Completed 1/14

DRB CASE ACTION LOG - BLUE SHEET

☒ Preliminary/Final Plat [FP]
☐ Site Plan - Subdivision [SPS]
☐ Site Plan - Building Permit [SBP]

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

Project #: 1009445 Application #: 13DRB-70435
Project Name: Westland North
Agent: Bohannan Huston Inc. Phone #:

Your request was approved on 2-27-13 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

☐ TRANSPORTATION:

☐ ABCWUA:

☐ CITY ENGINEER / AMAFCA:

☐ PARKS / CIP:

☒ PLANNING (Last to sign): OK CH, Carrie / approval 1/17, AMAFCA signature,

PLATS:
☒ 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. ✓
-County Treasurer's signature must be obtained prior to the recording of the plat with 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.

ALL SITE PLANS:
☐ 3 copies of the approved site plan. Include all pages.

DRB CASE ACTION LOG - BLUE SHEET

- ❑ Preliminary/Final Plat [FP]
- ❑ Site Plan - Subdivision [SPS]
- ❑ Site Plan - Building Permit [SBP]

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

Project #: 1009445 *Application #:* 13DRB-70435

Project Name: Westland North

Agent: Bohannan Huston Inc. *Phone #:*

****Your request was approved on 2-27-13 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed****

❑ **TRANSPORTATION:**

❑ **ABCWUA:**

❑ **CITY ENGINEER / AMAFCA:**

❑ **PARKS / CIP:**

❑ **PLANNING (Last to sign):** City Council approval
Utility & AMAFCA signature

PLATS:

☒ **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.
-County Treasurer's signature must be obtained prior to the recording of the plat with 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.**

ALL SITE PLANS:

❑ **3 copies of the approved site plan. Include all pages.**

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 27, 2013

Project# 1009445
13DRB-70432 VACATION OF PUBLIC EASEMENT
13DRB-70433 VACATION OF PUBLIC RIGHT-OF-WAY
13DRB-70434 BULK LAND VARIANCE
13DRB-70435 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for WESTERN ALBUQUERQUE LAND HOLDINGS request(s) the referenced/ above action(s) for all or a portion of Tract(s) C-2, C-3, D-1, E, F, G and H, **WESTLAND NORTH** zoned SU-2 FOR TOWN CENTER & TOWN CENTER VILLAGE, located on the west side of ARROYO VISTA BLVD NW and the north side of I-40 containing approximately 436.7488 acres. (J-7, J-8, K-7, & K-8)

AMAFCA No comments received.
COG No comments received.
TRANSIT No comments received.
ZONING ENFORCEMENT No comments received.
NEIGHBORHOOD COORDINATION Affected NA/HOA's – Tres Volcanes NA (R)
APS This request will have no adverse impacts to the APS district.
POLICE DEPARTMENT This project is in the Northwest Area Command. - No Crime Prevention or CPTED comments concerning the proposed Bulk Land Variance, Vacation of Public Easement (3), Vacation of Public Right-of-Way (2) or Major Subdivision Preliminary Plat Approval requests at this time.
FIRE DEPARTMENT No comments received.
PNM ELECTRIC & NMGCO No comments received.
COMCAST No comments received.
CENTURYLINK No comments received.
ENVIRONMENTAL HEALTH No comments received.
M.R.G.C.D No comments received.
OPEN SPACE DIVISION No comments received.
CITY ENGINEER

TRANSPORTATION DEVELOPMENT No objection to vacation requests. Provide additional information regarding the 118th Street alignment; will this be tying to the interstate?
PARKS AND RECREATION
ABCWUA No adverse comment. Recommend an availability request be submitted for the properties included in this platting action.
PLANNING DEPARTMENT Refer to comments from affected agencies plus any public hearing comments. Based on the area requested for vacation, final approval would be subject to the jurisdiction of City Council based on recommendation by DRB and compliance with the Subdivision Ordinance. Disposition of right of way needs to be confirmed with Real Property prior to City Council action. The status of the Westland Master Plan amendment needs to be addressed.

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

CITY OF AL_UQUERQUE

FROM: Carol Dumont, Parks & Recreation Department

DATE: September 25, 2012

Parks & Recreation Comments for Development Review Board meeting of September 26, 2012

AGENDA ITEM #11

Project #1009445 12DRB-70294- Proposed Bulk Land Variance Plat for Parcel 3-C, Replat of Parcels C and D, Westland North Plat and Parcels D, E, F, G and H, Westland North Plat. (Zone Atlas Pages J-7, j-8, and K-8)

Sketch Plat Review and Comments – Parks supports this request for Bulk Land Variance which allows the creation of a parcel for purchase as Park land.

1. **The request will also vacate certain ROW and realign other ROW.**
2. **As part of the exchange agreement the City will receive Parcel C-3-C and will be granted an access easement from the grantor at the time of conveyance.**
3. **Parcel C-3-B can stand alone as a new parcel or can be incorporated into the unplatted lands (owned by same entity).** Can't be included w/ unplatted because that's in the County

landlocked

Access easement to Tank

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
September 26, 2012
DRB Comments

ITEM # 11

PROJECT # 1009445 APPLICATION # 12-70294

RE: Westland North Subdivision

Proposed subdivision must conform to Westland Master Plan. With the exception of proposed Town Plaza Drive, it appears the proposed subdivision will conform to the amended plan being considered by the City of Albuquerque.

_____

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

Bohannan Huston

Engineering
Spatial Data
Advanced Technologies

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

CLIENT/COURIER TRANSMITTAL

To: Jack Cloud
Planning Department
Plaza del Sol
600 Second St NW
Albuquerque, NM 87103

Phone: 505-924-3880
Job No.: 1009445

Requested by: Bruce Stidworthy

Date: September 30, 2013

Time Due:
- ☒ This A.M.
- ☐ This P.M.
- ☐ Rush _____
- ☐ By Tomorrow

Job Name: Westland North

DELIVERY VIA

- ☒ Courier
- ☐ Federal Express
- ☐ Mail
- ☐ UPS
- ☐ Other

PICK UP

Item: ____

ITEM NO.	QUANTITY	DESCRIPTION
1	1	Recorded Copy of Westland North

COMMENTS / INSTRUCTIONS

REC'D BY:_____ DATE:_____ TIME:_____

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910
2013 070 434

02/04/2013 Issued By: E08375 179002

Application Number: **13DRB-70434**, Bulk Land Variance

Address:

Location Description: HIGH MESA DRIVE AND 18TH ST BETWEEN ARROYO VISTA BLVD AND I-40

Project Number: 1009445

Applicant
WESTERN ALBUQUERQUE LAND HOLDINGS

3131 CAMELBACK RD SUITE 200
PHOENIX AZ 85016
602-427-4064

Agent / Contact
BOHANNAN HUSTON INC
KEVIN PATTON
7500 JEFFERSON NE
ALBUQUERQUE NM 87109
505-515-5898
KPATTON@BHINC.COM

Application Fees	
APN Fee	
Conflict Mgmt Fee	
DRB Actions	$145.00
TOTAL:	$145.00

City of Albuquerque Treasury
Date:2/4/2013 Office:ANNEX
Stat ID:WS000009 Cashier:TRSMAB
Batch: 1402 Trans #:30
Permit: 2013070434
Receipt Num 00094208
Payment Total:$145.00
0906 DRB Actions $145.00
Check Tendered : $1,750.00

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910
2013 070 435

02/04/2013 Issued By: E08375 179003

Application Number: **13DRB-70435**, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: HIGH MESA DRIVE AND 18TH ST BETWEEN ARROYO VISTA BLVD AND I-40

Project Number: 1009445

Applicant
WESTERN ALBUQUERQUE LAND HOLDINGS

3131 CAMELBACK RD SUITE 200
PHOENIX AZ 85016
602-427-4064

Agent / Contact
BOHANNAN HUSTON INC
KEVIN PATTON
7500 JEFFERSON NE
ALBUQUERQUE NM 87109
505-515-5898
KPATTON@BHINC.COM

Application Fees	
APN Fee	
Conflict Mgmt Fee	
DRB Actions	$775.00
TOTAL:	$775.00

City of Albuquerque Treasury
Date:2/4/2013 Office:ANNEX
Stat ID:W5000009 Cashier:TRSMAB
Batch: 1402 Trans #:30
Permit: 2013070435
Receipt Num 00094209
Payment Total:$775.00
0903 DRB Actions $775.00
Check Tendered : $1,750.00

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910
2013 070 432

02/04/2013 Issued By: E08375 178997

Application Number: **13DRB-70432**, Vacation Of Public Easement

Address:

Location Description: HIGH MESA DRIVE AND 18TH ST BETWEEN ARROYO VISTA BLVD AND I-40

Project Number: 1009445

Applicant
WESTERN ALBUQUERQUE LAND HOLDINGS

3131 CAMELBACK RD SUITE 200
PHOENIX AZ 85016
602-427-4064

Agent / Contact
BOHANNAN HUSTON INC
KEVIN PATTON
7500 JEFFERSON NE
ALBUQUERQUE NM 87109
505-515-5898
KPATTON@BHINC.COM

Application Fees

APN Fee	**$75.00**
Conflict Mgmt Fee	**$20.00**
DRB Actions	**$735.00**
TOTAL:	**$830.00**

City of Albuquerque Treasury
Date:2/4/2013 Office:ANNEX
Stat ID:WS000009 Cashier:TRSHAB
Batch: 1402 Trans #:30
Permit: 2013070432
Receipt Num 00094207
Payment Total:$830.00

0900	APN Fee	$75.00
0901	Conflict Manag. Fee	$20.00
0903	DRB Actions	$735.00
	Check Tendered :	$1,750.00

9445

DXF Electronic Approval Form

DRB Project Case #: 1009445

Subdivision Name: WESTLAND NORTH, PARCELS C2A, C3A, C3B, C3C, D1A, D1B, E1, F1, G1, H1

Surveyor: ROBERTGROMATZKY

Contact Person: MARY COLE

Contact Information: 798-7826

DXF Received: 8/22/2013 Hard Copy Received: 8/22/2013

Coordinate System: NMSP Grid (NAD 83)

Approved 8-23-2013 Date

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

AGIS Use Only

Copied fc **9445** to agiscov on **8/23/2013** Contact person notified on **8/23/2013**

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

HYDROLOGY DEVELOPMENT SECTION
DEVELOPMENT REVIEW BOARD MEMO

DRB PROJECT NO: 1009445 **AGENDA ITEM NO: 3**

SUBJECT:	**ENGINEERING COMMENTS:**
Vacation of Public Easement- PUE	Hydrology has no objection.
Vacation of ROW	Hydrology has no objection.
Bulk Land Variance	Hydrology has no objection.
Plat Approval	Provide the width of the private storm drain easement from the APS stadium on Sheet 5. On Sheet 5, remove the word "underground" from the public storm drain easement on the top of page 5. The easement is on top of the ground as well as underneath it. AMAFCA will sign the plat.

RESOLUTION/COMMENTS:

SIGNED:
Curtis Cherne
Hydrology Section
City Engineer Designee
AMAFCA Designee
924-3986

DATE: 2-27-13

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 27, 2013

Project# 1009445
13DRB-70432 VACATION OF PUBLIC EASEMENT
13DRB-70433 VACATION OF PUBLIC RIGHT-OF-WAY
13DRB-70434 BULK LAND VARIANCE
13DRB-70435 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for WESTERN ALBUQUERQUE LAND HOLDINGS request(s) the referenced/ above action(s) for all or a portion of Tract(s) C-2, C-3, D-1, E, F, G and H, **WESTLAND NORTH** zoned SU-2 FOR TOWN CENTER & TOWN CENTER VILLAGE, located on the west side of ARROYO VISTA BLVD NW and the north side of I-40 containing approximately 436.7488 acres. (J-7, J-8, K-7, & K-8)

AMAFCA No comments received.
COG No comments received.
TRANSIT No comments received.
ZONING ENFORCEMENT No comments received.
NEIGHBORHOOD COORDINATION Affected NA/HOA's – Tres Volcanes NA (R)
APS This request will have no adverse impacts to the APS district.
POLICE DEPARTMENT This project is in the Northwest Area Command. - No Crime Prevention or CPTED comments concerning the proposed Bulk Land Variance, Vacation of Public Easement (3), Vacation of Public Right-of-Way (2) or Major Subdivision Preliminary Plat Approval requests at this time.
FIRE DEPARTMENT No comments received.
PNM ELECTRIC & NMGCO No comments received.
COMCAST No comments received.
CENTURYLINK No comments received.
ENVIRONMENTAL HEALTH No comments received.
M.R.G.C.D No comments received.
OPEN SPACE DIVISION No comments received.
CITY ENGINEER

TRANSPORTATION DEVELOPMENT No objection to vacation requests. Provide additional information regarding the 118th Street alignment; will this be tying to the interstate?
PARKS AND RECREATION
ABCWUA No adverse comment. Recommend an availability request be submitted for the properties included in this platting action.
PLANNING DEPARTMENT Refer to comments from affected agencies plus any public hearing comments. Based on the area requested for vacation, final approval would be subject to the jurisdiction of City Council based on recommendation by DRB and compliance with the Subdivision Ordinance. Disposition of right of way needs to be confirmed with Real Property prior to City Council action. The status of the Westland Master Plan amendment needs to be addressed.

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

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1009445 AGENDA ITEM NO: 3

SUBJECT:

FINAL PLAT
PRELIMINARY PLAT
BULK LAND VARIANCE
VACATION OF PUBLIC EASEMENTS
VACATION OF PUBLIC RIGHT-OF-WAY

ENGINEERING COMMENTS:

No objection to vacation requests.
Provide additional information regarding the 118th Street alignment; will this be tying to the interstate?

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

RESOLUTION:

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

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

SIGNED: Kristal D. Metro
Transportation Development 505-924-3991

DATE: FEBRUARY 27, 2013

Albuquerque Bernalillo County
Water Utility Authority

P.O. Box 1293
Albuquerque, NM 87103

Development Review Board (DRB
Review Comments
Utility Development Section
Phone: 505.924.3989

D.R.B. Case No:	Date:	Item No:
1009445	2/26/13	#3
Zone Atlas Page:	LOCATION: Tract(s) C-2 & 3; D-1, E, F, G & H; Westland North	
J-7 & 8; K-7 & 8	West side of Arroyo Vista north of I-40	
Request For:		
Vacation of Public Easement, Public ROW Bulk Land Variance Minor Preliminary/Final Plat Approval		

ABCWUA Comment: No objection to platting action or vacations. An availability request should be submitted.

UTILITY DEVELOPMENT

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION — S Z

___ Major subdivision action
X Minor subdivision action
X Vacation — V
X Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P

___ for Subdivision
___ for Building Permit
___ Administrative Amendment/Approval (AA)
___ IP Master Development Plan — D
___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING

___ Annexation
___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
___ Adoption of Rank 2 or 3 Plan or similar
___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
___ Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...

___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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: bstidworthy@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:** WALH, CoA

DESCRIPTION OF REQUEST: Bulk Land Variance and Vacation of R.O.W

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-2A, C-3A, -3B, C-3-C, D-1A, D-1-B, E-1, F-1, G-1, H-1 Block: Unit:
Subdiv/Addn/TBKA: WESTLAND NORTH
Existing Zoning: ~~A-1, SU-2~~ SU-2 Proposed zoning: N/A MRGCD Map No
Zone Atlas page(s): J7, J8, K7 and K8 UPC Code: 100705848622410302,100805821609030201,100805706537320201 100805718736820201,100805735748610301,100805837914640102

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 11-DRB-70203, 70206, 70207, 70208, 1008793, 12-DRB-70294, 1009445

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? NO
No. of **existing** lots: 6 No. of **proposed** lots: 9 Total site area (acres): 437
LOCATION OF PROPERTY BY STREETS: On or Near: High Mesa Drive and 118th Street
Between: Arroyo Vista Blvd and Interstate 40

Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐. Review Date:

SIGNATURE DATE 1/31/13
(Print Name) Bruce Stidworthy Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY **Revised: 4/2012**

☐ **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
13DRB-70432	VPE		$135.00
13DRB-70433	VROW		$600.00
13DRB-70434	BLV		$145.00
13DRB-70435	PSF		$775.00
	ADV		$75.00
	CMF		Total 20.00
			$1750.00

Hearing date February 27, 2013

2-4-13
Staff signature & Date

Project # 1009445

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)** 2
- ✓ 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.

Bruce Stidworthy
Applicant name (print)

1/31/13
Applicant signature / date

Form revised 4/07

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

Application case numbers
13DRB-_____-70432
13DRB-_____-70433
13DRB-_____-70434

2-4-13
Planner signature / date

Project # 1009[illegible]445

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.

Bruce Stidworthy
Applicant name (print)

Bruce Stidworthy 1/31/13
Applicant signature / date

Form revised **October 2007**

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

Application case number(s)
13DRB-70435

2-4-13
Planner signature / date

Project # 1009445

SIGN POSTING 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. Waterproofed signs will be provided at the time of application. If the application is mailed, you must still stop at the Planning Division 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 Planning Division at a charge of $3.00 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 two to seven feet from the ground.
   C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

2. NUMBER
   A. One sign shall be posted on each paved street frontage. Signs maybe 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 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 February 12, 2013 To February 27, 2013

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 Planning Division staff. I understand (A) my obligation to keep the sign(s) posted for fifteen (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

[signature], 2/4/13
(Applicant or Agent) (Date)

I issued 1 signs for this application, 2-4-13, [signature]
(Date) (Staff Member)

Rev. 11/8/90

APPLICATION NUMBER: 1009445

INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

DEBBIE BAUMAN, Transportation Development
SHABIH RIZVI, Transit & Parking Department
STEVE MONTIEL, Council of Governments
LYNN MAZUR, AMAFCA
STEVE SINK, APD Crime Prevention
JAY LEE EVANS, Open Space Division
RAY SANCHEZ, Fire Department
DAVID KILPATRICK, Zoning Enforcement Inspector
STEPHANI WINKLEPLECK, Neighborhood Coordination
DANIEL ARAGON, Public Service Company of New Mexico
PATRICK SANCHEZ, New Mexico Gas Company
APRIL WINTERS, Albuquerque Public Schools
MICHELE RAMIREZ, CenturyLink
MIKE MORTUS, Comcast Cable
RAY GOMEZ, Middle Rio Grande Conservancy District (MRGCD)
SUZANNE BUSCH, Environmental Health

Your comments on the following case(s) are requested. Board hearing date:

PROJECT # 1009445

Wednesday, February 27, 2013

Comments must be received by:

Friday, February 22, 2013

If comments are not received by this date, "no comments" will be listed on the staff report. Attached are copies of the requests.

If you have any questions, please contact me at 924-3946 or agomez@cabq.gov

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

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

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

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

ZONING & PLANNING — Z
- ___ Annexation
- ___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- ___ Adoption of Rank 2 or 3 Plan or similar
- ___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- ___ Street Name Change (Local & Collector)

APPEAL / PROTEST of... — A
- ___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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: bstidworthy@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**: WALH, CoA

DESCRIPTION OF REQUEST: Bulk Land Variance and Vacation of R.O.W

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-2A, C-3A, -3B, C-3-C, D-1A, D-1-B, E-1, F-1, G-1, H-1 Block: Unit:
Subdiv/Addn/TBKA: WESTLAND NORTH
Existing Zoning: [redacted] SU-2 Proposed zoning: N/A MRGCD Map No
Zone Atlas page(s): J7, J8, K7 and K8 UPC Code: 100705848622410302, 100805821609030201, 100805706537320201, 100805718736820201, 100805735748610301, 100805837914640102

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 11-DRB-70203, 70206, 70207, 70208, 1008793, 12-DRB-70294, 1009445

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? NO
No. of **existing** lots: 6 No. of **proposed** lots: 9 Total site area (acres): 437
LOCATION OF PROPERTY BY STREETS: On or Near: High Mesa Drive and 118th Street
Between: Arroyo Vista Blvd and Interstate 40

Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐. Review Date:

SIGNATURE [signature] DATE 1/31/13
(Print Name) Bruce Stidworthy Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY **Revised: 4/2012**

☐ **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
13DRB-70432	VPE		$135.00
13DRB-70433	VROW		$600.00
13DRB-70434	BLV		$145.00
13DRB-70435	PSF		$775.00
	ADV		$75.00
	CMF		Total 20.00
			$1750.00

Hearing date February 27, 2013

[signature] 2-4-13
Staff signature & Date

Project # 1009445

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)** 2
- ✓ 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

Bruce Stidworthy
Applicant name (print)

1/31/13
Applicant signature / date

Form revised 4/07

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

Application case numbers
13DRB-_____-70432
13DRB-_____-70433
13DRB-_____-70434

2-4-13
Planner signature / date

Project # 1009[redacted]445

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**
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__ 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.

Bruce Stickworthy
Applicant name (print)

1/31/13
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
BDRB-_____-70435
_____-_____-_____
_____-_____-_____

2-4-13
Planner signature / date

Project # 1009445

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

January 31, 2013

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

Re: **Parcels C-2A, C-3A, -3B, C-3-C, D-1 A, D-1-B, E-1, F-1, G-1, H-1 Westland North Subdivision**
Minor Subdivision, Vacation of Public ROW and Easements, Bulk Land Variance Request (DRB Project # 1009445)

Dear Mr. Cloud:

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

- Application for Development Review
- Cover letter w/Justifications for Variances and Vacations
- Twenty-four (24) copies of each of the Preliminary/Final Plat
- Twenty-four (24) copies of the Vacation Action Exhibit
- Twenty-four (24) copies of the documents which created the original easements
- Certificate of No Effect
- Letter from the Office of Neighborhood Coordination
- Zone Atlas Map with the entire property outlined
- Submittal Fees

This plat and accompanying requests are being presented to the Development Review Board for the purpose of obtaining City review and approval. The submittal and application is a proposed re-subdivision of the above mentioned parcels. We are requesting a minor subdivision review, and bulk land variance review. Additionally, we are seeking vacation actions for the right-of-way of Ladera, High Mesa and 118th so that those road can be re-aligned. We are also requesting vacation of certain existing utility easements. The project was reviewed by the DRB at the sketch plat level on September 26, 2012 as DRB Project Number 1009445.

The platting is in preparation for future development by the City of Albuquerque of a regional park on Parcel C-3-A. That future park project will require EPC & DRB review and approval by virtue of its zoning. Parcel C-3-C (6.05 acres) is the areal equivalent of the difference between the area being dedicated as right-of-way and the vacated area of public right-of-way being incorporated into privately owned parcels. Hence this plat will allow for a 'land swap' wherein the city will receive park land equivalent to the net right-of-way vacation. The remaining tracts are not proposed nor anticipated for development in the near future, and are subject to future EPC and DRB review processes.

Bulk Land Variance - Justification
We are seeking an infrastructure waiver or variance for this plat. As mentioned above the parcels created by this plat are not proposed for imminent development, and are subject to future EPC & DRB review process when developed.

Vacation Actions- Justification
We are seeking vacation of the following ROW's and/or easements:

- High Mesa Drive & 118th Street ROW, adjacent to Parcel C-3-B. With this plat, we are proposing to re-align 118th Street to match the recently updated master plan. The basic function of the realigned 118th Street is preserved by the new alignment, ie, to provide a major roadway access to the north and west. .
- Town Plaza Drive ROW. With this plat we are proposing to re-align Town Plaza Drive to match the updated master plan. The basic function of Town Plaza Drive is preserved by the new alignment.
- Ladera Drive ROW With this plat, we are proposing to re-align Ladera Drive to align it with the existing PNM transmission line easement, rather than having the road cross the PNM easement multiple times.
- Public Utility Easements. PUE's will be relocated to follow the proposed roadway alignments.
- PNM Electric Transmission Line Easement.150' of the existing 200' PNM easement is being vacated and relocated, in part, to permit more efficient use of the properties of this plat. PNM has been intricately involved in the proposed vacations.

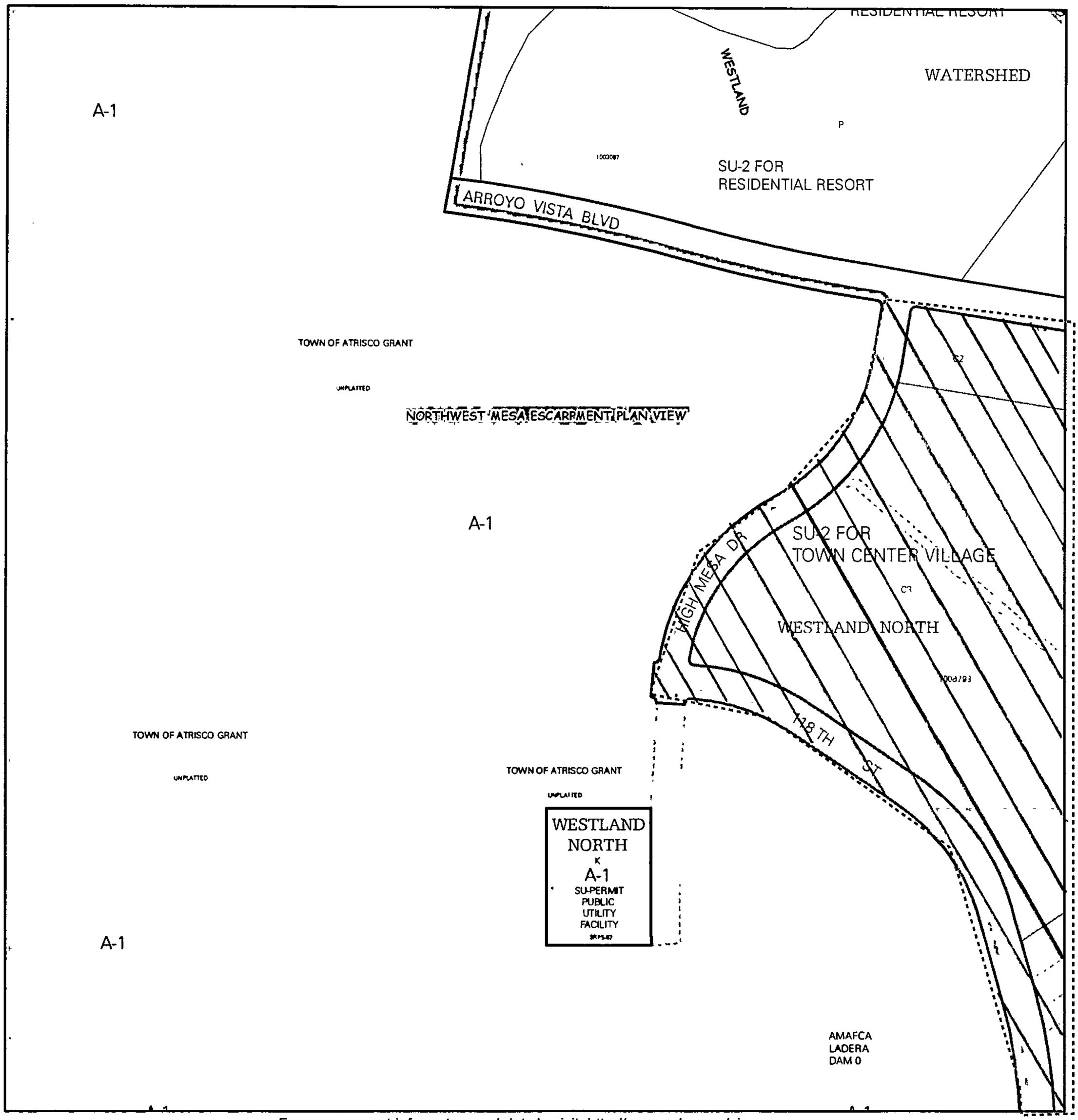
Please place this item on the DRB Agenda to be heard on February 27th, 2013. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,

Bruce Stidworthy, P.E.
Senior Vice President
Community Development & Planning

BJS/sls
Enclosures

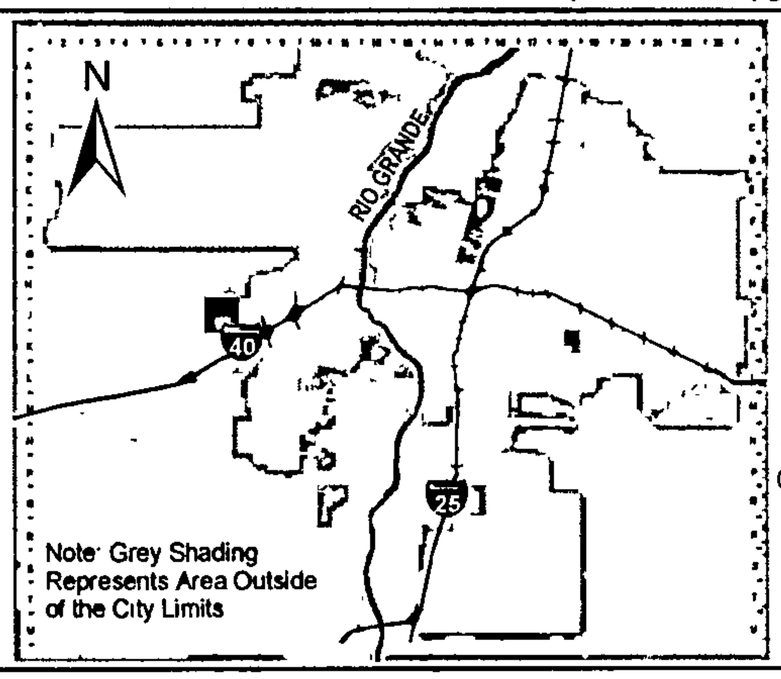
cc: Jeff Garrett, WALH
Jim Strozier, Consensus Planning



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

Albuquerque Geographic Information System

Map amended through: 4/2/2012



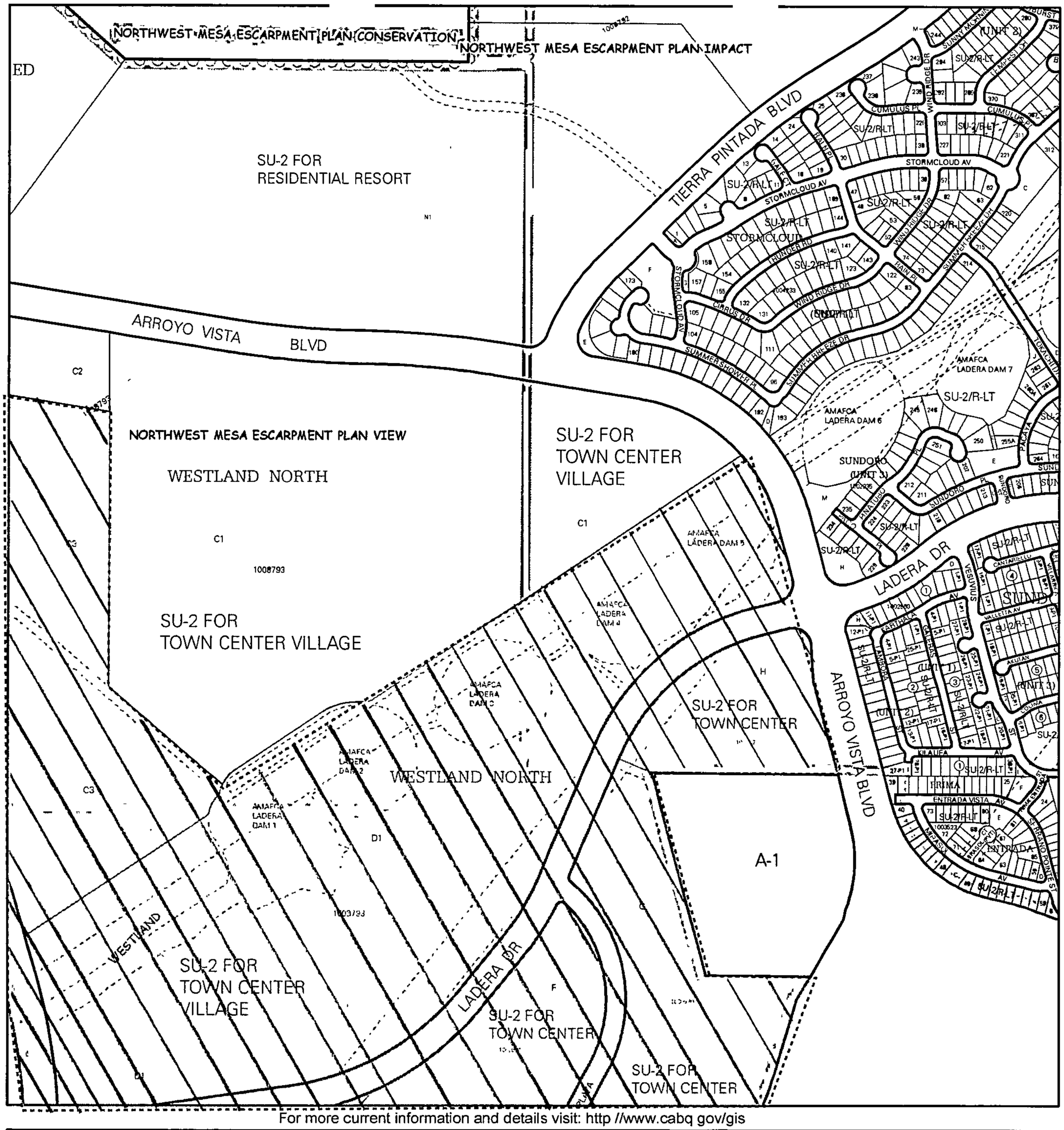
Zone Atlas Page:

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

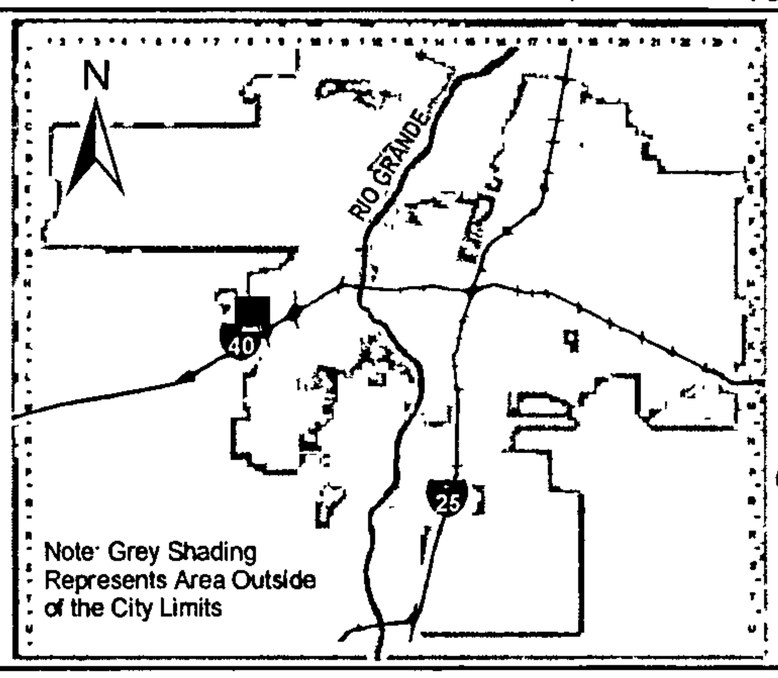
0 750 1,500 Feet



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

Albuquerque Geographic Information System

Map amended through: 4/2/2012



Zone Atlas Page:

J-08-Z

Selected Symbols

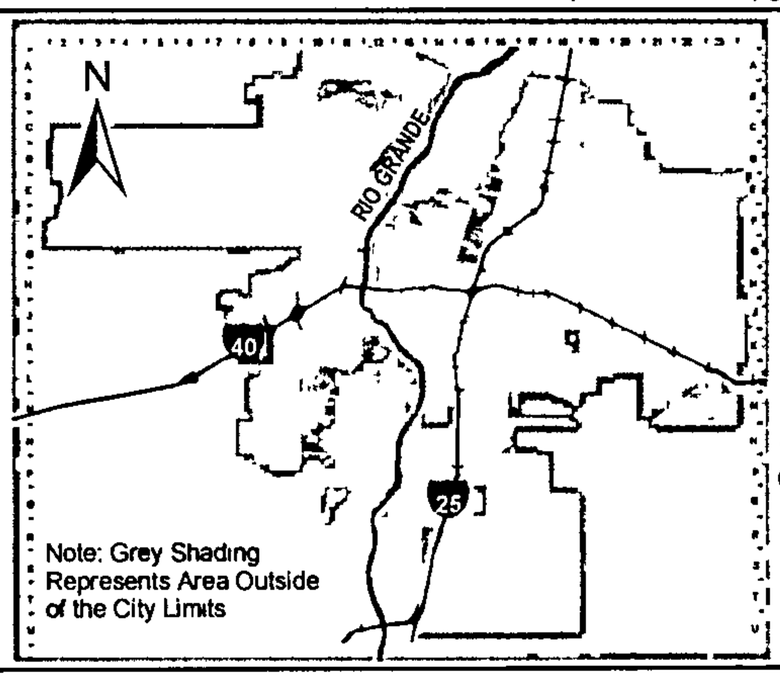
- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

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

Albuquerque Geographic Information System

Map amended through: 4/2/2012



Zone Atlas Page:

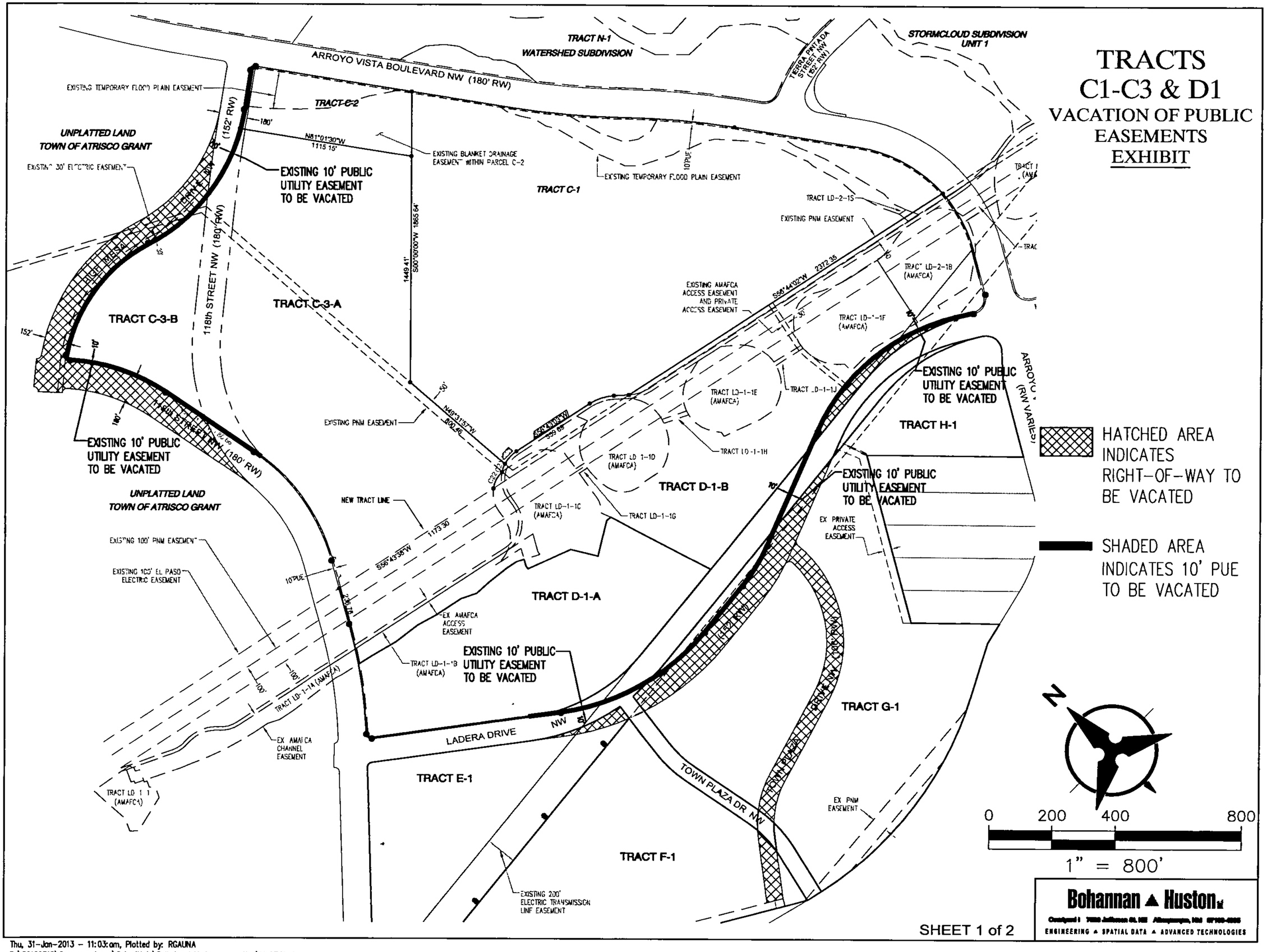
K-08-Z

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

TRACTS C1-C3 & D1
VACATION OF PUBLIC EASEMENTS
EXHIBIT



SHEET 1 of 2

Bohannan ▲ Huston
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

Thu, 31-Jan-2013 - 11:03:am, Plotted by: RGAUNA
P:\20120318\Correspondence\Submittals\Bulk Land Variance_vacation\VACTION.dwg

TRACTS C1-C3 & D1
VACATION OF PUBLIC EASEMENTS
EXHIBIT

HATCHED AREA INDICATES ELECTRIC TRANSMISSION EASEMENT TO BE VACATED

TOWN OF ATRISCO GRANT
EXISTING 30' ELECTRIC EASEMENT
DRIVE NW
HIGH MESA
TRACT C-3-B
118th STREET NW (180' RW)
TRACT C-3-A
EXISTING BLANKET DRAINAGE EASEMENT WITHIN PARCEL C-2
TRACT C-1
EXISTING TEMPORARY FLOOD PLAIN EASEMENT
EXISTING PNM EASEMENT
EXISTING AMAFCA ACCESS EASEMENT AND PRIVATE ACCESS EASEMENT
TRACT LD-2-1B (AMAFCA)
TRACT LD-2-1C
LADERA DRIVE
ARROYO VISTA BLVD NW (RW VARIES)
TRACT H-1
TRACT LD-1-1E (AMAFCA)
TRACT LD-1-1J
TRACT LD-1-1D (AMAFCA)
TRACT D-1-B
TRACT LD-1-1C (AMAFCA)
TRACT LD-1-1G
NEW TRACT LINE
UNPLATTED LAND
TOWN OF ATRISCO GRANT
EXISTING 100' PNM EASEMENT
EXISTING 100' EL PASO ELECTRIC EASEMENT
EX. PRIVATE ACCESS EASEMENT
TRACT D-1-A
EX. AMAFCA ACCESS EASEMENT
TRACT LD-1-1B (AMAFCA)
TRACT LD-1-1A (AMAFCA)
EX. AMAFCA CHANNEL EASEMENT
TRACT LD 1-1 (AMAFCA)
(152' RW)
(106' RW)
TOWN PLAZA DRIVE NW
TRACT G-1
TRACT E-1
150' OF ELECTRIC TRANSMISSION LINE EASEMENT TO BE VACATED
TOWN PLAZA DR NW
EX. PNM EASEMENT
TRACT F-1
EXISTING 200' ELECTRIC TRANSMISSION LINE EASEMENT
EX. PRIVATE ACCESS EASEMENT
EX. 100' AMAFCA EASEMENT
PROPOSED FUTURE ROW LINE FOR 118TH STREET N.W. INTERCHANGE
EX. 100' AMAFCA

N

0 200 400 800

1" = 800'

SHEET 2 of 2

Bohannan ▲ Huston
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

Thu, 31-Jan-2013 - 11:03:am, Plotted by: RGAUNA
P:\20120318\Correspondence\Submittals\Bulk Land Variance_vacation\VACTION.dwg

APS Project #157
APS Cluster: West Mesa

ALBUQUERQUE PUBLIC SCHOOLS
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WAIVER

Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), having reviewed the proposed plat of Parcels C-2-A, C-3-A, C-3-B, C-3-C, D-1-A, D-1-B, E-1, F-1, G-1, and H-1, Westland North which is zoned as SU-2 for Town Center, on February 4, 2013 submitted by Mark Wuest, Vice President, Barclays Real Estate Inc., owner(s) of above property, has determined that no Pre-Development Facilities Fee Agreement is required with respect to that proposed plat because the property owner (s) plans to subdivide Parcel C-3 into three parcels (C-3-A, C-3-B, C-3-C), subdivide original Parcel D-1 into two parcels (D-1-A, D-1-B), vacate and grant easements, re-align Ladera Drive by vacating and dedicating Right-of-Way, re-align Town Plaza Drive by vacating and dedicating Right-of-Way, re-align 11th Street and eliminate High Mesa Drive by vacating and dedicating Right-of-Way, replat Parcels C-2, E, F, G, and H into Parcels C-2-A, E-1, F-1, G-1, and H-1, Parcel C-3-C is being created for conveyance to the City of Albuquerque in exchange for vacated right-of-way. This will result in no net gain of residential units at this time.

ALBUQUERQUE PUBLIC SCHOOLS

By: April C. Winters
Signature

April L. Winters, Facility Fee Planner
Name (printed or typed) and title

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on February 4, 2013, by April L. Winters as Facility Fee Planner of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

(Seal)
OFFICIAL SEAL
Anastasia Wolfe
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 6/17/2016

Anastasia Wolfe
Notary Public

My commission expires: 6/17/2016

PLEASE NOTE: The Neighborhood and/or Homeowner 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.

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

January 18, 2013

Becky Gauna
Bohannan Huston Inc.
7500 Jefferson NE/87109
Phone: 505-823-1000, ext. 7879/Fax: 505-798-7988

Dear Becky:

Thank you for your inquiry of **January 18, 2013** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) PARCELS C-3-A, C-3-B, C-3-C, D-1-B, D-1-A, E-1, F-1, G-1, H-1, WESTLAND NORTH REPLAT PARCELS C-3-D, D-1, E,F,G,H, WESTLAND NORTH, LOCATED ON ARROYO VISTA BOULEVARD NW BETWEEN 118TH STREET NW/98TH STREET NW AND LADERA DRIVE NW** zone map **J-7-8, K-8.**

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

TRES VOLCANES N.A. "R"
Thomas Borst, 1908 Selway Pl. NW/87120 352-6563 (h)
Arthur Retberg, 9732 Summer Shower Pl. NW/87120 220-7917 (c)

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 me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani I. Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION.

!!!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 amendment describes 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.
   d) 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 associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

The following information should always be in **each** 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 Homeowners Associations *(if there are associations).* A copy must be submitted with application packet.**

[X] **Copies of the certified receipts to Neighborhood and/or Homeowners 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.**

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

* * * \

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Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

Sent To

Street, Apt. No.; or PO Box No.

City, State, ZIP+4

PS Form 3800, August 2006 See Reverse for Instructions

UNITED WE STAND

UNITED STATES POSTAGE
PITNEY BOWES
02 1P $ 006.57⁰
0003100114 JAN 31 2013
MAILED FROM ZIP CODE 87109

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:

Thomas Borst
1908 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 label) 7011 2970 0000 5101 1917

7011 2970 0000 5101 1900

7011 2970 0000 5101 1900

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Total Postage & Fees	$

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Arthur Retburg
9732 Summer Shower
Place NW
Albuquerque, NM
87120

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)

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4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number
(Transfer from service label) 7011 2970 0000 5101 1900

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

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

January 31, 2013

Thomas Borst
1908 Selway Place NW
Albuquerque, NM 87120

Re: Parcels C-2A, C-3A, -3B, C-3-C, D-1 A, D-1-B, E-1, F-1, G-1, H-1, Westland North Subdivision Minor Subdivision Plat Approval w/Bulk Land Variance, Vacation of Public/Private Easements & Vacation of Public Right of Ways (ROWs)- DRB Project #1009445

Dear Mr. Borst:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the 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 request, with a bulk land infrastructure variance. The submittal also includes a vacation of roadways and easements in order to make changes to the proposed alignment of future sections of Ladara, Towne Center and 118th. This plat and accompanying requests are being presented to the Development Review Board for the purpose of obtaining City review and approval. The submittal and application is a replat of Parcels C-2A, C-3A, -3B, C-3-C, D-1 A, D-1-B, E-1, F-1, G-1, H-1.

The purpose of the plat is to revise parcel boundaries, grant easements, vacate easements,vacate portions of public street right-of-way and to dedicate additional public street right-of-way to the City of Albuquerque.

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,

Bruce Stidworthy, P.E.
Vice President
Community Development & Planning

BJS/sls
Enclosure

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

P:\20120318\Correspondence\Submittals\Bulk Land Variance_vacation\Neigh Notice Westland North Re-plat Borst.doc

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

January 31, 2013

Arthur Retberg
9732 Summer Shower Place NW
Albuquerque, NM 87120

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Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

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PS Form 3800, August 2006 See Reverse for Instructions

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Thomas Borst
1908 Selway Pl NW
Albuquerque, NM
87120

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A. Signature

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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 label) 7011 2970 0000 5101 1917

PS Form 3811, [illegible]

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(Transfer from service label) 7011 2970 0000 5101 1900

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

February 27. 2013

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
- ___ 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)

V

P

D

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 ST., NE FAX: 505.798.7988

CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: JTOPMILLER@BHINC.COM

APPLICANT: ___ PHONE: ___

ADDRESS: ___ FAX: ___

CITY: ___ STATE ___ ZIP ___ E-MAIL: ___

Proprietary interest in site: ___ **List all owners:** ___

DESCRIPTION OF REQUEST: Review for Sketch Plat

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-3, Replat C and D, Westland North, and Parcels D-1, E,F,G and H, Westland North Block: ___ Unit: ___

Subdiv/Addn/TBKA: ___

Existing Zoning: SU-2/O-1, SU-2/R-2, SU-2/R-LT, SU-2/FOR TOWN CENTER Proposed zoning: No change MRGCD Map No ___

Zone Atlas page(s): J-7, J-8, and K-8 UPC Code: 100705848622410302, 100805821609030201, 100805837914640102, 100805735748610301, 100805718736820201, 100805706537320101

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? X Yes Within 1000FT of a landfill? NO

No. of **existing** lots: 6 No. of **proposed** lots: 9 Total area of site (acres): 406.8 ac.

LOCATION OF PROPERTY BY STREETS: On or Near: 118th Street and 98th Street

Between: Arroyo Vista Blvd and Interstate 40

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

SIGNATURE ___ DATE 9.18.12

(Print) James Topmiller Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

		Application case numbers	Action	S.F.	Fees
☐	**INTERNAL ROUTING**				
☒	All checklists are complete	12DRB - - 70294	SK		$ 0
☒	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				Total
☐	F.H.D.P. fee rebate	Hearing date September 26, 2017			$ 0

9-18-12
Planner signature / date

Project # 1009445

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
__ 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

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

James Topmiller, PE
Applicant name (print)

Applicant signature / date

Form revised **October 2007**

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

Application case numbers
12DRB - ____ - 70294
____ - ____ - ____
____ - ____ - ____

9-18-12
Planner signature / date

Project # 1009445

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) — A
- ___ 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)**
- ___ 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 ST., NE FAX 505.798.7988

CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL JTOPMILLER@BHINC.COM

APPLICANT: ___ PHONE: ___

ADDRESS: ___ FAX: ___

CITY: ___ STATE ___ ZIP ___ E-MAIL: ___

Proprietary interest in site: ___ **List all owners.** ___

DESCRIPTION OF REQUEST: Review for Sketch Plat

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-3, Replat C and D, Westland North, and Parcels D-1, E,F,G and H, Westland North Block: ___ Unit: ___

Subdiv/Addn/TBKA: ___

Existing Zoning: SU-2/O-1, SU-2/R-2, SU-2/R-LT, SU-2/FOR TOWN CENTER Proposed zoning: No change MRGCD Map No ___

Zone Atlas page(s): J-7, J-8, and K-8 UPC Code 100705848622410302, 100805821609030201, 100805837914640102, 100805735748610301, 100805718736820201, 100805706537320101

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? X Yes Within 1000FT of a landfill? NO

No. of **existing** lots. 6 No. of **proposed** lots: 9 Total area of site (acres). 406.8 ac.

LOCATION OF PROPERTY BY STREETS: On or Near: 118th Street and 98th Street

Between: Arroyo Vista Blvd and Interstate 40

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

SIGNATURE ___ DATE 9.18.12

(Print) James Topmiller Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

	Application case numbers	Action	S.F.	Fees
☐ **INTERNAL ROUTING**				
☒ All checklists are complete	12DRB - ___ - 70294	SK		$ 0
☒ 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				Total
☐ F.H.D.P. fee rebate	Hearing date September 26, 2017			$ 0

9-18-12
Planner signature / date

Project # 1009445

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
__ List any original and/or related file numbers on the cover application

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☐ **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
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__ Infrastructure List, if relevant to the site plan
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

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

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James Topmiller, PE
Applicant name (print)

Applicant signature / date

Form revised **October 2007**

☐ Checklists complete
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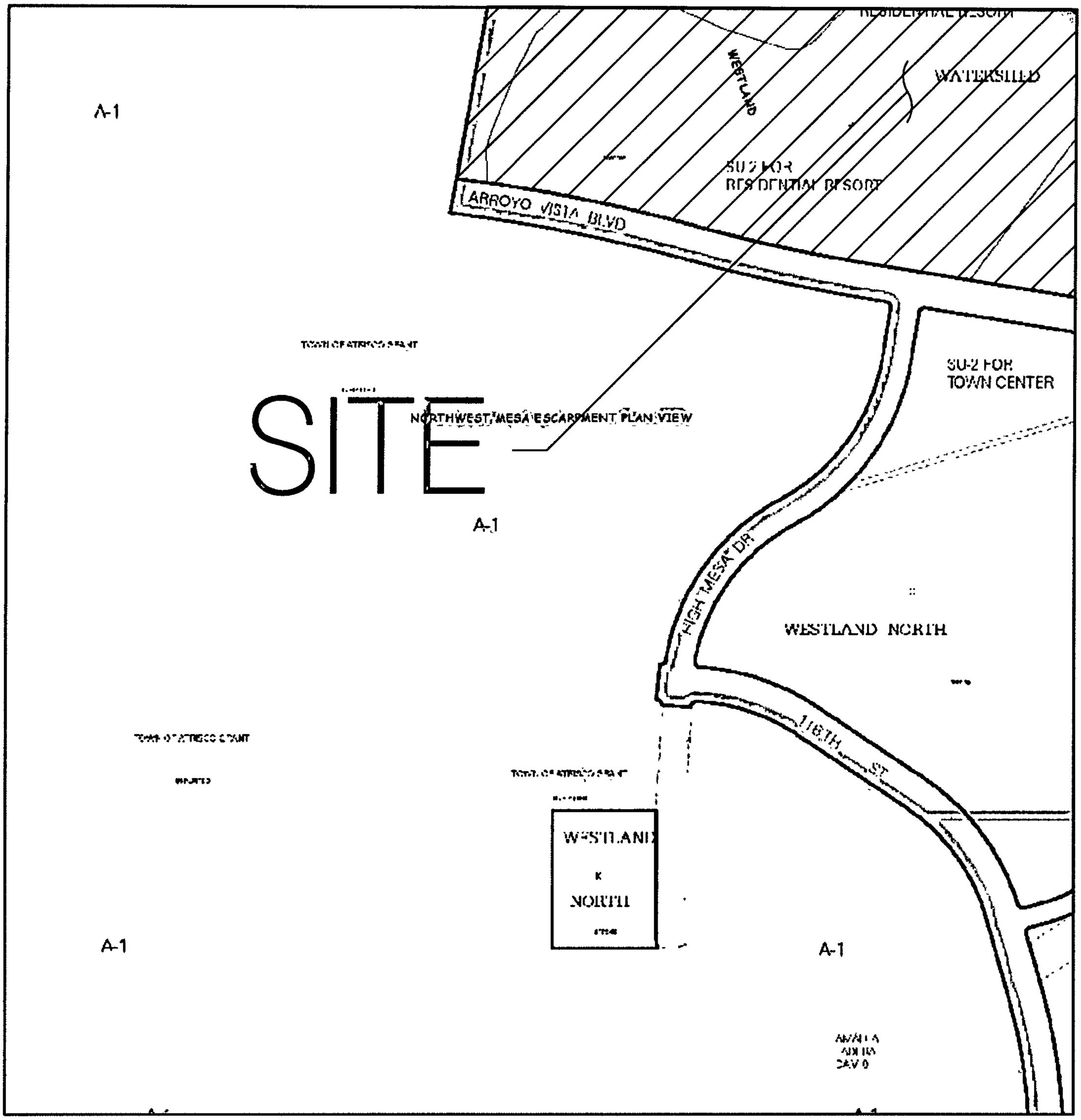
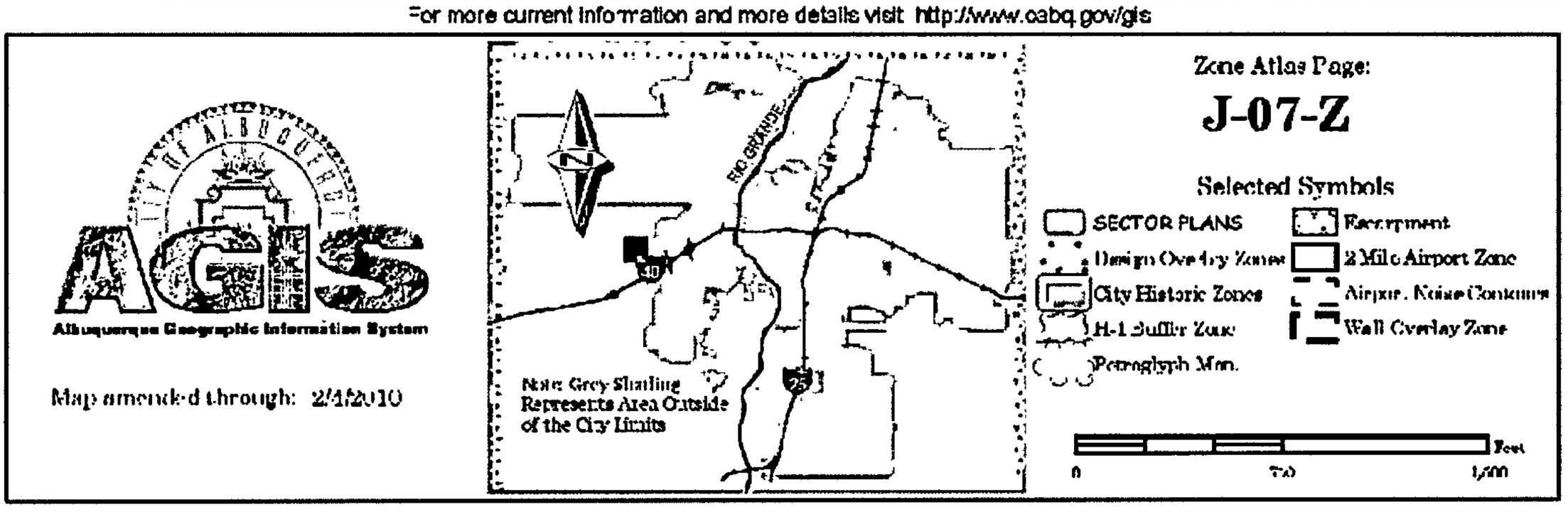


For more current information and more details visit http://www.cabq.gov/gis



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 18, 2012

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

Re: Sketch Plat Submittal (Proposed City Regional Park and Adjacent WALH Lands), Proposed 'Bulk Land Variance' Plat for Parcel C-3, Replat of Parcels C and D, Westland North Plat, and Parcels D, E, F, G and H, Westland North Plat

Dear Mr. Cloud:

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

- Development Review Application
- Six (6) copies of sketch plat
- Zone Atlas page

The City of Albuquerque Parks and Recreation Department is proposing acquisition of Parcel C-3-A, as shown on the enclosed sketch plat. To assist in the proposed acquisition, platting of the property is required. Accordingly, this sketch plat is being presented to the Development Review Board for the purpose of obtaining City departmental input and comment on proposed vacation of roads, bulk land variance and platting of existing tracts of land with the Westland North plat. The area is generally bounded by 98th Street, Interstate 40, 118th Street and Arroyo Vista.

Several aspects of this proposed platting are noteworthy, as follows:

- The Parks and Recreation Department's staff has been actively engaged in the development of this platting approach, and are available to assist in answering questions.
- The platting request will also include a "bulk land variance" over all proposed tracts.
- The platting proposes to vacate portions of 118th Street, High Mesa and Ladera Street ROW. New ROW's are proposed to replace the vacated reaches.
- Proposed Parcel C-3-C (6.04 acres) is to be dedicated to the City, as an exchange for the net loss of ROW to the City as a result of the vacation actions proposed.

- The platting proposes to vacate public utility easements, i.e., PUE's.
- Where existing utilities exist in ROW proposed for vacation, appropriate easements will be left.
- The land owner also wishes to plat properties south of the AMAFCA Ladera Ponds for future land management purposes.

We request that this item be scheduled for the September 26, 2012 DRB hearing. Please feel free to contact me or Bruce Stidworthy at 823-1000 with questions or comments.

Sincerely,

James R. Topmiller
Senior Vice President
Community Development and Planning

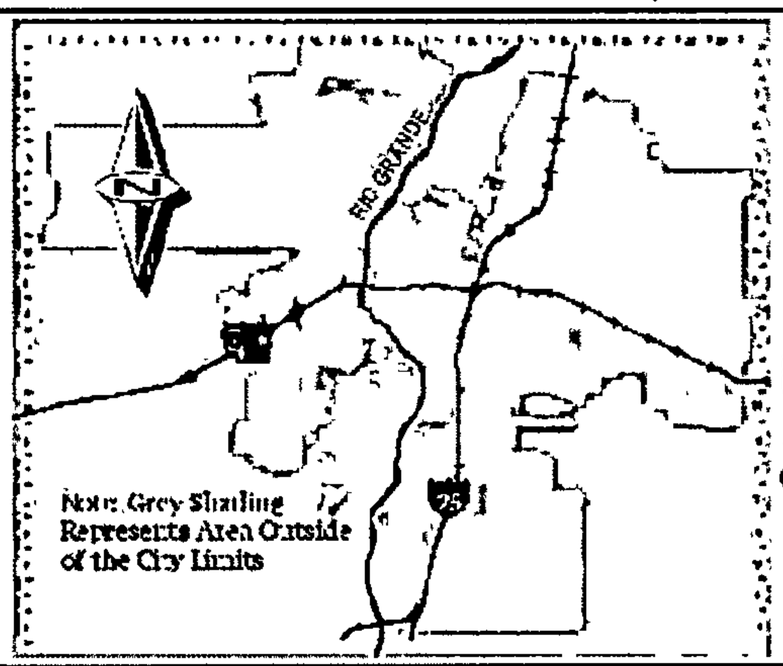
JRT/di
Enclosures

cc: Christina Sandoval, City Parks and Recreation Department
Bruce Stidworthy, Bohannan Huston
Jeff Garrett, GDC

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

Albuquerque Geographic Information System

Map amended through: 2/1/2010



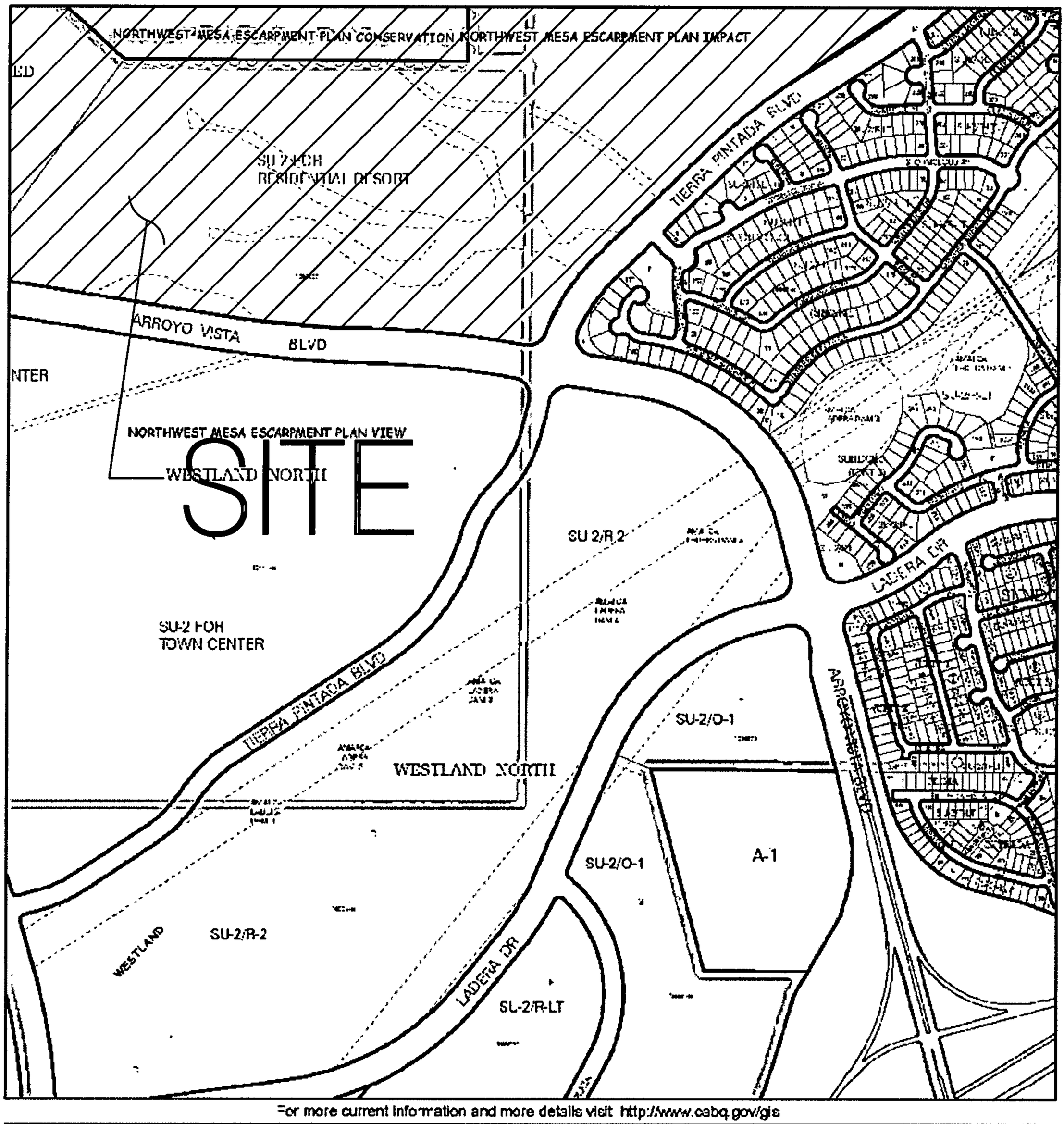
Zone Atlas Page:

K-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

0 700 1,400 Feet



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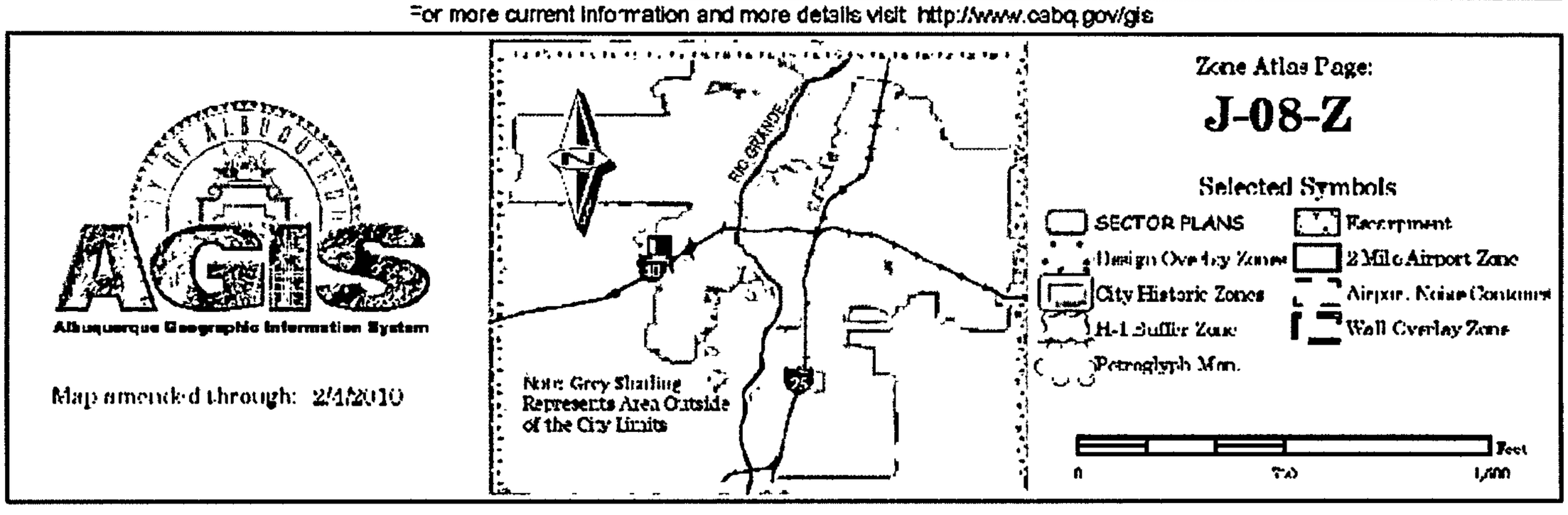


If not mentioned [~~here~~], no change is proposed. For details of each proposed change, please refer to the preceding discussion. A summary table is found on the following page. [Note: DU/ac is

Type of Change	Description
New Land Use Categories	Education (E)
	Recreation (R)
Acreage Changes	Add ≈ 110 acres of Education (E) land use
	Add ≈ 191 acres of Recreation (R) land use
Land Use Changes	The ≈ 110 acres of Education (E) land use and ≈ 29 acres of open space land use would replace ≈ 139 acres of "RR, 50% at 5 DU/ac average" land use in the SU-2 for RR zone.
	The ≈ 191 acres of Recreation (R) land use would replace ≈ 191 acres of "TCV, Residential 8DU/ac average" land use in the TCV zone.
Land Use & Density Change	RR, Residential Resort- 50% at 5 DU/ac average, change to R-4, Residential- 4 DU/ac average. [+TC, Town Center- 20% at 24 DU/ac average, change to MU-TC, Town Center- Residential per C-2 zone*+]
	TCV, Town Center Village- 8 DU/ac average, change to MU-TCV [+~~8~~ 12 +]DU/ac average [~~(meant to be 12 DU/ac average?)~~]
Labeling Changes	R-LT to R-5.5 and R-R to R-4
	TC to MU-TC and TCV to MU-TCV
Roadway Change	The 118th St. extension would no longer cross Atrisco Terrace.
Notes Changes	Various changes to the notes on the WSP, Sheets 1 & 2 (see the following explanation)

Dwelling Units per acre]

* "MU-TC, Town Center- Residential R-3, Commercial C-2" is clearer and achieves the same thing.

******Westland Sector Plan (WSP) Notes Changes***

Various revisions to the notes on Sheet 1 (Land Use) and Sheet 2 (Zoning) of the WSP are proposed. Refer to the separate, red-line version for details (see attachment).

Sheet 1: Note 1, regarding procedure, is proposed to be more specific. An overall site development plan for subdivision and EPC review would still be required, but a site development plan for PRD would be allowed for residential projects and non-residential or mixed-use site development plans for building permit shall be delegated to the Development Review Board (DRB). The previous language stated "building plans." Staff believes that all Development Agreements, not just the agreement with AMAFCA, should be updated to reflect conditions in the Plan area. Staff suggests some minor editorial clean-ups and clarifications for the sake of internal consistency.

Sheet 2: Notes 4 -6 are proposed to be added from Sheet 1 and the APS property would be indicated. Note 2 should read the same as it does on Sheet 1. The TCV and TC areas need to be clearly delineated, as they were before, even more so now so the locations relative to the APS property are apparent. [~~It's noteworthy that the acreage table is proposed to be removed rather than~~

NOTES:

1. As a part of this Sector Development Plan the following future approvals shall be required:
   - Development projects within the SU-2 for R-LT shall be delegated to the DRB.
   - Development projects within the SU-2 for Residential Resort/ and SU-2 for Town Center Village (TCV) shall require an overall Site Development Plan for Subdivision, requiring EPC review and approval, upon which future building plans shall be delegated to the DRB. If no Site Plan for Subdivision exists, individual building plans shall be reviewed and approved by the EPC.
   - All developments within the Town Center (TC) shall require EPC review and approval.

2. The area contained within this Sector Plan is governed by the policies and design guidelines in the Westland Master Plan. The Westland Master Plan was adopted by the City of Albuquerque as a Rank 3 Plan, per City Council Bill R-20, May 1998.

3. Site plans for property in the area zoned AU-2/Residential Resort are further restricted where the Conservation Area of the Northwest Mesa Escarpment Plan overlaps it; overall density is limited to 1 dwelling unit per net acre in the overlap area.

4. Phasing for this Sector Plan shall adhere to the Phasing Plan as illustrated by Exhibit 12 of the Westland Master Plan.

5. As development proceeds west towards the Atrisco Terrace, a Planned Communities Level B Plan shall be approved prior to any development in the area designated Reserve by the Comprehensive Plan.

6. Site Development Plans for Subdivision for the Town Center (TC) zone and the Town Center Village (TCV) zone shall be reviewed and approved by the Environmental Planning Commission (EPC).

7. All development areas that lie within the boundaries of the Northwest Mesa Escarpment Plan (NWMEP) shall be subject to all of the policies and regulations contained therein.

8. The percentages of mixed-use, open space, commercial, office, and residential land uses shall be incorporated into the Town Center site and shall reflect the New Urbanist intent stated in the submittal.

9. The hotel use shall comply with all applicable design regulations in the Westland Master Plan.

10. Open Space Areas shall be planned for in a cohesive manner and shall establish corridors for wildlife and recreational opportunities.

11. As a designated Community Activity Center, the Town Center shall comply with the Activity Center policies found in Table 10 of the Comprehensive Plan.

12. The completed Supplement Roadway Network Analysis includes a "threshold study" to estimate the level of additional development that may reasonably be served with the existing and proposed roadway network before completion of the 118th and I-40 interchange is required.

13. The existing Development Agreement shall be amended if changes to this Land Use Plan are approved and the number of residential units are changed.

14. The developer shall coordinate with the DMD to ensure that transportation infrastructure is provided as planned and included in the 2030 MTP.

15. The applicant shall coordinate with City Staff and NMDOT to ensure that the development is consistent with these projects:

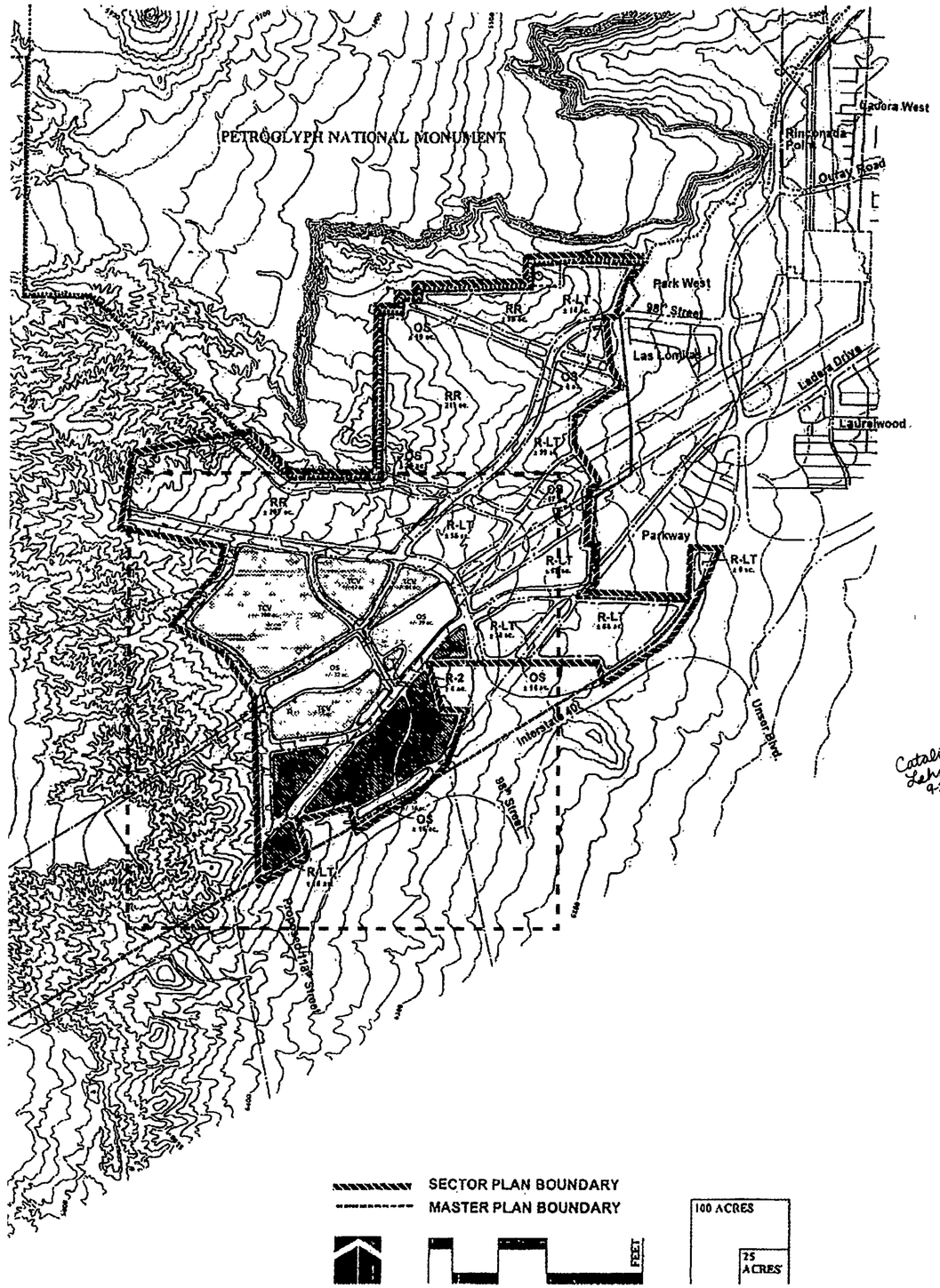
   - MPO project ID #373.0-visitor center, bike/ped bridge, public art, and xeriscaping (FY 2010).

   - MPO project ID #449- rehabilitation and reconstruction of I-40 from the West Central inter change to the Rio Puerco. (FY 2012 and 2013).

   - MPO project ID #414.2- reconstruct and add auxiliary lanes and a climbing lane (FY 2008- 2013).

16. The applicant shall coordinate with PNM, which will have to evaluate whether PNM has enough electric capacity in the area to serve the projected electric load

17. This sector plan amendment and zone change shall not allow any increase in residential uses or residential housing units from the residential uses or units allowed under the Plan prior to this amendment (R-08-58) unless those units are placed at second story or above.



Westland Sector Plan

PROPOSED LAND USE

APRIL 2009

R-LT	Residential 5.5 du/ac average / SU-2 for R-LT
TCV	Town Center Village- Residential 8 du/ac average/ SU-2 for T
RR	Residential/ Resort - 50% at 5 du/ac average/ SU-2 for RR
TC	Town Center - 20% at 24 du/ac average/ SU-2 for TC
OS	Trails/ Drainage Corridors/ Open Space (Final configuration of OS areas to be determined by Site Development Plan for Subdivison)

PROJECT NUMBER: 1000570

APPLICATION NUMBER:

SITE DEVELOPMENT PLAN APPROVAL: 05/13/09

TRANSPORTATION DEVELOPMENT: DATE 5-13-09

ABCWUA: Christina Sandoval DATE 5/13/09

PARKS AND RECREATION: Curtis A. Cherne DATE 5-13-09

CITY ENGINEER: N/A DATE

SOLID WASTE MANAGEMENT: Jack Cloud DATE 9/24/09

PLANNING DEPARTMENT: Catalina Lehner 9-24-09 DATE

AMENDMENTS TO THE WESTLAND SECTOR PLAN

Z-

SPR

APRIL 2009

Prepared By: dg

Prepared For

Westland Development

Prepared By

CONSENSUS PLANNING, INC.

BOHANNAN-HUSTON INC.
ENGINEERS ARCHITECTS PHOTOGRAMMETRISTS SURVEYORS

TASCHEK Environmental Consulting

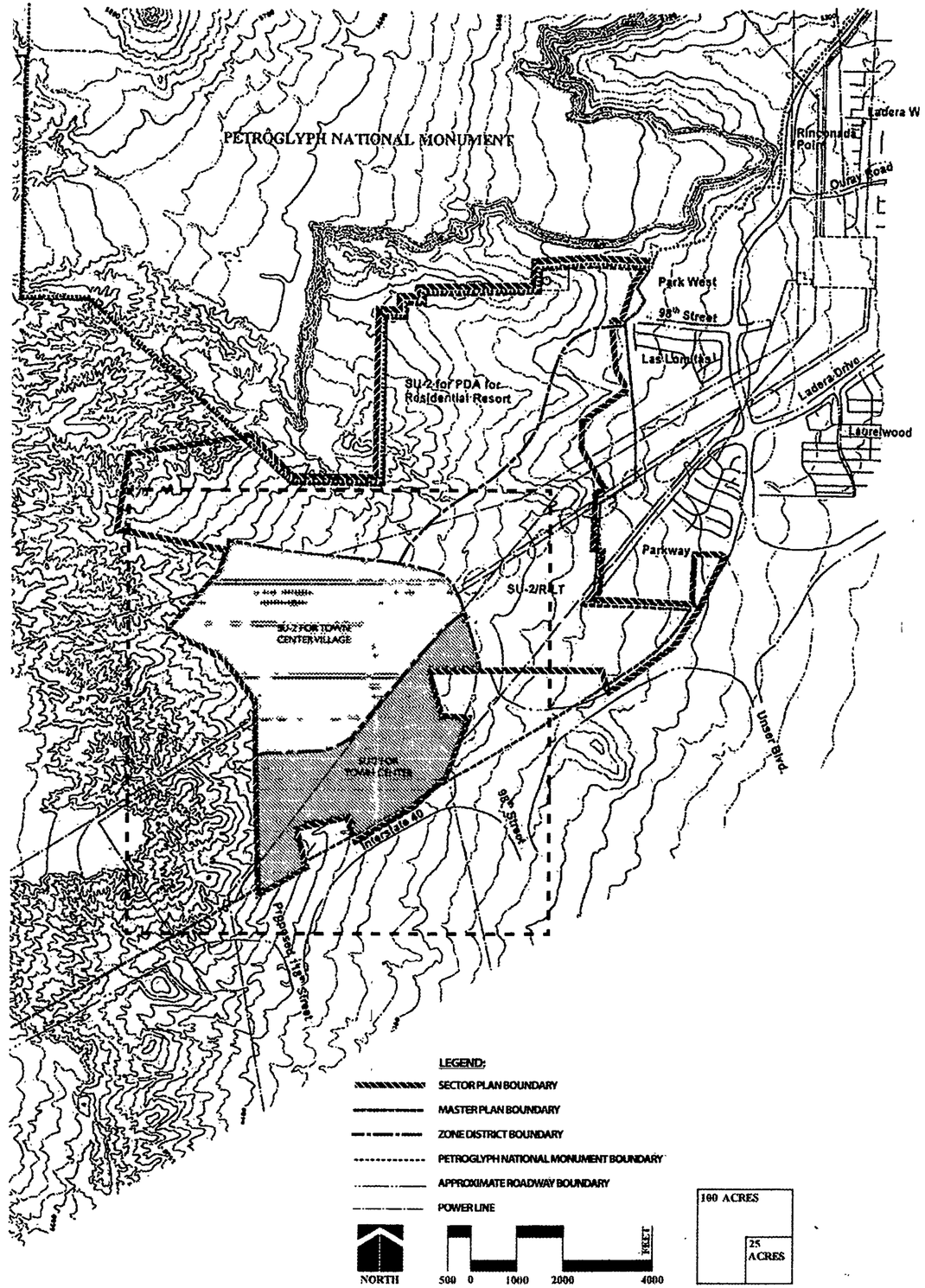
REVISION: 04.21.09

NOTES:

1. As a part of this Sector Development Plan the following future approvals shall be required:
   - Development projects within the SU-2 for R-LT shall be delegated to the DRB.
   - Development projects within the SU-2 for Residential Resort/ and SU-2 for Town Center Village (TCV) shall require an overall Site Development Plan for Subdivision, requiring EPC review an approval, upon which future building plans shall be delegated to the DRB. If no Site Plan for Subdivision exists, individual building plans shall be reviewed and approved by the EPC.
   - All developments within the Town Center (TC) shall require EPC review and approval.

2. The area contained within this Sector Plan is governed by the policies and design guidelines in the Westland Master Plan. The Westland Master Plan was adopted by the City of Albuquerque as a Rank 3 Plan, per City Council Bill R-20, May 1998.

3. See the Westland Master Plan, pages 42 through 44 for detailed requirements for the SU-2.



Westland Sector Plan

PROPOSED ZONING

APRIL 2009

AMENDMENTS TO THE WESTLAND SECTOR PLAN

Prepared By:

SPR

APRIL 2009

AMENDED ACREAGE

ZONING	EXISTING ACRES	CHANGE	PROPOSED ACRES
SU-2 for R-LT	+/-527	-99	+/-428
SU-2 for R-2	+/-199	-199	0
SU-2 for Residential Resort	+/-561	0	+/-561
SU-2 for Town Center	+/-202	+9	+/-193
SU-2 for O-1	+/-57	-57	0
SU-2 for Town Center Village	0	+364	+/-364
TOTAL ACRES	+/-1,546		+/-1,546

Prepared For

Westland Development

Prepared By

CONSENSUS PLANNING, INC.

BOHANNAN-HUSTON INC.
ENGINEERS ARCHITECTS PHOTOGRAMMETRISTS SURVEYORS

TASCHEK
Environmental Consulting

REVISION
04.21.09

NOTES

1 As part of this Sector Development Plan the following future approvals shall be required
- Development projects (subdivision plats) within the SU-2 for R-LT, shall be delegated to the Development Review Board (DRB)
- Development projects within the SU-2 for Town Center (TC), SU-2 for ~~Residential Resort~~R4, and SU-2 for Town Center Village (TCV) shall require an overall Site Development Plan for Subdivision (PRD for residential projects) requiring Environmental Planning Commission (EPC) review and approval, upon which future non-residential or mixed use Site Plans for Building Permit ~~building plans~~ shall be delegated to the DRB If no Site Development Plan for Subdivision exists, individual Site Plans for Building Permit ~~building plans~~ shall be reviewed and approved by the EPC
- ~~All developments within the Town Center (TC) shall require EPC review and approval.~~

2 The area contained within this the Sector Plan is governed by the policies and design guidelines in the Westland Master Plan All developments within the Sector Plan shall demonstrate compliance with the design regulations in the Westland Master Plan The Westland Master Plan was adopted by the City of Albuquerque as a Rank 3 Plan, per City Council Bill R-20, May 1998

3 ~~Site plans for property in the area zoned SU-2/Residential Resort~~Properties within the Sector Plan are further restricted ~~where~~ within the Conservation, Impact and View Areas ~~of~~ as defined and mapped by the Northwest Mesa Escarpment Plan (NWMEP) ~~overlaps it overall density is limited to 1 dwelling unit per net acre in the overlap area~~

4 Phasing for ~~this~~ development within the Sector Plan shall ~~adhere to~~generally follow the Phasing Plan as illustrated by Exhibit 12 of the Westland Master Plan (as amended)

5 ~~As development proceeds west towards the Atrisco Terrace, a Planned Communities Level B Plan shall be approved prior to any development in the area designated Reserve by the Comprehensive Plan.~~

6 ~~Site Development Plans for Subdivision for the Town Center (TC) zone and the Town Center Village (TCV) zone shall be reviewed and approved by the Environmental Planning Commission (EPC).~~

7 ~~All development areas that lie within the boundaries of the Northwest Mesa Escarpment Plan (NWMEP) shall be subject to all of the policies and regulations contained therein.~~

~~8~~ 6 The goal is to develop a mixed-use, vibrant town center, which ~~percentages of mixed-use, open space, commercial, office, and residential land uses~~ shall be incorporated into the Town Center (TC) zone ~~site and shall reflect the New Urbanist intent stated in the submittal~~Site Plans for Subdivision in order to implement the Activity Center policies in the Comprehensive Plan

~~9~~ 7 As a designated Community Activity Center, the Town Center (TC) zone shall comply with the Activity Center policies found in Table 10 of the Comprehensive Plan.
~~10 The hotel use shall comply with all applicable design regulations in the Westland Master Plan.~~

~~11~~ 8 Open Space Areas shall be Planned for and designed in a cohesive manner and shall establish corridors for wildlife, trails, and recreational opportunities.

~~12 9 As a designated Community Activity Center, the Town Center shall comply with the Activity Center policies found in Table 10 of the Comprehensive Plan.~~

~~13~~ Project phasing and infrastructure requirements shall be generally consistent with ~~T~~the ~~completed~~ Supplement Roadway Network Analysis (including the "threshold study" that addresses the 118th Street and I-40 interchange) ~~includes a "threshold study" to estimate the level of additional development that may reasonably be served with the existing and proposed roadway network before completion of the 118th and I-40 interchange is required.~~

10 The developer shall coordinate with the Department of Municipal Development (DMD) to ensure that transportation infrastructure is provided as planned and included in the approved Metropolitan Transportation Plan (MTP)

~~14~~ 11 The existing Development Agreement with the Albuquerque/Bernalillo County Water Utility Authority shall be amended ~~if~~ as needed to reflect changes to this ~~Land Use~~Sector Development ~~Plan are approved and the number of residential units are changed~~

~~15 The developer shall coordinate with the to ensure that transportation infrastructure is provided as planned and included in the 2030 MTP.~~

~~16 The applicant shall coordinate with City staff and NMDOT to ensure that the development is consistent with the following projects.~~

- ~~MPO project ID #373 0 visitor center, bike/pedestrian bridge, public art, and xeriscaping (FY 2010).~~
- ~~MPO project ID # 449 rehabilitation and reconstruction of I-40 from the West Central interchange to the RioPuerco (FY 2012 and 2013).~~
- ~~MPO project ID # 414 2 reconstruct and add auxiliary lanes and a climbing lane (FY 2008 2013).~~

~~17~~ 12 The applicant shall coordinate with PNM regarding future which will have to evaluate whether PNM has enough electric capacity in the area to serve the project electric load needs

~~18~~ 13 This sector plan amendment and zone change shall not allow any increase in residential uses or residential housing units from the residential uses or units allowed under the Plan prior to this amendment (R-08-58) unless those units are placed at second story or above

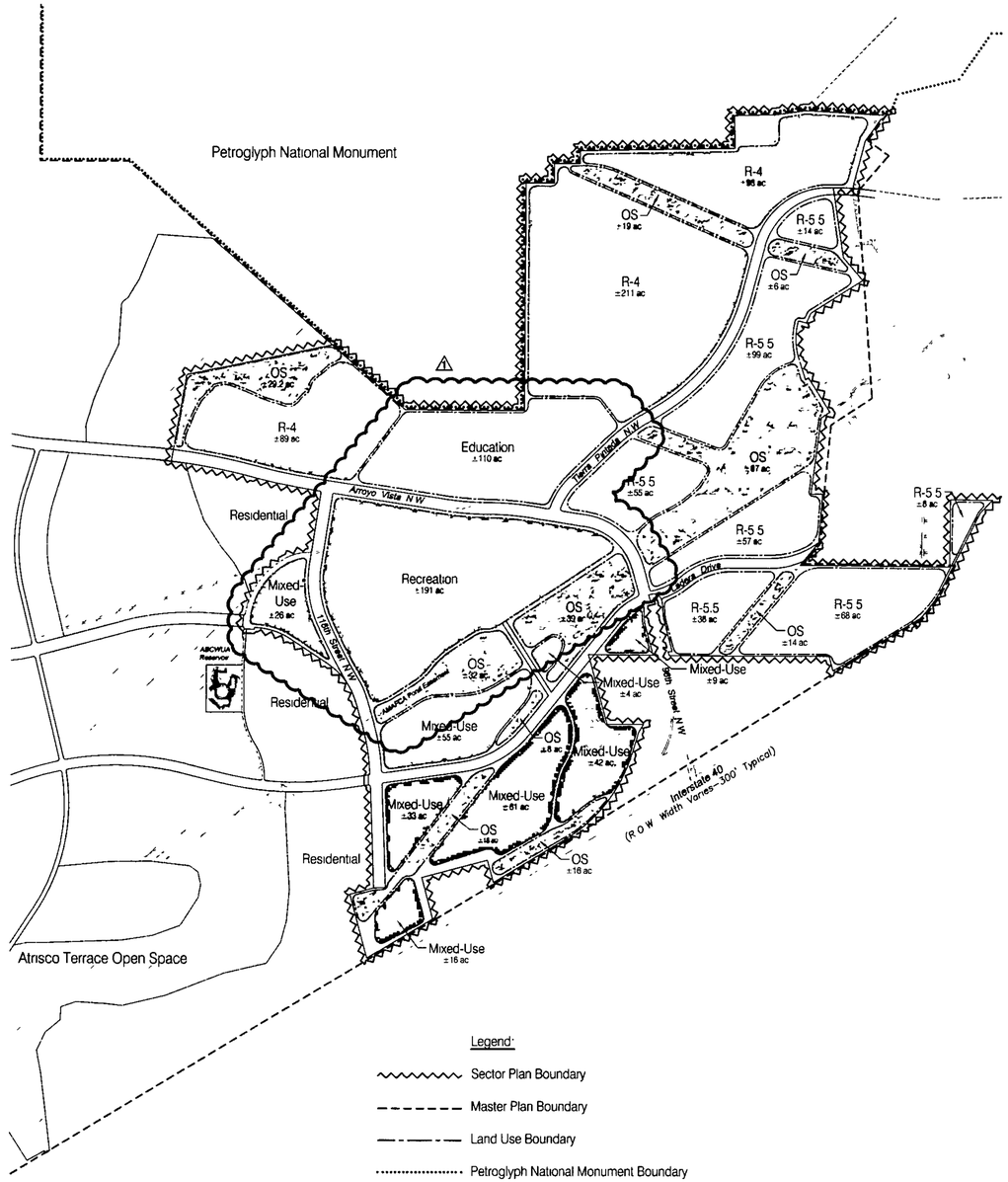
⚠1 PROJECT NUMBER 1000570

Application Number

Is an Infrastructure List required? ( ) Yes ( ) No If yes then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements

DRB SITE DEVELOPMENT PLAN APPROVAL

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer	Date
* Environmental Health Department-(conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date



Legend:

- Sector Plan Boundary
- Master Plan Boundary
- Land Use Boundary
- Petroglyph National Monument Boundary

⚠1 Revise Land Use to reflect new Albuquerque Public Schools Education Campus (K-12), APS Athletic Complex, and City Soccer Park, Revise roadway network to reflect Land Use changes, and revise and update notes

NORTH 500 0 1000 2000 4000 FEET

100 ACRES

25 ACRES

Western Albuquerque Land Holdings Sector Plan

PROPOSED LAND USE

AMENDED APRIL, 2012

R-5.5	Residential 5.5 du/ac average /SU-2 for R-LT
MU-TCV	Town Center Village-Residential 8 du/ac average/ SU-2 for TCV
R-4	Residential 4 du/ac average /SU-2 for RR
MU-TC	Town Center-20% at 24 du/ac average/ SU-2 for TC
OS	Open Space/ Trails/ Drainage Corridors (Final configuration of Open Space areas to be determined by Site Development Plan for Subdivision
E	Education/ SU-2 RR
R	Recreation/ SU-2 TCV

PROJECT NUMBER: 1000570

APPLICATION NUMBER:

SITE DEVELOPMENT PLAN APPROVAL: 05/13/09

TRANSPORTATION DEVELOPMENT: DATE 5-13-09

ABCWUA: Christina Sandoval DATE 5/13/09

PARKS AND RECREATION: DATE 5-13-09

CITY ENGINEER: N/A DATE

SOLID WASTE MANAGEMENT: DATE 9/24/09

PLANNING DEPARTMENT: DATE

2012 AMENDMENT

Prepared For

WESTERN ALBUQUERQUE LAND HOLDINGS LLC

Prepared By

CONSENSUS PLANNING, INC.

BOHANNAN-HUSTON INC.
ENGINEERS ARCHITECTS PHOTOGRAMMETRISTS SURVEYORS

Western Albuquerque Land Holdings Sector Plan

ZONING
AMENDED APRIL, 2012

Property owned by Albuquerque Public Schools

NOTES

1 As part of this Sector Development Plan the following future approvals shall be required
- Development projects (subdivision plats) within the SU-2 for R-LT, shall be delegated to the Development Review Board (DRB)
- Development projects within the SU-2 for ~~Residential Resort and SU-2 for~~ Town Center Village (TCV), SU-2 R4, and SU-2 for Town Center (TC) shall require an overall Site Development Plan for Subdivision (PRD for residential projects) requiring Environmental Planning Commission (EPC) review and approval, upon which future non-residential or mixed use Site Plans for Building Permit ~~building plans~~ shall be delegated to the DRB If no Site Development Plan for Subdivision exists, individual Site Plans for Building Permit ~~building plans~~ shall be reviewed and approved by the EPC
- ~~All developments within the Town Center (TC) shall require EPC review and approval~~

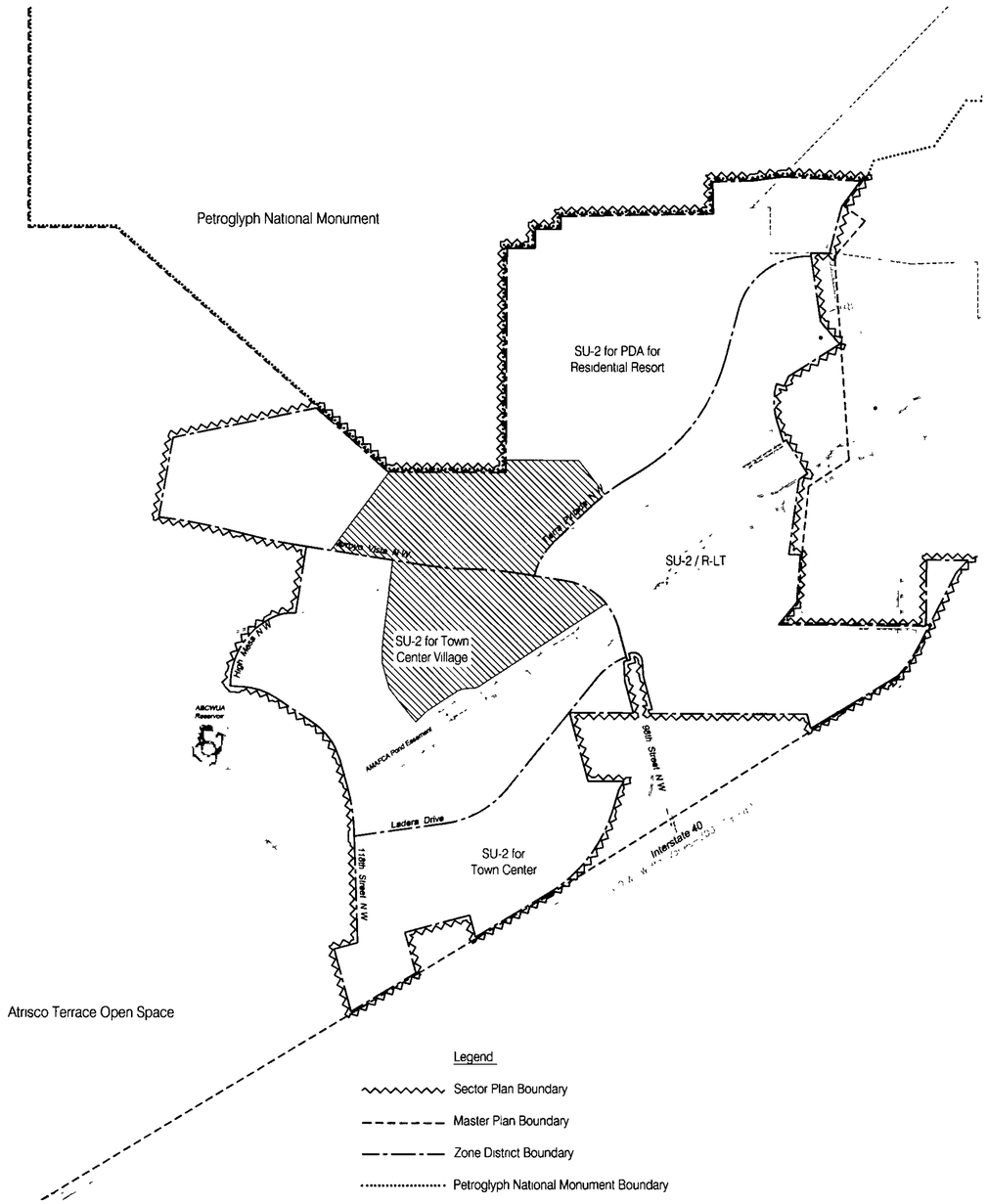
2 The area contained within this Sector Plan is governed by the policies and design guidelines in the Westland Master Plan The Westland Master Plan was adopted by the City of Albuquerque as a Rank 3 Plan, per City Council Bill R-20, May 1998

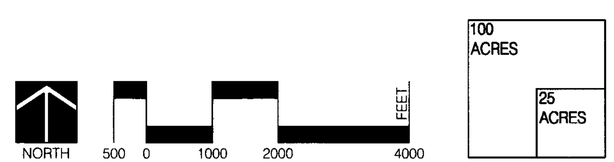
3 See the Westland Master Plan ~~pages 42 through 44~~ for detailed requirements for each of the specific SU-2 zones

4 The goal is to develop a mixed-use, vibrant town center, which shall be incorporated into the Town Center (TC) zone Site Plans for Subdivision to implement the Activity Center policies in the Comprehensive Plan

5 As a designated Community Activity Center, the Town Center (TC) zone shall comply with the Activity Center policies found in Table 10 of the Comprehensive Plan

~~5~~6 In accordance with the Memorandum of Understanding between the City of Albuquerque and Albuquerque Public Schools dated August 26, 2011 "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."





2012 AMENDMENT

Prepared For

WESTERN ALBUQUERQUE LAND HOLDINGS LLC

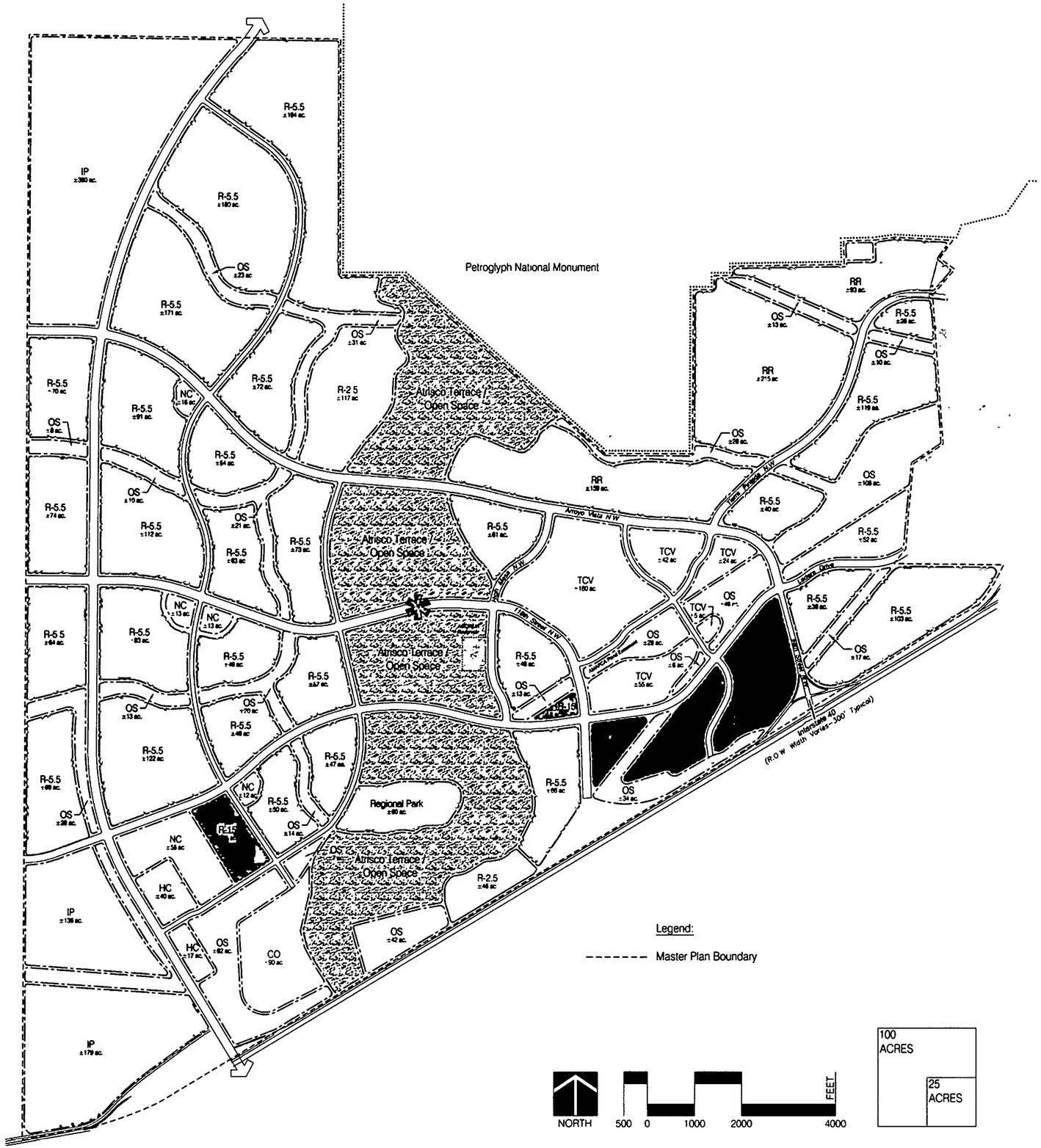
Prepared By

CONSENSUS PLANNING, INC.

BOHANNAN-HUSTON INC.

Westland Master Plan

LAND USE/ZONING PLAN



R-2.5	Residential 2.5 du/ac average /SU-PDA
R-5.5	Residential 5.5 du/ac average /SU-PDA
R-15	Residential 15 du/ac average /SU-PDA
RR	Residential/Resort - 50% at 5 du/ac average /SU-PDA
NC	Neighborhood Commercial /C-1
HC	Highway Commercial /C-2
	Town Center - 20% at 24 du/ac average /SU-PDA
TCV	Town Center Village - 8 du/ac average /SU-2 for
CO	Corporate Office /O-1
IP	Industrial Park /M-1
OS	Trails /Drainage Corridors /Open Space
	Regional Park
	Atrisco Terrace /Major Public Open Space
	This corridor is restricted to utilities, drainage, and trails

Prepared For

Westland Development

Prepared By

CONSENSUS PLANNING, INC.

BOHANNAN-HUSTON INC.
ENGINEERS ARCHITECTS PHOTOGRAMMETRISTS SURVEYORS

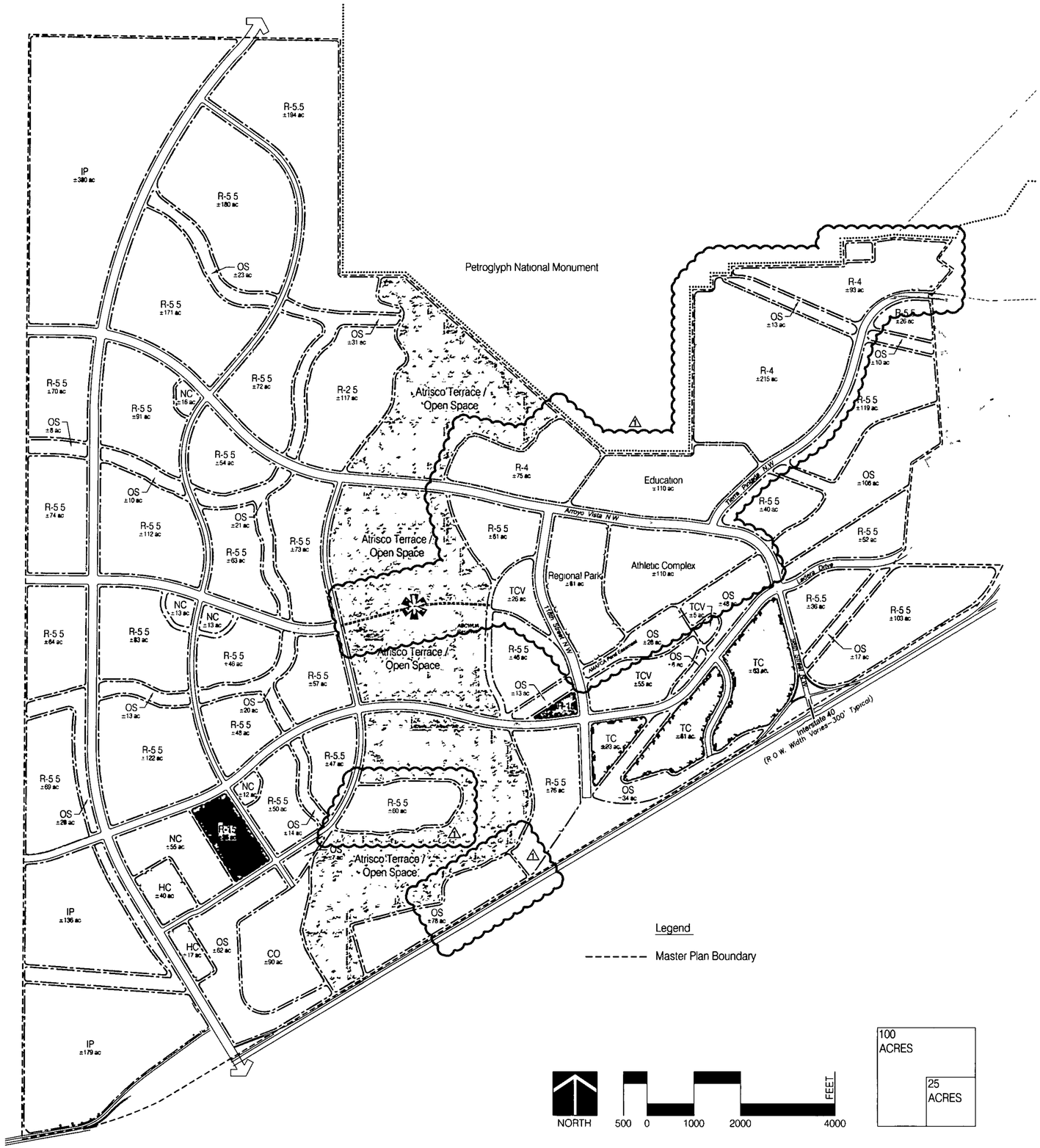
TASCHEK Environmental Consulting

EXHIBIT 10

Western Albuquerque Land Holdings Master Plan

LAND USE/ZONING PLAN

AMENDED APRIL, 2012



R-2.5	Residential 2.5 du/ac average
R-4	Residential 4 du/ac average
R-5.5	Residential 5.5 du/ac average
R-15	Residential 15 du/ac average
NC	Neighborhood Commercial /C-1
HC	Highway Commercial /C-2
TC	Town Center - Community Activity Center /SU-2 for TC
TCV	Town Center Village - 30 du/ac average /SU-2 for TCV
CO	Corporate Office /O-1
	Education K-12 (A.P.S.) /R-4
	Athletic Complex (A.P.S.) /TCV
IP	Industrial Park /M-1
OS	Trails /Drainage Corridors /Open Space
	Regional Park (C.O.A.) /TCV
	Atrisco Terrace /Major Public Open Space
	This corridor is restricted to utilities, drainage, and trails

⚠ Amend Land Use Plan to address the following
- APS Education Complex
- APS Athletic Complex.
- Realignment of 118th Street and vacation of Tierra Pintada south of Arroyo Vista
- City Regional Park (New Location)
- Existing Pond / Open Space
- Elimination of Roadway through the Atrisco Terrace Open Space

Prepared For

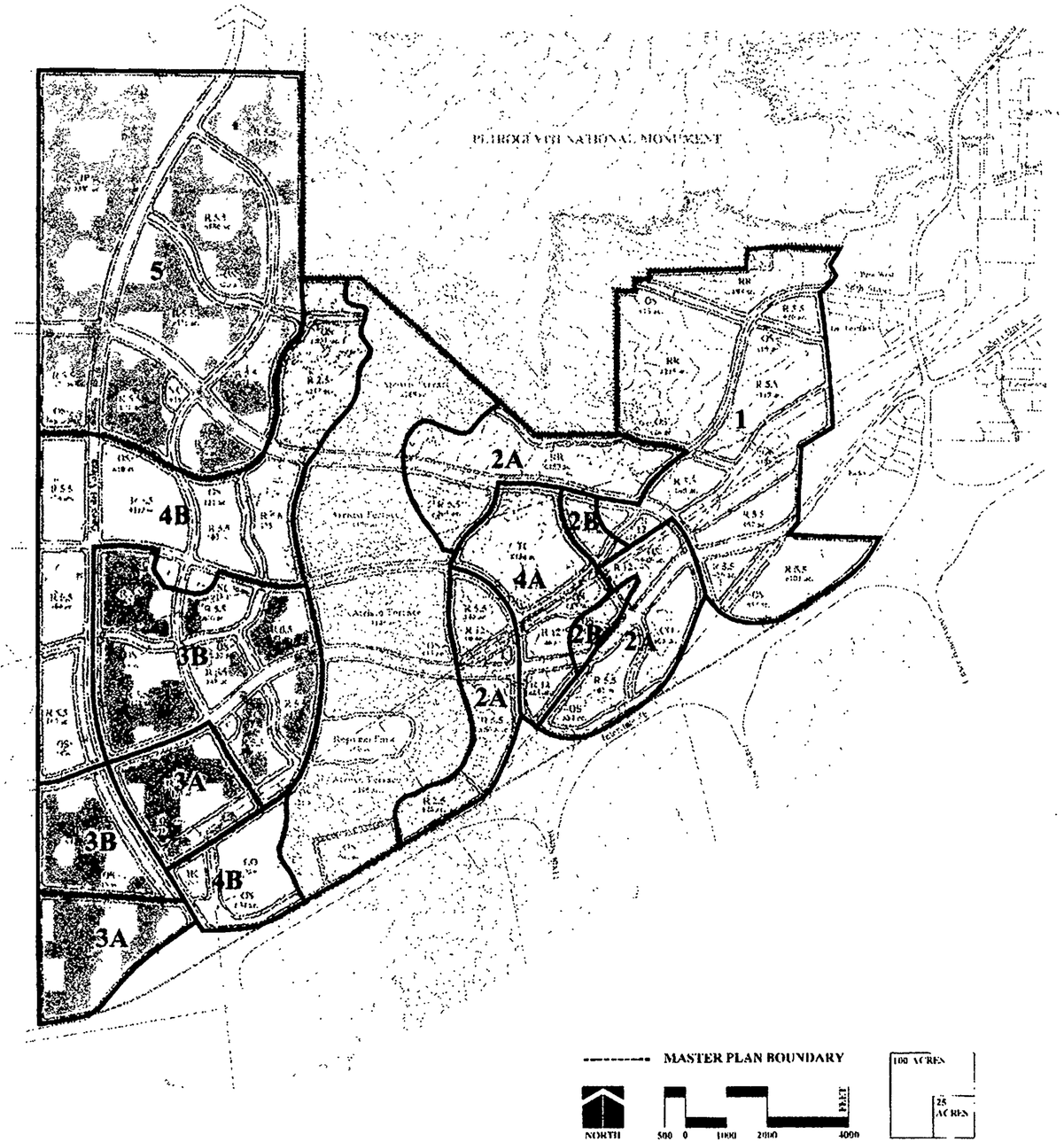
WESTERN ALBUQUERQUE LAND HOLDINGS LLC

Prepared By

CONSENSUS PLANNING, INC.

BOHANNAN-HUSTON INC.

EXHIBIT 10



Westland Master Plan

PHASING PLAN

- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Phase 5

Note: It is anticipated that the phases will be developed in 5-year increments, and phase boundaries are subject to future modification.

Prepared For

Westland Development

Prepared By

CONSENSUS PLANNING, INC.

BOHANNAN-HUSTON INC.

TASCHEK Environmental Consulting

February 1997

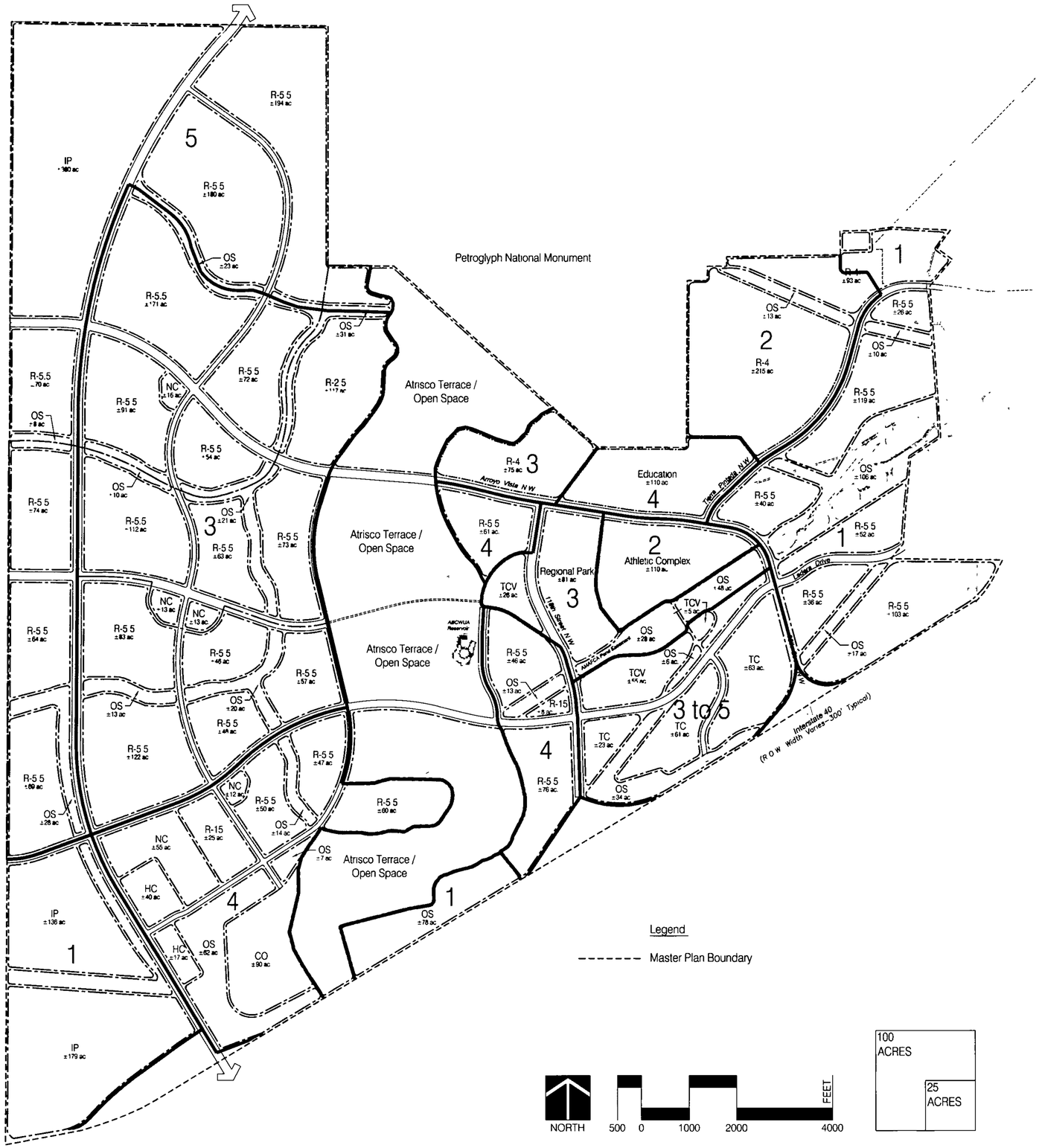
EXHIBIT 12

Western Albuquerque Land Holdings Master Plan

PHASING PLAN

April, 2012

- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Phase 5
- Phase 3 to 5



Prepared For

WESTERN ALBUQUERQUE LAND HOLDINGS LLC

Prepared By

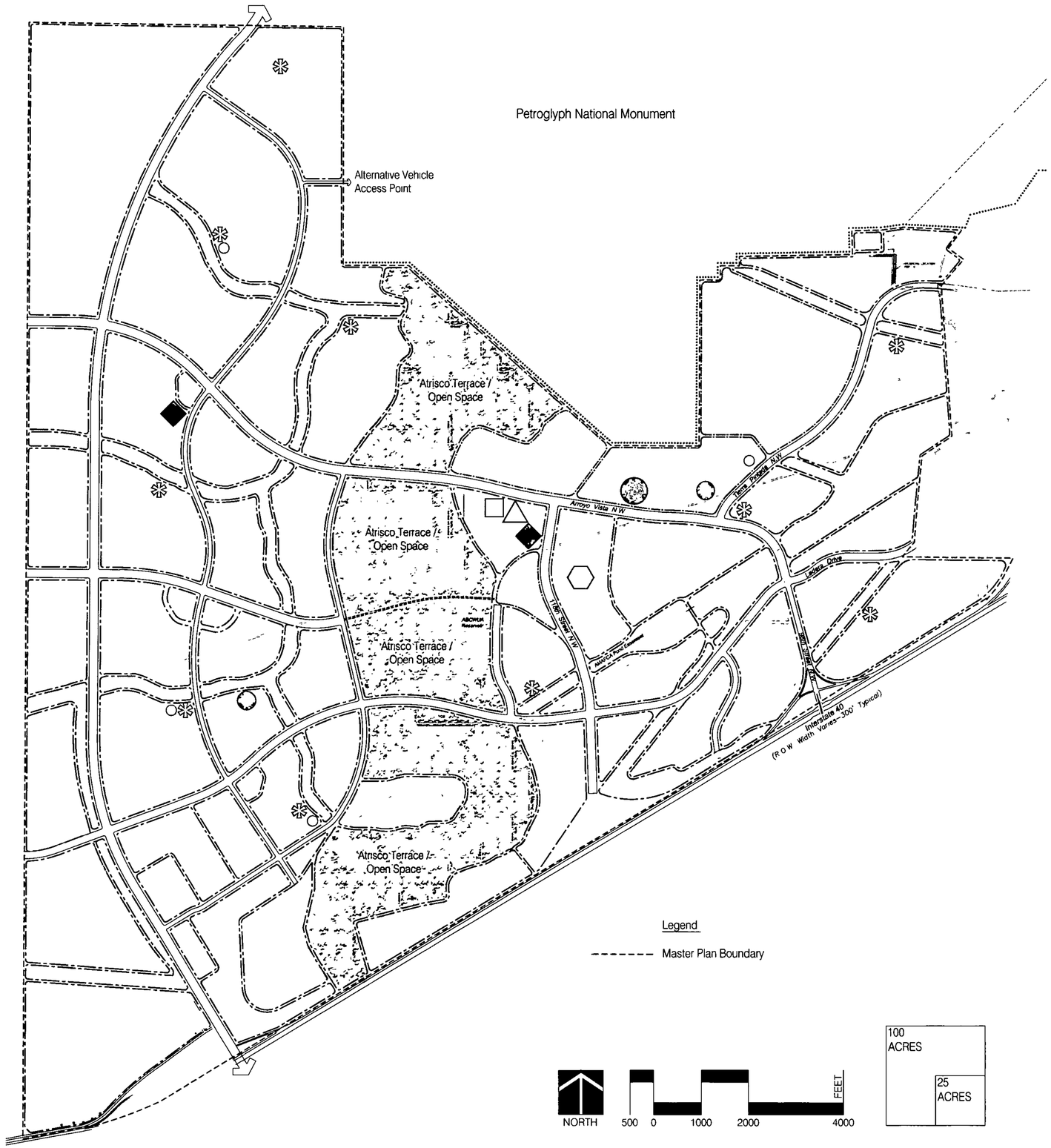
CONSENSUS PLANNING, INC.

BOHANNAN-HUSTON INC.

Western Albuquerque Land Holdings Master Plan

COMMUNITY FACILITIES PLAN

APRIL, 2012



General Location for Elementary School

General Location for Middle School

General Location for High School

General Location for Neighborhood Park

General Location for Community Park

General Location for Trail Network

General Location for Community Library

General Location for County Sheriff / Police

General Location for Fire Station

Note These access points are generally consistent with the Petroglyph National Monument General Management Plan The non-vehicularaccess points will be via the Atrisco Terrace Major Public open space from 98th Street. Responsibility for building, maintaining , and operating this facility shall be arranged between the Open Space Division Bernalillo County, and the National Park Service. Western Albuquerque Land holdings LLC. will bear no responsibility for construction, maintenance, operation, nor use of this facility

Prepared For

WESTERN ALBUQUERQUE LAND HOLDINGS LLC

Prepared By

CONSENSUS PLANNING, INC.

BOHANNAN-HUSTON INC.
ENGINEERS ARCHITECTS HYDROGEOLOGISTS SURVEYORS

PROJECT

1009445

App #	Action	Date
13-70432	VPE	2-27-13
13-70433	VROW	"
13-70434	BLV	"
13-70435	P&F	"

RECORDING STAMP

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Page: 1 of 23
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Judy D. Woodward Bern. Co PLAT R 117.00 Bk-2000C Pg-316

Bulk Land Plat of

Westland North

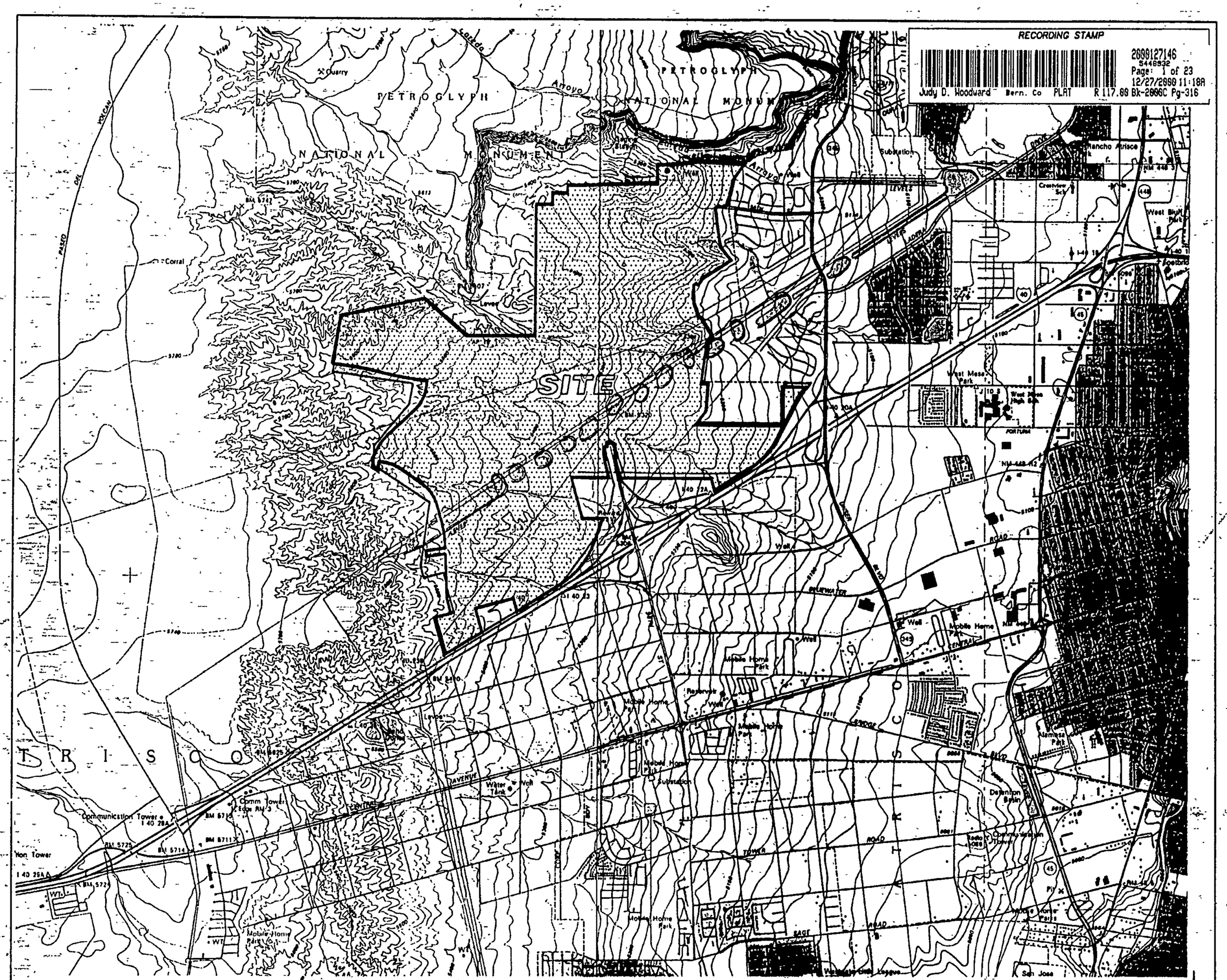
Albuquerque, Bernalillo County, New Mexico
July 2000

PROJECT # 1000570

Application No.:
00410-00000-00752 (BLV)
00410-00000-00753 (VRW)
00440-00000-00754 (VPE)

Approvals

	DATE
CITY PLANNER, ALBUQUERQUE PLANNING DIVISION	12/21/00
CITY ENGINEER	7-12-00
A.M.A.F.C.A.	7-12-00
TRAFFIC ENGINEER	7-12-00
CITY SURVEYOR	7/12/00
PROPERTY MANAGEMENT	8-14-00
WATER RESOURCES DEPARTMENT	12-19-00 7/12/00
DESIGN AND DEVELOPMENT, GP Parks + Recreation	7/12/00
PNM ELECTRIC SERVICES	RP 12/15/00 7-12-00
PNM GAS SERVICES	RP 12/15/00 7-12-00
U.S. WEST COMMUNICATIONS	07/12/00
COMCAST CABLE	6/12/00


PETROGLYPH NATIONAL MONUMENT
SITE
TRISCO
Arroyo
Quarry
Corral
Communication Tower
Mobile Home Park
Subdivision
Water Tank
Well
Rancho Arisco
Crestview Park
West Mesa Park
Kennedy Park
Detention Basin
Comm Tower
Von Tower
Lavender
Central
Tower
Road
Lessing
Bridge
Rio Bravo
Paseo del Norte
Coors
Unser
Rio Grande
Fortuna
Rainwater
Lessing
Lessing
Lessing

Bulk Land Plat of

Westland North

Albuquerque, Bernalillo County, New Mexico
July 2000

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Page: 4 of 23
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Judy D. Woodward Bern. Co PLAT R 117.00 Bk-2000C Pg-316

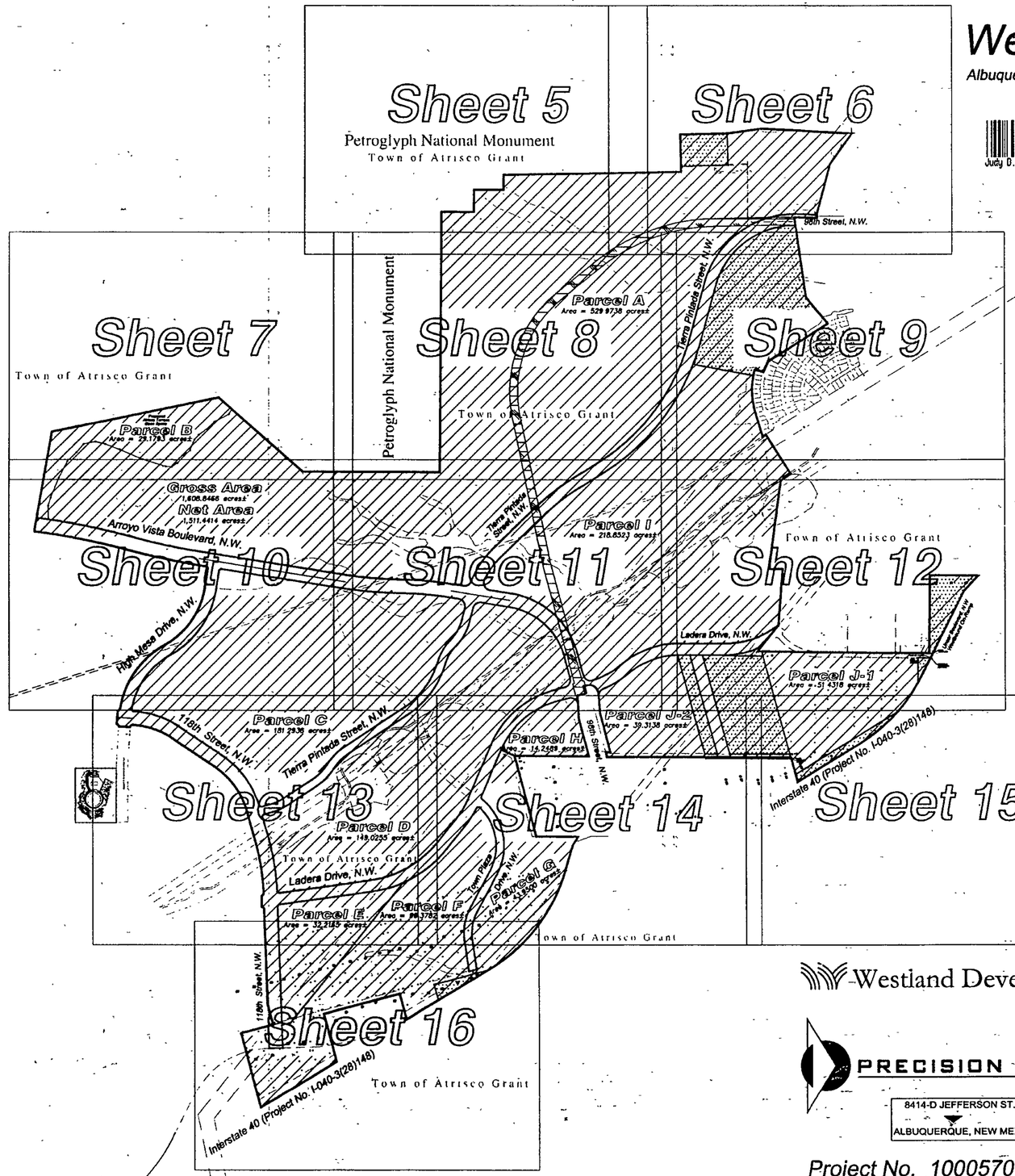
GRAPHIC SCALE

1000 0 500 1000 2000 4000

(IN FEET)
1 inch = 1000 ft.

Legend

- DENOTES LOT LINES ELIMINATED BY THIS PLAT
- DENOTES AREA OF BULK LAND PLAT
- DENOTES PART OF ANNEXATION (AX-99-2), BUT NOT A PART OF THIS PLAT (EXCEPTED PARCELS)
- DENOTES EXISTING 98TH STREET R.O.W. VACATED BY THIS PLAT (00410-00000-00753 (VAW)



Westland Development Co., Inc.

PRECISION SURVEYS, INC.

8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

Project No. 1000570

Sheet 3 of 23

997190P

Note:

THIS BULK LAND PLAT INCLUDES EXISTING EASEMENTS FOR THE A.M.A.F.C.A. LADERA STORM DRAINAGE FACILITY AS DETAILED ON SHEETS 17 THROUGH 21

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Bulk Land Plat of

Westland North

Albuquerque, Bernalillo County, New Mexico
July 2000

Town of Atrisco Grant

Arroyo Vista Boulevard, N.W.

High Mesa Drive, N.W.

Matchline- See Sheet 7

Matchline- See Sheet 13

Matchline- See Sheet 11

PROPOSED ATRISCO TERRACE OPEN SPACE

10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT

TEMPORARY FLOOD PLAIN EASEMENT GRANTED TO A.M.A.F.C.A. BY THIS PLAT

EXISTING 30' WIDE PLAINS ELECTRIC EASEMENT (03/12/53, D-235-619)

86' WIDE TEMPORARY FLOATING ACCESS EASEMENT GRANTED BY THIS PLAT

180' R.O.W.

152' R.O.W.

UN-PLATTED LANDS OF WESTLAND DEVELOPMENT CO., INC.

N 09°59'03" E

N 81°01'30" W

N 08°58'30" E

S 08°58'30" W

S 89°40'19" E

1,500.00'

Key Map

GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.

Legend

- DENOTES FOUND AND USED ALBUQUERQUE CONTROL SURVEY OR NATIONAL GEODETIC SURVEY MONUMENT
- DENOTES FOUND BOUNDARY MARKER AS NOTED
- DENOTES FOUND AND USED BUREAU OF LAND MANAGEMENT BRASS CAP
- DENOTES FOUND N.M. STATE HIGHWAY AND TRANSPORTATION DEPARTMENT RIGHT OF WAY MARKER
- DENOTES REBAR WITH CAP "PS 11993" SET THIS SURVEY
- DENOTES LOT LINES ELIMINATED BY THIS PLAT
- DENOTES PART OF ANNEXATION (AX-99-2), BUT NOT A PART OF THIS PLAT (EXCEPTED PARCELS)
- DENOTES EXISTING 98TH STREET R.O.W. VACATED BY THIS PLAT (00410-00000-00753 (VRW)

Westland Development Co., Inc.

PRECISION SURVEYS, INC.

8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

Project No. 1000570

Sheet 10 of 23

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Bulk Land Plat of

Westland North

Albuquerque, Bernalillo County, New Mexico
July 2000

Matchline- See Sheet 8

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

Gross Area
1,609.3929 acres±

50' WIDE FLOATING ACCESS EASEMENT FOR THE BENEFIT OF A.M.A.F.C.A. AND THE NATIONAL PARK SERVICE. MAINTENANCE RESPONSIBILITY IS WITH BENEFICIARIES.

Town of Atrisco Grant

Net Area
1,511.3450 acres±

Tierra Pintada Street, N.W.

Arroyo Vista Boulevard, N.W.

TEMPORARY FLOOD PLAIN EASEMENT GRANTED TO A.M.A.F.C.A. BY THIS PLAT

EXISTING 30' WIDE PLAINS ELECTRIC EASEMENT (03/12/53, D-235-619)

REALIGNMENT PLAT OF OURAY/98th STREET (03/01/84, C23-74)

EXISTING 30' WIDE PLAINS ELECTRIC EASEMENT (03/12/53, D-235-619)

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Page: 12 of 23
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Judy D. Woodward Bern Co PLAT R 117.00 Bk-2000C Pg-316

Parcel I
Area = 218.8523 acres±

Legend

- DENOTES FOUND AND USED ALBUQUERQUE CONTROL SURVEY OR NATIONAL GEODETIC SURVEY MONUMENT
- DENOTES FOUND BOUNDARY MARKER AS NOTED
- DENOTES FOUND AND USED BUREAU OF LAND MANAGEMENT BRASS CAP
- DENOTES FOUND N.M. STATE HIGHWAY AND TRANSPORTATION DEPARTMENT RIGHT OF WAY MARKER
- DENOTES REBAR WITH CAP "PS 11993"-SET THIS SURVEY
- DENOTES LOT LINES ELIMINATED BY THIS PLAT
- DENOTES PART OF ANNEXATION (AX-99-2), BUT NOT A PART OF THIS PLAT (EXCEPTED PARCELS)
- DENOTES EXISTING 98TH STREET R.O.W. VACATED BY THIS PLAT (00410-00000-00753 (VRW)

10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.

UN-PLATTED LANDS OF WESTLAND DEVELOPMENT CO., INC.

TEMPORARY FLOOD PLAIN EASEMENT GRANTED TO A.M.A.F.C.A. BY THIS PLAT

EXISTING 200' WIDE ELECTRIC TRANSMISSION LINE EASEMENT FINAL JUDGEMENT PER CIVIL ACTION NO. 1845 FILED ON MAY 14, 1952

Note:
NO VEHICLE ACCESS TO PETROGLYPH PARKWAY WILL BE ALLOWED UNLESS SPECIFICALLY APPROVED BY CITY TRAFFIC ENGINEER

Matchline- See Sheet 10

Matchline- See Sheet 12

Key Map
5 6 7 8 9 10 12 13 14 15 16

86' WIDE TEMPORARY FLOATING ACCESS EASEMENT GRANTED BY THIS PLAT

Tierra Pintada Street, N.W.

Parcel D
Area = 149.0255 acres±

UN-PLATTED LANDS OF WESTLAND DEVELOPMENT CO., INC.

ADDITIONAL RIGHT OF WAY FOR LADERA DAM NO. 5 TO BE DEDICATED AT TIME OF PLATTING OF PARCEL D

See Sheets 17 to 21 for AMAFCA Pond Easement Details

Ladera Drive, N.W.

END EXISTING ACCESS CONTROL

UN-PLATTED LANDS OF WESTLAND DEVELOPMENT CO., INC.

Matchline- See Sheets 13 & 14

Westland Development Co., Inc.

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

Project No. 1000570
Sheet 11 of 23

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Bulk Land Plat of

Westland North

Albuquerque, Bernalillo County, New Mexico
July 2000

Matchline- See Sheet 10

118th Street, N.W.

Tierra Pintada Street, N.W.

See Sheets 17 to 21 for AMAFCA Pond Easement Details

Matchline- See Sheet 14

Parcel C
Area = 181.2936 acres±

Parcel D
Area = 149.0255 acres±

Parcel E
Area = 32.2165 acres±

Town of Atrisco Grant

Ladera Drive, N.W.

Key Map

Legend

- DENOTES FOUND AND USED ALBUQUERQUE CONTROL SURVEY OR NATIONAL GEODETIC SURVEY MONUMENT
- DENOTES FOUND BOUNDARY MARKER AS NOTED
- DENOTES FOUND AND USED BUREAU OF LAND MANAGEMENT BRASS CAP
- DENOTES FOUND N.M. STATE HIGHWAY AND TRANSPORTATION DEPARTMENT RIGHT OF WAY MARKER
- DENOTES REBAR WITH CAP "PS 11993" SET THIS SURVEY
- DENOTES LOT LINES ELIMINATED BY THIS PLAT
- DENOTES PART OF ANNEXATION (AX-99-2), BUT NOT A PART OF THIS PLAT (EXCEPTED PARCELS)
- DENOTES EXISTING 98TH STREET R.O.W. VACATED BY THIS PLAT (00410-00000-00753 (VRW)

FUTURE RESERVOIR SITE TO BE CREATED BY FUTURE PLAT

FUTURE PUBLIC UTILITY AND ACCESS EASEMENT TO BE GRANTED BY FUTURE PLAT

UN-PLATTED LANDS
LANDS OF WESTLAND DEVELOPMENT CO., INC.

EXISTING 200' WIDE ELECTRIC TRANSMISSION LINE EASEMENT FINAL JUDGEMENT PER CIVIL ACTION NO. 1845 FILED ON MAY 14, 1952

10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT

Projected Section Line

GRAPHIC SCALE
(IN FEET)
1 inch = 200 ft.

Westland Development Co., Inc.

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

Matchline- See Sheet 16

Project No. 1000570
Sheet 13 of 23

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Judy D. Woodward Bern. Co. PLAT R 117.00 Bk-2000C Pg-316

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Bulk Land Plat of Westland North

Albuquerque, Bernalillo County, New Mexico
July 2000

Matchline- See Sheet 11

Matchline- See Sheet 13

Matchline- See Sheet 15

Parcel J-2

Area = 39.3138 acres±

UN-PLATTED LANDS OF WESTLAND DEVELOPMENT CO., INC.

Parcel H

Area = 14.2489 acres±

Parcel G

Area = 43.9500 acres±

Parcel F

Area = 90.3782 acres±

98th Street, N.W.

Ladera Drive, N.W.

Town Plaza Drive, N.W.

Interstate 40 (Project No. I-040-3(28)148)

(R.O.W. WIDTH VARIES-300' TYPICAL)

Town of Atrisco Grant

Projected Section Line

ACCESS CONTROL

10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT

86' WIDE TEMPORARY FLOATING ACCESS EASEMENT GRANTED BY THIS PLAT

EXISTING TEMPORARY PRIVATE ACCESS ROUTE (REVISED) (10/24/90, DOC. 90822136) VACATED BY THIS PLAT 00440-00000-00754 (VPE)

50' WIDE PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF THE PROPERTY OWNERS TO THE EAST OF EASEMENT GRANTED BY THIS PLAT. MAINTENANCE RESPONSIBILITY IS WITH THE BENEFICIARIES OF THIS EASEMENT

TEMPORARY FLOOD PLAIN EASEMENT GRANTED TO A.M.A.F.C.A. BY THIS PLAT

EXISTING 200' WIDE ELECTRIC TRANSMISSION LINE EASEMENT FINAL JUDGEMENT PER CIVIL ACTION NO. 1845 FILED ON MAY 14, 1952

DEED AND/OR RECORD INFORMATION PER PLAT

QUITCLAIM DEED (4/11/79, 069A-276)

QUITCLAIM DEED (09/28/84, DOC. 8474711) GREGO

QUITCLAIM DEED (03/31/98, 9807-6251)

SPECIAL WARRANTY DEED (03/31/98, 9807-6256)

SPECIAL WARRANTY DEED (12/17/99, 9916-3827)

A.C.S. MONUMENT "REWARD" STANDARD N.G.S. BRASS TABLET (FOUND IN PLACE) NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1927) X=350,944.85 Y=1,487,301.42 GROUND TO GRID FACTOR=0.99967114 DELTA ALPHA ANGLE=-017'11"

FOUND R.O.W. MARKER

FOUND NO. 5 REBAR (TOP PANEL)

FOUND 2" IRON PIPE (REJECTED)

FOUND NO. 5 REBAR

FOUND NO. 6 REBAR

FOUND 1" IRON PIPE

FOUND 1 1/2" IRON PIPE

FOUND NO. 6 REBAR (REJECTED)

FOUND NO. 4 REBAR

EXISTING 100' WIDE PNM EASEMENT (04/12/56, 146-43)

Key Map

Legend

- DENOTES FOUND AND USED ALBUQUERQUE CONTROL SURVEY OR NATIONAL GEODETIC SURVEY MONUMENT
- DENOTES FOUND BOUNDARY MARKER AS NOTED
- DENOTES FOUND AND USED BUREAU OF LAND MANAGEMENT BRASS CAP
- DENOTES FOUND N.M. STATE HIGHWAY AND TRANSPORTATION DEPARTMENT RIGHT OF WAY MARKER
- DENOTES REBAR WITH CAP "PS 11993" SET THIS SURVEY
- DENOTES LOT LINES ELIMINATED BY THIS PLAT
- DENOTES PART OF ANNEXATION (AX-99-2), BUT NOT A PART OF THIS PLAT (EXCEPTED PARCELS)
- DENOTES EXISTING 98TH STREET R.O.W. VACATED BY THIS PLAT (00410-00000-00753 (VRW)

GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.

Westland Development Co., Inc.

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Page 15 of 23
12/27/2000 11:16A
Judy D. Woodward Bern. Co PLAT R 117.00 Bk-2000C Pg-316

PRECISION SURVEYS, INC.

8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 - FAX 505 856 7900

Project No. 1000570
Sheet 14 of 23

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Bulk Land Plat of

Westland North

Albuquerque, Bernalillo County, New Mexico
July 2000

Matchline- See Sheets 13 & 14

Town Plaza Drive, N.W.

118th Street, N.W.

Interstate 40 (Project No. I-040-3(28)148)

(R.O.W. WIDTH VARIES-300' TYPICAL)

Town of Atrisco Grant

UN-PLATTED LANDS
LANDS OF WESTLAND DEVELOPMENT CO., INC.

TRACTS ALLOTTED FROM THE TOWN OF ATRISCO GRANT UNIT 5 (12/05/1944, D-117)

TEMPORARY FLOOD PLAIN EASEMENT GRANTED TO A.M.A.F.C.A. BY THIS PLAT

EXCEPTION 6
1.8606 acres

50' WIDE PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF THE PROPERTY OWNERS TO THE SOUTH OF EASEMENT. MAINTENANCE RESPONSIBILITY IS WITH THE BENEFICIARIES OF THIS EASEMENT

EXISTING 200' WIDE ELECTRIC TRANSMISSION LINE EASEMENT FINAL JUDGEMENT PER CIVIL ACTION NO. 1845 FILED ON MAY 14, 1932

EXISTING PUBLIC ROADWAY EASEMENT FOR 118TH STREET, N.W. GRANTED TO THE CITY OF ALBUQUERQUE BY DOCUMENT RECORDED ON 12-21-1960 IN BOOK A13 PAGE 4453

QUITCLAIM DEED (12/08/72, DOC. 23569) WESTLAND DEVELOPMENT CO., INC.

POSSIBLE FUTURE R/W LINE FOR 118TH STREET, N.W. INTERCHANGE

PUBLIC ROADWAY EASEMENT FOR FUTURE 118th STREET INTERCHANGE GRANTED BY THIS PLAT. EASEMENT TO REVERT BACK TO WESTLAND DEVELOPMENT CO., INC. IF EASEMENT IS NOT USED FOR STATED PURPOSE.

100' WIDE A.M.A.F.C.A. EASEMENT GRANTED BY THIS PLAT

ACCESS CONTROL

CORRECTED QUITCLAIM DEED (01/30/74, DOC. 8192) WESTLAND DEVELOPMENT CO., INC

SPECIAL WARRANTY DEED (12/17/96, DOC. 96095307) CHARLES DANS REVOCABLE TRUST

WARRANTY DEED (02/18/97, DOC. 97017113) W.E.K.P. PROPERTIES, LLC

A.C.S. MONUMENT "REWARD" STANDARD N.G.S. BRASS TABLET (FOUND IN PLACE) NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1927) X=350,944.85 Y=1,467,301.42 GROUND TO GRID FACTOR=0.99967114 DELTA ALPHA ANGLE=-01°11'

N.M.S.H.C. MONUMENT "I-40-23A" STANDARD N.M.S.H.C. BRASS TABLET (FOUND IN PLACE) NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1927) X=349,039.91 Y=1,463,578.75 GROUND TO GRID FACTOR=0.9995703 DELTA ALPHA ANGLE=-01°22'

Legend

- DENOTES FOUND AND USED ALBUQUERQUE CONTROL SURVEY OR NATIONAL GEODETIC SURVEY MONUMENT
- DENOTES FOUND BOUNDARY MARKER AS NOTED
- DENOTES FOUND AND USED BUREAU OF LAND MANAGEMENT BRASS CAP
- DENOTES FOUND N.M. STATE HIGHWAY AND TRANSPORTATION DEPARTMENT RIGHT OF WAY MARKER
- DENOTES REBAR WITH CAP "PS 11993" SET THIS SURVEY
- DENOTES LOT LINES ELIMINATED BY THIS PLAT
- DENOTES PART OF ANNEXATION (AX-99-2), BUT NOT A PART OF THIS PLAT (EXCEPTED PARCELS)
- DENOTES EXISTING 98TH STREET R.O.W. VACATED BY THIS PLAT (00410-00000-00753 (VRH)

GRAPHIC SCALE
(IN FEET)
1 inch = 200 ft.

Key Map

Westland Development Co., Inc.

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

Project No. 1000570
Sheet 16 of 23

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Judy D. Woodward Bern Co. PLAT R 117.00 Bk-2000C Pg-315

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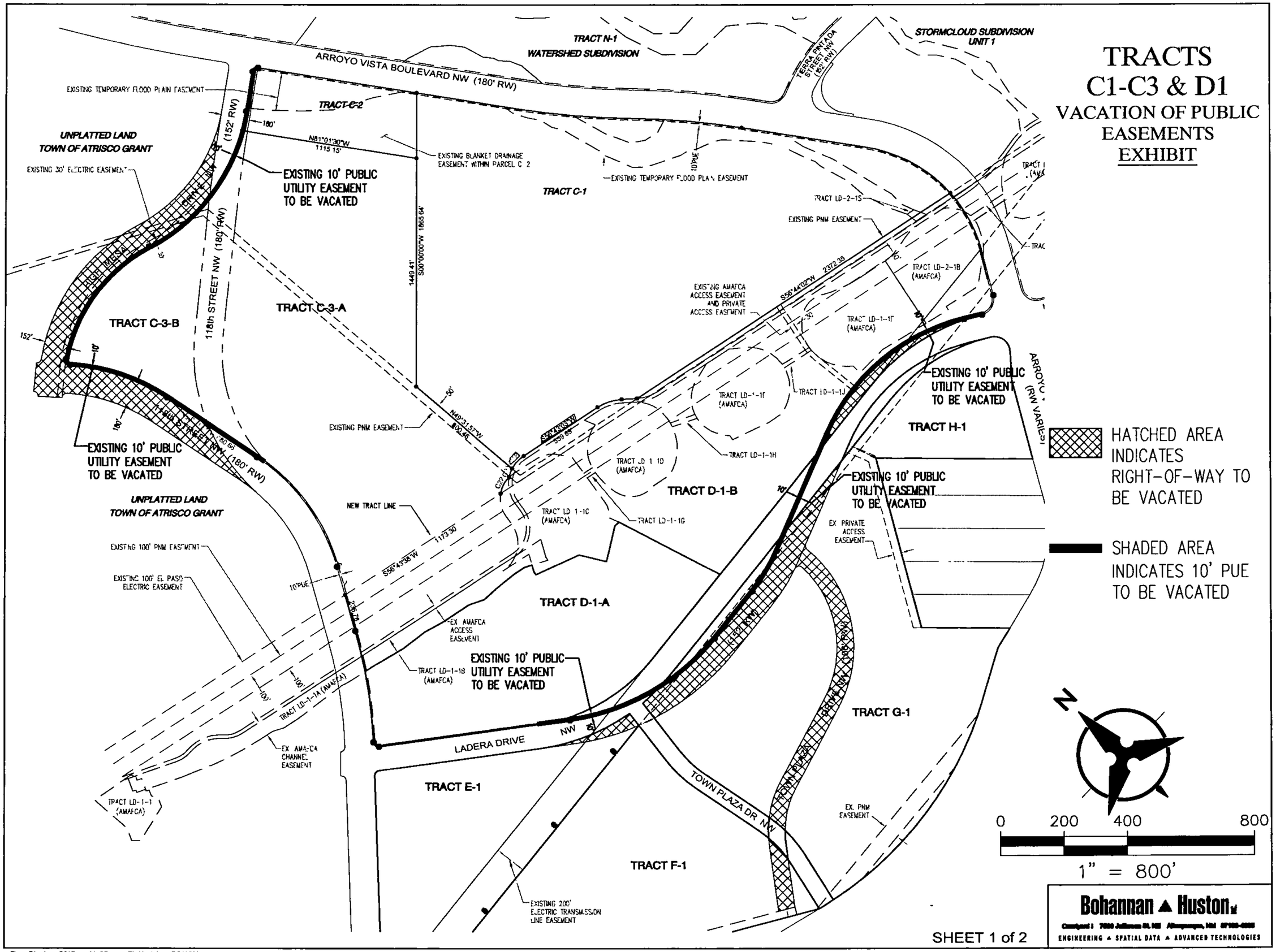
997190P

TRACTS C1-C3 & D1
VACATION OF PUBLIC EASEMENTS
EXHIBIT



SHEET 1 of 2

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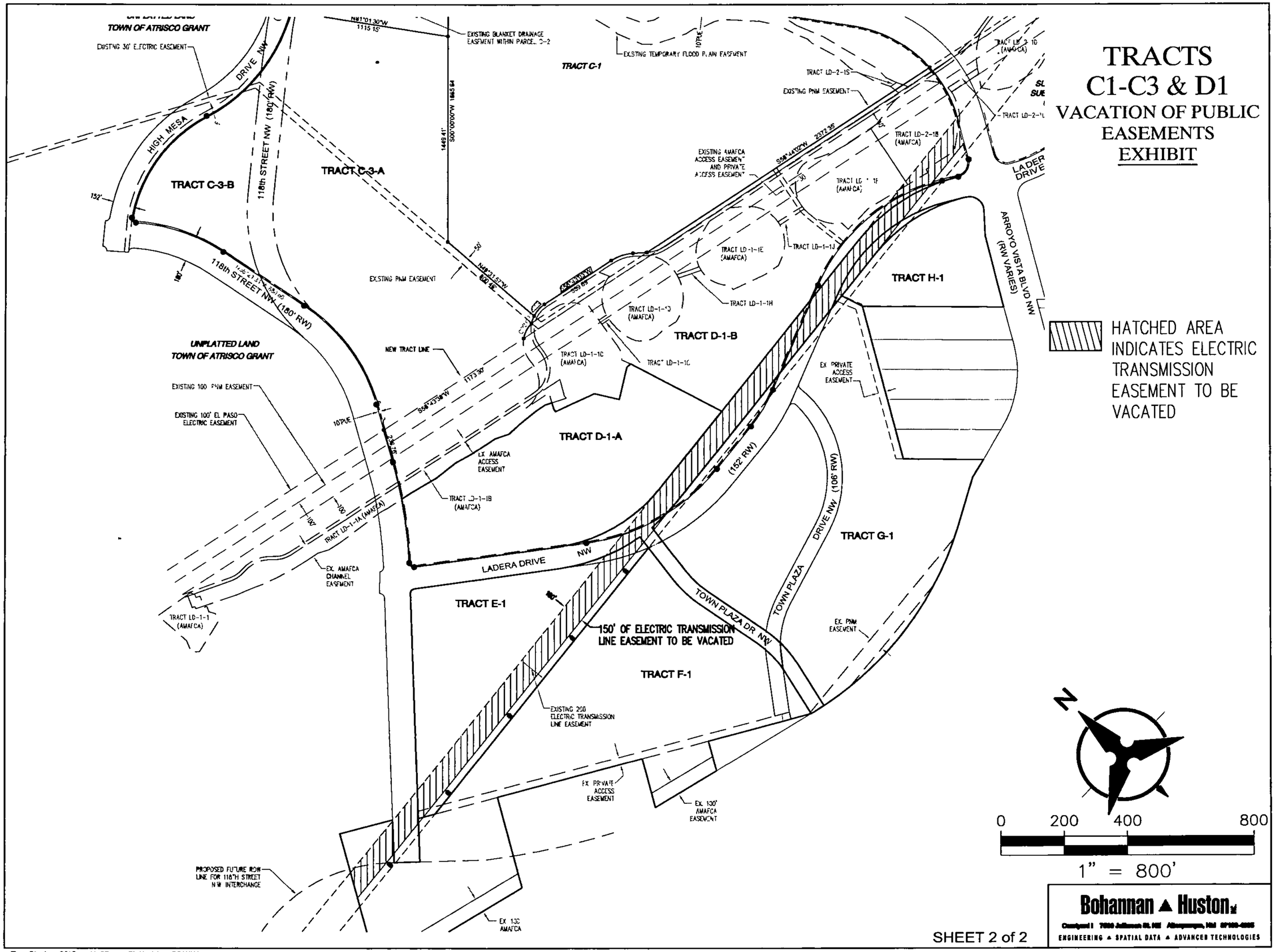
TRACTS C1-C3 & D1
VACATION OF PUBLIC EASEMENTS
EXHIBIT



SHEET 2 of 2

Bohannan ▲ Huston
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

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City of Albuquerque

P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Suzanne Lubar, Director

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

January 31, 2013

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation

Project Number(s):	**#1009445**
Case Number(s):	**12DRB-70294**
Agent:	**Bohannan Huston, Inc.**
Applicant:	**Western Albuquerque Land Holdings**
Legal Description:	**Tracts C2, C3, D1, E, F, G & H, Westland North**
Zoning:	**SU-2 For Town Center Village**
Acreage:	**426 acres**
Zone Atlas Page:	**J7, J8 & K8**

PROVISIONAL CERTIFICATE OF NO EFFECT: Yes __X__ No _____

CERTIFICATE OF APPROVAL: Yes _____ No _____

TREATMENT PLAN REVIEW:
DISCOVERY:

SUPPORTING DOCUMENTATION:
SITE VISIT: n/a

RECOMMENDATION(S):

- **PROVISIONAL CERTIFICATE OF NO EFFECT IS ISSUED: Archaeological studies have been completed for northern portions of the bulk land plat submittal (ref O-07-72 Section 4B(3), information potential exhausted).**
- **PROVISIONAL CERTIFICATE OF NO EFFECT issued to allow for DRB review and approval of bulk land plat only.**
- **FURTHER ARCHAEOLOGICAL SURVEYS and STUDIES REQUIRED. Prior to future subdivision plat submittals or EPC Site Plan submittals, a cultural resources investigation shall be performed for those areas which have not already been investigated (ref O-07-72).**

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