



DEVELOPMENT HEARING OFFICER
SUPPLEMENTAL SUBMITTAL

(Deadline is Friday at noon unless noted on DHO calendar – late submittals will not be accepted unless approved by the DHO)

PROJECT NO. PR-2022-007299
Application No. SD-2024-00113

TO:

- Planning Department
- Hydrology
- Transportation Development
- ABCWUA
- Code Enforcement
- Parks & Rec
- City Engineer

*(Please attach this sheet with each collated set for each DFT member)

NOTE: ELECTRONIC VERSION is Required. Submittal will not be accepted without.

DHO SCHEDULED HEARING DATE: 6/26/24 HEARING DATE OF DEFERRAL: 7/17/24

SUBMITTAL

DESCRIPTION: Revised plat includes two new easements [16] for a public sidewalk easement to wrap around utility obstacles

and [17] for pond maintenance benefits for hydrology. This plat should be accompanied by a site plan application to DFT

expected to be submitted Monday (7/15/24), so infrastructure list will be tied to that action.

CONTACT NAME: Agent: Cartesian Surveys, Inc (Ryan Mulhall)

TELEPHONE: 505-896-3050 ext 107 EMAIL: cartesianryan@gmail.com

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

July 12, 2024

Development Hearing Officers
City of Albuquerque

Re: Prelim / Final Plat Review for Proposed Subdivision of Tracts I-A and I-B, Coors Plaza, being comprised of Remaining Portions of Tracts I, Coors Plaza and Tracts 54 and 55, Unit 6, Town of Atrisco Grant

Development Hearing Officers and Members of the Development Facilitation Team:

Cartesian Surveys is acting as an agent for Sky View West Industrial Park, LLC / Brunacini Development, and we request a preliminary / final plat review of our proposed minor subdivision to create two (2) new tracts from the remaining portions of three (3) existing tracts. The property is addressed as 7226 Central Ave SW, and is now zoned as NR-C (Non-Residential – Commercial). An associated site plan submission to DFT is expected by July 15th, to be heard on July 24th, 2024.

The comments from an initial preliminary / final plat meeting held on June 26, 2024 under PR-2022-007299 / SD-2024-00113 are addressed below:

Water Authority

1. Pro Rata is owed and must be paid prior to final sign off.
 - a. Total = \$1,287.22 (Water only)
2. Please include the following note on the cover of the plat.
 - a. “Existing public water and/or sanitary sewer infrastructure may not be constructed or sized to adequately serve potential future development. Improvement or upsizing of existing public infrastructure may be required as a condition of future development approval.”

Noted, sizing note has been added to sheet 1 of the revised plat.

3. Please clearly identify the purpose of easement note 3 and its applicability for public water and sewer to remain within this corridor. If this is not clear, please grant a public water and public sanitary sewer easement for this infrastructure if within this property. It is not clear if this portion is part of the platted area.

Easement [3] is an off-site easement for a former portion of right-of-way, which was retained as a public utility easement and contains an existing 12” concrete sewer line

4. The current Availability Statement 230708 purpose was for a storage facility on site and did not indicate a lot split or office/warehouse. Please request a new statement for future development.
Noted, Availability Statement #230708, dated August 23, 2023 laid out conditions for serviceability well enough for understanding the routing of utilities for the site, and details from a new availability statement can be addressed with the Site Plan approval.

Code Enforcement (comments from Sketch)

1. Property has been changed from NR-C to MX-M, according to AGIS records, and must meet all Dimensional Standards as per IDO 5-1(D), Table 5-1-2. Please research to confirm.
2. Re-plat must meet all requirements of IDO 5-3, Access & Connectivity, and 5-4, Subdivision of Land, as well as the DPM and other applicable City regulations.
3. Code Enforcement has no further comments at this time.

Noted

Parks and Recreation

06-26-2024

Parks and Recreation has no objections to the requested action.

Note: Proposed development will require street frontage trees. Make sure that a street tree plan meeting the requirements in IDO 14-16-5-6(D) are included on the plan upon site plan submittal.

Noted, site plan should address landscaping.

Hydrology

- Hydrology has an approved Conceptual Grading & Drainage Plan (K10D070) with engineer's stamp 06/06/2024.
- Hydrology needs a Public Drainage Easement as shown since there is public drainage passing through this sit
- Please add the City's standard drainage easement language.

Noted, easement for public drainage is provided under note [17].

- Any future plans an approved grading and drainage plan is required prior to Building Permit if one of these conditions is met. (500 cy of grading, 1,000 sf of proposed building, or 10,000 sf of proposed paving)

Noted

Transportation

1. Central is a Principal Arterial within a center and requires 10' sidewalk with a 6' to 8' landscape buffer. Amanda St. is a local road and requires 5' sidewalk and a 4' to 6' landscape buffer. All sidewalks must have a 4-foot ADA pathway around all obstructions within right-of-way. ROW appears to be adequate along both roadways.
2. All work within the ROW shall be done under a work order and all infrastructure items placed on an infrastructure list.

Noted, Infrastructure list attached for proposed sidewalk along Amanda Street and the asphalt trail extension along Central Ave SW are provided and should be tied to parallel site plan

application. Pathway around obstructions is addressed with new easement [16] along Amanada Street SW.

3. For any future development, a Traffic Circulation Layout will be required prior to Building Permit or Site Plan for Building Permit.

Noted

Planning

• Confirm if there are any current plans to develop the Southern portion of the property.

No existing plans to develop the southern lot created.

• The applicant is currently in the process of submitting a site plan for the subject property and will be tying in the infrastructure list with the site plan and not the plat. Confirm if any portion of the infrastructure list will be outside of the boundary lines shown on the upcoming site plan.

Site plan shows the full extent of the platted parcels we look to replat.

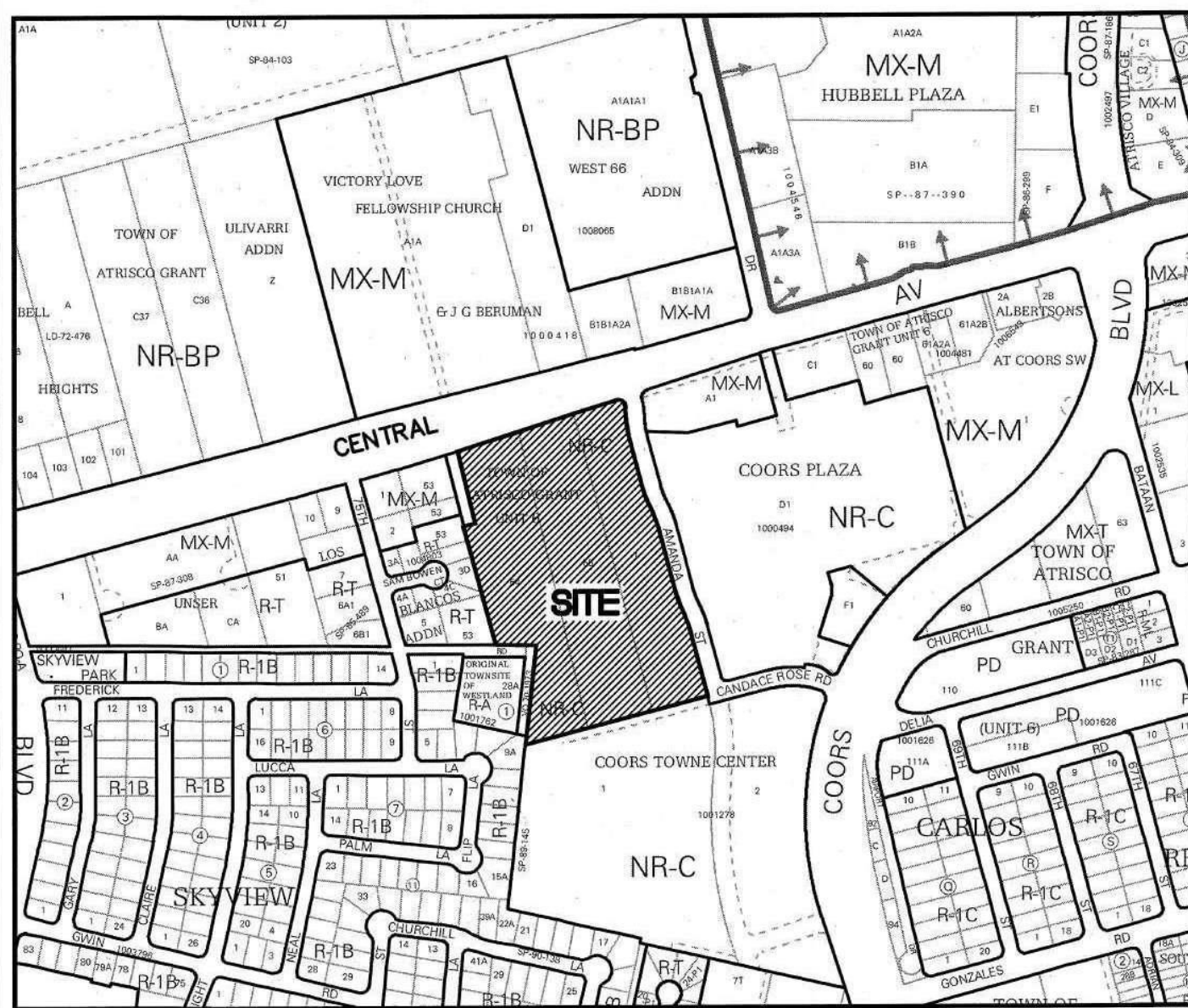
• The application number must be added to the plat.

Noted SD-2024-00113 added to plat.

• Confirm if the site setback standards will be met for the proposed office/warehouse facility depicted on the site plan, and that all intended buildings will be within the setback standards.

Noted, site plan application shows intended setback distances. Site plan drawing is provided with this application to confirm.

Thank you for your consideration,
Ryan J. Mulhall



Vicinity Map - Zone Atlas K-10-Z

N.T.S.

Notes

1. FIELD SURVEY PERFORMED IN JULY 2022
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. LOT LINES TO BE ELIMINATED SHOWN HEREON AS
5. PLAT APPROVED BY THE CITY OF ABQ DHO ON June 26, 2024

Documents

1. TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2110121 AND AN EFFECTIVE DATE OF JUNE 14, 2022, REVISION #3 DATED JUNE 15, 2022.
2. PLAT OF RECORD FOR TOWN OF ATRISCO GRANT, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 5, 1944, IN BOOK D, PAGE 118.
3. PLAT OF RECORD FOR COORS PLAZA, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 8, 2001, IN BOOK 2001C, PAGE 131.
4. WARRANTY DEED (CORRECTED) FOR TRACTS 54, 55, TOWN OF ATRISCO GRANT, UNIT 6, AND TRACT "I", COORS PLAZA FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 2, 2023, AS DOC. NO. 2023012635.
5. GRANT OF RIGHT OF WAY EASEMENT DOCUMENT FOR RIGHT OF WAY TAKE BEING A PORTION OF TRACT 54 (AKA TRACT NO. "Y"), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 8, 1954, IN BOOK 142-A, PAGE 261.
6. NEW MEXICO STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, NEW MEXICO PROJECT NO. "FI-178(9)".
7. GRANT OF RIGHT OF WAY EASEMENT DOCUMENT FOR RIGHT OF WAY TAKE BEING PORTIONS OF TRACTS 54, 55 AND 56 (AKA TRACT "64") FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 8, 1954, IN VOL. 142-A, FOL. 262.
8. SPECIAL WARRANTY DEED FOR TRACTS 54, 55, TOWN OF ATRISCO GRANT, UNIT 6 AND TRACT "I", COORS PLAZA, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 19, 2013, AS DOC. NO. 2013134590.

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 ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

Indexing Information

Section 22, Township 10 North, Range 2 East, N.M.P.M. as Projected into the Town of Atrisco Grant
 Subdivision: Town of Atrisco Grant (Tracts 54 and 55)
 Coors Plaza (Tract "I")
 Owner: Skyview West Industrial Park, LLC
 UPC #: 101005730614640512 (Tract 54)
 101005732815040514 (Tract 55)
 101005734815440516 (Tract "I")

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE..... 13.2493 ACRES
 ZONE ATLAS PAGE NO..... K-10-Z
 NUMBER OF EXISTING LOTS..... 3
 NUMBER OF LOTS CREATED..... 2
 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..... JULY 2022

Legal Description

TRACTS NUMBERED FIFTY-FOUR (54) AND TRACT NUMBERED FIFTY-FIVE (55) OF UNIT NO. SIX (6), AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT ENTITLED, "PLAT SHOWING A PORTION OF TRACTS ALLOTTED FROM TOWN OF ATRISCO GRANT", FILED DECEMBER 5, 1944, IN VOLUME D, FOLIO 118, RECORDS OF BERNALILLO COUNTY, NEW MEXICO;

AND

TRACT LETTERED "I" OF COORS PLAZA, PLAT OF TRACTS A THRU I COORS PLAZA WITHIN THE TOWN OF ATRISCO GRANT IN PROJECTED SECTION 22, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 8, 2001 IN PLAT BOOK 2001C, PAGE 131.

LESS THAN EXCEPTING THOSE PORTIONS DEDICATED TO NEW MEXICO STATE SHOWN ON THE NEW MEXICO STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, HAVING NEW MEXICO PROJECT NO. "FI-178(0)", AND KNOWN AS THE FOLLOWING:

TRACT "Y", AS THE SAME IS DESCRIBED IN THE GRANT OF RIGHT OF WAY EASEMENT DOCUMENTS FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 8, 1954, IN BOOK 142A, PAGES 261.

AND TRACT 64, AS THE SAME IS DESCRIBED IN THE GRANT OF RIGHT OF WAY EASEMENT DOCUMENTS FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 8, 1954, IN BOOK 142A, PAGES 262.

THE REMAINING PORTIONS DESCRIBED ALL TOGETHER WITH METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE SOUTHEAST CORNER OF SAID TRACT "I", POINT LYING ON THE WESTERLY RIGHT OF WAY OF AMANDA ST SW, MARKED BY A REBAR WITH CAP "LS 18374", WHENCE A TIE TO ACS MONUMENT "2_L10" BEARS S 24°39'40" E, A DISTANCE OF 2438.99 FEET;

THENCE, LEAVING SAID RIGHT OF WAY, S 75°10'43" W, A DISTANCE OF 186.22 FEET TO AN ANGLE POINT, BEING THE SOUTHWEST CORNER OF SAID TRACT "I", MARKED BY A REBAR WITH CAP "LS 9750";

THENCE, S 75°10'59" W, A DISTANCE OF 431.76 FEET TO AN ANGLE POINT, BEING THE SOUTHWEST CORNER OF SAID TRACT 54, MARKED BY A PK NAIL WITH ILLEGIBLE TAG IN THE WEST FACE OF A WALL;

THENCE, N 06°14'27" E, A DISTANCE OF 319.23 FEET TO AN ANGLE POINT, MARKED BY A REBAR WITH CAP "LS 18374";

DESCRIPTION CONTINUED ON SHEET 2;

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
 PAID ON UPC #: 101005730614640512
101005732815040514
101005734815440516

PROPERTY OWNER OF RECORD
 BERNALILLO COUNTY TREASURER'S OFFICE

Plat for Tracts I-1 and I-2, Coors Plaza Being Comprised of Remaining Portions of Tract I, Coors Plaza, and Tracts 54 and 55, Unit 6, Town of Atrisco Grant City of Albuquerque, Bernalillo County, New Mexico May 2023

Project Number: PR-2022-007299

Application Number: SD-2024-00113

Plat Approvals:

- [Signature] Jun 5, 2023
- PNM Electric Services Jun 5, 2023
- Natalia Aronson Jun 5, 2023
- Qwest Corp. d/b/a CenturyLink QC Jun 5, 2023
- Jeff Estvank Jun 5, 2023
- New Mexico Gas Company Jun 5, 2023
- Mike Mortus Jun 5, 2023
- Comcast

City Approvals:

Loren N. Risenhoover P.S. 6/2/2023
 City Surveyor

Traffic Engineer, Transportation Division

ABCWUA

Parks and Recreation Department
[Signature] 5/30/2023
 AMAFEA

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 5/24/24
 Brian J. Martinez Date
 N.M.R.P.S. No. 14271



CSI-CARTESIAN SURVEYS INC.

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

Public Utility Easements

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

Flood Notes

BASED UPON SCALING, PORTIONS OF THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD, AND PORTIONS OF THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OF WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0329H, DATED AUGUST 16, 2012.

Free Consent and Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

ANGELO BRUNACINI, MANAGER
SKYVIEW WEST INDUSTRIAL PARK, LLC

DATE

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
BY: ANGELO BRUNACINI, MANAGER, SKYVIEW WEST INDUSTRIAL PARK, LLC

By: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Legal Description (Continued from Sheet 1)

THENCE, N 89°18'08" W, A DISTANCE OF 129.99 FEET TO AN ANGLE POINT LYING ON THE NORTHERLY RIGHT OF WAY OF VOLCANO RD SW, MARKED BY A 3/8" REBAR;

THENCE, LEAVING SAID RIGHT OF WAY, N 15°00'25" W, A DISTANCE OF 178.17 FEET TO AN ANGLE POINT, MARKED BY A 1/2" REBAR;

THENCE, N 14°33'44" W, A DISTANCE OF 126.15 FEET TO AN ANGLE POINT, MARKED BY A 1/2" REBAR;

THENCE, N 14°41'34" W, A DISTANCE OF 57.64 FEET TO AN ANGLE POINT, MARKED BY A METAL STAKE;

THENCE, N 14°03'07" W, A DISTANCE OF 40.73 FEET TO AN ANGLE POINT, BEING THE SOUTHWEST CORNER OF SAID TRACT "Y", MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, N 74°53'24" E, A DISTANCE OF 40.01 FEET TO AN ANGLE POINT, BEING THE SOUTHEAST CORNER OF SAID TRACT "Y", MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, N 14°27'31" W, A DISTANCE OF 242.36 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING THE NORTHEAST CORNER OF SAID TRACT "Y", ALSO BEING A POINT LYING ON THE SOUTHERLY RIGHT OF WAY OF CENTRAL AVENUE SW, MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, COINCIDING WITH SAID RIGHT OF WAY, THE FOLLOWING TWO COURSES:

N 71°16'46" E, A DISTANCE OF 399.70 FEET TO AN ANGLE POINT, MARKED BY A REBAR WITH CAP "LS 18374";

N 72°05'00" E, A DISTANCE OF 143.29 FEET TO A POINT OF CURVATURE, BEING MARKED BY A CHISELED "X";

THENCE, COINCIDING SAID RIGHT-OF-WAY AS IT TRANSITIONS TO AMANDA STREET SW, 42.49 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 97°22'49", AND A CHORD BEARING S 59°14'35" E, A DISTANCE OF 37.56 FEET TO A POINT OF COMPOUND CURVATURE, MARKED BY A REBAR WITH CAP "LS 18374", BEING A POINT LYING ON THE WESTERLY RIGHT OF WAY OF AMANDA ST SW;

THENCE, COINCIDING WITH SAID RIGHT OF WAY, THE FOLLOWING NINE COURSES:

39.23 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET, A DELTA OF 08°19'32", AND A CHORD BEARING S 06°23'24" E, A DISTANCE OF 39.20 FEET TO A POINT OF REVERSE CURVATURE, MARKED BY A REBAR WITH CAP "LS 18374";

72.75 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, A DELTA OF 12°37'50", AND A CHORD BEARING S 08°32'33" E, A DISTANCE OF 72.60 FEET TO A POINT OF TANGENCY, MARKED BY A REBAR WITH CAP "LS 18374";

S 14°51'28" E, A DISTANCE OF 168.33 FEET TO A POINT OF CURVATURE, MARKED BY A REBAR WITH CAP "LS 18374";

76.76 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, A DELTA OF 13°19'36", AND A CHORD BEARING S 21°31'15" E, A DISTANCE OF 76.58 FEET TO A POINT OF REVERSE CURVATURE, MARKED BY 1/2" REBAR, BENT;

62.50 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET, A DELTA OF 13°15'47", AND A CHORD BEARING S 21°33'10" E, A DISTANCE OF 62.36 FEET, TO A POINT OF TANGENCY, MARKED BY A 1/2" REBAR WITH CAP "LS 18374";

S 14°55'07" E, A DISTANCE OF 214.39 FEET TO A POINT OF CURVATURE, MARKED BY A REBAR WITH CAP ILLEGIBLE, DISTURBED;

72.89 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, A DELTA OF 12°39'18", AND A CHORD BEARING S 21°13'01" E, A DISTANCE OF 72.74 FEET TO A POINT OF REVERSE CURVATURE, MARKED BY A REBAR WITH CAP ILLEGIBLE, BENT;

59.49 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET, A DELTA OF 12°37'24", AND A CHORD BEARING S 21°13'58" E, A DISTANCE OF 59.37 FEET, MARKED BY A 5/8" REBAR, DISTURBED;

S 14°55'16" E, A DISTANCE OF 223.14 FEET TO THE POINT OF BEGINNING, CONTAINING 13.2493 ACRES (577,141 SQ. FT.), MORE OR LESS.

**Plat for
Tracts I-1 and I-2,
Coors Plaza
Being Comprised of
Remaining Portions of Tract I,
Coors Plaza, and Tracts 54 and
55, Unit 6, Town of Atrisco Grant
City of Albuquerque, Bernalillo County, New Mexico
May 2023**

Line Table		
Line #	Direction	Length (ft)
L1	N 89°18'08" W ((N 89°48'32" W))	129.99' (130.4')
L2	N 14°33'44" W *(N 14°34'27" W)*	126.15'
L3	N 14°41'34" W *(N 14°34'27" W)*	57.64' *(55.40')*
L4	N 14°03'07" W *{N 15°06' W}*	40.73'
L5	S 14°55'16" E {S 14°53'31" E}	223.14' {223.12'}
L6	S 72°06'00" W (*S 71°44'20" W*)	64.65'
L7	S 14°20'05" E (*S 15°02'48" E*)	24.13' (*24.13'*)
L8	N 15°00'25" W {{N 15°03'58" W}}	178.17' {{177.69'}}
L9	N 14°20'05" W *(N 15°02'48" W*)	59.86' (*60.00'*)
L10	N 14°27'22" W *{N 15°06' W}*	100.08'
L11	N 14°27'31" W *(N 71°44'20" E*) {N 72°05'51" E}	139.76' (*651.46') {143.16'}
L12	S 14°51'28" E {S 14°53'31" E}	168.33' {168.67'}
L13	N 74°53'24" E *[N 74°53'24" E]*	40.01' *[40.00']*
L14	N 14°27'31" W *[N 15°06'36" W]*	242.36' *[242.19']*
L15	N 71°16'46" E *[N 71°44'20" E]*	40.11' *[40.06']*
L16	N 72°05'00" E *[N 71°44'20" E]*	143.29' *(143.16')*
L17	S 19°14'34" E	100.30'
L18	S 06°52'53" W	123.36'
L19	S 82°37'59" E	4.22'
L20	S 15°57'46" E	25.00'
L21	S 64°16'21" E	28.36'
L22	S 06°52'53" W	67.57'
L23	N 83°45'33" W	25.98'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	42.49' {42.45'}	25.00' {25.00'}	97°22'49"	37.56'	S 59°14'35" E
C2	39.23' {39.30'}	270.00' {270.00'}	8°19'32"	39.20'	S 06°23'24" E
C3	72.75' {72.68'}	330.00' {330.00'}	12°37'50"	72.60'	S 08°32'33" E
C4	76.76' {76.39'}	330.00' {330.00'}	13°19'36"	76.58'	S 21°31'15" E
C5	62.50' {62.50'}	270.00' {270.00'}	13°15'47"	62.36'	S 21°33'10" E
C6	72.89' {72.68'}	330.00' {330.00'}	12°39'18"	72.74'	S 21°13'01" E
C7	59.49' {59.47'}	270.00' {270.00'}	12°37'24"	59.37'	S 21°13'58" E
C8	10.16'	270.00' {270.00'}	2°09'20"	10.16'	N 15°59'56" W
C9	32.60'	15.50'	120°30'14"	26.91'	S 19°56'01" E
C10	26.93'	270.00' {270.00'}	5°42'50"	26.91'	S 19°56'01" E

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
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cartesianbrian@gmail.com

Grading and Drainage Easement

AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENTS" ARE HEREBY DEDICATED BY THE OWNER AS A PERPETUAL EASEMENT FOR THE COMMON USE AND BENEFIT OF THE VARIOUS LOTS WITHIN THE SUBDIVISIONS FOR THE PURPOSE OF PERMITTING THE CONVEYANCE OF STORM WATER RUNOFF AND THE CONSTRUCTING AND MAINTAINING OF DRAINAGE FACILITIES IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. GRANTOR SHALL CONSTRUCT DRAINAGE FACILITIES IN THE EASEMENT IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY AND PLANS AND SPECIFICATIONS APPROVED BY THE CITY ENGINEER IN ACCORDANCE WITH THE DRAINAGE REPORT WITH ENGINEER'S STAMP DATE JUNE 6, 2024 AND THE GRADING AND DRAINAGE PLAN WITH ENGINEER'S STAMP DATE JUNE 6, 2024, WHICH REPORT AND PLANS ARE ON FILE IN THE OFFICE OF THE CITY ENGINEER FILE # K10D070. NO FENCE, WALL, PLANTING, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN EASEMENT AREA WITHOUT APPROVAL OF THE CITY ENGINEER OF THE CITY OF ALBUQUERQUE. THERE ALSO SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID EASEMENT AREA WITHOUT THE APPROVAL OF THE CITY ENGINEER. IT SHALL BE THE DUTY OF THE LOT OWNERS OF THIS SUBDIVISION TO MAINTAIN SAID DRAINAGE EASEMENT AND FACILITIES AT THEIR COST IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. THE CITY SHALL HAVE THE RIGHT TO ENTER PERIODICALLY TO INSPECT THE FACILITIES. IN THE EVENT SAID LOT OWNERS FAIL TO ADEQUATELY AND PROPERLY MAINTAIN DRAINAGE EASEMENT AND FACILITIES, AT ANY TIME FOLLOWING FIFTEEN (15) DAYS WRITTEN NOTICE TO SAID LOT OWNERS, THE CITY MAY ENTER UPON SAID AREA, PERFORM SAID MAINTENANCE, AND THE COST OF PERFORMING SAID MAINTENANCE SHALL BE PAID BY APPLICABLE LOT OWNERS PROPORTIONATELY ON THE BASIS OF LOT OWNERSHIP. IN THE EVENT LOT OWNERS FAIL TO PAY THE COST OF MAINTENANCE WITHIN THIRTY (30) DAYS AFTER DEMAND FOR PAYMENT MADE BY THE CITY, THE CITY MAY FILE A LIEN AGAINST ALL LOTS IN THE SUBDIVISION FOR WHICH PROPORTIONATE PAYMENT HAS NOT BEEN MADE. THE OBLIGATIONS IMPOSED HEREIN SHALL BE BINDING UPON THE OWNER, HIS HEIRS, AND ASSIGNS AND SHALL RUN WITH ALL LOTS WITHIN THIS SUBDIVISION.

THE GRANTOR AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS, THE CITY, ITS OFFICIALS, AGENTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, ACTIONS, SUITS, OR PROCEEDINGS OF ANY KIND BROUGHT AGAINST SAID PARTIES FOR OR ON ACCOUNT OF ANY MATTER ARISING FROM THE DRAINAGE FACILITY PROVIDED FOR HEREIN OR THE GRANTOR'S FAILURE TO CONSTRUCT, MAINTAIN, OR MODIFY SAID DRAINAGE FACILITY.

ACS Monument "9_K10"
NAD 1983 CENTRAL ZONE
X=1498430.817 *
Y=1485617.623 *
Z=5117.72 * (NAVD 1988)
G-G=0.999682230
Mapping Angle=-0°16'22.01"

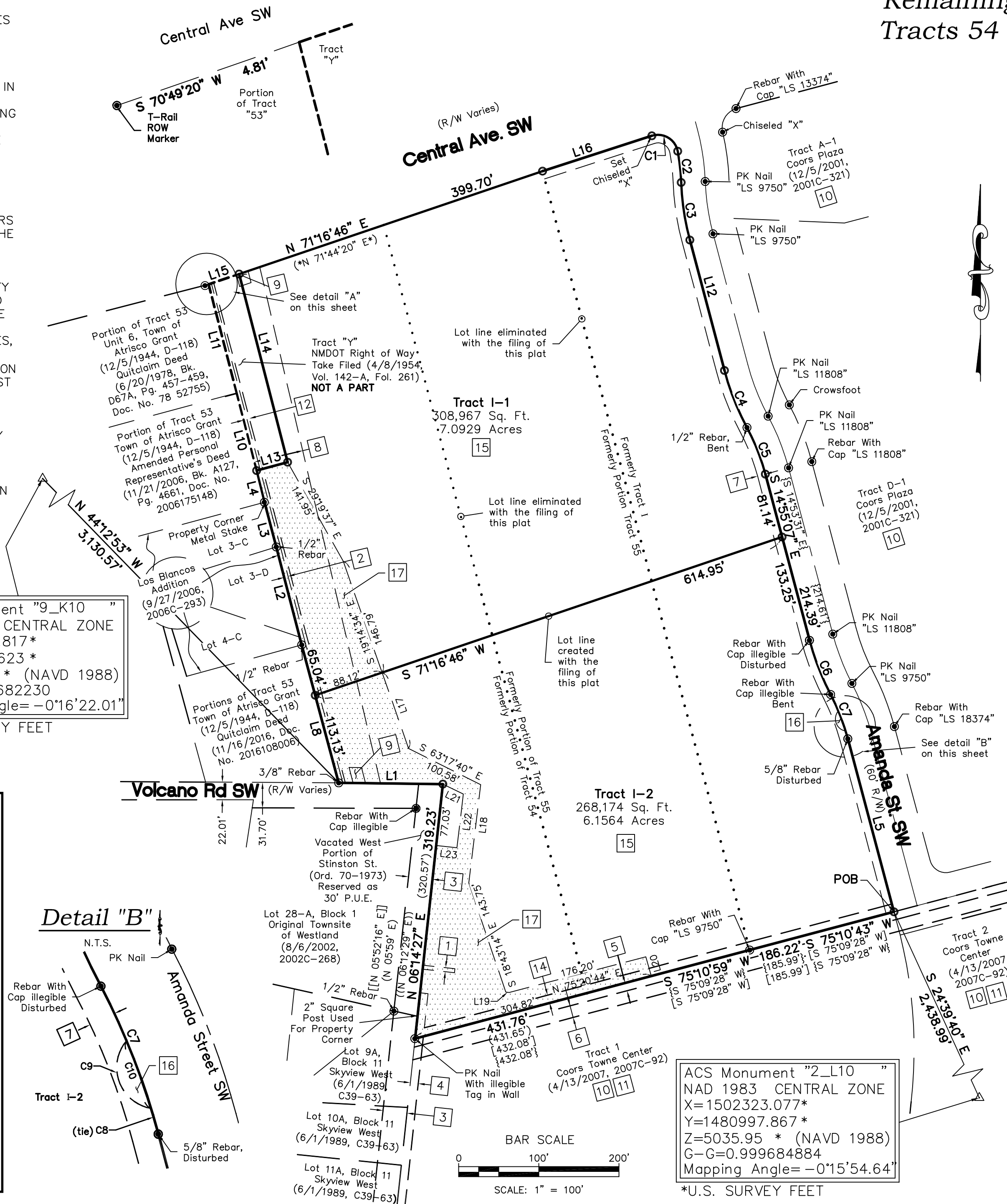
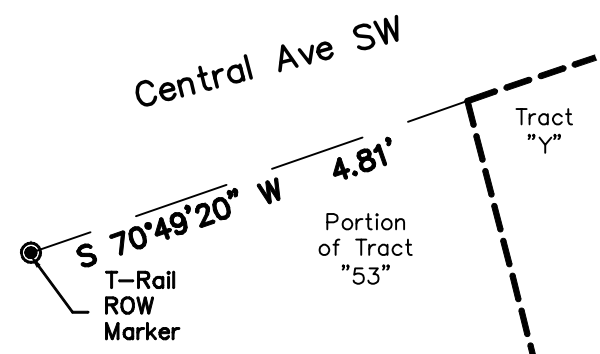
*U.S. SURVEY FEET

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (12/5/1944, D-118)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (5/8/2001, 2001C-131)
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[[N 90°00'00" E]]	RECORD BEARINGS AND DISTANCES PER PLAT (6/1/1989, C39-63)
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●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 14271" UNLESS OTHERWISE NOTED

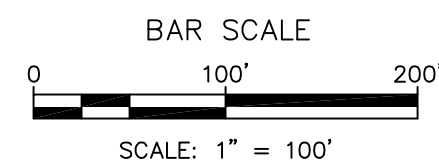
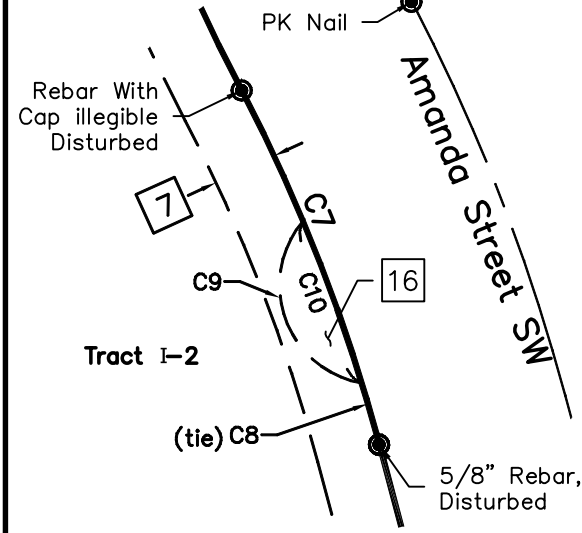
Detail "A"

N.T.S.



Detail "B"

N.T.S.



ACS Monument "2_L10"
NAD 1983 CENTRAL ZONE
X=1502323.077 *
Y=1480997.867 *
Z=5035.95 * (NAVD 1988)
G-G=0.999684884
Mapping Angle=-0°15'54.64"

*U.S. SURVEY FEET

Plat for Tracts I-1 and I-2, Coors Plaza Being Comprised of Remaining Portions of Tract I, Coors Plaza, and Tracts 54 and 55, Unit 6, Town of Atrisco Grant City of Albuquerque Bernalillo County, New Mexico May 2023

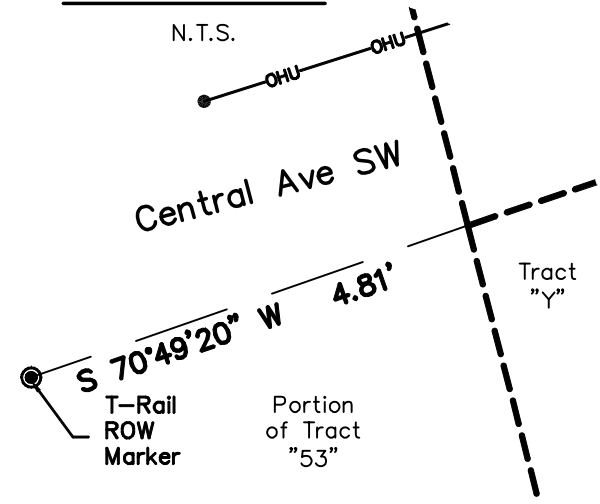
Easement Notes

- EXISTING 5' X 40' ANCHOR EASEMENT FOR PNM AND MST&T (3/1/1956, BK. D 343, PG. 481, DOC. NO. 87947)
- EXISTING 5' PNM AND MST&T EASEMENT (3/1/1956, BK. D 343, PG. 481, DOC. NO. 87947)
- EXISTING 30' PUE RETAINED AS EASEMENT PER CITY OF ALBUQUERQUE VACATION ORDINANCE NO. 70-1973, DATED JULY 23, 1973
- EXISTING 10' PUE (5/8/2001, 2001C-131)
- EXISTING 10' PUE (2/4/1955, BK. D305, PG. 65) AND AS SHOWN ON PLAT (5/8/2001, 2001C-131)
- EXISTING 15' CITY OF ALBUQUERQUE WATERLINE EASEMENT (4/24/1981, BK. MISC. 846, PG. 577) AND AS SHOWN ON PLAT (5/8/2001, 2001C-131)
- EXISTING 10' PNM EASEMENT (5/8/2001, 2001C-131)
- EXISTING PNM AERIAL EASEMENT (10/8/2002, BK. A43, PG. 34, DOC. NO. 2002130392) AND RE-RECORDED (10/8/2002, BK. A43, PG. 35, DOC. NO. 2002130393)
- EXISTING 15' PNM POLE SITE EASEMENT (10/8/2002, BK. A43, PG. 34, DOC. NO. 2002130392) AND RE-RECORDED (10/8/2002, BK. A43, PG. 35, DOC. NO. 2002130393)
- EXISTING PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF TRACTS A THRU I, COORS PLAZA TO BE MAINTAINED BY THE UNDERLYING OWNERS (5/8/2001, 2001C-131), BLANKET IN NATURE
- INTENTIONALLY OMITTED
- EXISTING 8' PNM AND QWEST CORPORATION EASEMENT (12/13/2002, BK. A46, PG. 6296, DOC. NO. 2002166732) AND RE-RECORDED (12/13/2002, BK. A46, PG. 6297, DOC. NO. 2002166733)
- EXISTING 7' PNM AND QWEST CORPORATION EASEMENT (12/13/2002, BK. A46, PG. 6296, DOC. NO. 2002166732) AND RE-RECORDED (12/13/2002, BK. A46, PG. 6297, DOC. NO. 2002166733) THIS PORTION IS NOW IN CENTRAL RIGHT OF WAY
- EXISTING 10' PNM AND QWEST EASEMENT (2/12/2003, BK. A50, PG. 2763, DOC. NO. 2003022806) AND RE-RECORDED (2/12/2003, BK. A50, PG. 2764, DOC. NO. 2003022807) AND (2/12/2003, BK. A50, PG. 2765, DOC. NO. 2003022808) AND (2/12/2003, BK. A50, PG. 2766, DOC. NO. 2003022809)
- CROSS LOT DRAINAGE EASEMENT, BENEFITING AND MAINTAINED BY TRACTS I-1 AND I-2, EXCLUDING EXISTING AND FUTURE BUILDING ENVELOPES, GRANTED WITH THE FILING OF THIS PLAT.
- PUBLIC SIDEWALK EASEMENT, GRANTED WITH THE FILING OF THIS PLAT. SEE DETAIL B ON THIS SHEET
- PUBLIC DRAINAGE EASEMENT GRANTED WITH THE FILING OF THIS PLAT, SHOWN HEREON AS [Pattern]

CSI-CARTESIAN SURVEYS INC.

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

Detail "A"



ACS Monument "9_K10"
 NAD 1983 CENTRAL ZONE
 X=1498430.817 *
 Y=1485617.623 *
 Z=5117.72 * (NAVD 1988)
 G-G=0.999682230
 Mapping Angle=-0°16'22.01"
 *U.S. SURVEY FEET

Notes

1. FIELD SURVEY PERFORMED IN JULY 2022
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. LOT LINES TO BE ELIMINATED SHOWN HEREON AS

**Sketch Plat for
 Tracts I-1 and I-2, Coors Plaza
 Being Comprised of
 Remaining Portions of Tract I, Coors Plaza, and
 Tracts 54 and 55, Unit 6, Town of Atrisco Grant
 City of Albuquerque
 Bernalillo County, New Mexico
 October 2022**

Purpose of Plat

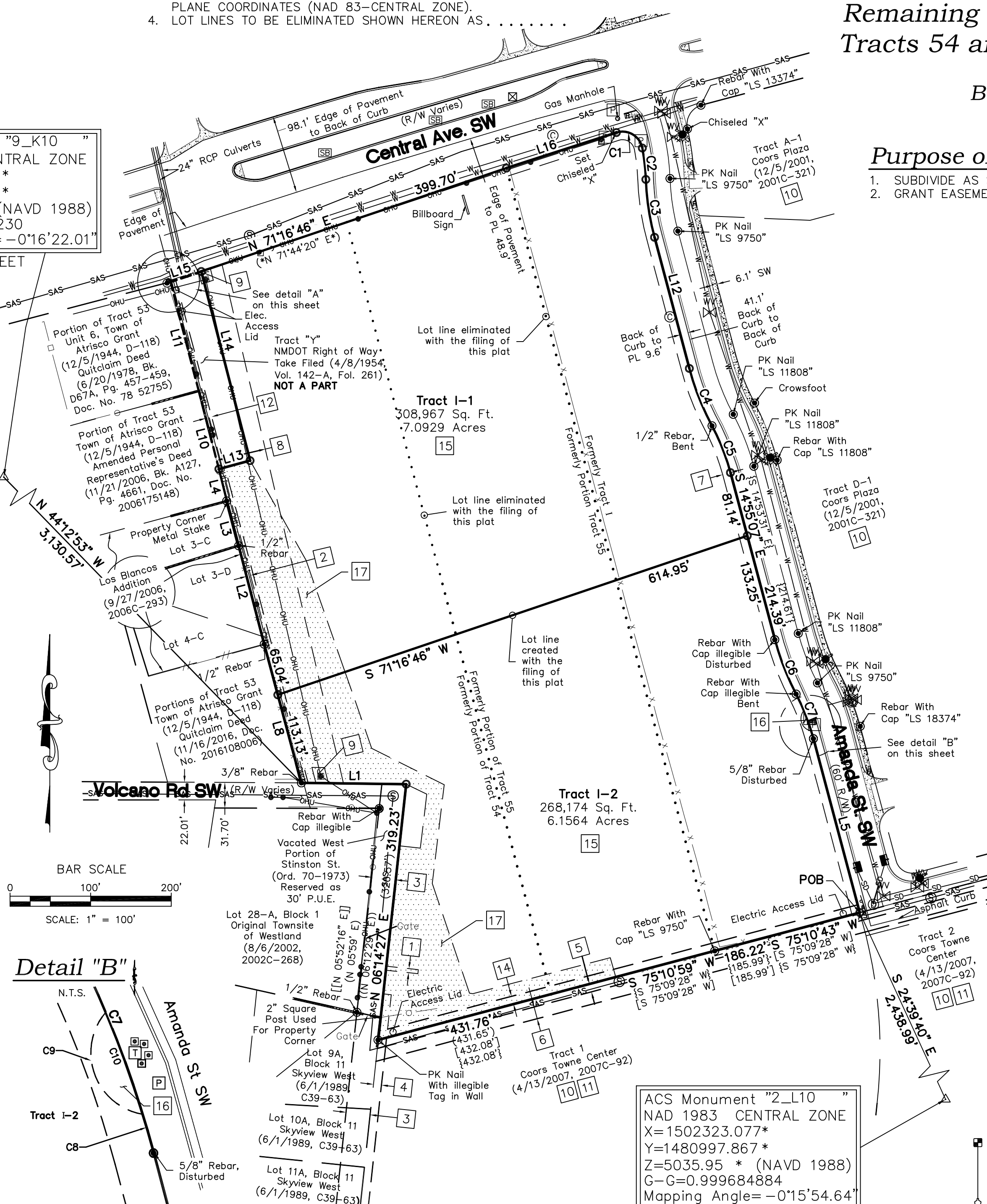
1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.

Easement Notes

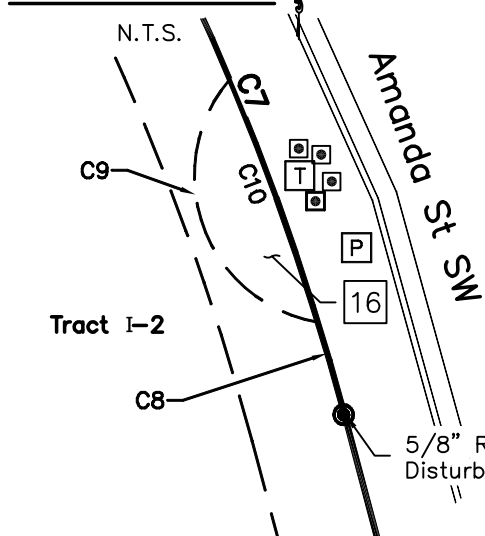
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- 15 CROSS LOT DRAINAGE EASEMENT, BENEFITING AND MAINTAINED BY TRACTS I-2 AND I-2, GRANTED WITH THE FILING OF THIS PLAT.
- 16 PUBLIC SIDEWALK EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- 17 PUBLIC DRAINAGE EASEMENT GRANTED WITH THE FILING OF THIS PLAT, SHOWN HEREON AS [Symbol]

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (12/5/1944, D-118)
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●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 14271" UNLESS OTHERWISE NOTED
■	CONCRETE
□	UTILITY PEDESTAL
-x-	WIRE FENCE
▨	BLOCK WALL
○-○	CHAINLINK FENCE
///	WOOD FENCE
■	BOLLARD
-OHU-	OVERHEAD UTILITY LINE
●	UTILITY POLE
→	ANCHOR
□	PULL BOX
□	TRANSFORMER
□	SIGNAL BOX
⊙	CABLE MANHOLE
⊙	WATER METER
⊙	FIRE HYDRANT
⊙	WATER VALVE
⊙	SANITARY SEWER MANHOLE
⊙	STORM DRAIN MANHOLE
⊙	STORM DRAIN INLET
⊙	SIGN
-W-	UNDERGROUND WATER UTILITY LINE
-SAS-	UNDERGROUND SANITARY SEWER LINE
-SD-	UNDERGROUND STORM DRAIN UTILITY LINE



Detail "B"



ACS Monument "2_L10"
 NAD 1983 CENTRAL ZONE
 X=1502323.077*
 Y=1480997.867 *
 Z=5035.95 * (NAVD 1988)
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 cartesianbrian@gmail.com



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application. Please note that these applications are not reviewed in a public meeting.

SUBDIVISIONS	MISCELLANEOUS APPLICATIONS
<input type="checkbox"/> Major – Preliminary Plat (Forms PLT & S1)	<input type="checkbox"/> Sidewalk Waiver (Form V2)
<input type="checkbox"/> Major – Bulk Land Plat (Forms PLT & S1)	<input type="checkbox"/> Waiver to IDO (Form V2)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Waiver to DPM (Form V2)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms PLT & S2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor - Final Plat (Forms PLT & S2)	<input type="checkbox"/> Vacation of Public Easement(s) DHO (Form V)
<input checked="" type="checkbox"/> Minor – Preliminary/Final Plat (Forms PLT & S2)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
	APPEAL
	<input type="checkbox"/> Decision of DHO (Form A)

BRIEF DESCRIPTION OF REQUEST

Request prelim / final plat review of a minor subdivision to create two new tracts from three existing tracts. Plat also grants a cross-lot drainage easement [15]. This action is paired with an expected site plan application from our colleagues at Tierra West, so the provided infrastructure list should be tied to that action (targeting a July 3rd DFT meeting).

APPLICATION INFORMATION

Applicant/Owner: Brunacini Development Ltd. Co		Phone: 505-833-2928
Address: PO Box 6363		Email: abrunacini@brunacini.com
City: Albuquerque	State: NM	Zip: 87197
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: Skyview West Industrial Park, LLC	

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

Lot or Tract No.: Tract I; Tracts 54 and 55	Block:	Unit: 6
Subdivision/Addition: Coors Plaza; Town of Atrisco Grant	MRGCD Map No.:	UPC Code: See attached sheet
Zone Atlas Page(s): K-10-Z	Existing Zoning: NR-C	Proposed Zoning
# of Existing Lots: 3	# of Proposed Lots: 2	Total Area of Site (Acres): 13.2493

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 7226 Central Ave SW	Between: Amanda Street SW	and: 7th Street SW
--	---------------------------	--------------------

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

PR-2022-007299 (PS-2022-00213 sketch plat)

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: June 14, 2024
Printed Name: Ryan J. Mulhal	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DHO public meeting schedule for meeting dates and deadlines. Your attendance is required.

_ MAJOR SUBDIVISION FINAL PLAT APPROVAL

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov. 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.* Divide the PDF with a title sheet for each of the two documentation sections in **bold** below.

PLAT DOCUMENTATION

- ___ 1) DHO Application form completed, signed, and dated
- ___ 2) Form S2 with all the submittal items checked/marked
- ___ 3) Form PLT with signatures from Hydrology, Transportation, and ABCWUA
- ___ 4) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 5) Proposed Final Plat with the surveyor's, property owner's, City Surveyor's, utility, and AMAFCA signatures on the Plat.
- ___ 6) Design elevations & cross sections of perimeter walls
- ___ 7) Recorded Infrastructure Improvements Agreement

SUPPORTIVE DOCUMENTATION

- ___ 8) Letter of authorization from the property owner if application is submitted by an agent
- ___ 9) Letter describing and explaining the request
- ___ 10) Landfill disclosure and EHD signature line on the Plat if property is within a landfill buffer
- ___ 11) Interpreter Needed for Hearing? ___ if yes, indicate language: ___

_ SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov. 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.* Divide the PDF with a title sheet for each of the three documentation sections in **bold** below.

PLAT DOCUMENTATION

- ___ 1) DHO Application form completed, signed, and dated
- ___ 2) Form S2 with all the submittal items checked/marked
- ___ 3) Form PLT with signatures from Hydrology, Transportation, and ABCWUA
- ___ 4) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 5) Proposed Preliminary/Final Plat with the surveyor's, property owner's, City Surveyor's, utility, and AMAFCA signatures on the Plat
- ___ 6) 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) Sidewalk Exhibit and/or cross sections of proposed streets
- ___ 8) Proposed Infrastructure List, if applicable

SUPPORTIVE DOCUMENTATION

- ___ 9) Letter of authorization from the property owner if application is submitted by an agent
- ___ 10) Letter describing, explaining, and justifying the request per the criteria in IDO 14-16-6-6(K)(3)
- ___ 11) Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- ___ 12) Landfill disclosure and EHD signature line on the Plat if property is within a landfill buffer

PUBLIC NOTICE DOCUMENTATION

- ___ 13) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1)
 - ___ Office of Neighborhood Coordination notice inquiry response
 - ___ Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
 - ___ Proof of emailed notice to affected Neighborhood Association representatives
- ___ 14) Interpreter Needed for Hearing? ___ if yes, indicate language: ___

_ MINOR AMENDMENT TO PRELIMINARY PLAT

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) DHO Application form completed, signed, and dated
- ___ 2) Form S2 with all the submittal items checked/marked
- ___ 3) Form PLT with signatures from Hydrology, Transportation, and ABCWUA
- ___ 4) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 5) Letter of authorization from the property owner if application is submitted by an agent
- ___ 6) Proposed Amended Preliminary Plat and/or Grading and Drainage Plan
- ___ 7) Original Preliminary Plat and/or Grading and Drainage Plan
- ___ 8) Infrastructure List, if applicable
- ___ 9) Interpreter Needed for Hearing? ___ if yes, indicate language: ___

Please refer to the DHO public meeting schedule for meeting dates and deadlines. Your attendance is required.

Legal/Request Descriptions & Location: Tr 54+55, Town of Atrisco Grant Un 6; Remaining port. of Tract I, Coors Plaza 7110 Central Ave SW just east of Amanda Rd SW; Request minor subdiv. review to create 2 tracts and grant cross-lot easement

PR-2022-007299

Hydrology:

- Sensitive Lands Analysis (5-2(C)) Approved NA
- Grading and Drainage Plan Approved NA
- AMAFCA Approved NA
- Bernalillo County Approved NA
- NMDOT Approved NA
- MRGCD Approved NA

Reggie Chan 5/17/2024
Hydrology Department Date

Transportation:

- Traffic Circulations Layout (TCL) Approved NA
- Traffic Impact Study (TIS) Approved NA
- Neighborhood Impact Analysis (NIA) Approved NA
- Bernalillo County Approved NA
- NMDOT Approved NA

Ernest Armijo 3/29/2024
Transportation Department Date

Albuquerque Bernalillo County Water Utility Authority (ABCWUA):

- Availability Statement: 230708 Approved NA
- Development Agreement: Approved NA
- If None Explain: _____

Dan G... 3/29/2024
ABCWUA Date

- Infrastructure Improvements Agreement (IIA*) Approved
- AGIS (DXF File**) Approved

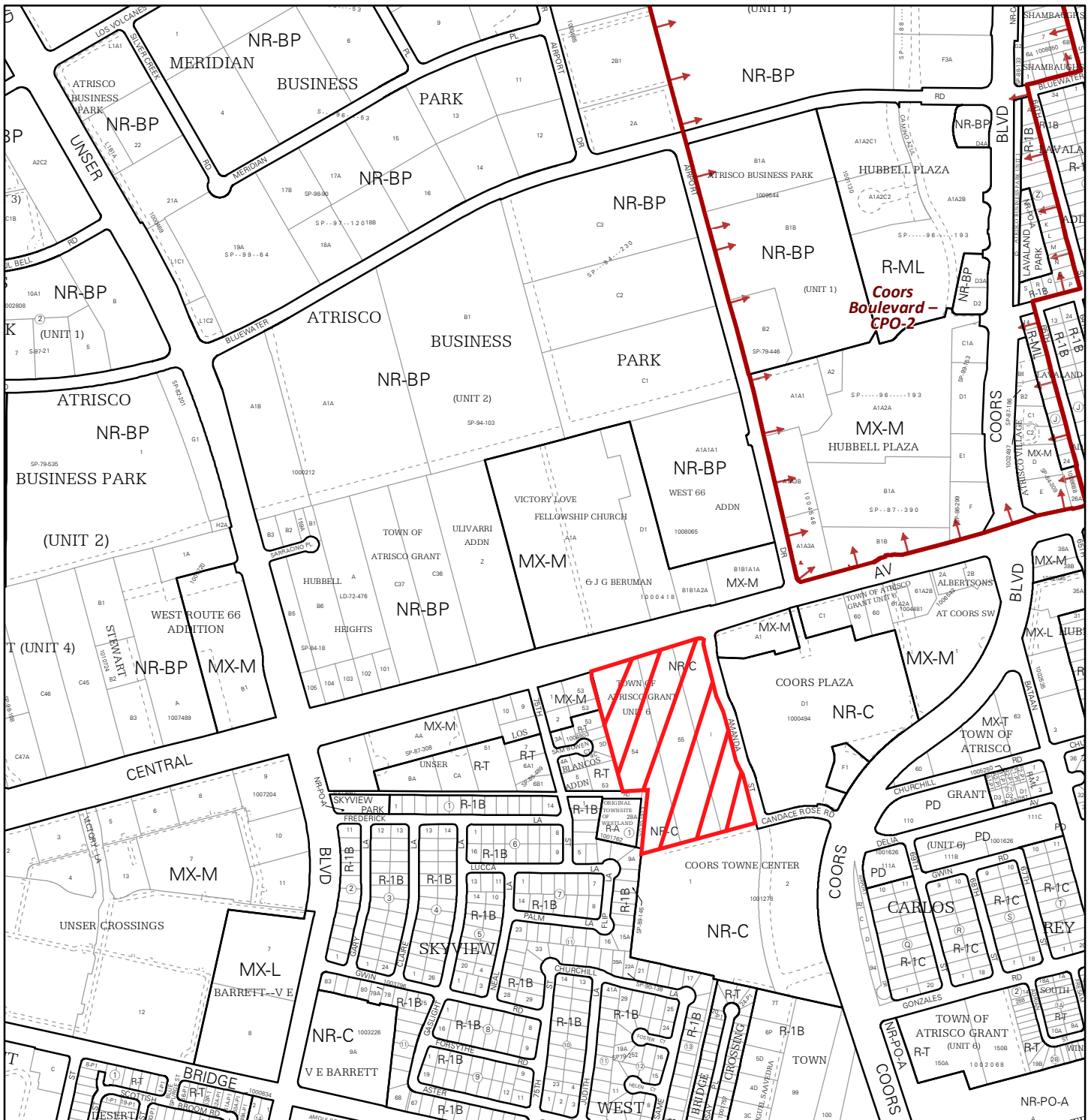
Signatures on Plat:

- Owner(s) Yes
- City Surveyor Yes
- AMAFCA*** Yes NA
- NM Gas*** Yes
- PNM *** Yes
- COMCAST*** Yes
- MRGCD*** Yes NA

* Prior to **Final Plat** submittals (include a copy of the recorded IIA)


** DXF file required for **Preliminary/Final Plat** and **Final Plat** approval submittals and not required for **Preliminary Plat** application

*** Signatures required for **Preliminary/Final Plat** and **Final Plat** applications and not required for **Preliminary Plat** application

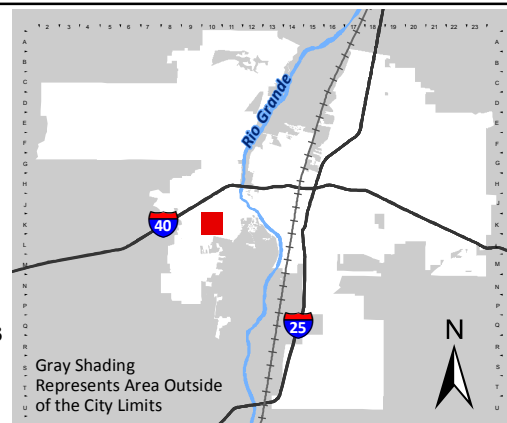


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).



Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:
K-10-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

Public Utility Easements

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

Free Consent and Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.


 ANGELO BRUNACINI, MANAGER
 SKYVIEW WEST INDUSTRIAL PARK, LLC

6-8-2023
 DATE

STATE OF NEW MEXICO }
 COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON June 8, 2023
 BY: ANGELO BRUNACINI, MANAGER, SKYVIEW WEST INDUSTRIAL PARK, LLC

By: Veronica Gabaldon
 NOTARY PUBLIC
 MY COMMISSION EXPIRES June 26, 2023

STATE OF NEW MEXICO
 NOTARY PUBLIC
 VERONICA GABALDON
 COMMISSION # 1126428
 EXPIRES JUNE 26, 2023

Legal Description (Continued from Sheet 1)

THENCE, N 89°18'08" W, A DISTANCE OF 129.99 FEET TO AN ANGLE POINT LYING ON THE NORTHERLY RIGHT OF WAY OF VOLCANO RD SW, MARKED BY A 3/8" REBAR;

THENCE, LEAVING SAID RIGHT OF WAY, N 15°00'25" W, A DISTANCE OF 178.17 FEET TO AN ANGLE POINT, MARKED BY A 1/2" REBAR;

THENCE, N 14°33'44" W, A DISTANCE OF 126.15 FEET TO AN ANGLE POINT, MARKED BY A 1/2" REBAR;

THENCE, N 14°41'34" W, A DISTANCE OF 57.64 FEET TO AN ANGLE POINT, MARKED BY A METAL STAKE;

THENCE, N 14°03'07" W, A DISTANCE OF 40.73 FEET TO AN ANGLE POINT, BEING THE SOUTHWEST CORNER OF SAID TRACT "Y", MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, N 74°53'24" E, A DISTANCE OF 40.01 FEET TO AN ANGLE POINT, BEING THE SOUTHEAST CORNER OF SAID TRACT "Y", MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, N 14°27'31" W, A DISTANCE OF 242.36 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING THE NORTHEAST CORNER OF SAID TRACT "Y", ALSO BEING A POINT LYING ON THE SOUTHERLY RIGHT OF WAY OF CENTRAL AVENUE SW, MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, COINCIDING WITH SAID RIGHT OF WAY, THE FOLLOWING TWO COURSES:

N 71°16'46" E, A DISTANCE OF 399.70 FEET TO AN ANGLE POINT, MARKED BY A REBAR WITH CAP "LS 18374";

N 72°05'00" E, A DISTANCE OF 143.29 FEET TO A POINT OF CURVATURE, BEING MARKED BY A CHISELED "X";

THENCE, COINCIDING SAID RIGHT-OF-WAY AS IT TRANSITIONS TO AMANDA STREET SW, 42.49 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 97°22'49", AND A CHORD BEARING S 59°14'35" E, A DISTANCE OF 37.56 FEET TO A POINT OF COMPOUND CURVATURE, MARKED BY A REBAR WITH CAP "LS 18374", BEING A POINT LYING ON THE WESTERLY RIGHT OF WAY OF AMANDA ST SW;

THENCE, COINCIDING WITH SAID RIGHT OF WAY, THE FOLLOWING NINE COURSES:

39.23 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET, A DELTA OF 08°19'32", AND A CHORD BEARING S 06°23'24" E, A DISTANCE OF 39.20 FEET TO A POINT OF REVERSE CURVATURE, MARKED BY A REBAR WITH CAP "LS 18374";

72.75 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, A DELTA OF 12°37'50", AND A CHORD BEARING S 08°32'33" E, A DISTANCE OF 72.60 FEET TO A POINT OF TANGENCY, MARKED BY A REBAR WITH CAP "LS 18374";

S 14°51'28" E, A DISTANCE OF 168.33 FEET TO A POINT OF CURVATURE, MARKED BY A REBAR WITH CAP "LS 18374";

76.76 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, A DELTA OF 13°19'36", AND A CHORD BEARING S 21°31'15" E, A DISTANCE OF 76.58 FEET TO A POINT OF REVERSE CURVATURE, MARKED BY 1/2" REBAR, BENT;

62.50 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET, A DELTA OF 13°15'47", AND A CHORD BEARING S 21°33'10" E, A DISTANCE OF 62.36 FEET, TO A POINT OF TANGENCY, MARKED BY A 1/2" REBAR WITH CAP "LS 18374";

S 14°55'07" E, A DISTANCE OF 214.39 FEET TO A POINT OF CURVATURE, MARKED BY A REBAR WITH CAP ILLEGIBLE, DISTURBED;

72.89 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, A DELTA OF 12°39'18", AND A CHORD BEARING S 21°13'01" E, A DISTANCE OF 72.74 FEET TO A POINT OF REVERSE CURVATURE, MARKED BY A REBAR WITH CAP ILLEGIBLE, BENT;

59.49 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET, A DELTA OF 12°37'24", AND A CHORD BEARING S 21°13'58" E, A DISTANCE OF 59.37 FEET, MARKED BY A 5/8" REBAR, DISTURBED;

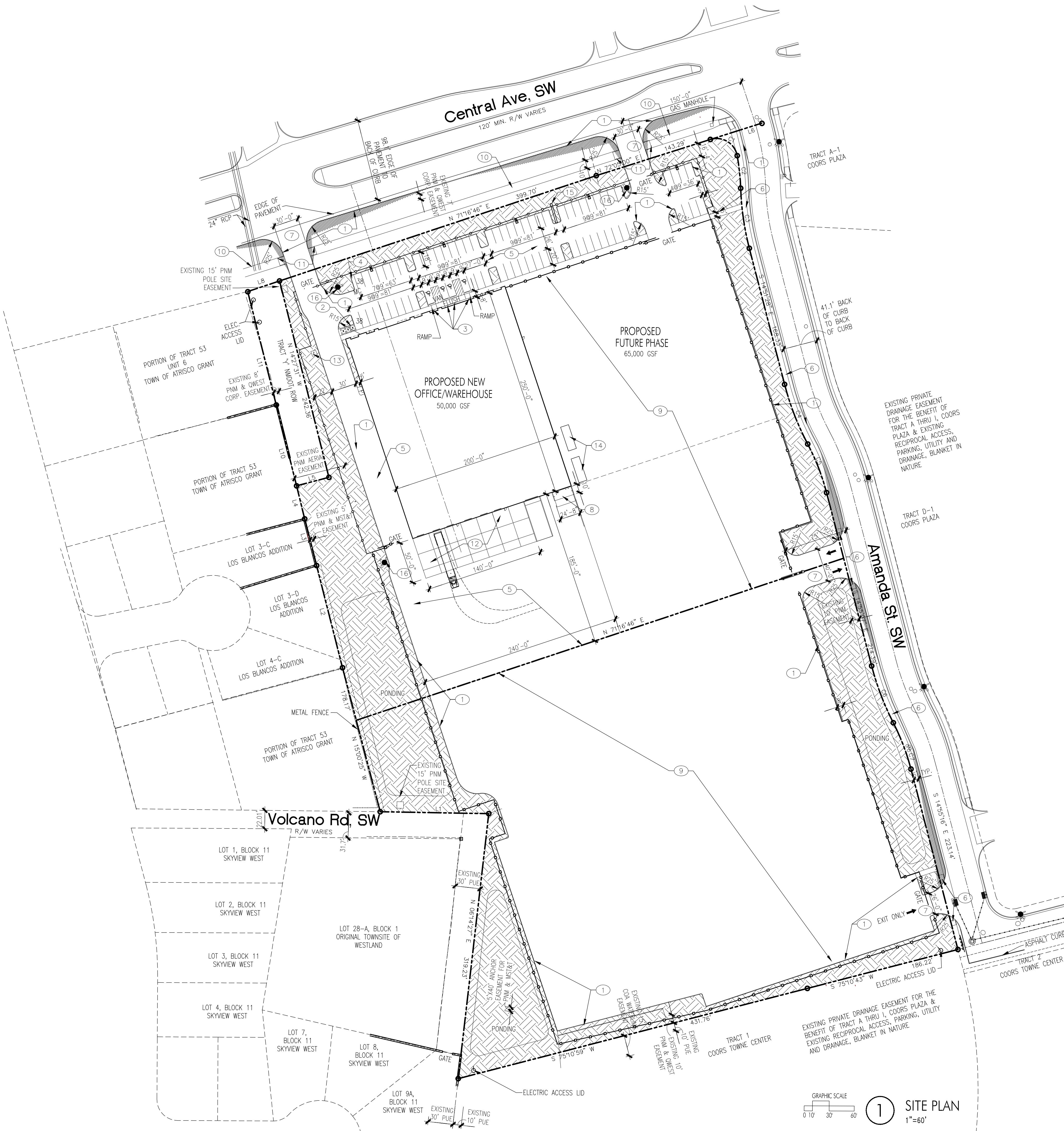
S 14°55'16" E, A DISTANCE OF 223.14 FEET TO THE POINT OF BEGINNING, CONTAINING 13.2493 ACRES (577,141 SQ. FT.), MORE OR LESS.

**Plat for
 Tracts I-1 and I-2,
 Coors Plaza
 Being Comprised of
 Remaining Portions of Tract I,
 Coors Plaza, and Tracts 54 and
 55, Unit 6, Town of Atrisco Grant
 City of Albuquerque, Bernalillo County, New Mexico
 May 2023**

Flood Notes

BASED UPON SCALING, PORTIONS OF THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD, AND PORTIONS OF THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OF WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0329H, DATED AUGUST 16, 2012.

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



PROJECT INFORMATION

PROJECT: NEW OFFICE/WAREHOUSE
 LOCATION: 7226 CENTRAL AVE., SW ALBUQUERQUE, NEW MEXICO
 OWNER: BRUNACINI DEVELOPMENT
 ARCHITECT: TATE FISHBURN ARCHITECT
 LEGAL DESCRIPTION: TRACTS 54, 55 & 1 TOWN OF ATRISCO GRANT UNIT 6
 CURRENT ZONING CLASSIFICATION: NR-C
 NET SITE AREA: 13.59 ACRES
 BUILDING AREA: OFFICE 2,937 GSF
 WAREHOUSE PHASE 1 47,063 GSF
 WAREHOUSE PHASE 2 65,000 GSF
 TOTAL 115,000 GSF
 FAR: 19.4
 PARKING ANALYSIS:
 OFF-STREET PARKING: OFFICE 2,937 GSF (3.5:1000 = 11 SPACES), WAREHOUSE 112,063 GSF (NO REQUIREMENT)
 HANDICAP PARKING (50-100 PRVD) = REQUIRED 11 SPACES, TOTAL SPACES PROVIDED 77 SPACES
 MOTORCYCLE PARKING (1-25 ROD) = REQUIRED 4 SPACE TOTAL (1 VAN) PROVIDED 4 SPACE TOTAL (1 VAN)
 BICYCLE PARKING 10% OF REQ'D OR 3 = REQUIRED 1 SPACE PROVIDED 1 SPACE, 10% OF REQ'D OR 3 = REQUIRED 3 SPACES PROVIDED 3 SPACES

Curve Table

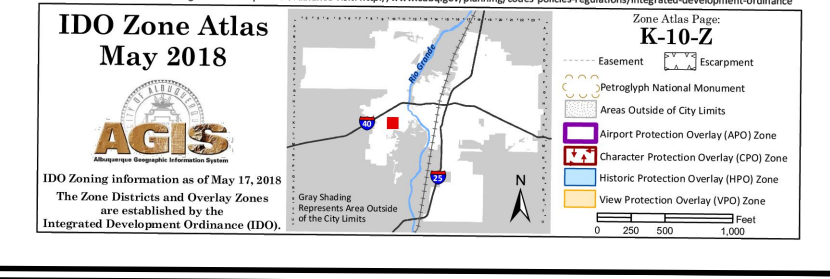
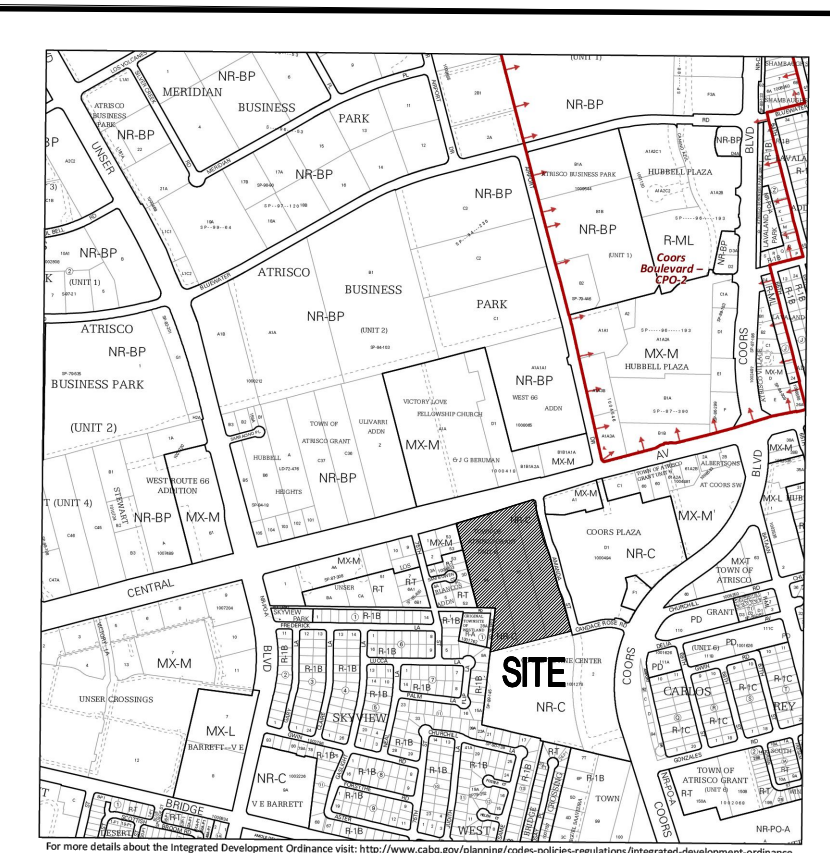
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	42.49' [42.45']	25.00'	97°22'49"	37.56'	S 59°14'35" E
C2	39.23' [39.30']	270.00'	8°19'32"	39.20'	S 06°23'24" E
C3	72.75' [72.68']	330.00'	12°37'50"	72.60'	S 08°32'33" E
C4	76.76' [76.39']	330.00'	13°19'36"	76.58'	S 21°31'15" E
C5	62.50' [62.50']	270.00'	13°15'47"	62.36'	S 21°33'10" E
C6	72.89' [72.68']	330.00'	12°39'18"	72.74'	S 21°13'01" E
C7	59.49' [59.47']	270.00'	12°37'24"	59.37'	S 21°13'58" E

Line Table

Line #	Direction	Length (ft)
L1	N 89°18'08" W ((N 89°48'32" W))	129.99' (130.4')
L2	N 14°33'44" W ((N 14°34'27" W))	126.15'
L3	N 14°41'34" W ((N 14°34'27" W))	57.64' *(55.40)*
L4	N 14°03'07" W ((N 15°06' W))	40.73'
L5	N 74°53'24" E ((N 74°53'24" E))	40.01' *(40.00)*
L6	S 72°06'00" W ((S 71°44'20" W))	64.65'
L7	N 14°20'05" W ((N 15°02'48" W))	24.13' *(24.13)*
L8	S 71°16'46" W ((S 71°44'20" W))	40.11' *(40.06)*
L9	N 14°20'05" W ((S 15°02'48" E))	59.86' *(60.00)*
L10	N 14°27'22" W ((N 15°06' W))	100.08'
L11	N 14°27'31" W	139.76'

- KEYED NOTES**
- CONCRETE CURB, TYP.
 - (3) BICYCLE PARKING STALLS W/ 1' CLEAR ZONE AROUND STALL, REFER DETAIL 3/SDP-2
 - HC PARKING, RAMP & SIGN, REFER DETAIL 1/SDP-2
 - (1) 4'X20' MOTORCYCLE PARKING SPACE & SIGN, REFER DETAIL 4/SDP-1, PARKING SPACE SHALL HAVE THE LETTERS "MC" IN CAPITAL LETTERS, EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST 2" WIDE PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE VEHICLES REAR TIRE WOULD BE PLACED
 - 2" ASPHALT PAVING OVER 4" BASE COURSE
 - SIDEWALK & RAMPS PER COA STD DWG 2430 & 2415
 - ENTRANCE DRIVE PER COA STD DWG 2426
 - REFUSE ENCLOSURE
 - 4" CRUSHED ASPHALT
 - 10' ASPHALT SIDEWALK
 - RAMPS PER COA STD DWG 2430 & 2415
 - CONCRETE DRIVE @ TRUCK DOCK
 - ELEC. TRANSFORMER LOCATION
 - 10'X30' CONCRETE PADS
 - EXISTING BILL BOARD SIGN
 - NEW FIRE HYDRANT LOCATION (PRIVATE)

- INDEX TO DRAWINGS**
- SDP-1 SITE DEVELOPMENT PLAN
 - SDP-2 SITE DETAILS
 - SDP-3 BUILDING ELEVATIONS
 - GR-1 GRADING & DRAINAGE PLAN
 - MU-1 MASTER UTILITY PLAN
 - LS-101 LANDSCAPE PLAN



PROJECT NO. PR-2024-000000
 APPLICATION NO. SI-2024-00000-SITE PLAN-DFT

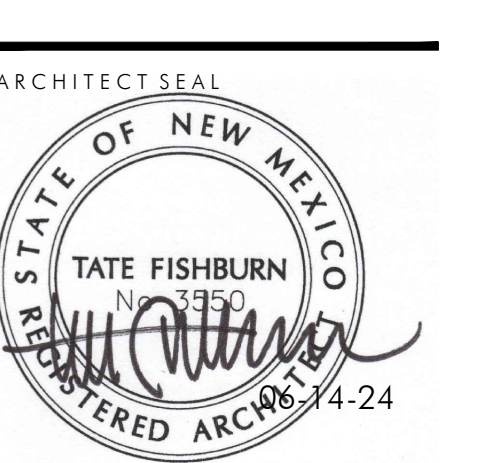
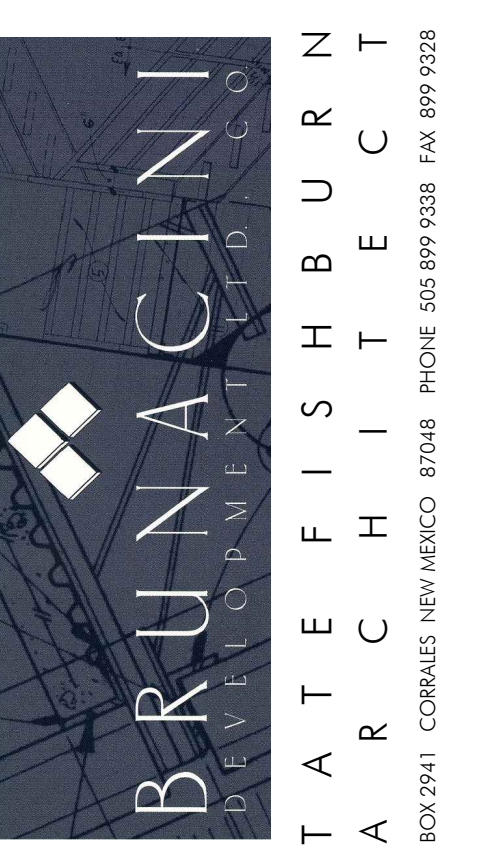
IS AN INFRASTRUCTURE LIST REQUIRED? () YES () NO
 IF YES, THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

DFT SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS & RECREATION DEPARTMENT	DATE
HYDROLOGY	DATE
CODE ENFORCEMENT	DATE
*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
SOLID WASTE MANAGEMENT	DATE
PLANNING DEPARTMENT	DATE
*ENVIRONMENTAL HEALTH, IF NECESSARY	DATE

- LEGEND**
- PROPERTY LINE
 - EASEMENT LINE
 - LANDSCAPED AREA
 - 6' DESIGNMASTER FENCING, CLASSIC AND GATES AS NOTED
 - 8' TALL OPAQUE FENCING AND GATES AS NOTED
 - PONDING PONDING AREA
 - SITE DISTANCE AND SITE TRIANGLE BASED ON COA DPM 7-4(1)(5)(ii) and 7-4(1)(5)(iv), LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS, THEREFORE SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SITE TRIANGLE.
 - HANDICAP PARKING PAVEMENT MARKING
 - EXISTING FIRE HYDRANT

- GENERAL NOTES**
- THIS SITE PLAN MEETS THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE IDO.
 - ALL SITE LIGHTING SHALL COMPLY WITH IDO SECTION 14-16-5-8. OUTDOOR AND SITE LIGHTING.
 - PLACEMENT OF FIXTURES & STANDARDS SHALL CONFORM TO STATE & LOCAL SAFETY & ILLUMINATION REQUIREMENTS.
 - ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED HORIZONTAL LAMPS WITH NO LIGHT, LENS OR BULB PROTRUDING BELOW THE BOTTOM OF THE CUT-OFF FIXTURE IN ORDER THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE AND NO SITE LIGHTING LIGHT SOURCE SHALL BE VISIBLE FROM THE SITE PERIMETER.
 - ROOF TOP AND GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM THE PUBLIC VIEW BY MATERIALS OF THE SAME NATURE AS THE BUILDING'S BASIC MATERIALS. THE TOP OF ALL ROOFTOP EQUIPMENT SHALL BE BELOW THE TOP OF THE PARAPET OR SCREENED FROM VIEW FROM PUBLIC RIGHTS-OF-WAY AND THE SITE ACCESS EASEMENT.
 - SITE HANDICAP RAMPS SHALL BE BUILT BY COA STANDARD DRAWING #2441.
 - ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER.



ENGINEER SEAL

PROJECT

SKYVIEW WEST INDUSTRIAL
 FOR BRUNACINI DEVELOPMENT
 7226 CENTRAL AVE., SW
 ALBUQUERQUE, NEW MEXICO

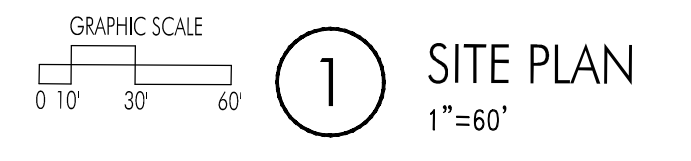
REVISIONS

DATE MAY 15, 2024

NORTH SCALE 1"=60'-0" OR AS NOTED

DRAWING NAME SITE DEVELOPMENT PLAN

SHEET NUMBER SDP-1



Current DRC Project Number: _____ Date Submitted: _____
 Date Site Plan Approved: _____
 Date Preliminary Plat Approved: _____
 Date Preliminary Plat Expires: _____
 DFT Project No.: _____
 DFT Application No.: _____

FIGURE 12
INFRASTRUCTURE LIST
 (Rev. 2-16-18)
EXHIBIT "A"

**TO SUBDIVISION IMPROVEMENTS AGREEMENT
 DEVELOPMENT FACILITATION TEAM (DFT) REQUIRED INFRASTRUCTURE LIST**
 SKYVIEW WEST OFFICE/WAREHOUSE-7226 CENTRAL AVE., SW
 PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN
 TRACTS 54, 55 & 1 TOWN OF ATRISCO GRANT UNIT 6 (K-10-Z)
 EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Inspector	P.E.	City Chst Engineer
		--	Curb & Gutter (south side) 10' Asphalt Trail (south side)	CENTRAL AVENUE SW	WEST PROPERTY LINE	AMANDA STREET SW	/	/	/
		--	6' Sidewalk (west side)	AMANDA STREET SW	CENTRAL AVENUE SW	SOUTH PROPERTY LINE	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Inspector	Private P.E.	City Cnst Engineer
			Engineer's Certification for Grading & Drainage is required for release of Financial Guarantee				/	/	/
							/	/	/

Approval of Creditable Items:

Impact Fee Administrator Signature _____ Date _____ City User Dept. Signature _____ Date _____

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

- 1 _____
- 2 _____
- 3 _____

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Vincent Carrica, PE
NAME (print)

PLANNING- date _____ PARKS & RECREATION - date _____

Tierra West, LLC
FIRM

TRANSPORTATION DEVELOPMENT - date _____ AMAFCA - date _____

6/12/2024

SIGNATURE - date

UTILITY DEVELOPMENT - date _____ CODE ENFORCEMENT - date _____

CITY ENGINEER - date _____ HYDROLOGY-date _____

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

Angelo Brunacini
Skyview West Industrial Park LLC
7550 Meridian NW
Albuquerque, NM 87121

City of Albuquerque
600 2nd Street NW,
Albuquerque, NM 87102

RE: Letter of Authorization for Proposed Subdivision Plat

To whom it may concern,

I, Angelo Brunacini, Manager for Skyview West Industrial Park LLC, a New Mexico Limited Liability Company, being the owner in fee-simple for the below property, do hereby give authorization to Cartesian Surveys Inc. to act as my agent in regards to the subdivision plat for existing Tracts 54 and 55 of the Town of Atrisco Unit 6, and Tract I of Coors Plaza, excluding the portions known as Tract Y and 64.

The subject property is located at 7226 Central Avenue SW, at the southwest intersection of Central Ave SW and Amanda St SW, in the City of Albuquerque.

The agent shall have the authority to act on our behalf for the subdivision platting action and obtaining documentation or certificates from the City of Albuquerque or Bernalillo County, as needed for the platting action.

Thank You,



Angelo Brunacini, Manager
Skyview West Industrial Park LLC

Jun 14, 2024

Date






Letter of Authorization to Sign_7226 Central (221223)

Final Audit Report

2024-06-14

Created:	2024-06-14
By:	Ryan Mulhall (cartesianryan@gmail.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAuRX-ZvnMeWi-T1x4aHHqX9uvaQdyHlnd

"Letter of Authorization to Sign_7226 Central (221223)" History

-  Document created by Ryan Mulhall (cartesianryan@gmail.com)
2024-06-14 - 8:07:24 PM GMT- IP address: 74.51.214.14
-  Document emailed to Angelo Brunacini (abrunacini@brunacini.com) for signature
2024-06-14 - 8:07:56 PM GMT
-  Email viewed by Angelo Brunacini (abrunacini@brunacini.com)
2024-06-14 - 8:11:14 PM GMT- IP address: 98.249.112.33
-  Document e-signed by Angelo Brunacini (abrunacini@brunacini.com)
Signature Date: 2024-06-14 - 8:11:31 PM GMT - Time Source: server- IP address: 98.249.112.33
-  Agreement completed.
2024-06-14 - 8:11:31 PM GMT



City of Albuquerque
 P.O. Box 1293 Albuquerque, NM 87103
Planning Department
 Alan Varela, Interim Director

Tim Keller, Mayor
Sarita Nair, CAO

DATE: 1/20/2023

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s): PR-2022-007439
Agent: Consensus Planning
Applicant: Brunacini Development
Legal Description: See descriptions below
Zoning: MX-M in the process of requesting NR-C
Acreage: Combined 13.59
Zone Atlas Page(s): K-10

LEGAL DESCRIPTIONS:
 TRACT 54 UNIT 6 ATRISCO GRANT & ALL VACATED STINSON SW
 ADJACENT Acres: 4.91
 TR 55 UNIT 6 ATR GRT CONT Acres: 4.73
 TR I PLAT OF TRS A THRU I COORS PLAZA (BEING A REPLAT OF
 TRS56, 57, 58 & 90 PORTIONS OF TRS 59 & 60 TR B TOWN OF
 ATRISCOGRANT UNIT NO 6 & A POR OF AIRPORT DRIVE SW)
 CONT Acres: 3.9513

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

SUPPORTING DOCUMENTATION:

Historic Google Earth Images, NMCRIS Records

SITE VISIT: N/A

RECOMMENDATIONS:

NMCRIS records indicate that HCPI 50335 (a gas station) and LA 137505 (a drainage ditch) had been recorded on this property. HCPI 50335 has been demolished and LA 137505 has been determined ineligible for nomination to the NRHP (see NMCRIS 152121, HPD Log 118802), therefore:
 CERTIFICATE OF NO EFFECT ISSUED-under 6-5(A) (3)(a) criterion 1 "an archaeological investigation has been conducted..."

SUBMITTED BY:

SUBMITTED TO:


 

Planning, Development Services

Douglas H. M. Boggess, MA, RPA Date
 Senior Principal Investigator
 Acting City Archaeologist
 Lone Mountain Archaeological Services, Inc.

Memorandum

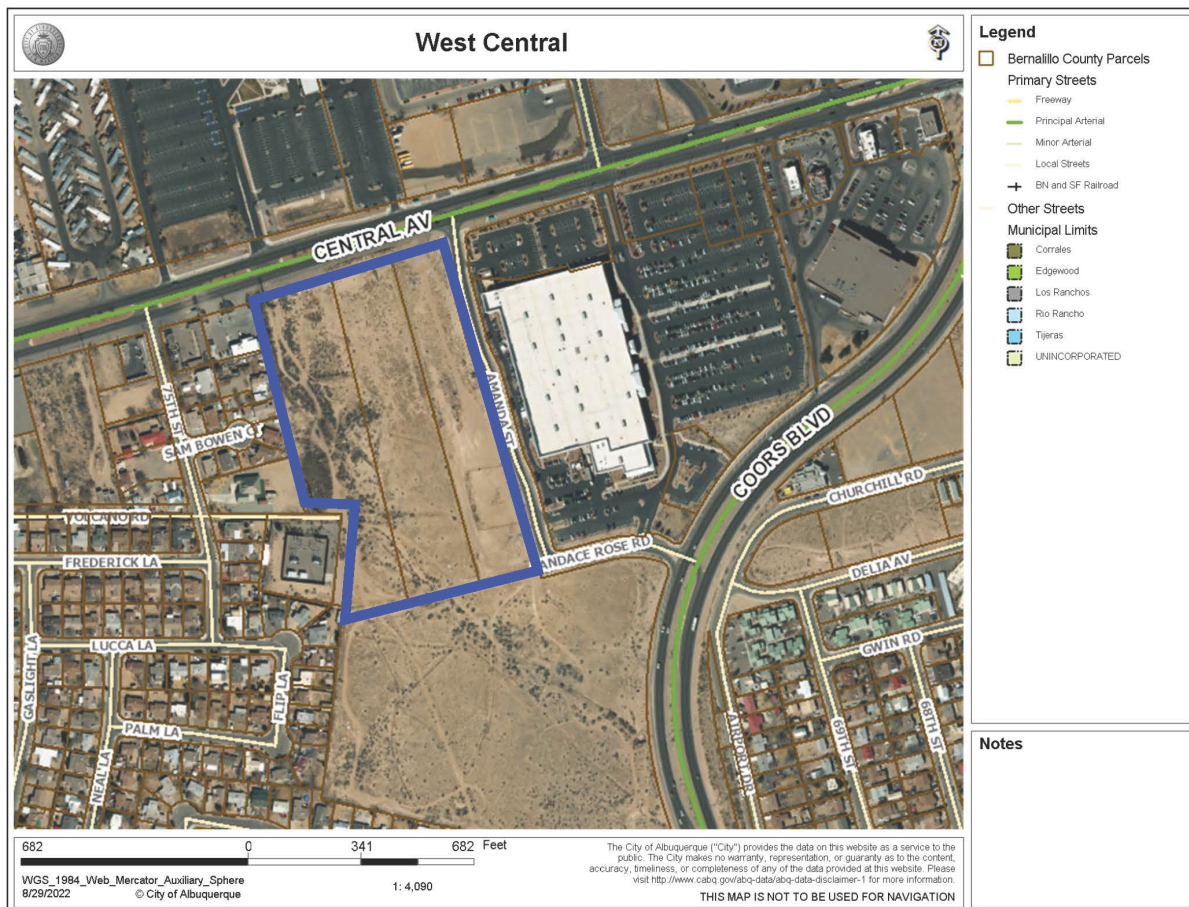
To: City of Albuquerque Planning Department

From: Jim Strozier, Consensus Planning, Inc 

Date: July 29, 2022

Re: Sensitive Lands Analysis for West Central

This memo responds to the Sensitive Lands criteria in IDO Section 14-16-5-2. The subject site is currently vacant and undeveloped depicted in the blue outline on the map below. We have analyzed the project site for the presence of sensitive lands and any constraints related to such lands.



1. Arroyos: No natural arroyos exist on the property. Utilizing the AMAFCA interactive online facilities map, the closest arroyos are identified as the Unser Storm Drain to the northwest of the site, the Bridge Storm Drain to the southwest of the site, and the Tierra Bayita Channel to the south of the site depicted in a red dotted line on the map below all are under the City of Albuquerque Jurisdiction. The thin yellow lines on the map below depict planned linear hard

channel drains which will run along parts of Airport Drive, Coors Boulevard, Unser Boulevard, and Bridge Avenue. There are no arroyos that drain directly through the subject site.



Figure 1. AMAFCA Mapping

- Floodplains and Special Flood Hazard Areas: The subject site is considered a flood zone X and has a 0.2% chance of annual flooding depicted in the light orange on the map below. Flood zone X when shaded as it is on the map below is considered to be a moderately safe flood zone designation with minimal chance of flooding and is outside of the 100-year floodplain but inside the 500-year floodplain.

National Flood Hazard Layer FIRMeTte



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

	Without Base Flood Elevation (BFE) (Zone X, VE, VEB)
	With BFE or Depth (Zone AE, AO, AH, VE, AR)
	Regulatory Floodway
	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone X)
	Future Conditions 1% Annual Chance Flood Hazard (Zone X)
	Area with Reduced Flood Risk due to Levee. See Notes. (Zone X)
	Area with Flood Risk due to Levee (Zone D)
	NO SCREEN Area of Minimal Flood Hazard (Zone X)
	Effective LOMRs
	Area of Undetermined Flood Hazard (Zone D)
	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
	Cross Sections with 1% Annual Chance
	Water Surface Elevation
	Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature
	Digital Data Available
	No Digital Data Available
	Unmapped
	The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/2/2022 at 11:32 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Figure 2. FEMA Mapping

3. Irrigation facilities (acequias): Using data provided from the Middle Rio Grande Conservancy District (MRGCD) mapping the subject site is outside of the MRGCD jurisdiction. Based on this research and due to the subject site's location and distance from the Rio Grande River, there are no acequias or irrigation facilities on or near the site.
4. Large stands of mature trees: The subject site is a vacant dirt lot with small to medium-sized shrubs and weeds on the west side of the site. The majority of the site is dirt with little vegetation. The image below shows the existing vegetation on the subject site.



5. Riparian areas: Using information provided by the US Fish and Wildlife Service Wetlands Mapper. The subject site is not within a riparian area.
6. Rock outcroppings: There are no rock outcroppings on the subject site.
7. Significant archaeological sites: The City archeologist determined there was evidence of a historical acequia on the land. The client is working with SWCA Environmental Consultants to further investigate the site and create a remediation plan.
8. Steep slopes and escarpments: The site does not include any slopes that meet the IDO definition of a steep slope or escarpment, which is a minimum slope of 9 percent or more. 2 ft contour mapping provided by the CABQ Advanced Map Viewer show the subject site has minimal slopes. This site is significantly below the slope threshold as depicted in the Google Earth Pro elevation profiles provided below.

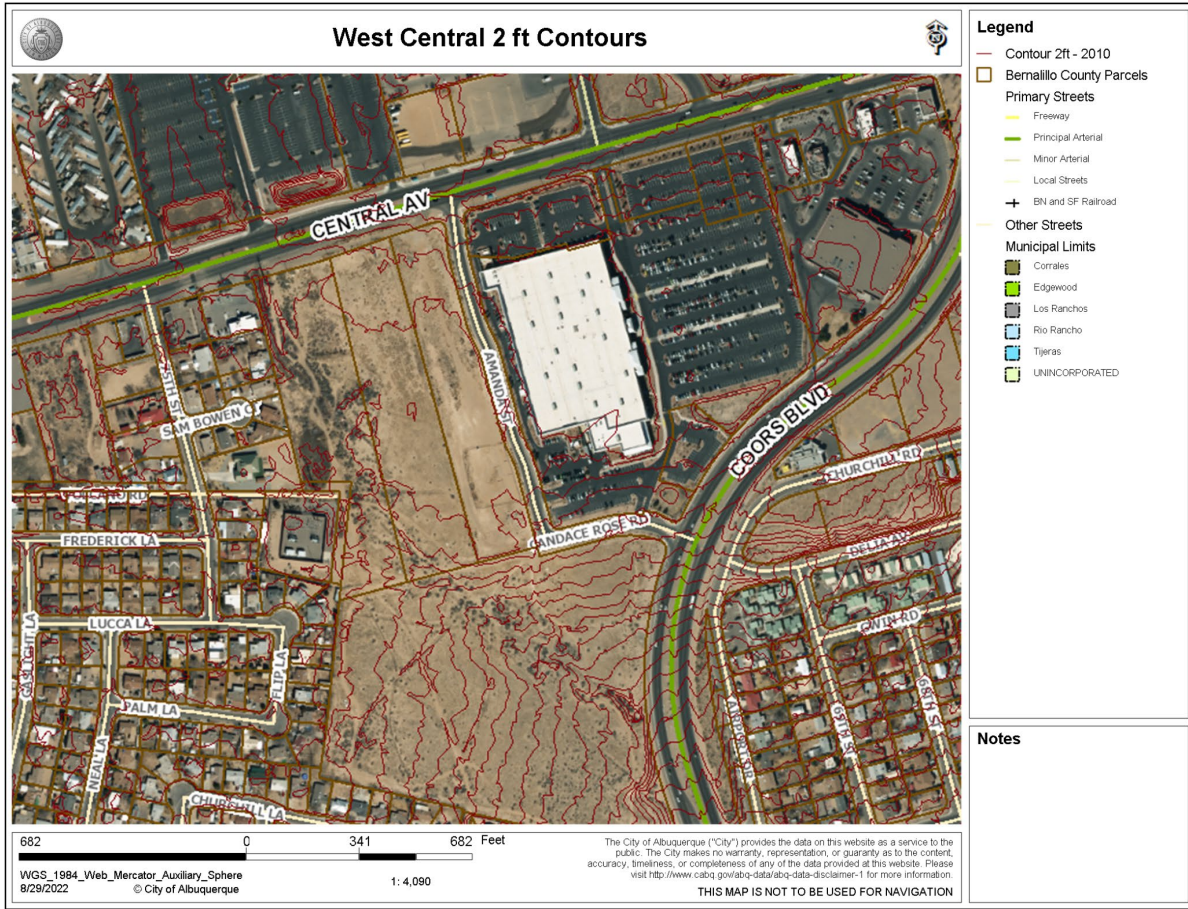


Figure 3. 2 ft Contour Map

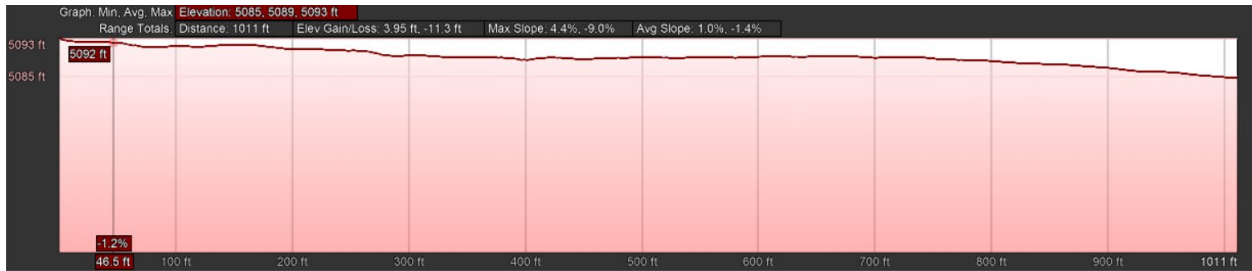


Figure 4. Google Earth Pro North to South Elevation Profile

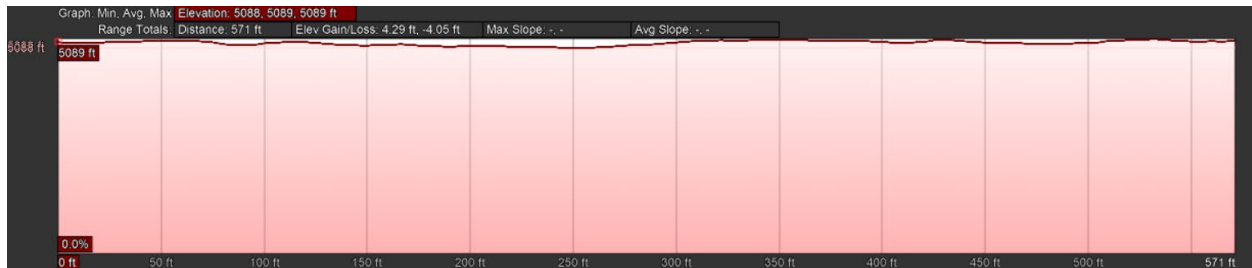


Figure 5. Google Earth Pro East to West Elevation Profile

9. Wetlands: Using information provided by the US Fish and Wildlife Service Wetlands Mapper. The subject site is not within a wetland area. The N/S Coors Pond below the subject site is considered an emergent wetland area as designated by the US Fish and Wildlife Service.

7110 Central Ave SW_Public Notice Inquiry Sheet Submission_DHO

Office of Neighborhood Coordination <onc@cabq.gov>
 To: "cartesianryan@gmail.com" <cartesianryan@gmail.com>

PLEASE NOTE:

The neighborhood association contact information listed below is valid for 30 calendar days after today's date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer

Association Name	First Name	Last Name	Email	Address Line 1	Ci
Los Volcanes NA	Doug	Cooper	douglascooper@hotmail.com	6800 Silkwood Avenue NW	All
Los Volcanes NA	Ted	Trujillo	nedcarla@live.com	6601 Honeylocust Avenue NW	All
South West Alliance of Neighborhoods (SWAN Coalition)	Lorenzo	Otero	housealbchrome@gmail.com	1413 Hilda Ct NW	All
South West Alliance of Neighborhoods (SWAN Coalition)	Geraldine	Ulibarri	gerulibarri1@gmail.com	9009 Starboard NW	All

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer question status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov [permitting-applications](#) with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your pro
- Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-dev>
- The Checklist form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNo>
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-fc> [Print&Fill.pdf](#)
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood a <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you.



Vanessa Baca

Manager

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque

(505) 768-3331 Office

E-mail: vanessabaca@cabq.gov

Website: www.cabq.gov/neighborhoods



[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Public Notice Inquiry For:

Development Hearing Officer

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Ryan J. Mulhall

Telephone Number

5058963050

Email Address

cartesianryan@gmail.com

Company Name

CSI - Cartesian Surveys, Inc.

Company Address

PO Box 44414

City

Rio Rancho

State

NM

ZIP

87174

Legal description of the subject site for this project:

Tracts 54 and 55 of Unit 6, Town of Atrisco Grant as shown on the plat recorded December 5, 1944 in Volume D, Folio 118
AND

Tract Lettered "I" of Coors Plaza as shown on the plat recorded May 8th, 2001 in Plat Book 2001C, Page 131

LESS

Tract Y as shown on the Grant of Right-of-Way easement documents recorded in the Bernalillo County Clerks office on April 8, 1954 in Book 142A, Page 261.

Physical address of subject site:

[7110 Central Ave SW](#)

Subject site cross streets:

Central Avenue and Amanda Street SW

Other subject site identifiers:

Vacant lot

This site is located on the following zone atlas page:

K-10-Z

Captcha

x

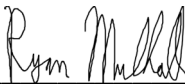


**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART I - PROCESS	
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type:	Preliminary / Final Plat of Minor Subdivision
Decision-making Body:	Development Hearing Officer (DHO)
Pre-Application meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Neighborhood meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Mailed Notice required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Note: if yes, see second page
PART II – DETAILS OF REQUEST	
Address of property listed in application:	7226 Central Ave SW
Name of property owner:	Skyview West Industrial Park, LLC
Name of applicant:	CSI - Carsian Surveys, Inc.
Date, time, and place of public meeting or hearing, if applicable:	June 26, 2024 at 9AM, DHO Hearing held over zoom meeting (link provided in DHO agenda on city website)
Address, phone number, or website for additional information:	Please email cartesianryan@gmail.com or call 505-896-3050 for more info on plat.
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.	
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.	
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.	
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.	

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.

 _____ (Applicant signature)
 June 17, 2024 _____ (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.



Ryan Mulhall <cartesianryan@gmail.com>

Los Volcanes NA - Notice of Prelim / Final Plat App. for Prop. Tract I-1 and I-2, Coors Plaza / 7226 Central Ave SW

Ryan Mulhall <cartesianryan@gmail.com>
To: nedcarla@live.com, douglascooper@hotmail.com

Mon, Jun 17, 2024 at 12:55 PM

Good morning Los Volcanes Neighborhood Association representatives,

Cartesian Surveys intends to submit, on behalf of our client, Skyview West Industrial Park. LLC, for preliminary / final plat review of a minor subdivision to consolidate the remaining portions of three tracts into two new tracts (Tract I-1 and I-2, Coors Plaza). The vacant property is located at 7226 Central Ave SW.

The application requires review at a public hearing for the Development Hearing Officer of the City, and while no action is necessary on your part, as a nearby neighborhood association, we are required to notify you of our intent to submit for review with the city.

Attached is the site sketch of the proposed subdivision, a zone atlas page highlighting the location of the property, and the city-required notice forms to summarize the basic information of our submission.

We expected this platting action to be heard on June 26th, 2024 at a public Development Hearing Officer (DHO) hearing, held over zoom under project number PR-2022-007299, but given the late submission we're looking to make it might fall on July 17th. No matter the case, the link to the hearing will be provided on the City website for the DHO agenda.

If you have any questions regarding the planned subdivision please let us know. Thank you for your consideration,
Ryan Mulhall

--

[CSI - Cartesian Surveys, Inc.](#)

[PO Box 44414](#)

[Rio Rancho NM 87174](#)


[\(p\)505-896-3050 \(Extension 107\)](#)

[\(f\)505-891-0244](#)

www.cartesiansurveys.com


[Email: cartesianryan@gmail.com](mailto:cartesianryan@gmail.com)

4 attachments

 **CABQ-Off_pub_notice_form-PR-2022-007299.pdf**
245K

 **LVNA Emailed-Notice-PubHearing-Fplat_DHO_PR-2022-007299.pdf**
224K

 **IDOZoneAtlasPage_K-10-Z.pdf**
460K

 **221223_SS_(6-14-24).pdf**
547K

[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association

Date of Notice*: _____

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: _____

Name of NA Representative*: _____

Email Address* or Mailing Address* of NA Representative¹: _____

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* _____
Location Description _____
2. Property Owner* _____
3. Agent/Applicant* [if applicable] _____
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*: _____

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. This application will be decided at a public meeting or hearing by*:

- Zoning Hearing Examiner (ZHE)
- Development Hearing Officer (DHO)
- Landmarks Commission (LC)
- Environmental Planning Commission (EPC)

Date/Time*: _____

Location*³: _____

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

_____ Please email cartesianryan@gmail.com or call 505-896-3050 for more info

Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ _____

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project*:

- Deviation(s)
- Variance(s)
- Waiver(s)

Explanation*:

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
- a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*
 - d. **For residential development***: Maximum number of proposed dwelling units.
 - e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] _____
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinurl.com/idozoningmap>



Ryan Mulhall <cartesianryan@gmail.com>

SWAN Coal. - Notice of Prelim / Final Plat App. for Prop. Tract I-1 and I-2, Coors Plaza / 7226 Central Ave SW

Ryan Mulhall <cartesianryan@gmail.com>
To: HOUSEALBCHROME@gmail.com, gerulibbarri1@gmail.com

Mon, Jun 17, 2024 at 12:58 PM

Good morning Southwest Alliance of Neighborhoods Coalition representatives,

Cartesian Surveys intends to submit, on behalf of our client, Skyview West Industrial Park. LLC, for preliminary / final plat review of a minor subdivision to consolidate the remaining portions of three tracts into two new tracts (Tract I-1 and I-2, Coors Plaza). The vacant property is located at 7226 Central Ave SW.

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[PO Box 44414](#)

[Rio Rancho NM 87174](#)


[\(p\)505-896-3050 \(Extension 107\)](#)

[\(f\)505-891-0244](#)

www.cartesiansurveys.com


[Email: cartesianryan@gmail.com](mailto:cartesianryan@gmail.com)

4 attachments

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Neighborhood Association (NA)*: _____

Name of NA Representative*: _____

Email Address* or Mailing Address* of NA Representative¹: _____

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

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 - Permit _____ (Carport or Wall/Fence – Major)
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 - Waiver
 - Other: _____

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² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

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 - e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] _____
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____
-

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Useful Links

Integrated Development Ordinance (IDO):

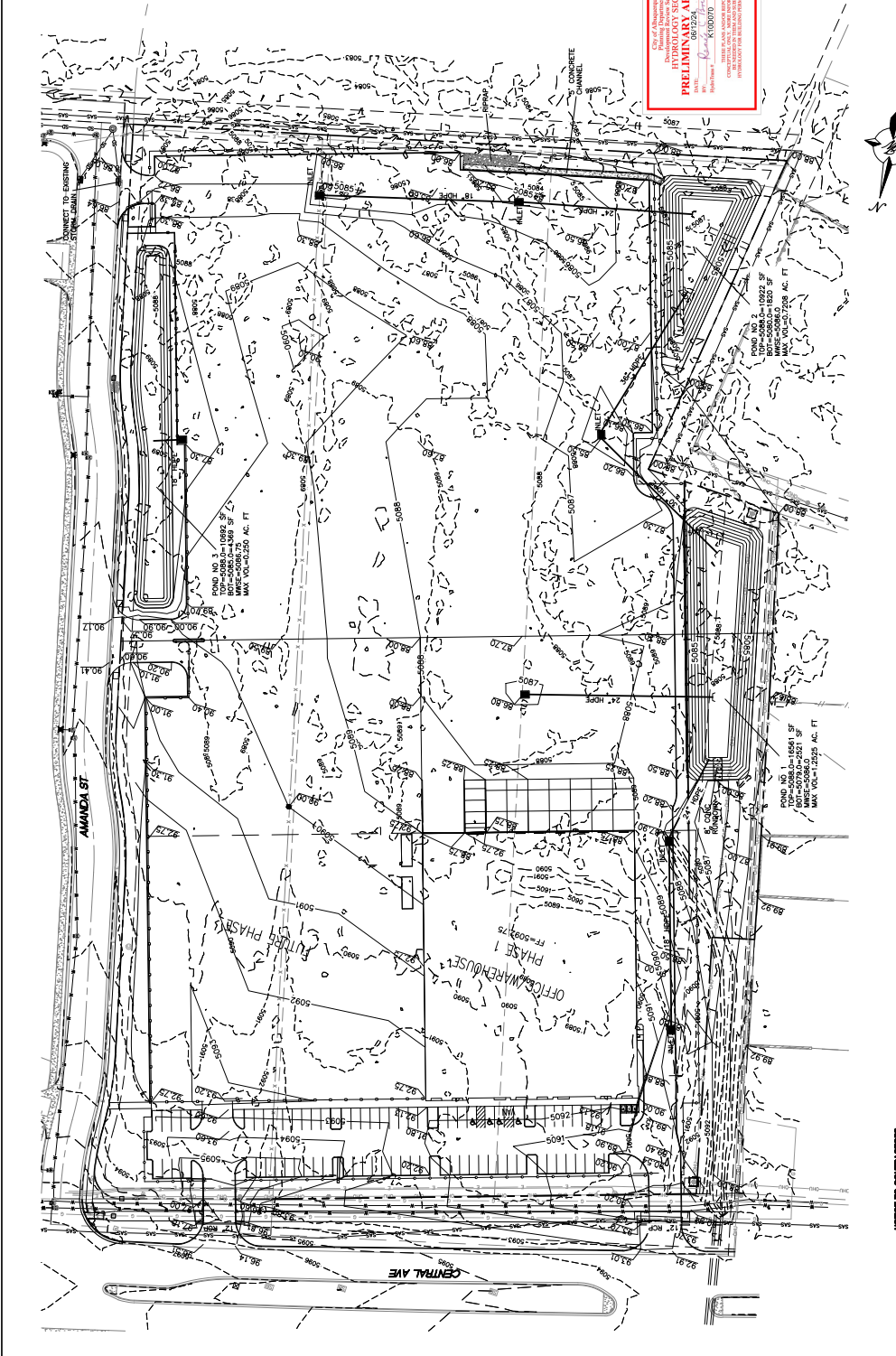
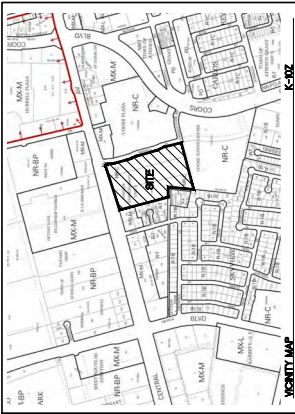
<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinurl.com/idozoningmap>



PRELIMINARY APPROVED
 Hydrology Department
 Planning & Development
 City of Albuquerque
 1000 University Blvd, NE
 Albuquerque, NM 87109
 505-243-7000
 www.ci.albuquerque.nm.us

DRAINAGE MANAGEMENT PLAN:
 PHASE 1: 1.45 AC OF OFFICE WAREHOUSE IN PHASE 1 WITH A POSSIBLE FUTURE 45,000 SF ADDITION IN PHASE 2. PROPOSED FACILITIES, DRIVE PAVES, AND SIDEWALKS TO BE CONSTRUCTED IN ACCORDANCE WITH SANTA FE COUNTY SPECIFICATIONS.
 PHASE 2: 1.45 AC OF OFFICE WAREHOUSE IN PHASE 2. PROPOSED FACILITIES, DRIVE PAVES, AND SIDEWALKS TO BE CONSTRUCTED IN ACCORDANCE WITH SANTA FE COUNTY SPECIFICATIONS.
 PHASE 3: 1.45 AC OF OFFICE WAREHOUSE IN PHASE 3. PROPOSED FACILITIES, DRIVE PAVES, AND SIDEWALKS TO BE CONSTRUCTED IN ACCORDANCE WITH SANTA FE COUNTY SPECIFICATIONS.

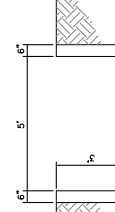
	SKYVIEW WEST ALBUQUERQUE, NM CONCEPTUAL GRADING PLAN
DRAWN BY pm 6-6-24 DRAWING	SHEET # GR-1 JOB # 2023062
6-6-24 R. BOWMAN	TERRACON CONSULTING, LLC 1571 MONY PARK PL. NE ALBUQUERQUE, NM 87109 www.terracon.com

EROSION CONTROL NOTES:

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR SHALL MAINTAIN EXISTING VEGETATION ON SITE DURING CONSTRUCTION, MAINTAINING RUN-OFF THAT GETS INTO EXISTING RIGHT-OF-WAY.
- REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT FROM EXCAVATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (COUNTY) OF ANY PROJECT.
- ALL SLOPES NOT STABILIZED AT THE END OF THE PROJECT SHALL BE PROTECTED IN ACCORDANCE WITH SANTA FE COUNTY SPECS OR 1" GRADING.

NOTE TO CONTRACTORS:

- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED RIGHT-OF-WAY.
- ALL WORK DETAIL ON THESE PLANS TO BE PERFORMED, SHALL BE CONSTRUCTED IN ACCORDANCE WITH SANTA FE COUNTY SPECIFICATIONS.
- CONTRACTOR MUST CONTACT UTILITY LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
- EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT THE CONTRACT CAN BE RESOLVED WITH A MINIMUM OF ANY PROJECT.
- BACKFILL COMPACTION SHALL BE ACCORDING TO SANTA FE COUNTY SPECIFICATIONS.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.



CAUTION
 ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY DAMAGE TO UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND APPROVED BY THE ENGINEER.

GRAPHIC SCALE
 0 2 4 6 8 10
 (IN FEET)
 1 inch = 50 ft.

CONCRETE CHANNEL CROSS SECTION
 CHANNEL SLOPE = 0.5%
 FLOW DEPTH = 2 FT
 FREE BOARD = 1 FT
 N=0.013
 Q CAPACITY=867 CFS > Q REQUIRED=86.31 CFS
 V=6.7 F/IS

DRAINAGE MANAGEMENT PLAN:
 PHASE 1: 1.45 AC OF OFFICE WAREHOUSE IN PHASE 1 WITH A POSSIBLE FUTURE 45,000 SF ADDITION IN PHASE 2. PROPOSED FACILITIES, DRIVE PAVES, AND SIDEWALKS TO BE CONSTRUCTED IN ACCORDANCE WITH SANTA FE COUNTY SPECIFICATIONS.
 PHASE 2: 1.45 AC OF OFFICE WAREHOUSE IN PHASE 2. PROPOSED FACILITIES, DRIVE PAVES, AND SIDEWALKS TO BE CONSTRUCTED IN ACCORDANCE WITH SANTA FE COUNTY SPECIFICATIONS.
 PHASE 3: 1.45 AC OF OFFICE WAREHOUSE IN PHASE 3. PROPOSED FACILITIES, DRIVE PAVES, AND SIDEWALKS TO BE CONSTRUCTED IN ACCORDANCE WITH SANTA FE COUNTY SPECIFICATIONS.