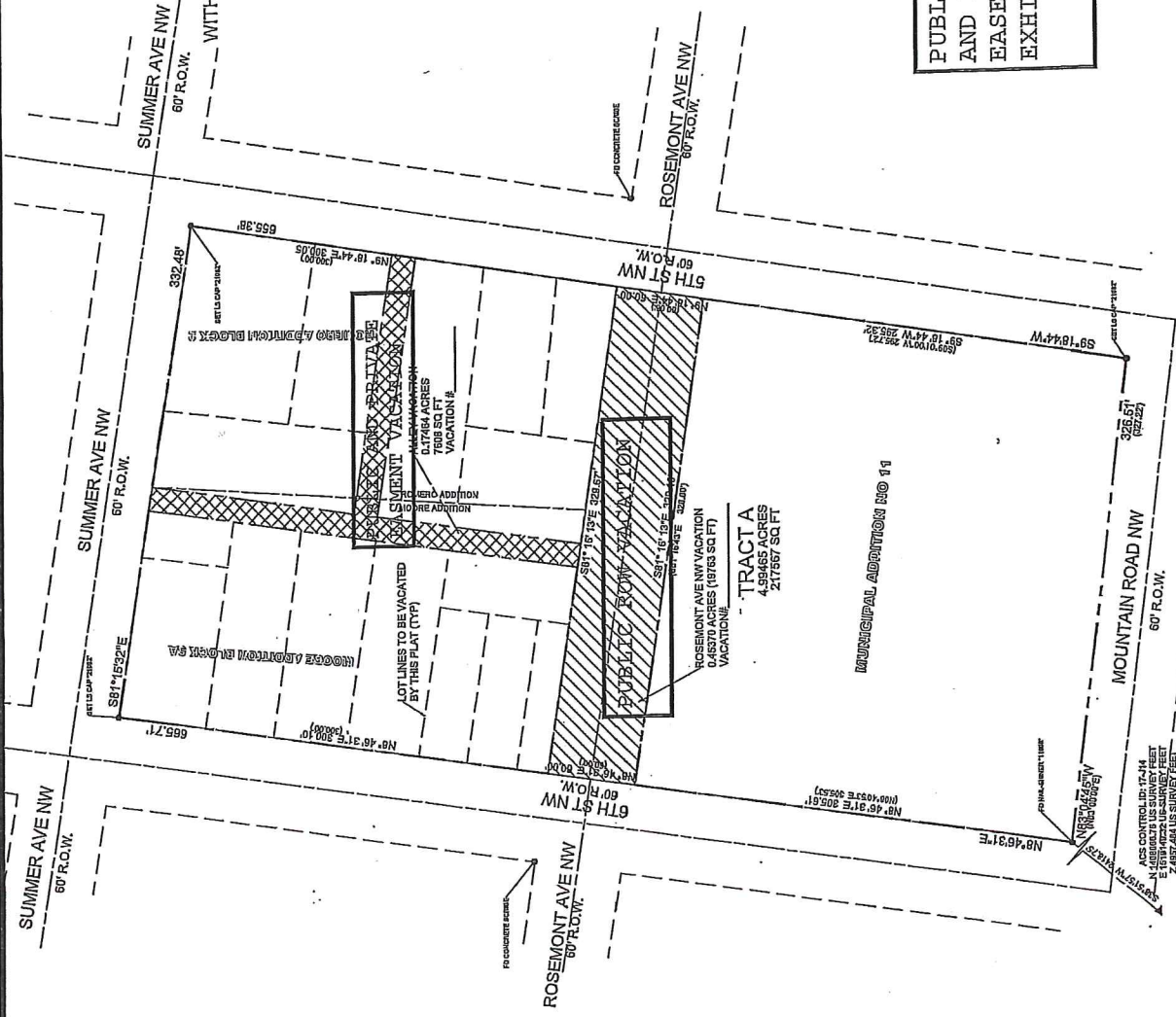
PLAT OF
TRACT A
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 WITHIN PROJECTED SECTION 17, T. 10 N., R. 3 E., N.M.P.M.
 TOWN OF ALBUQUERQUE GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY 2023



**PUBLIC ROW VACATION
 AND PUBLIC AND PRIVATE
 EASEMENT VACATION
 EXHIBIT**



CONSTRUCTION SURVEY TECHNOLOGIES, INC.
 PO BOX 5395
 ALBUQUERQUE, NM 87193
 505-317-4521



ACS CONTROL: 17-14
 2017 MARCH 15 SURVEY
 2, 4, 457, 464 US SURVEY FEET
 2011 FEBRUARY 15, 2007
 DEPARTMENT OF METERS
 NEW MEXICO STATE PLANE
 CELESTIAL MEASUREMENT
 NAVD 1983

LEGAL DESCRIPTION:

BEING A RE-PLAT OF PORTION OF BLOCK 5 ALBERT MOORE ADDITION DOCUMENT # 1921022621 & BLOCK 2 ROMERO ADDITION DOCUMENT # 1884120584, TOGETHER WITH A PORTION OF MUNICIPAL ADDITION NO. 11 AS DOCUMENT # 1972988420, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M.TOWN OF ALBUQUERQUE GRANT, CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF: PUBLIC SERVICE COMPANY OF NEW MEXICO (P.S.N.M.), A NEW MEXICO CORPORATION, (P.W. ELECTRIC) FOR THE INSTALLATION, MAINTENANCE, REPAIR, RENEW, OPERATE AND UNDERGROUND ELECTRICAL LINES, TRANSPORTATION OF OTHER EQUIPMENT RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

QWEST CORPORATION D.B.A. CENTURY LINK CO. FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

CONCAT FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED IS THE RIGHT TO REBUILD, RECONSTRUCT, LOCATE, RELOCATE, CHANGE REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND SPACE FOR ELECTRICAL UTILITIES WITHIN THE EASEMENTS SET FORTH HEREIN, NO BUILDING, SIGN, POOL, ABOVEGROUND OR SUBSURFACED, HOT TUB, CONCRETE OR WOOD DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY (P.S.N.M.), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK COMPANY (CENTURY LINK), QWEST CORPORATION (QWEST), CONCAT, AND UNDERGROUND ELECTRICAL SERVICES COMPANY (UNDERGROUND SERVICES) DO NOT WAIVE OR RELEASE ANY EASEMENTS OR ANY EASEMENTS RIGHTS WHICH MAY HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

FREE CONSENT AND VACATION:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING COMPRISED OF TRACTS SHOWN HEREON AND HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS FOR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) AND CONCOMITANT DO NOT WAIVE OR RELEASE ANY EASEMENTS OR ANY EASEMENTS RIGHTS WHICH MAY HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

BY: OWNERS/DATE ALLEY AND PORTION OF RW ROSEMONT AVE NW

FREE CONSENT:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING COMPRISED OF TRACTS SHOWN HEREON AND HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS FOR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) AND CONCOMITANT DO NOT WAIVE OR RELEASE ANY EASEMENTS OR ANY EASEMENTS RIGHTS WHICH MAY HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

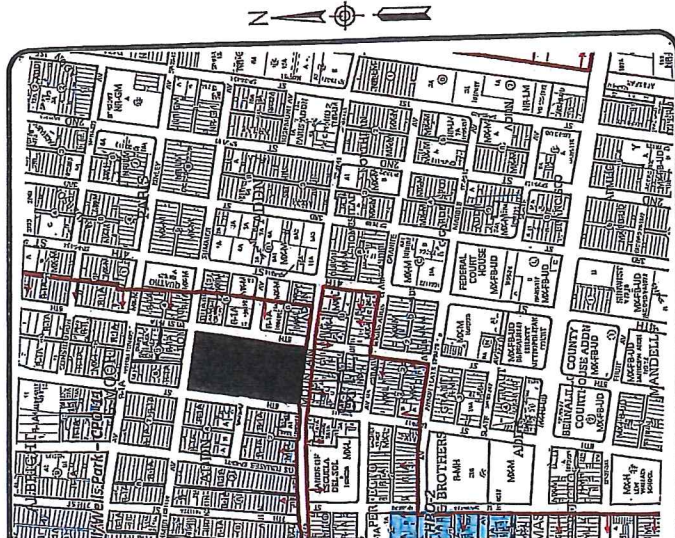
BY: OWNERS/DATE PORTION OF BLOCK 5 MOORE ADDITION TOGETHER WITH A PORTION OF BLOCK 2 ROMERO ADDITION

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2023, BY _____)
NOTARY PUBLIC: _____)
MY COMMISSION EXPIRES: _____)

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2023, BY _____)
NOTARY PUBLIC: _____)
MY COMMISSION EXPIRES: _____)



ZONE ATLAS J-14-Z NO SCALE

SCOPE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE VACATED ROSEMONT AVE NW TOGETHER WITH A VACATED ALLEY AND PORTION OF LOTS OF MOORE ADDITION AND ROMERO ADDITION TO CREATE ONE TRACT.

NOTES:

BEARINGS ARE GRID BASED—NEW MEXICO STATE PLANE CENTRAL ZONE (NAD 83)

ALL DISTANCES SHOWN ARE GROUND DISTANCES.

ALL BOUNDARY CORNERS IDENTIFIED AS 'SET', ARE SET WITH CAP TAMPED 'PS 21062', AND DEFLECTED AS NOTED UNLESS OTHERWISE INDICATED.

BEARINGS AND DISTANCES IN () ARE RECORD

BOUNDARY DATA:

REF # ATLAS INDEX NO. 14-47
DATE OF FIELD SURVEY: JULY, 2021
TOTAL NO. OF TRACTS EXISTING: 18
TOTAL NO. OF LOTS CREATED: 1
GROSS ACRES: 4.99465

DOCUMENTS USED:

ALBERT MOORE ADDITION DOCUMENT # 1921022621
ROMERO ADDITION DOCUMENT # 1884120584
MUNICIPAL ADDITION NO 11 # 1972988420

SOLAR COLLECTION NOTE:

PER SECTION 14-14-47 OF THE SUBDIVISION ORDINANCE NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDING OR BEING ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UNIFORM PROPERTY CODE # _____

BERNALILLO COUNTY TREASURER'S OFFICE.

PLAT OF
TRACT A
WELLS PARK ADDITION
BEING A REPLAT OF PORTION OF BLOCK 5
MOORE ADDITION
ROMERO ADDITION
& MUNICIPAL ADDITION NO. 11
WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2023

PROJECT NUMBER: _____

CITY APPROVALS:

Lois M. Rainsworth, P.E. 1/27/2023
CITY SURVEYOR

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION

UTILITIES DEVELOPMENT

PARKS AND RECREATION DEPARTMENT

A.M.A.F.C.A.

ABQWUA

CITY ENGINEER

DRB CHAIRPERSON, PLANNING DEPARTMENT

REAL PROPERTY DIVISION

UTILITY APPROVALS:

P.W. ELECTRIC SERVICES

NEW MEXICO GAS

QWEST CORPORATION D.B.A. CENTURY LINK CO

COMCAST

SURVEYOR'S CERTIFICATE:

I, DAVID P. ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21062, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE. SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS IN 1978 AND 1987, 2007; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

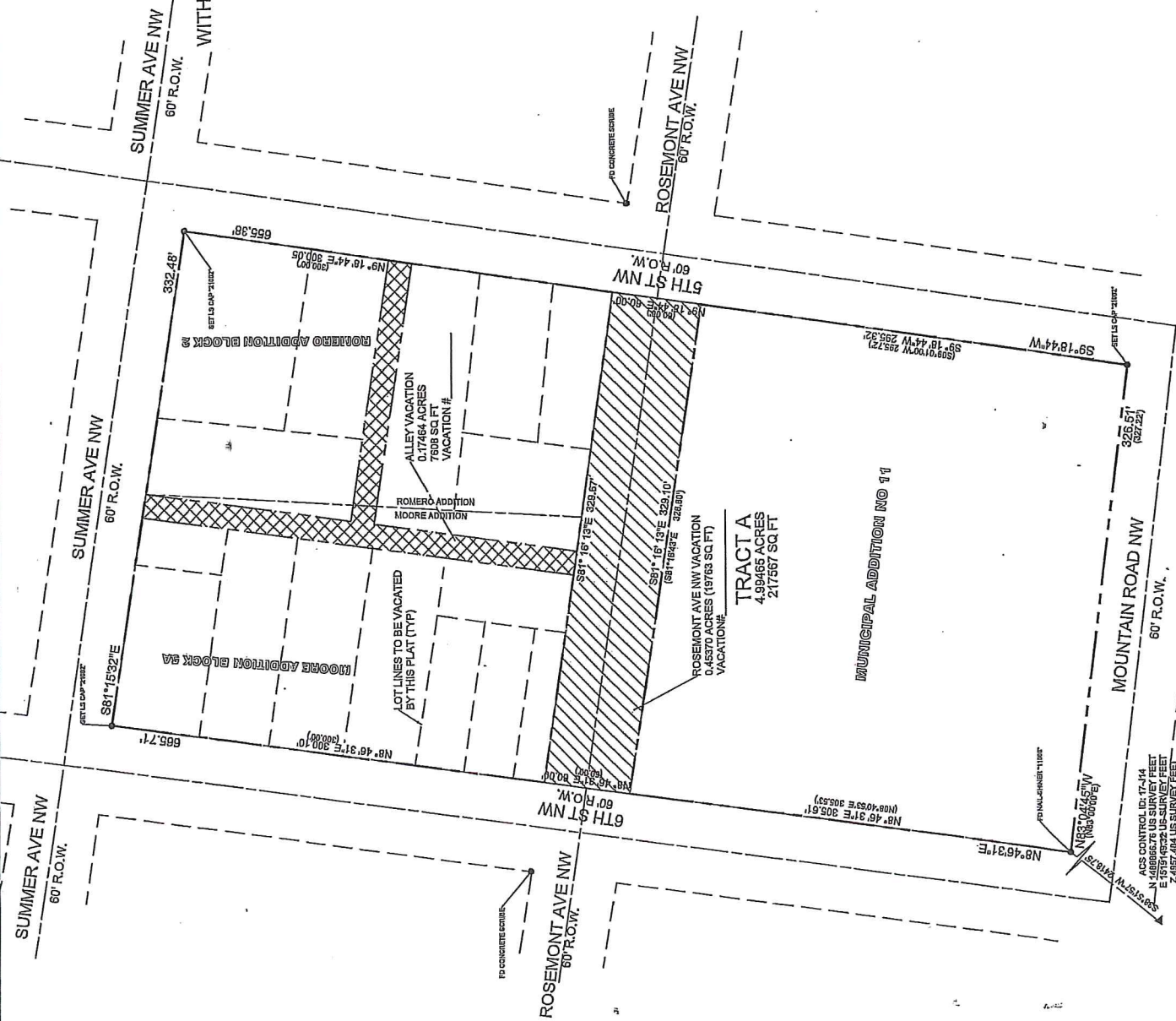
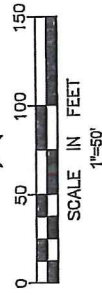
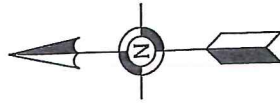
DAVID P. ACOSTA, NMPLS NO. 21062 DATE _____

SHEET INDEX
PAGE 1, COVER
PAGE 2, SUBDIVISION PLAT



CONSTRUCTION SURVEY TECHNOLOGIES, INC
PO BOX 65985
ALBUQUERQUE, NM 87169
505-917-9821

PLAT OF
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TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2023



ACS CONTROL ID: 17-114
N 488866.78 US SURVEY FEET
E 1615146.32 US SURVEY FEET
2485' DIAGONAL DISTANCE IN FEET
CSD-10-8880361
DELTA ALPHA = 0°13'59.00"
NEW MEXICO STATE PLANE
CENTRAL ZONE
NAVD 1983






**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
FOR PUBLIC RIGHT-OF-WAY VACATION ACTION**



PART I - PROCESS	
Use <u>Table 6-1-1</u> in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type:	PUBLIC HEARING FOR RIGHT-OF-WAY VACATION
Decision-making Body:	CITY COUNCIL
Pre-Application meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Neighborhood meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Note: if yes, see second page
PART II - DETAILS OF REQUEST	
Address of property listed in application:	591 Mountain Road, NW
Name of property owner:	City of Albuquerque
Name of applicant:	City of Albuquerque
Date, time, and place of public meeting or hearing, if applicable:	March 22, 2023 9:00AM, ZOOM http://cabq.zoom.us/j/84123463458
Address, phone number, or website for additional information:	email: rick.beltramo@nv5.com , phone: (505) 948-7194
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	J-14
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.	
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.	
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.	
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.	

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

 (Applicant signature) MARCH 2, 2023 (Date)

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



OFFICIAL PUBLIC NOTIFICATION FORM
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- d. For residential development: Maximum number of proposed dwelling units.
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**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: March 2, 2023

This notice of an application 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)*: Downtown Neighborhood Association

Name of NA Representative*: Zoning Committee

Email Address* or Mailing Address* of NA Representative¹: 400 Romero Street, NW Alb., NM 87104

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

1. Subject Property Address*: 591 Mountain Road, NW Alb., NM, 87102
Location Description Rosemont Ave. NW, from 5th Street to 6th Street
2. Property Owner* City of Albuquerque
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Useful Links

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<https://tinyurl.com/IDOzoningmap>

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

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

NV5

NAME OF PROJECT / CALCULATION

SHEET NO.

OF

COMPUTED BY:

CHECKED BY:

JOB/TASK NO.

DATE:

IDENTIFY/ADDRESS THESE ELEMENTS

1.0 SUBJECT

2.0 PURPOSE

3.0 REFERENCES

4.0 ASSUMPTIONS

5.0 CRITERIA / REQUIREMENTS

6.0 SKETCHES

7.0 CALCULATIONS

8.0 CONCLUSIONS

9.0 ATTACHMENTS

REVISION #

SUPERSEDES CALC TITLE

CHECKED BY:

DATED:

MAILED NOTICE TO 100 FT. OWNERS

March 2, 2023

William J. Magee
8 ESCENA DR.
TIJERAS NM 87059-7622
[Owner of Lot at 1209 6th St. Alb., NM 87102]

**Re: Wells Park Project- Request To Vacate Public Right-Of-Way
Official Public Notice**

William J. Magee,

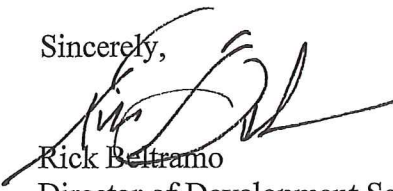
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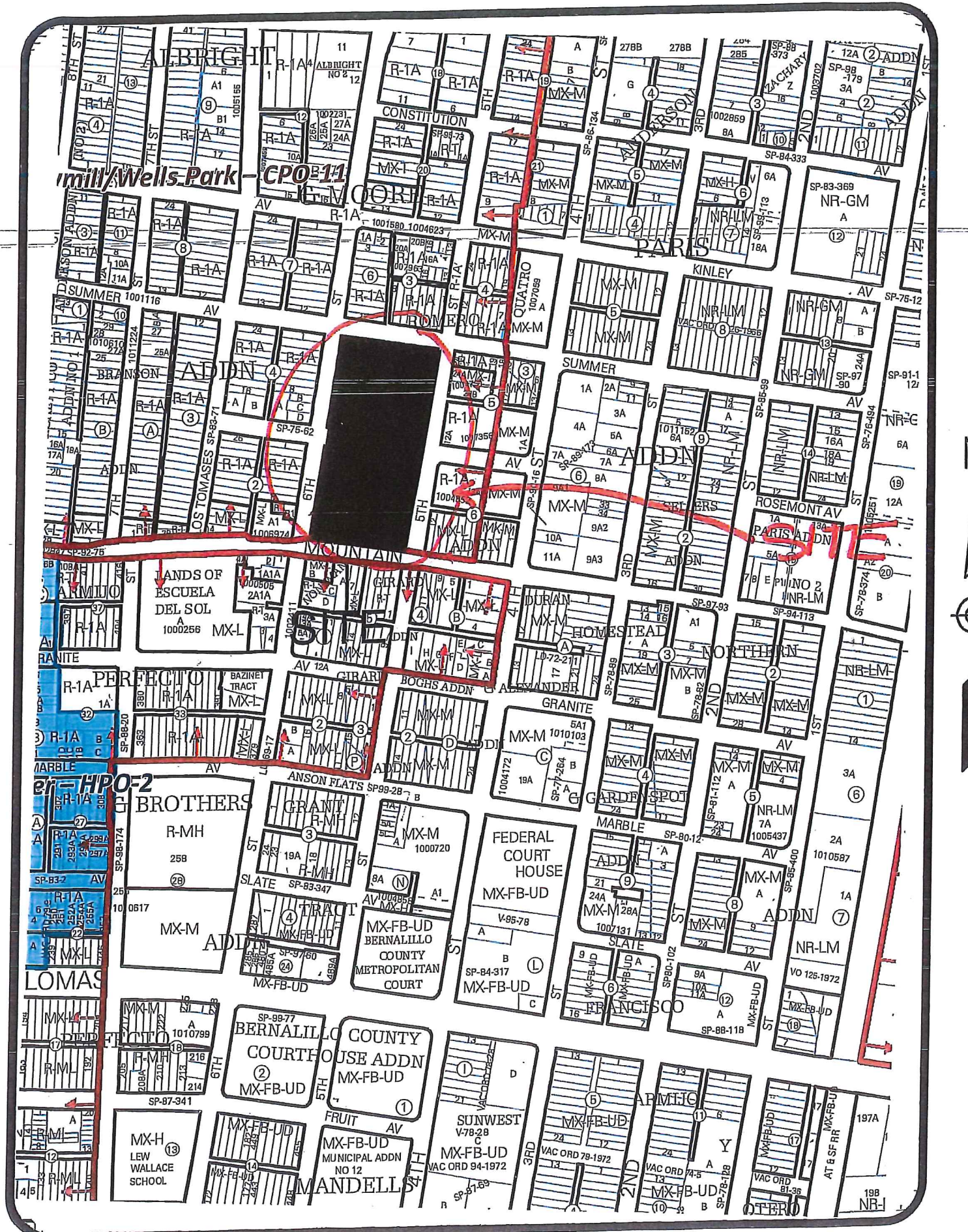
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Sincerely,



Rick Beltramo
Director of Development Services
WHPacific, Inc.

cc: Christina M. Sandoval, City of Albuquerque
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John Gallegos, CSTi, Inc.
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**PLAT OF
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PROJECT NUMBER: _____
 CITY APPROVALS: _____
 CITY SURVEYOR: *Lorey M. Buehler, P.S.* 1/27/2023
 DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION
 UTILITIES DEVELOPMENT
 PARKS AND RECREATION DEPARTMENT
 A.M.A.F.C.A.
 ABQWUA
 CITY ENGINEER
 DRB CHAIRPERSON, PLANNING DEPARTMENT

REAL PROPERTY DIVISION
 UTILITY APPROVALS:
 PNM ELECTRIC SERVICES
 NEW MEXICO GAS
 QWEST CORPORATION D.B.A. CENTURY LINK CO
 COMCAST

SURVEYOR'S CERTIFICATE:
 I, DAVID P. ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY SUPERVISION FOR THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE. SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID P. ACOSTA, NMPLS NO. 21082
 DATE

SHEET INDEX
 PAGE 1. COVER
 PAGE 2. SUBDIVISION PLAT

CONSTRUCTION SURVEY TECHNOLOGIES, INC
 ALBUQUERQUE, NM 87189
 505-977-5921

LEGAL DESCRIPTION:
 BEING A REPLAT OF PORTION OF BLOCK 5 ALBRIGHT, MOORE ADDITION DOCUMENT # 1921022621 & BLOCK 2 ROMERO ADDITION DOCUMENT # 1984126594, TOGETHER WITH A PORTION OF MUNICIPAL ADDITION NO. 11 AS DOCUMENT # 1971289420, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M. TOWN OF ALBUQUERQUE GRANT, CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF PUBLIC SERVICE COMPANY OF NEW MEXICO (P.S.N.M.), A NEW MEXICO CORPORATION, (P.N.M. ELECTRIC) FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMER, AND OTHER EQUIPMENT RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

QWEST CORPORATION D.B.A. CENTURY LINK CO. FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED IS THE RIGHT TO REBUILD, RECONSTRUCT, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF "GRANTOR" FOR PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF SUCH UTILITIES INCLUDING SUFFICIENT WORKING SPACE, SHEDS, CRUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL, ABOVEGROUND OR SUBSURFACED, HOT TUB, CONCRETE OR WOOD DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.

DISCLAIMER
 IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY (P.S.N.M.), NEW MEXICO GAS COMPANY (N.M.G.C.), PNM ELECTRIC SERVICE COMPANY (P.N.M. ELECTRIC), QWEST CORPORATION (QWEST), CENTURY LINK COMPANY (CENTURY LINK), AND COMCAST DO NOT WAIVE OR RELEASE ANY EASEMENTS OR ANY EASEMENT'S RIGHTS WHICH MAY HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

FREE CONSENT AND VACATION:
 THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING COMPRISED OF TRACTS SHOWN HEREON AND HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY (UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) SAID, SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED AND HEREBY VACATE ALL EASEMENTS AND VACATE ALL RIGHT OF WAY, SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: OWNER/DATE ALLEY AND PORTION OF RW ROSEMONT AVE NW

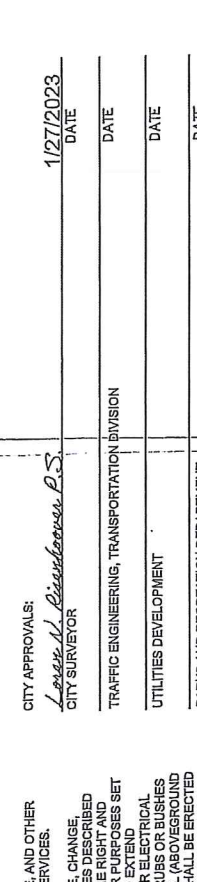
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BY: OWNER/DATE PORTION OF BLOCK 5 MOORE ADDITION TOGETHER WITH A PORTION OF BLOCK 2 ROMERO ADDITION

ACKNOWLEDGMENT
 STATE OF)
 COUNTY OF)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS DAY OF)
 , 2023, BY)

NOTARY PUBLIC:)
 MY COMMISSION EXPIRES:)

NOTARY PUBLIC:)
 MY COMMISSION EXPIRES:)



ZONE ATLAS J-14-Z NO SCALE

USE OF THIS PLAT TO CONSOLIDATE VACATED ROSEMONT AVE NW WITH A VACATED ALLEY AND PORTION OF LOTS OF MOORE ADDITION AND ADDITION TO CREATE ONE TRACT.

NGS ARE GRID BASED—NEW MEXICO STATE PLANE CENTRAL ZONE (NAD)

STANCES SHOWN ARE GROUND DISTANCES.

BOUNDARY CORNERS IDENTIFIED AS "SETY" ARE 5/8" REBAR WITH CAP

D "PS 21082", AND DEPICTED AS NOTED UNLESS OTHERWISE INDICATED.

INGS AND DISTANCES IN () ARE RECORD

SIGN DATA:

PLAS INDEX NO. J-14-Z
 FIELD SURVEY: JULY, 2021
 NO. OF TRACTS EXISTING 13
 NO. OF LOTS CREATED 1
 ADDRESS 4.59465

ENTS USED:
 HT MOORE ADDITION DOCUMENT # 1921022621
 O ADDITION DOCUMENT # 1984126594,
 PAL ADDITION NO 11 # 1971289420,

COLLECTION NOTE:
 CTION 14-14-47 OF THE SUBDIVISION ORDINANCE

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S TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

RM PROPERTY CODE #:

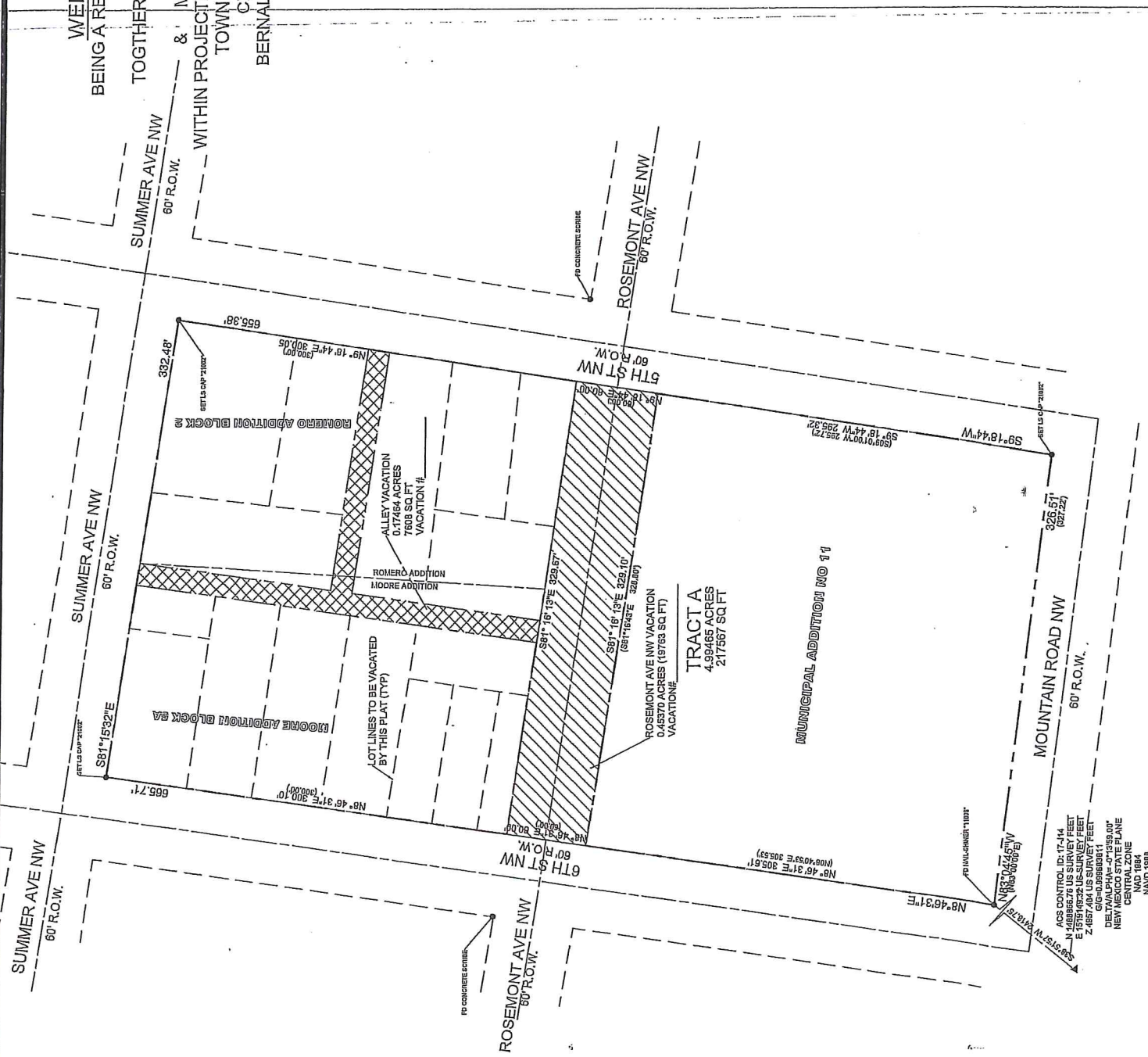
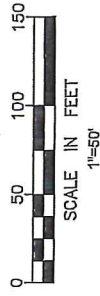
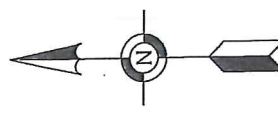
ALBUQUERQUE COUNTY TREASURER'S OFFICE:

DATE

DATE

PLAT OF TRACT A

WELLS PARK ADDITION
 BEING A REPLAT OF PORTION OF BLOCK 5
 MOORE ADDITION
 TOGETHER WITH A PORTION OF BLOCK 2
 ROMERO ADDITION
 & MUNICIPAL ADDITION NO. 11
 WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M.
 TOWN OF ALBUQUERQUE GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY 2023



ACS CONTROL ID: 17-14
 N 488866.72 US SURVEY FEET
 E 157814832 US SURVEY FEET
 Z: 4857.7016 US SURVEY FEET
 DELTA ALPHA = 0.1359 0.00
 NEW MEXICO STATE PLANE
 CENTRAL ZONE
 NAD 83



CONSTRUCTION SURVEY TECHNOLOGIES, INC
 PO BOX 65395
 ALBUQUERQUE, NM 87193
 505-917-8921




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



FOR PUBLIC RIGHT-OF-WAY VACATION ACTION

PART I - PROCESS	
Use <u>Table 6-1-1</u> in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type:	PUBLIC HEARING FOR RIGHT-OF-WAY VACATION
Decision-making Body:	CITY COUNCIL
Pre-Application meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Neighborhood meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>Note: if yes, see second page</i>
PART II – DETAILS OF REQUEST	
Address of property listed in application:	591 Mountain Road, NW
Name of property owner:	City of Albuquerque
Name of applicant:	City of Albuquerque
Date, time, and place of public meeting or hearing, if applicable:	
March 22, 2023 9:00AM, ZOOM http://cabq.zoom.us/j/84123463458	
Address, phone number, or website for additional information:	
email: rick.beltramo@nv5.com , phone: (505) 948-7194	
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property. J-14	
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.	
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.	
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.	
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.	

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

 (Applicant signature) MARCH 2, 2023 (Date)

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



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



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following: NOT APPLICABLE

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

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: March 2, 2023

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

Property Owner within 100 feet*: MAGEE, WILLIAM J

Mailing Address*: 8 ESCENA DR TIJERAS NM 87059-7622

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

1. Subject Property Address* 1209 6th St, NW Alb., NM 87102
Location Description Residential Lot on 6th Street
2. Property Owner* MAGEE, WILLIAM J
3. Agent/Applicant* [if applicable] Rick Beltramo, WHPacific, Inc. (agent)
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)
 - Vacation Vacation of Public Street Right-Of-Way (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:
Vacation of Rosemont Ave., from 5th Street to 6th Street
Vacated propoerty to be combined with other property for expanded Wells Park

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Hearing Officer (DHO)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

Vacation to be part of future Plat

¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: March 22nd, 2023, at 9:00 am

Location*²: Remote "ZOOM" meeting at https://cabq.zoom.us/j/84123463458

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

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

6. Where more information about the project can be found*³:
contact Rick Beltramo (agent) Phone: (505) 948-7194, email: rick.beltramo@nv5.com

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

1. Zone Atlas Page(s)*⁴ J-14
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 have been requested for this project*:
 - Deviation(s)
 - Variance(s)
 - Waiver(s)

Explanation*:
No exceptions.

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No
 Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
Pre-submittal offered. One NA declined a meeting. The other NA provided no response.

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.*

² Physical address or Zoom link
³ Address (mailing or email), phone number, or website to be provided by the applicant
⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 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:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] _____
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinyurl.com/idozoningmap>

March 2, 2023

Eva G. Lujan and
Lisa M. Guevara
807 San Andreas Ave., NW
Albuquerque, New Mexico 87107-3856
[Owner of Lot at 1207 6th St. Alb., NM 87102]

**Re: Wells Park Project- Request To Vacate Public Right-Of-Way
Official Public Notice**

Eva G. Lujan and Lisa M. Guevara,

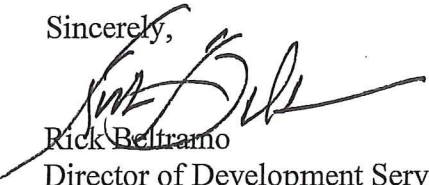
With this letter you are officially notified that the City of Albuquerque Development Hearing Officer shall conduct a Public Hearing to consider application by the City to Vacate a portion of Rosemont Ave. Right-Of-Way, from 5th Street to 6th Street. The hearing is scheduled for 9:00 am on March 22nd, 2023. The meeting will be conducted remotely via "ZOOM" at <https://cabq.zoom.us/j/84123463458>.

The City of Albuquerque plans on constructing a park on the subject site. The City currently owns the surrounding property for the park and intends to include the vacated portion of Rosemont Ave. in the park. The process to include Rosemont Ave. requires approval to vacate that portion of the road.

Included with this letter are several exhibits regarding the vacation action: 1) a zone atlas map showing the vicinity of the project, 2) exhibit showing the proposed vacation, 3) Preliminary Plat that will consolidate the property into a single 4.99-acre parcel 4) City form "Official Public Notification Form For Mailed or Electronic Mail Notice", and 5) "Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to the Property Owner".

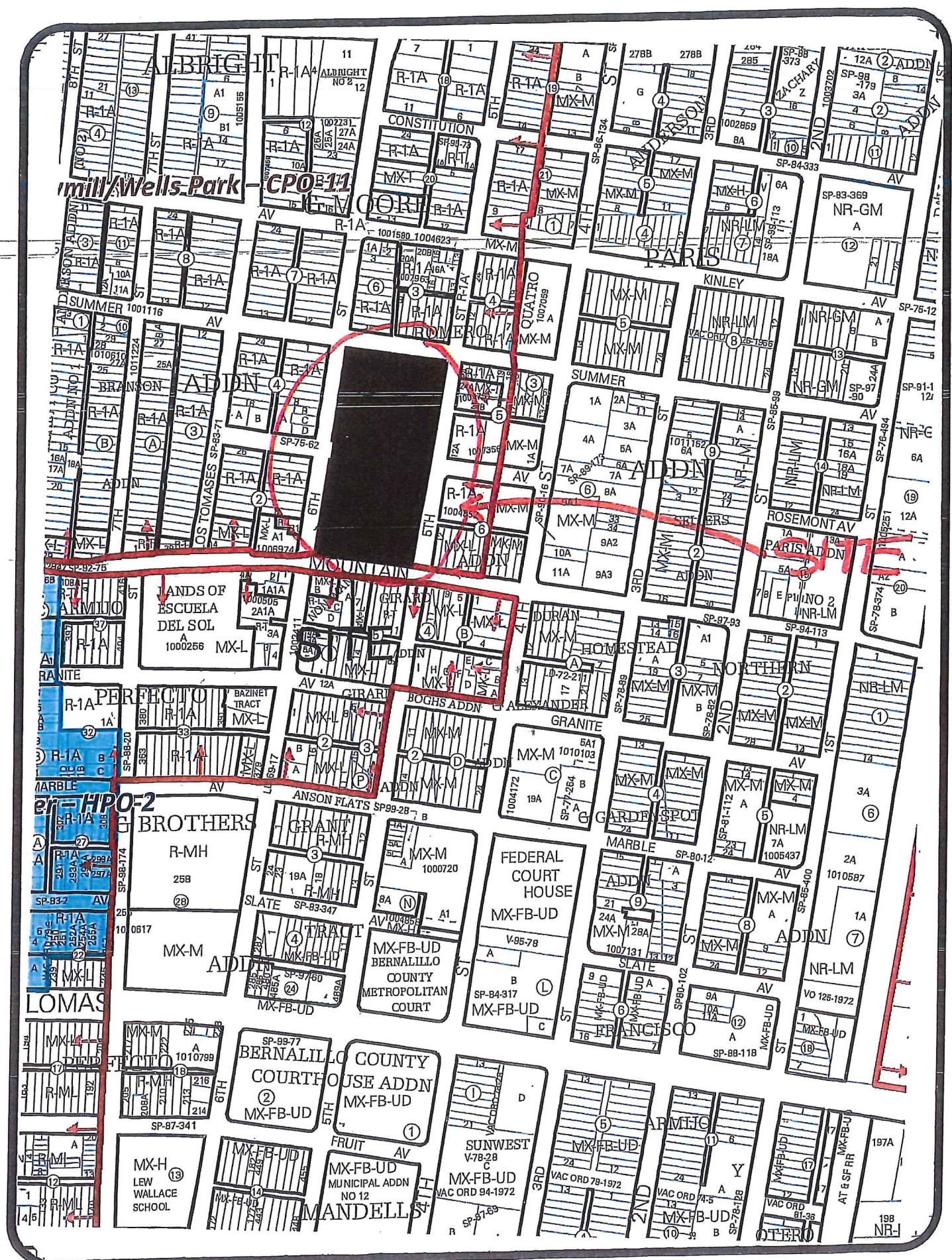
Should you have questions or need additional information you can contact me by phone, email or postal mail, anytime. You can also contact the City Planning Department.

Sincerely,



Rick Beltramo
Director of Development Services
WHPacific, Inc.

cc: Christina M. Sandoval, City of Albuquerque
Amy Bell, Groundworks Studio,
John Gallegos, CSTi, Inc.
Jonathan Pena, WHPacific, Inc.



**PLAT OF
TRACT A
WELLS PARK ADDITION
BEING A REPLAT OF PORTION OF BLOCK 5
MOORE ADDITION
TOGETHER WITH A PORTION OF BLOCK 2
ROMERO ADDITION
& MUNICIPAL ADDITION NO. 11
WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2023**

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DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DO NOT WAIVE OR RELEASE ANY EASEMENTS OR ANY EASEMENTS RIGHTS WHICH MAY HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT

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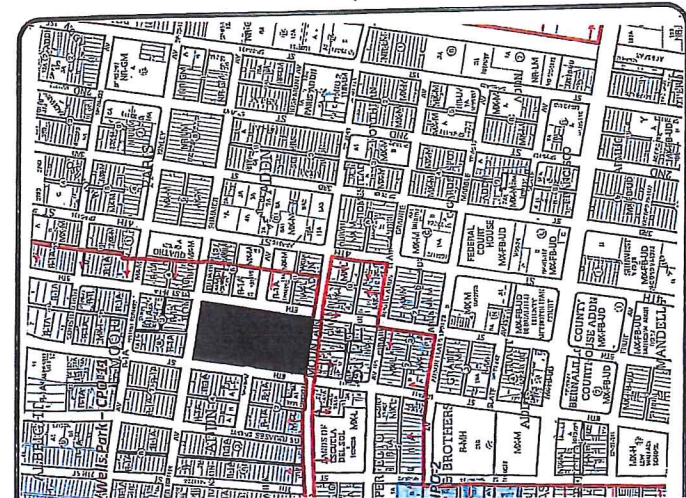
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BY: OWNER/DATE PORTION OF BLOCK 5 MOORE ADDITION, TOGETHER WITH A PORTION OF BLOCK 2 ROMERO ADDITION

ACKNOWLEDGMENT:

STATE OF)
) S.S.
COUNTY OF)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2023, BY _____

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____



ZONE ATLAS J-14-Z NO SCALE

USE OF PLAT:
PURPOSE OF THIS PLAT TO CONSOLIDATE VACATED ROSEMONT AVE NW TOGETHER WITH A VACATED ALLEY AND PORTION OF LOTS OF MOORE ADDITION AND ROMERO ADDITION TO CREATE ONE TRACT.

ES: _____

BOUNDARIES ARE GRID BASED - NEW MEXICO STATE PLANE CENTRAL ZONE (NAD 83) DISTANCES SHOWN ARE GROUND DISTANCES.

ALL BOUNDARY CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP MPED "PS 21082", AND DEPICTED AS NOTED UNLESS OTHERWISE INDICATED.

BEARINGS AND DISTANCES IN () ARE RECORD

DIVISION DATA:

1921022821
1884120884
1971288420
1921022821
1884120884
1971288420

AR COLLECTION NOTE:

SECTION 14-14-47 OF THE SUBDIVISION ORDINANCE
PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO ANY RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDING OR BEING ERRECTED ON THE LOTS PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT.

IS IT TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON FORM PROPERTY CODE # _____
BERNALILLO COUNTY TREASURER'S OFFICE:

PROJECT NUMBER:	
CITY APPROVALS:	1/27/2023
CITY SURVEYOR	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
A.M.A.F.C.A.	DATE
ABQWIA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
REAL PROPERTY DIVISION	DATE
UTILITY APPROVALS:	
PNM ELECTRIC SERVICES	DATE
NEW MEXICO GAS	DATE
QUEST CORPORATION D.B.A. CENTURY LINK CO	DATE
COMCAST	DATE
SURVEYOR'S CERTIFICATE:	
I, DAVID P. ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE. SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.	

DAVID P. ACOSTA, NMPLS NO. 21082

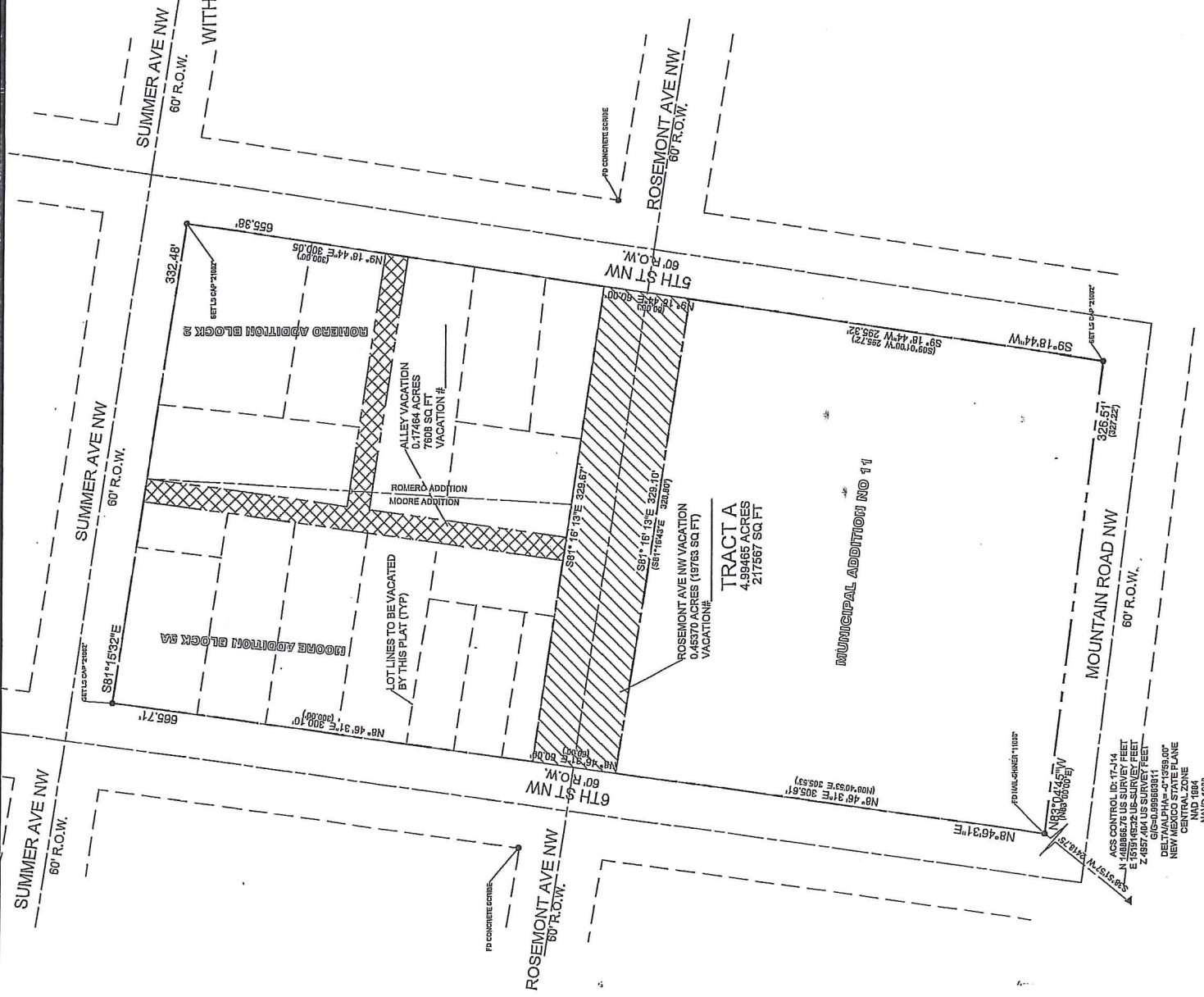
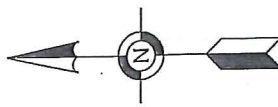
DATE

SHEET INDEX
PAGE 1 OF COVER
PAGE 2 OF SUBDIVISION PLAT



CONSTRUCTION SURVEY TECHNOLOGIES, INC
PO BOX 63395
ALBUQUERQUE, NM 87193
505-917-5821

PLAT OF
TRACT A
WELLS PARK ADDITION
BEING A REPLAT OF PORTION OF BLOCK 5
MOORE ADDITION
TOGETHER WITH A PORTION OF BLOCK 2
ROMERO ADDITION
& MUNICIPAL ADDITION NO. 11
WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.-M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2023



ACE CONTROL ID: 12114
N 148866276 US SURVEY FEET
E 1539146232 US SURVEY FEET
Z 4957.704 US SURVEY FEET
DELTA VAL PHA 041539.00"
NEW MEXICO STATE PLANE
CENTRAL ZONE
NAD 1983
NAD 1983






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



FOR PUBLIC RIGHT-OF-WAY VACATION ACTION

PART I - PROCESS	
Use <u>Table 6-1-1</u> in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type:	PUBLIC HEARING FOR RIGHT-OF-WAY VACATION
Decision-making Body:	CITY COUNCIL
Pre-Application meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Neighborhood meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>Note: if yes, see second page</i>
PART II - DETAILS OF REQUEST	
Address of property listed in application:	591 Mountain Road, NW
Name of property owner:	City of Albuquerque
Name of applicant:	City of Albuquerque
Date, time, and place of public meeting or hearing, if applicable:	March 22, 2023 9:00AM, ZOOM http://cabq.zoom.us/j/84123463458
Address, phone number, or website for additional information:	email: rick.beltramo@nv5.com , phone: (505) 948-7194
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	J-14
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.	
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.	
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.	
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.	

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

 (Applicant signature) MARCH 2, 2023 (Date)

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



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



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following: NOT APPLICABLE

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

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: March 2, 2023

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

Property Owner within 100 feet*: LUJAN EVA G & GUEVARA LISA M

Mailing Address*: 807 SAN ANDRES AVE NW ALBUQUERQUE NM 87107-3856

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

1. Subject Property Address* 1205 6th St, NW Alb., NM 87102
Location Description Residential Lot on 6th Street
2. Property Owner* LUJAN EVA G & GUEVARA LISA M
3. Agent/Applicant* [if applicable] Rick Beltramo, WHPacific, Inc. (agent)
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)
 - Vacation Vacation of Public Street Right-Of-Way (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

Vacation of Rosemont Ave., from 5th Street to 6th Street

Vacated propoerty to be combined with other property for expanded Wells Park

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Hearing Officer (DHO)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

Vacation to be part of future Plat

¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: March 22nd, 2023, at 9:00 am

Location*²: Remote "ZOOM" meeting at https://cabq.zoom.us/j/84123463458

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

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

6. Where more information about the project can be found*³:

contact Rick Beltramo (agent) Phone: (505) 948-7194, email: rick.beltramo@nv5.com

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

1. Zone Atlas Page(s)*⁴ J-14

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 have been requested for this project*:

- Deviation(s)
- Variance(s)
- Waiver(s)

Explanation*:

No exceptions.

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

Pre-submittal offered. One NA declined a meeting. The other NA provided no response.

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.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 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:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] _____
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinyurl.com/idozoningmap>

March 2, 2023

George M. Moore
1205 6TH ST NW
ALBUQUERQUE NM 87102-1337
[Owner of Lot at 1205 6th St. Alb., NM 87102]

**Re: Wells Park Project- Request To Vacate Public Right-Of-Way
Official Public Notice**

George M. Moore,

With this letter you are officially notified that the City of Albuquerque Development Hearing Officer shall conduct a Public Hearing to consider application by the City to Vacate a portion of Rosemont Ave. Right-Of-Way, from 5th Street to 6th Street. The hearing is scheduled for 9:00 am on March 22nd, 2023. The meeting will be conducted remotely via "ZOOM" at <https://cabq.zoom.us/j/84123463458>.

The City of Albuquerque plans on constructing a park on the subject site. The City currently owns the surrounding property for the park and intends to include the vacated portion of Rosemont Ave. in the park. The process to include Rosemont Ave. requires approval to vacate that portion of the road.

Included with this letter are several exhibits regarding the vacation action: 1) a zone atlas map showing the vicinity of the project, 2) exhibit showing the proposed vacation, 3) Preliminary Plat that will consolidate the property into a single 4.99-acre parcel 4) City form "Official Public Notification Form For Mailed or Electronic Mail Notice", and 5) "Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to the Property Owner".

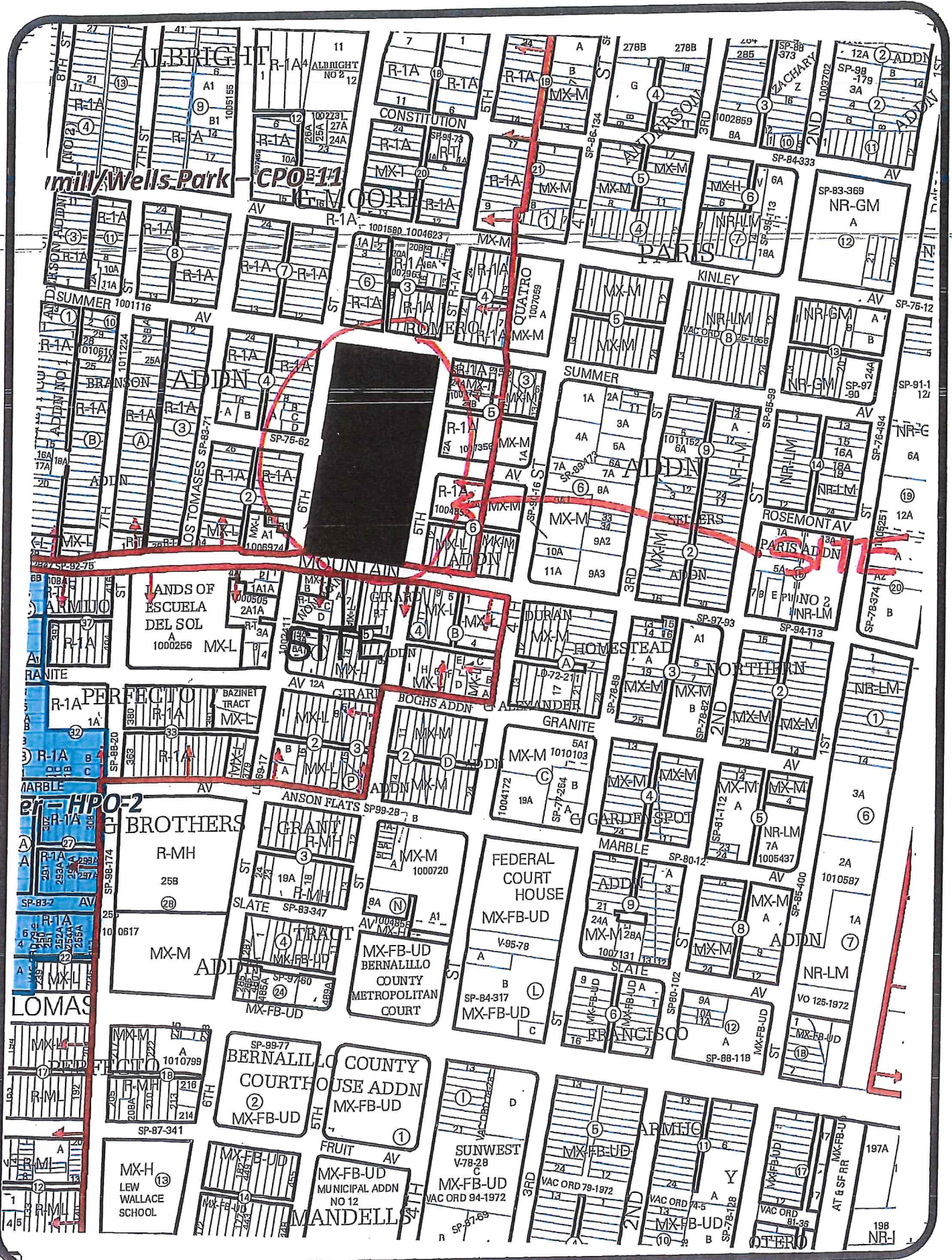
Should you have questions or need additional information you can contact me by phone, email or postal mail, anytime. You can also contact the City Planning Department.

Sincerely,



Rick Beltramo
Director of Development Services
WHPacific, Inc.

cc: Christina M. Sandoval, City of Albuquerque
Amy Bell, Groundworks Studio,
John Gallegos, CSTi, Inc.
Jonathan Pena, WHPacific, Inc.



Mill/Wells Park - CPO-11

HPO-2

BERNALILLO COUNTY
COURTHOUSE ADDN
MX-FB-UD

FEDERAL COURT
HOUSE
MX-FB-UD

BERNALILLO COUNTY
METROPOLITAN
COURT

LEW WALLACE
SCHOOL

MUNICIPAL ADDN
NO 12

NR-GM
A

PARIS ADDN

MX-M

MX-M

MX-M

MX-M

NR-LM

MX-FB-UD

MX-FB-UD

MX-FB-UD

MX-FB-UD

NR-LM

ALBRIGHT

CONSTITUTION

PARIS

KINLEY

SUMMER

ADDISON

MOUNTAIN

DURAN

NORTHERN

GRANITE

GARDEN SPOT

MARBLE

SLATE

BERNALILLO COUNTY

COURTHOUSE

FRUIT

SUNWEST

MANDELL

LEW WALLACE

SCHOOL

MUNICIPAL

NO 12

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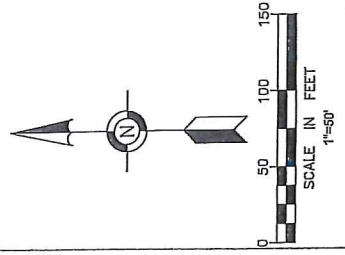
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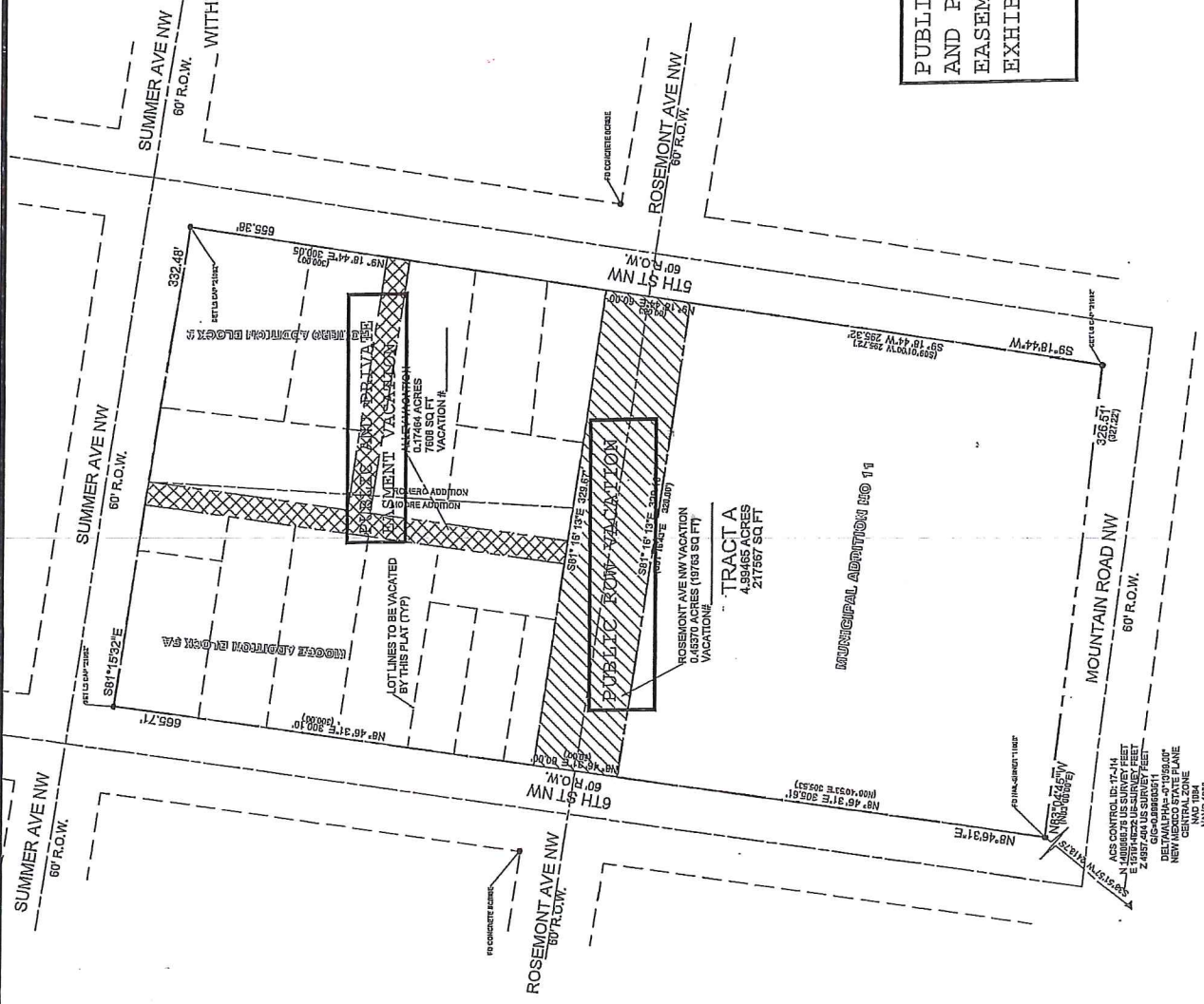
PLAT OF
TRACT A
WELLS PARK ADDITION
BEING A REPLAT OF PORTION OF BLOCK 5
MOORE ADDITION
ROMERO ADDITION
& MUNICIPAL ADDITION NO. 11
WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2023



PUBLIC ROW VACATION
AND PUBLIC AND PRIVATE
EASEMENT VACATION
EXHIBIT



CONSTRUCTION SURVEY TECHNOLOGIES, INC
PO BOX 6638
ALBUQUERQUE, NM 87193
505-917-8921



ACE CONTROL ID: 12-14
N 4898626 US SURVEY FEET
E 3497481 US SURVEY FEET
Z 4897481 US SURVEY FEET
CIS-C08600311
BETHWALPH=0703000P
NAD 83
CENTRAL ZONE
NAD 83
NAD 83

**PLAT OF
TRACT A
WELLS PARK ADDITION
BEING A REPLAT OF PORTION OF BLOCK 5
MOORE ADDITION
TOGETHER WITH A PORTION OF BLOCK 2
ROMERO ADDITION
&
MUNICIPAL ADDITION NO. 11
WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2023**

LEGAL DESCRIPTION:
BEING A REPLAT OF PORTION OF BLOCK 5 ALBRIGHT MOORE ADDITION DOCUMENT # 1921022821 & BLOCK 2, ROMERO ADDITION DOCUMENT # 1884120584, TOGETHER WITH A PORTION OF MUNICIPAL ADDITION NO. 11 AS DOCUMENT # 1971288420, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M. TOWN OF ALBUQUERQUE GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMER, AND OTHER EQUIPMENT RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
QUEST CORPORATION D.B.A. CENTURY LINK Q.C. FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.
INCLUDED IS THE RIGHT TO REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPAIR, MAINTAIN, AND OPERATE ANY AND ALL UTILITIES AND EASEMENTS DESCRIBED ABOVE TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS WITH THE PRIVILEGE OF GOING UPON, OVER, AND ACROSS ADJOINING LANDS OF "GRANTOR" FOR PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF "GRANTEE", INCLUDING SUFFICIENT WORKING SPACE FOR ELECTRICAL TRANSFORMERS, WITHIN THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL, ABOVEGROUND OR SUBSURFACE, HOT TUB, CONCRETE OR WOOD DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.

DISCLAIMER
IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DO NOT WAIVE OR RELEASE ANY EASEMENTS OR ANY EASEMENTS RIGHTS WHICH MAY HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT

FREE CONSENT AND VACATION:

THE UNDERSIGNED OWNERS AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING COMPRISED OF TRACTS SHOWN HEREON AND HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR(S) AND SAID OWNERS AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED AND HEREBY VACATE ALL EASEMENTS AND VACATE ALL RIGHT OF WAY, SAID OWNERS AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: OWNER/DATE ALLEY AND PORTION OF RW ROSEMONT AVE NW

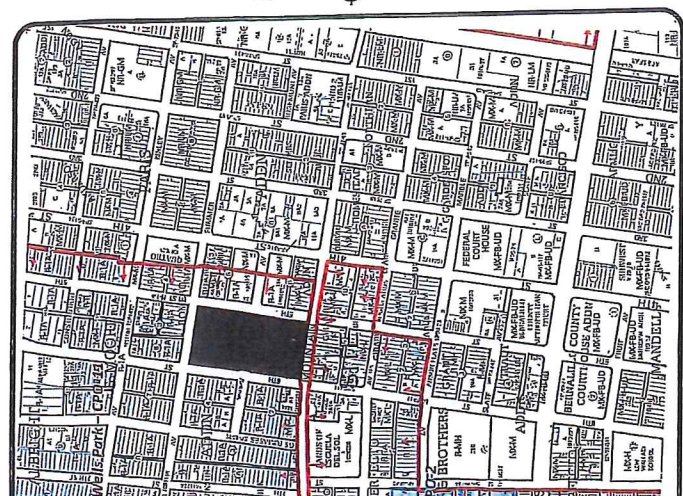
FREE CONSENT:

THE UNDERSIGNED OWNERS AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING COMPRISED OF TRACTS SHOWN HEREON AND HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND/OR PROPRIETOR(S) AND SAID OWNERS AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED. SAID OWNERS AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: OWNER/DATE PORTION OF BLOCK 5 MOORE ADDITION TOGETHER WITH A PORTION OF BLOCK 2 ROMERO ADDITION

ACKNOWLEDGMENT:

STATE OF _____)
COUNTY OF _____)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2023, BY _____)
NOTARY PUBLIC: _____)
MY COMMISSION EXPIRES: _____)



ZONE ATLAS J-14-Z NO SCALE

USE OF PLAT:

PURPOSE OF THIS PLAT TO CONSOLIDATE VACATED ROSEMONT AVE NW OTHER WITH A VACATED ALLEY AND PORTION OF LOTS OF MOORE ADDITION AND ROMERO ADDITION TO CREATE ONE TRACT.

- 1. EASINGS ARE GRID BASED—NEW MEXICO STATE PLANE CENTRAL ZONE (NAD)
- 2. DISTANCES SHOWN ARE GROUND DISTANCES.
- 3. BOUNDARY CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP MPED "PS 21082", AND DEPICTED AS NOTED UNLESS OTHERWISE INDICATED.
- 4. EASINGS AND DISTANCES IN () ARE RECORD

DIVISION DATA:

1921022821
IE ATLAS INDEX NO. J-14-Z
E OF FIELD SURVEY: JULY, 2021
AL NO. OF TRACTS EXISTING: 18
SS ACRES: 4.98465
UMENTS USED:
RIGHT MOORE ADDITION DOCUMENT # 1921022821
MOORE ADDITION DOCUMENT # 1884120584,
MUNICIPAL ADDITION NO. 11 # 1971288420,
AR COLLECTION NOTE:

SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE

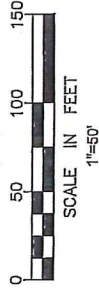
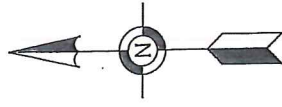
PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR PANELS FROM BEING INSTALLED ON BUILDING OR BEING ERECTED ON THE LOTS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT.

IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
IFORM PROPERTY CODE #:
ERNALILLO COUNTY TREASURER'S OFFICE:

CITY APPROVALS:	DATE
<u>Lorena M. Escobar, P.E.</u>	1/27/2023
CITY SURVEYOR	
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
A.M.A.F.C.A.	DATE
ABOWUA	DATE
CITY ENGINEER	DATE
DRS CHAIRPERSON, PLANNING DEPARTMENT	DATE
REAL PROPERTY DIVISION	DATE
UTILITY APPROVALS:	
PNM ELECTRIC SERVICES	DATE
NEW MEXICO GAS	DATE
QUEST CORPORATION D.B.A. CENTURY LINK Q.C	DATE
COMCAST	DATE
SURVEYOR'S CERTIFICATE:	
I, DAVID P. ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.	

DAVID P. ACOSTA, NMPLS NO. 21082 DATE _____
SHEET INDEX _____
PAGE 1, COVER _____
PAGE 2, SUBDIVISION PLAT _____
CONSTRUCTION SURVEY TECHNOLOGIES, INC
PO BOX 65395
ALBUQUERQUE, NM 87185
505-917-4921
NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____

PLAT OF
TRACT A
WELLS PARK ADDITION
 BEING A REPLAT OF PORTION OF BLOCK 5
 MOORE ADDITION
 TOGETHER WITH A PORTION OF BLOCK 2
 ROMERO ADDITION
 & MUNICIPAL ADDITION NO. 11
 WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M.
 TOWN OF ALBUQUERQUE GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY 2023



TRACT A
 4.9046 ACRES
 217567 Sq. Ft.

MUNICIPAL ADDITION NO 11

ACE CONTROL ID: 47.14
 N 4886276 US SURVEY FEET
 E 151516232 US SURVEY FEET
 Z 4887.404 US SURVEY FEET
 DE: 06-03-99 09:58:11
 NEW MEXICO STATE PLANE
 CENTRAL ZONE
 NAD 1983
 NAD 1983





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



FOR PUBLIC RIGHT-OF-WAY VACATION ACTION

PART I - PROCESS	
Use <u>Table 6-1-1</u> in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type:	PUBLIC HEARING FOR RIGHT-OF-WAY VACATION
Decision-making Body:	CITY COUNCIL
Pre-Application-meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Neighborhood meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Note: if yes, see second page
PART II - DETAILS OF REQUEST	
Address of property listed in application:	591 Mountain Road, NW
Name of property owner:	City of Albuquerque
Name of applicant:	City of Albuquerque
Date, time, and place of public meeting or hearing, if applicable:	March 22, 2023 9:00AM, ZOOM http://cabq.zoom.us/j/84123463458
Address, phone number, or website for additional information:	email: rick.beltramo@nv5.com , phone: (505) 948-7194
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	J-14
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.	
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.	
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.	
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.	

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

 (Applicant signature) MARCH 2, 2023 (Date)

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



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



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following: NOT APPLICABLE

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

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: March 2, 2023

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

Property Owner within 100 feet*: George M. Moore

Mailing Address*: 1205 6TH ST NW ALBUQUERQUE NM 87102-1337

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

1. Subject Property Address* 1205 6TH ST NW ALBUQUERQUE NM 87102
Location Description Residential Lot on 6th Street
2. Property Owner* George M. Moore
3. Agent/Applicant* [if applicable] Rick Beltramo, WHPacific, Inc. (agent)
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)
 - Vacation Vacation of Public Street Right-Of-Way (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:
Vacation of Rosemont Ave., from 5th Street to 6th Street
Vacated propoerty to be combined with other property for expanded Wells Park

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Hearing Officer (DHO)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

Vacation to be part of future Plat

¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: March 22nd, 2023, at 9:00 am

Location*²: Remote "ZOOM" meeting at https://cabq.zoom.us/j/84123463458

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

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

- 6. Where more information about the project can be found*³:
 contact Rick Beltramo (agent) Phone: (505) 948-7194, email: rick.beltramo@nv5.com

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

- 1. Zone Atlas Page(s)*⁴ J-14
- 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 have been requested for this project*:

- Deviation(s) Variance(s) Waiver(s)

Explanation*:

No exceptions.

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

Pre-submittal offered. One NA declined a meeting. The other NA provided no response.

- 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.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 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:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] _____
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinyurl.com/idozoningmap>

March 2, 2023

Jennie Esquivel
1121 6th St. NW
Albuquerque, New Mexico 87102
[Owner of Lot at 1121 6th St. Alb., NM 87102]

**Re: Wells Park Project- Request To Vacate Public Right-Of-Way
Official Public Notice**

Jennie Esquivel,

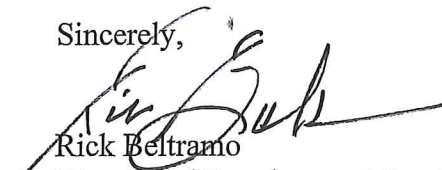
With this letter you are officially notified that the City of Albuquerque Development Hearing Officer shall conduct a Public Hearing to consider application by the City to Vacate a portion of Rosemont Ave. Right-Of-Way, from 5th Street to 6th Street. The hearing is scheduled for 9:00 am on March 22nd, 2023. The meeting will be conducted remotely via "ZOOM" at <https://cabq.zoom.us/j/84123463458>.

The City of Albuquerque plans on constructing a park on the subject site. The City currently owns the surrounding property for the park and intends to include the vacated portion of Rosemont Ave. in the park. The process to include Rosemont Ave. requires approval to vacate that portion of the road.

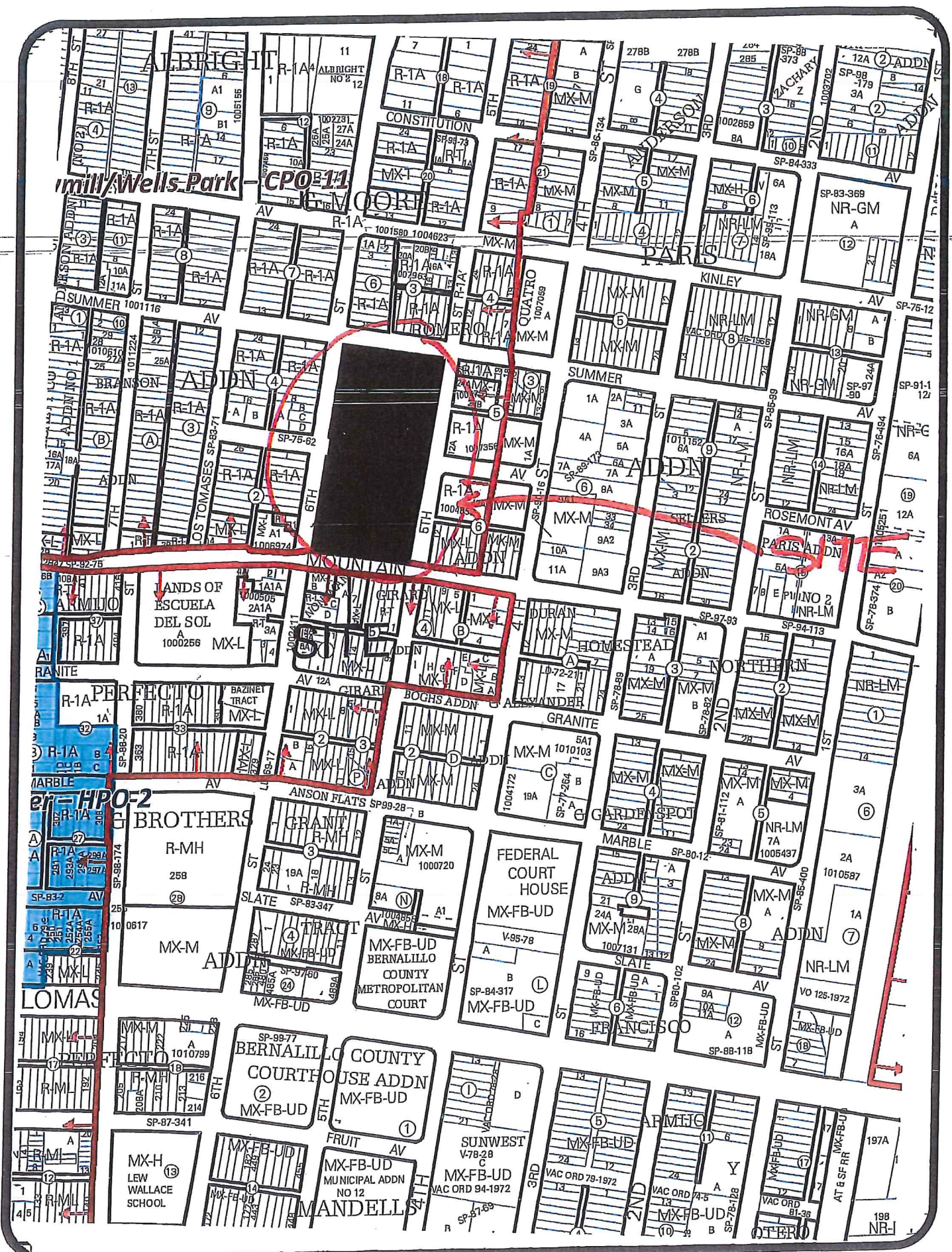
Included with this letter are several exhibits regarding the vacation action: 1) a zone atlas map showing the vicinity of the project, 2) exhibit showing the proposed vacation, 3) Preliminary Plat that will consolidate the property into a single 4.99-acre parcel 4) City form "Official Public Notification Form For Mailed or Electronic Mail Notice", and 5) "Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to the Property Owner".

Should you have questions or need additional information you can contact me by phone, email or postal mail, anytime. You can also contact the City Planning Department.

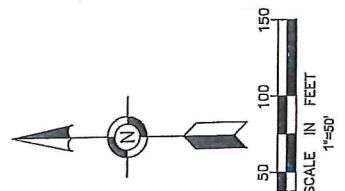
Sincerely,


Rick Beltramo
Director of Development Services
WHPacific, Inc.

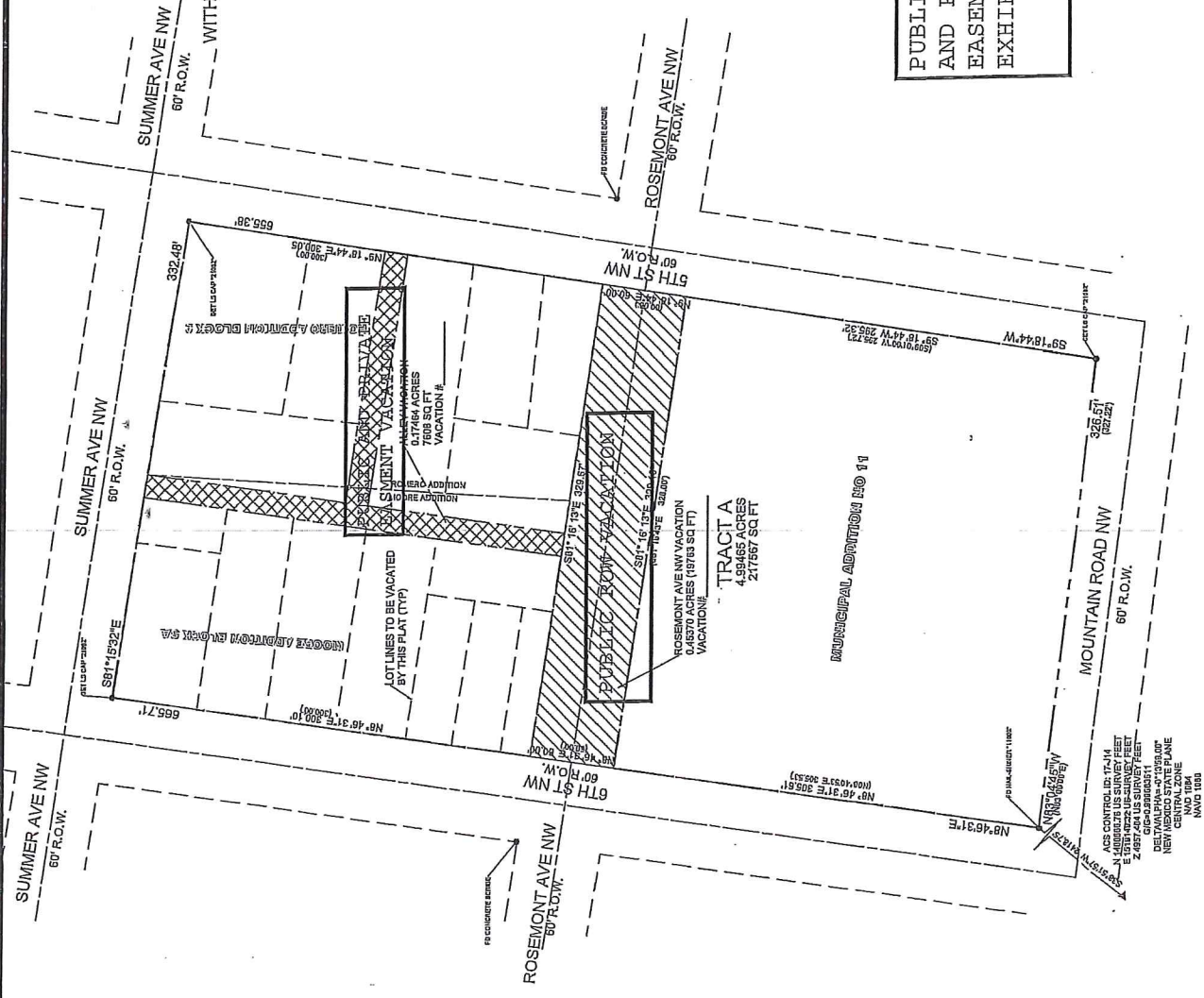
cc: Christina M. Sandoval, City of Albuquerque
Amy Bell, Groundworks Studio,
John Gallegos, CSTi, Inc.
Jonathan Pena, WHPacific, Inc.



PLAT OF
TRACT A
WELLS PARK ADDITION
BEING A REPLAT OF PORTION OF BLOCK 5
MOORE ADDITION
ROMERO ADDITION
& MUNICIPAL ADDITION NO. 11
WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2023



PUBLIC ROW VACATION
AND PUBLIC AND PRIVATE
EASEMENT VACATION
EXHIBIT



LEGAL DESCRIPTION:

BEING A REPLAT OF PORTION OF BLOCK 5 ALBRIGHT MOORE ADDITION DOCUMENT # 1921022621 & BLOCK 2, ROMERO ADDITION DOCUMENT #1884120584, TOGETHER WITH A PORTION OF MUNICIPAL ADDITION NO 11 AS DOCUMENT # 1871288420, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M. TOWN OF ALBUQUERQUE GRANT, CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO.

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

PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMER, AND OTHER EQUIPMENT RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

QWEST CORPORATION D.B.A. CENTURY LINK CO. FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED IS THE RIGHT TO REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, REINFORCE, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED HEREIN, INCLUDING THE RIGHT TO GOING UPON, OVER, AND ACROSS ADJOINING LANDS OF GRANTEE FOR PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING SPACE FOR ELECTRICAL TRANSFORMERS, WITHIN THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL, ABOVEGROUND OR SUBSURFACE, HOT TUB, CONCRETE OR WOOD DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON, CONSEQUENTLY PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DO NOT WAIVE OR RELEASE ANY EASEMENTS OR ANY EASEMENTS RIGHTS WHICH MAY HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

FREE CONSENT AND VACATION:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING COMPRISED OF TRACTS SHOWN HEREON AND HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED AND HEREBY VACATE ALL EASEMENTS AND VACATE ALL RIGHT OF WAY. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: _____ OWNER/DATATE ALLEY AND PORTION OF RW ROSEMONT AVE NW

FREE CONSENT:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING COMPRISED OF TRACTS SHOWN HEREON AND HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

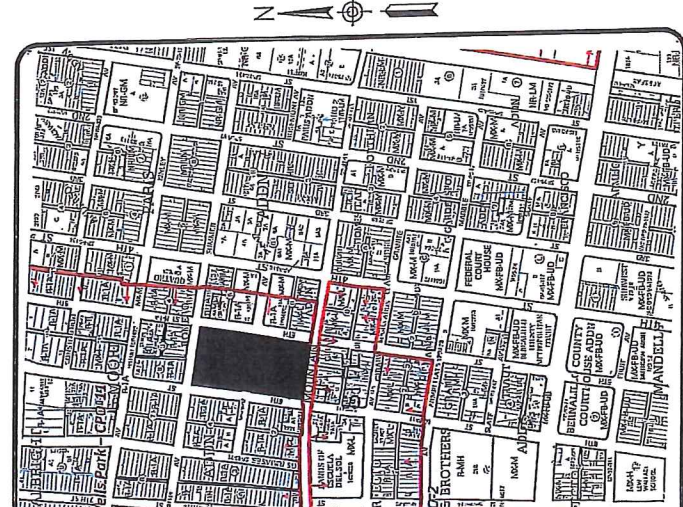
BY: _____ OWNER/DATATE PORTION OF BLOCK 5 MOORE ADDITION, TOGETHER WITH A PORTION OF BLOCK 2 ROMERO ADDITION

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2023, BY _____

NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____



ZONE ATLAS J-14-Z NO SCALE

USE OF PLAT:

PURPOSE OF THIS PLAT TO CONSOLIDATE VACATED ROSEMONT AVE NW WITH A VACATED ALLEY AND PORTION OF LOTS OF MOORE ADDITION AND TO ADDITION TO CREATE ONE TRACT.

NOTES:

- LINES ARE GRID BASED—NEW MEXICO STATE PLANE CENTRAL ZONE (NAD 83)
- DISTANCES SHOWN ARE GROUND DISTANCES.
- BOUNDARY CORNERS IDENTIFIED AS "SET, ARE 5/8" REBAR WITH CAP IPED "FS 21082", AND DEPICTED AS NOTED UNLESS OTHERWISE INDICATED.
- ARINGS AND DISTANCES IN () ARE RECORD

VISION DATA:

- 1. ATLAS INDEX NO. J-14-Z
- 2. DATE OF FIELD SURVEY: JULY, 2021
- 3. DATE OF TRACTS EXISTING: 18
- 4. DATE OF LOTS CREATED: 11
- 5. ACRES: 4.99465

INSTRUMENTS USED:

- RIGHT MOORE ADDITION DOCUMENT # 1921022621
- ROMERO ADDITION DOCUMENT #1884120584,
- CIPAL ADDITION NO 11 # 1971288420,

RECORD COLLECTION NOTE:

SECTION 14-14-47 OF THE SUBDIVISION ORDINANCE

PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR PANELS FROM BEING INSTALLED ON BUILDING OR BEING ERRECTED ON THE LOTS PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE CONDITION TO THE APPROVAL OF THIS PLAT.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON FORM PROPERTY CODE #:

BERNALILLO COUNTY TREASURER'S OFFICE:

PLAT OF
TRACT A
WELLS PARK ADDITION
BEING A REPLAT OF PORTION OF BLOCK 5
MOORE ADDITION
TOGETHER WITH A PORTION OF BLOCK 2
ROMERO ADDITION
& MUNICIPAL ADDITION NO. 11
WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2023

PROJECT NUMBER: _____

CITY APPROVALS:

Loree M. Binkley, P.S.
CITY SURVEYOR

1/27/2023
DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION

DATE

UTILITIES DEVELOPMENT

DATE

PARKS AND RECREATION DEPARTMENT

DATE

A.M.A.F.C.A.

DATE

ABCWUA

DATE

CITY ENGINEER

DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT

DATE

REAL PROPERTY DIVISION

DATE

UTILITY APPROVALS:

PNM ELECTRIC SERVICES

DATE

NEW MEXICO GAS

DATE

QWEST CORPORATION D.B.A. CENTURY LINK CO

DATE

COMCAST

DATE

SURVEYOR'S CERTIFICATE:

I, DAVID P. ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID P. ACOSTA, NMPIS NO. 21082

DATE

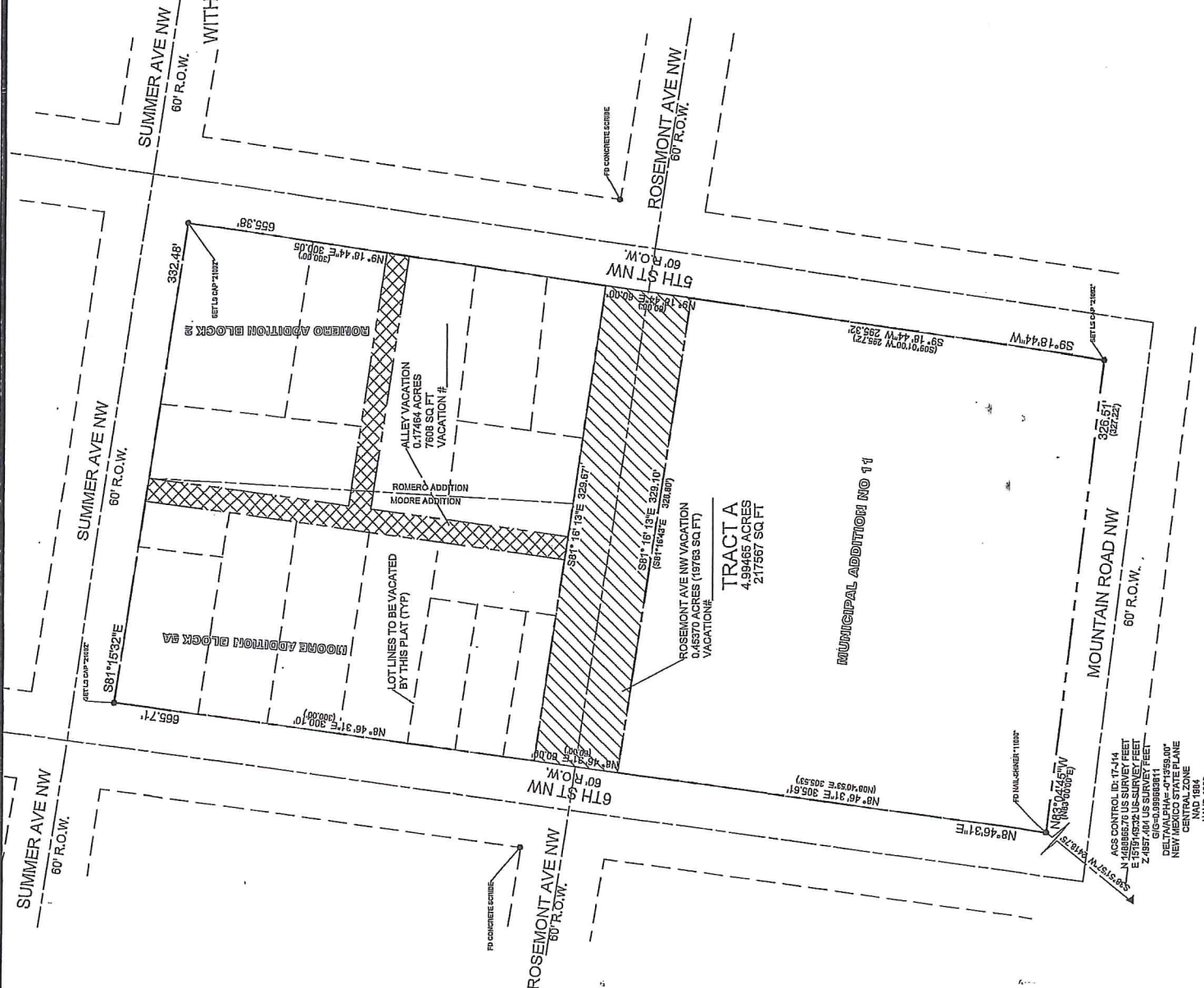
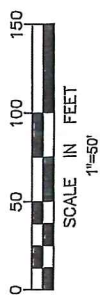
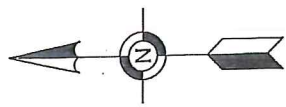
SHEET INDEX

PAGE 1 COVER
PAGE 2 SUBDIVISION PLAT



CONSTRUCTION SURVEY TECHNOLOGIES, INC.
PO BOX 65935
ALBUQUERQUE, NM 87189
505-917-8921

PLAT OF
TRACT A
WELLS PARK ADDITION
BEING A REPLAT OF PORTION OF BLOCK 5
MOORE ADDITION
TOGETHER WITH A PORTION OF BLOCK 2
ROMERO ADDITION
& MUNICIPAL ADDITION NO. 11
WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2023



TRACT A
4.99465 ACRES
217,567 SQ FT

ALLEY VACATION
0.17464 ACRES
7,608 SQ FT
VACATION #

ROMERO ADDITION
MOORE ADDITION

LOT LINES TO BE VACATED
BY THIS PLAT (TYP)

MUNICIPAL ADDITION NO 11

ACS CONTROL POINT 14
N 448862.77 US SURVEY FEET
E 1575145.32 US SURVEY FEET
Z 4957404.48 US SURVEY FEET
DE 916-0399590811
NEW MEXICO STATE PLANE
CENTRAL ZONE
NAD 1984
NAD 1983



CONSTRUCTION SURVEY TECHNOLOGIES, INC
PO BOX 65395
ALBUQUERQUE, NM 87193
505-917-8921



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



FOR PUBLIC RIGHT-OF-WAY VACATION ACTION

PART I - PROCESS

Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: PUBLIC HEARING FOR RIGHT-OF-WAY VACATION

Decision-making Body: CITY COUNCIL

Pre-Application-meeting-required: Yes No

Neighborhood meeting required: Yes No

Mailed Notice required: Yes No

Electronic Mail required: Yes No

Is this a Site Plan Application: Yes No *Note: if yes, see second page*

PART II - DETAILS OF REQUEST

Address of property listed in application: 591 Mountain Road, NW

Name of property owner: City of Albuquerque

Name of applicant: City of Albuquerque

Date, time, and place of public meeting or hearing, if applicable:
March 22, 2023 9:00AM, ZOOM <http://cabq.zoom.us/j/84123463458>

Address, phone number, or website for additional information:
email: rick.beltramo@nv5.com, phone: (505) 948-7194

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

Zone Atlas page indicating subject property. J-14

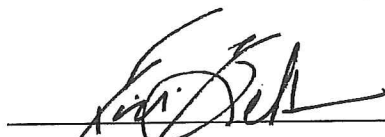
Drawings, elevations, or other illustrations of this request.

Summary of pre-submittal neighborhood meeting, if applicable.

Summary of request, including explanations of deviations, variances, or waivers.

IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.

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

 (Applicant signature) MARCH 2, 2023 (Date)

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



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



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following: NOT APPLICABLE

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

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: March 2, 2023

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

Property Owner within 100 feet*: Jennie Esquivel

Mailing Address*: 1121 6TH ST NW ALBUQUERQUE NM 87102-1336

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

1. Subject Property Address* 1121 6TH ST NW ALBUQUERQUE NM 87102
Location Description Residential Lot on 6th Street
2. Property Owner* Jennie Esquivel
3. Agent/Applicant* [if applicable] Rick Beltramo, WHPacific, Inc. (agent)
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)
 - Vacation Vacation of Public Street Right-Of-Way (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

Vacation of Rosemont Ave., from 5th Street to 6th Street

Vacated property to be combined with other property for expanded Wells Park

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Hearing Officer (DHO)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

Vacation to be part of future Plat

¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: March 22nd, 2023, at 9:00 am

Location*²: Remote "ZOOM" meeting at https://cabq.zoom.us/j/84123463458

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

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

6. Where more information about the project can be found*³:
contact Rick Beltramo (agent) Phone: (505) 948-7194, email: rick.beltramo@nv5.com

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

1. Zone Atlas Page(s)*⁴ J-14
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 have been requested for this project*:

- Deviation(s) Variance(s) Waiver(s)

Explanation*:

No exceptions.

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
Pre-submittal offered. One NA declined a meeting. The other NA provided no response.

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.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 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:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] _____
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinyurl.com/idozoningmap>

March 2, 2023

Rio Grande Credit Union
1401 SAN PEDRO DR NE
ALBUQUERQUE NM 87110-6729
[Owner of Lot at Rosemont Ave. NW Alb., NM 87102]

**Re: Wells Park Project- Request To Vacate Public Right-Of-Way
Official Public Notice**

Rio Grande Credit Union,

With this letter you are officially notified that the City of Albuquerque Development Hearing Officer shall conduct a Public Hearing to consider application by the City to Vacate a portion of Rosemont Ave. Right-Of-Way, from 5th Street to 6th Street. The hearing is scheduled for 9:00 am on March 22nd, 2023. The meeting will be conducted remotely via "ZOOM" at <https://cabq.zoom.us/j/84123463458>.

The City of Albuquerque plans on constructing a park on the subject site. The City currently owns the surrounding property for the park and intends to include the vacated portion of Rosemont Ave. in the park. The process to include Rosemont Ave. requires approval to vacate that portion of the road.

Included with this letter are several exhibits regarding the vacation action: 1) a zone atlas map showing the vicinity of the project, 2) exhibit showing the proposed vacation, 3) Preliminary Plat that will consolidate the property into a single 4.99-acre parcel 4) City form "Official Public Notification Form For Mailed or Electronic Mail Notice", and 5) "Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to the Property Owner".

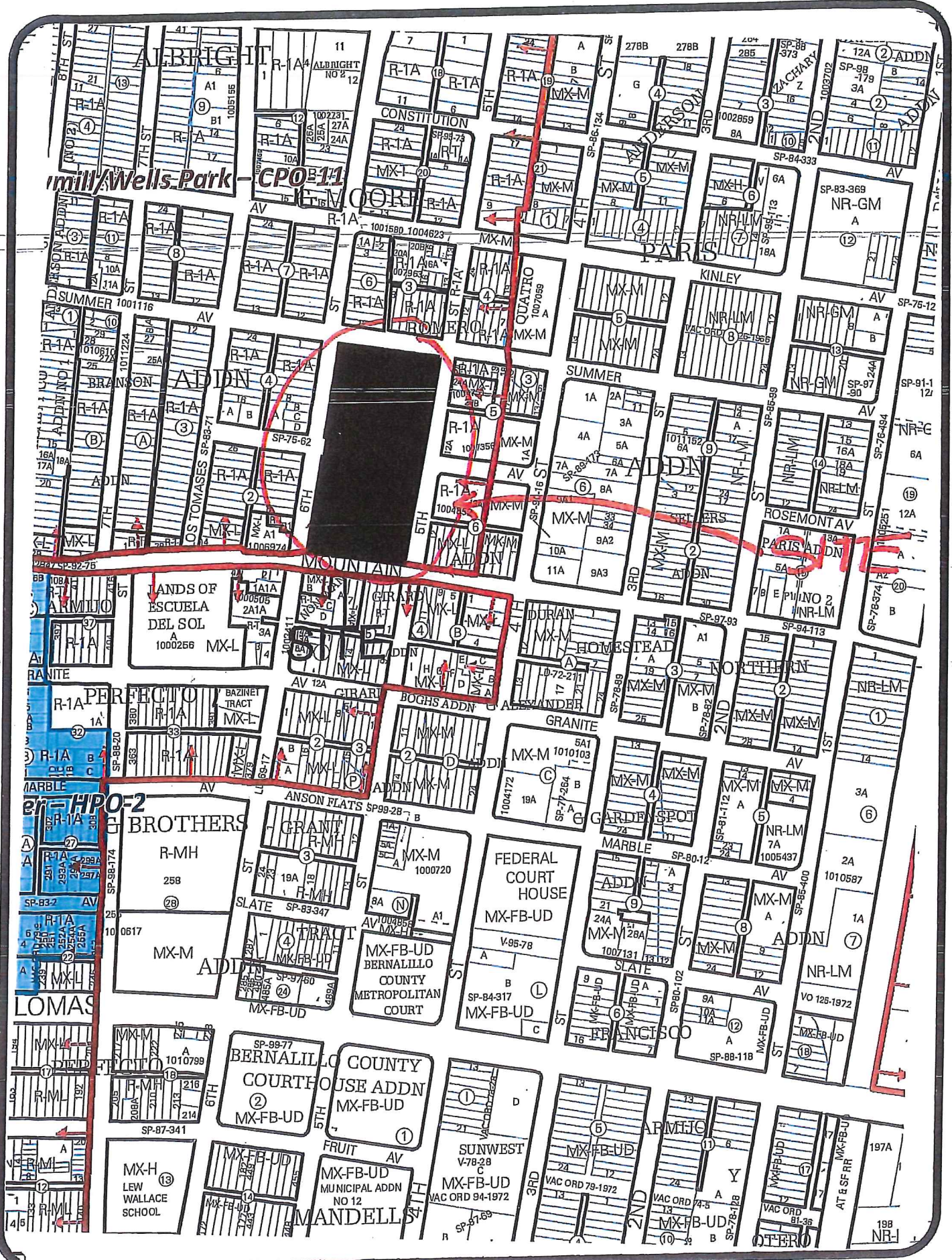
Should you have questions or need additional information you can contact me by phone, email or postal mail, anytime. You can also contact the City Planning Department.

Sincerely,

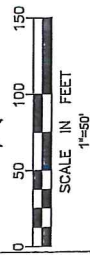
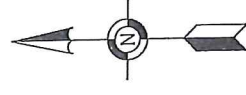


Rick Beltramo
Director of Development Services
WHPacific, Inc.

cc: Christina M. Sandoval, City of Albuquerque
Amy Bell, Groundworks Studio,
John Gallegos, CSTi, Inc.
Jonathan Pena, WHPacific, Inc.



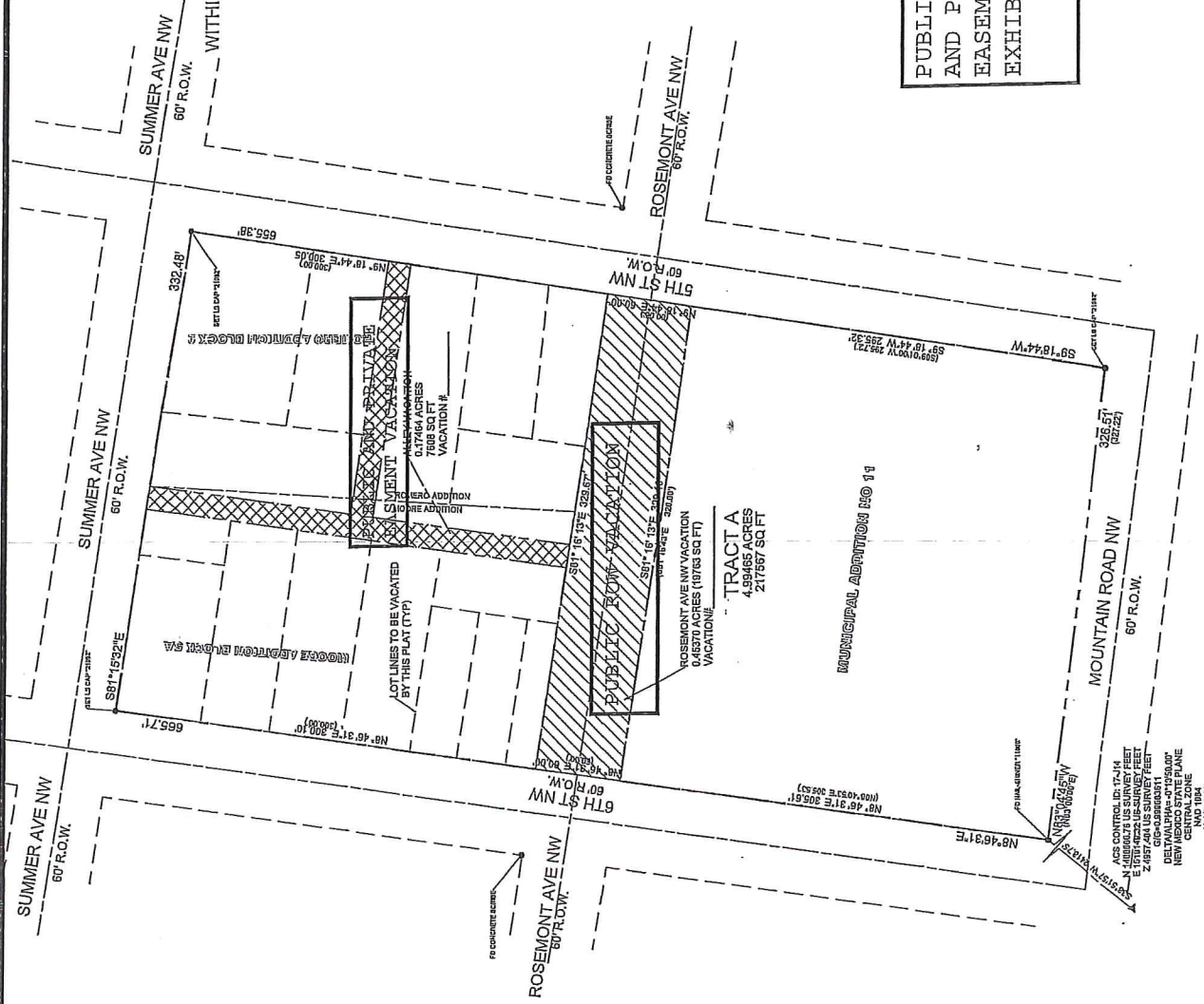
PLAT OF
TRACT A
WELLS PARK ADDITION
BEING A REPEAT OF PORTION OF BLOCK 5
MOORE ADDITION
ROMERO ADDITION
TOGETHER WITH A PORTION OF BLOCK 2
ROMERO ADDITION & MUNICIPAL ADDITION NO. 11
WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2023



PUBLIC ROW VACATION
AND PUBLIC AND PRIVATE
EASEMENT VACATION
EXHIBIT



CONSTRUCTION SURVEY TECHNOLOGIES, INC
P.O. BOX 65385
ALBUQUERQUE, NM 87193
505-574-8921



SUMMER AVE NW
60' R.O.W.

SUMMER AVE NW
60' R.O.W.

SUMMER AVE NW
60' R.O.W.

ROSEMONT AVE NW
60' R.O.W.

ROSEMONT AVE NW
60' R.O.W.

TRACT A
4.99465 ACRES
217567 SQ. FT.

MUNICIPAL ADDITION NO 11

MOUNTAIN ROAD NW
60' R.O.W.

ACC CONTROL IN Q1, 1/4 -
N 48800713 US SURVEY FEET
E 17014 4022 US SURVEY FEET
Z 10511 654300311
BERTALPHAN-07195.007
NEW MEXICO STATE PLANE
CENTRAL ZONE
NAD 1984
1040 1088

LEGAL DESCRIPTION:

BEING A REPLAT OF PORTION OF BLOCK 5 ALBRIGHT MOORE ADDITION DOCUMENT # 1921022821 & BLOCK 2, ROMERO ADDITION DOCUMENT #1884120584, TOGETHER WITH A PORTION OF MUNICIPAL ADDITION NO 11 AS DOCUMENT # 1971288420, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M.TOWN OF ALBUQUERQUE GRANT, CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO.

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

PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMER, AND OTHER EQUIPMENT RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

QWEST CORPORATION D.B.A. CENTURY LINK CO. FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, ABANDON, REPAIR, MAINTAIN, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE. THESE RIGHTS SHALL RUN WITH THE LAND AND SHALL NOT BE SUBJECT TO ANY EASEMENT OR INTEREST OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OR GRANTORY FOR PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEES, INCLUDING SUFFICIENT WORKING SPACE FOR ELECTRICAL TRANSFORMERS, WITHIN THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.

DISCLAIMER:

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DO NOT WAIVE OR RELEASE ANY EASEMENTS OR ANY EASEMENTS RIGHTS WHICH MAY HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT

FREE CONSENT AND VACATION:

THE UNDERSIGNED OWNERS(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING COMPRISED OF TRACTS SHOWN HEREON AND HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED AND HEREBY VACATE ALL EASEMENTS AND VACATE ALL RIGHT OF WAY, SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: OWNER/DATE ALLEY AND PORTION OF RW ROSEMONT AVE NW

FREE CONSENT:

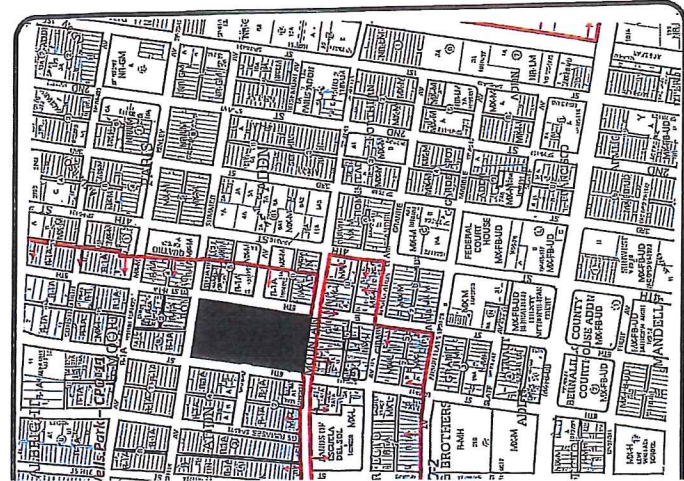
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BY: OWNER/DATE PORTION OF BLOCK 5 MOORE ADDITION, TOGETHER WITH A PORTION OF BLOCK 2 ROMERO ADDITION

ACKNOWLEDGMENT:

STATE OF) ss.)
COUNTY OF)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2023, BY _____

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____



ZONE ATLAS J-14-Z NO SCALE

DESCRIPTION:

BOUNDARY CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP ED "PS 21082", AND DEPICTED AS NOTED UNLESS OTHERWISE INDICATED.

BOUNDARY CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP ED "PS 21082", AND DEPICTED AS NOTED UNLESS OTHERWISE INDICATED.

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BOUNDARY CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP ED "PS 21082", AND DEPICTED AS NOTED UNLESS OTHERWISE INDICATED.

COLLECTION NOTE:

ATLAS INDEX NO. J-14-Z

FIELD SURVEY: JULY, 2021

NO. OF TRACTS EXISTING: 18

NO. OF LOTS CREATED: 1

ACRES: 4.89465

REMARKS:

GHT MOORE ADDITION DOCUMENT # 1921022821

RO ADDITION DOCUMENT #1884120584,

IPAL ADDITION NO 11 # 1971288420,

SECTION 14-14-47 OF THE SUBDIVISION ORDINANCE

PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR PANELS FROM BEING INSTALLED ON BUILDING OR BEING ERRECTED ON THE LOTS ADJACENT TO THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL ADDITION TO THE APPROVAL OF THIS PLAT.

IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON JRM PROPERTY CODE #:

ALBUQUERQUE COUNTY TREASURER'S OFFICE.

PLAT OF TRACT A

WELLS PARK ADDITION

BEING A REPLAT OF PORTION OF BLOCK 5

MOORE ADDITION

TOGETHER WITH A PORTION OF BLOCK 2

ROMERO ADDITION

& MUNICIPAL ADDITION NO. 11

WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M.

TOWN OF ALBUQUERQUE

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

JANUARY 2023

PROJECT NUMBER:

CITY APPROVALS:

Lorena L. Reinhausen, P.S.

CITY SURVEYOR

1/27/2023

DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION

DATE

UTILITIES DEVELOPMENT

DATE

PARKS AND RECREATION DEPARTMENT

DATE

A.M.A.F.C.A.

DATE

ABCOWA

DATE

CITY ENGINEER

DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT

DATE

REAL PROPERTY DIVISION

DATE

UTILITY APPROVALS:

DATE

PNM ELECTRIC SERVICES

DATE

NEW MEXICO GAS

DATE

QWEST CORPORATION D.B.A. CENTURY LINK CO

DATE

COMCAST

DATE

SURVEYOR'S CERTIFICATE:

DATE

I, DAVID P. AGOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID P. AGOSTA, NMPLS NO. 21082

DATE

SHEET INDEX

PAGE 1, COVER

PAGE 2, SUBDIVISION PLAT



CONSTRUCTION SURVEY TECHNOLOGIES, INC

PO BOX 56395

ALBUQUERQUE, NM 87193

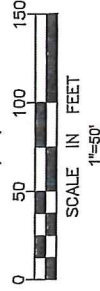
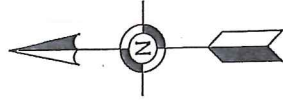
505-917-8821

MY COMMISSION EXPIRES: _____

MY COMMISSION EXPIRES: _____

ALBUQUERQUE COUNTY TREASURER'S OFFICE.

PLAT OF
TRACT A
WELLS PARK ADDITION
 BEING A REPLAT OF PORTION OF BLOCK 5
 MOORE ADDITION
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 TOWN OF ALBUQUERQUE GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY 2023



ACS CONTROL 10, 47, 14,
 N 148862.70 US SURVEY FEET
 E 15181452.24 US SURVEY FEET
 Z 4887.404 US SURVEY FEET
 DE 616-99959811
 NEW MEXICO STATE PLANE
 CENTRAL ZONE
 NAD 1983
 NAD 1983



CONSTRUCTION SURVEY TECHNOLOGIES, INC
 PO BOX 65395
 ALBUQUERQUE, NM 87169
 505-977-9921



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



FOR PUBLIC RIGHT-OF-WAY VACATION ACTION

PART I - PROCESS	
Use <u>Table 6-1-1</u> in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type:	PUBLIC HEARING FOR RIGHT-OF-WAY VACATION
Decision-making Body:	CITY COUNCIL
Pre-Application meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Neighborhood meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Note: if yes, see second page
PART II – DETAILS OF REQUEST	
Address of property listed in application:	591 Mountain Road, NW
Name of property owner:	City of Albuquerque
Name of applicant:	City of Albuquerque
Date, time, and place of public meeting or hearing, if applicable:	March 22, 2023 9:00AM, ZOOM http://cabq.zoom.us/j/84123463458
Address, phone number, or website for additional information:	email: rick.beltramo@nv5.com , phone: (505) 948-7194
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	J-14
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.	
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.	
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.	
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.	

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

 (Applicant signature) MARCH 2, 2023 (Date)

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



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



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following: NOT APPLICABLE

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

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: March 2, 2023

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

Property Owner within 100 feet*: RIO GRANDE CREDIT UNION

Mailing Address*: 1401 SAN PEDRO DR NE ALBUQUERQUE NM 87110-6729

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

1. Subject Property Address* Rosemont Ave. NW
Location Description Residential Lot on 6th Street
2. Property Owner* RIO GRANDE CREDIT UNION
3. Agent/Applicant* [if applicable] Rick Beltramo, WHPacific, Inc. (agent)
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)
 - Vacation Vacation of Public Street Right-Of-Way (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:
Vacation of Rosemont Ave., from 5th Street to 6th Street
Vacated property to be combined with other property for expanded Wells Park

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE) Development Hearing Officer (DHO)
 - Landmarks Commission (LC) Environmental Planning Commission (EPC)

Vacation to be part of future Plat

¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: March 22nd, 2023, at 9:00 am

Location*²: Remote "ZOOM" meeting at https://cabq.zoom.us/j/84123463458

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

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

6. Where more information about the project can be found*³:
contact Rick Beltramo (agent) Phone: (505) 948-7194, email: rick.beltramo@nv5.com

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

1. Zone Atlas Page(s)*⁴ J-14
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 have been requested for this project*:
 - Deviation(s)
 - Variance(s)
 - Waiver(s)

Explanation*:

No exceptions.

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No
 Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
Pre-submittal offered. One NA declined a meeting. The other NA provided no response.

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.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 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:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] _____
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinurl.com/idozoningmap>

March 2, 2023

Douglas R. Brewster and Vivian Edward Martinez
Trustees Brewster Martinez FT
633 Kenwyn Road,
Oakland, California 94610-3714
[Owner of Lot at 1117 6th St. Alb., NM 87102]

**Re: Wells Park Project- Request To Vacate Public Right-Of-Way
Official Public Notice**

Douglas R. Brewster and Vivian Edward Martinez,

With this letter you are officially notified that the City of Albuquerque Development Hearing Officer shall conduct a Public Hearing to consider application by the City to Vacate a portion of Rosemont Ave. Right-Of-Way, from 5th Street to 6th Street. The hearing is scheduled for 9:00 am on March 22nd, 2023. The meeting will be conducted remotely via "ZOOM" at <https://cabq.zoom.us/j/84123463458>.

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Should you have questions or need additional information you can contact me by phone, email or postal mail, anytime. You can also contact the City Planning Department.

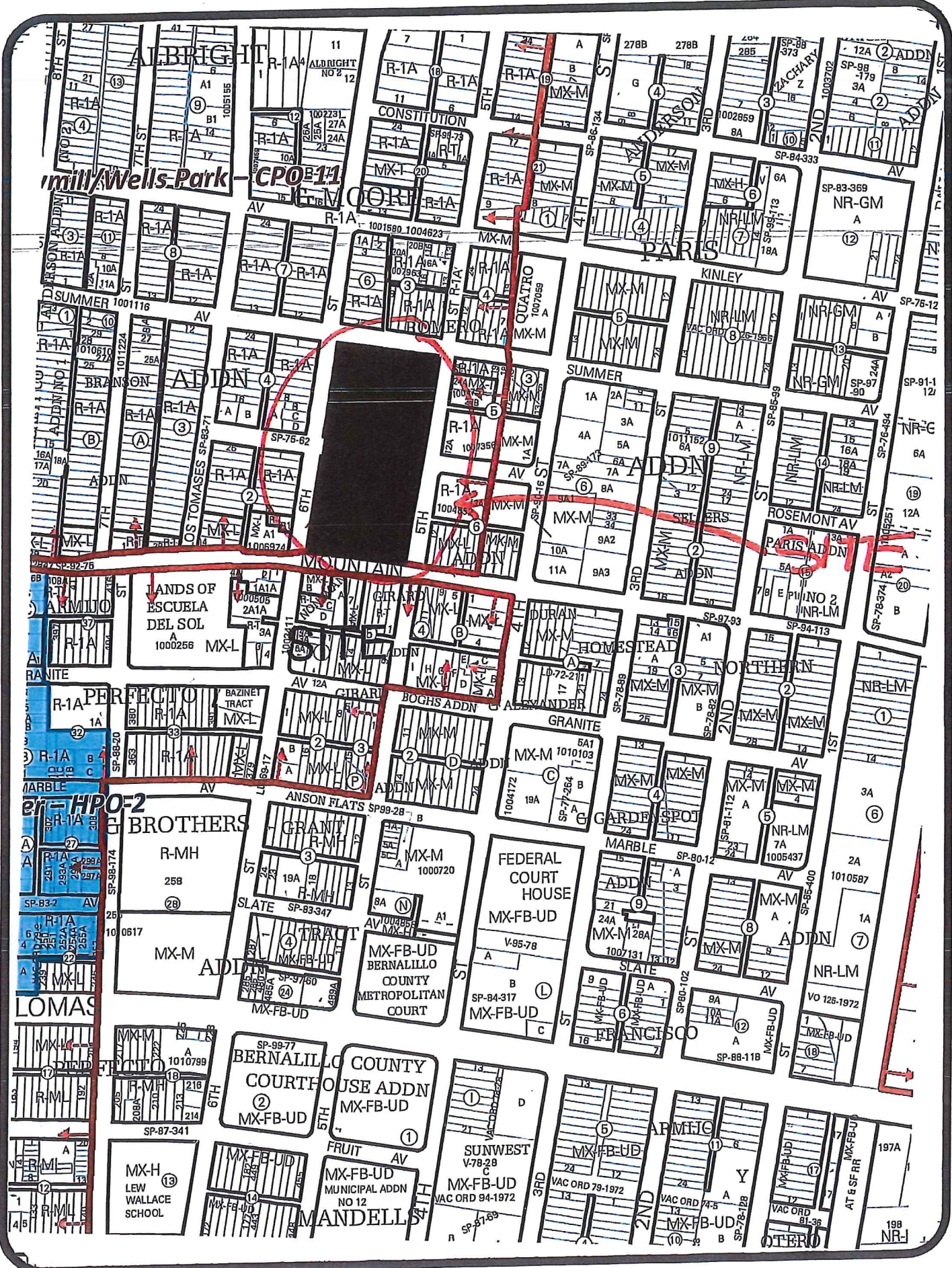
Sincerely,



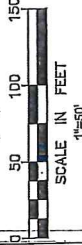
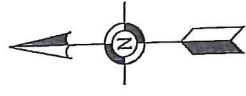
Rick Beltramo

Director of Development Services
WHPacific, Inc.

cc: Christina M. Sandoval, City of Albuquerque
Amy Bell, Groundworks Studio,
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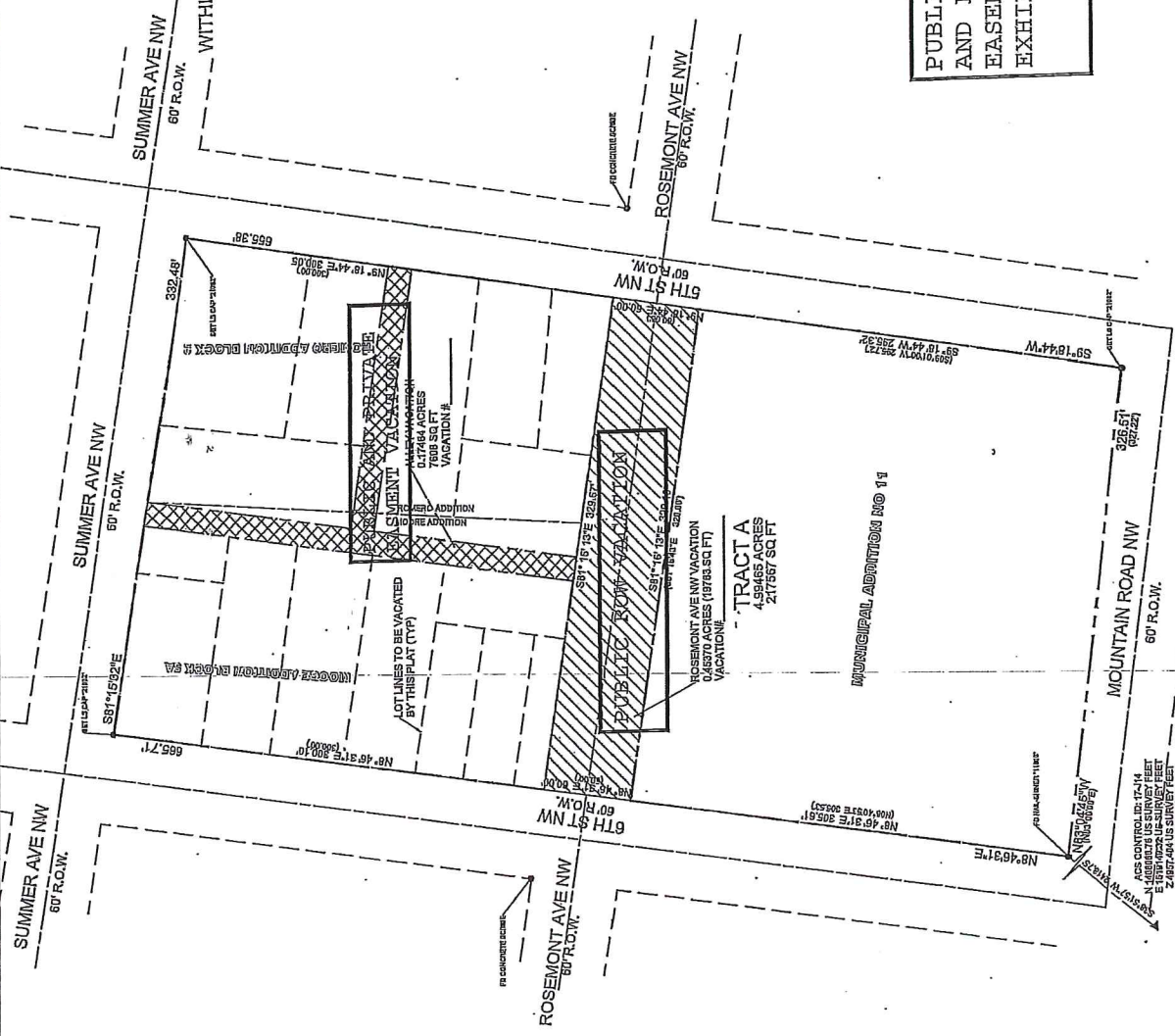
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 & MUNICIPAL ADDITION NO. 11
 TOWN OF ALBUQUERQUE GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY 2023



**PUBLIC ROW VACATION
 AND PUBLIC AND PRIVATE
 EASEMENT VACATION
 EXHIBIT**



CONSTRUCTION SURVEY TECHNOLOGIES, INC.
 PO BOX 85395
 ALBUQUERQUE, NM 87183
 505-977-4821



AS CONTROLLED BY THE
 NEW MEXICO SURVEY SYSTEM
 Z 48767 ACRES SURVEY FEET
 DELTA/ALPHA-071355.00
 NEW MEXICO STATE PLANE
 GEODETIC DATUM
 NAD 83
 NAD 1983

LEGAL DESCRIPTION:

BEING A REPLAT OF PORTION OF BLOCK 5 ALBRIGHT MOORE ADDITION DOCUMENT # 1921022821 & BLOCK 2, ROMERO ADDITION DOCUMENT # 1884120584, TOGETHER WITH A PORTION OF MUNICIPAL ADDITION NO 11 AS DOCUMENT # 1971288420, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M. TOWN OF ALBUQUERQUE GRANT, CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF: PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMER, AND OTHER EQUIPMENT RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

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COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, ACCESS TO, FROM, AND OVER SAID UTILITIES FOR PURPOSES DESCRIBED PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF "GRANTOR" FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF "GRANTEE", INCLUDING SUFFICIENT WORKING SPACE FOR ELECTRICAL TRANSFORMERS, WITHIN THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL, ABOVEGROUND OR SUBSURFACE, HOT TUB, CONCRETE OR WOOD DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.

DISCLAIMER

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FREE CONSENT AND VACATION:

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BY: OWNER/DATE ALLEY AND PORTION OF RAW ROSEMONT AVE NW

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BY: OWNER/DATE PORTION OF BLOCK 5 MOORE ADDITION TOGETHER WITH A PORTION OF BLOCK 2 ROMERO ADDITION

ACKNOWLEDGMENT

STATE OF)
COUNTY OF)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2023, BY _____

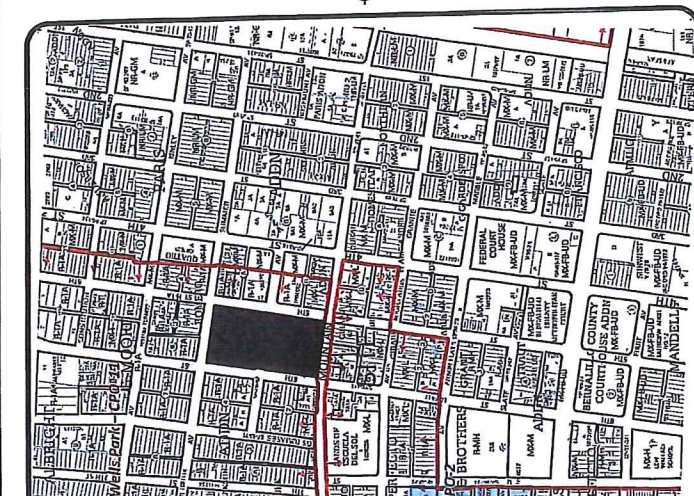
NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

STATE OF)
COUNTY OF)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2023, BY _____

NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____



ZONE ATLAS J-14-Z NO SCALE

USE OF PLAT:

PURPOSE OF THIS PLAT TO CONSOLIDATE VACATED ROSEMONT AVE NW WITH A VACATED ALLEY AND PORTION OF LOTS OF MOORE ADDITION AND TO ADDITION TO CREATE ONE TRACT.

ES:

BOUNDARY CORNERS IDENTIFIED AS "SET" ARE 5/8" REBAR WITH CAP MARKED "S 210822" AND DEPICTED AS NOTED UNLESS OTHERWISE INDICATED.

BOUNDARIES ARE GRID BASED—NEW MEXICO STATE PLANE CENTRAL ZONE (NAD 83)

DISTANCES SHOWN ARE GROUND DISTANCES.

BOUNDARY CORNERS IDENTIFIED AS "SET" ARE 5/8" REBAR WITH CAP MARKED "S 210822" AND DEPICTED AS NOTED UNLESS OTHERWISE INDICATED.

EASINGS AND DISTANCES IN () ARE RECORD

DIVISION DATA:

1921022821
E ATLAS INDEX NO. J-14-Z
E OF FIELD SURVEY, JULY, 2021
AL NO. OF TRACTS EXISTING 18
AL NO. OF LOTS CREATED 1
JCS ACRES: 4.95465

INSTRUMENTS USED:

RIGHT MOORE ADDITION DOCUMENT # 1921022821

ROMERO ADDITION DOCUMENT # 1884120584,

MUNICIPAL ADDITION NO 11 # 1971288420,

AR COLLECTION NOTE:

SECTION 14-14-47 OF THE SUBDIVISION ORDINANCE

PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO EASEMENTS, RESTRICTIONS, COVENANTS OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDING OR BEING ERRECTED ON THE LOTS PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT.

IS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

IFORM PROPERTY CODE #:

ERNALILLO COUNTY TREASURER'S OFFICE:

PLAT OF
TRACT A
WELLS PARK ADDITION
BEING A REPLAT OF PORTION OF BLOCK 5
MOORE ADDITION
TOGETHER WITH A PORTION OF BLOCK 2
ROMERO ADDITION
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WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2023

PROJECT NUMBER: _____

CITY APPROVALS:

Loise N. Rosemeyer P.S.
CITY SURVEYOR

1/27/2023
DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION

DATE

UTILITIES DEVELOPMENT

DATE

PARKS AND RECREATION DEPARTMENT

DATE

A.M.A.F.C.A.

DATE

ABQWUA

DATE

CITY ENGINEER

DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT

DATE

REAL PROPERTY DIVISION

DATE

UTILITY APPROVALS:

PNM ELECTRIC SERVICES

DATE

NEW MEXICO GAS

DATE

QWEST CORPORATION D.B.A. CENTURY LINK Q.C

DATE

COMCAST

DATE

SURVEYOR'S CERTIFICATE:

I, DAVID P. ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE. SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE JUDICIAL COUNCIL OF BOARD OF REGISTRATION FOR PROFESSIONAL SURVEYORS AND ENGINEERS FEBRUARY 11, 2007; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID P. ACOSTA, NMPLS NO. 21082

DATE

SHEET INDEX

PAGE 1, COVER

PAGE 2 SUBDIVISION PLAT



CONSTRUCTION SURVEY TECHNOLOGIES, INC

PO BOX 65935

ALBUQUERQUE, NM 87193

505-977-4821




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



FOR PUBLIC RIGHT-OF-WAY VACATION ACTION

PART I - PROCESS	
Use <u>Table 6-1-1</u> in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type:	PUBLIC HEARING FOR RIGHT-OF-WAY VACATION
Decision-making Body:	CITY COUNCIL
Pre-Application meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Neighborhood meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Note: if yes, see second page
PART II - DETAILS OF REQUEST	
Address of property listed in application:	591 Mountain Road, NW
Name of property owner:	City of Albuquerque
Name of applicant:	City of Albuquerque
Date, time, and place of public meeting or hearing, if applicable:	March 22, 2023 9:00AM, ZOOM http://cabq.zoom.us/j/84123463458
Address, phone number, or website for additional information:	email: rick.beltramo@nv5.com , phone: (505) 948-7194
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	J-14
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.	
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.	
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.	
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.	

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

 (Applicant signature) MARCH 2, 2023 (Date)

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



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



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following: NOT APPLICABLE

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

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: March 2, 2023

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Property Owner within 100 feet*: BREWSTER DOUGLAS R & MARTINEZ VIVIAN EDWARD TRUSTEES BREWSTER MARTINEZ FT

Mailing Address*: 633 KENWYN RD OAKLAND CA 94610-3714

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

1. Subject Property Address* 1117 6th St, NW Abq., NM 87102
Location Description Residential Lot on 6th Street
2. Property Owner* BREWSTER DOUGLAS R & MARTINEZ VIVIAN EDWARD MARTINEZ FT
3. Agent/Applicant* [if applicable] Rick Beltramo, WHPacific, Inc. (agent)
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)
 - Vacation Vacation of Public Street Right-Of-Way (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:
Vacation of Rosemont Ave., from 5th Street to 6th Street
Vacated propoerty to be combined with other property for expanded Wells Park

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Hearing Officer (DHO)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

Vacation to be part of future Plat

¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: March 22nd, 2023, at 9;00 am

Location*²: Remote "ZOOM" meeting at https://cabq.zoom.us/j/84123463458

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

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

6. Where more information about the project can be found*³:
contact Rick Beltramo (agent) Phone: (505) 948-7194, email: rick.beltramo@nv5.com

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

1. Zone Atlas Page(s)*⁴ J-14
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 have been requested for this project*:
 - Deviation(s)
 - Variance(s)
 - Waiver(s)

Explanation*:

No exceptions.

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

Pre-submittal offered. One NA declined a meeting. The other NA provided no response.

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.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 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:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] _____
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinurl.com/idozoningmap>

March 2, 2023

Thomas R. Welch
1201 6TH ST NW
ALBUQUERQUE NM 87102
[Owner of Lot at 1201 6th St. Alb., NM 87102]

**Re: Wells Park Project- Request To Vacate Public Right-Of-Way
Official Public Notice**

Thomas R. Welch,

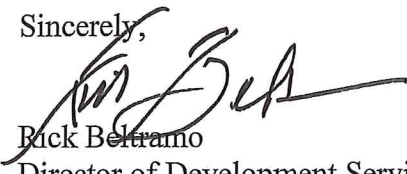
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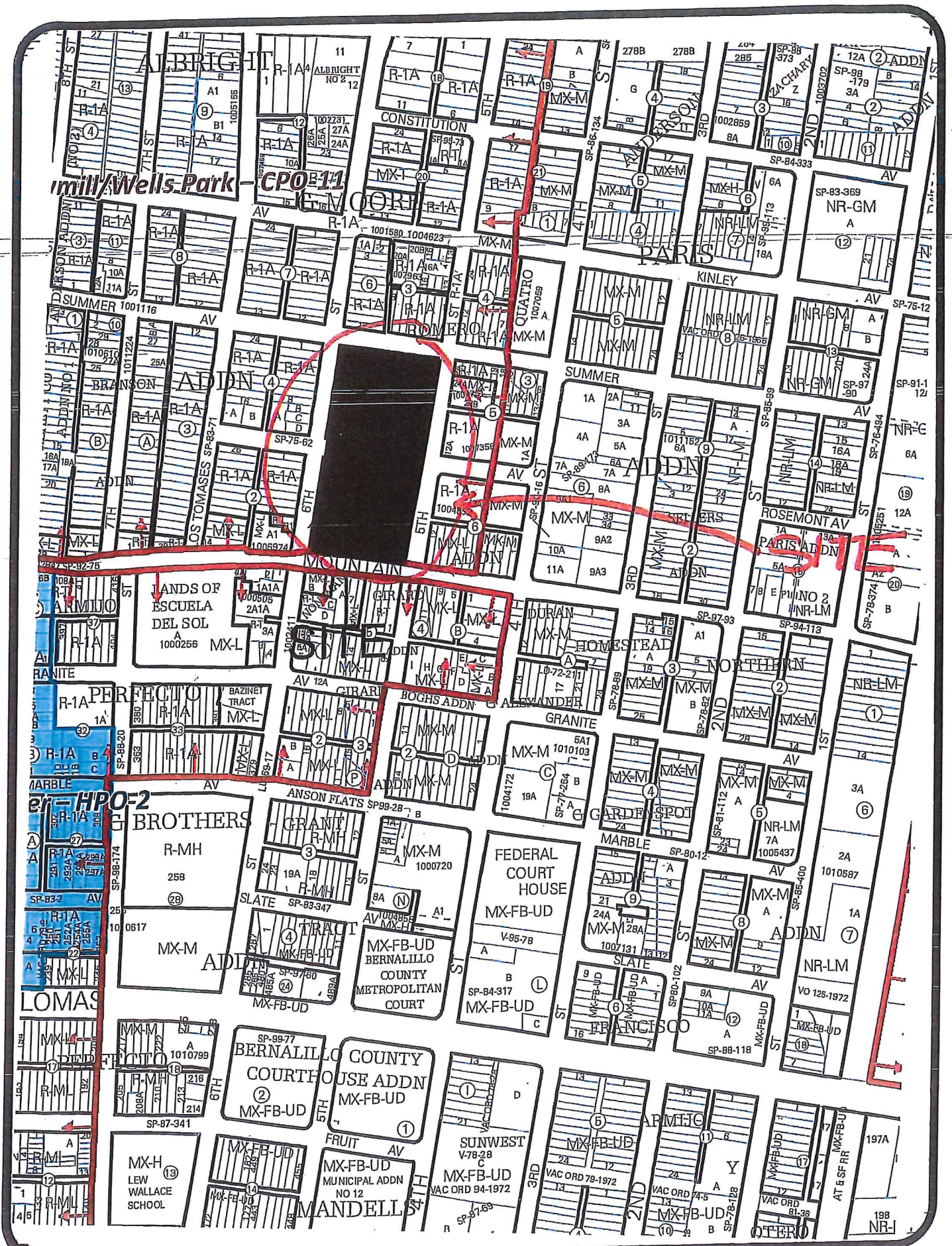
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Sincerely,



Rick Beltramo
Director of Development Services
WHPacific, Inc.

cc: Christina M. Sandoval, City of Albuquerque
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FREE CONSENT:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING COMPRISED OF TRACTS SHOWN HEREON AND HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: OWNER/DATE PORTION OF BLOCK 5 MOORE ADDITION, TOGETHER WITH A PORTION OF BLOCK 2 ROMERO ADDITION

ACKNOWLEDGMENT

STATE OF)
COUNTY OF)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2023, BY _____

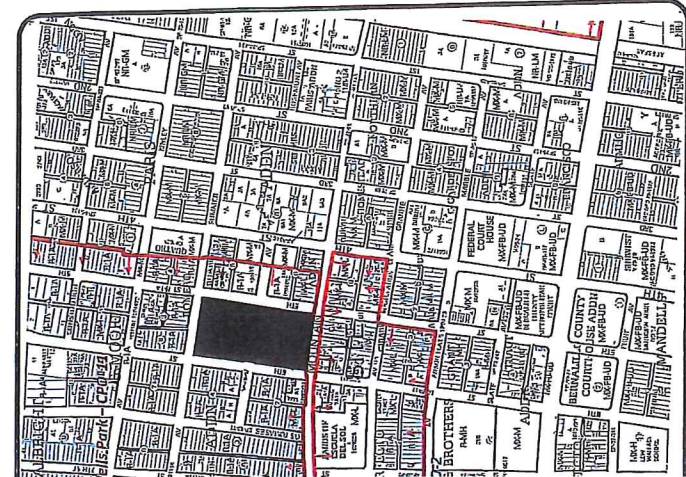
NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

STATE OF)
COUNTY OF)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2023, BY _____

NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____



ZONE ATLAS J-14-Z NO SCALE

E.O.F. PLAT:

ROSE OF THIS PLAT TO CONSOLIDATE VACATED ROSEMONT AVE NW WITH A VACATED ALLEY AND PORTION OF LOTS OF MOORE ADDITION AND ADDITION TO CREATE ONE TRACT.

BOUNDARIES ARE GRID BASED—NEW MEXICO STATE PLANE CENTRAL ZONE (NAD 83)

DISTANCES SHOWN ARE GROUND DISTANCES.

BOUNDARY CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP IDENTIFIED "PS 21082", AND DEPICTED AS NOTED UNLESS OTHERWISE INDICATED.

RINGS AND DISTANCES IN () ARE RECORD

VISION DATA:

ATLAS INDEX NO. J-14-Z
FIELD SURVEY: JULY, 2021
NO. OF TRACTS EXISTING: 18
NO. OF LOTS CREATED: 1
ACRES: 4.99465

VENTS USED:

GHY MOORE ADDITION DOCUMENT # 1921022624
RO ADDITION DOCUMENT # 1884120894,
JPAL ADDITION NO 11 # 1971288420,

COLLECTION NOTE:

SECTION 14-14-47 OF THE SUBDIVISION ORDINANCE

OPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDING OR BEING ERRECTED ON THE LOTS PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT.

AS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
JRM PROPERTY CODE #:

ALBUQUERQUE COUNTY TREASURER'S OFFICE:

PLAT OF
TRACT A
WELLS PARK ADDITION
BEING A REPLAT OF PORTION OF BLOCK 5
MOORE ADDITION
TOGETHER WITH A PORTION OF BLOCK 2
ROMERO ADDITION
& MUNICIPAL ADDITION NO. 11
WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M.
TOWN OF ALBUQUERQUE
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2023

PROJECT NUMBER: _____

CITY APPROVALS:

Laura A. Rioshauer, P.E.

CITY SURVEYOR

1/27/2023

DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION

DATE

UTILITIES DEVELOPMENT

DATE

PARKS AND RECREATION DEPARTMENT

DATE

A.M.A.F.C.A.

DATE

ABCWA

DATE

CITY ENGINEER

DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT

DATE

REAL PROPERTY DIVISION

DATE

UTILITY APPROVALS:

PNM ELECTRIC SERVICES

DATE

NEW MEXICO GAS

DATE

QWEST CORPORATION D.B.A. CENTURY LINK GC

DATE

COMCAST

DATE

SURVEYOR'S CERTIFICATE:

I, DAVID P. ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID P. ACOSTA, NMP/LS NO. 21082

DATE

SHEET INDEX

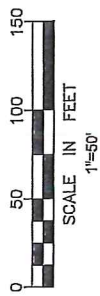
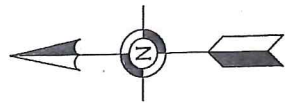
PAGE 1, COVERS

PAGE 2, SUBDIVISION PLAT



CONSTRUCTION SURVEY TECHNOLOGIES, INC
PO BOX 65985
ALBUQUERQUE, NM 87183
505-917-8821

PLAT OF
TRACT A
WELLS PARK ADDITION
BEING A REPLAT OF PORTION OF BLOCK 5
MOORE ADDITION
TOGETHER WITH A PORTION OF BLOCK 2
ROMERO ADDITION
& MUNICIPAL ADDITION NO. 11
WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2023



ACS CONTROL POINT
N 4686.26 US SURVEY FEET
E 1575.6222 US SURVEY FEET
Z 4957.604 US SURVEY FEET
DISEASE CONTROL CENTER
NEW MEXICO STATE PLANE
CENTRAL ZONE
NAD 1984
MAD 1984



CONSTRUCTION SURVEY TECHNOLOGIES, INC
P.O. BOX 65395
ALBUQUERQUE, NM 87193
505-917-9821



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



FOR PUBLIC RIGHT-OF-WAY VACATION ACTION

PART I - PROCESS

Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: PUBLIC HEARING FOR RIGHT-OF-WAY VACATION

Decision-making Body: CITY COUNCIL

Pre-Application meeting required: Yes No

Neighborhood meeting required: Yes No

Mailed Notice required: Yes No

Electronic Mail required: Yes No

Is this a Site Plan Application: Yes No **Note: if yes, see second page**

PART II - DETAILS OF REQUEST

Address of property listed in application: 591 Mountain Road, NW

Name of property owner: City of Albuquerque

Name of applicant: City of Albuquerque

Date, time, and place of public meeting or hearing, if applicable:

March 22, 2023 9:00AM, ZOOM <http://cabq.zoom.us/j/84123463458>

Address, phone number, or website for additional information:

email: rick.beltramo@nv5.com, phone: (505) 948-7194

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

Zone Atlas page indicating subject property. J-14

Drawings, elevations, or other illustrations of this request.

Summary of pre-submittal neighborhood meeting, if applicable.

Summary of request, including explanations of deviations, variances, or waivers.

IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.

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

 (Applicant signature) MARCH 2, 2023 (Date)

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



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



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following: NOT APPLICABLE

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

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

Date/Time*: March 22nd, 2023, at 9:00 am

Location*²: Remote "ZOOM" meeting at https://cabq.zoom.us/j/84123463458

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

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

6. Where more information about the project can be found*³:
contact Rick Beltramo (agent) Phone: (505) 948-7194, email: rick.beltramo@nv5.com

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

1. Zone Atlas Page(s)*⁴ J-14
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 have been requested for this project*:
 - Deviation(s)
 - Variance(s)
 - Waiver(s)

Explanation*:
No exceptions.

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No
Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
Pre-submittal offered. One NA declined a meeting. The other NA provided no response.

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.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 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:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] _____
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinyurl.com/idozoningmap>

March 2, 2023

EMERALD BUILDING DEVELOPMENT CO., LLC
4509 ALAMEDA BLVD NE SUITE B
ALBUQUERQUE NM 87113-1705
[Owner of Lot at 1121 4th St. Alb., NM 87102]

**Re: Wells Park Project- Request To Vacate Public Right-Of-Way
Official Public Notice**

EMERALD BUILDING DEVELOPMENT CO., LLC,

With this letter you are officially notified that the City of Albuquerque Development Hearing Officer shall conduct a Public Hearing to consider application by the City to Vacate a portion of Rosemont Ave. Right-Of-Way, from 5th Street to 6th Street. The hearing is scheduled for 9:00 am on March 22nd, 2023. The meeting will be conducted remotely via "ZOOM" at <https://cabq.zoom.us/j/84123463458>.

The City of Albuquerque plans on constructing a park on the subject site. The City currently owns the surrounding property for the park and intends to include the vacated portion of Rosemont Ave. in the park. The process to include Rosemont Ave. requires approval to vacate that portion of the road.

Included with this letter are several exhibits regarding the vacation action: 1) a zone atlas map showing the vicinity of the project, 2) exhibit showing the proposed vacation, 3) Preliminary Plat that will consolidate the property into a single 4.99-acre parcel 4) City form "Official Public Notification Form For Mailed or Electronic Mail Notice", and 5) "Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to the Property Owner".

Should you have questions or need additional information you can contact me by phone, email or postal mail, anytime. You can also contact the City Planning Department.

Sincerely,



Rick Beltramo
Director of Development Services
WHPacific, Inc.

cc: Christina M. Sandoval, City of Albuquerque
Amy Bell, Groundworks Studio,
John Gallegos, CSTi, Inc.
Jonathan Pena, WHPacific, Inc.

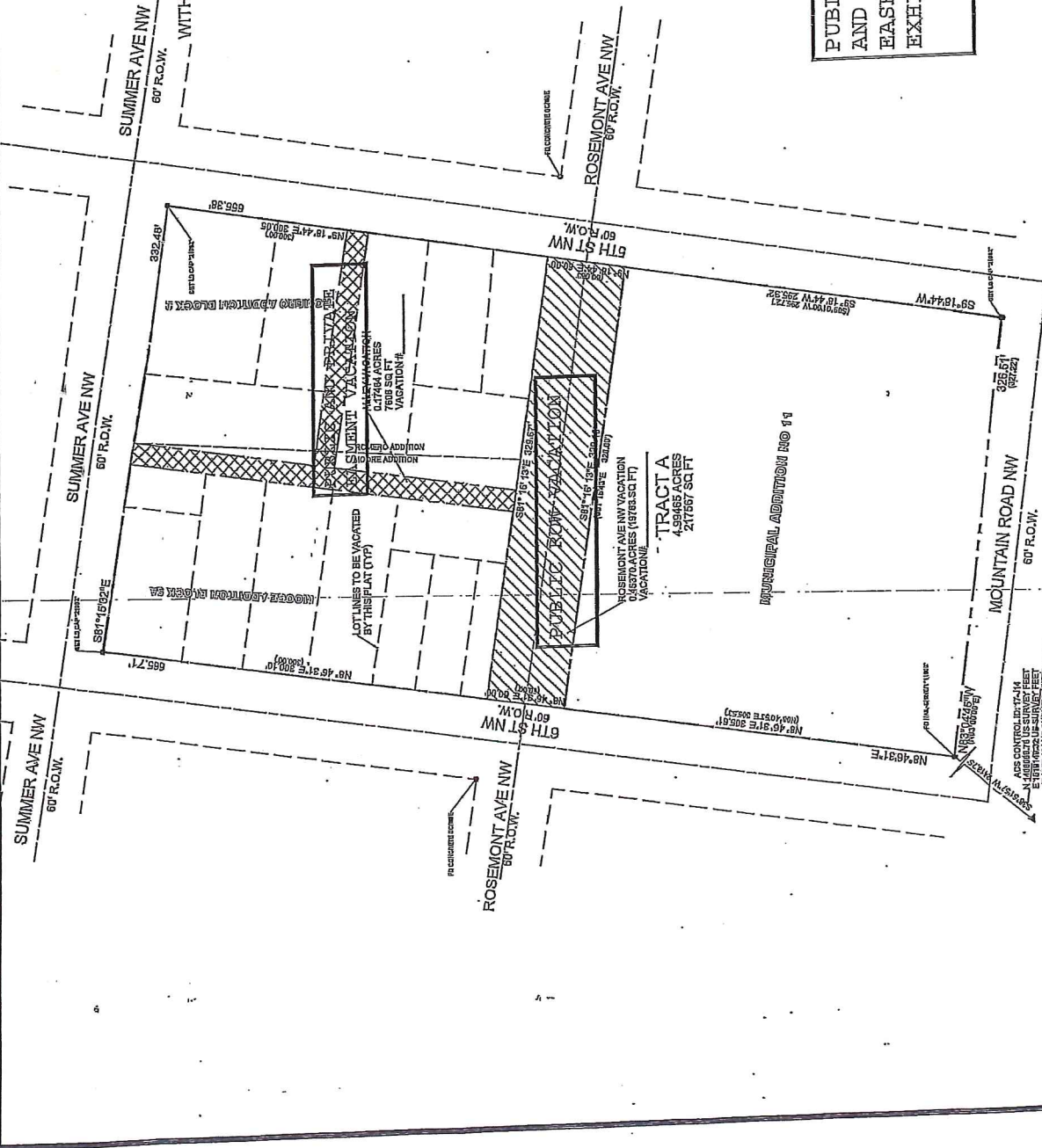
PLAT OF
TRACT A
WELLS PARK ADDITION
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MOORE ADDITION
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WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2023



PUBLIC ROW VACATION
AND PUBLIC AND PRIVATE
EASEMENT VACATION
EXHIBIT



CONSTRUCTION SURVEY TECHNOLOGIES, INC.
ALBUQUERQUE, NM 87183
505-317-8824



ACE CONTROL PLAN 14
N 89° 03' 14" E 218.65 FT
E 178° 02' 00" S 100.00 FT
Z 189° 24' 00" S 100.00 FT
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
NAD 83
NAD 1983



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



FOR PUBLIC RIGHT-OF-WAY VACATION ACTION

PART I - PROCESS

Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: PUBLIC HEARING FOR RIGHT-OF-WAY VACATION

Decision-making Body: CITY COUNCIL

Pre-Application meeting required: [X] Yes [] No

Neighborhood meeting required: [] Yes [X] No

Mailed Notice required: [X] Yes [X] No

Electronic Mail required: [X] Yes [] No

Is this a Site Plan Application: [] Yes [X] No Note: if yes, see second page

PART II - DETAILS OF REQUEST

Address of property listed in application: 591 Mountain Road, NW

Name of property owner: City of Albuquerque

Name of applicant: City of Albuquerque

Date, time, and place of public meeting or hearing, if applicable:

March 22, 2023 9:00AM, ZOOM http://cabq.zoom.us/j/84123463458

Address, phone number, or website for additional information:

email: rick.beltramo@nv5.com, phone: (505) 948-7194

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

[X] Zone Atlas page indicating subject property. J-14

[X] Drawings, elevations, or other illustrations of this request.

[] Summary of pre-submittal neighborhood meeting, if applicable.

[X] Summary of request, including explanations of deviations, variances, or waivers.

IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO).

PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.

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

[Handwritten signature]

(Applicant signature) MARCH 2, 2023 (Date)

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

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



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following: NOT APPLICABLE

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

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: March 2, 2023

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

Property Owner within 100 feet*: EMERALD BUILDING DEVELOPMENT CO LLC

Mailing Address*: 4509 ALAMEDA BLVD NE SUITE B ALBUQUERQUE NM 87113-1705

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

1. Subject Property Address* 1121 4th St, NW Alb., NM 87102
Location Description Residential Lot on 6th Street
2. Property Owner* EMERALD BUILDING DEVELOPMENT CO LLC
3. Agent/Applicant* [if applicable] Rick Beltramo, WHPacific, Inc. (agent)
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)
 - Vacation Vacation of Public Street Right-Of-Way (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

Vacation of Rosemont Ave., from 5th Street to 6th Street

Vacated property to be combined with other property for expanded Wells Park

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Hearing Officer (DHO)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

Vacation to be part of future Plat

¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: March 22nd, 2023, at 9:00 am

Location*2: Remote "ZOOM" meeting at <https://cabq.zoom.us/j/84123463458>

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

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

6. Where more information about the project can be found*3:
contact Rick Beltramo (agent) Phone: (505) 948-7194, email: rick.beltramo@nv5.com

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

1. Zone Atlas Page(s)*4 J-14
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 have been requested for this project*:

- Deviation(s) Variance(s) Waiver(s)

Explanation*:

No exceptions.

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

Pre-submittal offered. One NA declined a meeting. The other NA provided no response.

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas.*
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² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 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:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] _____
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinurl.com/idozoningmap>

7022 2410 0000 7477 6403

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.

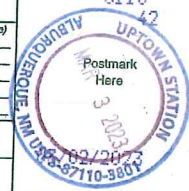
Albuquerque, NM 87102

OFFICIAL USE

Certified Mail Fee	\$4.15
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<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	\$0.87
Total Postage and Fees	\$5.42

Sent To: **MIKE PRANCO**
 Street and Apt. No., or PO Box No.
411 BENJAMIN NW.
 City, State, ZIP+4®
ALB. NM 87102

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



7015 1730 0000 5749 2300

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

For delivery information, visit our website at www.usps.com®.

Albuquerque, NM 87197

OFFICIAL USE

Certified Mail Fee	\$4.15
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<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	\$0.87
Total Postage and Fees	\$5.42

Sent To: **PEGGY NORTON**
 Street and Apt. No., or PO Box No.
NORTH VALLEY COALITION
P.O. Box 898, NM 87197

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



7022 2410 0000 7477 6380

U.S. Postal Service™
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 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Albuquerque, NM 87104

OFFICIAL USE

Certified Mail Fee	\$4.15
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<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	\$0.87
Total Postage and Fees	\$5.42

Sent To: **DOYLE KIMBROUGH**
 Street and Apt. No., or PO Box No.
222 CAMPBELL RD. NW.
 City, State, ZIP+4®
ALB. NM 87104

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



7022 2410 0000 7477 6397

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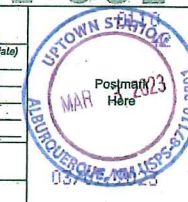
Albuquerque, NM 87102

OFFICIAL USE

Certified Mail Fee	\$4.15
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<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	\$0.87
Total Postage and Fees	\$5.42

Sent To: **DOREEN MCKNIGHT**
 Street and Apt. No., or PO Box No.
WELLS PARK - 1426 7th St NW
 City, State, ZIP+4®
ALB. NM 87102

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



7015 1730 0000 5749 2409

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

For delivery information, visit our website at www.usps.com®.

Albuquerque, NM 87104

OFFICIAL USE

Certified Mail Fee	\$4.15
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<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	\$0.87
Total Postage and Fees	\$5.42

Sent To: **ZONING COMMITTEE**
 Street and Apt. No., or PO Box No.
DOWNTOWN NEIGHBORHOODS ASS.
400 Romero ST. NW ALB. NM 87104

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OFFICIAL USE

Certified Mail Fee	\$4.15
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<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	\$0.87
Total Postage and Fees	\$5.42

Sent To: **RIO GRAND CREDIT UNION**
 Street and Apt. No., or PO Box No.
1401 SAN PEDRO DR. NE
 City, State, ZIP+4®
ALB. NM 87106

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Certified Mail Fee	\$4.15
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<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	\$0.87
Total Postage and Fees	\$5.42

Sent To: **ERIK LUSAN and LISA M. GUEVARA**
 Street and Apt. No., or PO Box No.
807 San Andrews Ave. NW
 City, State, ZIP+4®
ALB. NM 87107

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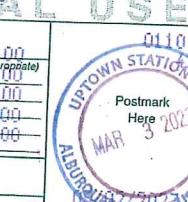
Albuquerque, NM 87102

OFFICIAL USE

Certified Mail Fee	\$4.15
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<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	\$0.87
Total Postage and Fees	\$5.42

Sent To: **JENNIE EQUIVEL**
 Street and Apt. No., or PO Box No.
1121 0th St. NW
 City, State, ZIP+4®
ALB. NM 87102

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Albuquerque, NM 87113

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Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<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	\$0.87
Total Postage and Fees	\$5.42

Sent To: **EMERALD BUILDING DEVE. CO. INC**
Street and Apt. No., or PO Box No.: **4509 ALAMEDA BLVD. N.W. SUITE B**
City, State, ZIP+4®: **ALB. NM 87113-1705**

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Albuquerque, NM 87102

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Certified Mail Fee	\$4.15
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<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	\$0.87
Total Postage and Fees	\$5.42

Sent To: **WILLIAM J. MAGEE**
Street and Apt. No., or PO Box No.: **6 ESCENA DR**
City, State, ZIP+4®: **TIFFERAS NM 87089**

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Oakland, CA 94610

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Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<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	\$0.87
Total Postage and Fees	\$5.42

Sent To: **DOUGLAS R. BRAEWSTER and VIVIAN**
Street and Apt. No., or PO Box No.: **639 KENWYD RD.**
City, State, ZIP+4®: **OAKLAND, CA 94610-5214**

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Certified Mail Fee	\$4.15
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<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	\$0.87
Total Postage and Fees	\$5.42

Sent To: **GEORGE M. MOORE**
Street and Apt. No., or PO Box No.: **1205 6TH ST. NW**
City, State, ZIP+4®: **ALB. NM 87102**

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Certified Mail Fee	\$4.15
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<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	\$0.87
Total Postage and Fees	\$5.42

Sent To: **THOMAS R. WELCH**
Street and Apt. No., or PO Box No.: **1201 6TH ST. NW**
City, State, ZIP+4®: **ALB. NM 87102**

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