

CSI-Cartesian Surveys Inc.
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January 30, 2025

Development Facilitation Team
City of Albuquerque

Re: Sketch Plat Review for Proposed Tract 8-A-1, Coors Pavilion located near the Northwest Corner of Coors Blvd. N.W. and St. Joseph's Dr. N.W.

Members of the Facilitation Team:

Cartesian Surveys is acting as an agent for the owner, Red Shamrock 4, LLC and requests a sketch plat review to create one new tract from five (5) existing tracts, grant and vacate easements. The property (Tracts 8-A, 8-B, 8-C, 9-A and 9-C) are all vacant, located near the northwest intersection of Saint Joseph's Drive NW and Coors Boulevard NW, zoned NR-C (Non-Residential – Commercial).

Previous subdivision actions for this property were heard under PR-2019-002765 / SD-2020-00218 as recently as October 26, 2022 for sketch review of a similar consolidation. Our colleagues at Kimley Horn will be submitting a site plan application in parallel with this application for a large commercial building and accompanying improvements.

Vacating Easements

- [1] - private access and surface drainage
- [5] - (drainage blanket) getting redefined by easement 11
- [10] - (Access Driveway)
- [13] - (W+SAS in easement 10 up to south of former Lot 9-A)
- [17] - (PRIV Sidewalk ringing easement 10)
- [18] - (PUE on N and W side of easement 10)
- [19] - (SAS Private from 16 along N of former Lot 8-B)
- [20] - (Private Drainage from pond to easement 10)
- [21] - (Pub Water N of easement 20)
- [22] - (Private SAS from Quaker Heights to former 9-C)

Granting

- [11] - (modify drainage pond)
- [23] - (Private SW)
- [25] - (Waterline loop from easement 9 to easement 4)

Thank you for your consideration,
Ryan Mulhall