



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 P & 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"/> Amendment to Infrastructure List (Form S3)	<input type="checkbox"/> Sketch Plan Review and Comment (Form S3)
<input type="checkbox"/> Temporary Deferral of SW (Form S3)	APEAL
<input type="checkbox"/> Extension of IIA: Temp. Def. of SW (Form S3)	<input type="checkbox"/> Administrative Decision (Form A)

BRIEF DESCRIPTION OF REQUEST

Request sketch plat review of our minor subdivision plat to create 2 new tracts from 1 existing tract by subdivision. See case history below and in letter.

APPLICATION INFORMATION

Applicant/Owner: Modulus Architects		Phone: (505)-338-1499
Address: 100 Sun Ave NE Suite 600		Email: awilliamson@modulusarchitects.com
City: Albuquerque	State: NM	Zip: 87109
Professional/Agent (if any): CSI - Cartesian Surveys, Inc		Phone: (505)-896-3050
Address: PO Box 44414		Email: cartesianryan@gmail.com
City: Rio Rancho	State: NM	Zip: 87174
Proprietary Interest in Site:	List all owners: Mall at Cottonwood II LLC c/o Washington Prime Group LP	

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

Lot or Tract No.: Tract B-4-A	Block:	Unit:
Subdivision/Addition: Cottonwood Mall	MRGCD Map No.:	UPC Code: 101306546539410602
Zone Atlas Page(s): B-13-Z	Existing Zoning: MX-M	Proposed Zoning
# of Existing Lots: 1	# of Proposed Lots: 2	Total Area of Site (Acres): 11.6524 AC

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 10000 Coors Blvd Bypass Rd NW | Between: Coors Blvd Bypass NW | and: Seven Bar Loop Rd NW

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

PR-2020-003222, SD-2020-00116 (approved, unrecorded final plat for Tract B-4-A, needed ABCWUA easements and client back then didn't follow through with payments / record easements)

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:	Date: January 17, 2023
Printed Name: Ryan J. Mulhall	<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

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 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
- ___ 5) Letter describing, explaining, and justifying the request
- ___ 6) Scale drawing of the proposed subdivision plat or Site Plan
- ___ 7) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

CSI-Cartesian Surveys Inc.
PO Box 44414, Rio Rancho, NM 87174
896-3050 Fax 891-0244

January 17, 2023

Development Review Board
City of Albuquerque

Re: Sketch Plat for Proposed Tract B-4-A-1 and B-4-A-2 of Cottonwood Mall

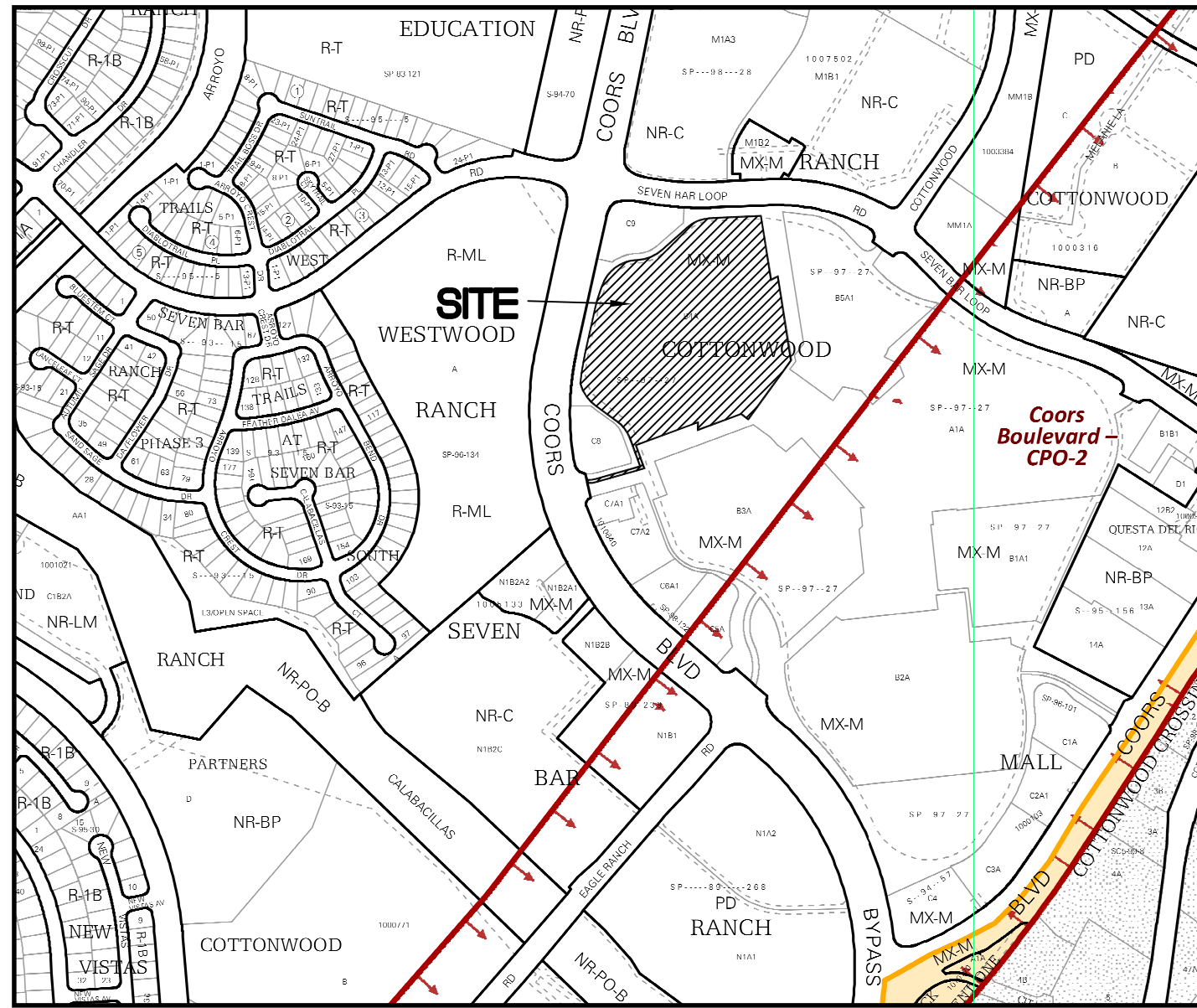
Members of the Board:

Cartesian Surveys is acting as an agent for Modulus Architects and we request a sketch plat review to subdivide the existing Tract B-4-A of Cottonwood Mall into two new tracts. The property is currently zoned MX-M.

The subject property was previously approved for a final plat subdivision back on August 26, 2020 under PR-2020-003222; SD-2020-00116. However, the client never resolved the private and public water and sewer easements with ABCWUA, which they needed to clear the blue sheet for the formerly proposed subdivision. It's my understanding that approved subdivision has been withdrawn, but there is no overlap of our proposed Tract B-4-A-2 with the tract B-4-A-2 from that PR-2020-0003222.

As I understand it a new prospective owner is working with our client and the property owner to subdivide a piece out for a future commercial restaurant on Tract B-4-A-2 of this proposed subdivision.

Thank you for your consideration,
Ryan J. Mulhall



Vicinity Map - Zone Atlas B-13-Z



Documents

1. TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE, HAVING FILE NO. 2463939 AND AN EFFECTIVE DATE OF DECEMBER 31, 2019.
2. PLAT OF RECORD FOR COTTONWOOD MALL, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JANUARY 31, 1997, IN BOOK 97C, PAGE 33.
3. SPECIAL WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 16, 2017, AS DOCUMENT NO. 2017058178.

Indexing Information

Projected Section 7, Township 11 North, Range 3 East,
N.M.P.M. within the Town of Alameda Grant
Subdivision: Cottonwood Mall
Owner: Mall at Cottonwood II LLC
UPC #: 101306546539410602

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE.....11.6524 ACRES
 ZONE ATLAS PAGE NO.....B-13-Z
 NUMBER OF EXISTING LOTS.....1
 NUMBER OF LOTS CREATED.....2
 MILES OF FULL-WIDTH STREETS.....0.000 MILES
 MILES OF HALF-WIDTH STREETS.....0.000 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE.....0.000 ACRES
 DATE OF SURVEY.....JANUARY 2023

Legal Description

TRACT B-4-A, PLAT OF SECOND REVISION PLAT OF COTTONWOOD MALL, ALBUQUERQUE, NEW MEXICO, AS SHOWN ON RECORDED PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JANUARY 31, 1997, IN PLAT BOOK 97C, FOLIO 33.

Notes

1. FIELD SURVEY PERFORMED IN DECEMBER 2019, JANUARY 2020, MARCH 2020 AND MAY 2021.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).

Solar Collection Note

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING 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.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD. AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0108G, DATED SEPTEMBER 26, 2008.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC # _____

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

**Plat for
 Tracts B-4-A-1 and B-4-A-2
 Cottonwood Mall
 Being Comprised of
 Tract B-4-A
 Cottonwood Mall
 City of Albuquerque
 Bernalillo County, New Mexico
 January 2023**

Project Number: _____

Application Number: _____

Plat Approvals:

PNM Electric Services

Qwest Corp. d/b/a CenturyLink QC

New Mexico Gas Company

Comcast

City Approvals:

City Surveyor

Traffic Engineer

ABCWUA

Parks and Recreation Department

Code Enforcement

AMAFCA

City Engineer

DRB Chairperson, Planning Department

Surveyor's Certificate

I, BRIAN J. MARTINEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BRIAN J. MARTINEZ _____ Date
 N.M.R.P.S. No. 18374



CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896 - 3050 Fax (505) 891 - 0244
 cartesianbrian@gmail.com

Easement Notes

- 1 EXISTING 10' P.U.E. (1/6/1995, 95C-5)
- 2 EXISTING 20' SANITARY SEWER EASEMENT (1/5/1995, BK. 95-1, PG. 2894-2900)
- 3 EXISTING 7' MOUNTAIN BELL UNDERGROUND TELEPHONE EASEMENT (4/21/1965, MISC. R/W 143, Pg. 329)
- 4 EXISTING 30' GAS TRANSMISSION LINE EASEMENT (9/19/1994, BK. MISC. 94-26, Pg. 9234-9339)
- 5 EXISTING 50' SOUTHERN UNION EASEMENT (9/16/1930, BK. MISC. 112, PG. 515), (12/11/1931, BK. MISC. 123, PG. 152), (1/14/1946, BK. MISC. 220, PG. 547), (3/29/1956, BK. MISC. D346, PG. 356), AND (3/7/1961, BK. MISC. D585, PG. 409)
- 6 EXISTING PUBLIC PEDESTRIAN ACCESS EASEMENT (1/6/1995, 95C-5) SHOWN HEREON AS [Symbol]
- 7 EXISTING PERMANENT PRIVATE ACCESS EASEMENT (1/6/1995, 95C-5) SHOWN HEREON AS [Symbol]
- 8 EXISTING WATERLINE EASEMENT, WIDTHS VARY, AS SHOWN HEREON (1/31/1997, 97C-33)
- 9 EXISTING 20' P.U.E. (1/31/1997, 97C-33)
- 10 EXISTING 25' X 16' PNM TRANSFORMER EASEMENT (1/31/1997, 97C-33)
- 11 EXISTING 15' X 20' TRANSFORMER EASEMENT (7/18/1995, 95C-263)
- 12 EXISTING PRIVATE RECIPROCAL ACCESS, DRAINAGE AND UTILITY EASEMENT (1/6/1995, 95C-5) (BLANKET)

**Plat for
Tracts B-4-A-1 and
B-4-A-2
Cottonwood Mall
Being Comprised of
Tract B-4-A
Cottonwood Mall
City of Albuquerque
Bernalillo County, New Mexico
January 2023**

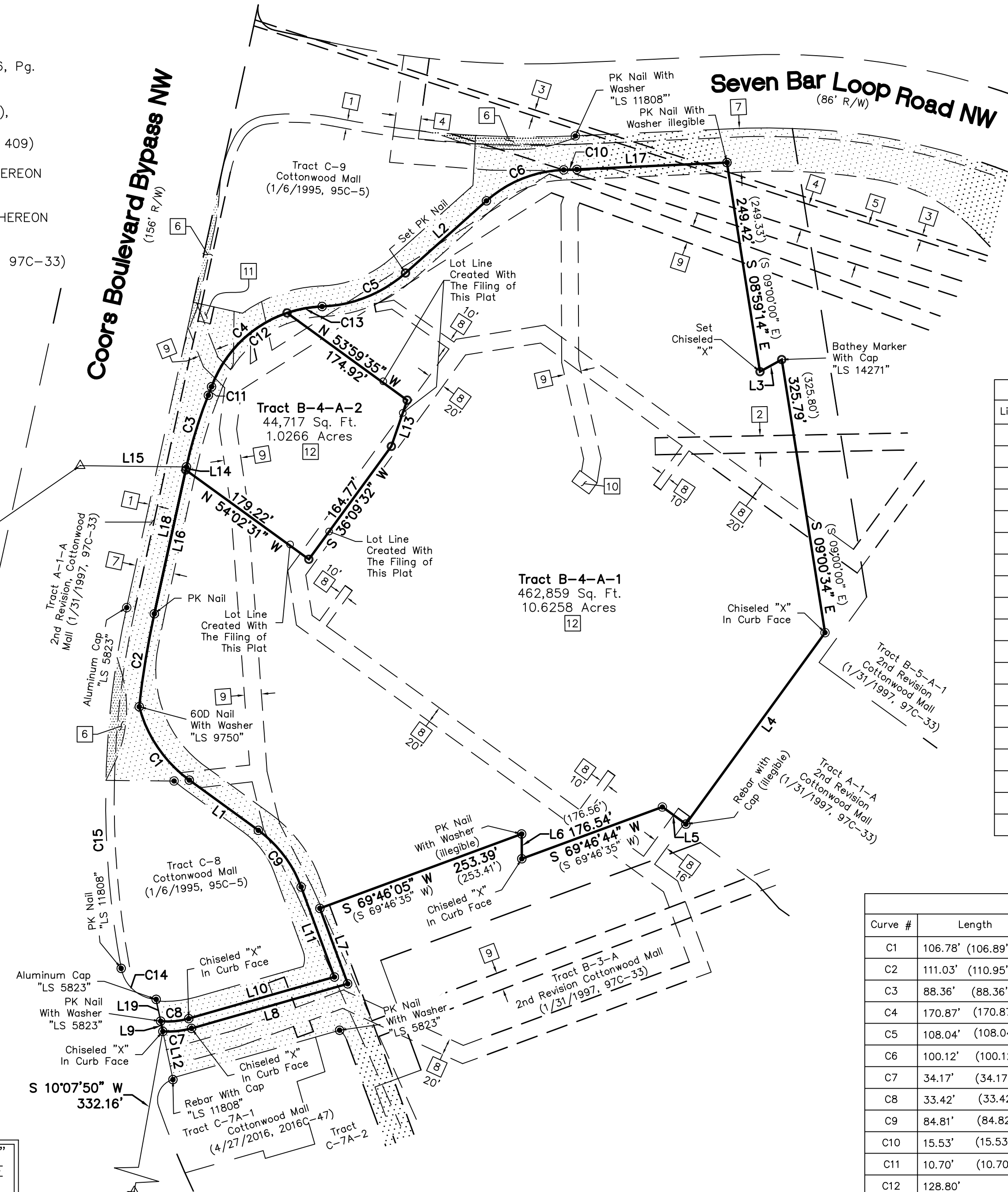
ACS Monument "10-B13"
NAD 1983 CENTRAL ZONE
X=1517724.365 *
Y=1528304.616 *
Z=5074.478 * (NAVD 1988)
G-G=0.999678411
Mapping Angle=-0°14'12.27"
* U.S. Survey Foot

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (1/31/1997, 97C-33)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (1/6/1995, 95C-5)
●	FOUND PK NAIL WITH WASHER "LS 5978" UNLESS OTHERWISE NOTED
○	SET REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED



ACS Monument "9-B13"
NAD 1983 CENTRAL ZONE
X=1517763.215 *
Y=1527311.184 *
Z=5072.491 * (NAVD 1988)
G-G=0.999678497
Mapping Angle=-0°14'11.91"
* U.S. Survey Foot



Line #	Direction	Length (ft)
L1	N 53°58'12" W (N 53°58'12" W)	100.61' (100.61')
L2	N 48°17'39" E (N 48°17'39" E)	127.82' (127.76')
L3	N 61°00'00" E (N 61°00'00" E)	29.26' (29.26')
L4	S 36°00'20" W (S 36°00'00" W)	278.91' (278.80')
L5	N 53°55'54" W (N 54°00'00" W)	34.29' (34.35')
L6	N 00°19'19" W (N 00°13'28" W)	29.24' (29.26')
L7	S 20°13'24" E (S 20°13'24" E)	94.75' (94.84')
L8	S 74°04'14" W (S 74°04'14" W)	191.43' (191.43')
L9	N 11°52'39" W (N 11°52'39" W)	12.52' (12.52')
L10	N 74°04'14" E (N 74°04'14" E)	178.50' (178.50')
L11	N 20°13'24" W (N 20°13'24" W)	113.12' (113.12')
L12	S 11°52'37" E {S 11°52'39" E}	57.92' {57.93}
L13	N 18°53'47" E	57.55'
L14	N 12°19'46" E (N 12°19'46" E)	3.66'
L15	N 89°19'45" W	125.24'
L16	N 12°19'46" E (N 12°19'46" E)	173.48'
L17	N 87°23'25" E (N 87°24'14" E)	176.99' (176.99')
L18	N 12°19'46" E (N 12°19'46" E)	177.14' (177.14')
L19	N 11°52'45" W {N 11°52'39" W}	26.02' {26.02}

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	106.78' (106.89')	156.00' (156.00')	39°13'08"	104.71'	S 34°13'51" E
C2	111.03' (110.95')	1034.50' (1034.50')	6°08'58"	110.98'	S 09°12'57" W
C3	88.36' (88.36')	540.50' (540.50')	9°22'00"	88.26'	S 17°00'46" W
C4	170.87' (170.87')	144.00' (144.00')	67°59'08"	161.02'	S 54°00'17" W
C5	108.04' (108.04')	156.00' (156.00')	39°40'56"	105.90'	N 68°08'07" E
C6	100.12' (100.12')	144.00' (144.00')	39°50'07"	98.11'	S 68°11'45" W
C7	34.17' (34.17')	100.00' (100.00')	19°34'36"	34.00'	N 83°51'31" E
C8	33.42' (33.42')	88.00' (88.00')	21°45'32"	33.22'	N 84°57'00" E
C9	84.81' (84.82')	144.00' (144.00')	33°44'48"	83.59'	N 37°05'48" W
C10	15.53' (15.53')	1227.60' (1227.63')	0°43'29"	15.53'	N 87°45'04" E
C11	10.70' (10.70')	359.49' (359.50')	1°42'19"	10.70'	N 20°40'29" E
C12	128.80'	144.00' (144.00')	51°14'59"	124.55'	N 45°38'12" E
C13	42.06'	144.00' (144.00')	16°44'09"	41.91'	N 79°37'46" E
C14	59.23' {59.23}	45.00' {45.00}	75°25'03"	55.05'	N 48°20'07" W
C15	428.06' {428.31}	1068.00' {1068.00}	22°57'52"	425.20'	N 00°51'15" E

CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244
cartesianbrian@gmail.com

Easement Notes

- 1 EXISTING 10' P.U.E. (1/6/1995, 95C-5)
- 2 EXISTING 20' SANITARY SEWER EASEMENT (1/5/1995, BK. 95-1, PG. 2894-2900)
- 3 EXISTING 7' MOUNTAIN BELL UNDERGROUND TELEPHONE EASEMENT (4/21/1965, MISC. R/W 143, Pg. 329)
- 4 EXISTING 30' GAS TRANSMISSION LINE EASEMENT (9/19/1994, BK. MISC. 94-26, Pg. 9234-9339)
- 5 EXISTING 50' SOUTHERN UNION EASEMENT (9/16/1930, BK. MISC. 112, PG. 515), (12/11/1931, BK. MISC. 123, PG. 152), (1/14/1946, BK. MISC. 220, PG. 547), (3/29/1956, BK. MISC. D346, PG. 356), AND (3/7/1961, BK. MISC. D585, PG. 409)
- 6 EXISTING PUBLIC PEDESTRIAN ACCESS EASEMENT (1/6/1995, 95C-5) SHOWN HEREON AS [Symbol]
- 7 EXISTING PERMANENT PRIVATE ACCESS EASEMENT (1/6/1995, 95C-5) SHOWN HEREON AS [Symbol]
- 8 EXISTING WATERLINE EASEMENT, WIDTHS VARY, AS SHOWN HEREON (1/31/1997, 97C-33)
- 9 EXISTING 20' P.U.E. (1/31/1997, 97C-33)
- 10 EXISTING 25' X 16' PNM TRANSFORMER EASEMENT (1/31/1997, 97C-33)
- 11 EXISTING 15' X 20' TRANSFORMER EASEMENT (7/18/1995, 95C-263)
- 12 EXISTING PRIVATE RECIPROCAL ACCESS, DRAINAGE AND UTILITY EASEMENT (1/6/1995, 95C-5) (BLANKET)

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.

Sketch Plat for Tracts B-4-A-1 and B-4-A-2

Cottonwood Mall Being Comprised of Tract B-4-A

Cottonwood Mall
City of Albuquerque
Bernalillo County, New Mexico
January 2023

Legal Description

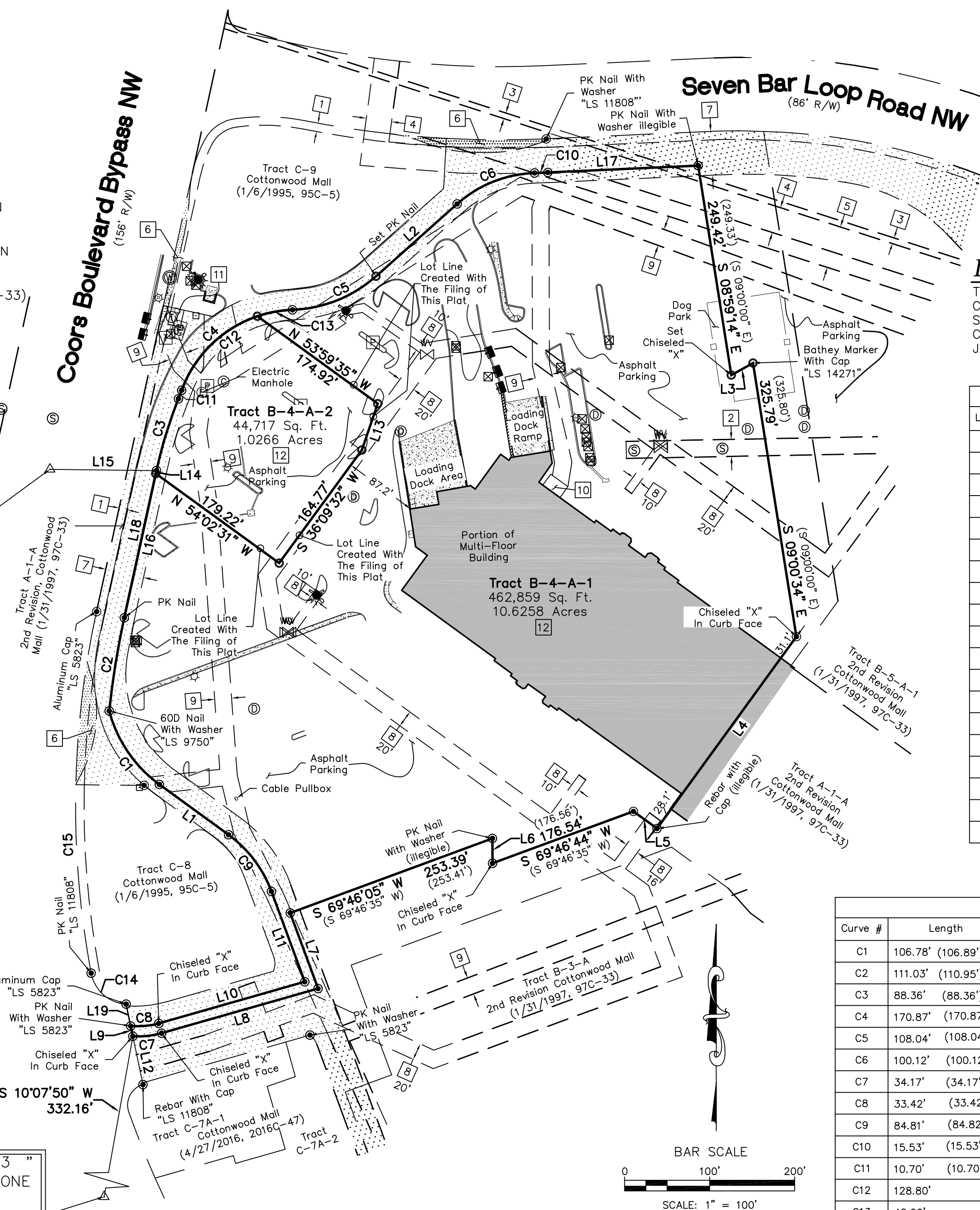
TRACT B-4-A, PLAT OF SECOND REVISION PLAT OF COTTONWOOD MALL, ALBUQUERQUE, NEW MEXICO, AS SHOWN ON RECORDED PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JANUARY 31, 1997, IN PLAT BOOK 97C, FOLIO 33.

ACS Monument "10-B13"
NAD 1983 CENTRAL ZONE
X=1517724.365 *
Y=1528304.616 *
Z=5074.478 * (NAVD 1988)
G-G=0.999678411
Mapping Angle=-0°14'12.27"
* U.S. Survey Foot

Legend

- N 90°00'00" E** MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E) RECORD BEARINGS AND DISTANCES PER PLAT (1/31/1997, 97C-33)
{N 90°00'00" E} RECORD BEARINGS AND DISTANCES PER PLAT (1/6/1995, 95C-5)
- FOUND PK NAIL WITH WASHER "LS 5978" UNLESS OTHERWISE NOTED
 - SET REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
 - ▭ CONCRETE
 - ▩ BLOCK WALL
 - METAL FENCE
 - BOLLARD
 - ☆ LIGHT POLE
 - Ⓟ PULL BOX
 - Ⓢ ELECTRIC MANHOLE
 - Ⓣ TRANSFORMER
 - Ⓜ ELECTRIC CABINET
 - Ⓢ FIRE HYDRANT
 - Ⓢ WATER METER
 - Ⓢ WATER VALVE
 - Ⓢ SANITARY SEWER MANHOLE
 - UTILITY PEDESTAL
 - Ⓢ STORM DRAIN INLET
 - Ⓢ STORM DRAIN MANHOLE
 - Ⓢ IRRIGATION BOX
 - OR — SIGN

ACS Monument "9-B13"
NAD 1983 CENTRAL ZONE
X=1517763.215 *
Y=1527311.184 *
Z=5072.491 * (NAVD 1988)
G-G=0.999678497
Mapping Angle=-0°14'11.91"
* U.S. Survey Foot



Line #	Direction	Length (ft)
L1	N 53°58'12" W (N 53°58'12" W)	100.61' (100.61')
L2	N 48°17'39" E (N 48°17'39" E)	127.82' (127.76')
L3	N 61°00'00" E (N 61°00'00" E)	29.26' (29.26')
L4	S 36°00'20" W (S 36°00'00" W)	278.91' (278.80')
L5	N 53°55'54" W (N 54°00'00" W)	34.29' (34.35')
L6	N 00°19'19" W (N 00°13'28" W)	29.24' (29.26')
L7	S 20°13'24" E (S 20°13'24" E)	94.75' (94.84')
L8	S 74°04'14" W (S 74°04'14" W)	191.43' (191.43')
L9	N 11°52'39" W (N 11°52'39" W)	12.52' (12.52')
L10	N 74°04'14" E (N 74°04'14" E)	178.50' (178.50')
L11	N 20°13'24" W (N 20°13'24" W)	113.12' (113.12')
L12	S 11°52'37" E {S 11°52'39" E}	57.92' {57.93'}
L13	N 18°53'47" E	57.55'
L14	N 12°19'46" E (N 12°19'46" E)	3.66'
L15	N 89°19'45" W	125.24'
L16	N 12°19'46" E (N 12°19'46" E)	173.48'
L17	N 87°23'25" E (N 87°24'14" E)	176.99' (176.99')
L18	N 12°19'46" E (N 12°19'46" E)	177.14' (177.14')
L19	N 11°52'45" W {N 11°52'39" W}	26.02' {26.02'}

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	106.78' (106.89')	156.00' (156.00')	39°13'08"	104.71'	S 34°19'51" E
C2	111.03' (110.95')	1034.50' (1034.50')	6°08'58"	110.98'	S 09°12'57" W
C3	88.36' (88.36')	540.50' (540.50')	9°22'00"	88.26'	S 17°00'46" W
C4	170.87' (170.87')	144.00' (144.00')	67°59'08"	161.02'	S 54°00'17" W
C5	108.04' (108.04')	156.00' (156.00')	39°40'56"	105.90'	N 68°08'07" E
C6	100.12' (100.12')	144.00' (144.00')	39°50'07"	98.11'	S 68°11'45" W
C7	34.17' (34.17')	100.00' (100.00')	19°34'36"	34.00'	N 83°51'31" E
C8	33.42' (33.42')	88.00' (88.00')	21°45'32"	33.22'	N 84°57'00" E
C9	84.81' (84.82')	144.00' (144.00')	33°44'48"	83.59'	N 37°05'48" W
C10	15.53' (15.53')	1227.60' (1227.63')	0°43'29"	15.53'	N 87°45'04" E
C11	10.70' (10.70')	359.49' (359.50')	1°42'19"	10.70'	N 20°40'29" E
C12	128.80'	144.00' (144.00')	51°14'59"	124.55'	N 45°38'12" E
C13	42.06'	144.00' (144.00')	16°44'09"	41.91'	N 79°37'46" E
C14	59.23' {59.23'}	45.00' {45.00'}	75°25'03"	55.05'	N 48°20'07" W
C15	428.06' {428.31'}	1068.00' {1068.00'}	22°57'52"	425.20'	N 00°51'15" E

CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244
cartesianbrian@gmail.com

**PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946**

OFFICIAL NOTIFICATION OF DECISION

Mall at Cottonwood II LLC
C/O Washington Prime Group LP
180 E. Broad Street
Columbus, OH 43125

Project# PR-2020-003222
Application#
SD-2020-00116 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of: **TRACT B-4-A, 2ND REVISION COTTONWOOD MALL**, zoned MX-M, located at **10000 COORS BYPASS NW between 7 BAR LOOP and COORS BLVD NWP**, containing approximately 11.6624 acre(s). (B-13)

On August 26, 2020, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to ABCWUA and Planning, based on the following Findings:

1. This Preliminary/Final subdivides one existing tract 11.6624 acres in size into two tracts; Tract B-4-A-1 10.7514 acres in size, and Tract B-4-A-2 0.9010 acres in size.
2. The property is zoned MX-M. Future development must be consistent with the Administrative Amendment for PR-2019-003210 – SI-2019-00427 approved on July 31, 2020.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

Conditions:

1. Final sign-off is delegated to ABCWUA for the recording of private and public sewer easements.
2. Final sign-off is delegated to Planning for the AGIS DXF file.
3. The applicant will obtain final sign off from ABCWUA and Planning by September 26, 2020 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

Official Notice of Decision

Project # PR-2020-003222 Application# SD-2020-00116

Page 2 of 2

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **SEPTEMBER 10, 2020**. The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(U) of the Integrated Development Ordinance (IDO). Appeals should be submitted via email to PLNDRS@CABQ.GOV (if files are less than 9MB in size). Files larger than 9MB can be sent to PLNDRS@CABQ.GOV using <https://wettransfer.com>. A Non-Refundable filing fee will be calculated and you will receive instructions about paying the fee online.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Sincerely,



Jolene Wolfley
DRB Chair

JW/jr

CSI-Cartesian Surveys, Inc., P.O. Box 44414, Rio Rancho, NM 87174-4414