



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

<b>SUBDIVISIONS</b>	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Major – Preliminary Plat (Form P1)	<input type="checkbox"/> 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)	<b>MISCELLANEOUS APPLICATIONS</b>	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<b>PRE-APPLICATIONS</b>
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)
	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
<b>SITE PLANS</b>	<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
<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 1 existing Tract into 2 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: P.O. Box 44414		Email: cartesianjayson@gmail.com
City: Rio Rancho	State: NM	Zip: 87174-4414
Proprietary Interest in Site:	List all owners: [REDACTED]	

**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: 2nd Revision Cottonwood Mall	MRGCD Map No.:	UPC Code: 101306546539410602
Zone Atlas Page(s): B-13-Z	Existing Zoning: MX-M	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: 10000 Coors Bypass NW Between: 7 Bar Loop NW and: Coors Blvd. NW

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

Signature:	Date: 12-30-19
Printed Name: Jayson Pyne	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

**FOR OFFICIAL USE ONLY**

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting Date:	Fee Total:
Staff Signature:	Date:
	Project #

**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](mailto: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**

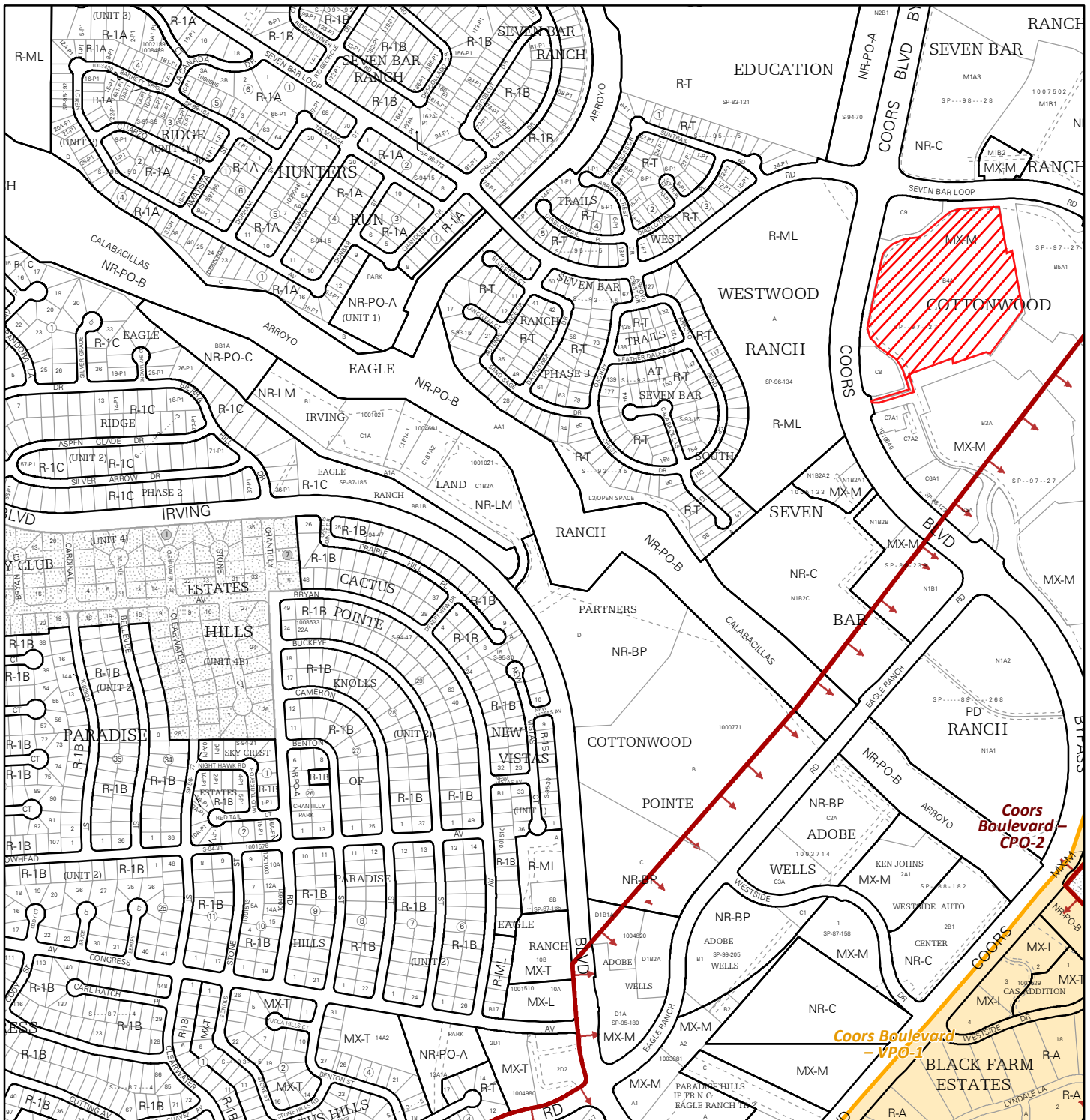
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement 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: 12-30-19</p>
<p>Printed Name: Jayson Pyne</p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p><b>FOR OFFICIAL USE ONLY</b></p>	
<p>Case Numbers:</p>	<p>Project Number</p>
<p>Staff Signature:</p>	
<p>Date:</p>	



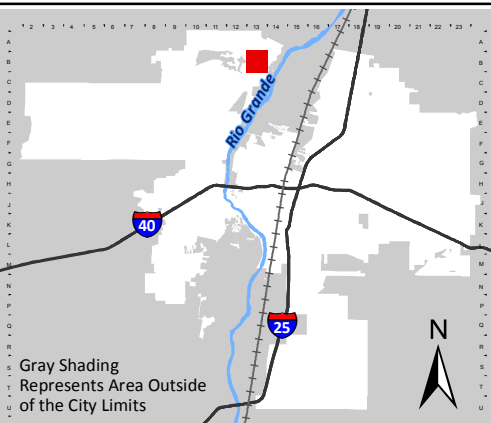
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## IDO Zone Atlas

### May 2018



**IDO Zoning information as of May 17, 2018**  
**The Zone Districts and Overlay Zones**  
**are established by the**  
**Integrated Development Ordinance (IDO).**



Rio Grande

40 25

N

Gray Shading  
Represents Area Outside  
of the City Limits

Zone Atlas Page:  
**B-13-Z**

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

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

December 30, 2019

Development Review Board  
City of Albuquerque

**Re: 10000 Coors Bypass NW, Proposed Tracts B-4-A-1 and B-4-A-2, Cottonwood Mall**

Members of the Board:

Cartesian Surveys is acting as an agent for the owner and request a Sketch plat review to subdivide 1 existing Tract B-4-A, into 2 new Tracts B-4-A-1 and B-4-A-2, Cottonwood Mall.

Thank you for your time and consideration.

Jayson Pyne

**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 (7/18/95, 95C-263)
- 12 EXISTING PRIVATE RECIPROCAL ACCESS, DRAINAGE AND UTILITY EASEMENT (1/6/95, 95C-5) (BLANKET)

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

**Purpose of Plat**

1. SUBDIVIDE AS SHOWN HEREON.

**Indexing Information**

Projected Section 7, Township 11 North, Range 3 East,  
 N.M.P.M. Alameda Grant  
 Subdivision: Second Revision Plat, Cottonwood Mall  
 Owner: Mall at Cottonwood II LLC  
 UPC #: 101306546539410602

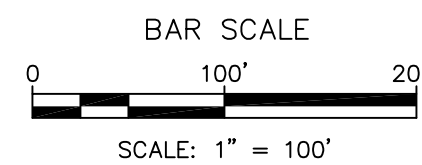
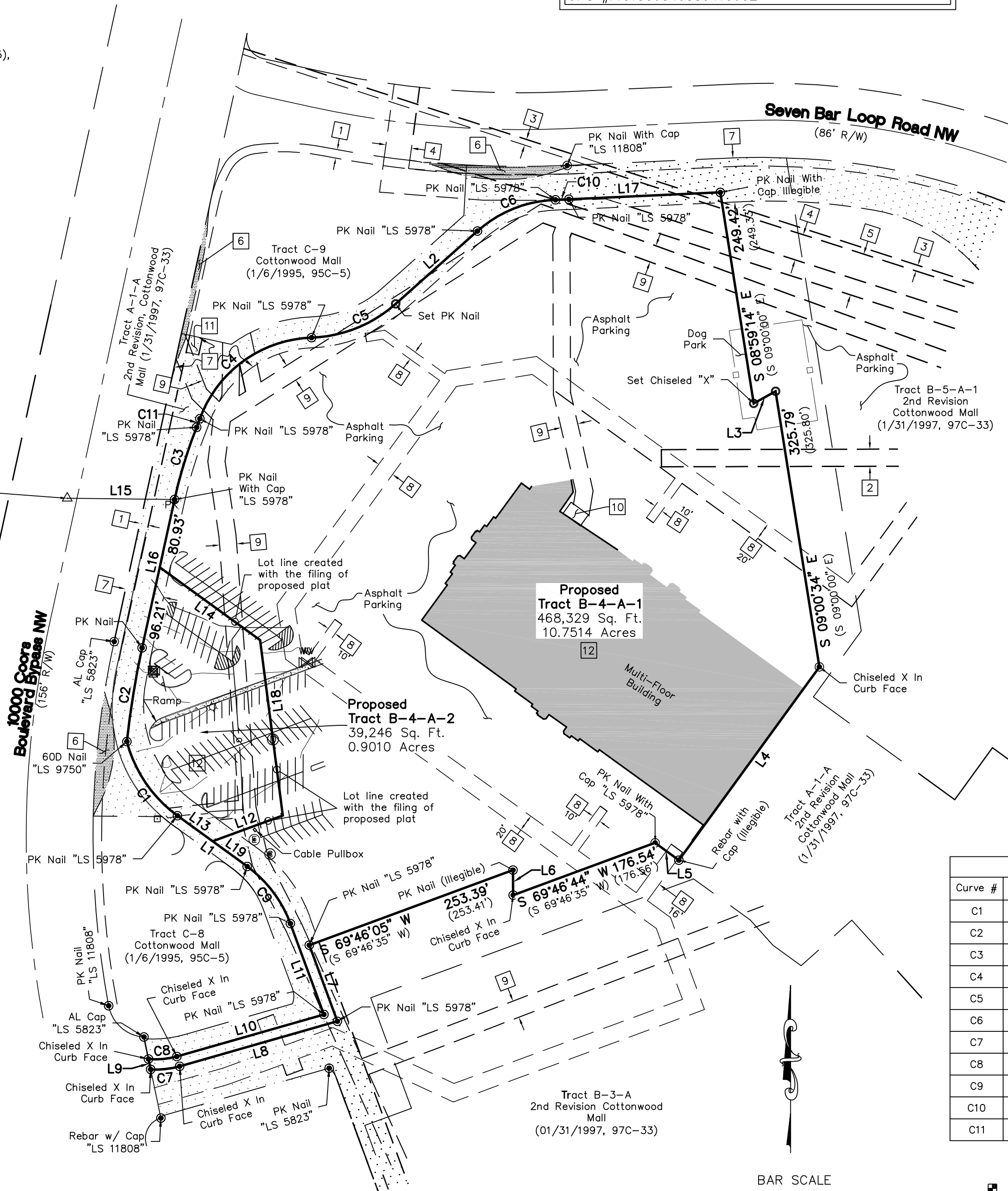
**Sketch Plat for  
 Tracts B-4-A-1 & B-4-A-2,  
 2nd Revision Cottonwood Mall  
 Being Comprised of  
 Tract B-4-A,  
 2nd Revision Cottonwood Mall  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 January 2020**

**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)
[Symbol]	FOUND MONUMENT AS INDICATED
[Symbol]	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
[Symbol]	CONCRETE
[Symbol]	METAL FENCE
[Symbol]	ELECTRIC MANHOLE
[Symbol]	LIGHT POLE
[Symbol]	CABLE MANHOLE
[Symbol]	WATER VALVE
[Symbol]	STORM DRAIN MANHOLE
[Symbol]	IRRIGATION BOX
[Symbol]	STORM DRAIN INLET
[Symbol]	SIGN
[Symbol]	WATER MANHOLE

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 (N 12°19'46" E)	177.14' (177.14')
L17	N 87°23'25" E (N 87°24'14" E)	176.99' (176.99')
L18	S 07°20'32" E	206.46'
L19	S 53°58'12" E	49.84'

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



**CSI-CARTESIAN SURVEYS INC.**

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