



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 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 LLC.		Phone: 505-218-7964
Address: 9600 Tennyson St NE		Email: mikef@thewestway.com
City: Albuquerque	State: NM	Zip: 87122
Professional/Agent (if any): Ravens Wing Consulting, LLC - Manny Barrera, PE		Phone: 505-314-3346
Address: 3102 10th St NW		Email: mannybarrera@ravenswingconsulting.com
City: Albuquerque	State: NM	Zip: 87107
Proprietary Interest in Site:	List <u>all</u> owners: City of Albuquerque, Westway homes	

BRIEF DESCRIPTION OF REQUEST
Bulk Land variance, changing 19 Residential lots to one (1) commercial Lot. Right of Way Dedication, Right of Way vacation, Easement vacation

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: 4-9,9-13, 12, 2-10 portion of lot 3	Block: 7-14	Unit: 1
Subdivision/Addition: Paradise Heights Unit 5 Subdivision	MRGCD Map No.:	UPC Code: 10106612331020802
Zone Atlas Page(s): A-10-Z	Existing Zoning: MX-L	Proposed Zoning: MX-L
# of Existing Lots: 19, + 2 residual	# of Proposed Lots: 1	Total Area of Site (acres): 6.98 Gross (5.8

LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 6531 McMahon Blvd	Between: Universe	and: Anasazi Ridge Ave

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

Signature:	Date: Jan 11, 2019
Printed Name: Manny Barrera	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY		
Case Numbers	Action	Fees
-		
-		
-		
Meeting/Hearing 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. Bring original Mylar of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

A single PDF file of the complete application including all plans and 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.

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: _____
- Zone Atlas map with the entire site clearly outlined and labeled

SKETCH PLAT REVIEW AND COMMENT

- 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)
- Letter describing, explaining, and justifying the request

MAJOR SUBDIVISION FINAL PLAT APPROVAL

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

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL

- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal. (7 copies, folded)
- 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)
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- Proposed Infrastructure List, if applicable
- 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 AMENDMENT TO PRELIMINARY PLAT

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

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.

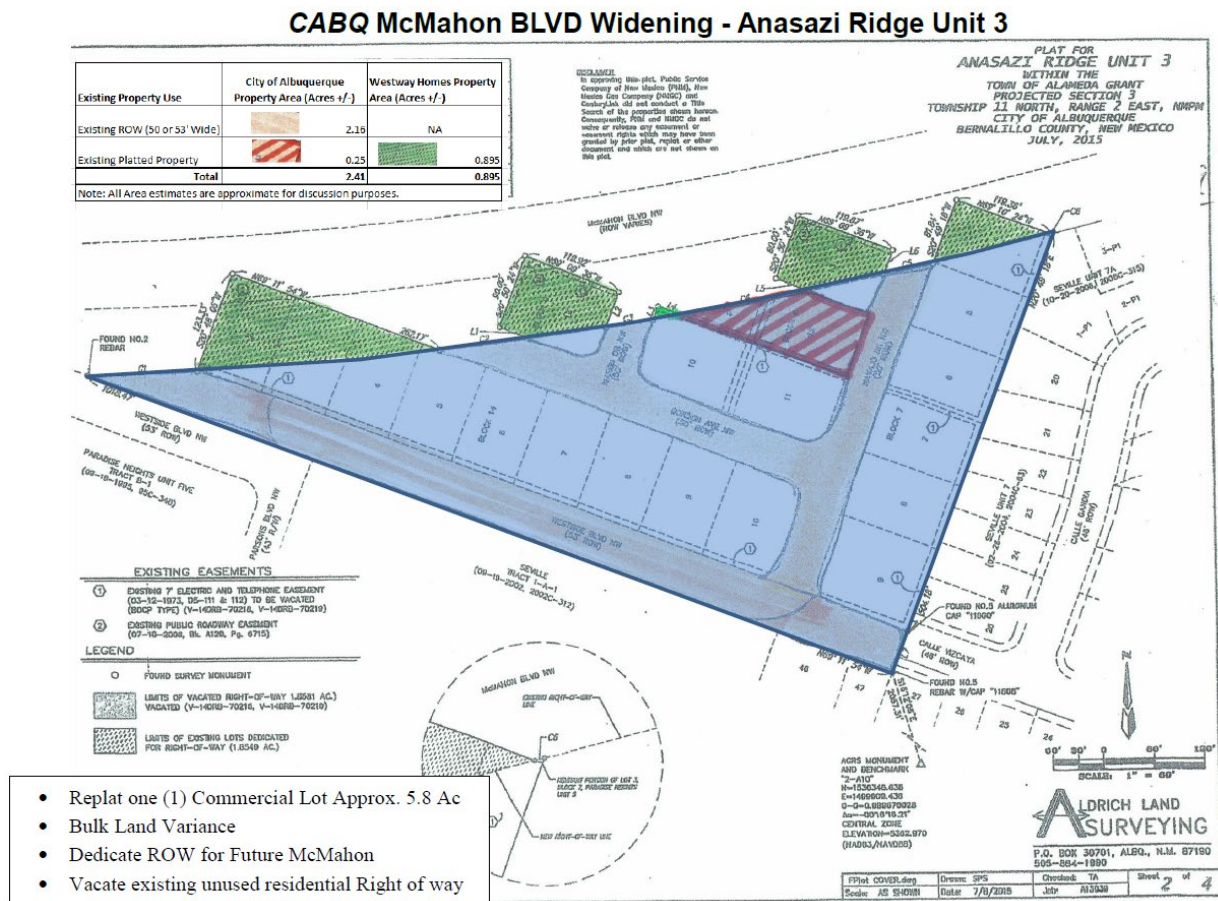
<p><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i></p>	
<p>Signature: </p>	<p>Date: Jan 11, 2019</p>
<p>Printed Name: J MANNY BARRERA</p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Project Number: _____</p>	<p>Case Numbers</p> <p style="text-align: center;">-</p> <p style="text-align: center;">-</p> <p style="text-align: center;">-</p>
<p>Staff Signature: _____</p>	
<p>Date: _____</p>	

Project History

This project is located in Northwest Albuquerque near the Anasazi Ridge Subdivisions near the intersection of McMahon and Universe.

The project was previously a residential subdivision that was previously considered by the City of Albuquerque. DRB Case # PR-2018-001173. After the initial submittals and preliminary reviews, it was determined that it would be more appropriate for this property to be zoned commercial. Specifically, MX-L.

Accordingly, this property went through the EPC process of a Zone Change (ZMA). This was successfully accomplished under EPC Project# 2018-001499. Approval hearing date October 11, 2018. This property is now zoned MX-L



- Replat one (1) Commercial Lot Approx. 5.8 Ac
- Bulk Land Variance
- Dedicate ROW for Future McMahon
- Vacate existing unused residential Right of way

Figure 1 Summary Exhibit

Request to the City of Albuquerque Design Review Board (DRB)

This request is based on the next logical step in converting this property to a commercial piece of property.

The Applicant respectfully requests a replat of this area that will convert the property to a single Commercial piece of property. In order to accomplish this, we anticipate seeking DRB approval for the following actions:

- Bulk Land Variance Creating a single 5.8 Acre Commercial Site Zoned MX-L.
- Dedication of Existing Private property to the City of Albuquerque to accommodate the future extension of McMahan Blvd. – Approx 0.9 Acres
- Vacation of Existing Rights of way formerly created for the residential subdivision Approx 2.41 Acres (this includes 0.25 Acres of residual parcels that were previously purchased for the McMahan Right of Way.
- Vacation of Public Easements – Previously in place to support the residential development.

Currently there is not site plan associated with this request, therefore a Bulk Land Variance is requested. The Adjacent property to the South West is currently Zoned MX-L making this parcel compatible with the adjacent property.

We look forward to meeting with you to discuss this project in hopes we can establish a positive solution that will benefit this area as well as all parties involved.

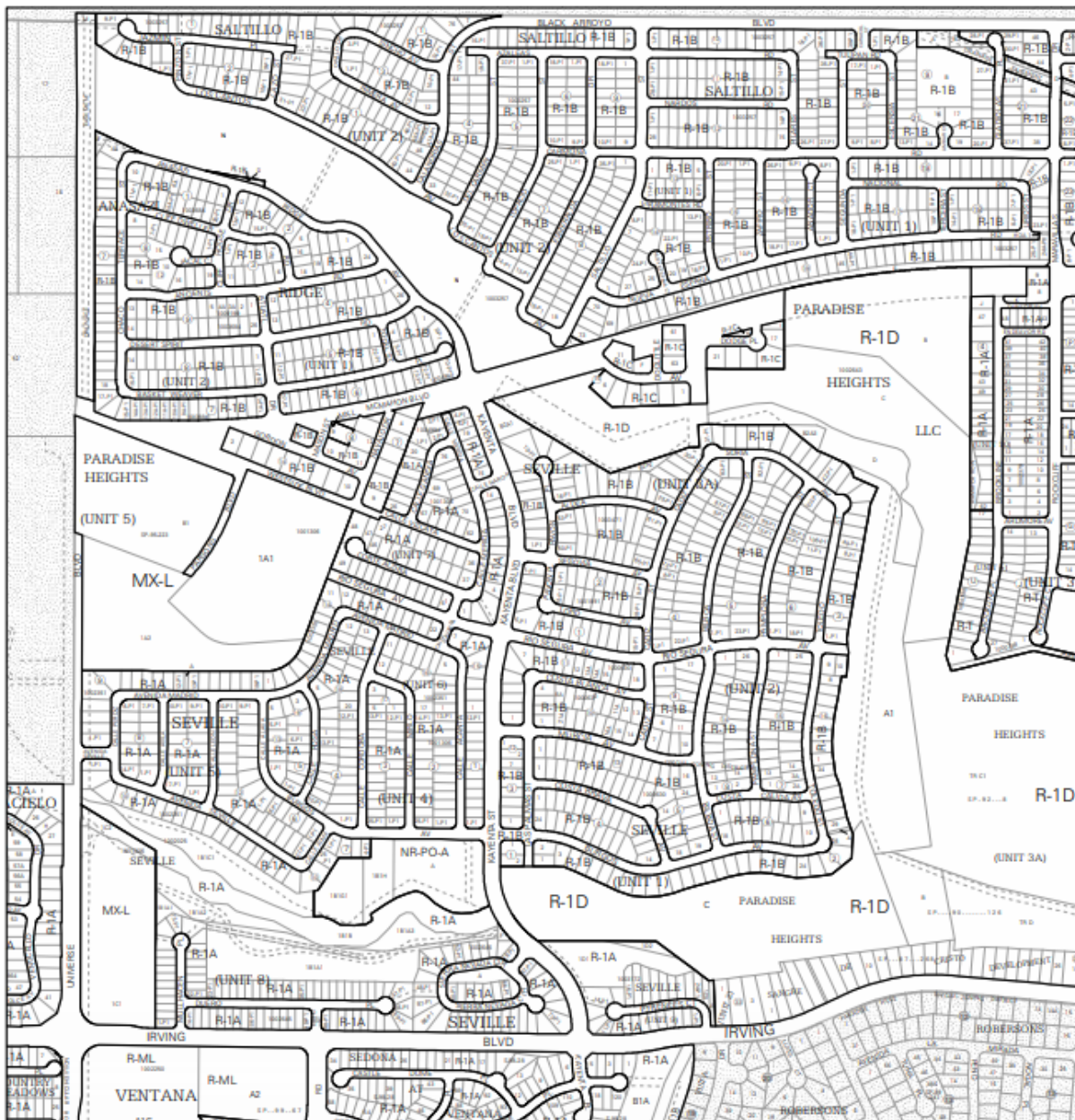
Respectfully,

A handwritten signature in black ink, appearing to read 'Manny Barrera', with a long horizontal flourish extending to the right.

Manny Barrera, PE Agent


Ravens Wing Consulting, LLC

Exhibit A – Zone Atlas Map A-10-Z



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

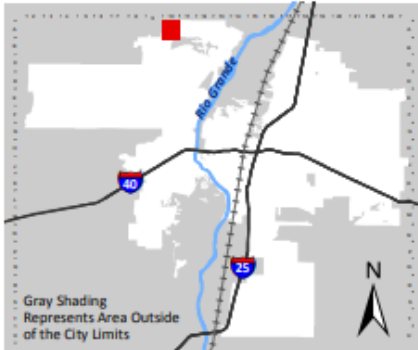
IDO Zone Atlas May 2018




AGIS
Albuquerque Geographic Information System


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


Zone Atlas Page:
A-10-Z


--- Easement ▭ Escarpment


 Petroglyph National Monument

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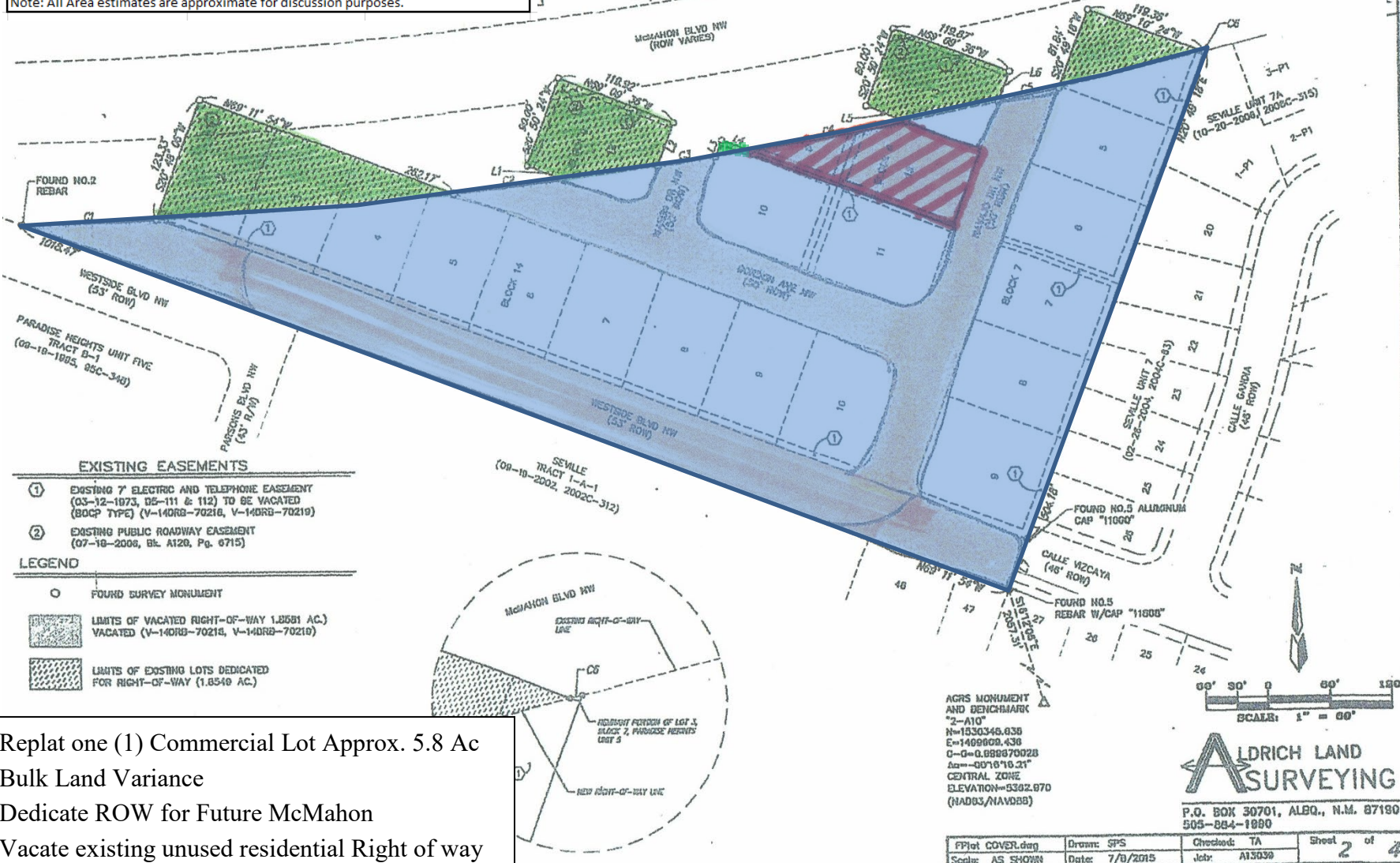
CABQ McMahon BLVD Widening - Anasazi Ridge Unit 3

Existing Property Use	City of Albuquerque Property Area (Acres +/-)	Westway Homes Property Area (Acres +/-)
Existing ROW (50 or 53' Wide)	 2.16	NA
Existing Platted Property	 0.25	 0.895
Total	2.41	0.895

Note: All Area estimates are approximate for discussion purposes.

DISCLAIMER
 In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGCC) and CenturyLink did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGCC do not warrant 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.

PLAT FOR
ANASAZI RIDGE UNIT 3
 WITHIN THE
 TOWN OF ALAMEDA GRANT
 PROJECTED SECTION 3
 TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JULY, 2015



- Replat one (1) Commercial Lot Approx. 5.8 Ac
- Bulk Land Variance
- Dedicate ROW for Future McMahon
- Vacate existing unused residential Right of way

FP1st COVER.dwg	Drawn: SPS	Checked: TA	Sheet 2 of 4
Scale: AS SHOWN	Date: 7/0/2015	Job: A15030	