



Effective 12/15/2022

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

MISCELLANEOUS APPLICATIONS		<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input type="checkbox"/> Site Plan Administrative DFT (Forms P & P2)	PRE-APPLICATIONS	
<input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S3)	
<input type="checkbox"/> Amendment to Infrastructure List (Form S3)	<input type="checkbox"/> Sketch Plan Review and Comment (Form S3)	
<input type="checkbox"/> Temporary Deferral of SW (Form S3)	APPEAL	
<input type="checkbox"/> Extension of IIA: Temp. Def. of SW (Form S3)	<input type="checkbox"/> Administrative Decision (Form A)	

BRIEF DESCRIPTION OF REQUEST

Vacate existing ditch right-of-way and incorporate into the existing lot.

APPLICATION INFORMATION

Applicant/Owner: Steven Grissom, Trustee Sparks 2005 QTIP Trust		Phone: (217) 235-4410
Address: P.O. Box 1097		Email: sgrissom@sklinvestmentgroup.com
City: Mattoon	State: IL	Zip: 61938
Professional/Agent (if any): Juanita Garcia - JAG Planning & Zoning, LLC		Phone: (505) 362-8903
Address: P.O. Box 7857		Email: jag@jagpandz.com
City: Albuquerque	State: NM	Zip: 87194
Proprietary Interest in Site: Owner	List all owners: Sparks 2005 QTIP Trust	

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

Lot or Tract No.: Lot B-3	Block:	Unit:
Subdivision/Addition: Alvarado Gardens Addition	MRGCD Map No.:	UPC Code: 101206047817140230
Zone Atlas Page(s): G-12	Existing Zoning: R-A	Proposed Zoning No Change
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (Acres): .25

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 2741 Rio Grande Blvd NW | Between: Campbell RD NW | and: Vicic Rd NW

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

1001677

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: <i>Juanita Garcia</i>	Date: 11/8/2023
Printed Name: Juanita Garcia - JAG Planning & Zoning, LLC	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FORM S3: ADMINISTRATIVE APPLICATIONS – Development Facilitation Team (DFT) as of 12/25/2022 **AMENDMENT TO INFRASTRUCTURE LIST**

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) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Proposed Amended Infrastructure List
- ___ 6) Original Infrastructure List

 TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) A scale drawing showing the location of the deferred sidewalk with appropriate dimensions

 EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled

- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the deferral or extension
- ___ 6) Drawing showing the sidewalks subject to the proposed deferral or extension

INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) EXTENSION

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) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- ___ 6) Preliminary Plat or Site Plan
- ___ 7) Copy of DRB approved Infrastructure List
- ___ 8) Copy of recorded IIA

SKETCH PLAT OR SKETCH PLAN REVIEW AND COMMENT

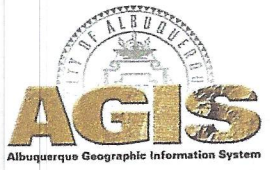
A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as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

- 1) DFT Application form completed, signed, and dated
- 2) Form S3 with all the submittal items checked/marked
- 3) Zone Atlas map with the entire site clearly outlined and labeled
- 5) Letter describing, explaining, and justifying the request
- 6) Scale drawing of the proposed subdivision plat or Site Plan
- 7) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

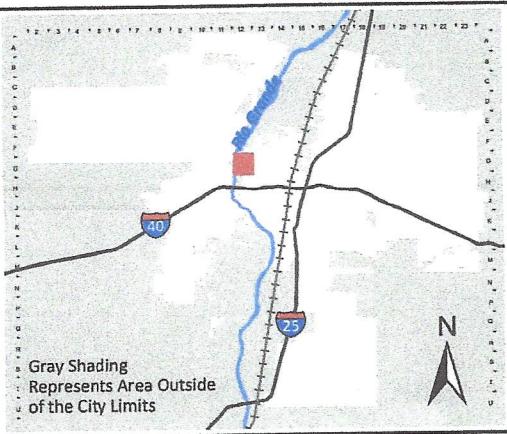


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



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



Zone Atlas Page:
G-12-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

Printable page

PARID: 101206047817140230
GRISSOM STEVEN L TRUSTEE, SPARKS 2005 QTIP TRUST

2741 RIO GRANDE BLVD

Class

Class Residential
Tax District A1AM

Current Owner

Owner GRISSOM STEVEN L TRUSTEE SPARKS 2005 QTIP TRUST
Owner Mailing Address
Unit
City MATTOON
State IL
Zip Code 61938
Other Mailing Address P.O BOX 1097

Ownership for Tax Year Selected

Tax Year 2023
Owner Name GRISSOM STEVEN L TRUSTEE SPARKS 2005 QTIP TRUST
Owner Mailing Address
Unit
City MATTOON
State IL
Zip Code 61938
Other Mailing Address P.O BOX 1097

Description

Location Address 2741 RIO GRANDE BLVD NW
City ALBUQUERQUE
State NM
Zip Code 87104
Property Description LT B-3 PLAT OF LTS B1 B2 & B3 ALVARADO GARDENS ADDITION UNIT
NO 2 (A REPLAT OF LT B) CONT 0.2500 AC M/L OR 10,890 SQ FT
Public Improvement District
Tax Increment Development Districts

Document #

Document #: 2006039781 032106 WD - ENTRY BY CRP 041706 CODED BY WA 032306

Real Property Attributes

Primary Building SQ FT 4683
Year Built 2003
Lot Size (Acres) .25
Land Use Code RESIDENTIAL IMPROVED
Style STANDARD

Manufactured Home Attributes

Make :
License :
VIN :
Year :
Size :

Values

Tax Year 2023



LETTER OF AUTHORIZATION

**Subject Property: 2741 Rio Grande Blvd NW, Lot B-3, Alvarado Gardens Unit 2,
containing approximately .25 acres**

I, the undersigned owner of subject property, hereby designate JAG Planning & Zoning, LLC to be my authorized representative for all Subdivision matters associated with this property.

Steven L. Grissom

10/27/2023

Steven L. Grissom Trustee
Sparks 2005 QTIP Trust

Date



November 8, 2023

Development Facilitation Team
City of Albuquerque, Planning Department
600 2nd Street NW, Albuquerque NM 87102

Development Facilitation Team:

JAG Planning & Zoning, agent for Steve Grissom, Trustee of Sparks 2005 QTIP Trust, respectfully requests your review of a sketch plat.

The property owner intends to vacate a portion of an existing Ditch Right-of-Way (~224.02 Square Feet) as shown in red on the vacation exhibit, which is located along the west portion of the property. The current legal description for the property is **Lot B-3, Alvarado Gardens Addition**, containing approximately .25 acres and the new legal description will be **Lot B-3-A, Alvarado Gardens Addition** and will contain approximately .2551 acres.

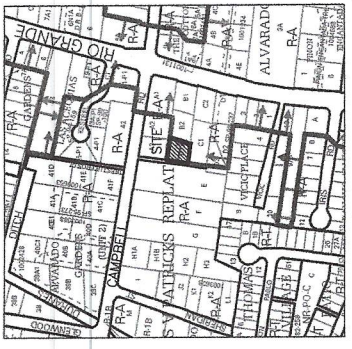
The property is zoned RA, Rural and Agricultural Zone, and is within the Rio Grande Boulevard CPO-10, which does not prohibit this application.

Thank you for your consideration on this matter. I can be reached at (505) 362-8903 or at jag@jagpandz.com.

Sincerely,

Juanita Garcia
Principal
JAG Planning and Zoning, LLC

VICINITY MAP (G-12) NO SCALE



PURPOSE OF PLAT

- This plat has been prepared for the purpose of incorporating vacated ditch right-of-way into an existing lot.
- Bearings shown on this plat are New Mexico State Plane Ghd, Central Zone, NAD 83. Bearings and distances in parentheses are from existing plat.
 - Permanents and distances are field measurements made on the ground.
 - Monuments recovered and accepted or reset are noted on inscribed plat.
 - No property within the area of requested plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area proposed plat. The foregoing requirement shall be a condition to approval of this plat.
 - The subject properties (as shown herein) appear to lie within "Zone X" (0.2% annual chance flood hazard), area with reduced flood risk due to levees) as shown on the National Flood Insurance Program Flood Insurance Rate Map Number 35001C0331H Revised August 18, 2012.

FREE CONSENT

The platting of the property as described above is with the free consent and in accordance with the desires of the undersigned owner(s). Said owner(s) warrant(s) that they hold complete and indefeasible title in fee simple to the land subdivided.

Mary Lee Sparks, TRUSTEE, SPARKS 2005 QTP TRUST } Date
 ACKNOWLEDGMENT }
 STATE OF NEW MEXICO } ss
 COUNTY OF BERNALILLO }
 On this _____ day of _____, 2023, the foregoing instrument was acknowledged by:
 Mary Lee Sparks, TRUSTEE, SPARKS 2005 QTP TRUST

My Commission expires _____

Notary Public

COUNTY CLERK RECORDING LABEL HERE

SURVEY LEGAL DESCRIPTION

Lot B-3 of Plat of Lots B-1, B-2, and B-3, ALVARADO GARDENS ADDITION UNIT NO. 2, a Report of Lot B, City of Albuquerque, New Mexico, as the same is shown and delineated in the plat of the same, recorded in the County Clerk of Bernalillo County, New Mexico, on June 25, 1992, in Volume 92C, Folio 131.

PLAT OF
 LOT B-3-A, ALVARADO
 GARDENS UNIT 2

WITHIN PROJECTED SECTION 1, T. 10 N., R. 2 E., N.M.P.M.
 WITHIN THE TOWN OF ALBUQUERQUE GRANT
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 AUGUST 2023

PROJECT NUMBER:
 Application Number:
 Utility Company Approvals:

PNM Electric Services
 New Mexico Gas Company

Qwest Corporation D/B/A CenturyLink QC

Consent
 City Approvals:

Loren N. Rianchover P.S.
 City Surveyor
 10/13/2023
 Date

Real Property Division
 Date

Environmental Health Department
 Date

Traffic Engineering, Transportation Division
 Date

ABQWUA
 Date

Parks and Recreation Department
 Date

AMAFCA
 Date

City Engineering/Hydrology
 Date

Code Enforcement
 Date

DRB Chairperson, Planning Department
 Date



WAYJOHN SURVEYING INC
 1609 2nd STREET NW
 ALBUQUERQUE, N.M. 87102
 PHONE: (505) 255-2052 FAX: (505) 255-2887



REGISTRATION INFORMATION FOR COUNTY CLERK
 OWNER: Mary Lee Sparks, TRUSTEE
 UIC: 1 SPARKS 2005 QTP TRUST
 LOCATION: SECTION 1, T.10N, R.2E
 SUBDIVISION: ALVARADO GARDENS UNIT 2

DRAWN: P A M
 CHECKED: T D J
 SCALE: 1" = 20'
 FILE NO.: SP-8-03-2023
 DRAWING NO.: SPB0323.DWG
 29 SEP 2023 SHEET 1 OF 2

SURVEYOR'S CERTIFICATE
 I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it is true and correct, and that I have caused to be recorded in the office of the County Clerk of Bernalillo County, New Mexico, a copy of this plat, together with the original plat, in accordance with the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Licensure for Professional Engineers, effective March 12, 2022 and is true and correct to the best of my knowledge and belief.

Thomas D. Johnston
 Thomas D. Johnston, N.M.P.S. No. 14269
 Date: 10-13-2023

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:
 A. The City of Albuquerque, New Mexico, for the installation, maintenance, repair, relocation, change, removal, replacement, modification, and operation of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
 B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
 C. CenturyLink, Inc. for installation, maintenance, and service of telecommunications services of such lines, cables and other related equipment and facilities reasonably necessary to provide communication services.
 D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide cable services.
 E. The City of Albuquerque, New Mexico, for the installation, maintenance, change, removal, replacement, modification, and operation of 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 sufficient way and easement for utility services to be installed, maintained, and repaired, and to 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. The undersigned owners shall be solely responsible for correcting violations of the Electric Safety Code, and for the construction of poles, decking, or any structures adjacent to or near easements shown on this plat.
 Easements for electric transformer/switchgear, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.
 Nothing in this plat, Pacific Service Company of New Mexico (PSC), New Mexico Gas Company (NMGC) or Qwest Corporation d/b/a CenturyLink (QWEST) shall be construed to constitute a Title Search of the properties shown herein. Consequently, PNM, NMGC and QWEST 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.

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
 UPC# 1 012 060 478 171 4928

PROPERTY OWNER OF RECORD:
 Mary Lee Sparks, TRUSTEE, SPARKS 2005 QTP TRUST
 BERNALILLO COUNTY TREASURER'S OFFICE

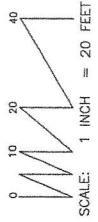
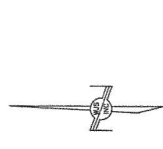
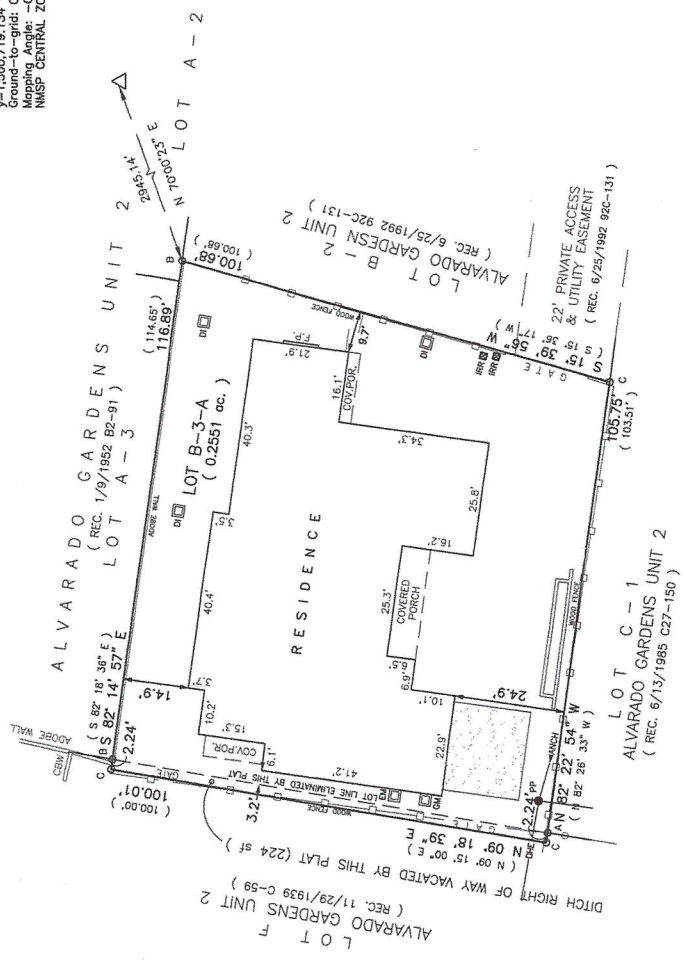
SUBDIVISION DATA
 1. DRB Project No.
 2. Zone Atlas Index No. G-12
 3. Gross acreage 0.2551 Ac.
 4. Existing number of lots 1
 Replotted number of lots 1

PLAT OF
**LOT B-3-A, ALVARADO
 GARDENS UNIT 2**


WITHIN PROJECTED SECTION 1, T. 10 N., R. 2 E., N.M.P.M.
 WITHIN THE TOWN OF ALBUQUERQUE GRANT
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 AUGUST 2023

COUNTY CLERK RECORDING LABEL HERE

ACS MONUMENT "6-013-AR"
 x=1,515,743.949 US SURVEY FEET
 y=1,500,718.134 US SURVEY FEET
 Ground-to-grid: 0.399868045
 Mapping Angle: -00714'23.60"
 NAD83 CENTRAL ZONE NAD 83



- FOUND/SET MONUMENT LEGEND:
- A: FOUND #4 REBAR AND CAP "S 10283"
 - B: SET #4 NAIL AND DISK "FS 14269"
 - C: SET #4 REBAR AND CAP "WAYJOHN FS 14269"



**WAYJOHN
SURVEYING** INC

1609 2nd STREET NW
 ALBUQUERQUE, N.M. 87102
 PHONE: (505) 255-2052 FAX: (505) 255-2887

REGISTERED PROFESSIONAL SURVEYOR
 THOMAS D. JOHNSTON
 NEW MEXICO
 14269

10.13.2023

NOTHING INFORMATION FOR COUNTY CLERK
 OWNER: May Lee Sparks, TRUSTEE
 SPARKS 2025 CDP TRUST
 USC 1 02 000 4 08 1 00000
 LOCATION: ALVARADO GARDENS UNIT 2
 SUBMISSION: ALVARADO GARDENS UNIT 2

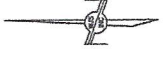
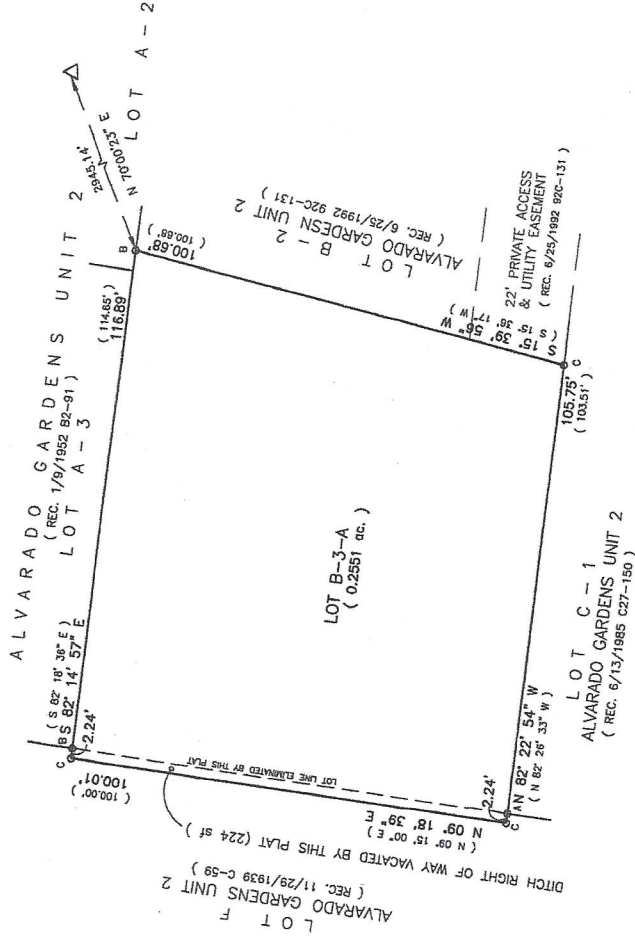
DRAWN: P A M	SCALE: 1" = 20'	FILE NO. SP-8-03-2023
CHECKED: T D J	DRAWING NO. SP800323.DWG	EXHIBIT
29 SEP 2023		

PLAT OF
**LOT B-3-A, ALVARADO
 GARDENS UNIT 2**


WITHIN PROJECTED SECTION 1, T. 10 N., R. 2 E., N.M.P.M.
 WITHIN THE TOWN OF ALBUQUERQUE GRANT
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 AUGUST 2023

COUNTY CLERK RECORDING LABEL HERE

AGS MONUMENT "B-613-AR"
 X=1,515,743.949 US SURVEY FEET
 Y=1,500,719.134 US SURVEY FEET
 UTM ZONE 18Q UTM
 UTM EPC: 001423.607
 UTM NAD: 001423.607
 NAD83 CENTRAL ZONE NAD 83



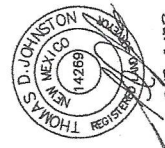
SCALE: 1 INCH = 20 FEET
 FOUND/SET MONUMENT LEGEND:
 A: FOUND #4 REBAR AND ONE "S" 10983"
 B: SET #4 REBAR AND ONE "S" 10983"
 C: SET #4 REBAR AND ONE "S" 10983"
 D: SET #4 REBAR AND ONE "S" 10983"
 E: SET #4 REBAR AND ONE "S" 10983"
 F: SET #4 REBAR AND ONE "S" 10983"
 G: SET #4 REBAR AND ONE "S" 10983"
 H: SET #4 REBAR AND ONE "S" 10983"
 I: SET #4 REBAR AND ONE "S" 10983"
 J: SET #4 REBAR AND ONE "S" 10983"
 K: SET #4 REBAR AND ONE "S" 10983"
 L: SET #4 REBAR AND ONE "S" 10983"
 M: SET #4 REBAR AND ONE "S" 10983"
 N: SET #4 REBAR AND ONE "S" 10983"
 O: SET #4 REBAR AND ONE "S" 10983"
 P: SET #4 REBAR AND ONE "S" 10983"
 Q: SET #4 REBAR AND ONE "S" 10983"
 R: SET #4 REBAR AND ONE "S" 10983"
 S: SET #4 REBAR AND ONE "S" 10983"
 T: SET #4 REBAR AND ONE "S" 10983"
 U: SET #4 REBAR AND ONE "S" 10983"
 V: SET #4 REBAR AND ONE "S" 10983"
 W: SET #4 REBAR AND ONE "S" 10983"
 X: SET #4 REBAR AND ONE "S" 10983"
 Y: SET #4 REBAR AND ONE "S" 10983"
 Z: SET #4 REBAR AND ONE "S" 10983"



**WAYJOHN
 SURVEYING
 INC.**

1609 2nd STREET NW
 ALBUQUERQUE, N.M. 87102
 PHONE: (505) 255-2052 FAX: (505) 255-2887

DRAWN: P A M SCALE: FILE NO.
 CHECKED: T D J 1" = 20' SP-8-03-2023
 EXAMINED: T D J
 DATE: 29 SEP 2023 SHEET 2 OF 2



REGISTERED PROFESSIONAL ENGINEER
 THOMAS D. JOHNSTON
 NEW MEXICO
 LICENSE NO. 14269
 EXPIRES 10/13/2023

NOTHING INFORMATION FOR COUNTY CLERK
 OWNER: Mary Lee Spivey, TRUSTEES
 UIC: 1 012 050 478 171 40230
 LOCATION: SECTION 1, T. 10 N., R. 2 E., N.M.P.M.
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

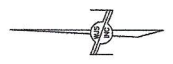
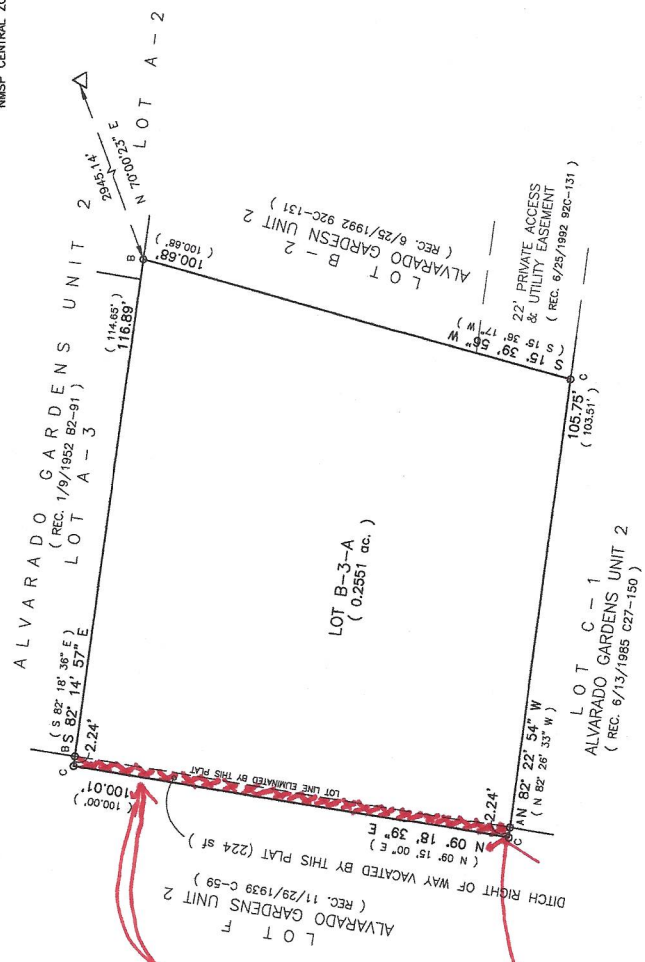
PLAT OF
**LOT B-3-A, ALVARADO
 GARDENS UNIT 2**

WITHIN PROJECTED SECTION 1, T. 10 N., R. 2 E., N.M.P.M.
 WITHIN THE TOWN OF ALBUQUERQUE GRANT
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 AUGUST 2023

COUNTY CLERK RECORDING LABEL HERE

**Ditch R.O.W
 Exhibit**

ACS MONUMENT "6-613-40"
 x=510,743.949 US SURVEY FEET
 y=1,500,719.134 US SURVEY FEET
 Ground-to-grid: 0.999684045
 Mapping Angle: -00°14'23.60"
 NAD83 CENTRAL ZONE NAD 83

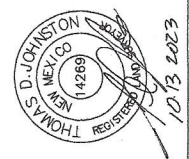


SCALE: 1 INCH = 20 FEET

- FOUND/SET MONUMENT LEGEND:
 A: FOUND 1/4 REBAR AND CAP P.S. 142683
 B: SET PK MAIL AND DISK P.S. 142689
 C: SET #4 REBAR AND CAP WAYJOHN PS 142687



1609 2nd STREET NW
 ALBUQUERQUE, N.M. 87102
 PHONE: (505) 255-2052 FAX: (505) 255-2887



ENGINEERING INFORMATION FOR COUNTY CLERK
 OWNER: May Lee Sparks, TRUSTEE
 SPARKS 2000 OTR TRUST
 UPC: 1 012 000 478 171 40220
 SUPERVISOR: ALVARADO GARDENS UNIT 2
 10-13-2023

DRAWN: P A M	SCALE: 1" = 20'	FILE NO. SP-8-03-2023
CHECKED: T D J		
DRAWING NO. SPB0323.DWG		SHEET 2 OF 2

*Approximately 224.02 Square Feet
 of Area to be vacated*