



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

SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Major – Preliminary Plat (Form P1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)
	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		
Sketch Plat - The developer would like to consolidate an area that includes 7 lots into 3 for the purpose of a Bulk Land Subdivision		

APPLICATION INFORMATION		
Applicant: Western Albuquerque Land Holdings LLC / Garrett Development Corporation		Phone:
Address: 6900 E. Camelback Rd, Suite 607		Email:
City: Scottsdale	State: AZ	Zip: 85251-8044
Professional/Agent (if any): Bohannon Huston, Inc.		Phone: 505-923-3307
Address: 7500 Jefferson St. NE		Email: rmichel@bhinc.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site:	List all owners:	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: See cover letter for legal description	Block:	Unit:
Subdivision/Addition: Westland North	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): K-7, and K-8	Existing Zoning: PC and A-1 (in Bern. Co.)	Proposed Zoning
# of Existing Lots: 7	# of Proposed Lots: 3	Total Area of Site (Acres):
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: Ladera	Between: 98th St.	and: Atrisco Vista Blvd.
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
1009445, 1000570, 1000599		

Signature:	Date: 9/9/14				
Printed Name: Racquel Michel	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent				
FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting Date:			Fee Total:		
Staff Signature:			Date:		
			Project #		

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

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

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

>> INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS

- ☒ Interpreter Needed for Hearing? NO if yes, indicate language: _____
- ☒ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- ☒ Zone Atlas map with the entire site clearly outlined and labeled

☐ SKETCH PLAT REVIEW AND COMMENT

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

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

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

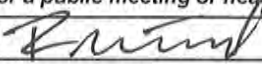

☐ MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL

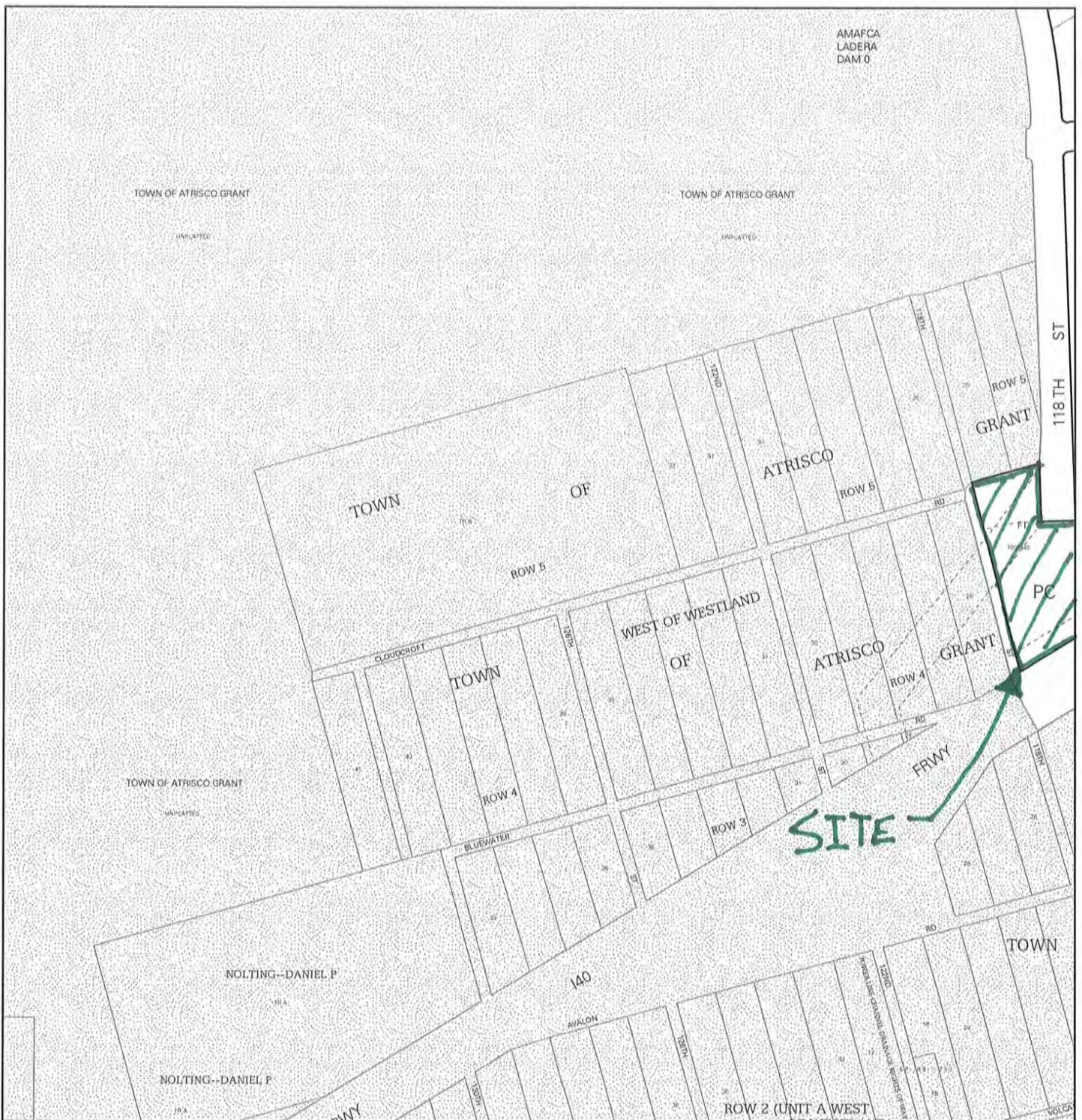
- ☐ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- ☐ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- ☐ Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement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

☐ MINOR AMENDMENT TO PRELIMINARY PLAT OR INFRASTRUCTURE LIST

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

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

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.	
Signature: 	Date: 9/9/19
Printed Name: Racquel Michel	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Case Numbers:	Project Number
Staff Signature:	
Date:	



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

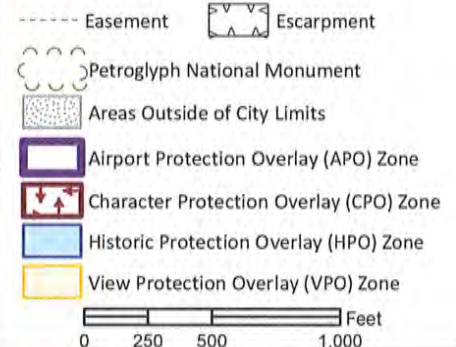
IDO Zone Atlas May 2018



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-07-Z





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

IDO Zone Atlas May 2018



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-08-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

September 9, 2019

7500 Jefferson Street NE
Albuquerque, NM 87109

www.bhinc.com

p. 505.823.1000

Kym Dicome
Development Review Board
City of Albuquerque
600 2nd St. NE
Albuquerque, NM, 87102

**RE: Sketch Plat Submittal – Westland North
Parcels E-1, F-1 Westland North and
North Portion of Lots 16-20, Row 4, Unit A, West of Westland Atrisco Grant**

Dear Ms. Dicome,

Submitted for DRB review and comment is the sketch plat for land near the future Ladera and 118th St.

Enclosed is the following information:

- Development Review Board Application
- Form S2: Subdivision of Land – Minor Actions
- Zone Atlas Sheet showing the project area
- Westland North Plat
- Proposed subdivision linework
- Annexation Plat and documentation

The developer is proposing a consolidation of lots in order to transfer land near Ladera and 118th St. We would like to submit for a DRB-Waiver for Bulk Land Subdivision per IDO 14-16-6-6(L)(2)(b). No development is planned at this time. The developer acknowledges that additional platting and infrastructure requirements will be required as the land develops.

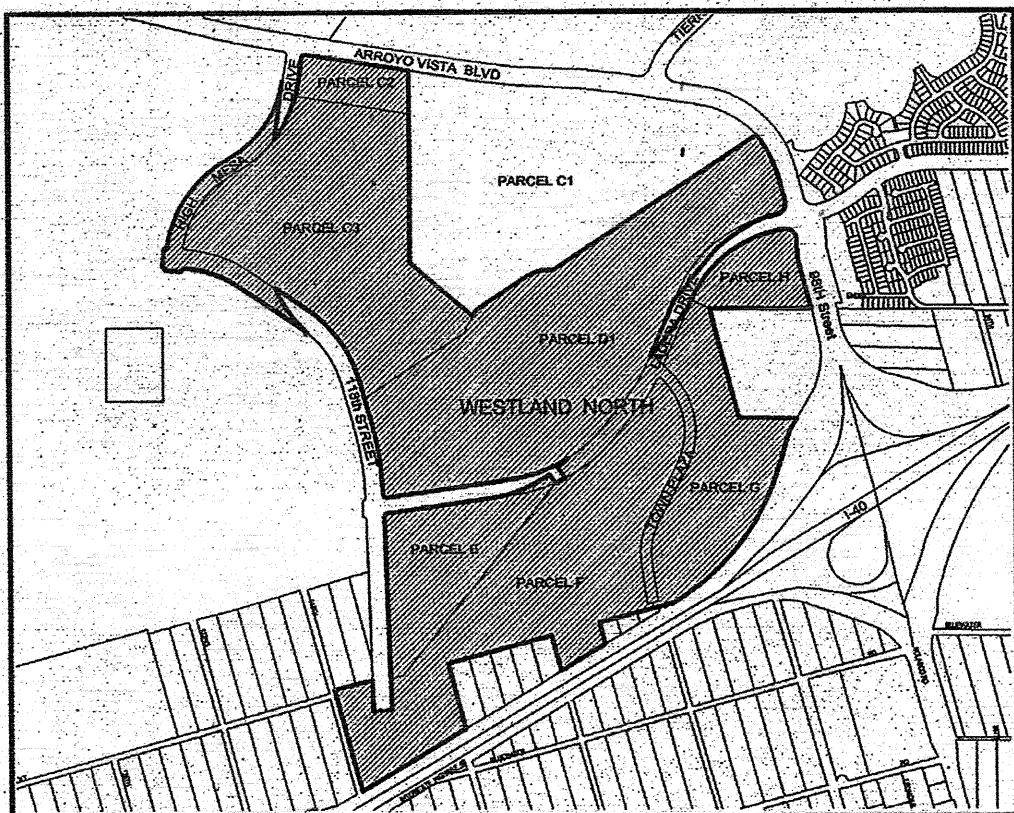
Please place this item on the DRB agenda to be heard on September 18, 2019. If you have any questions, or require further information, please call me.

Sincerely,



Racquel Michel, P.E.
Project Engineer
Community Development and Planning

RMM/
Enclosures



LOCATION MAP
ZONE ATLAS INDEX MAP NOS. J-7, J-8, K-7 & K-8
NOT TO SCALE

SUBDIVISION DATA

1. DRB No. 1009445
2. Zone Atlas Index Nos. J-7, J-8, K-7, K-8
3. Gross Subdivision Acreage: 436.7488 acres.
4. Total Number of Parcels Created: 10 Parcels.
5. Town Plaza Drive NW and 118th Street NW were created.
6. Portions of Town Plaza Drive, 118th Street, High Mesa Drive and Ladera Drive consisting of 25.5131 acres vacated by Vacation Action No. 13-085-70435
7. Additional Right-of-Way for 118th Street NW, Ladera Drive NW and Town Plaza Drive NW consisting of 19.7074 acres is created with this plat.
8. Total mileage of public street right-of-way created: 1.265 miles.
9. Date of Survey: October, 2012.
10. Plat is located within the Town of Atasco Grant, within projected Sections 17, 18; 19 & 20, T10N, R2E, NMPM.

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.
- 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 (above ground 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), New Mexico Gas Company (NMGC) and Qwest Corporation D/B/A CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST 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.

FREE CONSENT AND DEDICATION

The plat shown hereon is made with free consent and in accordance of the desires of the undersigned owner(s), the execution of this plat is their free act and deed. Those signing as owner(s) warrant that they hold among them, complete indefeasible title in fee simple to the land shown on this plat. Owner(s) hereby affirm that the described property shown on this plat lies within the platting and subdivision jurisdiction of Albuquerque, New Mexico. Said owner(s) hereby grant all Easements as may be shown on this plat; and hereby dedicate Public Rights-of-Way as shown on this plat to The City of Albuquerque, New Mexico in Fee Simple with Warranty Covenants.

WESTERN ALBUQUERQUE LAND HOLDINGS LLC, Owner Parcels C-3, D-1, E, F, G & H
a Delaware limited liability company

By: BARCLAYS CAPITAL REAL ESTATE INC.
as Servicing Member

Name: [Signature]
Title: VICE PRESIDENT

State of New York)
County of New York) SS

This instrument was acknowledged before me on 22 day of JAN 2013
by MARIE WUEST VICE PRESIDENT

My Commission Expires: 4/2/2016
Notary Public
KRISTINA WALL
NOTARY PUBLIC-STATE OF NEW YORK
No. 01WA6258817
Qualified in New York County
My Commission Expires April 02, 2016

FREE CONSENT AND DEDICATION

The plat shown hereon is with the free consent and in accordance of the desires of the undersigned owner. Existing Public Utility easements shown hereon for the common and joint use of Gas, Electrical Power and Communication Services for buried and/or overhead distribution lines, conduits and pipes for underground utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said owner does hereby certify that this subdivision is its free act and deed.

Said owners do hereby grant all easements as shown hereon with listed beneficiaries and stipulations.

[Signature] 1/20/13
Robert J. Perry
Chief Administrative Officer
City of Albuquerque, a New Mexico Municipal Corporation, Owner Parcel C-2

ACKNOWLEDGEMENT

State of New Mexico)
County of Bernalillo) SS

This instrument was acknowledged before me this 28th day of January 2013, by Robert J. Perry, Chief Administrative Officer, City of Albuquerque, a New Mexico Municipal Corporation Owner Parcel C-2.

By Hans E. Chavez My Commission Expires: 2/17/13
Notary Public

PURPOSE OF PLAT

Purpose of this Plat is to:

- Subdivide original Parcel C-3 into three parcels (C-3-A, C-3-B, C-3-C)
- Subdivide original Parcel D-1 into two parcels (D-1-A, D-1-B)
- Vacate and grant easements
- Re-align Ladera Drive by vacating and dedicating Right-of-Way
- Re-align Town Plaza Drive by vacating and dedicating Right-of-Way
- Re-align 118th Street and eliminate High Mesa Drive by vacating and dedicating Right-of-Way
- Replat Parcels C-2, E, F, G and H into Parcels C-2-A, E-1, F-1, G-1 and H-1
- Parcel C-3-C is being created for conveyance to the City of Albuquerque in exchange for vacated right-of-way

DOCH 2013108078

09/27/2013 11:24 AM Page 1 of 8
ty:PLAT R-825-003 2013 P 01/28 Toulous Oliviere, Bernalillo Cour

PLAT OF PARCELS C-2-A, C-3-A, C-3-B, C-3-C D-1-A, D-1-B, E-1, F-1, G-1 & H-1 WESTLAND NORTH

(A REPLAT OF PARCELS C-2, C-3, D-1, E, F, G & H,
WESTLAND NORTH)

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2012

PROJECT NUMBER 1009445

APPLICATION NUMBER 13DRB-70435

UTILITY APPROVALS:

<u>[Signature]</u> QWEST CORPORATION D/B/A CENTURYLINK QC	<u>2-19-2013</u> DATE
<u>[Signature]</u> COMCAST CABLE	<u>2/21/13</u> DATE
<u>[Signature]</u> PNM ELECTRIC SERVICES	<u>9-25-13</u> DATE
<u>[Signature]</u> NEW MEXICO GAS COMPANY	<u>3-11-2013</u> DATE

CITY APPROVALS:

<u>[Signature]</u> CITY SURVEYOR	<u>1/24/13</u> DATE
<u>[Signature]</u> TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	<u>02-27-13</u> DATE
<u>[Signature]</u> ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	<u>02/27/13</u> DATE
<u>[Signature]</u> PARKS & RECREATION DEPARTMENT	<u>2-27-13</u> DATE
<u>[Signature]</u> A.M.A.F.C.A.	<u>6-21-13</u> DATE
<u>[Signature]</u> CITY ENGINEER	<u>2-27-13</u> DATE
<u>[Signature]</u> DRB CHAIRPERSON, PLANNING DEPARTMENT	<u>9-27-13</u> DATE
<u>[Signature]</u> REAL PROPERTY DIVISION	<u>9-4-13</u> DATE

TAX CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #

See Attached

PROPERTY OWNER OF RECORD City of Alb./Western Alb. Land Holdings LLC
JAH!
BERNALILLO COUNTY TREASURER'S OFFICE 09-09-2013
DATE

SURVEYOR'S CERTIFICATION

I, Robert Gromatzky, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all existing easements as shown on the plats of record, or made known to me by the owner, utility companies, or other interested parties and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

[Signature]
Robert Gromatzky
New Mexico Professional Surveyor 16469
Date: JANUARY 18, 2013



Bohannon & Huston
7500 JEFFERSON STREET NE ALBUQUERQUE, NEW MEXICO

SHEET 1 OF 8

JOB NO. 20120318.001 01

PLAT OF
PARCELS C-2-A, C-3-A, C-3-B, C-3-C
D-1-A, D-1-B, E-1, F-1, G-1 & H-1
WESTLAND NORTH

(A REPLAT OF PARCELS C-2, C-3, D-1, E, F, G & H,
WESTLAND NORTH)

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2012

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1983. Basis of Bearings is between City of Albuquerque Control Monuments "REWARD" and "BH 41". Bearing = N03°09'40"E
2. Distances are ground distances.
3. Record easements taken from Title Commitment No. 1711618-AL04, dated October 9, 2012 at 8:00 am, issued by First American Title Insurance Company to Western Albuquerque Land Holdings, LLC, a Delaware limited liability company and Title Commitment No. 1707363-AL04, dated October 9, 2012 at 8:00 am, issued by First American Title Insurance Company to Western Albuquerque Land Holdings, LLC, a Delaware limited liability company.
4. Record Bearings and distances as shown on Bulk Land Plat of Westland North filed December 27, 2000 in Book 2000C, page 316 are shown in parenthesis (). Record Bearings and distances as shown on Correction Plat of Parcels C-1, C-2, C-3 & D-1 Westland North filed May 9, 2012 in Book 2012C, page 57 are shown in brackets [].
5. This Plat was prepared with Information included in Title Commitment issued by First American Title Insurance Company, Commitment No. 1707363-AL04, Effective Date: October 9, 2012 and Commitment No. 1711618-AL04, Effective Date: October 9, 2012.
6. Portions of Tracts C-2-A, C-3-A, C-3-B, C-3-C, D-1-A, D-1-B, E-1, F-1, G-1 & H-1 are located in Flood Zones "A", "AE", "AO" and "X", per FIRM Map Number 35001C0307H, Revised August 16, 2012, FIRM Map Number 35001C0309G, Revised September 26, 2008, FIRM Map Number 35001C0326H, Revised August 16, 2012, FIRM Map Number 35001C0328H, Revised August 16, 2012 and updated by LOMC Case No. 10-06-113V-35002, Effective Date: August 17, 2012.
7. Tracts LD-1-1A, LD-1-1B, LD-1-1C, LD-1-1D, LD-1-1E, LD-1-1F, LD-1-1G, LD-1-1H, LD-1-1J, LD-2-1B AND LD-2-1S designate existing AMAFCA easements as per Court Judgement No. 7-76-03096 filed September 28, 1976 in Misc. Bk 498, pages 648-663, with the District Court of Bernalillo County, New Mexico.
8. Pursuant to Section 14-14-4-7 of the City of Albuquerque Code of Ordinances, "No property within the area of this Plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed Plat. The foregoing requirement shall be a condition to approval of this plat".
9. All tract corners will be monumented with a #5 rebar and Plastic Survey Cap stamped "Gromatzky PS 16469".
10. Centerline monuments to be installed at centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard 3-1/4" aluminum alloy cap stamped "CITY OF ALBUQUERQUE, CENTERLINE MONUMENTATION", "SURVEY MARKER", "DO NOT DISTURB", "PLS 16469".
11. Parcels F-1 and G-1 subject to unrecorded Temporary Storm Drain Easements executed by WESTLAND DEVCO, LP and granted to AMAFCA.

NOTICE OF SUBDIVISION PLAT CONDITIONS

Future subdivision of Parcels C-2-A, C-3-A, C-3-B, C-3-C, D-1-A, D-1-B, E-1, F-1, G-1 and H-1, zoning Site Development Plan approvals, and development permits may be conditioned upon dedication of rights-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal.

The City and AMAFCA (with reference to drainage) may require and/or permit easements to be added, modified, or removed when future plats and/or Site Development Plans are approved.

By its approval of this subdivision the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; park and open space requirements; drainage requirements and/or improvements; and, excavation, filling or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all or from a portion of the area within the subject subdivision.

DESCRIPTION

A certain tract of land located within the Town of Atrisco Grant, within projected Sections 17, 18, 19 and 20, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being and comprising all of Parcels lettered "C-2", "C-3" and "D-1", Correction Plat of Westland North, as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on May 9, 2012 in Book 2012C, page 57 and all of Parcels lettered "E", "F", "G" and "H", Westland North, as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on December 27, 2000 in Book 2000C, page 316 together with a portion of High Mesa Drive Right-of-Way, a portion of 118th Street Right-of-Way, a portion of Ladera Drive Right-of-Way and a Town Plaza Drive Right-of-Way and being more particularly described by New Mexico State Plane Grid Bearings (NAD83 Central Zone) and ground distances as follows:

BEGINNING at the northwest corner of the tract herein described, a found No.5 Rebar with a Plastic Survey Cap stamped "GROMATZKY PS 16469", said point being the east northeast point of return at the intersection of High Mesa Drive NW and Arroyo Vista Boulevard NW, WHENCE the City of Albuquerque Control Monument "BH 41", a brass disc having New Mexico State Plane Grid Coordinates (NAD 83 Central Zone) N=1,496,608.828 and E=1,491701.376, bears N44°44'17"E a distance of 7640.66 feet;

THENCE along the northerly boundary of the tract herein described, coincident with the southerly right-of-way of said Arroyo Vista Boulevard NW and the northerly boundary of said Parcels "C-2", "D-1", the following nine (9) courses;

S81°01'30"E a distance of 1013.56 feet to a found No.5 Rebar and Plastic Survey Cap stamped "GROMATZKY PS 16469", being the northeast corner of said Parcel "C-2"; S00°00'00"W a distance of 1865.64 feet to a found No.5 Rebar and Plastic Survey Cap stamped "GROMATZKY PS 16469", being an angle point of said Parcel C-3; S49°31'57"E a distance of 800.46 feet to a found No.5 Rebar and Plastic Survey Cap stamped "GROMATZKY PS 16469", being the southeast corner of said Parcel C-3 and a point of curvature of said Parcel D-1; 110.19 feet along the arc of a curve to the right having a radius of 211.00 feet, a central angle of 28°55'20" and a chord bearing N41°45'27"E a distance of 180.94 feet to a found No.5 Rebar and Plastic Survey Cap stamped "GROMATZKY PS 16469", being a point of tangency; N56°43'03"E a distance of 559.69 feet to a found No.5 Rebar and Plastic Survey Cap stamped "GROMATZKY PS 16469", being a point of curvature; 162.84 feet along the arc of a curve to the right having a radius of 311.00 feet, a central angle of 30°00'00" and a chord bearing N71°43'03"E a distance of 180.99 feet to a found No.5 Rebar and Plastic Survey Cap stamped "GROMATZKY PS 16469", being a point of tangency; N86°43'03"E a distance of 94.03 feet to a found No.5 Rebar and Plastic Survey Cap stamped "GROMATZKY PS 16469", being a point of curvature; 3.77 feet along the arc of a curve to the left having a radius of 271.11 feet, a central angle of 00°47'47" and a chord bearing N86°19'10"E a distance of 3.77 feet to a point of tangency; N56°44'02"E a distance of 2372.35 feet to a found No.5 Rebar and Plastic Survey Cap stamped "GROMATZKY PS 16469", being a point on the southerly right-of-way line of Arroyo Vista Boulevard NW;

THENCE along the easterly boundary of the tract herein described, coincident with the westerly right-of-way line of said Arroyo Vista Boulevard, the northerly and southerly right-of-way lines of said Ladera Drive and the easterly boundary of said Parcel "H" and Parcel "G", the following eighteen (18) courses;

423.49 feet along the arc of a curve to the right having a radius of 910.00 feet, a central angle of 26°39'50" and a chord bearing S28°18'58"E a distance of 419.68 feet to a found No.5 Rebar and Plastic Survey Cap stamped "PS 11993" marking a point of tangency; S14°58'53"E a distance of 288.93 feet to a found No.5 Rebar and Plastic Survey Cap stamped "GROMATZKY PS 16469", being the north northwest point of return at the intersection of Arroyo Vista Boulevard NW and Ladera Drive NW; along said return, 159.35 feet along the arc of a curve to the right having a radius of 100.00 feet, a central angle of 91°18'06" and a chord bearing S30°40'11"W a distance of 143.02 feet to a found No.5 Rebar and Plastic Survey Cap stamped "GROMATZKY PS 16469", being the west northwest point of return at the intersection of Arroyo Vista Boulevard NW and Ladera Drive NW; S75°57'10"W a distance of 2.86 feet to a point of curvature; 838.07 feet along the arc of a curve to the left having a radius of 1276.00 feet, a central angle of 37°37'53" and a chord bearing S57°30'51"W a distance of 823.09 feet to a point of tangency; S38°41'54"W a distance of 514.95 feet to a point; S23°21'42"W a distance of 574.69 feet to a point; N38°41'54"E a distance of 574.69 feet to a point; N23°21'42"E a distance of 111.09 feet to a found No.5 Rebar and Plastic Survey Cap stamped "PS 11993", being a point of curvature; 1038.92 feet along the arc of a curve to the right having a radius of 1124.00 feet, a central angle of 52°57'33" and a chord bearing N49°50'28"E a distance of 1002.33 feet to a point of tangency; N76°19'14"E a distance of 137.26 feet to a found No.5 Rebar and Plastic Survey Cap stamped "PS 11993", being the west southwest point of return at the intersection of Ladera Drive NW and Arroyo Vista Boulevard NW; along said return, 176.14 feet along the arc of a curve to the right having a radius of 100.00 feet, a central angle of 100°55'25" and a chord bearing S53°13'03"E a distance of 154.24 feet to found No.5 Rebar and Plastic Survey Cap stamped "PS 11993", being the south southwest point of return at the intersection of Arroyo Vista Boulevard NW and Ladera Drive NW; S02°45'21"E along the westerly right-of-way line of said Arroyo Vista Boulevard NW, a distance of 181.19 feet to found No.5 Rebar and Plastic Survey Cap stamped "PS 11993"; S14°58'52"E along the westerly right-of-way line of said Arroyo Vista Boulevard NW, a distance of 517.12 feet to the southeast corner of said Parcel "H"; N89°37'37"W along the south boundary of said Parcel "H", a distance of 993.27 feet to a found No.5 Rebar and Plastic Survey Cap stamped "PS 11993", being the southwest corner of said Parcel "H"; S14°58'13"E along the east boundary of said Parcel "G", a distance of 1112.21 feet to a found No.5 Rebar and Plastic Survey Cap stamped "PS 11993"; S89°37'30"E continuing along said east boundary, a distance of 559.63 feet to a found No.5 Rebar and Plastic Survey Cap stamped "PS 11993", being the point of intersection of said east boundary and the northerly right-of-way line of Interstate 40 (I-40);

CONTINUE DESCRIPTION

THENCE along the southerly boundary of the tract herein described, coincident with the northerly right-of-way line of said Interstate 40 (I-40), the southerly boundary of said Parcel "G" and Parcel "F", the following eleven (11) courses;

S31°01'08"W along said northerly right-of-way, a distance of 145.72 feet to a found No.5 Rebar and Plastic Survey Cap stamped "PS 11993"; S16°37'08"W along said northerly right-of-way, a distance of 351.27 feet to a found NMDOT Aluminum Right-of-Way Survey Cap, being a point of curvature; along said northerly right-of-way, 1697.23 feet along the arc of a curve to the left having a radius of 2304.36 feet, a central angle of 42°12'00" and a chord bearing S37°43'08"W a distance of 1659.13 feet to a point of tangency; S58°49'08"W along said northerly right-of-way, a distance of 19.98 feet to a point; S75°01'08"W leaving said northerly right-of-way, a distance of 746.94 feet to a point; S14°58'52"E a distance of 217.01 feet to a point on said northerly right-of-way; S58°49'08"W along said northerly right-of-way, a distance of 499.85 feet to a point; N14°58'52"W leaving said northerly right-of-way, a distance of 356.46 feet to a point; S75°01'08"W a distance of 1050.00 feet to a found No.5 Rebar and Plastic Survey Cap stamped "PS 11993"; S14°58'52"E a distance of 661.51 feet to a point on said northerly right-of-way; S58°58'42"W along said northerly right-of-way, a distance of 1178.25 feet to a point;

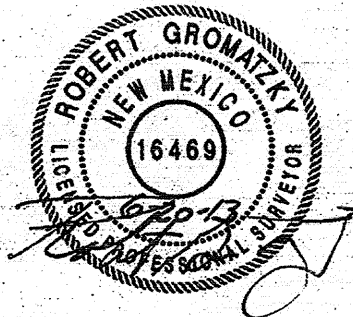
THENCE along the westerly boundary of the tract herein described, coincident with the westerly boundary of said Parcel "F", Parcel "E", Parcel "D-1", Parcel "C-3", Parcel "C-2", the southerly right-of-way and the northerly right-of-way lines of said Ladera Drive NW, the easterly right-of-way and the southerly right-of-way lines of said 118th Street NW and the westerly right-of-way and easterly right-of-way lines of said High Mesa Drive NW, the following twenty-eight (28) courses;

N14°58'52"W leaving said northerly right-of-way, a distance of 1022.72 feet to a point; N75°01'08"E a distance of 377.62 feet to a found No.5 Rebar and Plastic Survey Cap stamped "PS 11993", a point on the westerly right-of-way of said 118th Street NW; S01°57'19"E a distance of 302.67 feet to the southwest corner of said 118th Street NW; N88°02'41"E a distance of 180.00 feet to the southeast corner of said 118th Street NW; N01°57'19"W along the easterly right-of-way of said 118th Street NW, coincident with the westerly boundary line of said Parcel "E" and "F", a distance of 1894.31 feet to a found No.5 Rebar and Plastic Survey Cap stamped "PS 11993", being the point of return at the south southeast return of the intersection of 118th Street NW and Ladera Drive NW; along said return, 43.98 feet along the arc of a curve to the right having a radius of 30.00 feet, a central angle of 83°59'36" and a chord bearing N40°02'29"E a distance of 40.15 feet to a found No.5 Rebar and Plastic Survey Cap stamped "PS 11993", being the east southeast point of return at the intersection 118th Street NW and Ladera Drive NW; N82°02'18"E along the southerly right-of-way of said Ladera Drive NW, coincident with the northerly boundary line of said Parcel "E", a distance of 1031.81 feet to a point of curvature; along said southerly right-of-way and said northerly boundary line, 854.26 feet along the arc of a curve to the left having a radius of 1276.00 feet, a central angle of 38°21'31" and a chord bearing N62°51'32"E a distance of 838.40 feet to a point on curve on said northerly right-of-way line of Ladera Drive NW; 597.28 feet along the arc of a curve to the right having a radius of 1424.00 feet, a central angle of 24°01'55" and a chord bearing S70°01'20"W a distance of 592.91 feet to a point on said northerly right-of-way, coincident with the southerly boundary line of said Parcel "D", being a point of tangency; S82°02'18"W along said northerly right-of-way and said southerly boundary line, a distance of 1221.45 feet to a found No.5 Rebar and Plastic Survey Cap stamped "GROMATZKY PS 16469", being the east northeast point of return at the intersection of Ladera Drive NW and 118th Street NW; along said return, 50.00 feet along the arc of a curve to the right having a radius of 30.00 feet, a central angle of 95°29'39" and a chord bearing N50°12'53"W a distance of 44.41 feet to a found No.5 Rebar and Plastic Survey Cap stamped "GROMATZKY PS 16469", being the north northeast point of return at the intersection of Ladera Drive NW and 118th Street NW; along the westerly boundary of said Parcel "D-1" and the easterly right-of-way of said 118th Street NW, 717.85 feet along the arc of a curve to the left having a radius of 3090.00 feet, a central angle of 13°18'38" and a chord bearing N09°07'23"W a distance of 716.24 feet to a found No.5 Rebar and Plastic Survey Cap stamped "GROMATZKY PS 16469", being a point of tangency; N15°46'42" W along said easterly right-of-way and said westerly boundary line of said Parcels "D" and "C", a distance of 422.57 feet to a found No.5 Rebar and Plastic Survey Cap stamped "GROMATZKY PS 16469", being a point of curvature; along said easterly right-of-way and said westerly boundary line of said Parcel "C", 875.38 feet along the arc of a curve to the left having a radius of 1235.90 feet, a central angle of 40°34'56" and a chord bearing N36°04'03"W a distance of 857.20 feet to a found No.5 Rebar and Plastic Survey Cap stamped "GROMATZKY PS 16469", being a point of tangency; N56°21'31"W along said easterly right-of-way and said westerly boundary line of said Parcel "C", a distance of 370.48 feet to a point on curve; 544.46 feet along the arc of a curve to the left having a radius of 1190.00 feet, a central angle of 26°12'53" and a chord bearing S35°53'44"E a distance of 539.73 feet to a point on curve on said southerly right-of-way line of 118th Street NW; along said southerly right-of-way, 135.56 feet along the arc of a curve to the left having a radius of 1055.90 feet, a central angle of 07°21'20" and a chord bearing N52°40'50"W a distance of 135.46 feet to a found No.5 Rebar and Plastic Survey Cap stamped "PS 11993", being a point of tangency;

CONTINUE DESCRIPTION

N56°21'31"W along said southerly right-of-way, a distance of 680.74 feet to a found No.5 Rebar and Plastic Survey Cap stamped "PS 11993", being a point of curvature; along said southerly right-of-way, 567.01 feet along the arc of a curve to the left having a radius of 1055.93 feet, a central angle of 30°46'00" and a chord bearing N71°44'31"W a distance of 560.22 feet to a found No.5 Rebar and Plastic Survey Cap stamped "PS 11993", being a point of compound curvature at the east southeast point of return at the intersection of 118th Street NW and High Mesa Drive NW; along said return, 46.97 feet along the arc of a curve to the left having a radius of 30.00 feet, a central angle of 89°41'55" and a chord bearing S48°18'19"W a distance of 42.31 feet to a found No.5 Rebar and Plastic Survey Cap stamped "PS 11993", being a point of tangency at the west southeast point of return at the intersection of 118th Street NW and High Mesa Drive NW; N86°32'39"W a distance of 152.00 feet to a found No.5 Rebar and Plastic Survey Cap stamped "PS 11993", being a point of curvature at the east southwest point of return at the intersection of 118th Street NW and High Mesa Drive NW; along said return, 46.36 feet along the arc of a curve to the left having a radius of 30.00 feet, a central angle of 88°32'38" and a chord bearing N40°48'58"W a distance of 41.88 feet to a point of tangency at the west southwest point of return at the intersection of 118th Street NW and High Mesa Drive NW; N04°54'42"E a distance of 180.11 feet to a found No.5 Rebar and Plastic Survey Cap stamped "PS 11993", being a point of curvature at the east northwest point of return at the intersection of 118th Street NW and High Mesa Drive NW; along said return, 44.91 feet along the arc of a curve to the left having a radius of 30.00 feet, a central angle of 85°46'46" and a chord bearing N52°01'19"E a distance of 40.84 feet to a found No.5 Rebar and Plastic Survey Cap stamped "PS 11993", being a point of reverse curvature at the east northwest point of return at the intersection of 118th Street NW and High Mesa Drive NW; along said westerly right-of-way of High Mesa Drive NW, 1079.49 feet along the arc of a curve to the right having a radius of 1178.00 feet, a central angle of 52°35'37" and a chord bearing N35°25'45"E a distance of 1041.99 feet to a found No.5 Rebar and Plastic Survey Cap stamped "PS 11993", being a point of reverse curvature; along said westerly right-of-way, 953.82 feet along the arc of a curve to the left having a radius of 1036.00 feet, a central angle of 52°45'04" and a chord bearing N35°21'02"E a distance of 920.49 feet to a found No.5 Rebar and Plastic Survey Cap stamped "PS 11993", being a point of non-tangency; S06°46'52"W a distance of 543.11 feet to a point of curvature; 563.62 feet along the arc of a curve to the left having a radius of 1188.00 feet, a central angle of 27°10'58" and a chord bearing N22°33'59"E a distance of 558.35 feet to a found No.5 Rebar and Plastic Survey Cap stamped "GROMATZKY PS 16469", being a point of tangency on said easterly right-of-way of High Mesa Drive NW; N08°58'30"E along said easterly right-of-way, a distance of 255.50 feet to a found No.5 Rebar and Plastic Survey Cap stamped "GROMATZKY PS 16469", being a point of curvature at the east southeast point of return at the intersection of High Mesa Drive NW and Arroyo Vista Boulevard NW; along said return, 47.12 feet along the arc of a curve to the right having a radius of 30.00 feet, a central angle of 90°00'00" and a chord bearing N53°58'30"E a distance of 42.43 feet to the POINT OF BEGINNING.

This tract contains 436.7488 acres, more or less.

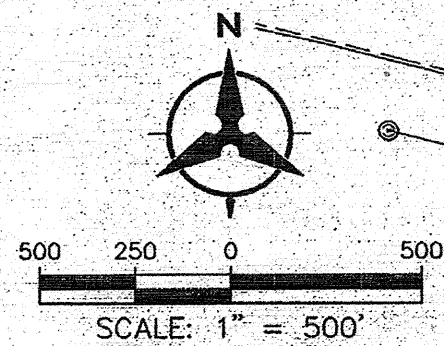


Bohannon & Huston
7500 JEFFERSON STREET NE ALBUQUERQUE, NEW MEXICO

PLAT OF PARCELS C-2-A, C-3-A, C-3-B, C-3-C D-1-A, D-1-B, E-1, F-1, G-1 & H-1 WESTLAND NORTH

(A REPLAT OF PARCELS C-2, C-3, D-1, E, F, G & H,
WESTLAND NORTH)

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2012



ACS BRASS TABLE "BH-41"
GEOGRAPHIC POSITION (NAD 1983)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
N=1,496,608.828 E=1,491,701.376
GROUND TO GRID FACTOR = 0.999670930
DELTA ALPHA = -017°09.70"

TRACT N-1
WATERSHED SUBDIVISION
FILED: MAY 9, 2012 (2012C-88)

STORMCLOUD
SUBDIVISION
UNIT 1
FILED: JUNE 27, 2006
(2006C-204)

SUNDORO
SUBDIVISION
UNIT 4
FILED: AUGUST 19, 2004
(2004C-283)

SUNDORO
SUBDIVISION
UNIT 2
FILED: SEPTEMBER 15, 2005
(2005C-305)

LEGEND	
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	SET #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"
	FOUND #5 REBAR AND PLASTIC CAP STAMPED "PS 11993"
	FOUND #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"
	CENTERLINE MONUMENT STAMPED "GROMATZKY PS 16469"
	BOUNDARY LINE
	LOT LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	ADJOINING PROPERTY LINE
	VACATED EASEMENT LINE
	HATCHED AREA DESIGNATES RIGHT-OF-WAY TO BE DEDICATED WITH THE FILING OF THIS PLAT

CURVE DATA					
ID	DELTA	TANGENT	ARC	RADIUS	CHORD
C1	42°12'00"	889.18'	1697.23'	2304.36'	1659.13'
C2	83°59'36"	27.01'	43.98'	30.00'	40.15'
C3	38°21'31"	443.63'	854.26'	1276.00'	838.39'
C4	24°01'55"	303.09'	597.28'	1424.00'	592.91'
C5	95°29'39"	33.02'	50.00'	30.00'	44.41'
C6	13°18'38"	360.55'	717.85'	3090.00'	716.24'
C7	40°34'56"	456.96'	875.38'	1235.90'	857.20'
C8	26°12'53"	277.08'	544.46'	1190.00'	539.73'
C9	07°21'20"	67.87'	135.56'	1055.90'	135.46'
C10	30°46'00"	290.62'	567.01'	1055.93'	560.22'
C11	89°41'55"	29.84'	46.97'	30.00'	42.31'
C12	88°32'39"	29.25'	46.36'	30.00'	41.88'
C13	85°46'46"	27.87'	44.91'	30.00'	40.84'
C14	52°35'37"	581.13'	1079.49'	1176.00'	1041.99'
C15	52°45'04"	513.72'	953.82'	1036.00'	920.49'
C16	27°10'58"	287.22'	563.62'	1188.00'	558.35'
C17	90°00'00"	30.00'	47.12'	30.00'	42.43'
C18	28°55'20"	56.38'	110.19'	211.00'	108.94'
C19	30°00'00"	83.33'	162.84'	311.00'	160.99'
C20	00°47'47"	1.88'	3.77'	271.11'	3.77'
C21	26°39'50"	215.65'	423.49'	910.00'	419.88'
C22	91°18'07"	102.30'	159.35'	100.00'	143.02'
C23	37°37'20"	434.66'	837.86'	1276.00'	822.89'
C24	52°57'33"	559.90'	1038.92'	1124.00'	1002.33'
C25	100°55'25"	121.14'	176.14'	100.00'	154.24'

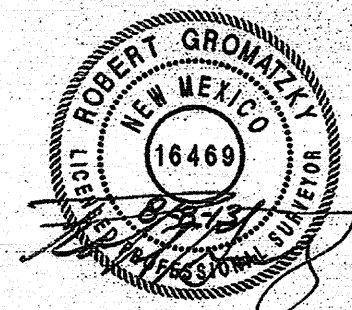
CURVE TABLE FOR THIS SHEET ONLY

TANGENT DATA		
ID	BEARING	DISTANCE
T1	S31°01'08"W	145.72'
T2	S16°37'08"W	351.27'
T3	S58°49'08"W	19.98'
T4	S14°58'52"E	217.01'
T5	N14°58'52"W	356.46'
T6	N75°01'08"E	377.62'
T7	S01°57'19"E	302.67'
T8	N88°02'41"E	180.00'
T9	N15°48'42"W	422.57'
T10	N56°21'31"W	370.48'
T11	N86°32'39"W	152.00'
T12	N04°54'42"E	180.11'
T13	S08°46'52"W	543.11'
T14	N08°58'30"E	255.50'
T15	N86°43'03"E	94.03'
T16	S14°58'53"E	288.93'
T17	S76°19'14"W	3.04'
T18	S38°41'54"W	514.95'
T19	N23°21'42"E	111.09'
T20	N76°19'14"E	137.26'
T21	S02°45'21"E	181.19'

TANGENT TABLE FOR
THIS SHEET ONLY

DOCH 2013108078

09/27/2013 11:24 AM Page: 3 of 8
PLAT R: S25.00 B: 2013C P: 0112 M. Toulouse Olivere, Bernalillo Co.
NOT A PART OF THIS PLAT



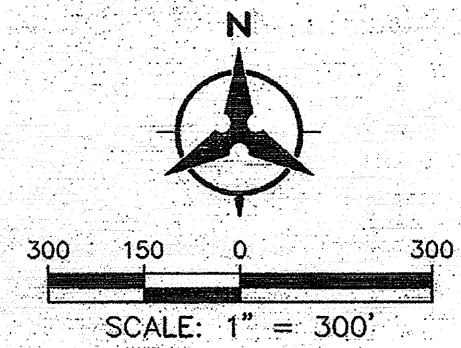
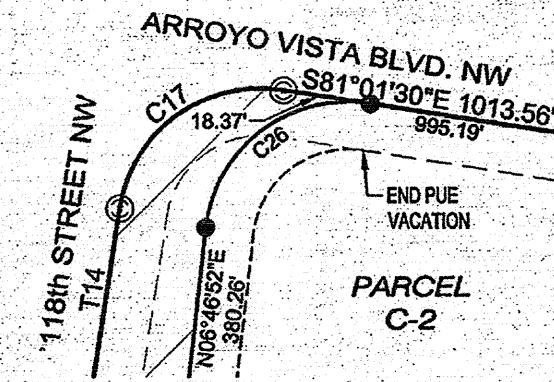
SHEET 3 OF 8

Bohannon & Huston
7500 JEFFERSON STREET NE ALBUQUERQUE, NEW MEXICO

PLAT OF PARCELS C-2-A, C-3-A, C-3-B, C-3-C D-1-A, D-1-B, E-1, F-1, G-1 & H-1 WESTLAND NORTH

(A REPLAT OF PARCELS C-2, C-3, D-1, E, F, G & H,
WESTLAND NORTH)

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2012



ID	BEARING	DISTANCE	ID	BEARING	DISTANCE
T1	S31°01'08"W	145.72'	T19	S48°12'08"W	101.30'
T2	S58°49'08"W	19.98'	T20	S51°00'27"W	105.36'
T3	S14°58'52"E	217.01'	T21	S50°59'03"W	45.21'
T4	N88°02'41"E	180.00'	T22	S56°43'03"W	75.00'
T5	N86°32'39"W	152.00'	T23	S72°05'37"W	50.35'
T6	N04°54'42"E	180.11'	T24	N15°24'55"W	44.98'
T7	N08°58'30"E	255.50'	T25	N35°46'20"W	22.26'
T8	N86°43'03"E	94.03'	T26	N76°50'03"W	180.00'
T9	S76°19'14"W	3.04'	T27	S46°44'27"W	35.00'
T10	N23°21'42"E	111.09'	T28	N38°41'54"E	102.62'
T11	N76°19'14"E	137.26'	T29	N37°45'45"W	72.18'
T12	S02°45'21"E	181.19'	T30	S75°01'08"W	120.60'
T13	S56°43'03"W	79.68'	T31	N66°38'18"W	165.55'
T14	S59°34'57"W	200.06'	T32	N76°19'14"E	23.58'
T15	S51°49'03"W	175.84'	T33	N56°21'31"W	188.79'
T16	S61°17'27"W	125.40'	T34	N56°21'31"W	181.69'
T17	S56°43'03"W	200.00'	T35	N76°19'14"E	113.70'
T18	S70°45'10"W	103.08'	T36	S33°15'58"E	311.54'
			T37	S51°17'13"E	69.41'

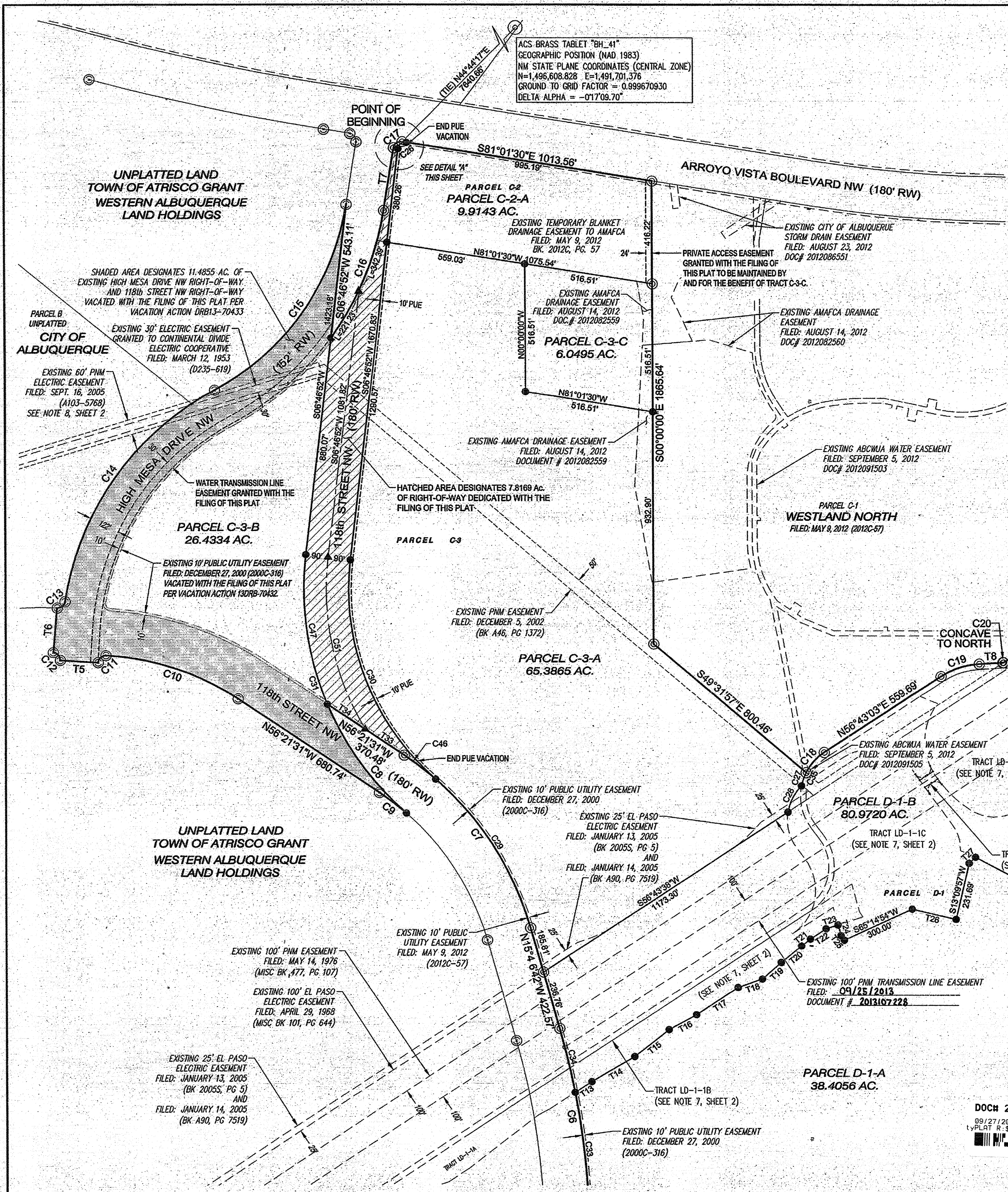
SEE SHEET 6 FOR CURVE TABLE

LEGEND

- △ CITY OF ALBUQUERQUE CONTROL MONUMENT
- SET #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"
- ⊙ FOUND #5 REBAR AND PLASTIC CAP STAMPED "PS 11993"
- ⊙ FOUND #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"
- ▲ CENTERLINE MONUMENT STAMPED "GROMATZKY PS 16469"
- BOUNDARY LINE
- - - LOT LINE
- - - EXISTING EASEMENT LINE
- - - PROPOSED EASEMENT LINE
- - - ADJOINING PROPERTY LINE
- - - VACATED EASEMENT LINE
- PUE PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- ▨ HATCHED AREA DESIGNATES RIGHT-OF-WAY TO BE DEDICATED WITH THE FILING OF THIS PLAT
- ▩ SHADED AREA DESIGNATES RIGHT-OF-WAY TO BE VACATED WITH THE FILING OF THIS PLAT



Bohannon & Huston
7500 JEFFERSON STREET NE ALBUQUERQUE, NEW MEXICO

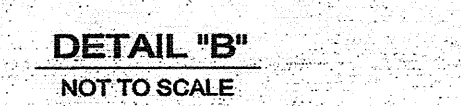
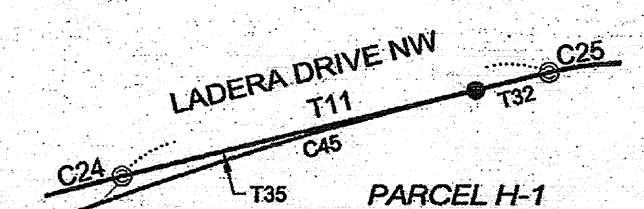
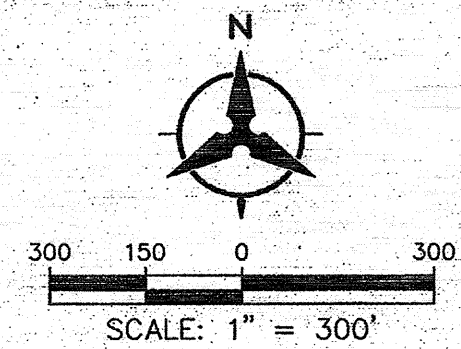


DOCH 2013108078
09/27/2013 11:24 AM Page: 4 of 8
L:\PLAT R-525 00 8: 2013C P: 0112 M: Toulous Olivere, Bernalillo Cour

PLAT OF PARCELS C-2-A, C-3-A, C-3-B, C-3-C D-1-A, D-1-B, E-1, F-1, G-1 & H-1 WESTLAND NORTH

(A REPLAT OF PARCELS C-2, C-3, D-1, E, F, G & H,
WESTLAND NORTH)

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2012

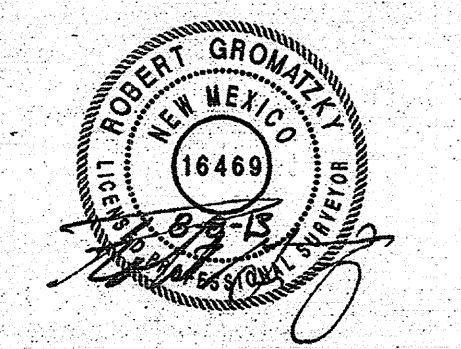
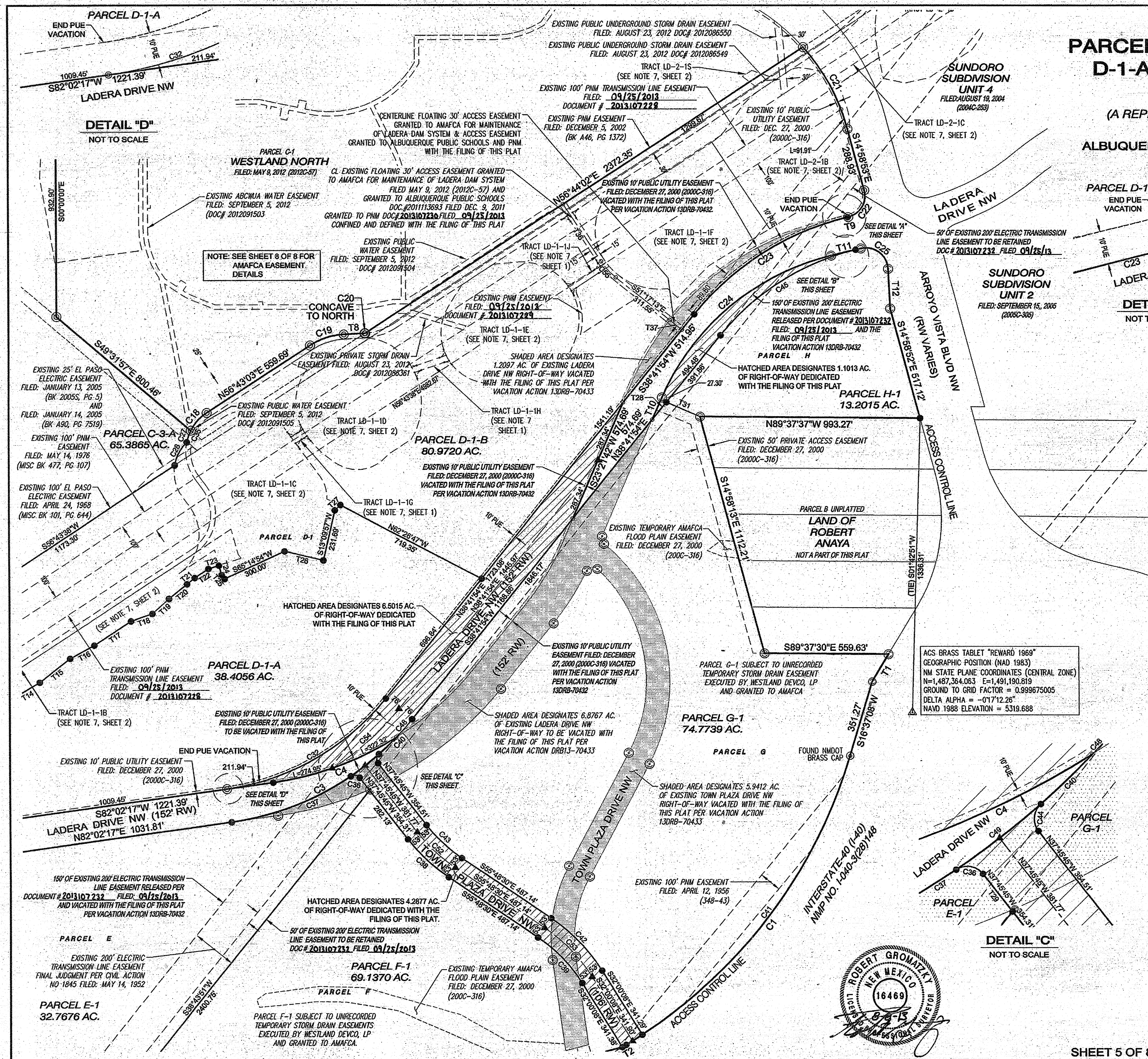


TANGENT DATA					
ID	BEARING	DISTANCE	ID	BEARING	DISTANCE
T1	S31°01'08"W	145.72	T19	S48°12'08"W	101.30'
T2	S58°49'08"W	19.98'	T20	S51°00'27"W	105.36'
T3	S14°58'52"E	217.01'	T21	S50°59'03"W	45.21'
T4	N88°02'41"E	180.00'	T22	S56°43'03"W	75.00'
T5	N86°32'39"W	152.00'	T23	S72°05'37"W	50.35'
T6	N04°54'42"E	180.11'	T24	N15°24'55"W	44.98'
T7	N08°58'30"E	255.50'	T25	N35°46'20"W	22.28'
T8	N86°43'03"E	94.03'	T26	N76°50'03"W	180.00'
T9	S76°19'14"W	3.04'	T27	S46°44'27"W	35.00'
T10	N23°21'42"E	111.09'	T28	N38°41'54"E	102.62'
T11	N76°19'14"E	137.28'	T29	N37°45'45"W	72.18'
T12	S02°45'21"E	181.19'	T30	S75°01'08"W	120.60'
T13	S56°43'03"W	79.68'	T31	N66°38'18"W	165.55'
T14	S59°34'57"W	200.06'	T32	N76°19'14"E	23.56'
T15	S51°49'03"W	175.64'	T33	N58°21'31"W	188.79'
T16	S61°17'27"W	125.40'	T34	N56°21'31"W	181.69'
T17	S58°43'03"W	200.00'	T35	N76°19'14"E	113.70'
T18	S70°45'10"W	103.08'	T36	S33°15'58"E	311.54'
			T37	S51°17'13"E	69.41'

SEE SHEET 6 FOR CURVE TABLE

LEGEND

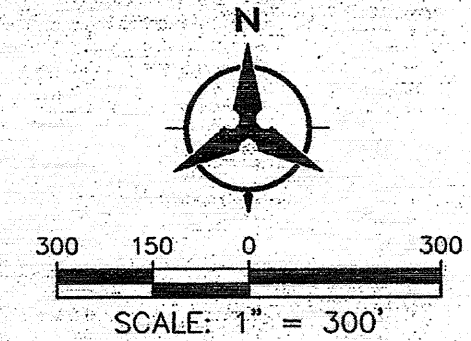
- ▲ CITY OF ALBUQUERQUE CONTROL MONUMENT
- SET #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"
- FOUND #5 REBAR AND PLASTIC CAP STAMPED "PS 11993"
- FOUND #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"
- ▲ CENTERLINE MONUMENT STAMPED "GROMATZKY PS 16469"
- BOUNDARY LINE
- LOT LINE
- - - EXISTING EASEMENT LINE
- - - PROPOSED EASEMENT LINE
- - - ADJOINING PROPERTY LINE
- - - VACATED EASEMENT LINE
- PUE PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- ▨ HATCHED AREA DESIGNATES RIGHT-OF-WAY TO BE DEDICATED WITH THE FILING OF THIS PLAT
- ▨ SHADED AREA DESIGNATES RIGHT-OF-WAY TO BE VACATED WITH THE FILING OF THIS PLAT



PLAT OF PARCELS C-2-A, C-3-A, C-3-B, C-3-C D-1-A, D-1-B, E-1, F-1, G-1 & H-1 WESTLAND NORTH

(A REPLAT OF PARCELS C-2, C-3, D-1, E, F, G & H,
WESTLAND NORTH)

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2012

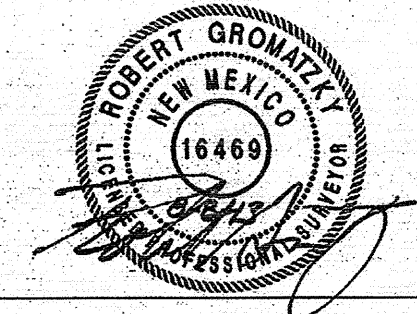


ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BEARING
C1	42°12'00"	889.18'	1697.23'	2304.36'	1659.13'	S37°43'08"W
C2	83°59'36"	27.01'	43.98'	30.00'	40.15'	N40°02'29"E
C3	38°21'31"	443.83'	854.26'	1276.00'	838.39'	N62°51'32"E
C4	24°01'55"	303.09'	597.28'	1424.00'	592.91'	S70°01'20"W
C5	95°29'39"	33.02'	50.00'	30.00'	44.41'	N50°12'53"W
C6	13°18'38"	360.55'	717.85'	3090.00'	716.24'	N09°07'23"W
C7	40°34'56"	456.96'	875.38'	1235.90'	857.20'	N36°04'03"W
C8	26°12'53"	277.08'	544.46'	1190.00'	539.73'	S35°53'44"W
C9	07°21'20"	67.87'	135.56'	1055.90'	135.46'	N52°40'50"W
C10	30°46'00"	290.52'	567.01'	1055.93'	560.22'	N71°44'31"W
C11	89°41'55"	29.84'	46.97'	30.00'	42.31'	S48°18'19"W
C12	88°32'39"	29.25'	46.36'	30.00'	41.88'	N40°48'58"W
C13	85°46'46"	27.87'	44.91'	30.00'	40.84'	N52°01'19"E
C14	52°35'37"	581.13'	1079.49'	1176.00'	1041.99'	N35°25'45"E
C15	52°45'04"	513.72'	953.82'	1036.00'	920.49'	N35°21'02"E
C16	27°10'58"	287.22'	563.62'	1188.00'	558.35'	N22°33'59"E
C17	90°00'00"	30.00'	47.12'	30.00'	42.43'	N53°58'30"E
C18	29°55'20"	56.38'	110.19'	211.00'	108.94'	N41°45'27"E
C19	30°00'00"	83.33'	162.84'	311.00'	160.99'	N71°43'03"E
C20	00°47'47"	1.88'	3.77'	271.11'	3.77'	N86°19'10"E
C21	28°39'50"	215.65'	423.49'	910.00'	419.68'	S28°18'58"E
C22	91°18'07"	102.30'	159.35'	100.00'	143.02'	S30°41'11"W
C23	37°37'20"	434.66'	837.86'	1276.00'	822.89'	S57°30'34"W
C24	52°57'33"	559.90'	1038.92'	1124.00'	1002.33'	N49°50'28"E
C25	100°55'25"	121.14'	176.14'	100.00'	154.24'	S53°13'03"E
C26	92°11'37"	31.17'	48.27'	30.00'	43.23'	N52°52'41"E
C27	15°21'08"	28.44'	56.54'	211.00'	56.37'	S19°07'13"W
C28	36°31'48"	62.36'	120.50'	189.00'	118.47'	S27°35'26"W
C29	33°13'36"	368.75'	716.72'	1235.90'	706.72'	N32°23'22"E
C30	58°47'03"	534.59'	983.35'	1010.00'	944.97'	N21°06'39"W
C31	55°47'03"	629.66'	1158.60'	1190.00'	1113.38'	S21°06'39"E
C32	43°20'23"	446.61'	850.22'	1124.00'	830.09'	S60°22'06"W
C33	08°23'35"	226.73'	452.64'	3090.00'	452.24'	N06°39'52"W
C34	04°55'03"	132.89'	265.21'	3090.00'	265.13'	N13°19'11"W
C35	45°16'27"	87.99'	166.73'	211.00'	162.43'	N34°04'53"E
C36	86°25'27"	28.18'	45.25'	30.00'	41.08'	S80°58'29"E
C37	26°13'30"	297.23'	584.04'	1276.00'	578.95'	N68°55'32"E
C38	18°02'45"	127.51'	252.91'	802.99'	251.86'	S46°47'08"E
C39	23°48'22"	146.92'	289.61'	697.01'	287.53'	S43°54'19"E
C40	09°49'38"	109.70'	218.86'	1276.00'	218.59'	N43°36'43"E
C41	40°03'39"	840.11'	1611.20'	2304.36'	1578.58'	S36°38'58"W
C42	23°48'22"	169.27'	333.65'	803.01'	331.25'	N43°54'19"W
C43	18°02'45"	110.68'	219.52'	696.99'	218.62'	N46°47'08"W
C44	88°17'18"	28.12'	45.18'	30.00'	41.03'	S05°22'54"W
C45	37°37'20"	382.88'	738.05'	1124.00'	724.87'	N57°30'34"E
C46	07°21'20"	79.44'	158.67'	1235.90'	158.56'	N52°40'50"W
C47	29°34'10"	314.07'	614.14'	1190.00'	607.35'	N08°00'12"W
C48	04°58'52"	55.50'	110.93'	1276.00'	110.90'	S41°11'20"W
C49	07°17'15"	81.26'	162.30'	1276.00'	162.19'	N52°10'10"E
C50	02°08'21"	43.02'	86.03'	2304.36'	86.03'	S57°44'58"W
C51	37°28'47"	373.18'	719.56'	1100.00'	706.80'	S11°57'31"E
C52	18°02'45"	119.09'	236.21'	749.99'	235.24'	S46°47'08"E
C53	23°48'22"	158.10'	311.63'	750.01'	309.39'	S43°54'19"E
C54	19°29'27"	206.10'	408.21'	1200.00'	406.25'	N48°26'38"E
C55	18°01'15"	49.79'	98.75'	313.98'	98.34'	S42°16'36"E

DETAIL "A"
NOT TO SCALE

LEGEND

- ▲ CITY OF ALBUQUERQUE CONTROL MONUMENT
- SET #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"
- ⊙ FOUND #5 REBAR AND PLASTIC CAP STAMPED "PS 11993"
- ⊙ FOUND #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"
- ▲ CENTERLINE MONUMENT STAMPED "GROMATZKY PS 16469"
- BOUNDARY LINE
- LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- ADJOINING PROPERTY LINE
- VACATED EASEMENT LINE
- PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- ▨ HATCHED AREA DESIGNATES RIGHT-OF-WAY TO BE DEDICATED WITH THE FILING OF THIS PLAT
- ▨ SHADED AREA DESIGNATES RIGHT-OF-WAY TO BE VACATED WITH THE FILING OF THIS PLAT



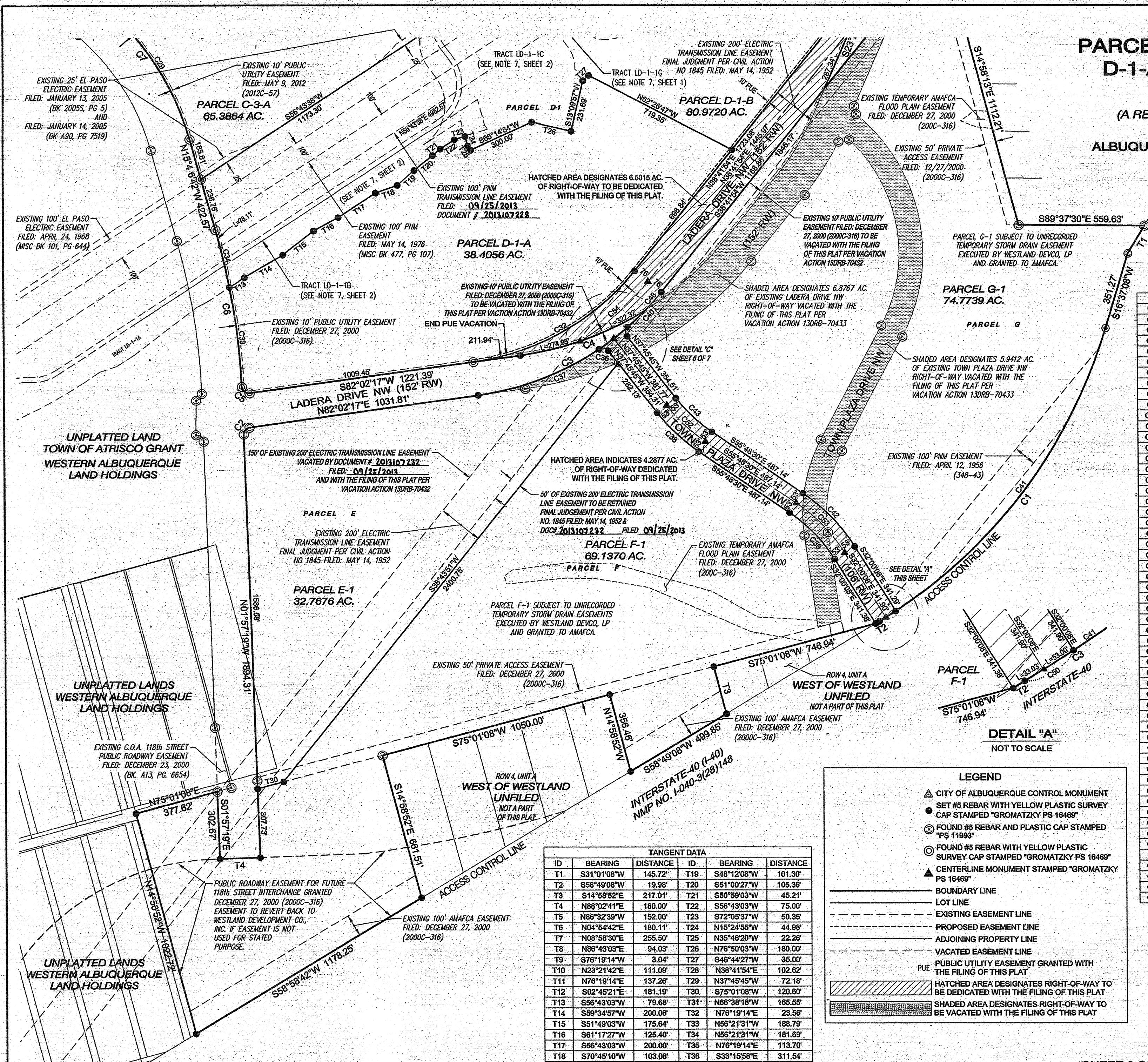
Bohannon & Huston
7500 JEFFERSON STREET NE ALBUQUERQUE, NEW MEXICO

SHEET 6 OF 8

DOCH 2013108078

09/27/2013 11:24 AM Page 6 of 8
PLAT 2 325.00 9 20130 P 0112 H Toulous Oliveira, Bernalillo Cour

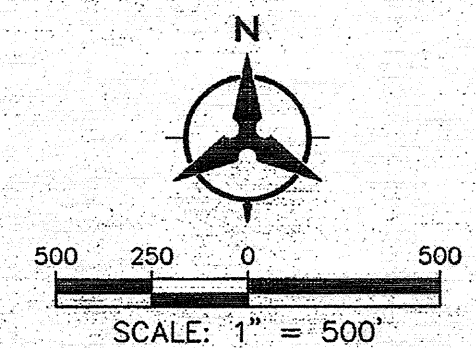
JOB NO. 20120318 001 01



ID	BEARING	DISTANCE	ID	BEARING	DISTANCE
T1	S31°01'08"W	145.72'	T19	S48°12'08"W	101.30'
T2	S58°49'08"W	19.98'	T20	S51°00'27"W	105.38'
T3	S14°58'52"E	217.01'	T21	S50°59'03"W	45.21'
T4	N88°02'41"E	180.00'	T22	S56°43'03"W	75.00'
T5	N86°32'39"W	152.00'	T23	S72°05'37"W	50.35'
T6	N04°54'42"E	180.11'	T24	N15°24'55"W	44.98'
T7	N08°58'30"E	255.50'	T25	N36°46'20"W	22.26'
T8	N86°43'03"E	94.03'	T26	N76°50'03"W	180.00'
T9	S76°19'14"W	3.04'	T27	S46°44'27"W	35.00'
T10	N23°21'42"E	111.09'	T28	N38°41'54"E	102.62'
T11	N76°19'14"E	137.26'	T29	N37°45'45"W	72.18'
T12	S02°45'21"E	181.19'	T30	S75°01'08"W	120.60'
T13	S56°43'03"W	79.68'	T31	N66°38'18"W	165.55'
T14	S59°34'57"W	200.08'	T32	N76°19'14"E	23.56'
T15	S51°49'03"W	175.64'	T33	N56°21'31"W	188.79'
T16	S61°17'27"W	125.40'	T34	N56°21'31"W	181.69'
T17	S56°43'03"W	200.00'	T35	N76°19'14"E	113.70'
T18	S70°45'10"W	103.08'	T36	S33°15'58"E	311.54'
			T37	S51°17'13"E	69.41'

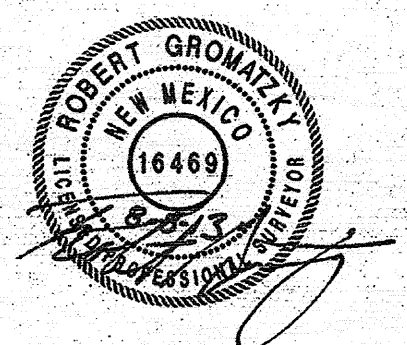
PLAT OF **PARCELS C-2-A, C-3-A, C-3-B, C-3-C** **D-1-A, D-1-B, E-1, F-1, G-1 & H-1** **WESTLAND NORTH**

(A REPLAT OF PARCELS C-2, C-3, D-1, E, F, G & H,
 WESTLAND NORTH)
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 DECEMBER, 2012



LEGEND	
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	SET #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"
	FOUND #5 REBAR AND PLASTIC CAP STAMPED "PS 11993"
	FOUND #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"
	CENTERLINE MONUMENT STAMPED "GROMATZKY PS 16469"
	BOUNDARY LINE
	LOT LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	ADJOINING PROPERTY LINE

THIS SHEET SHOWS FINAL
 PLATTED BOUNDARIES



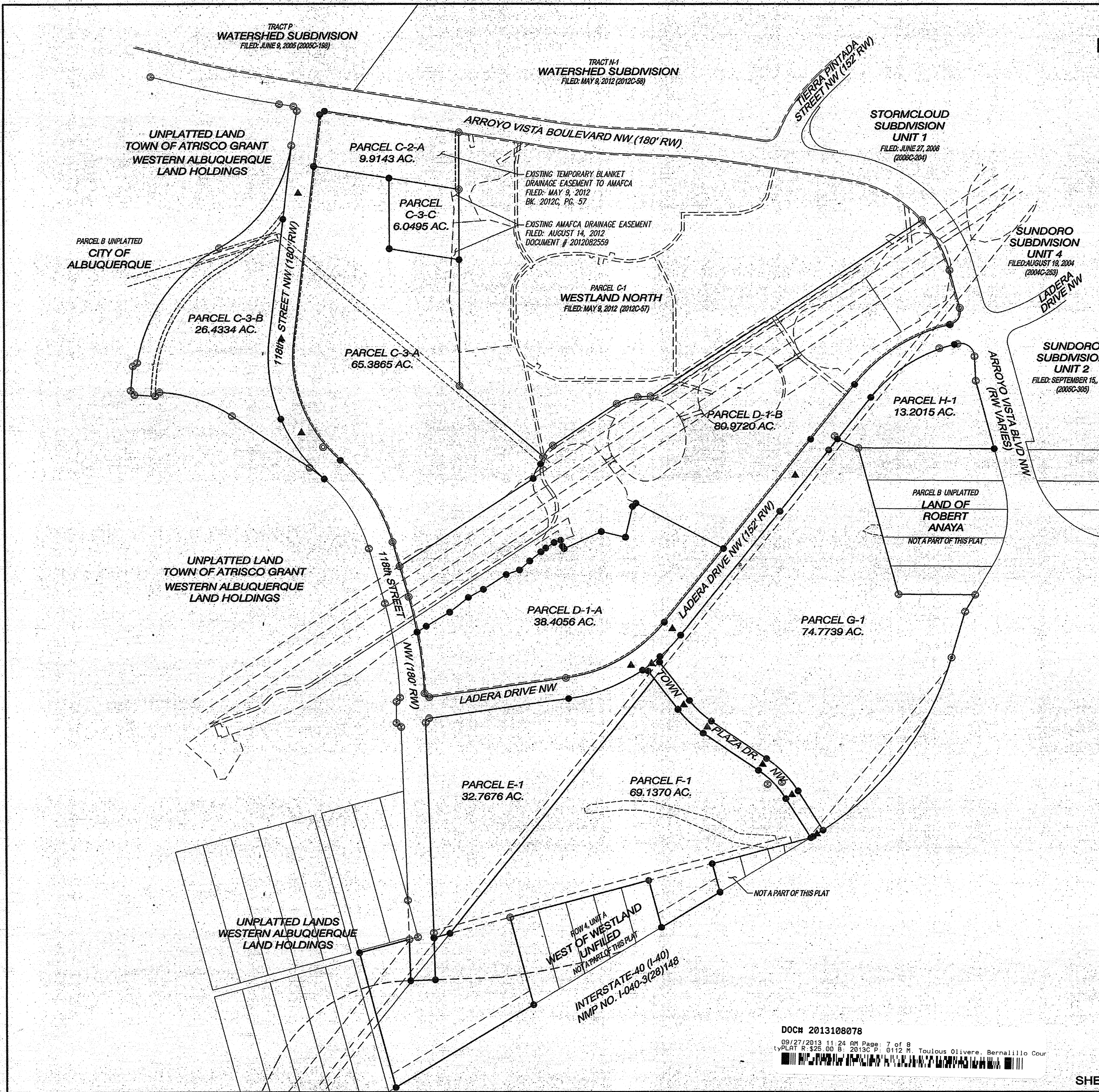
Bohannon & Huston
 7500 JEFFERSON STREET NE ALBUQUERQUE, NEW MEXICO

DOCH 2013108078

09/27/2013 11:24 AM Page: 7 of 8
 PLAT R: \$25.00 B: 2013C P: 0112 M. Toulous Olivere, Bernalillo Cour

SHEET 7 OF 8

JOB NO. 20120318 001 01



PLAT OF PARCELS C-2-A, C-3-A, C-3-B, C-3-C D-1-A, D-1-B, E-1, F-1, G-1 & H-1 WESTLAND NORTH

(A REPLAT OF PARCELS C-2, C-3, D-1, E, F, G & H,
WESTLAND NORTH)

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2012

LEGEND

- △ CITY OF ALBUQUERQUE CONTROL MONUMENT
- SET #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"
- ⊙ FOUND #5 REBAR AND PLASTIC CAP STAMPED "PS 11893"
- ⊙ FOUND #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"
- ▲ CENTERLINE MONUMENT STAMPED "GROMATZKY PS 16469"
- BOUNDARY LINE
- LOT LINE
- - - EXISTING EASEMENT LINE
- - - PROPOSED EASEMENT LINE
- - - ADJOINING PROPERTY LINE

AMAFCA EASEMENT DETAILS

CL. EXISTING FLOATING 30' ACCESS EASEMENT GRANTED TO AMAFCA FOR MAINTENANCE OF LADERA DAM SYSTEM FILED MAY 9, 2012 (2012C-57) AND GRANTED TO ALBUQUERQUE PUBLIC SCHOOLS DOC#2011113693 FILED DEC. 9, 2011 GRANTED TO PNM DOC# 2013107230 FILED 09/25/2013 CONFINED AND DEFINED WITH THE FILING OF THIS PLAT

EXISTING PNM EASEMENT
FILED: DECEMBER 5, 2002
(BK A46, PG 1372)

PARCEL C-1
WESTLAND NORTH
FILED: MAY 9, 2012 (2012C-57)

EXISTING PUBLIC
WATER EASEMENT
FILED: SEPTEMBER 5, 2012
DOC# 2012091504

EXISTING 100' EL PASO
ELECTRIC EASEMENT
FILED: APRIL 24, 1968
(MISC BK 101, PG 644)

EXISTING PRIVATE STORM DRAIN
EASEMENT FILED: AUGUST 23, 2012
DOC# 2012086361

EXISTING PNM EASEMENT
FILED: 09/25/2013
DOCUMENT # 2013107229

EXISTING 100' PNM EASEMENT
FILED: 09/25/2013
DOCUMENT # 2013107228

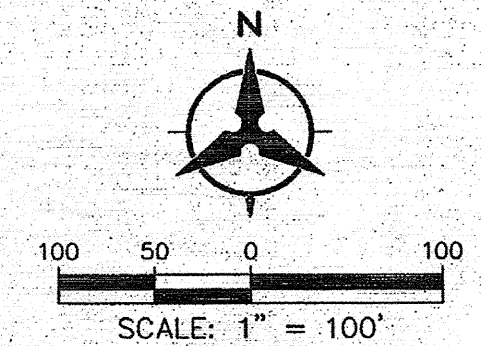
PARCEL D-1-B
80.9720 AC.

TRACT LD-1-1D
(SEE NOTE 7, SHEET 2)

EXISTING 100' PNM EASEMENT
FILED: MAY 14, 1976
(MISC BK 477, PG 107)

TRACT LD-1-1C
(SEE NOTE 7, SHEET 2)

TRACT LD-1-1G
(SEE NOTE 7, SHEET 2)

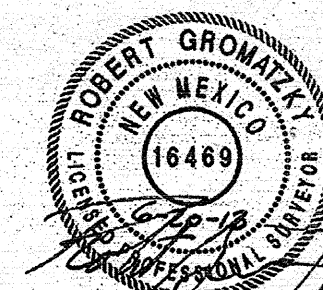


CURVE DATA

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C66	87°15'54"	28.60'	45.69'	30.00'	41.40'	S79°39'00"E
C67	05°45'02"	12.56'	25.09'	250.00'	25.08'	S26°21'58"E
C68	80°12'30"	25.27'	42.00'	30.00'	38.65'	N16°36'48"E
C69	03°15'52"	13.63'	27.26'	478.35'	27.25'	S37°01'02"E
C60	84°37'57"	27.31'	44.31'	30.00'	40.39'	N80°57'56"W
C81	92°44'08"	31.47'	48.56'	30.00'	43.43'	S10°21'01"W
C62	04°02'59"	11.31'	22.62'	320.00'	22.61'	S32°34'06"E
C63	74°31'12"	22.82'	39.02'	30.00'	36.33'	N71°51'11"W
C64	07°24'08"	14.88'	29.71'	230.00'	29.69'	S22°08'58"E
C65	89°20'07"	29.65'	46.78'	30.00'	42.18'	N26°13'10"E
C66	05°15'32"	10.56'	21.11'	230.00'	21.10'	S35°26'43"E
C67	71°02'18"	21.41'	37.20'	30.00'	34.86'	N73°35'38"W
C68	80°58'07"	30.51'	47.63'	30.00'	42.78'	S25°24'10"W
C69	05°28'33"	15.30'	30.58'	320.00'	30.57'	N22°49'10"W
C70	05°35'36"	12.70'	25.38'	260.00'	25.37'	N38°22'27"W
C71	80°49'16"	25.54'	42.32'	30.00'	38.90'	S81°34'53"E
C72	02°46'57"	7.99'	15.98'	328.96'	15.97'	S34°39'26"E
C73	91°16'27"	30.67'	47.79'	30.00'	42.90'	N12°22'16"E
C74	04°16'46"	12.29'	24.57'	328.96'	24.56'	S42°09'08"E
C75	78°59'27"	24.73'	41.36'	30.00'	38.16'	N83°47'15"W
C76	80°50'54"	25.55'	42.33'	30.00'	38.91'	S16°17'35"W
C77	05°35'46"	12.71'	25.39'	260.00'	25.38'	N26°55'45"W
C78	90°00'59"	30.01'	47.13'	30.00'	42.43'	N78°16'27"W
C79	89°58'45"	29.99'	47.11'	30.00'	42.42'	S11°43'25"W

TANGENT DATA

ID	BEARING	DISTANCE
T38	N58°00'29"E	113.40'
T39	S18°18'41"E	58.13'
T40	S48°13'23"E	58.12'
T41	S56°43'03"W	8.21'
T42	S56°43'05"W	1.81'
T43	N70°53'13"E	109.13'
T44	N70°53'13"E	110.57'
T45	S56°43'03"W	28.60'
T46	N38°01'03"W	28.60'
T47	S56°43'03"W	26.54'
T48	N56°43'05"E	28.09'
T49	N38°01'03"W	31.47'
T50	N56°43'05"E	31.47'
T51	N70°53'13"E	23.65'
T52	S70°53'13"W	31.57'
T53	N70°53'13"E	22.44'
T54	N70°53'13"E	31.97'
T55	S58°00'29"W	26.80'
T56	S58°00'29"W	31.06'
T57	S33°15'58"E	14.71'
T58	N56°43'02"E	25.66'
T59	N56°43'02"E	26.81'
T60	S33°15'58"E	30.01'
T61	N56°43'03"E	30.01'
T62	N33°15'58"W	29.99'
T63	N56°43'03"E	29.99'



SHEET 8 OF 8

DOC# 2013108078

09/27/2013 11:24 AM Page: 8 of 8
tyPLAT R: \$25.00 B: 2013C P: 0112 N: Toulous Oliviere, Bernalillo Cour

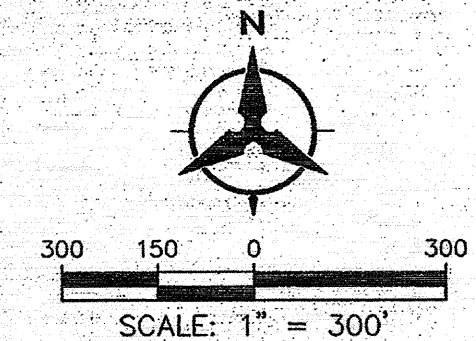
Bohannon & Huston
7500 JEFFERSON STREET NE ALBUQUERQUE, NEW MEXICO

PROPOSED LOT LINES

PLAT OF PARCELS C-2-A, C-3-A, C-3-B, C-3-C D-1-A, D-1-B, E-1, F-1, G-1 & H-1 WESTLAND NORTH

(A REPLAT OF PARCELS C-2, C-3, D-1, E, F, G & H,
WESTLAND NORTH)

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2012



ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BEARING
C1	42°12'00"	889.18'	1697.23'	2304.36'	1659.13'	S37°43'08"W
C2	83°59'36"	27.01'	43.98'	30.00'	40.15'	N40°02'29"E
C3	38°21'31"	443.83'	854.26'	1276.00'	838.39'	N62°51'32"E
C4	24°01'55"	303.09'	597.28'	1424.00'	592.91'	S70°01'20"W
C5	95°29'39"	33.02'	50.00'	30.00'	44.41'	N50°12'53"W
C6	13°18'38"	380.55'	717.85'	3090.00'	716.24'	N09°07'23"W
C7	40°34'56"	456.96'	875.38'	1235.90'	857.20'	N36°04'03"W
C8	26°12'53"	277.08'	544.46'	1190.00'	539.73'	S35°53'44"W
C9	07°21'20"	67.87'	135.56'	1055.90'	135.46'	N52°40'50"W
C10	30°46'00"	290.52'	567.01'	1055.93'	560.22'	N71°44'31"W
C11	89°41'55"	29.84'	46.97'	30.00'	42.31'	S48°18'19"W
C12	88°32'39"	29.25'	46.36'	30.00'	41.88'	N40°48'58"W
C13	85°46'46"	27.87'	44.91'	30.00'	40.84'	N52°01'19"E
C14	52°35'37"	581.13'	1079.49'	1176.00'	1041.99'	N35°25'45"E
C15	52°45'04"	513.72'	953.82'	1036.00'	920.49'	N35°21'02"E
C16	27°10'58"	287.22'	563.62'	1188.00'	558.35'	N22°33'59"E
C17	90°00'00"	30.00'	47.12'	30.00'	42.43'	N53°58'30"E
C18	29°55'20"	56.38'	110.19'	211.00'	108.94'	N41°45'27"E
C19	30°00'00"	83.33'	162.84'	311.00'	160.99'	N71°43'03"E
C20	00°47'47"	1.88'	3.77'	271.11'	3.77'	N86°19'10"E
C21	28°39'50"	215.65'	423.49'	910.00'	419.68'	S28°18'58"E
C22	91°18'07"	102.30'	159.35'	100.00'	143.02'	S30°41'11"W
C23	37°37'20"	434.66'	837.86'	1276.00'	822.89'	S57°30'34"W
C24	52°57'33"	559.90'	1038.92'	1124.00'	1002.33'	N49°50'28"E
C25	100°55'25"	121.14'	176.14'	100.00'	154.24'	S53°13'03"E
C26	92°11'37"	31.17'	48.27'	30.00'	43.23'	N52°52'41"E
C27	15°21'08"	28.44'	56.54'	211.00'	56.37'	S19°07'13"W
C28	36°31'48"	62.38'	120.50'	189.00'	118.47'	S27°35'26"W
C29	33°13'36"	368.75'	716.72'	1235.90'	706.72'	N32°23'22"W
C30	58°47'03"	534.59'	983.35'	1010.00'	944.97'	N21°06'39"W
C31	55°47'03"	629.86'	1158.60'	1190.00'	1113.38'	S21°06'39"E
C32	43°20'23"	446.61'	850.22'	1124.00'	830.09'	S60°22'06"W
C33	08°23'35"	226.73'	452.64'	3090.00'	452.24'	N06°39'52"W
C34	04°55'03"	132.89'	265.21'	3090.00'	265.13'	N13°19'11"W
C35	45°16'27"	87.99'	166.73'	211.00'	162.43'	N34°04'53"E
C36	86°25'27"	28.18'	45.25'	30.00'	41.08'	S80°58'29"E
C37	26°13'30"	297.23'	584.04'	1276.00'	578.95'	N68°55'32"E
C38	18°02'45"	127.51'	252.91'	802.99'	251.86'	S46°47'08"E
C39	23°48'22"	146.92'	289.61'	697.01'	287.53'	S43°54'19"E
C40	09°49'38"	109.70'	218.86'	1276.00'	218.59'	N43°36'43"E
C41	40°03'39"	840.11'	1611.20'	2304.36'	1578.58'	S36°38'58"W
C42	23°48'22"	169.27'	333.65'	803.01'	331.25'	N43°54'19"W
C43	18°02'45"	110.68'	219.52'	696.99'	218.62'	N46°47'08"W
C44	88°17'18"	28.12'	45.18'	30.00'	41.03'	S05°22'54"W
C45	37°37'20"	382.88'	738.05'	1124.00'	724.87'	N57°30'34"E
C46	07°21'20"	79.44'	158.67'	1235.90'	158.56'	N52°40'50"W
C47	29°34'10"	314.07'	614.14'	1190.00'	607.35'	N08°00'12"W
C48	04°58'52"	55.50'	110.93'	1276.00'	110.90'	S41°11'20"W
C49	07°17'15"	81.26'	162.30'	1276.00'	162.19'	N52°10'10"E
C50	02°08'21"	43.02'	86.03'	2304.36'	86.03'	S57°44'58"W
C51	37°28'47"	373.18'	719.56'	1100.00'	706.80'	S11°57'31"E
C52	18°02'45"	119.09'	236.21'	749.99'	235.24'	S46°47'08"E
C53	23°48'22"	158.10'	311.63'	750.01'	309.39'	S43°54'19"E
C54	19°29'27"	206.10'	408.21'	1200.00'	406.25'	N48°26'38"E
C55	18°01'15"	49.79'	98.75'	313.98'	98.34'	S42°16'36"E

DETAIL "A"
NOT TO SCALE

LEGEND

- ▲ CITY OF ALBUQUERQUE CONTROL MONUMENT
- SET #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"
- FOUND #5 REBAR AND PLASTIC CAP STAMPED "PS 11993"
- FOUND #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"
- ▲ CENTERLINE MONUMENT STAMPED "GROMATZKY PS 16469"
- BOUNDARY LINE
- LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- ADJOINING PROPERTY LINE
- VACATED EASEMENT LINE
- PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- HATCHED AREA DESIGNATES RIGHT-OF-WAY TO BE DEDICATED WITH THE FILING OF THIS PLAT
- SHADED AREA DESIGNATES RIGHT-OF-WAY TO BE VACATED WITH THE FILING OF THIS PLAT



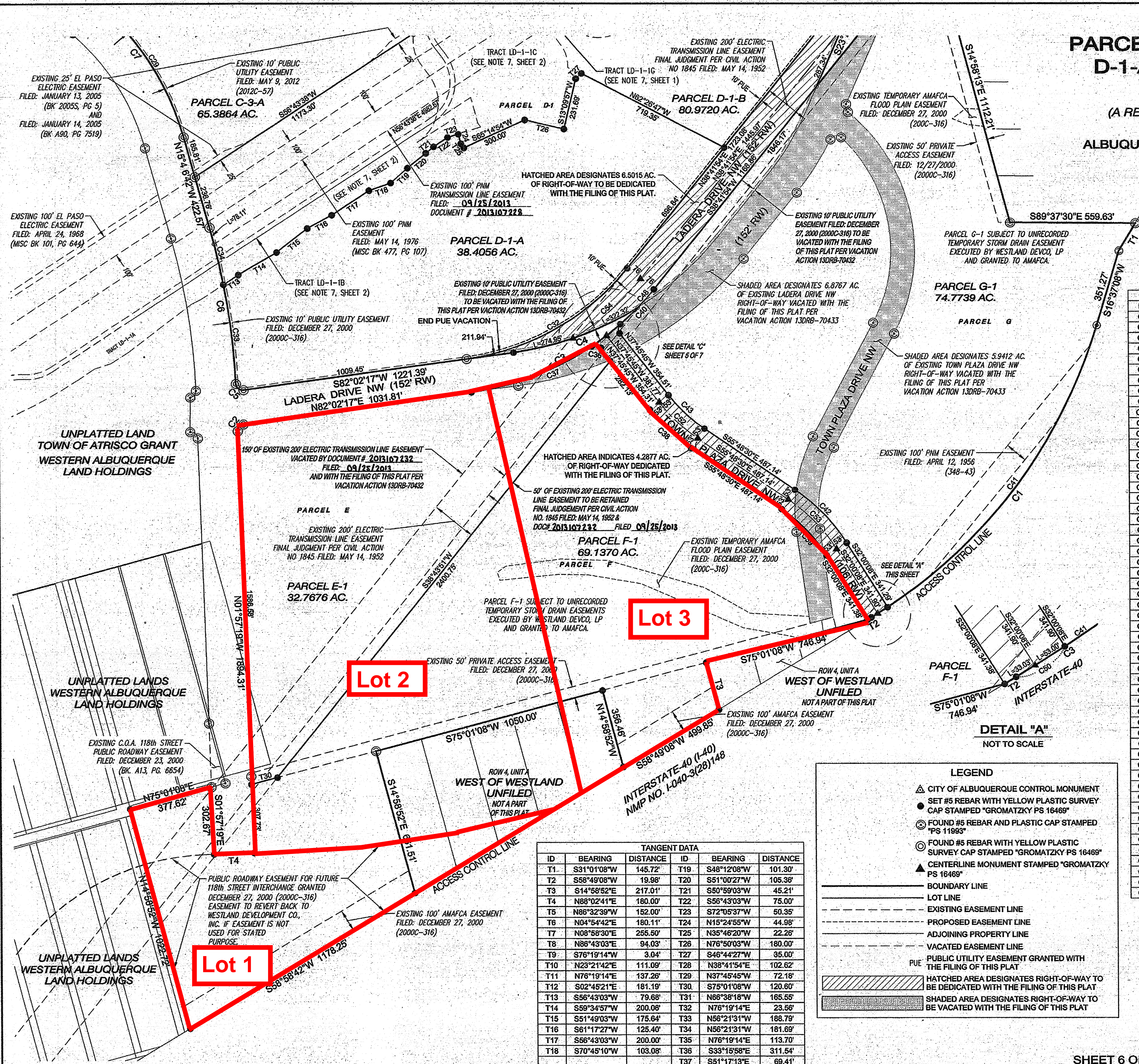
Bohannon & Huston
7500 JEFFERSON STREET NE ALBUQUERQUE, NEW MEXICO

SHEET 6 OF 8

DOCH 2013108078

09/27/2013 11:24 AM Page 6 of 8
PLAT 2 325.00 9 20130 P 0112 H Toulous Oliver, Bernalillo Cour

JOB NO. 20120318 001 01



ID	BEARING	DISTANCE	ID	BEARING	DISTANCE
T1	S31°01'08"W	145.72'	T19	S48°12'08"W	101.30'
T2	S58°49'08"W	19.98'	T20	S51°00'27"W	105.38'
T3	S14°58'52"E	217.01'	T21	S50°59'03"W	45.21'
T4	N88°02'41"E	180.00'	T22	S56°43'03"W	75.00'
T5	N86°32'39"W	152.00'	T23	S72°05'37"W	50.35'
T6	N04°54'42"E	180.11'	T24	N15°24'55"W	44.98'
T7	N08°58'30"E	255.50'	T25	N36°46'20"W	22.26'
T8	N86°43'03"E	94.03'	T26	N76°50'03"W	180.00'
T9	S76°19'14"W	3.04'	T27	S46°44'27"W	35.00'
T10	N23°21'42"E	111.09'	T28	N38°41'54"E	102.62'
T11	N76°19'14"E	137.26'	T29	N37°45'45"W	72.18'
T12	S02°45'21"E	181.19'	T30	S75°01'08"W	120.60'
T13	S56°43'03"W	79.68'	T31	N66°38'18"W	165.55'
T14	S59°34'57"W	200.08'	T32	N76°19'14"E	23.56'
T15	S51°49'03"W	175.64'	T33	N56°21'31"W	188.79'
T16	S61°17'27"W	125.40'	T34	N56°13'31"W	181.69'
T17	S56°43'03"W	200.00'	T35	N76°19'14"E	113.70'
T18	S70°45'10"W	103.08'	T36	S33°15'58"E	311.54'
			T37	S51°17'13"E	69.41'

Racquel Michel

From: Schultz, Shanna M. <smschultz@cabq.gov>
Sent: Friday, September 6, 2019 2:54 PM
To: Racquel Michel
Subject: Annexation on Westside
Attachments: CS O-44Enacted.pdf

Hi Raquel,

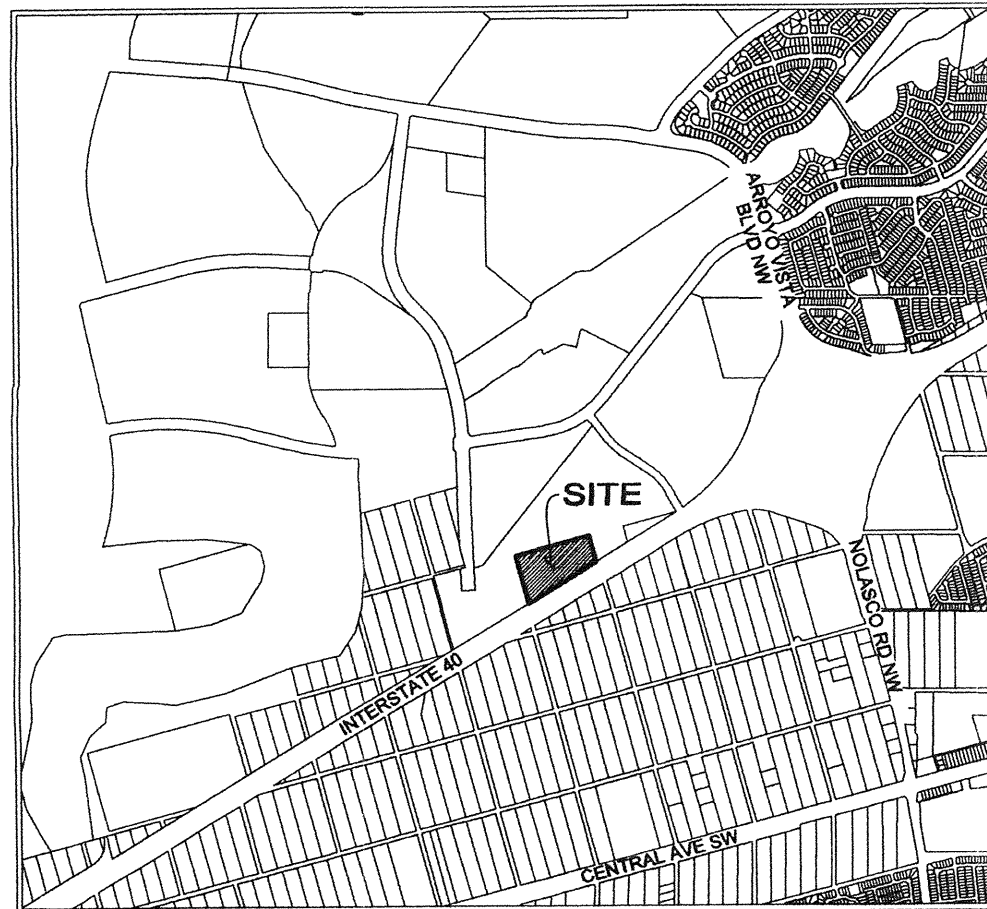
Attached is the legislation that approved and enacted the annexation request.

I just chatted with our AGIS department, and after the legislation was enacted we missed a step in transferring this information over to their department to update their maps. Planning has to issue a “zoning certificate” that identifies the new zoning for the parcels and then AGIS can update their maps. I’ve asked Planning to issue this certificate as soon as they can so we can get the map taken care of. I’ll let you know when the update is complete.

In the meantime, everything is technically annexed and on the books as being incorporated into the City.

Thanks and have a great weekend!
Shanna

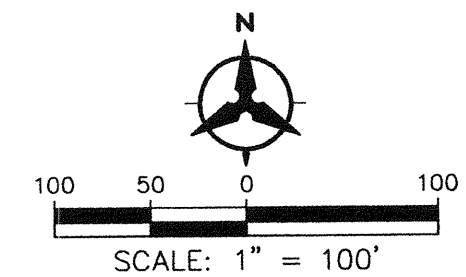
Shanna Schultz, MPA, MCRP
Council Senior Planner
Albuquerque City Council
505.768.3185
smschultz@cabq.gov



LOCATION MAP
NOT TO SCALE

LEGEND	
	ALBUQUERQUE CITY CONTROL MONUMENT
	REBAR AND CAP AS NOTED
	FOUND REBAR
	PROPERTY BOUNDARY LINE
	ADJOINING PROPERTY LINE
	EXISTING EASEMENT
	EXISTING FLOOD HAZARD BOUNDARY

BOUNDARY SURVEY PLAT
LOTS 16 THRU 20,
ROW 4 UNIT A
WEST OF WESTLAND
TOWN OF ATRISCO GRANT
PROJECTED SECTION 20, TOWNSHIP 10 NORTH,
RANGE 2 EAST, N.M.P.M.,
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2017



ACS ALUMINUM DISC "REWARD"
GEOGRAPHIC POSITION (NAD 1983)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
N=1487364.063 E=149190.819
GROUND TO GRID FACTOR = 0.999675005
DELTA ALPHA = -017'12.26"
NAVD 1988 ELEVATION = 5319.688 U.S. FEET

PARCEL F-1
PLAT OF PARCELS C-2-A, C-3-A, C-3-B
C-3-C, D-1-A, D-1-B, E-1, F-1, G-1 & H-1
WESTLAND NORTH
FILED: September 27, 2013
(BK. 2013C, PG. 112M)

NOTES

- This plat is a Boundary Survey Plat of Lots 16 thru 20 of ROW 4, UNIT "A", WEST OF WESTLAND, TOWN OF ATRISCO GRANT.
- Total gross acreage: 12.2709 acres.
- Fieldwork was completed in June, 2017 using Total Station and RTK GPS methodology.
- The horizontal datum is NAD83 and the vertical datum is NAVD88.
- Boundary Survey is based on ground modified New Mexico State Plane Coordinate System, Central Zone (3002). Combined factor = 0.99967507, scaled about (1640416.6665, 0)
- The approximate center of the project is located at Latitude N35°04'50" and Longitude W106°45'31" (WGS 84). Site is located within Section 20, Township 10 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico.
- All distances shown hereon are ground distances.
- A portion of the Parcel is within the Flood Plain Zone A and Zone AE per Flood Insurance Map Number 35001C0309H, effective date: November 4, 2016.

DESCRIPTION

A certain tract of land located within the Town of Atrisco Grant, within projected Section 20, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being and comprising of Lots 16 - 20 of Row 4, Unit "A", West of Westland, and being more particularly described by New Mexico State Plane Grid Bearings (NAD83 Central Zone) and ground distances as follows:

BEGINNING at a found 1.25" survey cap stamped "GROMATZKY PS 16469" and washer stamped "BENHAM PS 15700" at the southeast corner of the tract herein described, also being a point on the northerly right-of-way line of Interstate 40, WHENCE the City of Albuquerque Control Monument "REWARDS", an aluminum disc having New Mexico State Plane Grid Coordinates (NAD83 Central Zone) N=1487364.063, E=149190.819, bears N 47°48'47" E a distance of 3248.55 feet;

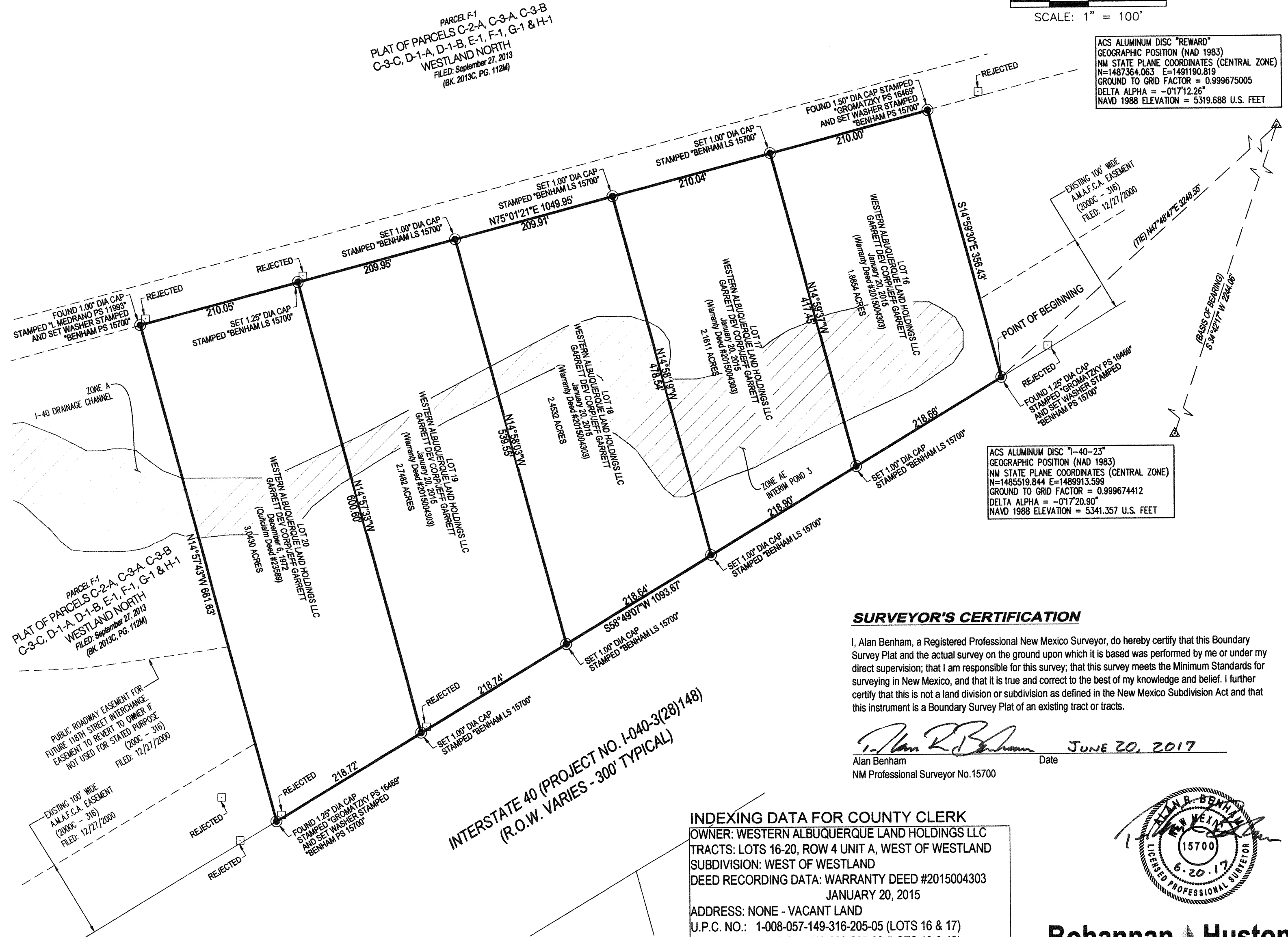
THENCE along the southerly boundary of the tract herein described, coincident with said northerly right-of-way line of Interstate 40, S 58°49'07" W a distance of 1093.67 feet to a found 1.25" survey cap stamped "GROMATZKY PS 16469" and washer stamped "BENHAM PS 15700" at the southwest corner of the tract herein described;

THENCE along the westerly boundary of the tract herein described, leaving said northerly right-of-way line of Interstate 40, N 14°57'43" W a distance of 661.63 feet to a found 1.00" survey cap stamped "L MEDRANO PS 11993" and washer stamped "BENHAM PS 15700" at the northwest corner of the tract herein described;

THENCE along the northerly boundary of the tract herein described, N 75°01'21" E a distance of 1049.95 feet to a found 1.50" survey cap stamped "GROMATZKY PS 16469" and washer stamped "BENHAM PS 15700" at the northeast corner of the tract herein described;

THENCE along the easterly boundary of the tract herein described, S 14°59'30" E a distance of 356.43 feet to the POINT OF BEGINNING.

The above described tract contains ± 12.2709 acres or 534522 sq. ft.



SURVEYOR'S CERTIFICATION

I, Alan Benham, a Registered Professional New Mexico Surveyor, do hereby certify that this Boundary Survey Plat and the actual survey on the ground upon which it is based was performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the Minimum Standards for surveying in New Mexico, and that it is true and correct to the best of my knowledge and belief. I further certify that this is not a land division or subdivision as defined in the New Mexico Subdivision Act and that this instrument is a Boundary Survey Plat of an existing tract or tracts.

Alan Benham
NM Professional Surveyor No. 15700
JUNE 20, 2017
Date

INDEXING DATA FOR COUNTY CLERK

OWNER: WESTERN ALBUQUERQUE LAND HOLDINGS LLC
TRACTS: LOTS 16-20, ROW 4 UNIT A, WEST OF WESTLAND
SUBDIVISION: WEST OF WESTLAND
DEED RECORDING DATA: WARRANTY DEED #2015004303
JANUARY 20, 2015
ADDRESS: NONE - VACANT LAND
U.P.C. NO.: 1-008-057-149-316-205-05 (LOTS 16 & 17)
1-008-057-110-298-205-03 (LOTS 18 & 19)
1-008-057-082-290-205-01 (LOT 20)

SHEET 1 OF 1

Bohannon & Huston
Court yard | 7500 Jefferson St. NE
Albuquerque, NM 87109 (505) 823-1000

CITY OF ALBUQUERQUE
CITY COUNCIL

INTEROFFICE MEMORANDUM

TO: Timothy M. Keller, Mayor

FROM: Stephanie M. Yara, Director of Council Services

Wf 2/26/19

SUBJECT: Transmittal of Legislation

Transmitted herewith is Bill No. C/S O-18-44 Annexation, 17EPC-40061 / 17EPC-40062, Annexing 12.3 Acres, More Or Less, Located In Northerly Portion Tracts 14-20, Row 4, Unit A, West Of Westland, Town Of Atrisco Grant, Located North Of Interstate 40 Between Arroyo Vista Blvd And 118th Street, And Amending The Zone Map To Establish SU-2 For Town Center Zoning (Sanchez), which was passed at the Council meeting of February 20, 2019 by a vote of 8 FOR AND 1 AGAINST.

Against: Davis

In accordance with the provisions of the City Charter, your action is respectfully requested.

CITY of ALBUQUERQUE

TWENTY THIRD COUNCIL

COUNCIL BILL NO. C/S O-18-44 ENACTMENT NO. O-2019-001

SPONSORED BY: Ken Sanchez

1 **ORDINANCE**

2 **ANNEXATION, 17EPC-40061 / 17EPC-40062, ANNEXING 12.3 ACRES, MORE**
3 **OR LESS, LOCATED IN NORTHERLY PORTION TRACTS 14-20, ROW 4, UNIT**
4 **A, WEST OF WESTLAND, TOWN OF ATRISCO GRANT, LOCATED NORTH OF**
5 **INTERSTATE 40 BETWEEN ARROYO VISTA BLVD AND 118TH STREET, AND**
6 **AMENDING THE ZONE MAP TO ESTABLISH SU-2 FOR TOWN CENTER**
7 **ZONING.**

8 **BE IT ORDAINED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF**
9 **ALBUQUERQUE:**

10 **Section 1. AREA PROPOSED FOR ANNEXATION. The owner of the area**
11 **annexed hereby presented a properly signed petition to annex the following**
12 **territory, as depicted in Exhibit A to this ordinance: 12.3 acres, more or less,**
13 **located immediately north of I-40 between Arroyo Vista Boulevard, also known**
14 **as 98th Street, and 118th Street; and more particularly described as follows:**

15 **(A) Northerly Portion Tracts 14 thru 20, ROW 4, Unit A, West of**
16 **Westland, Town of Atrisco Grant;**

17 **(B) The County of Bernalillo approved the annexation of these tracts on**
18 **September 12, 2017, pursuant to AXBC2017-0001.**

19 **The above described territory is contiguous to the City of Albuquerque.**

20 **Section 2. ANNEXATION ACCEPTED. The area specified in Section 1 above**
21 **is designated Developing Urban in the Albuquerque/Bernalillo County**
22 **Comprehensive Plan, which makes it suitable for annexation. Furthermore, the**
23 **petition for annexation meets the requirements of Resolution 54-1990 (City's**
24 **Annexation Policy). Therefore, the area specified in Section 1 above is hereby**
25 **annexed.**

[Bracketed/Underscored Material] - New
[Bracketed/Strikethrough Material] - Deletion

[Bracketed/Underscored Material] - New
[Bracketed/Strikethrough Material] - Deletion

1 Section 3. FINDINGS ACCEPTED. On December 14, 2017, the
2 Environmental Planning Commission (EPC), in its advisory role on land use
3 and planning matters, recommended approval of this request for annexation
4 pursuant to twelve findings as follows:

5 1. This is a request for annexation of Northerly Portion Tracts 16-20, ROW
6 4, Unit A, West of Westland, Town of Atrisco Grant located north of Interstate
7 40 between Arroyo Vista Blvd (98th Street) NW and 118th Street NW and
8 containing approximately 12.3 acres.

9 2. This annexation request is accompanied by a request for establishment
10 of zoning of SU-2 for Town Center in accordance with the Westland Master
11 Plan and Western Albuquerque Land Holdings (WALH) Sector Plan (Project
12 #1003458 17EPC-40062). Approval of this annexation and establishment of
13 zoning constitutes a Sector Development Plan Map Amendment that will
14 modify and expand the boundary of the WALH Sector Plan to include the
15 subject site.

16 3. The subject site is currently an unincorporated County island with
17 property on all sides within the Albuquerque city limits.

18 4. Annexation of the subject site allows the applicant to combine and replat
19 the property with surrounding tracts that are already within the City's
20 jurisdiction for future development of a Town Center.

21 5. The annexation request was approved by the Bernalillo County
22 Commission on September 12, 2017 (AXBC2017-0001).

23 6. In 1999, the City Council annexed the area surrounding the subject site
24 (AX-99-2), allowing for implementation of the Westland Master Plan (SPR-96-2)
25 and establishing zoning based on the Westland Sector Plan (Z-99-8).

26 7. The Albuquerque/Bernalillo County Comprehensive Plan, West Side
27 Strategic Plan, Westland Master Plan, Western Albuquerque Land Holdings
28 Sector Plan, and the City of Albuquerque Zoning Code are incorporated herein
29 by reference and made part of the record for all purposes.

30 8. The subject site is within the Developing Urban Area of the
31 Comprehensive Plan and is also designated as part of an Activity Center. If
32 annexed, the site will be located within an Area of Change of the

1 Comprehensive Plan. The request is in general compliance with the following
2 applicable goals and policies of the Comprehensive Plan:

3 Goal 5.1 Centers and Corridors: Grow as a community of strong Centers
4 connected by a multi-modal network of Corridors.

5 Policy 5.1.1 Desired Growth: Capture regional growth in Centers and
6 Corridors to help shape the built environment into a sustainable development
7 pattern.

8 The subject site is located within the designated Westland Activity Center.
9 The request furthers Goal 5.1 and Policy 5.1.1 because annexation and
10 establishment of Town Center zoning allows for increased commercial and
11 multi-family development consistent with an Activity Center, as well as
12 bringing the subject site under the same jurisdiction as surrounding
13 properties, which will allow for more efficient growth and development review.

14 Policy 5.1.2 Development Areas: Direct more intense growth to Centers and
15 Corridors and use Development Areas to establish and maintain appropriate
16 density and scale of development within areas that should be more stable.

17 The annexation and establishment of SU-2 for Town Center zoning furthers
18 Policy 5.1.2 by allowing for more intense growth in a designated Center that
19 will be considered an Area of Change upon annexation.

20 Policy 5.1.6 Activity Centers: Foster mixed-use centers of activity with a
21 range of services and amenities that support healthy lifestyles and meet the
22 needs of nearby residents and businesses.

23 The subject site is located within a designated Activity Center and
24 establishment of SU-2 for Town Center zoning will allow for a mix of
25 commercial and residential uses with a range of services and amenities for
26 nearby residents, thus furthering Policy 5.1.2.

27 Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct
28 communities with a mix of uses that are conveniently accessible from
29 surrounding neighborhoods.

30 a) Encourage development and redevelopment that brings goods, services,
31 and amenities within walking and biking distance of neighborhoods and
32 promotes good access for all residents.

1 b) Encourage development that offers choice in transportation, work areas,
2 and lifestyles.

3 The proposed SU-2 for Town Center zoning furthers Policy 5.2.1 because it
4 will allow for development that includes a variety of goods and services that
5 will be conveniently accessible to many West Side neighborhoods, thus
6 reducing cross-river trips. Allowing for a mix of residential and commercial
7 uses will create jobs and offer greater choice of work areas, transportation,
8 and lifestyles not currently available in the area.

9 Goal 5.3 Efficient Development Patterns: Promote development patterns
10 that maximize the utility of existing infrastructure and public facilities and the
11 efficient use of land to support the public good.

12 The request will eliminate an unincorporated County island and bring the
13 subject site into the same jurisdiction as the surrounding properties, which
14 will allow for more efficient development and future provision of services, thus
15 furthering Goal 5.3.

16 Policy 5.3.6 Reassembly and Replatting: Encourage property owner
17 coordination to reassemble areas prematurely subdivided or platted that have
18 inadequate right-of-way or drainage before infrastructure and services are
19 extended.

20 Policy 5.3.6 is furthered by this request because annexation and
21 establishment of zoning will bring the subject site into the City's jurisdiction
22 and allow for the property to be combined and platted with the surrounding
23 properties that are already within the City.

24 Goal 5.4 Jobs-Housing Balance: Balance jobs and housing by encouraging
25 residential growth near employment across the region and prioritizing job
26 growth west of the Rio Grande.

27 The request furthers Goal 5.4 by bringing the subject site into the City's
28 jurisdiction so it can be master planned for additional development, including
29 a potential future hospital if associated plan amendments are approved, that
30 will create additional jobs west of the Rio Grande.

31 Policy 5.4.2 West Side Jobs: Foster employment opportunities on the West
32 Side.

1 The request furthers Policy 5.4.2 because additional SU-2 Town Center
2 zoning will allow for more mixed commercial development that includes jobs
3 for the West Side.

4 Policy 5.6.2 Areas of Change: Direct growth and more intense development
5 to Centers, Corridors, industrial and business parks, and Metropolitan
6 Redevelopment Areas where change is encouraged.

7 Upon annexation, the subject site will be considered an Area of Change like
8 all properties surrounding it, so the request furthers Policy 5.6.2 by allowing
9 for more intense development and creating jobs in a place appropriate for
10 such changes.

11 Policy 7.3.2 Community Character: Encourage design strategies that
12 recognize and embrace the character differences that give communities their
13 distinct identities and make them safe and attractive places.

14 a) Design development to reflect the character of the surrounding area and
15 protect and enhance views.

16 b) Encourage development and site design that incorporates CPTED
17 principles.

18 e) Encourage high-quality development that capitalizes on predominant
19 architectural styles, building materials, and landscape elements.

20 The proposed zoning for the subject site is within the Westland Master Plan
21 and Sector Plan, so it must follow the design guidelines of those plans, which
22 will result in a distinct character and high quality of development, so the
23 request furthers Policy 7.3.2.

24 Policy 7.5.1 Landscape Design: Encourage landscape treatments that are
25 consistent with the high desert climate to enhance our sense of place.

26 Any development on the subject site is subject to the plant palette from the
27 Master Plan, which was formulated specifically with the high desert climate in
28 mind, so the request furthers Policy 7.5.1.

29 Policy 8.1.2 Resilient Economy: Encourage economic development efforts
30 that improve quality of life for new and existing residents and foster a robust,
31 resilient, and diverse economy.

32 a) Maximize opportunities for economic development that furthers social,
33 cultural, and environmental goals.

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1 c) Prioritize local job creation, employer recruitment, and support for
2 development projects that hire local residents.

3 Approval of this request is an important step for development of a potential
4 future hospital that will have large positive economic impacts.

5 Notwithstanding, the proposed SU-2 for Town Center zone allows for a much
6 wider variety of office and commercial development that would provide more
7 jobs and economic output than the existing A-1 agricultural County zoning, so
8 the request furthers Policy 8.1.2.

9 9. The subject site is within the Westland North Community of the West
10 Side Strategic Plan. The request is in general compliance with the following
11 applicable goals and policies of the West Side Strategic Plan:

12 Plan Objective 1: Provide for a complete mix of land uses on the West Side,
13 including opportunities for large-scale employment, in order to minimize the
14 needs for cross-metro trips. Employment opportunities are encouraged on the
15 West Side.

16 The request for annexation and establishment of SU-2 for Town Center
17 zoning will allow for additional mixed use and commercial development on the
18 West Side, thus furthering Plan Objective 1 of the West Side Strategic Plan.

19 Plan Objective 8: Promote job opportunities and business growth in
20 appropriate areas of the West Side.

21 The subject site's location in the Westland Town Center area is an
22 appropriate location of the West Side to allow for additional business growth
23 and job opportunities with mixed-use and commercial zoning, thus furthering
24 Plan Objective 8 of the West Side Strategic Plan.

25 Policy 3.55: The City of Albuquerque and property owners shall work with
26 the electric utility companies to minimize the visual and potential EMF
27 exposure impacts of the many power line corridors crossing the property.
28 These corridors should be combined into consolidated easements rather than
29 in separate parallel easements.

30 The request furthers Policy 3.55 because the subject site is planned to be
31 combined with adjacent properties for future development, which will include
32 the relocation of PNM distribution lines to the north of the subject site to a
33 more appropriate location.

1 **Policy 3.57: Allow and encourage appropriately designed development**
2 **throughout the Westland North Community which will protect the visual and**
3 **physical features of the Atrisco Terrace through design guidelines and**
4 **consistent enforcement.**

5 **The request furthers Policy 3.57 by providing a consistent set of design**
6 **guidelines and development review of the subject site by eliminating the**
7 **unincorporated County island and establishing the same zoning as the**
8 **surrounding properties.**

9 **Policy 3.59: The Westland North Community is included in City of**
10 **Albuquerque territory. Annexation signals intent that it develop with urban-**
11 **style development and densities. This area is a prime area for the expansion of**
12 **future urban levels of development.**

13 **The request furthers Policy 3.59 by bringing the subject site into the City of**
14 **Albuquerque's jurisdiction and allowing for urban-style development**
15 **consistent with the SU-2 for Town Center Designation.**

16 **Policy 3.61: A Community Center, appropriate Employment Centers, and**
17 **Neighborhood Centers are identified for this Community in accordance with**
18 **the approved Master Plan for this area. The Community Center is expected to**
19 **occur central to the Community, with employment near the Paseo del Volcan**
20 **corridor, but refinement of these concepts will occur during the planning**
21 **process for smaller sub-areas.**

22 **The Westland Town Center area is the Community Center that was**
23 **identified and established for the Westland North Community of the West Side**
24 **Strategic Plan. Annexing the existing unincorporated County island and**
25 **bringing it into the City's jurisdiction will further Policy 3.61 by allowing for**
26 **more consistent and efficient development review and refined planning for**
27 **this Community Center.**

28 **Policy 3.90: The City of Albuquerque and other economic development**
29 **entities shall explore with the property owners developing a high quality**
30 **office/industrial park or parks in the eastern portion of the Westland North**
31 **Community. Development in this park should emphasize higher density office**
32 **buildings and avoid lower cost warehouse facilities. Such development shall**
33 **protect the visual and physical features of the Atrisco Terrace and the**

1 Petroglyph National Monument including the preservation of the view area of
2 the Monument as specified in the Northwest Mesa Escarpment Plan. This
3 protection shall be accomplished through the development and strict
4 enforcement of design guidelines, open space dedications, and, if necessary,
5 low density residential development.

6 The request furthers Policy 3.90 because the requested SU-2 for Town
7 Center designation allows for more dense office and commercial development
8 with designated percentages of office uses within the overall use mix that
9 favors quality office development and other supporting commercial services
10 rather than lower cost warehouse facilities.

11 10. The applicant has justified the Annexation request pursuant to R-54-
12 1990 as follows:

13 Section 1: Areas which are designated by the Albuquerque/Bernalillo
14 County Comprehensive Plan as Central Urban, Established Urban, and
15 Developing Urban are particularly appropriate for the range of urban services
16 which the city can provide, and annexation of such areas into the city is
17 desired and encouraged. More specifically, annexation of areas planned to be
18 urban intensity of development will be approved when the following policies
19 are met, unless the city concludes that the anticipated delay in provision of
20 city services is so far into the future as to be speculative and therefore an
21 unreasonable basis to provide for annexation:

22 a) Compliance with city policy regarding land dedication for public facilities
23 is assured;

24 After annexation and zoning, the subject site will be replatted and
25 developed along with adjacent properties. Through that process, any
26 dedications required for public facilities will be provided.

27 b) The applicant shall agree in writing to timing of capital expenditures for
28 necessary major streets, water, sanitary sewer, and storm-water-handling
29 facilities:

30 (1) The timing to be per a written city statement of intent as to when it or
31 another public body will be able to provide such capital facilities, such city
32 statement to be issued prior to annexation; and/or

1 (2) The timing to remain indefinite but a substantial number of years in the
2 future, based on a written city statement, made prior to annexation, that it will
3 provide the facilities but no timing can be assured; and/or

4 (3) A commitment by the land owner that he or his successors in interest
5 will, in a manner that satisfies City standards, install and pay for such facilities
6 or cause them to be installed and paid.

7 The applicant has agreed to install such facilities that are necessary for the
8 provision of services to the subject site and a pre-annexation agreement will
9 be executed along with approval of this request.

10 c) The city may decline an annexation if necessary capital expenditures fall
11 all or partly under division (2)(b) above, and the City concludes that it would
12 be unreasonable to make land owners wait for basic utilities and facilities as
13 long as would probably be the case;

14 The applicant, a developer and owner of the majority of land in the area
15 including those lands already annexed, will provide the capital infrastructure
16 needed for development of the subject site via a proposed Tax Increment
17 Development District.

18 d) Land annexed shall be to some extent contiguous to the city limits,
19 except land owned by the city may be annexed when it is not contiguous
20 where this is allowed by state statutes;

21 The subject site is completely surrounded by land that is within the City of
22 Albuquerque City limits.

23 e) Land to be annexed shall have provision for convenient street access to
24 the city;

25 The subject site is immediately adjacent to Interstate 40 and is near to
26 right-of-way that has been dedicated for the future extensions of 118th Street
27 and Ladera Drive. Specific improvements and provision of access will be
28 determined and provided through the platting and development process of the
29 site and surrounding properties.

30 f) Land to be annexed shall have reasonable boundaries so that providers
31 of public services can determine with ease where the city boundary is located
32 and so that public services can be delivered under appropriate service
33 extension policies at reasonable operating and capital cost to the city;

1 The request will eliminate an existing “island” of unincorporated County
2 land that is surrounded by property located within the City limits, thus making
3 the City boundary more reasonable than presently exists.

4 g) City boundaries shall be established along platted lines which will make
5 definite what the city limits are; annexation plats need not meet all
6 requirements of a subdivision plat as specified by the Subdivision Ordinance.

7 The City limits will be definite with this annexation because the annexation
8 consists of five platted properties that will be annexed in their entirety, filling
9 in an existing hole or island of unincorporated County land that is surrounded
10 on all sides by the City of Albuquerque.

11 Sections 2 through 5 of R-54-1990 are not applicable to the subject site.

12 11. A pre-annexation agreement between the Applicant and the City of
13 Albuquerque, as approved by the City Engineer, is required to be completed
14 for this request.

15 12. The Laurelwood, Tres Volcanes, Las Lomitas, and Parkway
16 Neighborhood Associations, The Manors at Mirehaven Community
17 Association, and Westside Coalition of Neighborhood Associations were
18 notified of this request, as well as property owners within 100 feet of the entire
19 WALH Sector Plan boundary. There is no known neighborhood opposition to
20 this request.

21 Section 4. ZONE MAP AMENDED. The request for SU-2 for Town Center, as
22 regulated by the Westland Master Plan and Western Albuquerque Land
23 Holdings Sector Development Plan, is justified per Resolution 270-1980
24 because of changed community conditions and the request being more
25 advantageous to the community as articulated by the Albuquerque/Bernalillo
26 County Comprehensive Plan and West Side Strategic Plan. Therefore, the zone
27 map adopted by Section 14-16-1-1 et. Seq. R.O.A. 1994 is hereby amended,
28 establishing SU-2 for Town Center Zoning for the area specified in Section 1
29 above.

30 Section 5. RELATION TO RECENT PLANNING EFFORTS. This ordinance
31 proposes to establish SU-2 for Town Center zoning through the Western
32 Albuquerque Land Holdings Sector Development Plan. Since the Integrated
33 Development Ordinance went into effect on May 17th, 2018, this zoning

1 category no longer exists in the City’s regulatory land use framework. This
2 property will be considered under the zoning conversion rules that
3 accompanied the implementation of the Integrated Development Ordinance
4 which will result in a zoning classification of “PC – Planned Community”.
5 Development standards for the PC zone will still be regulated by the Westland
6 Framework Plan, which was formerly the Westland Master Plan, including the
7 Western Albuquerque Land Holdings Sector Plan.

8 Section 6. FINDINGS ACCEPTED. On December 14, 2017, the
9 Environmental Planning Commission (EPC), in its advisory role on land use
10 and planning matters, recommended approval of this request for
11 establishment of SU-2 for Town Center zoning pursuant to twelve findings as
12 follows:

13 1. This is a request for a Sector Development Plan Map Amendment
14 /Establishment of Zoning for Northerly Portion Tracts 16-20, ROW 4, Unit A,
15 West of Westland, Town of Atrisco Grant located north of Interstate 40
16 between Arroyo Vista Blvd (98th Street) NW and 118th Street NW and
17 containing approximately 12.3 acres.

18 2. The request is to change the existing Bernalillo County A-1 Rural
19 Agricultural zoning upon annexation to SU-2 for Town Center as regulated by
20 the Westland Master Plan and Western Albuquerque Land Holdings (WALH)
21 Sector Plan.

22 3. This request is accompanied by a request for annexation of the subject
23 site (Project #1003458 17EPC-40061). Approval of this annexation and
24 establishment of zoning constitutes a Sector Development Plan Map
25 Amendment that will modify and expand the boundary of the WALH Sector
26 Plan to include the subject site.

27 4. The subject site is currently an unincorporated County island with
28 property on all sides within the Albuquerque city limits.

29 5. Annexation and zoning of the subject site allows the applicant to
30 combine and replat the property with surrounding tracts that are already
31 within the City’s jurisdiction for future development of a Town Center.

32 6. The annexation request was approved by the Bernalillo County
33 Commission on September 12, 2017 (AXBC2017-0001).

1 7. In 1999, the City Council annexed the area surrounding the subject site
2 (AX-99-2), allowing for implementation of the Westland Master Plan (SPR-96-2)
3 and establishing zoning based on the Westland Sector Plan (Z-99-8).

4 8. The Albuquerque/Bernalillo County Comprehensive Plan, West Side
5 Strategic Plan, Westland Master Plan, Western Albuquerque Land Holdings
6 Sector Plan, and the City of Albuquerque Zoning Code are incorporated herein
7 by reference and made part of the record for all purposes.

8 9. The subject site is within the Developing Urban Area of the
9 Comprehensive Plan and is also designated as part of an Activity Center. If
10 annexed, the site will be located within an Area of Change of the
11 Comprehensive Plan. The request is in general compliance with the following
12 applicable goals and policies of the Comprehensive Plan:

13 Goal 5.1 Centers and Corridors: Grow as a community of strong Centers
14 connected by a multi-modal network of Corridors.

15 Policy 5.1.1 Desired Growth: Capture regional growth in Centers and
16 Corridors to help shape the built environment into a sustainable development
17 pattern.

18 The subject site is located within the designated Westland Activity Center.
19 The request furthers Goal 5.1 and Policy 5.1.1 because annexation and
20 establishment of Town Center zoning allows for increased commercial and
21 multi-family development consistent with an Activity Center, as well as
22 bringing the subject site under the same jurisdiction as surrounding
23 properties, which will allow for more efficient growth and development review.

24 Policy 5.1.2 Development Areas: Direct more intense growth to Centers and
25 Corridors and use Development Areas to establish and maintain appropriate
26 density and scale of development within areas that should be more stable.

27 The annexation and establishment of SU-2 for Town Center zoning furthers
28 Policy 5.1.2 by allowing for more intense growth in a designated Center that
29 will be considered an Area of Change upon annexation.

30 Policy 5.1.6 Activity Centers: Foster mixed-use centers of activity with a
31 range of services and amenities that support healthy lifestyles and meet the
32 needs of nearby residents and businesses.

1 The subject site is located within a designated Activity Center and
2 establishment of SU-2 for Town Center zoning will allow for a mix of
3 commercial and residential uses with a range of services and amenities for
4 nearby residents, thus furthering Policy 5.1.2.

5 Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct
6 communities with a mix of uses that are conveniently accessible from
7 surrounding neighborhoods.

8 a) Encourage development and redevelopment that brings goods, services,
9 and amenities within walking and biking distance of neighborhoods and
10 promotes good access for all residents.

11 b) Encourage development that offers choice in transportation, work areas,
12 and lifestyles.

13 The proposed SU-2 for Town Center zoning furthers Policy 5.2.1 because it
14 will allow for development that includes a variety of goods and services that
15 will be conveniently accessible to many West Side neighborhoods, thus
16 reducing cross-river trips. Allowing for a mix of residential and commercial
17 uses will create jobs and offer greater choice of work areas, transportation,
18 and lifestyles not currently available in the area.

19 Goal 5.3 Efficient Development Patterns: Promote development patterns
20 that maximize the utility of existing infrastructure and public facilities and the
21 efficient use of land to support the public good.

22 The request will eliminate an unincorporated County island and bring the
23 subject site into the same jurisdiction as the surrounding properties, which
24 will allow for more efficient development and future provision of services, thus
25 furthering Goal 5.3.

26 Policy 5.3.6 Reassembly and Replatting: Encourage property owner
27 coordination to reassemble areas prematurely subdivided or platted that have
28 inadequate right-of-way or drainage before infrastructure and services are
29 extended.

30 Policy 5.3.6 is furthered by this request because annexation and
31 establishment of zoning will bring the subject site into the City's jurisdiction
32 and allow for the property to be combined and platted with the surrounding
33 properties that are already within the City.

1 **Goal 5.4 Jobs-Housing Balance: Balance jobs and housing by encouraging**
2 **residential growth near employment across the region and prioritizing job**
3 **growth west of the Rio Grande.**

4 **The request furthers Goal 5.4 by bringing the subject site into the City's**
5 **jurisdiction so it can be master planned for additional development, including**
6 **a potential future hospital if associated plan amendments are approved, that**
7 **will create additional jobs west of the Rio Grande.**

8 **Policy 5.4.2 West Side Jobs: Foster employment opportunities on the West**
9 **Side.**

10 **The request furthers Policy 5.4.2 because additional SU-2 Town Center**
11 **zoning will allow for more mixed commercial development that includes jobs**
12 **for the West Side.**

13 **Policy 5.6.2 Areas of Change: Direct growth and more intense development**
14 **to Centers, Corridors, industrial and business parks, and Metropolitan**
15 **Redevelopment Areas where change is encouraged.**

16 **Upon annexation, the subject site will be considered an Area of Change like**
17 **all properties surrounding it, so the request furthers Policy 5.6.2 by allowing**
18 **for more intense development and creating jobs in a place appropriate for**
19 **such changes.**

20 **Policy 7.3.2 Community Character: Encourage design strategies that**
21 **recognize and embrace the character differences that give communities their**
22 **distinct identities and make them safe and attractive places.**

23 **a) Design development to reflect the character of the surrounding area and**
24 **protect and enhance views.**

25 **b) Encourage development and site design that incorporates CPTED**
26 **principles.**

27 **e) Encourage high-quality development that capitalizes on predominant**
28 **architectural styles, building materials, and landscape elements.**

29 **The proposed zoning for the subject site is within the Westland Master Plan**
30 **and Sector Plan, so it must follow the design guidelines of those plans, which**
31 **will result in a distinct character and high quality of development, so the**
32 **request furthers Policy 7.3.2.**

1 Policy 7.5.1 Landscape Design: Encourage landscape treatments that are
2 consistent with the high desert climate to enhance our sense of place.

3 Any development on the subject site is subject to the plant palette from the
4 Master Plan, which was formulated specifically with the high desert climate in
5 mind, so the request furthers Policy 7.5.1.

6 Policy 8.1.2 Resilient Economy: Encourage economic development efforts
7 that improve quality of life for new and existing residents and foster a robust,
8 resilient, and diverse economy.

9 a) Maximize opportunities for economic development that furthers social,
10 cultural, and environmental goals.

11 c) Prioritize local job creation, employer recruitment, and support for
12 development projects that hire local residents.

13 Approval of this request is an important step for development of a potential
14 future hospital that will have large positive economic impacts.

15 Notwithstanding, the proposed SU-2 for Town Center zone allows for a much
16 wider variety of office and commercial development that would provide more
17 jobs and economic output than the existing A-1 agricultural County zoning, so
18 the request furthers Policy 8.1.2.

19 10. The subject site is within the Westland North Community of the West
20 Side Strategic Plan. The request is in general compliance with the following
21 applicable goals and policies of the West Side Strategic Plan:

22 Plan Objective 1: Provide for a complete mix of land uses on the West Side,
23 including opportunities for large-scale employment, in order to minimize the
24 needs for cross-metro trips. Employment opportunities are encouraged on the
25 West Side.

26 The request for annexation and establishment of SU-2 for Town Center
27 zoning will allow for additional mixed use and commercial development on the
28 West Side, thus furthering Plan Objective 1 of the West Side Strategic Plan.

29 Plan Objective 8: Promote job opportunities and business growth in
30 appropriate areas of the West Side.

31 The subject site's location in the Westland Town Center area is an
32 appropriate location of the West Side to allow for additional business growth

1 and job opportunities with mixed-use and commercial zoning, thus furthering
2 Plan Objective 8 of the West Side Strategic Plan.

3 Policy 3.55: The City of Albuquerque and property owners shall work with
4 the electric utility companies to minimize the visual and potential EMF
5 exposure impacts of the many power line corridors crossing the property.
6 These corridors should be combined into consolidated easements rather than
7 in separate parallel easements.

8 The request furthers Policy 3.55 because the subject site is planned to be
9 combined with adjacent properties for future development, which will include
10 the relocation of PNM distribution lines to the north of the subject site to a
11 more appropriate location.

12 Policy 3.57: Allow and encourage appropriately designed development
13 throughout the Westland North Community which will protect the visual and
14 physical features of the Atrisco Terrace through design guidelines and
15 consistent enforcement.

16 The request furthers Policy 3.57 by providing a consistent set of design
17 guidelines and development review of the subject site by eliminating the
18 unincorporated County island and establishing the same zoning as the
19 surrounding properties.

20 Policy 3.59: The Westland North Community is included in City of
21 Albuquerque territory. Annexation signals intent that it develop with urban-
22 style development and densities. This area is a prime area for the expansion of
23 future urban levels of development.

24 The request furthers Policy 3.59 by bringing the subject site into the City of
25 Albuquerque's jurisdiction and allowing for urban-style development
26 consistent with the SU-2 for Town Center Designation.

27 Policy 3.61: A Community Center, appropriate Employment Centers, and
28 Neighborhood Centers are identified for this Community in accordance with
29 the approved Master Plan for this area. The Community Center is expected to
30 occur central to the Community, with employment near the Paseo del Volcan
31 corridor, but refinement of these concepts will occur during the planning
32 process for smaller sub-areas.

1 The Westland Town Center area is the Community Center that was
2 identified and established for the Westland North Community of the West Side
3 Strategic Plan. Annexing the existing unincorporated County island and
4 bringing it into the City's jurisdiction will further Policy 3.61 by allowing for
5 more consistent and efficient development review and refined planning for
6 this Community Center.

7 Policy 3.90: The City of Albuquerque and other economic development
8 entities shall explore with the property owners developing a high quality
9 office/industrial park or parks in the eastern portion of the Westland North
10 Community. Development in this park should emphasize higher density office
11 buildings and avoid lower cost warehouse facilities. Such development shall
12 protect the visual and physical features of the Atrisco Terrace and the
13 Petroglyph National Monument including the preservation of the view area of
14 the Monument as specified in the Northwest Mesa Escarpment Plan. This
15 protection shall be accomplished through the development and strict
16 enforcement of design guidelines, open space dedications, and, if necessary,
17 low density residential development.

18 The request furthers Policy 3.90 because the requested SU-2 for Town
19 Center designation allows for more dense office and commercial development
20 with designated percentages of office uses within the overall use mix that
21 favors quality office development and other supporting commercial services
22 rather than lower cost warehouse facilities.

23 11. The applicant has justified the zone change request pursuant to R-270-
24 1980 as follows:

25 A. The policies cited by the applicant in their updated December 5, 2017
26 justification letter and analyzed in Findings 9 and 10, as well as the choice of
27 the same zone category as surrounding properties, demonstrate that the
28 request is consistent with the health, safety, morals, and general welfare of the
29 city.

30 B. The requested zoning is the same as the zoning of surrounding
31 properties, so the requested annexation and establishment of zoning will lead
32 to greater stability of land use rather than allowing the existing A-1 agricultural
33 zone to remain while the surrounding properties develop into a Town Center.

1 C. The proposed change is not in conflict with, but rather furthers the goals
2 and policies of, the Comprehensive Plan and the West Side Strategic Plan as
3 shown in Findings 9 and 10.

4 D. The existing zoning is inappropriate because of changed community
5 conditions, including the annexation of all the surrounding properties,
6 adoption of the Westland Master Plan for development of the area,
7 development of the sports complex and Regional Park nearby, and the recent
8 adoption of a Tax Increment Development District to help finance
9 infrastructure in the area.

10 The proposed zone is also the same as the surrounding properties further
11 justifying that the existing Bernalillo County A-1 zoning is inappropriate
12 because the proposed zone is more advantageous to the community, as
13 articulated by the Comprehensive Plan and West Side Strategic Plan as
14 outlined by the policies cited by the applicant in their revised December 5,
15 2017 justification letter and analyzed in Findings 9 and 10 by fulfilling the
16 Westland Master Plan, contributing to a mix of uses within an Activity Center,
17 and bringing additional jobs to the West Side.

18 E. The requested Town Center zone and uses allowed by that zone are the
19 same as the zoning on all nearby surrounding properties and the request has
20 been justified as more advantageous to the community as it furthers
21 numerous goals and policies of the Comprehensive Plan and West Side
22 Strategic Plan, so the requested zone will not be harmful to adjacent property,
23 the neighborhood, or the community.

24 F. The applicant will enter into a pre-annexation agreement with the city
25 regarding this request. Any capital expenditures for development of
26 surrounding infrastructure will be provided by the applicant or otherwise
27 financed with the approved TIDD and it is understood that the city is not
28 obligated to provide this infrastructure on any special schedule.

29 G. Economic considerations are not the determining factor for this zone
30 change as shown by the applicant's justification letter and the analysis of all
31 other policies. The request for annexation and establishment of SU-2 for Town
32 Center zoning is more advantageous to the community as articulated by the
33 Comprehensive Plan.

1 H. The site's location is not the sole justification for the proposed mixed
2 use SU-2 for Town Center zoning, but rather it is the same zoning as all
3 surrounding properties and is more advantageous to the community as
4 articulated by the Comprehensive Plan and other city plans and policies.

5 I. The request will establish the same zoning on the subject site that exists
6 on all surrounding property located within the city limits, so the request does
7 not constitute a spot zone.

8 J. The request does not constitute strip zoning.

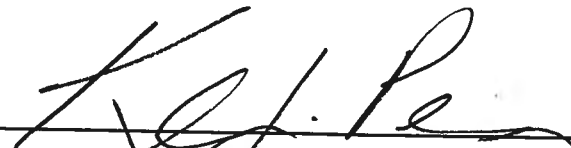
9 12. The Laurelwood, Tres Volcanes, Las Lomitas, and Parkway
10 Neighborhood Associations, The Manors at Mirehaven Community
11 Association, and Westside Coalition of Neighborhood Associations were
12 notified of this request, as well as property owners within 100 feet of the entire
13 WALH Sector Plan boundary. There is no known neighborhood opposition to
14 this request.

15 Section 7. SEVERABILITY CLAUSE. If any section, paragraph, sentence,
16 clause, word or phrase of this Ordinance is for any reason held to be invalid
17 or unenforceable by any court of competent jurisdiction, such decision shall
18 not affect the validity of the remaining provisions of this Ordinance. The
19 Council hereby declares that it would have passed this Ordinance and each
20 section, paragraph, sentence, clause, word or phrase thereof irrespective of
21 any provision being declared unconstitutional or otherwise invalid.

22 Section 8. EFFECTIVE DATE. This Ordinance shall take effect five days
23 after publication by title and general summary and when a plat of the territory
24 hereby annexed is filed in the office of the County Clerk.
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1 PASSED AND ADOPTED THIS 20th DAY OF February, 2019
2 BY A VOTE OF: 8 FOR 1 AGAINST.

3
4 Against: Davis

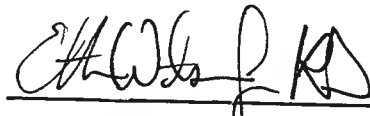
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8 
9 Klarissa J. Peña, President
10 City Council

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14 APPROVED THIS 04 DAY OF March, 2019

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18 Bill No. C/S O-18-44

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23 Timothy M. Keller, Mayor
24 City of Albuquerque

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27 ATTEST:

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30 Katy Duhigg, City Clerk