



**Environmental
Planning
Commission**

**Agenda Number: 9
Project Number: 1009543
Case #: 12EPC 40082/40032/40084
September 12, 2013**

SUPPLEMENTAL Staff Report

Agent	Wes Prop NM, LLC
Applicant	West Seventy, LLC
	Zone Map Amendment
Requests	Site Development Plan for Subdivision Site Development Plan for Building Permit
Legal Description	See page 1
Location	Northeast corner of the intersection of Paseo del Norte and Unser Boulevard
Size	Approximately 2.7055 acres
Existing Zoning	R-D
Proposed Zoning	SU-1/C-2

Staff Recommendation

***WITHDRAWAL of 12EPC 40084, a zone map
amendment***

***WITHDRAWAL of 12EPC 40082, a site
development plan for subdivision***

***WITHDRAWAL of 12EPC 40083, a site
development plan for building permit***

Staff Planner

Mikaela Renz-Whitmore, Planner

Summary

This three-part proposal is for a fueling station, with an associated convenience store and liquor sales, and an automated car wash, at the intersection of Paseo del Norte and Unser Boulevards. The subject site is located in an unplatted portion of the Volcano Mesa Area.

The applicant has requested withdrawal for all three parts of the initial request per the attached memo.

LEGAL DESCRIPTION

A tract of land lying and situate within the town of Alameda Grant, projected Section 15, Township 11 North, Range 2 East, New Mexico principal Meridian, Bernalillo County, New Mexico, comprising the remaining portion of Tracts Wes Prop NM, LLC agent for West Seventy, LLC requests the above actions for all or a portion of, a tract of land lying and situated within the Town of Alameda Grant, projected Section 15, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, comprising the remaining portion of Tracts 15-13A2, 15-13A1, 15-13B2, 15-38A, 15-38B and 15-2B, as the same are described in that Special Warranty Deed filed in the office of the County Clerk of Bernalillo County, New Mexico on January 06, 2003, in Book A-48, Page 2173, Document Number 2003002177, less than and excepting that portion of the land acquired by Stipulated Judgment for Condemnation, Second Judicial District Court Case No. CV 2006 6154, filed in the office of the Clerk of the Second Judicial District on June 23, 2009 and filed in the office of the County Clerk of Bernalillo County, New Mexico on August 10, 2009 as Document Number 2009090671, said remaining portion tract being more particularly described as follows:

Beginning at the southernmost corner of described tract lying on the northeasterly right of way line of Paseo Del Norte Boulevard, from whence a tie to Albuquerque Geographic Reference Survey Monument "8_C10" bears S 70°41'28" E, a distance of 1,871.65 feet;

Thence from said point of beginning, N 39°16'31" W along said right of way line, a distance of 486.27 feet to a point of curvature;

Thence along a curve to the right having a radius of 50.00 feet, an arc length of 78.54 feet, a delta angle of 89°59'56", and a chord of N 05°43'32" E, a distance of 70.71 feet to a point of tangency lying on the southeasterly right of way line of Unser Boulevard;

Thence N 50°43'30" E along said right of way line, a distance of 391.53 feet to the northernmost corner of described tract;

Thence leaving said right of way line, S 00°11'27" W, a distance of 694.65 feet to the point of beginning, containing 2.7055 acres (117,853 square feet) more or less.

Notice of Decision cc list:

Wes Prop NM, LLC, 1016 Saddlehorn Road, Sedona, AZ, 86351
West Seventy, LLC, 2424 Louisiana Boulevard NE, Albuquerque, NM, 87110
Gerald C. Worrall, 1039 Pinatubo Place NW, Albuquerque, NM, 87120
Candelaria Patterson, 7608 Elderwood NW, Albuquerque, NM, 87120