



September 11, 2025

Planning Department
City of Albuquerque
600 2nd St NE
Albuquerque, NM 87102

**RE: Parcel 1 & 2, Town of Atrisco Grant
(SE Quadrant Universe Blvd. & Paseo del Norte Retail Center)**

Subject: Sketch Plat

Isaacson & Arfman, Inc., as agent for Edwards Commercial Real Estate, Inc., (the Developer) hereby requests a sketch plat review for Parcels 1 & 2, Town of Atrisco Grant (SE Quadrant Universe Blvd. & Paseo del Norte Retail Center). The replat will realign the existing lot line between the two parcels as further designated in the attached application.

The proposed final plat will include the future vacation of existing easements, granting new easements, the elimination of the internal lot line, future dedication of additional public right-of-way along Universe Blvd and Paseo del Norte, and creating two new tracts in preparation for future commercial development.

Our office submitted a Sketch Plat in July of 2023 for this property (PS-2023-00124). The developers and design team have worked diligently to work with the different City departments to address the comments. A new conceptual site plan was created by the architect, and our office recently had several conversations with City Transportation and the DMD project manager for the Paseo del Norte Phase 2 construction project that is in design for the roads along our frontage.

During these meetings it was agreed that the south right of way line of Paseo del Norte was to be set at 76' from the proposed centerline. The right of way dedication of Universe however was not decided due to the current design by DMD. In order for the development to be viable, a full intersection to the site along Universe is required, with a secondary emergency access being provided to satisfy the requirement of the Fire Marshal Office.

Sincerely,
Isaacson & Arfman Inc.

Justin Thor Simenson

Attachments:

Sketch Plat showing the easement dedication, right of way dedication, and new tract lines.
Sketch Plat with the Paseo del Norte Phase 2 design as an overlay.
Conceptual Architectural Site Plan for the future commercial development.
ALTA Survey of the existing site conditions and topography.