

November 2, 2017

Mr. Jack Cloud, DRB Chair
City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87103

Re: **Tracts N-2-B and N-2-C Watershed Subdivision**
Minor Subdivision and Bulk Land Variance Requests (Project # 1006864)

Dear Mr. Cloud:

Enclosed for Development Review Board (DRB) review, comment and approval are copies of the following information:

- Application for Development Review
- Cover letter w/Justification for Variance Request
- Twenty-four (24) copies of the Bulk Land Plat
- Letter from the Office of Neighborhood Coordination
- Certificate No Effect
- Submittal Fees
- Zone Atlas map with the entire property outlined

This plat and accompanying requests are being presented to the Development Review Board for the purpose of obtaining City review and approval. The submittal is to subdivide Tracts N-2-B and N-2-C into three (3) tracts. These parcels are currently zoned SU-2 for PDA.

Bulk Land Variance- Justification

We are seeking an infrastructure waiver or variance for Parcels N-2-B-1, N-2-B-2 and N-2-C-1. Future subdivision of these tracts will be subject to the EPC and DRB review and approval for 1) a Site Development Plan for Subdivision, per the Northwest Escarpment Plan, and 2) a Preliminary Plat, at which time the improvements would be required.

Please place this item on the DRB Agenda to be heard on November 29, 2017. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,


Yolanda Padilla Moyer, P.E.
Senior Project Manager
Community Development & Planning

YPM
Enclosures

cc: Kevin Patton, Pulte
Ted Garrett, WALH

Engineering ▲
Spatial Data ▲
Advanced Technologies ▲



Supplemental form **STORM DRAINAGE (Form D)**

SUBDIVISION **S**
Z
 _____ Major Subdivision action
 Minor Subdivision action
 _____ Vacation **V**
 Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**
 _____ for Subdivision Purposes
 _____ for Building Permit
 _____ Administrative Amendment (AA)
 _____ IP Master Development Plan **D**
 _____ Cert. of Appropriateness (LUCC) **L**
A

_____ Storm Drainage Cost Allocation Plan

ZONING & PLANNING
 _____ Annexation
 _____ County Submittal
 _____ EPC Submittal
 _____ Zone Map Amendment (Establish or Change Zoning)
 _____ Sector Plan (Phase I, II, III)
 _____ Amendment to Sector, Area, Facility or Comprehensive Plan
 _____ Text Amendment (Zoning Code/Sub Regs)
 _____ Street Name Change (Local & Collector)

APPEAL / PROTEST of...
 _____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Bohannan Huston, Inc. PHONE: (505) 823-1000
 ADDRESS: 7500 Jefferson NE FAX (505) 798-7988
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: ypadilla@bhinc.com
APPLICANT: Western Albuquerque Land Holdings c/o Garrett Real Estate Dev. (Jeff Garret) PHONE: 505-602-427-4064
 ADDRESS: 76991 East Camelback Rd, Suite D-212 FAX: 505-761-9850
 CITY: Phoenix STATE AZ ZIP 85016 E-MAIL: jeff@gdc-az.com
 Proprietary interest in site: Owner **List all owners:** _____

DESCRIPTION OF REQUEST: Preliminary/ Final Plat Approval, Bulk Land Infrastructure Variance

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Tracts N-2-B AND N-2-C Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Watershed Subdivision
 Existing Zoning: SU-2 for PDA Proposed zoning: No change MRGCD Map No _____
 Zone Atlas page(s): H-8 UPC Code: 100805932513940102, 100805930004140103

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): _____
1006864

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? no
 No. of existing lots: 2 No. of proposed lots: 3 Total area of site (acres): 61.84 ac
 LOCATION PROPERTY BY STREETS: On or Near: Tierra Pintada Blvd
 Between: Arroyo Vista and Mirehaven Parkway
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____

SIGNATURE Yolanda Padilla Moyer DATE 11/2/17
 (Print) Yolanda Padilla Moyer, P.E. _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03, 7/03, 10/03, 04/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	_____	_____	_____	\$ _____
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate	Hearing date _____			\$ _____

Project # _____

Planner signature / date _____

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
 - Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
 - Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
 - Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- VACATION OF PUBLIC EASEMENT (DRB27)**
 - VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
 - The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
(Not required for City owned public right-of-way.)
 - Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- SIDEWALK VARIANCE (DRB20)**
 - SIDEWALK WAIVER (DRB21)**
 - Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the variance or waiver
 - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
 - Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the variance
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
 - EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
 - Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the deferral or extension
 - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- VACATION OF PRIVATE EASEMENT (DRB26)**
 - VACATION OF RECORDED PLAT (DRB29)**
 - The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
 - Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
 - Letter of authorization from the grantors and the beneficiaries (private easement only)
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Yolanda Padilla Moyer
 Applicant name (print)
Yolanda Padilla Moyer 11/2/17
 Applicant signature / date



Form revised 4/07

<input type="checkbox"/> Checklists complete	Application case numbers
<input type="checkbox"/> Fees collected	_____ - _____ - _____
<input type="checkbox"/> Case #s assigned	_____ - _____ - _____
<input type="checkbox"/> Related #s listed	_____ - _____ - _____

Project # _____
 Planner signature / date _____

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

A **Bulk Land Variance** requires application on FORM-V in addition to application for subdivision on FORM-S.

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**
 - Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - List any original and/or related file numbers on the cover application

- EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**
 - Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Copy of DRB approved infrastructure list
 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

- MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**
 - Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
 - Design elevations & cross sections of perimeter walls **3 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Copy of recorded SIA
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - List any original and/or related file numbers on the cover application
 - DXF file and hard copy of final plat data for AGIS is required.

- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**
 - 5 Acres or more: Certificate of No Effect or Approval
 - Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
 - Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
 - Infrastructure list if required (**verify with DRB Engineer**)
 - DXF file and hard copy of final plat data for AGIS is required.

- AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

 - Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.


 Applicant name (print)
 Applicant signature / date



Form revised **October 2007**

- | | |
|--|--------------------------|
| <input type="checkbox"/> Checklists complete | Application case numbers |
| <input type="checkbox"/> Fees collected | _____ - _____ |
| <input type="checkbox"/> Case #s assigned | _____ - _____ |
| <input type="checkbox"/> Related #s listed | _____ - _____ |

Project # _____ Planner signature / date _____



City of Albuquerque
P.O. Box 1293 Albuquerque, NM 87103
Planning Department
Suzanne Lubar, Director

Richard J. Berry, Mayor
Robert J. Perry, CAO

DATE:

SUBJECT:

Case Number(s):

Agent:

Applicant:

Legal Description:

Zoning:

Acreage:

Zone Atlas Page(s):

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

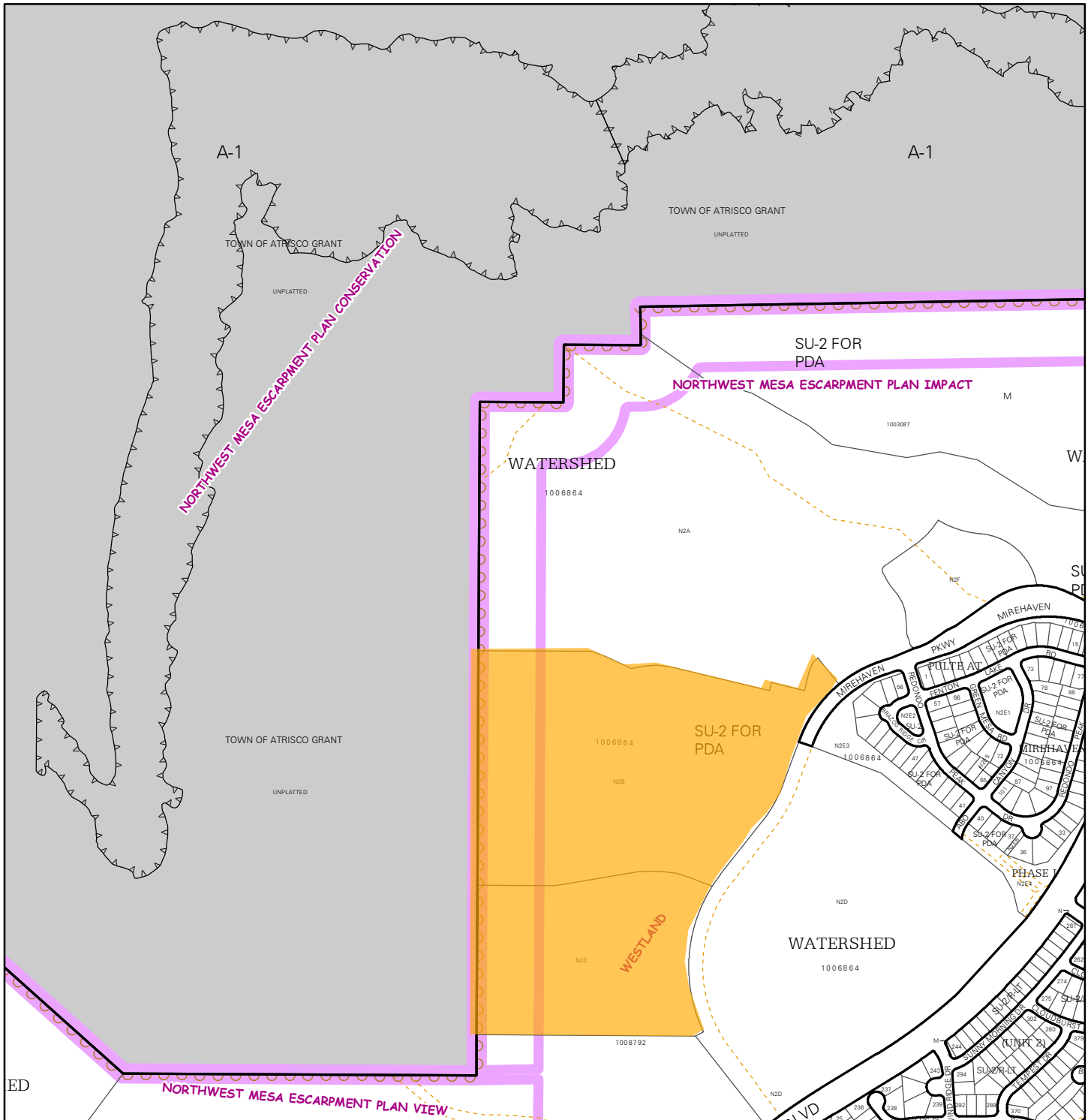
SUPPORTING DOCUMENTATION:

SITE VISIT:

RECOMMENDATIONS:

SUBMITTED BY:

SUBMITTED TO:



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

AGIS
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
H-08-Z

Selected Symbols

- SECTOR PLANS
- Escarpment
- Design Overlay Zones
- 2 Mile Airport Zone
- City Historic Zones
- Airport Noise Contours
- H-1 Buffer Zone
- Wall Overlay Zone
- Petroglyph Mon.

Map amended through: 9/2/2014

Yolanda Padilla Moyer

Subject: FW: Notification Inquiry_Mirehaven Prkwy & Tierra Pintada_DRB
Attachments: Notification Inquiry_Mirehaven Prkwy & Tierra Pintada_DRB.xlsx; INSTRUCTION SHEET FOR APPLICANTS.pdf

From: Quevedo, Vicente M. [mailto:vquevedo@cabq.gov]
Sent: Friday, October 20, 2017 3:49 PM
To: Yolanda Padilla Moyer <ypadilla@bhinc.com>
Subject: Notification Inquiry_Mirehaven Prkwy & Tierra Pintada_DRB

Yolanda,

Good afternoon. See list of affected associations related to your upcoming DRB submittal below and attached. Also review the attached instruction sheet. Thank you.

Association Name	First Name	Last Name	Address Line 1	Address Line 2	City	State	Zip	Phone	Email
The Manors at Mirehaven Community Association Incorporated	Jody	Willoughby	7850 Jefferson Street NE	Suite 130	Albuquerque	NM	87109	5058561212	jwilloughby@aamnm.com
The Manors at Mirehaven Community Association Incorporated	Brandy	Hetherington	7850 Jefferson Street NE	Suite 130	Albuquerque	NM	87109	5058561212	bhetherington@aamnm.com

Respectfully,

Vicente M. Quevedo, MCRP
Neighborhood Liaison, Office of Neighborhood Coordination
City of Albuquerque – City Council
(505) 768-3332
cabq.gov/neighborhoods

Follow us;



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

Sent: Friday, October 20, 2017 10:24 AM

To: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Notification Inquiry Sheet Submission

Notification Inquiry For:

Development Review Board Submittal

If you selected "Other" in the question above, please describe what you are seeking a Notification Inquiry for below:

Contact Name

Yolanda Padilla Moyer

Company Name

Bohannan Huston, INC

Address

7500 Jefferson St NE

City

Albuquerque

State

NM

ZIP

87109

Telephone Number

5058231000

Email Address

ypadilla@bhinc.com

Anticipated Date of Public Hearing (if applicable):

11/29/2017

Describe the legal description of the subject site for this project:

TR N-2-B PLAT and TR N-2-C OF TRS N-2-A, N-2-B, N-2-C, N-2-D, N-2-E &N-2-F WATERSHED
SUBD (A REPL OF TR N-2 WATERSHEDSUBD)

Located on/between (physical address, street name or other identifying mark):

West of Mirehaven Parkway and north o

This site is located on the following zone atlas page:

H-08Z

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

October 23, 2017

Jody Willoughby
7850 Jefferson St NE, suite 130
Albuquerque, NM 87109

Re: Parcels N-2-B & N-2-C, Watershed Subdivision
Minor Subdivision Plat Approval w/Bulk Land Variance - DRB # 1006864

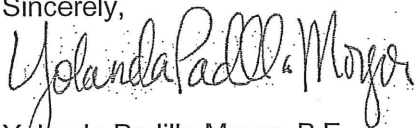
Dear Ms. Willoughby:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of a Neighborhood and/or Homeowner's Association associated with the above mentioned project site.

This letter is to advise you that Bohannon Huston, Inc., agent for Western Albuquerque Land Holdings, is submitting a minor subdivision plat with a "bulk land" infrastructure variance to the Development Review Board. This plat is being presented to the DRB for the purpose of obtaining City review and approval. The submittal is a subdivision of tracts N-2-B and N-2-C, Watershed Subdivision into three (3) tracts.

Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,



Yolanda Padilla Moyer, P.E.
Senior Project Manager
Community Development & Planning

Enclosure
YPM/jcm

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

October 23, 2017

Brandy Hetherington
7850 Jefferson St NE, suite 130
Albuquerque, NM 87120

Re: Parcels N-2-B & N-2-C, Watershed Subdivision
Minor Subdivision Plat Approval w/Bulk Land Variance - DRB # 1006864

Dear Ms. Hetherington:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of a Neighborhood and/or Homeowner's Association associated with the above mentioned project site.

This letter is to advise you that Bohannon Huston, Inc., agent for Western Albuquerque Land Holdings, is submitting a minor subdivision plat with a "bulk land" infrastructure variance to the Development Review Board. This plat is being presented to the DRB for the purpose of obtaining City review and approval. The submittal is a subdivision of tracts N-2-B and N-2-C, Watershed Subdivision into three (3) tracts.

Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,



Yolanda Padilla Moyer, P.E.
Senior Project Manager
Community Development & Planning

Enclosure
YPM/jcm

Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

Jody Willoughby
7850 Jefferson Street NE, Suite 130
Albuquerque, NM 87109

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

*Jody Willoughby
7850 Jefferson St. NE
Suite 130
Albuquerque, NM 87109*



9590 9402 2402 6249 6927 12

2. Article Number (Transfer from service label)

7015 1520 0000 6042 8421

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Mail Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9055

Domestic Return Receipt

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

For delivery information, visit our website at www.usps.com®.

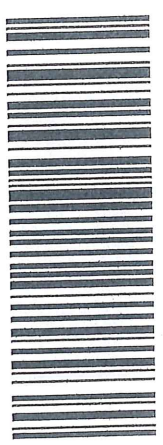
OFFICIAL USE

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

Postmark Here

Sent To *Jody Willoughby*
Street and Apt. No., or PO Box No. *7850 JEFFERSON ST. NE SUITE 130*
City, State, ZIP+4® *ALBUQUERQUE, NM 87109*

1248 2409 0000 025T 5T0L
1248 2409 0000 025T 5T0L



CERTIFIED MAIL®
PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE.

Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

Brandy Hetherington
7850 Jefferson St NE, Suite 130
Albuquerque, NM 87120

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Brandy Hetherington
7850 Jefferson St. NE,
Suite 130
Albuquerque, NM 87120



9590 9402 2402 6249 6927 29

2. Article Number (Transfer from service label)

7015 1520 0000 6042 8414

COMPLETE THIS SECTION ON DELIVERY

A. Signature

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

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

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$ _____

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

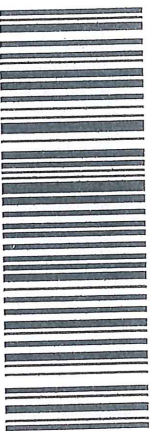
Postmark Here

Postage \$ _____

Total Postage and Fees \$ _____

Sent To *Brandy Hetherington*
Street and Apt. No. or PO Box No. *7850 JEFFERSON ST. NE, SUITE 130*
City, State, ZIP+4® *ALBUQUERQUE, NM 87120*

4148 2409 0000 025T 5T02
4148 2409 0000 025T 5T02



CERTIFIED MAIL

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS.

7015 1520 0000 6042 8421

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

For delivery information, visit our website at www.usps.com®

ALBUQUERQUE, NM 87109
OFFICIAL USE

Postmark Here 0109 05
10/26/2017

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$0.00
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00
 Postage \$0.49
 Total Postage and Fees \$6.59

Sent To: **TOBY WILLOUGHBY**
 Street and Apt. No.: **1850 JEFFERSON ST. NE SUITE 130**
 City, State, Zip+4: **ALBUQUERQUE, NM 87109**

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

4748 2409 0000 0252 5702

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

For delivery information, visit our website at www.usps.com®

ALBUQUERQUE, NM 87109
OFFICIAL USE

Postmark Here 0109 05
10/26/2017

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$0.00
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00
 Postage \$0.49
 Total Postage and Fees \$6.59

Sent To: **CHRISTOPHER HANSEN**
 Street and Apt. No.: **1850 JEFFERSON ST. NE SUITE 130**
 City, State, Zip+4: **ALBUQUERQUE, NM 87109**

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

ACADEMY
6255 SAN ANTONIO DR NE
ALBUQUERQUE
NM
87109-9998
3401280109
10/26/2017 (800)275-8777 4:18 PM

Product Description	Sale Qty	Final Price
First-Class Mail Letter (Domestic) (ALBUQUERQUE, NM 87109) (Weight:0 Lb 0.70 Oz) (Expected Delivery Day) (Saturday 10/28/2017)	1	\$0.49
Certified (Certified Mail #) (70151520000060428414)	1	\$3.35
Return Receipt (Return Receipt #) (9590940224026249692729)	1	\$2.75
First-Class Mail Letter (Domestic) (ALBUQUERQUE, NM 87109) (Weight:0 Lb 0.60 Oz) (Expected Delivery Day) (Saturday 10/28/2017)	1	\$0.49
Certified (Certified Mail #) (70151520000060428421)	1	\$3.35
Return Receipt (Return Receipt #) (9590940224026249692712)	1	\$2.75
Total		\$13.18
Credit Card Remitd (Card Name:VISA) (Account #:XXXXXXXXXX4035) (Approval #:901511) (Transaction #:563)		\$13.18

Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit USPS.com USPS Tracking or call 1-800-222-1811.

In a hurry? Self-service kiosks offer quick and easy check-out. Any Retail Associate can show you how.

 BRIGHTEN SOMEONE'S MAILBOX. Greeting cards available for purchase at select Post Offices.

Order stamps at usps.com/shop or call 1-800-Stamp24. Go to usps.com/clicknship to print shipping labels with postage. For other information call 1-800-ASK-USPS.

 Get your mail when and where you want it with a secure Post Office Box. Sign up for a box online at usps.com/poboxes.

All sales final on stamps and postage
 Refunds for guaranteed services only
 Thank you for your business

HELP US SERVE YOU BETTER
 TELL US ABOUT YOUR RECENT POSTAL EXPERIENCE

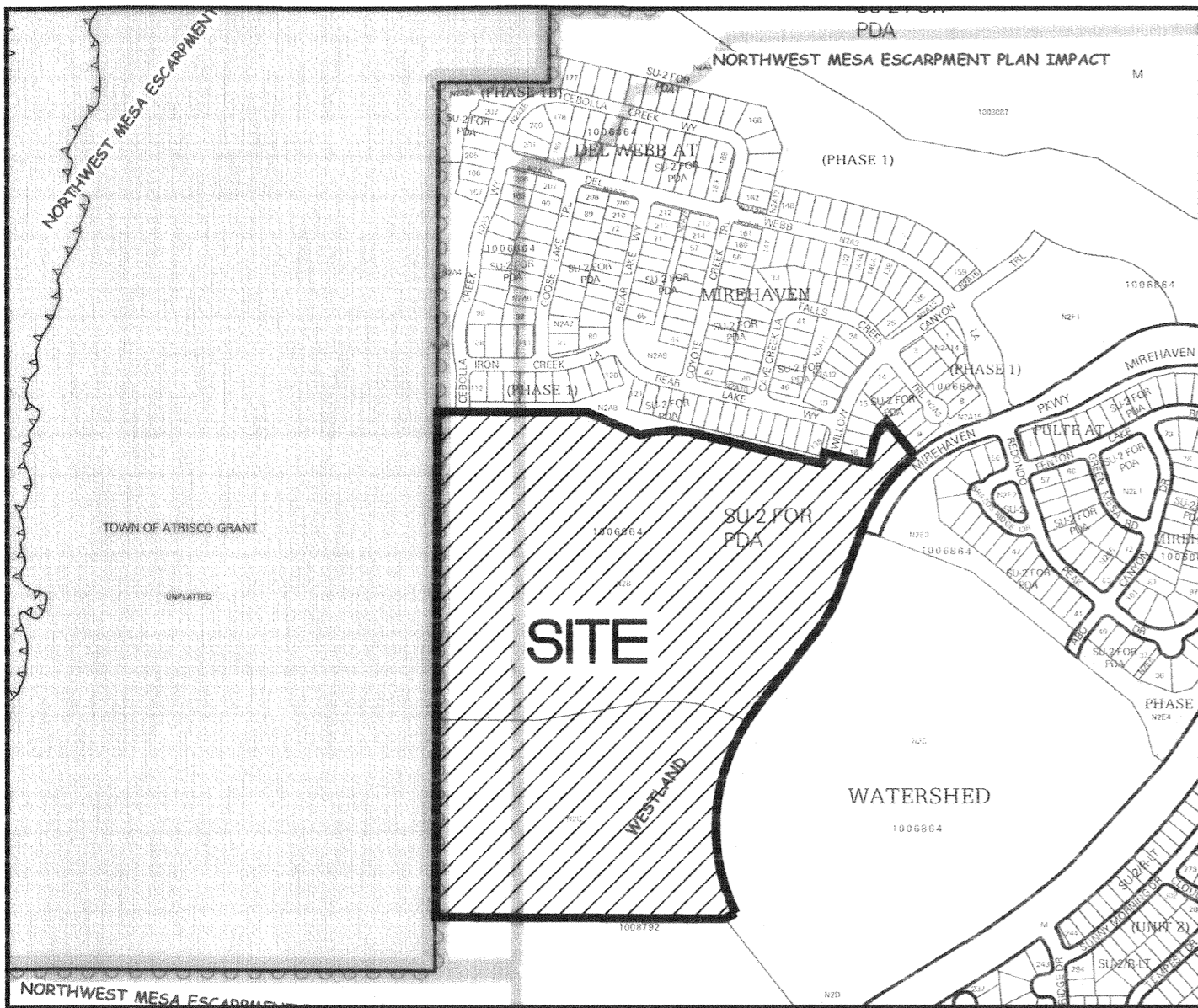
Go to:
<https://postalexperience.com/Pos>
 840-5870-0065-002-00025-03423-02

or scan this code with your mobile device:



or call 1-800-410-7420.

YOUR OPINION COUNTS



Vicinity Map - Zone Atlas H-08-Z

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACTS N-2-B AND N-2-C, WATERSHED SUBDIVISION AS THE SAME IS SHOWN ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON OCTOBER 17 2013, 2013C 58, INTO 3 TRACTS AND TO GRANT EASEMENTS.

Legal Description

TRACTS N-2-B AND N-2-C OF THE WATERSHED SUBDIVISION, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED IN THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON OCTOBER 17, 2013, IN BOOK 2013C, PAGE 116.

Free Consent

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

WESTERN ALBUQUERQUE LAND HOLDINGS LLC,
A DELAWARE LIMITED LIABILITY COMPANY

C-III ASSET MANAGEMENT LLC,
A DELAWARE LIMITED LIABILITY COMPANY
AS SPECIAL SERVICER

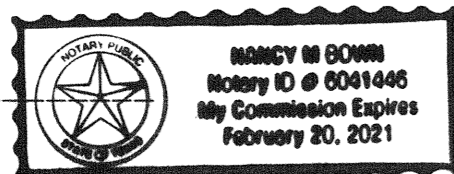
Deborah A. Bacon 10/30/2017
DEBORAH BACON DATE
SERVICING OFFICER

STATE OF *Texas* }
COUNTY OF *Denton* } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 10/30/2017, 2017

By: *Nancy M. Bawn*
NOTARY PUBLIC

MY COMMISSION EXPIRES February 20, 2021



Indexing Information

Projected Section 8, Township 10 North, Range 2 East,
N.M.P.M. Town of Atrisco Grant
Subdivision: Watershed Subdivision
Owner: Western Albuq Land Holding, LLC ET AL
UPC # 100805932513940102 (Tract N-2-B)
100805930004140103 (Tract N-2-C)

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. 61.8434 ACRES
ZONE ATLAS PAGE NO. H-08-Z
NUMBER OF EXISTING TRACTS 2
NUMBER OF TRACTS CREATED. 3
MILES OF FULL-WIDTH STREETS. 0.00 MILES
MILES OF HALF-WIDTH STREETS. 0.00 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. 0.00 ACRES
DATE OF SURVEY. SEPTEMBER 2017

Notes

1. FIELD SURVEY PERFORMED IN AUGUST 2017.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID).
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS
5. MEASURED BEARINGS AND DISTANCES MATCH RECORD BEARINGS AND DISTANCES AS SHOWN ON THE PLAT OF RECORD.

Documents

1. PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 17, 2013 IN BOOK 2013C, PAGE 116.

Notice of Subdivision Plat Conditions

FUTURE SUBDIVISION OF TRACTS SHOWN ON THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.

THE CITY AND AMAFCA (WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED, OR REMOVED WHEN FUTURE PLATS AND/OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY ITS APPROVAL OF THIS SUBDIVISION THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS: WATER AND SANITARY SEWER AVAILABILITY; FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS; AND, EXCAVATION, FILLING OR GRADING REQUIREMENTS. ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

AT SUCH TIME AS ALL SUCH CONDITIONS HAVE BEEN SATISFACTORILY MET, THE CITY ENGINEER SHALL APPROVE A RECORDABLE DOCUMENT, REMOVING SUCH CONDITIONS FROM ALL OR FROM A PORTION OF THE AREA WITHIN THE SUBJECT SUBDIVISION.

Solar Collection Note

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:

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.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON UPC

#: _____

#: _____

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

**Bulk Plat for
Tracts N-2-B-1, N-2-B-2 & N-2-C-1
Watershed Subdivision
Being Comprised of
Tracts N-2-B and N-2-C
Watershed Subdivision
City of Albuquerque
Bernalillo County, New Mexico
October 2017**

Approved and Accepted by:

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

Project Number: _____

Application Number: _____

Plat Approvals:

PNM Electric Services

Qwest Corp. d/b/a CenturyLink QC

New Mexico Gas Company

Comcast

City Approvals:

John A. Richmond P.S. 11/1/17
City Surveyor

Traffic Engineer

ABCWUA

Parks and Recreation Department

AMAFCA

City Engineer

DRB Chairperson, Planning Department

Real Property Division

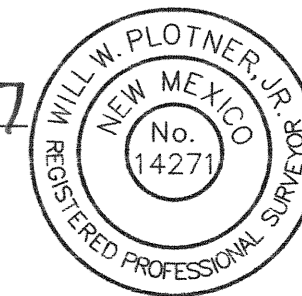
Surveyor's Certificate

"I, WILL PLOTNER JR., A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."

Will Plotner Jr. 10/27/17
Will Plotner Jr. Date
N.M.R.P.S. No. 14271

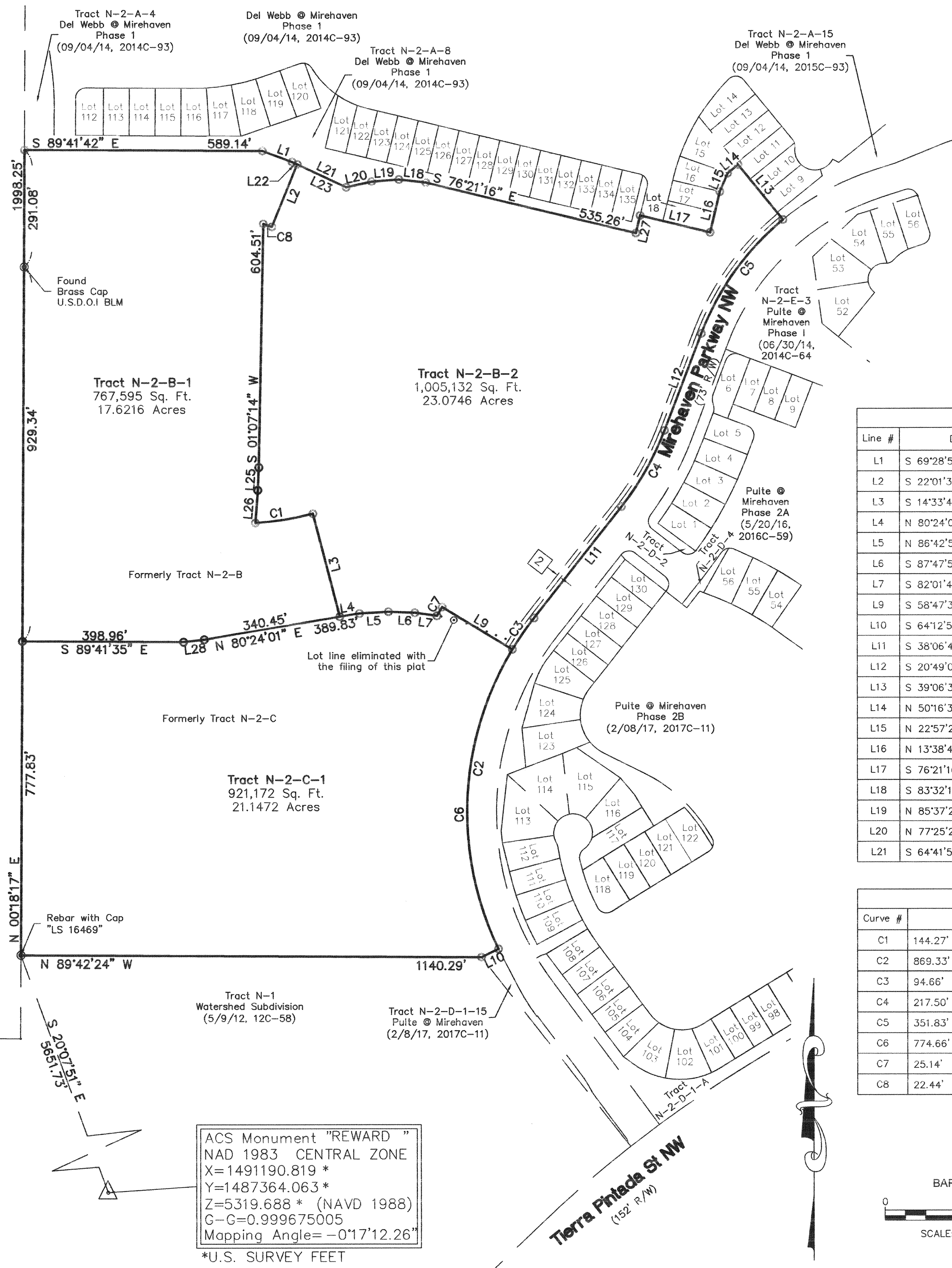
CARTESIAN SURVEYS INC.

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



**Bulk Plat for
Tracts N-2-B-1,
N-2-B-2 & N-2-C-1
Watershed Subdivision
Being Comprised of
Tracts N-2-B and N-2-C-1
Watershed Subdivision
City of Albuquerque
Bernalillo County, New Mexico
October 2017**

Petroglyph National Monument



Easement Notes

- 1 INTENTIONALLY OMITTED
- 2 EXISTING 10' FLOATING PUBLIC PEDESTRIAN ACCESS EASEMENT TO BE CONFINED AND DEFINED BY FUTURE PLATTING ACTIONS (10/17/13, 2013-116)

Line #	Direction	Length (ft)
L1	S 69°28'52" E	78.76'
L2	S 22°01'38" W	167.75'
L3	S 14°33'43" E	264.29'
L4	N 80°24'01" E	49.38'
L5	N 86°42'59" E	71.57'
L6	S 87°47'56" E	65.57'
L7	S 82°01'48" E	55.25'
L9	S 58°47'39" E	203.42'
L10	S 64°12'51" W	46.91'
L11	S 38°06'46" W	351.31'
L12	S 20°49'01" W	257.31'
L13	S 39°06'33" E	176.25'
L14	N 50°16'30" E	33.41'
L15	N 22°57'21" E	49.83'
L16	N 13°38'44" E	104.00'
L17	S 76°21'16" E	178.00'
L18	S 83°32'17" E	67.17'
L19	N 85°37'22" E	67.32'
L20	N 77°25'21" E	64.68'
L21	S 64°41'53" E	147.78'

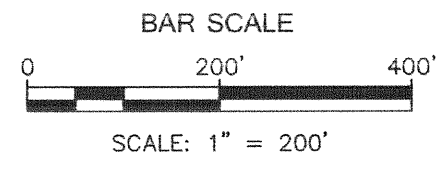
Line #	Direction	Length (ft)
L22	S 64°41'53" E	13.85'
L23	S 64°41'53" E	133.93'
L25	S 02°39'25" W	56.63'
L26	S 04°10'06" W	81.48'
L27	N 13°38'44" E	45.07'
L28	N 83°18'14" E	51.79'

Legend

- N 90°00'00" E MEASURED BEARINGS AND DISTANCES
- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES (FLING INFO)
- FOUND MONUMENT AS INDICATED
- SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	144.27'	776.50'	10°38'42"	144.06'	N 80°45'38" E
C2	869.33'	779.50'	63°53'54"	824.97'	S 06°09'49" W
C3	94.66'	779.50'	6°57'29"	94.60'	S 34°38'02" W
C4	217.50'	720.50'	17°17'46"	216.68'	N 29°27'53" E
C5	351.83'	679.50'	29°40'00"	347.92'	S 35°39'01" W
C6	774.66'	779.50'	56°56'25"	743.18'	S 02°41'05" W
C7	25.14'	976.50'	1°28'31"	25.14'	S 30°28'06" W
C8	22.44'	221.50'	5°48'15"	22.43'	N 70°52'29" W

ACS Monument "REWARD"
NAD 1983 CENTRAL ZONE
X=1491190.819 *
Y=1487364.063 *
Z=5319.688 * (NAVD 1988)
G-G=0.999675005
Mapping Angle=-0°17'12.26"
*U.S. SURVEY FEET



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



Public Utility Easements

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

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment 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. 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.
- 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.

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.

**Bulk Plat for
Tracts N-2-B-1,
N-2-B-2 & N-2-C-1
Watershed Subdivision
Being Comprised of
Tracts N-2-B and N-2-C-1
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