



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

<b>SUBDIVISIONS</b>	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	<input type="checkbox"/> Variance for Carport within setback(s) (Form V)
<input checked="" 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)	<b>MISCELLANEOUS APPLICATIONS</b>	<input checked="" type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input checked="" 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"/> Amendment to Infrastructure List (Form P1)	<b>PRE-APPLICATIONS</b>
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SMW (Form P2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form P2)
	<input type="checkbox"/> Sidewalk Waiver (Form V)	
<b>SITE PLANS</b>	<input type="checkbox"/> Variance to IDO (Form V)	<b>APPEAL</b>
<input type="checkbox"/> DRB Site Plan (Form XX)	<input type="checkbox"/> Variance to DPM (Form V)	<input type="checkbox"/> Decision of DRB (Form A)
<b>BRIEF DESCRIPTION OF REQUEST</b>		
PRELIMINARY/FINAL PLAT, PUBLIC UTILITY EASEMENT VACATION		

<b>APPLICATION INFORMATION</b>		
Applicant: TITAN DEVELOPMENT (BRIAN PATTERSON)		Phone: 505-998-0163
Address: 6300 RIVERSIDE PLAZA LANE NW, SUITE 200		Email: BPATTERSON@TITAN-DEVELOPMENT.COM
City: ALBUQUERQUE	State: NM	Zip: 87120
Professional/Agent (if any): BOHANNAN HUSTON, INC. (MATT SATCHES)		Phone: 505-823-1000
Address: 7500 JEFFERSON ST. NE.		Email: MSATCHES@BHINC.COM
City: ALBUQUERQUE	State: NM	Zip: 87109
Proprietary Interest in Site: OWNER	List all owners: 98TH AND I-40 LAND, LLC (C/O TITAN DEVELOPMENT)	
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>		
Lot or Tract No.: TRACT 11 AVALON SUBDIVISION, UNIT 5	Block:	Unit:
Subdivision/Addition: AVALON SUBDIVISION	MRGCD Map No.:	UPC Code: 100905705529520103
Zone Atlas Page(s): K-9-Z	Existing Zoning: NR-BP	Proposed Zoning NR-BP
# of Existing Lots: 1	# of Proposed Lots: 2	Total Area of Site (Acres): 16.6729
<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street: BLUEWATER RD	Between: 98TH STREET	and: BLUEWATER ROAD
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>		

Signature:	Date: 5/31/19				
Printed Name: Matt Satches	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent				
<b>FOR OFFICIAL USE ONLY</b>					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting/Hearing Date:	Fee Total:				
Staff Signature:	Date:	Project #			

**FORM S1: SUBDIVISION OF LAND – MAJOR**

Please refer to the DRB public hearing schedule for hearing dates and deadlines. Your attendance is required.

**>> INFORMATION REQUIRED FOR ALL MAJOR SUBDIVISION REQUESTS**

- N/A** Interpreter Needed for Hearing?  **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](mailto: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 P1 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
- Sign Posting Agreement
- MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**
- MAJOR AMENDMENT TO PRELIMINARY PLAT**
  - Sites 5 acres or greater: Archeological Certificate in accordance with IDO Section 14-16-6-5(A)
  - TIS Traffic Impact Study Form
  - Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
  - Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(J)
  - Proof of Sketch Plat per IDO Section 14-16-6-6(J)(2)(b) → *PRT Meeting Notes*
  - Required notices with content per IDO Section 14-16-6-4(K)(6)
    - Office of Neighborhood Coordination notice inquiry response
    - Copy of notification 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) provided by Planning Department or created by applicant, copy of notifying letter, and proof of first class mailing
  - Preliminary Plat including the Grading Plan with property owner's and City Surveyor's signatures on the plat (7 copies, 24" x 36" 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)
  - N/A** Landfill disclosure statement on the plat per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
  - Proposed Infrastructure List

**EXTENSION OF PRELIMINARY PLAT**

**INFRASTRUCTURE LIST EXTENSION FOR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA)**

*For temporary sidewalk deferral extension, use Form V.*

- Letter describing, explaining, and justifying the request per IDO Sections 14-16-6-4(W) and 14-16-6-6(J)
- Copy of the Official DRB Notice of Decision for any prior approvals
- Required notices with content per IDO Section 14-16-6-4(K)(6)
  - Office of Neighborhood Coordination notice inquiry response
  - Copy of notification 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) provided by Planning Department or created by applicant, copy of notifying letter, and proof of first class mailing
- Preliminary Plat or site plan reduced to 8.5" x 11"
- Copy of DRB approved infrastructure list

<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>	
Signature:	Date: <u>5/31/19</u>
Printed Name: <u>Matt Satches</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
<b>FOR OFFICIAL USE ONLY</b>	
Case Numbers:	Project Number:
Staff Signature:	
Date:	

**FORM V: Vacations of Easements or Right-of-way and Variances – DRB**


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

**>> INFORMATION REQUIRED FOR ALL VARIANCE AND VACATION APPLICATIONS**

- N/A** Interpreter Needed for Hearing? 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](mailto: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
- VARIANCE – DRB Requires Public Hearing**
  - \_\_\_ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(L)(3), compliance with the DPM, and all improvements to be waived, as applicable. *Note: If the request is based on a bulk land transfer, an application for Subdivision of Land – Minor shall be filed concurrently with the variance request and notice shall be provided on that plat regarding the applicant's agreement that building permits shall not be issued before further action by the DRB.*
  - \_\_\_ Scale drawing showing the location of the proposed variance or waiver, as applicable (7 copies, not to exceed 8.5" by 14")
  - \_\_\_ 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
    - \_\_\_ 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 Public Notice Inquiry response
    - \_\_\_ Proof of emailed notice to affected Neighborhood Association representatives
- VACATION OF PRIVATE EASEMENT Requires Public Hearing**
- VACATION OF PUBLIC EASEMENT Requires Public Hearing**
- VACATION OF RIGHT-OF-WAY – DRB Requires Public Hearing**
- VACATION OF RIGHT-OF-WAY – COUNCIL Requires Public Hearing**
  - 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
  - N/A** If right-of-way, square footage to be vacated (see IDO Section 14-16-6-6(K) \_\_\_\_\_)
  - 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
    - 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.**

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**
- EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**
  - \_\_\_ Letter describing, explaining, and justifying the deferral or extension
  - \_\_\_ Drawing showing the sidewalks subject to the proposed deferral or extension (7 copies, not to exceed 8.5" by 14")

<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>	
Signature: <u><i>Matt Satches</i></u>	Date: <u>5/31/19</u>
Printed Name: <u>Matt Satches</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
<b>FOR OFFICIAL USE ONLY</b>	
Case Numbers:	Project Number:
Staff Signature:	
Date:	



May 7, 2019

City of Albuquerque  
Planning Department  
P.O. Box 1293  
Albuquerque, NM 87102

Albuquerque Bernalillo County Water Utility Authority  
One Civic Plaza NW  
Albuquerque, NM 87102

Re: Authorization for Submittal of Preliminary Plat / Easement Vacation / Archaeological Certificate  
Tract 11 Avalon Subdivision Unit 5

To Whom It May Concern:

Titan Development authorizes Bohannon Huston, Inc. to act as its agent to obtain information, submit and process entitlements, permits and all related applications for the property known as Tract 11 Avalon Subdivision Unit 5.

Please feel free to let me know if you should have any questions or required any additional information regarding the submittal.

Thank you,

A handwritten signature in blue ink, appearing to read "Brian Patterson". The signature is stylized and includes a large, sweeping flourish above the name.

Titan Development



**City of Albuquerque**  
P.O. Box 1293 Albuquerque, NM 87103  
**Planning Department**  
David S. Campbell, Director

**Tim Keller, Mayor**  
**Sarita Nair, CAO**

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**DATE:** May 9, 2019

**SUBJECT:** Albuquerque Archaeological Ordinance - Compliance Documentation

**Case Number(s):**

**Agent:** Bohannon Huston, Inc  
**Applicant:** Titan Development  
**Legal Description:** Tract 11 Avalon Subdivision Unit 5  
**Zoning:** NR-BP  
**Acreage:** 16.7  
**Zone Atlas Page(s):** K-9

**CERTIFICATE OF NO EFFECT:**  Yes  No

**CERTIFICATE OF APPROVAL:**  Yes  No

**SUPPORTING DOCUMENTATION:**

Examination of historic aerial photographs on AGIS, contemporary aerial photographs on Google Earth, NMCRIS database, site inspection

**SITE VISIT:** Site inspection conducted May 8, 2019

**RECOMMENDATIONS:**

CERTIFICATE OF NO EFFECT ISSUED - ref O-07-72 Section 4B(1): no significant archaeological site exists on the property

**SUBMITTED BY:**

Ethan Kalosky, MA  
Cultural Resource Specialist  
Acting City Archaeologist  
Parametrix

May 9, 2019

Date

**SUBMITTED TO:**

Russell Brito, Planning Manager  
City of Albuquerque Planning Department

# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Titan Development DATE OF REQUEST: 3/25/2019 ZONE ATLAS PAGE(S): K-09-2

CURRENT: ZONING NR-BP PARCEL SIZE (AC/SQ. FT.) 3 acres LEGAL DESCRIPTION: UPC: 100905705529520103  
LOT OR TRACT # 11 BLOCK # \_\_\_\_\_ SUBDIVISION NAME 98<sup>th</sup> & Bluewater Rd NW

REQUESTED CITY ACTION(S): N/A

ANNEXATION [ ]

ZONE CHANGE [ ]: From \_\_\_\_\_ To \_\_\_\_\_

SECTOR, AREA, FAC, COMP PLAN [ ]

AMENDMENT (Map/Text) [ ]

SITE DEVELOPMENT PLAN:

SUBDIVISION\*  AMENDMENT [ ]

BUILDING PERMIT  ACCESS PERMIT [ ]

BUILDING PURPOSES [ ] OTHER [ ]

\*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT [ ]

NEW CONSTRUCTION

EXPANSION OF EXISTING DEVELOPMENT [ ]

GENERAL DESCRIPTION OF ACTION: Gas station

# OF <sup>Units</sup> UNITS: 20

BUILDING SIZE: 5,518 (sq. ft.)

(Convenience store)

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE SL Ped

DATE 3/26/19

(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -  
2<sup>ND</sup> Floor West, 600 2<sup>nd</sup> St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES  NO [ ] BORDERLINE [ ]

THRESHOLDS MET? YES  NO [ ] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: [ ]

Notes: A Traffic Impact Study will be required for this development. You will need to contact Transportation to set up a scoping meeting with your Traffic engineer.

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

[Signature]  
TRAFFIC ENGINEER

3/29/19  
DATE

Required TIS **must be completed prior to applying to the EPC and/or the DRB**. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED 1/1  
-FINALIZED 1/1

TRAFFIC ENGINEER \_\_\_\_\_

DATE \_\_\_\_\_

Revised January 20, 2011

**FORM DRWS: DRAINAGE REPORT/GRADING AND DRAINAGE PLAN / WATER & SANITARY SEWER AVAILABILITY**

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR SUBDIVISIONS AND SITE PLANS.

**PROJECT NAME:** Tract 11-A & 11-B Avalon Subdivision, Unit 5 / Maverik Store

**AGIS MAP #** K-09-Z

**LEGAL DESCRIPTIONS:** TRACT 11 AVALON SUBDIVISION, UNIT 5

X **DRAINAGE REPORT/GRADING AND DRAINAGE PLAN**

A drainage report/grading and drainage plan, as per the Drainage Ordinance, was submitted to the City of Albuquerque Planning Department, Hydrology Division (2<sup>nd</sup> /Ground Floor, Plaza del Sol) on 5/21/19 (date).

*Per email  
Correspondence  
between  
City Engineer  
and BHI dated  
5/21/19*

*Maverik* (BHI)  
Applicant/Agent

5-30-19  
Date

*Roguel Mendez*  
Hydrology Division Representative

5/31/19  
Date

**NOTE: A GRADING AND DRAINAGE PLAN MUST BE APPROVED PRIOR TO DRB APPROVAL**

X **WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested to the ABCWUA (2<sup>nd</sup>/Ground floor, Plaza del Sol) on 5/29/19 (date).

*Maverik* (BHI)  
Applicant/Agent

5-30-19  
Date

*[Signature]*  
ABCWUA Representative

5-30-19  
Date

**PROJECT #** \_\_\_\_\_



## Michel, Racquel M.

---

**From:** Brian Patterson <bpatterson@Titan-Development.com>  
**Sent:** Friday, May 24, 2019 9:45 AM  
**To:** Michel, Racquel M.; Cherne, Curtis  
**Cc:** Matthew Satches; Yolanda Padilla Moyer  
**Subject:** FW: 98th Drainage  
**Attachments:** DRWS Form.pdf; Automatic reply: 98th Drainage

Racquel/Curtis,

Looks like you guys are in charge now. Can you please assist me via email thread below?

Brian

---

**From:** Brian Patterson  
**Sent:** Friday, May 24, 2019 9:41 AM  
**To:** Biazar, Shahab <sbiazar@cabq.gov>; 'Yolanda Padilla Moyer' <ypadilla@bhinc.com>  
**Cc:** Matthew Satches <msatches@bhinc.com>  
**Subject:** RE: 98th Drainage

Shahab,

Per email correspondence below and previous submittals with the City, can we obtain your signature on the DRWS as we are going to be submitting to DRB on the 31<sup>st</sup>?

**Brian Patterson, P.E.**  
**Director of Development**



(O) 505-998-0163

(M) 505-980-1650

[bpatterson@titan-development.com](mailto:bpatterson@titan-development.com) | [www.titan-development.com](http://www.titan-development.com)

---

**From:** Biazar, Shahab <[sbiazar@cabq.gov](mailto:sbiazar@cabq.gov)>  
**Sent:** Tuesday, May 21, 2019 3:24 PM  
**To:** 'Yolanda Padilla Moyer' <[ypadilla@bhinc.com](mailto:ypadilla@bhinc.com)>  
**Cc:** Brian Patterson <[bpatterson@Titan-Development.com](mailto:bpatterson@Titan-Development.com)>  
**Subject:** RE: 98th Drainage

Thanks for clarification,

We can move forward with draining the 7 cfs south on 98<sup>th</sup> St.



**SHAHAB BIAZAR, P.E.**

city engineer

development review services

o 505.924.3999

e [sbiazar@cabq.gov](mailto:sbiazar@cabq.gov)

[cabq.gov/planning](http://cabq.gov/planning)

---

**From:** Yolanda Padilla Moyer [<mailto:ypadilla@bhinc.com>]

**Sent:** Tuesday, May 21, 2019 1:44 PM

**To:** Biazar, Shahab

**Cc:** Brian Patterson

**Subject:** RE: 98th Drainage

Hi Shahab,

The area we are taking out is about 2 acres of the TB104 basin (206cfs) which was previously going south which is now going east on Bluewater. This approx 8.7% which equates to approx. 17.9cfs which is less than the 7cfs from the portion of 98<sup>th</sup> north of Bluewater we would be directing south.

Yolanda

---

**From:** Biazar, Shahab <[sbiazar@cabq.gov](mailto:sbiazar@cabq.gov)>

**Sent:** Tuesday, May 21, 2019 10:17 AM

**To:** Yolanda Padilla Moyer <[ypadilla@bhinc.com](mailto:ypadilla@bhinc.com)>

**Cc:** Brian Patterson <[bpatterson@Titan-Development.com](mailto:bpatterson@Titan-Development.com)>

**Subject:** RE: 98th Drainage

Good morning,

Was the proposed runoff less than historical/existing conditions, because you were routing some of the runoff on Bluewater east? What is the existing runoff draining south passed the intersection of 98<sup>th</sup> St. and Bluewater Rd.?

Thanks



**SHAHAB BIAZAR, P.E.**

city engineer

development review services

o 505.924.3999

**From:** Yolanda Padilla Moyer [<mailto:ypadilla@bhinc.com>]  
**Sent:** Tuesday, May 21, 2019 9:59 AM  
**To:** Biazar, Shahab  
**Cc:** Brian Patterson  
**Subject:** 98th Drainage

Hi Shahab,

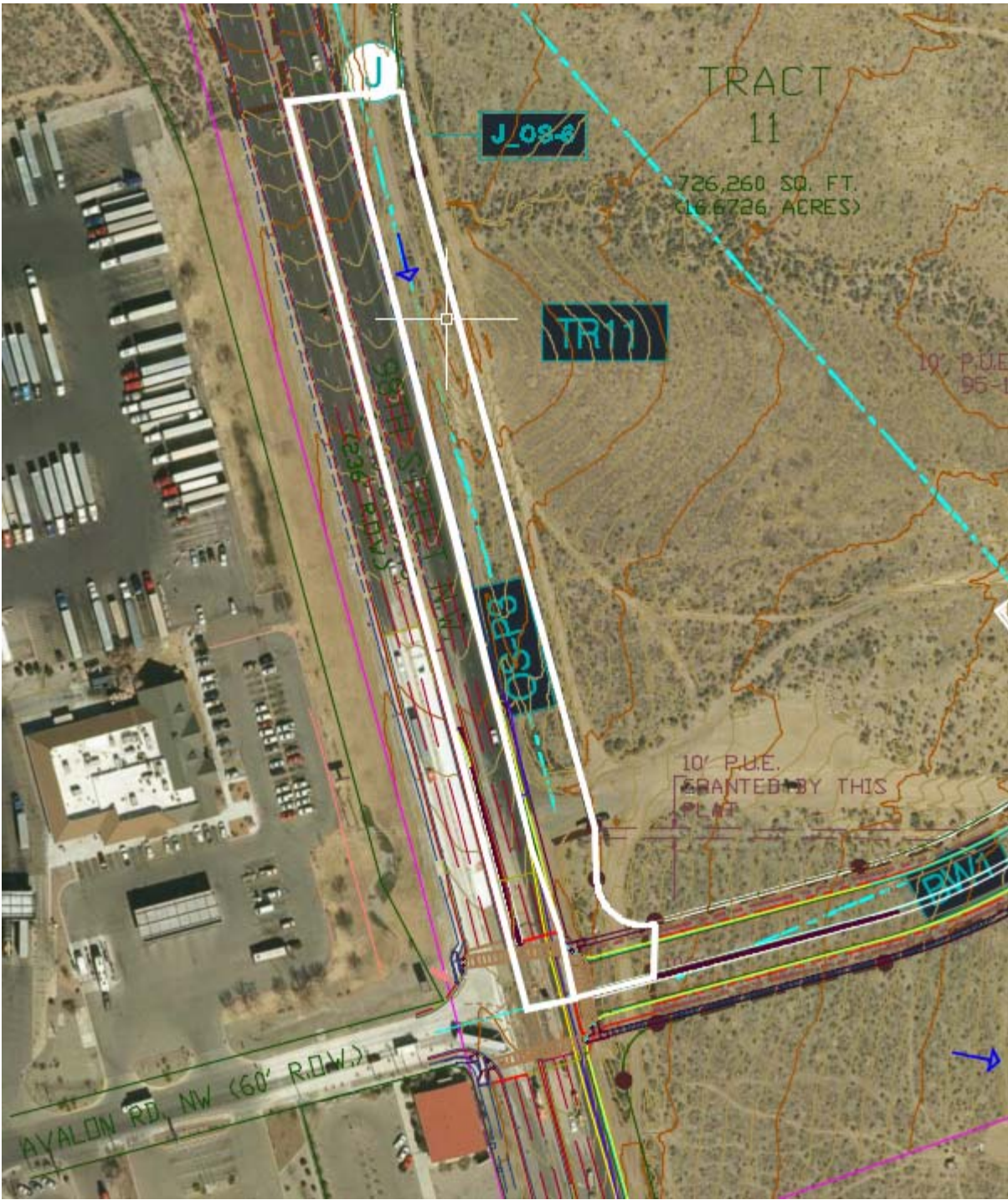
I wanted to follow up on our conversation a couple of weeks ago about the drainage on Bluewater. We have agreed to accept the runoff from the inlets in 98<sup>th</sup> (approximate 11cfs) and allow the runoff downstream of the inlets (approx. 7cfs) to continue on 98<sup>th</sup> pass Bluewater in a valley gutter and continue downstream to the southern parcel to the south of Bluewater. As we discussed, enclosed is the Amole Hubbell report from Wilson and it indicated that this portion of the roadway would continue south. See the extension of Bluewater in blue in the enclosed exhibit which shows a portion of 98<sup>th</sup> north of Bluewater drainage south.

If you could please reply to this email with your concurrence of our conversation and information stated above, it would be greatly appreciated.

Thanks  
Yolanda

1. Northbound 98<sup>th</sup> St lanes, south of existing grate inlets & north of Bluewater Rd CL
  - a. Drainage area = 1.3ac
  - b. Q100 = ~5 cfs (based on 4cfs/ac for roadway with min Tc per SCS Method hydrology from the drainage report)
2. 98<sup>th</sup> St ROW from back of sidewalk to ROW line, south of existing grate inlets & north of Bluewater Rd CL
  - a. Drainage area = 1.5ac
  - b. Q100 = ~ 2cfs (based on conservative 1.5cfs/ac for similar area, subbasin OS-P3, using SCS Method hydrology from the drainage report)

Below is screen capture showing the two drainage areas. Let me know if I misunderstood the areas you're interested in.



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

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

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

May 31, 2019

Courtyard I  
7500 Jefferson St. NE  
Albuquerque, NM  
87109-4335

[www.bhinc.com](http://www.bhinc.com)

voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332

Ms. Kym Dicome, DRB Chair  
City of Albuquerque  
Planning Department  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87103

Re: Tract 11-A & 11-B Avalon Subdivision, Unit 5 (Replat of Tract 11 Avalon Subdivision, Unit 5) – Preliminary/Final Plat, Public Easement Vacation

Dear Ms. Dicome:

Enclosed for Development Review Board (DRB) preliminary plat review and comment are copies of the following information:

- Application for Development Review
- Archeological Certificate of No Effect
- TIS Form
- DRWS Form
- PRT Meeting Notes (Proof of Sketch Plat)
- Seven (7) copies of each of the Preliminary/Final Plat
- Three (3) copies of Sidewalk Exhibit
- Seven (7) copies of Site Sketch (Conceptual Maverik Site Plan)
- Infrastructure List
- Seven (7) copies of original plat that created easement
- Seven (7) copies of Easement Vacation Exhibit
- Zone Atlas Map
- Office of Neighborhood Coordination
  - ONC Notice Inquiry Response
  - Notification Letter & Proof of First-Class Mailing
  - Emailed Notice to Neighborhood Associations
  - Buffer Map and List of Property Owners within 100' of Property
  - Neighborhood Meeting Inquiry Response
  - Copy of Meeting Notes
- Owner Authorization Letter
- Submittal Fees

## Preliminary Plat

This preliminary plat is being presented to the Development Review Board for the purpose of obtaining City review and approval. It represents a commercial development. Tract 11 Avalon Subdivision, Unit 5 encompasses 16.67 acres subdivided into 2 tracts. Proposed property lines and easement vacations and relocations are indicated on the plat. The site will be accessed from Bluewater Road.

The preliminary/final plat meets the requirements of IDO Section 14-16-6-6(J)

Engineering ▲

Spatial Data ▲

Ms. Kym Dicome, DRB Chair  
City of Albuquerque  
May 31, 2019  
Page 2

**Public Easement Vacation**

We are requesting the vacation of a 10' Public Utility Easement currently dividing Tract 11-B. This easement provides electricity to property east and west of our boundary. This easement will be replaced by a new 10' Public Utility Easement along the southern edge of Tract 11-B (north of Bluewater Road) serving the same purpose as the previous Public Utility Easement. This allows for the development of this property. This easement will be dedicated with the Final Plat for Tracts 11-A & 11-B Avalon Subdivision, Unit 5.

We request that this item be scheduled for the next appropriate DRB hearing. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,



Matt Satches, PE  
Engineer  
Community Development and Planning

MHS/cc  
Enclosures

cc: Brian Patterson, Titan Development w/enclosures

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 19-116 Date: 4-16-19 Time: 2:30pm  
Address: NE corner of Bluewater Rd. + 98th St.

AGENCY REPRESENTATIVES AT MEETING:

Planning: Catalina Lehner  
Code Enforcement: Carl Garcia, Jacobo Martinez  
Fire Marshall: \_\_\_\_\_  
Transportation: \_\_\_\_\_  
Other: \_\_\_\_\_

PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!

THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL.

Additional research may be necessary to determine the exact type of application and/or process needed. Factors unknown at this time and/or thought of as minor could become significant as the case progresses.

REQUEST: Develop convenience store and large vehicle fueling station, liquor retail

SITE INFORMATION:

Zone: NR-BP Size: ≈ 17 acres (carve out 3 acre tract)  
Use: ◦ convenience store  
◦ large vehicle fueling Overlay Zone: no  
◦ liquor Consistency Comp Plan Area Of: Consistency Comp Plan Corridor: no  
Comp Plan Center: no MPOS or Sensitive Lands: no  
Parking: Table 5-5-1, p. 230 + p. 232 MR Area: no  
Landscaping: 5-6, p. 251 Street Trees: 5-6(D), p. 258  
Use Specific Standards: 4-3(D)(3b) - liquor + 4(3)(D)(16) - large veh. f.s.  
Dimensional Standards: Table 5-1-3, p. 195

\*Neighborhood Organization/s: Aralon, Westside Coalition, SWAN

\*This is preliminary information only. Neighborhood Organization information is only accurate when obtained from the Office of Neighborhood Coordination (ONC) at [www.cabq.gov/neighborhoods/resources](http://www.cabq.gov/neighborhoods/resources).

PROCESS:

Type of Action: ① conditional uses 6-6, p. 285  
② site plan - PRT 6-6(G) or admin  
Review and Approval Body: ① zhe  
② PRS Is this PRT a requirement? yes/yes

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 19-116 Date: 4-16-19 Time: 2:30 pm

Address: NE corner of Bluewater Rd. + 98th St.

NOTES: 1008586-site plan for sub.

- Heavy vehicle + equipment sales, rental + fueling, repair - Defined term - p. 465
- Conditional use in NR-BP zone - table 4-2-1, p. 131
- conditional use criteria - 6-6(A)(3) - p. 385 - goes to ZHE
- Liquor Retail - Defined p. 470
- also a conditional use in NR-BP, so 2 C.U.s needed.
- for infrastructure requirements - sketch plat at DRB platting - also at DRB
- a TIS will be required
- probably site plan - DRB 6-6(G), p. 395, but thresholds unknown at this time 6-5(G)(1)(b) - site plan admin - no major infrastructure
- Use-specific standards for liquor retail and Heavy vehicle fueling
- site plan - 1008586 - old SH-1 plan
- two condit use applications, same letter - Ok
- complete application checklist for each request.
- 1008586 - established zoning as SH-1 for IP uses + C-2 permissive uses w- exceptions (in Exhibit A of legislation passed)
- 5-11, p. 291 - Building design requirements



**Matthew Satches**

---

**From:** Baca, Vanessa <vanessabaca@cabq.gov>  
**Sent:** Wednesday, May 1, 2019 12:26 PM  
**To:** Brian Patterson  
**Subject:** Public Notice Inquiry\_NEC of 98th and Bluewater\_DRB Submission  
**Attachments:** IDOZoneAtlasPage\_K-09-Z.pdf

Brian:

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.

Avalon NA	Samantha	Pina	ava99secretary@g
Avalon NA	Lucy	Anchondo	avalon3a@yahoo.
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	jgallegoswccdg@g
South West Alliance of Neighborhoods (SWAN Coalition)	Cherise	Quezada	cherquezada@yah
Westside Coalition of Neighborhood Associations	Harry	Hendriksen	hlhen@comcast.n
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard10@juno.c

**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>

**Vanessa Baca**

Neighborhood Communication Liaison, Office of Neighborhood Coordination (ONC)

City Council Department

(505) 768-3331 Office

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



---

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

**Sent:** Tuesday, April 30, 2019 1:13 PM

**To:** Office of Neighborhood Coordination <bpatterson@titan-development.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

Brian Patterson

Telephone Number

5055152917

Email Address

[bpatterson@titan-development.com](mailto:bpatterson@titan-development.com)

Company Name

Titan Development

Company Address

6300 Riverside Plaza Ln #200

City

Albuquerque

State

NM

ZIP

87120

Legal description of the subject site for this project:

TR 11 PLAT OF TRS 1 THRU 12 AVALON SUBD UNIT 5CONT 16.6726

Physical address of subject site:

NEC of 98th and Bluewater Rd., Albuquerque, New Mexico

Subject site cross streets:

98th St NW & Avalon Rd NW

Other subject site identifiers:

East of Flying J Travel Center

This site is located on the following zone atlas page:

#11

=====

This message has been analyzed by Deep Discovery Email Inspector.



6300 Riverside Plaza Lane NW, Suite 200  
Albuquerque, NM 87120

May 13, 2019

Ms. Samantha Pina  
Avalon NA  
423 Elohim Court NW  
Albuquerque, NM 87121

**RE: Platting action and vacation of easement at northeast corner of 98<sup>th</sup> Street and Bluewater Road**

Dear Ms. Pina:

The purpose of this letter is to inform you of the intent to submit an application for a **Subdivision of Land - Major and Vacation of Easement – DRB** related to a future 3-acre parcel of land at the northeast corner of 98<sup>th</sup> Street and Bluewater Road NW. The existing site is legally described as Avalon Subdivision, Tract 11, but will be updated after the platting action occurs. The property is currently zoned NR-BP and will not be rezoned.

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, we are notifying you as a NA Representative that Titan Development and Bohannon Huston, Inc will be submitting the following application(s): **Subdivision of Land – Major and Vacation of Easement – DRB** to be reviewed and decided by the Development Review Board (DRB). An infrastructure list will be tied to the platting action and also approved by the Development Review Board.

The complete application is for a 3-acre parcel of land that will be ultimately used for a Maverik Convenience Store. Maverik is known for their BonFire food – made fresh in every Maverik store, every day – and excellent value on fuel, drinks and snacks. Maverik sells exclusive products such as fresh-made gourmet burritos, sandwiches, pizzas, cookies, coffee blends in addition to their gas refueling service. Under a separate application submitted by Ron Bohannon with Tierra West, a conditional use permit is being submitted to the Zoning Hearing Examiner for approval of large vehicle fueling.

As part of the IDO procedure, we are required to notify the registered neighborhood associations and adjacent neighbors. We are anticipating submitting the application for the above actions on May 31<sup>st</sup>, 2019 and will be heard by the Development Review Board on June 26<sup>th</sup> at 9:00am at the Plaza Del Sol Hearing Room, Basement Level on 600 Second Street NW in Albuquerque.

We would like to offer an informational meeting with the interested neighborhood associations to discuss any matters related to this request. We will be hosting this meeting on **Monday, May 20<sup>th</sup> at 5:30pm** at Titan's offices located at 6300 Riverside Plaza Ln NW Suite 200 in Albuquerque. Please contact me at [bpatterson@titan-development.com](mailto:bpatterson@titan-development.com) or (505) 998-0163 to RSVP for this meeting or if you have any questions.

You can check the agenda for the relevant decision-making body online here:

<https://www.cabq.gov/planning/boards-commissions> or call the Planning Department at 505-924-3860.



6300 Riverside Plaza Lane NW, Suite 200  
Albuquerque, NM 87120

Sincerely,

A handwritten signature in black ink, appearing to read "Brian Patterson", written in a cursive style.

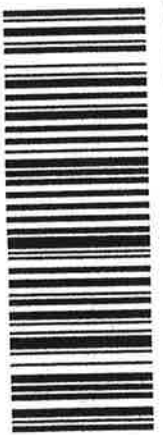
Brian Patterson  
Director of Development  
Titan Development  
6300 Riverside Plaza Ln NW Suite 200  
Albuquerque, NM 87120

Cc: Yolanda Padilla-Moyer, Bohannon Huston, Inc





TITAN  
DEVELOPMENT



7015 1520 0002 9718 2295

Ms Samantha Finn  
Avalon NA  
423 Elbhim Court NW  
Albuquerque NM 87121



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SENDER: COMPLETE THIS SECTION

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1. Article Addressed to:

Ms. Samantha Finn  
Avalon NA  
423 Elbhim Court NW  
Albuquerque NM 87121  
9590 9402 4674 8323 5442 20

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3. Service Type

- Priority Mail Express®
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- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

2. Article Number (Transfer from service label)

7015 1520 0002 9718 2295

## Matthew Satches

---

**From:** Brian Patterson <bpatterson@Titan-Development.com>  
**Sent:** Tuesday, May 14, 2019 9:28 AM  
**To:** ava99secretary@gmail.com  
**Subject:** Tract 11, Avalon Subdivision - Neighborhood Notification  
**Attachments:** Samantha Pina\_ Neighborhood Letter (Maverik) 2019-5-13.pdf

Ms. Pina,

Good morning. Last week, we mailed you a certified letter per City of Albuquerque's Integrated Development Ordinance Subsection 14-16-6-4(K)(2) regarding proposed platting action on Tract 11 of the Avalon Subdivision. Per City requirements, we were also required to send you an electronic notification via email in which we did not. To correct this oversight, we are delaying our submittal to the Development Review Board (DRB) one week and will now submit on May 31<sup>st</sup> for a hearing date of June 26<sup>th</sup>. Please see attached updated letter with revised submittal and hearing dates. We will be send you a revised letter via certified mail as well. If you have any questions, please send me an email or give me a call.

Thank you,

**Brian Patterson, P.E.**  
**Director of Development**



(O) 505-998-0163

(M) 505-980-1650

[bpatterson@titan-development.com](mailto:bpatterson@titan-development.com) | [www.titan-development.com](http://www.titan-development.com)





6300 Riverside Plaza Lane NW, Suite 200  
Albuquerque, NM 87120

May 13, 2019

Mr. Rene Horvath  
Westside Coalition of Neighborhood Associations  
5515 Palomino Drive NW  
Albuquerque, NM 87120  
[aboard10@juno.com](mailto:aboard10@juno.com)

**RE: Platting action and vacation of easement at northeast corner of 98<sup>th</sup> Street and Bluewater Road**

Dear Mr. Rene:

The purpose of this letter is to inform you of the intent to submit an application for a **Subdivision of Land - Major and Vacation of Easement – DRB** related to a future 3-acre parcel of land at the northeast corner of 98<sup>th</sup> Street and Bluewater Road NW. The existing site is legally described as Avalon Subdivision, Tract 11, but will be updated after the platting action occurs. The property is currently zoned NR-BP and will not be rezoned.

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, we are notifying you as a NA Representative that Titan Development and Bohannon Huston, Inc will be submitting the following application(s): **Subdivision of Land – Major and Vacation of Easement – DRB** to be reviewed and decided by the Development Review Board (DRB). An infrastructure list will be tied to the platting action and also approved by the Development Review Board.

The complete application is for a 3-acre parcel of land that will be ultimately used for a Maverik Convenience Store. Maverik is known for their BonFire food – made fresh in every Maverik store, every day – and excellent value on fuel, drinks and snacks. Maverik sells exclusive products such as fresh-made gourmet burritos, sandwiches, pizzas, cookies, coffee blends in addition to their gas refueling service. Under a separate application submitted by Ron Bohannon with Tierra West, a conditional use permit is being submitted to the Zoning Hearing Examiner for approval of large vehicle fueling.

As part of the IDO procedure, we are required to notify the registered neighborhood associations and adjacent neighbors. We are anticipating submitting the application for the above actions on May 31<sup>st</sup>, 2019 and will be heard by the Development Review Board on June 26<sup>th</sup> at 9:00am at the Plaza Del Sol Hearing Room, Basement Level on 600 Second Street NW in Albuquerque.

We would like to offer an informational meeting with the interested neighborhood associations to discuss any matters related to this request. We will be hosting this meeting on **Monday, May 20<sup>th</sup> at 5:30pm** at Titan's offices located at 6300 Riverside Plaza Ln NW Suite 200 in Albuquerque. Please contact me at [bpatterson@titan-development.com](mailto:bpatterson@titan-development.com) or (505) 998-0163 to RSVP for this meeting or if you have any questions.

You can check the agenda for the relevant decision-making body online here:  
<https://www.cabq.gov/planning/boards-commissions> or call the Planning Department at 505-924-3860.



6300 Riverside Plaza Lane NW, Suite 200  
Albuquerque, NM 87120

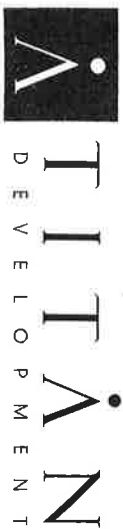
Sincerely,

A handwritten signature in blue ink, appearing to be "B. Patterson", with a long horizontal flourish extending to the right.

Brian Patterson  
Director of Development  
Titan Development  
6300 Riverside Plaza Ln NW Suite 200  
Albuquerque, NM 87120

Cc: Yolanda Padilla-Moyer, Bohannon Huston, Inc





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Mr. Rene Horvath  
Westside Coalition of Neighbor hood  
5515 Palomino Drive NW  
Albuquerque NM 87120

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1. Article Addressed to:

MR RENE HORVATH  
Westside Coalition of Neighbor hood  
5515 Palomino DR. NW  
Albuquerque, NM 87120  
9590 9402 4674 8323 5440 77

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 Addressee

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- Signature Confirmation™
- Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9033

Domestic Return Receipt

## Matthew Satches

---

**From:** Brian Patterson <bpatterson@Titan-Development.com>  
**Sent:** Tuesday, May 14, 2019 9:33 AM  
**To:** aboard10@juno.com; land@trna.org  
**Subject:** Tract 11, Avalon Subdivision - Neighborhood Notification  
**Attachments:** Rene Horvath\_ Neighborhood Letter ( Maverik) 2019-5-13.pdf

Ms. Horvath,

Good morning. Last week, we mailed you a certified letter per City of Albuquerque's Integrated Development Ordinance Subsection 14-16-6-4(K)(2) regarding proposed platting action on Tract 11 of the Avalon Subdivision. Per City requirements, we were also required to send you an electronic notification via email in which we did not. To correct this oversight, we are delaying our submittal to the Development Review Board (DRB) one week and will now submit on May 31<sup>st</sup> for a hearing date of June 26<sup>th</sup>. Please see attached updated letter with revised submittal and hearing dates. We will be send you a revised letter via certified mail as well. If you have any questions, please send me an email or give me a call.

Thank you,

**Brian Patterson, P.E.**  
**Director of Development**



(O) 505-998-0163

(M) 505-980-1650

[bpatterson@titan-development.com](mailto:bpatterson@titan-development.com) | [www.titan-development.com](http://www.titan-development.com)



6300 Riverside Plaza Lane NW, Suite 200  
Albuquerque, NM 87120

May 13, 2019

Majec LLC  
c/o Bueno Foods Inc  
Attn- Ken Genco  
P.O Box 3168  
Albuquerque, NM

**RE: Platting action and vacation of easement at northeast corner of 98<sup>th</sup> Street and Bluewater Road**

Mr. Genco,

The purpose of this letter is to inform you of the intent to submit an application for a **Subdivision of Land - Major and Vacation of Easement – DRB** related to a future 3-acre parcel of land at the northeast corner of 98<sup>th</sup> Street and Bluewater Road NW. The existing site is legally described as Avalon Subdivision, Tract 11, but will be updated after the platting action occurs. The property is currently zoned NR-BP and will not be rezoned.

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We would like to offer an informational meeting with the interested neighborhood associations to discuss any matters related to this request. We will be hosting this meeting on **Monday, May 20<sup>th</sup> at 5:30pm** at Titan's offices located at 6300 Riverside Plaza Ln NW Suite 200 in Albuquerque. Please contact me at [bpatterson@titan-development.com](mailto:bpatterson@titan-development.com) or (505) 998-0163 to RSVP for this meeting or if you have any questions.

You can check the agenda for the relevant decision-making body online here:

<https://www.cabq.gov/planning/boards-commissions> or call the Planning Department at 505-924-3860.



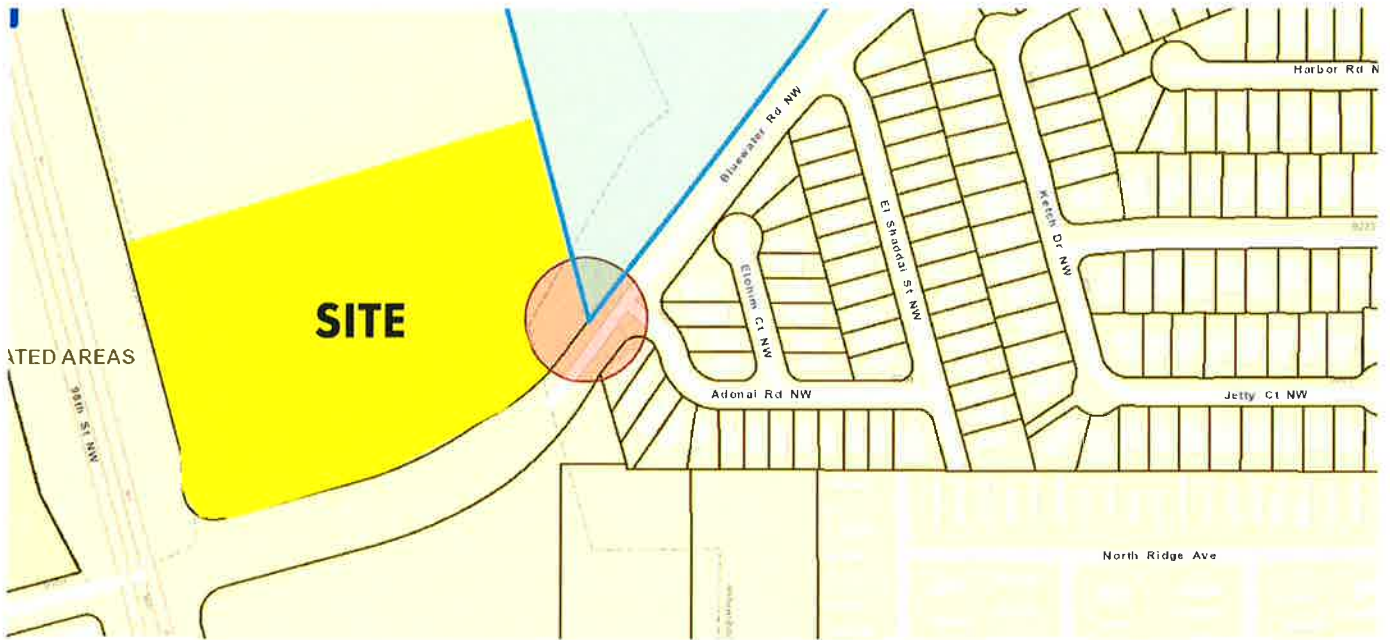
6300 Riverside Plaza Lane NW, Suite 200  
Albuquerque, NM 87120

Sincerely,

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

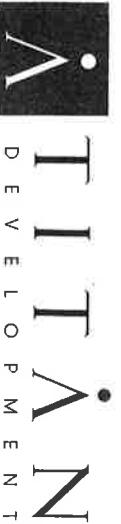
Brian Patterson  
Director of Development  
Titan Development  
6300 Riverside Plaza Ln NW Suite 200  
Albuquerque, NM 87120

cc: Yolanda Padilla-Moyer, Bohannon Huston, Inc



UPC	Owner	Owner Address	Owner Address 2	SITUS Address	SITUS Address 2	Legal Description	Acres
100905711531420105	98TH & I-40 LAND LLC	6300 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE NM 87120-2617	BLUEWATER RD NW	ALBUQUERQUE NM 87121	TR 10 PLAT OF TRS 1 THRU 12 AVALON SUBD UNIT 5CONT 7.2564 AC	7.2564
100905705529520103	98TH & I-40 LAND LLC	6300 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE NM 87120-2617	BLUEWATER RD NW	ALBUQUERQUE NM 87121	TR 11 PLAT OF TRS 1 THRU 12 AVALON SUBD UNIT 5CONT 16.6726 AC	16.6726
100905710225421001	SOLIS JOSEPH & BRENDA M	9624 ADONAI RD NW	ALBUQUERQUE NM 87121	9624 ADONAI RD NW	ALBUQUERQUE NM 87121	LT 1-P1 PLAT OF BLUEWATER POINTE SUBDIVISIONCONT .1080 AC	0.108 ✓
100905706518130705	MAJEC LLC % BUENO FOODS INC ATTN KEN GENCO	PO BOX 3168	CORRALES NM 87048	VOLCANO RD NW	ALBUQUERQUE NM 87121	TR 12 PLAT OF TRS 1 THRU 12 AVALON SUBD UNIT 5 CONT 11.0941AC	11.0941





7011 1150 0000 1401 6390



UNITED STATES POSTAGE  
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MAILED FROM ZIP CODE 87120  
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Majee LLC  
do Buena Foods  
ATTN: Ken Genco  
PO Box 3168  
Albuquerque, NM 87121

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

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SENDER: COMPLETE THIS SECTION

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1. Article Addressed to:

Majee, LLC  
c/o Buena Foods Inc.  
ATTN: Ken Genco  
P.O. BOX 3168  
Albuquerque NM 87121

9590 9402 4674 8323 5441 90



2. Article Number (Transfer from service label)

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3. Service Type

- Adult Signature
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- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Return Receipt for Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt



6300 Riverside Plaza Lane NW, Suite 200  
Albuquerque, NM 87120

May 13, 2019

Ms. Lucy Anchondo  
Avalon NA  
601 Stern Drive NW  
Albuquerque, NM 87121

**RE: Platting action and vacation of easement at northeast corner of 98<sup>th</sup> Street and Bluewater Road**

Dear Ms. Anchondo:

The purpose of this letter is to inform you of the intent to submit an application for a **Subdivision of Land - Major and Vacation of Easement – DRB** related to a future 3-acre parcel of land at the northeast corner of 98<sup>th</sup> Street and Bluewater Road NW. The existing site is legally described as Avalon Subdivision, Tract 11, but will be updated after the platting action occurs. The property is currently zoned NR-BP and will not be rezoned.

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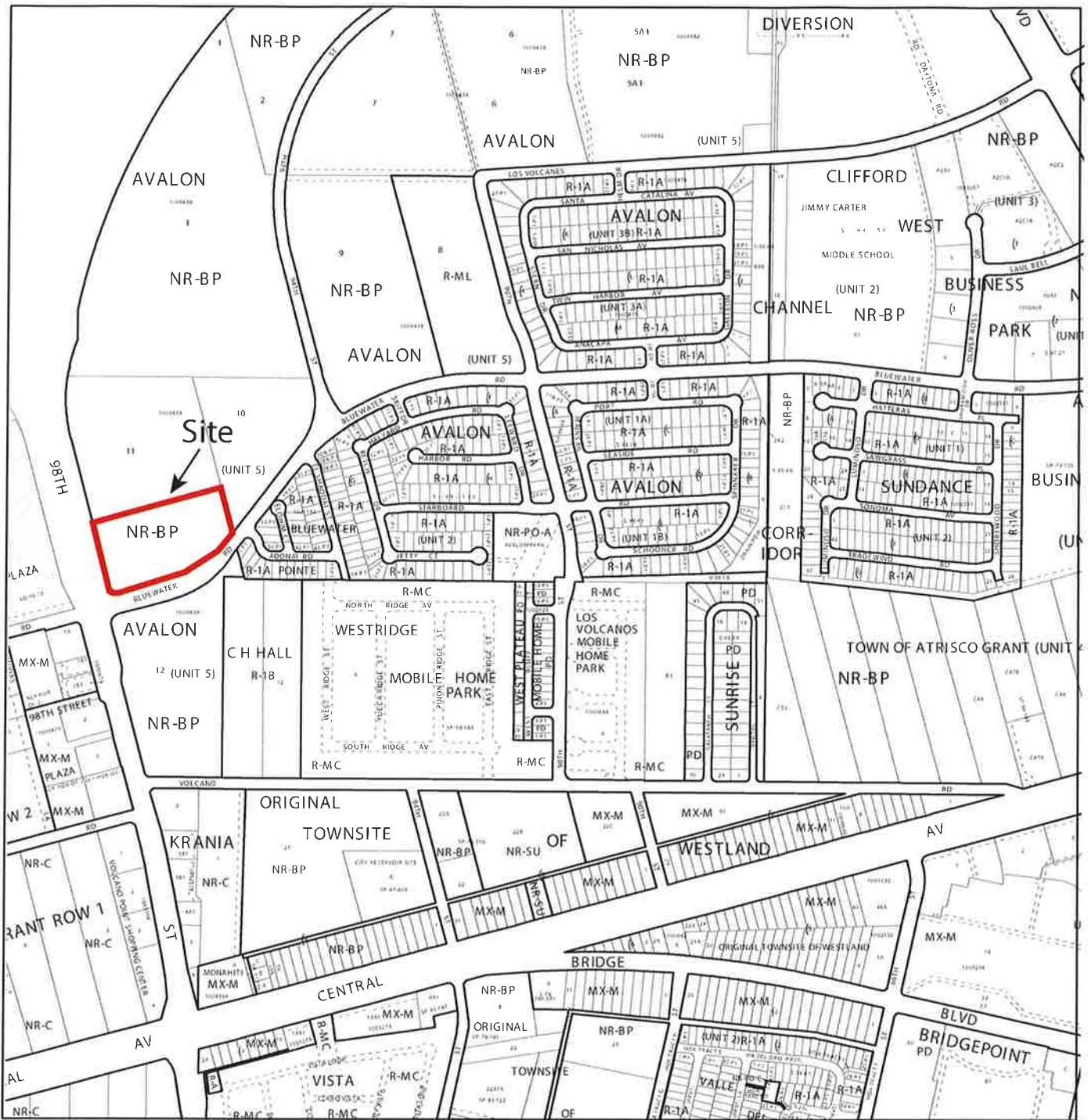
6300 Riverside Plaza Lane NW, Suite 200  
Albuquerque, NM 87120

Sincerely,

A handwritten signature in blue ink, appearing to read "Brian Patterson", with a long horizontal flourish extending to the right.

Brian Patterson  
Director of Development  
Titan Development  
6300 Riverside Plaza Ln NW Suite 200  
Albuquerque, NM 87120

Cc: Yolanda Padilla-Moyer, Bohannon Huston, Inc

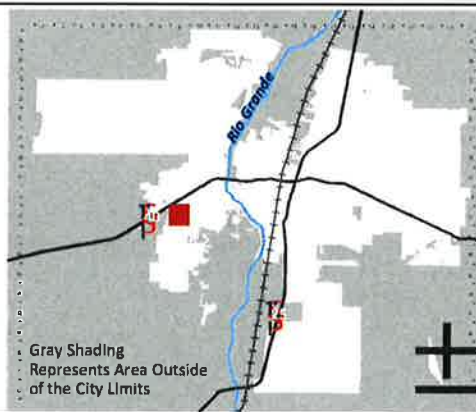


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# 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:  
**K-09-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

# À TITÀN

DEVELOPMENT



7011 1150 0000 1401 6444

UNITED STATES POSTAGE  
**PITNEY BOWES**  
 02 1P  
**\$ 007.500**  
 0000282581 MAY 14 2019  
 MAILED FROM ZIP CODE 87120

*Ms. Lucy Archardo  
 Avalon NA  
 601 Stern Drive NW  
 Albuquerque, NM 87121*

NM-MEXICO

TEXAS

**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:  
*Ms. Lucy Archardo  
 Avalon NA  
 601 Stern Drive NW  
 Albuquerque NM 87121*

9590 9402 4674 8323 5441 38

2. Article Number (Transfer from service label)  
 7011 1150 0000 1401 6444

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent

**X** B. Received by (Printed Name)  Addressee

C. Date of Delivery

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

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

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

Domestic Return Receipt

## Matthew Satches

---

**From:** Brian Patterson <bpatterson@Titan-Development.com>  
**Sent:** Monday, May 13, 2019 4:28 PM  
**To:** PRESIDENT-AVALON NA  
**Subject:** Tract 11, Avalon Subdivision - Neighborhood Notification  
**Attachments:** Lucy Anchondo\_ Neighborhood Letter (Maverik) 2019-5-13.pdf

Ms. Anchondo,

Afternoon. Last week, we mailed you a certified letter per City of Albuquerque's Integrated Development Ordinance Subsection 14-16-6-4(K)(2) regarding proposed platting action on Tract 11 of the Avalon Subdivision. Per City requirements, we were also required to send you an electronic notification via email in which we did not. To correct this oversight, we are delaying our submittal to the Development Review Board (DRB) one week and will now submit on May 31<sup>st</sup> for a hearing date of June 26<sup>th</sup>. Please see attached updated letter with revised submittal and hearing dates. We will be send you a revised letter via certified mail as well. We are still planning on presenting to your association tomorrow evening. If you have any questions, please send me an email or give me a call.

Thank you,

**Brian Patterson, P.E.**  
**Director of Development**



(O) 505-998-0163

(M) 505-980-1650

[bpatterson@titan-development.com](mailto:bpatterson@titan-development.com) | [www.titan-development.com](http://www.titan-development.com)



6300 Riverside Plaza Lane NW, Suite 200  
Albuquerque, NM 87120

May 13, 2019

Mr. Jerry Gallegos  
South West Alliance of Neighborhoods  
5921 Central Avenue NW  
Albuquerque, NM 87105  
[jgallegoswccdg@gmail.com](mailto:jgallegoswccdg@gmail.com)

**RE: Platting action and vacation of easement at northeast corner of 98<sup>th</sup> Street and Bluewater Road**

Dear Mr. Gallegos:

The purpose of this letter is to inform you of the intent to submit an application for a **Subdivision of Land - Major and Vacation of Easement – DRB** related to a future 3-acre parcel of land at the northeast corner of 98<sup>th</sup> Street and Bluewater Road NW. The existing site is legally described as Avalon Subdivision, Tract 11, but will be updated after the platting action occurs. The property is currently zoned NR-BP and will not be rezoned.

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, we are notifying you as a NA Representative that Titan Development and Bohannon Huston, Inc will be submitting the following application(s): **Subdivision of Land – Major and Vacation of Easement – DRB** to be reviewed and decided by the Development Review Board (DRB). An infrastructure list will be tied to the platting action and also approved by the Development Review Board.

The complete application is for a 3-acre parcel of land that will be ultimately used for a Maverik Convenience Store. Maverik is known for their BonFire food – made fresh in every Maverik store, every day – and excellent value on fuel, drinks and snacks. Maverik sells exclusive products such as fresh-made gourmet burritos, sandwiches, pizzas, cookies, coffee blends in addition to their gas refueling service. Under a separate application submitted by Ron Bohannon with Tierra West, a conditional use permit is being submitted to the Zoning Hearing Examiner for approval of large vehicle fueling.

As part of the IDO procedure, we are required to notify the registered neighborhood associations and adjacent neighbors. We are anticipating submitting the application for the above actions on May 31<sup>st</sup>, 2019 and will be heard by the Development Review Board on June 26<sup>th</sup> at 9:00am at the Plaza Del Sol Hearing Room, Basement Level on 600 Second Street NW in Albuquerque.

We would like to offer an informational meeting with the interested neighborhood associations to discuss any matters related to this request. We will be hosting this meeting on **Monday, May 20<sup>th</sup> at 5:30pm** at Titan's offices located at 6300 Riverside Plaza Ln NW Suite 200 in Albuquerque. Please contact me at [bpatterson@titan-development.com](mailto:bpatterson@titan-development.com) or (505) 998-0163 to RSVP for this meeting or if you have any questions.

You can check the agenda for the relevant decision-making body online here:  
<https://www.cabq.gov/planning/boards-commissions> or call the Planning Department at 505-924-3860.



6300 Riverside Plaza Lane NW, Suite 200  
Albuquerque, NM 87120

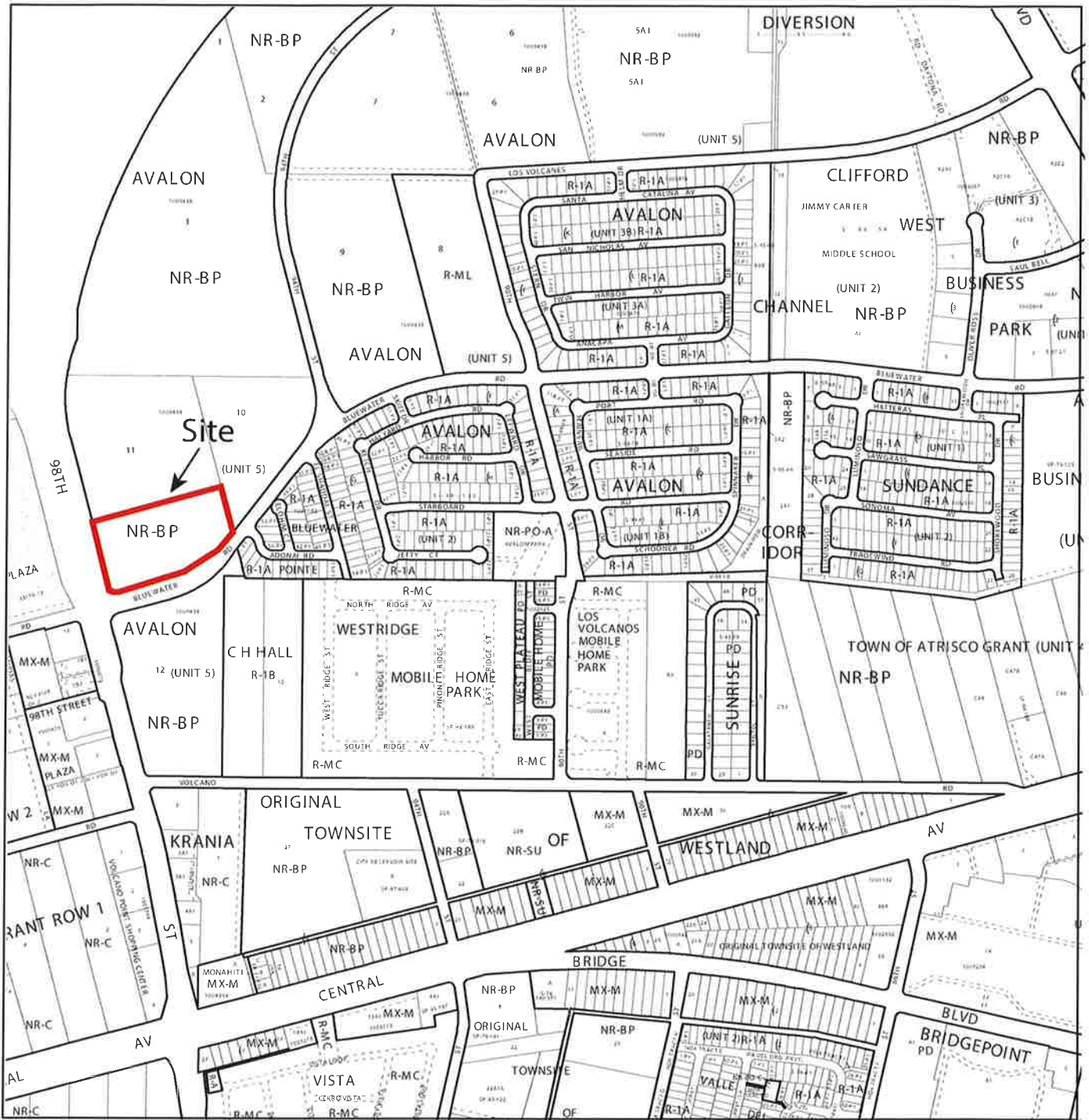
Sincerely,

A handwritten signature in blue ink, appearing to read "BP", followed by a long horizontal line extending to the right.

Brian Patterson  
Director of Development  
Titan Development  
6300 Riverside Plaza Ln NW Suite 200  
Albuquerque, NM 87120

Cc: Yolanda Padilla-Moyer, Bohannon Huston, Inc






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

## IDO Zone Atlas

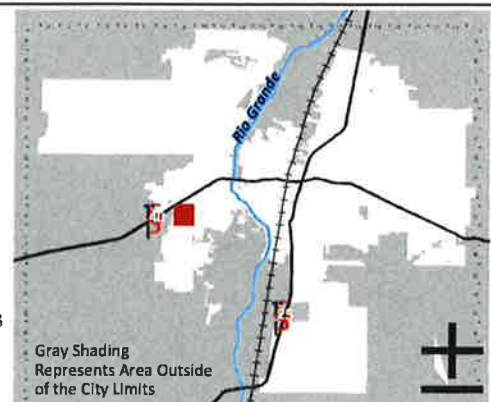
### May 2018



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).

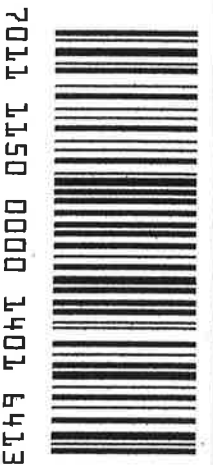


Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**K-09-Z**

- Easement
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- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet



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02 1P  
0000282581 MAY 14 2019  
MAILED FROM ZIP CODE 87120

\$ 007.500

MR. Terry Gallegos  
S.W. Alliance of Neighborhoods  
5921 Central Ave N.W.  
Albuquerque, NM 87105

6304

NEW MEXICO

TEXAS

PLACE TICKET TO TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE.

SENDER: COMPLETE THIS SECTION

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
MR. Terry Gallegos  
South West Alliance of Neighborhoods  
5921 Central Avenue NW  
Albuquerque NM 87105

9590 9402 4674 8323 5441 69



2. Article Number (Transfer from service label)

7011 1150 0000 1401 6413

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A. Signature  Agent

B. Received by (Printed Name)  Addressee

C. Date of Delivery

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

3. Service Type

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

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

Domestic Return Receipt

## Matthew Satches

---

**From:** Brian Patterson <bpatterson@Titan-Development.com>  
**Sent:** Tuesday, May 14, 2019 9:29 AM  
**To:** jgallegoswccd@gmail.com  
**Subject:** Tract 11, Avalon Subdivision - Neighborhood Notification  
**Attachments:** Jerry Gallegos\_ Neighborhood Letter (Maverik) 2019-5-13.pdf

Mr. Gallegos,

Good morning. Last week, we mailed you a certified letter per City of Albuquerque's Integrated Development Ordinance Subsection 14-16-6-4(K)(2) regarding proposed platting action on Tract 11 of the Avalon Subdivision. Per City requirements, we were also required to send you an electronic notification via email in which we did not. To correct this oversight, we are delaying our submittal to the Development Review Board (DRB) one week and will now submit on May 31<sup>st</sup> for a hearing date of June 26<sup>th</sup>. Please see attached updated letter with revised submittal and hearing dates. We will be send you a revised letter via certified mail as well. If you have any questions, please send me an email or give me a call.

Thank you,

**Brian Patterson, P.E.**  
**Director of Development**



(O) 505-998-0163

(M) 505-980-1650

[bpatterson@titan-development.com](mailto:bpatterson@titan-development.com) | [www.titan-development.com](http://www.titan-development.com)



6300 Riverside Plaza Lane NW, Suite 200  
Albuquerque, NM 87120

May 13, 2019

Mr. Harry Hendriksen  
Westside Coalition of Neighborhood Associations  
10592 Rio Del Sol NW  
Albuquerque, NM 87114

**RE: Platting action and vacation of easement at northeast corner of 98<sup>th</sup> Street and Bluewater Road**

Dear Mr. Harry:

The purpose of this letter is to inform you of the intent to submit an application for a **Subdivision of Land - Major and Vacation of Easement – DRB** related to a future 3-acre parcel of land at the northeast corner of 98<sup>th</sup> Street and Bluewater Road NW. The existing site is legally described as Avalon Subdivision, Tract 11, but will be updated after the platting action occurs. The property is currently zoned NR-BP and will not be rezoned.

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As part of the IDO procedure, we are required to notify the registered neighborhood associations and adjacent neighbors. We are anticipating submitting the application for the above actions on May 31<sup>st</sup>, 2019 and will be heard by the Development Review Board on June 26<sup>th</sup> at 9:00am at the Plaza Del Sol Hearing Room, Basement Level on 600 Second Street NW in Albuquerque.

We would like to offer an informational meeting with the interested neighborhood associations to discuss any matters related to this request. We will be hosting this meeting on **Monday, May 20<sup>th</sup> at 5:30pm** at Titan's offices located at 6300 Riverside Plaza Ln NW Suite 200 in Albuquerque. Please contact me at [bpatterson@titan-development.com](mailto:bpatterson@titan-development.com) or (505) 998-0163 to RSVP for this meeting or if you have any questions. You can check the agenda for the relevant decision-making body online here: <https://www.cabq.gov/planning/boards-commissions> or call the Planning Department at 505-924-3860.



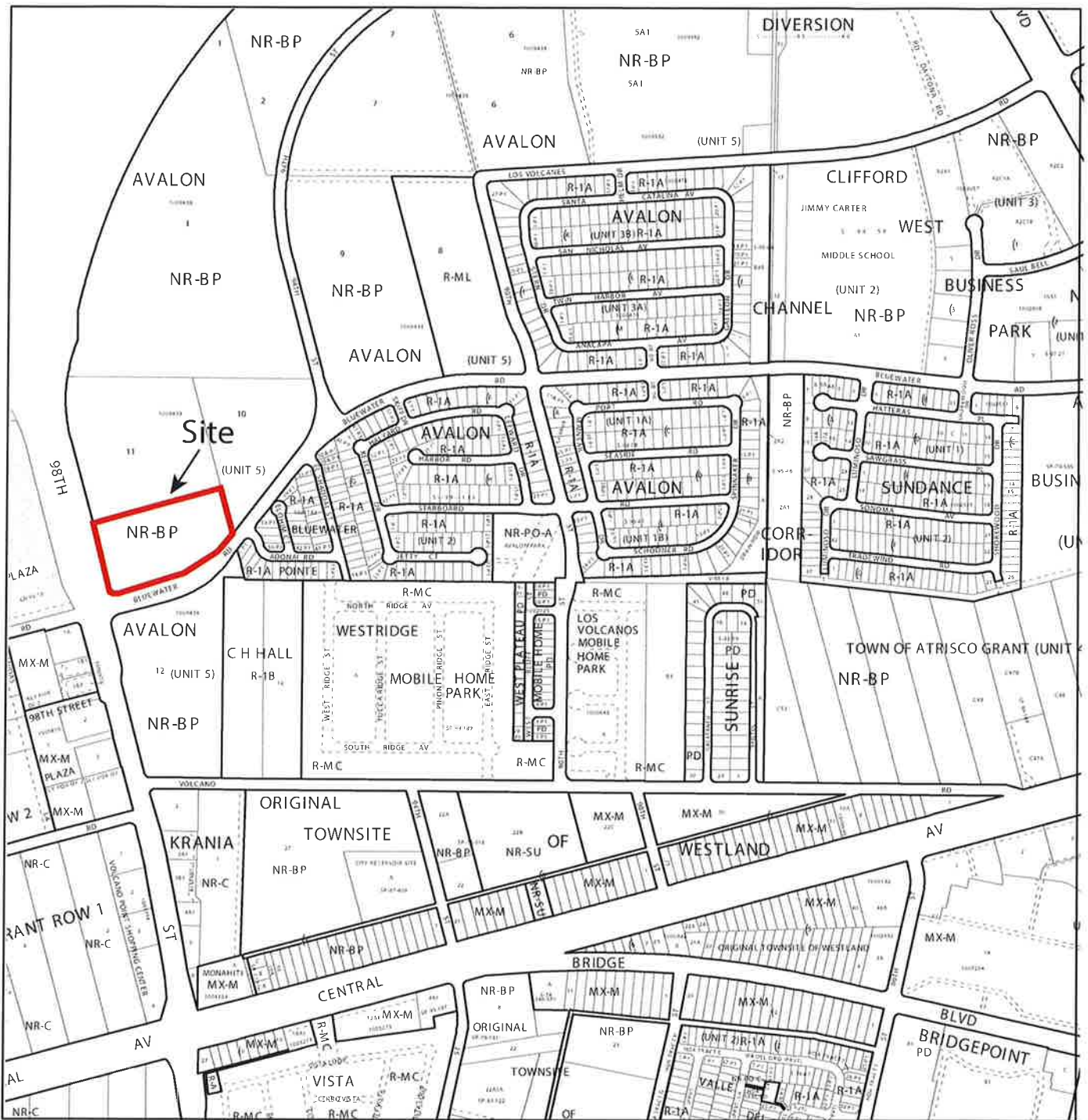
6300 Riverside Plaza Lane NW, Suite 200  
Albuquerque, NM 87120

Sincerely,

A handwritten signature in blue ink, appearing to read "BP", with a large, sweeping flourish extending to the right.

Brian Patterson  
Director of Development  
Titan Development  
6300 Riverside Plaza Ln NW Suite 200  
Albuquerque, NM 87120

Cc: Yolanda Padilla-Moyer, Bohannon Huston, Inc



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

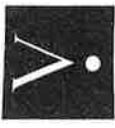
Albuquerque Geographic Information System

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Zone Atlas Page:  
**K-09-Z**

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- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Feet  
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TITAN DEVELOPMENT



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UNITED STATES POSTAGE  
PITNEY BOWES  
02 1P \$007.500  
0000282581 MAY 14 2019  
MAILED FROM ZIP CODE 87120

Mr. Harry Hendriksen  
Westside Coalition of Neighborhood  
10592 Rio Del Sol NW  
Abiquenque, NM 87114

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

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TEXAS

6300 F

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1. Article Addressed to:  
 Mr. Harry Hendriksen  
 Westside Coalition of Neighborhood  
 10592 Rio Del Sol NW  
 Abiquenque NM 87114

9590 9402 4674 8323 5441 52

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

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

C. Date of Delivery

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

2. Article Number (Transfer from service label)  
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PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

## Matthew Satches

---

**From:** Brian Patterson <bpatterson@Titan-Development.com>  
**Sent:** Tuesday, May 14, 2019 9:31 AM  
**To:** hlhen@comcast.net  
**Subject:** Tract 11, Avalon Subdivision - Neighborhood Notification  
**Attachments:** Harry Hendriksen\_ Neighborhood Letter (Maverik) 2019-5-13.pdf

Mr. Hendriksen,

Good morning. Last week, we mailed you a certified letter per City of Albuquerque's Integrated Development Ordinance Subsection 14-16-6-4(K)(2) regarding proposed platting action on Tract 11 of the Avalon Subdivision. Per City requirements, we were also required to send you an electronic notification via email in which we did not. To correct this oversight, we are delaying our submittal to the Development Review Board (DRB) one week and will now submit on May 31<sup>st</sup> for a hearing date of June 26<sup>th</sup>. Please see attached updated letter with revised submittal and hearing dates. We will be send you a revised letter via certified mail as well. If you have any questions, please send me an email or give me a call.

Thank you,

**Brian Patterson, P.E.**  
**Director of Development**



(O) 505-998-0163

(M) 505-980-1650

[bpatterson@titan-development.com](mailto:bpatterson@titan-development.com) | [www.titan-development.com](http://www.titan-development.com)





6300 Riverside Plaza Lane NW, Suite 200  
Albuquerque, NM 87120

May 13, 2019

Ms. Cherise Quezada  
South West Alliance of Neighborhoods  
10304 Paso Fino Place SW  
Albuquerque, NM 87121

**RE: Platting action and vacation of easement at northeast corner of 98<sup>th</sup> Street and Bluewater Road**

Dear Ms. Cherise:

The purpose of this letter is to inform you of the intent to submit an application for a **Subdivision of Land - Major and Vacation of Easement – DRB** related to a future 3-acre parcel of land at the northeast corner of 98<sup>th</sup> Street and Bluewater Road NW. The existing site is legally described as Avalon Subdivision, Tract 11, but will be updated after the platting action occurs. The property is currently zoned NR-BP and will not be rezoned.

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As part of the IDO procedure, we are required to notify the registered neighborhood associations and adjacent neighbors. We are anticipating submitting the application for the above actions on May 31<sup>st</sup>, 2019 and will be heard by the Development Review Board on June 26<sup>th</sup> at 9:00am at the Plaza Del Sol Hearing Room, Basement Level on 600 Second Street NW in Albuquerque.

We would like to offer an informational meeting with the interested neighborhood associations to discuss any matters related to this request. We will be hosting this meeting on **Monday, May 20<sup>th</sup> at 5:30pm** at Titan's offices located at 6300 Riverside Plaza Ln NW Suite 200 in Albuquerque. Please contact me at [bpatterson@titan-development.com](mailto:bpatterson@titan-development.com) or (505) 998-0163 to RSVP for this meeting or if you have any questions.

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6300 Riverside Plaza Lane NW, Suite 200  
Albuquerque, NM 87120

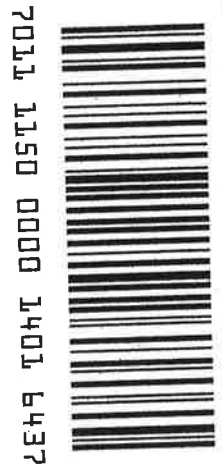
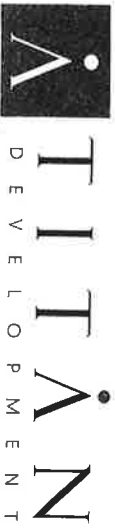
Sincerely,

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Brian Patterson  
Director of Development  
Titan Development  
6300 Riverside Plaza Ln NW Suite 200  
Albuquerque, NM 87120

Cc: Yolanda Padilla-Moyer, Bohannon Huston, Inc





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UNITED STATES POSTAGE  
PITNEY BOWES  
02 1P  
\$ 007.500  
0000282581 MAY 14 2019  
MAILED FROM ZIP CODE 87120

Ms. Chene Quezada  
SW Alliance of Neighborhood  
10304 Paso Fino Pl. SW  
Albuquerque, NM 87121

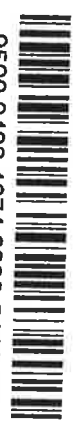
PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

6300 Rive  
All

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.
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1. Article Addressed to:  
Ms. Chene Quezada  
South West Alliance of Neighbor  
10304 Paso Fino Place SW  
Albuquerque NM 87121



9590 9402 4674 8323 5441 45

2. Article Number: Transfer from service label  
7011 1150 0000 1401 6437

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature  X
- B. Received by (Printed Name)  Agent  
 Addressee
- C. Date of Delivery
- D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

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

Domestic Return Receipt

## Matthew Satches

---

**From:** Brian Patterson <bpatterson@Titan-Development.com>  
**Sent:** Tuesday, May 14, 2019 9:30 AM  
**To:** cherquezada@yahoo.com  
**Subject:** Tract 11, Avalon Subdivision - Neighborhood Notification  
**Attachments:** Cherise Quezada\_ Neighborhood Letter (Maverik) 2019-5-13.pdf

Ms. Quezada,

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Thank you,

**Brian Patterson, P.E.**  
**Director of Development**



(O) 505-998-0163

(M) 505-980-1650

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6300 Riverside Plaza Lane NW, Suite 200  
Albuquerque, NM 87120

May 13, 2019

Brenda & Joseph Solis  
9624 Adonai Rd NW  
Albuquerque, NM 87121

**RE: Platting action and vacation of easement at northeast corner of 98<sup>th</sup> Street and Bluewater Road**

Dear Mr. and Mrs. Solis,

The purpose of this letter is to inform you of the intent to submit an application for a **Subdivision of Land - Major and Vacation of Easement – DRB** related to a future 3-acre parcel of land at the northeast corner of 98<sup>th</sup> Street and Bluewater Road NW. The existing site is legally described as Avalon Subdivision, Tract 11, but will be updated after the platting action occurs. The property is currently zoned NR-BP and will not be rezoned.

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As part of the IDO procedure, we are required to notify the registered neighborhood associations and adjacent neighbors. We are anticipating submitting the application for the above actions on May 31<sup>st</sup>, 2019 and will be heard by the Development Review Board on June 26<sup>th</sup> at 9:00am at the Plaza Del Sol Hearing Room, Basement Level on 600 Second Street NW in Albuquerque.

We would like to offer an informational meeting with the interested neighborhood associations to discuss any matters related to this request. We will be hosting this meeting on **Monday, May 20<sup>th</sup> at 5:30pm** at Titan's offices located at 6300 Riverside Plaza Ln NW Suite 200 in Albuquerque. Please contact me at [bpatterson@titan-development.com](mailto:bpatterson@titan-development.com) or (505) 998-0163 to RSVP for this meeting or if you have any questions.

You can check the agenda for the relevant decision-making body online here: <https://www.cabq.gov/planning/boards-commissions> or call the Planning Department at 505-924-3860.



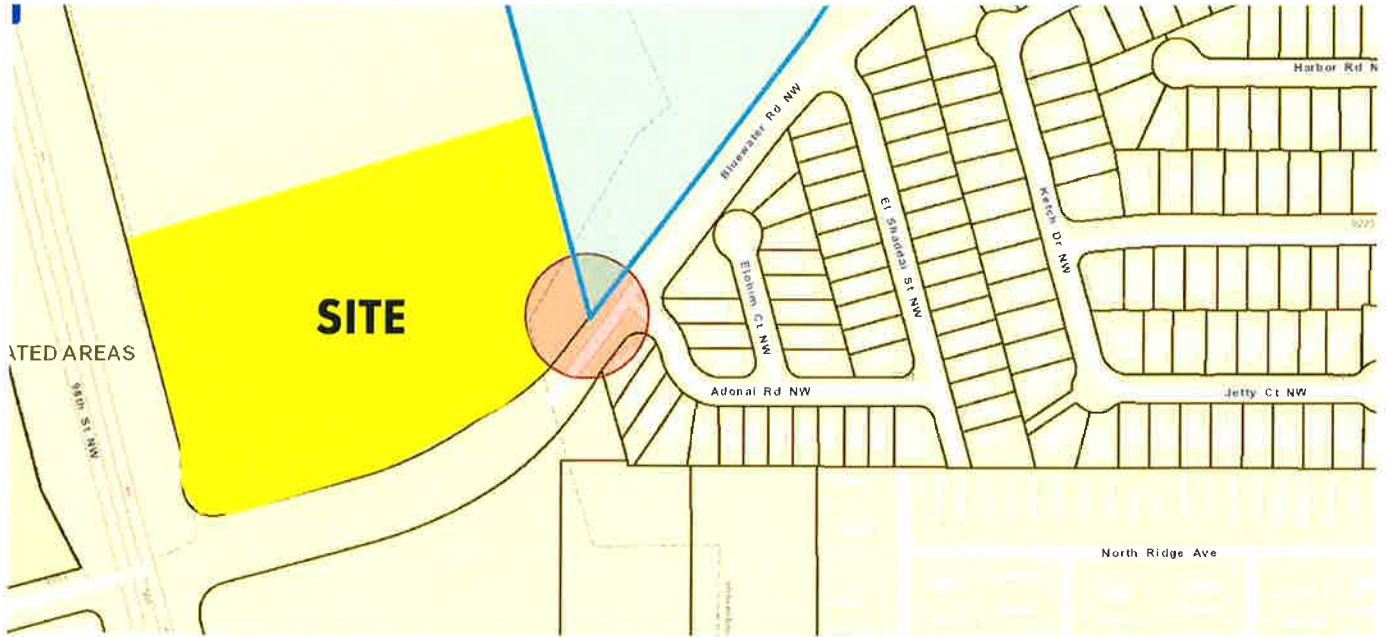
6300 Riverside Plaza Lane NW, Suite 200  
Albuquerque, NM 87120

Sincerely,

A handwritten signature in black ink, appearing to read 'BP', written over a light blue horizontal line.

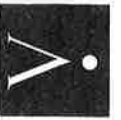
Brian Patterson  
Director of Development  
Titan Development  
6300 Riverside Plaza Ln NW Suite 200  
Albuquerque, NM 87120

cc: Yolanda Padilla-Moyer, Bohannon Huston, Inc



UPC	Owner	Owner Address	Owner Address 2	SITUS Address	SITUS Address 2	Legal Description	Acres
100905711531420105	98TH & I-40 LAND LLC	6300 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE NM 87120-2617	BLUEWATER RD NW	ALBUQUERQUE NM 87121	TR 10 PLAT OF TRS 1 THRU 12 AVALON SUBD UNIT 5CONT 7.2564 AC	7.2564
100905705529520103	98TH & I-40 LAND LLC	6300 RIVERSIDE PLAZA LN NW SUITE 200	ALBUQUERQUE NM 87120-2617	BLUEWATER RD NW	ALBUQUERQUE NM 87121	TR 11 PLAT OF TRS 1 THRU 12 AVALON SUBD UNIT 5CONT 16.6726 AC	16.6726
100905710225421001	SOLIS JOSEPH & BRENDA M	9624 ADONAI RD NW	ALBUQUERQUE NM 87121	9624 ADONAI RD NW	ALBUQUERQUE NM 87121	LT 1-P1 PLAT OF BLUEWATER POINTE SUBDIVISIONCONT .1080 AC	0.108 ✓
100905706518130705	MAJEC LLC % BUENO FOODS INC ATTN KEN GENCO	PO BOX 3168	CORRALES NM 87048	VOLCANO RD NW	ALBUQUERQUE NM 87121	TR 12 PLAT OF TRS 1 THRU 12 AVALON SUBD UNIT 5 CONT 11.0941AC	11.0941





DEVELOPMENT

CHALLENGER



7011 1150 0000 1401 6383



UNITED STATES POSTAGE  
PITNEY BOWES  
02 1P  
\$ 007.500  
0000282581 MAY 14 2019  
MAILED FROM ZIP CODE 87120

Brenda + Joseph Salis  
9624 Adonai Rd NW  
Albuq., NM 87121

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

6300 RIN

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:  
Brenda + Joseph Salis  
9624 Adonai Rd NW  
Albuquerque NM 87121

9590 9402 4674 8323 5442 06



2. Article Number (Transfer from services label)

7011 1150 0000 1401 6383

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

- Agent
- Addressee

C. Date of Delivery

D. Is delivery address different from item 1? If YES, enter delivery address below:

- Yes
- No

3. Service Type

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

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

Domestic Return Receipt



6300 Riverside Plaza Lane NW, Suite 200  
Albuquerque, NM 87120

May 13, 2019

98th & I-40 LLC  
c/o Titan Development  
6300 Riverside Plaza Ln NW Suite 200  
Albuquerque, NM

**RE: Platting action and vacation of easement at northeast corner of 98<sup>th</sup> Street and Bluewater Road**

98<sup>th</sup> & I-40 LLC,

The purpose of this letter is to inform you of the intent to submit an application for a **Subdivision of Land - Major and Vacation of Easement – DRB** related to a future 3-acre parcel of land at the northeast corner of 98<sup>th</sup> Street and Bluewater Road NW. The existing site is legally described as Avalon Subdivision, Tract 11, but will be updated after the platting action occurs. The property is currently zoned NR-BP and will not be rezoned.

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, we are notifying you as a NA Representative that Titan Development and Bohannon Huston, Inc will be submitting the following application(s): **Subdivision of Land – Major and Vacation of Easement – DRB** to be reviewed and decided by the Development Review Board (DRB). An infrastructure list will be tied to the platting action and also approved by the Development Review Board.

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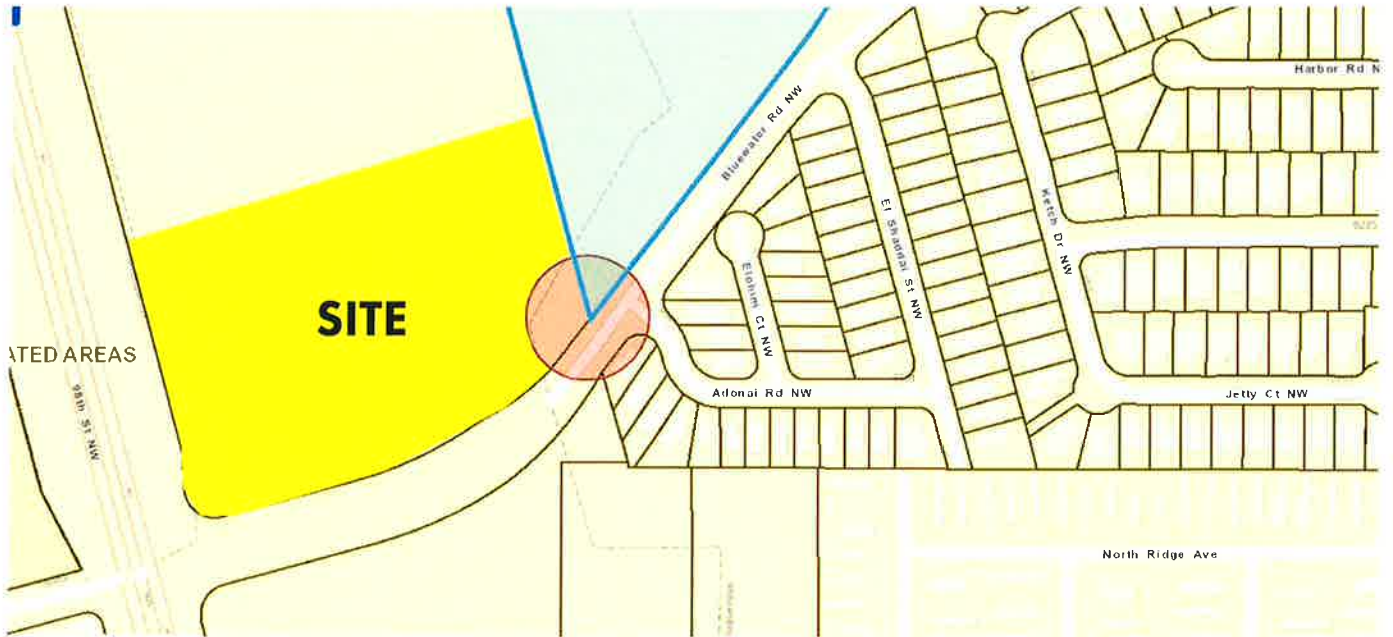
6300 Riverside Plaza Lane NW, Suite 200  
Albuquerque, NM 87120

Sincerely,

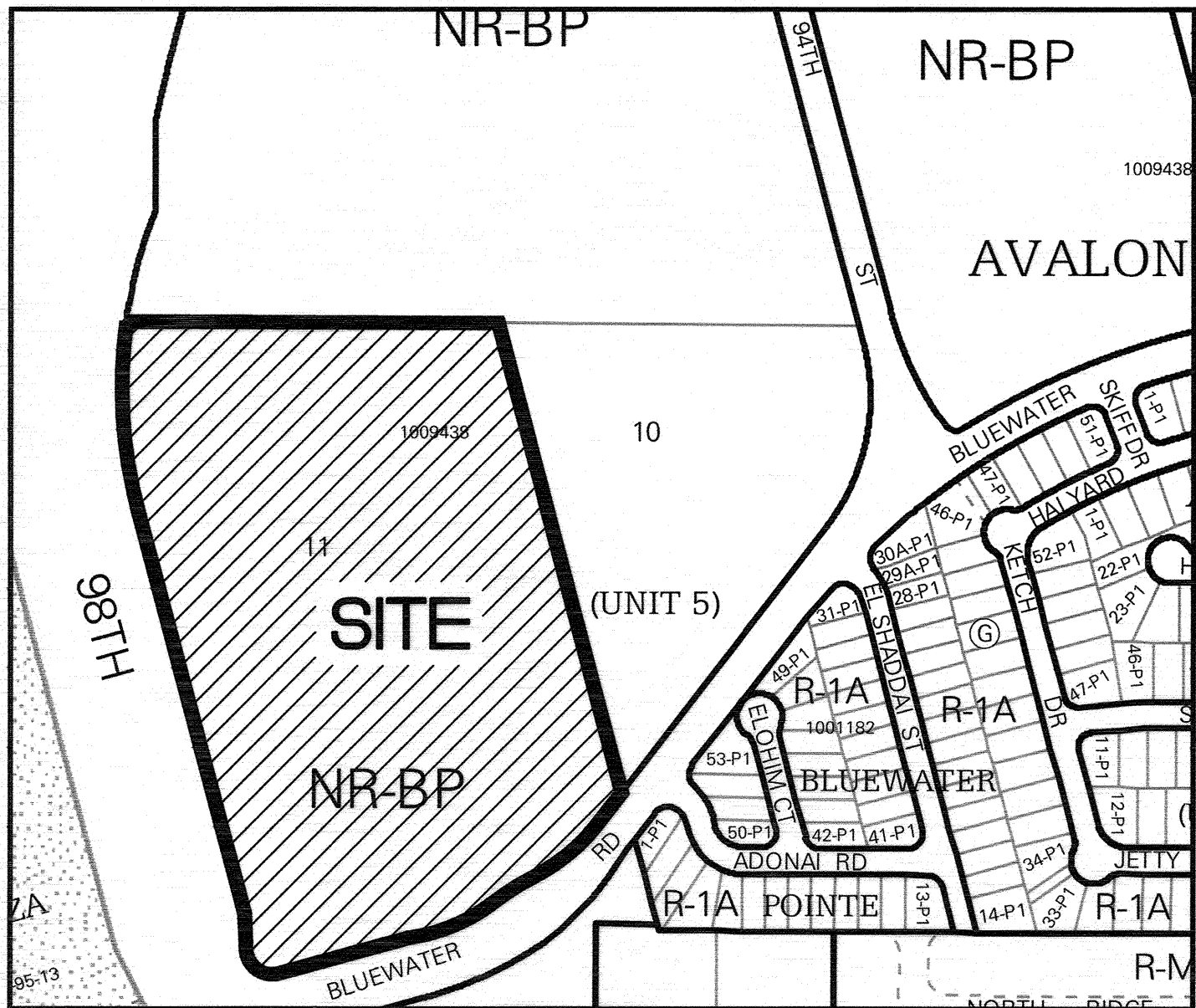
A handwritten signature in black ink, appearing to read "Brian Patterson", with a long horizontal flourish extending to the right.

Brian Patterson  
Director of Development  
Titan Development  
6300 Riverside Plaza Ln NW Suite 200  
Albuquerque, NM 87120

cc: Yolanda Padilla-Moyer, Bohannon Huston, Inc



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Vicinity Map - Zone Atlas K-9-Z

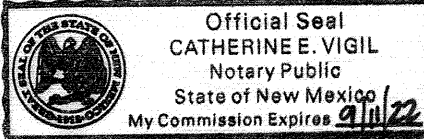
**Documents**

- TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 1901731 AND AN EFFECTIVE DATE OF MARCH 15, 2019.
- PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 22, 2014 IN PLAT BOOK 2014C, FOLIO 46, AS DOCUMENT NO. 2014040949.
- SPECIAL WARRANTY DEED FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 14, 2016, AS DOCUMENT NO. 2016116753.

**Free Consent**

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 DO HEREBY GRANT THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THEIR RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION 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.

*B. Spencer* \_\_\_\_\_ DATE 5-30-19  
 BEN SPENCER, MANAGER  
 98TH AND I-40 LAND, LLC



STATE OF New Mexico }  
 COUNTY OF Bernalillo }  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON May 30, 2019  
 BY: BEN SPENCER, MANAGER, 98TH AND I-40 LAND, LLC

By: Catherine E. Vigil  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 9/11/2022

**Indexing Information**

Projected Section 21, Township 10 North, Range 2 East,  
 N.M.P.M. Town of Atrisco Grant  
 Subdivision: Avalon Subdivision Unit 5  
 Owner: 98th and I-40 Land, LLC  
 UPC #: 100905705529520103

**Purpose of Plat**

- SUBDIVIDE AS SHOWN HEREON.
- GRANT EASEMENTS
- VACATE EASEMENTS

**Subdivision Data**

GROSS ACREAGE. . . . .16.6729 ACRES  
 ZONE ATLAS PAGE NO. . . . .K-9-Z  
 NUMBER OF EXISTING LOTS. . . . .1  
 NUMBER OF LOTS CREATED. . . . .2  
 MILES OF FULL-WIDTH STREETS. . . . .0 MILES  
 MILES OF HALF-WIDTH STREETS. . . . .0 MILES  
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. . . . .0 ACRES  
 DATE OF SURVEY. . . . .MAY 2019

**Notes**

- FIELD SURVEY PERFORMED IN MAY 2019.
- ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).

**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 ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

**Legal Description**

TRACT NUMBERED ELEVEN (11), PLAT OF TRACTS 1 THROUGH 12, OF AVALON SUBDIVISION UNIT 5, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 22, 2014, IN PLAT BOOK 2014C, FOLIO 46 AS DOCUMENT NO. 2014040949.

**Treasurer's Certificate**

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND  
 PAID ON UPC #: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PROPERTY OWNER OF RECORD  
 \_\_\_\_\_  
 BERNALILLO COUNTY TREASURER'S OFFICE  
 \_\_\_\_\_

**Plat for  
 Tracts 11-A & 11-B  
 Avalon Subdivision, Unit 5  
 Being Comprised of  
 Tract 11  
 Avalon Subdivision, Unit 5  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 June 2019**

**Project Number:** \_\_\_\_\_  
**Application Number:** \_\_\_\_\_  
**Plat Approvals:**

- PNM Electric Services  
 \_\_\_\_\_  
 Qwest Corp. d/b/a CenturyLink QC  
 \_\_\_\_\_  
 New Mexico Gas Company  
 \_\_\_\_\_  
 Comcast  
 \_\_\_\_\_  
**City Approvals:**  
*Steven M. Frankover P.S.* 5/30/19  
 City Surveyor  
 \_\_\_\_\_  
 Traffic Engineer  
 \_\_\_\_\_  
 ABCWUA  
 \_\_\_\_\_  
 Code Enforcement  
 \_\_\_\_\_  
 AMAFCA  
 \_\_\_\_\_  
 City Engineer  
 \_\_\_\_\_  
 DRB Chairperson, Planning Department  
 \_\_\_\_\_

**Surveyor's Certificate**

I, BRIAN J. MARTINEZ, 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 OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, 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.

*B. J. Martinez* 5/30/19  
 Brian J. Martinez Date  
 N.M.R.P.S. No. 18374



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

**Plat for  
Tracts 11-A & 11-B  
Avalon Subdivision, Unit 5  
Being Comprised of  
Tract 11  
Avalon Subdivision, Unit 5  
City of Albuquerque  
Bernalillo County, New Mexico  
June 2019**

**Easement Notes**

- 1 EXISTING 10' P.U.E. (08/03/1995, BK. 95-18, PG. 5438, DOC NO. 95077007)
- 2 EXISTING 10' P.U.E. (05/22/2014, BK. 2014C, PG. 0046)
- 3 EXISTING 10' P.U.E. (05/31/2001, BK. 2001C, PG. 151)
- 4 EXISTING 7' P.U.E. (10/30/1984, BK. MISC. 169A, PG. 527)
- 5 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT
- 6 EXISTING 10' P.U.E. (05/22/2014, BK. 2014C, PG. 0046) VACATED WITH THE FILING OF THIS PLAT

ACS Monument " 9-K10 "  
NAD 1983 CENTRAL ZONE  
X=1498430.817\*  
Y=1485617.623\*  
Z=5117.72 \* (NAVD 1988)  
G-G=0.99968223  
Mapping Angle=" -0°16'22.01"  
\*U.S. SURVEY FEET

**Legend**

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (05/22/2014, BK. 2014C, PG. 46)
●	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED

**Public Utility Easements**

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

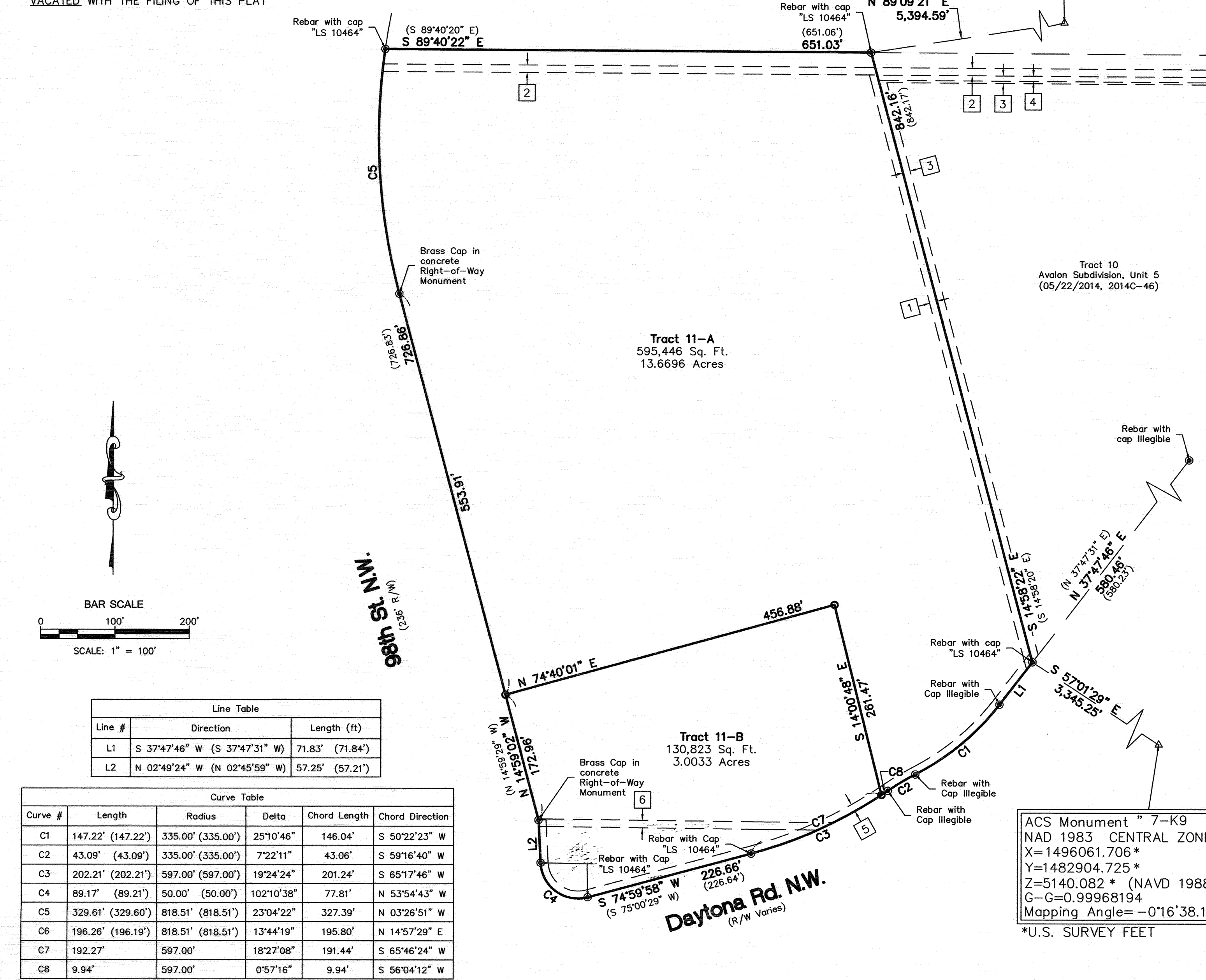
- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico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



Line Table

Line #	Direction	Length (ft)
L1	S 37°47'46" W (S 37°47'31" W)	71.83' (71.84')
L2	N 02°49'24" W (N 02°45'59" W)	57.25' (57.21')

Curve Table

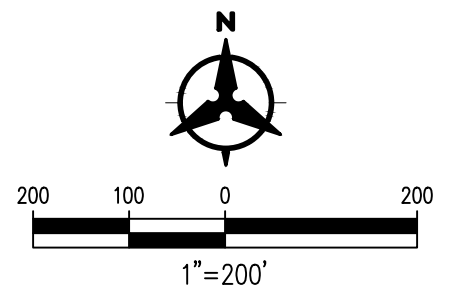
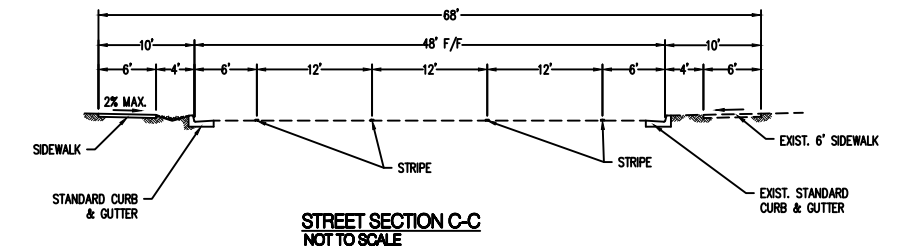
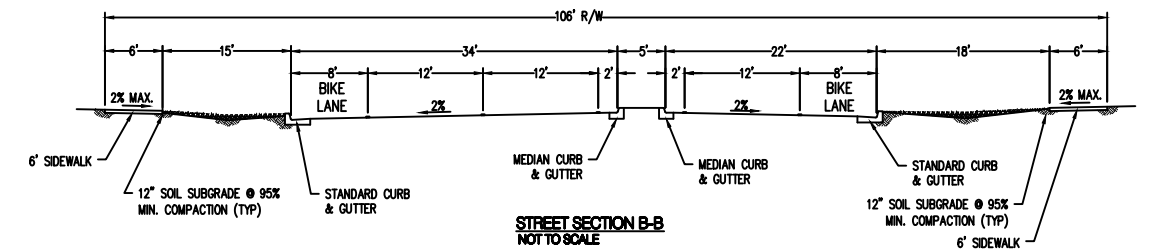
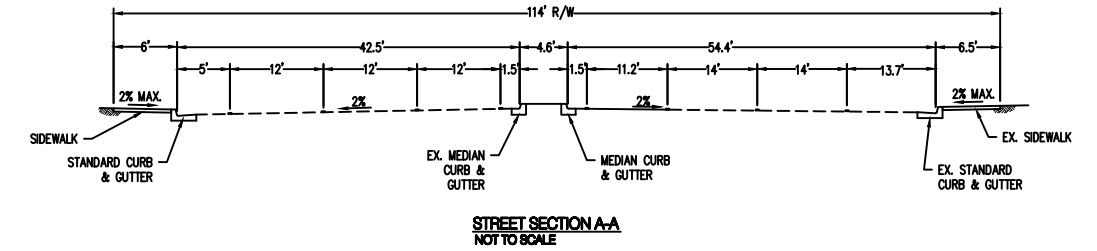
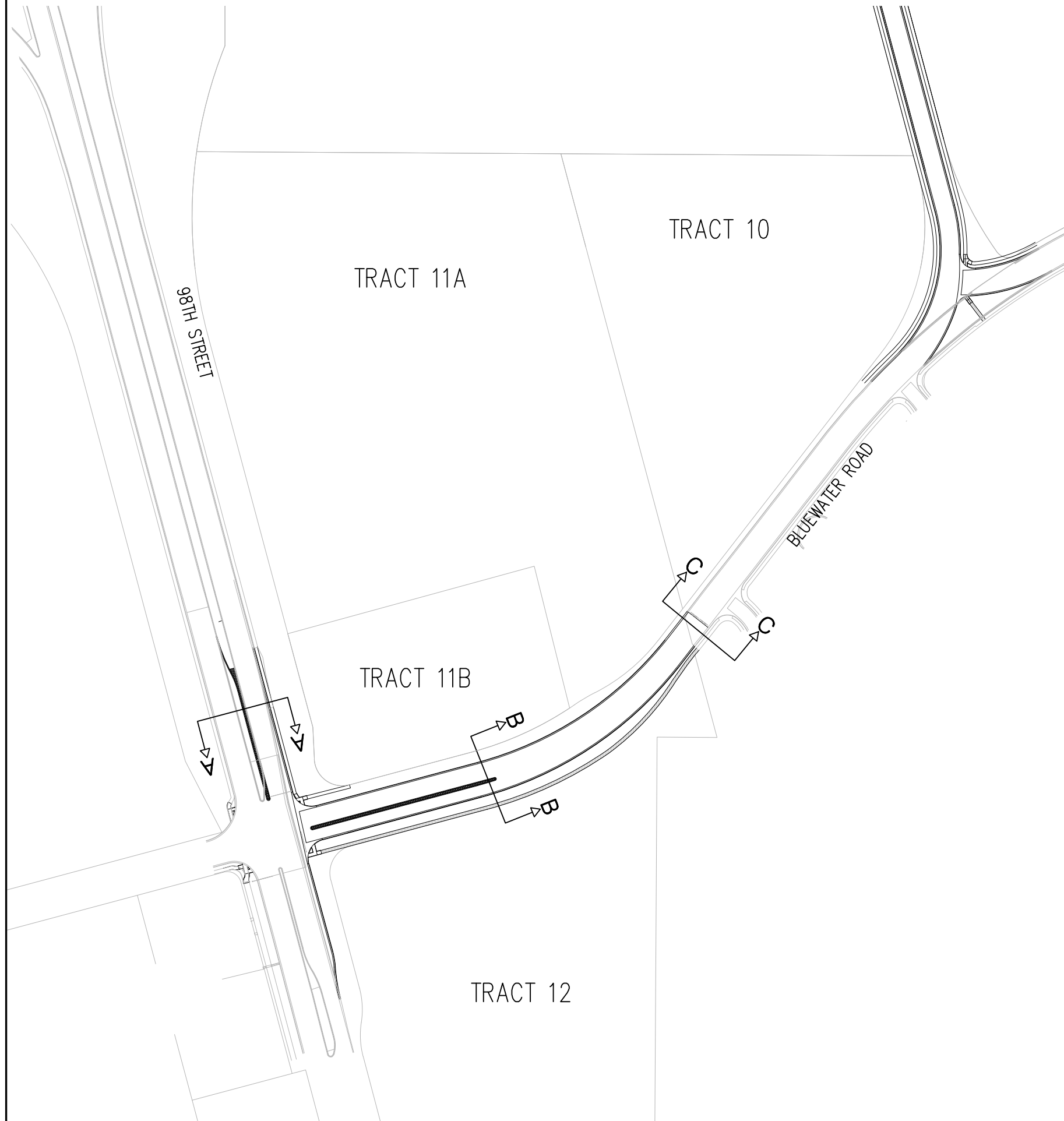
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	147.22' (147.22')	335.00' (335.00')	25°10'46"	146.04'	S 50°22'23" W
C2	43.09' (43.09')	335.00' (335.00')	7°22'11"	43.06'	S 59°16'40" W
C3	202.21' (202.21')	597.00' (597.00')	19°24'24"	201.24'	S 65°17'46" W
C4	89.17' (89.21')	50.00' (50.00')	102°10'38"	77.81'	N 53°54'43" W
C5	329.61' (329.60')	818.51' (818.51')	23°04'22"	327.39'	N 03°26'51" W
C6	196.26' (196.19')	818.51' (818.51')	13°44'19"	195.80'	N 14°57'29" E
C7	192.27'	597.00'	18°27'08"	191.44'	S 65°46'24" W
C8	9.94'	597.00'	0°57'16"	9.94'	S 56°04'12" W

# SIDEWALK EXHIBIT

## TRACTS 11-A & 11-B

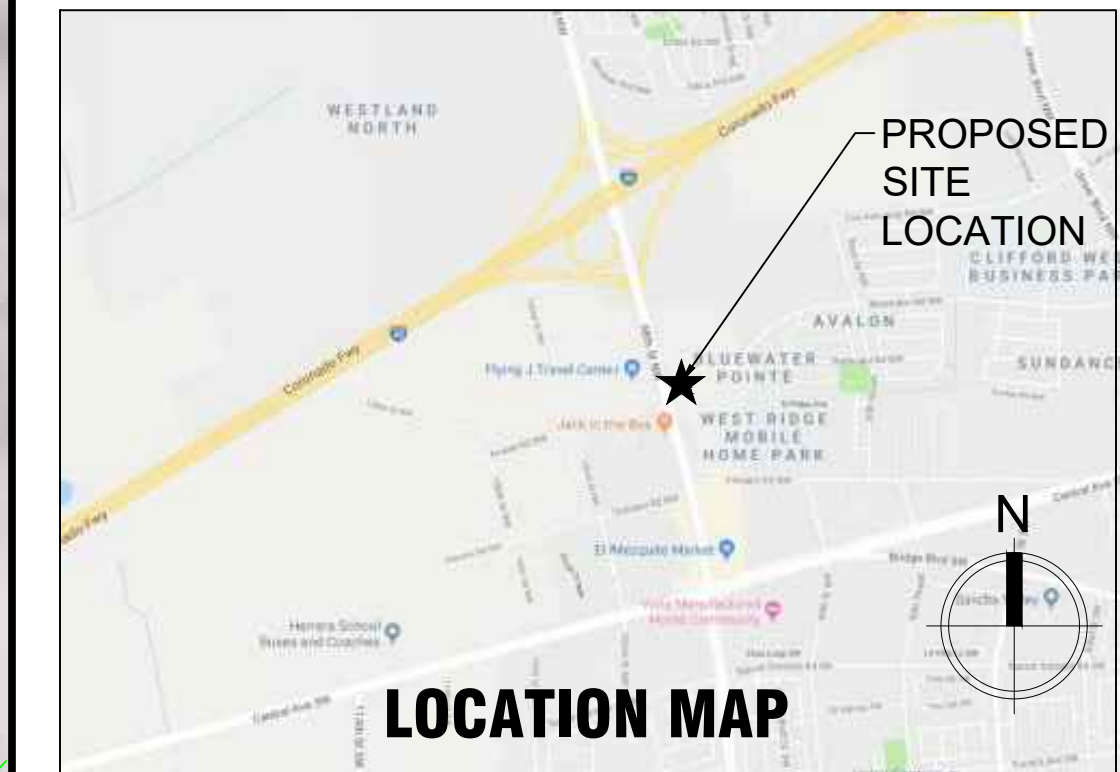
### AVALON SUBDIVISION UNIT 5

May, 2019





**STORE #: TBD**  
**MAVERIK, INC.**  
**98TH STREET NW AND**  
**BLUEWATER ROAD NW**  
**ALBUQUERQUE, NEW MEXICO**

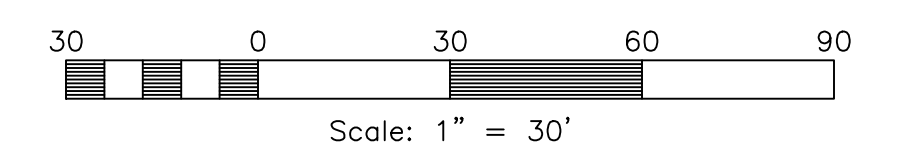
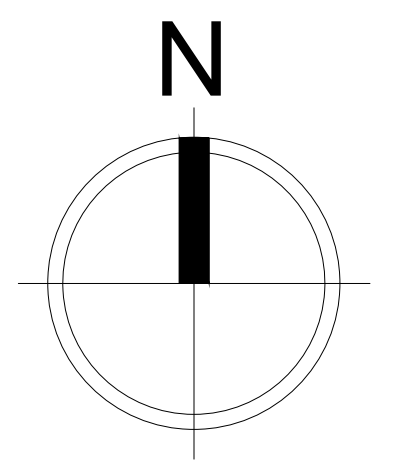


**NOTES:**

- AREAS AND DIMENSIONS PROVIDED ARE APPROXIMATE AND SHOULD BE VERIFIED BY A SURVEY
- THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
- THE BOUNDARIES OF THE PROPERTY SHOWN ON THIS DRAWING WERE CREATED FROM SCALED INFORMATION AND SHOULD NOT BE CONSIDERED ACCURATE.

**SITE DATA**

PARKING:	35 STALLS PROVIDED (2 A.D.A.) (Not incl. gas canopy locations)	
PARCEL AREA:	130,375 SQ. FT.	2.99 ACRES
BUILDING AREA:	5,780 SQ. FT.	0.13 ACRES
ASPHALT AREA:	71,968 SQ. FT.	1.65 ACRES
LANDSCAPE AREA:	27,315 SQ. FT.	0.63 ACRES
	LANDSCAPE CALCULATION	20.95%



#	DATE	DESCRIPTION
1	2018/12/17	CONCEPTUAL SITE PLAN

**Conceptual Site Plan**

**Option A**

Thursday, November 8, 2018 10:01:15 AM P:\Departments\Maverik Real Estate\GISDesign\Projects\New Mexico\98th and Bluewater\01\_Concept\12\_18\_18\_Concept\_01.dwg Leslie Crawford

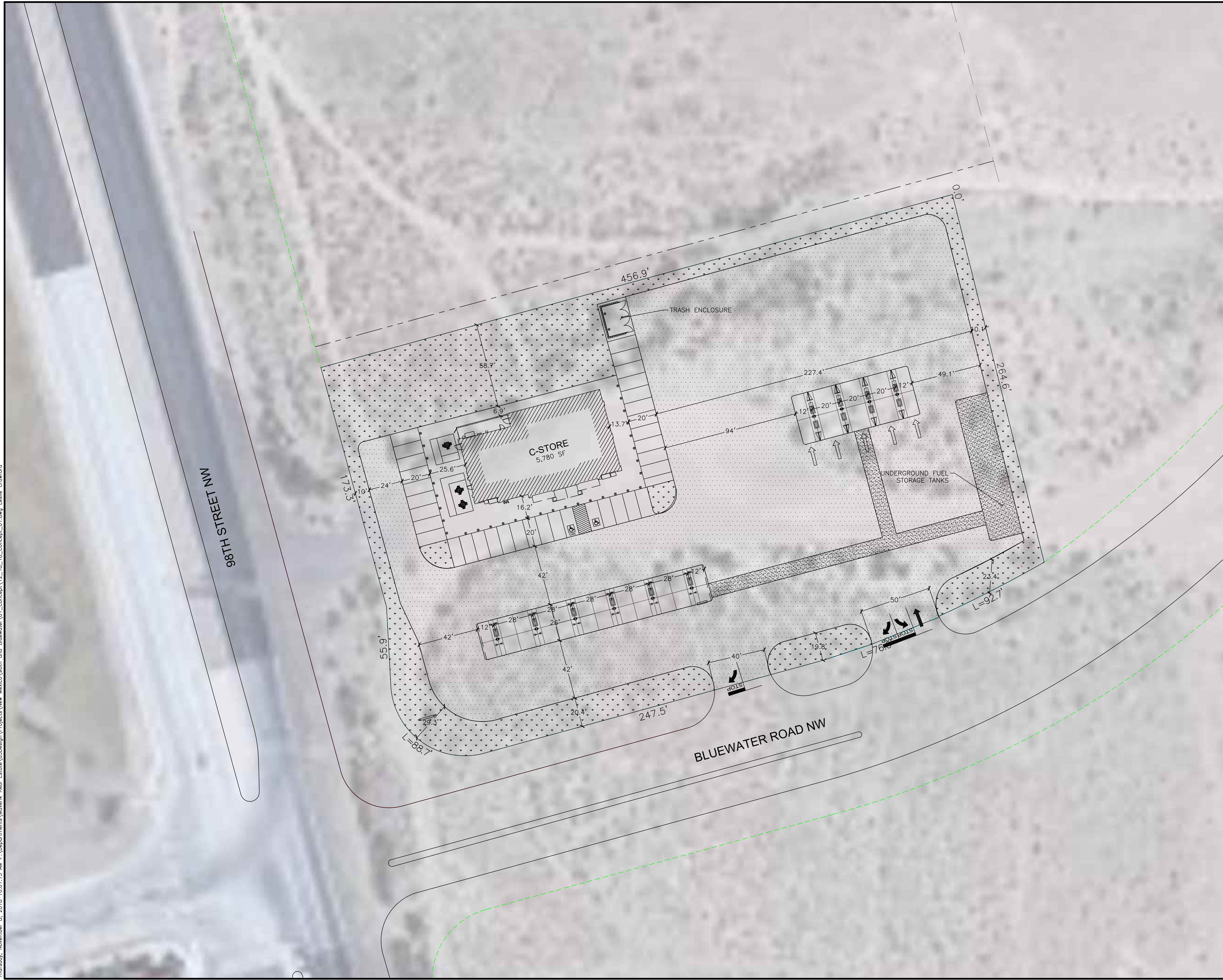




Figure 12

INFRASTRUCTURE LIST

EXHIBIT "A"  
TO SUBDIVISION IMPROVEMENTS AGREEMENT  
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

**TRACTS 11-A & 11-B AVALON SUBDIVISION, UNIT 5**

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.


SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b><u>PUBLIC WATERLINE IMPROVEMENTS</u></b>									
<input type="text"/>	<input type="text"/>	12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BLUEWATER ROAD	98TH STREET	WEST EDGE OF EX 12" WL WITHIN BLUEWATER RD	/	/	/
<input type="text"/>	<input type="text"/>	10" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S & CAP	DAYTONA ROAD	EL SHADDAI STREET	BLUEWATER RD & DAYTONA RD INTERSECTION	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<b><u>PUBLIC SANITARY SEWER IMPROVEMENTS</u></b>									
<input type="text"/>	<input type="text"/>	8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BLUEWATER ROAD	EAST EDGE OF TRACT 11-B	WEST EDGE OF EX 8" SAS WITHIN BLUEWATER RD	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES & CAP	DAYTONA ROAD	EL SHADDAI STREET	BLUEWATER RD & DAYTONA RD INTERSECTION	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<b><u>PUBLIC STORM DRAIN IMPROVEMENTS</u></b>									
<input type="text"/>	<input type="text"/>	24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	BLUEWATER ROAD	EAST EDGE OF TRACT 11-B	WEST EDGE OF EX 24" SD WITHIN BLUEWATER RD	/	/	/
<input type="text"/>	<input type="text"/>	42" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	DAYTONA ROAD	EL SHADDAI STREET	BLUEWATER RD & DAYTONA RD INTERSECTION	/	/	/
<input type="text"/>	<input type="text"/>	18" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	INTERSECTION OF	BLUEWATER ROAD	DAYTONA ROAD	/	/	/

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
<b>PUBLIC ROADWAY IMPROVEMENTS</b>				
34' F-F	ARTERIAL ASPHALT PAVING W/ PCC CURB & GUTTER & PCC 6' WIDE SIDEWALK	WESTBOUND BLUEWATER ROAD	98TH STREET	WEST EDGE OF EX BLUEWATER ROAD
22' F-F	ARTERIAL ASPHALT PAVING W/ PCC CURB & GUTTER & PCC 6' WIDE SIDEWALK	EASTBOUND BLUEWATER ROAD	98TH STREET	WEST EDGE OF EX BLUEWATER ROAD
36' F-F	INTERSECTION RECONFIGURATION ARTERIAL ASPHALT PAVING W/ DEMOLITION & PCC CURB & GUTTER & 6' SIDEWALK	INTERSECTION OF	BLUEWATER ROAD	DAYTONA ROAD
48' F-F				
11' WIDE 200' LONG	200' SB LEFT TURN LANE (PLUS TAPER) CONCRETE PAVEMENT W/ PCC CURB & GUTTER & DEMO	SOUTHBOUND 98TH STREET	BLUEWATER ROAD	200' NORTH OF BLUEWATER
12' WIDE 150' LONG	150' NB RIGHT TURN LANE (PLUS TAPER) ARTERIAL ASPHALT PAVEMENT W/ PCC CURB & GUTTER & DEMO	NORTHBOUND 98TH STREET	BLUEWATER ROAD	150' SOUTH OF BLUEWATER
ADA RAMPS	ADA RAMPS NEW & RECONFIGURED	INTERSECTION OF	BLUEWATER ROAD	98TH STREET
ADA RAMPS	ADA RAMPS NEW	INTERSECTION OF	BLUEWATER ROAD	DAYTONE ROAD
TRAFFIC SIGNAL	TRAFFIC SIGNAL RECONFIGURATION INCL NEW MASTARM (WB DIRECTION)	INTERSECTION OF	BLUEWATER ROAD	98TH STREET
LANE WIDENING	ARTERIAL ASPHALT PAVING & CONCRETE PAVEMENT W/ PCC CURB & GUTTER & DEMO	NORTHBOUND 98TH STREET	BLUEWATER ROAD	300' NORTH OF BLUEWATER
NOTE:	STREET LIGHTS AS REQUIRED PER THE COA DPM			

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

\* UPDATED TIA REQUIRED WHICH MAY RESULT IN ADDITIONAL OFFSITE IMPROVEMENTS  
 \*\*PROVIDE / INSTALL THE NECESSARY ROADWAY SIGNAGE ASSOCIATED W/ THE DEVELOPMENT AS APPROVED BY THE CITY DRC

AGENT/OWNER		DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
MATT SATCHES, PE	DRB CHAIR	DATE	PARKS & RECREATION
PREPARED BY: PRINT NAME			DATE
BOHANNAN HUSTON INC.	TRANSPORTATION DEVELOPMENT	DATE	AMAFCA
FIRM:			DATE
	ABCWUA	DATE	CITY ENGINEER
SIGNATURE			DATE
MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION		DATE	DATE

DESIGN REVIEW COMMITTEE REVISIONS

1

REVISION	DATE	DRC CHAIR	USER	DEPARTMENT	AGENT/OWNER



PLAT OF TRACTS 1 THROUGH 12  
**AVALON SUBDIVISION UNIT 5**  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 JANUARY 2013

OWNERS SIGNATURE SHEET, NOTES

**FREE CONSENT AND DEDICATION**

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND/OR PROPRIETORS THEREOF. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LANDS SUBDIVIDED, AND SAID OWNERS AND/OR PROPRIETORS DO HEREBY DEDICATE RIGHTS-OF-WAYS IN FEE SIMPLE WITH WARRANTY COVENANTS TO THE CITY OF ALBUQUERQUE, AND GRANT EASEMENTS AS SHOWN HEREON FOR THE PURPOSES NOTED. SAID OWNERS AND/OR PROPRIETORS DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

Denise Penners  
 FOR CURB INC., CHARLES A. HAEGLIN, PRESIDENT  
 Denise Penners

**ACKNOWLEDGEMENT**

STATE OF NEW MEXICO  
 COUNTY OF BERNALILLO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 13<sup>th</sup> DAY OF DECEMBER 2013 BY DENISE PENNERS.  
 MY COMMISSION EXPIRES:

OFFICIAL SEAL  
 RICHARD J. SQUIRES  
 NOTARY PUBLIC-STATE OF NEW MEXICO  
 My commission expires: 10/2/2015

Denise Penners  
 FOR BLUEWATER NORTH LLC, CHARLES A. HAEGLIN, MANAGING MEMBER  
 Denise Penners

**ACKNOWLEDGEMENT**

STATE OF NEW MEXICO  
 COUNTY OF BERNALILLO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 13<sup>th</sup> DAY OF DECEMBER 2013 BY DENISE PENNERS.  
 MY COMMISSION EXPIRES:

OFFICIAL SEAL  
 RICHARD J. SQUIRES  
 NOTARY PUBLIC-STATE OF NEW MEXICO  
 My commission expires: 10/2/2015

Ben Spencer  
 FOR RPS I-25 & VASSAR LLC, BEN SPENCER, MANAGING MEMBER

**ACKNOWLEDGEMENT**

STATE OF New Mexico  
 COUNTY OF Bernalillo

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 27<sup>th</sup> DAY OF December 2012 BY Ben Spencer.  
 MY COMMISSION EXPIRES: 08/02/2016

OFFICIAL SEAL  
 Theresa Casares  
 Notary Public  
 State of New Mexico  
 My Commission Expires: 08/02/2016

Denise Penners  
 FOR BLUEWATER 98TH LLC, CHARLES A. HAEGLIN, MANAGING MEMBER  
 Denise Penners

**ACKNOWLEDGEMENT**

STATE OF NEW MEXICO  
 COUNTY OF BERNALILLO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 13<sup>th</sup> DAY OF December 2013 BY DENISE PENNERS.  
 MY COMMISSION EXPIRES:

OFFICIAL SEAL  
 RICHARD J. SQUIRES  
 NOTARY PUBLIC-STATE OF NEW MEXICO  
 My commission expires: 10/2/2015

Marie S. Baca  
 FOR MAJEC LLC, MARIE S. BACA, OPERATING MANAGER

STATE OF New Mexico  
 COUNTY OF BERNALILLO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 23<sup>rd</sup> DAY OF December 2013 BY MARIE S. Baca.  
 MY COMMISSION EXPIRES:

OFFICIAL SEAL  
 RICHARD J. SQUIRES  
 NOTARY PUBLIC-STATE OF NEW MEXICO  
 My commission expires: 10/2/2015

Bo K. Johnson  
 FOR IVANHOE INVESTMENT LLC, CHARLES A. HAEGLIN, MANAGING MEMBER  
 Bo K. Johnson

**ACKNOWLEDGEMENT**

STATE OF NEW MEXICO  
 COUNTY OF BERNALILLO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 13<sup>th</sup> DAY OF December 2013 BY BO K. JOHNSON.  
 MY COMMISSION EXPIRES:

OFFICIAL SEAL  
 RICHARD J. SQUIRES  
 NOTARY PUBLIC-STATE OF NEW MEXICO  
 My commission expires: 10/2/2015

Thomas F. Keleher  
 FOR I-40 SOUTH LLC, THOMAS KELEHER, MANAGING MEMBER

**ACKNOWLEDGEMENT**

STATE OF New Mexico  
 COUNTY OF Bernalillo

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 26<sup>th</sup> DAY OF December 2012 BY Thomas F. Keleher.  
 MY COMMISSION EXPIRES: 11/22/13

OFFICIAL SEAL  
 Margaret A. Bols  
 NOTARY PUBLIC  
 STATE OF NEW MEXICO  
 My Commission Expires: 11/22/13

Chris Bruckner  
 FOR BRUCKNER TRUCK SALES INC., CHRISTOPHER BRUCKNER, PRESIDENT

**ACKNOWLEDGEMENT**

STATE OF New Mexico  
 COUNTY OF BERNALILLO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 3<sup>rd</sup> DAY OF January 2013 BY Chris Bruckner.  
 MY COMMISSION EXPIRES: 11-30-2016

OFFICIAL SEAL  
 CYNTHIA LOUISE ABEYTA  
 NOTARY PUBLIC-STATE OF NEW MEXICO  
 My Commission Expires: 11-30-2016

**BULK LAND VARIANCE NOTE**

A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS HAS BEEN GRANTED BY THE CITY OF ALBUQUERQUE AND ALBUQUERQUE METROPOLITAN FLOOD CONTROL AUTHORITY (A.M.F.C.A.) IN CONNECTION WITH THIS PLAT. FUTURE SUBDIVISIONS OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAYS AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNERS OF WATER, SANITARY SEWER, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR SUCH SPECIFIC PROPOSALS. THE CITY MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED OR REMOVED WHEN FUTURE PLATS OR SITE DEVELOPMENT PLANS ARE APPROVED. BY ITS APPROVAL, CITY OF ALBUQUERQUE MAKES NO REPRESENTATION OR WARRANTIES AS TO THE AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS: WATER AND SANITARY SEWER AVAILABILITY; FUTURE STREET DEDICATION 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.

**ALBUQUERQUE/BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) NOTE**

WITHIN THE LANDS SHOWN ON THIS PLAT, AND DEPENDING ON FUTURE DEVELOPMENT PLANS, DEVELOPMENT SIZE, PARCEL(S), TRACT LOCATION AND LAND USE, ADDITIONAL UTILITY PLANNING, DESIGN AND CONSTRUCTION ACROSS I-40 MAY BE REQUIRED. ANYONE INTENDING DEVELOPMENT OF ANY OF THESE LANDS OR PORTIONS THEREOF IS ENCOURAGED TO COORDINATE WITH THE ABCWUA.

**PUBLIC UTILITY EASEMENTS**

**PUBLIC UTILITY EASEMENTS** SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- A. 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.
- B. 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.
- C. CENTURYLINK FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
- D. COMCAST 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 ERRECTED 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.

**OWNERSHIP NOTE**

SEE SHEETS 5 AND 6 FOR CURRENT OWNERSHIP OF EXISTING PARCELS AND TRACTS.

DOCH 2014040949

05/22/2014 02:52 PM Page: 2 of 6  
 PLAT R. \$25.00 B. 2014C P. 0046 M. Toulouse Oliveira, Bernalillo Cour

**PLAT OF TRACTS 1 THROUGH 12  
AVALON SUBDIVISION UNIT 5  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO**

**FINAL TRACTS - SHEET 1**

CURVE TABLE				
CURVE #	RADIUS	LENGTH	DELTA	CHORD
C-1	684.00'	82.51'	06°54'40"	S 11°31'00" E 82.46'
C-2	684.00'	143.97'	12°03'34"	S 21°00'07" E 143.70'
C-3	618.00'	198.73'	18°17'58"	S 17°52'57" E 198.90'
C-4	25.00'	43.22'	88°03'39"	S 40°47'50" W 38.04'
C-5	25.00'	38.28'	87°43'15"	N 78°11'19" W 34.65'
C-6	368.99'	339.81'	52°46'51"	S 11°24'35" W 327.93'
C-7	46.40'	19.48'	24°03'12"	S 03°57'58" W 19.34'

LINE TABLE		
LINE #	BEARING	DISTANCE
L-1	S 08°03'40" E	32.36'
L-2	N 88°40'20" W	181.06'
L-3	N 34°19'41" W	13.71'
L-4	S 88°40'20" E	52.27'
L-5	S 14°58'20" E	31.06'

**WATER LINE EASEMENT NOTE**

LOCATION OF 30" WATER LINE EASEMENT GRANTED BY THIS PLAT COULD BE RELOCATED, CHANGED OR ELIMINATED IN THE FUTURE BASED UPON FINAL DESIGN PLANS FOR WATER LINE CONNECTION TO THE SYSTEM LOCATED NORTH OF I-40.

**PUBLIC ACCESS EASEMENT NOTE**

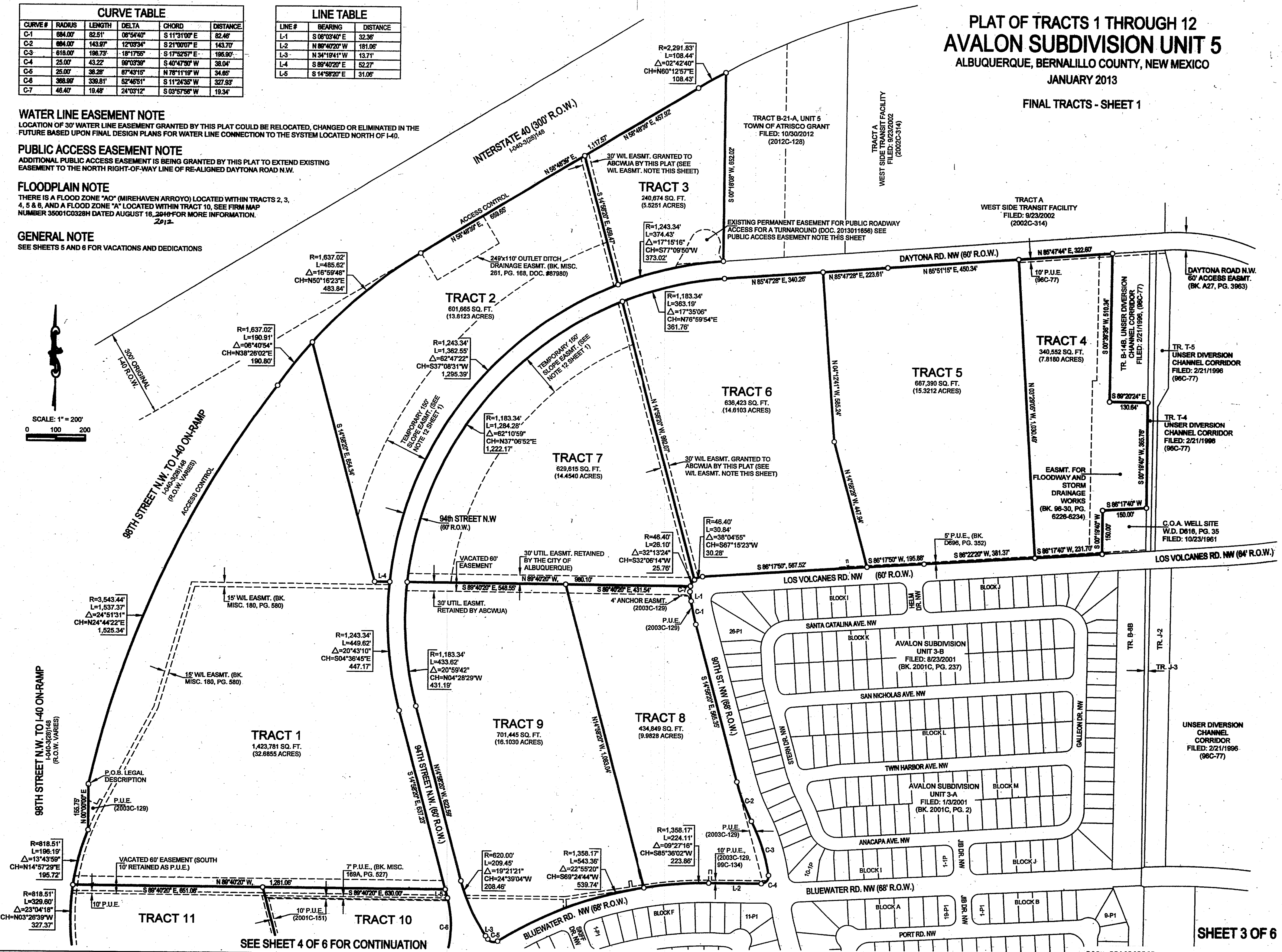
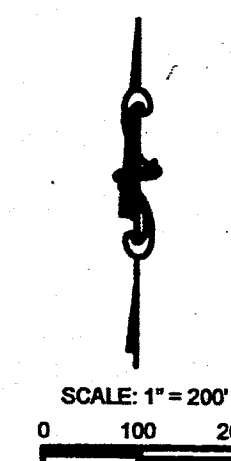
ADDITIONAL PUBLIC ACCESS EASEMENT IS BEING GRANTED BY THIS PLAT TO EXTEND EXISTING EASEMENT TO THE NORTH RIGHT-OF-WAY LINE OF RE-ALIGNED DAYTONA ROAD N.W.

**FLOODPLAIN NOTE**

THERE IS A FLOOD ZONE "AO" (MIREHAVEN ARROYO) LOCATED WITHIN TRACTS 2, 3, 4, 5 & 6, AND A FLOOD ZONE "A" LOCATED WITHIN TRACT 10. SEE FIRM MAP NUMBER 35001C0328H DATED AUGUST 16, 2010 FOR MORE INFORMATION.

**GENERAL NOTE**

SEE SHEETS 5 AND 6 FOR VACATIONS AND DEDICATIONS



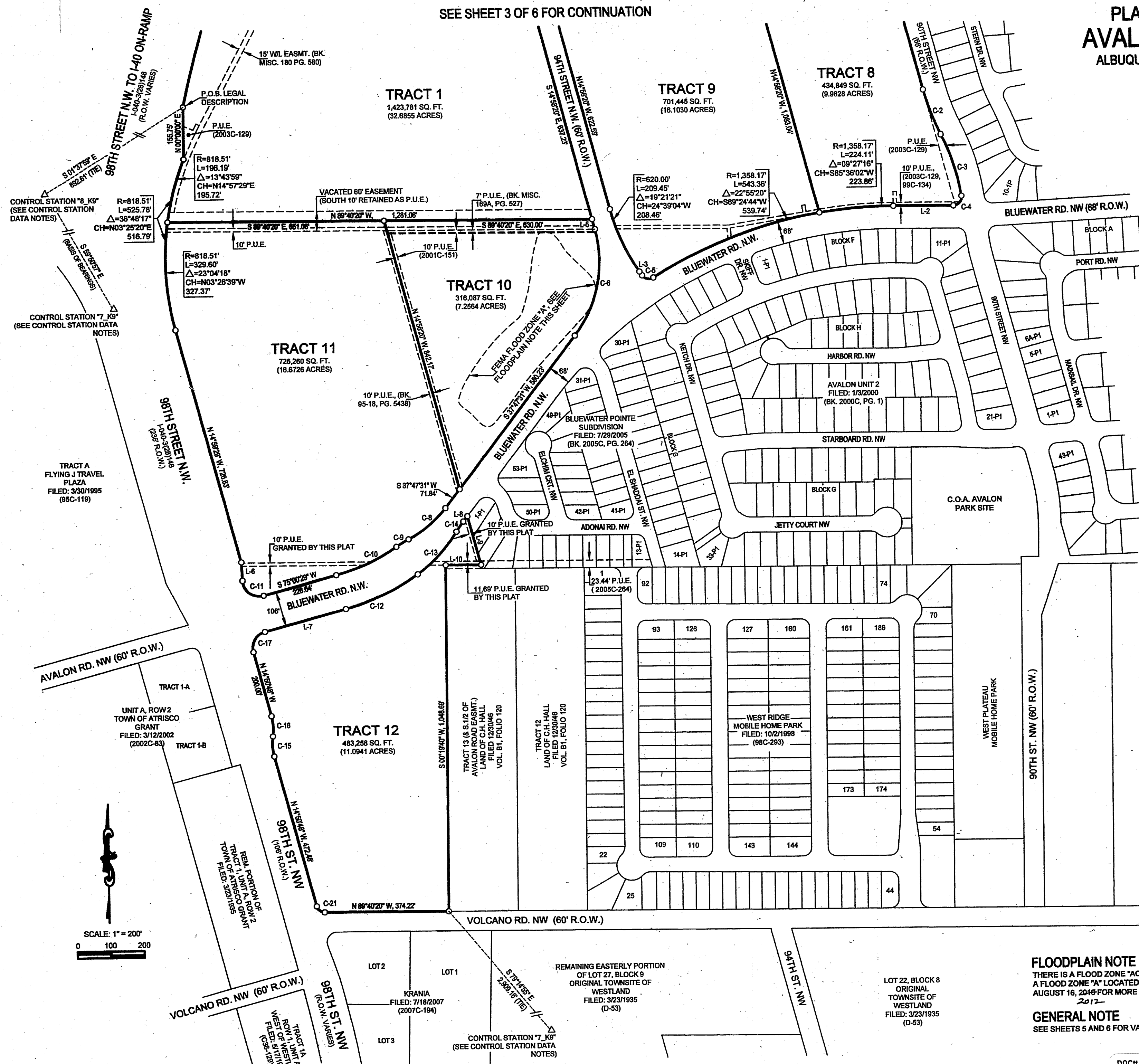
SEE SHEET 4 OF 6 FOR CONTINUATION

**SHEET 3 OF 6**

PLAT OF TRACTS 1 THROUGH 12  
**AVALON SUBDIVISION UNIT 5**  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 JANUARY 2013

FINAL TRACTS - SHEET 2

SEE SHEET 3 OF 6 FOR CONTINUATION



**CURVE TABLE**

CURVE #	RADIUS	LENGTH	DELTA	CHORD	DISTANCE
C-1	684.00'	82.51'	06°54'00"	S 11°31'00" E	82.46'
C-2	684.00'	143.97'	12°03'34"	S 17°00'07" E	143.77'
C-3	618.00'	186.73'	18°17'55"	S 17°52'57" E	186.90'
C-4	25.00'	43.22'	99°03'39"	S 40°47'50" W	38.04'
C-5	25.00'	38.28'	87°43'15"	N 78°11'19" W	34.88'
C-6	388.99'	330.81'	52°45'51"	S 11°24'35" W	327.93'
C-7	48.40'	18.48'	24°03'12"	S 03°57'56" W	18.34'
C-8	335.00'	147.22'	25°10'44"	S 60°22'53" W	148.04'
C-9	335.00'	43.09'	07°22'11"	S 88°17'10" W	43.06'
C-10	597.00'	202.21'	19°24'25"	S 65°16'17" W	201.25'
C-11	50.00'	89.21'	102°13'32"	N 63°52'55" W	77.84'
C-12	703.00'	242.19'	19°44'20"	N 65°05'18" E	240.99'
C-13	475.00'	175.75'	21°11'58"	N 42°48'02" E	174.75'
C-14	380.20'	37.10'	06°30'29"	N 34°58'47" E	37.09'
C-15	150.00'	81.87'	23°33'23"	N 03°04'07" W	81.24'
C-16	150.00'	81.87'	23°33'23"	N 03°04'07" W	81.24'
C-17	50.00'	78.42'	88°51'53"	N 30°05'06" W	70.83'
C-21	25.00'	32.85'	74°48'32"	N 52°15'34" W	30.35'

**LINE TABLE**

LINE #	BEARING	DISTANCE
L-1	S 08°03'40" E	32.36'
L-2	N 89°40'20" W	181.08'
L-3	N 34°19'41" W	13.71'
L-4	S 89°40'20" E	62.27'
L-5	S 14°58'20" E	31.08'
L-6	N 02°45'59" W	57.21'
L-7	N 78°00'29" E	253.02'
L-8	N 37°47'32" E	20.17'
L-9	S 14°58'20" E	152.80'
L-10	N 89°40'20" W	107.16'

**CONTROL STATION DATA**

C.O.A CONTROL STATION "8\_K9"  
 NM STATE PLANE COORDINATES, CENTRAL ZONE, NAD 83  
 N=1,484,894.639  
 E=1,492,463.789  
 ELEVATION=5,250.166 (NAVD 1988)  
 GROUND-TO-GRID FACTOR=0.999877891  
 MAPPING ANGLE=0°17'03.21"

C.O.A CONTROL STATION "7\_K9"  
 NM STATE PLANE COORDINATES, CENTRAL ZONE, NAD 83  
 N=1,482,904.725  
 E=1,486,061.708  
 ELEVATION=5,140.082 (NAVD 1988)  
 GROUND-TO-GRID FACTOR=0.999881040  
 MAPPING ANGLE=0°18'38.12"

**FLOODPLAIN NOTE**  
 THERE IS A FLOOD ZONE "AO" (MIREHAVEN ARROYO) LOCATED WITHIN TRACTS 2, 3, 4, 5 & 6, AND A FLOOD ZONE "A" LOCATED WITHIN TRACT 10. SEE FIRM MAP NUMBER 35001G0326H DATED AUGUST 16, 2010 FOR MORE INFORMATION.

**GENERAL NOTE**  
 SEE SHEETS 5 AND 6 FOR VACATIONS AND DEDICATIONS

# PLAT OF TRACTS 1 THROUGH 12 AVALON SUBDIVISION UNIT 5 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

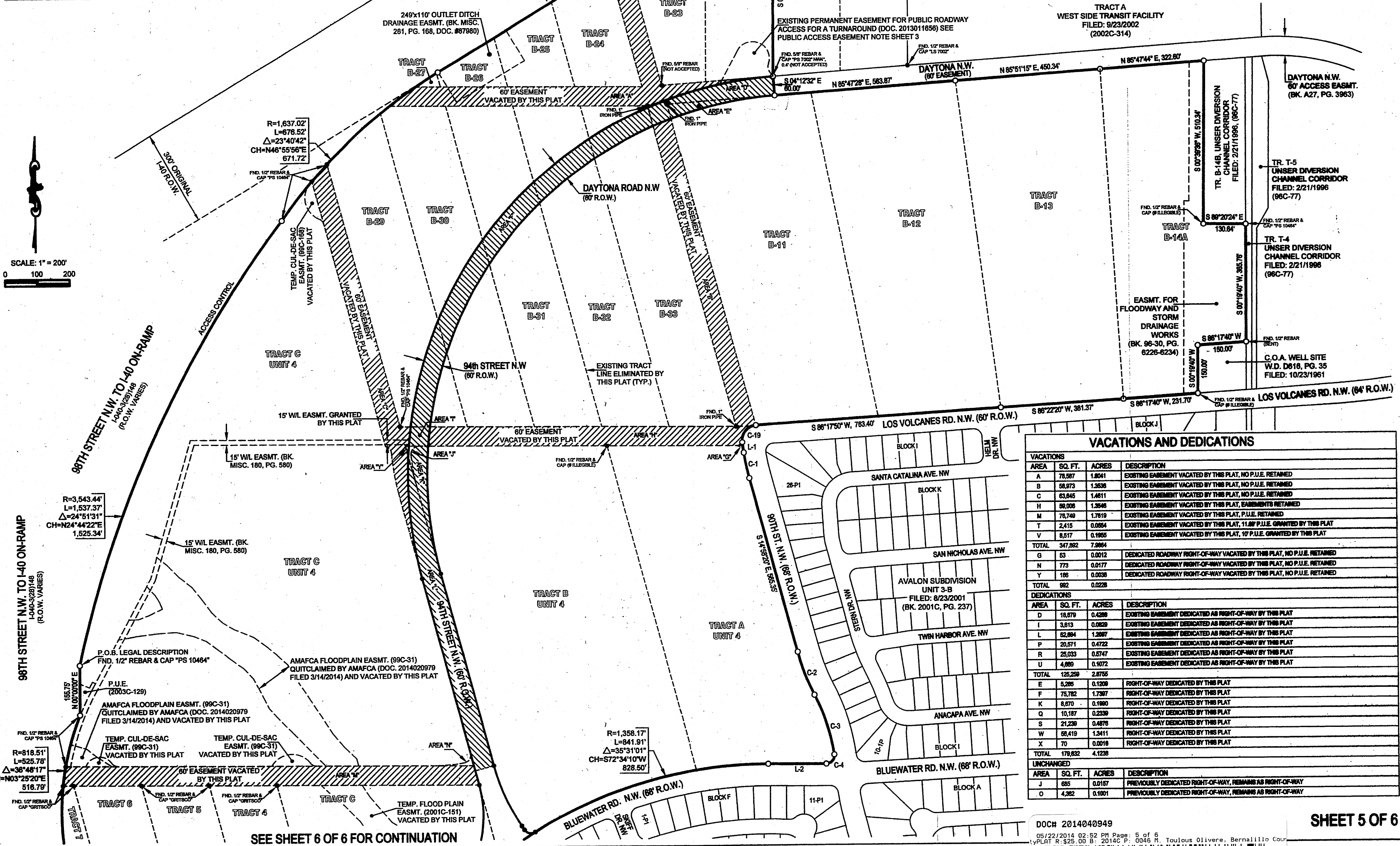
JANUARY 2013

## EXISTING TRACTS, LEGAL DESCRIPTION, VACATIONS & DEDICATIONS - SHEET 1

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD	DISTANCE
C-1	684.00'	82.51'	08°54'40"	S 11°31'00" E	82.46'
C-2	684.00'	143.97'	12°03'34"	S 21°00'07" E	143.70'
C-3	618.00'	198.73'	18°17'55"	S 17°52'57" E	195.90'
C-4	25.00'	43.22'	99°03'39"	S 40°47'50" W	38.04'
C-19	46.40'	78.42'	94°21'30"	S 39°07'05" W	68.07'

LINE TABLE		
LINE #	BEARING	DISTANCE
L-1	S 08°03'40" E	32.36'
L-2	N 88°40'27" W	181.06'

LEGEND	
	PROPOSED VACATION OF EXISTING EASEMENTS
	PROPOSED DEDICATION OF PUBLIC RIGHTS-OF-WAYS



VACATIONS AND DEDICATIONS			
VACATIONS			
AREA	SQ. FT.	ACRES	DESCRIPTION
A	78,597	1.8041	EXISTING EASEMENT VACATED BY THIS PLAT, NO P.U.E. RETAINED
B	58,973	1.3538	EXISTING EASEMENT VACATED BY THIS PLAT, NO P.U.E. RETAINED
C	63,845	1.4611	EXISTING EASEMENT VACATED BY THIS PLAT, NO P.U.E. RETAINED
H	59,008	1.3546	EXISTING EASEMENT VACATED BY THIS PLAT, EASEMENTS RETAINED
M	78,749	1.7819	EXISTING EASEMENT VACATED BY THIS PLAT, P.U.E. RETAINED
T	2,415	0.0554	EXISTING EASEMENT VACATED BY THIS PLAT, 11.89' P.U.E. GRANTED BY THIS PLAT
V	8,517	0.1955	EXISTING EASEMENT VACATED BY THIS PLAT, 10' P.U.E. GRANTED BY THIS PLAT
TOTAL	347,882	7.9884	
DEDICATIONS			
AREA	SQ. FT.	ACRES	DESCRIPTION
D	18,879	0.4288	EXISTING EASEMENT DEDICATED AS RIGHT-OF-WAY BY THIS PLAT
I	3,613	0.0829	EXISTING EASEMENT DEDICATED AS RIGHT-OF-WAY BY THIS PLAT
L	62,894	1.4387	EXISTING EASEMENT DEDICATED AS RIGHT-OF-WAY BY THIS PLAT
P	20,571	0.4722	EXISTING EASEMENT DEDICATED AS RIGHT-OF-WAY BY THIS PLAT
R	25,033	0.5747	EXISTING EASEMENT DEDICATED AS RIGHT-OF-WAY BY THIS PLAT
U	4,892	0.1122	EXISTING EASEMENT DEDICATED AS RIGHT-OF-WAY BY THIS PLAT
TOTAL	125,259	2.8755	
E	5,285	0.1208	RIGHT-OF-WAY DEDICATED BY THIS PLAT
F	75,782	1.7307	RIGHT-OF-WAY DEDICATED BY THIS PLAT
K	8,670	0.1980	RIGHT-OF-WAY DEDICATED BY THIS PLAT
Q	10,187	0.2339	RIGHT-OF-WAY DEDICATED BY THIS PLAT
S	21,238	0.4878	RIGHT-OF-WAY DEDICATED BY THIS PLAT
W	58,419	1.3411	RIGHT-OF-WAY DEDICATED BY THIS PLAT
X	70	0.0016	RIGHT-OF-WAY DEDICATED BY THIS PLAT
TOTAL	178,832	4.1238	
UNCHANGED			
AREA	SQ. FT.	ACRES	DESCRIPTION
J	685	0.0157	PREVIOUSLY DEDICATED RIGHT-OF-WAY, REMAINS AS RIGHT-OF-WAY
O	4,262	0.0971	PREVIOUSLY DEDICATED RIGHT-OF-WAY, REMAINS AS RIGHT-OF-WAY

SEE SHEET 6 OF 6 FOR CONTINUATION



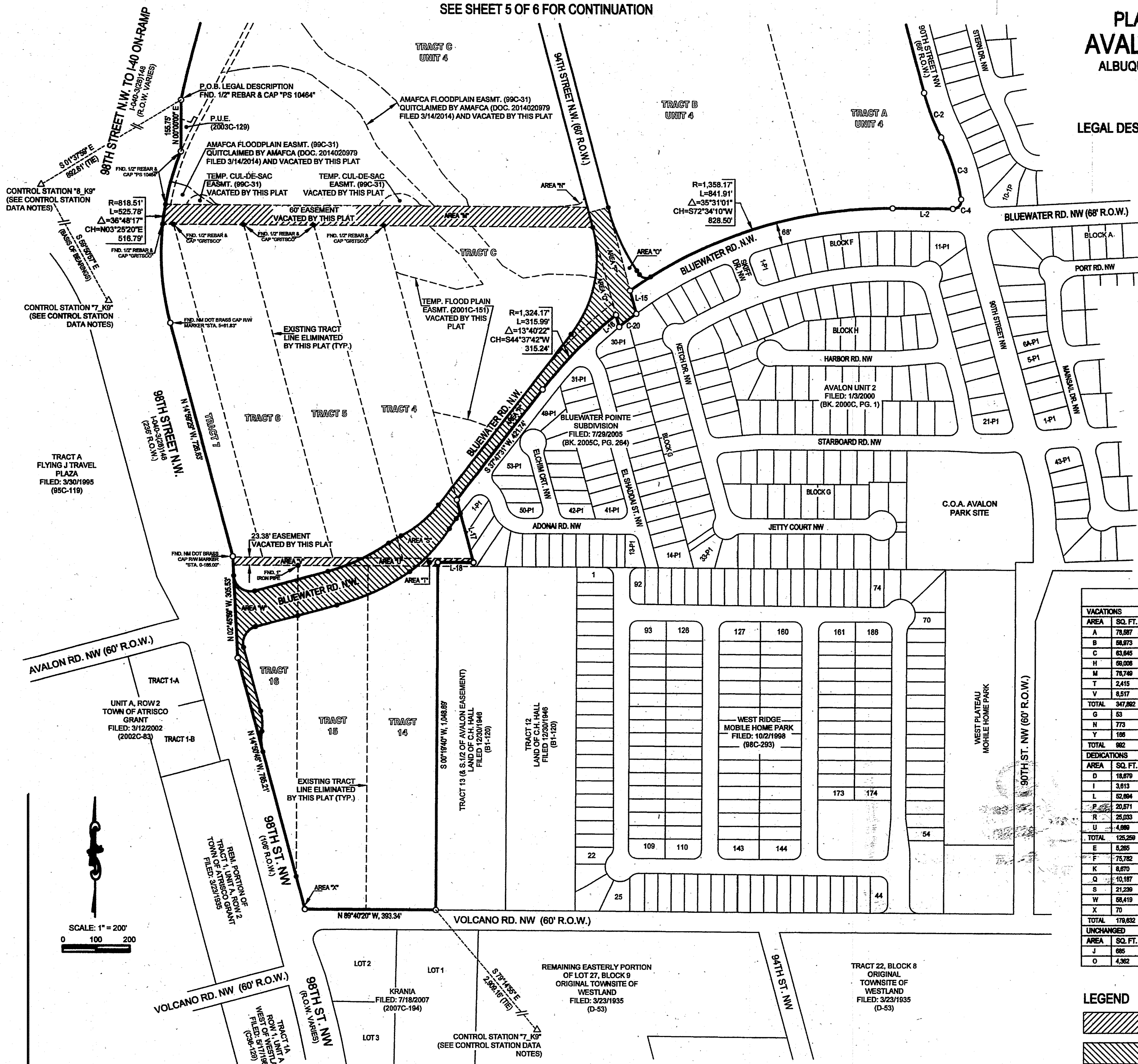
SEE SHEET 5 OF 6 FOR CONTINUATION

# PLAT OF TRACTS 1 THROUGH 12 AVALON SUBDIVISION UNIT 5

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

JANUARY 2013

EXISTING TRACTS,  
LEGAL DESCRIPTION, VACATIONS & DEDICATIONS - SHEET 2



CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD	DISTANCE
C-2	694.00'	143.97'	12°03'34"	S 21°00'07" E	143.70'
C-3	816.00'	196.73'	16°17'55"	S 17°02'57" E	195.90'
C-4	25.00'	43.22'	90°03'30"	S 40°47'50" W	38.04'
C-20	1,290.17'	95.08'	02°53'25"	S 82°14'59" W	95.08'

LINE TABLE		
LINE #	BEARING	DISTANCE
L-2	N 89°40'20" W	181.00'
L-15	S 14°58'20" E	72.73'
L-16	N 14°58'20" W	37.19'
L-17	S 14°58'20" E	195.30'
L-18	N 89°40'20" W	107.16'

**CONTROL STATION DATA**

C.O.A CONTROL STATION "8\_K9"  
 NM STATE PLANE COORDINATES, CENTRAL ZONE, NAD 83  
 N=1,484,994.539  
 E=1,482,453.759  
 ELEVATION=5,250.186 (NAVD 1988)  
 GROUND-TO-GRID FACTOR=0.999677891  
 MAPPING ANGLE=0°17'03.21"

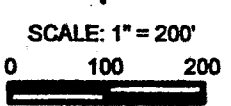
C.O.A CONTROL STATION "9\_K9"  
 NM STATE PLANE COORDINATES, CENTRAL ZONE, NAD 83  
 N=1,488,227.748  
 E=1,483,809.314  
 ELEVATION=5,239.390 (NAVD 1988)  
 GROUND-TO-GRID FACTOR=0.999677851  
 MAPPING ANGLE=0°16'54.24"

VACATIONS AND DEDICATIONS			
VACATIONS			
AREA	SQ. FT.	ACRES	DESCRIPTION
A	78,597	1.8041	EXISTING EASEMENT VACATED BY THIS PLAT, NO P.U.E. RETAINED
B	58,973	1.3538	EXISTING EASEMENT VACATED BY THIS PLAT, NO P.U.E. RETAINED
C	63,845	1.4611	EXISTING EASEMENT VACATED BY THIS PLAT, NO P.U.E. RETAINED
H	59,008	1.3546	EXISTING EASEMENT VACATED BY THIS PLAT, EASEMENTS RETAINED
M	76,749	1.7619	EXISTING EASEMENT VACATED BY THIS PLAT, P.U.E. RETAINED
T	2,415	0.0554	EXISTING EASEMENT VACATED BY THIS PLAT, 11.89' P.U.E. GRANTED BY THIS PLAT
V	8,517	0.1955	EXISTING EASEMENT VACATED BY THIS PLAT, 10' P.U.E. GRANTED BY THIS PLAT
TOTAL	347,662	7.9884	
DEDICATIONS			
AREA	SQ. FT.	ACRES	DESCRIPTION
D	18,670	0.4286	EXISTING EASEMENT DEDICATED AS RIGHT-OF-WAY BY THIS PLAT
I	3,813	0.0879	EXISTING EASEMENT DEDICATED AS RIGHT-OF-WAY BY THIS PLAT
L	52,894	1.2007	EXISTING EASEMENT DEDICATED AS RIGHT-OF-WAY BY THIS PLAT
P	20,571	0.4722	EXISTING EASEMENT DEDICATED AS RIGHT-OF-WAY BY THIS PLAT
R	25,033	0.5747	EXISTING EASEMENT DEDICATED AS RIGHT-OF-WAY BY THIS PLAT
U	4,899	0.1122	EXISTING EASEMENT DEDICATED AS RIGHT-OF-WAY BY THIS PLAT
TOTAL	125,259	2.8755	
E	5,265	0.1209	RIGHT-OF-WAY DEDICATED BY THIS PLAT
F	75,782	1.7367	RIGHT-OF-WAY DEDICATED BY THIS PLAT
K	8,670	0.1980	RIGHT-OF-WAY DEDICATED BY THIS PLAT
Q	10,187	0.2339	RIGHT-OF-WAY DEDICATED BY THIS PLAT
S	21,239	0.4876	RIGHT-OF-WAY DEDICATED BY THIS PLAT
W	58,419	1.3411	RIGHT-OF-WAY DEDICATED BY THIS PLAT
X	70	0.0016	RIGHT-OF-WAY DEDICATED BY THIS PLAT
TOTAL	178,832	4.1236	
UNCHANGED			
AREA	SQ. FT.	ACRES	DESCRIPTION
J	685	0.0157	PREVIOUSLY DEDICATED RIGHT-OF-WAY, REMAINS AS RIGHT-OF-WAY
O	4,362	0.1001	PREVIOUSLY DEDICATED RIGHT-OF-WAY, REMAINS AS RIGHT-OF-WAY

**LEGEND**

PROPOSED VACATION OF EXISTING EASEMENTS

PROPOSED DEDICATION OF PUBLIC RIGHTS-OF-WAYS

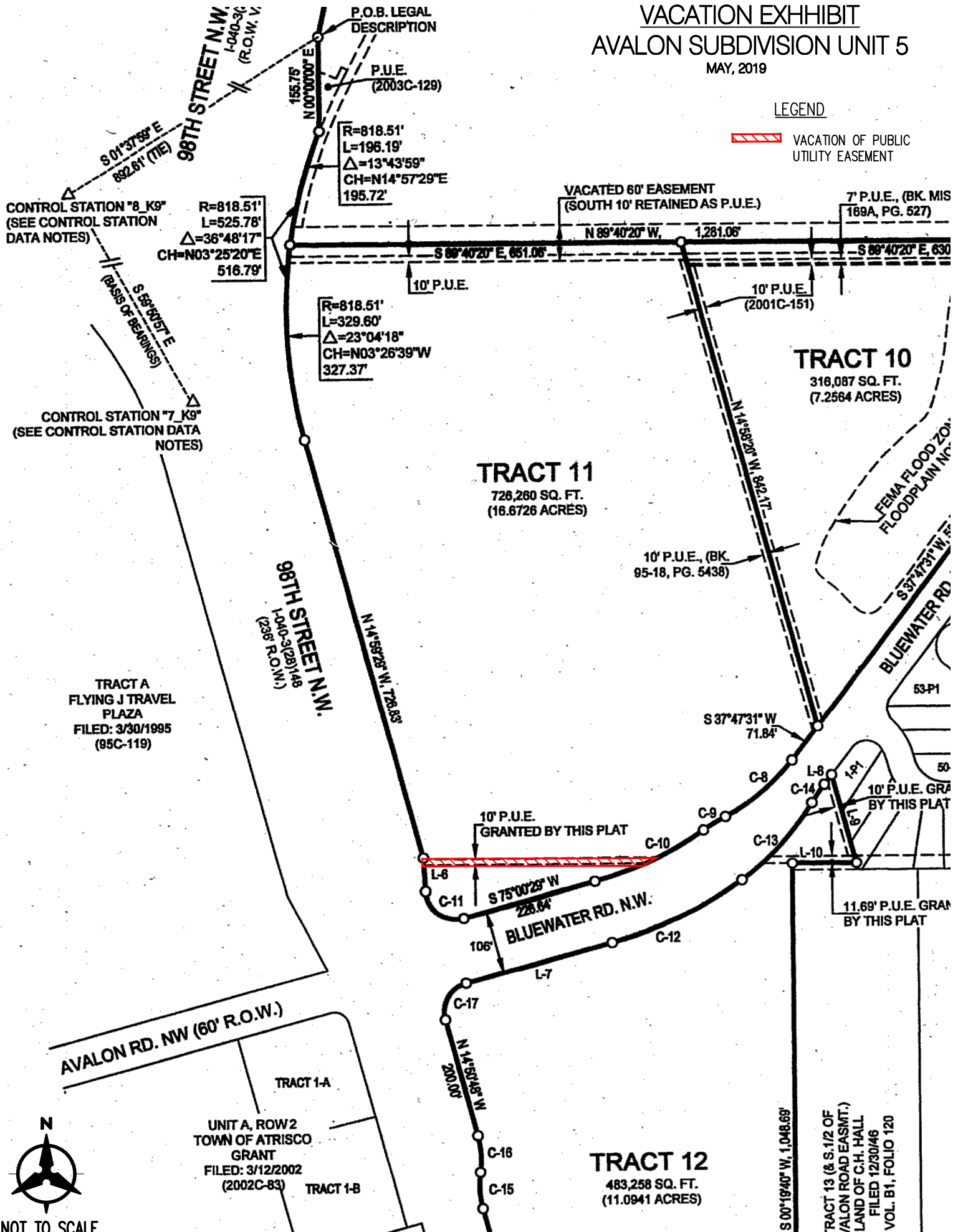


# VACATION EXHIBIT AVALON SUBDIVISION UNIT 5

MAY, 2019

## LEGEND

 VACATION OF PUBLIC UTILITY EASEMENT



## Matthew Satches

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**From:** Brian Patterson <bpatterson@Titan-Development.com>  
**Sent:** Tuesday, May 7, 2019 8:32 AM  
**To:** Yolanda Padilla Moyer; Matthew Satches; Vince Carrica; Ron Bohannon; Salvator Perdomo  
**Cc:** Kurt Browning; Ben Spencer  
**Subject:** FW: AVALON NA BOARD MEETING

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**From:** PRESIDENT-AVALON NA <avalon3a@yahoo.com>  
**Sent:** Tuesday, May 07, 2019 7:32 AM  
**To:** Brian Patterson <bpatterson@Titan-Development.com>  
**Subject:** AVALON NA BOARD MEETING

Hello Mr. Patterson,

We are set for our meeting on Tuesday, May 14th. The Board of Directors will conduct their business from 6 pm - 7 pm and you and your group will have the floor from 7 pm - 8 pm. If you would like to arrive 10 or 15 minutes before 7, that will be alright. We should be wrapping things up by that time.

### **AVALON NA BOARD OF DIRECTORS MEETING**

**DATE:** TUESDAY, MAY 14, 2019  
**TIME:** 6-7 PM BOARD OF DIRECTORS WILL CONDUCT THEIR BUSINESS  
**TIME:** **7-8 pm TITAN DEVELOPMENT/TIERRA WEST/MAVERIK** PRESENTATION  
**LOCATION:** UNM SOUTHWEST MESA CLINIC, 301 UNSER BLVD.

You mentioned that you would be sending us a packet. If you are mailing it, would you be so kind as to mail a copy to our Secretary as well? You probably already have her address, but here it is, in case you do not: Samantha Piña at 423 Elohim Court NW, Albuquerque, NM 87121

We may have a few additional neighbors at this meeting, but not many. Just letting you know that there may be more than just the 7 Board members. If you have additional handouts for us at the meeting, please feel free to bring them.

Regards,

Lucy Anchondo  
President  
Avalon NA

## **Avalon Neighborhood Association**

### **Board of Directors Meeting**

UNM Southwest Mesa Center, 301 Unser Blvd. NW Albuquerque, NM 87121

**May 14, 2019**

#### **Neighbors in Attendance for this Meeting:**

1. Lucy Anchondo, President
2. Samantha Piña - Elohim Ct. NW
3. Becky c. Davis - Leeward Dr. NW
4. Geraldine Ulibarri - Starboard NW
5. Anna Aragon - Twin Harbor NW
6. Joseph Damon - Harbor Rd. NW
7. Roberto Anchondo - Stern Dr. NW
8. Kelly Chappelle - Santa Catalina Ave. NW
9. Linda Chappelle - Santa Catalina Ave. NW

#### **1) Call to Order**

- ❖ Welcome new Board members
- ❖ Board Business 6:00 - 6:55 pm
- ❖ Special Presentation 7:00 - 8:15 pm

#### **2) Reading and Approval of Minutes**

#### **3) Treasurer's Report**

#### **4) New Business**

- ❖ Election of Officers
- ❖ Another Maverik project for this community

#### **5) Ongoing Business/Updates**

#### **6) Presentation 7 - 8:15 pm for another Maverik @ NEC of 98th & Bluewater:**

- ❖ Tierra West - Vincent Carrica
- ❖ Titan Development - Brian Patterson with Rafael Castellanos
- ❖ Maverik - Christie Hutchings

#### **7) Adjournment @ 8:20 pm**