



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 type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	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 S/W (Form V2)	<input checked="" 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			
Combine multiple lots into one tract, dedicate right-of-way, vacate right-of-way, and vacate easements.			

APPLICATION INFORMATION			
Applicant: Westway Homes LLC		Phone:	
Address: 9600 Tennyson St. NE		Email:	
City: Albuquerque	State: NM	Zip: 87122	
Professional/Agent (if any): CSI-Cartesian Surveys, Inc.		Phone: 505-896-3050	
Address: P.O. Box 44414		Email: cartesianjayson@gmail.com	
City: Rio Rancho	State: NM	Zip: 87174	
Proprietary Interest in Site:		List <u>all</u> owners:	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.: See Attached Sheet		Block:	Unit: 1 & 5
Subdivision/Addition: Anasazi Ridge & Paradise Heights		MRGCD Map No.:	UPC Code: See Attached Sheet
Zone Atlas Page(s): A-10-Z	Existing Zoning: MX-L and R-1B	Proposed Zoning MX-L and R-1B	
# of Existing Lots: 24	# of Proposed Lots: 1	Total Area of Site (Acres): 5.9209	
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: McMahon Blvd. N.W.		Between: Universe Blvd. N.W.	and: Kayenta St. N.W.
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			

Signature:	Date: 11/11/19
Printed Name: Jayson Pyne	<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 #	

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)

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

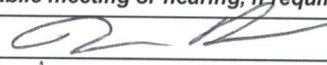

Please refer to the DRB minor case schedule for meeting dates and deadlines unless noted differently below. Bring original Mylar of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

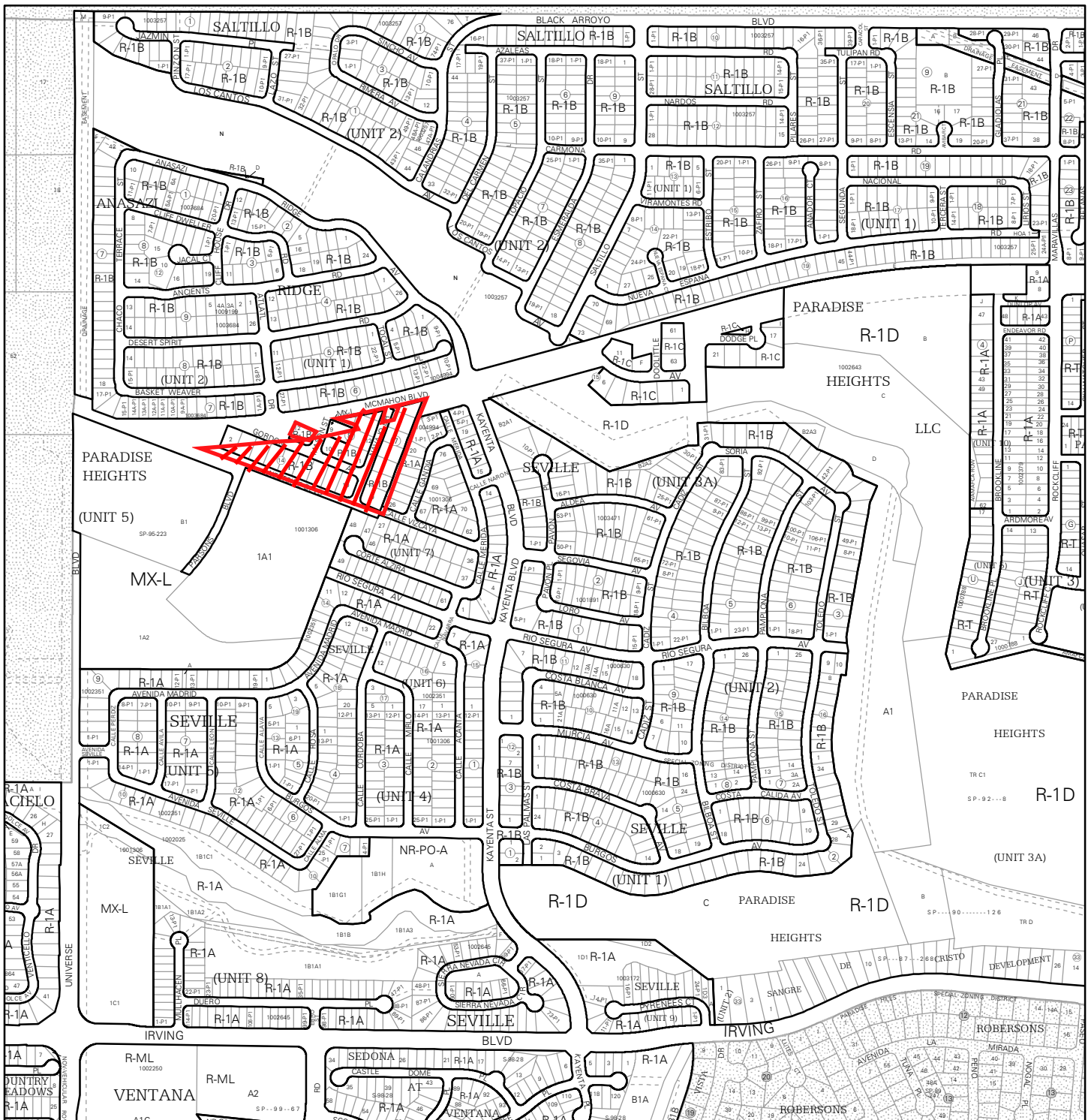
A Variance – DRB for the Bulk Transfer of Land requires application on Form V in addition to this FORM S2.

>> 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: 11/11/19</p>
<p>Printed Name: <u>Jayson Dyrne</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>	

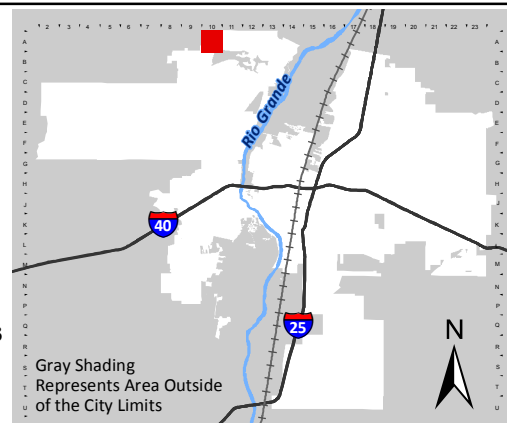


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).



Rio Grande

40 25

N

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

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

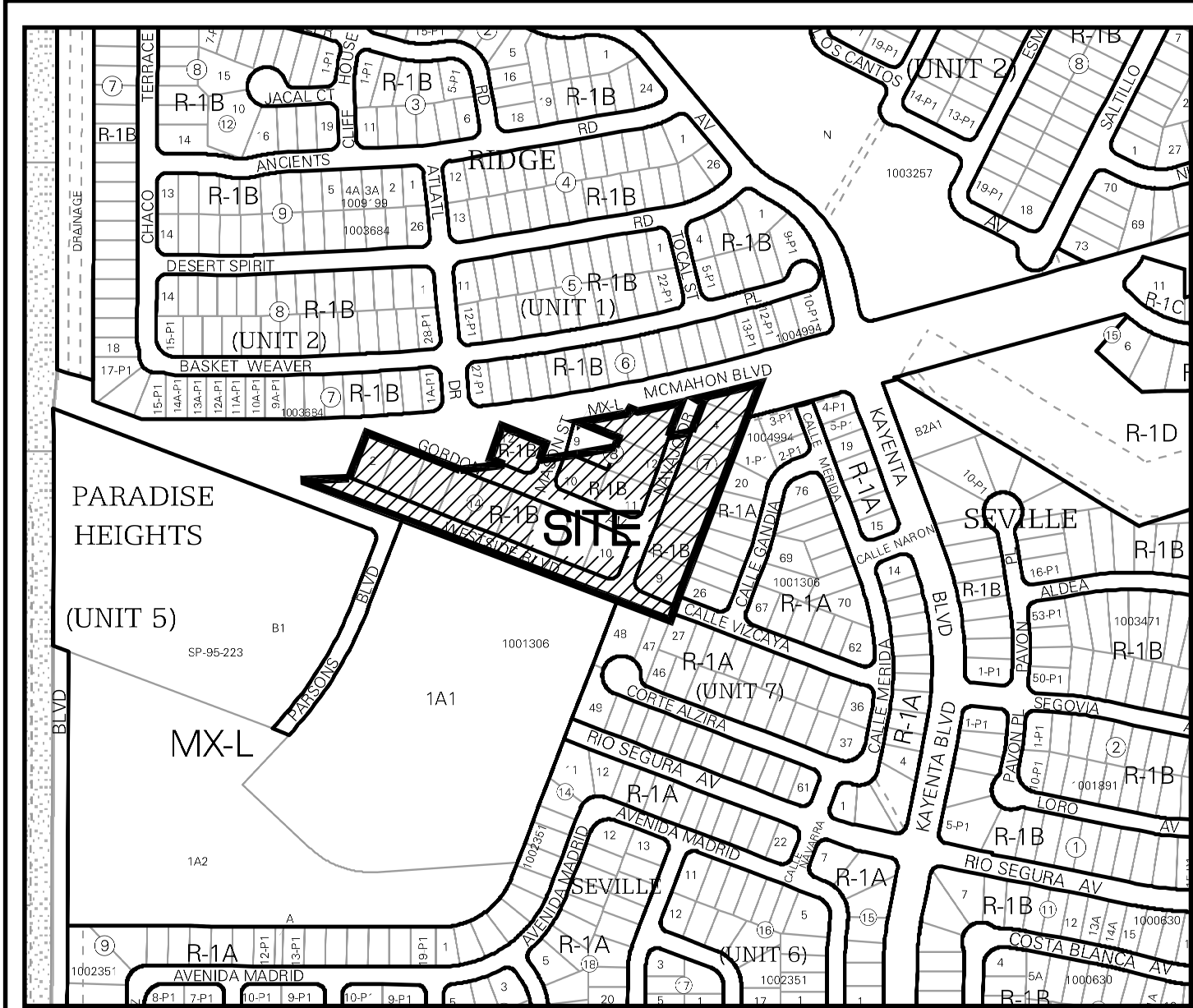
November 11, 2019
Development Review Board
City of Albuquerque

Re: Proposed Tract A, McMahon Commons

Members of the Board:

Cartesian Surveys is acting as an agent for the owner and request a sketch plat review for a proposed bulk land plat to combine multiple existing lots into one tract, dedicate right-of-way, vacate right-of-way, and vacated easements. It is located on McMahon Blvd N.W. between Universe Blvd. N.W. and Kayenta St. N.W. Thank you for your time and consideration.

Jayson Pyne



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, 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 INSTRUMENT NO. 2006096076.

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 D5, FOLIO 111.

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 OF RECORD (3/12/1973, D5-111)	○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT ENTITLED ANASAZI RIDGE UNIT 1 (6/29/2006, 2006C-207)	△	FOUND CENTERLINE MONUMENT AS INDICATED
[(N 90°00'00" E)]	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (2/26/2004, 2004C-63)	▨	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.

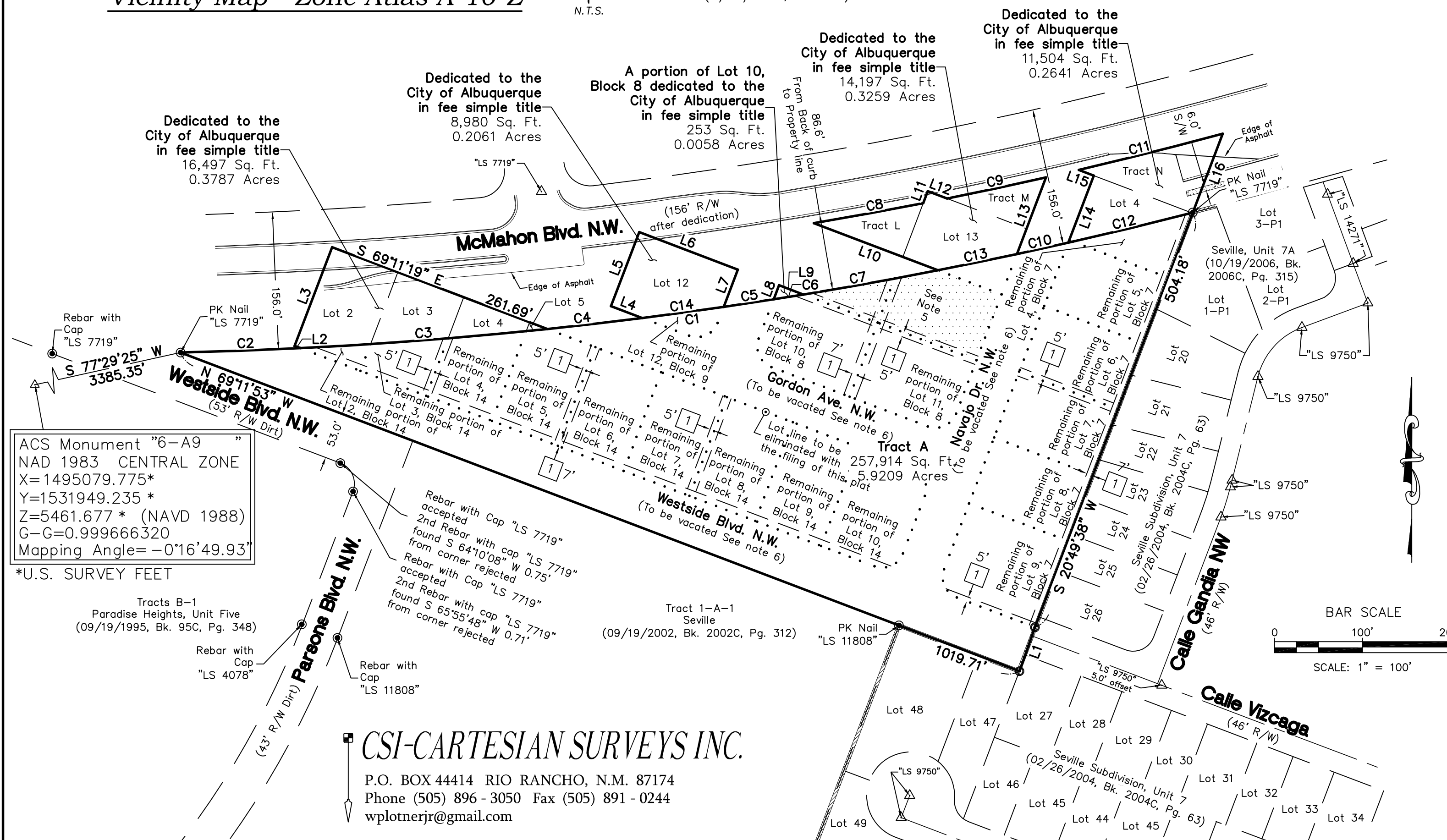
Sketch for Bulk Land Plat McMahon Commons

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(s) and combine multiple lots into one Tract.

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 (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 HOWELL, CABQ)
- 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 2.4573 ACRES (107,042 SQ FT.) MORE OR LESS.



Line Table		
Line #	Direction	Length (ft)
L1	S 19°28'54" W	52.88'
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	90.03'
L6	S 69°10'22" E	120.00'
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	14.66'
L12	S 69°11'19" E	23.42'
L13	S 20°49'38" 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	95.90'

Curve Table					
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'	5000.01'	1°26'51"	126.32'	N 79°39'38" E
C9	114.99'	5000.01'	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'	5000.01'	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

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

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