



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 S/W (Form S3)	APPEAL
<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form S3)	<input type="checkbox"/> Administrative Decision (Form A)

BRIEF DESCRIPTION OF REQUEST

Request sketch plat review of our proposed subdivision of an existing tract into five new tracts. Property has been extensively developed as a commercial shopping mall, with established cross-lot easements and agreements.

APPLICATION INFORMATION

Applicant/Owner: Modulus Architects		Phone: 505-338-1499
Address: 8220 San Pedro NE, Suite 520		Email: rokoye@modulusarchitects.com
City: Albuquerque	State: NM	Zip: 87113
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: CPP Paseo I LLC & CPP Paseo II LLC	

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

Lot or Tract No.: Tract A-1-A-1	Block:	Unit:
Subdivision/Addition: Gateway at Paseo del Norte	MRGCD Map No.:	UPC Code: 10130643933820210
Zone Atlas Page(s): C-13-Z	Existing Zoning: MX-M	Proposed Zoning
# of Existing Lots: 1	# of Proposed Lots: 5	Total Area of Site (Acres): 14.4405

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 9311 Coors Blvd. NW Between: Paseo del Norte Blvd. NW and: Eagle Ranch Rd. NW

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

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: February 26, 2024
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

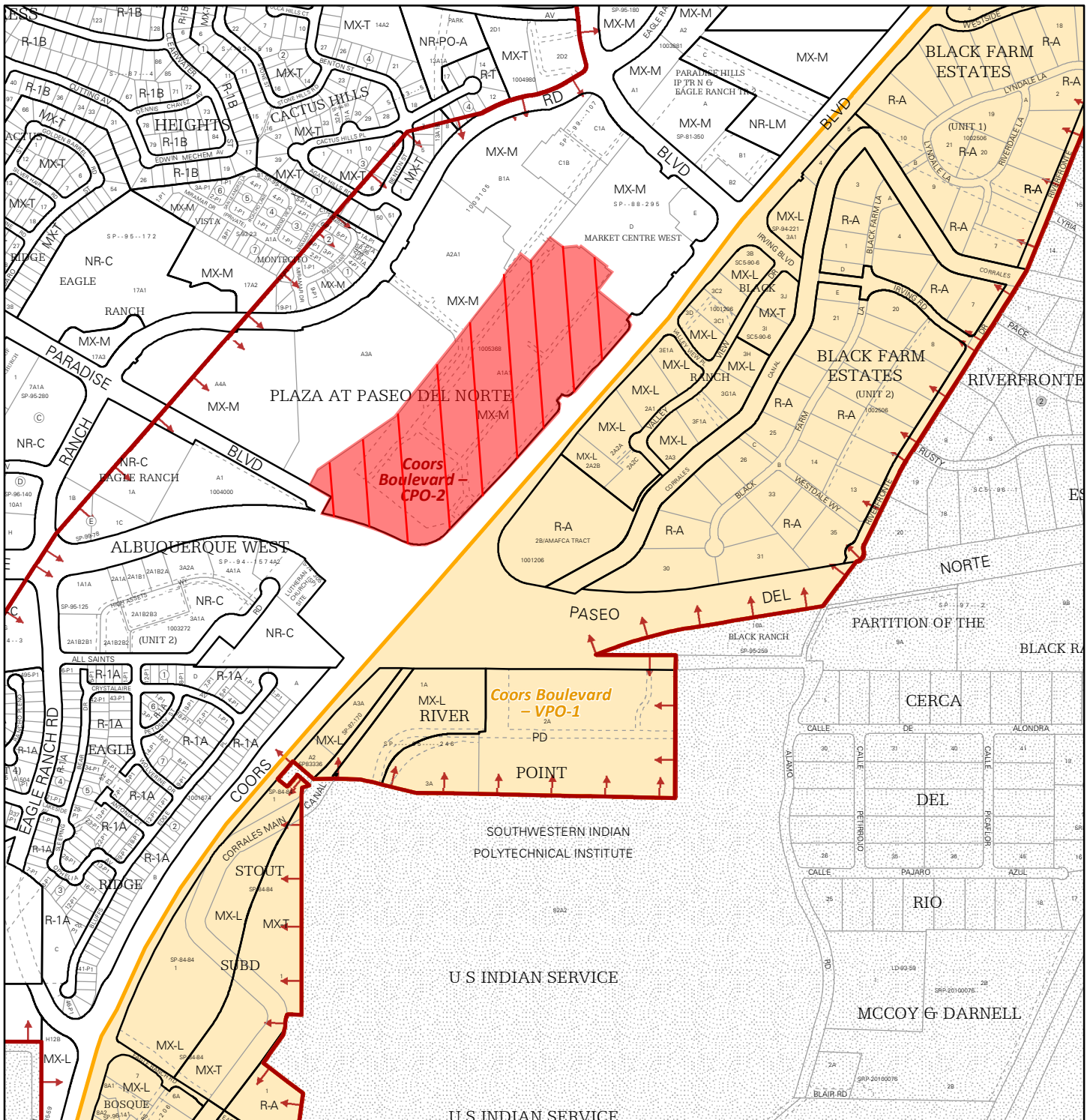
A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as 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



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).

Zone Atlas Page:
C-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

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

February 26, 2024

Development Facilitation Team
City of Albuquerque

Re: Sketch Plat Review for Proposed Subdivision of Tract A-1-A-1, The Plaza at Paseo del Norte

Members of the Board:

Cartesian Surveys is acting as an agent for CPP Paseo I LLC & CPP Paseo II LLC, the owner of our subject lots, and we request sketch plat review of a proposed minor subdivision plat to create five new tracts from the existing Tract A-1-A-1 of The Plaza at Paseo del Norte.

The property has (seven) existing commercial buildings, and is located at 9311 Coors Boulevard NW, between Paseo del Norte NW and Irving Boulevard NW. The property is currently zoned as MX-M (Mixed-Use – Moderate Intensity).

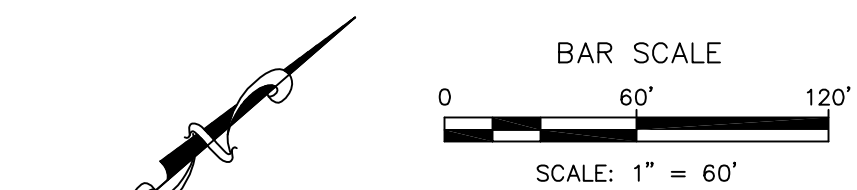
Thank you for your time and consideration,
Ryan Mulhall

Indexing Information

Projected Section 18, Township 11 North, Range 3 East,
N.M.P.M. Town of Alameda Grant
Subdivision: The Plaza at Paseo Del Norte
Owner: CPP Paseo I LLC & CPP Paseo II LLC
UPC #: 101306423933820210

Legal Description

TRACT A-1-A-1 OF THE PLAZA AT PASEO DEL NORTE, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON OCTOBER 27, 2011, IN BOOK 2011C, PAGE 114.



ACS Monument "16-C13
NAD 1983 CENTRAL ZONE
X=1514797.632 *
Y=1521946.743 *
Z=5038.904 * (NAVD 1988)
G-G=0.999680944
Mapping Angle=-0°14'32.03"

Legend

N 90°00'00" E (N 90°00'00" E)	MEASURED BEARINGS AND DISTANCES RECORD BEARINGS AND DISTANCES PER PLAT (10/27/2011, 2011C-114)	P	PULL BOX
N 90°00'00" E	RECORD BEARINGS AND DISTANCES PER PLAT (02/27/1997, 97C-65)	E	ELECTRIC METER
○	FOUND MONUMENT AS INDICATED	T	TRANSFORMER
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED	⊗	ELECTRIC CABINET
▭	COVERED AREA	⊕	GAS METER
▭	CONCRETE	⊖	TELEPHONE MANHOLE
▭	BLOCK WALL	⊗	WATER VALVE
▭	CHAINLINK FENCE	⊖	WATER METER
▭	RAILROAD TIES	⊗	FIRE HYDRANT
▭	HANDRAIL	⊖	MANHOLE
▭	BOLLARD	⊗	SAS CLEANOUT
▭	UTILITY PEDESTAL	⊖	IRRIGATION BOX
▭	OVERHEAD UTILITY LINE	⊗	MANHOLE
▭	UTILITY POLE	⊖	STORM DRAIN INLET
R	RAMP	⊗	SIGN
		⊖	CURB CUT/INDICATION OF ACCESS TO ROADWAY

Purpose of Plat

- SUBDIVIDE AS SHOWN HEREON.

Notes

- FIELD SURVEY PERFORMED IN JANUARY AND FEBRUARY 2024.
- ALL DISTANCES ARE GROUND DISTANCES; US SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- ONLY EASEMENTS AS SHOWN ON THE PLAT OF RECORD ARE SHOWN HEREON. EASEMENTS THAT AFFECT THE SUBJECT PROPERTY MAY EXIST THAT THIS SURVEYOR WAS NOT MADE AWARE OF.

Easement Notes

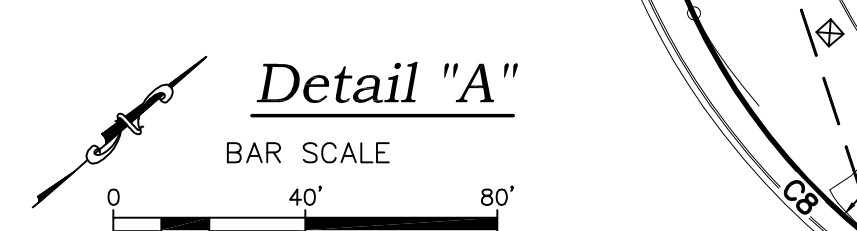
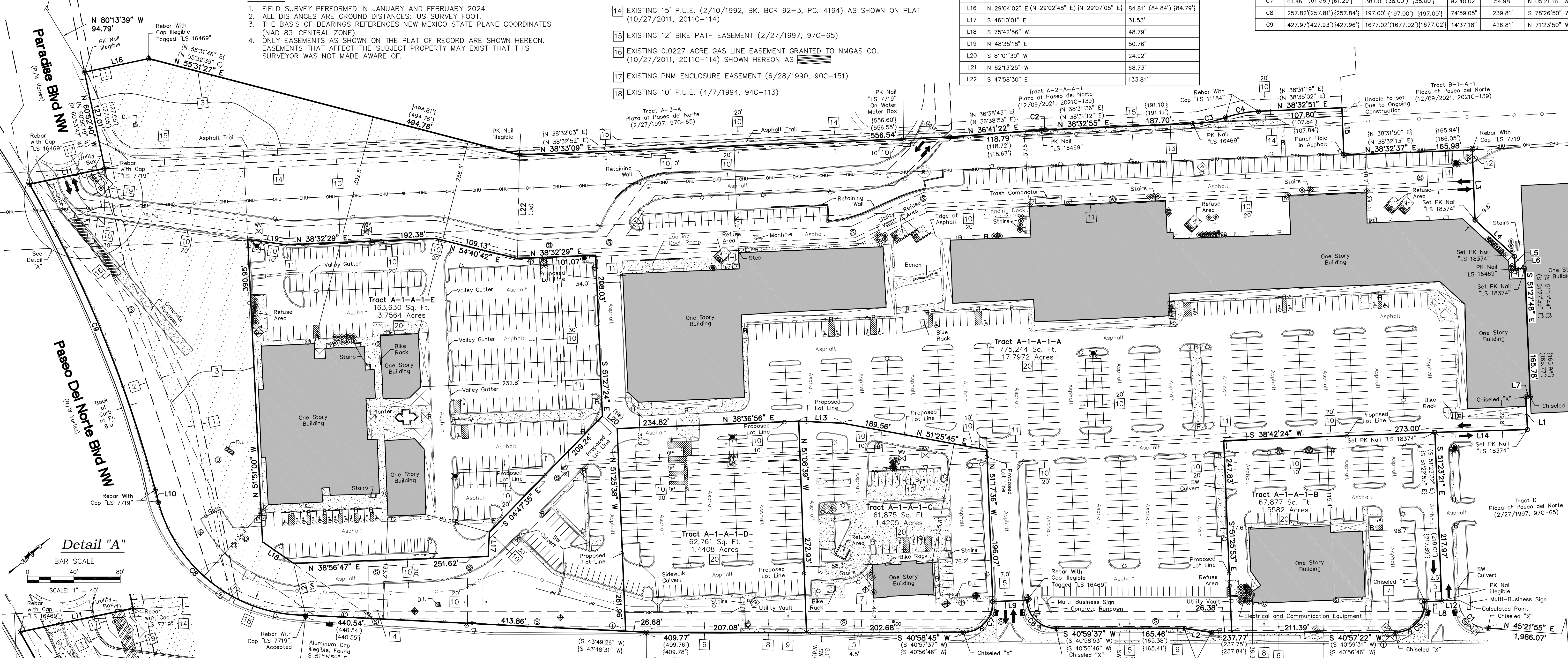
- EXISTING 10' PNM AND US WEST EASEMENT (7/25/1988, C37-12)
- EXISTING 20' NM UTILITIES EASEMENT (6/28/1990, 90C-151)
- EXISTING PUBLIC DRAINAGE EASEMENT GRANTED TO CITY OF ALBUQUERQUE (10/27/2011, 2011C-114) SHOWN HEREON AS [Symbol]
- EXISTING DRAINAGE EASEMENT GRANTED TO AMAFCA (10/27/2011, 2011C-114)
- EXISTING PUBLIC SIDEWALK EASEMENT (10/27/2011, 2011C-114)
- EXISTING 3' USWEST EASEMENT (7/15/1960, BK. D552, PG. 151) AS SHOWN ON PLAT (10/27/2011, 2011C-114)
- EXISTING 10' NM UTILITIES EASEMENT (6/28/1990, 90C-151)
- EXISTING 7' UTILITY EASEMENT (4/21/1961, BK. D591, PG. 3401) AND (10/29/1973, BK. D952, PG. 393) AS SHOWN ON PLAT (10/27/2011, 2011C-114)
- EXISTING 10' P.U.E. (2/10/1996, BK. D796, PG. 907) AS SHOWN ON PLAT (10/27/2001, 2011C-114)
- EXISTING NM UTILITIES EASEMENT (6/28/1990, 90C-151)
- EXISTING 10' GAS EASEMENT (6/28/1990, 90C-151)
- EXISTING 20' GAS EASEMENT (6/28/1990, 90C-151)
- EXISTING 100' PNM POWERLINE EASEMENT (5/6/1957, BK. D385, PG. 303) AS SHOWN ON PLAT (10/27/2001, 2011C-114)
- EXISTING 15' P.U.E. (2/10/1992, BK. BCR 92-3, PG. 4164) AS SHOWN ON PLAT (10/27/2011, 2011C-114)
- EXISTING 12' BIKE PATH EASEMENT (2/27/1997, 97C-65)
- EXISTING 0.0227 ACRE GAS LINE EASEMENT GRANTED TO NMGAS CO. (10/27/2011, 2011C-114) SHOWN HEREON AS [Symbol]
- EXISTING PNM ENCLOSURE EASEMENT (6/28/1990, 90C-151)
- EXISTING 10' P.U.E. (4/7/1994, 94C-113)

Easement Notes (Continued)

- EXISTING 0.0161 ACRE GAS LINE EASEMENT GRANTED TO NMGAS CO. (10/27/2011, 2011C-114) SHOWN HEREON AS [Symbol]
- TRACT A-1-A-1 IS SUBJECT TO AND BENEFITS FROM EXISTING RECIPROCAL PARKING, ACCESS, DRAINAGE AND UTILITY EASEMENTS GRANTED BY PLATS FILED (10/13/1988, C37-125), (6/28/1990, 90C-151) AND (4/7/1994, 94C-113)

Line #	Direction	Length (ft)
L1	S 51°25'03" E (S 51°25'14" E) [S 51°27'24" E]	42.25' (42.29') [42.26']
L2	S 49°03'11" W (S 49°06'12" W) [S 49°04'34" W]	35.30' (35.34') [35.36']
L3	S 51°20'45" E (S 51°20'50" E) [S 51°28'27" E]	90.76' (90.76') [90.70']
L4	N 83°34'06" E (N 83°34'37" E) [N 83°32'18" E]	69.20' (69.22') [69.31']
L5	S 52°19'04" E (S 51°28'19" E) [S 51°30'38" E]	16.21' (16.28') [16.28']
L6	N 39°23'39" E (N 38°57'18" E) [N 38°31'44" E]	12.47' (12.72') [12.99']
L7	S 38°42'28" W (S 38°21'47" W) [S 38°29'49" W]	5.41' (5.43') [5.49']
L8	S 38°12'40" W (S 38°36'22" W) [S 38°36'19" W]	21.96' (22.07') [22.00']
L9	S 38°37'09" W (S 38°36'15" W) [S 38°36'19" W]	44.04' (44.02') [44.00']
L10	N 63°40'39" W (N 63°40'16" W) [N 64°03'37" W]	16.61' (16.61') [16.69']
L11	N 29°06'03" E (N 29°04'42" E) [N 29°05'52" E]	99.23' (99.09') [99.09']
L12	S 38°12'40" W [S 38°36'19" W]	22.00' [22.00']
L13	N 43°40'54" E	56.62'
L14	S 39°15'07" W (S 39°14'56" W) [S 39°12'46" W]	119.65' (119.64') [119.57']
L15	S 51°27'35" E (S 51°27'54" E) [S 51°28'16" E]	61.30' (61.36') [61.32']
L16	N 29°04'02" E (N 29°02'48" E) [N 29°07'05" E]	84.81' (84.84') [84.79']
L17	S 46°10'01" E	31.53'
L18	S 75°42'56" W	48.79'
L19	N 48°35'18" E	50.76'
L20	S 81°01'30" W	24.92'
L21	N 62°13'25" W	68.73'
L22	S 47°58'30" E	133.81'

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	58.25' [58.09']	38.00' [38.00']	87°49'39"	52.71'	N 84°51'52" E
C2	8.19' (4.85') [4.91']	149.50' (149.50') [149.50']	3°08'26"	8.19'	N 37°37'52" E
C3	43.41' (43.41') [43.41']	150.50' (150.50') [150.50']	16°31'35"	43.26'	N 30°17'07" E
C4	43.12' (43.12') [43.12']	149.50' (149.50') [149.50']	16°31'33"	42.97'	S 30°17'06" W
C5	61.27' (61.53') [61.29']	38.00' (38.00') [38.00']	92°23'04"	54.85'	N 05°05'47" W
C6	58.05' (58.07') [58.09']	38.00' (38.00') [38.00']	87°31'45"	52.57'	N 84°45'29" E
C7	61.46' (61.38') [61.29']	38.00' (38.00') [38.00']	92°40'02"	54.98'	N 05°21'16" W
C8	257.82' (257.81') [257.84']	197.00' (197.00') [197.00']	74°59'05"	239.81'	S 78°26'50" W
C9	427.97' (427.93') [427.96']	1677.02' (1677.02') [1677.02']	14°37'18"	426.81'	N 71°23'50" W



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. 35001C01166, DATED SEPTEMBER 26, 2008.

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 4414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244
cartesianbrian@gmail.com

ACS Monument "NM 448-N10"
NAD 1983 CENTRAL ZONE
X=1518034.682 *
Y=1524223.963 *
Z=5048.205 * (NAVD 1988)
G-G=0.999679581
Mapping Angle=-0°14'09.76"