



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

SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Major – Preliminary Plat (Form P1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input checked="" type="checkbox"/> Minor – Preliminary/Final Plat (Form S2) (Bulk)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)

BRIEF DESCRIPTION OF REQUEST
 Subdivide 21 lots to 1 new lot, grant easements, ~~vacate easements~~, vacate and dedicate right-of-way

APPLICATION INFORMATION

Applicant: Westway Homes, LLC	Phone:
Address: 9600 Tennyson NE	Email:
City: Albuquerque	State: NM
Zip: 87122	
Professional/Agent (if any): CSI - Cartesian Surveys	Phone: (505) 896-3050
Address: P.O. Box 44414	Email: cartesian.jayson@gmail.com
City: Rio Rancho	State: NM
Zip: 87174	
Proprietary Interest in Site:	List all owners:

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

Lot or Tract No.: 7. See Attached Sheet	Block:	Unit:
Subdivision/Addition: See Attached Sheet	MRGCD Map No.:	UPC Code: See Attached Sheet
Zone Atlas Page(s): A-10-Z	Existing Zoning: R-1B-MX-L	Proposed Zoning: R-1B-MX-L
# of Existing Lots: 21	# of Proposed Lots: 1	Total Area of Site (Acres): 7.1015

LOCATION OF PROPERTY BY STREETS

Site Address/Street: McMahon Blvd.	Between: Universe Blvd NW	and: Keyenta St NW
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)
 PR-2018-001499 (PS-2019-00112)

Signature: <i>[Signature]</i>	Date: 1-27-2020
Printed Name: Jayson Purne	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

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

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines unless noted differently below. Bring original Mylar of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

A Variance – DRB for the Bulk Transfer of Land requires application on Form V in addition to this FORM S2.

>> INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS

- Interpreter Needed for Hearing? 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 S2 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

SKETCH PLAT REVIEW AND COMMENT

- Letter describing, explaining, and justifying the request
- Scale drawing of the proposed subdivision plat (7 copies, folded)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (7 copies, folded)

MAJOR SUBDIVISION FINAL PLAT APPROVAL (requires published notice, heard on the DRB Major Case Schedule)

- Letter describing, explaining, and justifying the request
- Copy of recorded IIA
- Proposed Final Plat (7 copies, 24" x 36" folded)
- Design elevations & cross sections of perimeter walls (3 copies)
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- DXF file and hard copy of final plat data for AGIS submitted and approved

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL

- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- Required notice with content per IDO Section 14-16-6-4(K)(6)
- Office of Neighborhood Coordination Public Notice Inquiry response
- Proof of emailed notice to applicable Neighborhood Association representatives
- Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal (7 copies, folded)
- Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)
- Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
- Proposed Infrastructure List, if applicable
- DXF file and hard copy of final plat data for AGIS submitted and approved

MINOR AMENDMENT TO PRELIMINARY PLAT OR INFRASTRUCTURE LIST

- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)

Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

<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 or hearing, if required, or otherwise processed until it is complete.</i></p>	
<p>Signature: </p>	<p>Date: <u>1-27-20</u></p>
<p>Printed Name: <u>Jayson Pyne</u></p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Case Numbers: _____</p>	<p>Project Number _____</p>
<p>Staff Signature: _____</p>	
<p>Date: _____</p>	

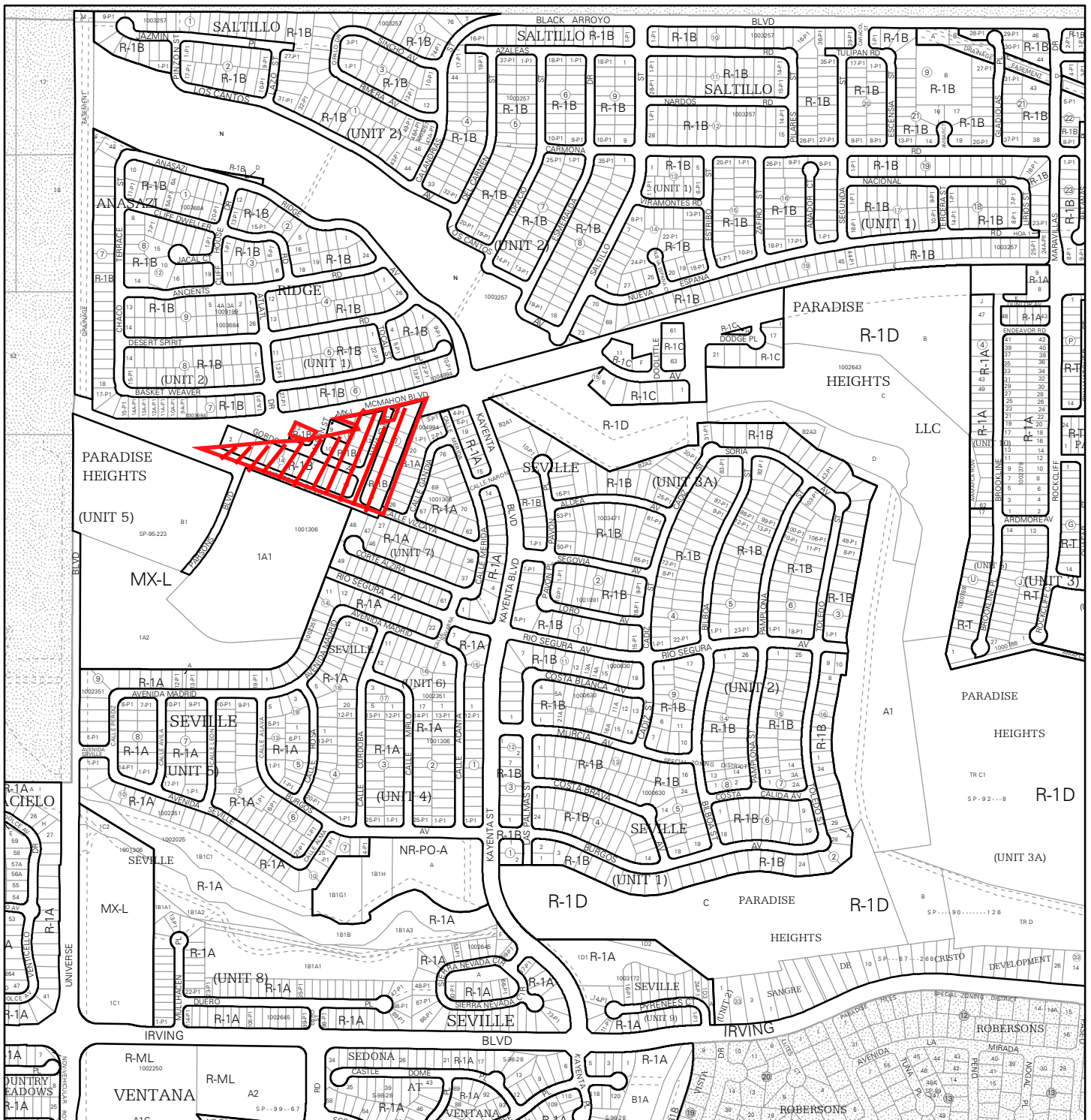
UPC and Lot No.

Paradise Heights, Unit 5

- 1) 101006608630721002 (Lot 2, Block 14)
- 2) 101006609430521003 (Lot 3, Block 14)
- 3) 101006610030221004 (Lot 4, Block 14)
- 4) 101006610929921005 (Lot 5, Block 14)
- 5) 101006611529621006 (Lot 6, Block 14)
- 6) 101006612229321007 (Lot 7, Block 14)
- 7) 101006613029121008 (Lot 8, Block 14)
- 8) 101006613928821009 (Lot 9, Block 14)
- 9) 101006614628521010 (Lot 10, Block 14)
- 10) 101006617531721136 (Lot 4, Block 7)
- 11) 101006617231021137 (Lot 5, Block 7)
- 12) 101006616930221138 (Lot 6, Block 7)
- 13) 101006616629521139 (Lot 7, Block 7)
- 14) 101006616428821140 (Lot 8, Block 7)
- 15) 101006616027821141 (Lot 9, Block 7)
- 16) 101006612331020802 (Lot 12, Block 9)
- 17) 101006614231220920 (Lot 9, Block 8, Owner: CABQ)
- 18) 101006613930520901 (Lot 10, Block 8)
- 19) 101006615030020902 (Lot 11, Block 8)
- 20) 101006615230920903 (Lot 12, Block 8, Owner: CABQ)
- 21) 101006615631620904 (Lot 13, Block 8)

Anasazi Ridge Unit 1

- 1) 101006614331520906 (Tract L)
- 2) 101006615831820905 (Tract M)
- 3) 101006617632121135 (Tract N)



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

Feet
0 250 500 1,000

CSI-Cartesian Surveys Inc.
PO Box 44414, Rio Rancho, NM 87174
896-3050 Fax 891-0244

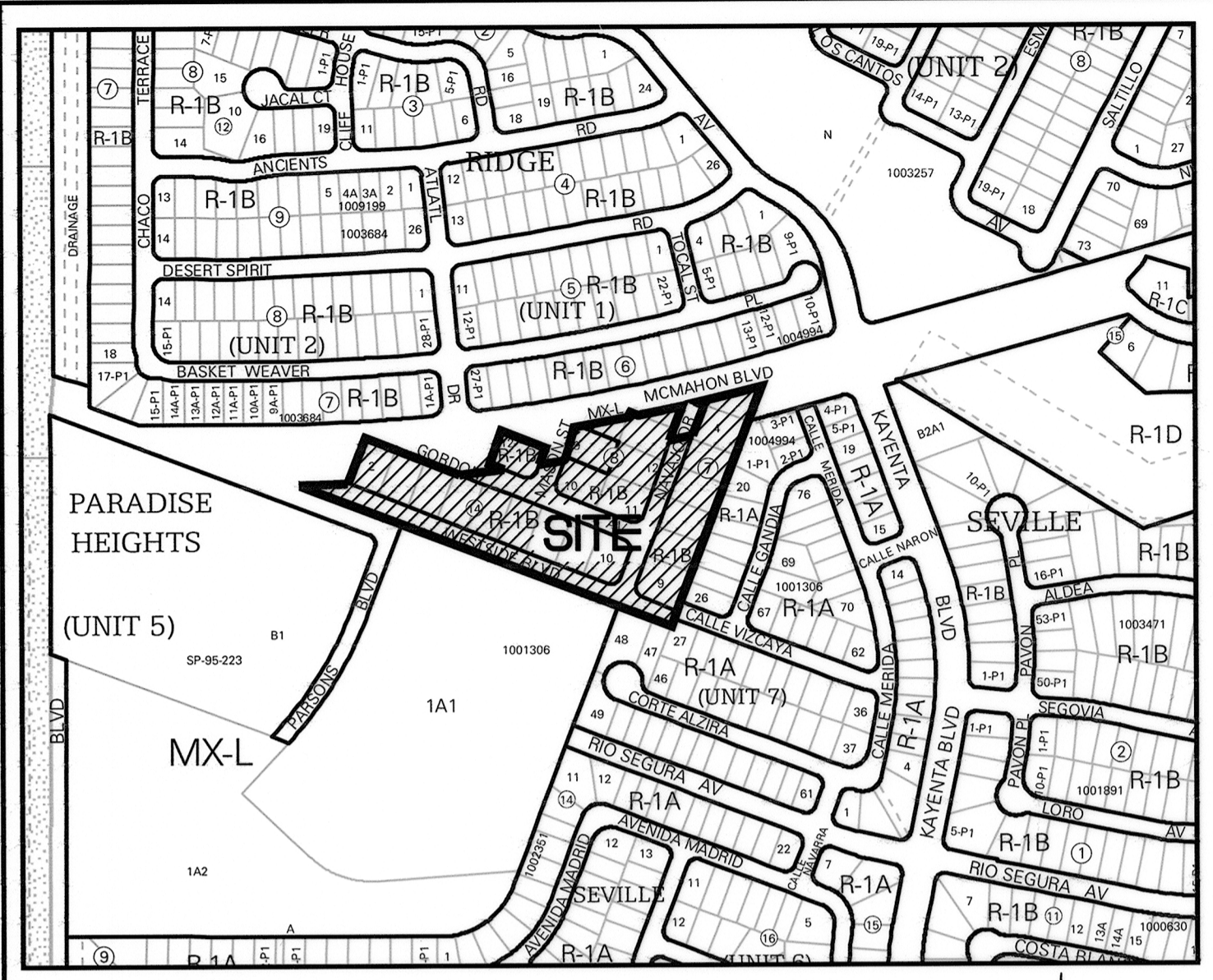
January 27, 2020
Development Review Board
City of Albuquerque

Re: Proposed Tract A, McMahon Commons

Members of the Board:

Cartesian Surveys is acting as an agent for the owner and request a bulk plat review and approval of a plat to dedicate right-of-way along McMahon Blvd. N.W. and vacation of easement(s) and right-of-way, and grant a floating easement for access benefiting the adjoiner to the south. It is located at the southeast corner of McMahon Blvd. N.W. and Universe Blvd. N.W. Thank you for your time and consideration.

Jayson Pyne



Vicinity Map - Zone Atlas A-10-Z

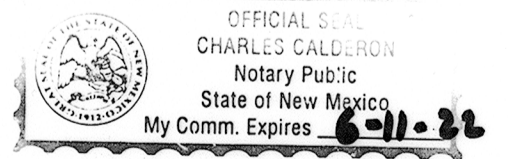
Documents

- 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. 0-SP000055585 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.

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.

By: Michael Fietz 1/27/2020
 MICHAEL FIETZ, MANAGING MEMBER
 WESTWAY HOMES, LLC



STATE OF NEW MEXICO }
 COUNTY OF Sandoval } SS

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

By: [Signature]
 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)
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 101006610929921005 (Lot 6, Block 14)
 101006611529621006 (Lot 7, Block 14)
 101006612229321007 (Lot 8, Block 14)
 101006613029121008 (Lot 9, Block 14)
 101006613928821009 (Lot 10, 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
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- 101006610030221004
- 101006610929921005
- 101006611529621006
- 101006612229321007
- 101006613029121008
- 101006613928821009
- 101006614628521010

PROPERTY OWNER OF RECORD

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: _____

Application Number: _____

Plat Approvals: _____

PNM Electric Services

Qwest Corp. d/b/a CenturyLink QC

New Mexico Gas Company

Comcast

City Approvals:

Forrest N. Rinkow P.S. 1/27/2020
 City Surveyor

Traffic Engineer

ABCWUA

Code Enforcement

AMAFCA

City Engineer

Parks and Recreation

DRB Chairperson, Planning Department

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.

By: Will Plotner Jr. 1/24/2020
 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

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:

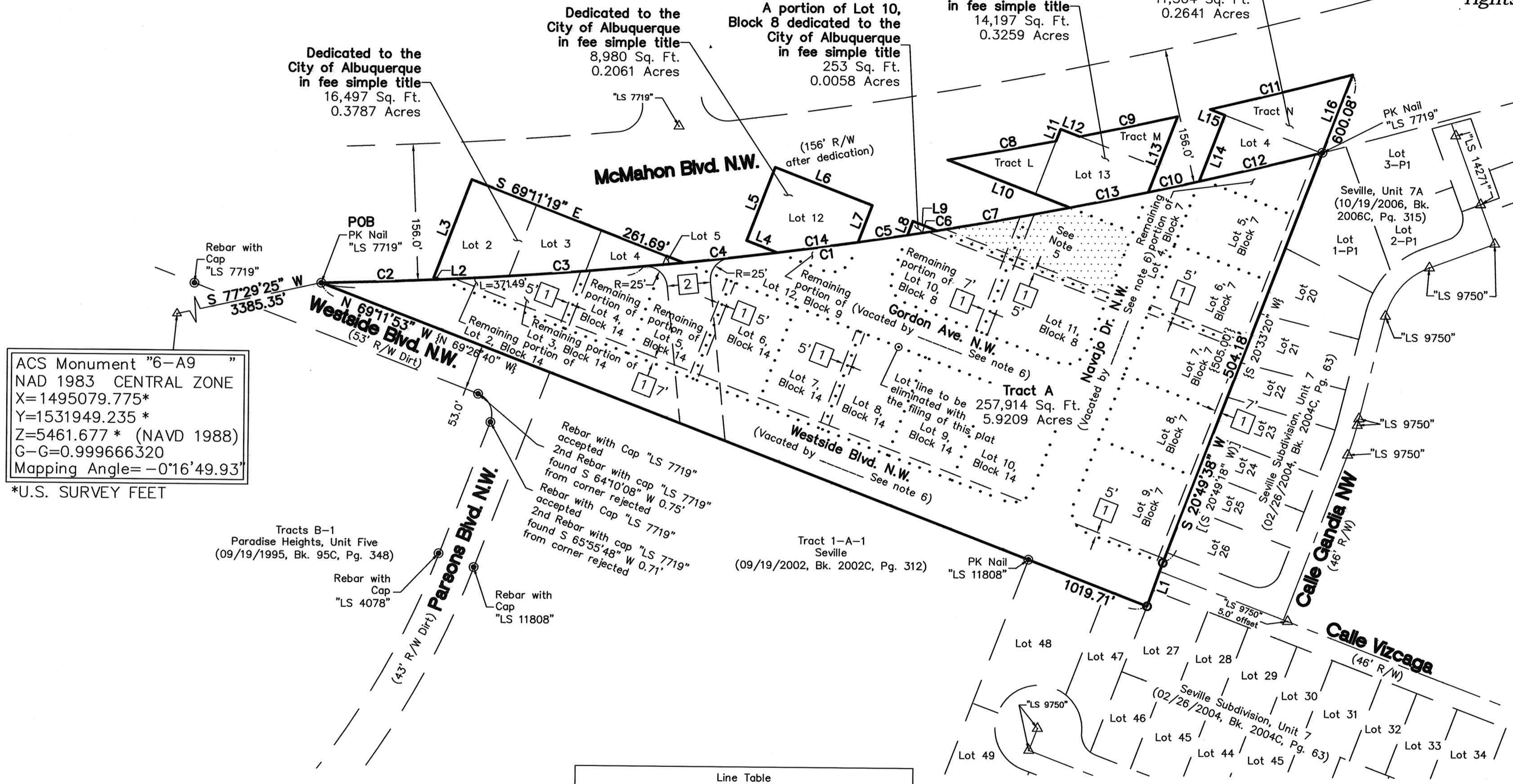
- Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- New Mexico 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.

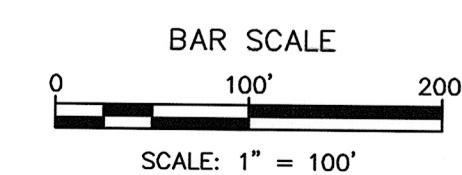
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244
wplotnerjr@gmail.com



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 #	Length	Radius	Delta	Chord Length	Chord Direction
C1	1163.62'	5078.01'	13°07'45"	1161.07'	N 82°07'53" E
C2	136.39'	5078.01'	1°32'20"	136.38'	N 87°55'36" E
C3	281.44'	5078.01'	3°10'32"	281.40'	S 85°34'10" W
C4	108.50'	5078.01'	1°13'27"	108.50'	N 83°22'11" E
C5	57.42'	5078.01'	0°38'52"	57.42'	N 81°22'44" E
C6	34.19'	5078.01'	0°23'09"	34.19'	S 80°51'44" W
C7	155.25'	5078.01'	1°45'06"	155.25'	N 79°47'37" E
C8	126.32' [125.91']	5000.01' [5000.00']	1°26'51"	126.32'	N 79°39'38" E
C9	114.99' [114.59']	5000.01' [5000.00']	1°19'04"	114.99'	N 77°57'40" E
C10	59.81'	5078.01'	0°40'29"	59.81'	N 77°32'46" E
C11	168.65' [168.71']	5000.01' [5000.00']	1°55'57"	168.65'	N 75°53'56" E
C12	145.51'	5078.01'	1°38'30"	145.50'	S 76°23'16" W
C13	91.65'	5078.01'	1°02'03"	91.65'	S 78°24'02" W
C14	93.47'	5078.01'	1°03'17"	93.47'	S 82°13'49" W

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]



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



Jayson Pyne <cartesianjayson@gmail.com>

Westide Blvd. N.W. and Navajo Dr. N.W. Public Notice Inquiry

Carmona, Dalaina L. <dlcarmona@cabq.gov>
To: "cartesianjayson@gmail.com" <cartesianjayson@gmail.com>

Fri, Jan 24, 2020 at 3:00 PM

Dear Applicant,

See list of associations below regarding your Public Notice Inquiry. 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	Phone
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120	5058982114
Westside Coalition of Neighborhood Associations	Harry	Hendriksen	hlhen@comcast.net	10592 Rio Del Sol NW	Albuquerque	NM	87114	5058903481

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>

Thanks,



Dalaina L. Carmona

Senior Administrative Assistant

Office of Neighborhood Coordination

Council Services Department

1 Civic Plaza NW, Suite 9087, 9th Floor

Albuquerque, NM 87102

505-768-3334

dcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov
Sent: Thursday, January 23, 2020 5:14 PM
To: Office of Neighborhood Coordination <cartesianjayson@gmail.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Review Board

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

Contact Name

Jayson Pyne

Telephone Number

5058963050

Email Address

cartesianjayson@gmail.com

Company Name

CSI-Cartesian Surveys, Inc.

Company Address

P.O. Box 44414

City

Rio Rancho

State

NM

ZIP

87174-4414

Legal description of the subject site for this project:

Tract L, M, and N Anasazi Ridge Unit1
Lots 4 thru 9, Block 7,
Portions of Lots 9 and 12
Lots 10, 11, and 13, Block 8
Lots 2 thru 10, Block 14, Paradise Heights Unit 5

Physical address of subject site:

McMahon Blvd. N.W.

Subject site cross streets:

Westide Blvd. N.W. and Navajo Dr. N.W.

Other subject site identifiers:

Vacant Land

This site is located on the following zone atlas page:

A-10-Z

=====

This message has been analyzed by Deep Discovery Email Inspector.

 **Zone Atlas Page.pdf**
722K

CSI-Cartesian Surveys Inc.
PO Box 44414, Rio Rancho, NM 87174
896-3050 Fax 891-0244

Hello,

If you are receiving this notice, it is because you were entered into the cities data base as a neighborhood association contact and the project in which we are working in is located within an area that the city has decided is "within your area". We are obligated to notify you of any platting actions that is in that area.

The location of the proposed plat is near the southeasterly corner of McMahan Blvd. N.W. and Universe Blvd. N.W. also known as the proposed Tract A, McMahan Commons. I've also attached a Plat and Zone Atlas Page showing the proposed subdivision and the plat.

This letter is notification that CSI-Cartesian Surveys Inc. will submit the plat to dedicate right of way along McMahan Blvd. N.W., vacate right of way, easement(s), and combine the existing lots into 1 new lot to the City of Albuquerque Development Review Board who has oversight in these matters.

As part of the IDO regulations we are required to formally notify you of our application submittal. If you would like more information, you can call me at 896-3050 or should you desire to attend the DRB hearing it will be held on February 5, 2020, 9:00 A.M. at the Plaza Del Sol building in the basement. The address of the Plaza Del Sol Building is 600 2nd Street NW, Albuquerque NM 87102. The meeting has an agenda and each items is called in order of that agenda, so the exact time is not known. Usually the entire meeting lasts about 2-3 hours, however, there have been meetings that have lasted 5-6 hours.

Will Plotner, Jr.
CSI-Cartesian Surveys Inc.
P.O. Box 44414
Rio Rancho, NM 87174
(505) 896-3050 you must first dial 1 and then the Ext. 103



Jayson Pyne <cartesianjayson@gmail.com>

Pubic Notice to NHA and Neighborhood Coalition- Southeast corner of McMahons and Universe Blvd. N.W>

Jayson Pyne <cartesianjayson@gmail.com>

Mon, Jan 27, 2020 at 5:41 PM

To: aboard111@gmail.com, hlhen@comcast.net

Good Evening,

This email is to inform you of a final platting action with your neighborhood. I have attached a PDF of the Plat, Notification letter and Zone Atlas Page. Let me know if you have any questions or concerns.

--

Thanks,

Jayson Pyne

CADD Tech

CSI-Cartesian Surveys Inc.

PO Box 44414

Rio Rancho NM 87174

(company) 505-896-3050

(fax) 505-891-0244

www.cartesiansurveys.com

Email: cartesianjayson@gmail.com

3 attachments

 **Public Notice Letter.pdf**
32K

 **Zone Atlas Page.pdf**
722K

 **191481_PLAT_1-27-20.pdf**
16681K