



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

MISCELLANEOUS APPLICATIONS		<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)	
<input type="checkbox"/> Site Plan Administrative DFT (Forms P & P2)		PRE-APPLICATIONS	
<input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)		<input type="checkbox"/> Sketch Plat Review and Comment (Form S3)	
<input type="checkbox"/> Amendment to Infrastructure List (Form S3)		<input type="checkbox"/> Sketch Plan Review and Comment (Form S3)	
<input type="checkbox"/> Temporary Deferral of S/W (Form S3)		APPEAL	
<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form S3)		<input type="checkbox"/> Administrative Decision (Form A)	
BRIEF DESCRIPTION OF REQUEST			
APPLICATION INFORMATION			
Applicant/Owner:		Phone:	
Address:		Email:	
City:	State:	Zip:	
Professional/Agent (if any):		Phone:	
Address:		Email:	
City:	State:	Zip:	
Proprietary Interest in Site:		List <u>all</u> owners:	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.:		Block:	Unit:
Subdivision/Addition:		MRGCD Map No.:	UPC Code:
Zone Atlas Page(s):		Existing Zoning:	Proposed Zoning
# of Existing Lots:		# of Proposed Lots:	Total Area of Site (Acres):
LOCATION OF PROPERTY BY STREETS			
Site Address/Street:		Between:	and:
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			
I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.			
Signature:		Date:	
Printed Name:		<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent	

FORM S3: ADMINISTRATIVE APPLICATIONS – Development Facilitation Team (DFT) as of 12/25/2022**_ AMENDMENT TO INFRASTRUCTURE LIST**

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

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Proposed Amended Infrastructure List
- ___ 6) Original Infrastructure List

_ TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) A scale drawing showing the location of the deferred sidewalk with appropriate dimensions

_ EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled

- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the deferral or extension
- ___ 6) Drawing showing the sidewalks subject to the proposed deferral or extension

**_ INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA)
EXTENSION**

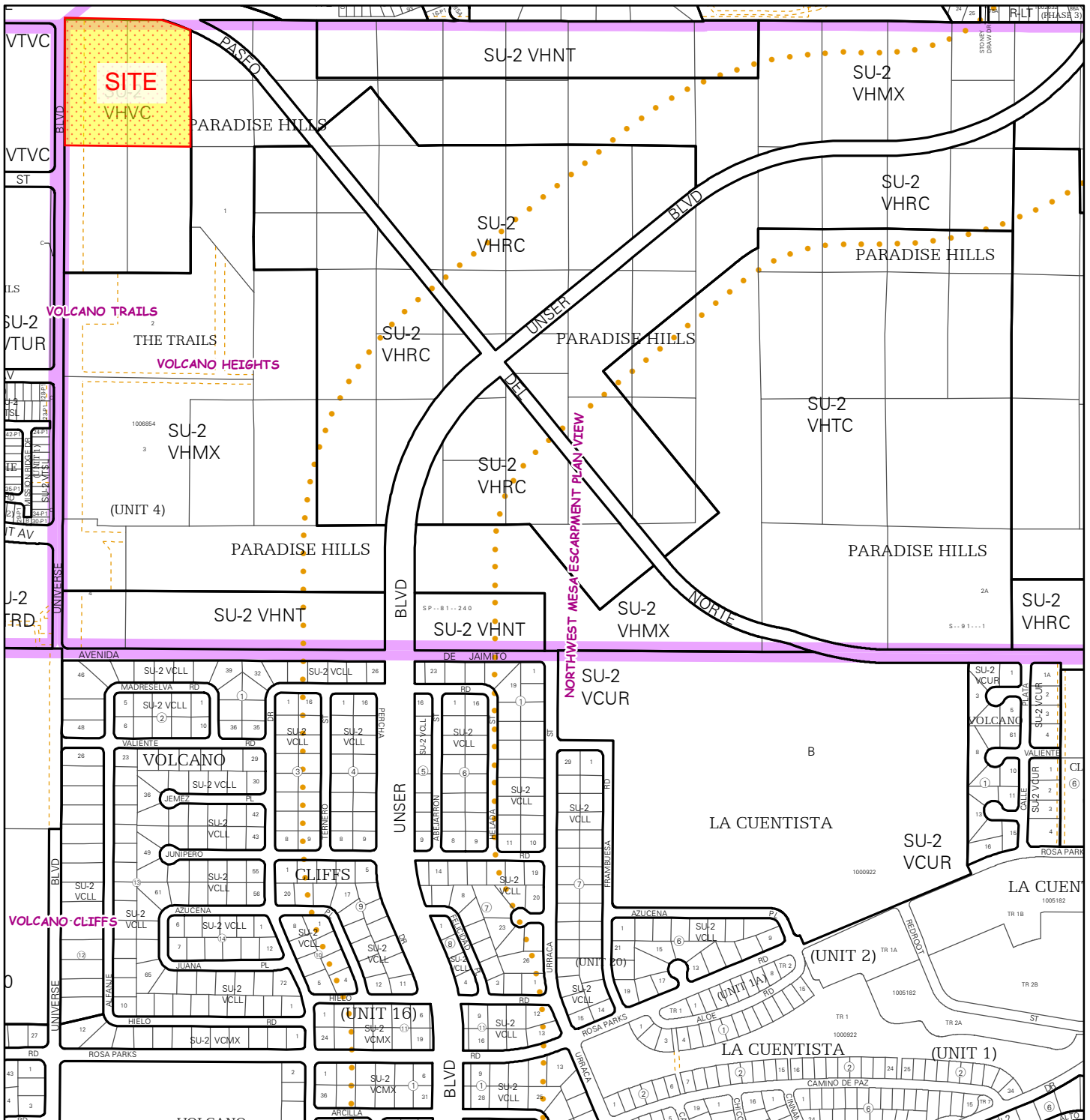
A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as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

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- ___ 6) Preliminary Plat or Site Plan
- ___ 7) Copy of DRB approved Infrastructure List
- ___ 8) Copy of recorded IIA

_ SKETCH PLAT OR SKETCH PLAN REVIEW AND COMMENT

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

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter describing, explaining, and justifying the request
- ___ 5) Scale drawing of the proposed subdivision plat or Site Plan
- ___ 6) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use



For more current information and details visit: <http://www.cabq.gov/gis>

Map amended through: 1/28/2016

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-10-Z

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

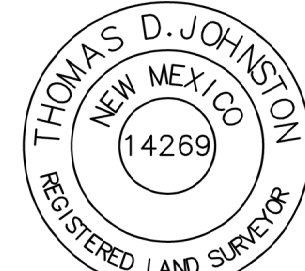
ALTA/NSPS LAND TITLE SURVEY

SURVEYOR'S CERTIFICATION:

TO:
 (BUYER), TBD
 (LENDER), TBD
 (TITLE COMPANY), Stewart Title Company
 (UNDERWRITER), Stewart Title Guaranty Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys", jointly established and adopted by ALTA and NSPS in 2016, and includes Items 1, 2, 3, 4, 6, 7(a), 7(b), 7(c), 8, 9, 10 & 11(a) (location of utilities per visible, above-ground, on-site observation) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

Thomas D. Johnston, NMPS 14269
 DECEMBER 4, 2020



WAYJOHN SURVEYING, INC.

SURVEY LEGAL DESCRIPTION:

Parcel 1:
 A certain parcel of land located in the Alameda Grant, being more particularly described as follows:
 Beginning for a tie at the U. S. L. O. marker on the South boundary of the Town of Alameda Grant, which is a point common to Sections 15 and 16, T11N, R2E, N. M. P. M., Bernalillo County, New Mexico;
 Running thence N. 0° 02' E., a distance of 2,622.60 feet to the SW corner and Point of Beginning of the parcel herein described;
 Thence, N. 0° 02' E., a distance of 660.0 feet to the NW corner;
 Thence, N. 89° 55' 30" E., a distance of 330.0 feet to the NE corner;
 Thence, S. 0° 02' W., a distance of 660.0 feet to the SE corner;
 Thence, S. 89° 55' 30" W., a distance of 330.0 feet to the Point of Beginning.

Parcel 2:
 A certain parcel of land located in the Alameda Grant, being more particularly described as follows:
 Beginning for a tie at the U. S. L.O. marker on the south boundary of the Town of Alameda Grant, which is a point common to Sections 15 and 16, T11N, R2E, N.M.P.M., Bernalillo County, New Mexico;
 Running thence N. 0° 02' E., a distance of 2,622.60 feet to a point;
 Thence, N. 89° 55' 30" E., a distance of 330.0 to the SW corner and Point of Beginning of the parcel herein described;
 Thence, N. 0° 02' E., a distance of 660.0 feet to the NW corner;
 Thence, N. 89° 55' 30" E., a distance of 330.0 feet to the NE corner;
 Thence, S. 0° 02' W., a distance of 660.0 feet to the SE corner;
 Thence, S. 89° 55' 30" W., a distance of 330.0 feet to the Point of Beginning.

LESS AND EXCEPT that portion granted to the City of Albuquerque by document recorded August 29, 2006, in Book A123, Page 1068, as Doc. No. 2006131422
 A certain parcel of land identified as permanent right of way situate within projected Section Fifteen, Township 11 North, Range 2 East of the NMPM within the Town of Alameda Grant, Bernalillo County, City of Albuquerque, New Mexico, said parcel being further described as part of Tracts 1 and 2 shown in the Warranty Deed filed in the office of the Bernalillo County Clerk December 15, 1999 in Book 9916, Page 2694;

Beginning at the Southeast Corner of the parcel herein described whence the ACS Monument "9-010" found in place bears S330°31'34"E, 4,649.67 feet distant and on a point of curvature to the left; thence 155.48 feet along the arc of said curve with a Radius of 965.00 feet, a Central Angle of 09°13'54" and a Chord of 155.31 feet which bears N700°05'03"W, to a point on the North line of said Tract 1 and the Southerly Right of Way of Paseo del Norte NW as shown and dedicated on the Bulk Land Plat of Tracts H-A & H-12, Ventana Ranch filed for record in the Office of the Bernalillo County clerk December 03, 2001 as shown in Book 2001C, Page 315; thence S89°49'31"E, along said Southerly Right of Way a distance of 146.29 feet to the Northeast Corner of said Tract 2; thence S00°16'59"W, along the East line of said Tract 2 a distance of 52.46 feet to the Point or Place of Beginning of said parcel.

SURVEYOR'S NOTES:

- INGRESS AND EGRESS TO THE SUBJECT PROPERTY IS PROVIDED BY PASEO DEL NORTE, NW, AND UNIVERSE BOULEVARD, NW, DEDICATED AND ACCEPTED RIGHTS-OF-WAY MAINTAINED BY THE CITY OF ALBUQUERQUE.
- THE TITLE LINES AND ACTUAL POSSESSION LINES ARE THE SAME.
- THE SUBJECT PROPERTY IS NOT SERVED AND IS NOT SERVICED BY ANY ADJOINING PROPERTY FOR DRAINAGE, INGRESS AND EGRESS EXCEPT AS SHOWN.
- MONUMENTATION RECOVERED, ACCEPTED OR SET IS AS NOTED HEREON.

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE NEW MEXICO STATE PLANE GRID, BASED ON ALBUQUERQUE CONTROL SYSTEM MONUMENTATION. ALL BEARINGS AND DISTANCES ARE FIELD MEASURED. RECORD BEARINGS AND/OR DISTANCES ARE SHOWN IN PARENTHESES.

ELEVATIONS:

ELEVATIONS SHOWN HEREON ARE NAVD 1988, BASED ON ALBUQUERQUE CONTROL SYSTEM MONUMENTATION.

TBM: NE PROPERTY CORNER (#4 REBAR "WAYJOHN 14269")
 ELEVATION: 5417.55'

FLOOD INFORMATION:

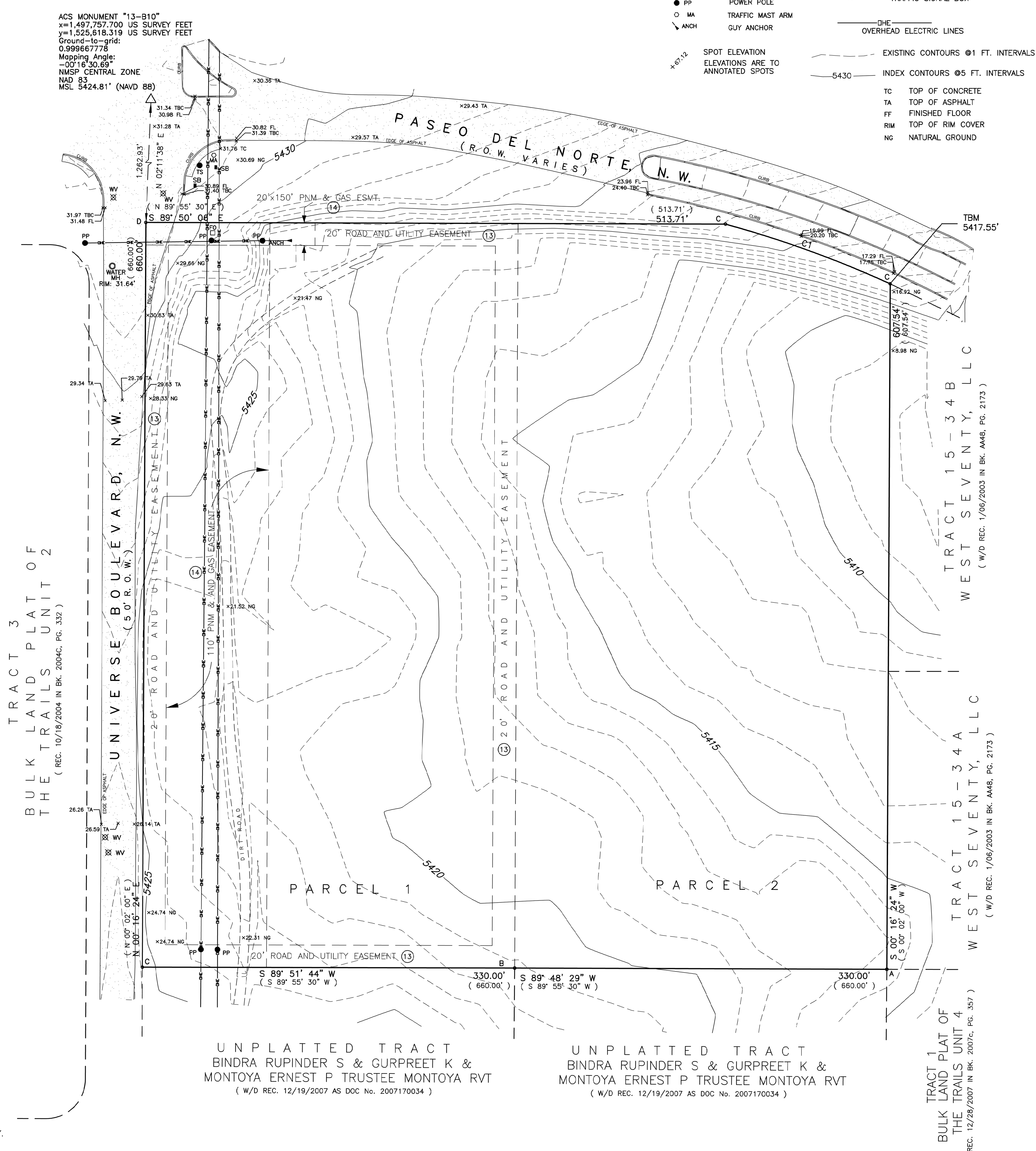
THIS PROPERTY DOES LIE IN AN AREA COVERED BY A FORMAL F.E.M.A. FLOOD STUDY. PROPERTY LIES WITHIN ZONE "X" (NO Flood Hazard) AND IS NOT SUBJECT TO 100-YEAR FLOOD HAZARDS. REFERENCE: FLOOD INSURANCE RATE MAP, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO PANEL 350002 0111 G; EFFECTIVE DATE: SEPTEMBER 26, 2008.

STATEMENT OF ENCROACHMENTS:

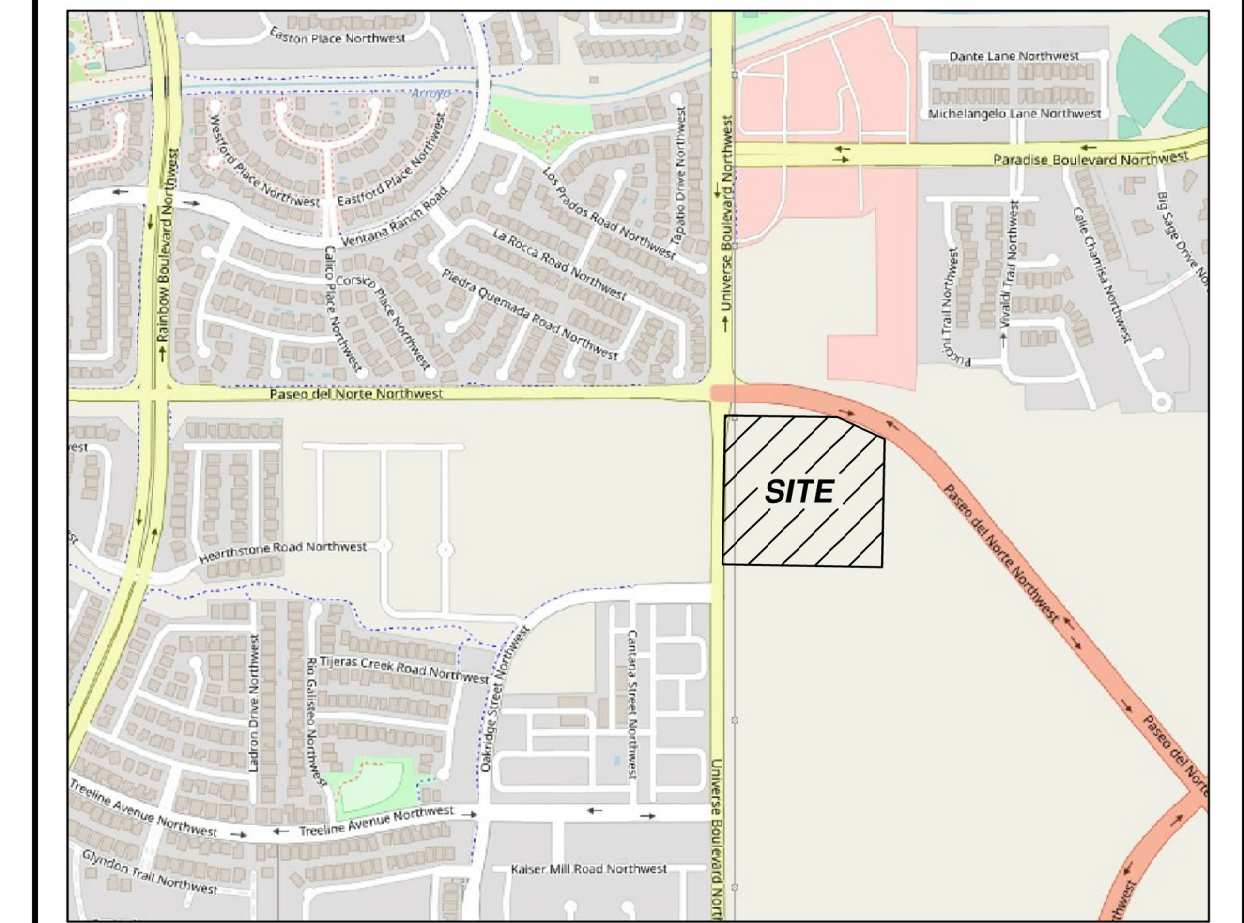
(A) THERE ARE NO EDIFICIAL ENCROACHMENTS AT THE TIME OF THIS SURVEY.

LEGEND:

- WV WATER VALVE
- FO FIBER OPTIC PEDESTAL
- PP POWER POLE
- MA TRAFFIC MAST ARM
- ANCH GUY ANCHOR
- MH MANHOLE (TYPE)
- SB TRAFFIC SIGNAL BOX
- OHE OVERHEAD ELECTRIC LINES
- EXISTING CONTOURS @ 1 FT. INTERVALS
- INDEX CONTOURS @ 5 FT. INTERVALS
- TC TOP OF CONCRETE
- TA TOP OF ASPHALT
- FF FINISHED FLOOR
- RIM TOP OF RIM COVER
- NG NATURAL GROUND
- SPOT ELEVATION ELEVATIONS ARE TO ANNOTATED SPOTS



VICINITY MAP (NOT TO SCALE)



NOTES CORRESPONDING TO SCHEDULE B:

- STEWART TITLE GUARANTY COMPANY COMPANY COMMITMENT NO. 1011805 EFFECTIVE DATE NOVEMBER 30, 2020 AT 8:00 A.M.
- Reservations contained in Patent from United States of America, filed in Book 64, page 412, records of Bernalillo County, New Mexico. Item affects subject property. Item is not plotted hereon. Item is blanket in nature.
 - Reservations contained in Deeds recorded in Book D513, Page 189, in Book D239A, Page 795 as Doc No. 1985037672, in Book 93-36, Page 4639 as Doc. No. 1993143457, in Book 96-33, Page 4756, as Doc. No. 1996136020 and in Book 97-1, Page 8224, as Doc. No. 1997003590 records of Bernalillo County, New Mexico. Item affects subject property. Item is not plotted hereon. Item is blanket in nature.
 - Easements as reserved in those Deeds recorded in Book 107A, Page 150 as document numbered 1979081890, records of Bernalillo County, New Mexico. Item affects subject property. Item is plotted hereon.
 - Public Service Company of New Mexico Joint Electric and Gas Easement, and incidental purposes thereto, recorded March 23, 2004 in Book 474 Page 7750 as Doc. No. 2004037861 records of Bernalillo County, New Mexico. Item affects subject property. Item is plotted hereon.

SITE RESTRICTIONS:

ZONE: MX-M MIX-USE MODERATE INTENSITY
 ZONING REPORT NOT PROVIDED.
 SITE RESTRICTIONS ARE AVAILABLE FROM THE ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE. CABO ZONING DEPT. (505) 924-3850.

AREA:
 432,034.80 sq. ft.
 9.9182 Acres

SCALE: 1 INCH = 50 FEET

- FOUND/SET MONUMENT LEGEND:**
- A: FOUND #5 REBAR AND CAP - "PS 11808"
 - B: FOUND #5 REBAR AND CAP - "PS 7719"
 - C: SET #4 REBAR AND CAP - "WAYJOHN PS 14269"
 - D: SET PK NAIL AND DISK "WAYJOHN PS 14269"

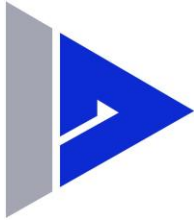
CURVE NO.	RADIUS	LENGTH	CENTRAL ANGLE	CHORD
C1	965.00'	155.49'	09° 13' 55"	S 70° 05' 42" E, 155.32'
(C1)	965.00'	155.49'	--	S 70° 05' 56" E, 155.32'



1609 2nd Street, N.W., Albuquerque, NM 87102
 Phone: (505) 255-2052 Fax: (505) 255-2887

Date of Survey: 12/03/2020 Draftsman: J T K
 Date of Last Revision: 12/4/2020

ALTA-11-03-2020



July 06, 2023

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)**

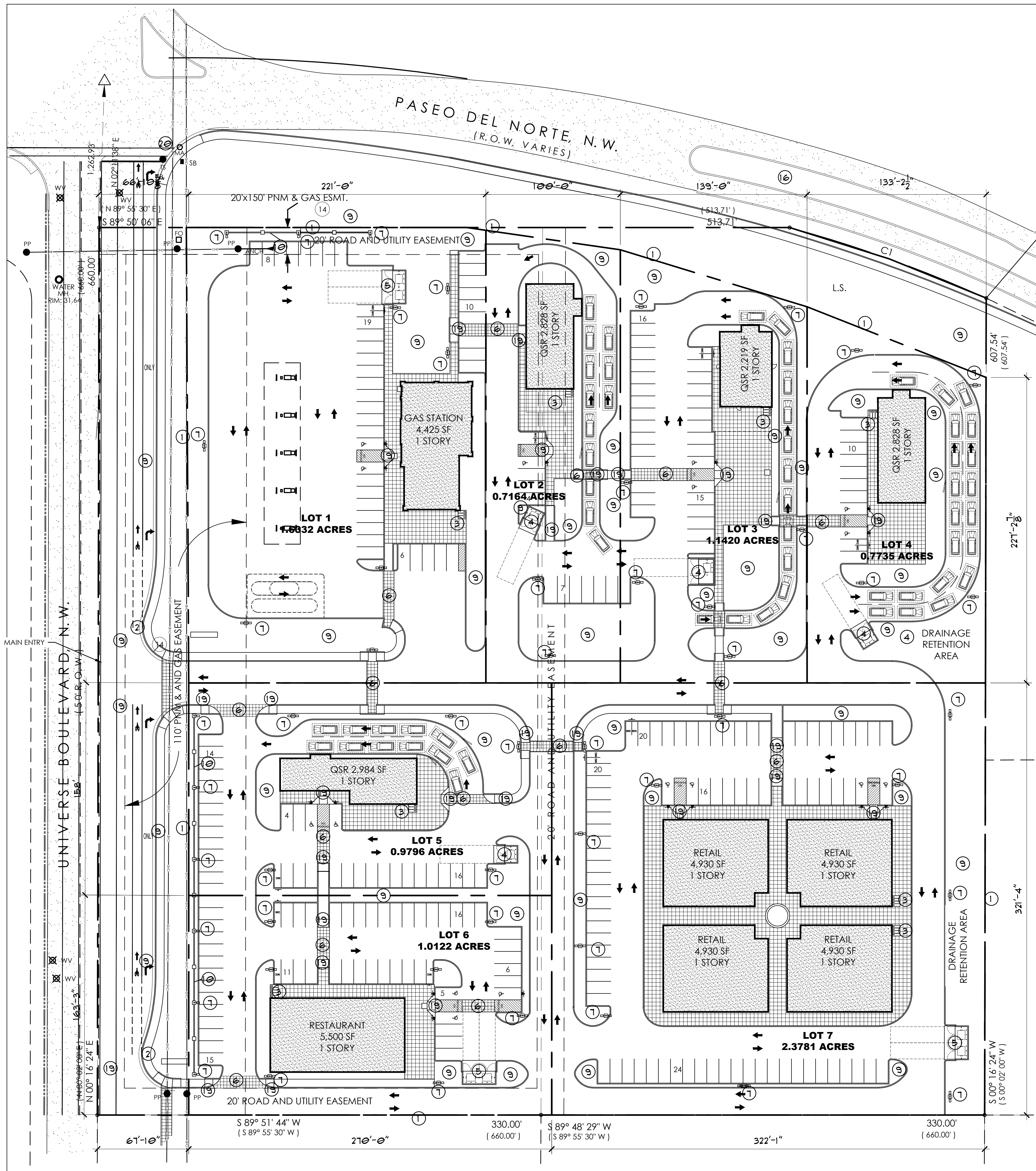
Subject: Sketch Plat

Isaacson & Arfman, Inc., as agent for Browning Commercial Real Estate, Inc., (the Developer) hereby requests a sketch plat review for the platting Parcel 1 & 2, Town of Atrisco Grant (SE Quadrant Universe Blvd. & Paseo del Norte Retail Center) into 7 lots as further designated in the attached application.

The proposed plat includes vacating existing easements and lot lines, dedicating additional public right-of-way along Universe Blvd and Paseo del Norte, and dedicating new access and utility easements to service future commercial development. A conceptual layout of the commercial development is included in the application for context.

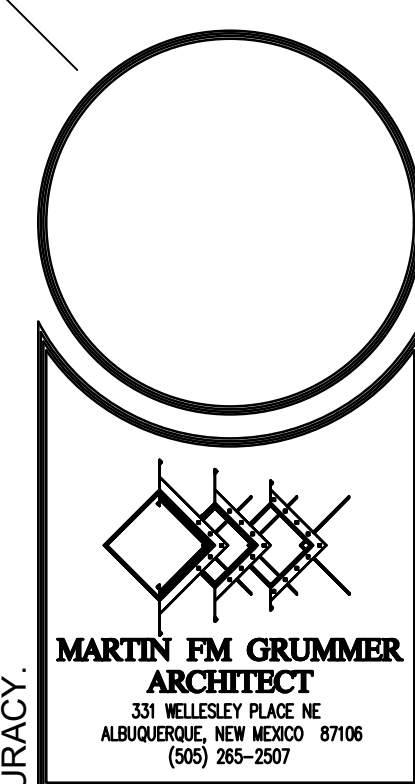
Sincerely,
ISAACSON & ARFMAN INC.

Justin Thor Simenson



KEYED NOTES

- ① PROPERTY LINE
- ② MONUMENT SIGN
- ③ BICYCLE RACK LOCATION -
- ④ DUMPSTER ENCLOSURE
- ⑤ DOUBLE DUMPSTER ENCLOSURE
- ⑥ CROSSWALK, TEXTURED, WITH BRICK OR TILE WALKS
- ⑦ SITE LIGHTING
- ⑧ 8'-0" X 1'-6" BENCH, LOCATION NOT TO BE WITH DOORS OR STREET TREES
- ⑨ LANDSCAPE AREA
- ⑩ SCREEN WALL-MAX. HEIGHT 3'
- ⑪ TRASH RECEPTACLES
- ⑫ TRANSFORMER LOCATION
- ⑬ FIRE HYDRANT
- ⑭ SITE WALK
- ⑮ EXISTING LOT LINE
- ⑯ EXISTING MEDIANS
- ⑰ EXISTING BUS STOP
- ⑱ EXISTING SIDEWALK
- ⑲ HANDICAP RAMP SEE DETAILS SHT. A1.3
- ⑳ EXISTING HANDICAP RAMP, MUST COMPLY WITH ADA OR BE MODIFIED ACCORDINGLY
- ㉑ FIV LOCATION
- ㉒ FDC LOCATION



PASEO DEL NORTE & UNIVERSE
PASEO DEL NORTE NW
ALBUQUERQUE, NM 87114
SITE DEVELOPMENT PLAN

DATE: 30 JUNE 2023
 DRAWN BY: MFMG
 CHECKED BY:
 VERIFIED BY:

REVISIONS

NO.	DATE	DESCRIPTION

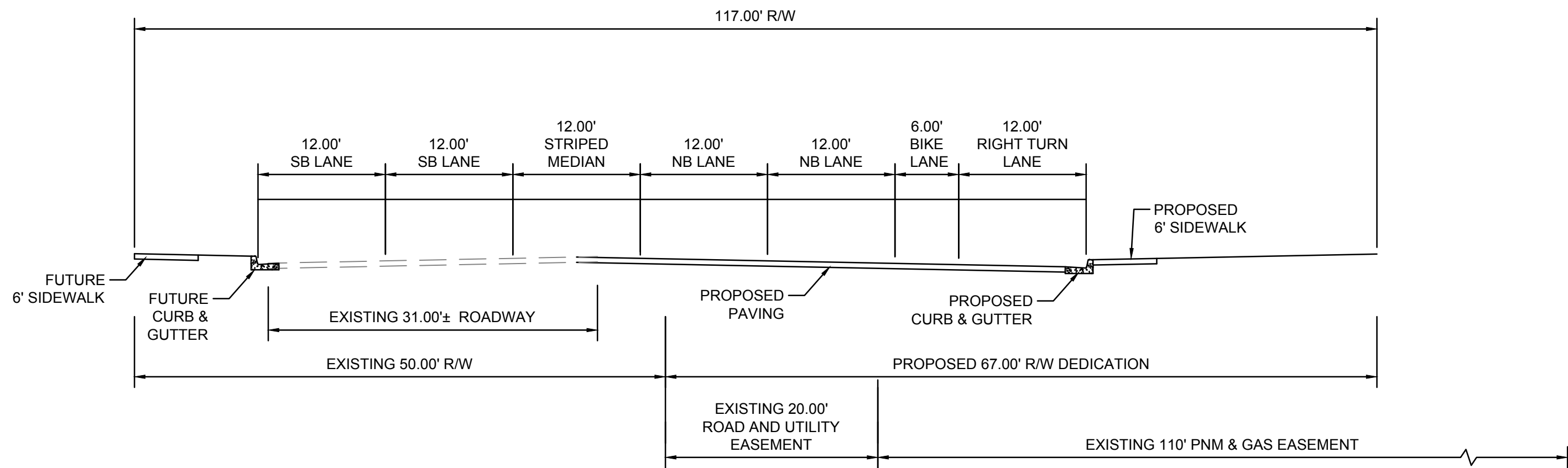
BUILDING	SQ. FT.	USE/AREA	FACTOR	PARKING REQUIRED	PARKING PROVIDED	INCLUDES HC (REQ) PARKING	PLUS MC (REQ) PARKING	BICYCLE PARKING (REQ)
BLDG 1	4,425 SF	FUELING STATION	4/1000	18	43	2 (1)	2 (1)	3 (3)
BLDG 2	2,828 SF	DRIVE THRU	STACKING	12	11 + STACKING	2 (1)	2 (1)	3 (3)
BLDG 3	2,219 SF	DRIVE THRU	STACKING	12	31 + STACKING	2 (1)	2 (1)	3 (3)
BLDG 4	2,828 SF	DRIVE THRU	STACKING	12	10 + STACKING	2 (1)	2 (1)	3 (3)
BLDG 5	2,984 SF	DRIVE THRU	STACKING	12	34 + STACKING	2 (1)	1 (1)	3 (3)
BLDG 6	5,500 SF	RESTAURANT	8/1000	44	53	3 (3)	3 (2)	5 (5)
BLDG 7	19,720 SF	OFFICE	3.5/1000	70	80	4 (4)	4 (3)	8 (7)
	4,019 SF			180	262 + STACKING	17 (12)	17 (10)	28 (27)

SITE DEVELOPMENT PLAN

1" = 40'-0"

SHEET NO:
A1.1

ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWING ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY.



UNIVERSE BLVD ULTIMATE ROADWAY SECTION

SCALE: 1"=10'