



PLAN SNAPSHOT REPORT PA-2026-00056 FOR CITY OF ALBUQUERQUE

Plan Type: Pre-Application Review	Project: PR-2020-004645 (PR-2020-004645)	App Date: 02/16/2026
Work Class: Sketch Plat	District: City of Albuquerque	Exp Date: 08/15/2026
Status: Submitted - Online	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To:	Approval Expire Date:

Description: Proposed replat looks to vacate and relocate sanitary sewer easement on this Lot 1A from the current N-S configuration [5] to the new layout [18] to offer more for future development.

Parcel: 100905515141520314	Main	Address: 9800 De Vargas Rd Sw Albuquerque, NM	Zone:
		9800 De Vargas Rd Sw Albuquerque, NM 87121	Main

Engineer Andre Sutiono 1101 Central Expressway S., Suite 215 Suite 215 Allen, TX 75013 Business: (214) 705-3182	Agent DIMENSION GROUP 10755 SANDHILL RD DALLAS, TX 75238 Business: (214) 343-9400	Applicant Ryan Mulhall PO Box 44414 Rio Rancho, NM 87174 Business: (505) 896-3050	Applicant CSI - Cartesian Surveys PO Box 44414 Rio Rancho, NM 87174 Business: (505) 896-3050
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Plan Custom Fields

Existing Project Number PR-2020-004645	Existing Zoning NR-C - Non-Residential - Commercial	Number of Existing Lots 1
Number of Proposed Lots 1	Total Area of Site in Acres 1.9274	Site Address/Street 9800 DE VARGAS RD SW
Site Location Located Between Streets SW intersection with Snow Vista Blvd SW	Case History SI-2023-01803 (site plan)	Do you request an interpreter for the hearing? No
Square Footage of Existing Buildings 0	Square Footage of Proposed Buildings 0	Lot and/or Tract Number 1A
Block Number 0000	Subdivision Name and/or Unit Number SNOW VISTA INVESTORS	Legal Description LT 1A PLAT OF LOTS 1A, 1B, 1C, 1D AND 1E SNOW VISTAINVESTORS CONT 1.9273 +/- AC
Existing Zone District NR-C	Zone Atlas Page(s) M-09	Acreage 1.9273
Calculated Acreage 1.92651	Council District 3	Community Planning Area(s) Southwest Mesa
Development Area(s) Consistency	Current Land Use(s) 15 Vacant	Pre-IDO Zoning District C-1
Pre-IDO Zoning Description (SC)	Major Street Functional Classification 2 - urban principal arterial, 4 - urban major collector	FEMA Flood Zone X
Total Number of Dwelling Units 0	Total Gross Square Footage2 0	Total Gross Square Footage4 0
Total Gross Square Footage 0	Total Gross Square Footage3 0	

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Ryan_Mulhall_2/17/2026.jpg	02/16/2026 18:25	Mulhall, Ryan		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
NOT INVOICED	Sketch Plat/Plan Fee	\$50.00	\$0.00
	Technology Fee	\$3.50	\$0.00
Total for Invoice NOT INVOICED		\$53.50	\$0.00
Grand Total for Plan		\$53.50	\$0.00

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		02/18/2026	10:32

PLAN SNAPSHOT REPORT (PA-2026-00056)

Associate Project Number v.1	Generic Action	02/18/2026 10:33
DFT Meeting v.1	Hold Meeting	02/18/2026 10:32
Screen for Completeness v.1	Generic Action	02/18/2026 10:33
Verify Payment v.1	Generic Action	
Application Review v.1		
Sketch Plat/Plan Review v.1	Receive Submittal	
DFT Comments Submittal v.1	Generic Action	

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

February 16, 2026

Development Facilitation Team
City of Albuquerque

**Re: Sketch Plat Review for Proposed Vacation of Easement and formalizing
Subdivision of Lot 1A, Snow Vista Investors**

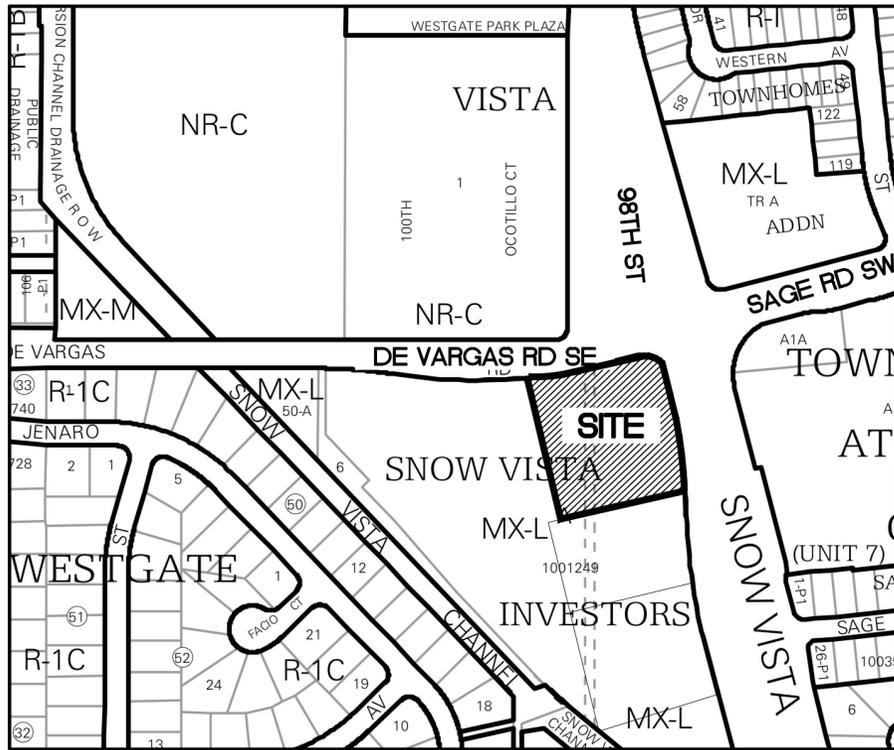
Members of the Board:

Cartesian Surveys is acting as an agent for Lawrence Goodman RVT, and we request a sketch plat review of our proposed subdivision plat to formalize the vacation and relocation of a sanitary sewer easement. The easement lies over the existing property know as Lot 1A, Snow Vista Investors.

The property is currently vacant, and located at 9800 De Vargas Road SW, at its southwest intersection with Snow Vista Boulevard S.W. The lot is currently zoned as NR-C (Non-Residential – Commercial).

The property has a recent site plan approval under PR-2020-004645

Thank you for your consideration,
Ryan Mulhall



Vicinity Map - Zone Atlas M-9-Z

N.T.S.

Notes

1. FIELD SURVEY PERFORMED IN MARCH AND APRIL 2025.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. THIS PRELIMINARY / FINAL PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER FOR THE CITY OF ALBUQUERQUE AT A PUBLIC HEARING HELD ON _____, 20_____.

Documents

1. TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, HAVING FILE NO. SP000162422 AND AN EFFECTIVE DATE OF FEBRUARY 29, 2024.
2. PLAT FOR SNOW VISTA INVESTORS, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 14, 2022, IN BOOK 2022C, PAGE 139.
3. WARRANTY DEED FOR TRACT A (NOW KNOWN AS LOTS 1A, 1B, 1C, 1D AND 1E), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 18, 2018, AS DOCUMENT NO. 2018062592.

Indexing Information

Section 33, Township 10 North, Range 2 East, N.M.P.M. as Projected into the Town of Atrisco Grant
 Subdivision: Snow Vista Investors
 Owner: Lawrence Goodman RVT
 UPC #: 100905515141520314

Purpose of Plat

1. VACATE PORTIONS OF EXISTING EASEMENT AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE..... 1.9274 ACRES
 ZONE ATLAS PAGE NO..... M-9-Z
 NUMBER OF EXISTING LOTS..... 1
 NUMBER OF LOTS CREATED..... 1
 MILES OF FULL-WIDTH STREETS..... 0.0000 MILES
 MILES OF HALF-WIDTH STREETS..... 0.0000 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE..... 0.0000 ACRES
 DATE OF SURVEY..... APRIL 2025

Legal Description

LOT 1A OF THE PLAT OF LOTS 1A, 1B, 1C, 1D AND 1E, SNOW VISTA INVESTORS, TOWN OF ATRISCO GRANT, WITHIN SECTION 33, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M., ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 14, 2022, IN PLAT BOOK 2022C, PAGE 139.

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. 35001C0336H, DATED AUGUST 16, 2012.

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.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON UPC # _____100905515141520314_____

PROPERTY OWNER OF RECORD

 BERNALILLO COUNTY TREASURER'S OFFICE

**Plat for Lot 1A-1
 Snow Vista Investors
 Being Comprised of Lot 1A
 Snow Vista Investors**

City of Albuquerque, Bernalillo County, New Mexico
 February 2026

Project Number: _____ PR-2020-004645

Application Number: _____

Plat Approvals:

PNM Electric Services

Qwest Corp. d/b/a CenturyLink QC

New Mexico Gas Company

Comcast

Ezee Fiber

City Approvals:

City Surveyor

Traffic Engineering, Transportation Division

ABCWUA

Parks and Recreation Department

AMAFCA

Hydrology

Code Enforcement

Planning Department

City Engineer

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
 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

This Page Shows Existing Conditions and Portion of Easement 5 to be Vacated

Plat for Lot 1A-1
Snow Vista Investors
 Being Comprised of
Lot 1A, Snow Vista Investors
 City of Albuquerque, Bernalillo County, New Mexico
 February 2026

ACS Monument "11L-10"
 NAD 1983 CENTRAL ZONE
 X=1499894.295
 Y=1479206.196
 Z=5081.821 (NAVD 1988)
 G-G=0.99968347
 Mapping Angle=-0°16'11.25"

Legend

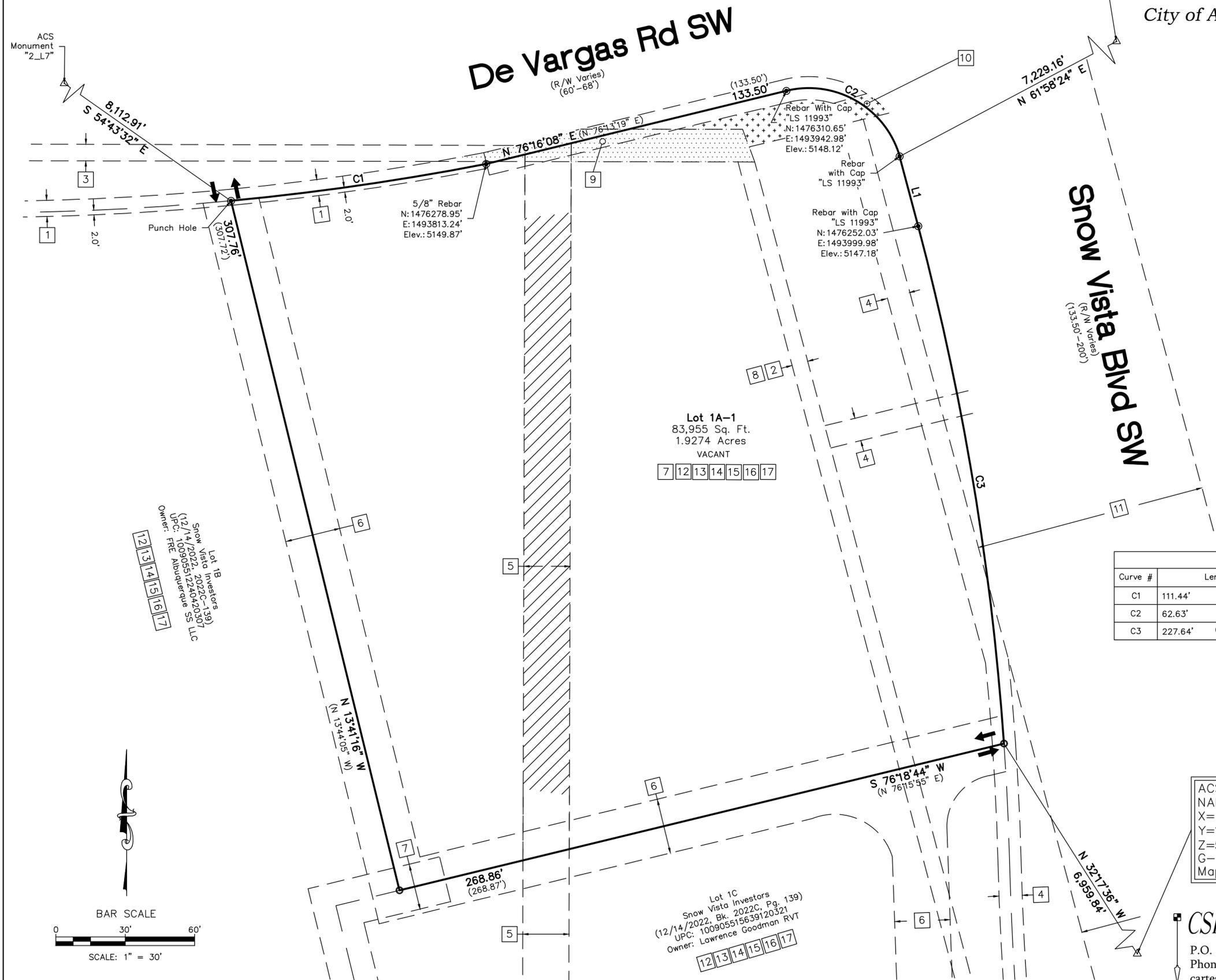
N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (12/14/2022, 2022C-139)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

Line Table

Line #	Direction	Length (ft)
L1	S 14°50'25" E (S 14°53'14" E)	31.37' (31.37')

Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	111.44' (111.14')	1148.73' (1148.73')	5°33'30"	111.40'	N 81°45'32" E
C2	62.63' (62.64')	40.90' (40.90')	87°44'28"	56.69'	N 59°51'23" W
C3	227.64' (227.65')	1205.05' (1205.40')	10°49'24"	227.30'	N 09°23'01" W

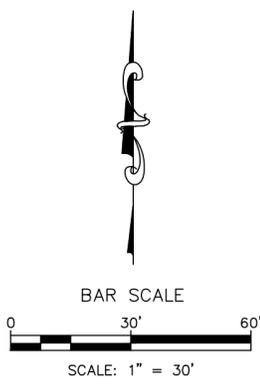


ACS Monument "3-N10"
 NAD 1983 CENTRAL ZONE
 X=1497276.885
 Y=1469674.583
 Z=5036.496 (NAVD 1988)
 G-G=0.999686488
 Mapping Angle=-0°16'28.38"

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 cartesianbrian@gmail.com

Lot 1C
 Snow Vista Investors
 (12/14/2022, Bk. 2022C, Pg. 139)
 UPC: 100905515639120321
 Owner: Lawrence Goodman RVT

Lot 1B
 Snow Vista Investors
 (12/14/2022, 2022C-139)
 UPC: 100905512240420507
 Owner: FFE Albuquerque SS LLC



This Page Shows Post-Plat Conditions,
including Easement 18 to be Granted

**Plat for
 Lot 1A-1**
Snow Vista Investors
 Being Comprised of
Lot 1A, Snow Vista Investors
 City of Albuquerque, Bernalillo County, New Mexico
 February 2026

ACS Monument "11L-10"
 NAD 1983 CENTRAL ZONE
 X=1499894.295
 Y=1479206.196
 Z=5081.821 (NAVD 1988)
 G-G=0.99968347
 Mapping Angle=-0°16'11.25"

Legend

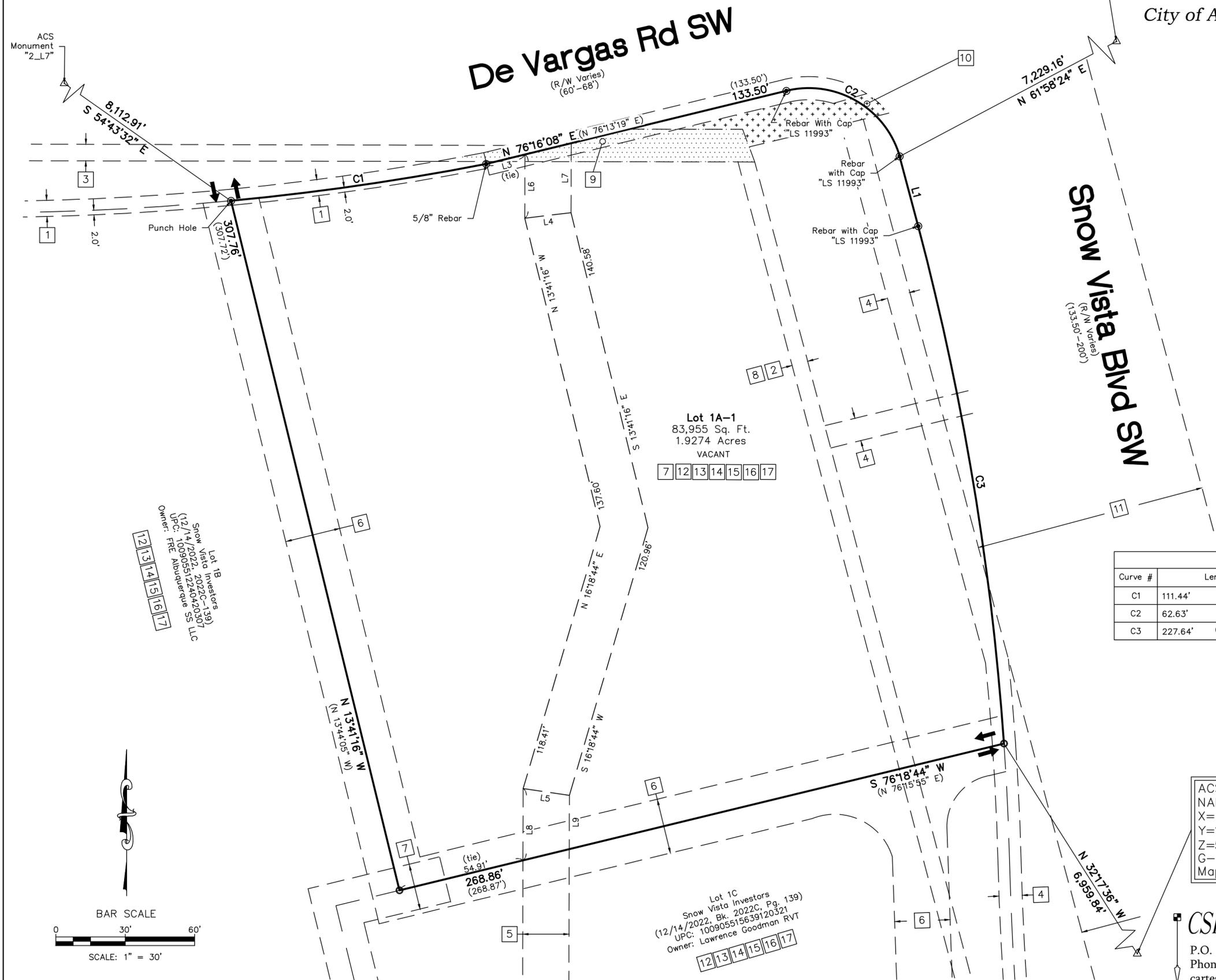
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Line Table

Line #	Direction	Length (ft)
L1	S 14°50'25" E (S 14°53'14" E)	31.37' (31.37')
L3	N 76°16'08" E (N 76°13'19" E)	17.29'
L4	N 83°06'07" E	20.14'
L5	N 81°41'13" W	20.20'
L6	S 00°09'43" W	27.64'
L7	N 00°09'40" E	30.11'
L8	S 00°09'43" W	31.11'
L9	S 00°09'40" W	23.32'

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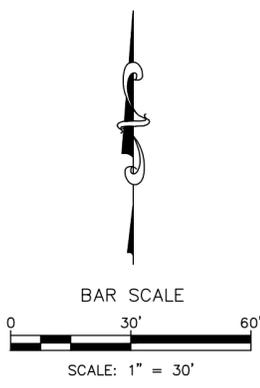
Lot 1A-1
 83,955 Sq. Ft.
 1.9274 Acres
 VACANT

Lot 1B
 Snow Vista Investors
 (12/14/2022, 2022C-139)
 (12/14/2022, 2022C-1307)
 UPC: 100905512240*20 SS LLC
 Owner: FFE Albuquerque

Lot 1C
 Snow Vista Investors
 (12/14/2022, Bk. 2022C, Pg. 139)
 UPC: 100905515639120321
 Owner: Lawrence Goodman RVT

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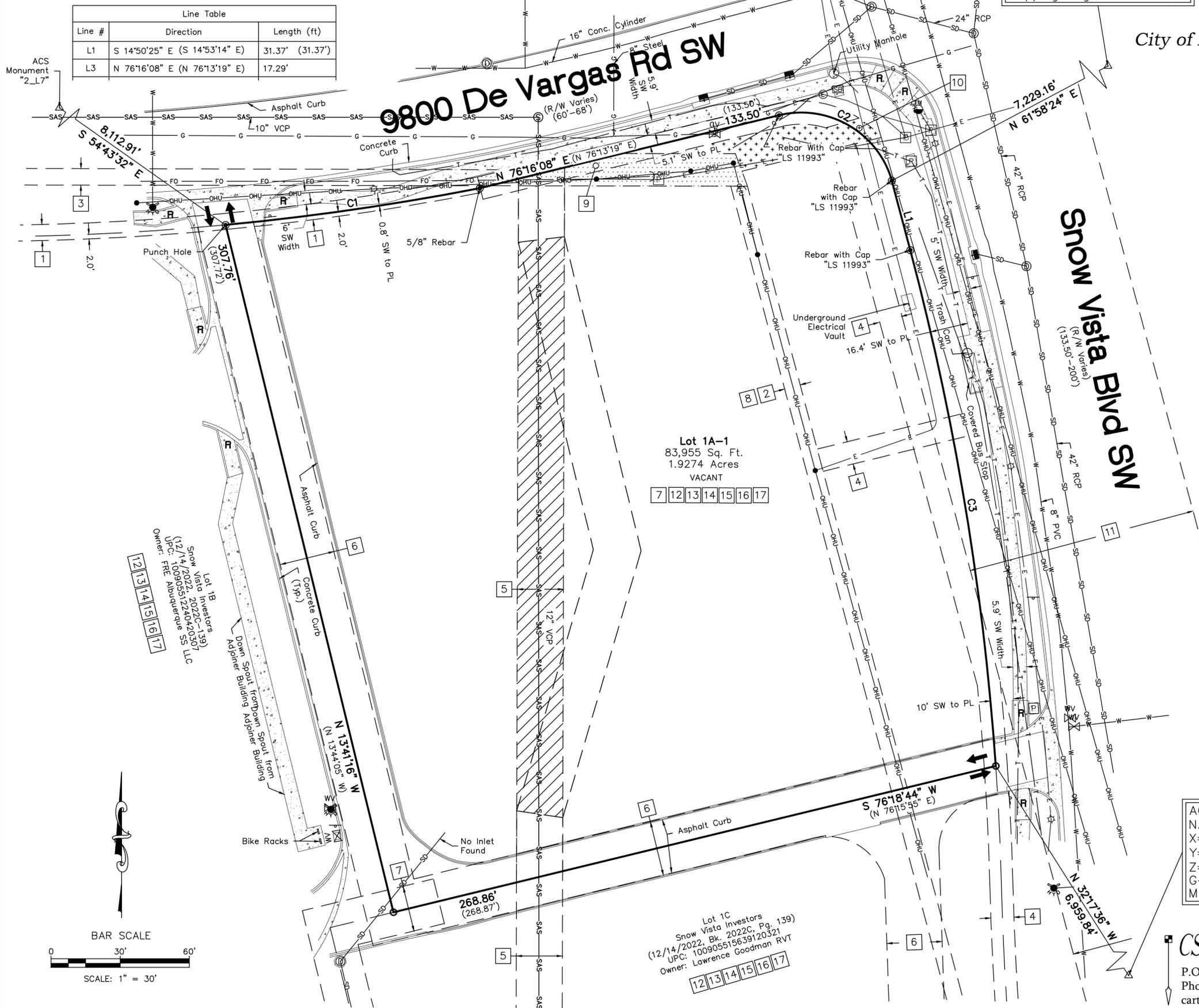
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**Site Sketch for
Lot 1A-1
Snow Vista Investors
Being Comprised of
Lot 1A, Snow Vista Investors
City of Albuquerque, Bernalillo County, New Mexico
December 2025**

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(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (12/14/2022, 2022C-139)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
⊠	COVERED AREA
▨	CONCRETE
—OHU—	OVERHEAD UTILITY LINE
•	UTILITY POLE
⌋	ANCHOR
□	PULL BOX
☆	LIGHT POLE
⊙	ELECTRIC METER
⊠	SIGNAL BOX
⊠	TRAFFIC MAST
⊠	GAS VALVE
⊠	WATER VALVE
⊠	FIRE HYDRANT
⊙	SANITARY SEWER MANHOLE
⊙	STORM DRAIN MANHOLE
⊠	STORM DRAIN INLET
—OR—	SIGN
—G—	UNDERGROUND GAS UTILITY LINE
—SAS—	UNDERGROUND SANITARY SEWER LINE
—E—	UNDERGROUND ELECTRIC UTILITY LINE
—T—	UNDERGROUND TELEPHONE UTILITY LINE
—SD—	UNDERGROUND STORM DRAIN UTILITY LINE
—W—	UNDERGROUND WATER UTILITY LINE
R	RAMP



Lot 1A-1
83,955 Sq. Ft.
1.9274 Acres
VACANT

Lot 1C
Snow Vista Investors
(12/14/2022, Bk. 2022C, Pg. 139)
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