



## CERTIFICATE OF ZONING

January 28, 2025

Nicosha Schedlbauer, CCIM  
P.O. Box 9043  
Albuquerque, NM 87119  
Via email: [nicosha@scmpartners.com](mailto:nicosha@scmpartners.com)

Project # PR-2018-001499  
VA-2020-00026 – Bulk Land Plat (finalizing Vacation of  
Right-of-Way)

**FINAL ACTION:** February 5, 2020 (DRB); May 4, 2020  
(City Council approval of the Vacation request via EC-20-67);  
Bulk Land Plat recorded on August 17, 2020

### LEGAL DESCRIPTION:

All or a portion of Tracts L, M and N Plat for Anasazi Ridge  
Unit 1, Lots 4-9 Block 7, Lots 9-13 Block 8, Lot 12 Block 9,  
Lots 2-10 Block 14, Unit 5 Paradise Heights [**Now: Tract A,  
McMahon Commons**], zoned MX-L & R-1B, located at on  
McMahon Blvd NW between Kayenta St NW and Universe  
Blvd NW, containing approximately 7.1015 acre(s). (A-10)

Pursuant to IDO §14-16-6-6(K)(2)(f) [2018 Version], in effect when these applications and decisions were made, “[i]f a street, alley, drainageway, or other public right-of-way is vacated, the abutting zone districts are extended automatically to the former centerline of the vacated public right-of-way.” Based on these actions, former Lot 12, Block 8, Paradise Heights Unit 5, which was formerly owned by the City for the purposes of right-of-way and consolidated into Tract A, McMahon Commons, is zoned MX-L.

THE POSSIBLE APPEAL PERIOD HAVING EXPIRED, THE ZONING ON THE ABOVE REFERENCED PROPERTY IS NOW CHANGED AS FOLLOWS:

**FROM: R-1B**

**TO: MX-L**

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of the zoning is secured. Site Plans and Building Plans need to be reviewed, approved and signed-off by the Environmental Planning Commission (EPC), the Development Facilitation Team (DFT), the Development Hearing Officer (DHO), the Design Review Committee (DRC), Code Enforcement, and/or the Building and Safety Division as applicable, before a building permit can be issued.

Sincerely,

for Alan M. Varela  
Planning Director

CERTIFICATE OF ZONING

Project # PR-2018-001499

January 28, 2025

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CC: Westway Homes, 9600 Tennyson St NE, Albuquerque, NM 87122  
City Legal, [acon@cabq.gov](mailto:acon@cabq.gov)  
Code Enforcement Division  
Michelle Gricius, AGIS Division  
DRB file

PLANNING DEPARTMENT  
DEVELOPMENT SERVICES DIVISION  
600 2nd Street NW, Ground Floor, 87102  
P.O. Box 1293, Albuquerque, NM 87103  
Office (505) 924-3946

## OFFICIAL NOTIFICATION OF DECISION

Westway Homes  
9600 Tennyson St NE  
ABQ, NM 87122

**Project# PR-2018-001499**

**Application#**

**SD-2020-00002** – VACATION PUBLIC EASEMENT

**SD-2020-00003** – VACATION RIGHT-OF-WAY

**Westside Blvd**

**SD-2020-00008** - VACATION RIGHT-OF-WAY

**Navajo Dr**

**SD-2020-00009** - VACATION RIGHT-OF-WAY

**Gordon Ave**

**SD-2020-00010** - VACATION RIGHT-OF-WAY

**Mason Dr**

**SD-2020-00011** - VACATION PUBLIC EASEMENT

**SD-2020-00012** - VACATION PUBLIC EASEMENT

**SD-2020-00013** - VACATION PUBLIC EASEMENT

**SD-2020-00014** - VACATION PUBLIC EASEMENT

**SD-2020-00015** - VACATION PUBLIC EASEMENT

**VA-2020-00026** - BULK LAND PLAT

**LEGAL DESCRIPTION:**

All or a portion of TRACTS L, M and N PLAT FOR ANASAZI RIDGE UNIT 1, LOTS 4-9 BLOCK 7, LOTS 10-11 BLOCK 8, LOT 12 BLOCK 12, LOTS 2-10 BLOCK 14, UNIT 5 PARADISE HEIGHTS, zoned MX-L & R-1B, located at on **McMAHON BLVD** between **KAYENTA ST NW** and **UNIVERSE BLVD NW**, containing approximately 7.1015 acre(s). (A-10)

On February 5, 2020 the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the vacation of easement requests and Bulk Land Plat request, the DRB is a recommending body for the vacation of right-of-way request, based on the following Findings:

**SD-2020-00002 – VACATION PUBLIC EASEMENT**

1. This is a request to vacate a utility easement from Frost street to Navajo Drive, south of lots 8 and 15 of Block 9 and lots 7 and 14 of Block 8 Paradise Heights, as shown on the exhibit dated March 12, 1973.
2. The easement is no longer needed because the subdivision has been replatted and new easements will be granted when the site redevelops.
3. The applicant provided notice as required in table 6-1-1 of the IDO.

**SD-2020-00003 – VACATION RIGHT-OF-WAY Westside Blvd**

1. This is a request to vacate Westside Boulevard from Calle Vizcaya to McMahon Boulevard, as shown on sheet 1 of 1, Sketch for Bulk Land Plat.
2. Pursuant to section 14-16-6-(K)(2)(e), the DRB will the recommending body on the request because the vacation contains more than 5000 square feet and the entire width of a street. City Council will make the final decision on the request.
3. The applicant provided notice as required in table 6-1-1 of the IDO.
4. Vacation requests must meet the criteria in IDO Section 14-16-6-6-(K)(3)(a): *The public welfare does not require that the public right of way or easement be retained:* The public welfare does not require that the right-of-way be retained.  
Transportation supported the request. Staff did not receive any public comment on the request. The request allows the removal of antiquated platting that does not align with the current roadway system. New roads or access will be required when the site is redeveloped.
5. Vacation requests must meet the criteria in 14-16-6-6(K)(3)(b): *There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation, and there is no convincing evidence that any substantial property right is being abridged against the will of the owner of that right.*  
The applicant provided proper notice, the vacation removes previously platted streets and allows the redevelopment of the site.

**Conditions:**

1. Final sign off is delegated to Planning for City Council approval of the vacation.

**SD-2020-00008 - VACATION RIGHT-OF-WAY Navajo Dr**

1. This is a request to vacate Navajo Drive from Westside Boulevard to McMahon Boulevard, as shown on sheet 1 of 1, Sketch for Bulk Land Plat.

Official Notice of Decision

Project # PR-2018-001499 SD-2020-00002, SD-2020-00003, SD-2020-00008, SD-2020-00009, SD-2020-00010, SD-2020-00011, SD-2020-00012, SD-2020-00013, SD-2020-00014 SD-2020-00015, VA-2020-00026

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2. Pursuant to section 14-16-6-(K)(2)(e), the DRB will be the recommending body on the request because the vacation contains more than 5000 square feet and the entire width of a street. City Council will make the final decision on the request.
3. The applicant provided notice as required in table 6-1-1 of the IDO.
4. Vacation requests must meet the criteria in IDO Section 14-16-6-6-(K)(3)(a): *The public welfare does not require that the public right of way or easement be retained:* The public welfare does not require that the right-of-way be retained. Transportation supported the request. Staff did not receive any public comment on the request. The request allows the removal of antiquated platting that does not align with the current roadway system. New roads or access will be required when the site is redeveloped.
5. Vacation requests must meet the criteria in 14-16-6-6(K)(3)(b): *There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation, and there is no convincing evidence that any substantial property right is being abridged against the will of the owner of that right.* The applicant provided proper notice, the vacation removes previously platted streets and allows the redevelopment of the site.

Conditions:

1. Final sign off is delegated to Planning for City Council approval of the vacation.

**SD-2020-00009 - VACATION RIGHT-OF-WAY Gordon Ave**

1. This is a request to vacate Gordon Avenue from Navajo Drive to McMahon Boulevard, as shown on sheet 1 of 1, Sketch for Bulk Land Plat.
2. Pursuant to section 14-16-6-(K)(2)(e), the DRB will be the recommending body on the request because the vacation contains more than 5000 square feet and the entire width of a street. City Council will make the final decision on the request.
3. The applicant provided notice as required in table 6-1-1 of the IDO.
4. Vacation requests must meet the criteria in IDO Section 14-16-6-6-(K)(3)(a): *The public welfare does not require that the public right of way or easement be retained:* The public welfare does not require that the right-of-way be retained. Transportation supported the request. Staff did not receive any public comment on the request. The request allows the removal of antiquated platting that does not align with the current roadway system. New roads or access will be required when the site is redeveloped.

Official Notice of Decision

Project # PR-2018-001499 SD-2020-00002, SD-2020-00003, SD-2020-00008, SD-2020-00009, SD-2020-00010, SD-2020-00011, SD-2020-00012, SD-2020-00013, SD-2020-00014 SD-2020-00015, VA-2020-00026

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5. Vacation requests must meet the criteria in 14-16-6-6(K)(3)(b): *There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation, and there is no convincing evidence that any substantial property right is being abridged against the will of the owner of that right.*

The applicant provided proper notice, the vacation removes previously platted streets and allows the redevelopment of the site.

Conditions:

1. Final sign off is delegated to Planning for City Council approval of the vacation.

**SD-2020-00010** - VACATION RIGHT-OF-WAY Mason Dr

1. This is a request to vacate Mason Drive as shown in the vacation exhibit.
2. Pursuant to section 14-16-6-(K)(2)(e), the DRB will the recommending body on the request because the vacation contains more than 5000 square feet and the entire width of a street. City Council will make the final decision on the request.
3. The applicant provided notice as required in table 6-1-1 of the IDO.
4. Vacation requests must meet the criteria in IDO Section 14-16-6-6(K)(3)(a): *The public welfare does not require that the public right of way or easement be retained:* The public welfare does not require that the right-of-way be retained.

Transportation supported the request. Staff did not receive any public comment on the request. The request allows the removal of antiquated platting that does not align with the current roadway system. New roads or access will be required when the site is redeveloped.

5. Vacation requests must meet the criteria in 14-16-6-6(K)(3)(b): *There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation, and there is no convincing evidence that any substantial property right is being abridged against the will of the owner of that right.*

The applicant provided proper notice, the vacation removes previously platted streets and allows the redevelopment of the site.

Conditions:

1. Final sign off is delegated to Planning for City Council approval of the vacation.

**SD-2020-00011 - VACATION PUBLIC EASEMENT**

1. This is a request to vacate a utility easement from Frost street to Navajo Drive, south of lots 10 and 13 of Block 9 and lots 9 and 12 of Block 8 Paradise Heights, as shown on the exhibit dated March 12, 1973.
2. The easement is no longer needed because the subdivision has been replatted and new easements will be granted when the site redevelops.
3. The applicant provided notice as required in table 6-1-1 of the IDO.

**SD-2020-00012 - VACATION PUBLIC EASEMENT**

1. This is a request to vacate a utility easement from Gordon Avenue to just south of lot 6 and 1, block 9, Paradise Heights, as shown on the exhibit dated March 12, 1973.
2. The easement is no longer needed because the subdivision has been replatted and new easements will be granted when the site redevelops.
3. The applicant provided notice as required in table 6-1-1 of the IDO.

**SD-2020-00013 - VACATION PUBLIC EASEMENT**

1. This is a request to vacate a utility easement from Westside Boulevard to Gordon Ave between lots 7 and 8, block 14, Paradise Heights, as shown on the exhibit dated March 12, 1973.
2. The easement is no longer needed because the subdivision has been replatted and new easements will be granted when the site redevelops.
3. The applicant provided notice as required in table 6-1-1 of the IDO.

**SD-2020-00014 - VACATION PUBLIC EASEMENT**

1. This is a request to vacate a utility easement from Gordon Ave to the north edge of lots 4 and 17, block 8, Paradise Heights, as shown on the exhibit dated March 12, 1973.
2. The easement is no longer needed because the subdivision has been replatted and new easements will be granted when the site redevelops.
3. The applicant provided notice as required in table 6-1-1 of the IDO.

Official Notice of Decision

Project # PR-2018-001499 SD-2020-00002, SD-2020-00003, SD-2020-00008, SD-2020-00009, SD-2020-00010, SD-2020-00011, SD-2020-00012, SD-2020-00013, SD-2020-00014 SD-2020-00015, VA-2020-00026

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**SD-2020-00015 - VACATION PUBLIC EASEMENT**

1. This is a request to vacate a utility easement from Westside Boulevard to Gordon Avenue between lots 5 and 6, Paradise Heights, as shown on the exhibit dated March 12, 1973.
2. The easement is no longer needed because the subdivision has been replatted and new easements will be granted when the site redevelops.
3. The applicant provided notice as required in table 6-1-1 of the IDO.

**VA-2020-00026 – BULK LAND PLAT**

1. This request consolidates the existing 21 lots and vacated easements and rights-of-way into one tract. The plat dedicates right-of-way along McMahon Blvd. and Universe Blvd. and grants a floating access easement for future development. (see sheet 2 of 3).
2. The proper notice was given as required by the IDO in Table 6-1-1.
3. The plat contains the notes required by 14-16-6-6(L)(2)(b).

Conditions:

1. Final sign off is delegated to ABCWUA for plat note regarding utility development and to Planning DXF file and utility signatures. Final action by City Council will be required prior to final sign off.
2. The applicant will obtain final sign off by April 22, 2020 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.
3. The site must return to the DRB for future development review or further subdivision.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **FEBRUARY 20, 2020**. The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(U) of the Integrated Development Ordinance (IDO). A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations

Official Notice of Decision

Project # PR-2018-001499 SD-2020-00002, SD-2020-00003, SD-2020-00008, SD-2020-00009,  
SD-2020-00010, SD-2020-00011, SD-2020-00012, SD-2020-00013, SD-2020-00014 SD-2020-  
00015, VA-2020-00026

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of the IDO that must be complied with, even after approval of the referenced application(s).

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Wolfley', with a stylized, cursive script.

Jolene Wolfley  
DRB Chair

JW/mg

Cartesian Surveys

**CITY OF ALBUQUERQUE**  
**FINAL COMPENSATION DETERMINATION FOR**  
**VACATED RIGHT OF WAY**

PROPOSED GRANTEE AND ADDRESS: Westway Homes

DESCRIPTION OF VACATED RIGHT OF WAY: Portions of Westside Blvd. NW; Gordon Ave. NW, Mason St. NW, Margie Dr. NW; and portions of Lots 9 and 12, both in Block 8, Paradise Heights Unit 5

BASE VALUE ESTIMATE: \$4.00/S.F.

**VACATED RIGHT OF WAY**

TOTAL SQUARE FOOTAGE UNENCUMBERED: 107,042

ADJUSTED COMPENSATION PER SQUARE FOOT: \$2.00

SUB-TOTAL COMPENSATION: \$214,084

TOTAL SQUARE FOOTAGE ENCUMBERED: -0-

ADJUSTED COMPENSATION PER SQUARE FOOT:

SUB-TOTAL COMPENSATION: -0-

**DEDICATED RIGHT OF WAY OFFSET**

SQUARE FOOTAGE: 51,431 VALUE PER SQUARE FOOT: \$4.00

SUB-TOTAL OFFSET: \$205,724

**TOTAL NET COMPENSATION:** \$6,360.00

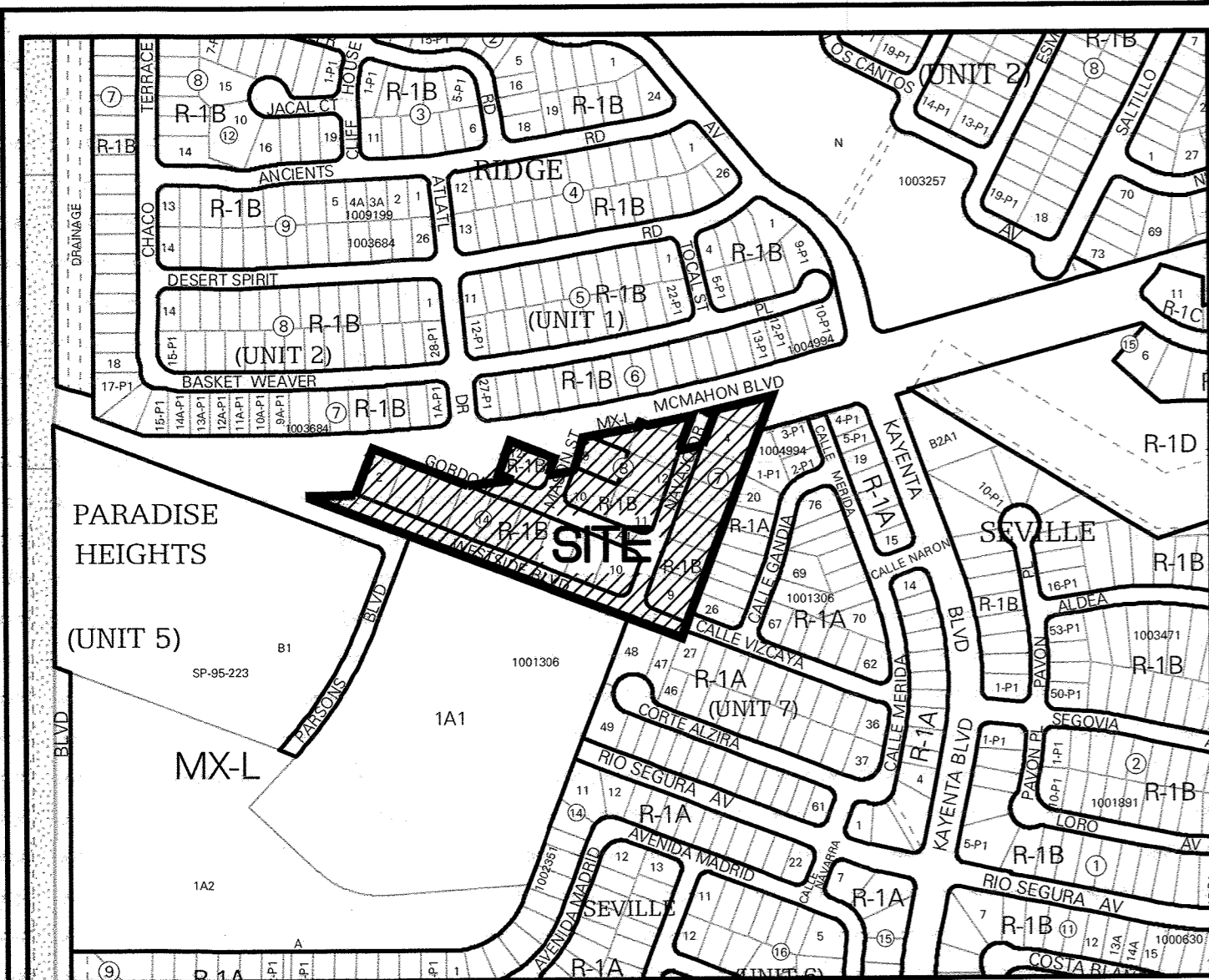
RIGHT-OF-WAY SUPERVISOR: Scott M. Howell 2-24-2020  
Scott M. Howell Date

PROPERTY MANAGER APPROVAL: Donald D. Britt 2/24/20  
Donald D. Britt Date

DATE DETERMINATION EXPIRES: 8-25-2020

Call Scott Howell at 924-3484, or email [showell@cabq.gov](mailto:showell@cabq.gov) with questions. Compensation adjustments are based on property elements such as configuration, topography, retained municipal-use easements for public water, sanitary sewer, and/or storm drainage, or a general public utility easement. This determination is subject to revision 1) in six months, and/or, 2) the final plat presented for signature differs from the proposed plat. Make check in the above-referenced amount payable to City of Albuquerque and present to Real Property Division at the time that the plat is ready for signature (just prior to DBR Chairperson signature). For a quitclaim deed, present a copy of the newly recorded plat to Scott Howell, with precise name and address of grantee for the deed. Allow approximately two weeks for approval and processing of the deed.





Vicinity Map - Zone Atlas A-10-Z

## Documents

- TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 1707955 AND AN EFFECTIVE DATE OF FEBRUARY 9, 2018.
- TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE, HAVING FILE NO. O-SPO00055585 AND AN EFFECTIVE DATE OF JULY 16, 2019.
- PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 12, 1973 IN VOLUME D5, FOLIO 112.
- PLAT OF TRACT L, M, AND N, ANASAZI RIDGE UNIT 1 FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 29, 2006 IN BOOK 2006C, PAGE 207.
- WARRANTY DEED FILED THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 16, 2019 AS DOCUMENT NO. 2019059297.
- SPECIAL WARRANTY DEED FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE MARCH 9, 2018 AS DOCUMENT NO. 2018020933.

DOCH 2020077979

08/17/2020 10:11 AM Page: 1 of 3  
PLAT R: \$25.00 B: 2020C P: 0076 Linda Stover, Bernalillo County

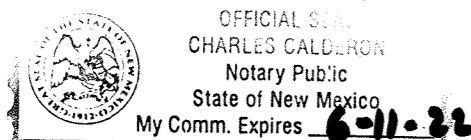
## Free Consent and Dedication

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF WHO HEREBY GRANT THE PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR DISTRIBUTION LINES, CONDUITS AND PIPES, INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION, INSPECTION, AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

*Michael Fietz*  
MICHAEL FIETZ, MANAGING MEMBER  
WESTWAY HOMES, LLC

1/27/2020  
DATE

STATE OF NEW MEXICO }  
COUNTY OF Sandoval } SS



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 27<sup>th</sup> January, 2020  
BY: MICHAEL FIETZ, MANAGING MEMBER, WESTWAY HOMES, LLC

By: *Charles Calderon*  
NOTARY PUBLIC

MY COMMISSION EXPIRES June 11, 2022

## Indexing Information

Projected Section 3, Township 11 North, Range 2 East,  
N.M.P.M. Town of Alameda Grant  
Subdivision: Paradise Heights Unit 5 (Lots 4-9, Block 7,  
Lots 10, 11, and 13, Block 8, Lot 12, Block  
9, and Lots 2-10, Block 14)  
Anasazi Ridge Unit 1 (Tracts L, M, and N)  
Owner: Westway Homes LLC  
UPC #: 101006614331520906 (Tract L)  
101006615831820905 (Tract M)  
101006617632121135 (Tract N)  
101006617531721136 (Lot 4, Block 7)  
101006617231021137 (Lot 5, Block 7)  
101006616930221138 (Lot 6, Block 7)  
101006616629521139 (Lot 7, Block 7)  
101006616428821140 (Lot 8, Block 7)  
101006616027821141 (Lot 9, Block 7)  
101006613930520901 (Lot 10, Block 8)  
101006615030020902 (Lot 11, Block 8)  
101006615631620904 (Lot 13, Block 8)  
101006612331020802 (Lot 12, Block 9)  
101006608630721002 (Lot 2, Block 14)  
101006609430521003 (Lot 3, Block 14)  
101006610030221004 (Lot 4, Block 14)  
101006610929921005 (Lot 5, Block 14)  
101006611529621006 (Lot 6, Block 14)  
101006612229321007 (Lot 7, Block 14)  
101006613029121008 (Lot 8, Block 14)  
101006613928821009 (Lot 9, Block 14)  
101006614628521010 (Lot 10, Block 14)

## Purpose of Plat

- SUBDIVIDE AS SHOWN HEREON.
- DEDICATE RIGHT-OF-WAY AS SHOWN HEREON.
- GRANT EASEMENT(S) AS SHOWN HEREON.
- VACATE EASEMENT(S) AS SHOWN HEREON.
- VACATE RIGHT-OF-WAY AS SHOWN HEREON.

## Subdivision Data

GROSS ACREAGE, . . . . . 7.1015 ACRES  
ZONE ATLAS PAGE NO., . . . . . A-10-Z  
NUMBER OF EXISTING LOTS, . . . . . 21  
NUMBER OF LOTS CREATED, . . . . . 1  
MILES OF FULL-WIDTH STREETS, . . . . . 0 MILES  
MILES OF HALF-WIDTH STREETS, . . . . . 0 MILES  
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE, . . . . . 1.1806 ACRES  
DATE OF SURVEY, . . . . . JANUARY 2020

## Notes

- FIELD SURVEY PERFORMED IN AUGUST 2019.
- ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- LOT LINES TO BE ELIMINATED SHOWN HEREON AS . . . . .
- LOTS 9 AND 12, BLOCK 8, WERE ACQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PURPOSE OF THE RIGHT OF WAY OF MCMAHON BLVD. NW. PER THE CITY OF ALBUQUERQUE REAL PROPERTIES.
- AREA OF WESTSIDE BLVD NW, NAVAJO DR. NW, GORDON AVE NW AND THOSE PORTIONS OF LOT 9 AND 12, BLOCK 8 (SEE NOTE 5) TO BE VACATED BY THIS PLAT IS 2.4573 ACRES (107,042 SQ FT.) MORE OR LESS.

## Bulk Land Variance Note

THE PLAT FOR TRACTS A, MCMAHON COMMONS SUBDIVISION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, HAS BEEN GRANTED A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS.

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

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

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

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

IN SIGNING THIS PLAT, THE OWNER HEREBY ACKNOWLEDGES THAT BUILDING PERMITS CAN NOT BE ISSUED BEFORE FURTHER SUBDIVISION AND THAT RECORDING OF THE FINAL SUBDIVISION PLAT FOR THE SUBJECT AREA HAS BEEN COMPLETED.

## Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC #: 101006614331520906  
101006615831820905  
101006617632121135  
101006617531721136  
101006617231021137  
101006616930221138  
101006616629521139  
101006616428821140  
101006616027821141  
101006613930520901  
101006615030020902  
101006615631620904  
101006612331020802  
101006608630721002  
101006609430521003  
101006610030221004  
101006610929921005  
101006611529621006  
101006612229321007  
101006613029121008  
101006613928821009  
101006614628521010

PROPERTY OWNER OF RECORD  
Westway Homes LLC  
BERNALILLO COUNTY TREASURER'S OFFICE

## Bulk Land Plat for McMahon Commons Being Comprised of

Tracts L, M, and N, Anasazi Ridge Unit 1,  
Lots 4 thru 9, Block 7, Portions of Lots 9 and 12 and  
Lots 10, 11, and 13, Block 8 and Lot 12, Block 9,  
and Lots 2 thru 10, Block 14

Paradise Heights Unit 5 and Portions of Vacated  
rights-of-way for Westside Boulevard N.W.,  
Navajo Drive N.W. and Gordon Ave. N.W.  
City of Albuquerque  
Bernalillo County, New Mexico  
February 2020

Project Number: PR-2018-001499

Application Number: VA-2020-00026

## Plat Approvals:

*R. J. J.* 2/12/2020  
PNM Electric Services  
*Don Dumas* 2/12/2020  
Qwest Corp. /b/a CenturyLink QC  
*Qwest* 2/7/2020  
New Mexico Gas Company  
*Qwest* 2/12/2020

## City Approvals:

*Steven M. Reinhardt P.S.* 1/27/2020  
City Surveyor  
*Don Miller* 2-5-20  
Traffic Engineer  
*Kristopher Cadena* 02-10-20  
ABQWA  
*Qwest* 2-5-20  
Code Enforcement  
*Nickell Friedt* 2/12/2020  
AMAFCA  
*Qwest* 2-5-2020  
City Engineer  
*Qwest* 02-05-2020  
Parks and Recreation  
*Qwest* 5-15-2020  
DRB Chairperson, Planning Department  
*Qwest* 5-12-2020  
Real Property

## Surveyor's Certificate

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

*Will Plotner Jr.* 1/24/2020  
Will Plotner Jr.  
N.M.R.P.S. No. 14271  
Date

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

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES	●	FOUND MONUMENT AS INDICATED
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT ENTITLED ANASAZI RIDGE UNIT 1 (6/29/2006, 2006C-207)	○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
[(N 90°00'00" E)]	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (2/26/2004, 2004C-63)	△	FOUND CENTERLINE MONUMENT AS INDICATED
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (3/16/2007, 07C-67)		
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (3/12/1973, D5-112)		

## Easement Notes

- 5' PUE (TYP.) 7' PUE (TYP.) (3/12/1973, D5-112) VACATED BY THE FILING OF THIS PLAT
- 50' FLOATING ACCESS EASEMENT TO BE THROUGH FUTURE DRIVE AISLES OR TO BE DEFINED THROUGH FUTURE DRIVE AISLES OR STREETS BENEFITING TRACT 1-A-1, SEVILLE, UNTIL SUCH TIME THAT THE PROPERTY MAY HAVE EITHER DIRECT OR INDIRECT ACCESS FROM OTHER FUTURE DEVELOPMENT OR STREETS TO BE MAINTAINED BY THE OWNER OF TRACT A, GRANTED WITH THE FILING OF THIS PLAT

## Bulk Land Plat for McMahon Commons

Being Comprised of  
 Tracts L, M, and N, Anasazi Ridge Unit 1,  
 Lots 4 thru 9, Block 7, Portions of Lots 9 and 12 and  
 Lots 10, 11, and 13, Block 8 and Lot 12, Block 9,  
 and Lots 2 thru 10, Block 14  
 Paradise Heights Unit 5 and Portions of Vacated  
 rights-of-way for Westside Boulevard N.W., Navajo Drive  
 N.W. and Gordon Ave. N.W.  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 February 2020

## Public Utility Easements

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

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

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

### Disclaimer

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

CSI-CARTESIAN SURVEYS INC.

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ACS Monument "6-A9"  
 NAD 1983 CENTRAL ZONE  
 X=1495079.775\*  
 Y=1531949.235\*  
 Z=5461.677\* (NAVD 1988)  
 G-G=0.999666320  
 Mapping Angle=-0°16'49.93"

\*U.S. SURVEY FEET

Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C1	1163.62'	5078.01'	13°07'45"	1161.07'
C2	136.39'	5078.01'	1°32'20"	136.38'
C3	281.44'	5078.01'	3°10'32"	281.40'
C4	108.50'	5078.01'	1°13'27"	108.50'
C5	57.42'	5078.01'	0°38'52"	57.42'
C6	34.19'	5078.01'	0°23'09"	34.19'
C7	155.25'	5078.01'	1°45'06"	155.25'
C8	126.32' [125.91']	5000.01' [5000.00']	1°26'51"	126.32'
C9	114.99' [114.59']	5000.01' [5000.00']	1°19'04"	114.99'
C10	59.81'	5078.01'	0°40'29"	59.81'
C11	168.65' [168.71']	5000.01' [5000.00']	1°55'57"	168.65'
C12	145.51'	5078.01'	1°38'30"	145.50'
C13	91.65'	5078.01'	1°02'03"	91.65'
C14	93.47'	5078.01'	1°03'17"	93.47'

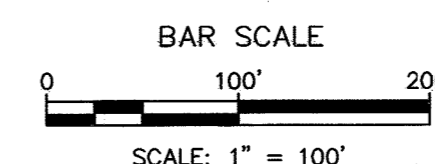
Line Table		
Line #	Direction	Length (ft)
L1	S 19°28'54" W [(S 20°50'22" W)]	52.88' [(53.00)]
L2	N 69°11'19" W	7.16'
L3	N 20°48'41" E	120.00'
L4	N 69°11'19" W	37.93'
L5	N 20°49'38" E [(S 20°50'24" E)]	90.03' [(90.00)]
L6	S 69°10'22" E [(S 69°09'36" E)]	120.00' [(119.92)]
L7	S 20°49'38" W	45.28'
L8	N 20°49'38" E	17.07'
L9	S 69°11'19" E	29.62'
L10	N 69°11'19" W	150.73'
L11	N 20°49'38" E [N 20°50'24" E]	14.66' [14.80']
L12	S 69°11'19" E [S 69°09'36" E]	23.42' [23.63']
L13	S 20°49'38" W [S 20°49'18" W]	93.25'
L14	N 20°49'38" E	81.63'
L15	N 69°09'57" W	18.27'
L16	S 20°49'38" W [S 20°49'18" W]	95.90' [96.61]

## ABCWUA Note

THE INSTALLATION OF PUBLIC WATERLINE AND PUBLIC SANITARY SEWER WILL BE REQUIRED AS A CONDITION OF FUTURE DEVELOPMENT APPROVAL, ONCE THE WATER SERVICE, FIRE PROTECTION AND SANITARY SEWER SERVICE REQUIREMENTS OF ANY FUTURE DEVELOPMENT IS KNOWN.

DOCH 2020077979

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 PLAT # 2020C-76 P: 0076 Linda Stover, Bernalillo County



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## Legal Description

TRACTS L, M, & N OF THE PLAT FOR ANASAZI RIDGE UNIT 1, WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTION 3, TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JUNE 29, 2006, IN PLAT BOOK 2006C, PAGE 207, AS NO. 2006096076.

AND

LOTS NUMBERED FOUR (4), FIVE (5), SIX (6), SEVEN (7), EIGHT (8) AND NINE (9) IN BLOCK NUMBERED SEVEN (7); PORTIONS OF LOTS NUMBERED NINE (9) AND TWELVE (12) AND ALL OF LOTS NUMBERED TEN (10), ELEVEN (11) AND THIRTEEN (13) IN BLOCK NUMBERED EIGHT (8); LOT NUMBERED TWELVE (12) IN BLOCK NUMBERED NINE (9) AND LOTS NUMBERED TWO (2), THREE (3), FOUR (4), FIVE (5), SIX (6), SEVEN (7), EIGHT (8), NINE (9) AND TEN (10) IN BLOCK NUMBERED FOURTEEN (14) OF PARADISE HEIGHTS UNIT 5, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 12, 1973 IN VOLUME D5, FOLIO 112 AND VACATED RIGHTS-OF-WAY FOR WESTSIDE BLVD. NW, NAVAJO DR. NW AND GORDON AVE NW.

ALL DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING A POINT ON THE SOUTH RIGHT OF WAY OF MCMAHON BOULEVARD NW, MARKED BY A PK NAIL "LS 7719", WHENCE A TIE TO ACS MONUMENT "6-A9", BEARS S 77°29'25" W, A DISTANCE OF 3385.35 FEET;

THENCE, FROM THE POINT OF BEGINNING, COINCIDING SAID MCMAHON BLVD. NW RIGHT-OF-WAY THE FOLLOWING 24 COURSES:

136.39 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 5078.01 FEET, A DELTA OF 01°32'20", AND A CHORD BEARING OF N 87°55'36" E, A DISTANCE OF 136.38 FEET, TO AN ANGLE POINT;

N 69°11'19" W, A DISTANCE OF 7.16 FEET TO AN ANGLE POINT;

N 20°48'41" E, A DISTANCE OF 120.00 FEET TO AN ANGLE POINT;

S 69°11'19" E, A DISTANCE OF 261.69 FEET TO AN ANGLE POINT BEING A POINT OF CURVATURE;

108.50 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 5078.01 FEET, A DELTA OF 01°13'27", AND A CHORD BEARING OF N 83°22'11" E, A DISTANCE OF 108.50 FEET TO AN ANGLE POINT;

N 69°11'19" W, A DISTANCE OF 37.93 FEET TO AN ANGLE POINT;

N 20°49'38" E, A DISTANCE OF 90.03 FEET TO AN ANGLE POINT;

S 69°10'22" E, A DISTANCE OF 120.00 FEET TO AN ANGLE POINT;

S 20°49'38" W, A DISTANCE OF 45.28 FEET TO AN ANGLE POINT BEING A POINT OF CURVATURE;

57.42 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 5078.01 FEET, A DELTA OF 00°38'52", AND A CHORD BEARING OF N 81°22'44" E, A DISTANCE OF 57.42 FEET TO AN ANGLE POINT;

N 20°49'38" E, A DISTANCE OF 17.07 FEET TO AN ANGLE POINT;

S 69°11'19" E, A DISTANCE OF 29.62 FEET TO AN ANGLE POINT BEING A POINT OF CURVATURE;

155.25 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 5078.01 FEET, A DELTA OF 01°45'06", AND A CHORD BEARING OF N 79°47'37" E, A DISTANCE OF 155.25 FEET TO AN ANGLE POINT;

N 69°11'19" W, A DISTANCE OF 150.73 FEET TO AN ANGLE POINT;

126.32 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 5000.01 FEET, A DELTA OF 01°26'51", AND A CHORD BEARING OF N 79°39'38" E, A DISTANCE OF 126.32 FEET TO AN ANGLE POINT;

N 20°49'38" E, A DISTANCE OF 14.66 FEET TO AN ANGLE POINT;

S 69°11'19" E, A DISTANCE OF 23.42 FEET TO AN ANGLE POINT BEING A POINT OF CURVATURE;

114.99 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 5000.01 FEET, A DELTA OF 01°19'04", AND A CHORD BEARING OF N 77°57'40" E, A DISTANCE OF 114.99 FEET TO AN ANGLE POINT;

S 20°49'38" W, A DISTANCE OF 93.25 FEET TO AN ANGLE POINT BEING A POINT OF CURVATURE;

59.81 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 5078.01 FEET, A DELTA OF 00°40'29", AND A CHORD BEARING OF N 77°32'46" E, A DISTANCE OF 59.81 FEET TO AN ANGLE POINT;

N 20°49'38" E, A DISTANCE OF 81.63 FEET TO AN ANGLE POINT;

N 69°09'57" W, A DISTANCE OF 18.27 FEET TO AN ANGLE POINT BEING A POINT OF CURVATURE;

## Legal Description (Cont'd)

168.65 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 5000.01 FEET, A DELTA OF 01°55'57", AND A CHORD BEARING OF N 75°53'56" E, A DISTANCE OF 168.65 FEET, TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL;

S 20°49'38" W, A DISTANCE OF 95.90 FEET TO A POINT LYING ON THE SOUTHERLY SIDE OF THE EXISTING RIGHT-OF-WAY OF MCMAHON BLVD. N.W., BEING MARKED BY A PK NAIL "LS 7719";

THENCE, LEAVING SAID MACMAHON BLVD. N.W. RIGHT-OF-WAY, S 20°49'38" W, A DISTANCE OF 504.18 FEET TO AN ANGLE POINT, MARKED BY A BATHEY MARKER "LS 14271";

THENCE, S 19°28'54" W, A DISTANCE OF 52.88 FEET, TO THE MOST SOUTHERLY CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A BATHEY MARKER "LS 14271";

THENCE, N 69°11'53" W, A DISTANCE OF 1019.71 FEET, TO THE POINT OF BEGINNING CONTAINING 7.1016 ACRES (309,345 SQ. FT.) MORE OR LESS.

## Solar Collection Note

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

## **Bulk Land Plat for McMahon Commons**

### **Being Comprised of**

**Tracts L, M, and N, Anasazi Ridge Unit 1,  
Lots 4 thru 9, Block 7, Portions of Lots 9 and 12 and  
Lots 10, 11, and 13, Block 8 and Lot 12, Block 9,  
and Lots 2 thru 10, Block 14**

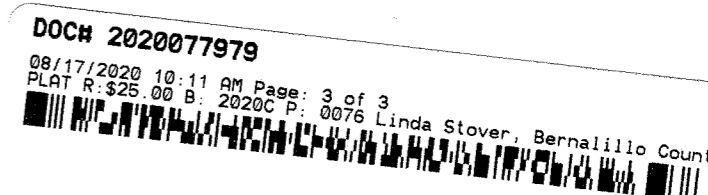
**Paradise Heights Unit 5 and Portions of Vacated  
rights-of-way for Westside Boulevard N.W., Navajo Drive**

**N.W. and Gordon Ave. N.W.**

**City of Albuquerque**

**Bernalillo County, New Mexico**

**February 2020**



**CSI-CARTESIAN SURVEYS INC.**

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