OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 31, 2011

Project# 1008792
11DRB-70202 VACATION OF PUBLIC EASEMENT
11DRB-70204 BULK LAND VARIANCE
11DRB-70205 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for APS/WESTERN ALBUQUERQUE LAND HOLDINGS request(s) the referenced/ above action(s) for all or a portion of Tract N, **WATERSHED SUBDIVISION,** zoned SU-2 FOR RESIDENTIAL RESORT, located on the north side of TIERRA PINTADA NW between ARROYO VISTA BLVD NW and WEST CREEK PLACE NW containing approximately 347.7947 acre(s). (H-8 & H-9, J-7 & J-8))*[Deferred from 8/17/11]*

On August 17 and August 31, 2011, the Development Review Board held an advertised public hearing on the proposed vacations per section 14-14-7-2(F) of the Subdivision Ordinance. After concluding its public hearing, the Board APPROVED the proposed vacation as shown on Exhibit "B"in the Planning file, based on the following Findings per sections 14-14-7-2(A)(1), (B)(1), and (B)(3) of the Subdivision Ordinance, and subject to the following Conditions of Approval per sections 14-14-7-2(F)(3)(c) and 14-14-7-2(F)(4) of the Subdivision Ordinance.

Findings

(A)(1) The public easement vacation requests were filed by the owners of all the land sited for the proposed vacations.

(B)(2) There is a net benefit to the public welfare because the development of significant community facilities made possible by the vacation is clearly more beneficial to the public welfare than any minor detriment resulting from the vacation. The Albuquerque Metropolitan Flood Control Authority (AMAFCA) will review and approve alternative easements on the proposed replat.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right, as the vacation is being requested by the owner of all the property which is encumbered by the easements.

CONDITIONS:

1. The vacated property shall be shown on the replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

2. Adequate easements shall be retained/ provided for public utilities and infrastructure; franchised utility companies shall acknowledge the vacation and adequate easements by their signature on the replat.

A Bulk Land Variance from the requirements of Part 3 and Part 5 of the Subdivision Ordinance was approved for the portion of Tract N of this subdivision not owned by Albuquerque Public Schools (APS), based on the following Findings:

BULK LAND VARINANCE FINDINGS:

(1) APS is a contract purchaser of a portion of this plat – for the other parcels, the variance will not be injurious to the public safety, health or welfare, or to adjacent property, the neighborhood or the community, because the proposed parcels cannot be developed without being reviewed for required infrastructure based on the existing zoning, and the Memorandum of Understanding between the City of Albuquerque and the Albuquerque Public School District will ensure the construction of infrastructure adjacent to its property; and

(2) The variance will not conflict significantly with the goals and provisions of any city, county, or AMAFCA adopted plan or policy, the applicable zoning ordinance, or any other city code or ordinance, because the proposed parcels cannot be developed without being reviewed for required infrastructure based on the existing zoning, and the Memorandum of Understanding between the City of Albuquerque and the Albuquerque Public School District which will ensure the construction of infrastructure adjacent to its property; and

(3) The variance will not permit, encourage or make possible undesired development in the 100-year Floodplain, because the resulting plat will note any existing 100-year Floodplains; and

(4) The variance will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements and in fact will facilitate the development of a future public park; and

(5) The parcels being granted the variance are considered bulk land subdivision parcels where the use of the land for building purposes is not expected by the Development Review Board prior to further subdivision or zoning site development plan approval, which will require additional public agency review.

With the approval of the Bulk Land Variance, the preliminary plat was approved with the conditions that AMAFCA and franchised utilities must sign the plat, and based on the following Findings:

PRELIMINARY PLAT FINDINGS:

1. It is acknowledged that the Albuquerque Public School District (APS) is a political subdivision of the State of New Mexico, and it is a matter of law that as a state entity, APS is not subject to the City's land use and development regulations.
2. The City and APS have executed a Memorandum of Understanding (MOU) to accomplish the Purpose and Intent of the City's Subdivision Ordinance for its property.
3. Per § 14-14-2-1 of the Subdivision Ordinance, the DRB finds that this land is suitable for subdivision for the purposes proposed, that the subdivision complies with this article, and that the subdivision is not contrary to the best interests of the public health, safety, and general welfare, as noted in the Findings for approval of the Bulk Land Variance.
4. Per § 14-14-2-2 of the Subdivision Ordinance, the DRB finds that the arrangement, location and general nature of the other lots surrounding the APS property is consistent with and does conform to the adopted Westland Sector Plan, which also serves as the current, approved site development plan.
5. Per § 14-14-2-3 of the Subdivision Ordinance, the DRB finds that the MOU with APS provides a demonstrated agreement to provide adequate infrastructure improvements for its property.

The final plat was deferred.

If you wish to appeal the actions within this decision, you must do so by September 15, 2011 in the manner described below.

Appeal of the DRB actions are to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The

effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

Jack Cloud, DRB Chair

Cc:
Tabitha King - 1619 Wind Ridge Dr 87120
Martin Eckert – 915 Locust SE 87106
Kathy Korte – 8012 Rancho Quieto Ct. NW 87120
Thomas Borst – 1908 Selway Pl NW 87120
Art Retberg – 9732 Summer Shower Pl NW 87120
Jerry Worrall – 1039 Pinatubo Pl NW 87120
Holly Womack – 1344 Wind Ridge Dr NW 87120
Leroy Chavez – 227 Hwy 314 Los Lunas NM 87031
Scott Howell, City Real Estate Office
Marilyn Maldonado
File

#1008792

Date: 8-31-11

DRB PUBLIC HEARING
SIGN IN SHEET

Please proved your name and address for an opportunity to speak and/or receive an *official notice of decision*

1. Name: Jerry Worrell Address:
2. Name: Tabitha King Address: 1619 Windridge Dr NW
3. Name: Address:
4. Name: Address:
5. Name: Address:
6. Name: Address:
7. Name: Address:

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 31, 2011

Project# 1008792
11DRB-70202 VACATION OF PUBLIC EASEMENT
11DRB-70204 BULK LAND VARIANCE
11DRB-70205 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

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With the approval of the Bulk Land Variance, the preliminary plat was approved with the conditions that AMAFCA and franchised utilities must sign the plat, and based on the following Findings:

PRELIMINARY PLAT FINDINGS:

1. It is acknowledged that the Albuquerque Public School District (APS) is a political subdivision of the State of New Mexico, and it is a matter of law that as a state entity, APS is not subject to the City's land use and development regulations.
2. The City and APS have executed a Memorandum of Understanding (MOU) to accomplish the Purpose and Intent of the City's Subdivision Ordinance for its property.
3. Per § 14-14-2-1 of the Subdivision Ordinance, the DRB finds that this land is suitable for subdivision for the purposes proposed, that the subdivision complies with this article, and that the subdivision is not contrary to the best interests of the public health, safety, and general welfare, as noted in the Findings for approval of the Bulk Land Variance.
4. Per § 14-14-2-2 of the Subdivision Ordinance, the DRB finds that the arrangement, location and general nature of the other lots surrounding the APS property is consistent with and does conform to the adopted Westland Sector Plan, which also serves as the current, approved site development plan.
5. Per § 14-14-2-3 of the Subdivision Ordinance, the DRB finds that the MOU with APS provides a demonstrated agreement to provide adequate infrastructure improvements for its property.

The final plat was deferred.

If you wish to appeal the actions within this decision, you must do so by September 15, 2011 in the manner described below.

Appeal of the DRB actions are to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

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You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The

effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

Jack Cloud, DRB Chair

Cc:
Tabitha King - 1619 Wind Ridge Dr 87120
Martin Eckert – 915 Locust SE 87106
Kathy Korte – 8012 Rancho Quieto Ct. NW 87120
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Jerry Worrall – 1039 Pinatubo Pl NW 87120
Holly Womack – 1344 Wind Ridge Dr NW 87120
Leroy Chavez – 227 Hwy 314 Los Lunas NM 87031
Scott Howell, City Real Estate Office
Marilyn Maldonado
File

2. **Project# 1008792**
11DRB-70202 VACATION OF PUBLIC EASEMENT
11DRB-70204 BULK LAND VARIANCE
11DRB-70205 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for APS/WESTERN ALBUQUERQUE LAND HOLDINGS request(s) the referenced/ above action(s) for all or a portion of Tract N, **WATERSHED SUBDIVISION,** zoned SU-2 FOR RESIDENTIAL RESORT, located on the north side of TIERRA PINTADA NW between ARROYO VISTA BLVD NW and WEST CREEK PLACE NW containing approximately 347.7947 acre(s). (H-8 & H-9, J-7 & J-8))*[Deferred from 8/17/11]* **The Development Review Board held an advertised public hearing on the proposed vacations per section 14-14-7-2(F) of the Subdivision Ordinance. After concluding its public hearing, the Board APPROVED the proposed vacation as shown on Exhibit "B"in the Planning file, based on the following Findings per sections 14-14-7-2(A)(1), (B)(1), and (B)(3) of the Subdivision Ordinance, and subject to the following Conditions of Approval per sections 14-14-7-2(F)(3)(c) and 14-14-7-2(F)(4) of the Subdivision Ordinance.**

3. **Project# 1003272**
11DRB-70074 MAJOR – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

DAC ENTERPRISES, INC agent(s) for LEGACY HOSPITALITY request(s) the referenced/ above action(s) for all or a portion of Lot(s) 4-A-1-A, **ALBUQUERQUE WEST Unit(s) 2,** zoned SU-1 PDA & C-3, located on HIGH ASSETS WAY NW bewteen ALL SAINTS RD NW and EAGLE RANCH RD NW, south of PASEO DEL NORTE NW containing approximately 1.5401 acre(s). (C-13) *[Deferred from 4/27/11, 5/11/11, 6/1/11, 6/8/11, 6/15/1, 7/13/11, 7/27/11, 8/10/11, 8/24/11]* **DEFERRED TO 9/7/11 AT THE AGENT'S REQUEST.**

4. **Project# 1008656**
11DRB-70068 VACATION OF PUBLIC DRAINAGE EASEMENTS
11DRB-70069 SIDEWALK WAIVER
11DRB-70070 SUBDIVISION DESIGN VARIANCE FROM MIN DPM STDS
11DRB-70071 MINOR - TEMPORARY DEFERRAL OF SIDEWALK CONST
11DRB-70072 MAJOR - PRELIMINARY PLAT APPROVAL

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for GLENDALE LLC, request(s) the referenced/ above action(s) for all or a portion of Lot(s) 4-9, Block 12, **NORTH ALBUQUERQUE ACRES Tract 1 Unit 3,** zoned RD/3DU/AC, located on the south side of GLENDALE AVE NE between WYOMING BLVD NE and BARSTOW ST NE containing approximately 6 acre(s). (B-19) *[Deferred from 4/27/1, 5/11/11, 5/25/11, 6/8/1, 6/22/11* **DEFERRED TO 11/16/11 AT THE AGENT'S REQUEST.**

DEVELOPMENT REVIEW BOARD
Action Sheet

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

August 17, 2011 9:00 AM
MEMBERS:

Jack Cloud, DRB Chairman, Planning Department

Angela Gomez, Administrative Assistant

Kristal Metro, P.E. , Transportation Development
Curtis Cherne, P.E., Hydrology

Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA
Christina Sandoval, Parks/Municipal Development

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1000793**
11DRB-70203 VACATION OF PUBLIC EASEMENT
11DRB-70206 VACATION OF PUBLIC RIGHT-OF-WAY
11DRB-70207 BULK LAND VARIANCE
11DRB-70208 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for WESTERN ALBUQ. LAND HOLDINGS request(s) the referenced/ above action(s) for all or a portion of PARCELS C & D, **WESTLAND NORTH SUBDIVISION,** zoned SU-2 FOR TOWN CENTER VILLAGE, located on the south side of ARROYO VISTA BLVD NW between HIGH MESA DR NW and LADERA DR NW containing approximately 340.4559 acre(s). (J-7& J-8, K-8)**DEFERRED TO 8/31/11 AT THE AGENT'S REQUEST.**

2. **Project# 1008792**
11DRB-70202 VACATION OF PUBLIC EASEMENT
11DRB-70204 BULK LAND VARIANCE
11DRB-70205 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

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CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 17, 2011

Project# 1008792
11DRB-70202 VACATION OF PUBLIC EASEMENT
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AMAFCA Watershed Subdivision, Parcel N, Arroyo Vista/Tierra Pintada, (J-8) No objection to requested actions. The floodplain easements that were granted to AMAFCA will be released by a quitclaim deed approved by the AMAFCA Board of Directors. AMAFCA will work with the developer(s) on the drainage plan and drainage easements and/or right-of-way, if required, at the time of development.
COG No comments.
TRANSIT No comments.
ZONING ENFORCEMENT No comments.
NEIGHBORHOOD COORDINATION Letters sent to: Tres Volcanes NA (R)
APS No comments.
POLICE DEPARTMENT No Crime Prevention or CPTED comments concerning the proposed Vacation of Public Easement and Minor Subdivision Preliminary/Final Plat Approval requests at this time.
FIRE DEPARTMENT No comments.
PNM ELECTRIC & GAS No comments.
COMCAST No comments.

QWEST

Concerning the subject case number(s), Qwest has no objection to the vacation of the public easement as submitted. Prior to any final plat approval, we will need a copy for review.

ENVIRONMENTAL HEALTH

No comments.

M.R.G.C.D

No comments.

OPEN SPACE DIVISION

No comments.

CITY ENGINEER

Comments, if any, will be provided at the meeting

TRANSPORTATION DEVELOPMENT

The Memo of Understanding (MOU) between the City of Albuquerque and Albuquerque Public Schools must be completed prior to preliminary plat approval.

Provide an exhibit showing the location of sidewalk and defining the distance from face of curb to the property line. Right of way dedication may be required.

No objection to vacation requests.

PARKS AND RECREATION

Defer vacation requests to AMAFCA and PNM.

ABCWUA

ABCWUA has no adverse comment regarding the proposed vacation action.

The final disposition of the Bulk Land Variance should be approved only after the MOU between the land owners and the COA is finalized.

Water and sewer service to the site is subject to the conditions presented in the Availability Statement dated June 2, 2011.

PLANNING DEPARTMENT

Refer to comments from affected agencies plus any public hearing comments regarding proposed vacations.

A portion of this site (proposed Tract N-1) is within the View Area of the Northwest Mesa escarpment Plan; this needs to be noted on the plat. The entire tract is within the Westland Sector Plan, and is designated as SU-2/ Residential Resort land use with a dividing Drainage Corridor/ Open Space. The proposed subdivision generally conforms to the Master Plan LAND USE/ ZONING PLAN (Exhibit 10, page 39).

Per § 14-14-2-3 (B) of the Subdivision Ordinance, infrastructure improvements would have to be provided through a demonstrated agreement and assurances; the Memorandum of Understanding (MOU) referenced in the DRB application letter dated July 22, 2011 would need to be executed prior to any Variance/ Plat approval. Subject to an approved MOU, the remainder of the proposed subdivision would be subject to additional public agency review.

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

HEARING DATE: 8-17-11 (VPE, BLV, P&F)

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
May 11, 2011
DRB Comments

ITEM # 10

PROJECT # 1008792 APPLICATION # 11-70109

RE: Tract N, Watershed Subdivision

A portion of this site (proposed Tract N-1) is within the View Area of the Northwest Mesa escarpment Plan; the entire tract is within the Westland Sector Plan, and is designated as SU-2/ Residential Resort land use. Per the sector plan, this use "shall require an overall Site Development Plan for Subdivision" which would require approval by the Environmental Planning Commission (EPC). This must precede any platting action in order to conform with § 14-14-2-2 (B)(2) of the Subdivision Ordinance.

As noted in the letter of application, only proposed Tract N-2 would qualify for a Bulk Land Variance per § 14-14-6-2 (C) of the Subdivision Ordinance.

Jack Cloud, DRB Chairman
924-3880/ jcloud@cabq.gov

HEARING DATE: 5-11-11 (SK)

Completed

DRB CASE ACTION LOG
(Final Plat)

This sheet *must* accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

DRB Application No.: *11DRB- 70271* Project # *1008792*

Project Name: *Watershed Subdivision*

Agent: *Bohannan Huston Inc.* Phone No.:

Your request was approved on 10-5-11 by the **DRB with delegation of signature(s) to the following departments.**

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

- ☐ **TRANSPORTATION**:
- ☐ **ABCWUA**:
- ☐ **CITY ENGINEER / AMAFCA**:
- ☐ **PARKS / CIP**:
- ☑ **PLANNING (Last to sign)**: AMAFCA, dxf, & record
- ☑ **Planning must record this plat. Please submit the following items:**

-The original plat and a mylar copy for the County Clerk.
-Tax certificate from the County Treasurer.
-Recording fee (checks payable to the County Clerk). **RECORDED DATE**: _____
-Tax printout from the County Assessor.

- ☐ **3 copies of the approved site plan. Include all pages.**
- ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
- ☑ **AGIS DXF File approval required.**
- ☐ **Copy of recorded plat for Planning.**

"NOTICE OF SUBDIVISION PLAT CONDITIONS"

for TRACTS N-1 and N-2, WATERSHED SUBDIVISION

Tract N-2 of the plat of TRACTS N-1 and N-2, WATERSHED SUBDIVISION has been granted a variance or waiver from certain subdivision requirements pursuant to Section 7 of the City of Albuquerque Subdivision Ordinance.

Future subdivision of lands within 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; park and open space requirements; drainage requirements 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.

ACKNOWLEDGED:

DEVELOPER:

WESTERN ALBUQUERQUE LAND HOLDINGS LLC

A Delaware limited liability company

By: Barclays Capital Real Estate Inc

As Servicing Member

Name: Mark Wuest

Title: Vice President

DocH 2011106480

11/22/2011 11:03 AM Page: 1 of 2
NOT R:$25.00 M. Toulouse Oliver, Bernalillo County

STATE OF NEW YORK)

ss.

COUNTY OF NEW YORK)

This instrument was acknowledged before me on this 12 day of OCTOBER, 2011, by MARK WUEST.

Notary Public

My Commission Expires:
1/13/2014

BANU DENIZ GUNEY
Notary Public - State of New York
NO. 01GU6218072
Qualified in New York County
My Commission Expires 1/13/2014

CITY OF ALBUQUERQUE

By: _____
Chairman, Development Review Board

Date: 11-17-11

Rebecca Gauna

From: Sammons, Joshua R. [jsammons@cabq.gov]
Sent: Tuesday, November 08, 2011 4:41 PM
To: Robert Gromatzky; Rebecca Gauna
Cc: Gaulden, Tim H.; Gricius, Michelle A; James Topmiller
Subject: RE: Watershed Subdivision DXF

Thanks for your efforts. The "DXF" is approved for 1008792. I'll forward on the approval form.

I'd really like to know why the original DXF was producing those extra lines. Let me know if you find a solution to the problem.

Thanks,
Josh

From: Robert Gromatzky [mailto:rgromatzky@bhinc.com]
Sent: Tuesday, November 08, 2011 4:10 PM
To: Sammons, Joshua R.; Rebecca Gauna
Cc: Gaulden, Tim H.; Gricius, Michelle A; James Topmiller
Subject: RE: Watershed Subdivision DXF

Josh, I converted the dxf to shapefiles. The one shape file is for the parcels (polygons) and the other is for the easements (lines). The coordinate system is New Mexico State Plane Coordinates NAD 83 Central Zone. The distances and coordinates are in GRID. Please let me know if this works and I will provide the same for our other plat. Thank you.

From: Sammons, Joshua R. [mailto:jsammons@cabq.gov]
Sent: Tuesday, November 08, 2011 3:07 PM
To: Rebecca Gauna
Cc: Robert Gromatzky; Gaulden, Tim H.; Gricius, Michelle A
Subject: Watershed Subdivision DXF

Becky,
Sorry for the delay. This file is the same as the others. I've attached a screen shot showing the 2 lines going off to the SW. I've tried this on multiple machines with the same result, along with several different processes to export it into our data.
Thanks,
Josh

From: Rebecca Gauna [mailto:RGauna@bhinc.com]
Sent: Tuesday, November 08, 2011 9:10 AM
To: Sammons, Joshua R.
Cc: Robert Gromatzky
Subject:

Josh, ignore the first one I sent this morning. Thanks Becky

DRB CASE ACTION LOG
(Final Plat)

This sheet *must* accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

DRB Application No.: *11DRB- 70271* Project # *1008792*

Project Name: *Watershed Subdivision*

Agent: *Bohannan Huston Inc.* Phone No.:

Your request was approved on 10-5-11 by the **DRB with delegation of signature(s) to the following departments.**

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

☐ **TRANSPORTATION:**

☐ **ABCWUA:**

☐ **CITY ENGINEER / AMAFCA:**

☐ **PARKS / CIP:**

☑ **PLANNING (Last to sign):** AMAFCA, dxf, & record

☑ **Planning must record this plat. Please submit the following items:**

-The original plat and a mylar copy for the County Clerk.
-Tax certificate from the County Treasurer.
-Recording fee (checks payable to the County Clerk). **RECORDED DATE:** _____
-Tax printout from the County Assessor.

- ☐ **3 copies of the approved site plan. Include all pages.**
- ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
- ☑ **AGIS DXF File approval required.**
- ☐ **Copy of recorded plat for Planning.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

3. **Project# 1008793**
11DRB-70272 MAJOR - FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for GARRETT REAL ESTATE DEV. request(s) the above action(s) for all or a portion of Lot(s) PARCELS C-1, C-2, C-3, AND D-1, **WEST LAND NORTH** zoned TOWN CENTER VILLAGE, located on ARROYO VISTA BETWEEN HIGH MESA AND LADERA DR containing approximately 340.4559 acre(s). (J-7 & 8, K-7 & 8) **THE FINAL PLAT WAS APROVED WITH FINAL SIGN-OFF DELEGATED TO PARKS FOR PARK DEED AND TO PLANNING FOR AGIS DXF, VACATION APPROVAL, AMAFCA SIGNATURE AND TO RECORD.**

4. **Project# 1008792**
11DRB-70271 MAJOR - FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for GARRETT REAL ESTATE DEV. request(s) the above action(s) for all or a portion of Tract(s) N-1 & N-2, **WATERSHED SUBDIVISION** zoned SU-2 FOR RESIDENTAL RESORT, located on TIERRA PINTADA BETWEEN ARROYO VISTA AND WEST CREEK PL APPOX. containing approximately 347.7947 acre(s). (H-8 & 9, J-7 & 8) **THE FINAL PLAT WAS APROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING AMAFCA SIGNATURE, AGIS DXF, AND TO RECORD.**

5. **Project# 1008878**
11DRB-70230 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

CARTESIAN SURVEYS INC agent(s) for BUILDERS TRUST OF NM and RENAL MEDICINE ASSOCIATES request(s) the referenced/ above action(s) for all or a portion of Lot(s) 3, 4, & 5, **JOURNAL CENTER PHASE 2 UNIT 2** zoned IP, located on MASTEHEAD NE at BARTLETT ST NE west of WASHINGTON ST NE containing approximately 3.0003 acre(s). (D-17) **DEFERRED TO 10/12/11 AT THE AGENT'S REQUEST.**

6. **Project# 1002629**
11DRB-70268 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL
11DRB-70267 SUBDIVISION DESIGN VARIANCE

RIO GRANDE ENGINEERING agent(s) for BOB MCKINLE AND JASON BUCHANAN request(s) the above action(s) for all or a portion of Lot(s) A&B, Block(s) C, **DAVIDSON ADDITION No.1,** zoned SU-2 RT, located on CANDELARIA BETWEEN 10TH ST AND 7TH ST containing approximately .869 acre(s). (G-14) **DEFERRED TO 10/12/11 AT THE AGENT'S REQUEST.**

7. Other Matters: None.

ADJOURNED: 9:30

HEARING DATE: 10-5-11 (FP)

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 31, 2011

Project# 1008792
11DRB-70202 VACATION OF PUBLIC EASEMENT
11DRB-70204 BULK LAND VARIANCE
11DRB-70205 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for APS/WESTERN ALBUQUERQUE LAND HOLDINGS request(s) the referenced/ above action(s) for all or a portion of Tract N, **WATERSHED SUBDIVISION,** zoned SU-2 FOR RESIDENTIAL RESORT, located on the north side of TIERRA PINTADA NW between ARROYO VISTA BLVD NW and WEST CREEK PLACE NW containing approximately 347.7947 acre(s). (H-8 & H-9, J-7 & J-8))*[Deferred from 8/17/11]*

On August 17 and August 31, 2011, the Development Review Board held an advertised public hearing on the proposed vacations per section 14-14-7-2(F) of the Subdivision Ordinance. After concluding its public hearing, the Board APPROVED the proposed vacation as shown on Exhibit "B"in the Planning file, based on the following Findings per sections 14-14-7-2(A)(1), (B)(1), and (B)(3) of the Subdivision Ordinance, and subject to the following Conditions of Approval per sections 14-14-7-2(F)(3)(c) and 14-14-7-2(F)(4) of the Subdivision Ordinance.

Findings

(A)(1) The public easement vacation requests were filed by the owners of all the land sited for the proposed vacations.

(B)(2) There is a net benefit to the public welfare because the development of significant community facilities made possible by the vacation is clearly more beneficial to the public welfare than any minor detriment resulting from the vacation. The Albuquerque Metropolitan Flood Control Authority (AMAFCA) will review and approve alternative easements on the proposed replat.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right, as the vacation is being requested by the owner of all the property which is encumbered by the easements.

CONDITIONS:

1. The vacated property shall be shown on the replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

2. Adequate easements shall be retained/ provided for public utilities and infrastructure; franchised utility companies shall acknowledge the vacation and adequate easements by their signature on the replat.

A Bulk Land Variance from the requirements of Part 3 and Part 5 of the Subdivision Ordinance was approved for the portion of Tract N of this subdivision not owned by Albuquerque Public Schools (APS), based on the following Findings:

BULK LAND VARINANCE FINDINGS:

(1) APS is a contract purchaser of a portion of this plat – for the other parcels, the variance will not be injurious to the public safety, health or welfare, or to adjacent property, the neighborhood or the community, because the proposed parcels cannot be developed without being reviewed for required infrastructure based on the existing zoning, and the Memorandum of Understanding between the City of Albuquerque and the Albuquerque Public School District will ensure the construction of infrastructure adjacent to its property; and

(2) The variance will not conflict significantly with the goals and provisions of any city, county, or AMAFCA adopted plan or policy, the applicable zoning ordinance, or any other city code or ordinance, because the proposed parcels cannot be developed without being reviewed for required infrastructure based on the existing zoning, and the Memorandum of Understanding between the City of Albuquerque and the Albuquerque Public School District which will ensure the construction of infrastructure adjacent to its property; and

(3) The variance will not permit, encourage or make possible undesired development in the 100-year Floodplain, because the resulting plat will note any existing 100-year Floodplains; and

(4) The variance will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements and in fact will facilitate the development of a future public park; and

(5) The parcels being granted the variance are considered bulk land subdivision parcels where the use of the land for building purposes is not expected by the Development Review Board prior to further subdivision or zoning site development plan approval, which will require additional public agency review.

With the approval of the Bulk Land Variance, the preliminary plat was approved with the conditions that AMAFCA and franchised utilities must sign the plat, and based on the following Findings:

PRELIMINARY PLAT FINDINGS:

1. It is acknowledged that the Albuquerque Public School District (APS) is a political subdivision of the State of New Mexico, and it is a matter of law that as a state entity, APS is not subject to the City's land use and development regulations.
2. The City and APS have executed a Memorandum of Understanding (MOU) to accomplish the Purpose and Intent of the City's Subdivision Ordinance for its property.
3. Per § 14-14-2-1 of the Subdivision Ordinance, the DRB finds that this land is suitable for subdivision for the purposes proposed, that the subdivision complies with this article, and that the subdivision is not contrary to the best interests of the public health, safety, and general welfare, as noted in the Findings for approval of the Bulk Land Variance.
4. Per § 14-14-2-2 of the Subdivision Ordinance, the DRB finds that the arrangement, location and general nature of the other lots surrounding the APS property is consistent with and does conform to the adopted Westland Sector Plan, which also serves as the current, approved site development plan.
5. Per § 14-14-2-3 of the Subdivision Ordinance, the DRB finds that the MOU with APS provides a demonstrated agreement to provide adequate infrastructure improvements for its property.

The final plat was deferred.

If you wish to appeal the actions within this decision, you must do so by September 15, 2011 in the manner described below.

Appeal of the DRB actions are to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The

effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

Jack Cloud, DRB Chair

Cc:
Tabitha King - 1619 Wind Ridge Dr 87120
Martin Eckert – 915 Locust SE 87106
Kathy Korte – 8012 Rancho Quieto Ct. NW 87120
Thomas Borst – 1908 Selway Pl NW 87120
Art Retberg – 9732 Summer Shower Pl NW 87120
Jerry Worrall – 1039 Pinatubo Pl NW 87120
Holly Womack – 1344 Wind Ridge Dr NW 87120
Leroy Chavez – 227 Hwy 314 Los Lunas NM 87031
Scott Howell, City Real Estate Office
Marilyn Maldonado
File

8792

DXF Electronic Approval Form

DRB Project Case #: 1008792

Subdivision Name: WATERSHED SUBDIVISION / TRACTS N1 & N2

Surveyor: ROBERT GROMATZKY

Contact Person: MARY COLE

Contact Information: 5057987826

DXF Received: 11/8/2011 Hard Copy Received: 11/2/2011

Coordinate System: NMSP Grid (NAD 83)

Approved 11/8/11 Date

* The DXF file cannot be accepted (at this time) for the following reason(s):

AGIS Use Only

Copied fc **8792** to agiscov on **11/8/2011** Contact person notified on **11/8/2011**

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 31, 2011

Project# 1008792
11DRB-70202 VACATION OF PUBLIC EASEMENT
11DRB-70204 BULK LAND VARIANCE
11DRB-70205 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

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Jack Cloud, DRB Chair

Cc:
Tabitha King - 1619 Wind Ridge Dr 87120
Martin Eckert – 915 Locust SE 87106
Kathy Korte – 8012 Rancho Quieto Ct. NW 87120
Thomas Borst – 1908 Selway Pl NW 87120
Art Retberg – 9732 Summer Shower Pl NW 87120
Jerry Worrall – 1039 Pinatubo Pl NW 87120
Holly Womack – 1344 Wind Ridge Dr NW 87120
Leroy Chavez – 227 Hwy 314 Los Lunas NM 87031
Scott Howell, City Real Estate Office
Marilyn Maldonado
File

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

07/22/2011 Issued By: E08375 116761

Category Code 910
2011 070 204

Application Number: **11DRB-70204**, Bulk Land Variance

Address:

Location Description: TIERRA PINTADA NW BETWEEN ARROYO VISTA NW AND WEST CREEK PLACE APPOX.

Project Number: 1008792

Applicant
WESTERN ALBUQUERQUE LAND HOLDINGS C/O
GARRETT REAL ESTATE DE
JEFF GARRETT
3131 CAMELBACK RD SUITE 200
PHOENIX AZ 85016
602-427-4064

Agent / Contact
BOHANNAN HUSTON INC
KEVIN PATTON
7500 JEFFERSON NE
ALBUQUERQUE NM 87109

JTOPMILLER@BHINC.COM

Application Fees

441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	
441006/4958000	DRB Actions	**$145.00**
	TOTAL:	**$145.00**

City Of Albuquerque
Treasury Division

7/22/2011 11:28AM LOC: ANNX
WS# 007 TRANS# 0006
RECEIPT# 00146288-00146290
PERMIT# 2011070204 TRSCCS
Trans Amt $660.00
DRB Actions $145.00
CK $445.00
VI $215.00
CHANGE $0.00

Thank You

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

07/22/2011 Issued By: E08375 116762

Category Code 910
2011 070 205

Application Number: **11DRB-70205**, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: TIERRA PINTADA NW BETWEEN ARROYO VISTA NW AND WEST CREEK PLACE APPOX.

Project Number: 1008792

Applicant
WESTERN ALBUQUERQUE LAND HOLDINGS C/O
GARRETT REAL ESTATE DE
JEFF GARRETT
3131 CAMELBACK RD SUITE 200
PHOENIX AZ 85016
602-427-4064

Agent / Contact
BOHANNAN HUSTON INC
KEVIN PATTON
7500 JEFFERSON NE
ALBUQUERQUE NM 87109

JTOPMILLER@BHINC.COM

Application Fees

441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	
441006/4958000	DRB Actions	**$285.00**
	TOTAL:	**$285.00**

City Of Albuquerque
Treasury Division

7/22/2011 11:28AM LOC: ANNX
WS# 007 TRANS# 0006
RECEIPT# 00146288-00146289
PERMIT# 2011070205 TRSCCS
Trans Amt $660.00
DRB Actions $285.00
Thank You

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

07/22/2011 Issued By: E08375 116755

Category Code 910
2011 070 202

Application Number: **11DRB-70202**, Vacation Of Public Easement

Address:

Location Description: TIERRA PINTADA NW BETWEEN ARROYO VISTA NW AND WEST CREEK PLACE APPOX.

Project Number: 1008792

Applicant
WESTERN ALBUQUERQUE LAND HOLDINGS C/O
GARRETT REAL ESTATE DE
JEFF GARRETT
3131 CAMELBACK RD SUITE 200
PHOENIX AZ 85016
602-427-4064

Agent / Contact
BOHANNAN HUSTON INC
KEVIN PATTON
7500 JEFFERSON NE
ALBUQUERQUE NM 87109

KPATTON@BHINC.COM

Application Fees

441018/4943000	APN Fee	**$75.00**
441032/3416000	Conflict Mgmt Fee	**$20.00**
441006/4958000	DRB Actions	**$135.00**
	TOTAL:	**$230.00**

City Of Albuquerque
Treasury Division

7/22/2011 11:27AM LOC: ANNX
WS# 007 TRANS# 0006
RECEIPT# 00146288-00146288
PERMIT# 2011070202 TRSCCS
Trans Amt $660.00
APN Fee $75.00
Conflict Manag. Fee $20.00
DRB Actions $135.00

Thank You

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: August 17, 2011 Project# 1008792

Zone Atlas Page: H-8&9, J-7&8 App# 11DRB-70202
-70204
-70205

Notification Radius: 254'

Cross Reference and Location: Tierra Pintada Between

Arroyo Vista and West Creek PL.

Applicant: Western Albuq. Land Holdings c/o
Garrett Real Estate Dev. (Jeff Garrett)
3131 Camelback Rd., Ste. 200
Phoenix, AZ. 85016

Agent: Bohannan Huston Inc.
7500 Jefferson NE
Albuq., NM 87109

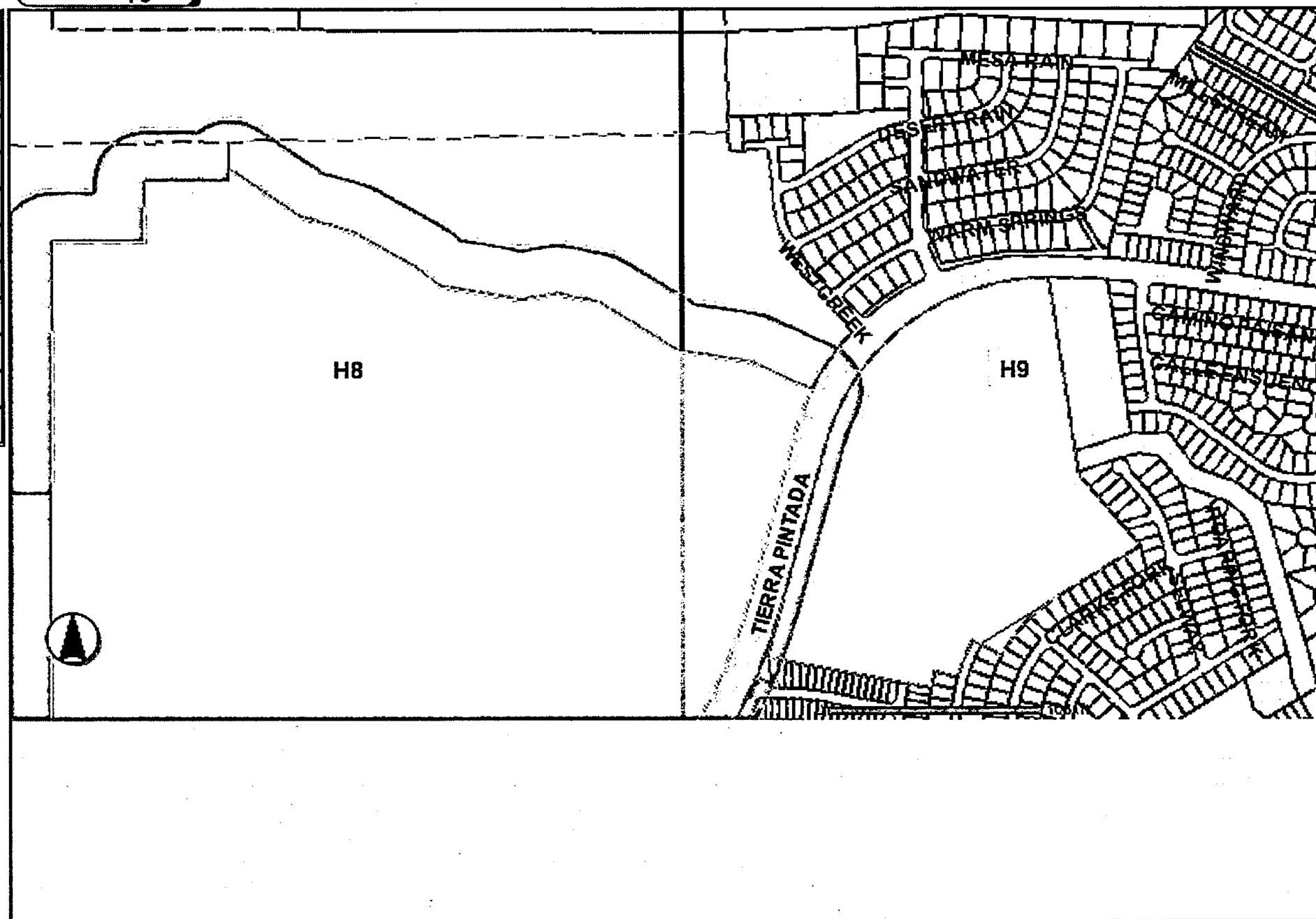
Special Instructions:

Notice must be mailed from the City's 15 day's prior to the meeting.

Date Mailed: 7-29-11
Signature:

CITY OF ALBUQUERQUE
www.cabq.gov

ALBUQUERQUE GIS DATA WEBSITE



LAYERS

- STREETS
- BASEMAP
  - PARCELS
  - LOT NUMBERS
  - METRO ADDRESS
  - ZONING
  - OWNERSHIP
  - 2FT CONTOUR
  - ADDRESS POINTS
  - LANDUSE
  - EASEMENTS
- INFRASTRUCTURE
- TRANSIT/SUNTRAN
- BOUNDARIES
  - MUNICIPAL LIMITS
  - ZONE GRID
  - NEIGHBORHOODS
  - METRO REDEVELO
  - DASZ
  - DESIGN OVERLAY
  - POLICE BEATS
  - COUNCIL
  - PARKS
  - PETROGLYPH MNT
  - BOSQUE SECTORS
  - OPENSPACE
  - COMP PLAN
  - AREA PLANS
  - SECTOR PLANS
  - MASTER DEVELOP
  - SENATE DISTRICT
  - REP. DISTRICTS
  - PLANNING AREAS
  - HISTORIC ZONES
  - CORRIDORS
  - ZIPCODES
  - POVERTY POCKET
  - 2000 CENSUS TRA
  - 2000 CENSUS BLO

OWNERSHIP

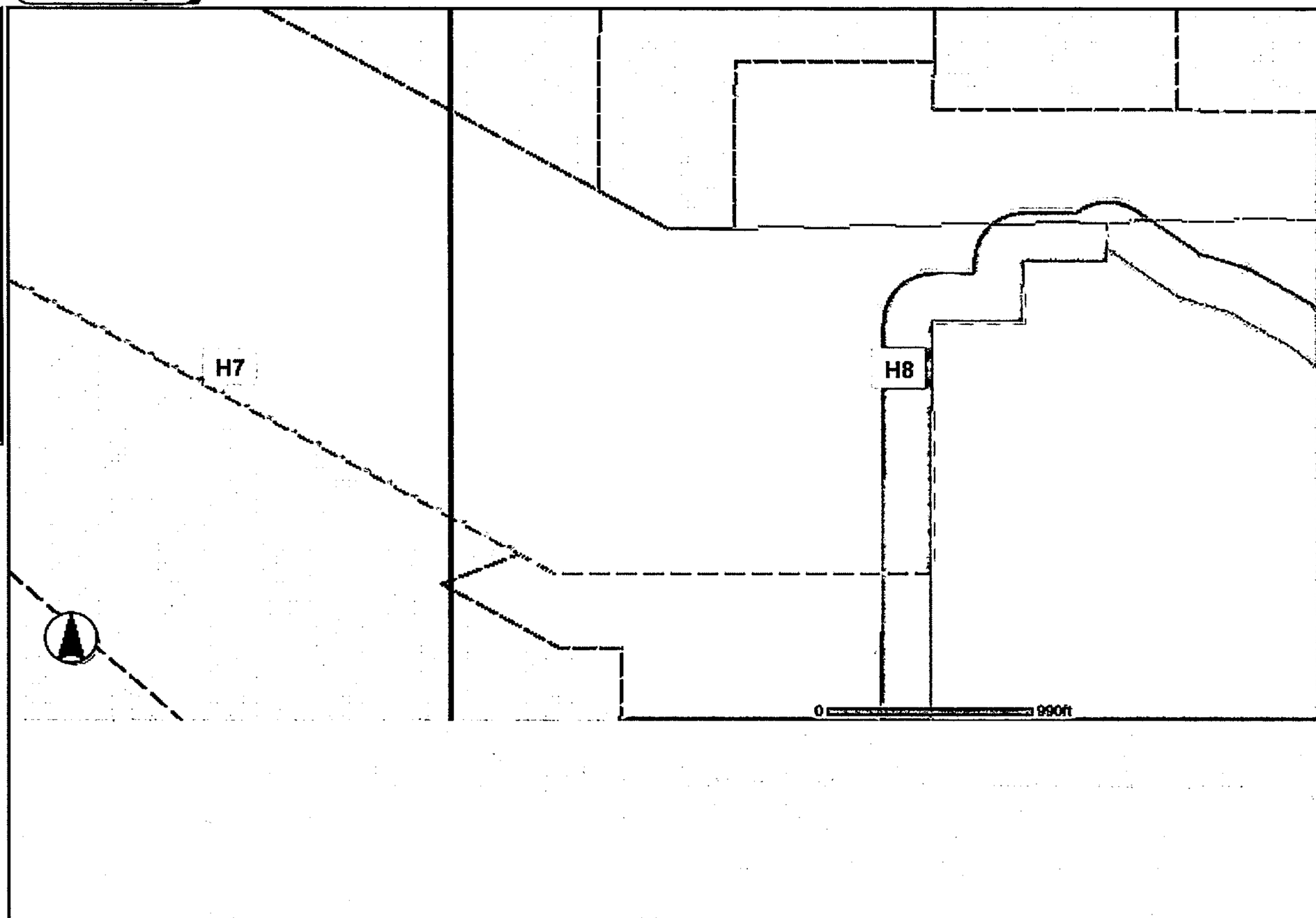
Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE
51	100805841246511115	GRAHAM ROBERT D & PATRICIA E	1616 GALE CT NW	ALBUQUERQUE	NM
52	100805951001240305	HOMES BY KIM BROOKS INC	PO BOX 90925	ALBUQUERQUE	NM
53	100905000604132202	WESTLAND DEVELOPMENT CO INC	401 COORS BLVD NW	ALBUQUERQUE	NM

Pan SEARCH REFRESH HELP MAIN PAGE CONTACT GIS TEAM

CITY OF ALBUQUERQUE

www.cabq.gov

ALBUQUERQUE GIS DATA WEBSITE



LAYERS

- STREETS
- BASEMAP
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  - LOT NUMBERS
  - METRO ADDRESS
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  - 2FT CONTOUR
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  - PARKS
  - PETROGLYPH MNT
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  - COMP PLAN
  - AREA PLANS
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53	100905000604132202	WESTLAND DEVELOPMENT CO INC	401 COORS BLVD NW	ALBUQUERQUE	NM

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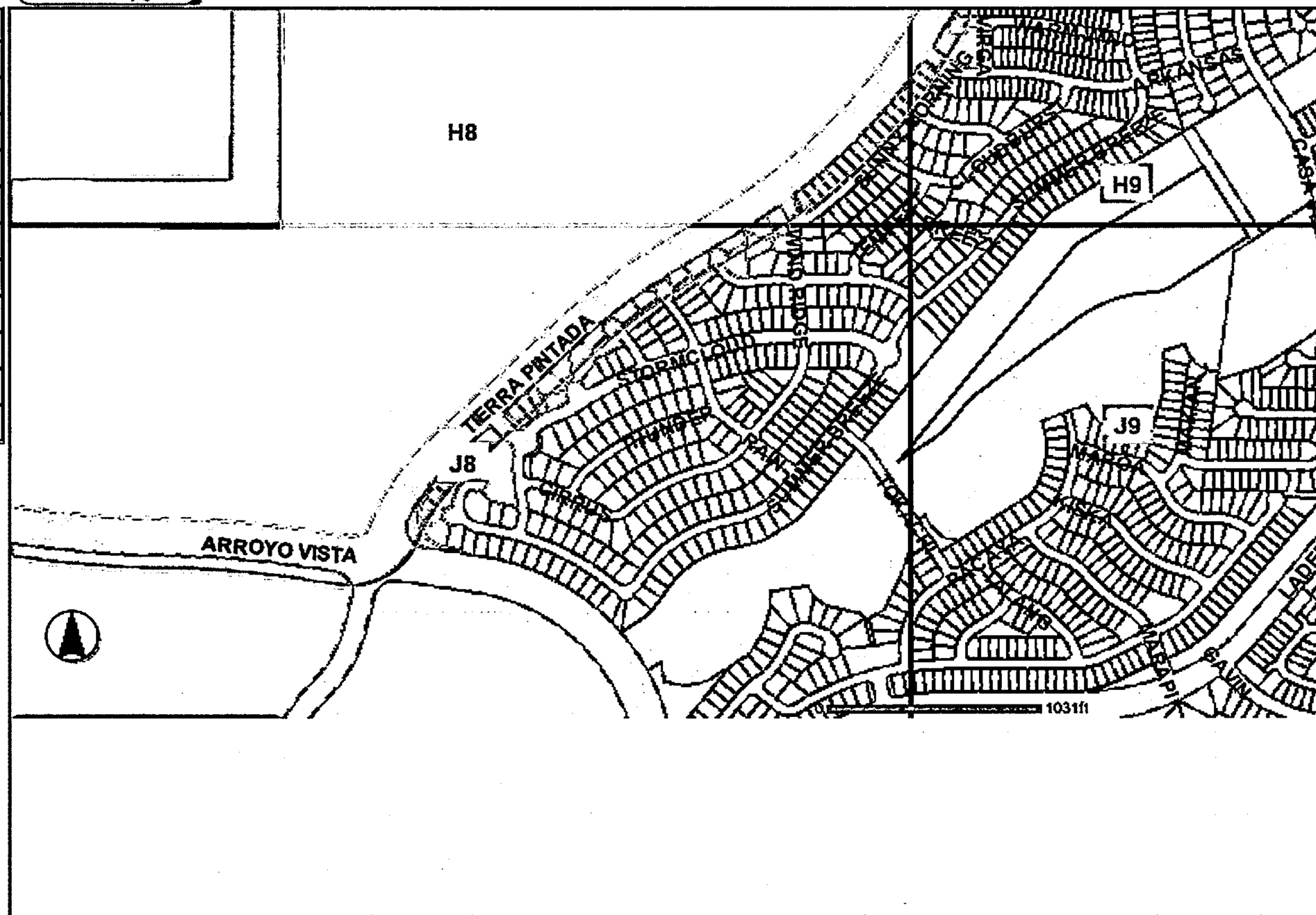

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- STREETS
- BASEMAP
  - PARCELS
  - LOT NUMBERS
  - METRO ADDRESS
  - ZONING
  - OWNERSHIP
  - 2FT CONTOUR
  - ADDRESS POINTS
  - LANDUSE
  - EASEMENTS
- INFRASTRUCTURE
- TRANSIT/SUNTRAN
- BOUNDARIES
  - MUNICIPAL LIMITS
  - ZONE GRID
  - NEIGHBORHOODS
  - METRO REDEVELO
  - DASZ
  - DESIGN OVERLAY
  - POLICE BEATS
  - COUNCIL
  - PARKS
  - PETROGLYPH MNT
  - BOSQUE SECTORS
  - OPENSPACE
  - COMP PLAN
  - AREA PLANS
  - SECTOR PLANS
  - MASTER DEVELOP
  - SENATE DISTRICT
  - REP. DISTRICTS
  - PLANNING AREAS
  - HISTORIC ZONES
  - CORRIDORS
  - ZIPCODES
  - POVERTY POCKET
  - 2000 CENSUS TRA
  - 2000 CENSUS BLO

OWNERSHIP

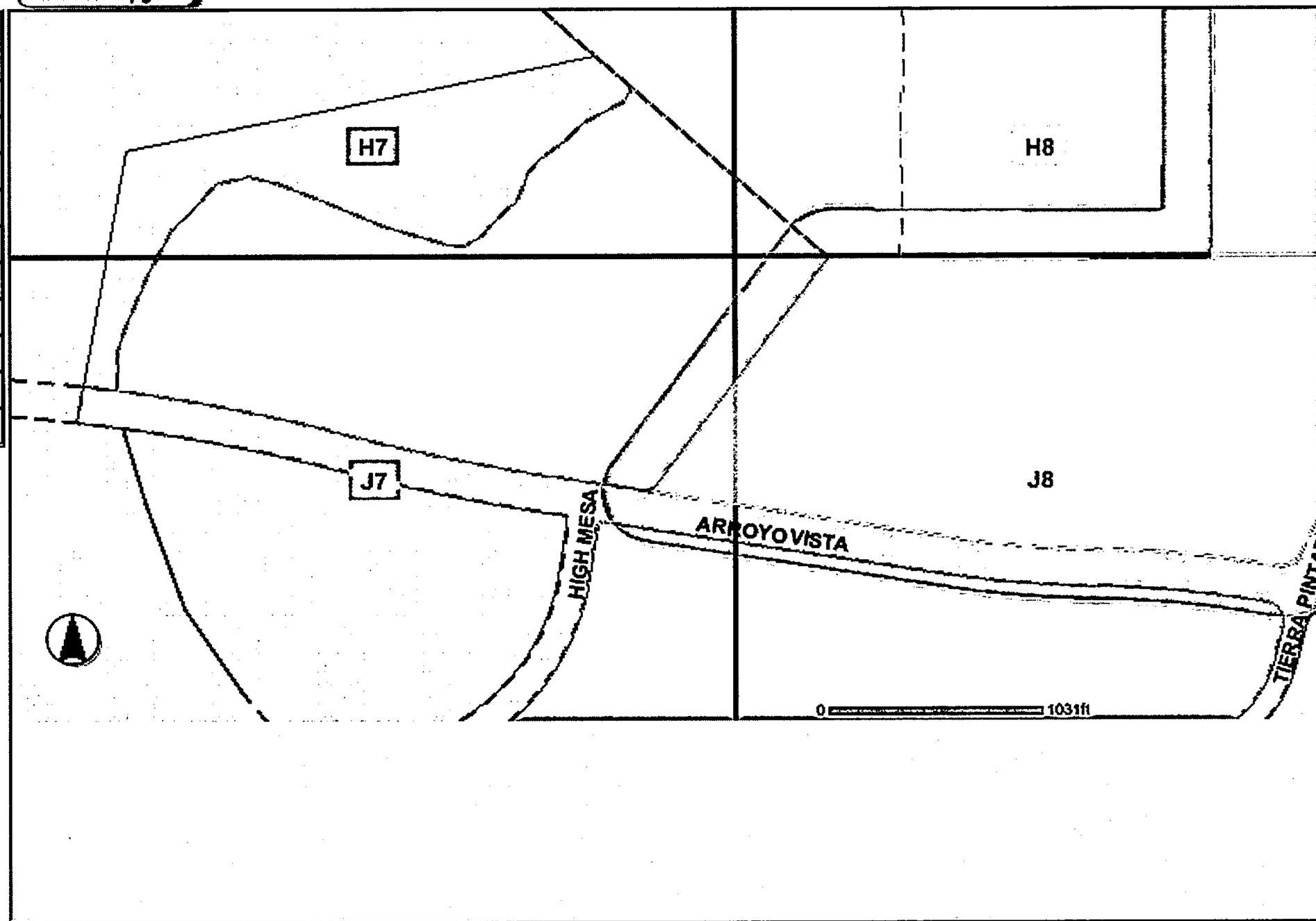
Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE
51	100805841246511115	GRAHAM ROBERT D & PATRICIA E	1616 GALE CT NW	ALBUQUERQUE	NM
52	100805951001240305	HOMES BY KIM BROOKS INC	PO BOX 90925	ALBUQUERQUE	NM
53	100805900604133202	WESTLAND DEVELOPMENT CO INC	401 COORS BLVD NW	ALBUQUERQUE	NM

Pan SEARCH REFRESH HELP MAIN PAGE CONTACT GIS TEAM

CITY OF ALBUQUERQUE

www.cabq.gov

ALBUQUERQUE GIS DATA WEBSITE



LAYERS

- STREETS
- BASEMAP
  - PARCELS
  - LOT NUMBERS
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OWNERSHIP

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE
51	100805841246511115	GRAHAM ROBERT D & PATRICIA E	1616 GALE CT NW	ALBUQUERQUE	NM
52	100805951001240305	HOMES BY KIM BROOKS INC	PO BOX 90925	ALBUQUERQUE	NM
53	100905000604132202	WESTLAND DEVELOPMENT CO INC	401 COORS BLVD NW	ALBUQUERQUE	NM

Pan SEARCH REFRESH HELP MAIN PAGE CONTACT GIS TEAM

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCO	PROP CLASS	TAX DISTRICT	LEGAL	ACRES
1	100805837042211000	WESTLAND DEVELOPMENT CO INC	401 COORS BLVD NW	ALBUQUERQUE	NM	87121	V	A1A	LT 3 PLAT OF STORMCLOUD SUBDIVISION UNIT 1CONT .1693 AC	0.16941399
2	100805937808340000	WESTLAND DEVELOPMENT CO INC	401 COORS BLVD NW	ALBUQUERQUE	NM	87121	V	A1A	TR N PLAT OF WATERSHED SUBDIVISION CONT 347.7535 AC	347.2888858
3	100905905513832000	WESTLAND DEVELOPMENT CO INC	401 COORS BLVD NW	ALBUQUERQUE	NM	87121	V	A1A	TR R PLAT OF STORMCLOUD SUBDIVISION UNIT 3CONT .0359 AC	0.03511177
4	100805842546711000	FULLER HOMES INC	PO BOX 13900	ALBUQUERQUE	NM	87192	R	A1A	LT 23 PLAT OF STORMCLOUD SUBDIVISION UNIT 1CONT .1311 AC	0.13101277
5	100905901805732000	WESTLAND DEVELOPMENT CO INC	401 COORS BLVD NW	ALBUQUERQUE	NM	87121	V	A1A	LT 260 PLAT OF STORMCLOUD SUBDIVISION UNIT 2CONT .1294 AC	0.12941062
6	100805832638010000	PULTE HOMES OF NEW MEXICO INC	7445 PAN AMERICAN FWY NE	ALBUQUERQUE	NM	87109	R	A1A	LT 175 PLAT OF STORMCLOUD SUBDIVISION UNIT 1CONT .1821 AC	0.18209804
7	100805837842211000	WESTLAND DEVELOPMENT CO INC	401 COORS BLVD NW	ALBUQUERQUE	NM	87121	V	A1A	LT 4 PLAT OF STORMCLOUD SUBDIVISION UNIT 1CONT .1863 AC	0.1859016
8	100805949500140000	ROMERO JOSEPH MARK & ROMERO MELISSA	1605 SUNNY MORNING DR NW	ALBUQUERQUE	NM	87120	R	A1A	LT 245 PLAT OF STORMCLOUD SUBDIVISION UNIT 2CONT .1294 AC	0.12941577
9	100805846648911000	RATTE KEITH L & JANET L	9409 CUMULUS PL NW	ALBUQUERQUE	NM	87120	R	A1A	LT 238 PLAT OF STORMCLOUD SUBDIVISION UNIT 2CONT .3166 AC	0.31649576
10	100805952102240000	HOMES BY KIM BROOKS INC	PO BOX 90925	ALBUQUERQUE	NM	87199	V	A1A	LT 252 PLAT OF STORMCLOUD SUBDIVISION UNIT 2CONT .1294 AC	0.12941506
11	100805847850611000	RYAN DUFFY G & JULIE K	1615 WIND RIDGE DR NW	ALBUQUERQUE	NM	87120	R	A1A	LT 242 PLAT OF STORMCLOUD SUBDIVISION UNIT 2CONT .2437 AC	0.24392643
12	100805846349911000	GARCIA MICHAEL D & DOLORES V	9415 CUMULUS PL NW	ALBUQUERQUE	NM	87120	R	A1A	LT 237 PLAT OF STORMCLOUD SUBDIVISION UNIT 2CONT .1928 AC	0.1930257
13	100905905410432000	WESTLAND DEVELOPMENT CO INC	401 COORS BLVD NW	ALBUQUERQUE	NM	87121	V	A1A	LT 486 PLAT OF STORMCLOUD SUBDIVISION UNIT 3CONT .0812 AC	0.08115231
14	100905904709432000	WESTLAND DEVELOPMENT CO INC	401 COORS BLVD NW	ALBUQUERQUE	NM	87121	V	A1A	LT 451 PLAT OF STORMCLOUD SUBDIVISION UNIT 3CONT .0812 AC	0.08115722
15	100805934540010000	UNITED STATES OF AMERICA C/O PETROGLYPH NAT'L MO NUMENT	6001 UNSER BLVD NW	ALBUQUERQUE	NM	87120	V	X1A	TR OF LD WITHIN THE S/2 N/2 SEC 8 T10N R2E (AKA TR 101-14 OF PEROGLYPH NATIONAL MONUMENT) CONT 55.7274 AC M/L	56.86755936
16	100805837643011000	DOOLEY DREW & LUCERO DEBRA	9615 STORMCLOUD NW	ALBUQUERQUE	NM	87120	R	A1A	LT 5 PLAT OF STORMCLOUD SUBDIVISION UNIT 1CONT .2586 AC	0.25848543
17	100805835741211000	WESTLAND DEVELOPMENT CO INC	401 COORS BLVD NW	ALBUQUERQUE	NM	87121	V	A1A	TR A PLAT OF STORMCLOUD SUBDIVISION UNIT 1CONT .0725 AC	0.0723651
18	100805842147111000	MONTANO TOM R	1623 RAIN PL NW	ALBUQUERQUE	NM	87120	R	A1A	LT 24 PLAT OF STORMCLOUD SUBDIVISION UNIT 1CONT .1746 AC	0.17430794
19	100805833538910000	PULTE HOMES OF NEW MEXICO INC	7445 PAN AMERICAN FWY NE	ALBUQUERQUE	NM	87109	V	A1A	LT 173 PLAT OF STORMCLOUD SUBDIVISION UNIT 1CONT .1844 AC	0.18431321
20	100805915111330000	UNITED STATES OF AMERICA	PO BOX 728	SANTA FE	NM	87504	V	X1A	TR 101-17 WITHIN THE SW1/4 OF T10N R2E SEC 8CONT 85.26 AC	83.21793951
21	100805844848811000	DELAO ZAYDA M & ARTHUR L	9412 CUMULUS PL NW	ALBUQUERQUE	NM	87120	R	A1A	LT 236 PLAT OF STORMCLOUD SUBDIVISION UNIT 2CONT .2167 AC	0.21679966
22	100905903807532000	WESTLAND DEVELOPMENT CO INC	401 COORS BLVD NW	ALBUQUERQUE	NM	87121	V	A1A	TR P PLAT OF STORMCLOUD SUBDIVISION UNIT 3CONT .8290 AC	0.82914676
23	100805844047711000	JASIONOWSKI TAMMY	1616 RAIN PL NW	ALBUQUERQUE	NM	87120	R	A1A	LT 26 PLAT OF STORMCLOUD SUBDIVISION UNIT 1CONT .1484 AC	0.14834991
24	100805845148311000	HOUSER FREDRICK C	9408 CUMULUS PL NW	ALBUQUERQUE	NM	87114	R	A1A	LT 235 PLAT OF STORMCLOUD SUBDIVISION UNIT 2CONT .1329 AC	0.1328625
25	100805838243611000	FERNANDEZ CAHRLES M & CAROLINE C	9609 STORMCLOUD AVE NW	ALBUQUERQUE	NM	87120	R	A1A	LT 6 PLAT OF STORMCLOUD SUBDIVISION UNIT 1CONT .2236 AC	0.22356246
26	100805840344811000	SARGENT THOMAS L & VERA	1609 GALE CT NW	ALBUQUERQUE	NM	87120	R	A1A	LT 12 PLAT OF STORMCLOUD SUBDIVISION UNIT 1CONT .2204 AC	0.22082648
27	100805843748211000	CARRILLO GERALDINE R	PO BOX 36691	ALBUQUERQUE	NM	87121	R	A1A	LT 25 PLAT OF STORMCLOUD SUBDIVISION UNIT 1CONT .1454 AC	0.14542513
28	100805841746011000	RADOSEVICH CAROL J	1612 GALE CT NW	ALBUQUERQUE	NM	87120	R	A1A	LT 15 PLAT OF STORMCLOUD SUBDIVISION UNIT 1CONT .1274 AC	0.12732987
29	100905904410532000	WESTLAND DEVELOPMENT CO INC	401 COORS BLVD NW	ALBUQUERQUE	NM	87121	V	A1A	LT 488 PLAT OF STORMCLOUD SUBDIVISION UNIT 3CONT .1645 AC	0.16427164
30	100805836141511000	WESTLAND DEVELOPMENT CO INC	401 COORS BLVD NW	ALBUQUERQUE	NM	87121	V	A1A	LT 1 PLAT OF STORMCLOUD SUBDIVISION UNIT 1CONT .1563 AC	0.15637651
31	100905900303732000	WESTLAND DEVELOPMENT CO INC	401 COORS BLVD NW	ALBUQUERQUE	NM	87121	V	A1A	LT 255 PLAT OF STORMCLOUD SUBDIVISION UNIT 2CONT .1294 AC	0.129416
32	100805833038510000	PULTE HOMES OF NEW MEXICO INC	7445 PAN AMERICAN FWY NE	ALBUQUERQUE	NM	87109	V	A1A	LT 174 PLAT OF STORMCLOUD SUBDIVISION UNIT 1CONT .1705 AC	0.17038453
33	100905905212332000	WESTLAND DEVELOPMENT CO INC	401 COORS BLVD NW	ALBUQUERQUE	NM	87121	V	A1A	LT 489 PLAT OF STORMCLOUD SUBDIVISION UNIT 3CONT .1372 AC	0.13741982
34	100805952603040000	HOMES BY KIM BROOKS INC	PO BOX 90925	ALBUQUERQUE	NM	87199	V	A1A	LT 254 PLAT OF STORMCLOUD SUBDIVISION UNIT 2CONT .1294 AC	0.12939992
35	100805847649811000	CALDERON RICARDO & CRISTINA A	1609 WIND RIDGE DR NW	ALBUQUERQUE	NM	87120	R	A1A	LT 241 PLAT OF STORMCLOUD SUBDIVISION UNIT 2CONT .2489 AC	0.24892188
36	100805950300440000	HOMES BY KIM BROOKS INC	PO BOX 90925	ALBUQUERQUE	NM	87199	V	A1A	LT 247 PLAT OF STORMCLOUD SUBDIVISION UNIT 2CONT .1294 AC	0.12941238
37	100905904711632000	WESTLAND DEVELOPMENT CO INC	401 COORS BLVD NW	ALBUQUERQUE	NM	87121	V	A1A	TR Q PLAT OF STORMCLOUD SUBDIVISION UNIT 3CONT .0438 AC	0.04430605
38	100905901505332000	WESTLAND DEVELOPMENT CO INC	401 COORS BLVD NW	ALBUQUERQUE	NM	87121	V	A1A	LT 259 PLAT OF STORMCLOUD SUBDIVISION UNIT 2CONT .1294 AC	0.12940508
39	100805951401540000	HOMES BY KIM BROOKS INC	PO BOX 90925	ALBUQUERQUE	NM	87199	V	A1A	LT 250 PLAT OF STORMCLOUD SUBDIVISION UNIT 2CONT .1294 AC	0.12940941
40	100905902106132000	WESTLAND DEVELOPMENT CO INC	401 COORS BLVD NW	ALBUQUERQUE	NM	87121	V	A1A	LT 261 PLAT OF STORMCLOUD SUBDIVISION UNIT 2CONT .1290 AC	0.12904378
41	100805842848011000	WESTLAND DEVELOPMENT CO INC	401 COORS BLVD NW	ALBUQUERQUE	NM	87121	V	A1A	TR B PLAT OF STORMCLOUD SUBDIVISION UNIT 1CONT .0515 AC	0.05057082
42	100905900904532000	WESTLAND DEVELOPMENT CO INC	401 COORS BLVD NW	ALBUQUERQUE	NM	87121	V	A1A	LT 257 PLAT OF STORMCLOUD SUBDIVISION UNIT 2CONT .1294 AC	0.12940764
43	100705841947510000	WESTLAND DEVELOPMENT CO INC	401 COORS BLVD NW	ALBUQUERQUE	NM	87121	V	A1A	TR P PLAT OF WATERSHED SUBDIVISION CONT 88.7115 AC	88.61654235
44	100905902406532000	WESTLAND DEVELOPMENT CO INC	401 COORS BLVD NW	ALBUQUERQUE	NM	87121	V	A1A	TR N PLAT OF STORMCLOUD SUBDIVISION UNIT 2CONT .0395 AC	0.0394513
45	100805836541811000	WESTLAND DEVELOPMENT CO INC	401 COORS BLVD NW	ALBUQUERQUE	NM	87121	V	A1A	LT 2 PLAT OF STORMCLOUD SUBDIVISION UNIT 1CONT .1648 AC	0.16485814
46	100905904910432000	WESTLAND DEVELOPMENT CO INC	401 COORS BLVD NW	ALBUQUERQUE	NM	87121	V	A1A	LT 487 PLAT OF STORMCLOUD SUBDIVISION UNIT 3CONT .1252 AC	0.12556062
47	100805849451711000	WESTLAND DEVELOPMENT CO INC	401 COORS BLVD NW	ALBUQUERQUE	NM	87121	V	A1A	TR M PLAT OF STORMCLOUD SUBDIVISION UNIT 2CONT .0405 AC	0.04101802
48	100805949134210000	WESTLAND DEVELOPMENT CO INC	401 COORS BLVD NW	ALBUQUERQUE	NM	87121	V	A1A	TR M PLAT OF WATERSHED SUBDIVISION CONT 47.0519 AC	46.99402659
49	100805949900240000	MARTINEZ ASHLEIGH S & BOSSERT JAMES E	1609 SUNNY MORNING DR NW	ALBUQUERQUE	NM	87120	R	A1A	LT 246 PLAT OF STORMCLOUD SUBDIVISION UNIT 2CONT .1294 AC	0.12940775
50	100805839745311000	HOUSTON DANNY M & BETTY R	1615 GALE CT NW	ALBUQUERQUE	NM	87120	R	A1A	LT 13 PLAT OF STORMCLOUD SUBDIVISION UNIT 1CONT .1935 AC	0.19311228
51	100805841246511000	GRAHAM ROBERT D & PATRICIA E	1616 GALE CT NW	ALBUQUERQUE	NM	87120	R	A1A	LT 14 PLAT OF STORMCLOUD SUBDIVISION UNIT 1CONT .2072 AC	0.2067651
52	100805951001240000	HOMES BY KIM BROOKS INC	PO BOX 90925	ALBUQUERQUE	NM	87199	V	A1A	LT 249 PLAT OF STORMCLOUD SUBDIVISION UNIT 2CONT .1294 AC	0.12940771
53	100905900604132000	WESTLAND DEVELOPMENT CO INC	401 COORS BLVD NW	ALBUQUERQUE	NM	87121	V	A1A	LT 256 PLAT OF STORMCLOUD SUBDIVISION UNIT 2CONT .1294 AC	0.12940736
54	100705927227510000	UNITED STATES OF AMERICA	PO BOX 728	SANTA FE	NM	87504	V	X1A	TR 101-18 PETROGLYPH NATIONIAL MONUMENTWITHIN SECTIONS 6, 7, 8 & 17 T10N R2E CONT361.81 AC	357.3484593
55	100805848651011000	KING GEORGE & TABITHA L	1619 WINDRIDGE DR NW	ALBUQUERQUE	NM	87120	R	A1A	LT 243 PLAT OF STORMCLOUD SUBDIVISION UNIT 2CONT .2345 AC	0.23434617
56	100905904409432000	WESTLAND DEVELOPMENT CO INC	401 COORS BLVD NW	ALBUQUERQUE	NM	87121	V	A1A	LT 450 PLAT OF STORMCLOUD SUBDIVISION UNIT 3CONT .0812 AC	0.08115131
57	100905901204932000	WESTLAND DEVELOPMENT CO INC	401 COORS BLVD NW	ALBUQUERQUE	NM	87121	V	A1A	LT 258 PLAT OF STORMCLOUD SUBDIVISION UNIT 2CONT .1294 AC	0.12941414
58	100805811026930000	WESTLAND DEVCO LP	201 3RD ST NW SUITE 500	ALBUQUERQUE	NM	87102	V	A1A	PARCEL C BULK LAND PLAT OF WESTLAND NORTHCONT 181.2936 AC	181.2991826
59	100905903909432000	WESTLAND DEVELOPMENT CO INC	401 COORS BLVD NW	ALBUQUERQUE	NM	87121	V	A1A	LT 449 PLAT OF STORMCLOUD SUBDIVISION UNIT 3CONT .1407 AC	0.14083539
60	100805839144011000	KELLY CHRISTOPHER E & SARA S	9505 STORM CLOUD AVE NW	ALBUQUERQUE	NM	87120	R	A1A	LT 7 PLAT OF STORMCLOUD SUBDIVISION UNIT 1CONT .3720 AC	0.37182131
61	100805951801840000	HOMES BY KIM BROOKS INC	PO BOX 90925	ALBUQUERQUE	NM	87199	V	A1A	LT 251 PLAT OF STORMCLOUD SUBDIVISION UNIT 2CONT .1294 AC	0.1294088
62	100805832337310000	DAWES JEANNE	9764 SUMMER SHOWER PL NW	ALBUQUERQUE	NM	87120	R	A1A	LT 176 PLAT OF STORMCLOUD SUBDIVISION UNIT 1CONT .1981 AC	0.19739322

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63	100705940440410000	UNITED STATES OF AMERICA C/O PETROGLYPH NATL MO NUMENT	6001 UNSER BLVD NW	ALBUQUERQUE	NM	87120	V	X1A	TR 101- 13 OF PETROGLYPH NATINAL MONUMENT WITHIN SEC 7 T10NR2E IN THE ATRISCO GRANT C ONT 218.25 AC	219.0637665
64	100905906012232000	WESTLAND DEVELOPMENT CO INC	401 COORS BLVD NW	ALBUQUERQUE	NM	87121	V	A1A	LT 491 PLAT OF STORMCLOUD SUBDIVISION UNIT 3CONT .1130 AC	0.11303131
65	100805849851911000	WESTLAND DEVELOPMENT CO INC	401 COORS BLVD NW	ALBUQUERQUE	NM	87121	V	A1A	LT 244 PLAT OF STORMCLOUD SUBDIVISION UNIT 2CONT .1477 AC	0.14470689
66	100805950700840000	HOMES BY KIM BROOKS INC	PO BOX 90925	ALBUQUERQUE	NM	87199	V	A1A	LT 248 PLAT OF STORMCLOUD SUBDIVISION UNIT 2CONT .1294 AC	0.1294117
67	100905905712332000	WESTLAND DEVELOPMENT CO INC	401 COORS BLVD NW	ALBUQUERQUE	NM	87121	V	A1A	LT 490 PLAT OF STORMCLOUD SUBDIVISION UNIT 3CONT .1156 AC	0.11591643
68	100805835038910000	WESTLAND DEVELOPMENT CO INC	401 COORS BLVD NW	ALBUQUERQUE	NM	87121	V	A1A	TR F PLAT OF STORMCLOUD SUBDIVISION UNIT 1CONT 1.3693 AC	1.37331004
69	100805952402640000	HOMES BY KIM BROOKS INC	PO BOX 90925	ALBUQUERQUE	NM	87199	V	A1A	LT 253 PLAT OF STORMCLOUD SUBDIVISION UNIT 2CONT .1294 AC	0.12941363
70	100905913119031000	WESTLAND DEVCO LP	2392 MORSE AVE	IRVINE	CA	92614	V	A1A	TR B PLAT OF THE CROSSING CONT 50.0000 AC +/-	49.92731424
71	100805832235710000	IVERSON JOHN & JESSICA	9756 SUMMER SHOWER PL NW	ALBUQUERQUE	NM	87120	R	A1A	LT 178 PLAT OF STORMCLOUD SUBDIVISION UNIT 1CONT .2674 AC	0.26674033
72	100805831135610000	WESTLAND DEVELOPMENT CO INC	401 COORS BLVD NW	ALBUQUERQUE	NM	87121	V	A1A	TR E PLAT OF STORMCLOUD SUBDIVISION UNIT 1CONT .4098 AC	0.41026418
73	100805831936610000	ASHLEY LARRY C	9750 SUMMER SHOWER PL NW	ALBUQUERQUE	NM	87120	R	A1A	LT 177 PLAT OF STORMCLOUD SUBDIVISION UNIT 1CONT .2741 AC	0.27399784

CORRALES JESUS MANUEL & SALINA ANA
1300 SUMMER BREEZE DR NW
ALBUQUERQUE, NM 87120

ROMERO JOSEPH MARK & ROMERO MELISSA
1605 SUNNY MORNING DR NW
ALBUQUERQUE, NM 87120

SARGENT THOMAS L & VERA
1609 GALE CT NW
ALBUQUERQUE, NM 87120

MARTINEZ ASHLEIGH S & BOSSERT JAMES E
1609 SUNNY MORNING DR NW
ALBUQUERQUE, NM 87120

CALDERON RICARDO & CRISTINA A
1609 WIND RIDGE DR NW
ALBUQUERQUE, NM 87120

RADOSEVICH CAROL J
1612 GALE CT NW
ALBUQUERQUE, NM 87120

HOUSTON DANNY M & BETTY R
1615 GALE CT NW
ALBUQUERQUE, NM 87120

RYAN DUFFY G & JULIE K
1615 WIND RIDGE DR NW
ALBUQUERQUE, NM 87120

GRAHAM ROBERT D & PATRICIA E
1616 GALE CT NW
ALBUQUERQUE, NM 87120

JASIONOWSKI TAMMY
1616 RAIN PL NW
ALBUQUERQUE, NM 87120

KING GEORGE & TABITHA L
1619 WINDRIDGE DR NW
ALBUQUERQUE, NM 87120

MONTANO TOM R
1623 RAIN PL NW
ALBUQUERQUE, NM 87120

WESTLAND DEVCO LP
201 3RD ST NW SUITE 500
ALBUQUERQUE, NM 87102

WESTLAND DEVCO LP
2392 MORSE AVE
IRVINE, CA 92614

WESTLAND DEVELOPMENT CO INC
401 COORS BLVD NW
ALBUQUERQUE, NM 87121

UNITED STATES OF AMERICA C/O
PETROGLYPH NATL MONUMENT
6001 UNSER BLVD NW
ALBUQUERQUE, NM 87120

PULTE HOMES OF NEW MEXICO INC
7445 PAN AMERICAN FWY NE
ALBUQUERQUE, NM 87109

HOUSER FREDRICK C
9408 CUMULUS PL NW
ALBUQUERQUE, NM 87114

RATTE KEITH L & JANET L
9409 CUMULUS PL NW
ALBUQUERQUE, NM 87120

DELAO ZAYDA M & ARTHUR L
9412 CUMULUS PL NW
ALBUQUERQUE, NM 87120

GARCIA MICHAEL D & DOLORES V
9415 CUMULUS PL NW
ALBUQUERQUE, NM 87120

KELLY CHRISTOPHER E & SARA S
9505 STORM CLOUD AVE NW
ALBUQUERQUE, NM 87120

FERNANDEZ CAHRLES M & CAROLINE C
9609 STORMCLOUD AVE NW
ALBUQUERQUE, NM 87120

DOOLEY DREW & LUCERO DEBRA
9615 STORMCLOUD NW
ALBUQUERQUE, NM 87120

STEVENS JOHN B TRUSTEE STEVENS RVLT
9640 PAGO PL NW
ALBUQUERQUE, NM 87120

ZAMIR CHRISTOPHER S & ZULFAR S
9644 PAGO PL NW
ALBUQUERQUE, NM 87120

CALLAWAY NORMAN T & CONSTANCE A
9704 SUMMER SHOWER PL NW
ALBUQUERQUE, NM 87120

SANCHEZ PAUL J
9708 SUMMER SHOWER PL NW
ALBUQUERQUE, NM 87120

HERBERHOLZ RANDALL B & PATRICIA A
9712 SUMMER SHOWER PL NW
ALBUQUERQUE, NM 87120

SANDOVAL GEOFFREY & KATHLEEN
9720 SUMMER SHOWER PL NW
ALBUQUERQUE, NM 87120

SANCHEZ DEBRA R & LILLIAN B RICHARDSON
9728 SUMMER SHOWER PL NW
ALBUQUERQUE, NM 87120

ASHLEY LARRY C
9750 SUMMER SHOWER PL NW
ALBUQUERQUE, NM 87120

MAES BRENDA J
9752 SUMMER SHOWER PL NW
ALBUQUERQUE, NM 87120

IVERSON JOHN & JESSICA
9756 SUMMER SHOWER PL NW
ALBUQUERQUE, NM 87120

DAWES JEANNE
9764 SUMMER SHOWER PL NW
ALBUQUERQUE, NM 87120

FULLER HOMES INC
PO BOX 13900
ALBUQUERQUE, NM 87192

CARRILLO GERALDINE R
PO BOX 36691
ALBUQUERQUE, NM 87121

UNITED STATES OF AMERICA
PO BOX 728
SANTA FE, NM 87504

HOMES BY KIM BROOKS INC
PO BOX 90925
ALBUQUERQUE, NM 87199

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

09/27/2011 Issued By: BLDAVM 123895

Category Code 910
2011 070 271

Application Number: **11DRB-70271**, Major - Final Plat Approval

Address:

Location Description: TIERRA PINTADA BETWEEN ARROYO VISTA AND WEST CREEK PL APPOX.

Project Number: 1008792

Applicant
GARRETT REAL ESTATE DEV.
JEFF GARRETT
3131 CAMELBACK RD, STE. 200
PHOENIX AZ 85016
602-427-4064

Agent / Contact
BOHANNAN HUSTON INC
KEVIN PATTON
7500 JEFFERSON NE
ALBUQUERQUE NM 87109

KPATTON@BHINC.COM

Application Fees

441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	**$20.00**
441006/4958000	DRB Actions	
	TOTAL:	**$20.00**

City Of Albuquerque
Treasury Division

9/27/2011 11:33AM LOC: ANNX
WS# 006 TRANS# 0013
RECEIPT# 00139378-00139378
PERMIT# 2011070271 TRSMCS
Trans Amt $20.00
Conflict Manag. Fee $20.00
CA $20.00
CHANGE $0.00

Thank You

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION
- X Major Subdivision action
- ___ Minor Subdivision action
- ___ Vacation
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN
- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment (AA)
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)
- ___ Storm Drainage Cost Allocation Plan

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

L A **APPEAL / PROTEST of...**
- ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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: jtopmiller@bhinc.com

APPLICANT: * Western Albuquerque Land Holdings c/o Garrett Real Estate Dev. (Jeff Garrett) PHONE: 602.427.4064
ADDRESS: 3131 Camelback Road, Ste. 200 FAX: .
CITY: Phoenix STATE AZ ZIP 85016 E-MAIL:
Proprietary interest in site: Owner List all owners:

DESCRIPTION OF REQUEST: MAJOR FINAL PLAT * see attached sheet for co-applicant information, (see also "Assignment" document enclosed)

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

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

Lot or Tract No. TRACTS N-1 AND N-2 Block: Unit:
Subdiv/Addn/TBKA: WATERSHED SUBDIVISION
Existing Zoning: SU-2 for RESIDENTAL RESORT Proposed zoning: SU-2 for RESIDENTAL RESORT MRGCD Map No
Zone Atlas page(s): H8,9 AND J7,8 UPC Code: 100805937808340101

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
1008792, 11DRB-70109, 11DRB-70202, 11DRB-70204, 11DRB-70205

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? NO
No. of existing lots: 1 No. of proposed lots: 2 Total area of site (acres): 347.7947
LOCATION OF PROPERTY BY STREETS: On or Near: TIERRA PINTADA NW
Between: ARROYO VISTA NW and WEST CREEK PLACE APPOX.

Check-off if project was previously reviewed by Sketch Plat/Plan ☒, or Pre-application Review Team ☐. Date of review:

SIGNATURE DATE SEPTEMBER 27, 2011
(Print) JAMES TOPMILLER Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
☒ All checklists are complete	11DRB-70271	FP		$ Ø
☒ All fees have been collected		CMF		$ 20.00
☒ All case #s are assigned				$
☐ AGIS copy has been sent				$
☐ Case history #s are listed				$
☐ Site is within 1000ft of a landfill				$
☐ F.H.D.P. density bonus				Total
☐ F.H.D.P. fee rebate	Hearing date Oct. 5, 2011			$ 20.00

9-27-11 **Project #** 1008792
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.**

X Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
N/A Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
N/A Design elevations & cross sections of perimeter walls **3 copies**
X 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 (MOU)
N/A 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 ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
___ 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.

JAMES TOPMILLER
Applicant name (print)

Applicant signature / date

Form revised **October 2007**

☒ Checklists complete
☒ Fees collected
☒ Case #s assigned
☒ Related #s listed

Application case numbers
11DRB - ___ - 70271
___ - ___ - ___
___ - ___ - ___

9-27-11
Planner signature / date

Project # 1008792

ASSIGNMENT AND AUTHORIZATION

This Assignment and Authorization is made by Western Albuquerque Land Holdings, LLC, a Delaware limited liability company, ("Western") to and for the benefit for Albuquerque Municipal School District No. 12, Counties of Bernalillo and Sandoval, State of New Mexico, a political subdivision in the State of New Mexico, a/k/a Albuquerque Public Schools ("APS") with an effective date of July 22nd, 2011.

RECITALS

WHEREAS, on March 1, 2011, APS as contract purchaser entered into a purchase agreement with Western to purchase an approximately 110 acre recreational complex site ("Recreational Site") and an approximately 110 acre high school and middle school/elementary school site ("Educational Site") located within the Albuquerque city limits; and

WHEREAS, APS plans to develop a stadium, parking and other athletic facilities on the Recreational Site; and

WHEREAS, APS plans to develop an elementary school, a middle school and a high school on the Educational Site; and

WHEREAS, the Recreational Site is a portion of the property shown and described on the Westland North Plat recorded in the office of the County Clerk of Bernalillo County, New Mexico on December 27, 2000 in Book 2000C, page 316 (the "Westland North Plat"); and

WHEREAS, the Educational Site is a portion of the property shown and described on the Watershed Subdivision Plat recorded in the office of the County Clerk of Bernalillo County, New Mexico on June 9, 2005, in Book 2005C, page 198 (the "Watershed Plat"); and

WHEREAS, to accommodate APS' development of the Recreational Site and the Educational Site Western and APS engaged Bohannan Huston, Inc. ("Bohannan") who has prepared and filed Development/Plan Review Applications with the City of Albuquerque ("City") to replat the properties shown on the Westland North Plat and the Watershed Plat to create the Recreational Site and the Educational Site, and to vacate portions of the Tierra Pintada right-of-way and certain public and/or private easements copies of which are attached hereto as Exhibits A and B respectively (the "Applications"); and

WHEREAS, APS and Western have shared the costs associated with the replats described above, including, without limitation the fees of Bohannan; and

WHEREAS, APS has requested Western to assign the Applications to APS and to authorize APS to make application to the City, as the "subdivider" to accommodate APS' development of the Recreational Site and the Educational Site.

NOW, THEREFORE, in consideration of the mutual covenants set forth herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. The Recitals are hereby restated and incorporated herein as part of this Assignment and Authorization.

2. Western does hereby transfer, assign, convey, set over and deliver the Applications to APS subject to the terms and conditions of this Assignment.

3. Western authorizes Bohannan to act as agent for APS with respect to the Applications.

4. Western authorizes APS to act as "subdivider" to pursue replatting the properties shown on the Westland North Plat and the Watershed Plat to create the Recreational Site and the Educational Site, and to vacate portions of the Tierra Pintada right-of-way and certain public and/or private easements.

5. APS accepts the assignment of the Applications and agrees to pursue replatting the properties shown on the Westland North Plat and the Watershed Plat to create the Recreational Site and the Educational Site, and vacating portions of the Tierra Pintada right-of-way and certain public and/or private easements, subject to Western's approval (which shall not be unreasonable withheld).

6. Except as explicitly stated herein, the rights and obligations of Western and APS under prior agreements shall not be altered.

7. This Assignment may be executed in one or more counterparts, including facsimile counterparts, each of which shall be a fully binding and enforceable contract and agreement against the party signing such counterpart, but all such counterparts shall together constitute but one agreement.

8. The parties agree to execute and deliver such additional documents and instruments as may be necessary, to effectuate the transactions contemplated by this Assignment and Authorization.

Remainder of page intentionally blank

Signature page to follow

IN WITNESS WHEREOF, this Assignment and Authorization is made effective as of July 22, 2011.

WESTERN ALBUQUERQUE LAND HOLDINGS LLC,
a Delaware limited liability company

By: BARCLAYS CAPITAL REAL ESTATE INC.
as Servicing Member

By _____

Name: Mark Wuest
Title: Vice President

Albuquerque Municipal School District No. 12,
Counties of Bernalillo and Sandoval,
State of New Mexico

By _____
Winston Brooks, Superintendent

CONSENT
Bohannan Huston Inc. hereby consents to the assignment of the Applications and agrees to act as agent for APS with respect to the Applications.

Bohannan Huston, Inc.

By _____
Name:
Title:

IN WITNESS WHEREOF, this Assignment and Authorization is made effective as of July 22, 2011.

WESTERN ALBUQUERQUE LAND HOLDINGS LLC,
a Delaware limited liability company

By: BARCLAYS CAPITAL REAL ESTATE INC.
as Servicing Member

By_____

Name: _____
Title: _____

Albuquerque Municipal School District No. 12,
Counties of Bernalillo and Sandoval,
State of New Mexico

By_____
Winston Brooks, Superintendent

CONSENT
Bohannan Huston Inc. hereby consents to the assignment of the Applications and agrees to act as agent for APS with respect to the Applications.

Bohannan Huston, Inc.

By_____
Name:
Title:

IN WITNESS WHEREOF, this Assignment and Authorization is made effective as of July 22, 2011.

WESTERN ALBUQUERQUE LAND HOLDINGS LLC,
a Delaware limited liability company

By: BARCLAYS CAPITAL REAL ESTATE INC.
as Servicing Member

By_____

Name: _____
Title: _____

Albuquerque Municipal School District No. 12,
Counties of Bernalillo and Sandoval,
State of New Mexico

By_____
Winston Brooks, Superintendent

CONSENT
Bohannan Huston Inc. hereby consents to the assignment of the Applications and agrees to act as agent for APS with respect to the Applications.

Bohannan Huston, Inc.

By_____
Name: James R. Topmiller
Title: Senior Vice President

Exhibit A

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

S	Z	V	P	D	L	A

SUBDIVISION
- ___ Major Subdivision action
- X Minor Subdivision action
- X Vacation
- X Variance (Non-Zoning)

SITE DEVELOPMENT PLAN
- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment (AA)
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)
- ___ 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 Appeals

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: jtopmiller@bhinc.com

APPLICANT: Western Albuquerque Land Holdings c/o Garrett Real Estate Dev(Jeff Garrett) PHONE: 602.427.4064
ADDRESS: 3131 Camelback Road, Ste. 200 FAX:
CITY: Phoenix STATE AZ ZIP 85016 E-MAIL:
Proprietary interest in site: Owner List all owners:

DESCRIPTION OF REQUEST: Preliminary/Final Plat, Vacation of Public and Private easements, "Bulk Land" Infrastructure Variance

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

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

Lot or Tract No. PARCELS C and D Block: Unit:
Subdiv/Addn/TBKA: WESTLAND NORTH
~~PARCEL C-SU-2 FOR TOWN CENTER~~ VILLAGE ~~PARCEL C-SU-2 FOR~~
Existing Zoning: PARCEL D Proposed zoning: TOWN CENTER, PARCEL D-SU2, R-2 MRGCD Map No
Zone Atlas page(s): J7,8 AND K7,8 UPC Code: 100805811026930101, 100805822713230201

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1000793, 11DRB-70110

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? NO
No. of existing lots: 2 No. of proposed lots: 4 Total area of site (acres): 340.4559
LOCATION OF PROPERTY BY STREETS: On or Near: ARROYO VISTA NE
Between: HIGH MESA ST and LADERA DRIVE NW

Check-off if project was previously reviewed by Sketch Plat/Plan ☒, or Pre-application Review Team ☐. Date of review:

SIGNATURE DATE July 22, 2011
(Print) JAMES TOPMILLER Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

- ☒ INTERNAL ROUTING
- ☒ All checklists are complete
- ☒ All fees have been collected
- ☒ All case #s are assigned
- ☐ AGIS copy has been sent
- ☐ Case history #s are listed
- ☐ Site is within 1000ft of a landfill
- ☐ F.H.D.P. density bonus
- ☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F	Fees
11DRB - - 70203	VPE		$ 1,035.00
- -	ADV		$ 75.00
- -	CMF		$ 20.00
- - 70206	VPR		$ 600.00
- - 70207	BLV		$ 145.00
- - 70208	P&F		$ 355.00
		Total	$ 2,230.00

Hearing date Aug. 17, 2011

7-22-11
Planner signature / date

Project # 1000793

Exhibit B

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

	S	Z	
SUBDIVISION			**ZONING & PLANNING**
___ Major Subdivision action			___ Annexation
X Minor Subdivision action			___ County Submittal
X Vacation	V		___ EPC Submittal
X Variance (Non-Zoning)			___ Zone Map Amendment (Establish or Change Zoning)
SITE DEVELOPMENT PLAN	P		___ Sector Plan (Phase I, II, III)
___ for Subdivision			___ Amendment to Sector, Area, Facility or Comprehensive Plan
___ for Building Permit			
___ Administrative Amendment (AA)			___ Text Amendment (Zoning Code/Sub Regs)
___ IP Master Development Plan	D		___ Street Name Change (Local & Collector)
___ Cert. of Appropriateness (LUCC)	L	A	**APPEAL / PROTEST of...**
STORM DRAINAGE (Form D)			___ Decision by: DRB, EPC, LUCC Planning Director or S ZHE, Zoning Board of Appeals
___ Storm Drainage Cost Allocation Plan			

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: jtopmiller@bhinc.com

APPLICANT: Western Albuquerque Land Holdings c/o Garrett Real Estate Dev. (Jeff Garrett) PHONE: 602.427.4064

ADDRESS: 3131 Camelback Road, Ste. 200 FAX:

CITY: Phoenix STATE AZ ZIP 85016 E-MAIL:

Proprietary interest in site: Owner List all owners:

DESCRIPTION OF REQUEST: Preliminary/Final Plat, Vacation of Public and Private easements, "Bulk Land" Infrastructure Variance

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

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

Lot or Tract No. TRACTS N Block: Unit:

Subdiv/Addn/TBKA: WATERSHED SUBDIVISION

Existing Zoning: SU-2 for Residental Resort Proposed zoning: SU-2 FOR Residental Resort MRGCD Map No

Zone Atlas page(s): H8,9 AND J7,8 UPC Code: 100805937808340101

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 1008792, 11DRB-70109

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? NO

No. of existing lots. 1 No. of proposed lots. 2 Total area of site (acres): 347.7947

LOCATION OF PROPERTY BY STREETS. On or Near: TIERRA PINTADA NW

Between: ARROYO VISTA NW and WEST CREEK PLACE APPOX.

Check-off if project was previously reviewed by Sketch Plat/Plan ☑, or Pre-application Review Team ☐ Date of review:

SIGNATURE [signature] DATE July 22, 2011

(Print) JAMES TOPMILLER Applicant: ☐ Agent: ☑

FOR OFFICIAL USE ONLY

Form revised 4/07

- ☐ INTERNAL ROUTING
- ☐ All checklists are complete
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- ☐ F.H.D.P. density bonus
- ☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
11DRB - 70202	VPE		$ 135.00
11DRB - 70204	BLV		$ 145.00
11DRB - 70205	PSF		$ 265.00
	ADV		$ 25.00
	CMF		$ 20.00
		Total	$ 660.00

Hearing date August 17, 2011

[signature] 7-22-11
Planner signature / date

Project # 1008792

September 27, 2011

CO APPLICANT:

ALBUQUERQUE PUBLIC SCHOOLS
PO BOX 25704
Albuquerque, NM 87125-0704

Attn: Winston Brooks, Superintendent

Proprietary interest: Contract purchaser.

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — S
- X Major Subdivision action
- ___ Minor Subdivision action
- ___ Vacation — V
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P
- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment (AA)
- ___ IP Master Development Plan — D
- ___ Cert. of Appropriateness (LUCC) — L

STORM DRAINAGE (Form D)
- ___ Storm Drainage Cost Allocation Plan

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

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- ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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CITY: Phoenix STATE AZ ZIP 85016 E-MAIL:
Proprietary interest in site: Owner List all owners:

DESCRIPTION OF REQUEST: MAJOR FINAL PLAT * see attached sheet for co-applicant information. ~~(see also "Assignment" document~~ enclosed)

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

Lot or Tract No. TRACTS N-1 AND N-2 Block: Unit:
Subdiv/Addn/TBKA: WATERSHED SUBDIVISION
Existing Zoning: SU-2 for RESIDENTAL RESORT Proposed zoning: SU-2 for RESIDENTAL RESORT MRGCD Map No
Zone Atlas page(s): H8,9 AND J7,8 UPC Code: 100805937808340101

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
1008792, 11DRB-70109, 11DRB-70202, 11DRB-70204, 11DRB-70205

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? NO
No. of existing lots: 1 No. of proposed lots: 2 Total area of site (acres): 347.7947
LOCATION OF PROPERTY BY STREETS: On or Near: TIERRA PINTADA NW
Between: ARROYO VISTA NW and WEST CREEK PLACE APPOX.

Check-off if project was previously reviewed by Sketch Plat/Plan ☒, or Pre-application Review Team ☐. Date of review:

SIGNATURE DATE SEPTEMBER 27, 2011
(Print) JAMES TOPMILLER Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

- ☒ INTERNAL ROUTING
- ☒ All checklists are complete
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- ☐ F.H.D.P. density bonus
- ☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
11DRB-70271	FP		$ Ø
	CMF		$ 20.00
			$
			$
			$
		Total	$ 20.00

Hearing date Oct. 5, 2011

9-27-11
Planner signature / date

Project # 1008792

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.**

X Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
N/A Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
N/A Design elevations & cross sections of perimeter walls **3 copies**
X 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 (MOU)
N/A 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 ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
__ 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.

JAMES TOPMILLER
Applicant name (print)

Applicant signature / date

Form revised **October 2007**

☒ Checklists complete
☒ Fees collected
☒ Case #s assigned
☒ Related #s listed

Application case numbers
11DRB - 70271
- -
- -

9-27-11
Planner signature / date

Project # 1008792

Bohannan ▲ Huston

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

September 27, 2011

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

Re: **Tracts N-1 and N-2, Watershed Subdivision**
Major Subdivision **Final Plat Request**
(Previous Case #: DRB 1008792)

Dear Mr. Cloud:

In accordance with prior preliminary plat approval, and the passing of the appeal deadline, we are submitting for final plat approval of the subject plat. Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Application for Development Review
- Six (6) copies of the Final Plat.
- Zone atlas map with the entire property outlined
- Executed Memorandum of Understanding (improvements agreement)
- Assignment & Authorization Document

We have listed Western & APS as applicants, in accordance with the Assignment Document.

We have made flood plain note modifications that were requested by the City Engineer.

Please place this item on the DRB Agenda to be heard on October 5, 2011. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,

James R. Topmiller, P.E.
Senior Vice President
Community Development & Planning

JRT/tms
Enclosures

cc: Jeff Garrett, WALH
Martin Eckert, APS
Jim Strozier, CP
John Myers, MOP

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

P:\20110349\Correspondence\Submittals\final plat\Tracts N-1 & N-2 Watershed Subd\Tracts N1, n2- final Plat DRB Submittal Cover Letter.docx

SITE

A-1

A-1

TOWN OF ATRISCO GRANT

UNPLATTED

TOWN OF ATRISCO GRANT

UNPLATTED

NORTHWEST MESA ESCARPMENT PLAN CONSERVATION

SU-2 FOR
RESIDENTIAL RESORT

NORTHWEST MESA ESCARPMENT PLAN IMPACT

WATERS

TOWN OF ATRISCO GRANT

UNPLATTED

SU-2 FOR
RESIDENTIAL RESORT

WETLAND

WATERSHED

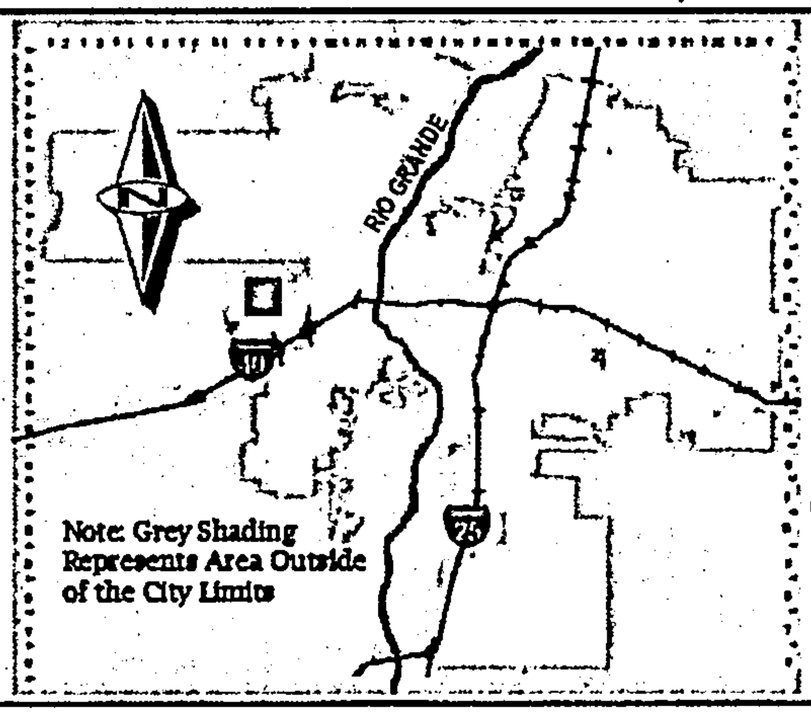
ED

NORTHWEST MESA ESCARPMENT PLAN VIEW

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

Albuquerque Geographic Information System

Map amended through: 2/4/2010



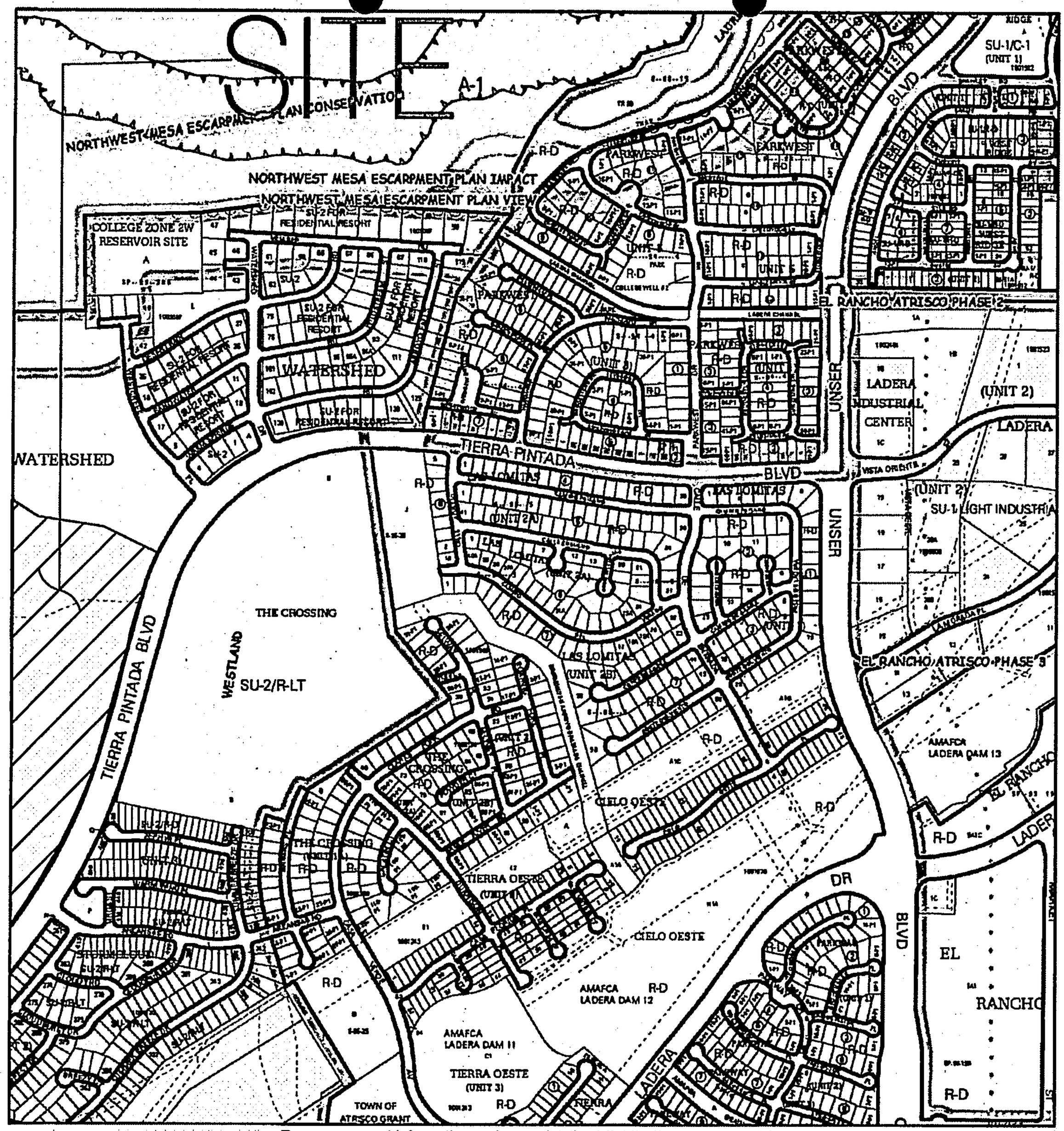
Zone Atlas Page:

H-08-Z

Selected Symbols

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

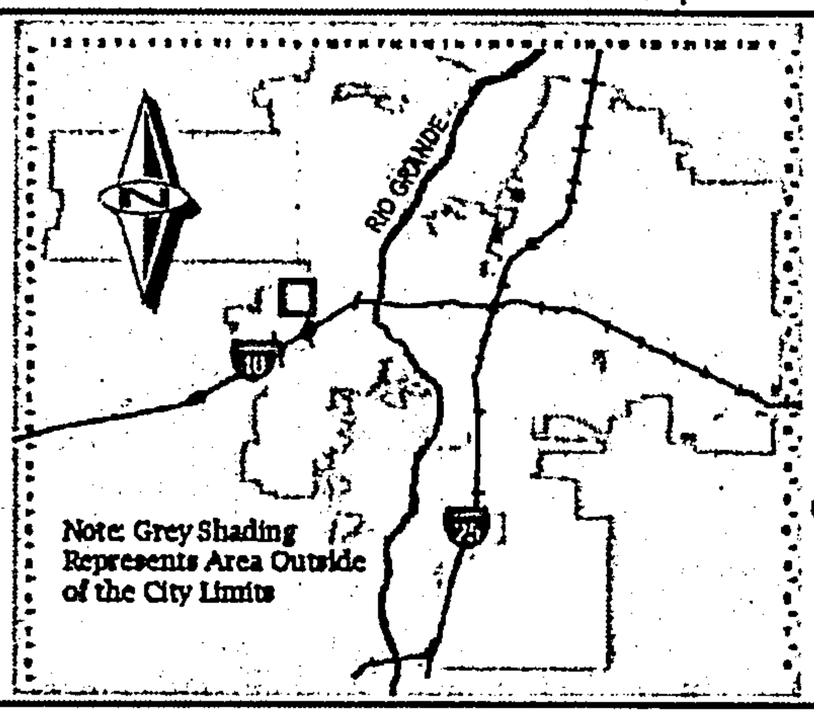
0 750 1,500 Feet



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

Albuquerque Geographic Information System

Map amended through: 2/4/2010



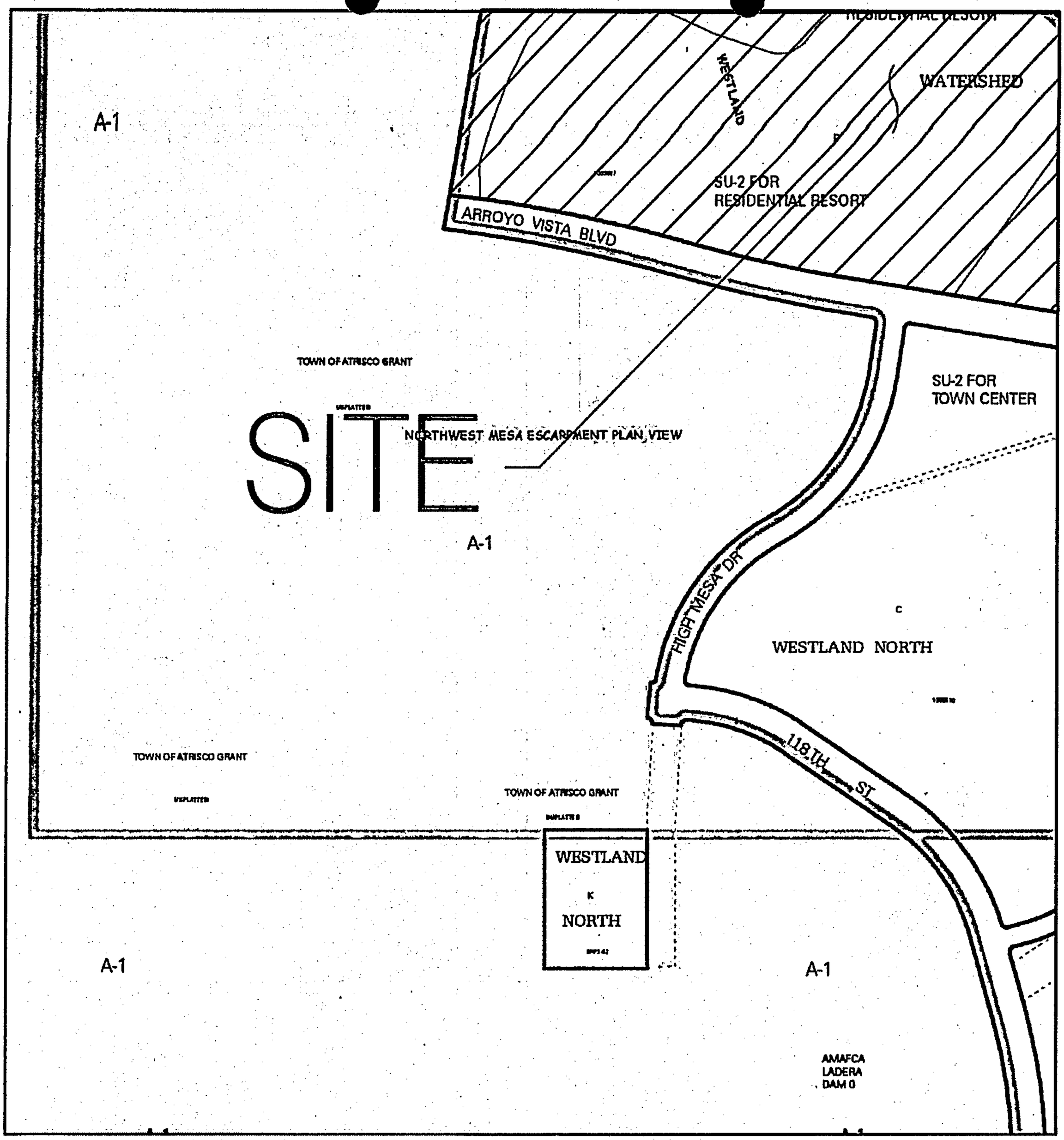
Zone Atlas Page:

H-09-Z

Selected Symbols

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

0 750 1,500 Feet



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

Albuquerque Geographic Information System

Map amended through: 2/4/2010

Note: Grey Shading Represents Area Outside of the City Limits

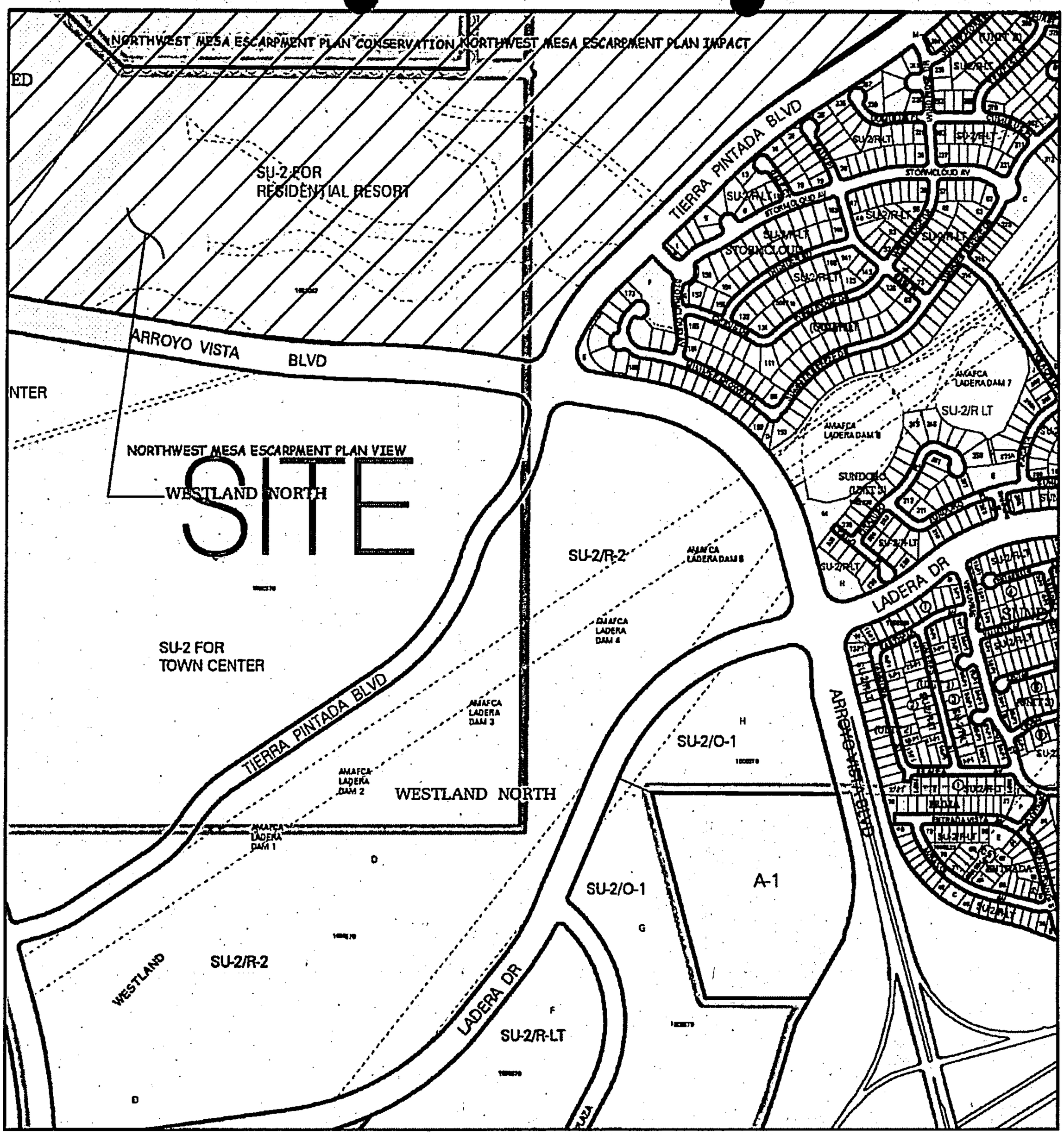
Zone Atlas Page:

J-07-Z

Selected Symbols

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

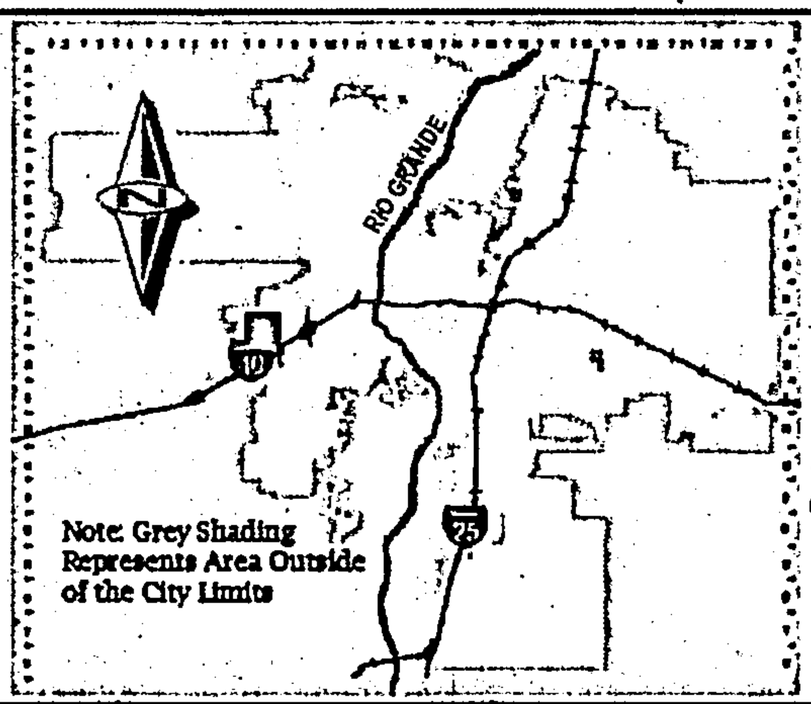
0 750 1,500 Feet



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

Albuquerque Geographic Information System

Map amended through: 2/4/2010



Zone Atlas Page:

J-08-Z

Selected Symbols

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

0 750 1,500 Feet

MEMORANDUM OF UNDERSTANDING PERTAINING TO THE APPROXIMATELY 110 ACRE APS EDUCATIONAL SITE

This Memorandum of Understanding ("MOU") pertaining to the approximately 110 Acre High School and Middle School/Elementary School Site (the "Educational Site"), is entered into by and between the City of Albuquerque, a New Mexico municipal corporation ("City"), and the Albuquerque Municipal School District No. 12, Counties of Bernalillo and Sandoval, State of New Mexico, a political subdivision in the State of New Mexico, a/k/a Albuquerque Public Schools ("APS"), (City and APS are herein each a "Party" and are collectively, the "Parties").

RECITALS

WHEREAS, on March 1, 2011, APS as contract purchaser entered into a purchase agreement with Western Albuquerque Land Holdings LLC ("Western") to purchase the APS Educational Site and an approximately 110 Acre Recreational Complex Site ("Recreational Site") located within the City limits and more generally shown on Exhibit "A" attached hereto; and

WHEREAS, the Educational Site will be developed by APS as a High School and Middle School/Elementary School; and

WHEREAS, APS plans to develop and construct the Educational Site in a phased manner over time. It is anticipated that the construction of a Middle School/Elementary School, parking and other related infrastructure as phase one of the development ("Phase 1"); and

WHEREAS, APS plans to develop a Recreational Complex, on the Recreational Site; and

WHEREAS, the Recreational Site is a portion of the property shown and described on the Westland North Plat recorded in the office of the County Clerk of Bernalillo County, New Mexico on December 27, 2000 in Book 2000C, page 316 (the "Westland North Plat"); and

WHEREAS, APS is not generally subject to land use, zoning, subdivision and construction regulations, ordinances and procedures of local jurisdictions such as the City ("Local Development Approvals"), however, the City regulates access from the City's public street system to APS property; and

WHEREAS, the entire community will benefit from the development of the Recreational Site, and the Educational Site as depicted on the attached Exhibit "A"; and

WHEREAS, the Educational Site is a portion of the property shown and described on the Watershed Subdivision Plat recorded in the office of the County Clerk of

Bernalillo County, New Mexico on June 9, 2005, in Book 2005C, page 198 (the "Watershed Plat"); and

WHEREAS, to accommodate APS' development of the Recreational Site and the Educational Site, Western has (i) contracted to sell these properties to APS and (ii) authorized APS, as an equitable interest owner, and its agent, to make or continue application to the City, as the "subdivider" to replat the properties shown on the Westland North Plat and the Watershed Plat to create the Recreational Site and the Educational Site, and to vacate portions of the Tierra Pintada right-of-way and certain public and/or private easements (the "Subdivision Actions"); and

WHEREAS, the Parties wish to expedite the platting and development of the Recreational Site and the Educational Site; and

WHEREAS, the purpose of this MOU is for the Parties to define and contractually agree on the development process and procedures associated with the site planning, platting, vacation of rights of way and easements, engineering, architecture and planning design for the Educational Site as well as the guaranty, permitting, construction and installation of the infrastructure necessary to access and service the Educational Site; and

NOW, THEREFORE, in consideration of the mutual covenants set forth herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. The Recitals are hereby restated and incorporated herein as part of this MOU.

2. Except as provided for herein no change in zoning or other land use approval is necessary for the subdivision, platting and development of the Educational Site.

3. APS as contract purchaser of the Educational Site, and as the "subdivider", with the consent of Western, shall submit to the City applications for the Subdivision Actions. The proposed plat for the Educational Site is attached to this MOU as Exhibit "B" ("Educational Site Plat").

4. APS will not request, nor will the City require, a bulk land variance for the Educational Site because APS has not subjected itself to the City's jurisdiction regarding public infrastructure construction obligations, nor is a site plan of the Educational Site required as a condition of the Educational Site Plat because APS has not subjected itself to the City's site plan approval requirements. However, APS will make application to the City for a bulk land variance for the portions of the Educational Site Plat not within the Educational Site (the "Bulk Land Variance"). APS believes that the Bulk Land Variance is justified because the portions of the Educational Site Plat property not within the Educational Site shall require additional public agency review in the form of site

development plan review as required by Section 14-14-6-2(c) of the Subdivision Ordinance. However, the Bulk Land Variance decision is a "governmental decision" to be made by the City's Development Review Board following notice and public hearing.

5. Notwithstanding that APS is not subject to the City's Local Development Approvals, specifically public infrastructure construction obligations, APS agrees that in the event of acquisition of the Educational Site by APS that public improvements necessary to serve the Educational Site, as described in Section 6 hereof, will be constructed by APS.

6. Prior to starting, or concurrent with the construction of the Educational Site, APS, shall construct the following infrastructure ("APS Infrastructure"):

a. Arroyo Vista Blvd, from Tierra Pintada Blvd to west property line of Educational Site: Roadway infrastructure: 2 northern (WB) lanes w/standard curb and gutter, asphalt median curb, 8' shoulder (32 ft f-f), 10 ft wide asphalt bike/pedestrian path (in lieu of sidewalk).

b. Arroyo Vista Blvd, from Tierra Pintada Blvd to West Property line, Storm Drainage infrastructure: 18"-36" storm drain lines w/inlets.

c. Tierra Pintada Blvd, from Arroyo Vista to north property line of Educational Site, Roadway infrastructure: 2-12' western (SB) lanes w/standard curb and gutter, 6' bike lane, 6' sidewalk, (30 ft f-f), median curb.

d. Tierra Pintada Blvd, from Arroyo Vista to north property line of Educational Site, Storm Drainage infrastructure: 18"-36"storm drain w/inlets.

- Roadway cross-sections will comply with the applicable portion of the Westland Sector Plan (no transit lanes at this time).
- Water and sanitary sewer infrastructure requirements will be coordinated separately with ABCWUA.
- Final storm drainage requirements will be per approved site/roadway drainage report.

7. In the event the Subdivision Actions are approved, no site plans, archaeological mitigation or infrastructure lists shall be required to complete or record the Educational Site Plat. All other City regulations, processes and procedures for the approval of the Educational Site Plat shall be required. The Educational Plat will be reviewed and a decision by the City either approving or disapproving the Educational Site Plat will be made at a publicly noticed hearing.

8. Prior to starting construction on the Educational Site, APS and the City will execute a Procedure A Public Improvements Agreement ("Procedure A") in similar form to past Procedure A's executed by APS and the City. A list of the APS Infrastructure associated with the Educational Site shall be included and attached to the Procedure A. Notwithstanding anything to the contrary, under no circumstances will APS be required to post a financial guaranty in connection with the Procedure A or the installation of the APS Infrastructure. The Procedure A will not be required to record the Educational Site Plat.

9. APS agrees to comply with all City procedures and requirements, including archaeological mitigation (if required) to obtain: (a) City issued building permits prior to construction of each phase of construction of the Educational Site; and (b) City issued certificates of occupancy at the end of each phase of construction of the Educational Site. APS will provide to the City supporting plans, reports and documents required to ensure the safe development, construction and operation of the Educational Site.

10. The City will expedite all City reviews and approvals, as well as any appeals of such reviews and approvals, of all platting and permitting procedures associated with the Educational Site.

11. A drainage plan and report for the Educational Site will be submitted to the City for review and approval prior to the building permit approval for the Educational Site

12. Prior to approval of the building permit for the Educational Site, APS will submit to the City a trip generation comparison study ("Comparison Study") between the existing and proposed land uses and an access study ("Access Study") analyzing the impacts of the Educational Site on area traffic flows. If further analysis is required, a traffic impact study ("TIS") will be provided. The Comparison Study, Access Study and TIS will be subject to the review and approval of the City Engineer, which approval shall not be unreasonably withheld. Any City infrastructure identified in the TIS or Access Study shall be a condition of a Certificate of Occupancy for the Educational Site.

13. The City agrees to consider an application to vacate certain utility and floodplain (drainage) easements across the Educational Site as part of the Educational Site Plat.

14. APS agrees that the Educational Site Plat may be conditioned by the DRB upon the sale of the Educational Site to APS, and if so conditioned, the Educational Site Plat shall be recorded contemporaneously with the closing of the purchase of the Educational Site by APS.

15. This MOU shall expire one (1) year after the City engineer's acceptance of the APS Infrastructure to be dedicated to the City. Notwithstanding anything herein to the contrary, in the event the Educational Site Plat is not approved, or APS' contract to

purchase the Educational Site terminates without APS having purchased the Educational Site, either Party may terminate this MOU and the Parties shall have no further rights, responsibilities or liabilities under this MOU. In the event APS or the City chooses to terminate this MOU pursuant to this Paragraph 15, APS shall cause the Educational Site Plat to be withdrawn as a condition to termination of the MOU.

16. Nothing in this MOU shall be construed (i) to waive any rights, claims or defenses asserted heretofore or hereafter by any of the Parties or (ii) to require APS to install infrastructure improvements to standards and conditions more restrictive or intensive than the City's current standards and conditions or (iii) to require APS to complete platting and/or entitlement processes or procedures that are more restrictive or intensive than the City's current platting and entitlement process and procedures.

17. All notices and other communications under this MOU shall be in writing and shall be deemed duly given: (a) when delivered personally or by prepaid overnight courier, with a record of receipt, (b) the third day after mailing, if mailed by certified mail, return receipt requested, (c) the day of transmission, if sent by facsimile or telecopy during regular business hours or the day after transmission, if sent after regular business hours, provided that, in either event, the completed transmission is electronically verified, or (d) the day of transmission, if sent electronically, if there is proof of receipt on the day of transmission or the first day thereafter on which receipt can be verified, to the Parties at the following addresses, telecopy number, or e-mail addresses (or to such other address, telecopy number, or e-mail address as a Party may have specified by notice given to the other Party pursuant to this provisions):

If to the City:

Robert J. Perry
Chief Administrative Officer
City of Albuquerque
City / County Bldg. – 11th Floor
Albuquerque, NM 87102
Facsimile: (505) 768-3019
Telephone: (505) 768-3000
E-mail: rjperry@cabq.gov

With a copy to:

Robert Kidd
Acting City Attorney
City of Albuquerque
One Civic Plaza, NW
City / County Building
4th Floor, Room 4015
Albuquerque, NM 87102
Facsimile: (505) 768-4525
Telephone: (505) 768-4500
E-mail: rkidd@cabq.gov

Richard Dourte
City Engineer
600 2nd Street NW
Suite 201
Albuquerque, NM 87102
Facsimle: (505) 924-3864
Telephone: (505) 924-3999
E-mail: rdourte@cabq.gov

If to APS:

Albuquerque Public Schools
P.O. Box 25704
Albuquerque, New Mexico 87125-0704
Attention: Winston Brooks, Superintendent
Facsimile: (505) 872-8855
Telephone: (505) 880-3706
E-mail: superintendent@aps.edu

With copies to:

Martin W. Eckert
Real Estate Department
915 Locust St. S.E. Room 8
Albuquerque, New Mexico 87106
Facsimile: (505) 768-1583
Telephone: (505) 765-5950 ext 265
E-mail: eckert_m@aps.edu

Ruth M. Schifani, Esq.
Modrall, Sperling, Roehl, Harris & Sisk, P.A.
500 4th St., N.W.
P.O. Box 2168
Albuquerque, New Mexico 87103-2168
Facsimile: (505) 848-1891
Telephone: (505) 848-1820
E-mail: rschifani@modrall.com

18. This MOU may be executed in one or more counterparts, including facsimile counterparts, each of which shall be a fully binding and enforceable contract and agreement against the party signing such counterpart, but all such counterparts shall together constitute but one agreement.

19. This MOU may be amended, upon mutual agreement of the Parties, by written agreement executed by each of the Parties.

20. The Parties agree to hereafter negotiate and enter into such further and more definitive mutually acceptable agreements, as may be necessary, to effectuate the transactions contemplated by this MOU.

21. This MOU is signed, sealed, executed and delivered by the Parties as of the date indicated next to the respective signatures below, with the "Effective Date" to be the date of the last signature affixed hereto.

22. If a Party fails to perform its obligations under this MOU, a non-breaching Party may provide written notice describing the breach and requesting that the breaching Party cure the breach within no more than thirty (30) days from the date of the written notice. If the breaching party does not cure the breach within the time period provided in the written notice, the Party giving the written notice may request termination of this MOU upon not less than ten (10) days' prior written notice to the other Parties to this MOU. In the event the other Party agrees in writing with the requested termination, this MOU shall terminate and the Parties shall have nor further rights, responsibilities or liabilities under this MOU. If the Parties do not agree the dispute shall be referred to non binding mediation.

IN WITNESS WHEREOF, the Parties hereto hereby execute this MOU in multiple originals:

CITY OF ALBUQUERQUE
A New Mexico municipal corporation,

8/26/11

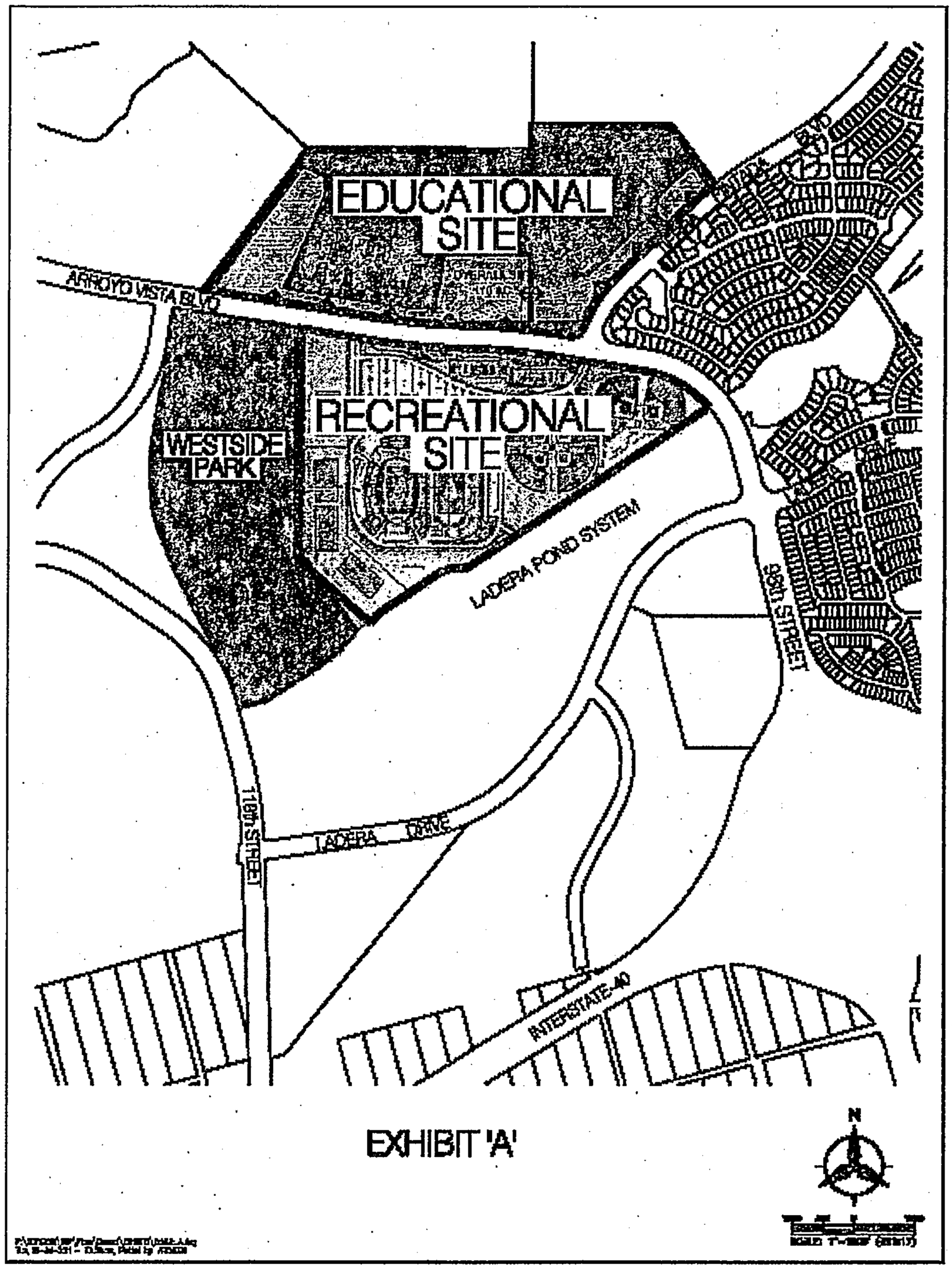
8-26-11

By:_____ Date: 8/26/11
Robert J. Perry, Chief Administrative Officer

ALBUQUERQUE MUNICIPAL SCHOOL DISTRICT NO. 12, COUNTIES OF BERNALILLO AND SANDOVAL, NEW MEXICO, A POLITICAL SUBDIVISION OF THE STATE OF NEW MEXICO A/K/A ALBUQUERQUE PUBLIC SCHOOLS

By:_____ Date: August 26, 2011
Winston Brooks, Superintendent

Exhibit "A"
Recreational Site and Educational Site



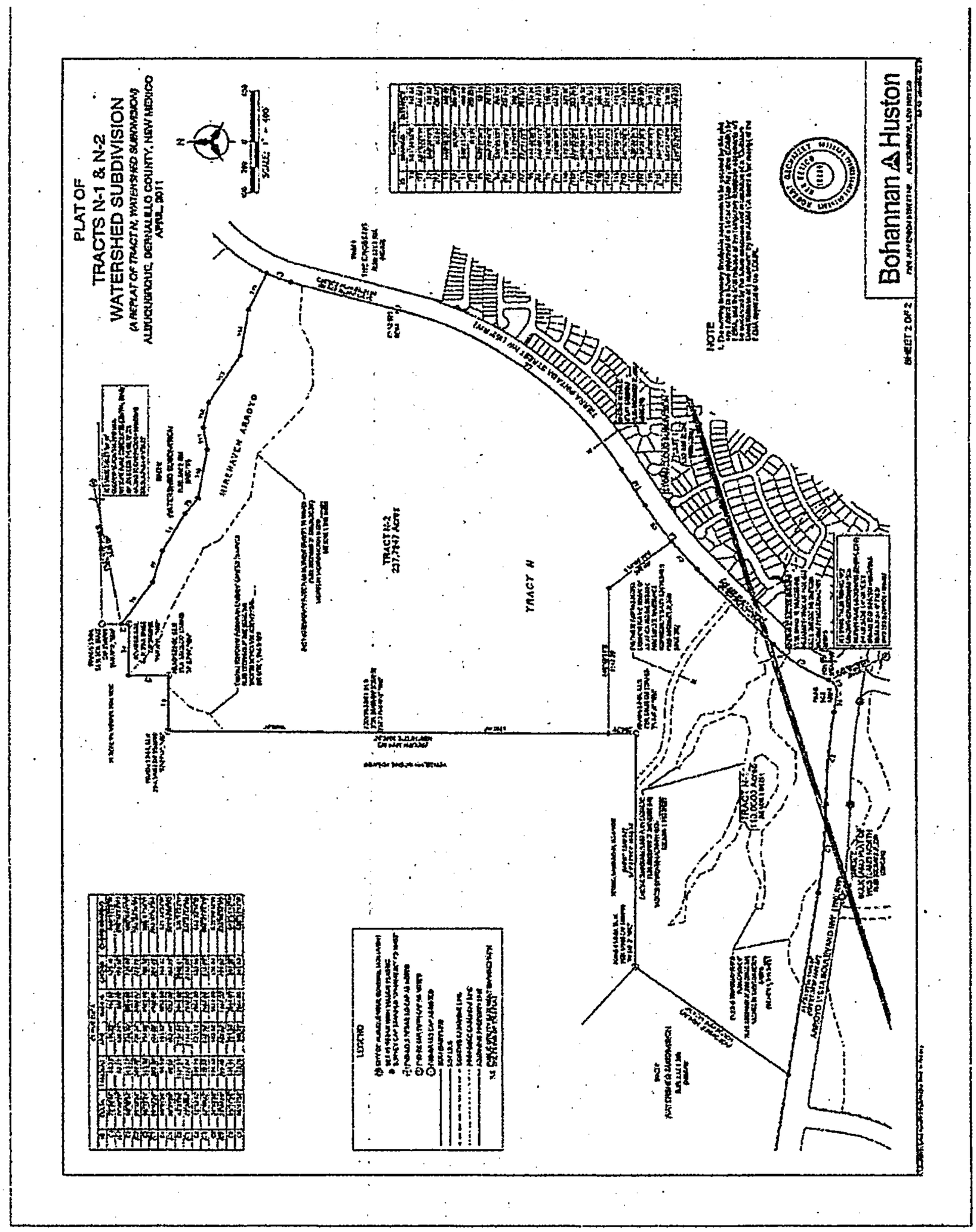


Exhibit "B"
Educational Site Plat

#2

DRB CASE ACTION LOG
(Preliminary/Final)

DRB Application No.: 11DRB-70205 Project # 1008792
Project Name: WATERSHED SUBDIVISION
Agent: BOHANNAN HUSTON INC Phone No.:

This sheet *must* accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

Your request was approved on _____ by the **DRB with delegation of signature(s) to the following departments.**

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

- ❑ **TRANSPORTATION:**
- ❑ **ABCWUA:**
- ❑ **CITY ENGINEER / AMAFCA:**
- ❑ **PARKS / CIP:**
- ❑ **PLANNING (Last to sign):**
- ❑ **Planning must record this plat. Please submit the following items:**

-The original plat and a mylar copy for the County Clerk.
-Tax certificate from the County Treasurer.
-Recording fee (checks payable to the County Clerk). **RECORDED DATE:** _____
-Tax printout from the County Assessor.

- ❑ **3 copies of the approved site plan. Include all pages.**
- ❑ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- ❑ **Property Management's signature must be obtained prior to Planning Department's signature.**
- ❑ **AGIS DXF File approval required.**
- ❑ **Copy of recorded plat for Planning.**

DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

TO: PROJECT NO. 1008792

X ALL MEMBERS

___Jack Cloud, DRB Chairman, Planning Department

___Curtis Cherne, P.E., Hydrology
___Kristal Metro, P.E. , Transportation Development
___Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA
___Christina Sandoval, Parks/Municipal Development

NEXT HEARING DATE: Aug 31, 2011

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFIINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: TRACTS N-1, N-2, Watershed Subd.

We are resubmitting copies of the revised plat. Revisions are:

(1) Addition of the note regarding View Area.
(2) APS signature block.

CONTACT NAME: James Topmiller

TELEPHONE: 823-1000 EMAIL: jtopmiller@bhinc.com

CONTRACT CONTROL FORM

PRELIMINARY REVIEW

Contact Person **Pamela Lujan**

CCN# 201200152
New

Type of Agreement: Memorandum of Understanding
Description/Project Name: MOU -110 Acre APS **Educational** Site
Developer: Albuquerque Public Schools Real Estate Dept.
Contract Amount $_____ SIA Contract Period: _____-12/31/2031
Contract Amount $_____ SIA Contract Period: _____-_____
Contract Amount $_____ S/W Contract Period: _____-_____
Contract Amount $_____ S/W Contract Period: _____-_____

DRAFT CONTRACT:
Rec□d by Legal: _____ Rejected/Returned to Dept.: 8/19/11 / [illegible]
Returned to Legal: _____/_____ Approved: _____ Initials: _____

FINANCIAL GUARANTY:
Letter of Credit No. _____ Date: _____ Attached: Yes___ No.___ Initial_____
Other: Type _____ Date: _____ Attached: Yes___ No.___ Initial_____

FINAL CONTRACT REVIEW

APPROVALS REQUIRED:

	Date Delivered	Returned to Dept.	Approved By	Approval Date
Utility Div				
Hydrology Div				
Transportation Div				
DRC Chairman	08/17/2011			
Legal Dept				8/26/11
City Engineer	8-17-2011	8-17-2011		~~8-17-11~~ 8-26-11
County Clerk				
CAO				

DISTRIBUTION:

	Date:	By:
User Department	8-27-11	
Vendor		
City Clerk	8-29-11	
Treasury		
Other: _____		

CCN #201200152

MEMORANDUM OF UNDERSTANDING PERTAINING TO THE APPROXIMATELY 110 ACRE APS EDUCATIONAL SITE

This Memorandum of Understanding ("MOU") pertaining to the approximately 110 Acre High School and Middle School/Elementary School Site (the "Educational Site"), is entered into by and between the City of Albuquerque, a New Mexico municipal corporation ("City"), and the Albuquerque Municipal School District No. 12, Counties of Bernalillo and Sandoval, State of New Mexico, a political subdivision in the State of New Mexico, a/k/a Albuquerque Public Schools ("APS"), (City and APS are herein each a "Party" and are collectively, the "Parties").

RECITALS

WHEREAS, on March 1, 2011, APS as contract purchaser entered into a purchase agreement with Western Albuquerque Land Holdings LLC ("Western") to purchase the APS Educational Site and an approximately 110 Acre Recreational Complex Site ("Recreational Site") located within the City limits and more generally shown on Exhibit "A" attached hereto; and

WHEREAS, the Educational Site will be developed by APS as a High School and Middle School/Elementary School; and

WHEREAS, APS plans to develop and construct the Educational Site in a phased manner over time. It is anticipated that the construction of a Middle School/Elementary School, parking and other related infrastructure as phase one of the development ("Phase 1"); and

WHEREAS, APS plans to develop a Recreational Complex, on the Recreational Site; and

WHEREAS, the Recreational Site is a portion of the property shown and described on the Westland North Plat recorded in the office of the County Clerk of Bernalillo County, New Mexico on December 27, 2000 in Book 2000C, page 316 (the "Westland North Plat"); and

WHEREAS, APS is not generally subject to land use, zoning, subdivision and construction regulations, ordinances and procedures of local jurisdictions such as the City ("Local Development Approvals"), however, the City regulates access from the City's public street system to APS property; and

WHEREAS, the entire community will benefit from the development of the Recreational Site, and the Educational Site as depicted on the attached Exhibit "A"; and

WHEREAS, the Educational Site is a portion of the property shown and described on the Watershed Subdivision Plat recorded in the office of the County Clerk of

Bernalillo County, New Mexico on June 9, 2005, in Book 2005C, page 198 (the "Watershed Plat"); and

WHEREAS, to accommodate APS' development of the Recreational Site and the Educational Site, Western has (i) contracted to sell these properties to APS and (ii) authorized APS, as an equitable interest owner, and its agent, to make or continue application to the City, as the "subdivider" to replat the properties shown on the Westland North Plat and the Watershed Plat to create the Recreational Site and the Educational Site, and to vacate portions of the Tierra Pintada right-of-way and certain public and/or private easements (the "Subdivision Actions"); and

WHEREAS, the Parties wish to expedite the platting and development of the Recreational Site and the Educational Site; and

WHEREAS, the purpose of this MOU is for the Parties to define and contractually agree on the development process and procedures associated with the site planning, platting, vacation of rights of way and easements, engineering, architecture and planning design for the Educational Site as well as the guaranty, permitting, construction and installation of the infrastructure necessary to access and service the Educational Site; and

NOW, THEREFORE, in consideration of the mutual covenants set forth herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. The Recitals are hereby restated and incorporated herein as part of this MOU.

2. Except as provided for herein no change in zoning or other land use approval is necessary for the subdivision, platting and development of the Educational Site.

3. APS as contract purchaser of the Educational Site, and as the "subdivider", with the consent of Western, shall submit to the City applications for the Subdivision Actions. The proposed plat for the Educational Site is attached to this MOU as Exhibit "B" ("Educational Site Plat").

4. APS will not request, nor will the City require, a bulk land variance for the Educational Site because APS has not subjected itself to the City's jurisdiction regarding public infrastructure construction obligations, nor is a site plan of the Educational Site required as a condition of the Educational Site Plat because APS has not subjected itself to the City's site plan approval requirements. However, APS will make application to the City for a bulk land variance for the portions of the Educational Site Plat not within the Educational Site (the "Bulk Land Variance"). APS believes that the Bulk Land Variance is justified because the portions of the Educational Site Plat property not within the Educational Site shall require additional public agency review in the form of site

development plan review as required by Section 14-14-6-2(c) of the Subdivision Ordinance. However, the Bulk Land Variance decision is a "governmental decision" to be made by the City's Development Review Board following notice and public hearing.

5. Notwithstanding that APS is not subject to the City's Local Development Approvals, specifically public infrastructure construction obligations, APS agrees that in the event of acquisition of the Educational Site by APS that public improvements necessary to serve the Educational Site, as described in Section 6 hereof, will be constructed by APS.

6. Prior to starting, or concurrent with the construction of the Educational Site, APS, shall construct the following infrastructure ("APS Infrastructure"):

a. Arroyo Vista Blvd, from Tierra Pintada Blvd to west property line of Educational Site: Roadway infrastructure: 2 northern (WB) lanes w/standard curb and gutter, asphalt median curb, 8' shoulder (32 ft f-f), 10 ft wide asphalt bike/pedestrian path (in lieu of sidewalk).

b. Arroyo Vista Blvd, from Tierra Pintada Blvd to West Property line, Storm Drainage infrastructure: 18"-36" storm drain lines w/inlets.

c. Tierra Pintada Blvd, from Arroyo Vista to north property line of Educational Site, Roadway infrastructure: 2-12' western (SB) lanes w/standard curb and gutter, 6' bike lane, 6' sidewalk, (30 ft f-f), median curb.

d. Tierra Pintada Blvd, from Arroyo Vista to north property line of Educational Site, Storm Drainage infrastructure: 18"-36"storm drain w/inlets.

- Roadway cross-sections will comply with the applicable portion of the Westland Sector Plan (no transit lanes at this time).
- Water and sanitary sewer infrastructure requirements will be coordinated separately with ABCWUA.
- Final storm drainage requirements will be per approved site/roadway drainage report.

7. In the event the Subdivision Actions are approved, no site plans, archaeological mitigation or infrastructure lists shall be required to complete or record the Educational Site Plat. All other City regulations, processes and procedures for the approval of the Educational Site Plat shall be required. The Educational Plat will be reviewed and a decision by the City either approving or disapproving the Educational Site Plat will be made at a publicly noticed hearing.

8. Prior to starting construction on the Educational Site, APS and the City will execute a Procedure A Public Improvements Agreement ("Procedure A") in similar form to past Procedure A's executed by APS and the City. A list of the APS Infrastructure associated with the Educational Site shall be included and attached to the Procedure A. Notwithstanding anything to the contrary, under no circumstances will APS be required to post a financial guaranty in connection with the Procedure A or the installation of the APS Infrastructure. The Procedure A will not be required to record the Educational Site Plat.

9. APS agrees to comply with all City procedures and requirements, including archaeological mitigation (if required) to obtain: (a) City issued building permits prior to construction of each phase of construction of the Educational Site; and (b) City issued certificates of occupancy at the end of each phase of construction of the Educational Site. APS will provide to the City supporting plans, reports and documents required to ensure the safe development, construction and operation of the Educational Site.

10. The City will expedite all City reviews and approvals, as well as any appeals of such reviews and approvals, of all platting and permitting procedures associated with the Educational Site.

11. A drainage plan and report for the Educational Site will be submitted to the City for review and approval prior to the building permit approval for the Educational Site

12. Prior to approval of the building permit for the Educational Site, APS will submit to the City a trip generation comparison study ("Comparison Study") between the existing and proposed land uses and an access study ("Access Study") analyzing the impacts of the Educational Site on area traffic flows. If further analysis is required, a traffic impact study ("TIS") will be provided. The Comparison Study, Access Study and TIS will be subject to the review and approval of the City Engineer, which approval shall not be unreasonably withheld. Any City infrastructure identified in the TIS or Access Study shall be a condition of a Certificate of Occupancy for the Educational Site.

13. The City agrees to consider an application to vacate certain utility and floodplain (drainage) easements across the Educational Site as part of the Educational Site Plat.

14. APS agrees that the Educational Site Plat may be conditioned by the DRB upon the sale of the Educational Site to APS, and if so conditioned, the Educational Site Plat shall be recorded contemporaneously with the closing of the purchase of the Educational Site by APS.

15. This MOU shall expire one (1) year after the City engineer's acceptance of the APS Infrastructure to be dedicated to the City. Notwithstanding anything herein to the contrary, in the event the Educational Site Plat is not approved, or APS' contract to

purchase the Educational Site terminates without APS having purchased the Educational Site, either Party may terminate this MOU and the Parties shall have no further rights, responsibilities or liabilities under this MOU. In the event APS or the City chooses to terminate this MOU pursuant to this Paragraph 15, APS shall cause the Educational Site Plat to be withdrawn as a condition to termination of the MOU.

16. Nothing in this MOU shall be construed (i) to waive any rights, claims or defenses asserted heretofore or hereafter by any of the Parties or (ii) to require APS to install infrastructure improvements to standards and conditions more restrictive or intensive than the City's current standards and conditions or (iii) to require APS to complete platting and/or entitlement processes or procedures that are more restrictive or intensive than the City's current platting and entitlement process and procedures.

17. All notices and other communications under this MOU shall be in writing and shall be deemed duly given: (a) when delivered personally or by prepaid overnight courier, with a record of receipt, (b) the third day after mailing, if mailed by certified mail, return receipt requested, (c) the day of transmission, if sent by facsimile or telecopy during regular business hours or the day after transmission, if sent after regular business hours, provided that, in either event, the completed transmission is electronically verified, or (d) the day of transmission, if sent electronically, if there is proof of receipt on the day of transmission or the first day thereafter on which receipt can be verified, to the Parties at the following addresses, telecopy number, or e-mail addresses (or to such other address, telecopy number, or e-mail address as a Party may have specified by notice given to the other Party pursuant to this provisions):

If to the City:

Robert J. Perry
Chief Administrative Officer
City of Albuquerque
City / County Bldg. – 11th Floor
Albuquerque, NM 87102
Facsimile: (505) 768-3019
Telephone: (505) 768-3000
E-mail: rjperry@cabq.gov

With a copy to:

Robert Kidd
Acting City Attorney
City of Albuquerque
One Civic Plaza, NW
City / County Building
4th Floor, Room 4015
Albuquerque, NM 87102
Facsimile: (505) 768-4525
Telephone: (505) 768-4500
E-mail: rkidd@cabq.gov

Richard Dourte
City Engineer
600 2nd Street NW
Suite 201
Albuquerque, NM 87102
Facsimile: (505) 924-3864
Telephone: (505) 924-3999
E-mail: rdourte@cabq.gov

If to APS:

Albuquerque Public Schools
P.O. Box 25704
Albuquerque, New Mexico 87125-0704
Attention: Winston Brooks, Superintendent
Facsimile: (505) 872-8855
Telephone: (505) 880-3706
E-mail: superintendent@aps.edu

With copies to:

Martin W. Eckert
Real Estate Department
915 Locust St. S.E. Room 8
Albuquerque, New Mexico 87106
Facsimile: (505) 768-1583
Telephone: (505) 765-5950 ext 265
E-mail: eckert_m@aps.edu

Ruth M. Schifani, Esq.
Modrall, Sperling, Roehl, Harris & Sisk, P.A.
500 4th St., N.W.
P.O. Box 2168
Albuquerque, New Mexico 87103-2168
Facsimile: (505) 848-1891
Telephone: (505) 848-1820
E-mail: rschifani@modrall.com

18. This MOU may be executed in one or more counterparts, including facsimile counterparts, each of which shall be a fully binding and enforceable contract and agreement against the party signing such counterpart, but all such counterparts shall together constitute but one agreement.

19. This MOU may be amended, upon mutual agreement of the Parties, by written agreement executed by each of the Parties.

20. The Parties agree to hereafter negotiate and enter into such further and more definitive mutually acceptable agreements, as may be necessary, to effectuate the transactions contemplated by this MOU.

21. This MOU is signed, sealed, executed and delivered by the Parties as of the date indicated next to the respective signatures below, with the "Effective Date" to be the date of the last signature affixed hereto.

22. If a Party fails to perform its obligations under this MOU, a non-breaching Party may provide written notice describing the breach and requesting that the breaching Party cure the breach within no more than thirty (30) days from the date of the written notice. If the breaching party does not cure the breach within the time period provided in the written notice, the Party giving the written notice may request termination of this MOU upon not less than ten (10) days' prior written notice to the other Parties to this MOU. In the event the other Party agrees in writing with the requested termination, this MOU shall terminate and the Parties shall have nor further rights, responsibilities or liabilities under this MOU. If the Parties do not agree the dispute shall be referred to non binding mediation.

IN WITNESS WHEREOF, the Parties hereto hereby execute this MOU in multiple originals:

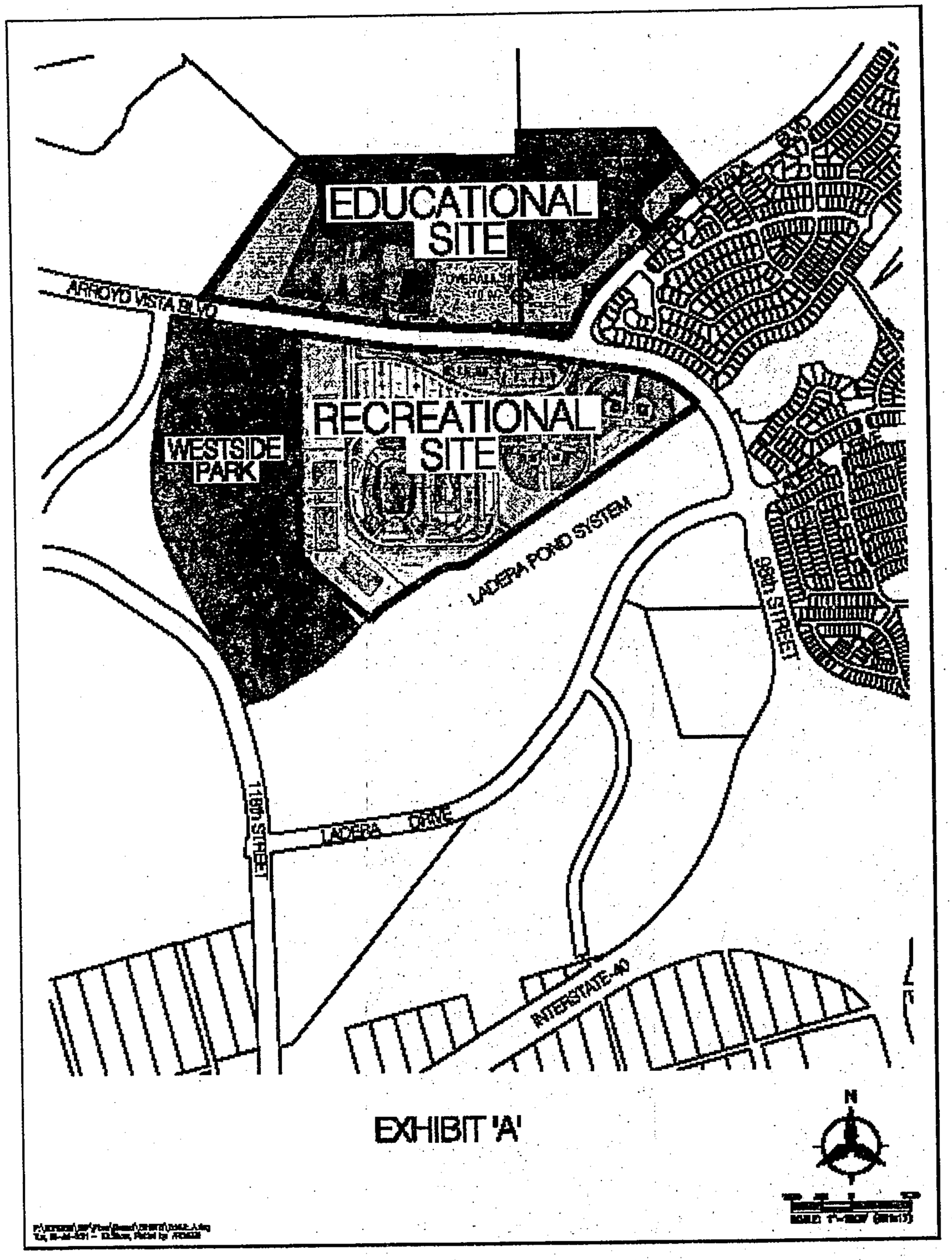
CITY OF ALBUQUERQUE
A New Mexico municipal corporation,

By: _____ Date: 8/26/11
Robert J. Perry, Chief Administrative Officer

ALBUQUERQUE MUNICIPAL SCHOOL DISTRICT NO. 12, COUNTIES OF BERNALILLO AND SANDOVAL, NEW MEXICO, A POLITICAL SUBDIVISION OF THE STATE OF NEW MEXICO A/K/A ALBUQUERQUE PUBLIC SCHOOLS

By: _____ Date: August 26, 2011
Winston Brooks, Superintendent

Exhibit "A"
Recreational Site and Educational Site



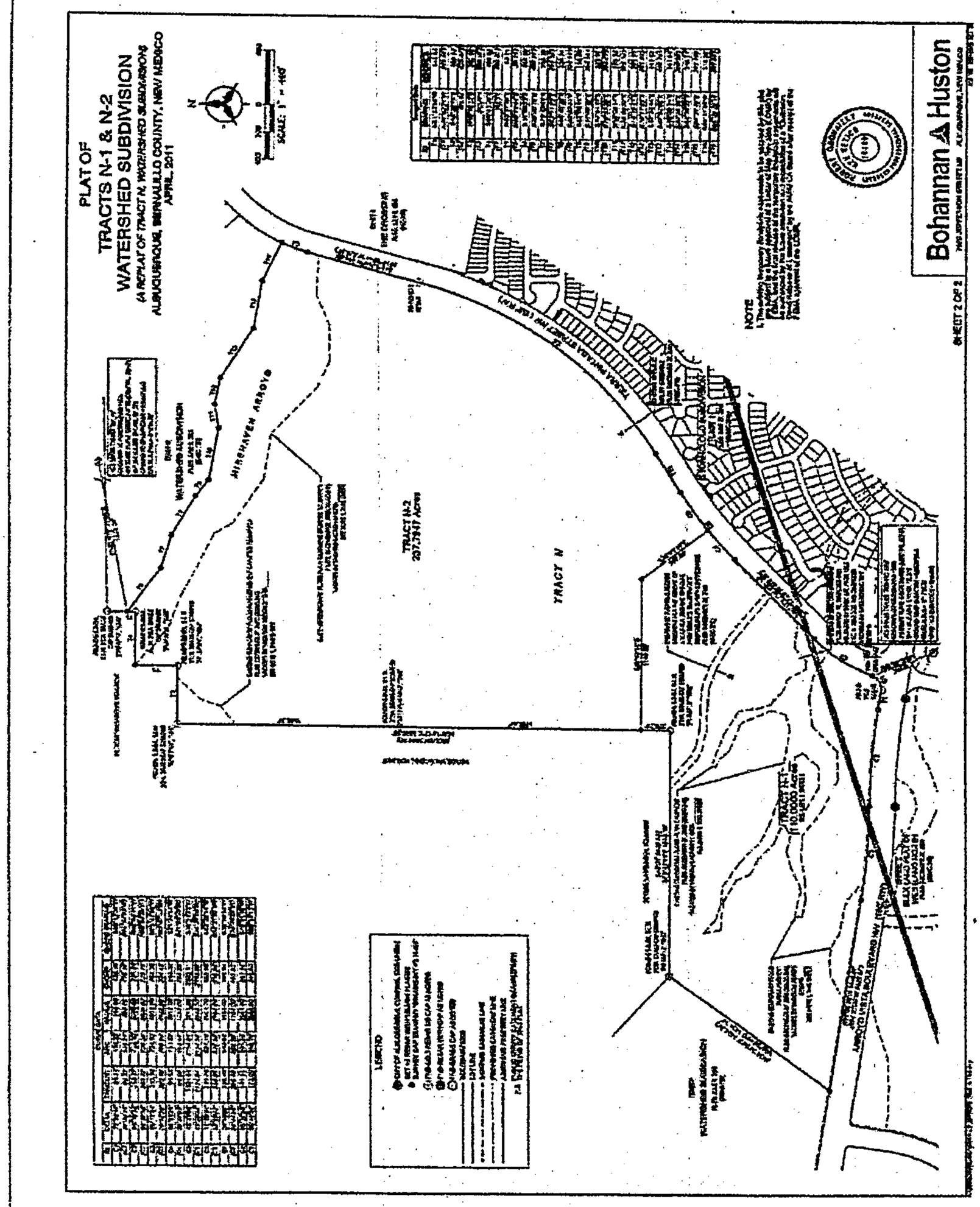


Exhibit "B"
Educational Site Plat

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION
- ___ Major Subdivision action
- X Minor Subdivision action
- X Vacation
- X Variance (Non-Zoning)

SITE DEVELOPMENT PLAN
- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment (AA)
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)
- ___ Storm Drainage Cost Allocation Plan

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

L A APPEAL / PROTEST of...
- ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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: jtopmiller@bhinc.com

APPLICANT: Western Albuquerque Land Holdings c/o Garrett Real Estate Dev.(Jeff Garrett) PHONE: 602.427.4064
ADDRESS: 3131 Camelback Road, Ste. 200 FAX:
CITY: Phoenix STATE AZ ZIP 85016 E-MAIL:
Proprietary interest in site: Owner List all owners:

DESCRIPTION OF REQUEST: Preliminary/Final Plat, Vacation of Public and Private easements, "Bulk Land" Infrastructure Variance

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

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

Lot or Tract No. TRACTS N Block: Unit:
Subdiv/Addn/TBKA: WATERSHED SUBDIVISION
Existing Zoning: ~~SU-2 for~~ Residental Resort Proposed zoning: SU-2 FOR Residental Resort MRGCD Map No
Zone Atlas page(s): H8,9 AND J7,8 UPC Code: 100805937808340101

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1008792, 11DRB-70109

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? NO
No. of existing lots: 1 No. of proposed lots: 2 Total area of site (acres): 347.7947
LOCATION OF PROPERTY BY STREETS: On or Near: TIERRA PINTADA NW
Between: ARROYO VISTA NW and WEST CREEK PLACE APPOX.

Check-off if project was previously reviewed by Sketch Plat/Plan ☒, or Pre-application Review Team ☐. Date of review:

SIGNATURE DATE July 22, 2011
(Print) JAMES TOPMILLER Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

- ☐ INTERNAL ROUTING
- ☐ All checklists are complete
- ☐ All fees have been collected
- ☐ All case #s are assigned
- ☐ AGIS copy has been sent
- ☐ Case history #s are listed
- ☐ Site is within 1000ft of a landfill
- ☐ F.H.D.P. density bonus
- ☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
11DRB - - 70202	VPE		$ 135.00
11DRB - - 70204	BLV		$ 145.00
11DRB - - 70205	PSF		$ 285.00
- -	ADV		$ 75.00
- -	CMF		$ 20.00
			Total $ 660.00

Hearing date August 12, 2011

7-22-11
Planner signature / date

Project # 1008792

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)** 3

~~☒ 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.

James Topmiller
Applicant name (print)

Applicant signature / date

Form revised 4/07

☒ Checklists complete
☒ Fees collected
☒ Case #s assigned
☒ Related #s listed

Application case numbers
11DRB - - 70202
11DRB - - 70204
- -

7-22-11
Planner signature / date

Project # 1008792

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 ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
N/A Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
N/A Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
N/A 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
N/A 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
N/A 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.

James Topmiller
Applicant name (print)

Applicant signature / date

Form revised **October 2007**

☒ Checklists complete
☒ Fees collected
☒ Case #s assigned
☒ Related #s listed

Application case numbers
11DRB - - 70205
- -
- -

7-22-11
Planner signature / date

Project # 1008792

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of $3.75 each.

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from August 2, 2011 To August 17 2011

5. REMOVAL

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

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

(Applicant or Agent) 7.22.11 (Date)

I issued 2 signs for this application, 7-22-11 (Date) (Staff Member)

DRB PROJECT NUMBER: 1008792

Rev. 1/11/05

Bohannan Huston

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

July 22, 2011

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

Re: **Parcel N, Watershed Subdivision**
Minor Subdivision, Easement Vacation and Bulk Land Variance Requests (Previous Case #: DRB 1008792)

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 Vacation Action and Variance Request
- Twenty-four (24) copies of the Bulk Land Plat
- Twenty-four (24) copies of the Vacation Action Exhibit
- Twenty-four (24) copies of the document which created the easement
- Provisional Certificate of No Effect
- Letter from the Office of Neighborhood Coordination
- 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 a re-subdivision of Parcel N, Watershed Subdivision into two tracts. Parcel N-1 is anticipated to be a future high school and K-8th grade school site.

A Memorandum of Understanding (MOU) is being prepared to memorialize key provisions of the APS agreements with the City for development of the property. This MOU may address site plan, platting, infrastructure and understandings for development schedules and engineering studies.

Bulk Land Variance- Justification
We are seeking an infrastructure waiver or variance for Parcels N-1 and N-2. Parcel N-1 will be subject to the previously referenced MOU. Tract N-2 is not proposed for imminent development, and we believe will be subject to the DRB review process when developed.

Vacation Actions- Justification

We are seeking vacation of the following easements:

Existing 30' Wide Electric Easement. This easement is already released by the power company in 2002, and this request seeks only to formally vacate by this platting/vacation action.

AMAFCA Drainage Easements. After consultation and agreements with AMAFCA, vacation of these easements is being requested in accordance with planned upstream work to divert flow from these easements.

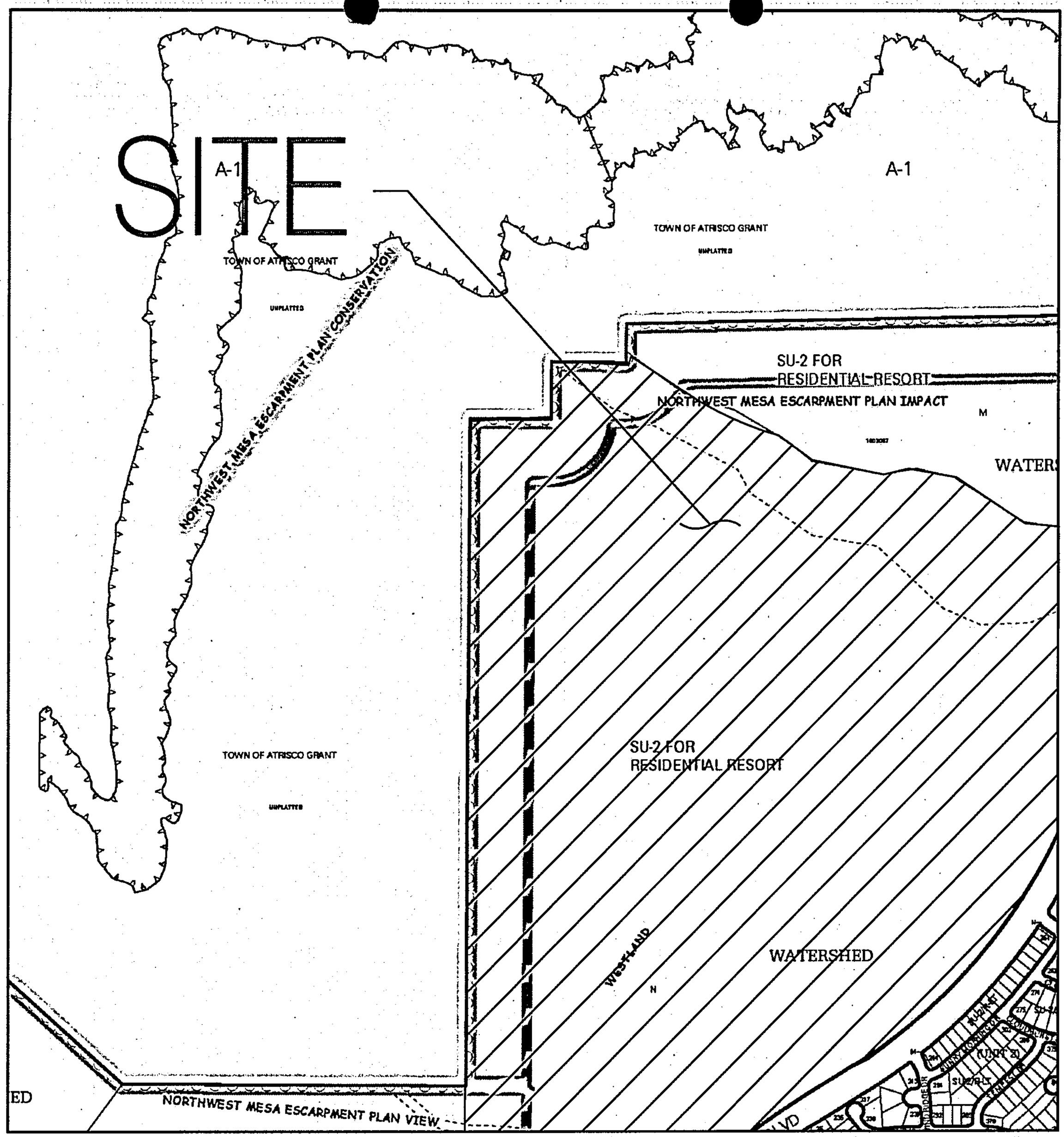
Please place this item on the DRB Agenda to be heard on August 17, 2011. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,

James R. Topmiller, P.E.
Senior Vice President
Community Development & Planning

JRT/tms
Enclosures

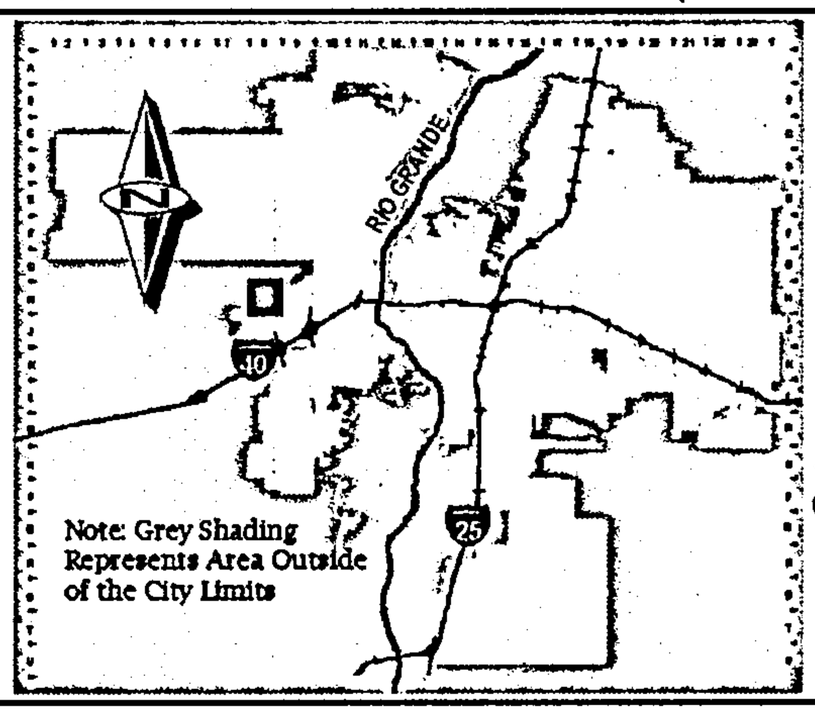
cc: Jeff Garrett, WALH
Martin Eckert, APS
Jim Strozier, Consensus Planning



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

City of Albuquerque AGIS
Albuquerque Geographic Information System

Map amended through: 2/4/2010



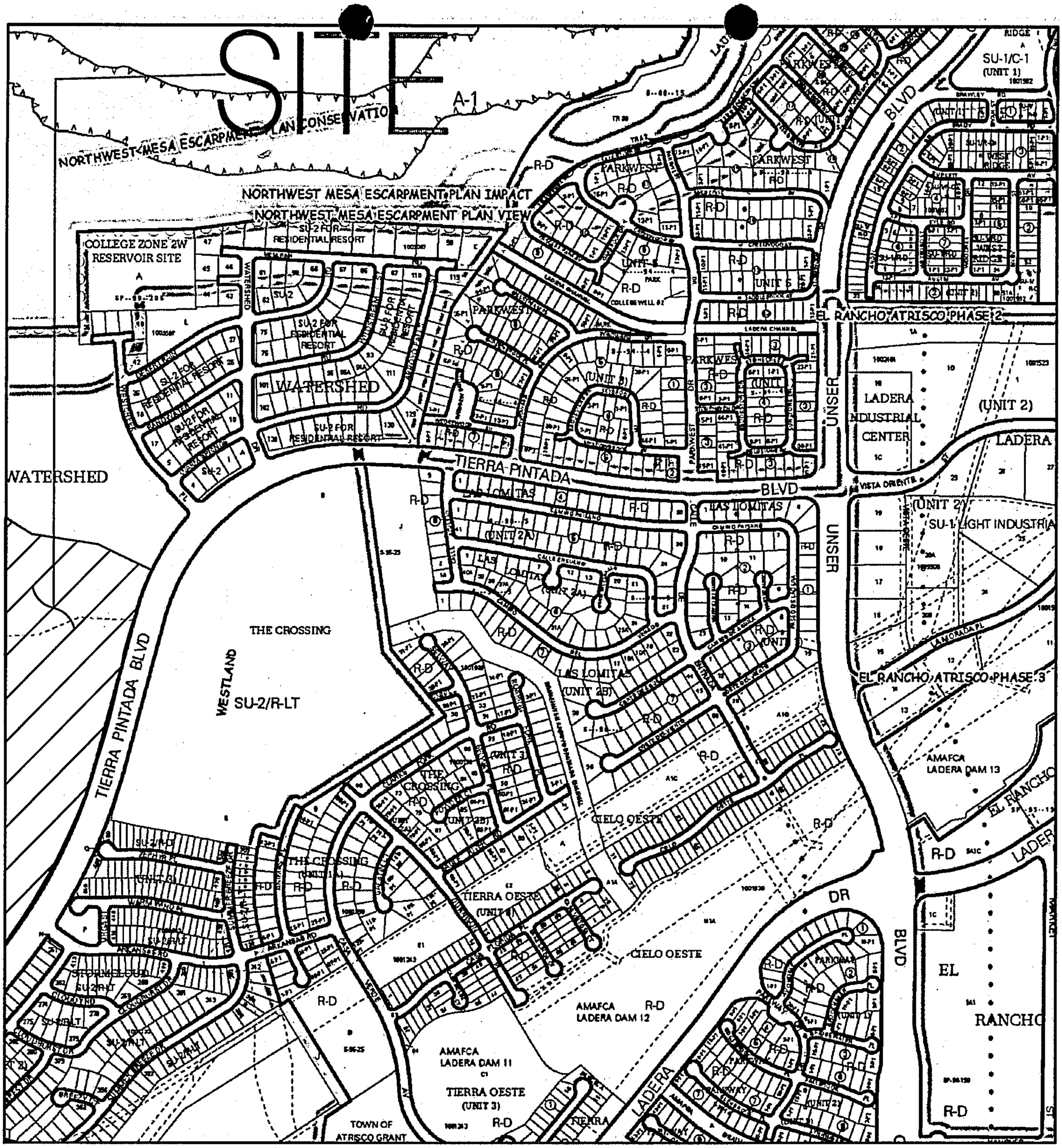
Zone Atlas Page:

H-08-Z

Selected Symbols

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

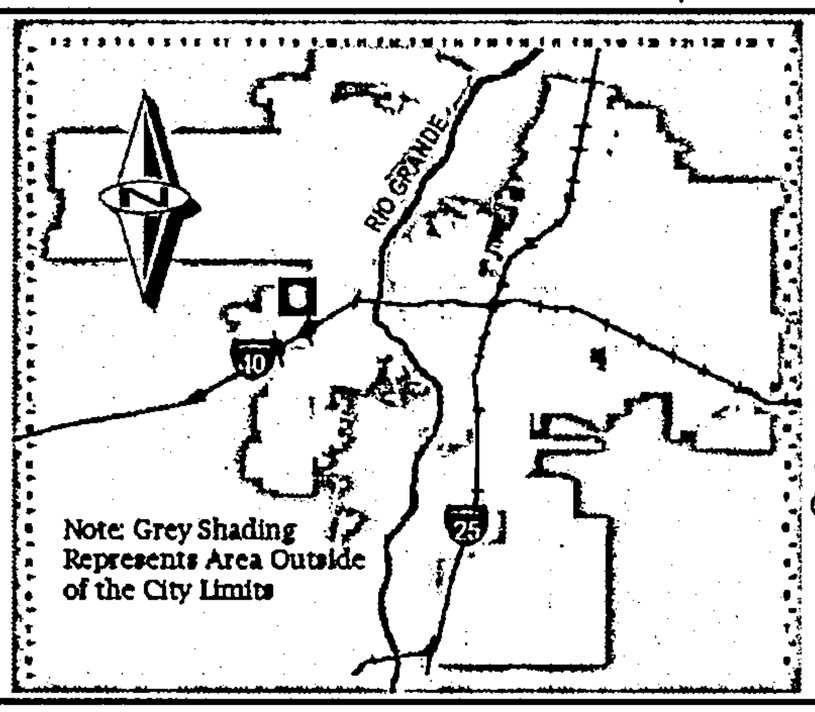
0 750 1,500 Feet



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

Albuquerque Geographic Information System

Map amended through: 2/4/2010



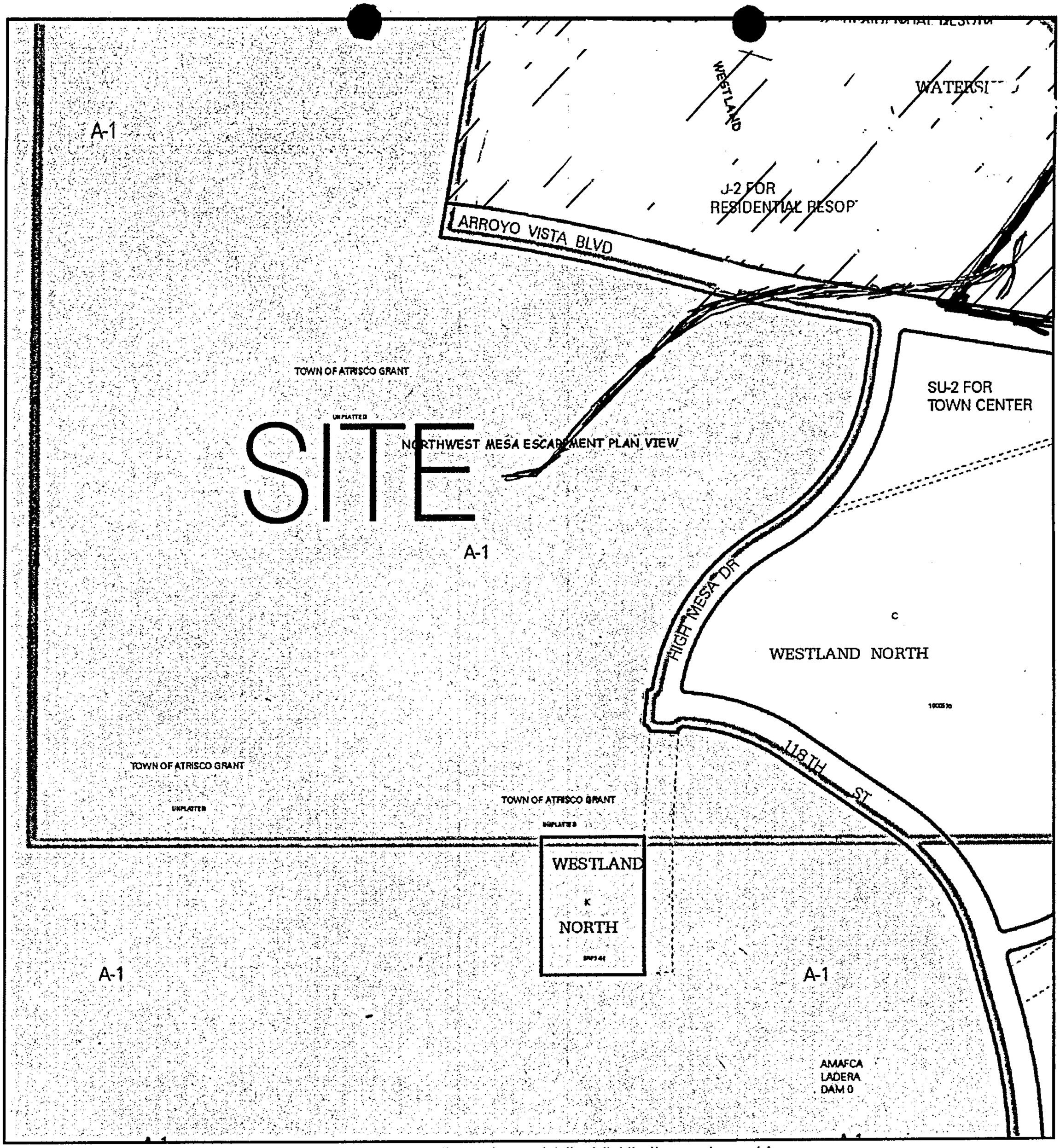
Zone Atlas Page:

H-09-Z

Selected Symbols

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

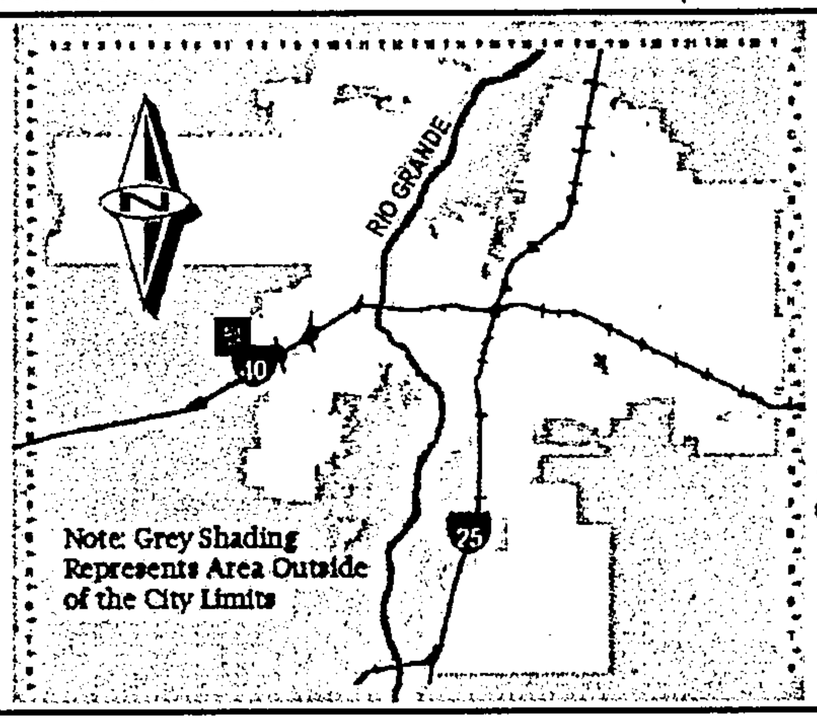
0 750 1,500 Feet



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

Albuquerque Geographic Information System

Map amended through: 2/4/2010



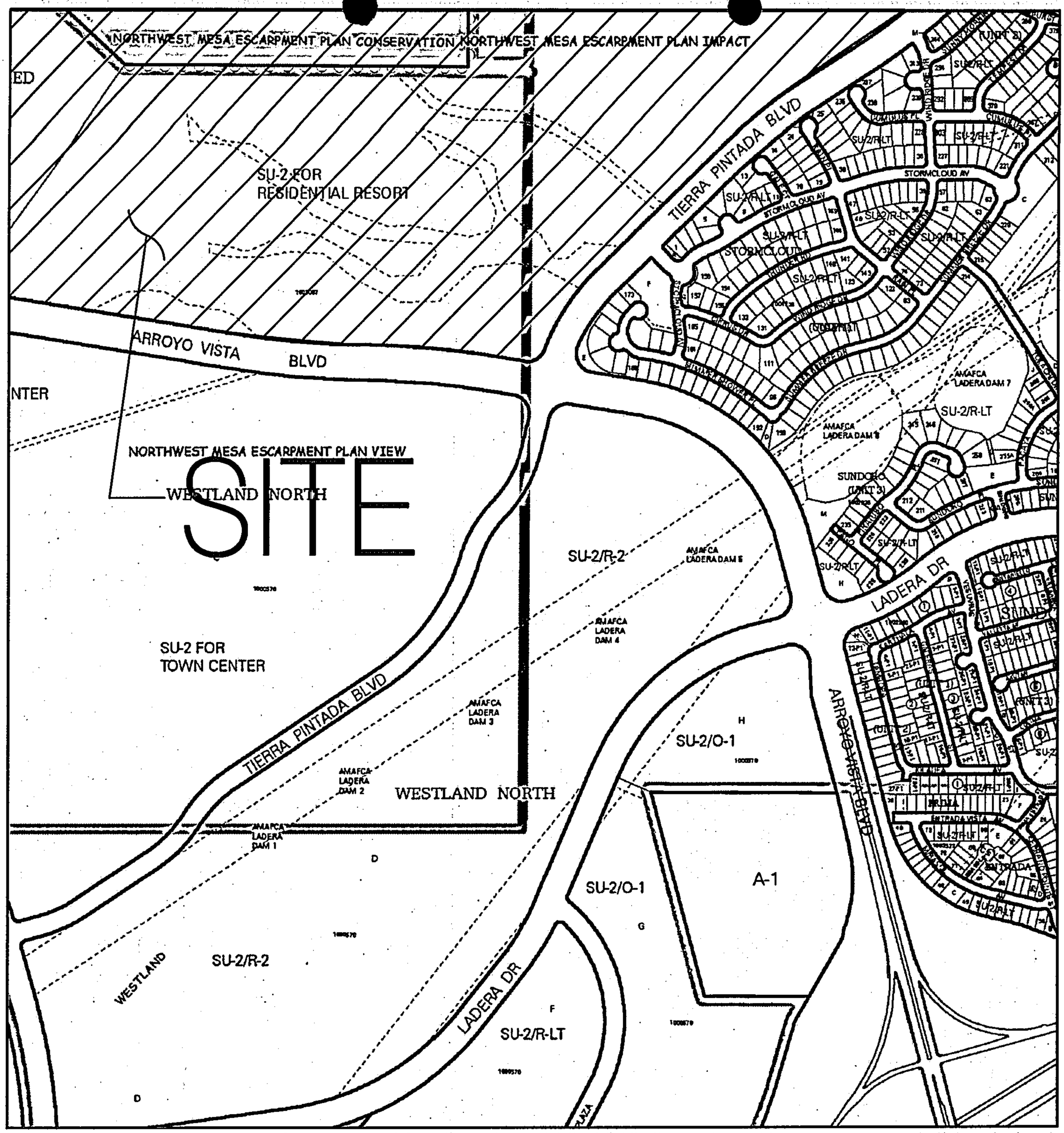
Zone Atlas Page:

J-07-Z

Selected Symbols

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

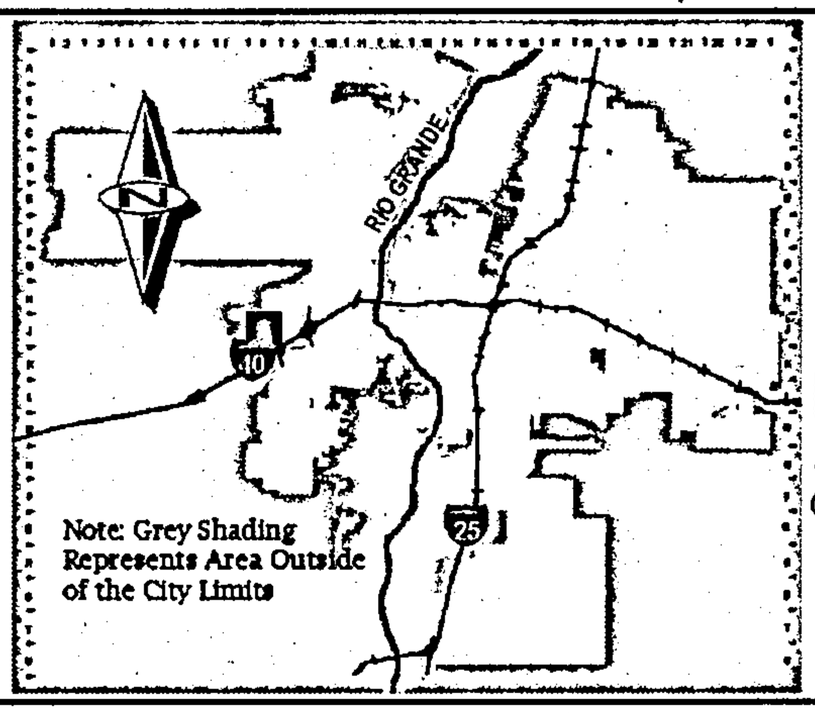
0 750 1,500 Feet



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

City of Albuquerque AGIS
Albuquerque Geographic Information System

Map amended through: 2/4/2010



Zone Atlas Page:

J-08-Z

Selected Symbols

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

0 750 1,500 Feet

City of Albuquerque

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

Date: 7-21-2011

TO CONTACT NAME: Becky Cauna
COMPANY/AGENCY: Bohannon Huston - Inc.
ADDRESS/ZIP: 7500 Jefferson St. 87109
PHONE/FAX #: 823-1000 798-7988

Thank you for your inquiry of 7/21/11 (date) requesting the names of **ALL Affected Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at Arroyo Vista Blvd. N.W.

zone map page(s) J-7-8/K-7-8/H-8-9

Our records indicate that the **Affected Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

Neighborhood or Homeowner Association	Neighborhood or Homeowner Association
Area Volcano	
Contacts: List attached	Contacts:

See reverse side for additional Neighborhood and/or Homeowner Associations Information: YES { } NO {X}

Please note that according to O-92 you are required to notify each of these contact persons by ***CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE*** the Planning Department will accept your application filing. ***IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.*** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Patrick Montoya

OFFICE OF NEIGHBORHOOD COORDINATION

ATTENTION: *Both contacts for each Neighborhood and/or Homeowner Associations need to be notified.*

Planningnacontactformltr (02/09/11)

NOTICE TO APPLICANTS - SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify **ALL AFFECTED NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATIONS PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT.** Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
   a) If a **ZONE CHANGE OR ANNEXATION,** the name of the existing zone category and primary uses and the name of the proposed category and primary uses *(i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").*
   b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendments describe the physical nature of the proposal *(i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").*
   c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent *(if any).* In particular the name of an individual contact person will be helpful so that neighborhood and/or homeowner associations may contact someone with questions or comments.

INFORMATION FROM THE OFFICE OF NEIGHBORHOOD COORDINATION

The following information should always be in <u>each</u> application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

[X] ONC's "Official" Letter to the applicant *(if there are associations).* A copy must be submitted with application packet -OR-

[ ] The ONC "Official" Letter *(if there are no associations).* A copy must be submitted with application packet.

[X] Copies of Letters to Neighborhood and/or Homeowner Associations *(if there are associations).* A copy must be submitted with application packet.

[X] Copies of the certified receipts to Neighborhood and/or Homeowner Associations *(if there are associations).* A copy must be submitted with application packet.

***Just a reminder* - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.**

* * * \

TRES VOLCANES N.A. (TVN) "R"
***Anthony Segura** *e-mail:* dasegura@comcast.net
2000 Selway Pl. NW/87120 263-9090 (c)
Thomas Borst *e-mail:* t0m2pat@yahoo.com
1908 Selway Pl. NW/87120 352-6563 (h)
Website: www.tresvolcanes.org **NA E-mail:** info@tresvolcanes.org

Council District: 1
County District: 1
Police Beat: 639/NW
Zone Map #: H-J-8-9

Bohannan Huston

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

July 22, 2011

Anthony Segura
2000 Selway Place NW
Albuquerque, NM 87120

Thomas Borst
1908 Selway Place NW
Albuquerque, NM 87120

Re: Parcel N, Watershed Subdivision
Minor Subdivision Plat Approval w/Bulk Land Variance, Vacation of Public/Private Easements- DRB Project # 1008792

Dear Mr. Segura, Mr. Borst:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are representatives of Tres Volcanes N.A.

This letter is to advise you that Bohannan Huston, Inc., agent for Western Albuquerque Land Holdings, is submitting a minor subdivision plat with a "bulk land" infrastructure variance to the DRB. This plat and other accompanying request (PNM easement vacation, AMAFCA easements) are being presented to the Development Review Board (DRB) for the purpose of obtaining City review and approval.

The submittal is a resubdivision of Parcel N, Watershed Subdivision into two tracts. Parcel N-1 is anticipated to a future high school and K-8th grade school site.

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,

James R. Topmiller, P.E.
Senior Vice President
Community Development & Planning

JRt/tms
Enclosure

Engineering ▲
Spatial Data ▲
Advanced Technologies ▲

P:\20110349\Correspondence\Submittals\Neigh Notice Parcel N.doc

CERTIFIED MAIL

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

91 7108 2133 3935 6709 4159

UNITED STATES POSTAGE
PITNEY BOWES
02 1P $ 005.59⁰
0003100114 JUL 22 2011
MAILED FROM ZIP CODE 871 09

Anthony Segura
2000 selway Place NW
Albuquerque, NM 87120

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

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- 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:

Anthony Segura
2000 Selway Pl NW
Albuquerque, NM 87120

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
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number
(Transfer from se
91 7108 2133 3935 6709 4159

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

CERTIFIED MAIL

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

91 7108 2133 3935 6709 4173

UNITED STATES POSTAGE
PITNEY BOWES
02 1P $ 005.59⁰
0003100114 JUL 22 2011
MAILED FROM ZIP CODE 87109

Anthony Segura
2000 selway Place NW
Albuquerque, NM 87120

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- 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:

Anthony Segura
2000 Selway Pl NW
Albuquerque NM 87120

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

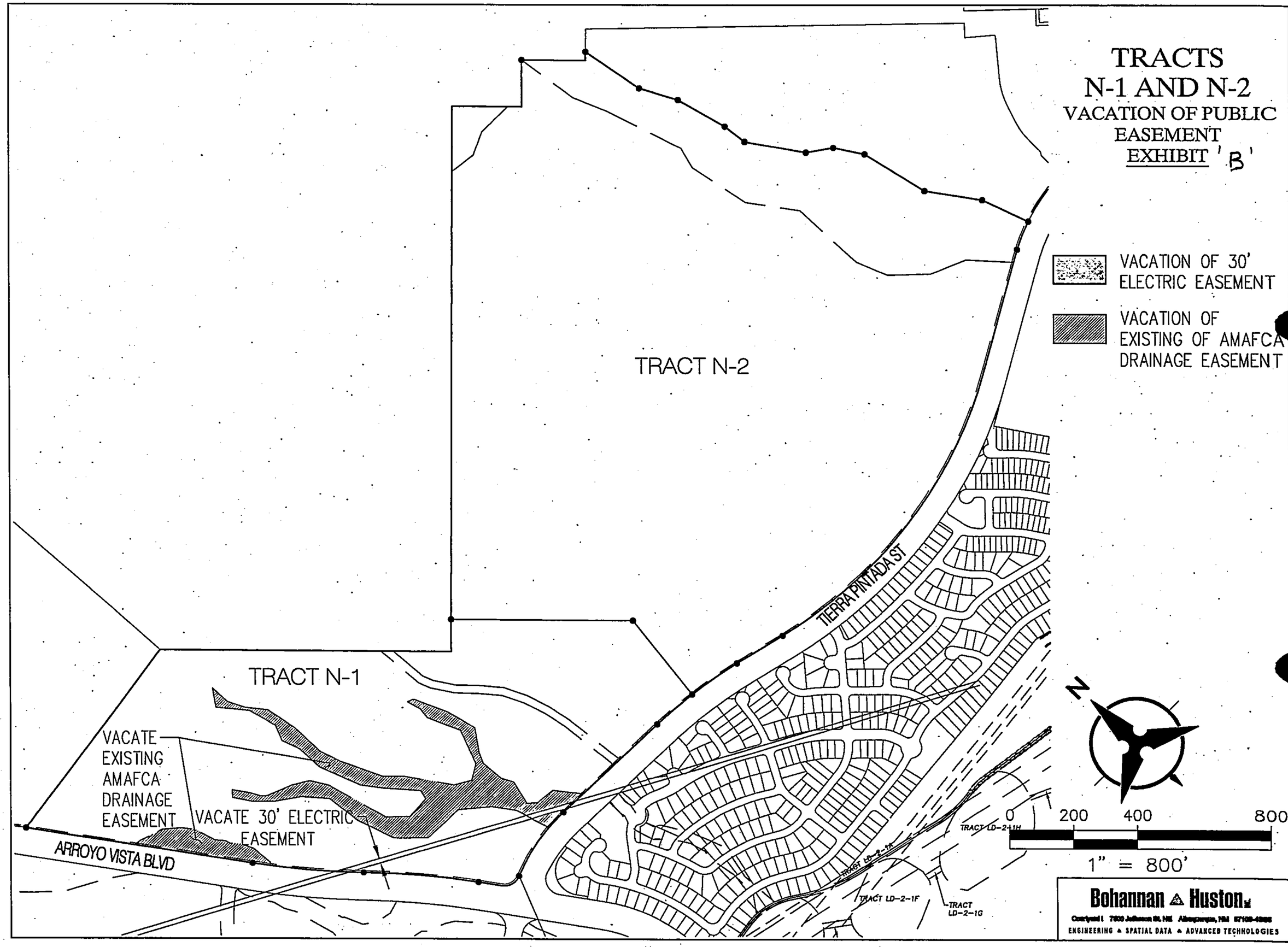
3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (*Extra Fee*) ☐ Yes

2. Article Number
(*Transfer from service l*) 91 7108 2133 3935 6709 4173

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

TRACTS N-1 AND N-2
VACATION OF PUBLIC EASEMENT
EXHIBIT 'B'



Bohannan ▲ Huston

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

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

City of Albuquerque

P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Deborah Stover, Director

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

May 5, 2011

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation
Project Number(s):
Case Number(s):
Agent: **Bohannan Huston Inc.**
Applicant: **Western Albuquerque Land Holdings LLC**
Legal Description: **Parcel N, Watershed Subdivision**
Zoning: **SU**
Acreage: **348 acres**
Zone Atlas Page: **H-8, H-9, J-7, J-8**

CERTIFICATE OF NO EFFECT: Yes _____ No _____

***PROVISIONAL* CERTIFICATE OF APPROVAL: Yes __X__ No _____**

TREATMENT PLAN REVIEW: Pending issuance of final survey report by Office of Contract Archeology, University of New Mexico

SUPPORTING DOCUMENTATION: Pending issuance of final survey report by Office of Contract Archeology, University of New Mexico

SITE VISIT: April 29, 2011

RECOMMENDATION(S):

- ***PROVISIONAL CERTIFICATE OF APPROVAL IS ISSUED (ref O-07-72 Section 4C(1), preservation plan required).***

- ***CERTIFICATE of APPROVAL ISSUED for submittal of preliminary platting purposes only. Final Certificate of Approval pending submittal of survey reports, determinations of site eligibility, and data recovery/site treatment plans.***

SUBMITTED:
Matthew Schmader, PhD
Superintendent, Open Space Division
City Archaeologist

June 4, 2011

Garrett Development Corporation
3131 Camelback Road, Suite 200
Phoenix, Arizona 85016
Phone: 480-236-5059

Re: DRB Submittals for Tract N, Watershed Subdivision, and Tracts C, D, Westland Plat

To Whom It May Concern,

I hereby authorize Bohannan Huston, Inc. staff to act as our agent in all matters associated with the Vacation Actions, Variance Requests, Preliminary and Final Plats and/or Site Plan for Subdivision applications for the above referenced subject project.

Sincerely,

WESTERN ALBUQUERQUE LAND HOLDINGS LLC,
a Delaware limited liability company

By: BARCLAYS CAPITAL REAL ESTATE INC.
as Servicing Member

By _____ Date: 6/7/2011
Name: Mark Wuest
Title: Vice President

PARCEL D (16)

PUBLIC SERVICE COMPANY OF NEW MEXICO
EASEMENT

THIS INDENTURE made this 16th day of August, 20 02 by and between

Westland Development Co., Inc., a New Mexico corporation

(Grantor) and PUBLIC SERVICE COMPANY OF NEW MEXICO, a New Mexico corporation for its Electric Services Division (Grantee), its successors and assigns.

WITNESSETH:

Grantor, for and in consideration of the sum of One Dollar ($1.00) in hand paid and other valuable consideration, the receipt of which is acknowledged, does hereby give, bargain, sell, grant and convey unto Grantee, its successors and assigns, a perpetual easement to build, rebuild, construct, reconstruct, locate relocate, change, remove, modify, renew, operate, and maintain overhead and/or underground facilities for the transmission and distribution of electric power and energy facilities for Grantee's internal communication purposes, or either of, any or all such purposes, including lines, poles, guy wires, conduits, and other equipment, fixtures and structures necessary to maintain such facilities on, over, beneath and across the easement hereinafter described, together with free access to, from, and over said easement, ~~with the right and privilege of going upon, over and across adjoining lands of Grantor~~ for the purposes set forth herein and with the right to utilize the easement to extend services to customers of Grantee, and to trim and remove any trees, shrubs or bushes which interfere with the purpose set forth herein. The easement granted herein is within lands situate in BERNALILLO County, New Mexico, and is more particularly described as follows, to wit:

PNM Project No. R2991-BW115kV

A 30' and 50' easement within PARCEL I, PARCEL D and PARCEL C, of Plat of the Bulk Land Plat of WESTLAND NORTH situate in Section 16, 17 and 18, T.10N., R.2E., N.M.P.M., Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on said Plat filed for record in the office of the County Clerk of Bernalillo County in Plat Book 2000C, Page 316, Document No. 2000127146 on December 27, 2000 and being more particularly described on Exhibit "A" and depicted on Exhibit "B", attached hereto and made a part hereof.

Except for surface maintenance violations (i.e. trash and/or litter) caused by Grantor, Grantee shall be responsible for reasonable maintenance of the surface of said easement only at such time when mandated in writing by a governmental agency pursuant to applicable governmental ordinances. In the event Grantor grants right of use for structures and/or improvements in this easement corridor to other user(s), then Grantee's surface maintenance responsibility shall become the burden of the new user(s).

Subject to any easements, restrictions or encumbrances of record.

Grantor hereby covenants that Grantor is the true and lawful owner of the land described herein.

Grantor shall have the right to use the above described easement for purposes not inconsistent with the rights hereby granted, provided that Grantor shall not erect nor construct any building, pool, or other structure thereon, nor drill nor operate any well thereon, nor conduct any activity which violates clearance provisions of the National Electrical Safety Code.

The provisions hereof shall inure to the benefit of and bind the heirs, mortgagees, lessees, tenants, successors and assigns of the parties hereto. Grantees shall have the unrestricted right to sell, transfer, assign, pledge, mortgage, lease, grant licenses or other use or occupancy rights with respect to, or otherwise dispose of, in whole or in part, any interest in the easement and such assigns shall have the further right to convey, in whole or in part, the rights granted to them by Grantee.

WITNESS its hand ---------- and seal ---------- this 16th day of August, 20 02

Barbara Page (SEAL) _____ (SEAL)
President & CEO

_____ (SEAL) _____ (SEAL)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO

COUNTY OF _____

This instrument was acknowledged before me on _____, 20____

By _____

My commission expires:

(Seal)

_____
Notary Public

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on

August 16, 20 02.

By BARBARA PAGE, PRESIDENT & CEO
(Name of Officer) (Title of Officer)

of Westland Development Co., Inc.
(Corporation Acknowledgment)

a New Mexico corporation, on behalf of said corporation.
(State of Incorporation)

My commission expires:
(Seal)

Linda J. Blair
Notary Public

My Commission Expires 8/5/05

PNM 470 8/94

FOR RECORDER'S USE ONLY

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5788868
Page: 1 of 3
12/05/2002 10:59A
Bk-A46 Pg-1372

Mami Herrera Bern. Co. EASE R 13.00

IM
IENCE
BER

EXHIBIT "A"

PNM Project No. R2991-BW115kV

A thirty (30) foot and fifty (50) foot wide easement within PARCEL I, PARCEL D and PARCEL C, of Plat of the Bulk Land Plat of WESTLAND NORTH situate in Section 16, 17 and 18, T.10N., R.2E., N.M.P.M., Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on said Plat filed for record in the office of the County Clerk of Bernalillo County in Plat Book 2000C, Page 316, Document No. 2000127146 on December 27, 2000 and being more particularly described as follows and depicted on Exhibit "B", attached hereto and made a part hereof:

An easement fifty (50) feet wide beginning at a point (marked by a steel utility pole) within Parcel I and a point within an existing two-hundred (200) foot wide El Paso Electric easement and a point at the center of an existing thirty (30) foot wide PNM Electric easement (previously Plains Electric easement); whence for a Tie, a Petroglyph National Monument brass cap being angle point No. 18, bears S.86°58'20"W. a distance of 3955.23 feet; Running thence as a fifty (50) foot wide easement being twenty-five (25) feet on both sides of the following described centerline:

S.38°39'54"W. a distance of 1844.94 feet to an angle point (marked by a steel utility pole) and this portion of easement lying within an existing 200' easement; Thence continuing as a thirty (30) foot wide easement parallel and adjacent to an existing one-hundred (100) foot wide El Paso Electric Company easement being twenty-five (25) feet to the right and five (5) feet to the left of the following described centerline:

S.56°45'32"W. a distance of 4856.22 feet to an angle point (marked by a steel utility pole), said portion of easement crossing over Parcel I and Parcel D; Thence continuing as a fifty (50) foot wide easement being twenty-five (25) feet on both sides of the following described centerline:

N.49°30'37"W. a distance of 2612.43 feet to an angle point (marked by a steel utility pole), said portion of easement crossing over Parcel D and Parcel C and Ending said easement at the center point of an existing thirty (30) foot wide PNM Electric easement; whence for a Tie, a Petroglyph National Monument brass cap being angle point No. 19, bears N.32°34'34"E. a distance of 2620.09 feet.

Excepting from the above-described easement the area within the Arroyo Vista Boulevard and Tierra Pintada Street right of ways as dedicated to the City of Albuquerque by said Bulk Land Plat of WESTLAND NORTH.

BP

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Page: 2 of 3
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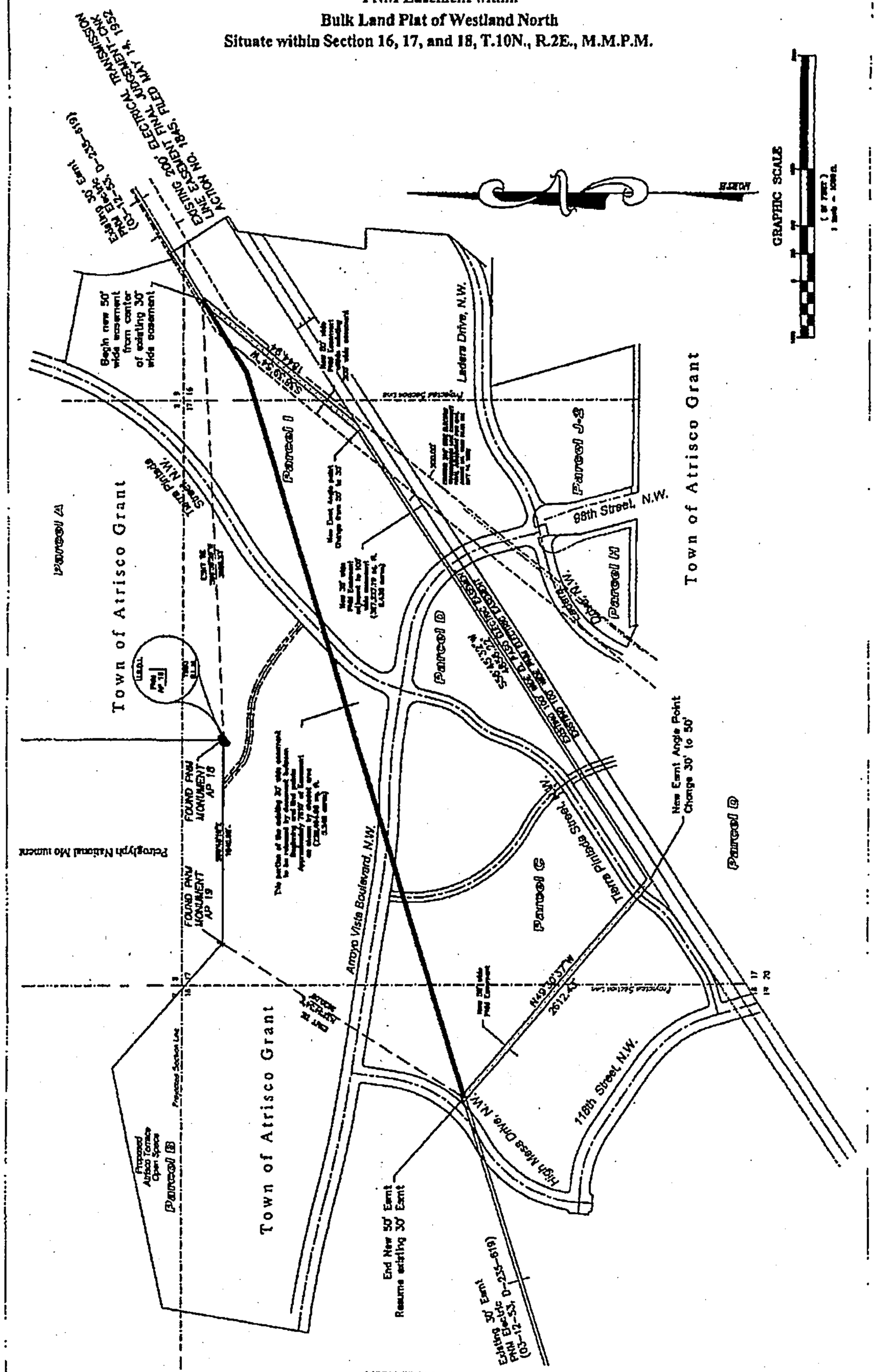
Mary Herrera Bern. Co. ERSE R 13.00

Exhibit "B"

PNM Easement within
Bulk Land Plat of Westland North
Situate within Section 16, 17, and 18, T.10N., R.2E., M.M.P.M.



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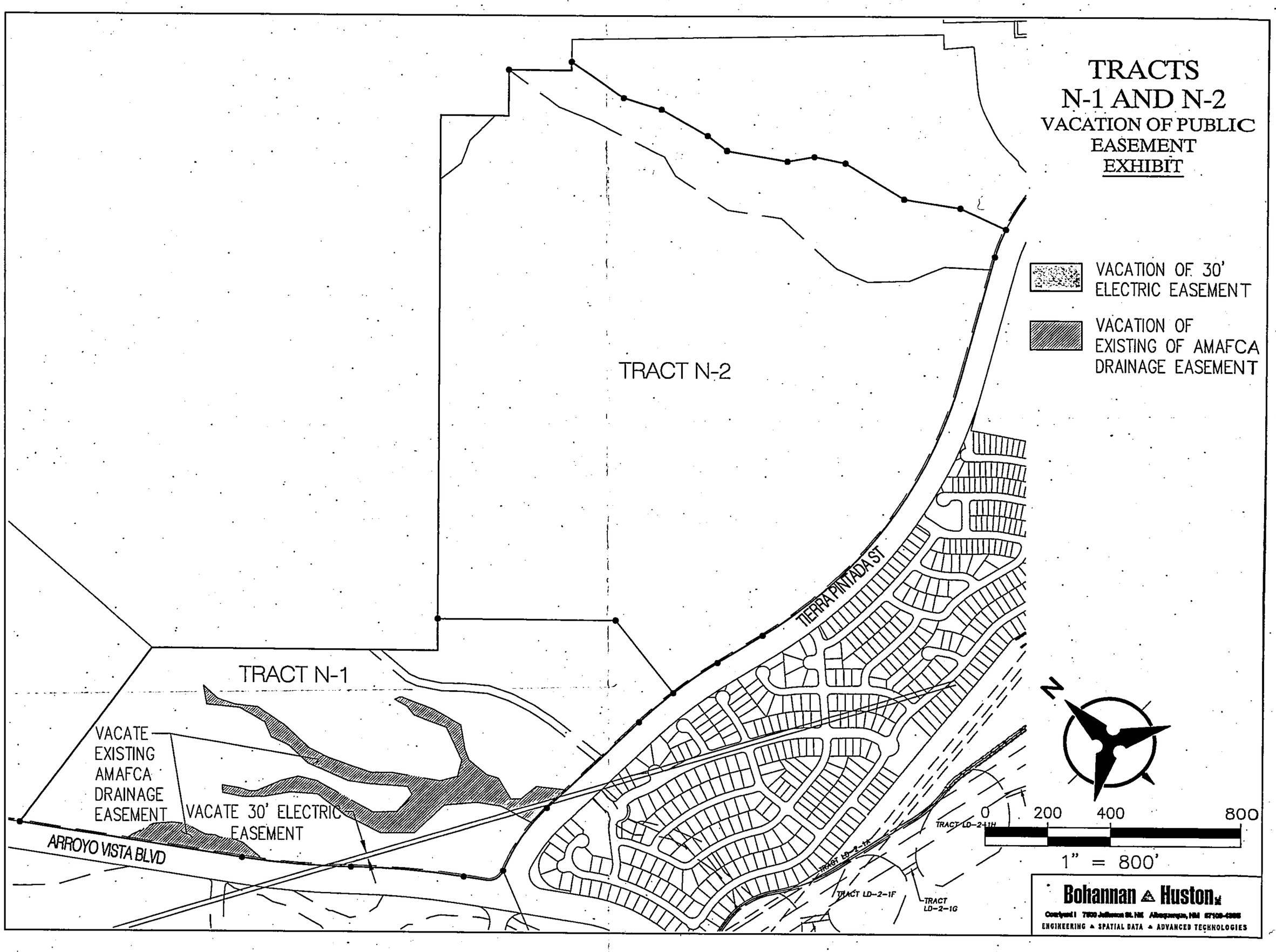
Mary Herrera Bern. Co. EASE R 13.00 Bk-A46 Pg-1372

TRACTS N-1 AND N-2
VACATION OF PUBLIC EASEMENT
EXHIBIT



Bohannan ▲ Huston

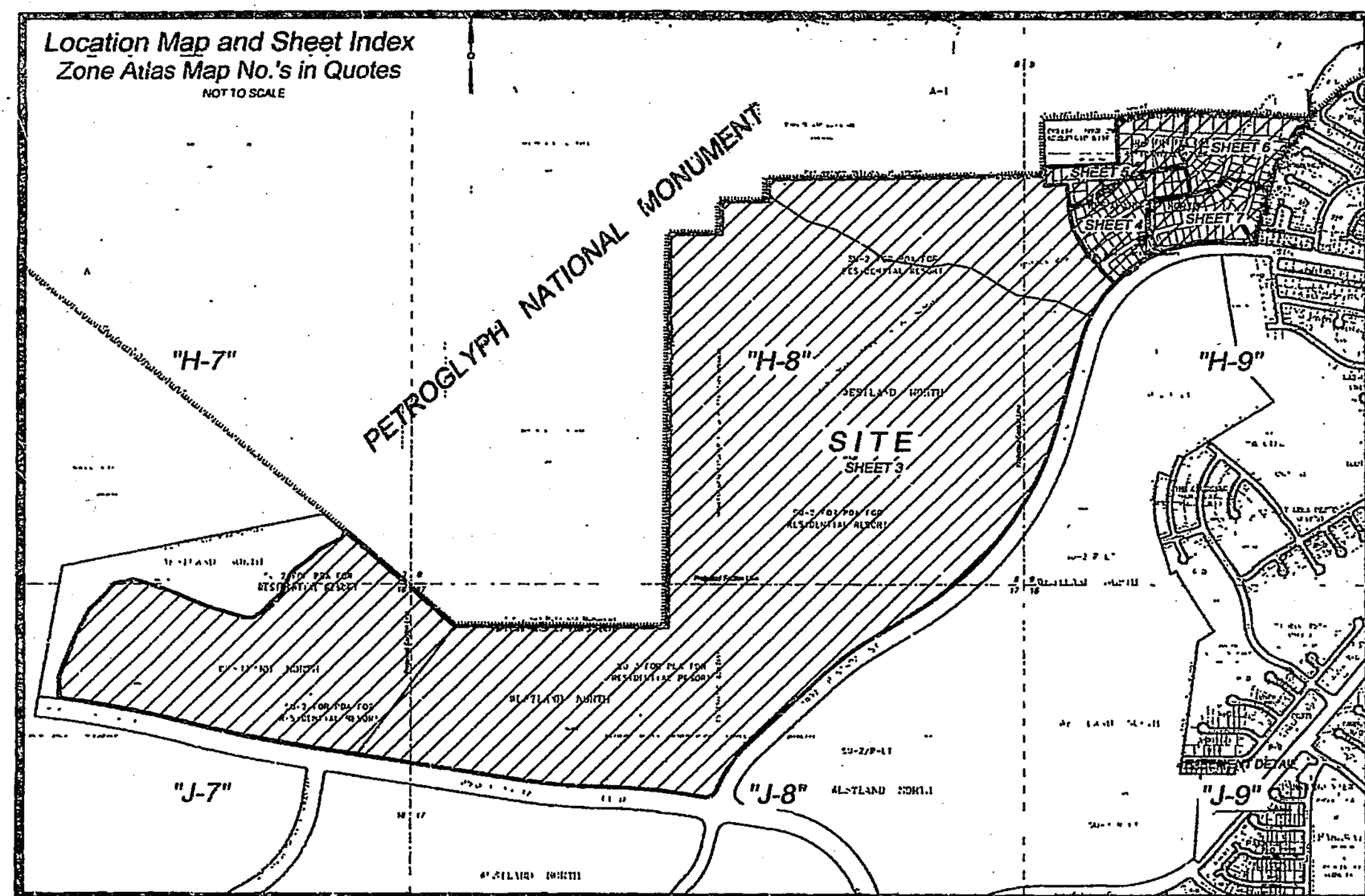
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

NORTH

EXICO

AREA TABLE
AREA (SF)
3,928 93
3,603 92
3,604 72
3,605 52
3,606.31
3,522 62
3,360 52
3,737 14
3,705 42
3,040.34
2,757 61
2,761 27
3,059 52
3,950 75
3,522 80
3,367 04
3,528 51
3,603 67
3,604.46
3,605 26
3,605.06
3,960 32



Notes:

1 MISC DATA ZONING SU-2 FOR PDA FOR RESIDENTIAL RESORT
2 BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE NAD 1927)
3 ALL DISTANCES ARE GROUND DISTANCES US SURVEY FOOT
4 THIS PROPERTY LIES WITHIN PROJECTED SECTIONS 7 8, 9, 17 AND 18 TOWNSHIP 10 NORTH, RANGE 2 EAST N M P M TOWN OF ATRISCO GRANT CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
5 PLAT SHOWS ALL EASEMENTS OF RECORD
6 T C NO 2005120944
7 BASIS OF BEARINGS THE BASIS OF BEARINGS FOR THIS PLAT IS DERIVED FROM THE BEARING BETWEEN NATIONAL GEODETIC SURVEY MONUMENTS "ANDY" AND "EAGLEAIR" OF N26°21'51"W
8 LOCATION OF PROJECTED SECTION LINES AS DELINEATED ARE APPROXIMATE AND ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY
9 TRACTS "A" THROUGH "L" INCLUSIVE ARE FUTURE LANDSCAPE TRACTS TO BE MAINTAINED BY THE PETROGLYPHS MANAGEMENT ASSOCIATION, INC

Disclaimer Statement

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE EXISTING PARCEL INTO ELEVEN (11) NEW TRACTS AND ONE HUNDRED THIRTY NINE (139) NEW LOTS, TO DEDICATE RIGHT-OF-WAY, TO GRANT EASEMENTS, AND TO VACATE EASEMENTS

Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED

PUBLIC UTILITY EASEMENTS AS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF

1 PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES TRANSFORMERS AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE

2 PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS

3 QWEST CORPORATION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES

4 COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF BURIED LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE

INCLUDED IN THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, 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 VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OR POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT

EASEMENT FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOOR AND FIVE FEET (5') ON EACH SIDE

IN APPROVING THIS PLAT PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHT TO WHICH IT MAY BE ENTITLED

PRECISION SURVEYS, INC.

Legal Description - See Sheet 2

Free Consent and Dedication

THE SUBDIVISION SHOWN HEREON IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, ANT THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS SAID OWNER AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED SAID OWNER WARRANTS THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LANDS SUBDIVIDED

SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS

SAID OWNER AND/OR PROPRIETOR DOES HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHTS OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS

Barbara Page 5-13-05
FRED AMBROSI DATE
VICE PRESIDENT
WESTLAND DEVELOPMENT CO., INC
A NEW MEXICO CORPORATION

Acknowledgement

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13 DAY OF MAY 2005 BY BARBARA PAGE ~~FRED AMBROSI~~ VICE PRESIDENT, WESTLAND DEVELOPMENT COMPANY, INC., A NEW MEXICO CORPORATION, ON BEHALF OF SAID CORPORATION

BY. Linda J. Blair
NOTARY PUBLIC

MY COMMISSION EXPIRES

OFFICIAL SEAL
LINDA J. BLAIR
NOTARY PUBLIC-STATE OF NEW MEXICO
Notary Bond Filed with Secretary of State
My Commission Expires 5/5/05

RECORDING STAMP

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06/09/2005 02 35P
Bk-285SC Pg-198
Mary Herrera Bern Co FLAT R 62 68

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #: 1-008 059-384 171-40101
PROPERTY OWNER OF RECORD
Westland Development Co.
BERNALILLO COUNTY TREASURER'S OFFICE
P Rodriguez 6/9/05

Subdivision Data:
GROSS SUBDIVISION ACREAGE 530 7109 ACRES±
ZONE ATLAS INDEX NO H-7 H-8, H 9 J 7 AND J 8
NO OF TRACTS CREATED 11
NO OF LOTS CREATED 139
MILES OF FULL WIDTH STREETS CREATED 1 6982 MILES
DATE OF SURVEY MARCH 2005

Plat of Watershed Subdivision

Albuquerque, Bernalillo County, New Mexico
May, 2005

Project No. 1003087

Application No. 05DRB-00828

Utility Approvals

PNM ELECTRIC SERVICES	6-8-05 DATE
PNM GAS SERVICES	6-8-05 DATE
QWEST COMMUNICATIONS, INC.	5-25-05 DATE
COMCAST	5-23-05 DATE

City Approvals

CITY SURVEYOR, DEPARTMENT OF MUNICIPAL DEVELOPMENT	5-17-05 DATE
TRAFFIC ENGINEERING TRANSPORTATION DIVISION	5-25-05 DATE
UTILITY DEVELOPMENT	6-9-05 DATE
PARKS AND RECREATION DEPARTMENT	5/25/05 DATE
AMAFCA	6-6-05 DATE
CITY ENGINEER	5/25/05 DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	6/09/05 DATE

Surveyor's Certificate

I, LARRY W MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF THE STANDARDS FOR LAND SURVEYS OF THE NEW MEXICO ASSOCIATION OF ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

Larry W. Medrano 05/12/05
LARRY W MEDRANO DATE
N.M.P.S. No 11993

NEW MEXICO 11993 REGISTERED PROFESSIONAL SURVEYOR

PREPARED BY	SHEET TITLE	DRAWN BY	CHECKED BY	DATE
PRECISION SURVEYS, INC. 8414-D JEFFERSON ST., N.E. ALBUQUERQUE, NEW MEXICO 87113 PHONE 505 856 5700 FAX 505 856 7900	WATERSHED SUBDIVISION TITLE PAGE	KJS	LM	4/29/05
	PREPARED FOR: Westland Development Co., Inc.	PROJECT NO. 03 5444P	SHEET NO. 1	OF SHEETS 12
	LOCATION: BERNALILLO COUNTY, NEW MEXICO			

2 OF 2

Legal Description

A TRACT OF LAND LYING AND BEING SITUATE WITHIN THE TOWN OF ATRISCO GRANT, WITHIN PROJECTED SECTIONS 7, 8, 9, 17 AND 18, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPLE MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING COMPRISED OF PARCEL "A" OF WESTLAND NORTH, AS THE SAME IS SHOWN AND DESIGNATED ON THE BULK LAND PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 27, 2000, IN BOOK 2000C, PAGE 316, AND BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM BEARINGS (CENTRAL ZONE - NORTH AMERICAN DATUM OF 1983) AND GROUND DISTANCES (U.S. SURVEY FOOT) AS FOLLOWS:

BEGINNING AT AN ANGLE POINT ALONG THE NORTHERLY BOUNDARY OF THE TRACT HEREIN DESCRIBED, SAID BOUNDARY BEING THE COMMON BOUNDARY WITH PETROGLYPH NATIONAL MONUMENT MARKED BY A FOUND BUREAU OF LAND MANAGEMENT BRASS CAP MARKED "PNM AP 13 1990" FROM WHENCE ALBUQUERQUE CONTROL SURVEY MONUMENT "BH-41-1978" (A STANDARD BLM BRASS TABLET FOUND IN PLACE) HAVING NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE - NAD - 1927) OF X = 351,455.56' AND Y = 1,496,546.13', BEARS N84°33'43" E A DISTANCE OF 1607.55 FEET; THENCE FROM SAID POINT OF BEGINNING N 89°04'46" E A DISTANCE OF 2380.83 FEET TO AN ANGLE POINT MARKED BY A FOUND BUREAU OF LAND MANAGEMENT BRASS CAP MARKED "PNM AP12 1990"; THENCE N 01°30'54" W A DISTANCE OF 80.17 FEET TO A FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP STAMPED "WEAVER"; THENCE N 88°30'20" E A DISTANCE OF 629.21 FEET TO A FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP NOT STAMPED; THENCE N 01°29'38" W A DISTANCE OF 419.55 FEET TO A FOUND NO. 5 REBAR WITH PLASTIC CAP STAMPED "WEAVER"; THENCE N 82°21'12" E A DISTANCE OF 472.32 FEET TO AN ANGLE POINT MARKED BY A FOUND BUREAU OF LAND MANAGEMENT BRASS CAP MARKED "PNM AP 9 1990"; THENCE S 86°54'52" E A DISTANCE OF 1208.59 FEET TO THE NORTHEAST CORNER OF THE DESCRIBED TRACT MARKED BY A FOUND NO. 4 REBAR WITH ALUMINUM CAP STAMPED "CSC"; THENCE S 35°41'29" W A DISTANCE OF 498.04 FEET TO A FOUND PK NAIL WITH A BRASS TAG STAMPED "PS 11993"; THENCE S 14°58'00" W A DISTANCE OF 886.14 FEET TO A FOUND CHISELED "X" IN CONCRETE; THENCE S 00°31'27" W A DISTANCE OF 83.62 FEET TO A FOUND PK NAIL WITH A BRASS TAG STAMPED "PS 11993"; THENCE THROUGH A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 4646.34 FEET, AN ARC LENGTH OF 403.87 FEET, A CENTRAL ANGLE OF 4°58'49", AND A CHORD BEARING N 88°28'47" W A DISTANCE OF 403.75 FEET TO A POINT OF COMPOUND CURVATURE MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 11993"; THENCE THROUGH A CURVE TO THE LEFT HAVING A RADIUS OF 1153.00 FEET, AN ARC LENGTH OF 1125.00 FEET, A CENTRAL ANGLE OF 55°54'15", AND A CHORD BEARING S 61°04'40" W A DISTANCE OF 1080.90 FEET TO A POINT OF COMPOUND CURVATURE MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 11993"; THENCE THROUGH A CURVE TO THE LEFT HAVING A RADIUS OF 1252.00 FEET, AN ARC LENGTH OF 352.55 FEET, A CENTRAL ANGLE OF 16°08'02", AND A CHORD BEARING S 25°03'32" W A DISTANCE OF 351.39 FEET TO A POINT OF TANGENCY MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 11993"; THENCE S 15°10'44" W A DISTANCE OF 825.97 FEET TO A POINT OF CURVATURE MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 11993"; THENCE THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 2848.00 FEET, AN ARC LENGTH OF 2154.58 FEET, A CENTRAL ANGLE OF 43°20'44", AND A CHORD BEARING S 36°51'06" W A DISTANCE OF 2103.56 FEET TO A POINT OF TANGENCY MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 11993"; THENCE S 58°31'28" W A DISTANCE OF 339.68 FEET TO A POINT OF CURVATURE MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 11993"; THENCE THROUGH A CURVE TO THE LEFT HAVING A RADIUS OF 2864.00 FEET, AN ARC LENGTH OF 637.18 FEET, A CENTRAL ANGLE OF 12°19'02", AND A CHORD BEARING S 52°21'57" W A DISTANCE OF 635.96 FEET TO A POINT OF TANGENCY MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 11993"; THENCE S 46°12'26" W A DISTANCE OF 819.92 FEET TO A POINT OF CURVATURE MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 11993"; THENCE THROUGH A CURVE TO THE LEFT HAVING A RADIUS OF 1164.00 FEET, AN ARC LENGTH OF 502.80 FEET, A CENTRAL ANGLE OF 24°44'59", AND A CHORD BEARING S 33°49'57" W A DISTANCE OF 498.90 FEET TO A POINT OF REVERSE CURVATURE MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 11993"; THENCE THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 135.24 FEET, A CENTRAL ANGLE OF 77°29'11", AND A CHORD BEARING S 60°12'03" W A DISTANCE OF 125.17 FEET TO A POINT OF TANGENCY LYING ON THE NORTH RIGHT-OF-WAY LINE OF ARROYO VISTA BOULEVARD, NW MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 11993"; THENCE N 81°03'21" W A DISTANCE OF 146.56 FEET TO A POINT OF CURVATURE MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 11993"; THENCE THROUGH A CURVE TO THE LEFT HAVING A RADIUS OF 5090.00 FEET, AN ARC LENGTH OF 726.36 FEET, A CENTRAL ANGLE OF 8°10'35", AND A CHORD BEARING N 85°08'39" W A DISTANCE OF 725.25 FEET TO A POINT OF REVERSE CURVATURE MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 11993"; THENCE THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 4922.80 FEET, AN ARC LENGTH OF 705.05 FEET, A CENTRAL ANGLE OF 8°12'26", AND A CHORD BEARING N 85°07'43" W A DISTANCE OF 704.45 FEET TO A POINT OF TANGENCY MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 11993"; THENCE N 81°01'30" W A DISTANCE OF 1974.02 FEET TO A POINT OF CURVATURE MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 11993"; THENCE THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 8010.00 FEET, AN ARC LENGTH OF 944.76 FEET, A CENTRAL ANGLE OF 6°04'31", AND A CHORD BEARING N 77°59'14" W A DISTANCE OF 944.31 FEET TO A POINT OF REVERSE CURVATURE MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 11993"; THENCE THROUGH A CURVE TO THE LEFT HAVING A RADIUS OF 9030.00 FEET, AN ARC LENGTH OF 1130.83 FEET, A CENTRAL ANGLE OF 7°07'40", AND A CHORD BEARING N 78°30'45" W A DISTANCE OF 1130.10 FEET TO A POINT OF TANGENCY MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 11993"; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE N 00°48'54" W A DISTANCE OF 186.88 FEET TO A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 11993"; THENCE N 17°01'20" E A DISTANCE OF 111.32 FEET TO A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 11993"; THENCE N 22°23'45" E A DISTANCE OF 285.02 FEET TO A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 11993"; THENCE N 27°15'01" E A DISTANCE OF 251.55 FEET TO A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 11993"; THENCE N 45°13'12" E A DISTANCE OF 170.00 FEET TO A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 11993"; THENCE N 40°27'11" E A DISTANCE OF 149.02 FEET TO A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 11993"; THENCE N 78°26'21" E A DISTANCE OF 161.29 FEET TO A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 11993"; THENCE S 76°00'59" E A DISTANCE OF 132.78 FEET TO A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 11993"; THENCE S 68°30'00" E A DISTANCE OF 210.32 FEET TO A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 11993"; THENCE S 65°40'11" E A DISTANCE OF 331.93 FEET TO A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 11993"; THENCE S 72°57'19" E A DISTANCE OF 323.39 FEET TO A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 11993"; THENCE S 87°40'49" E A DISTANCE OF 83.48 FEET TO A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 11993"; THENCE N 57°14'37" E A DISTANCE OF 94.55 FEET TO A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 11993"; THENCE N 41°52'51" E A DISTANCE OF 136.07 FEET TO A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 11993"; THENCE N 49°01'32" E A DISTANCE OF 102.36 FEET TO A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 11993"; THENCE N 21°35'21" E A DISTANCE OF 157.89 FEET TO A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 11993"; THENCE N 42°21'27" E A DISTANCE OF 85.02 FEET TO A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 11993"; THENCE N 53°13'44" E A DISTANCE OF 163.55 FEET TO A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 11993"; THENCE N 44°15'57" E A DISTANCE OF 107.64 FEET TO A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 11993"; THENCE N 62°12'46" E A DISTANCE OF 223.18 FEET TO A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 11993"; THENCE N 26°24'00" E A DISTANCE OF 74.49 FEET TO A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 11993"; THENCE S 48°21'52" E A DISTANCE OF 1266.86 FEET TO A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 11993"; THENCE S 89°40'19" E A DISTANCE OF 1841.36 FEET TO AN ANGLE POINT MARKED BY A FOUND BUREAU OF LAND MANAGEMENT BRASS CAP MARKED "PNM AP 18 1990"; THENCE N 00°19'00" E A DISTANCE OF 1914.14 FEET TO AN ANGLE POINT MARKED BY A FOUND BUREAU OF LAND MANAGEMENT BRASS CAP MARKED "PNM AP 17 WP 17 1990"; THENCE N 00°17'49" E A DISTANCE OF 1586.19 FEET TO AN ANGLE POINT MARKED BY A FOUND BUREAU OF LAND MANAGEMENT BRASS CAP MARKED "PNM AP 17 1990"; THENCE S 89°41'00" E A DISTANCE OF 435.53 FEET TO AN ANGLE POINT MARKED BY A FOUND BUREAU OF LAND MANAGEMENT BRASS CAP MARKED "PNM AP 16 1990"; THENCE N 00°19'03" E A DISTANCE OF 300.15 FEET TO A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 11993"; THENCE S 89°42'59" E A DISTANCE OF 399.88 FEET TO AN ANGLE POINT MARKED BY A FOUND BUREAU OF LAND MANAGEMENT BRASS CAP MARKED "PNM AP 14 1990"; THENCE N 00°15'44" E A DISTANCE OF 199.93 FEET TO AN ANGLE POINT MARKED BY A FOUND BUREAU OF LAND MANAGEMENT BRASS CAP MARKED "PNM AP 13 1990", SAID POINT BEING THE POINT AND PLACE OF BEGINNING. CONTAINING 530.7109 ACRES (23,117,767 SQUARE FEET) MORE OR LESS. NOW COMPRISING WATERSHED SUBDIVISION.

RECORDING STAMP

Mary Herrera Bern. Co. PLAT R 62.00
2005062080
6278551
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06/08/2005 02:03P
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INDEX TO SHEETS, WATERSHED SUBDIVISION

SHEET 1	WATERSHED SUBDIVISION TITLE PAGE
SHEET 2	DESCRIPTION AND INDEX
SHEET 3	WATERSHED SUBDIVISION OVERALL BOUNDARY
SHEET 4	WATERSHED SUBDIVISION LOT DETAILS
SHEET 5	WATERSHED SUBDIVISION LOT DETAILS
SHEET 6	WATERSHED SUBDIVISION LOT DETAILS
SHEET 7	WATERSHED SUBDIVISION LOT DETAILS
SHEET 8	AREA, CURVE AND LINE TABLES
SHEET 9	TRACT EASEMENT DETAIL
SHEET 10	TRACT EASEMENT DETAIL
SHEET 11	WATERSHED SUBDIVISION EASEMENT DETAILS
SHEET 12	EASEMENT VACATION DETAILS

NOTE

Pursuant to Section 7-7 of the City of Albuquerque, New Mexico subdivision ordinance, a variance or waiver from certain subdivision requirements has been granted by the City and the Albuquerque Metropolitan Arroyo Flood Control Authority in connection with this plat.

Future subdivision of lands within 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, 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:

1. Water and sanitary sewer availability
2. Future street dedications and/or improvements
3. Park and open space requirements
4. Drainage requirements and/or improvements
5. 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.

PREPARED BY: PRECISION SURVEYS, INC. 5 BULLO JEFFERSON ST. N.E. PHONE 505 888 8700 ALBUQUERQUE, NEW MEXICO 87113 FAX 505 888 7300

SHEET TITLE: DESCRIPTION AND INDEX

FOR: Westland Development Co., Inc.

LOCATION: BERNALILLO COUNTY, NEW MEXICO

DRAWN BY	CHECKED BY	DATE
KJS	LM	4/29/05
PROJECT NO. 03 5444P	SHEET NO. 2	OF SHEETS 12

PRECISION SURVEYS, INC.

LINE	BEARING	DISTANCE
L1	N 00°48'54" W	186.88'
L2	N 17°01'20" E	111.32'
L3	N 22°23'45" E	285.02'
L4	N 27°15'01" E	251.55'
L5	N 45°13'12" E	170.00'
L6	N 40°27'11" E	149.02'
L7	N 78°26'21" E	161.29'
L8	S 76°00'59" E	132.78'
L9	S 68°30'00" E	210.32'
L10	S 66°40'11" E	331.93'
L11	S 72°57'19" E	323.98'
L12	S 87°40'49" E	83.48'
L13	N 57°14'37" E	94.55'
L14	N 41°52'51" E	136.07'
L15	N 49°01'32" E	102.56'
L16	N 21°35'21" E	157.89'
L17	N 42°21'27" E	85.02'
L18	N 53°13'44" E	163.55'
L19	N 44°15'57" E	107.64'
L20	N 62°12'48" E	223.18'
L21	N 26°24'00" E	74.49'
L22	N 81°03'21" W	145.56'
L23	N 00°19'03" E	300.15'
L24	N 00°15'44" E	58.11'
L25	N 00°15'44" E	143.82'
L26	N 00°15'44" E	199.93'
L27	S 55°05'15" E	408.93'
L28	S 73°11'23" E	255.35'
L29	S 60°02'44" E	339.89'
L30	S 51°59'32" E	156.58'
L31	S 79°53'39" E	333.01'
L32	N 80°08'52" E	175.30'
L33	S 78°17'43" E	201.82'
L34	S 57°52'06" E	443.76'
L35	S 80°38'56" E	360.99'
L36	S 64°37'49" E	319.75'
L37	N 01°30'54" W	172.85'
L38	N 84°54'52" E	179.75'
L39	S 05°05'08" E	261.03'
L40	S 44°10'47" E	114.75'
L41	S 16°59'27" E	28.45'
L42	S 44°10'47" E	143.54'
L43	N 01°30'54" W	92.66'
L44	N 01°30'54" W	80.17'
L45	S 00°31'27" W	63.62'
L46	S 28°52'56" E	106.90'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	4922.00'	705.05'	704.45'	N 85°07'43" W	08°12'26"
C2	6910.00'	944.76'	944.31'	N 77°59'14" W	08°04'31"
C3	9090.00'	1130.83'	1130.10'	N 78°30'49" W	07°07'40"
C4	4846.34'	403.87'	403.75'	N 88°28'47" W	04°58'49"
C5	1153.00'	1125.00'	1080.90'	S 61°04'40" W	55°54'15"
C6	1252.00'	352.55'	351.39'	S 25°03'32" W	16°08'02"
C7	2848.00'	2154.56'	2103.58'	S 36°51'06" W	43°20'44"
C8	2984.00'	637.18'	635.96'	S 62°21'57" W	12°19'02"
C9	1164.00'	502.60'	498.90'	S 33°49'57" W	24°44'58"
C10	100.00'	135.24'	125.17'	S 80°12'03" W	77°29'11"
C11	5090.00'	726.36'	725.75'	N 85°06'38" W	08°10'35"
C12	1153.00'	948.86'	920.49'	N 65°30'13" E	47°03'10"
C13	30.00'	45.11'	40.96'	S 01°06'05" E	86°09'25"
C14	423.00'	127.70'	127.22'	S 35°31'51" E	17°17'51"
C15	523.00'	198.96'	197.76'	S 15°59'02" E	21°47'48"
C16	10.00'	15.71'	14.14'	S 50°05'08" E	90°00'00"
C17	1252.00'	159.11'	159.00'	N 29°29'06" E	07°16'53"
C18	1153.00'	178.12'	177.94'	N 37°33'05" E	08°51'05"
C253	1252.00'	193.44'	193.25'	S 21°25'05" W	08°51'05"

TRACT INFORMATION CHART			
TRACT	ACREAGE	SQUARE FOOTAGE	PURPOSE OF TRACT
A	0.4448± AC.	19,376± SQ. FT.	PRIVATE LANDSCAPE
B	0.0497± AC.	2165± SQ. FT.	PRIVATE LANDSCAPE
C	0.0615± AC.	2678± SQ. FT.	PRIVATE LANDSCAPE
D	0.0421± AC.	1833± SQ. FT.	PRIVATE LANDSCAPE
E	0.0348± AC.	1514± SQ. FT.	PRIVATE LANDSCAPE
F	0.0703± AC.	3061± SQ. FT.	PRIVATE LANDSCAPE
G	0.0729± AC.	3177± SQ. FT.	PRIVATE LANDSCAPE
H	0.0933± AC.	4063± SQ. FT.	PRIVATE LANDSCAPE
J	0.7339± AC.	31,967± SQ. FT.	PRIVATE LANDSCAPE
K	0.6802± AC.	38,340± SQ. FT.	PRIVATE OPEN SPACE
L	1.8161± AC.	79,109± SQ. FT.	PRIVATE PARK
M	47.0519± AC.	2,049,583± SQ. FT.	FUTURE DEVELOPMENT
N	347.7535± AC.	15,148,143± SQ. FT.	FUTURE DEVELOPMENT
P	88.7115± AC.	3,864,271 SQ. FT.±	FUTURE DEVELOPMENT

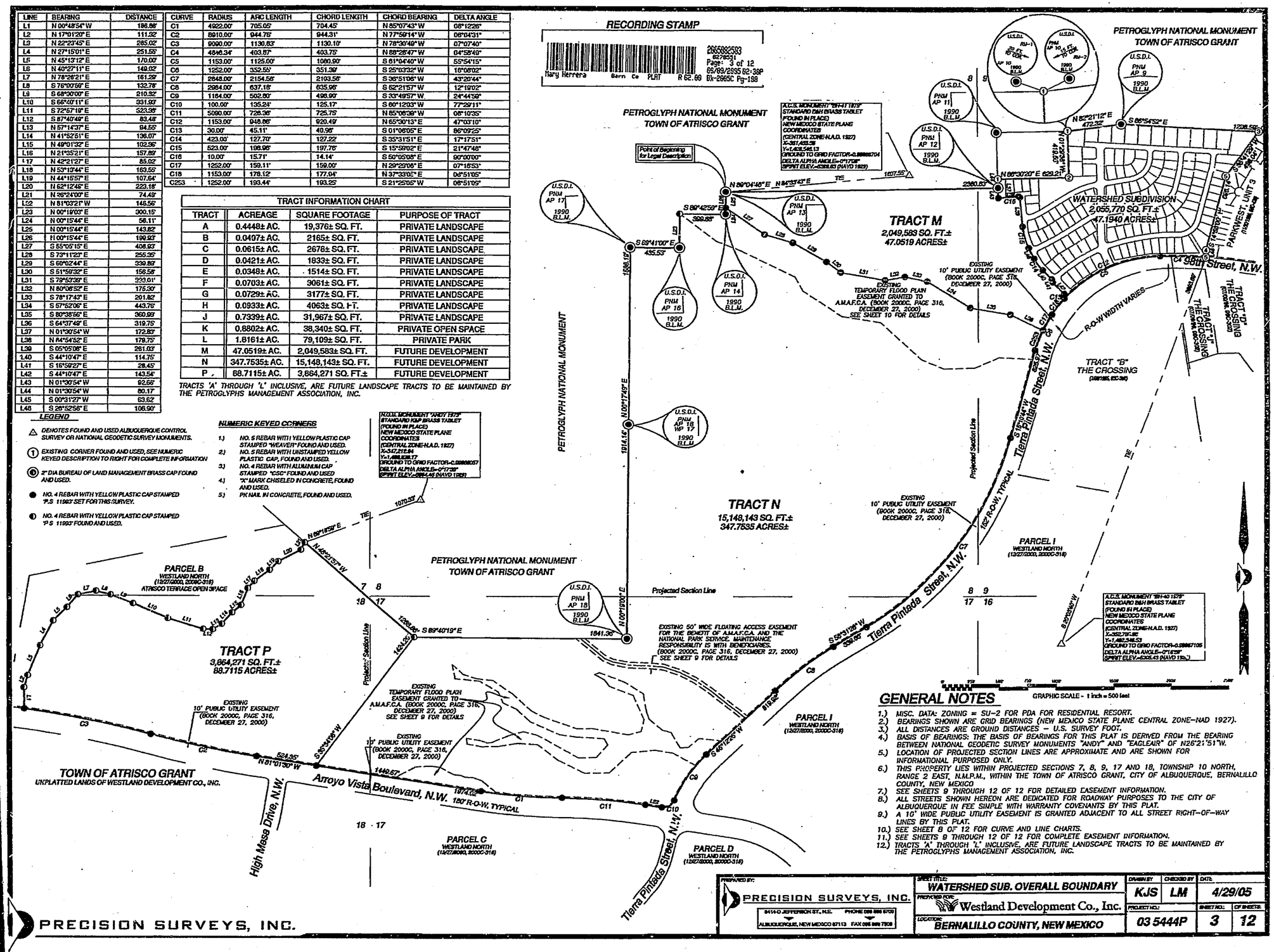
TRACTS 'A' THROUGH 'L' INCLUSIVE, ARE FUTURE LANDSCAPE TRACTS TO BE MAINTAINED BY THE PETROGLYPHS MANAGEMENT ASSOCIATION, INC.

LEGEND

- △ DENOTES FOUND AND USED ALBUQUERQUE CONTROL SURVEY OR NATIONAL GEODETIC SURVEY MONUMENTS.
- ① EXISTING CORNER FOUND AND USED, SEE NUMERIC KEYED DESCRIPTION TO RIGHT FOR COMPLETE INFORMATION
- ◎ 2" DIA BUREAU OF LAND MANAGEMENT BRASS CAP FOUND AND USED.
- ● NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "P.S 11993" SET FOR THIS SURVEY.
- ◐ NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "P.S 11993" FOUND AND USED.

NUMERIC KEYED CORNERS

1.) NO. 5 REBAR WITH YELLOW PLASTIC CAP STAMPED "WEAVER" FOUND AND USED.
2.) NO. 5 REBAR WITH UNSTAMPED YELLOW PLASTIC CAP, FOUND AND USED.
3.) NO. 4 REBAR WITH ALUMINUM CAP STAMPED "CSC" FOUND AND USED
4.) "X" MARK CHISELED IN CONCRETE, FOUND AND USED.
5.) PK NAIL IN CONCRETE, FOUND AND USED.



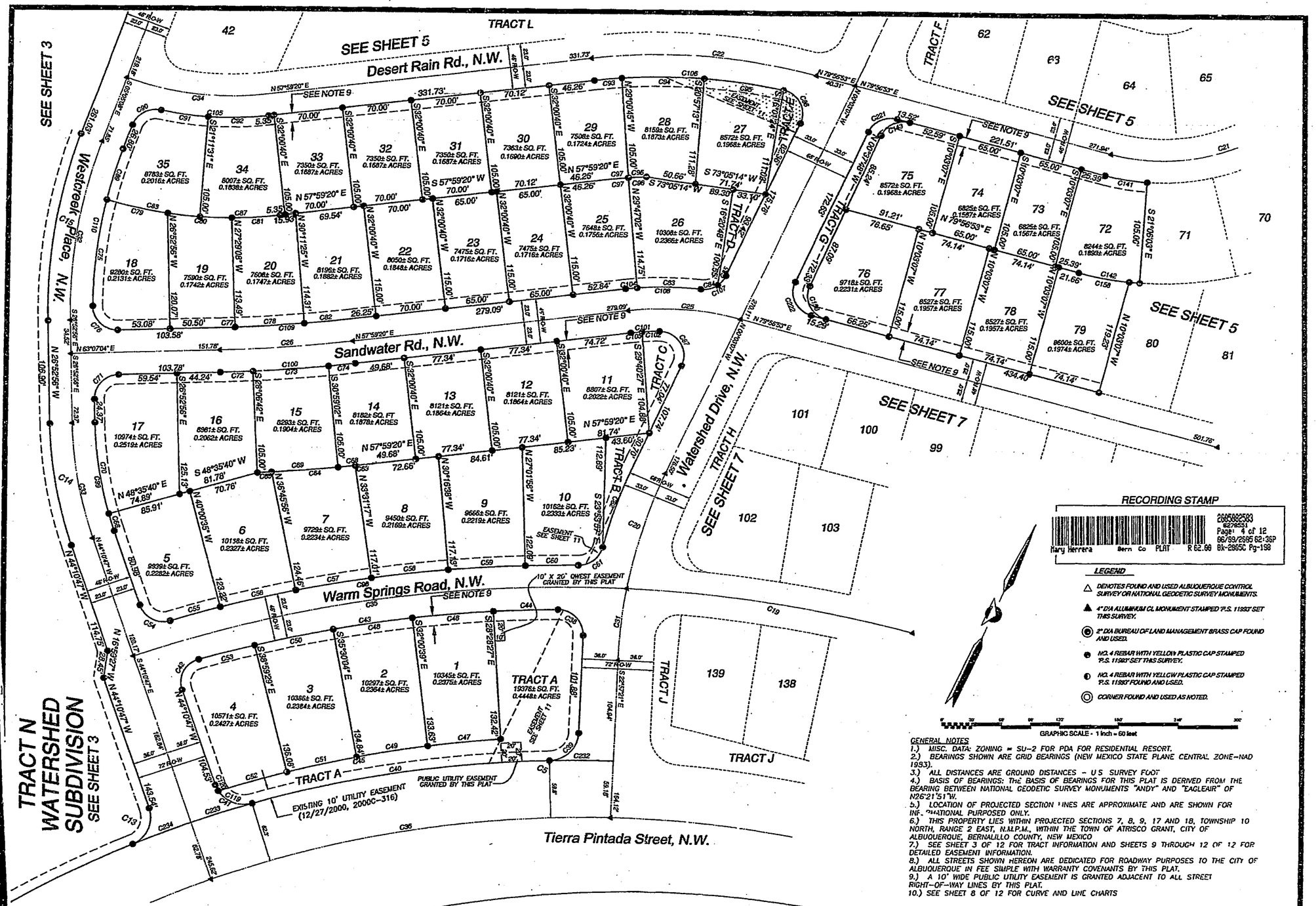
GENERAL NOTES

1.) MISC. DATA: ZONING = SU-2 FOR PDA FOR RESIDENTIAL RESORT.
2.) BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE-NAD 1927).
3.) ALL DISTANCES ARE GROUND DISTANCES – U.S. SURVEY FOOT.
4.) BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS PLAT IS DERIVED FROM THE BEARING BETWEEN NATIONAL GEODETIC SURVEY MONUMENTS "ANDY" AND "EAGLEAUR" OF N26°21'51"W.
5.) LOCATION OF PROJECTED SECTION LINES ARE APPROXIMATE AND ARE SHOWN FOR INFORMATIONAL PURPOSED ONLY.
6.) THIS PROPERTY LIES WITHIN PROJECTED SECTIONS 7, 8, 9, 17 AND 18, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M., WITHIN THE TOWN OF ATRISCO GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
7.) SEE SHEETS 9 THROUGH 12 OF 12 FOR DETAILED EASEMENT INFORMATION.
8.) ALL STREETS SHOWN HEREON ARE DEDICATED FOR ROADWAY PURPOSES TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS BY THIS PLAT.
9.) A 10' WIDE PUBLIC UTILITY EASEMENT IS GRANTED ADJACENT TO ALL STREET RIGHT-OF-WAY LINES BY THIS PLAT.
10.) SEE SHEET 8 OF 12 FOR CURVE AND LINE CHARTS.
11.) SEE SHEETS 9 THROUGH 12 OF 12 FOR COMPLETE EASEMENT INFORMATION.
12.) TRACTS 'A' THROUGH 'L' INCLUSIVE, ARE FUTURE LANDSCAPE TRACTS TO BE MAINTAINED BY THE PETROGLYPHS MANAGEMENT ASSOCIATION, INC.

PRECISION SURVEYS, INC.

PREPARED BY: PRECISION SURVEYS, INC.
8414-D JEFFERSON ST., N.E. PHONE 505 888 6709
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 889 7808

SHEET TITLE: WATERSHED SUB. OVERALL BOUNDARY	DRAWN BY: KJS	CHECKED BY: LM	DATE: 4/29/05
PREPARED FOR: Westland Development Co., Inc.	PROJECT NO.: 03 5444P	SHEET NO.: 3	OF SHEETS: 12
LOCATION: BERNALILLO COUNTY, NEW MEXICO			



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Page: 4 of 12
06/09/2005 02:36P
Mary Herrera Bern Co PLAT R 62.00 Bk-2005C Pg-198

LEGEND

- △ DENOTES FOUND AND USED ALBUQUERQUE CONTROL SURVEY OR NATIONAL GEODETIC SURVEY MONUMENTS.
- ▲ 4" DIA ALUMINUM CL MONUMENT STAMPED P.S. 11993" SET THIS SURVEY.
- ◉ 2" DIA BUREAU OF LAND MANAGEMENT BRASS CAP FOUND AND USED.
- ● NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "P.S. 11993" SET THIS SURVEY.
- ◐ NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "P.S. 11993" FOUND AND USED.
- ◎ CORNER FOUND AND USED AS NOTED.

GRAPHIC SCALE - 1 inch = 60 feet

GENERAL NOTES

1.) MISC. DATA: ZONING = SU-2 FOR PDA FOR RESIDENTIAL RESORT.
2.) BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE-NAD 1983).
3.) ALL DISTANCES ARE GROUND DISTANCES - U.S. SURVEY FOOT
4.) BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS PLAT IS DERIVED FROM THE BEARING BETWEEN NATIONAL GEODETIC SURVEY MONUMENTS "ANDY" AND "EAGLEAIR" OF N26°21'51"W.
5.) LOCATION OF PROJECTED SECTION LINES ARE APPROXIMATE AND ARE SHOWN FOR INFORMATIONAL PURPOSED ONLY.
6.) THIS PROPERTY LIES WITHIN PROJECTED SECTIONS 7, 8, 9, 17 AND 18, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M., WITHIN THE TOWN OF ATRISCO GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
7.) SEE SHEET 3 OF 12 FOR TRACT INFORMATION AND SHEETS 9 THROUGH 12 OF 12 FOR DETAILED EASEMENT INFORMATION.
8.) ALL STREETS SHOWN HEREON ARE DEDICATED FOR ROADWAY PURPOSES TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS BY THIS PLAT.
9.) A 10' WIDE PUBLIC UTILITY EASEMENT IS GRANTED ADJACENT TO ALL STREET RIGHT-OF-WAY LINES BY THIS PLAT.
10.) SEE SHEET 8 OF 12 FOR CURVE AND LINE CHARTS

GRANTOR GRANTS TO THE CITY AN EXCLUSIVE, PERMANENT EASEMENT ("EASEMENT") IN, OVER, UPON AND ACROSS THE REAL PROPERTY DESCRIBED AS SHOWN HEREON ("PROPERTY") FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, MODIFICATION, REPLACEMENT AND OPERATION OF PUBLIC WATER AND SANITARY SEWER, TOGETHER WITH THE RIGHT TO REMOVE TREES, BUSHES, UNDERGROWTH AND ANY OTHER OBSTACLES UPON THE PROPERTY IF THE CITY DETERMINES THEY INTERFERE WITH THE APPROPRIATE USE OF THIS EASEMENT

PRECISION SURVEYS, INC.

PREPARED BY: PRECISION SURVEYS, INC.
8414-D JEFFERSON ST., N.E. PHONE 505 823 8700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 858 7900

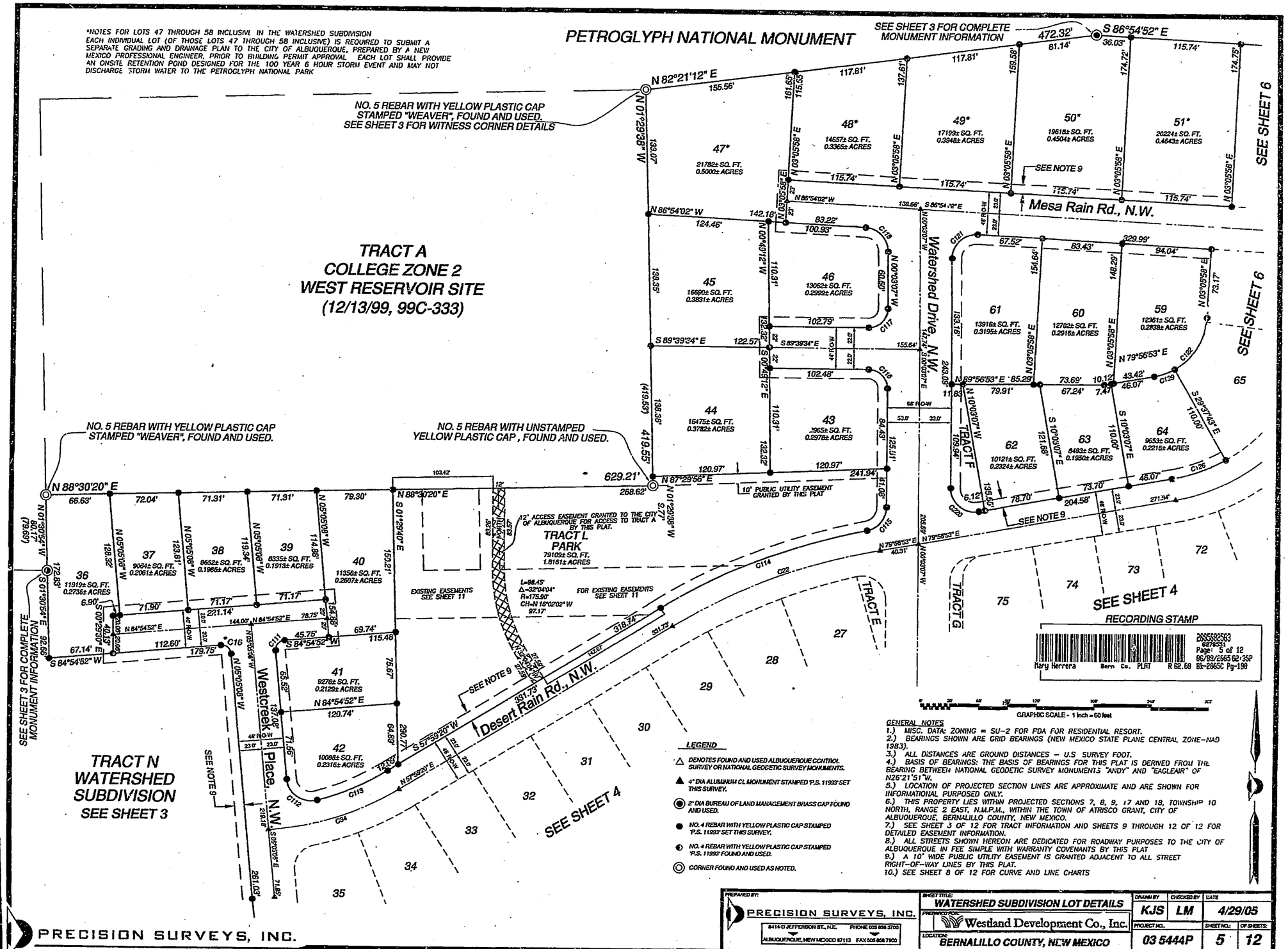
SHEET TITLE: WATERSHED SUBDIVISION LOT DETAILS
PREPARED FOR: Westland Development Co., Inc.
LOCATION: BERNALILLO COUNTY, NEW MEXICO

DRAWN BY	CHECKED BY	DATE
KJS	LM	4/29/05

PROJECT NO.:	SHEET NO.:	OF SHEETS:
03 5444P	4	12

PRECISION SURVEYS, INC.

*NOTES FOR LOTS 47 THROUGH 58 INCLUSIVE IN THE WATERSHED SUBDIVISION
EACH INDIVIDUAL LOT (OF THOSE LOTS 47 THROUGH 58 INCLUSIVE) IS REQUIRED TO SUBMIT A SEPARATE GRADING AND DRAINAGE PLAN TO THE CITY OF ALBUQUERQUE, PREPARED BY A NEW MEXICO PROFESSIONAL ENGINEER, PRIOR TO BUILDING PERMIT APPROVAL. EACH LOT SHALL PROVIDE AN ONSITE RETENTION POND DESIGNED FOR THE 100 YEAR 6 HOUR STORM EVENT AND MAY NOT DISCHARGE STORM WATER TO THE PETROGLYPH NATIONAL PARK



LEGEND

- △ DENOTES FOUND AND USED ALBUQUERQUE CONTROL SURVEY OR NATIONAL GEODETIC SURVEY MONUMENTS.
- ▲ 4" DIA ALUMINUM CL MONUMENT STAMPED "P.S. 11993" SET THIS SURVEY.
- ◉ 2" DIA BUREAU OF LAND MANAGEMENT BRASS CAP FOUND AND USED.
- ● NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "P.S. 11993" SET THIS SURVEY.
- ◐ NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "P.S. 11993" FOUND AND USED.
- ◎ CORNER FOUND AND USED AS NOTED.

GENERAL NOTES

1.) MISC. DATA: ZONING = SU-2 FOR PDA FOR RESIDENTIAL RESORT.
2.) BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE-NAD 1983).
3.) ALL DISTANCES ARE GROUND DISTANCES – U.S. SURVEY FOOT.
4.) BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS PLAT IS DERIVED FROM THE BEARING BETWEEN NATIONAL GEODETIC SURVEY MONUMENTS "ANDY" AND "EAGLEAIR" OF N26°21'51"W.
5.) LOCATION OF PROJECTED SECTION LINES ARE APPROXIMATE AND ARE SHOWN FOR INFORMATIONAL PURPOSED ONLY.
6.) THIS PROPERTY LIES WITHIN PROJECTED SECTIONS 7, 8, 9, 17 AND 18, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M., WITHIN THE TOWN OF ATRISCO GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
7.) SEE SHEET 3 OF 12 FOR TRACT INFORMATION AND SHEETS 9 THROUGH 12 OF 12 FOR DETAILED EASEMENT INFORMATION.
8.) ALL STREETS SHOWN HEREON ARE DEDICATED FOR ROADWAY PURPOSES TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS BY THIS PLAT
9.) A 10' WIDE PUBLIC UTILITY EASEMENT IS GRANTED ADJACENT TO ALL STREET RIGHT-OF-WAY LINES BY THIS PLAT.
10.) SEE SHEET 8 OF 12 FOR CURVE AND LINE CHARTS

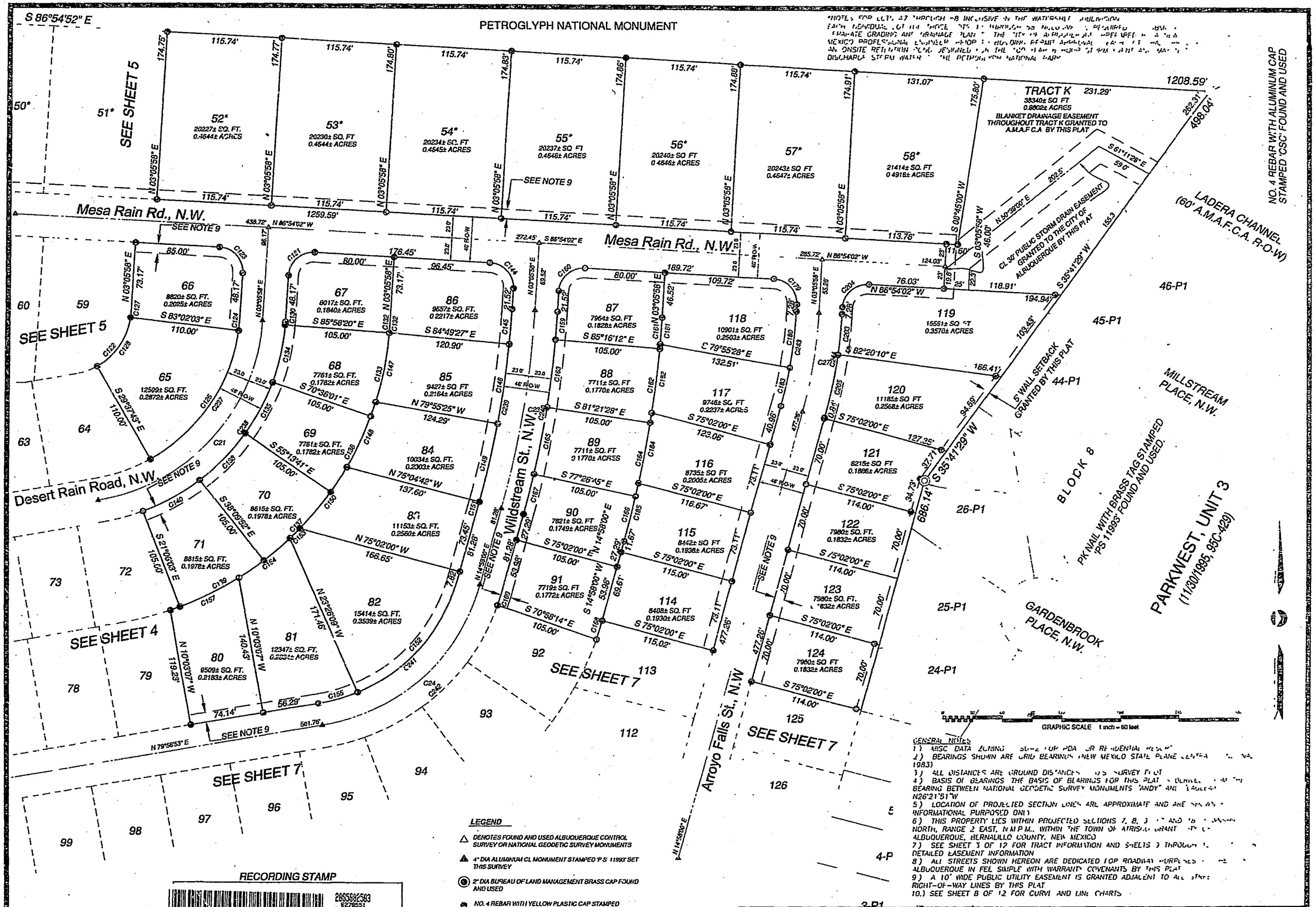
PRECISION SURVEYS, INC.

PREPARED BY: PRECISION SURVEYS, INC.
8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

SHEET TITLE: WATERSHED SUBDIVISION LOT DETAILS	DRAWN BY	CHECKED BY	DATE
PREPARED FOR: Westland Development Co., Inc.	KJS	LM	4/29/05
LOCATION: BERNALILLO COUNTY, NEW MEXICO	PROJECT NO.: 03 5444P	SHEET NO.: 5	OF SHEETS: 12

PETROGLYPH NATIONAL MONUMENT

*NOTES FOR LOTS 47 THROUGH 58 INCLUSIVE IN THE WATERSHED SUBDIVISION
EACH INDIVIDUAL LOT IN THIS PLAT WILL BE REQUIRED TO HAVE A PREPARED
SEPARATE GRADING AND DRAINAGE PLAN. THE PLAN SHALL BE PREPARED BY A
NEW MEXICO PROFESSIONAL ENGINEER AND MUST BE SUBMITTED AS PART OF THE
AN ONSITE RETENTION POND IS REQUIRED IN THE LOW AREA IN THE SOUTHWEST
DISCHARGE STORM WATER TO THE PETROGLYPH NATIONAL PARK



GENERAL NOTES
1.) MISC DATA ZONING [illegible] OF PDA OR RESIDENTIAL [illegible]
2.) BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL [illegible] 1983)
3.) ALL DISTANCES ARE GROUND DISTANCES [illegible] SURVEY FOOT
4.) BASIS OF BEARINGS THE BASIS OF BEARINGS FOR THIS PLAT [illegible] BEARING BETWEEN NATIONAL GEODETIC SURVEY MONUMENTS "ANDY" AND "LADERA" N26°21'51"W
5.) LOCATION OF PROJECTED SECTION LINES ARE APPROXIMATE AND ARE [illegible] INFORMATIONAL PURPOSES ONLY
6.) THIS PROPERTY LIES WITHIN PROJECTED SECTIONS 7, 8, [illegible] NORTH, RANGE 2 EAST, N.M.P.M., WITHIN THE TOWN OF ATRISCO GRANT [illegible] ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
7.) SEE SHEET 3 OF 12 FOR TRACT INFORMATION AND SHEETS 3 THROUGH [illegible] DETAILED EASEMENT INFORMATION
8.) ALL STREETS SHOWN HEREON ARE DEDICATED FOR ROADWAY PURPOSES [illegible] ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS BY THIS PLAT
9.) A 10' WIDE PUBLIC UTILITY EASEMENT IS GRANTED ADJACENT TO ALL STREET RIGHT-OF-WAY LINES BY THIS PLAT
10.) SEE SHEET 8 OF 12 FOR CURVE AND LINE CHARTS

LEGEND
- △ DENOTES FOUND AND USED ALBUQUERQUE CONTROL SURVEY OR NATIONAL GEODETIC SURVEY MONUMENTS
- ▲ 4" DIA ALUMINUM CL MONUMENT STAMPED "P.S. 11993" SET THIS SURVEY
- ◉ 2" DIA BUREAU OF LAND MANAGEMENT BRASS CAP FOUND AND USED
- ● NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "P.S. 11993" SET THIS SURVEY.
- ◐ NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "P.S. 11993" FOUND AND USED
- ◎ CORNER FOUND AND USED AS NOTED

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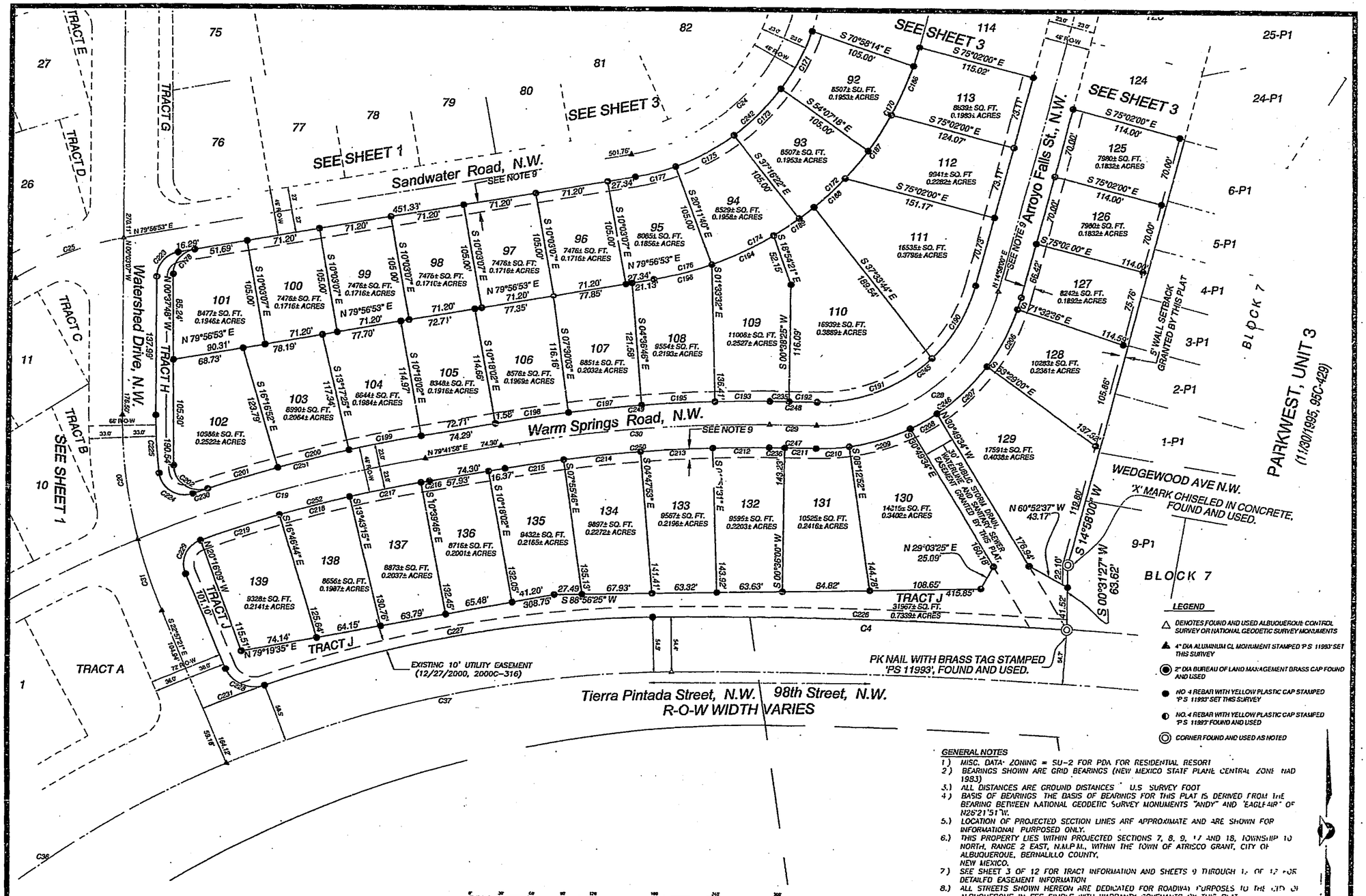
06/09/2005 02:35P
Mary Herrera Bern Co PLAT R 62.00 Bk-2005C Pg-198

PRECISION SURVEYS, INC.

PREPARED BY: PRECISION SURVEYS, INC. 8414-D JEFFERSON ST., N.E. PHONE 505 858 5700 ALBUQUERQUE, NEW MEXICO 87113 FAX 505 858 7800	SHEET TITLE: WATERSHED SUBDIVISION LOT DETAILS	DRAWN BY	CHECKED BY	DATE
	PREPARED FOR: Westland Development Co., Inc.	KJS	LM	4/29/05
	LOCATION: BERNALILLO COUNTY, NEW MEXICO	PROJECT NO. 03 5444P	SHEET NO. 6	OF SHEETS 12



LEGEND

- △ DENOTES FOUND AND USED ALBUQUERQUE CONTROL SURVEY OR NATIONAL GEODETIC SURVEY MONUMENTS
- ▲ 4" DIA ALUMINUM CL MONUMENT STAMPED 'P S 11993' SET THIS SURVEY
- ◉ 2" DIA BUREAU OF LAND MANAGEMENT BRASS CAP FOUND AND USED
- ● NO 4 REBAR WITH YELLOW PLASTIC CAP STAMPED 'P S 11993' SET THIS SURVEY
- ◐ NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED 'P S 11993' FOUND AND USED
- ◎ CORNER FOUND AND USED AS NOTED

GENERAL NOTES

1.) MISC. DATA: ZONING = SU-2 FOR PDA FOR RESIDENTIAL RESORT
2.) BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE NAD 1983)
3.) ALL DISTANCES ARE GROUND DISTANCES U.S SURVEY FOOT
4.) BASIS OF BEARINGS THE BASIS OF BEARINGS FOR THIS PLAT IS DERIVED FROM THE BEARING BETWEEN NATIONAL GEODETIC SURVEY MONUMENTS "ANDY" AND "EAGLE AIR" OF N26°21'51"W.
5.) LOCATION OF PROJECTED SECTION LINES ARE APPROXIMATE AND ARE SHOWN FOR INFORMATIONAL PURPOSED ONLY.
6.) THIS PROPERTY LIES WITHIN PROJECTED SECTIONS 7, 8, 9, 17 AND 18, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M., WITHIN THE TOWN OF ATRISCO GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
7.) SEE SHEET 3 OF 12 FOR TRACT INFORMATION AND SHEETS 9 THROUGH 12 OF 12 FOR DETAILED EASEMENT INFORMATION
8.) ALL STREETS SHOWN HEREON ARE DEDICATED FOR ROADWAY PURPOSES TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS BY THIS PLAT
9.) A 10' WIDE PUBLIC UTILITY EASEMENT IS GRANTED ADJACENT TO ALL STREET RIGHT-OF-WAY LINES BY THIS PLAT
10.) SEE SHEET 8 OF 12 FOR CURVE AND LINE CHARTS.
11.) TRACTS 'A' THROUGH 'L' INCLUSIVE, ARE FUTURE LANDSCAPE TRACTS TO BE MAINTAINED BY THE PETROGLYPHS MANAGEMENT ASSOCIATION INC

RECORDING STAMPS

Mary Herrera Bern Co PLAT R 62.00 2005090503 2005090503 6278531 Page: 7 of 12 06/03/2005 02:38P Bk-2005C Pg-198

PREPARED BY: PRECISION SURVEYS, INC.
8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 858 7900

SHEET TITLE: WATERSHED SUBDIVISION LOT DETAILS
PREPARED FOR: Westland Development Co., Inc.
LOCATION: BERNALILLO COUNTY, NEW MEXICO

DRAWN BY	CHECKED BY	DATE
KJS	LM	4/29/05

PROJECT NO.	SHEET NO.	OF SHEETS
03 5444P	7	12

PRECISION SURVEYS, INC.

NO. 4 REBAR WITH ALUMINUM CAP STAMPED 'CSC' FOUND AND USED.

4/29/05
6 | 12

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	4922.00'	705.05'	704.45'	N 85°07'43" W	08°12'26"
C2	8910.00'	944.76'	944.31'	N 77°59'14" W	06°04'31"
C3	9090.00'	1130.83'	1130.10'	N 76°30'49" W	07°07'40"
C4	4646.34'	403.87'	403.75'	N 88°28'47" W	04°58'49"
C5	1153.00'	1125.00'	1080.90'	S 61°04'40" W	55°54'15"
C6	1252.00'	352.55'	351.39'	S 25°03'32" W	16°08'02"
C7	2848.00'	2154.58'	2103.56'	S 36°51'06" W	43°20'44"
C8	2964.00'	637.18'	635.96'	S 52°21'57" W	12°19'02"
C9	1164.00'	502.80'	498.90'	S 33°49'57" W	24°44'59"
C10	100.00'	135.24'	125.17'	S 60°12'03" W	77°29'11"
C11	5090.00'	728.36'	725.75'	N 85°08'39" W	08°10'35"
C12	1153.00	948.88'	920.49'	N 65°30'13" E	47°03'10"
C13	30.00'	45.11'	40.98'	S 01°06'05" E	86°09'25"
C14	423.00'	127.70'	127.22'	S 35°31'51" E	17°17'51"
C15	523.00'	198.96'	197.76'	S 15°59'02" E	21°47'48"
C16	10.00'	15.71'	14.14'	S 50°05'08" E	90°00'00"
C17	1252.00'	159.11'	159.00'	N 29°29'06" E	07°16'53"
C18	1153.00'	178.12'	177.94'	N 37°33'05" E	08°51'05"
C19	1349.40'	292.53'	291.95'	S 73°29'21" E	12°25'15"
C20	500.00'	125.48'	125.15'	N 07°14'28" W	14°22'43"
C21	200.00'	268.25'	248.59'	S 41°31'26" W	76°50'55"
C22	600.00'	229.96'	228.55'	S 68°58'06" E	21°57'33"
C23	1000.00'	207.12'	206.75'	S 09°01'59" W	11°52'02"
C24	200.00'	226.83'	214.87'	S 47°27'26" W	64°58'53"
C25	300.00'	114.99'	114.28'	S 68°58'09" E	21°57'38"
C26	1500.00'	134.27'	134.23'	S 60°33'12" W	05°07'44"
C27	500.00'	103.56'	103.38'	S 09°01'59" W	11°52'02"
C28	180.00'	238.74'	221.62'	S 52°57'47" W	75°59'33"
C29	4845.13'	45.49'	45.49'	N 89°18'35" E	00°32'16"
C30	1399.00'	262.43'	262.04'	S 85°02'51" E	10°44'51"
C31	500.00'	74.40'	74.33'	N 18°41'35" W	08°31'31"
C32	500.00'	190.21'	189.07"	S 15°59'02" W	21°47'48"
C33	400.00'	120.76'	120.30'	S 35°31'52" W	17°17'51"
C34	300.00'	143.65'	142.28'	S 71°42'22" W	27°26'03"
C35	1349.40'	505.87'	502.91'	S 56°32'21" E	21°28'46"
C36	1100.00'	410.83'	408.44'	N 55°24'16" E	21°23'55"
C37	1100.00'	445.28'	442.25'	S 77°42'02" E	23°11'36"
C38	25.00'	40.44'	36.17'	N 69°17'57" W	92°41'12"
C39	30.00'	45.27'	41.10'	S 20°16'31" W	86°27'45"
C40	1153.00'	304.52'	303.64'	N 55°56'25" E	15°07'57"
C41	30.00'	45.79'	41.47'	S 87°54'10" W	87°26'47"
C42	25.00'	40.43'	36.17'	N 02°09'10" E	92°39'53"
C43	1326.40'	367.45'	366.27'	S 56°25'17" E	15°52'21"
C44	1326.40'	65.56'	65.55'	S 62°56'30" W	02°49'54"
C45	1164.62'	290.26'	289.53'	S 53°35'05" W	14°02'19"
C46	1326.40'	81.87'	81.86'	N 59°45'27" E	03°32'12"
C47	1164.63'	73.67'	73.66'	S 58°49'21" W	03°33'48"
C48	1326.40'	80.80'	80.79'	N 56°14'38" E	03°29'25"
C49	1164.63'	72.63'	72.62'	S 55°17'04" W	03°30'47"
C50	1326.40'	80.80'	80.79'	N 52°45'14" E	03°29'25"
C51	1164.63'	72.56'	72.55'	S 51°46'24" W	03°30'34"
C52	1164.63'	71.40'	71.39'	S 48°17'32" W	03°27'12"
C53	1326.40'	58.42'	58.42'	N 45°44'49" E	02°31'25"
C54	25.00'	38.42'	34.75'	N 88°12'20" W	88°03'06"
C55	1372.40'	53.22'	53.21'	S 48°52'46" W	02°13'18"
C56	1372.40'	77.71'	77.70'	S 51°36'44" W	03°14'39"
C57	1372.40'	77.71'	77.70'	S 54°51'24" W	03°14'39"
C58	1372.40'	77.71'	77.70'	S 58°06'03" W	03°14'39"
C59	1372.40'	77.71'	77.70'	S 61°20'42" W	03°14'39"
C60	1372.40'	53.82'	53.82'	S 64°05'26" W	02°14'49"
C61	25.00'	32.99'	30.65'	S 27°24'51" W	75°35'59"
C62	533.00'	96.15'	96.02'	S 05°13'11" E	10°20'09"
C63	1628.00'	11.67'	11.67'	N 58°11'39" E	00°24'38"
C64	1628.00'	84.87'	84.86'	N 59°53'34" E	02°59'13"
C65	1628.00'	14.27'	14.27'	N 61°38'15" E	00°30'07"
C66	377.00'	18.25'	18.25'	N 42°47'33" W	02°46'27"
C67	25.00'	50.57'	42.38'	S 58°00'13" E	115°54'12"
C68	1628.00'	29.19'	29.19'	S 58°30'09" W	01°01'38"
C69	1628.00'	81.61'	81.60'	S 60°27'08" W	02°52'20"
C70	377.00'	95.56'	95.31'	N 34°08'38" W	14°31'24"
C71	25.00'	39.27'	35.36'	N 18°07'04" E	90°00'00"
C72	1523.00'	32.68'	32.68'	N 62°30'11" E	01°13'46"
C73	1523.00'	76.35'	76.34'	N 60°27'08" E	02°52'20"
C74	1523.00'	27.31'	27.31'	N 58°30'09" E	01°01'38"
C75	477.00'	111.60'	111.35'	N 18°28'17" W	13°24'18"
C76	25.00'	40.02'	35.88'	N 71°01'41" W	91°42'30"
C77	1477.00'	15.55'	15.55'	S 62°48'58" W	00°36'12"
C78	1477.00'	69.73'	69.72'	S 61°09'43" W	02°42'17"
C79	428.00'	63.83'	63.77'	N 77°29'02" E	08°32'42"
C80	428.00'	65.25'	65.18'	N 68°50'39" E	08°44'04"
C81	428.00'	46.47'	46.44'	N 61°13'59" E	06°29'17"
C82	1477.00'	46.94'	46.93'	S 50°53'57" W	01°49'15"
C83	323.00'	64.75'	64.64'	S 65°45'48" W	11°29'09"
C84	25.00'	17.91'	17.53'	S 50°59'01" W	41°02'43"
C85	25.00'	13.31'	13.16'	N 15°12'16" E	30°30'47"
C86	25.00'	44.86'	39.06'	S 51°27'46" E	102°49'17"
C87	428.00'	80.82'	80.70'	S 63°23'54" W	10°49'09"
C88	428.00'	96.73'	96.52'	S 75°16'56" W	12°56'55"
C89	477.00'	55.64'	55.61'	N 08°25'38" W	06°41'00"
C90	25.00'	36.00'	32.97'	N 36°10'18" E	82°30'52"
C91	323.00'	48.60'	48.55'	N 73°07'06" E	08°37'15"
C92	323.00'	60.99'	60.90'	N 63°23'54" E	10°49'09"
C93	577.00'	28.00'	28.00'	N 59°22'44" E	02°46'49"
C94	577.00'	83.36'	83.26'	N 64°54'28" E	08°16'38"
C95	577.00'	81.37'	81.31'	N 73°05'11" E	08°04'49"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C96	472.00'	17.96'	17.96'	S 81°48'38" W	02°10'48"
C97	472.00'	22.50'	22.50'	S 59°21'17" W	02°43'54"
C98	1372.40'	417.87'	416.26'	S 56°29'28" E	17°26'44"
C99	377.00'	113.82'	113.38'	S 35°31'51" W	17°17'51"
C100	1523.00'	136.33'	136.29'	N 60°33'12" W	05°07'44"
C101	277.00'	29.28'	29.26'	N 61°01'01" E	06°03'21"
C102	277.00'	17.98'	17.98'	N 62°11'07" E	03°43'06"
C103	277.00'	11.30'	11.30'	N 59°09'27" E	02°20'13"
C104	323.00'	11.45'	11.45'	S 59°00'17" W	02°01'53"
C105	323.00'	109.59'	109.07'	S 67°42'32" W	19°26'24"
C106	577.00'	192.73'	191.83'	N 67°33'28" E	19°08'16"
C107	25.00'	31.22'	29.23'	S 35°43'38" W	71°33'30"
C108	323.00'	76.20'	76.03'	N 64°44'51" E	13°31'03"
C109	1477.00'	132.22'	132.17'	S 60°33'12" W	05°07'44"
C110	477.00'	167.24'	166.38'	N 15°07'47" W	20°05'18"
C111	10.00'	15.71'	14.14'	N 39°54'52" E	90°00'00"
C112	25.00'	43.79'	38.40'	N 55°16'04" W	100°21'51"
C113	277.00'	80.07'	79.79'	S 66°16'10" W	16°33'41"
C114	623.00'	229.02'	227.73'	S 68°31'13" W	21°03'45"
C115	25.00'	34.52'	31.84'	S 39°29'59" W	79°06'12"
C116	20.00'	31.28'	28.19'	S 44°51'21" E	89°36'27"
C117	20.00'	31.55'	28.38'	S 45°08'40" W	90°23'33"
C118	25.00'	37.69'	34.37'	S 43°28'34" E	86°50'55"
C119	30.00'	38.78'	36.14'	N 85°24'20" E	74°03'48"
C120	30.00'	7.01'	6.99'	N 50°52'16" W	13°22'59"
C121	25.00'	40.64'	36.31'	N 46°31'26" E	93°09'05"
C122	67.00'	89.85'	83.28'	S 41°31'26" W	76°50'55"
C123	25.00'	39.27'	35.36'	S 41°54'02" E	90°00'00"
C124	177.00'	11.94'	11.94'	S 05°01'58" W	03°51'59"
C125	177.00'	164.98'	159.07'	S 33°40'07" W	53°24'20"
C126	177.00'	60.48'	60.18'	S 70°00'35" W	19°34'35"
C127	67.00'	4.52'	4.52'	N 05°01'58" E	03°51'59"
C128	67.00'	62.45'	60.21'	N 33°40'07" E	53°24'20"
C129	67.00'	22.89'	22.78'	N 70°09'35" E	19°34'35"
C130	223.00'	3.61'	3.61'	N 03°33'49" E	00°55'42"
C131	25.00'	39.27'	35.36'	N 48°05'58" E	90°00'00"
C132	328.00'	5.31'	5.31'	S 03°33'49" W	00°55'42"
C133	328.00'	88.00'	87.74'	S 11°42'49" W	15°22'20"
C134	223.00'	59.83'	59.65'	N 11°42'49" E	15°22'20"
C135	223.00'	59.83'	59.65'	N 27°05'09" E	15°22'20"
C136	328.00'	88.00'	87.74'	S 27°05'09" W	15°22'20"
C137	328.00'	97.68'	97.32'	S 43°18'13" W	17°03'49"
C138	223.00'	66.41'	66.17'	N 43°18'13" E	17°03'49"
C139	328.00'	97.68'	97.32'	S 60°22'03" W	17°03'49"
C140	223.00'	66.41'	66.17'	N 60°22'03" E	17°03'49"
C141	223.00'	43.00'	42.94'	N 74°25'25" E	11°02'56"
C142	328.00'	63.25'	63.15'	S 74°25'25" W	11°02'56"
C143	25.00'	35.16'	32.33'	N 39°39'33" E	80°34'41"
C144	25.00'	39.27'	35.36'	S 41°54'02" E	90°00'00"
C145	977.00'	36.35'	36.34'	S 04°00'55" W	02°07'54"
C146	977.00'	82.62'	82.60'	S 07°39'13" W	04°50'43"
C147	328.00'	72.34'	72.20'	N 10°20'46" E	12°38'13"
C148	328.00'	72.90'	72.75'	N 23°01'56" E	12°44'05"
C149	977.00'	82.62'	82.60'	S 12°29'56" W	04°50'43"
C150	328.00'	79.80'	79.60'	N 36°22'10" E	13°56'22"
C151	976.93'	0.77'	0.77'	S 14°56'39" W	00°02'42"
C152	177.00'	159.40'	154.06'	S 40°45'56" W	51°35'51"
C153	328.00'	13.99'	13.99'	N 44°33'40" E	02°26'38"
C154	328.00'	65.58'	65.47'	N 51°30'39" E	11°27'21"
C155	177.00'	41.35'	41.25'	S 73°15'22" W	13°23'02"
C156	25.00'	43.38'	38.14'	N 50°20'27" W	99°25'19"
C157	328.00'	77.29'	77.11'	N 63°59'23" E	13°30'07"
C158	328.00'	52.71'	52.65'	N 75°20'40" E	09°12'27"
C159	1023.00'	29.11'	29.11'	N 03°54'53" E	01°37'50"
C160	25.00'	39.27'	35.36'	N 48°05'58" E	90°00'00"
C161	1128.00'	32.10'	32.10'	S 03°54'53" W	01°37'50"
C162	1128.00'	77.02'	77.00'	S 06°41'10" W	03°54'44"
C163	1023.00'	69.85'	69.84'	N 06°41'10" E	03°54'44"
C164	1128.00'	77.02'	77.00'	S 10°35'54" W	03°54'44"
C165	1023.00'	69.85'	69.84'	N 10°35'54" E	03°54'44"
C166	1128.00'	47.49'	47.49'	S 13°45'38" W	02°24'45"
C167	1023.00'	43.07'	43.07'	N 13°45'38" E	02°24'45"
C168	328.00'	23.26'	23.25'	S 16°59'53" W	04°03'46"
C169	223.00'	15.81'	15.81'	N 16°59'53" E	04°03'46"
C170	328.00'	96.45'	96.11'	S 27°27'14" W	16°50'56"
C171	223.00'	65.58'	65.34'	N 27°27'14" E	16°50'56"
C172	328.00'	96.45'	96.11'	S 44°18'10" W	16°50'56"
C173	223.00'	65.58'	65.34'	N 44°18'10" E	16°50'56"
C174	328.00'	96.87'	96.52'	S 61°11'19" W	16°55'20"
C175	223.00'	65.58'	65.34'	N 61°09'07" E	16°50'56"
C176	328.00'	58.96'	58.88'	S 74°47'56" W	10°17'54"
C177	223.00'	40.37'	40.31'	N 74°45'44" E	10°22'18"
C178	25.00'	35.16'	32.33'	N 39°39'33" E	80°34'41"
C179	25.00'	39.27'	35.36'	S 41°54'02" E	90°00'00"
C180	477.00'	58.06'	58.04'	S 06°35'15" W	06°58'34"
C181	1128.00'	27.60'	27.60'	N 03°48'01" E	01°24'06"
C182	1128.00'	71.15'	71.14'	N 06°18'30" E	03°36'51"
C183	477.00'	40.72'	40.71'	S 12°31'16" W	04°53'28"
C184	1128.00'	73.41'	73.39'	N 09°58'47" E	03°43'43"
C185	1128.00'	61.48'	61.47'	N 13°24'19" E	03°07'22"
C186	328.00'	73.83'	73.67'	N 22°01'37" E	12°53'48"
C187	328.00'	78.16'	77.97'	N 35°18'06" E	13°39'11"
C188	328.00'	42.31'	42.28'	N 45°49'26" E	07°23'30"
C189	328.00'	48.30'	48.25'	N 53°44'18" E	08°26'13"
C190	157.00'	84.96'	83.92'	S 30°28'06" W	31°00'16"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C191	157.00'	123.27'	120.13'	S 68°27'55" W	44°59'17"
C192	4868.13'	27.11'	27.11'	N 89°12'01" W	00°19'09"
C193	1422.00'	53.26'	53.26'	S 89°20'54" W	02°06'46"
C194	328.00'	66.94'	66.82'	N 83°48'11" E	11°41'35"
C195	1422.00'	71.68'	71.67'	S 86°49'52" W	02°53'17"
C196	328.00'	58.96'	58.88'	N 74°47'56" E	10°17'54"
C197	1422.00'	71.68'	71.67'	S 83°56'35" W	02°53'17"
C198	1422.00'	70.13'	70.12'	S 81°05'11" W	02°49'32"
C199	1372.40'	71.61'	71.60'	S 76°12'17" W	02°59'23"
C200	1372.40'	71.64'	71.63'	S 76°12'52" W	02°59'27"
C201	1372.40'	71.39'	71.38'	S 72°13'42" W	02°58'49"
C202	25.00'	47.40'	40.61'	N 54°56'44" W	108°37'53"
C203	523.00'	41.67'	41.65'	N 05°22'54" E	04°33'52"
C204	25.00'	39.27'	35.36'	N 48°05'58" E	90°00'00"
C205	523.00'	66.66'	66.61'	N 11°18'55" E	07°18'10"
C206	203.00'	63.99'	63.72'	N 27°29'12" E	18°03'36"
C207	203.00'	67.96'	67.65'	N 46°06'29" E	19°10'57"
C208	203.00'	30.03'	30.00'	S 59°56'14" W	08°28'33"
C209	203.00'	62.39'	62.15'	N 72°58'49" E	17°36'37"
C210	203.00'	32.50'	32.47'	N 86°22'20" E	09°10'26"
C211	4822.13'	30.22'	30.22'	S 89°13'13" E	00°21'33"
C212	1376.00'	54.75'	54.75'	N 89°16'53" E	02°16'47"
C213	1376.00'	70.60'	70.59'	N 86°40'18" E	02°56'23"
C214	1376.00'	75.20'	75.19'	N 83°38'10" E	03°07'53"
C215	1376.00'	57.57'	57.56'	N 80°52'19" E	02°23'49"
C216	1326.40'	8.39'	8.39'	N 79°31'06" E	00°21'44"
C217	1326.40'	70.79'	70.79'	N 77°48'29" E	03°03'29"
C218	1326.40'	70.79'	70.79'	N 74°45'00" E	03°03'29"
C219	1326.40'	80.80'	80.79'	N 71°26'33" E	03°29'25"
C220	25.00'	43.63'	38.30'	N 50°03'07" W	100°00'00"
C221	25.00'	34.91'	32.14'	S 39°56'53" W	80°00'00"
C222	25.00'	43.63'	38.30'	S 50°03'07" E	100°00'00"
C223	25.00'	34.91'	32.14'	S 39°56'53" W	80°00'00"
C224	25.00'	44.82'	39.05'	S 68°32'20" E	102°42'36"
C225	467.00'	58.13'	58.09'	S 03°37'05" E	07°07'55"
C226	4848.49'	403.87'	403.75'	N 88°28'47" W	04°58'49"
C227	1153.00'	384.90'	383.12'	S 79°28'00" W	19°07'37"
C228	30.00'	45.63'	41.35'	N 66°31'35" W	87°08'28"
C229	25.00'	40.44'	36.17'	N 23°23'15" E	92°41'12"
C230	1372.40'	15.15'	15.15'	N 70°25'20" E	00°37'57"
C231	1153.00'	64.53'	64.52'	N 68°17'59" E	03°12'24"
C232	1153.00'	64.19'	64.19'	N 65°06'06" E	03°11'24"
C233	1153.00'	64.60'	64.67'	N 46°46'01" E	03°12'51"
C234	1153.00'	64.05'	64.04'	N 43°34'06" E	03°10'58"
C235	4868.13'	18.58'	18.59'	N 89°28'09" W	00°13'08"
C236	4822.13'	15.05'	15.05'	S 89°29'21" E	00°10'44"
C237	177.00'	237.40'	220.00'	N 41°31'26" W	76°50'55"
C238	223.00'	299.10'	277.18'	N 41°31'26" W	76°50'55"
C239	977.00'	202.36'	202.00'	N 09°01'59" W	11°52'02"
C240	1023.30'	211.89'	211.51'	N 09°01'59" W	11°52'02"
C241	177.00'	200.74'	190.16'	N 47°27'26" W	64°58'53"
C242	223.00'	252.91'	239.57'	N 47°27'26" W	64°58'53"
C243	477.00'	98.80'	98.62'	S 09°01'59" W	11°52'02"
C244	523.00'	108.32'	108.13'	S 09°01'59" W	11°52'02"
C245	157.00'	208.23'	193.30'	S 52°57'47" W	75°59'33"
C246	203.00'	269.24'	249.94'	S 52°57'47" W	75°59'33"
C247	4822.13'	45.27'	45.27'	N 89°18'35" E	00°32'16"
C248	4868.13'	45.70'	45.70'	N 89°18'35" E	00°32'16"
C249	1422.00'	266.74'	266.34'	S 85°02'51" E	10°44'51"
C250	1376.00'	258.12'	257.74'	S 85°02'51" E	10°44'52"
C251	1372.40'	229.79'	229.52'	S 74°54'10" E	09°35'36"
C252	1326.40'	230.78'	230.48'	S 74°42'54" E	09°58'07"
C253	1252.00'	193.44'	193.25'	S 21°25'05" W	08°51'09"

LINE	BEARING	DISTANCE
L1	S 00°48'54" E	186.08'
L2	N 17°01'20" E	111.32'
L3	S 22°23'45" W	285.02'
L4	S 27°15'01" W	251.55'
L5	N 45°13'12" E	170.00'
L6	N 40°27'11" E	149.02'
L7	N 78°26'21" E	161.29'
L8	S 76°00'59" E	132.78'
L9	S 68°30'00" E	210.32'
L10	S 66°40'11" E	331.93'
L11	S 72°57'19" E	323.38'
L12	S 87°40'49" E	63.48'
L13	N 57°14'37" E	84.55'
L14	N 41°52'51" E	136.07'
L15	N 49°01'32" E	102.36'
L16	N 21°35'21" E	157.89'
L17	N 42°21'27" E	85.02'
L18	N 53°13'44" E	161.55'
L19	N 44°15'57" E	107.64'
L20	N 62°12'46" E	223.18'
L21	N 26°24'00" E	74.49'
L22	N 81°00'21" W	146.56'
L23	N 00°19'03" E	300.15'
L24	S 00°15'44" W	56.11'
L25	N 00°15'44" E	143.82'
L26	N 00°15'44" E	199.93'
L27	S 55°05'15" E	408.93'
L28	S 73°11'23" E	255.35'
L29	S 60°02'44" E	339.89'
L30	S 51°59'32" E	156.58'
L31	S 79°53'39" E	393.01'
L32	N 80°08'52" E	175.30'
L33	S 78°17'43" E	201.82'
L34	S 57°52'06" E	443.76'
L35	S 80°38'56" E	360.99'
L36	S 64°37'49" E	319.75'
L37	S 01°30'54" E	172.83'
L38	N 84°54'52" E	179.75'
L39	S 05°05'08" E	261.03'
L40	S 44°10'47" E	114.75'
L41	S 16°59'27" E	28.45'
L42	S 44°10'47" E	143.54'
L43	S 01°30'54" E	92.66'
L44	S 01°30'54" E	80.17'
L45	S 00°31'27" W	63.62'

TRACT INFORMATION CHART			
TRACT	ACREAGE	SQUARE FOOTAGE	PURPOSE OF TRACT
A	0.4448± AC.	19,376± SQ. FT.	PRIVATE LANDSCAPE
B	0.0497± AC.	2165± SQ. FT.	PRIVATE LANDSCAPE
C	0.0615± AC.	2678± SQ. FT.	PRIVATE LANDSCAPE
D	0.0421± AC.	1833± SQ. FT.	PRIVATE LANDSCAPE
E	0.0348± AC.	1514± SQ. FT.	PRIVATE LANDSCAPE
F	0.0703± AC.	3061± SQ. FT.	PRIVATE LANDSCAPE
G	0.0729± AC.	3177± SQ. FT.	PRIVATE LANDSCAPE
H	0.0933± AC.	4063± SQ. FT.	PRIVATE LANDSCAPE
J	0.7339± AC.	31,967± SQ. FT.	PRIVATE LANDSCAPE
K	0.8802± AC.	38,340± SQ. FT.	PRIVATE OPEN SPACE
L	1.8161± AC.	79,109± SQ. FT.	PRIVATE PARK
M	47.0519± AC.	2,049,583± SQ. FT.	FUTURE DEVELOPMENT
N	347.7535± AC.	15,148,143± SQ. FT.	FUTURE DEVELOPMENT
P	88.7115± AC.	3,864,271 SQ. FT.±	FUTURE DEVELOPMENT

TRACTS 'A' THROUGH 'L' INCLUSIVE, ARE FUTURE LANDSCAPE TRACTS TO BE MAINTAINED BY THE PETROGLYPHS MANAGEMENT ASSOCIATION, INC.

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Bk-2005C Pg-198
Mary Herrera Bern. Co PLAT R 62.00

PRECISION SURVEYS, INC.

PREPARED BY:
PRECISION SURVEYS, INC.
8414-D JEFFERSON ST., N.E. PHONE 505 858 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 858 7800

SHEET TITLE: AREA, CURVE AND LINE TABLES
PREPARED FOR: Westland Development Co., Inc.
LOCATION: BERNALILLO COUNTY, NEW MEXICO

DRAWN BY	CHECKED BY	DATE
KJS	LM	4/29/05

PROJECT NO.	SHEET NO.	OF SHEETS
03 5444P	8	12

ISTANCE
186.68'
111.32'
285.02'
251.55'
170.00'
149.02'
161.29'
132.78'
210.32'
331.93'
323.38'
83.49'
94.55'
136.07'
102.36'
157.89'
85.02'
163.55'
107.64'
223.18'
74.49'
146.56'
300.15'
56.11'
143.82'
199.93'
408.93'
255.35'
339.89'
156.58'
393.01'
175.30'
201.82'
443.76'
360.99'
319.75'
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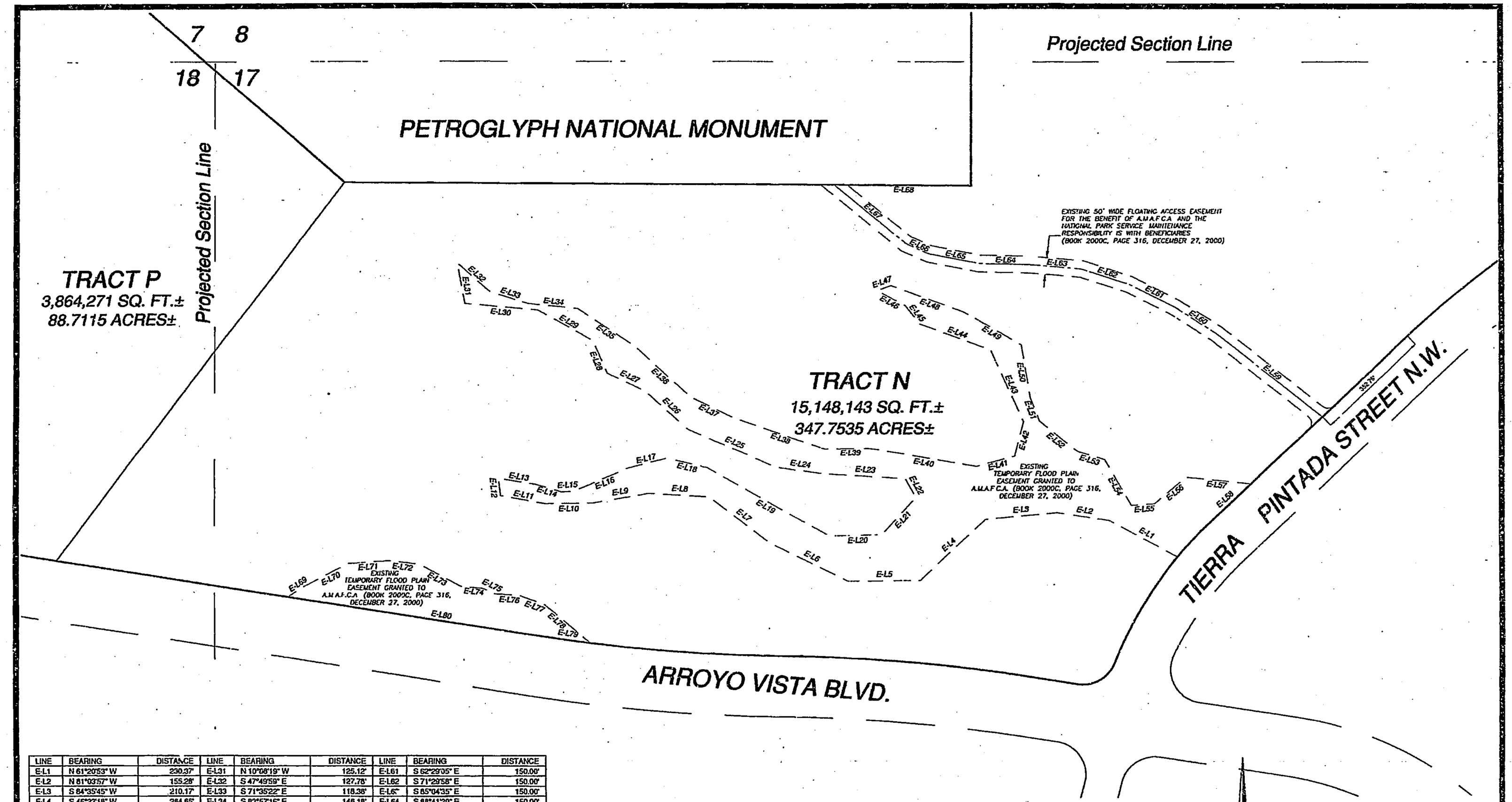
179.75'
261.03'
114.75'
23.45'
143.54'
92.66'
80.17'
63.62'



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
E-L1	N 61°20'53" W	230.37'	E-L31	N 10°06'19" W	125.12'	E-L61	S 62°29'05" E	150.00'
E-L2	N 81°03'57" W	155.28'	E-L32	S 47°49'59" E	127.78'	E-L62	S 71°29'58" E	150.00'
E-L3	S 84°35'45" W	210.17'	E-L33	S 71°35'22" E	118.38'	E-L63	S 85°04'35" E	150.00'
E-L4	S 46°22'18" W	284.65'	E-L34	S 83°57'16" E	146.18'	E-L64	S 88°41'20" E	150.00'
E-L5	S 89°25'33" W	212.53'	E-L35	S 55°29'52" E	205.79'	E-L65	S 78°58'47" E	150.00'
E-L6	N 63°33'46" W	256.73'	E-L36	S 47°02'35" E	222.69'	E-L66	S 66°08'55" E	75.00'
E-L7	N 51°58'13" W	225.23'	E-L37	S 63°28'03" E	137.86'	E-L67	S 49°43'21" E	277.92'
E-L8	N 85°25'43" W	176.54'	E-L38	S 70°20'33" E	287.67'	E-L68	S 89°40'19" E	403.46'
E-L9	S 80°10'48" W	167.84'	E-L39	N 69°12'58" E	131.61'	E-L69	S 54°56'33" W	43.79'
E-L10	S 89°06'22" W	140.57'	E-L40	S 80°01'44" E	317.55'	E-L70	S 62°27'31" W	158.09'
E-L11	N 79°27'13" W	132.18'	E-L41	N 74°40'14" E	116.47'	E-L71	S 85°36'27" W	121.85'
E-L12	N 04°56'36" W	50.78'	E-L42	N 14°03'19" E	108.83'	E-L72	N 83°07'40" W	90.99'
E-L13	S 80°55'20" E	111.52'	E-L43	N 24°12'34" W	236.32'	E-L73	N 81°43'59" W	137.94'
E-L14	S 73°09'51" E	75.94'	E-L44	N 69°04'17" W	221.66'	E-L74	N 84°34'02" W	65.71'
E-L15	N 86°38'17" E	37.51'	E-L45	N 37°38'28" W	72.18'	E-L75	N 64°34'05" W	36.22'
E-L16	N 66°44'56" E	174.18'	E-L46	N 60°27'25" W	93.67'	E-L76	N 86°16'26" W	71.80'
E-L17	N 75°43'09" E	115.91'	E-L47	N 68°46'37" E	42.53'	E-L77	N 69°28'14" W	79.83'
E-L18	S 76°28'57" E	122.32'	E-L48	S 69°06'53" E	228.61'	E-L78	N 49°23'15" W	176.92'
E-L19	S 60°19'41" E	413.18'	E-L49	S 59°10'54" E	197.47'	E-L79	N 81°50'45" W	141.06'
E-L20	N 88°21'57" E	154.24'	E-L50	S 09°28'32" E	160.54'	E-L80	N 81°01'30" W	757.82'
E-L21	N 41°27'50" E	149.68'	E-L51	S 20°34'58" E	75.18'			
E-L22	N 29°17'00" W	63.04'	E-L52	S 49°54'16" E	146.84'			
E-L23	N 86°19'50" W	240.56'	E-L53	S 73°01'55" E	82.90'			
E-L24	N 82°26'05" W	142.96'	E-L54	S 30°10'36" E	157.74'			
E-L25	N 65°39'37" W	282.83'	E-L55	N 86°18'50" E	68.42'			
E-L26	N 47°09'42" W	168.20'	E-L56	N 50°06'13" E	123.44'			
E-L27	N 63°55'05" W	125.06'	E-L57	S 83°45'19" E	191.64'			
E-L28	N 23°23'07" W	105.43'	E-L58	S 46°12'26" W	174.05'			
E-L29	N 59°52'31" W	188.43'	E-L59	S 51°09'03" E	400.00'			
E-L30	N 84°42'24" W	214.55'	E-L60	S 56°21'52" E	150.00'			

GENERAL NOTES

1.) THE SOLE PURPOSE OF THIS SHEET IS TO SHOW EASEMENT DETAILS
2.) FOR COMPLETE LOT LINE INFORMATION SEE SHEETS 3 THROUGH 8.

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Bk-2005C Pg-199
Mary Herrera Bern. Co. PLAT R 62.00

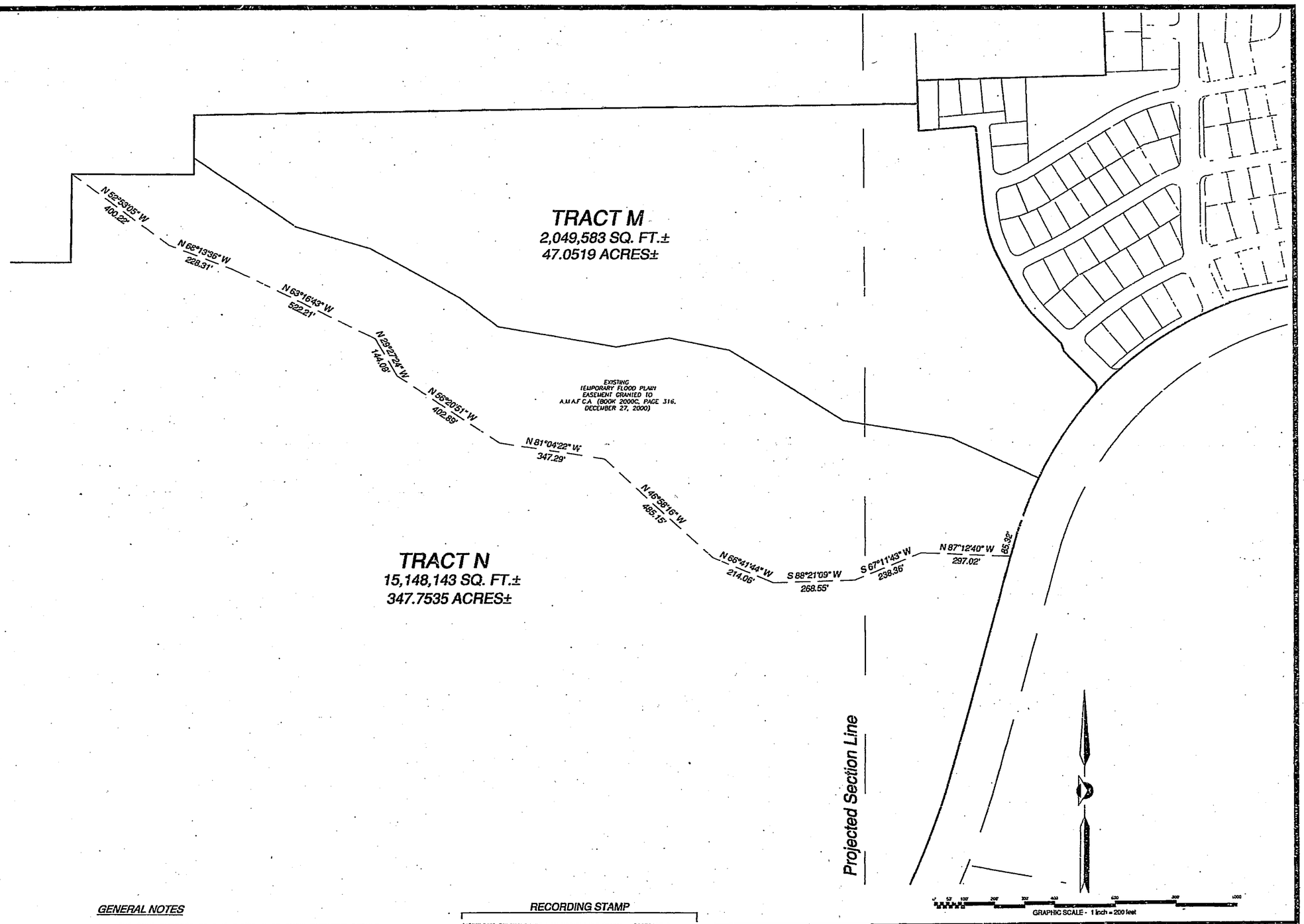
GRAPHIC SCALE - 1 inch = 200 feet

PRECISION SURVEYS, INC.

PREPARED BY:
PRECISION SURVEYS, INC.
6114-D JEFFERSON ST., N.E. PHONE: 505 856 6700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

SHEET TITLE: TRACT EASEMENT DETAIL
PREPARED FOR: Westland Development Co., Inc.
LOCATION: BERNALILLO COUNTY, NEW MEXICO

DRAWN BY	CHECKED BY	DATE
KJS	LM	4/29/05
PROJECT NO.: 03 5444P	SHEET NO.: 9	OF SHEETS: 12



GENERAL NOTES

1.) THE SOLE PURPOSE OF THIS SHEET IS TO SHOW EASEMENT DETAILS
2.) FOR COMPLETE LOT LINE INFORMATION SEE SHEETS 3 THROUGH 8
3.) TRACTS 'A' THROUGH 'L' INCLUSIVE, ARE FUTURE LANDSCAPE TRACTS TO MAINTAINED BY THE PETROGLYPHS MANAGEMENT ASSOCIATION, INC.

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Bk-2005C Pg-198
Mary Herrera Bern. Co PLAT R 62.00

PREPARED BY:
PRECISION SURVEYS, INC.
8414-D JEFFERSON ST., N.E. PHONE 505 858 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 858 7900

SHEET TITLE: TRACT EASEMENT DETAIL
PREPARED FOR: Westland Development Co., Inc.
LOCATION: BERNALILLO COUNTY, NEW MEXICO

DRAWN BY	CHECKED BY	DATE
KJS	LM	4/29/05

PROJECT NO.	SHEET NO.	OF SHEETS
03 5444P	10	12

PRECISION SURVEYS, INC.

/29/05
NO: OF SHEETS:
12

GENERAL NOTES

1.) THE SOLE PURPOSE OF THIS SHEET IS TO SHOW EASEMENT DETAILS
2.) FOR COMPLETE LOT LINE INFORMATION SEE SHEETS 3 THROUGH 8

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Page: 11 of 12
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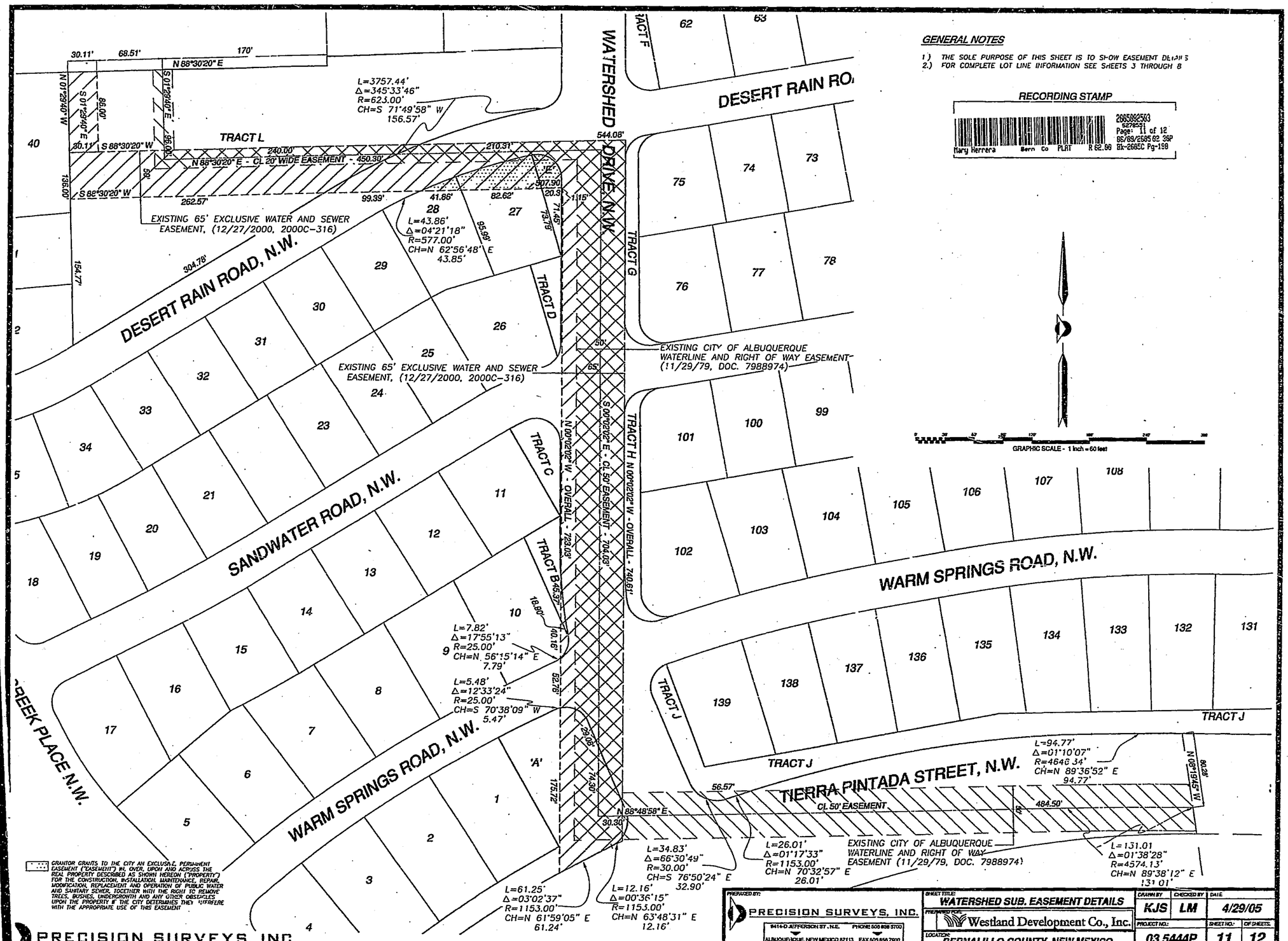
Mary Herrera Bern Co PLAT R 62.00 Bk-2005C Pg-159



GRANTOR GRANTS TO THE CITY AN EXCLUSIVE, PERMANENT EASEMENT ("EASEMENT") IN, OVER, UPON AND ACROSS THE REAL PROPERTY DESCRIBED AS SHOWN HEREON ("PROPERTY") FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, MODIFICATION, REPLACEMENT AND OPERATION OF PUBLIC WATER AND SANITARY SEWER, TOGETHER WITH THE RIGHT TO REMOVE TREES, BUSHES, UNDERGROWTH AND ANY OTHER OBSTACLES UPON THE PROPERTY IF THE CITY DETERMINES THEY INTERFERE WITH THE APPROPRIATE USE OF THIS EASEMENT

PRECISION SURVEYS, INC.

CHECKED BY	DATE	
LM	4/29/05	
	SHEET NO.:	OF SHEETS:
44P	10	12

PREPARED BY: PRECISION SURVEYS, INC.
8414-D JEFFERSON ST. N.E. PHONE 505 858 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 858 7900

SHEET TITLE: WATERSHED SUB. EASEMENT DETAILS
PREPARED FOR: Westland Development Co., Inc.
LOCATION: BERNALILLO COUNTY, NEW MEXICO

DRAWN BY	CHECKED BY	DATE
KJS	LM	4/29/05
PROJECT NO.:	SHEET NO.:	OF SHEETS:
03 5444P	11	12

EASEMENT VACATION NOTES

1.) THE SOLE PURPOSE OF THIS SHEET IS TO DEFINE THE EASEMENTS VACATED BY THIS PLAT

2.) THESE VACATIONS IN NO WAY AFFECT ANY OTHER EASEMENTS OR RIGHTS

3.) FOR COMPLETE LOT LINE INFORMATION SEE SHEETS 3 THROUGH 8

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Mary Herrera Bern Co PLAT R 62.00
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Page: 12 of 12
06/09/2005 02:36P
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PRECISION SURVEYS, INC.

PREPARED BY: PRECISION SURVEYS, INC.
8414-D JEFFERSON ST., N.E. PHONE 505 822-1700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 858 7860

SHEET TITLE: EASEMENT VACATION DETAILS

PREPARED FOR: Westland Development Co., Inc.

LOCATION: BERNALILLO COUNTY, NEW MEXICO

DRAWN BY	CHECKED BY	DATE
KJS	LM	4/29/05

PROJECT NO	SHEET NO.	OF SHEETS
03 5444P	12	12

CHECKED BY	DATE
.M	4/29/05

SHEET NO.	OF SHEETS
11	12

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION
- X Major Subdivision action (sketch plat)
- ____ Minor Subdivision action
- ____ Vacation
- ____ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN
- ____ for Subdivision
- ____ for Building Permit
- ____ Administrative Amendment (AA)
- ____ IP Master Development Plan
- ____ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)
- ____ Storm Drainage Cost Allocation Plan

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

L A **APPEAL / PROTEST of...**
- ____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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): BOHANNON HUSTON INC PHONE: 505.823.1000
ADDRESS: 7500 JEFFERSON NE FAX: 505.798.7988
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL:

APPLICANT: WALH / APS PHONE:
ADDRESS: FAX:
CITY: STATE ZIP E-MAIL:
Proprietary interest in site: List all owners:

DESCRIPTION OF REQUEST: BULK LAND VARIANCE, MAJOR SUBDIVISION

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

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

Lot or Tract No. TRACTS N-1 ~~AND N-2~~ Block: Unit:
Subdiv/Addn/TBKA: WATERSHED SUBDIVISION
Existing Zoning: ~~A-1~~, SU-2, ~~R-D~~ Proposed zoning: SU-2 MRGCD Map No
Zone Atlas page(s): H8,9 AND J7,8 UPC Code: 100805937808340101

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):

CASE INFORMATION:
Within city limits? ___Yes Within 1000FT of a landfill?
No. of existing lots: 1 No. of proposed lots: 2 Total area of site (acres): 347.7947
LOCATION OF PROPERTY BY STREETS: On or Near:
Between: ARROYO VISTA NW and TIERRA PINTADA NW

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review:

SIGNATURE DATE MAY 3 2011
(Print) JAMES TOPMILLER Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

- ☒ INTERNAL ROUTING
- ☒ All checklists are complete
- ☒ All fees have been collected
- ☒ All case #s are assigned
- ☒ AGIS copy has been sent
- ☒ Case history #s are listed
- ☐ Site is within 1000ft of a landfill
- ☐ F.H.D.P. density bonus
- ☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
11DRB - 70109	SP		$ Ø
- -			$
- -			$
- -			$
- -			$
			Total $ Ø

Hearing date May 11, 2011

5-3-11
Planner signature / date

Project # 1008792

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

☐ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**

✓ Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (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
N.A. List any original and/or related file numbers on the cover application
Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**

__ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
__ Scaled site plan and related drawings (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
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Completed Site Plan for Subdivision Checklist
__ Infrastructure List, if relevant to the site plan
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application
Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting.
Your attendance is required.

☐ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17) Maximum Size: 24" x 36"**

__ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
__ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 **copies**
__ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6** copies.
__ Solid Waste Management Department signature on Site Plan
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Infrastructure List, if relevant to the site plan
__ Completed Site Plan for Building Permit Checklist
__ Copy of Site Plan with Fire Marshal's stamp
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application
Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting.
Your attendance is required.

☐ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01) Maximum Size: 24" x 36"**
☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02) Maximum Size: 24" x 36"**

__ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ DRB signed Site Plan being amended (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
__ Letter of authorization from the property owner if application is submitted by an agent
__ Infrastructure List, if relevant to the site plan
__ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application
Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting.
Your attendance is required.

☐ **FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
☐ **FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**

__ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Solid Waste Management Department signature on Site Plan for Building Permit
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
__ Infrastructure List, if relevant to the site plan
__ Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
__ List any original and/or related file numbers on the cover application
Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting.
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.

JAMES TOPMILLER
Applicant name (print)

Applicant signature / date

Form revised **October 2007**

☒ Checklists complete
☒ Fees collected
☒ Case #s assigned
☒ Related #s listed

Application case numbers
11DRB - 70109
- -
- -

5-3-11
Planner signature / date

Project # 1008792

Bohannan ▲ Huston INC.

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

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

May 3, 2011

Jack Cloud, DRB Chair
Planning Department,
City of Albuquerque
600 Second Street N.W.
Albuquerque, New Mexico 87102

Re: Sketch Plat Hearing Request:
APS Recreational Complex (includes Stadium)
Proposed Parcels N-1, N-2, Watershed Subdivision (Westland North area)

Dear Mr. Cloud:

The purpose of this letter is to request a sketch plat hearing for the proposed APS schools site. This request is in support of an upcoming preliminary plat application to the DRB. A separate application is being made simultaneously for an adjacent APS Recreational Site, just south of the schools. The existing tract is named Parcel N, Watershed Subdivision. The subject title above reflects the proposed tracts of this application. Please see the attached plats, and other exhibits, to help understand the project location.

Project

APS proposes to purchase land from Western Albuquerque Land Holdings (WALH) for future educational facilities, primarily a high school site and Kindergarten through 8th grade (K-8) school site. The 110-acre site is located near the Arroyo Vista and Tierra Pintada intersection, north of I40.

Available Relevant Information

The K-8 school is currently approximately envisioned for design and construction within the next 5 years, while the high school is seen as coming in the 5-10 year range. These dates could change over time of course. Roadway improvements along Arroyo Vista, adjacent to the schools tract, are anticipated with the stadium construction.

Platting

We anticipate a major subdivision w/partial bulk land waiver request (waiver only for Tract N-2) for both parcels of the plat to DRB in the coming week. No further entitlement efforts (ie, EPC, etc) are planned for the platting or development of these tracts. We understand that the building plans will be reviewed under the standard City of Albuquerque building permit process.

Please schedule this site for DRB agenda at your earliest convenience. I would be available at any time to provide additional information, if needed to assist you.

Thank you for your time.

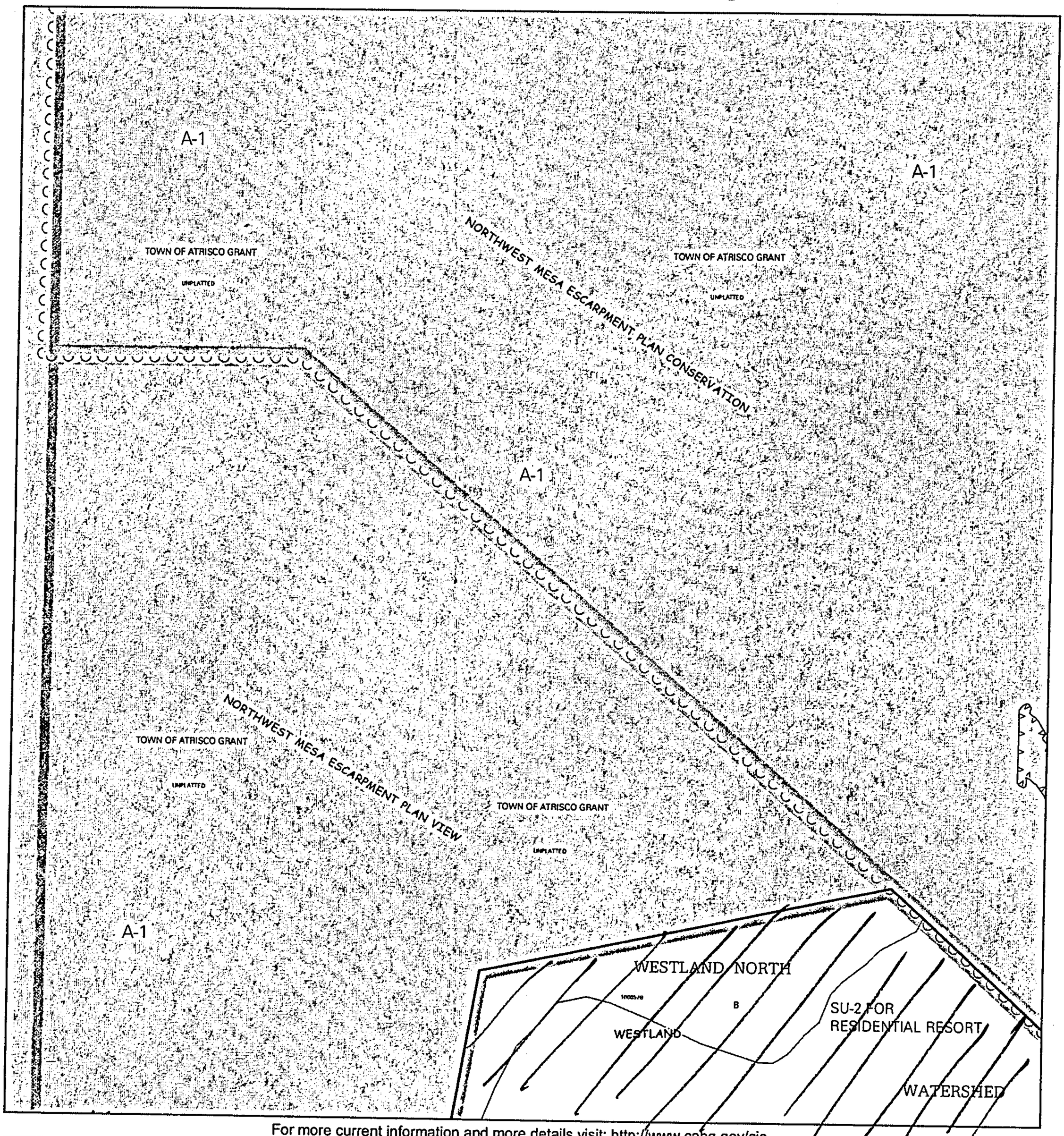
Sincerely,

James R. Topmiller
Senior Vice President
Community Development & Planning

JRT/tms

cc: Jeff Garret, WALH
Martin Eckert, APS

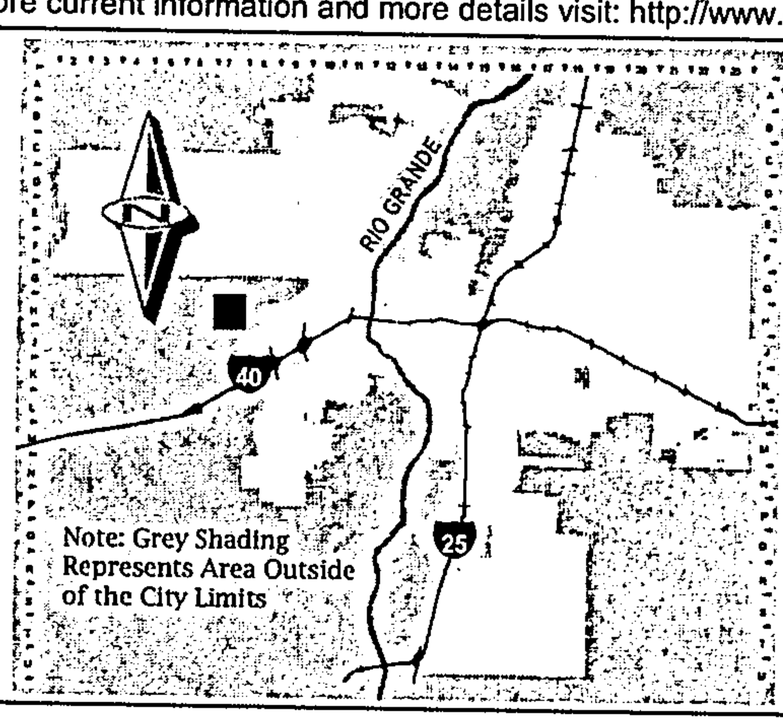
P:\20110349\Correspondence\Letters\Sketch plat for Tract N.docx



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

Albuquerque Geographic Information System

Map amended through: 6/5/2009



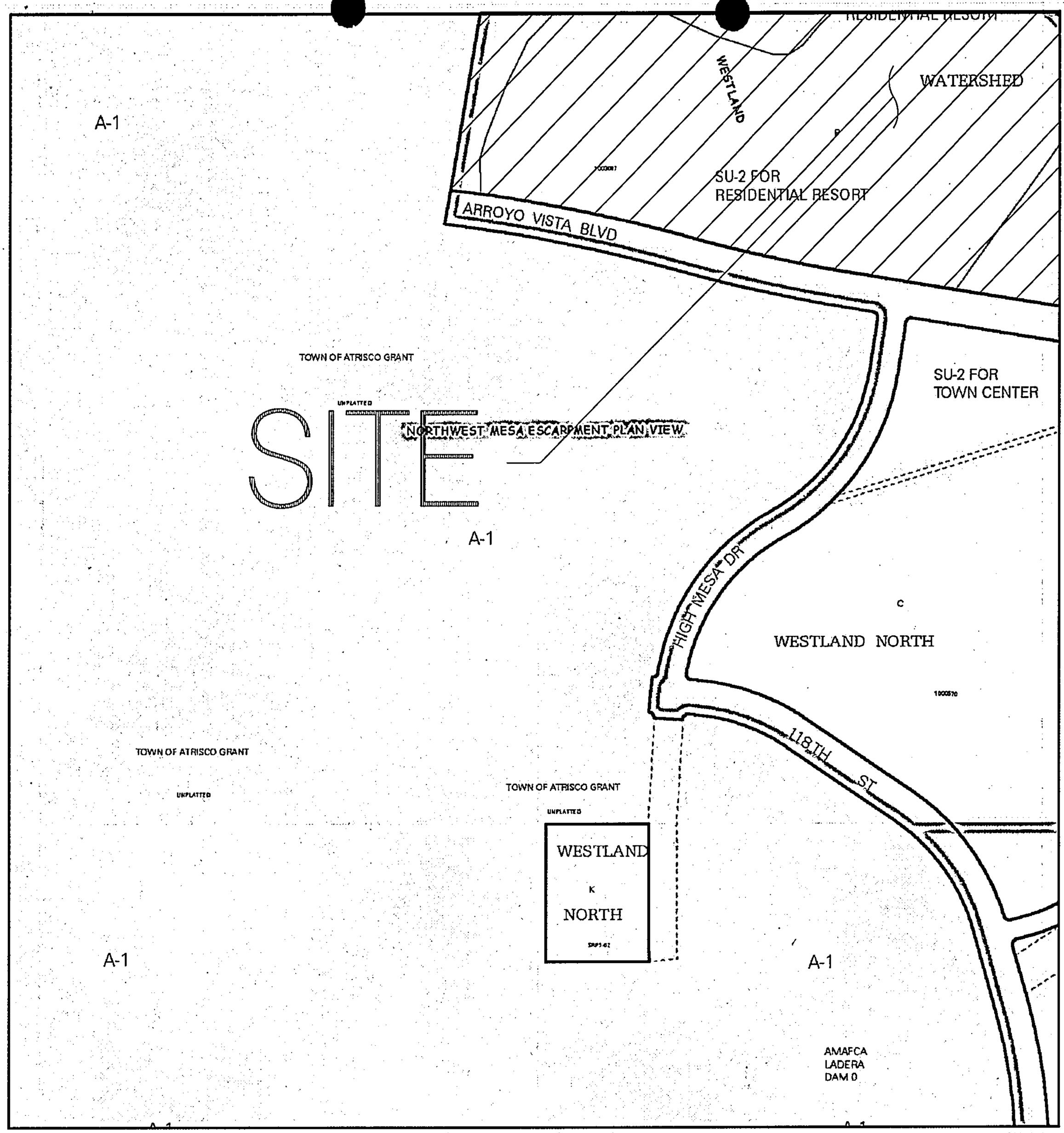
Zone Atlas Page:

H-07-Z

Selected Symbols

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

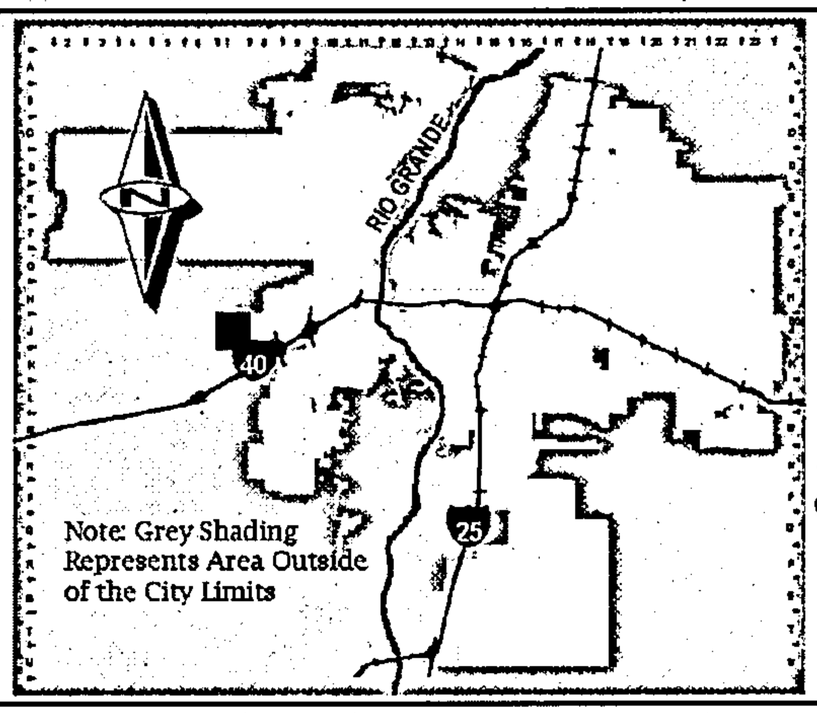
0 750 1,500 Feet



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

Albuquerque Geographic Information System

Map amended through: 2/4/2010



Zone Atlas Page:

J-07-Z

Selected Symbols

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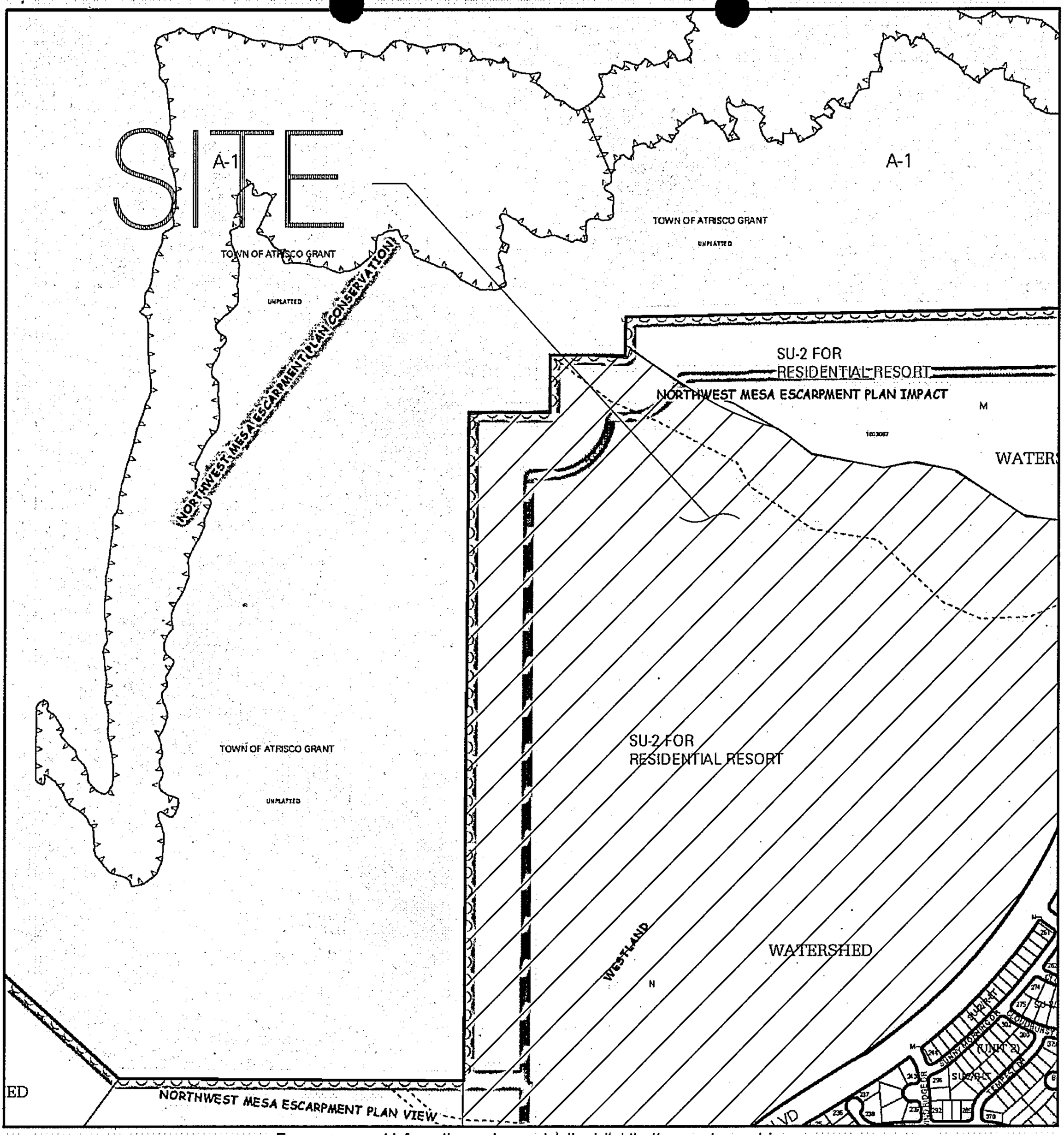
0 750 1,500 Feet



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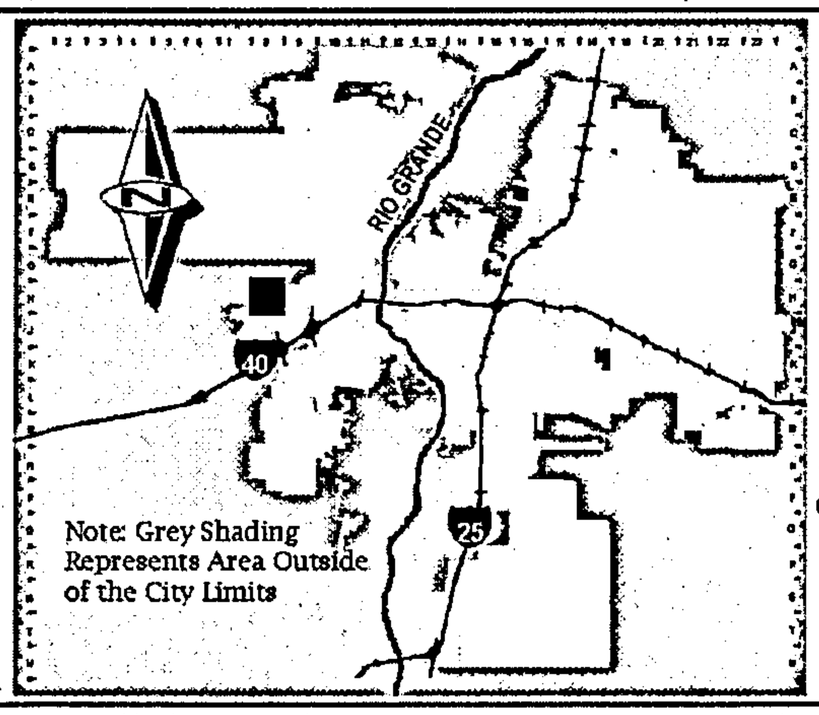
Albuquerque Geographic Information System

Map amended through: 2/4/2010



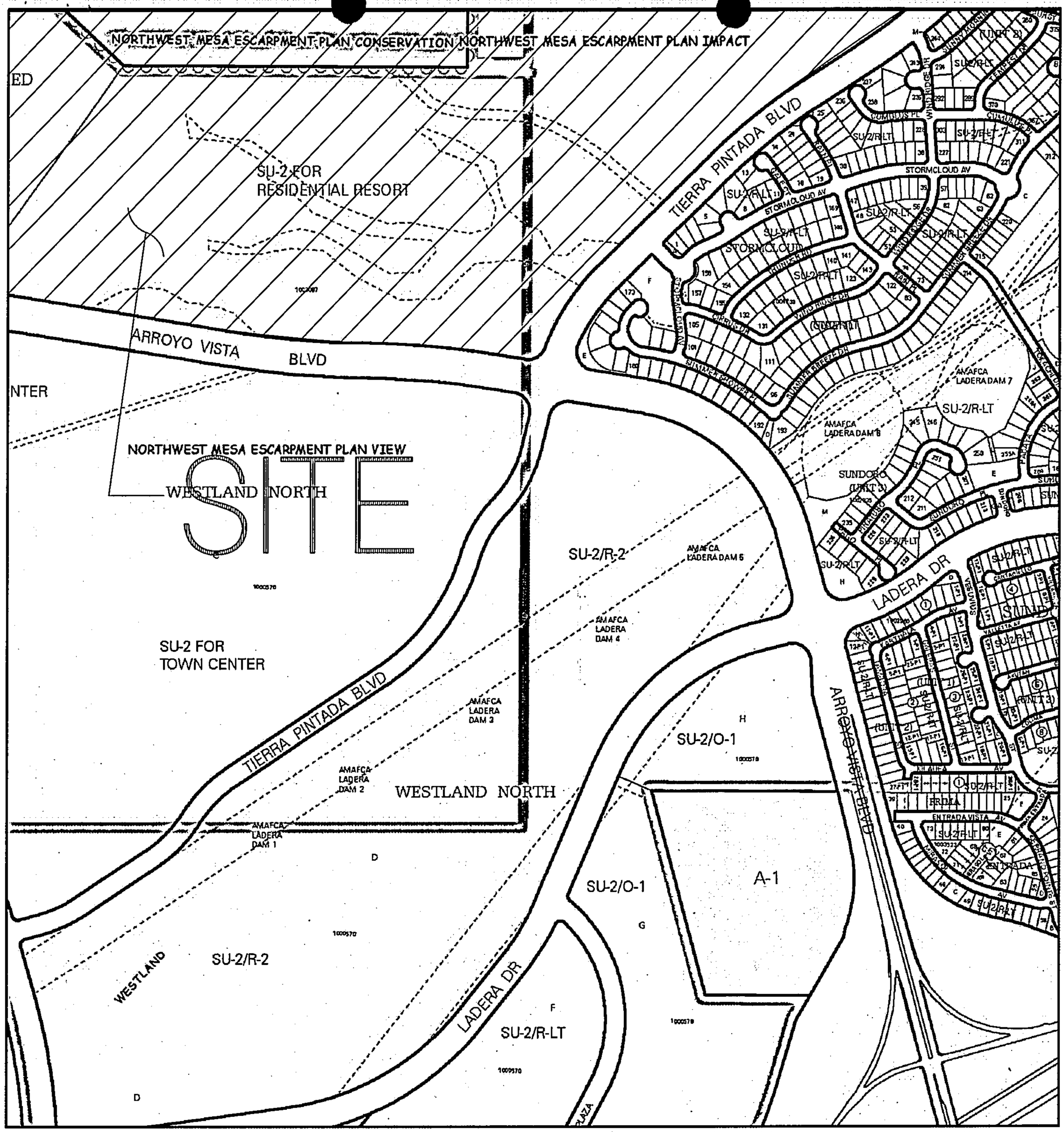
Zone Atlas Page:

H-08-Z

Selected Symbols

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

0 750 1,500 Feet



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

Albuquerque Geographic Information System

Map amended through: 2/4/2010

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

J-08-Z

Selected Symbols

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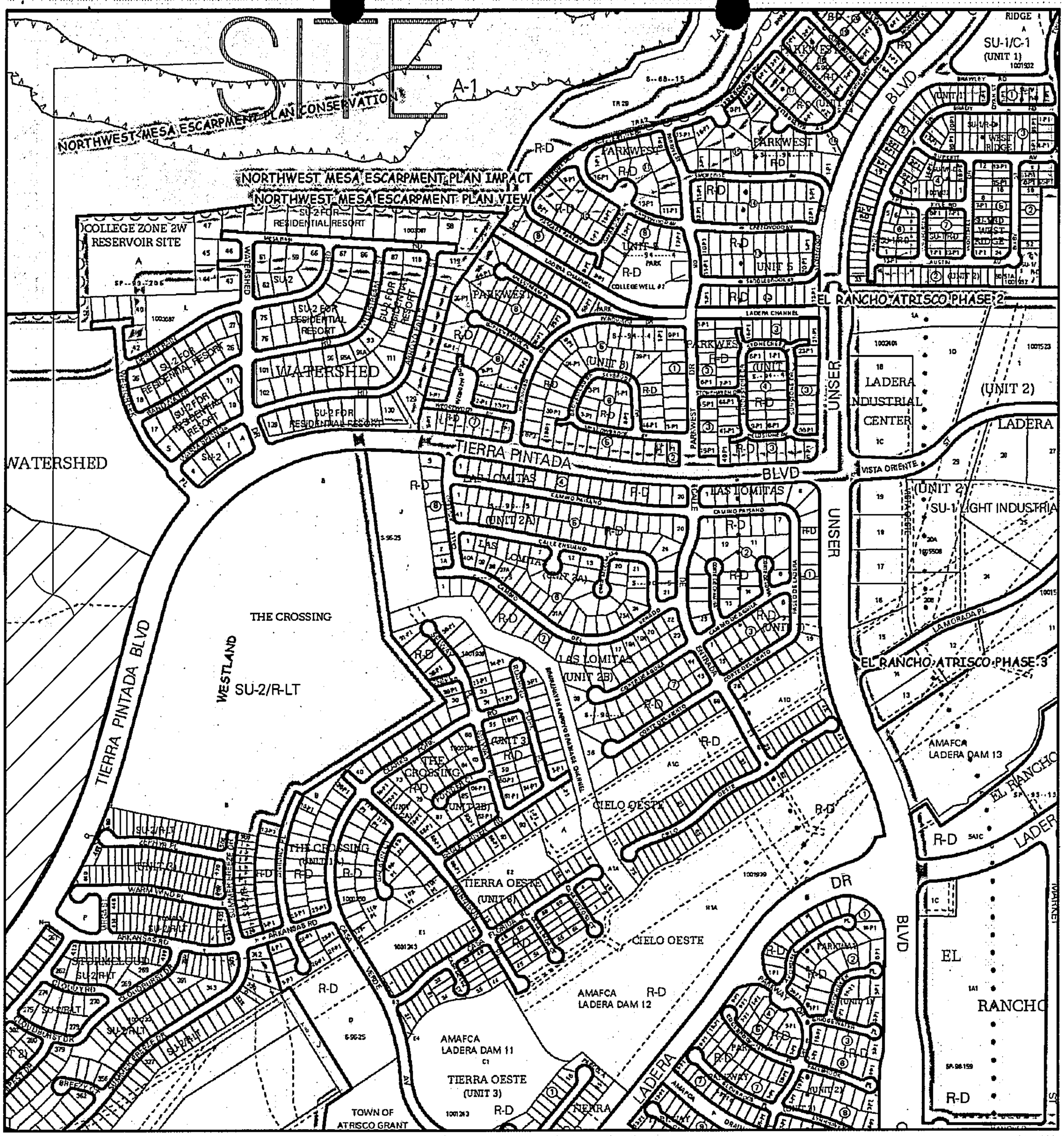
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

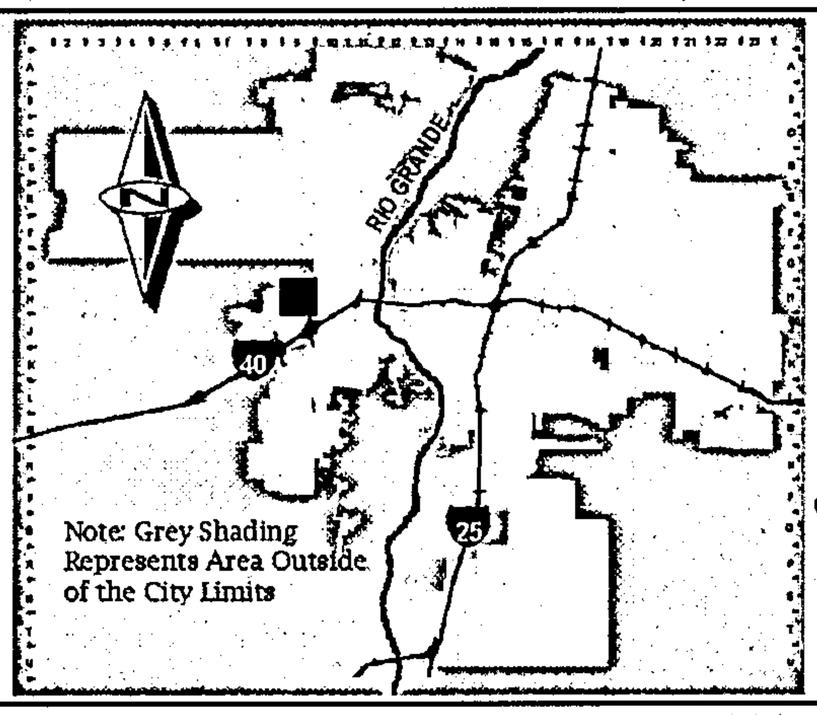
0 750 1,500 Feet



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

Albuquerque Geographic Information System

Map amended through: 2/4/2010



Zone Atlas Page:

H-09-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
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- H-1 Buffer Zone
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- Escarpment
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- Wall Overlay Zone

0 750 1,500 Feet

VICINITY MAP

ALBUQUERQUE PUBLIC SCHOOLS STADIUM RECREATIONAL COMPLEX & HS / K8 SITE

APRIL 13, 2011

N

1000 500 0 1000

SCALE: 1"=1000' (@18x24)

P:\20110206\CDP\Plans\General\EXHIBITS\Vicinity Map.dwg
Wed, 13-Apr-2011 - 2:24pm, Plotted by: AROMERO