



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

SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Major Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S2)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)
	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		
Request sketch plat review to subdivide one existing tract into two new tracts.		

APPLICATION INFORMATION		
Applicant: Mall at Cottonwood II LLC C/O Washington Prime Group LP		Phone:
Address: 180 E Broad Street		Email:
City: Columbus	State: OH	Zip: 43125
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 <u>all</u> owners:
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: Tract B-4-A-1		Block:
Subdivision/Addition: 2nd Revision Cottonwood Mall		Unit:
MRGCD Map No.:		UPC Code: 101306546539410602
Zone Atlas Page(s): B-13-Z	Existing Zoning: MX-X	Proposed Zoning: MX-M
# of Existing Lots: 1	# of Proposed Lots: 2	Total Area of Site (Acres): 10.7514
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 10,000 Coors Bypass NW		Between: Coors Boulevard NW
		and: Seven Bar Loop Road NW
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
Project # PR-2020-003222 (Final Plat for B-4-A-1)		

Signature:	Date: 11/20/2020
Printed Name: Ryan J. Mulhall	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
PS-2020-00120	SK	\$50			
Meeting Date: December 2, 2020			Fee Total: \$50		
Staff Signature:			Date: 11/20/2020		Project # PR-2020-003222

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines unless noted differently below. Bring original Mylar of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

A Variance – DRB for the Bulk Transfer of Land requires application on Form V in addition to this FORM S2.

>> INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS

- N/A Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- 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 on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- Zone Atlas map with the entire site clearly outlined and labeled

SKETCH PLAT REVIEW AND COMMENT

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

MAJOR SUBDIVISION FINAL PLAT APPROVAL (requires published notice, heard on the DRB Major Case Schedule)

- ___ Letter describing, explaining, and justifying the request
- ___ Copy of recorded IIA
- ___ Proposed Final Plat (7 copies, 24" x 36" folded)
- ___ Design elevations & cross sections of perimeter walls (3 copies)
- ___ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- ___ DXF file and hard copy of final plat data for AGIS submitted and approved

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL

- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- ___ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- ___ Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- ___ Required notice with content per IDO Section 14-16-6-4(K)(6)
- ___ Office of Neighborhood Coordination Public Notice Inquiry response
- ___ Proof of emailed notice to applicable Neighborhood Association representatives
- ___ Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal (7 copies, folded)
- ___ Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)
- ___ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)
- ___ Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
- ___ Proposed Infrastructure List, if applicable
- ___ DXF file and hard copy of final plat data for AGIS submitted and approved

MINOR AMENDMENT TO PRELIMINARY PLAT OR INFRASTRUCTURE LIST

- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- ___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- ___ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)

Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

<p><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i></p>	
<p>Signature: </p>	<p>Date: 11/20/2020</p>
<p>Printed Name: Ryan J. Mulhall</p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Case Numbers: PS-2020-00120</p>	<p>Project Number: PR-2020-003222</p>
<div style="text-align: right;"> </div>	
<p>Staff Signature: </p>	
<p>Date: 11/20/2020</p>	

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

November 20, 2020

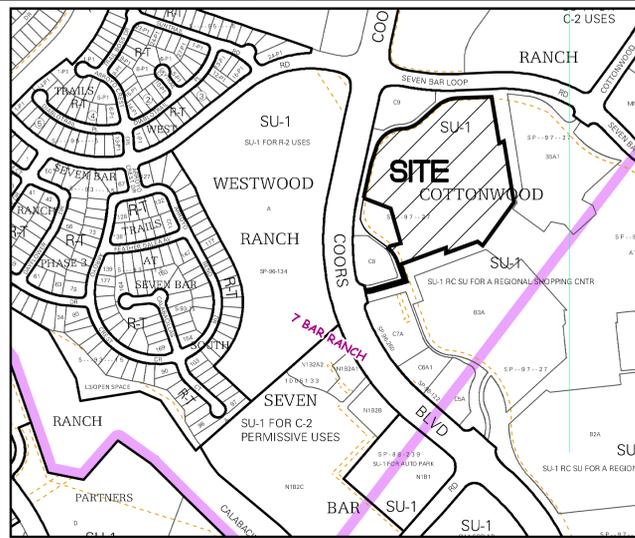
Development Review Board
City of Albuquerque

Re: Sketch Plat Review for Proposed Tracts B-4-A-1-A and B-4-A-1-B, Cottonwood Mall

Members of the Board:

Cartesian Surveys is acting as an agent for the owner and requests a sketch plat review to subdivide one (1) existing tract and create two (2) new tracts. The property is currently zoned MX-M.

Thank you,
Ryan Mulhall



Vicinity Map-Zone Atlas B-13-Z

Indexing Information

Section 7, Township 11 North, Range 3 East, N.M.P.M. as Projected into the Town of Alameda Grant Subdivision: 2nd Revision of Cottonwood Mall Owner: Mall at Cottonwood II LLC UPC #: 101306546539410602

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.

TOGETHER WITH THE EASEMENT RIGHTS AS SET FORTH IN THAT CERTAIN CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT ON DECEMBER 28, 1995, IN BOOK 95-31, PAGE 5334, AS DOCUMENT NO. 95132176, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

Sketch Plat for Proposed Tracts B-4-A-1-A and B-4-A-1-B 2nd Revision Plat of Cottonwood Mall City of Albuquerque Bernalillo County, New Mexico November 2020

Notes

1. FIELD SURVEY PERFORMED IN DECEMBER 2019 AND SUPPLEMENTARY DATA IN JANUARY AND JULY 2020.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE)
4. WITH REGARD TO UNDERGROUND UTILITY LOCATIONS, SOURCE INFORMATION FROM PLANS AND MARKINGS WERE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, WHICH MAY AFFECT THIS SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY. INVERT DATA SHOWN WITH A ± SHOULD BE CONSIDERED TAKEN FROM AS-BUILTS. (NM811 TICKET NO. 20JU130615).

Documents

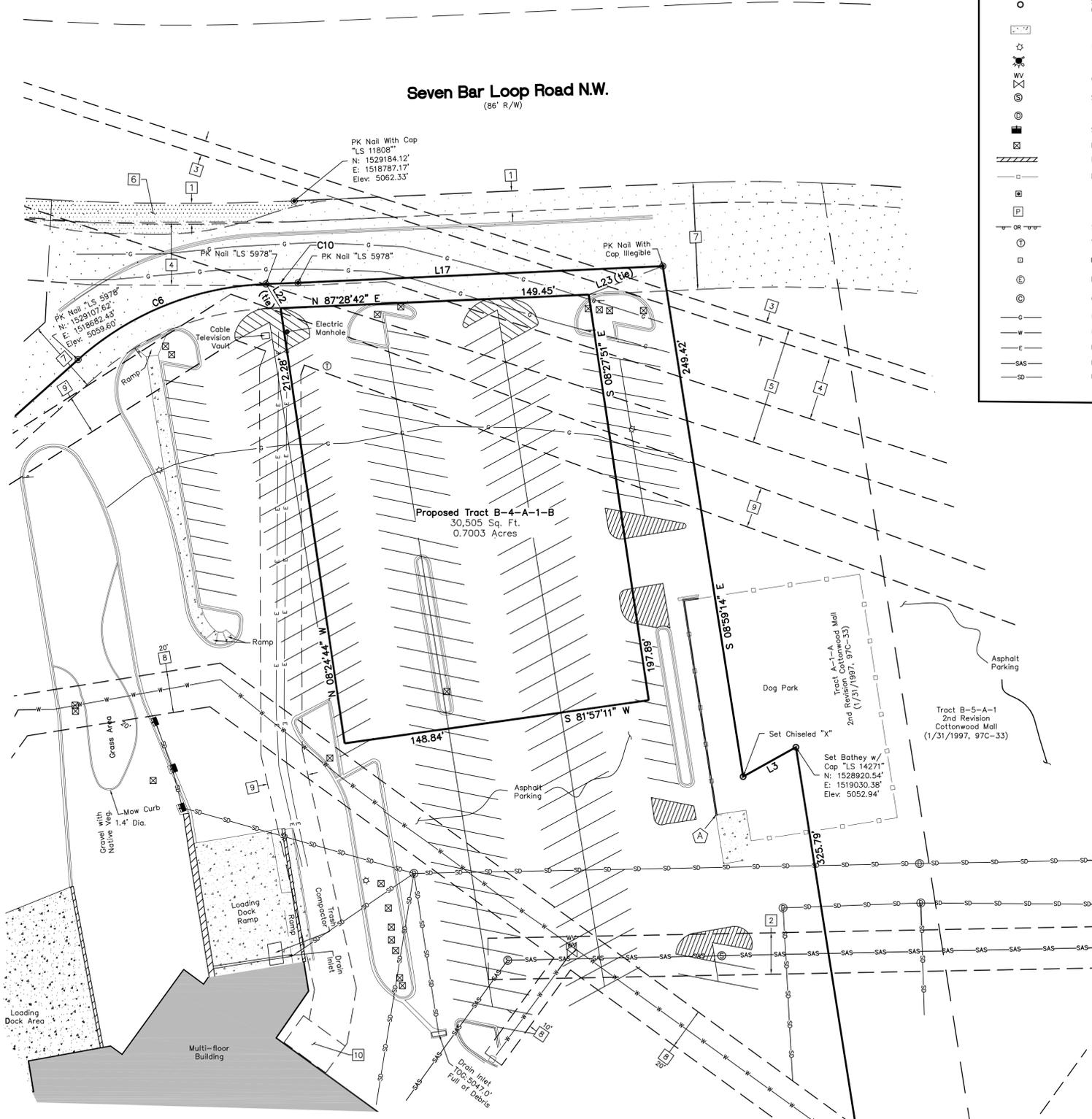
1. TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE, HAVING FILE NO. SP000070691 AND AN EFFECTIVE DATE OF NOVEMBER 20, 2019.
2. PLAT OF RECORD FOR THE SECOND REVISION OF COTTONWOOD MALL, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JANUARY 31, 1997, IN BOOK 97C, PAGE 33.
3. SPECIAL WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 16, 2017, AS DOC. NO. 2017058178.

THIS PROPERTY IS SUBJECT TO:

1. TERMS AND CONDITIONS AS CONTAINED IN THAT CERTAIN CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT FILED DECEMBER 28, 1995, IN BOOK 95-31, PAGES 5334, AS DOCUMENT NO. 95132176, RECORDS OF BERNALILLO COUNTY.
2. AGREEMENT REGARDING RESTRICTION OF RESERVE TRACTS FILED ON DECEMBER 28, 1995 IN BOOK 95-31, PAGE 5550, AS DOCUMENT NO. 95132177, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. ASSIGNMENT AND ASSUMPTION AGREEMENT FILED MARCH 3, 2006, IN BOOK A113, PAGE 1112, AS DOCUMENT NO. 2006031219, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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 DATED SEPTEMBER 26, 2008, MAP NO. 35001C0108G.



Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (1/31/1997, 1997C-33)
●	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
■	CONCRETE
☆	LIGHT POLE
⊕	FIRE HYDRANT
⊕	WATER VALVE
⊕	SANITARY SEWER MANHOLE
⊕	STORM DRAIN MANHOLE
⊕	STORM DRAIN INLET
⊕	IRRIGATION BOX
▬	BLOCK WALL
▬	METAL FENCE
▬	BOLLARD
▬	PULL BOX
▬	SIGN
⊕	TELEPHONE MANHOLE
⊕	UTILITY PEDESTAL
⊕	ELECTRIC METER
⊕	CABLE MANHOLE
—G—	UNDERGROUND GAS UTILITY LINE
—W—	UNDERGROUND WATER UTILITY LINE
—E—	UNDERGROUND ELECTRIC UTILITY LINE
—SAS—	UNDERGROUND SEWER LINE
—SD—	UNDERGROUND STORM DRAIN LINE

The purpose of this plat is to divide one tract into two



Sketch Plat
for
Proposed Tracts B-4-A-1-A
and **B-4-A-1-B**
2nd Revision Plat of
Cottonwood Mall
City of Albuquerque
Bernalillo County, New Mexico
November 2020

Easement Notes

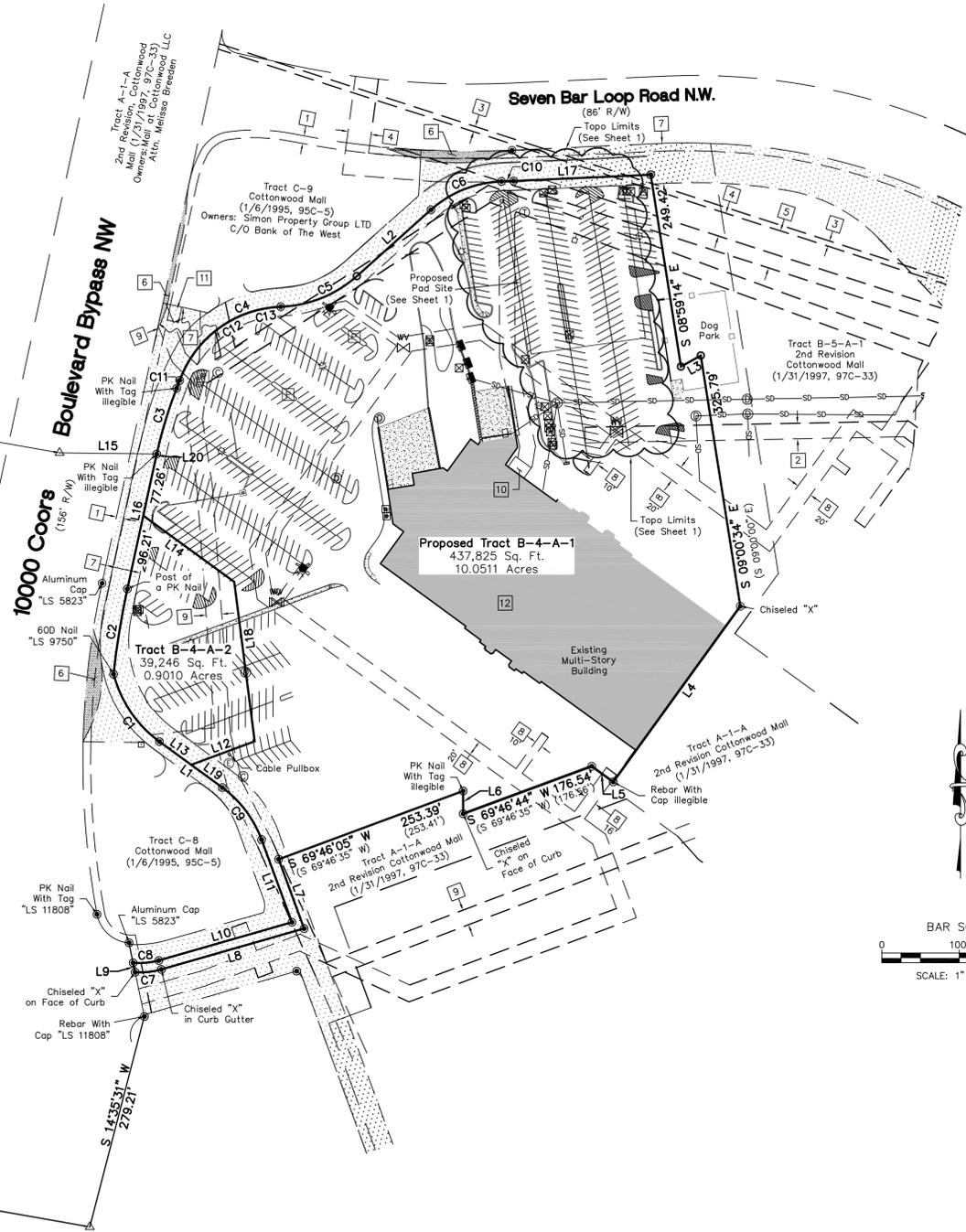
- 10 1 EXISTING 10' P.U.E. (1/6/1995, 95C-5)
- 13 2 EXISTING 20' SANITARY SEWER EASEMENT (1/5/1995, BK. 95-1, PG. 2894-2900)
- 11 3 EXISTING 7' MOUNTAIN BELL UNDERGROUND TELEPHONE EASEMENT (4/21/1965, MISC. R/W 143, PG. 329)
- 12 4 EXISTING 30' GAS TRANSMISSION LINE EASEMENT (9/19/1994, BK. MISC. 94-26, 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)
- 10 6 EXISTING PUBLIC PEDESTRIAN ACCESS EASEMENT (1/6/1995, 95C-5) SHOWN HEREON AS [Pattern]
- 10 7 EXISTING PERMANENT PRIVATE ACCESS EASEMENT (1/6/1995, 95C-5) SHOWN HEREON AS [Pattern]
- 10 8 EXISTING WATERLINE EASEMENT, WIDTHS VARY, AS SHOWN HEREON (1/31/1997, 97C-33)
- 10 9 EXISTING 20' P.U.E. (1/31/1997, 97C-33)
- 10 10 EXISTING 25' X 16' PNM TRANSFORMER EASEMENT (1/31/1997, 97C-33)
- 10 11 EXISTING 15' X 20' TRANSFORMER EASEMENT (7/18/95, 95C-263)
- 10 12 EXISTING PRIVATE RECIPROCAL ACCESS, DRAINAGE AND UTILITY EASEMENT (1/6/95, 95C-5) (BLANKET IN NATURE)

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	S 61°00'00" W (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 (S 74°04'14" W)	178.50'	(178.50')
L11	N 20°13'24" W (N 20°13'24" W)	113.12'	(113.12')
L12	S 69°47'31" W	87.20'	
L13	N 53°58'12" W	50.76'	
L14	S 54°03'54" E	144.79'	
L15	N 89°20'21" W	125.28'	
L16	N 12°19'46" E	177.14'	
L17	N 87°23'25" E	176.99'	
L18	S 07°20'32" E	206.46'	
L19	N 53°58'12" W	49.84'	
L20	N 12°19'46" E	3.66'	
L21	S 18°53'47" W	57.55'	
L22	N 31°24'14" W	13.65'	
L23	N 69°03'11" E	38.45'	

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

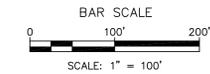
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	106.78' (106.89')	156.00' (156.00')	39°13'08"	104.71'	S 34°19'51" E
C2	111.03' (110.95')	1034.49' (1034.50')	6°08'58"	110.98'	S 09°12'57" W
C3	88.36' (88.36')	540.50' (540.50')	9°22'00"	88.26'	S 17°00'46" W
C4	170.87' (170.87')	144.00' (144.00')	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'	51°14'59"	124.55'	N 45°38'12" E
C13	42.06'	144.00'	16°44'09"	41.91'	N 79°37'46" E

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



Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (1/31/1997, 1997C-33)
●	FOUND PK NAIL WITH TAG "5978" UNLESS MARKED OTHERWISE
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
[Pattern]	CONCRETE
[Symbol]	FIRE HYDRANT
[Symbol]	WATER VALVE
[Symbol]	STORM DRAIN MANHOLE
[Symbol]	STORM DRAIN INLET
[Symbol]	IRRIGATION BOX
[Symbol]	BLOCK WALL
[Symbol]	METAL FENCE
[Symbol]	BOLLARD
[Symbol]	LIGHT POLE
[Symbol]	PULL BOX
[Symbol]	SANITARY SEWER MANHOLE
[Symbol]	SIGN
[Symbol]	TELEPHONE MANHOLE
[Symbol]	UTILITY PEDESTAL
[Symbol]	ELECTRIC METER
[Symbol]	CABLE MANHOLE



The purpose of this plat is to divide one tract into two