

August 7, 2025

Development Hearing Officer  
Planning Department, City of Albuquerque  
600 Second St NW  
Albuquerque, NM 87102

RE: Application for Minor Plat for  
West Mesa Ridge  
Sensitive Lands Survey

Dear DHO Chairs and Staff,

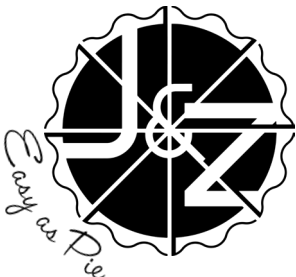
In regards to the proposed replat of the lots found between Coors Blvd and 64<sup>th</sup> Street and between Glenrio and Fortuna NW, these lots are existing, partially undeveloped and partially developed but all improvements have been removed. The lots are located in an established neighborhood. All utilities are adjacent to the property. A preliminary grading and drainage plan has been approved by the Hydrology Department.

The combined lot is are relatively flat. It has no steep slopes or unstable soils. It is not located within wetlands areas. It is not located adjacent to any natural arroyos and there are no drainage features through the lot. There are no historical irrigation features, acequia's or irrigation ditches on or near the property. There are also no rock outcroppings or escarpments. There are no existing trees on the site. The property is a total of 13.673 areas. An archeological survey is attached. We are not aware of any archeological sites on this property.

We appreciate the opportunity to work with the DHO again and look forward to your directions.

Sincerely,

  
J. David Higman,  
Architect, CEM



5924 Anaheim Ave., NE Suite A Albuquerque, NM 87113 505-797-1318

## NMCRIS Investigation Abstract Form (NIAF)

**NMCRIS Activity Number: 156919**

**HPD Log No(s).**

### Registration

**Lead Agency:** City of Albuquerque

**Performing Agency:** PaleoWest

**Activity ID:** 24-PC-04151

**Performing Agency Report No:** 24-525

**Other Agencies:** US Department of Housing & Urban Development, County of Bernalillo

**Report Recipient (Your Client):** Chelsea Investment Corporation

**Activity Types:**

- ☐ Research Design ☒ Archaeological Survey/Inventory  
☐ Architectural Survey/Inventory ☐ Test Excavation ☐ Monitoring  
☐ Collections/Non-Field Study ☐ Compliance Decision  
☐ Literature Review Overview ☐ Excavation ☐ Ethnographic Study  
☐ Resource/Property Visit ☐ Historic Structures Report  
☐ Other:

**Total Survey Acreage:** 13.77

**Total Tribal Acreage:** 0.00

**Total Resources Visited:** 0

NMCRIS Investigation Abstract Form (NIAF)

NMCRIS Activity Number: 156919

HPD Log No(s).

Associate/Register Resources

Prefix	Number	Field Site/Other Number	In GIS	Resource Type	Collections Made?	Revisit
--------	--------	----------------------------	--------	---------------	-------------------	---------

## NMCRIS Investigation Abstract Form (NIAF)

**NMCRIS Activity Number: 156919**

**HPD Log No(s).**

### Report Details

Type of Report

**Type of Report** Negative

Lead Agency

**Lead Agency:** City of Albuquerque

Lead Agency Report No.

**Report Number:**

Title of Report

**Title of Report:** A Class III Cultural Resource Inventory of 13.77 acres for the West Mesa Ridge A-D Housing Development, Bernalillo County, New Mexico

**Authors:** O'Connell, Michael, and Heather Seltzer-Rogers

**Publication Type:** Report, Monograph, or Book

Description of Undertaking (what does the project entail?)

**Description:** Chelsea Investment Corporation proposes to develop a lot in Albuquerque, New Mexico. The Project includes four phases (Phase A-D). It consists of a 12.4-acre parcel of mostly vacant land with the southeastern half of the parcel containing a used car sales lot, car repair businesses, and a salvage storage lot. The Project is bounded by Coors Blvd to the east, Fortuna Rd to the south, Glen Rio Rd to the north, and West Mesa High School with 64th St to the west.

Phase A (WMR A) will consist of 128 affordable multi-family units in 6 Type V buildings located in the northwest quadrant of the site on 7.12 acres. The proposed development will add affordable housing to Albuquerque. WMR A will have 128 income and rent-restricted units that will include 34 1bd/1bth units at 608 square feet, 46 2bd/1bth units at 733 square feet, 24 2bd/2bth units at 868 square feet, and 24 3bd/2bth units at 1,059 square feet.

Phase B includes West Mesa Ridge B, which is in the center of the property, on 3.06 acres on private property. WMR B will have 72 income and rent-restricted units. There will be 18 1bd/1ba units at 608 square feet, 18 2bd/1ba units at 733 square feet, 18 2bd/2ba units at 868 square feet, and 18 3bd/2ba units at 1,059 square feet.

Phase C includes West Mesa Ridge C, which is in the southern quadrant of the site, on private property. WMR C will have 72 income and rent-restricted units. There will be 18 1bd/1ba units at 608 square feet, 18 2bd/1ba units at 733 square feet, 18 2bd/2ba units at 868 square feet, and 18 3bd/2ba units at 1,059 square feet.



## NMCRIS Investigation Abstract Form (NIAF)

**NMCRIS Activity Number: 156919****HPD Log No(s).**

### Report Details

square feet.

Phase D includes West Mesa Ridge D, located along Coors Blvd adjacent to WMR A and WMR B. on private property. A Head Start building will be constructed on this parcel.

#### Dates of Investigation

**From:** 23-Oct-2024 **To:** 23-Oct-2024

#### Report Date

**Report Date:** 31-Oct-2024

#### Performing Agency/Consultant

**Name:** PaleoWest**Principal Investigator:** Heather Seltzer-Rodgers**Field Supervisor:** Michael O'Connell**Field Personnel Names:** Sarah Niskanen**Historian/Other**

#### Performing Agency Report Number

**Report Number:** 24-525

#### Client/Customer (project proponent)

**Name:** Chelsea Investment Corporation**Contact:** Aimee Bennett**Address:** 6339 Paseo del Lago, Carlsbad, CA 92011**Phone**

#### Client/Customer Project Number

**Project Number:**

## NMCRIS Investigation Abstract Form (NIAF)

**NMCRIS Activity Number: 156919**
**HPD Log No(s).**

### Ownership & Location

Land Ownership Status (Must be indicated on Project Map)

**Owner/Manager List:**

Land Owner/Manager	Protocol	Acres Surveyed	Acres in APE
Private Individual (see records for name)	Class III	13.77	13.77

**Total Survey Acreage:** 13.77

**Total Tribal Acreage:** 0.00

Record Search(es)

**Date of HPD/ARMS File Review:** 22-Oct-2024

**Date of Other Agency File Review** 22-Oct-2024

Survey Data

**Source Graphics:** NAD 83

☒ USGS 7.5' (1:24,000) topo map    ☐ Other Topo Map    Scale:

☒ GPS Unit <1M

☒ Aerial Photos    Other Source Graphic(s):

**The following tables (b,c,& e) are calculated by the NMCRIS Map Service**

 USGS 7.5' Topographic  
Map(s)

County(ies)

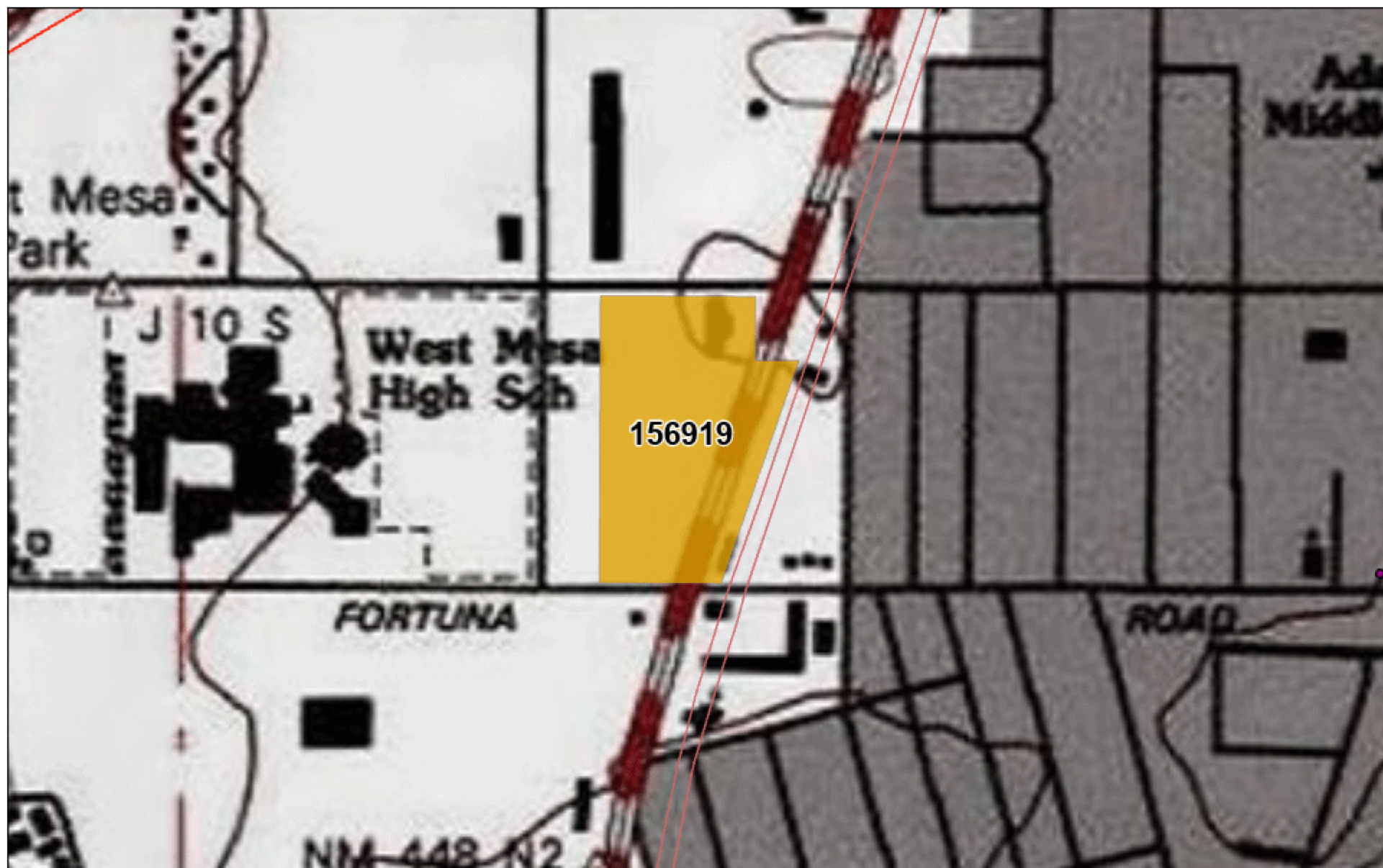
Legal Description

Map Name	USGS Quad Code	County	FIPS	Unplatted	Township (N/S)	Range (E/W)	Section
Albuquerque West, NM	35106-A6	BERNALILLO	35001	Yes			

Projected Legal Description

**Nearest City or Town:** Albuquerque, New Mexico

**Other Description:** 701 Coors Blvd NW



10/31/2024, 12:30:33 PM

Archaeological Surveys

 Proposed

1:7,348  
0 0.05 0.1 0.2 mi  
0 0.07 0.15 0.3 km  
Copyright:© 2013 National Geographic Society, I-cubed

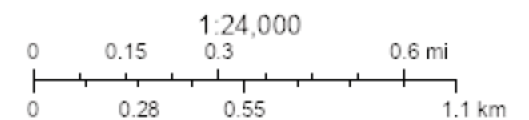




10/31/2024, 12:30:33 PM

Archaeological Surveys

Proposed



Copyright © 2013 National Geographic Society, Inc.

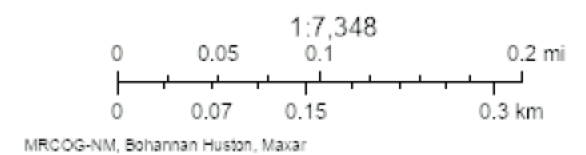




10/31/2024, 12:30:33 PM

Archaeological Surveys

 Proposed



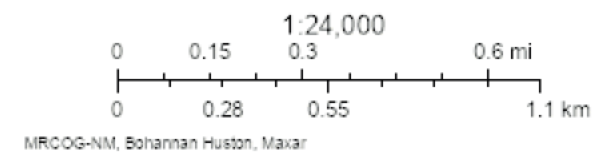




10/31/2024, 12:30:33 PM

Archaeological Surveys

 Proposed





## NMCRIS Investigation Abstract Form (NIAF)

**NMCRIS Activity Number: 156919**

**HPD Log No(s).**

### Methodology

#### Survey Field Methods

**Intensity:** 100% coverage

**Configuration:** ☒ Block Survey Units ☐ Linear Survey Units (l x y)

#### Other Survey Units

**Scope:** All Resources

**Coverage Method:** ☒ Systematic Pedestrian Coverage **Other Method:**

**Survey Interval (m):** 15 **Crew Size** 2

**Fieldwork Dates** **From** 23-Oct-2024 **To** 23-Oct-2024

**Survey Person Hours:** 2.00 **Recording Person Hours** 0.00

**Additional Narrative:** Chronicle Heritage conducted all fieldwork and reporting in a manner consistent with the State of New Mexico Standards for Survey and Inventory (4.10.15 NMAC).

#### Environmental Setting (NRCS soil designation; vegetative community; elevation; etc.)

**Environmental Setting:** The APE is in the Arizona/New Mexico Plateau (Griffith et al. 2006). The physiography of the Arizona/New Mexico Plateau is a large transitional region between the drier shrublands and wooded higher relief tablelands of the Colorado Plateaus in the north, the lower, hotter, less vegetated Mojave Basin and Range in the west, and forested mountain ecoregions that border the region on the northeast and south. The elevation of the APE ranges from 5,114–5,117 feet (ft) above mean sea level (amsl). The soils are 100% Madurez-Wink association, gently sloping (Natural Resources Conservation Service [NRCS] 2024).

The APE is in the Rio Grande Floodplain ecoregion of the Arizona/New Mexico Plateau (Griffith et al. 2006). The biome has undergone many human alterations to its landscape and hydrology over the past 400 years. The region was once a mosaic of riparian woodlands and shrublands along with a variety of wetland meadows, ponds, and marshes characterized by a bosque of Rio Grande cottonwood (*Populus wislizeni*) and desert willow (*Chilopsis linearis*) with understories of coyote willow (*Salix exigua* Nutt), New Mexico olive (*Forestiera pubescens*), false indigo (*Amorpha fruticosa*), and seepwillow (*Baccharis salicifolia*). Conversion to cropland, orchards, small rural farms and ranchos, and urban and suburban uses have altered the region. Cottonwood and willow, dependent on spring flooding, have been widely replaced by invasive saltcedar (*Tamarix* spp.) and Russian olive (*Elaeagnus angustifolia*) (Griffith et al. 2006).

A query of the Biota Information System of New Mexico (BISON-M 2024) database lists 88 species of mammals, 328 bird species, 54 reptile species, and 11 amphibian species known to inhabit Bernalillo County. Large ungulate species include mule deer (*Odocoileus hemionus*) and elk (*Cervus canadensis*). Other mammals native to the regions include Big

## NMCRIS Investigation Abstract Form (NIAF)

**NMCRIS Activity Number: 156919**

**HPD Log No(s).**

### Methodology

Brown bats (*Eptesicus fuscus*), Red Fox (*Vulpes vulpes*), Striped Skunk (*Mephitis mephitis*), Common Raccoon (*Procyon lotor*), bobcats (*Lynx rufus*), coyotes (*Canis latrans*), and black bears (*Ursus americanus*) (BISON-M 2024). Avian species observed within the region include wild turkey (*Meleagris gallopavo*), Mallards (*Anas platyrhynchos*), Broad-tailed Hummingbird (*Selasphorus platycercus*), Western Flycatcher (*Empidonax difficilis*), Stellar's Jay (*Cyanocitta stelleri*), American Robin (*Turdus migratorius*), Violet-green Swallow (*Tachycineta thalassina*), Yellow-rumped Warbler (*Setophaga coronata*), and other birds. Common amphibians and reptiles include tiger salamanders (*Ambystoma mavortium*), Western Diamond-backed Rattlesnakes (*Crotalus atrox*), and gartersnakes (*Thamnophis* spp.) (BISON-M 2024).

The climate around the APE is typically described as semiarid, with generally cool winters and warm summers. Data from 1991–2016 was compiled by the Western Regional Climate Center for the Albuquerque Valley, New Mexico weather station (#290231). Average annual precipitation in the area is 9.60 inches (in) with an annual average snowfall of 6.9 in. The average annual high temperature is approximately 72.0°Fahrenheit (F) with peak temperatures averaging 92.6°F in July and 51.4°F in January, and the average annual low temperature is 40.5°F (Western Regional Climate Center 2024).

### Percent Ground Visibility

**Ground Visibility:** 76-99%

**Condition of Survey Area:** The majority of the Project area on the northern end was flat and bladed with patches of vegetation. Some areas are showing signs of sheetwashing with small sand dunes forming. The undeveloped portion of the Project area contained a large amount of modern trash, construction debris, and vehicle tracks. A few temporary encampments were also present. The southern end (5.9 acres) of the Project area is previously developed by a used car lot.

### Attachments (check all appropriate boxes)

- ☒ USGS 7.5 Topographic Map with sites, isolates, and survey area clearly drawn (required)
- ☒ Copy of NMCRIS Map Check (required)
- ☐ LA Site Forms - new sites (with sketch map & topographic map) if applicable
- ☐ LA Site Forms (update) - previously recorded & un-relocated sites (first 2 pages minimum)
- ☐ Historic Cultural Property Inventory Forms, if applicable
- ☐ List and Description of Isolates, if applicable
- ☐ List and Description of Collections, if applicable

### Other Attachments

- ☒ Photographs and Log
- ☐ Other attachments **Describe:**



## NMCRIS Investigation Abstract Form (NIAF)

**NMCRIS Activity Number: 156919**

**HPD Log No(s).**

### Cultural Resource Findings

#### Investigation Results

**Archaeological Sites Discovered and Registered:** 0

**Archaeological Sites Discovered and NOT Registered:** 0

**Previously Recorded Archaeological Sites Revisited (site update form required):** 0

**Previously Recorded Archaeological Sites Not Relocated (site update form required):** 0

**Total Archaeological Sites (visited & recorded):** 0

**Total Isolates Recorded:** 0

**HCPI Properties Discovered and Registered:** 0

**HCPI Properties Discovered And NOT Registered:** 0

**Previously Recorded HCPI Properties Revisited:** 0

**Previously Recorded HCPI Properties NOT Relocated:** 0

**Total HCPI Properties (visited & recorded, including acequias):** 0

**If No Cultural Resources Found, Discuss Why:** The Project area is a vacant lot in Albuquerque, New Mexico with a large amount of modern trash and other forms of debris. Nothing observed was more than 20-30 years old at the most.

#### Management Summary

**Summary:** The Class III cultural resource inventory resulted in the identification of no cultural resources. Chronicle Heritage recommends no further work.

Chronicle Heritage recommends the proposed undertaking will not result in any impacts to historic properties within the survey area and that the proposed project activities should proceed without additional archaeological investigations or treatment. If undocumented cultural resources are discovered within the Project area, Chronicle Heritage recommends that construction immediately cease and that the New Mexico State Historic Preservation Officer (SHPO) be contacted. No work shall occur within 100 ft (30 m) of the discovery until further notice from the SHPO is provided. If human remains are encountered during the remediation, all activity must cease in the vicinity and the SHPO and the appropriate law enforcement agency should be contacted immediately.

NMCRIS Investigation Abstract Form (NIAF)

NMCRIS Activity Number: 156919

HPD Log No(s).

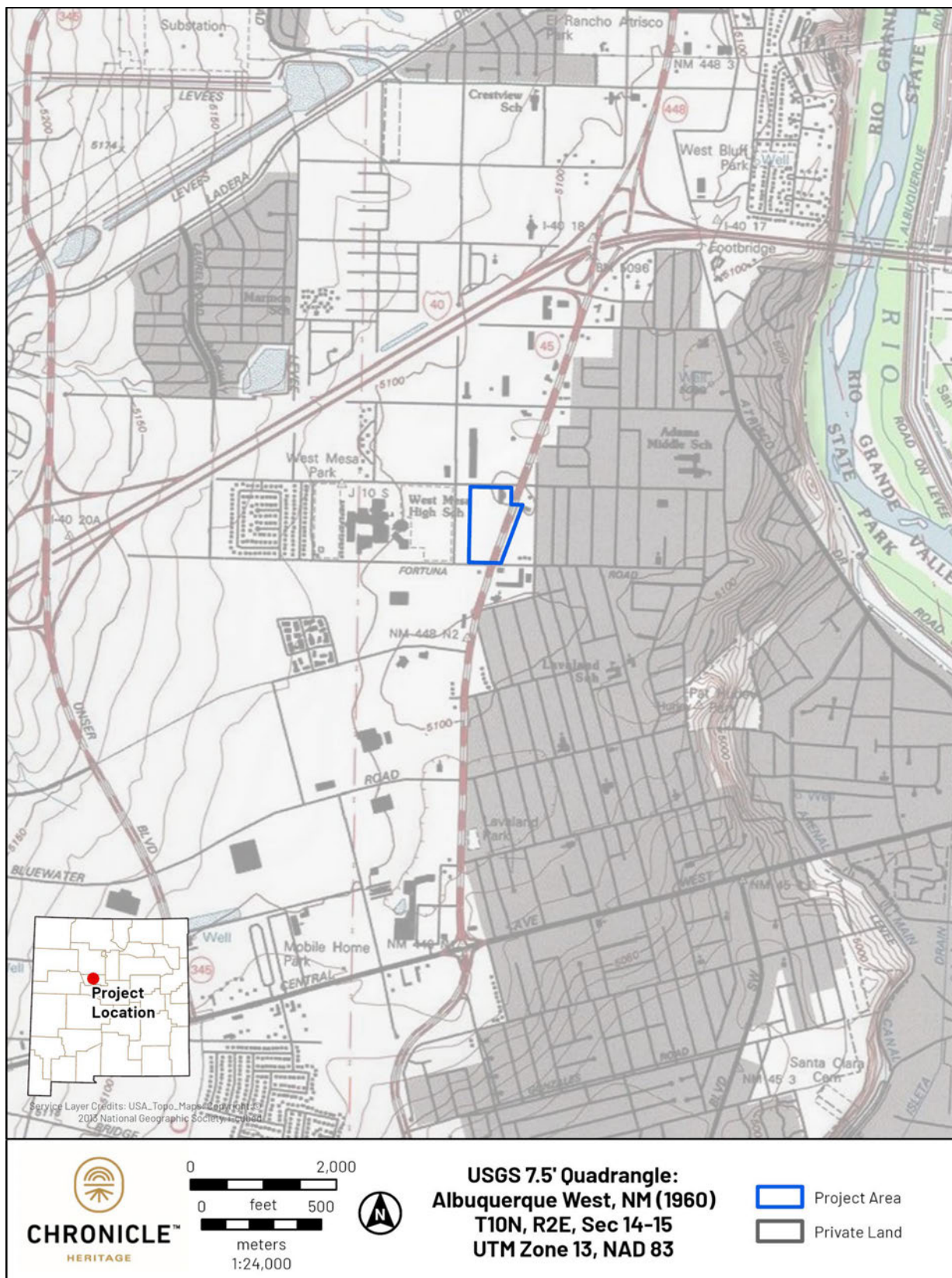
Attachments

Documents

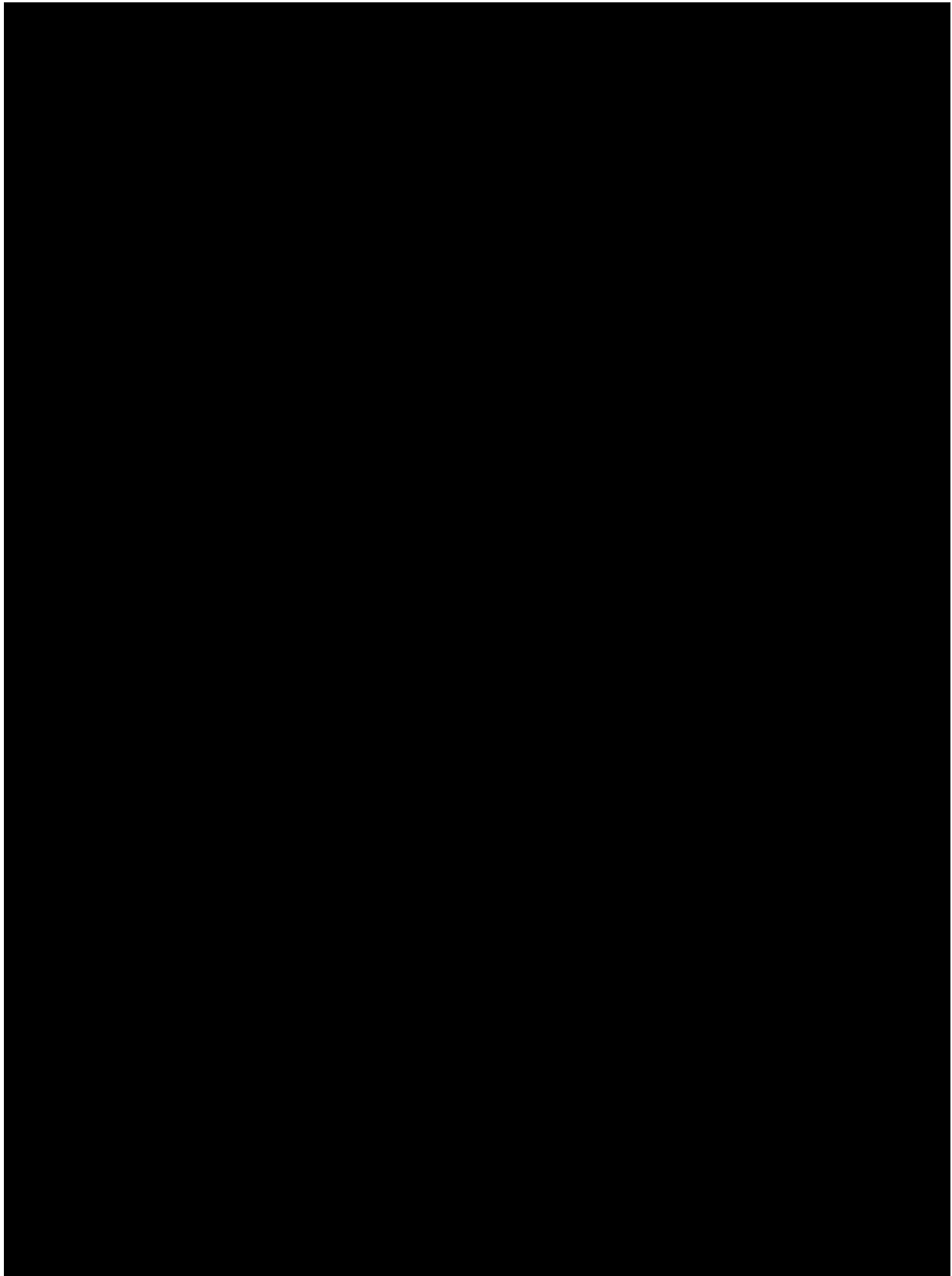
Attachment Type	Description	Name	File Type	Upload Date	Upload By
Location Map	Maps, Tables and Photos	West Mesa NIAF backmatter	PDF document	27-Oct-2024	Michael O'Connell



**Figure 1. Project vicinity map.**



**Figure 2. Project location and results of survey map.**



**Figure 3. NMCRIS site file search map.**



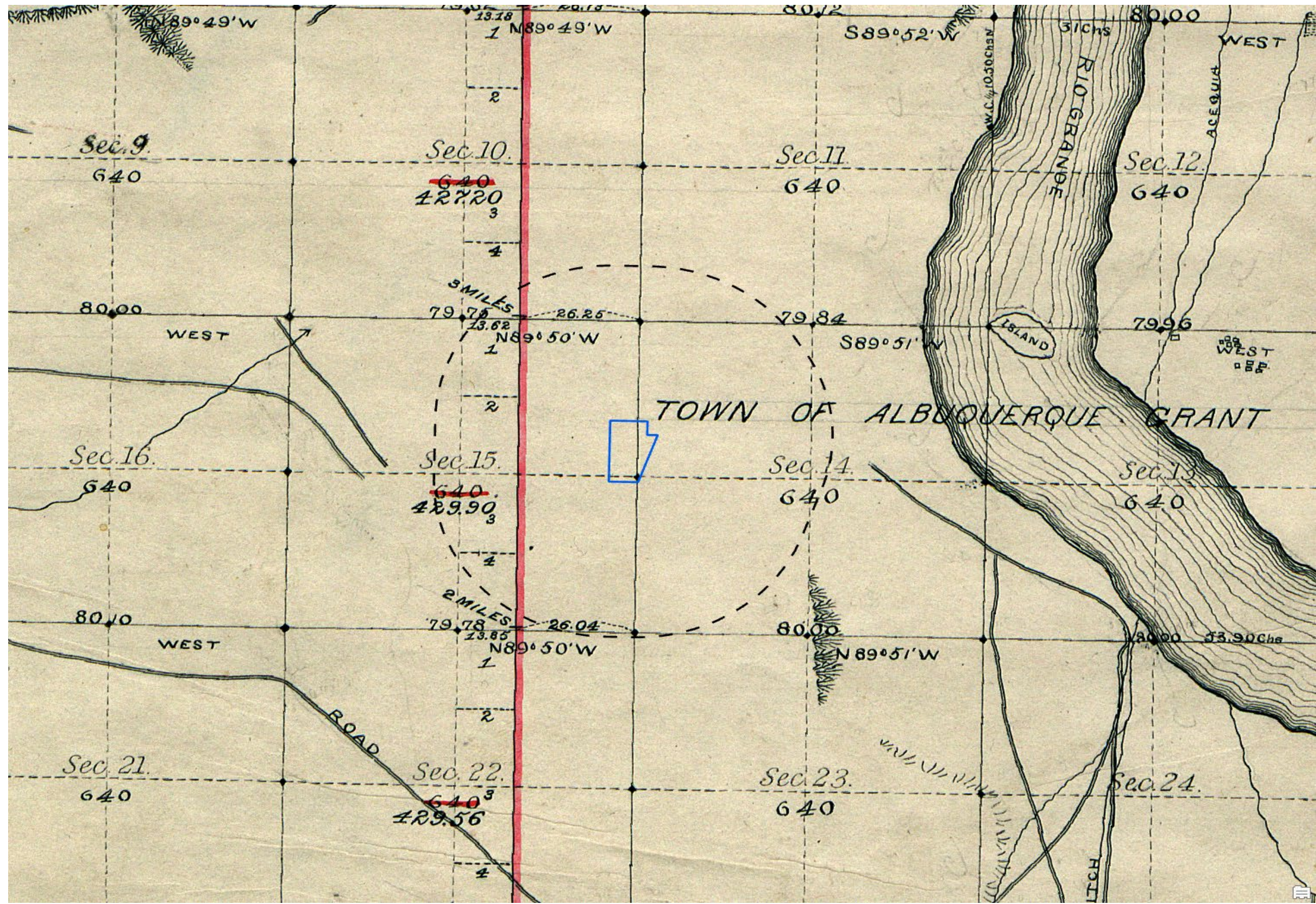


Figure 4. Project location with 1881 GLO map.





Figure 5. Project location with 1888 topographic map.





Figure 6. Project location with 1889 topographic map.



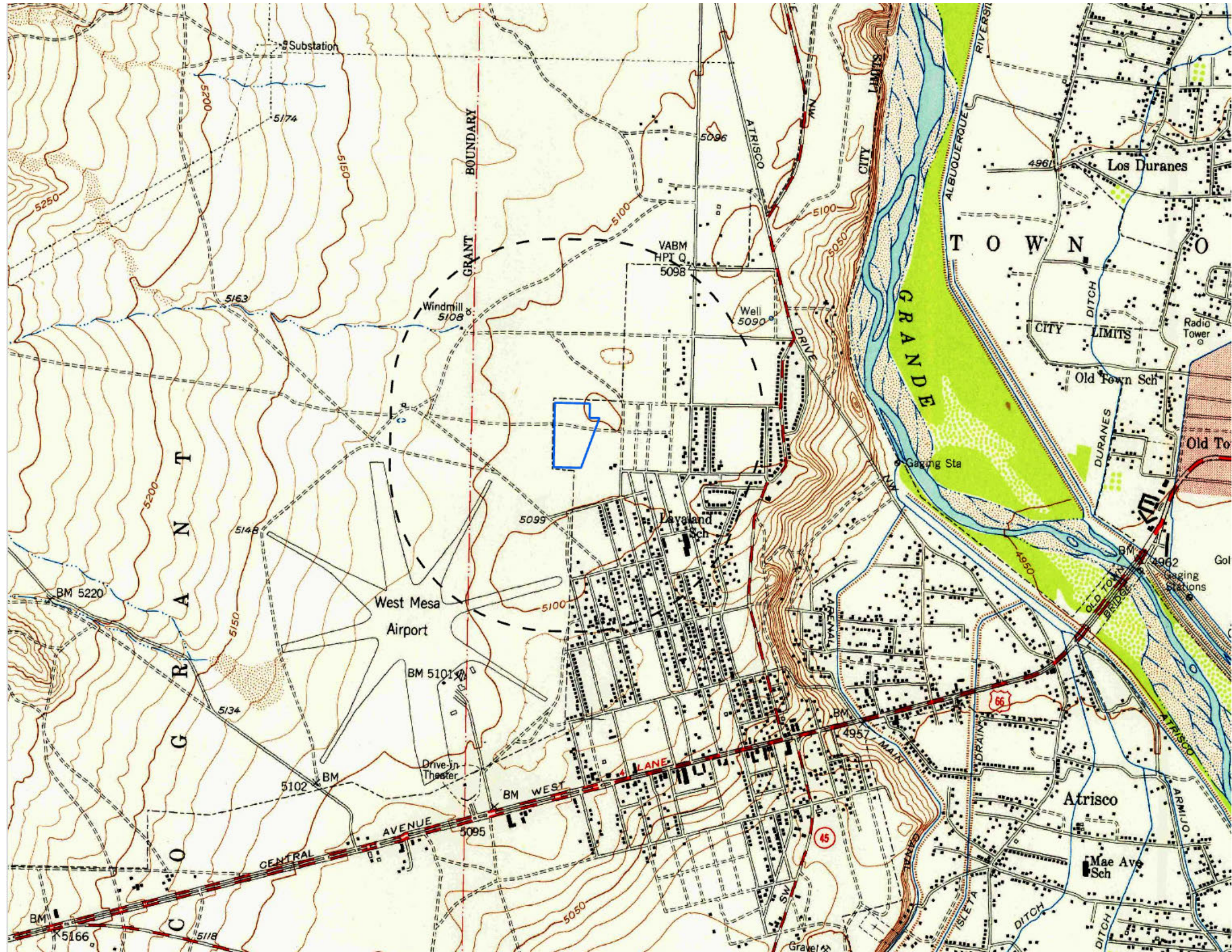


Figure 7. Project location with 1954 topographic map



**Table 1. Previous Cultural Resource Inventories within 0.5-mi of the APE.**

<b>NMCRIS No.</b>	<b>Performing Agency</b>	<b>Acreage</b>	<b>Report Date</b>	<b>Author(s)</b>	<b>Report Title</b>	<b>Intersects Survey area</b>
46965	NM State Highway & Transportation Dept	33.67	12/31/1994	Levine, Daisy F.	A Cultural Resource Survey of 3.04 Kilometers (1.9 Miles) Along Interstate 40 Near Albuquerque	No
48133	NM State Highway & Transportation Dept	0.32	12/31/1994	Levine, Daisy F.	A Cultural Resource Survey of Five CMEs Along Interstate 40 Near Albuquerque	No
56253	SWCA Environmental Consultants	58.1	12/31/1997	Swain, Robert S.	Cultural Resource Survey of Proposed AMAFCA Improvements Along I-40 Between Estancia Road and 98th Street in Albuquerque, Bernalillo County, New Mexico	No
74276	Ecosystem Management Inc.	11.2	12/31/2001	Wells, Daniel H.	Cultural Resource Survey Report Proposed Fencing Project on Interstate 40 between Unser and Coors Boulevards, District 3 Albuquerque, Sandoval County, New Mexico Consultant Task Number 4022-23	No
74705	SWCA Environmental Consultants	9.09	12/31/2001	Donoho, Kathryn and William Crews	Cultural Resource Survey of 1 1/2 Miles Along I-40 between Unser Boulevard and Coors Road, Bernalillo County, New Mexico	No
82482	Taschek Environmental Consulting	53	12/31/2003	Gregory, Danny	Cultural Resource Survey of the Coors Road/I-40 Interchange Reconstruction Project, West Albuquerque, Bernalillo County, New Mexico	No
85173	Taschek Environmental Consulting	1.03	12/31/2003	Hurt, Teresa	A Cultural Resource Survey for a Proposed Telecommunications Tower Facility near Interstate 40 and Coors Boulevard in Albuquerque, Bernalillo County, New Mexico	No

<b>NMCRIS No.</b>	<b>Performing Agency</b>	<b>Acreage</b>	<b>Report Date</b>	<b>Author(s)</b>	<b>Report Title</b>	<b>Intersects Survey area</b>
95350	Parsons, Brinckerhoff	127	12/31/2005	Raymond, Gerry	Cultural Resource Investigation for Proposed Improvements to Interstate 40 between the West Central Avenue and Coors Boulevard Interchanges City of Albuquerque, Bernalillo County, New Mexico	No
128994	Ecosystem Management Inc.	8.97	11/5/2013	Frodsham, Natalie	A Cultural Resources Survey of 8.97 Acres for the Proposed Glenrio Apartments in Albuquerque, Bernalillo County, New Mexico	No
130063	Antigua Archaeology	0.1	3/18/2014	Moses, James and Sarah Luchetta	A Class I and Class III Cultural Resources Assessment Survey of the Proposed Wireless Telecommunications Facility Verizon Wireless ABQ Miko located at 600 Coors Blvd. NW, Albuquerque, Bernalillo County, New Mexico	No
133510	Antigua Archaeology	0.02	6/2/2015	Moses, James and Sarah Luchetta	A Class I and Class III Cultural Resources Assessment Survey of the Proposed Wireless Telecommunications Facility AT&T NMLU0014-Super 8 West, Located at 6030 Liff Road Northwest, Albuquerque, Bernalillo County, New Mexico	No
140072	SWCA Environmental Consultants	27.68	3/20/2018	Cherie K. Walth	A Cultural Resources Survey for a Buried Telecommunications Line Easement Along NM 45 from Milepost 12.6 to 13.7, Bernalillo County, New Mexico	Yes
148420	Lone Mountain Archaeological Services	8.94	7/21/2021	Douglas H. M Boggess	An Intensive Cultural Resources Survey of 8.94 acres Located at 441 and 457 Coors Boulevard NW, Albuquerque, Bernalillo County, New Mexico	No

**Table 2. Previously Recorded HCPIs within 0.5-mi of the APE.**

<b>HCPI No.</b>	<b>Resource Name</b>	<b>Resource Type</b>	<b>NRHP Eligibility</b>	<b>Intersects Survey area</b>
31171	House at 465 63rd Street	Building	Not eligible	No
31172	House on 63rd Street	Building	Not eligible	No



**Figure 8. Project overview from southern end of the empty lot, facing north.**





**Figure 9. Project overview showing nearby shopping center outside of the APE, facing south.**



**Figure 10. Project overview showing nearby shopping center outside of the APE, facing west.**





**Figure 11. Project overview showing heavily driven area, facing southeast.**



**Figure 12. Project overview showing back of developed car lot, facing southeast.**





**Figure 13. Project overview from southern side showing used car lot, facing northwest.**



**Figure 14. Project overview from southwest side showing used car lot, facing northeast.**





**Figure 15. Project overview showing various construction debris, facing southeast.**