



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

MISCELLANEOUS APPLICATIONS		<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input type="checkbox"/> Site Plan Administrative DFT (Forms SP & P2)	PRE-APPLICATIONS	
<input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S3)	
<input type="checkbox"/> Infrastructure List or Amendment to Infrastructure List (Form S3)	<input type="checkbox"/> Sketch Plan Review and Comment (Form S3)	
<input type="checkbox"/> Temporary Deferral of S/W (Form S3)	APPEAL	
<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form S3)	<input type="checkbox"/> Decision of Site Plan Administrative DFT (Form A)	

BRIEF DESCRIPTION OF REQUEST

Proposed Subdivision of Land-Major which includes the development of 75 lots, zoned R-ML, located at the southwest corner of Dennis Chavez Blvd and 98th St.

APPLICATION INFORMATION

Applicant/Owner: Ceja Vista LLC, an Arizona limited liability company f/k/a New Mexico GP, LLC c/o Westpac New Mexico, LLC		Phone: 505.440.9298
Address: 6330 Riverside Plaza Lane, Suite 220		Email: madams@westpacnm.com
City: Albuquerque	State: NM	Zip: 87120
Professional/Agent (if any): Ceja Vista Development I, LLC		Phone: 505.898.6622
Address: PO Box 9043		Email:
City: Albuquerque	State: NM	Zip: 87119
Proprietary Interest in Site: Yes-Contract Purchaser	List all owners:	

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

Lot or Tract No.: TR RR3B1 PLAT FOR WESTLAND SOUTH TRACTS RR-3-B-1	Block:	Unit:
Subdivision/Addition: ANDRR-3-C-1 CONT 11.1940 AC	MRGCD Map No.:	UPC Code: 100905311031530146
Zone Atlas Page(s): P-09	Existing Zoning: R-ML	Proposed Zoning R-ML
# of Existing Lots: 1(tract)	# of Proposed Lots: 71	Total Area of Site (Acres): 11.1940

LOCATION OF PROPERTY BY STREETS

Site Address/Street: _____ Between: Dennis Chavez Blvd and: 98th St.

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

PR-2021-005630, PS-2021-00074

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature: <i>Nicosha Schedlbauer</i>	Date: 2/14/24
Printed Name: Nicosha Schedlbauer	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FORM S3: ADMINISTRATIVE APPLICATIONS – Development Facilitation Team (DFT) as of 12/25/2022**_ AMENDMENT TO INFRASTRUCTURE LIST**

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 to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- 1) DFT Application form completed, signed, and dated
- 2) Form S3 with all the submittal items checked/marked
- 3) Zone Atlas map with the entire site clearly outlined and labeled
- 4) Letter of authorization from the property owner if application is submitted by an agent
- 5) Proposed Amended Infrastructure List
- 6) Original Infrastructure List

_ TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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 to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- 1) DFT Application form completed, signed, and dated
- 2) Form S3 with all the submittal items checked/marked
- 3) Zone Atlas map with the entire site clearly outlined and labeled
- 4) Letter of authorization from the property owner if application is submitted by an agent
- 5) A scale drawing showing the location of the deferred sidewalk with appropriate dimensions

_ EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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 to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- 1) DFT Application form completed, signed, and dated
- 2) Form S3 with all the submittal items checked/marked
- 3) Zone Atlas map with the entire site clearly outlined and labeled

- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the deferral or extension
- ___ 6) Drawing showing the sidewalks subject to the proposed deferral or extension

**_ INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA)
EXTENSION**

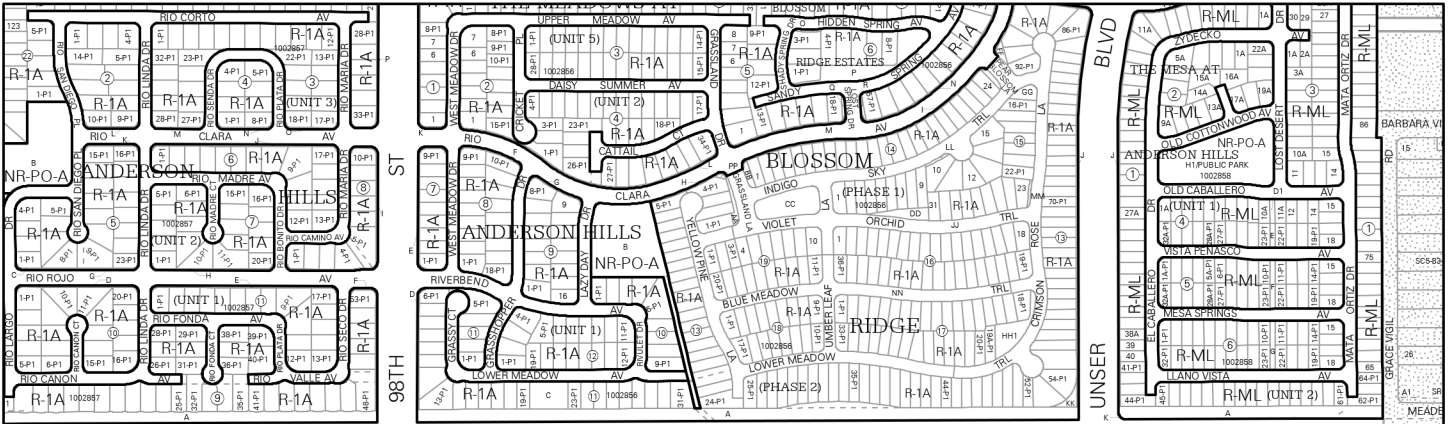
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- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- ___ 6) Preliminary Plat or Site Plan
- ___ 7) Copy of DRB approved Infrastructure List
- ___ 8) Copy of recorded IIA

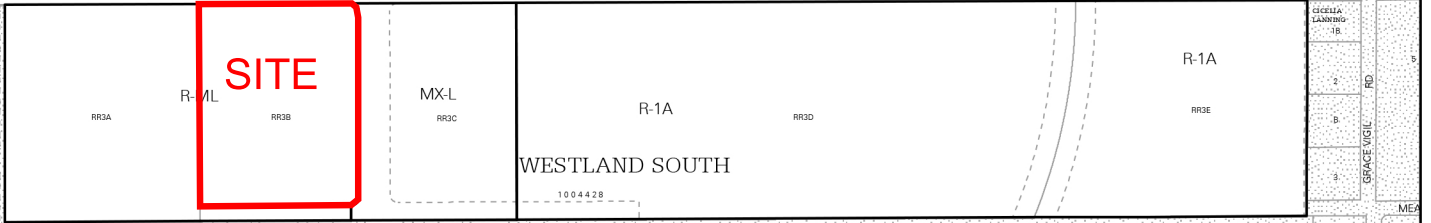
_ SKETCH PLAT OR SKETCH PLAN REVIEW AND COMMENT

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 to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter describing, explaining, and justifying the request
- ___ 5) Scale drawing of the proposed subdivision plat or Site Plan
- ___ 6) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

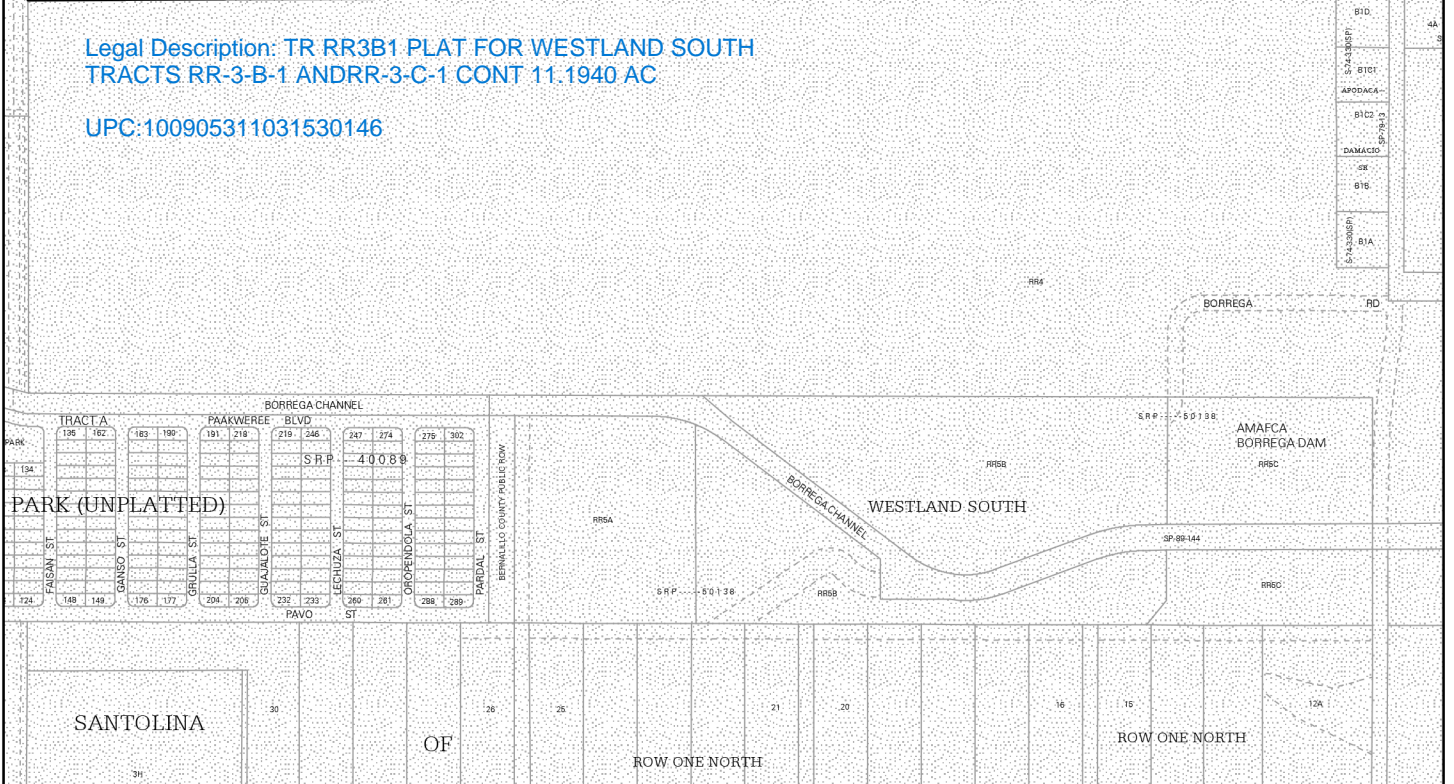


DENNIS CHAVEZ BLVD



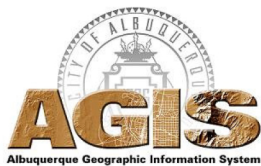
Legal Description: TR RR3B1 PLAT FOR WESTLAND SOUTH TRACTS RR-3-B-1 AND RR-3-C-1 CONT 11.1940 AC

UPC:100905311031530146

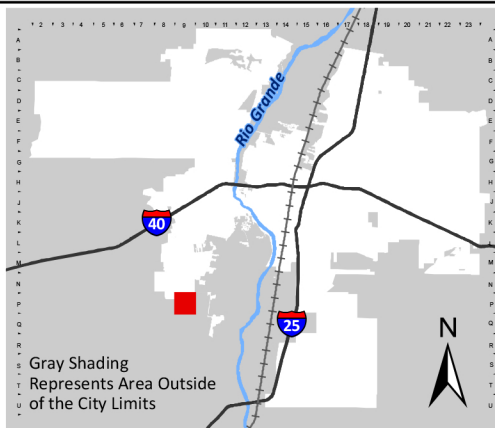


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

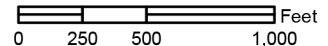


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Zone Atlas Page:
P-09-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone



Via Emailed PDF to: PLNDRS@cabq.gov

February 14, 2024

Development Facilitation Team (DFT)
City of Albuquerque Planning Department
Plaza del Sol Building
600 Second NW
Albuquerque, NM 87102

RE: Request for Sketch Plat Review for Subdivision -Major for Tract RR-3-B-1 at Ceja Vista

Dear Development Facilitation Team,

Ceja Vista Development I, LLC is requesting a sketch plat review as per section 14-16-6-6(L)(2)(b) of the City of Albuquerque Integrated Development Ordinance as a part of the Subdivision of Land – Major process.

The property is located at the southwest corner of Dennis Chavez Blvd and 98th St. The property is legally known as TR RR3B1 PLAT FOR WESTLAND SOUTH TRACTS RR-3-B-1 ANDRR-3-C-1 CONT 11.1940 AC. The site consists of 11.194 acres zoned R-ML. The subdivision request shall create 75 Lots, which shall be developed under the existing R-ML zoning designation.

We look forward to forward to your review and comments. Please let us know if there are any questions.

Sincerely,

CEJA VISTA DEVELOPMENT I, LLC

Scooter Haynes
Manager

January 4, 2024

City of Albuquerque
Planning Department
600 2nd St. NW
Albuquerque, NM 87102

RE: TR RR3B1 PLAT FOR WESTLAND SOUTH TRACTS RR-3-B-1 ANDRR-3-C-1 CONT 11.1940 AC
Major-Subdivision of Land

To Whom it May Concern:

Ceja Vista LLC, an Arizona limited liability company f/k/a New Mexico GP, LLC, Owner of the property legally known as TR RR3B1 PLAT FOR WESTLAND SOUTH TRACTS RR-3-B-1 ANDRR-3-C-1 CONT 11.1940 AC, located within the City of Albuquerque, Bernalillo County, New Mexico, authorizes Ceja Vista Development I, LLC to act as Agent on behalf of the Owner for a Major-Subdivision of Land.

Sincerely,

Patrick Smith

Patrick Smith
Authorized Representative
Ceja Vista LLC,
an Arizona limited liability company

Mark Pananides

Mark Pananides
Authorized Representative
Ceja Vista LLC,
an Arizona limited liability company

Doc #2011106564 eRecorded
11/22/2011 12:09:00 PM Page 1 of 5
SPWD Rec Fee: \$25.00 M. Toulouse Oliver, Bernalillo County

SPECIAL WARRANTY DEED

The Bluffs at Albuquerque, LLC, a Delaware limited liability company, f.k.a. Albuquerque Rio Bravo Partners, LLC, for consideration paid, grants to New Mexico GP, LLC, a.k.a. Ceja Vista, LLC, an Arizona limited liability company, whose address is 4310 East Keim Drive, Paradise Valley, AZ 85253, the following described real estate in Bernalillo County, New Mexico:

SEE EXHIBIT ONE ATTACHED HERETO AND MADE A PART HEREOF
with special warranty covenants.

SUBJECT TO patents, reservations, restrictions, easements and all other matters of record; to taxes for the year 2011, and subsequent years; and to matters which would be disclosed by an accurate survey and inspection of the premises.

Witness the hand of the undersigned this 29th day of August, 2011.

THE BLUFFS AT ALBUQUERQUE, LLC,
a Delaware limited liability company,
f.k.a. Albuquerque Rio Bravo Partners, LLC

By: 
Patrick N. Smith, Manager

By: 
Alex N. Pananides, Manager

FOR RECORDER'S USE ONLY

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me on August 29, 2011, by Patrick N. Smith, Manager of The Bluffs at Albuquerque, LLC., a Delaware limited liability company.

Karen Lee Arfman
Notary Public

My Commission Expires: 11-18-2013

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me on August 29, 2011, by Alex N. Pananides Manager of The Bluffs at Albuquerque, LLC., a Delaware limited liability company.

Karen Lee Arfman
Notary Public

My Commission Expires: 11-18-2013



EXHIBIT ONE

H:\Westpac LLC\Ceja Vista\Legal\Special Warranty Deed BLUFFS TO CEJA.doc

LEGAL DESCRIPTION

Re-Platted Tract "RR-3"

A tract of land within the Town of Atrisco Grant, projected Section 9, Township 9 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACTS RR-3-A, RR-3-B, RR-3-C, RR-3-D and RR-3-E, WESTLAND SOUTH as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on November 14, 2005 Bk. 2005C, Pg. 365 and containing 98.9070 acres more or less.

Tract "RR-4"

A certain tract of land within The Town of Atrisco grant situate in projected Section 9, Township 9 North, Range 2 East, of The New Mexico Principal Meridian, Bernalillo County, New Mexico and being more particularly described by NAD 27 New Mexico Central Zone grid bearings and ground distances as follows:

Beginning at a set 5/8" rebar with cap stamped "CA MEDINA PS 15702" for the Northeast corner of the tract herein described also being the Northwest corner of Lot B-1-D as the same is shown and designated on the Plat of Lands of Damacio Apodaca filed November 8, 1974 in Volume A5, folio 116; whence Albuquerque Control Station "2-P10" being a found aluminum cap set in concrete having NAD 27 New Mexico Central Zone Coordinate values of X:358,414.13 feet Y:1,464,349.24 feet, bears N 60°19'02" E a distance of 1567.74 feet; Thence,

S 00°14'43" E along the westerly line of said Lands of Damacio Apodaca a distance of 1072.76 feet to a found 1" pipe and the Southwest corner of said Lands of Damacio Apodaca; Thence,

N 89°43'37" W along the South line of Lot B-1-A of said Lands of Damacio Apodaca a distance of 138.07 feet to a found 5/8" rebar; Thence,

S 00°31'51" W a distance of 165.22 feet to the Southeast corner of the tract herein described and the Northeast corner of The Albuquerque Metropolitan Arroyo Flood Control Authority (A.M.A.F.C.A.) Borrega Detention Dam filed March 23, 2000 in Book A3, page 8049, as Document No. 2000028174, being a set rebar with cap stamped "CA MEDINA PS 15702"; Thence, along the said detention dam the next 3 calls:

N 89°48'29" W a distance of 666.67 feet to a point of curvature being a set 5/8" rebar with cap stamped "CA MEDINA PS 15702"; Thence,

Southwesterly along a curve to the left an arc distance of 117.71 feet (said curve having a radius of 75.00 feet, a delta of 89°55'30", a chord bearing of S 45°13'46" W, and a chord distance of 106.00 feet) to a point of tangency being a set 5/8" rebar with cap stamped "CA MEDINA PS 15702"; Thence,

S 00°16'01" W[CHECK THIS] a distance of 256.10 feet to the Southwest corner of said detention dam and being a point on the North line of Lot A Tract RR-5 as the same is shown and designated on the Plat of Tract RR-5 filed March 4, 1993 in Volume 93C, folio 58 said point being a set 5/8" rebar with cap stamped "CA MEDINA PS 15702"; Thence,

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N 89°48'30" W along the North line of said Tract RR-5 a distance of 1903.13 feet to a found rebar with cap stamped "ALS LS 7719" also being the Northwest Corner of said tract RR-5; Thence,

N 89°48'30" W a distance of 2606.87 feet to a found brass cap stamped "WST 4" set in concrete for the Southwest corner of the tract herein described and also being a point on the Westerly line of Paakweree Subdivision as the same is shown and designated on the amended and corrected bulk land plat filed January 29, 2001 in Book 2001C, page 38; Thence,

N 00°04'58" W along the Westerly line of said Paakweree Subdivision a distance of 1536.75 feet to the Northwest corner of the tract herein described being a found rebar with cap stamped "LS 6446"; Thence,

N 89°44'32" E leaving the said westerly line of Paakweree Subdivision a distance of 5087.41 feet to a point on the Southerly right-of-way line of a 60 foot unnamed road being a found 1/2" rebar; Thence,

N. 89°47'42' E a distance of 26.86 feet the true point of beginning, said tract of land herein described.

Being the same premises as conveyed by that certain document recorded in Book A50, page 926 as document number 20043-20964, records of Bernalillo County, New Mexico.

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