



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

Administrative Decisions	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	Policy Decisions
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
Decisions Requiring a Public Meeting or Hearing	<input type="checkbox"/> Subdivision of Land – Major (Form S1)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input checked="" type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Variance – DRB (Form V)	Appeals
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: WESTWAY HOMES		Phone: 505-212-7000
Address: 9600 TENNYSON ST NE		Email: MIKEF@thewestway.com
City: ALBUQUERQUE	State: NM	Zip: 87122
Professional/Agent (if any): HOWARD BALMEN		Phone: 505-340-4733
Address: 3205 CHANDRA LN SE		Email: homefest@yahoo
City: RIO RANCHO NM 87124	State: NM	Zip: 87124
Proprietary Interest in Site: <input checked="" type="checkbox"/>	List all owners: WESTWAY HOMES -	

BRIEF DESCRIPTION OF REQUEST

EXCHANGE REAL PROPERTY AND ROAD, RIGHT OF WAY BETWEEN WESTWAY HOMES AND THE CITY OF ALBUQUERQUE

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

Lot or Tract No.: LOTS 49, LOT 10-11, LOT 12, LOTS 2-10	Block: 7, 8, 12, 14	Unit: 5
Subdivision/Addition: PARADISE HILLS	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): A-10-7	Existing Zoning: MX-L	Proposed Zoning:
# of Existing Lots: 18	# of Proposed Lots: 1	Total Area of Site (acres): ± 8.0 acres

LOCATION OF PROPERTY BY STREETS

Site Address/Street: **McMATHON BLVD** Between: **KAYENTA** and: **UNIVERSE**

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

#14 EPC-40004 PROJECT # 1004245, RZ 2018-00028 PROJECT # 2018-001499

Signature: **Howard Balmen** Date: _____
 Printed Name: **HOWARD BALMEN** Applicant or Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees
Meeting/Hearing Date:		Fee Total:
Staff Signature:	Date:	Project #


FORM V: Vacations of Easements or Right-of-way- DRB

Please refer to the DRB meeting schedules for dates and deadlines. Your attendance is required.

>> INFORMATION REQUIRED FOR ALL VACATION APPLICATIONS

- Interpreter Needed for Meeting? NO if yes, indicate language: _____
- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form V at the front followed by the remaining documents in the order provided on this form.
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- VACATION OF PRIVATE EASEMENT**
- VACATION OF PUBLIC EASEMENT**
- VACATION OF RIGHT-OF-WAY - DRB**
- VACATION OF RIGHT-OF-WAY - COUNCIL**
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)(3)
- Copy of the complete document which created the easement(s) (7 copies, folded)
Not required for City owned public right-of-way.
- Drawing showing the easement or right-of-way to be vacated (7 copies, not to exceed 8.5" by 11")
- If easements, list number to be vacated 1
- If right-of-way, square footage to be vacated (see IDO Section 14-16-6-6(K) 107,042 FT
- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- Office of Neighborhood Coordination neighborhood meeting inquiry response
- Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
- PIA* If a meeting was requested/held, copy of sign-in sheet and meeting notes
- Required notices with content per IDO Section 14-16-6-4(K)(6)
- Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
- Proof of emailed notice to affected Neighborhood Association representatives
- Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
- Sign Posting Agreement (not required for easements if IDO Section 14-16-6-6(K)(2)(a) is satisfied)

The vacation must be shown on a DRB approved plat recorded by the County Clerk within one year, or it will expire.

<p><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting, if required, or otherwise processed until it is complete.</i></p>	
Signature:	Date:
Printed Name:	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Case Numbers:	Project Number:
Staff Signature:	
Date:	

September 3, 2019

Mr. Brennon Williams, Interim Director
Planning Department
City of Albuquerque
600 Second Ave
Albuquerque, NM 87102

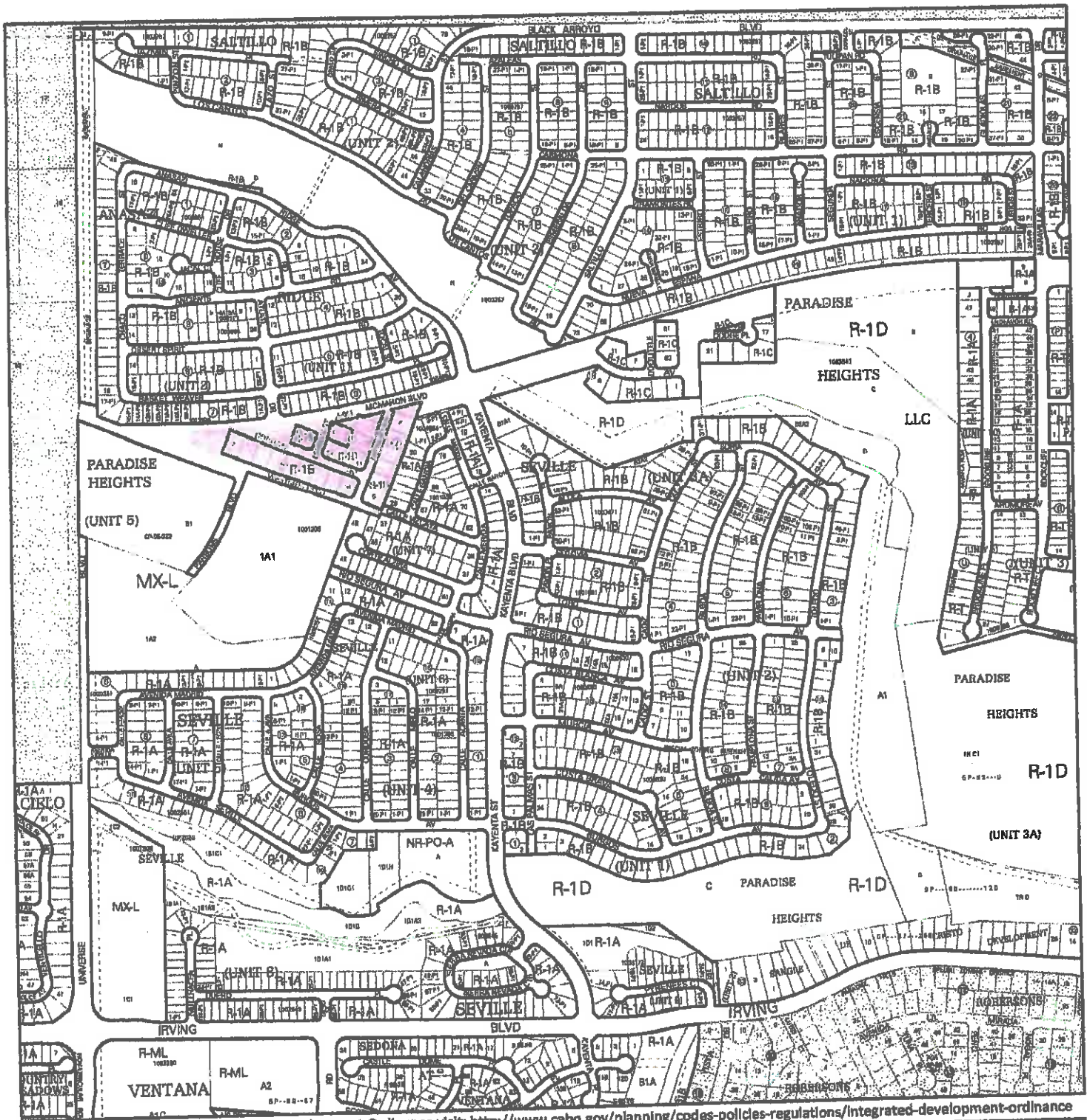
Re: Vacation of Right-of-Way and Easements

Westway Homes LLC is pleased to submit the following Right-of-Way and Easement Vacation package for your review and consideration. We look forward to working with staff, the DRB and City Council in a successful process and conclusion. Should you have questions, concerns, or need of additional material, please feel free to contact me at anytime.

Sincerely,



Howard Balmer, Agent
3205 Chandra Ln SE
Rio Rancho, NM 87124
505-340-4733
homefest@yahoo.com

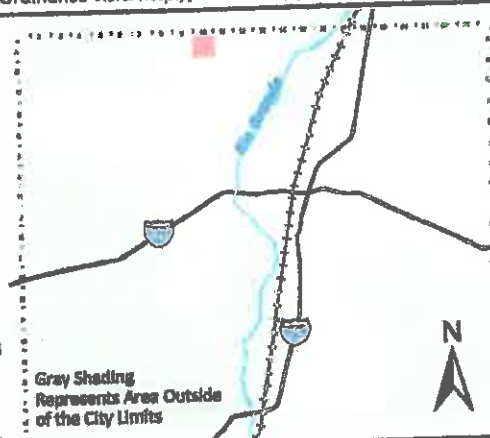


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



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



Gray Shading
Represents Area Outside
of the City Limits



Zone Atlas Page:
A-10-Z

- Easement
 - Escarpment
 - Petroglyph National Monument
 - Areas Outside of City Limits
 - Airport Protection Overlay (APO) Zone
 - Character Protection Overlay (CPO) Zone
 - Historic Protection Overlay (HPO) Zone
 - View Protection Overlay (VPO) Zone
- 0 250 500 1,000 Feet

To: Mr. Derek Bohannon
From: Michael Fietz
Subject: Letter of Authorization


December 18, 2019

Dear Mr. Bohannon,

Please allow this letter to serve notice, that Westway Homes LLC, the owners of the following properties (see list below), has hereby appointed Howard Balmer as the agent of record for the Zone Map Amendment request. This shall include all EPC meetings, correspondence, notices, staff meetings, and all representations between the City of Albuquerque and Westway Homes LLC concerning the properties listed.

Paradise Heights Unit 5 Block 7 Lots 4-9
Unit 5 Block 8 Lots 10-11
Unit 5 Block 12 Lot 12
Unit 5 Block 14 Lots 2-10
Portion of Westside Blvd NW
Navajo Dr NW
Mason Dr NW
Gordon Ave NW

Howard Balmer
3205 Chandra Ln Se
Rio Rancho, NM 87124
505-340-4733
homefest@yahoo.com



Michael Fietz
Managing Partner, Westway Homes LLC
9600 Tramway Blvd NE
Albuquerque, NM 87122
505-212-7000

December 18, 2019

Ms. Jolene Wolfley, Chairwoman
Design Review Board
City of Albuquerque
600 Second Ave
Albuquerque, NM 87102

Re: Vacation of Right-of-Way and Easements identified as Westside Blvd NW, Navajo Dr NW, Mason Dr NW, Gordon Ave NW, and the corresponding telephone and electric easements along as depicted on survey document 3/12/1973, D5-111 and Zone Atlas Page A-10-Z and City of Albuquerque owned real property identified as Paradise Heights Unit 5 Block 8 Lots 9, 12 and the exchange of said Right-of-Way, Easements and real property for real property owned by Westway Homes LLC identified as Paradise Heights Unit 5 Block 7 Lot 4, Block 8 Lots 10, 13, Block 9 Lot 12, Block 14 Lots 2-5, and Tracts L, M, N.

Howard Balmer, agent for Westway Homes LLC (the applicant) is requesting the Vacation of Right-of-Way and Easements for the aforementioned streets and the exchange of City of Albuquerque real property mentioned above and the vacated property to Westway Homes LLC in exchange for the real property mentioned above. After all appropriate appraisals and analysis of all the lands involved in this exchange result in any excess value identified, Westway Homes LLC shall pay to the City of Albuquerque said difference. Please allow this letter to serve as justification and response to IDO Part 14-16-6-6(K)(3). We respectfully request that the DRB forward an approval recommendation to the City Council for its consideration and approval.

This request pertains to the antiquated platting of lots and streets located along McMahon Blvd and across from Atlatl Blvd near the intersection of McMahon Blvd NW and Universe Blvd NW. This is depicted on the map from Zone Atlas Page A-10-Z and survey map from 2015, which is included as Appendix A.

Background

During a previous successful zoning action in 2018 concerning the lots on this site, Westway Homes LLC and City staff discussed a preliminary agreement, subject to IDO actions and approval, concerning the trade of properties whereby the city would receive all properties in the McMahon Blvd NW right-of-way and Westway Homes LLC would receive all the street right-of-ways, easements, and properties internal to the site.

Westway Homes LLC identified 3 small parcels that it did not own and purchased those properties in June 2019.

Proposed Action

The applicant requests that all identified streets and easements be vacated and along with the 2 parcels of real property owned by the City be transferred to Westway Homes LLC in exchange for the real property identified in the McMahon Blvd NW right-of-way. If any excess values are identified, the appropriate payment shall be paid.

IDO Criteria

We respectfully request this action based on the following review of IDO Part 14-16-16(K)(3):

Criteria B The proposed vacation action and exchange is consistent with the health, safety, and general welfare of the city as shown by furthering the net benefit to the public welfare and is clearly more beneficial to the public welfare than the minor detriment resulting from the action.

This is accomplished by the vacation and exchange facilitating the completion of the widening of McMahan Blvd NW from Kayenta Blvd NW to Universe Blvd NW. This action will allow the City acquire the remaining property in the right-of-way at no cost to the City. In addition, this action will result in the elimination of the final antiquated properties in the area and will be reflected in the bulk plat of the land at the conclusion of this process within 1 year.

All Neighborhood Associations and Neighbors were notified as required by the IDO process and is included in Appendix B.

I appreciate all of the staff's time and work required for this request, and most importantly your consideration in this matter and look forward to a successful outcome.

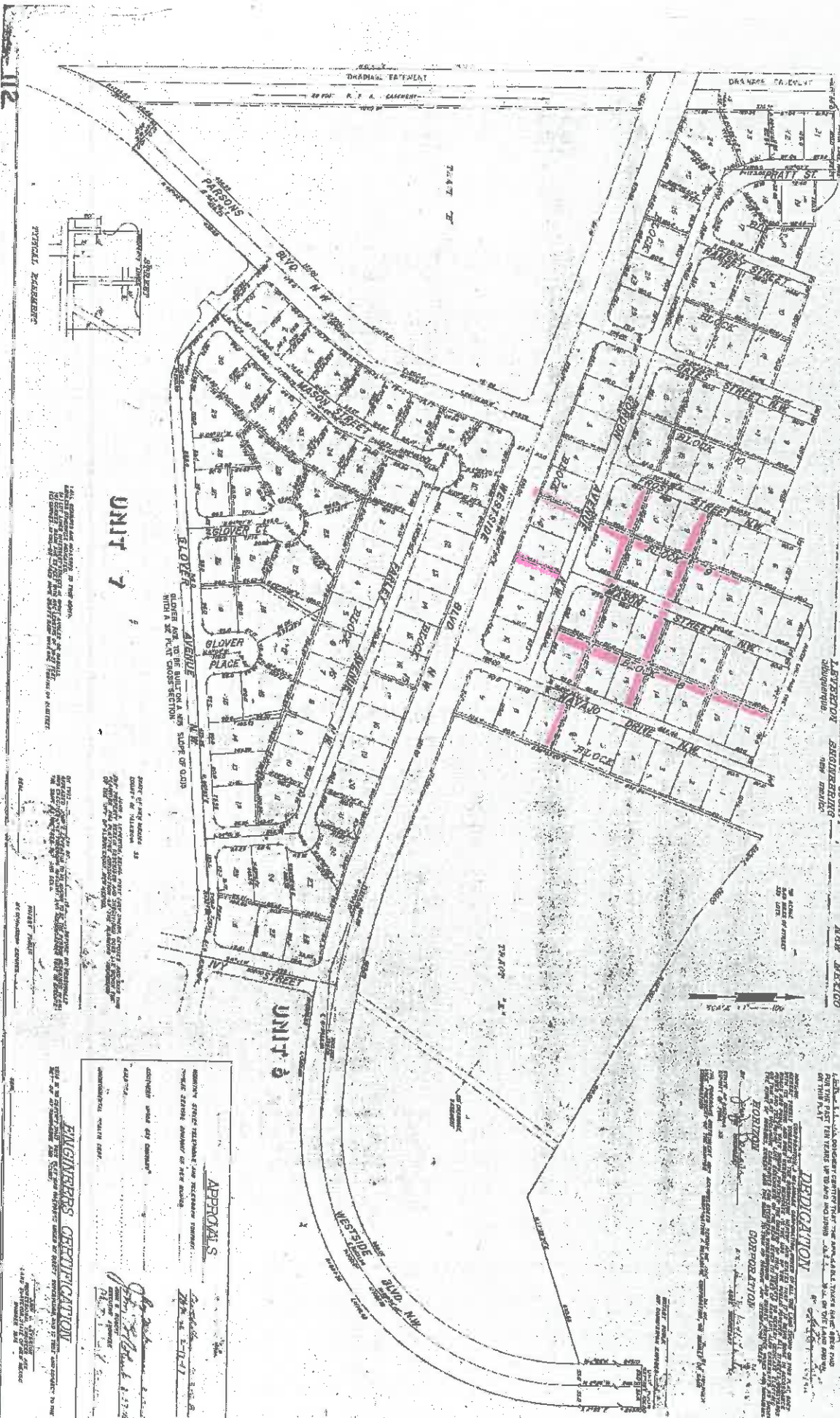
Howard Balmer
Agent

PARADISE HEIGHTS

UNIT FIVE
 TOWN OF ALABAMA GRANT, HERRINGTOWN COUNTY, NEW JERSEY

LEVINGTON ENGINEERING
 1000 MARKET STREET, NEW JERSEY

PAGE TWO



UNIT 7

UNIT 3

ALL DIMENSIONS OF CURVATURE IN THIS PLAN
 ARE TO BE TAKEN AS INDICATED BY THE CENTER OF CURVATURE
 UNLESS OTHERWISE SPECIFIED IN THE NOTES.

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 ARE TO BE TAKEN AS INDICATED BY THE CENTER OF CURVATURE
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ALL DIMENSIONS OF CURVATURE IN THIS PLAN
 ARE TO BE TAKEN AS INDICATED BY THE CENTER OF CURVATURE
 UNLESS OTHERWISE SPECIFIED IN THE NOTES.

APPROVALS

DESIGNED BY: [Signature]

CHECKED BY: [Signature]

DATE: [Date]

ENGINEERS CERTIFICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAN AS SUBMITTED TO THE CITY PLANNING COMMISSION AND THAT THE SAME IS IN ACCORDANCE WITH THE CITY PLANNING COMMISSION RESOLUTIONS AND ORDINANCES.

DATE: [Date]

BY: [Signature]

DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAN AS SUBMITTED TO THE CITY PLANNING COMMISSION AND THAT THE SAME IS IN ACCORDANCE WITH THE CITY PLANNING COMMISSION RESOLUTIONS AND ORDINANCES.

DATE: [Date]

BY: [Signature]

PARADISE RIDGES

UNIT FIVE

TOWN OF ALABAMA COUNTY

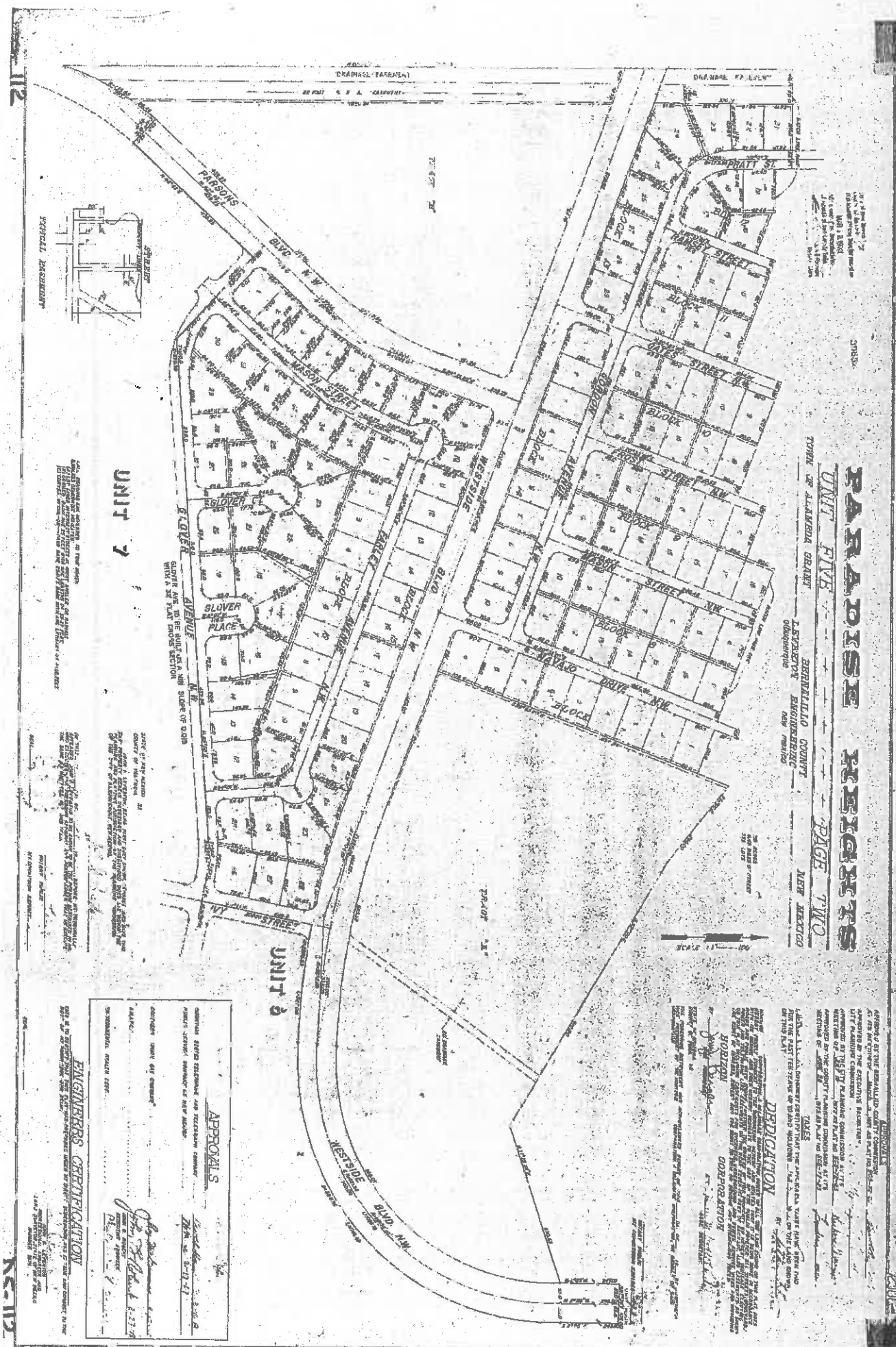
HERNANDO COUNTY

LAZYBON ENGINEERING

ORLANDO, FLORIDA

PAGE TWO

NEW HAVEN



UNIT 7

UNIT 8

THE ENGINEER HAS REVIEWED THE PLANS AND SPECIFICATIONS AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF NEW HAVEN, CONNECTICUT, AND THE STATE OF CONNECTICUT. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLANS AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREON.

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APPROVALS

DESIGNED BY: *[Signature]*

CHECKED BY: *[Signature]*

DATE: 11-11-11

ENGINEER'S CERTIFICATION

I, *[Signature]*, a duly Licensed Professional Engineer in the State of Connecticut, do hereby certify that the above described plans and specifications were prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Connecticut.

DEDICATION

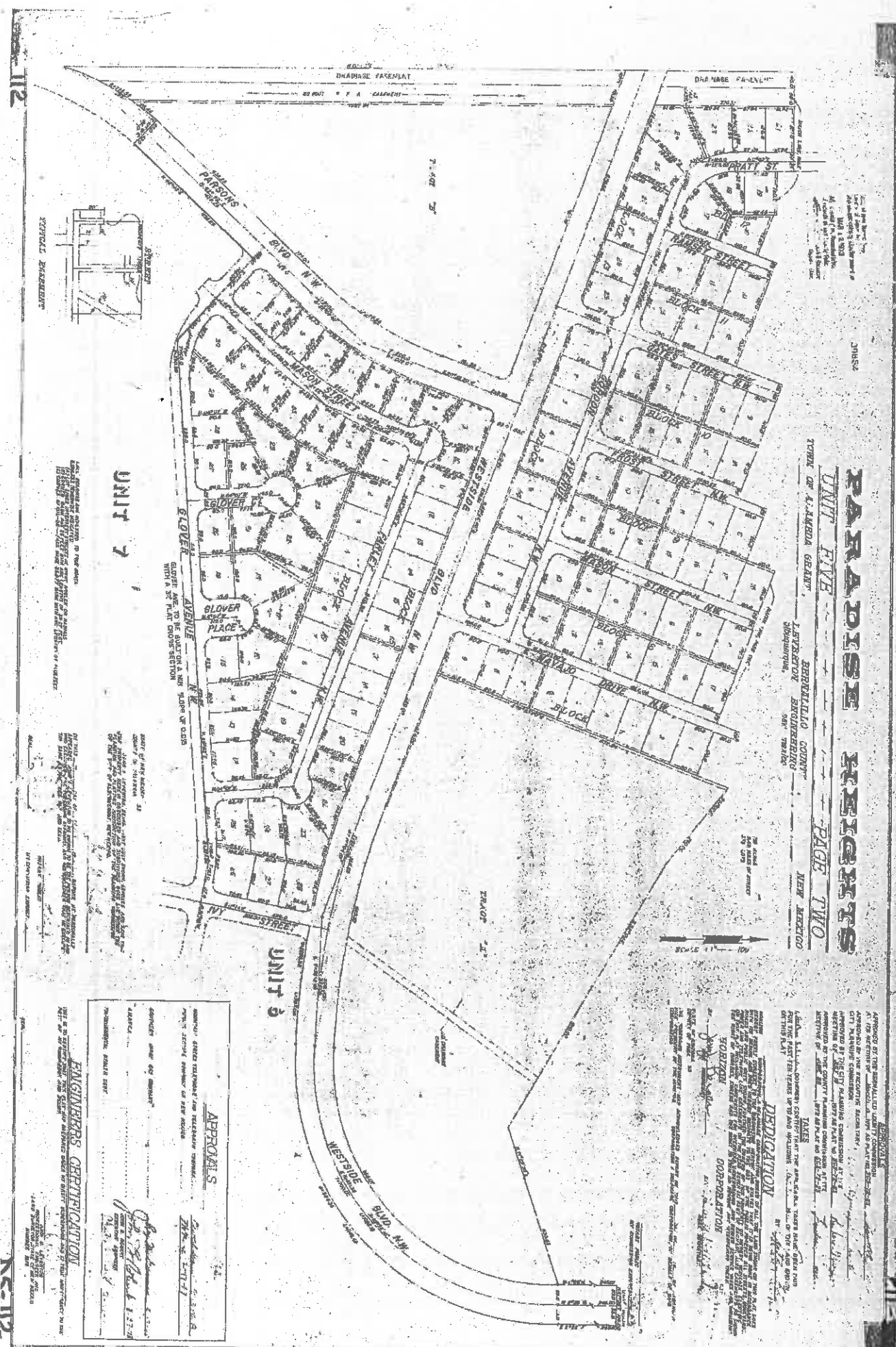
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NS-112

NS-112

PARADISE HEIGHTS

UNIT FIVE
 10704 OF A. J. AMBRO GRANT
 BERNILLO COUNTY
 L. STANTON ENGINEERING
 Albuquerque, New Mexico
 PAGE TWO
 NEW MEZCOS



UNIT 7

UNIT 6

ALL INFORMATION CONTAINED ON THIS PLAN IS THE PROPERTY OF L. STANTON ENGINEERING AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF L. STANTON ENGINEERING.

THE STATE OF NEW MEXICO, COUNTY OF BERNILLO, ss. I, L. STANTON, Engineer, do hereby certify that the above and foregoing plat of Unit Five of the Paradise Heights Subdivision, as shown on the attached plat, is a true and correct copy of the original plat on file in my office.

EMGINEERS CERTIFICATION
 I, L. STANTON, Engineer, do hereby certify that the above and foregoing plat of Unit Five of the Paradise Heights Subdivision, as shown on the attached plat, is a true and correct copy of the original plat on file in my office.

APPROVALS

APPROVED AND ORDERED FOR RECORDATION:
 L. STANTON, ENGINEER
 L. STANTON ENGINEERING
 10704 OF A. J. AMBRO GRANT
 ALBUQUERQUE, NEW MEXICO

DATE: 11/11/11

DEDICATION

I, L. STANTON, Engineer, do hereby dedicate the above and foregoing plat of Unit Five of the Paradise Heights Subdivision, as shown on the attached plat, to the public use of the State of New Mexico.

DATE: 11/11/11

112

111

PARADISE HEIGHTS

UNIT FIVE - PAGE TWO

17000 CH ALVARADO GRANT HERRILL COUNTY, NEW MEXICO

L. V. BENTON ENGINEERING CONSULTANTS



UNIT 7

ALL DIMENSIONS AND LOCATIONS OF THIS UNIT SHALL BE AS SHOWN ON THIS PLAN. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE CITY PLANS AND ORDINANCES. THE ENGINEER HAS ALSO CONDUCTED A SURVEY OF THE SITE AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE CITY PLANS AND ORDINANCES.

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ENGINEERS CERTIFICATION

APPROVALS

ENGINEER: L. V. BENTON

CITY ENGINEER: [Signature]

DATE: [Date]

PROJECT: PARADISE HEIGHTS UNIT FIVE

DEDICATION

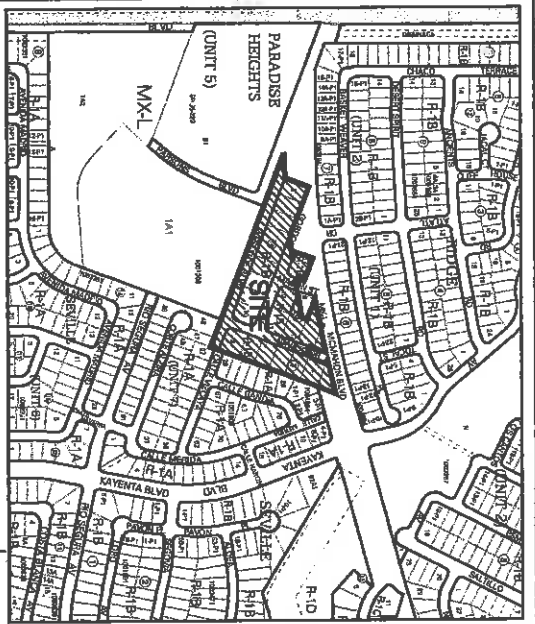
TO THE CITY OF ALBUQUERQUE

FOR THE USE OF THE PUBLIC

DATE: [Date]

BY: [Signature]

NC-112



Vicinity Map - Zone Atlas A-10-Z

Legal Description

TRACTS L, M, & N OF THE PLAT FOR ANASAZI RIDGE UNIT 1, WITHIN THE TOWN OF ALABAMA GRANT, PROJECTED SECTION 3, TOWNSHIP 11 NORTH, RANGE 2 EAST, NAD 1983, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JUNE 29, 2006, IN PLAT BOOK 2006C, PAGE 207, AS INSTRUMENT NO. 2006098076.

AND

LOTS NUMBERED FOUR (4), FIVE (5), SIX (6), SEVEN (7), EIGHT (8) AND NINE (9) IN BLOCK NUMBERED SEVEN (7), LOT NUMBERED TEN (10), ELEVEN (11) AND TWELVE (12) BELOCME (9) AND LOTS NUMBERED THREE (3), FOUR (4), FIVE (5), SIX (6), SEVEN (7) AND 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 05, FOLIO 111.

Legend

N 8000'00" E MEASURED BEARINGS AND DISTANCES
 (N 8000'00" E) RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (3/12/1973, 05-111)
 (N 8000'00" E) RECORD BEARINGS AND DISTANCES PER PLAT ENTITLED ANASAZI RIDGE UNIT 1 (9/29/2006, 2006C-207)
 (N 8000'00" E) RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (2/29/2004, 2004C-63)

● FOUND MONUMENT AS INDICATED
 ○ SET BY SURVEYOR 7.5' 1427"
 ○ UNLESS OTHERWISE NOTED
 ▲ FOUND CENTRUM MONUMENT AS INDICATED
 ■ BLOCK WALL

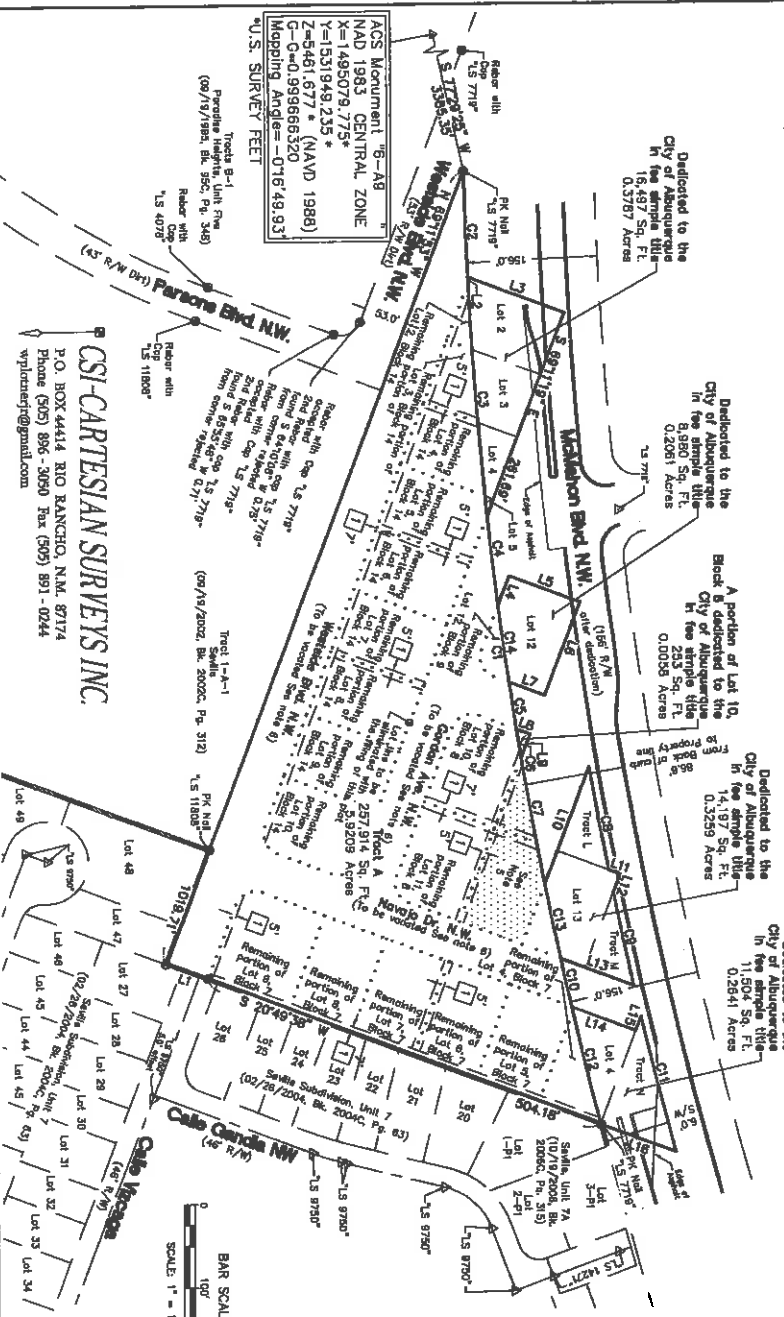
Basement Notes

1. 5' RUE ALONG THE SIDE LOT LINES AND 7' RUE ALONG THE REAR LOT LINES (3/12/1973, 05-111) VACATED BY THE FILING OF THIS PLAT.

Sketch for Bulk Land Plat
Memahon Commons
 Being Comprised of
 Tracts L, M, and N
 Anasazi Ridge Unit 1,
 Lots 4 thru 9, Block 7 and
 Lots 10, 11, and 13, Block 8 and Lot
 12, Block 9, and
 Lots 2 thru 10, Block 14
 Paradise Heights Unit 5
 City of Albuquerque
 Bernalillo County, New Mexico
 November 2019

Notes

1. FIELD SURVEY PERFORMED IN AUGUST 2018.
 2. ALL DISTANCES ARE GROUND DISTANCES, US SURVEY FOOT.
 3. BEARINGS REFERENCED TO THE NATIONAL GRID PLANE COORDINATES (NAD 83-CENTRAL ZONE).
 4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS, THE CITY OF ALBUQUERQUE FOR LOTS 9 AND 12, BLOCK 8, WERE ACQUIRED BY THE CITY OF ALBUQUERQUE THROUGH THE PURCHASE OF THE RIGHT OF WAY OF MCMAHON BLVD. NW, (PER SCOTT HOWELL, CAB20).
 5. 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 IS 2.4573 ACRES (107,042 SQ FT.), MORE OR LESS.



Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	118.32'	5078.01'	1307.48"	1161.07"	N 82°07'35" E
C2	128.32'	5078.01'	1327.30"	126.30"	N 87°35'35" E
C3	281.44'	5078.01'	3710.32"	281.40"	S 85°54'10" W
C4	100.50'	5078.01'	1133.27"	108.50"	N 83°21'11" E
C5	87.42'	5078.01'	978.28"	87.42"	N 82°54'44" E
C6	34.16'	5078.01'	374.08"	34.16"	S 80°51'44" W
C7	158.25'	5078.01'	195.22"	158.22"	N 78°52'37" E
C8	120.32'	5000.01'	128.32"	120.32"	N 78°52'37" E
C9	114.98'	5000.01'	118.04"	114.88"	N 77°57'40" E
C10	90.81'	5078.01'	940.28"	90.81"	N 77°52'45" E
C11	188.88'	5000.01'	130.57"	188.88"	N 75°53'59" E
C12	148.50'	5078.01'	136.30"	148.50"	S 70°23'10" W
C13	91.85'	5078.01'	102.03"	91.85"	S 78°54'02" W
C14	83.47'	5078.01'	103.17"	83.47"	S 80°33'49" W

CSI-CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3090 Fax (505) 891-0244
 wplanner@gmail.com

BAR SCALE
 1" = 100'

AGS Monument 6-48
 NAD 1983 CENTRAL ZONE
 X=1495079.775 #
 Y=1531949.235 #
 Z=0461.677 (NAD 1988)
 G=040.989866320
 Hopping Angle = 016'49.93"

Tract B-1
 Parcel with Unit Fee
 (09/19/1994, Bk. 356, Pg. 348)
 Parcel with Cop
 (15 4078)

Tract 1-A-1
 Parcel with Unit Fee
 (09/19/2002, Bk. 3000C, Pg. 312)

Tract 1-A-1
 Parcel with Unit Fee
 (02/28/2004, Bk. 2004C, Pg. 63)

Tract 1-A-1
 Parcel with Unit Fee
 (02/28/2004, Bk. 2004C, Pg. 63)

Tract 1-A-1
 Parcel with Unit Fee
 (02/28/2004, Bk. 2004C, Pg. 63)

Tract 1-A-1
 Parcel with Unit Fee
 (02/28/2004, Bk. 2004C, Pg. 63)

Tract 1-A-1
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 Parcel with Unit Fee
 (02/28/2004, Bk. 2004C, Pg. 63)

Tract 1-A-1
 Parcel with Unit Fee
 (02/28/2004, Bk. 2004C, Pg. 63)

Tract 1-A-1
 Parcel with Unit Fee
 (02/28/2004, Bk. 2004C, Pg. 63)

Tract 1-A-1
 Parcel with Unit Fee
 (02/28/2004, Bk. 2004C, Pg. 63)

Tract 1-A-1
 Parcel with Unit Fee
 (02/28/2004, Bk. 2004C, Pg. 63)

Tract 1-A-1
 Parcel with Unit Fee
 (02/28/2004, Bk. 2004C, Pg. 63)

Tract 1-A-1
 Parcel with Unit Fee
 (02/28/2004, Bk. 2004C, Pg. 63)

Tract 1-A-1
 Parcel with Unit Fee
 (02/28/2004, Bk. 2004C, Pg. 63)

Tract 1-A-1
 Parcel with Unit Fee
 (02/28/2004, Bk. 2004C, Pg. 63)

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 Parcel with Unit Fee
 (02/28/2004, Bk. 2004C, Pg. 63)

Tract 1-A-1
 Parcel with Unit Fee
 (02/28/2004, Bk. 2004C, Pg. 63)

Tract 1-A-1
 Parcel with Unit Fee
 (02/28/2004, Bk. 2004C, Pg. 63)

Tract 1-A-1
 Parcel with Unit Fee
 (02/28/2004, Bk. 2004C, Pg. 63)

Tract 1-A-1
 Parcel with Unit Fee
 (02/28/2004, Bk. 2004C, Pg. 63)

Tract 1-A-1
 Parcel with Unit Fee
 (02/28/2004, Bk. 2004C, Pg. 63)

Tract 1-A-1
 Parcel with Unit Fee
 (02/28/2004, Bk. 2004C, Pg. 63)

Tract 1-A-1
 Parcel with Unit Fee
 (02/28/2004, Bk. 2004C, Pg. 63)

Tract 1-A-1
 Parcel with Unit Fee
 (02/28/2004, Bk. 2004C, Pg. 63)

Tract 1-A-1
 Parcel with Unit Fee
 (02/28/2004, Bk. 2004C, Pg. 63)

Tract 1-A-1
 Parcel with Unit Fee
 (02/28/2004, Bk. 2004C, Pg. 63)

Tract 1-A-1
 Parcel with Unit Fee
 (02/28/2004, Bk. 2004C, Pg. 63)

Tract 1-A-1
 Parcel with Unit Fee
 (02/28/2004, Bk. 2004C, Pg. 63)

Tract 1-A-1
 Parcel with Unit Fee
 (02/28/2004, Bk. 2004C, Pg. 63)

Tract 1-A-1
 Parcel with Unit Fee
 (02/28/2004, Bk. 2004C, Pg. 63)

Tract 1-A-1
 Parcel with Unit Fee
 (02/28/2004, Bk. 2004C, Pg. 63)

Tract 1-A-1
 Parcel with Unit Fee
 (02/28/2004, Bk. 2004C, Pg. 63)

Tract 1-A-1
 Parcel with Unit Fee
 (02/28/2004, Bk. 2004C, Pg. 63)

Tract 1-A-1
 Parcel with Unit Fee
 (02/28/2004, Bk. 2004C, Pg. 63)

Tract 1-A-1
 Parcel with Unit Fee
 (02/28/2004, Bk. 2004C, Pg. 63)

Tract 1-A-1
 Parcel with Unit Fee
 (02/28/2004, Bk. 2004C, Pg. 63)

Tract 1-A-1
 Parcel with Unit Fee
 (02/28/2004, Bk. 2004C, Pg. 63)

Tract 1-A-1
 Parcel with Unit Fee
 (02/28/2004, Bk. 2004C, Pg. 63)

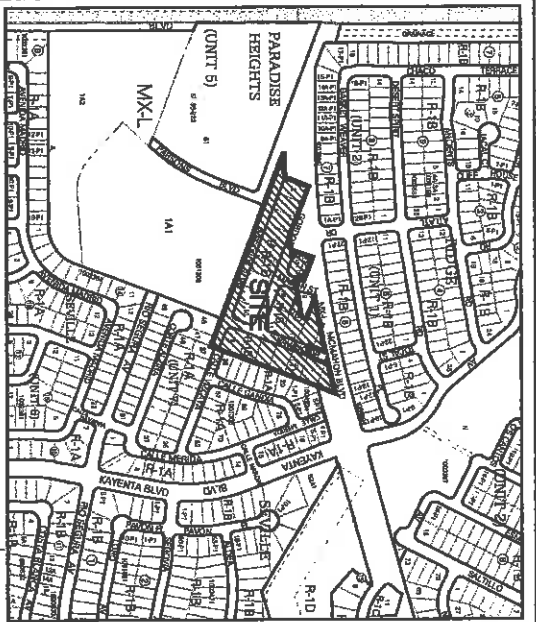
Tract 1-A-1
 Parcel with Unit Fee
 (02/28/2004, Bk. 2004C, Pg. 63)

Tract 1-A-1
 Parcel with Unit Fee
 (02/28/2004, Bk. 2004C, Pg. 63)

Tract 1-A-1
 Parcel with Unit Fee
 (02/28/2004, Bk. 2004C, Pg. 63)

Tract 1-A-1
 Parcel with Unit Fee
 (02/28/2004, Bk. 2004C, Pg. 63)

Tract 1-A-1
 Parcel with Unit Fee
 (02/28/2004, Bk. 2004C, Pg. 63)



Vicinity Map - Zone Atlas A-10-Z

Legal Description
 TRACTS L, M, & N OF THE PLAT FOR ANASAZI RIDGE UNIT 1, WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTION 3, TOWNSHIP 19N, RANGE 12E, COUNTY OF 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 2099C, PAGE 207, AS INSTRUMENT NO. 2006098076.
 AND
 LOTS NUMBERED FOUR (4), FIVE (5), SIX (6), SEVEN (7), EIGHT (8) AND NINE (9) IN BLOCK NUMBERED SEVEN (7), 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) AND 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 DS, FOLIO 111.

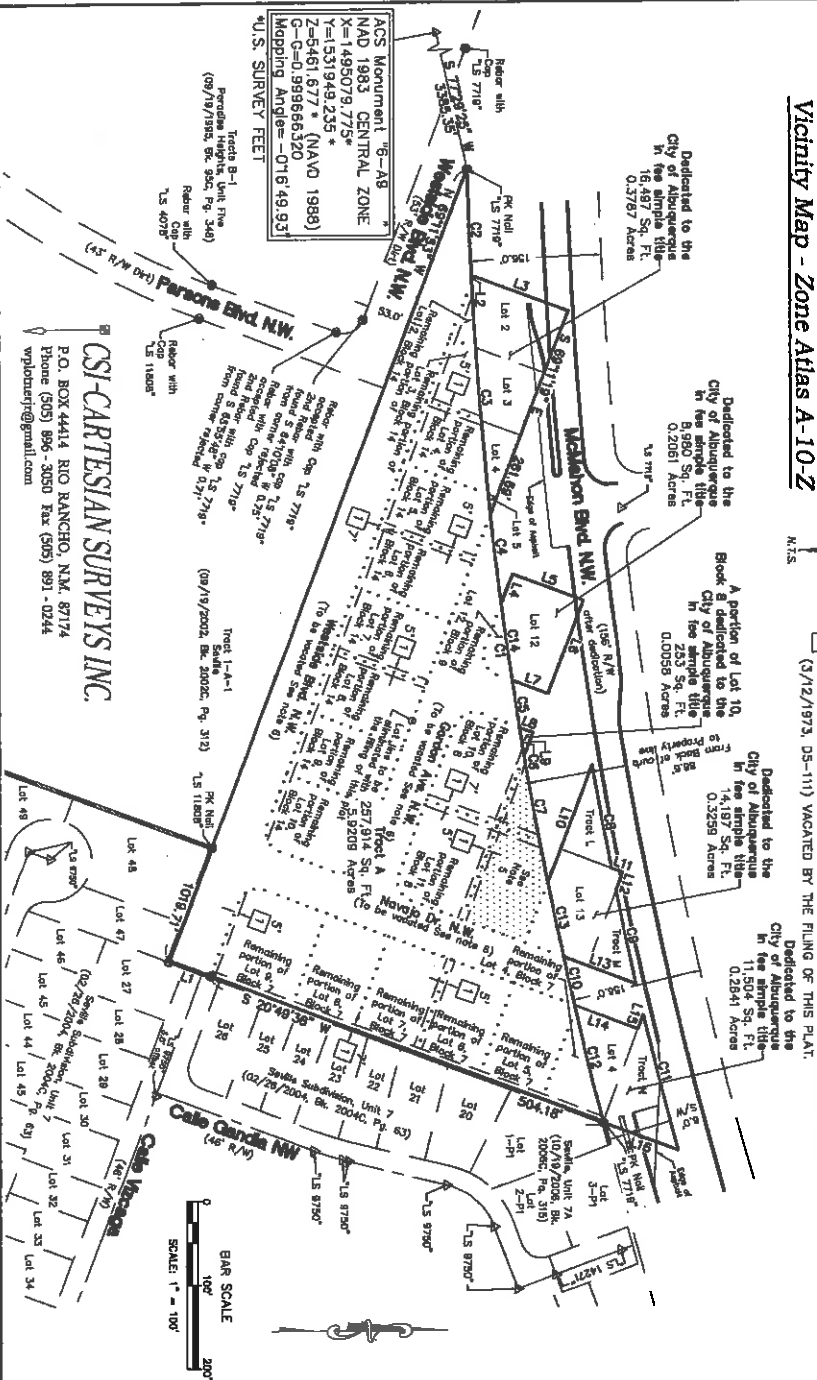
Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES	●	ROUND UNOCCUPIED AS INDICATED
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (S/12/1973, DS-111)	○	SET BANNER MARKER "S 1421"
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER RECORD BEARING AND DISTANCE UNIT 1 (S/29/2004, 2004-20)	△	UNLESS OTHERWISE NOTED
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (2/28/2004, 2004-83)	□	ROUND DISBURSEMENT MONUMENT AS INDICATED
			BLOCK WALL

Easement Notes
 1 5' RUE ALONG THE SIDE LOT LINES AND 7' RUE ALONG THE REAR LOT LINES (S/12/1973, DS-111) VACATED BY THE FILING OF THIS PLAT.

Sketch for Bulk Land Plat
 Memahon Commons
 Being Comprised of
 Tracts L, M, and N
 Anasazi Ridge Unit 1,
 Lots 4 thru 9, Block 7 and
 Lots 10, 11, and 13, Block 8 and Lot
 12, Block 9, and
 Lots 2 thru 10, Block 14
 Paradise Heights Unit 5
 City of Albuquerque
 Bernalillo County, New Mexico
 November 2019

Notes
 1. FIELD SURVEY PERFORMED IN AUGUST 2019.
 2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
 3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAAD 83-CENTRAL ZONE).
 4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS "*****" OF ALBUQUERQUE FOR THE PURPOSE OF THE RIGHT OF WAY OF MCMAHON BLVD, NW, (PER SCOTT HOWELL, CHAD).
 5. LOTS 9 AND 12, BLOCK 8, WERE ACQUIRED BY THE CITY OF ALBUQUERQUE FOR THE AREA OF WESTSIDE BLVD NW, ANASAZI DR, NW, GORDON AVE NW AND THOSE PORTIONS OF LOT 9 AND 12, BLOCK 8 (SEE NOTE 5) TO BE VACATED 15 2.5473 ACRES (107,042 SQ FT), MORE OR LESS.



Line #	Direction	Length (ft)
L1	S 19°28'54" N	42.86'
L2	N 60°11'18" W	71.61'
L3	N 20°19'41" E	180.00'
L4	N 60°11'18" W	37.93'
L5	N 20°19'38" E	30.05'
L6	S 60°10'22" E	120.00'
L7	S 20°40'38" W	45.28'
L8	N 20°19'38" E	17.07'
L9	S 60°11'18" E	31.89'
L10	N 60°11'18" W	150.73'
L11	N 20°19'38" E	14.86'
L12	S 60°11'18" E	33.42'
L13	S 20°19'38" W	83.25'
L14	N 20°19'38" E	83.85'
L15	N 60°10'57" W	18.27'
L16	S 20°19'38" W	85.90'

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	115.82'	5078.01'	1307.45'	1181.07'	N 82°07'23" E
C2	139.39'	5078.01'	1327.30'	1261.39'	N 87°35'58" E
C3	281.44'	5078.01'	3740.32'	281.40'	S 89°54'11" W
C4	108.50'	5078.01'	1133.27'	108.50'	S 83°24'11" E
C5	57.42'	5078.01'	628.22'	57.42'	N 81°22'44" E
C6	34.19'	5078.01'	423.90'	34.19'	S 60°51'44" W
C7	158.23'	5078.01'	1453.94'	158.23'	N 78°47'37" E
C8	195.32'	5000.01'	1785.31'	195.32'	N 78°30'38" E
C9	114.89'	5000.01'	1119.04'	114.89'	N 77°57'40" E
C10	98.81'	5078.01'	9740.28'	98.81'	N 77°32'46" E
C11	188.85'	5000.01'	1785.37'	188.85'	N 75°53'58" E
C12	148.51'	5078.01'	1382.30'	148.50'	S 79°23'18" W
C13	91.85'	5078.01'	1202.03'	91.85'	S 79°24'02" W
C14	33.47'	5078.01'	1203.17'	33.47'	S 82°13'49" W

CSI-CARTESIAN SURVEYS INC.
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 Phone (505) 996-3050 Fax (505) 991-0244
 wplanner@gmail.com

BAR SCALE
 1" = 100'

ACS Monument 6-AB
 NAD 1983 CENTRAL ZONE
 X=1495079.775*
 Y=5319443.235*
 Z=5461.677* (NAVD 1988)
 G-C=0.998665320
 Mapping Angle=-016'49.93"
 U.S. SURVEY FEET

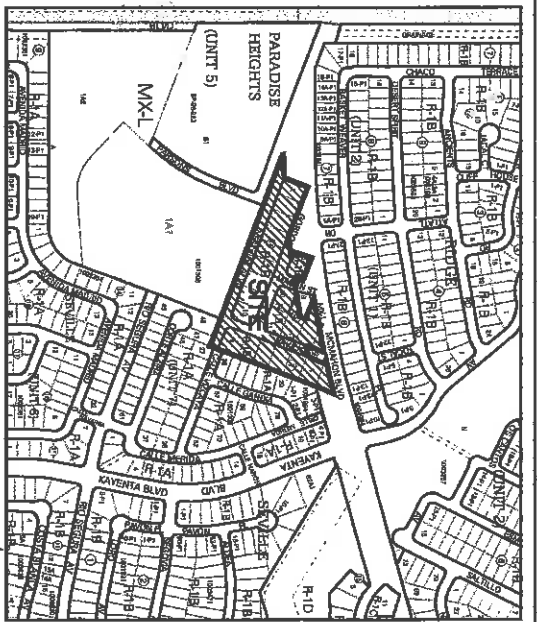
Tract B-1
 Paradise Heights Unit Five
 Refer with Cap
 TS 4078'
 (09/19/1992, Bk. 920, Pg. 346)

Tract L-4-1
 Navajo Dr. NW
 Refer with Cap
 TS 11880'
 (09/19/2002, Bk. 2002C, Pg. 312)

Tract L-4-1
 Navajo Dr. NW
 Refer with Cap
 TS 11880'
 (09/19/2002, Bk. 2002C, Pg. 312)

Tract L-4-1
 Navajo Dr. NW
 Refer with Cap
 TS 11880'
 (09/19/2002, Bk. 2002C, Pg. 312)

Tract L-4-1
 Navajo Dr. NW
 Refer with Cap
 TS 11880'
 (09/19/2002, Bk. 2002C, Pg. 312)



Vicinity Map - Zone Atlas A-10-Z

Legal Description

TRACTS L, M, & N OF THE PLAT FOR ANASAZI RIDGE UNIT 1, WITHIN THE RANGE OF ALBUQUERQUE COUNTY, BERNALILLO COUNTY, NORTH, NORTHWEST, SOUTHWEST AND SOUTHWEST CORNERS OF THE PLAT OF SAID ADDITION, NEW MEXICO, ON JUNE 29, 2008, IN PLAT BOOK 2008C, PAGE 207, AS INSTRUMENT NO. 2008098076.

LOTS 1 THROUGH FOUR (4), FIVE (5), SIX (6), SEVEN (7), EIGHT (8) AND NINE (9) IN BLOCK NUMBERED SEVEN (7), LOTS NUMBERED TEN (10), ELEVEN (11) AND THIRTEEN (13) IN BLOCK NUMBERED EIGHT (8), LOT NUMBERED THIRTEEN (13) IN BLOCK NUMBERED NINE (9) AND LOTS NUMBERED THREE (3), FOUR (4), FIVE (5), SIX (6), SEVEN (7) AND 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 05, FOLIO 111.

Legend

(N 90°00'00" E)	MEASURED BEARINGS AND DISTANCES	(●)	FOUND MONUMENT AS INDICATED
(N 90°00'00" N)	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (5/12/1973, 05-111)	(○)	SET BY ANY OTHER PARTY UNLESS OTHERWISE NOTED
(N 90°00'00" S)	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (5/12/1973, 05-111)	(△)	FOUND GENERATE MONUMENT AS INDICATED
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (3/28/2008, 2008C-43)	(ZZZZZ)	BLOCK WALL

Easement Notes

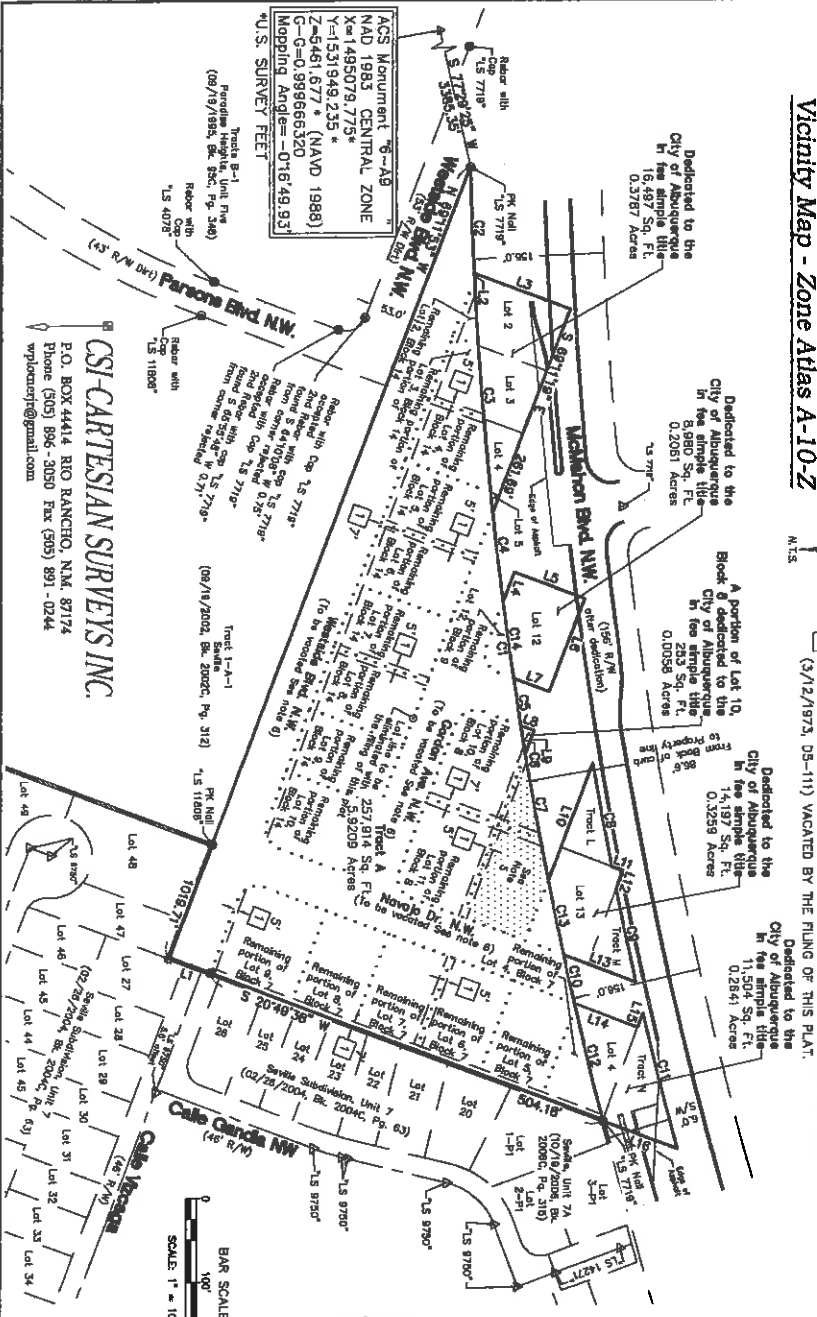
1. 5' STRIP ALONG THE SIDE LOT LINES AND 7' STRIP ALONG THE REAR LOT LINES (3/12/1973, 05-111) VACATED BY THE FILING OF THIS PLAT.

The purpose of this sketch plat is to dedicate right of way, vacate easement(s) and combine multiple lots into one Tract.

Sketch for Bulk Land Plat
Memahon Commons
 Being Comprised of
 Tracts L, M, and N
 Anasazi Ridge Unit 1,
 Lots 4 thru 9, Block 7 and
 Lots 10, 11, and 13, Block 8 and Lot
 12, Block 9, and
 Lots 2 thru 10, Block 14
 Paradise Heights Unit 5
 City of Albuquerque
 Bernalillo County, New Mexico
 November 2019

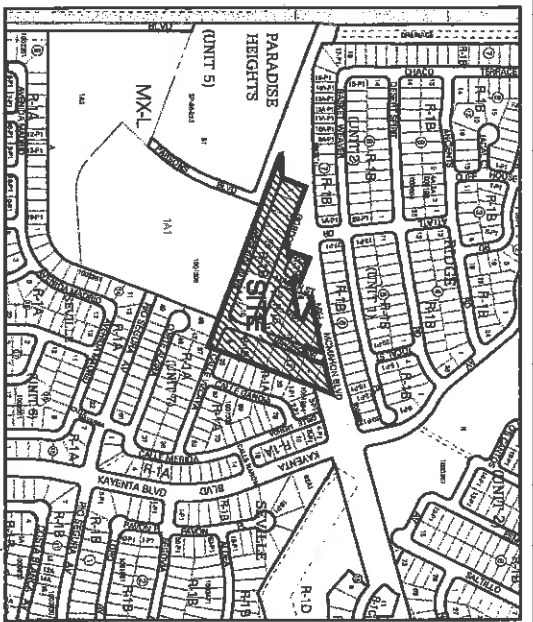
Notes

1. FIELD SURVEY PERFORMED IN AUGUST 2018.
2. ALL DISTANCES ARE GROUND DISTANCES, US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAAD 83-CENTRAL ZONE).
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS PART OF THE PURPOSE OF THE RIGHT OF WAY OF MEMAHON BLVD. NW. (PER SCOTT HOWELL, CABO).
5. AREA OF WESTSIDE BLVD NW, NAVAJO DR. NW, GARDNER AVE NW AND THOSE PORTIONS OF LOT 9 AND 12, BLOCK 8 (SEE NOTE 5) TO BE VACATED IS 2.4573 ACRES (107,042 SQ FT), MORE OR LESS.



Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	118.82'	5078.01'	1307.64'	181.07'	N 82°07'32" E
C2	138.39'	5078.01'	1322.20'	138.39'	N 87°05'38" E
C3	281.44'	5078.01'	3103.32'	281.44'	S 89°54'10" W
C4	108.50'	5078.01'	1173.27'	108.50'	N 82°23'11" E
C5	57.42'	5078.01'	638.92'	57.42'	N 81°22'44" E
C6	34.19'	5078.01'	423.08'	34.19'	S 80°51'44" W
C7	186.25'	5078.01'	1476.96'	186.25'	N 79°47'37" W
C8	178.32'	5000.01'	1385.51'	188.32'	N 79°39'08" E
C9	114.89'	5000.01'	1170.42'	114.89'	N 77°57'40" E
C10	59.81'	5000.01'	640.29'	59.81'	N 77°32'46" E
C11	188.83'	5000.01'	1385.27'	188.83'	N 78°53'58" E
C12	146.51'	5078.01'	1139.29'	146.51'	S 79°23'18" W
C13	91.85'	5078.01'	1202.03'	91.85'	S 79°24'02" W
C14	83.47'	5078.01'	1031.17'	83.47'	S 82°13'46" W

CSI-CARTESIAN SURVEYS, INC.
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 Phone (505) 896-3050 Fax (505) 891-0244
 wplcsmc1@gmail.com



Vicinity Map - Zone Atlas A-10-Z

Legal Description

TRACTS L, M, & N OF THE PLAT FOR ANASAZI RIDGE UNIT 1, WITHIN THE TOWN OF ALAMEDA, GRANTY PROTECTED SECTION 3, TOWNSHIP 10N, RANGE 12E, COUNTY OF BERNALILLO, STATE OF 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 2098C, PAGE 207, AS INSTRUMENT NO. 2006098076.

LOTS 1 THROUGH 14 OF THE PLAT FOR ANASAZI RIDGE UNIT 1, WITHIN THE TOWN OF ALAMEDA, GRANTY PROTECTED SECTION 3, TOWNSHIP 10N, RANGE 12E, COUNTY OF BERNALILLO, STATE OF 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 2098C, PAGE 207, AS INSTRUMENT NO. 2006098076.

Legend

(N 80°00'00" E)	MEASURED BEARINGS AND DISTANCES	●	ROUND UNIFORM AS INDICATED
(N 80°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (S/12/1973, DS-111)	○	SET BATTERY MARKER 1/2" 1427"
(N 80°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (S/29/2004, 2006C-20)	△	UNLESS OTHERWISE NOTED
(N 80°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (S/29/2004, 2006C-43)	□	FOUND CORNER/BEARING UNIFORM AS INDICATED
(N 80°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (S/29/2004, 2006C-43)	□	BLOCK WALL

Basement Notes

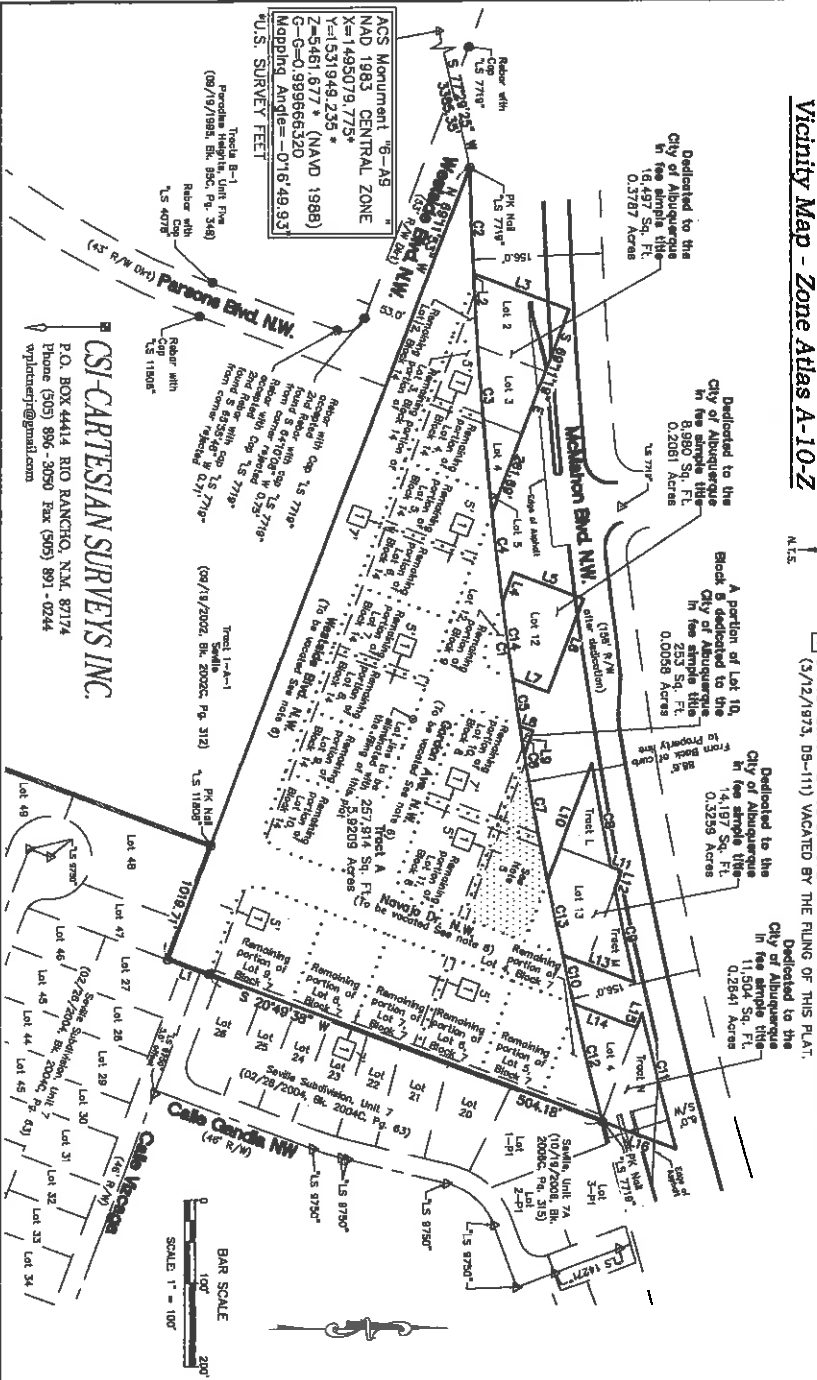
1 5' RUE ALONG THE SIDE LOT LINES AND 7' RUE ALONG THE REAR LOT LINES (S/12/1973, DS-111) VACATED BY THE FILING OF THIS PLAT.

The purpose of the sketch plat is to dedicate right of way, vacate right of way, vacate easement(s) and combine multiple lots into one Tract.

Sketch for Bulk Land Plat
Memahon Commons
 Being Comprised of
 Tracts L, M, and N
 Anasazi Ridge Unit 1,
 Lots 4 thru 9, Block 7, and
 Lots 10, 11, and 13, Block 8 and Lot
 12, Block 9, and
 Lots 2 thru 10, Block 14
 Paradise Heights Unit 5
 City of Albuquerque
 Bernalillo County, New Mexico
 November 2019

Notes

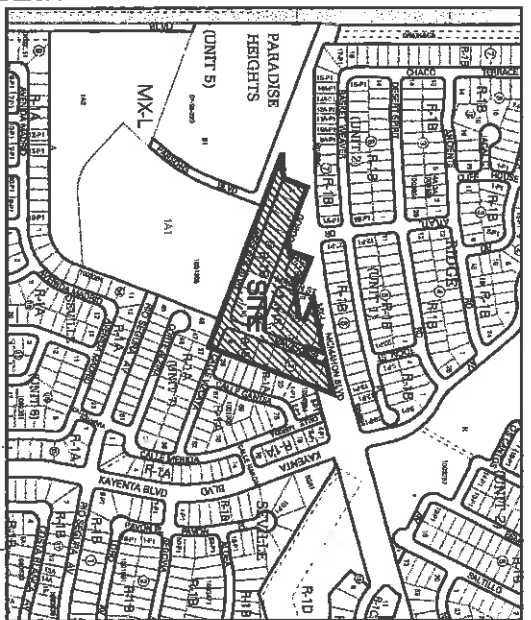
- FIELD SURVEY PERFORMED IN AUGUST 2019.
- ALL DISTANCES ARE GROUND DISTANCES. US SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAAD 83-CENTRAL ZONE).
- LOT LINES TO BE ELIMINATED SHOWN HEREON AS.....
- LOTS 9 AND 12, BLOCK 8, WERE ACQUIRED BY THE CITY OF ALBUQUERQUE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



Line #	Direction	Length (ft)
L1	S 192°24' W	82.86
L2	N 69°11'19" W	71.6
L3	N 20°48'41" E	120.00
L4	N 69°11'19" W	37.25
L5	N 20°48'38" E	80.00
L6	S 69°10'22" E	120.00
L7	S 20°48'38" W	45.26
L8	N 20°48'38" E	17.07
L9	S 69°11'19" E	23.42
L10	N 69°11'19" W	150.72
L11	N 20°48'38" E	14.88
L12	S 69°11'19" E	23.42
L13	S 20°48'38" W	93.25
L14	N 20°48'38" E	81.85
L15	N 69°09'57" W	18.27
L16	S 20°48'38" W	85.90

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	1183.82'	3078.01'	1307.45'	1161.07'	N 82°07'53" E
C2	138.35'	3078.01'	132.20'	138.30'	N 87°30'38" E
C3	281.44'	3078.01'	310.32'	281.40'	S 86°34'10" W
C4	108.29'	3078.01'	113.57'	108.90'	N 83°22'11" E
C5	37.42'	3078.01'	37.82'	37.42'	N 87°22'44" E
C6	34.19'	3078.01'	34.19'	34.19'	S 89°51'44" W
C7	185.28'	3078.01'	185.28'	185.28'	N 79°47'37" E
C8	178.32'	3000.01'	178.51'	178.32'	N 79°39'38" E
C9	114.88'	3000.01'	114.88'	114.88'	N 77°57'40" E
C10	59.61'	3078.01'	64.02'39"	59.61'	N 77°57'44" E
C11	188.88'	3000.01'	193.57'	188.88'	N 75°53'58" E
C12	146.81'	1792.01'	146.50'	146.50'	S 78°23'16" W
C13	91.65'	3078.01'	102.03'	91.65'	S 78°24'00" W
C14	83.47'	3078.01'	103.17'	83.47'	S 82°13'46" W

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 wplandcst@gmail.com



Vicinity Map - Zone Atlas A-10-Z

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, COUNTY OF BERNALILLO, STATE OF NEW MEXICO. AS THE SAME ARE SHOWN AND DESCRIBED HEREON IN THE PLAT OF ADDITION, NEW MEXICO, ON FILE IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JUNE 29, 2006, IN PLAT BOOK 2006C, PAGE 207, AS INSTRUMENT NO. 2006098076.

Legend

- MEASURED BEARINGS AND DISTANCES
- RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (S/12/1973, DS-111)
- △ RECORD BEARINGS AND DISTANCES PER PLAT ENTITLED ANASAZI RIDGE UNIT 1 (6/29/2006, 2006-0523)
- RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (2/28/2004, 2004-053)
- FOUND MONUMENT AS INDICATED
- SET BANNER MARKER 1/8" 1421"
- UNLESS OTHERWISE NOTED
- ROUND CENTERLINE MONUMENT AS SHOWN
- BLOCK WALL

Easement Notes

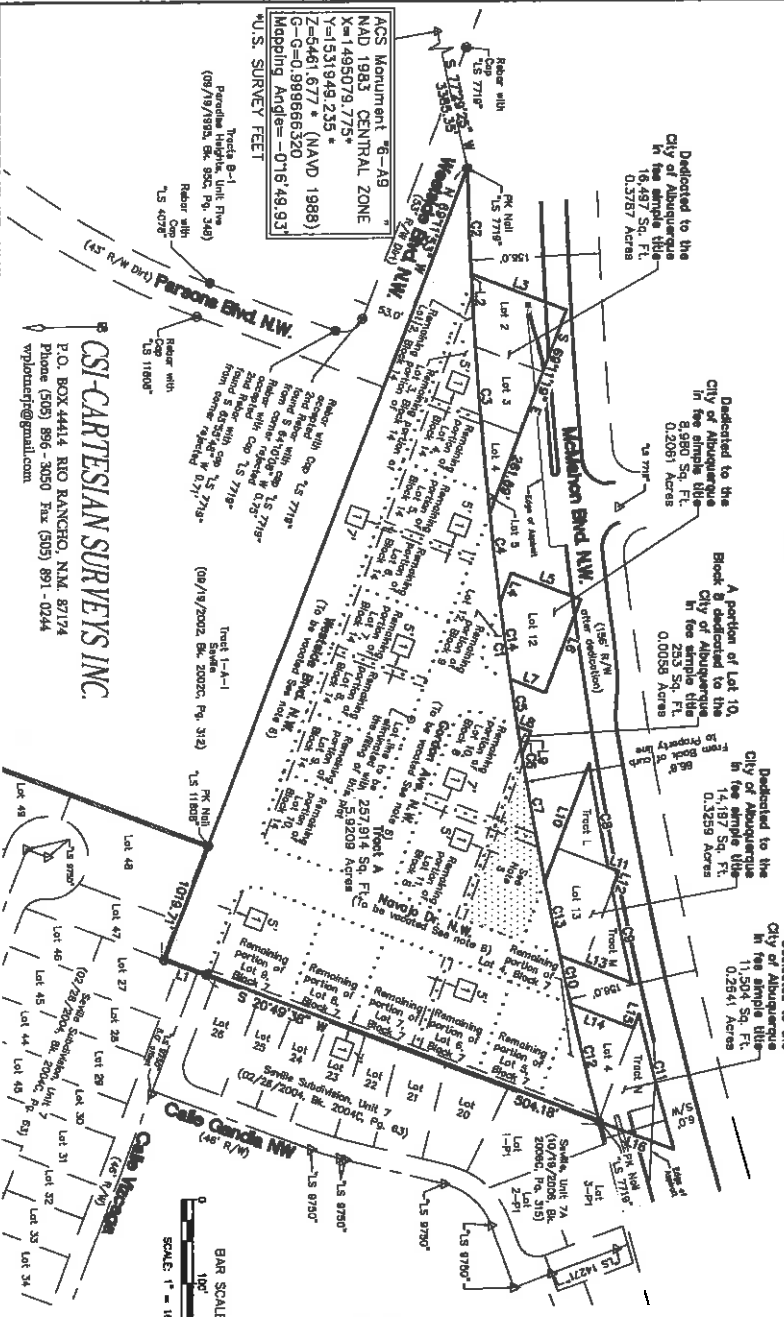
- 1 5' RUE ALONG THE SIDE LOT LINES AND 7' RUE ALONG THE REAR LOT LINES (3/12/1973, DS-111) VACATED BY THE PLANS OF THIS PLAT.

The purpose of this sketch plat is to dedicate right of way, vacate right of way, vacate easement(s) and combine multiple lots into one Tract.

Sketch for Bulk Land Plat
Memahon Commons
 Being Comprised of
 Tracts L, M, and N
 Anasazi Ridge Unit 1,
 Lots 4 thru 9, Block 7 and
 Lots 10, 11, and 13, Block 8 and Lot
 12, Block 9, and
 Lots 2 thru 10, Block 14
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 Bernalillo County, New Mexico
 November 2019

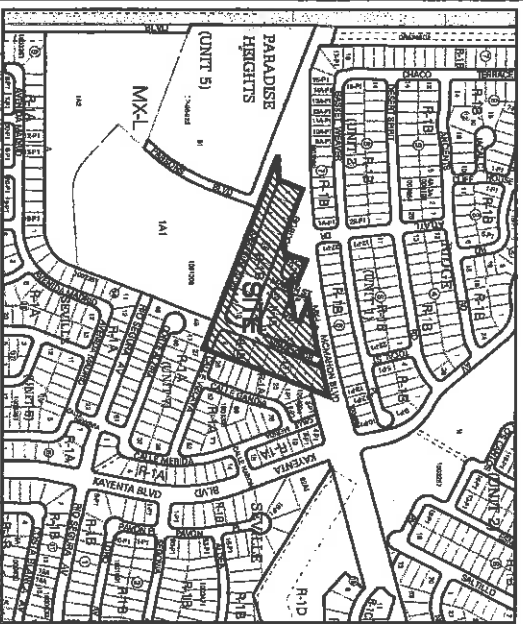
Notes

1. FIELD SURVEY PERFORMED IN AUGUST 2019.
2. THIS SURVEY IS BASED ON THE SURVEY FOOTPRINTS OF THE BARRIERS NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
3. LOT LINES TO BE ELIMINATED SHOWN HEREBY AS "X".
4. LOTS 9 AND 12, BLOCK 9, WERE ACQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PURPOSE OF THE RIGHT OF WAY OF MOHAWHON BLVD. NW. (PER SCOTT HOWELL, CABO).
5. AREA OF WESTSIDE BLVD NW, NAVAJO DR. NW, GORDON AVE NW AND THOSE PORTIONS OF LOT 8 AND 12, BLOCK 8 (SEE NOTE 5) TO BE VACATED IS 2.4573 ACRES (107,042 SQ FT.) MORE OR LESS.



Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	118.88	5078.01	137.04	118.10	N 82.075° E
C2	138.38	5078.01	192.20	136.38	N 87.536° E
C3	281.44	5078.01	370.32	278.01	S 87.536° W
C4	508.50	5078.01	713.27	502.81	N 82.231° E
C5	57.42	5078.01	678.52	57.42	N 87.224° E
C6	34.19	5078.01	673.03	34.19	N 79.573° E
C7	168.22	5078.01	145.58	168.22	N 79.573° E
C8	178.32	5000.01	198.32	178.32	N 79.573° E
C9	114.89	5000.01	119.04	114.89	N 77.574° E
C10	39.81	5000.01	670.28	39.81	N 77.246° E
C11	168.85	5000.01	178.57	168.85	N 79.573° E
C12	145.81	5078.01	128.37	145.81	S 79.231° W
C13	81.65	5078.01	192.03	81.65	S 79.231° W
C14	83.47	5078.01	193.17	83.47	S 82.134° W

CSI-CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 986-3050 Fax (505) 891-0244
 vplanner@gmail.com



Vicinity Map - Zone Atlas A-10-Z

Legal Description

TRACTS L, M, & N OF THE PLAT FOR ANASAZI RIDGE UNIT 1, WITHIN THE TOWN OF LAMBUQUERRE, PROTECTED SECTION 3, TOWNSHIP 11 NORTH, RANGE 2 EAST, COUNTY OF BERNALILLO, STATE OF NEW MEXICO, AS THE SAME IS SHOWN AND DESCRIBED 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 INSTRUMENT NO. 2006089076.

AND

LOTS NUMBERED FOUR (4), FIVE (5), SIX (6), SEVEN (7), EIGHT (8) AND NINE (9), BLOCK NUMBERED SEVEN (7), SEVEN (7), EIGHT (8), EIGHT (8) AND THIRTEEN (13) IN BLOCK NUMBERED EIGHT (8), LOT NUMBERED ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), SIX (6), SEVEN (7) AND EIGHT (8), NINE (9), AND TEN (10) IN BLOCK NUMBERED FOURTEEN (14) OF PARADISE HEIGHTS UNIT 5, AS THE SAME ARE SHOWN AND DESCRIBED ON SAID PLAT FILED FOR RECORD IN MARCH 12, 1973 IN VOLUME DS, FOLIO 111.

Legend

N 90°00'00" E MEASURED BEARINGS AND DISTANCES PER RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (3/12/1973, DS-111)

[N 90°00'00" E] RECORD BEARINGS AND DISTANCES PER PLAT BEING AMALGAMATED UNIT 1 (6/29/2004, 2006C-207)

(N 90°00'00" E) RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (2/28/2004, 2006C-433)

● FOUND MONUMENT AS INDICATED

○ SET BANNER MARKER 1/5 1/427' UNLESS OTHERWISE NOTED

▲ FOUND CENTERLINE MONUMENT AS INDICATED

▬ BLOCK WALL

Basement Notes

1' 5" PIE ALONG THE SIDE LOT LINES AND 7' PIE ALONG THE REAR LOT LINES (3/12/1973, DS-111) VACATED BY THE FILING OF THIS PLAT.

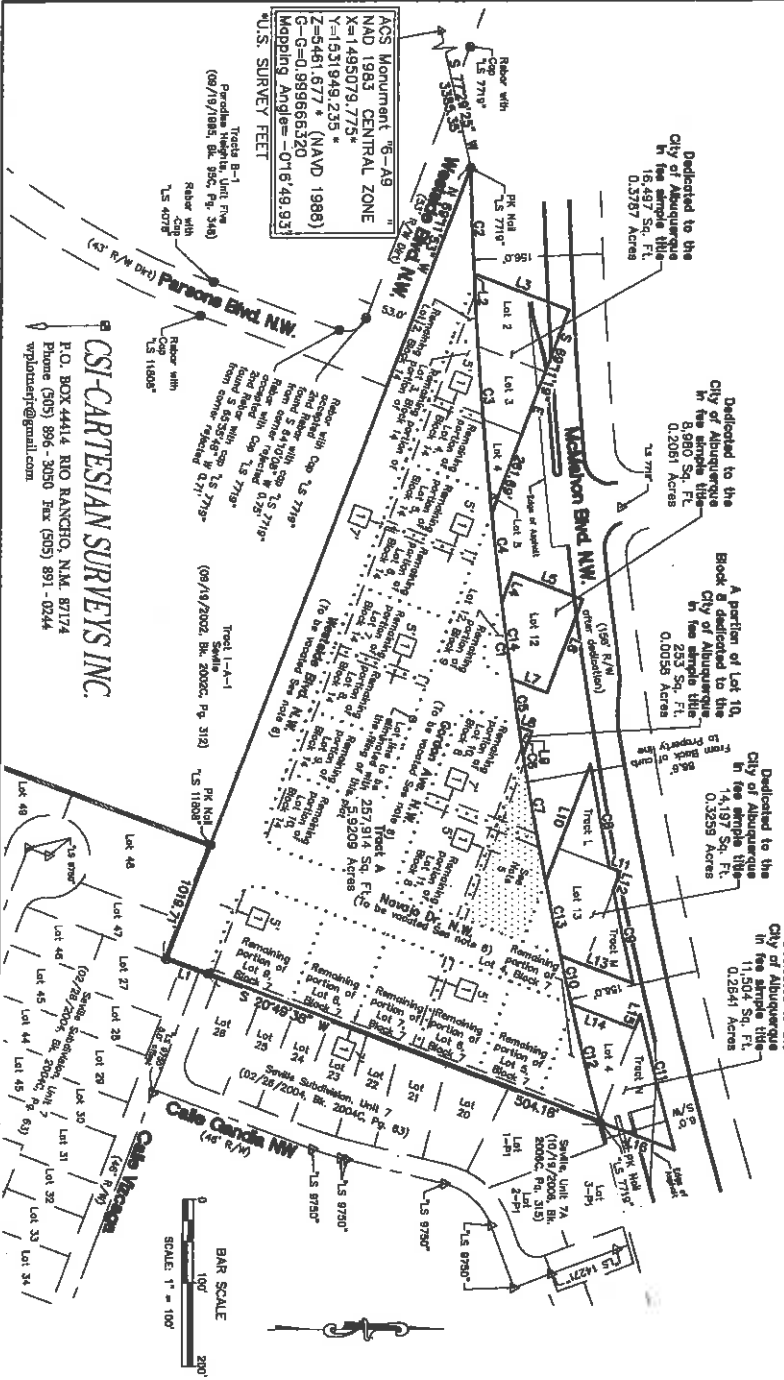
Notes

1. FIELD SURVEY PERFORMED IN AUGUST 2019.
2. THE DISTANCES AND BEARINGS ARE GROUND DISTANCES. US SURVEY FOOT.
3. THE BANNER MARKER BEARINGS ARE NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS ".....".
5. 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 SCOTT HONELL, CABO).
6. 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 IS 2,457.3 ACRES (107,042 SQ. FT.) MORE OR LESS.

Sketch for Bulk Land Plat

McMahon Commons

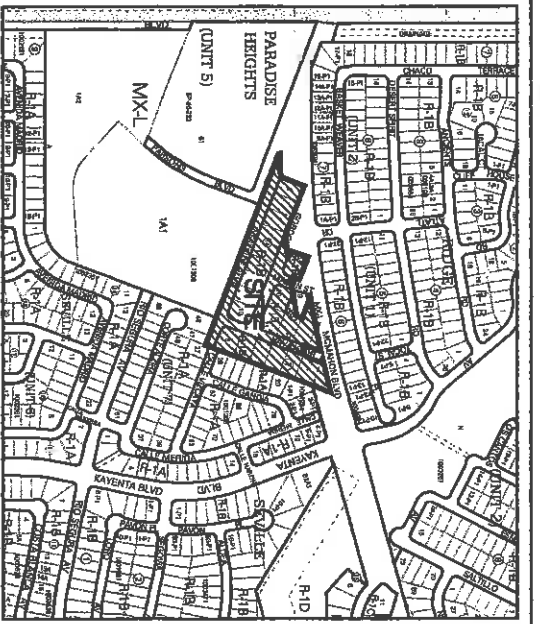
Being Comprised of Tracts L, M, and N Anasazi Ridge Unit 1, Lots 4 thru 9, Block 7 and Lot 10, 11, and 13, Block 8 and Lot 12, Block 9, and Lots 2 thru 10, Block 14 Paradise Heights Unit 5 City of Albuquerque Bernalillo County, New Mexico November 2019



CSI-CARTESIAN SURVEYS, INC.

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 Phone (505) 896-3050 Fax (505) 891-0244
 wplatacst@gmail.com

Curve #	Length	Bearings	Delta	Chord Length	Chord Direction
C1	1183.82'	S 07°04'00" E	1307.46'	1181.07'	N 82°07'33" E
C2	1786.38'	S 07°08'00" E	1922.50'	138.38'	N 87°53'06" E
C3	281.44'	S 07°08'00" E	310.32'	281.44'	S 87°54'16" W
C4	108.50'	S 07°08'00" E	113.27'	108.50'	N 83°22'11" E
C5	97.42'	S 07°08'00" E	038.32'	97.42'	N 81°22'44" E
C6	34.19'	S 07°08'00" E	023.06'	34.19'	S 80°51'44" W
C7	158.28'	S 07°08'00" E	148.38'	158.28'	N 78°57'57" E
C8	1788.32'	S 07°08'00" E	1788.32'	1788.32'	N 79°39'39" E
C9	114.89'	S 07°08'00" E	114.89'	114.89'	N 77°57'46" E
C10	58.81'	S 07°08'00" E	58.81'	58.81'	N 77°52'46" E
C11	168.89'	S 07°08'00" E	168.89'	168.89'	N 75°53'06" E
C12	145.91'	S 07°08'00" E	145.91'	145.91'	S 78°23'16" W
C13	91.65'	S 07°08'00" E	102.03'	91.65'	S 78°29'02" W
C14	83.47'	S 07°08'00" E	103.17'	83.47'	S 80°13'48" W



Vicinity Map - Zone Atlas A-10-Z

Legal Description

TRACTS L, M, AND N OF THE PLAT FOR ANASAZI RIDGE UNIT 1, WITHIN THE TOWN OF ALBUQUERQUE, PROJECTED SECTION 2, T10N, R10E, N10TH, RANGE 2, EAST 10MP, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID COUNTY, NEW MEXICO, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JUNE 29, 2006, IN PLAT BOOK 2006C, PAGE 207, AS INSTRUMENT NO. 2006098076.

AND

LOTS NUMBERED FOUR (4), FIVE (5), SIX (6), SEVEN (7), EIGHT (8) AND NINE (9) IN BLOCK NUMBERED SEVEN (7), LOTS NUMBERED TEN (10), ELEVEN (11) AND THIRTEEN (13) IN BLOCK NUMBERED EIGHT (8); LOT NUMBERED THIRTEEN (13) IN BLOCK NUMBERED NINE (9) AND LOTS NUMBERED THREE (3), FOUR (4), FIVE (5), SIX (6), SEVEN (7) AND EIGHT (8) IN BLOCK (8) 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 05, FOLIO 111.

Legend

N 90°00'00" E MEASURED BEARINGS AND DISTANCES
 (N 90°00'00" E) RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (3/12/1973, DS-111)
 (N 90°00'00" E) RECORD BEARINGS AND DISTANCES PER (6/29/2006, 2006C-207)
 (N 90°00'00" E) RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (2/29/2006, 2006C-43)

● FOUND MONUMENT AS INDICATED
 ○ SET BATTERY MARKER "LS 1427"
 ▲ UNLESS OTHERWISE NOTED FROM CENTERLINE MONUMENT AS INDICATED
 ■ BLOCK WALL

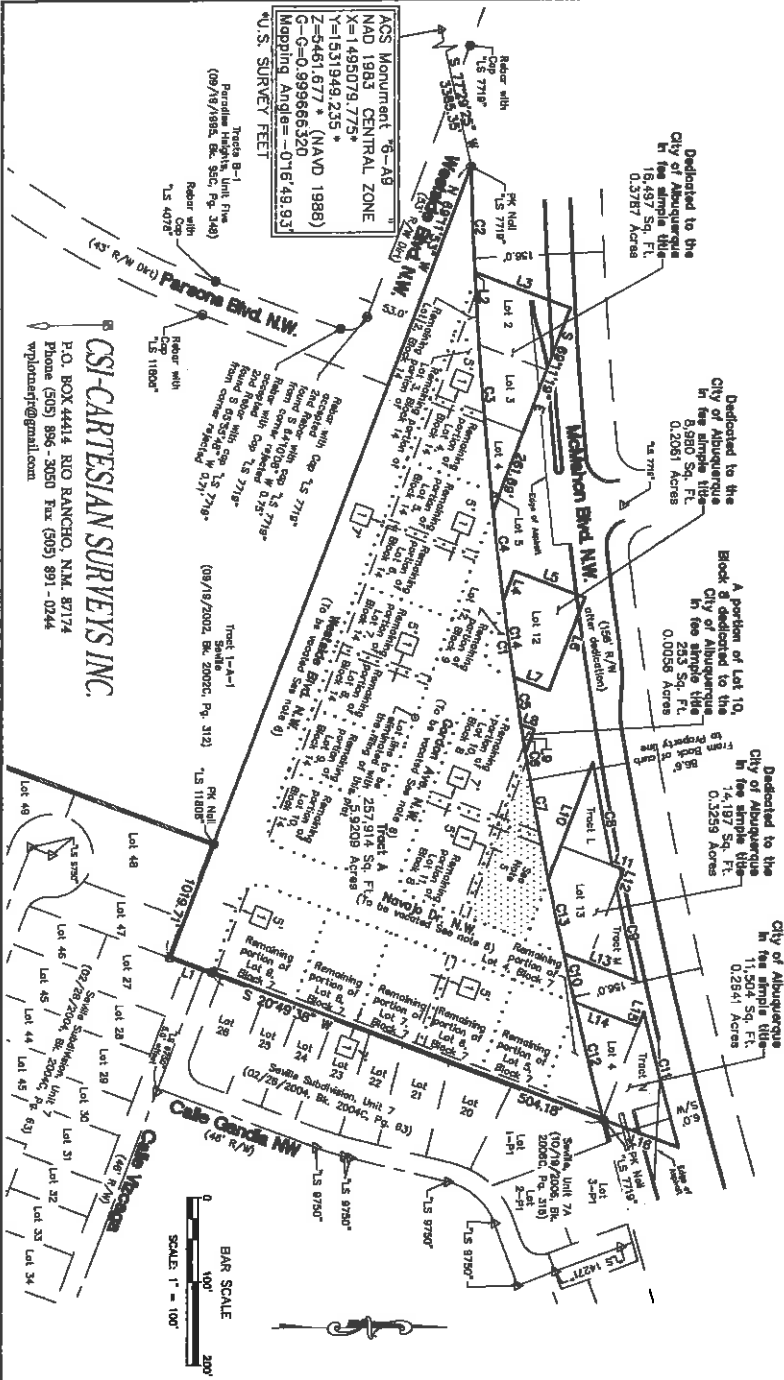
Basement Notes

1. 5' PUE ALONG THE SIDE LOT LINES AND 7' PUE ALONG THE REAR LOT LINES (3/12/1973, DS-111) VACATED BY THE PLUNG OF THIS PLAT.

Sketch for Bulk Land Plat
 Memahon Commons
 Being Comprised of
 Tracts L, M, and N
 Anasazi Ridge Unit 1,
 Lots 4 thru 9, Block 7 and
 12, Block 9, and
 Lots 2 thru 10, Block 14
 Paradise Heights Unit 5
 City of Albuquerque
 Bernalillo County, New Mexico
 November 2019

Notes

1. FIELD SURVEY PERFORMED IN AUGUST 2019.
 2. ALL DISTANCES ARE GROUND DISTANCES; US SURVEY FOOT.
 3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAAD 83-CENTRAL ZONE).
 4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS, CITY OF ALBUQUERQUE.
 5. LOTS 9 AND 12, BLOCK 8, WERE ACQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PURPOSE OF THE RIGHT OF WAY OF MOHAWHON BLVD, NW, (PER SCOTT HOWELL, CABO).
 6. AREA OF WESTSIDE BLVD NW, KAYAKA DR, NW, GORGON AVE NW AND THOSE PORTIONS OF LOT 9 AND 12, BLOCK 8 (SEE NOTE 5) TO BE VACATED IS 2.4573 ACRES (107,042 SQ FT), MORE OR LESS.



Line #	Direction	Length (ft)
L1	S 182°34' W	52.88'
L2	N 89°11'19" W	71.8'
L3	N 20°48'34" E	180.00'
L4	N 89°11'19" W	37.53'
L5	N 20°48'38" E	380.03'
L6	S 89°10'22" E	120.00'
L7	S 20°48'38" W	45.28'
L8	N 20°48'38" E	172.27'
L9	S 89°11'19" E	29.62'
L10	N 89°11'19" W	150.73'
L11	N 20°48'38" E	14.88'
L12	S 89°11'19" E	23.42'
L13	S 20°48'38" W	83.35'
L14	N 20°48'38" E	81.85'
L15	N 89°10'22" W	182.7'
L16	S 20°48'38" W	85.00'

Curve #	Length	Radius	Chord	Chord Length	Chord Direction
C1	1183.82'	5078.01'	1370.74'	1181.07'	N 82°07'52" E
C2	138.39'	5078.01'	132.70'	138.38'	N 87°53'38" E
C3	281.44'	5078.01'	310.32'	281.40'	S 85°54'10" W
C4	108.59'	5078.01'	113.29'	108.59'	N 83°32'41" E
C5	37.42'	5078.01'	37.82'	37.42'	N 87°22'44" E
C6	34.18'	5078.01'	34.18'	34.18'	S 60°51'44" W
C7	135.23'	5078.01'	145.96'	135.23'	N 79°17'37" E
C8	128.32'	5000.01'	128.32'	128.32'	N 79°39'38" E
C9	114.89'	5000.01'	117.04'	114.89'	N 77°57'40" E
C10	56.81'	5078.01'	56.81'	56.81'	N 77°32'46" E
C11	188.88'	5990.01'	193.57'	188.88'	N 75°33'39" E
C12	148.51'	5078.01'	158.30'	148.50'	S 74°23'16" W
C13	91.85'	5078.01'	102.05'	91.85'	S 79°24'02" W
C14	83.47'	5078.01'	103.17'	83.47'	S 82°13'48" W

Appendix A

Sketch for Bulk Land Plat McMahon Commons

Being Comprised of
Tracts L, M, and N
Anasazi Ridge Unit 1,
Lots 4 thru 9, Block 7 and
Lots 10, 11, and 13, Block 8 and Lot
12, Block 9, and
Lots 2 thru 10, Block 14
Paradise Heights Unit 5
City of Albuquerque
Bernalillo County, New Mexico
November 2019

The purpose of this sketch
plat is to dedicate right of
way, vacate right of way,
vacate easement(a) and
combine multiple lots into
one Tract.

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 WEST, RANGE 15 WEST, COUNTY OF BERNALILLO COUNTY, NEW MEXICO. THE NAME OF THIS SURVEY IS ANASAZI RIDGE UNIT 1. 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 INSTRUMENT NO. 2006068076.

AND

LOTS NUMBERED FOUR (4), FIVE (5), SIX (6), SEVEN (7), EIGHT (8) AND NINE (9), IN BLOCK NUMBERED SEVEN (7); LOTS NUMBERED TEN (10), ELEVEN (11) AND THIRTEEN (13) IN BLOCK NUMBERED EIGHT (8); LOT NUMBERED TWELVE (12) IN BLOCK NUMBERED NINE (9); LOTS NUMBERED ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), SIX (6), SEVEN (7), EIGHT (8), NINE (9), TEN (10), ELEVEN (11) AND THIRTEEN (13) IN BLOCK NUMBERED FOURTEEN (14); PARADISE HEIGHTS UNIT 5, 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, FOJO 111.

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES PER FOUND MONUMENT AS INDICATED
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER SET BANNER MARKER 7.5 14271'
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (3/12/1973, D5-111) UNLESS OTHERWISE NOTED
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT ENTITLED ANASAZI RIDGE UNIT 1 (9/28/2006, 2006E-207)
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (2/28/2006, 2006C-83)
ZZZZZZZZ	FOUND CENTERLINE MONUMENT AS INDICATED
ZZZZZZZZ	BLOCK WALL

Easement Notes

1' 5" PUE ALONG THE SIDE LOT LINES AND 7' PUE ALONG THE REAR LOT LINES (3/12/1973, D5-111) VACATED BY THE FILING OF THIS PLAT.

Dedicated to the City of Albuquerque in fee simple title 14,197 Sq. Ft. 0.3251 Acres

Dedicated to the City of Albuquerque in fee simple title 8,980 Sq. Ft. 0.2061 Acres

Dedicated to the City of Albuquerque in fee simple title 16,497 Sq. Ft. 0.3767 Acres

Parcel with Cap 7.5 7719' (0.95 R/W) (other dedication)

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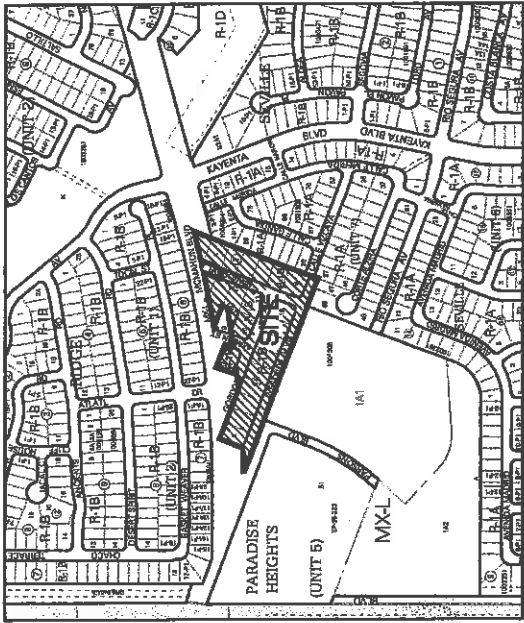
Parcel with Cap 7.5 7719' (0.95 R/W) (other dedication)

Parcel with Cap 7.5 7719' (0.95 R/W) (other dedication)

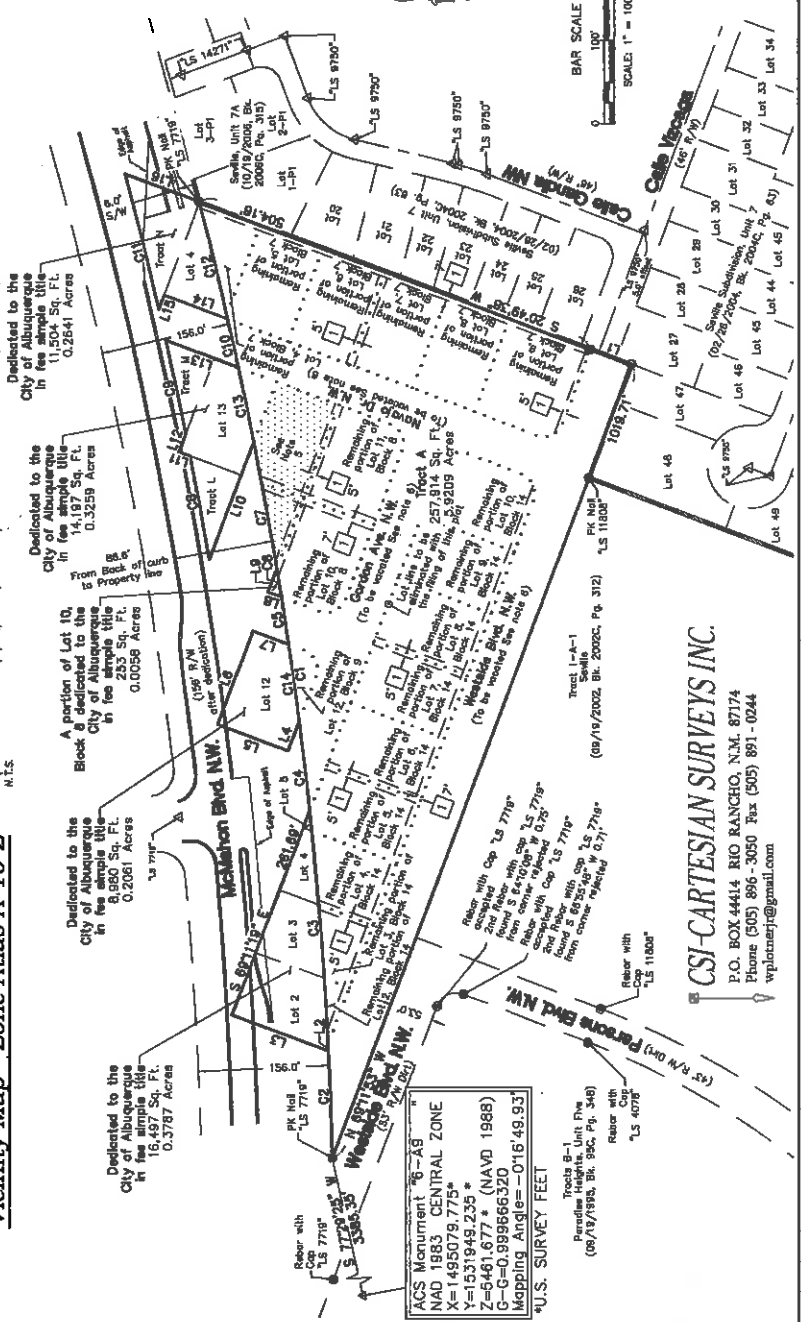
Parcel with Cap 7.5 7719' (0.95 R/W) (other dedication)

Parcel with Cap 7.5 7719' (0.95 R/W) (other dedication)

Parcel with Cap 7.5 7719' (0.95 R/W) (other dedication)



Vicinity Map - Zone Atlas A-10-Z



ACS Monument 6-AB
NAD 1983 CENTRAL ZONE
X=1495079.775 *
Y=1531948.235 *
Z=5461.672 * (NAVD 1988)
C=0.99999666320
Mapping Angle=016 49.93'
*U.S. SURVEY FEET

Tracts B-1
Paradise Heights, Unit Five
(06/14/1995, Blk. 9AC, Pg. 348)
Reasor with Cap 7.5 4078'

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

Line #	Direction	Length (ft)
L1	S 19°28'54" W	52.88'
L2	N 89°11'19" W	718'
L3	N 20°48'41" E	180.00'
L4	N 69°11'18" W	37.93'
L5	N 20°49'38" E	90.00'
L6	S 89°07'22" E	120.00'
L7	S 20°49'38" W	46.88'
L8	N 69°11'19" E	28.82'
L9	N 20°49'38" E	180.75'
L10	N 69°11'18" W	14.98'
L11	S 89°11'19" E	23.42'
L12	S 20°49'38" W	83.85'
L13	N 20°49'38" E	83.85'
L14	N 69°11'19" E	18.83'
L15	S 20°49'38" W	18.27'
L16	S 20°49'38" W	95.90'

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	103.82'	5078.01'	137°45'	103.07'	N 87°07'33" E
C2	136.38'	5078.01'	132°20'	136.30'	N 87°55'38" E
C3	281.44'	5078.01'	97°32'	281.40'	S 85°34'10" W
C4	108.50'	5078.01'	113°32'	108.50'	N 83°22'11" E
C5	57.46'	5078.01'	0°58'52"	57.46'	N 81°22'44" E
C6	34.19'	5078.01'	0°23'08"	34.19'	S 80°51'44" W
C7	185.25'	5078.01'	145°04'	185.25'	N 79°47'37" E
C8	128.33'	5005.01'	128°51'	128.33'	N 78°39'38" E
C9	114.99'	5000.01'	119°04'	114.99'	N 77°37'40" E
C10	90.81'	5078.01'	0°42'28"	90.81'	N 77°32'48" E
C11	168.85'	5005.01'	155°57'	168.85'	N 75°53'58" E
C12	146.81'	5078.01'	138°30'	146.80'	S 76°23'16" W
C13	91.63'	5078.01'	102°03'	91.63'	S 75°24'02" W
C14	93.47'	5078.01'	103°17'	93.47'	S 82°13'48" W

Appendix B

Home (<https://www.cabq.gov>) / Office of Neighborhood Coordination (<https://www.cabq.gov/office-of-neighborhood-coordination>) / Neighborhood Meeting Inquiry Sheet (<https://www.cabq.gov/office-of-neighborhood-coordination/neighborhood-meeting-inquiry-sheet>) / Thank You

> Resources

(<https://www.cabq.gov/office-of-neighborhood-coordination/resources>)

> Neighborhood Toolbox

(<https://www.cabq.gov/office-of-neighborhood-coordination/neighborhood-toolbox>)

> Neighborhood Engagement Process

(<https://www.cabq.gov/office-of-neighborhood-coordination/neighborhood-engagement-process>)

> Neighborhood Newsletter

(<https://www.cabq.gov/office-of-neighborhood-coordination/neighborhood-newsletter>)

> Neighborhood, Homeowner & Coalition Websites

(<https://www.cabq.gov/office-of-neighborhood-coordination/neighborhood-homeowner-coalition-websites>)

> About the ONC

(<https://www.cabq.gov/office-of-neighborhood-coordination/about-the-onc>)

> City Department Listing Information

(<https://www.cabq.gov/department-listing>)

> Frequently Asked Questions (FAQ)

(<https://www.cabq.gov/office-of-neighborhood-coordination/office-of-neighborhood-coordination-frequently-asked-questions-faq>)

> City Council (Council)

> Neighborhood Meeting Inquiry Sheet

(<https://www.cabq.gov/office-of-neighborhood-coordination/neighborhood-meeting-inquiry-sheet>)

Thank You

Thanks for your input.

Neighborhood Meeting Inquiry For:

Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a

Neighborhood Meeting inquiry for below:

Contact Name

Howard Balmer

Telephone Number

505-340-4733

Email Address

homefest@yahoo.com

Company Name

Westway Homes LLC

Company Address

9600 Tennyson St NE

City

Albuquerque

State

NM

ZIP

87124

Legal description of the subject site for this project:

Paradise Heights Unit 5 Block 7lots 4-9, Block 8 lot 9-13, Block 12 lot 12, Block 14 lots 2-10, Westside Blvd NW, Navajo Dr NW, Mason DR NW, Gordon, Ave NW, Parsons Blvd, NW

Physical address of subject site:

On McMahon Blvd NW between Kayenta Blvd NW and Universe Blvd NW

Subject site cross streets:

McMahon Blvd NW and Atlatl Dr NW

Other subject site identifiers:

This site is located on the following zone atlas page:

A-10-Z

Please attach a Zone Atlas Map that clearly indicates where the subject site is located.

application/pdf. 474912 bytes

Howard Balmer

Telephone Number

505-340-4733

Email Address

homefest@yahoo.com

Company Name

Westway Homes LLC

Company Address

9600 Tennyson St NE

City

Albuquerque

State

NM

ZIP

87124

Legal description of the subject site for this project:

Paradise Heights Unit 5 Block 7lots 4-9, Block 8 lot 9-13, Block 12 lot 12, Block 14 lots 2-10, Westside Blvd NW, Navajo Dr NW, Mason DR NW, Gordon, Ave NW, Parsons Blvd, NW

Physical address of subject site:

On McMahon Blvd NW between Kayenta Blvd NW and Universe Blvd NW

Subject site cross streets:

McMahon Blvd NW and Atlatl Dr NW

Other subject site identifiers:

This site is located on the following zone atlas page:

A-10-Z

=====
This message has been analyzed by Deep Discovery Email Inspector.



Anazasi zone atlas.pdf
463.8kB



Neighborhood Meeting Inquiry_McMahon Blvd NW and Atlatl Dr NW_DRB.xlsx
14.3kB

Neighborhood Meeting Inquiry_McMahon Blvd NW and Atlatl Dr NW_DRB

From: Quevedo, Vicente M. (vquevedo@cabq.gov)

To: homefest@yahoo.com

Date: Tuesday, September 3, 2019, 8:44 AM MDT

Howard,

See list of associations below and attached regarding your DRB submittal. In addition, we have included web links below that will provide you with additional details about the new Integrated Development Ordinance (IDO) requirements. The web links also include notification templates that you may utilize when contacting each association. Thank you.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Westside Coalition of Neighborhood Associations	Harry	Hendriksen	hhhen@comcast.net	10592 Rio Del Sol NW	Albuquerque	NM	87114	5052214003	5058903481
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard10@junocom	5515 Palomino Drive NW	Albuquerque	NM	87120		5058982114

IDO – Public Notice Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/public-notice>

IDO – Neighborhood Meeting Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

IDO - Administration & Enforcement section: <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Respectfully,

Vicente M. Quevedo, MCRP

Neighborhood Liaison

Office of Neighborhood Coordination

City of Albuquerque – City Council

(505) 768-3332

Website: www.cabq.gov/neighborhoods



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

Sent: Sunday, September 01, 2019 2:16 PM

To: Office of Neighborhood Coordination <homefest@yahoo.com>

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

Subject: Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:

Development Review Board

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

Contact Name

September 16, 2019

[Date]

Harry Hendriks and/or Rene Horvath, Westside Coalition of Neighborhood Associations

[Name of Neighborhood Representative, Neighborhood Association]

10592 Rio del Sol NW, Albuquerque, NM 87114

[Address of Neighborhood Representative]

Re: Neighborhood Meeting about Future Development Application

Dear Neighborhood Association Representative,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(C) Neighborhood Meeting**, we are providing you an opportunity to discuss the following application(s) we will be making for a project proposed in or near your neighborhood:

Vacation of Easement

[Application(s) per Table 6-1-1 in the IDO (e.g. "Conditional Use")]

This would be an informal meeting where the Agent *[Agent/ Developer/ Property Owner]* would present the proposal, and we can discuss any ideas or concerns you may have.

Contact Information

Howard Balmer

505-340-4733 or homefest@yahoo.com

[Name]

[Phone Number and/or Email]

Project or Development Proposal

Antiquated lots and streets located at Atlatl and McMahon Blvd along McMahon Blvd

[Site Address and/or Location]

Howard Balmer

[Name(s) of Agent/ Developer/Property Owner, if different from Contact Name above]

Vacation of street right of ways and utility easements. The transfer of property between City of Albuquerque and WestWay Homes LLC and consolidation into 1 lot.

[Short Description of Proposal]

Per the IDO, you have 15 days from the date of this letter to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a Neighborhood Meeting, and we can submit our application anytime thereafter. We would like to submit our application on this date:

October 11, 2019

_____ [Anticipated Submittal Date]

If you would like to meet, please let us know when your next regular neighborhood meeting is scheduled or provide a few alternative dates that fall within 30 days of your response to this letter.

Before submitting our application, we will send Mailed and/or Emailed Public Notice as required by IDO Table 6-1-1 to make you aware of the public hearing _____ [hearing/meeting] at which the project will be reviewed and decided by the City.

Attachments (if any):

IDO Zone Atlas pg A-10-Z

Useful Links

Integrated Development Ordinance (IDO):

<http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Sincerely,



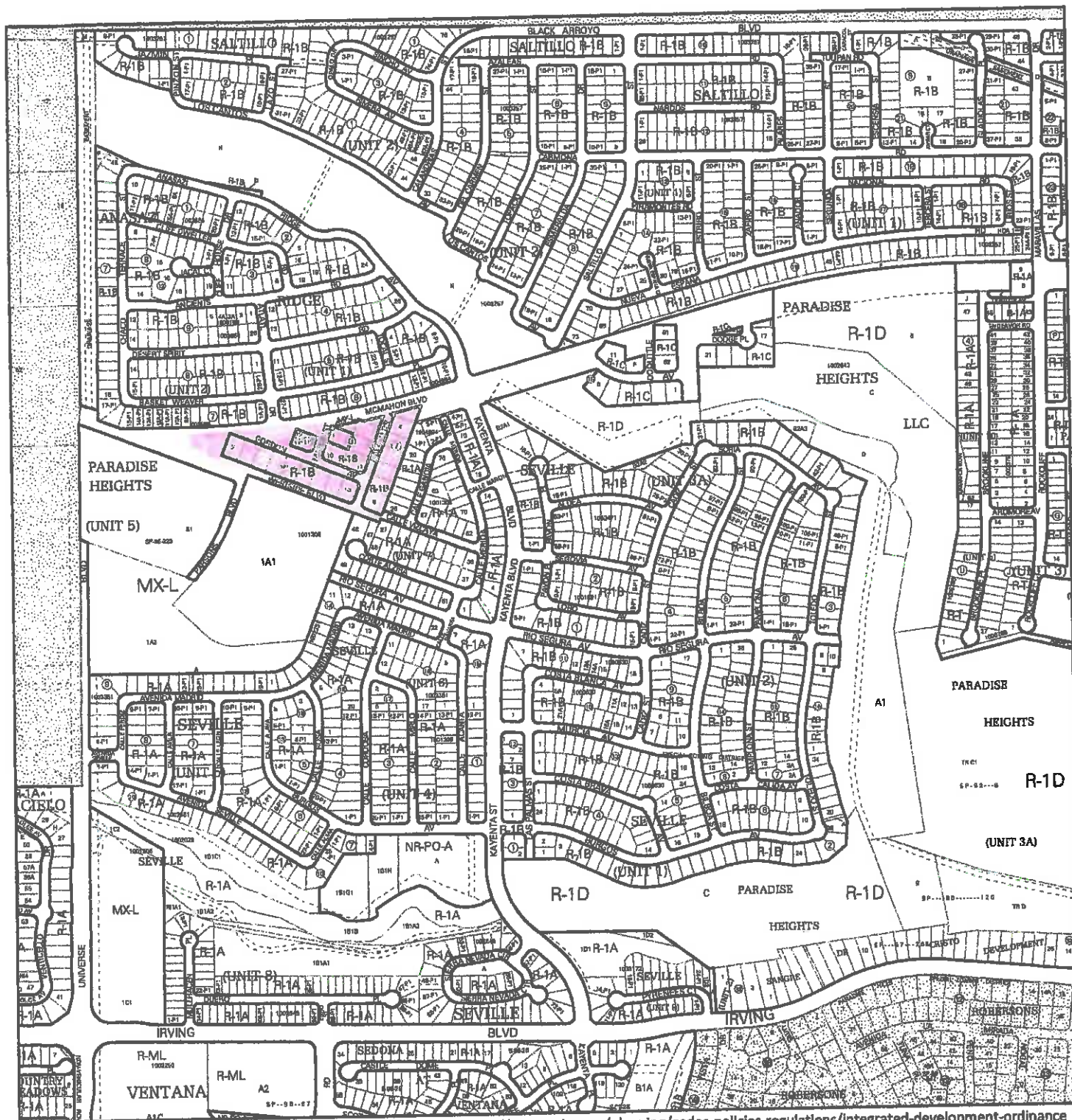
Agent

_____ [Agent/Property Owner/Developer]

Rene Horvath


Cc:

_____ [Other Neighborhood Associations, if any]



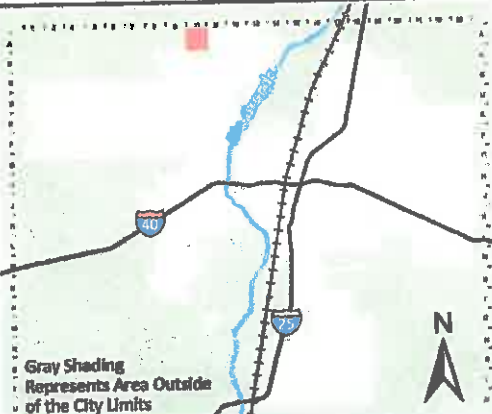
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>









IDO Zone Atlas May 2018



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

Zone Atlas Page:
A-10-Z



-  Easement
-  Escarpment
-  Petroglyph National Monument
-  Areas Outside of City Limits
-  Airport Protection Overlay (APO) Zone
-  Character Protection Overlay (CPO) Zone
-  Historic Protection Overlay (HPO) Zone
-  View Protection Overlay (VPO) Zone

Gray Shading
Represents Area Outside
of the City Limits

0 250 500 1,000 Feet

7019 0700 0001 4971 2581

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

ALBUQUERQUE, NM 87114

Certified Mail Fee	\$3.50
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$6.85

Postmark Here
 SEP 16 2019
 RIO RANCHO, NM 87119
 09/16/2019

Sent To
 Street and Apt. No., or PO Box No.
 City, State, ZIP+4®
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

ALBUQUERQUE, NM 87120

Certified Mail Fee	\$3.50
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$6.85

Postmark Here
 SEP 16 2019
 RIO RANCHO, NM 87119
 09/16/2019

Sent To
 Street and Apt. No., or PO Box No.
 City, State, ZIP+4®
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 0700 0001 4971 2598

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
 RENE HORVATH
 5515 PALOMINO DR NW
 ABR NM 87120

2. Article Number
 7019 0700 0001 4971 2598

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *Joe Horvath* Agent Addressee

B. Received by (Printed Name)
 Joe Horvath

C. Date of Delivery
 8-12-19

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

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
 HARRY HENDRIKS
 10942 RIO DEL SOL NW
 ABR NM 87114

2. Article Number
 7019 0700 0001 4971 2581

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *[Signature]* Agent Addressee

B. Received by (Printed Name)
 [Name]

C. Date of Delivery
 8-12-19

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

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

Domestic Return Receipt



Kayenta and McMahon



- Legend**
- Bernalillo County Parcels



601
0
300
601 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
8/26/2019 @ City of Albuquerque

1 : 3,606

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cbqa.gov/abq-data/abq-data-discclaimer-1> for more information. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Notes
BUFFER 177 ft
ROW 77

Vacation of right of way and easements

From: homefest@yahoo.com (homefest@yahoo.com)

To: hlhen@comcast.net; aboard10@juno.com

Date: Friday, December 27, 2019, 09:30 AM MST

Hello Harry and Rene,

This is the follow up email to you and the Westside Coalition of Neighborhood Associations that Howard Balmer, Agent for Westway Homes LLC, owner of the referenced properties, has submitted the request to vacate certain public rights of way and easements, to the City of Albuquerque.

This request involves land located within Paradise Hills Unit 5 Block7 lots 4-9, Block 8 lots 10-11, 13, Block 9 lot 12, Block 14 lots 2-10, and Tracts L,M,N situated at McMahon Blvd NW and Kayenta St NW and located in Zone Atlas Page: A-10-Z.

As I indicated in my registered letter to you in September, I am following up with the notice for the scheduled meeting time and place. The DRB will hear this case on January 29, 2020 9:00 AM in the Plaza del Sol building, basement hearing room. The agenda can be found after January 24, 2020 at:

[Development Review Board Agendas & Archives](#)



Development Review Board Agendas & Archives

View recent and past Development Review Board agendas and action sheets.

Please feel free to contact me if you have any further questions or need any information concerning this request.

Affected Neighborhood or Homeowner Associations may request a facilitated meeting regarding this request by contacting the Alternative Dispute Resolution (ADR) Program by email at striplett@cabq.gov or at 505-768-4712/4660.

A facilitated must be requested by January 13, 2020.

Sincerely,

Howard Balmer
Kula Partners LLC,

3205 Chandra Ln Se
Rio Rancho, NM 87124
505-340-4733
homefest@yahoo.com

December 20, 2019

Dear Homeowner:

RE: Vacation of public rights of way and easements, exchange of real properties and a final bulk plat associated with Paradise Hills Unit 5 Block 7 Lots 4-9, Block 8 Lots 9-13, Block 9 Lot 12, Block 14 Lots 2-10, Tracts L, M, N, Gordon Ave NW, Mason DR NW, Navajo DR NW, and a portion of Westside Blvd NW.

The purpose of this letter is to inform you that Howard Balmer, Agent for Westway Homes LLC, owner of the above referenced properties will be submitting a request for a vacation of public right of way and easement, exchange of real properties, and a final bulk plat to the City of Albuquerque.

The aforementioned properties sit along McMahan Blvd NW just to the east of Universe Dr NW and just west of Kayenta Blvd NW. The reference above is the legal description of the property and consists of antiquated platting from 1973. The applicant will be exchanging 51,431 square feet with the City of Albuquerque and the City will be exchanging 107,042 square feet. Values associated with this exchange will be determined by City staff and the applicant. A final approval will be required by the City Council.

This property was zoned to MX-L under a previous action from the City of Albuquerque DRB on Oct 11, 2018. This current request will exchange property with the City of Albuquerque, allowing the City to acquire the land needed to speed up the process of widening McMahan Blvd from Kayenta Blvd to Universe Blvd.

The tentative date for the public DRB hearing is Jan 29, 2020 and will be held in the Plaza del Sol Building, 600 2nd St NW, Albuquerque 87102, Basement Hearing Room at 9:00am. Further information can be obtained by calling the DRB staff a 505-924-3860 or the City of Albuquerque website www.cabq.gov/planning/boards-commissions/development-review-board.

We are reaching out to inform you of this hearing and to allow us the opportunity to answer any questions, concerns, or to discuss this action, as per the City of Albuquerque IDO process. Please feel free to reach out to me at a time of your convenience.

Sincerely,



Howard Balmer
Kula Partners LLC
3205 Chandra Ln Se
Rio Rancho, NM 87124
505.340.4733
homefest@yahoo.com

COLLATZ INC
PO BOX 2010
CORRALES NM 87048-2010

ORTIZ ALEX E & STEPHANIE R
10623 CALLE MERIDA NW
ALBUQUERQUE NM 87114-4985

CJ PROPERTIES LLC
2003 SOUTHERN BLVD SE #102-2
RIO RANCHO NM 87124-3751

✓ HULTS YVONNE G
6532 BASKET WEAVER AVE NW
ALBUQUERQUE NM 87114-6107

TOMITA STEVEN P & JOANN D
6510 BASKET WEAVER AVE NW
ALBUQUERQUE NM 87114-6107

PAUSTIAN SAMANTHA A & URIZAR
FRANCO E
10609 CALLE MERIDA NW
ALBUQUERQUE NM 87114-4985

WESTWAY HOMES LLC ✓
11251 SAN FRANCISCO RD NE
ALBUQUERQUE NM 87122-3454

LEE JUSTIN C & KRYSTAL R
6305 CORTE ALZIRA NW
ALBUQUERQUE NM 87114-4989

HARPER BOBBY E
10615 CALLE GANDIA NW
ALBUQUERQUE NM 87114-4977

STEPHENS RAYMOND H & JOAN G
STEPHENS TRUSTEES STEPHENS FAMILY
TRUST
6304 CALLE VIZCAYA NW
ALBUQUERQUE NM 87114-4980

TRIDO PROPERTIES LLC
8691 E BRIARWOOD BLVD
ENGLEWOOD CO 80112-1396

MILLER RANDY & ELEANOR R
6518 BASKET WEAVER AVE NW
ALBUQUERQUE NM 87114-6107

SOMMERS WILLIAM G & TRACEY S
YOUNG
10611 CALLE GANDIA NW
ALBUQUERQUE NM 87114-4977

JULIAN A VARGAS LLC
218 RAY BARR RD SW
ALBUQUERQUE NM 87105-4116

NELSON JEREMY J & BEGAY ORTENCIA E
10619 CALLE MERIDA NW
ALBUQUERQUE NM 87114-4985

WESTWAY HOMES LLC ✓
11251 SAN FRANCISCO RD NE
ALBUQUERQUE NM 87122-3454

WESTWAY HOMES LLC ✓
11251 SAN FRANCISCO RD NE
ALBUQUERQUE NM 87122-3454

FRANCO UBALDO JR & REGINA G
6534 BASKET WEAVER AVE NW
ALBUQUERQUE NM 87114

VERNON GUY C & CHERYL
10527 CALLE GANDIA NW
ALBUQUERQUE NM 87114-4975

WESTWAY HOMES LLC ✓
11251 SAN FRANCISCO RD NE
ALBUQUERQUE NM 87122-3454

COLLATZ-PICKARD LLC ✓
6300 JEFFERSON ST NE SUITE 102
ALBUQUERQUE NM 87109

WESTWAY HOMES LLC ✓
11251 SAN FRANCISCO RD NE
ALBUQUERQUE NM 87122-3454

WESTWAY HOMES LLC ✓
11251 SAN FRANCISCO BLVD NE
ALBUQUERQUE NM 87122-3454

WESTWAY HOMES LLC ✓
11251 SAN FRANCISCO RD NE
ALBUQUERQUE NM 87122-3454

COLLATZ-PICKARD LLC ✓
6300 JEFFERSON ST NE SUITE 102
ALBUQUERQUE NM 87109

KEANE THOMAS J & RACHEL A
10605 CALLE MERIDA NW
ALBUQUERQUE NM 87114-4985

GONZALES PAUL D & AMANDA K
6319 CORTE ALZIRA NW
ALBUQUERQUE NM 87114-4989

MOLANDER TERRE L & SUSAN M
10532 CALLE GANDIA NW
ALBUQUERQUE NM 87114-4974

WESTWAY HOMES LLC ✓
11251 SAN FRANCISCO RD NE
ALBUQUERQUE NM 87122-3454

WESTWAY HOMES LLC ✓
11251 SAN FRANCISCO RD NE
ALBUQUERQUE NM 87122-3454

WESTWAY HOMES LLC ✓
11251 SAN FRANCISCO RD NE
ALBUQUERQUE NM 87122-3454

COLLATZ INC ✓
PO BOX 2010
CORRALES NM 87048-2010

RUIZ ROY D JR & ANNETTE M
10531 CALLE GANDIA NW
ALBUQUERQUE NM 87114-4975

HARRIS GARLAND & ROBERTS-HARRIS
DEBORAH
6536 BASKET WEAVER AVE NW
ALBUQUERQUE NM 87114

JACKSON SHANADINE M ✓
6526 BASKET WEAVER AVE NW
ALBUQUERQUE NM 87120

WESTWAY HOMES LLC ✓
11251 SAN FRANCISCO NE
ALBUQUERQUE NM 87122-3454

CITY OF ALBUQUERQUE PLAZA DEL SOL
BLDG 2ND & ROMA NW ROOM #1
PO BOX 1293
ALBUQUERQUE NM 87103

WESTWAY HOMES LLC ✓
11251 SAN FRANCISCO RD NE
ALBUQUERQUE NM 87122-3454

WESTWAY HOMES LLC ✓
11251 SAN FRANCISCO RD NE
ALBUQUERQUE NM 87122-3454

ORTIZ AMANDA
6508 BASKET WEAVER PL NW
ALBUQUERQUE NM 87114-6107

PESHLAKAI ELSIE C/O MILINCHE MERA
6308 CALLE VIZCAYA NW
ALBUQUERQUE NM 87114-4980

RODRIGUEZ NORMA
6312 CALLE VIZCAYA NW
ALBUQUERQUE NM 87114-4980

HO DAVID
6323 CORTE ALZIRA NW
ALBUQUERQUE NM 87114-4989

TRUJILLO RALPH E & REYES ANGELICA M
6301 CALLE VIZCAYA NW
ALBUQUERQUE NM 87114-4981

PEDERSON JUNE E
6524 BASKET WEAVER AVE NW
ALBUQUERQUE NM 87114-6107

WALLACE SEAN & RACHEL GONZALES-
WALLACE
10615 CALLE MERIDA NW
ALBUQUERQUE NM 87114-4985

MILLER GARY A & REBA J
6520 BASKET WEAVER AVE NW
ALBUQUERQUE NM 87114-6107

CORN STEVEN A & HEATHER E
6528 BASKET WEAVER AVE NW
ALBUQUERQUE NM 87114-6107

VALENTINO WILLIAM JOHN & JOY E
6516 BASKET WEAVER AVE NW
ALBUQUERQUE NM 87114

WESTWAY HOMES LLC ✓
11251 SAN FRANCISCO RD NE
ALBUQUERQUE NM 87122-3454

WICKLIFFE DERICK L
10601 CALLE GANDIA NW
ALBUQUERQUE NM 87114-4977

CITY OF ALBUQUERQUE
PO BOX 2248
ALBUQUERQUE NM 87103-2248

WESTWAY HOMES LLC ✓
11251 SAN FRANCISCO RD NE
ALBUQUERQUE NM 87122-3454

COLLATZ-PICKARD LLC ✓
6300 JEFFERSON ST NE SUITE 102
ALBUQUERQUE NM 87109

KAPURANIS FRANK T & MATIA
8691 E BRIARWOOD BLVD
CENTENNIAL CO 80112-1396

KREHOFF DARREN K & WALBRIDGE
AMBER N
6522 BASKET WEAVER AVE NW
ALBUQUERQUE NM 87114-6107

VELASQUEZ MARGERI V
10624 CALLE MERIDA NW
ALBUQUERQUE NM 87114-4984

WESTWAY HOMES LLC ✓
11251 SAN FRANCISCO RD NE
ALBUQUERQUE NM 87122-3454

WESTWAY HOMES LLC ✓
11251 SAN FRANCISCO RD NE
ALBUQUERQUE NM 87122-3454

COLLATZ INC ✓
PO BOX 2010
CORRALES NM 87048-2010

GALETTO THOMAS J JR & SHELLY A ✓
10523 CALLE GANDIA NW
ALBUQUERQUE NM 87114-4975

LANDIS HARRY W ✓
6514 BASKET WEAVER AVE NW
ALBUQUERQUE NM 87114-6107

WESTWAY HOMES LLC ✓
11251 SAN FRANCISCO RD NE
ALBUQUERQUE NM 87122-3454

WESTWAY HOMES LLC ✓
11251 SAN FRANCISCO RD NE
ALBUQUERQUE NM 87122-3454

MOYA ANTHONY ✓
6315 CORTE ALZIRA NW
ALBUQUERQUE NM 87114-4989

BEDER JOEL D ✓
11561 RABAU DR
CYPRESS CA 90630

GARCIA AMADEO & EMILY ✓
6309 CORTE ALZIRA NW
ALBUQUERQUE NM 87114-4989

GARCIA DANIEL & CLAUSEN ERIKA K ✓
10605 CALLE GANDIA NW
ALBUQUERQUE NM 87114-4977

PHILLIPS SANDRA C ✓
6530 BASKET WEAVER AVE NW
ALBUQUERQUE NM 87114-6107

EVANS ERIC L & ANGEL L ✓
6552 BASKET WEAVER AVE NW
ALBUQUERQUE NM 87114

GONZALEZ NORMAN FRITZ ✓
6550 BASKET WEAVER AVE NW
ALBUQUERQUE NM 87114

REYES JAIME J & ALLEN ELAINE N ✓
6548 BASKET WEAVER AVE NW
ALBUQUERQUE NM 87114

RUSSELL GINGER L ✓
6546 BASKET WEAVER AVE NW
ALBUQUERQUE NM 87114

MONDRAGON ABELARDO A & IDA L ✓
6544 BASKET WEAVER AVE NW
ALBUQUERQUE NM 87114

SANDOVAL CHRISTOPHER H & LYDIA ✓
6542 BASKET WEAVER AVE NW
ALBUQUERQUE NM 87114-6107

FREDERICKS WALTER M & MARSHA L ✓
6540 BASKET WEAVER AVE NW
ALBUQUERQUE NM 87114-6107

FLORES LANCE & DESIREE B ✓
6538 BASKET WEAVER AVE NW
ALBUQUERQUE NM 87114

