



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 PLT & S1)	<input type="checkbox"/> Sidewalk Waiver (Form V2)
<input type="checkbox"/> Major – Bulk Land Plat (Forms PLT & 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 PLT & S2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor - Final Plat (Forms PLT & S2)	<input type="checkbox"/> Vacation of Public Easement(s) DHO (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms PLT & S2)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
	APPEAL
	<input type="checkbox"/> Decision of DHO (Form A)

BRIEF DESCRIPTION OF REQUEST

APPLICATION INFORMATION

Applicant/Owner:		Phone:
Address:		Email:
City:	State:	Zip:
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:	List <u>all</u> owners:	

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

Lot or Tract No.:	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s):	Existing Zoning:	Proposed Zoning
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (Acres):

LOCATION OF PROPERTY BY STREETS

Site Address/Street:	Between:	and:
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

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

Signature:	Date:
Printed Name:	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent

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

- ___ 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)
Not required for City owned public right-of-way
- ___ 5) Drawing showing the easement or right-of-way to be vacated
- ___ 6) If easements, list number to be vacated _____
- ___ 7) Square footage to be vacated (see IDO Section 14-16-6-6(M)) _____

SUPPORTIVE DOCUMENTATION

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

PUBLIC NOTICE DOCUMENTATION

- ___ 11) Sign Posting Agreement
- ___ 12) Proof of a Pre-Submittal Neighborhood Meeting per IDO 14-16-6-4(C)
 - ___ Office of Neighborhood Coordination neighborhood meeting inquiry response
 - ___ Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
 - ___ 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

___ Proof of first class mailing to affected Neighborhood Association representatives and property owners within 100 feet

___ 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)

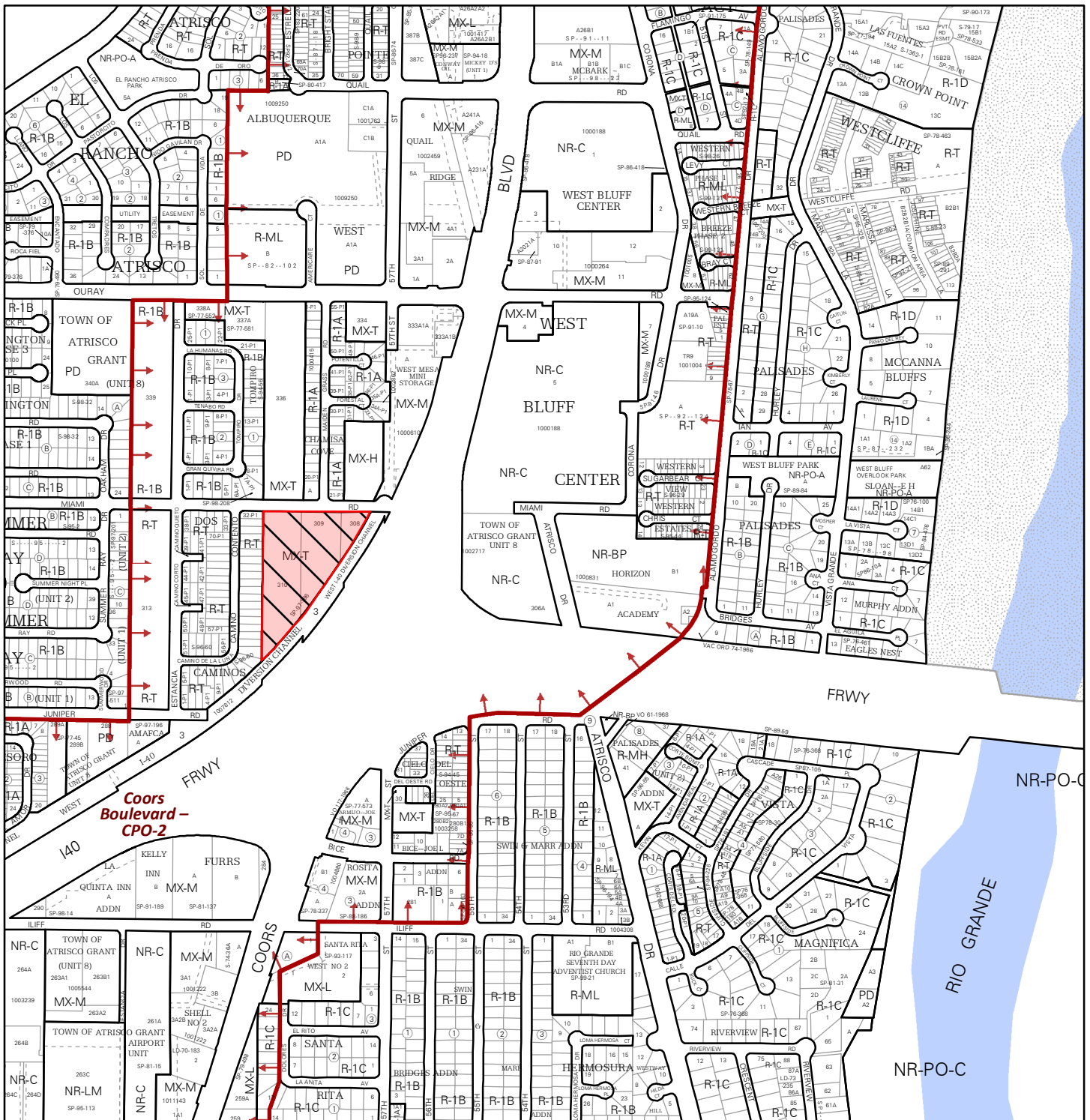
___ 9) Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)

___ 10) Interpreter Needed for Hearing? ___ if yes, indicate language: ___

_ EXTENSION OF VACATION


A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 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) Drawing showing the vacated easement or right-of-way
- ___ 5) Vacated square footage (see IDO Section 14-16-6-6(M) _____)
- ___ 6) Letter of authorization from the property owner if application is submitted by an agent
- ___ 7) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- ___ 8) Interpreter Needed for Hearing? ___ if yes, indicate language: ___

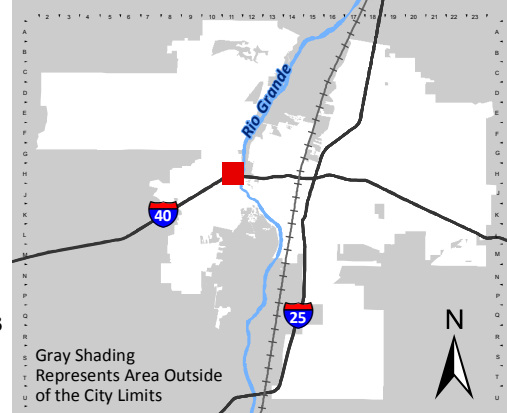


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



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











Rio Grande

40 25

N

Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:
H-11-Z

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

0 250 500 1,000 Feet

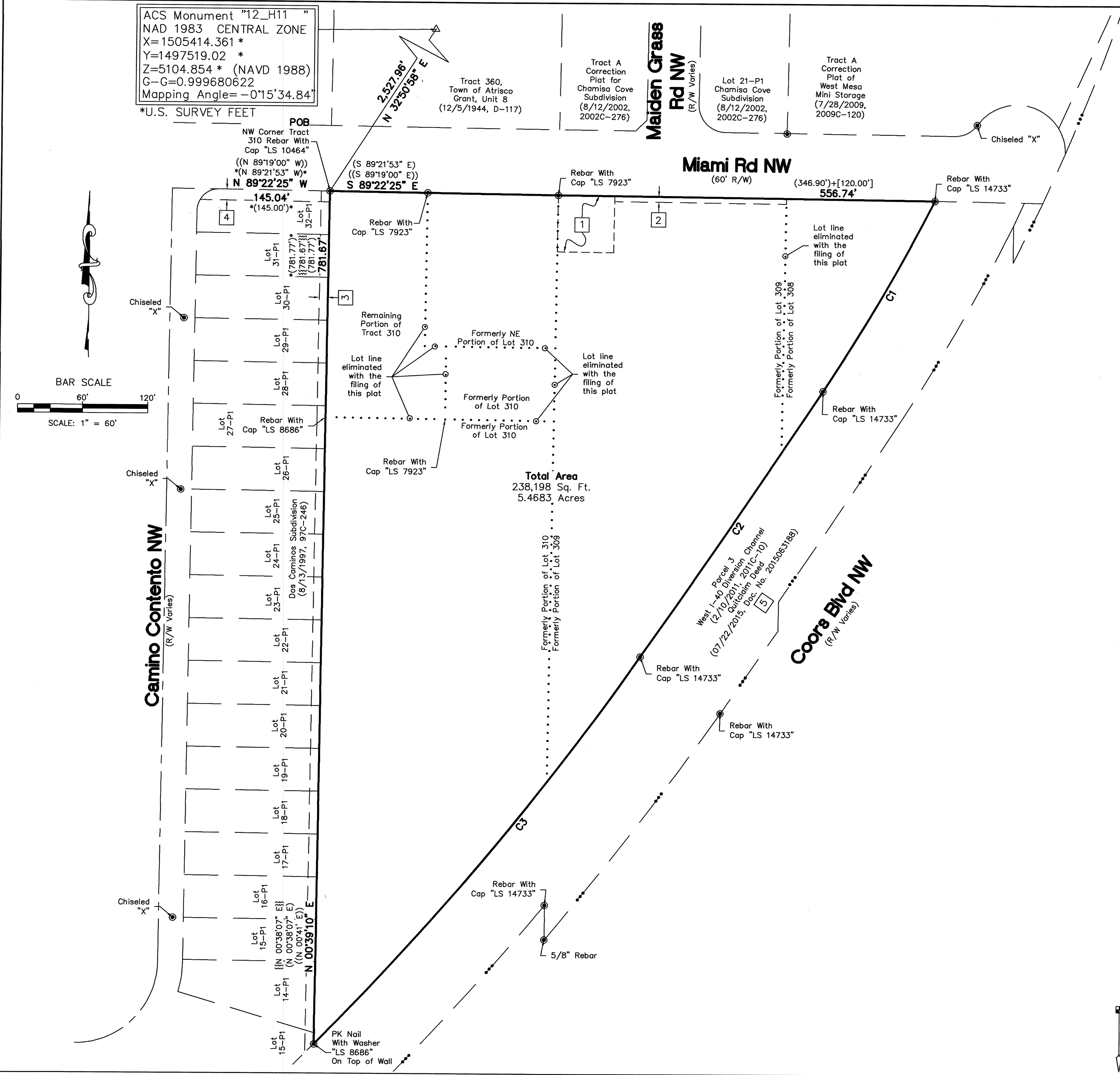
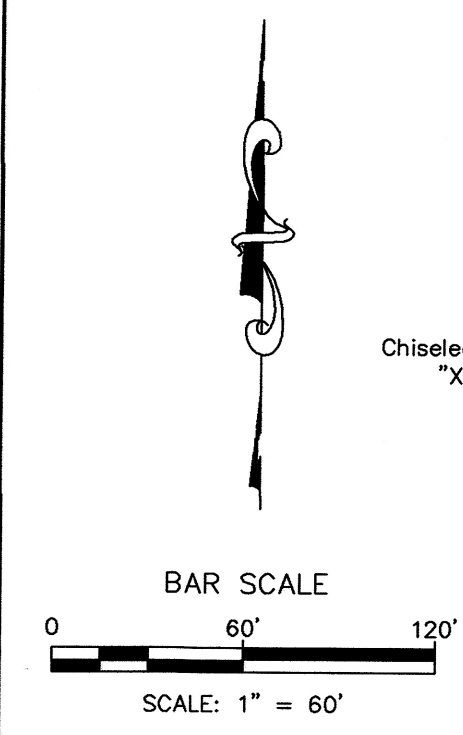
ACS Monument "12_H11"
 NAD 1983 CENTRAL ZONE
 X=1505414.361 *
 Y=1497519.02 *
 Z=5104.854 * (NAVD 1988)
 G-G=0.999680622
 Mapping Angle=-0°15'34.84"
 *U.S. SURVEY FEET

**Plat for
 Playa Del Sur
 Being Comprised of
 Portions of Tracts 308, 309 and
 310, Unit 8, Town of Atrisco Grant
 City of Albuquerque
 Bernalillo County, New Mexico
 January 2024**

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER DEED (3/5/2008, DOC. NO. 2008025224)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER DEED (8/7/2009, DOC. NO. 2009089913)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER DEED (6/23/2009, DOC. NO. 2009070072)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER PLAT (12/5/1944, D-117)
{{N 90°00'00" E}}	RECORD BEARINGS AND DISTANCES PER PLAT (2/10/2011, 2011C-10)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (8/13/1997, 97C-246)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
△	FOUND CENTERLINE MONUMENT
▲	SET CENTERLINE MONUMENT STAMPED "LS 18374"
⊙	BLOCK LETTER
—●—●—●—	ACCESS CONTROL LINE PER RIGHT-OF-WAY MAP, PROJECT NO. "TPU-040-3(89)155" DATED 11/12/2004

This sheet shows existing conditions, easements to be vacated and lot lines to be eliminated



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

**Plat for
Playa Del Sur
Being Comprised of
Portions of Tracts 308, 309 and
310, Unit 8, Town of Atrisco Grant
City of Albuquerque
Bernalillo County, New Mexico
January 2024**

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
●	FOUND MONUMENT AS INDICATED
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⊙	BLOCK LETTER
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Public Utility Easements

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

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

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

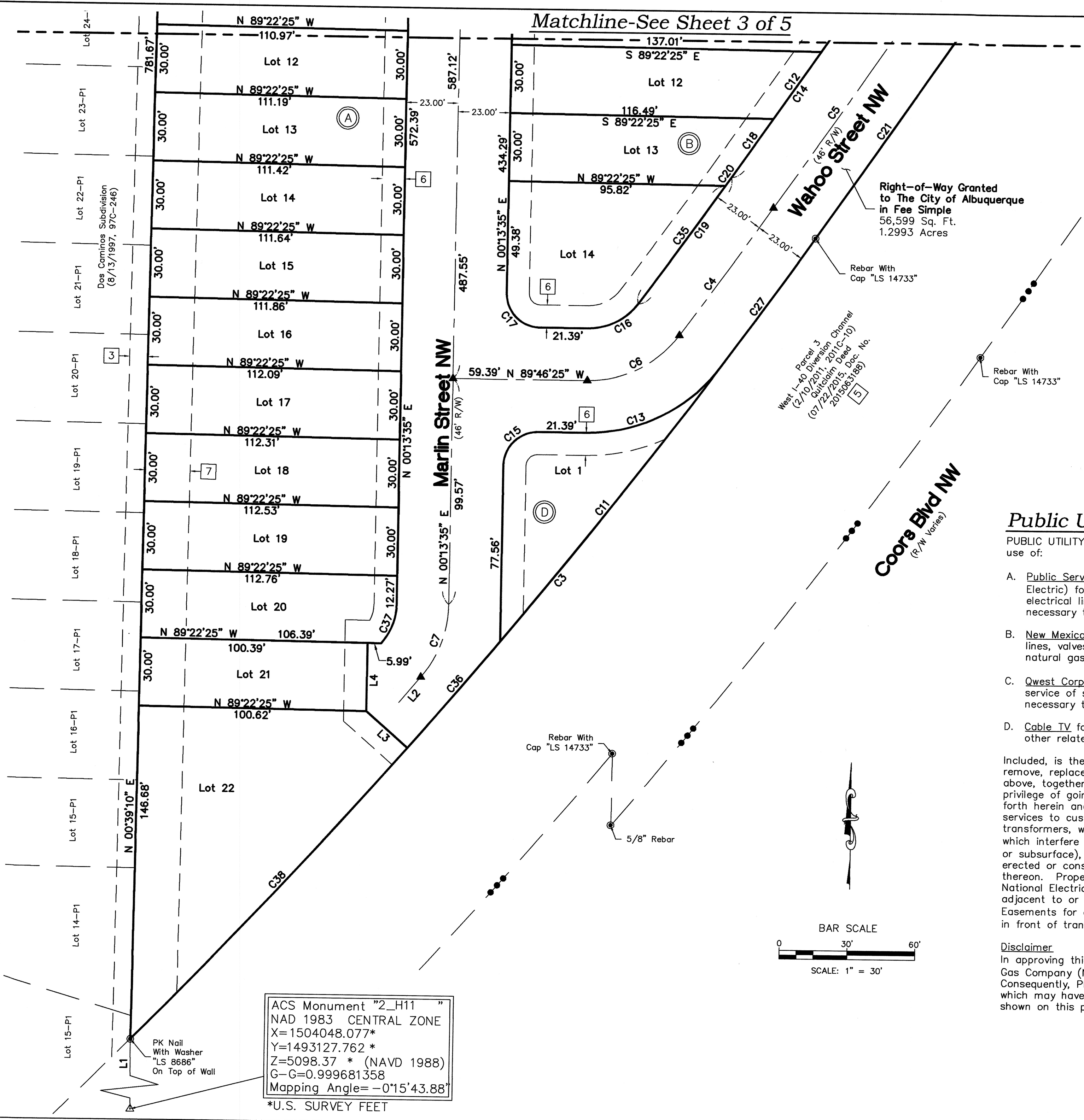
Disclaimer

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

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cartesianbrian@gmail.com

Matchline-See Sheet 3 of 5



ACS Monument "2_H11"
NAD 1983 CENTRAL ZONE
X=1504048.077*
Y=1493127.762*
Z=5098.37* (NAVD 1988)
G-G=0.999681358
Mapping Angle=-0°15'43.88"
*U.S. SURVEY FEET

PK Nail
With Washer
"LS 8686"
On Top of Wall

Documents

- TITLE COMMITMENT PROVIDED BY STEWART TITLE, HAVING FILE NO. 2121392 AND AN EFFECTIVE DATE OF AUGUST 28, 2023.
- WARRANTY DEED FOR A PORTION OF TRACTS 308, 309 AND 310, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 5, 2008, AS DOC. NO. 2008025224.
- WARRANTY DEED FOR A PORTION OF TRACT 310, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 7, 2009, AS DOC. NO. 2009089913.
- WARRANTY DEED FOR A NORTHEASTERLY PORTION OF TRACT 310, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 23, 2009, AS DOC. NO. 2009070072.
- NEW MEXICO DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR COORS BLVD. NW, HAVING PROJECT NO. "TPU-040-3(89)155", DATED NOVEMBER 12, 2004.
- PLAT OF PARCELS ONE, TWO AND THREE, WEST I-40 DIVERSION CHANNEL, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON FEBRUARY 10, 2011, IN BOOK 2011C, PAGE 10, DOC. NO. 2011014881.
- ALTA/NSPS LAND TITLE SURVEY FOR THE SUBJECT PROPERTY, BEING PORTIONS OF TRACTS 308, 309 AND 310 OF TRACTS ALLOTTED FROM TOWN OF ATRISCO GRANT, PROVIDED BY CHRISTOPHER J. DEHLER, NMRPS NO. 7923, DATED JUNE 8, 2018.
- PLAT SHOWING A PORTION OF TRACTS OF ALLOTTED FROM TOWN OF ATRISCO GRANT, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 5, 1944, IN BOOK D, PAGE 117.
- WARRANTY DEED FOR THE NORTHWEST PORTION OF TRACT 310, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 5, 2024, AS DOCUMENT NO. 2024014542.

Easement Notes

- EXISTING 142' X 52' PNM AND MST&T EASEMENT (10/8/1965, BK. D787, PG. 854, DOC. NO. 76885) VACATED WITH THE FILING OF THIS PLAT
- EXISTING 5' PNM AND MST&T EASEMENT (10/8/1965, BK. D787, PG. 854, DOC. NO. 76885) AND REVISED (10/8/1965, BK. D787, PG. 855, DOC. NO. 76866)
- EXISTING 8' PNM AND MST&T CO. UTILITY EASEMENT (9/11/1959, BK. D501, PG. 466) AND AS SHOWN ON PLAT (8/13/1997, 97C-246) DOES NOT AFFECT SUBJECT PROPERTY. SHOWN HEREON FOR REFERENCE ONLY.
- EXISTING 10' PUE (8/13/1997, 97C-246) DOES NOT AFFECT SUBJECT PROPERTY. SHOWN HEREON FOR REFERENCE ONLY.
- EXISTING BLANKET DRAINAGE AND ACCESS EASEMENT TO THE CITY OF ALBUQUERQUE (2/10/2011, 2011C-10) DOES NOT AFFECT SUBJECT PROPERTY. SHOWN HEREON FOR REFERENCE ONLY.
- 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT
- 20' PRIVATE DRAINAGE EASEMENT BENEFITING AND TO BE MAINTAINED BY THE OWNER'S OF EACH LOT GRANTED WITH THE FILING OF THIS PLAT

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0327J, DATED NOVEMBER 14, 2016.

Solar Collection Note

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERCTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

Parcel Table			
Parcel Name	Block	Area (Acres)	Area (Sq. Ft.)
Lot 1	Block A	0.0862	3,754
Lot 2	Block A	0.0750	3,265
Lot 3	Block A	0.0751	3,272
Lot 4	Block A	0.0753	3,279
Lot 5	Block A	0.0754	3,286
Lot 6	Block A	0.0756	3,292
Lot 7	Block A	0.0757	3,299
Lot 8	Block A	0.0759	3,306
Lot 9	Block A	0.0760	3,312
Lot 10	Block A	0.0762	3,319
Lot 11	Block A	0.0763	3,326
Lot 12	Block A	0.0765	3,332
Lot 13	Block A	0.0767	3,339
Lot 14	Block A	0.0768	3,346
Lot 15	Block A	0.0770	3,353
Lot 16	Block A	0.0771	3,359
Lot 17	Block A	0.0773	3,366
Lot 18	Block A	0.0774	3,373
Lot 19	Block A	0.0776	3,379
Lot 20	Block A	0.0769	3,349
Lot 21	Block A	0.0692	3,015
Lot 22	Block A	0.2227	9,702

Parcel Table			
Parcel Name	Block	Area (Acres)	Area (Sq. Ft.)
Lot 1	Block B	0.0760	3,311
Lot 2	Block B	0.0579	2,520
Lot 3	Block B	0.0579	2,520
Lot 4	Block B	0.0579	2,520
Lot 5	Block B	0.0579	2,520
Lot 6	Block B	0.0579	2,520
Lot 7	Block B	0.0579	2,520
Lot 8	Block B	0.0579	2,520
Lot 9	Block B	0.0579	2,520
Lot 10	Block B	0.0579	2,520
Lot 11	Block B	0.1014	4,416
Lot 12	Block B	0.0873	3,803
Lot 13	Block B	0.0731	3,185
Lot 14	Block B	0.1060	4,618
Lot 15	Block B	0.0655	2,851
Lot 16	Block B	0.0579	2,520
Lot 17	Block B	0.0579	2,520
Lot 18	Block B	0.0579	2,520
Lot 19	Block B	0.0579	2,520
Lot 20	Block B	0.0579	2,520
Lot 21	Block B	0.0579	2,520
Lot 22	Block B	0.0579	2,520
Lot 23	Block B	0.0579	2,520
Lot 24	Block B	0.0664	2,893

Parcel Table			
Parcel Name	Block	Area (Acres)	Area (Sq. Ft.)
Lot 1	Block C	0.0760	3,311
Lot 2	Block C	0.0675	2,940
Lot 3	Block C	0.0675	2,940
Lot 4	Block C	0.1088	4,739
Lot 5	Block C	0.0929	4,048
Lot 6	Block C	0.0807	3,513
Lot 7	Block C	0.0678	2,953
Lot 8	Block C	0.1385	6,032

Line Table		
Line #	Direction	Length (ft)
L1	S 00°30'59" E	1487.25'
L2	S 40°22'44" W	14.80'
L3	N 48°55'42" W	24.33'
L4	N 00°13'35" E	30.00'

**Plat for
Playa Del Sur
Being Comprised of
Portions of Tracts 308, 309 and
310, Unit 8, Town of Atrisco Grant
City of Albuquerque
Bernalillo County, New Mexico
January 2024**

Parcel Table			
Parcel Name	Block	Area (Acres)	Area (Sq. Ft.)
Lot 1	Block D	0.0822	3,582

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	202.71' (202.64') {{202.67}}	1723.86' (1723.86') {{1723.86}}	6°44'15"	202.60'	S 30°06'51" W
C2	295.27' (295.31') {{295.27}}	11297.16' (11297.16') {{11297.16}}	1°29'51"	295.26'	S 34°13'54" W
C3	464.88' (464.89')	2709.91' (2709.79') {{2709.91}}	9°49'44"	464.31'	S 39°54'23" W
C4	69.84'	2686.91'	1°29'21"	69.84'	N 35°44'11" E
C5	115.66'	11274.16'	0°35'16"	115.66'	N 34°41'12" E
C6	46.90'	50.00'	53°44'43"	45.20'	N 63°21'13" E
C7	35.04'	50.00'	40°09'09"	34.33'	N 20°18'09" E
C8	14.91'	25.00'	34°09'59"	14.69'	N 17°18'35" E
C9	28.62'	48.00'	34°09'59"	28.20'	N 17°18'35" E
C10	42.34'	71.00'	34°09'59"	41.71'	N 17°18'35" E
C11	155.21'	2709.91'	3°16'54"	155.19'	N 38°07'11" E
C12	36.23'	11251.16'	0°11'04"	36.23'	N 34°43'34" E
C13	68.58'	73.00'	53°49'32"	66.08'	N 63°18'49" E
C14	115.42'	11251.16'	0°35'16"	115.42'	N 34°41'12" E
C15	23.56'	15.00'	90°00'01"	21.21'	S 45°13'35" W
C16	25.33'	27.00'	53°44'43"	24.41'	N 63°21'13" E
C17	23.56'	15.00'	90°00'00"	21.21'	S 44°46'25" E
C18	31.84'	11251.16'	0°09'44"	31.84'	N 34°53'58" E
C19	69.23'	2663.91'	1°29'21"	69.23'	N 35°44'12" E
C20	4.47'	2663.91'	0°05'46"	4.47'	N 35°02'25" E
C21	115.90'	11297.16'	0°35'16"	115.89'	N 34°41'12" E
C22	179.38'	11297.16'	0°54'35"	179.37'	N 33°56'17" E
C23	23.46'	15.00'	89°36'00"	21.14'	N 44°34'25" W
C24	23.67'	15.00'	90°24'00"	21.29'	S 45°25'35" W
C25	23.46'	15.00'	89°36'00"	21.14'	N 44°34'25" W
C26	23.67'	15.00'	90°24'00"	21.29'	S 45°25'35" W
C27	70.33'	2709.91'	1°29'13"	70.33'	N 35°44'07" E
C28	11.20'	11251.16'	0°03'25"	11.20'	N 34°25'17" E
C29	36.15'	11251.16'	0°11'03"	36.15'	N 34°32'31" E
C30	35.44'	1723.86'	1°10'41"	35.44'	N 32°48'03" E
C31	2.80'	1723.86'	0°05'35"	2.80'	N 33°26'11" E
C32	94.88'	1723.86'	3°09'13"	94.87'	N 28°19'20" E
C33	34.59'	1723.86'	1°08'59"	34.59'	N 30°28'26" E
C34	35.00'	1723.86'	1°09'48"	35.00'	N 31°37'49" E
C35	64.76'	2663.91'	1°23'34"	64.76'	N 35°47'05" E
C36	62.27'	2709.91'	1°18'59"	62.27'	N 40°25'08" E
C37	19.28'	27.00'	40°54'31"	18.87'	N 20°40'51" E
C38	177.07'	2709.91'	3°44'37"	177.04'	N 42°56'56" E

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Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com

Agent Authorization Form

May 8, 2023

Development Hearing Officer
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: All DHO Submittals
THE N'LY PORTS OF TRS 308, 309 & 310 UNIT 8 TOWN OF ATRISCOGRANT
NE CORNER TR 310 UNIT 8 ATRISCO GRANT
TR COMPRISING PORT TR 310 UNIT 8 ATRISCO GRANT
Zone Atlas Page: H-11-Z**

I/We, (property owner name) WILLIAM E GALBRETH TRUSTEE GALBRETH RVT, as the owner(s) of the real property described as follows. **THE N'LY PORTS OF TRS 308, 309 & 310 UNIT 8 TOWN OF ATRISCOGRANT, NE CORNER TR 310 UNIT 8 ATRISCO GRANT, TR COMPRISING PORT TR 310 UNIT 8 ATRISCO GRANT**, do hereby authorize to act as my/our agent (Agents Name), Tierra West, LLC, to execute any and all documents necessary to affect the application approval requested to the Development Hearing Officer, and to appear on my/our behalf before any administrative or legislative body in the county of Bernalillo considering this application and to act in all respects as our agent in matters pertaining to the application.

William E Galbreth
Print Name

William E Galbreth
Signature

President
Title

5-11-23
Date



BUTTERFLY HOLDINGS, LLC

409 NM HWY 528, NE, Rio Rancho, NM 87124 505-892-9200

AGENT AUTHORIZATION LETTER

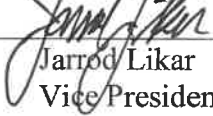
March 5, 2024

Developing Hearing Officer
City of Albuquerque
Planning Department
600 Second Street NW
Albuquerque, New Mexico 87102

Re: Northerly Portions of Tracts 308, 309 & 310, Unit 8, Town of Atrisco Grant
Containing ±5.4682 Acres (the "Property")
Zone Atlas Page H-11-Z

Butterfly Holdings, LLC ("Applicant") is the owner of the above reference Property, and does hereby authorize Tierra West, LLC to act as Applicant's agent in connection with Applicant's application before the Development Hearing Office for major preliminary plat, and to act as Applicant's agent in all respects in matters pertaining to the application and to appear at hearings before any administrative body within the City of Albuquerque Planning Department.

BUTTERFLY HOLDINGS, LLC

By: 
Jarrod Likar
Vice President – Land Development

Form No: SP000161503MS
BUTTERFLY NATIONAL TITLE INSURANCE CO

WARRANTY DEED

STEPHEN MATTHEW TORRES, SPECIAL MASTER FOR THE 2ND JUDICIAL DISTRICT COURT, as appointed in Bernalillo County District Court Cause No. D-202-DM-2015-03887 ("Grantor"), for consideration paid, grants to **BUTTERFLY HOLDINGS, LLC**, a New Mexico limited liability company ("Grantee"), whose address is 409 NM HWY 528, NE, Rio Rancho, New Mexico 87124, the following described real estate in Sandoval County, New Mexico, with warranty covenants:

A tract of land situated within Section 11, Township 10 North, Range 2 East, N.M.P.M., as projected into the Town of Atrisco Grant, within School District No. 28, Bernalillo County, New Mexico, tract identified as a portion of Tract 310, Unit 8, Town of Atrisco Grant, as the same is shown and designated on the Map of Portion of the Tracts Allotted from the Town of Atrisco Grant filed in the office of the County Clerk of Bernalillo County, New Mexico on December 5, 1944, as shown and designated on Warranty Deed filed in the office of the County Clerk of Bernalillo County, New Mexico on March 20, 2007, Book A134, page 8273 as Document Number 2007048366, being more particularly described by metes and bounds as follows:

BEGINNING at the Northwest corner of the herein described parcel, also being the Northwest corner of said Tract 310, lying on the Southerly right of way of Miami Road NW and marked by a rebar with cap "LS 10646", whence a tie to a centerline monument bears N 89 deg. 22' 25" W, a distance of 145.04 feet and a tie to ACS Monument "12_H11" bears N 32 deg. 50' 58" E, a distance of 2527.96 feet; thence, from said point of beginning and coinciding with said right of way S 89 deg. 22' 25" W, a distance of 90.1 feet to the Northeast corner of the herein described parcel, marked by a rebar with cap "LS 7293"; thence, leaving said right of way S 00 deg. 38' 38" W, a distance of 140.41 feet to an angle point marked by a rebar with cap "LS 7923"; thence S 89 deg. 22' 53' E, a distance of 19.49 feet to an angle point, referenced by a rebar with 1/2" rebar with cap "LS 7923"; thence S 00 deg. 13' 35" W, a distance of 67.00 feet to the Southeast corner of the herein described parcel, marked by a rebar with cap "LS 7923"; thence N 89 deg. 21' 42" W, a distance of 110.02 feet to the Southwest corner of the herein described parcel, lying on the west property line of said Tract 310, marked by a rebar with cap "LS 7923"; thence, coinciding with said westerly property line N 00 deg. 39' 10" E, a distance of 207.39 feet to the point of beginning.

SUBJECT TO THE FOLLOWING:

1. Taxes for the year 2024 and thereafter;

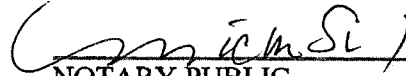
2. Reservations as contained in Patent from the United States of America recorded in Book 35, Page 91, records of Bernalillo County, New Mexico, and
3. Easement for utilities recorded August 14, 1959, as Document No. 30738, records of Bernalillo County, New Mexico.

WITNESS my hand this 4th day of March, 2024.

STEPHEN MATTHEW TORRES, SPECIAL MASTER
 FOR THE 2ND JUDICIAL DISTRICT COURT, as appointed
 in Bernalillo County District Court Cause No. D-202-DM-
 2015-03887

STATE OF NEW MEXICO)
) ss.
 COUNTY OF BERNALILLO)

This instrument was acknowledged before me on March 4th, 2024, by Stephen Matthew Torres, Special Master for the 2nd Judicial District Court, as appointed in Bernalillo County District Court Cause No. D-202-DM-2015-03887.



 NOTARY PUBLIC

My Commission Expires:



STATE OF NEW MEXICO
 NOTARY PUBLIC
 Michele Sharif
 Commission No. 1099551
 Expires: December 22, 2027



April 17, 2024

Mr. David Campbell
Development Hearing Officer
600 Second NW
Albuquerque, NM 87102

**RE: VACATION OF PUBLIC EASEMENT FOR THE N'LY PORTS OF TRS 308, 309 & 310
UNIT 8 TOWN OF ATRISCOGRANT NE CORNER TR 310 UNIT 8 ATRISCO GRANT
TR COMPRISING PORT TR 310 UNIT 8 ATRISCO GRANT
ZONE ATLAS PAGE: H-11-Z**

Dear Mr. Hearing Officer:

Tierra West, LLC, on behalf of Butterfly Holdings, LLC (new owner), are submitting for Vacation of Public Easement review which coincides with a proposed Subdivision. The site is zoned MX-T. This request coincides with the re-plat in which we are proposing a 55-lot subdivision located south of Miami Road and west of Coors Blvd. The site lies adjacent to Coors Blvd but has access from Miami. The site lies adjacent to Coors Blvd but has access from Miami.

Please see description of the vacation request below.

Easements to be vacated:

1. Existing 142' X 52' PNM AND MST&T

Total area of easements to be vacated = 7,384 square feet

Per the IDO Section 6-6(M)(1), the DHO will conduct a hearing and decide the vacation of any public or private easements, and vacation of public right of way under 5,000 square feet and does not vacate the entire width of a street. The request does not meet the threshold for review and decision by the City Council as it only vacates a public easement.

IDO 14-16-6-6(M)(3) – Review and Decision Criteria for General Vacation Approvals

6-6(M)(3)(a) The public welfare does not require that the easement, private way, or public right-of-way be retained.

The proposed vacation will facilitate the subdivision of the subject site. Should the vacation be approved, the lot will then be subdivided into 55 lots and the action will include replacement of the vacated easement. The subject site is currently undeveloped, and the public welfare does not require that the easements 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 or the right.

The subject site is currently vacant. The development made possible by the proposed Vacation would be clearly more beneficial to the public welfare than the minor detriment resulting from the Vacation because empty lots are typically attractors of illegal activities such as illegal dumping, trespassing, and other crimes. Further, the easements will be replaced with the approval of the proposed major subdivision, therefore there will be no impact on the surrounding properties should the vacation be approved.

Enclosed please find all required documents for submittal. We have submitted our Fire One Plan to the Fire Marshall, and it has been approved. We have received the signed water and sewer availability statement from the ABCWU office. We have the conceptual grading & drainage plan approval letter, and the conceptual traffic circulation plan has also been approved.

The request is to vacate one easement: 142' X 52' PNM AND MST&T totaling 7,384 square feet.

We respectfully request review and approval from the Development Hearing Officer.

Sincerely,



Sergio Lozoya
Sr. Planner

JN 2023024
RRB/jn



Development Facilitation Team (DFT) – Review Comments

Reviewer: David G. Gutierrez, P.E. | Phone: 505-289-3381 | dggutierrez@abcwua.org

Project No: PR-2023-008674 Date: 04/17/2024 Agenda Item: #9 Zone Atlas Page: H-11

Legal Description: NE Corner Tr 310; The N'y Ports of TS 308, 308 & 310; Tr Comprising Por TR 310

Request: Vacation of Easement – an existing 142' x 52' PNM and MST&T Easement

Location: 5720, 5720 5; Miami Rd NW between MIAMI and COORS BLVD NW

Application For: PS-2024-00076-SKETCH PLAT (DFT)

1. See application SD-2024-00056 for plat comments.
2. No objection to the proposed easement vacation.

Comment: (Provide written response explaining how comments were addressed)

DEVELOPMENT FACILITATIVE TEAM (DFT)
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.

Jeff Palmer-Code Enforcement Supervisor
Planning Department
jppalmer@cabq.gov

DATE: 04/17/2024

AGENDA ITEM NO: 9

PROJECT NUMBER:

PR-2023-008674

PS-2024-00076 – SKETCH PLAT

ADDRESS/LOCATION:

NE Corner Tr 310; The N'ly Ports of TS 308,309 & 310; Tr Comprising Por TR 310, zoned MX-T, located at 57 Rd NW between Miami and Coors Blvd NW containing approximately 5.4683 acre(s). (H-11)

PROPERTY OWNER: BUTTERFLY HOLDINGS LLC

REQUEST: Vacation of Easement – an existing 142' x 52' PNM and MST&T Easement

IDO: 2022

COMMENTS:

1. Code Enforcement has no comments and no objections.

DEVELOPMENT FACILITATIVE TEAM (DFT) - **HYDROLOGY SECTION**

Renée Brissette, PE, Senior Engineer | 505-924-3995 rbrissette@cabq.gov

DRB Project Number: 2023-008674 Hearing Date: **04-17-2024**

Project: Playa Del Sur Subdivision Agenda Item No: **9**

<input checked="" type="checkbox"/> Sketch Plat	<input type="checkbox"/> Site Plan for Bldg. Permit
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ENGINEERING COMMENTS:

- Hydrology has no objection to the vacations.

APPROVED
 DENIED

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

DEVELOPMENT FACILITATION TEAM

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2023-008674
5720 Miami RD

AGENDA ITEM NO: 9

SUBJECT: Sketch Plat

ENGINEERING COMMENTS:

1. No objection to the Vacation.
2. As a reminder for the plat, all interior streets will be considered Local streets and require 5' sidewalks with a 4-6' landscape buffers. Last submittal showed 5' sidewalks but only 3.5' landscape buffers. As this is all new construction, you will need to provide the minimums listed in the DPM.

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

FROM: Ernest Armijo, P.E.
Transportation Development
505-924-3991 or earmijo@cabq.gov

DATE: April 17, 2024

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)



DEVELOPMENT FACILITATION TEAM

Planning - Case Comments

MEETING DATE: 4/17/24 -- **AGENDA ITEM:** #9

Project Number: PR-2023-008674

Application Number: PS-2024-00076

Project Name: Playa Del Sur

Request: Sketch Plat: Vacation of Easement – an existing 142-foot x 52-foot PNM and MST&T Easement

**These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

BACKGROUND

- This is a Sketch Plat review request for a Vacation of Easement – an existing 142-foot x 52-foot PNM and MST&T Easement.
- A Preliminary Plat on the subject property has been submitted, which depicts the Vacation of Easement. However, a Vacation of Easement application wasn't submitted additionally as required per the IDO (6-6(M)(2)(e) of the IDO requires a decision (approval) on the Vacation application).
- Additionally, Table 6-1-1 of the IDO requires a pre-application (Sketch Plat) meeting for the Vacation of Easement, and an earlier Sketch Plat on the subject property from June 7, 2023 depicting the proposed Preliminary Plat did not depict, list, or note the Vacation of Easement. Therefore, the current Sketch Plat submittal for the Vacation of Easement was required.

IDO/DPM COMMENTS

- **The Vacation of Easement must be justified per 6-6(M)(3) of the IDO.**



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

FROM: Jay Rodenbeck
Planning Department

DATE: 4/17/24