

May 30, 2025

DHO Chair
City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87103

Re: Carlisle and Menaul Commercial Development, American Square Tract 2-B – Preliminary Plat Submittal

Dear DHO Chair,

Enclosed for Development Hearing Officer (DHO) Preliminary Plat review and comment are copies of the following information:

- Form PLT
- Infrastructure List
- Justification Letter
- Preliminary Plat
- Letter from the Office of Neighborhood Coordination and Neighborhood
- Proof of Sketch Plat
- Sidewalk Exhibit
- Sign Posting Agreement
- Zone Atlas Map

This preliminary plat is being presented to the Development Hearing Officer (DHO) for the purpose of obtaining City review and approval. American Square Lot 2-B, 9.8 acres will be subdivided into 6 lots of varying sizes. City right-of-way are indicated on the preliminary plat and cross section exhibit. We are requesting this development to be built in in multiple phases.

We request that this item be scheduled for the next appropriate DHO hearing. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,



Kelly Klein, PE

Community Development and Planning

KK/cc

Enclosures

cc: Jeffery Jesionowoski,



PLAN SNAPSHOT REPORT MAJOR_PLT-2025-00007 FOR CITY OF ALBUQUERQUE

Plan Type: Preliminary Plat Applications **Project:** PR-2024-009947 (PR-2024-009947) **App Date:** 05/30/2025
Work Class: Major Preliminary Plat **District:** City of Albuquerque **Exp Date:** NOT AVAILABLE
Status: Submitted - Online **Square Feet:** 0.00 **Completed:** NOT COMPLETED
Valuation: \$0.00 **Assigned To:** **Approval**
Expire Date:
Description: Subdividing Lot 2-B of American Square into 6 lots. Requires public water, sewer and public sidewalk infrastructure

Parcel: 101605949630810915 Main	Address: 3535 Menaul Blvd Ne Albuquerque, NM 3535 Menaul Blvd Ne Main Albuquerque, NM 87107	Zone:
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Applicant KELLY KLEIN 7500 JEFFERSON ST NE CY2 ABQ, NM 87109 Business: (505) 823-1000	Owner Aim Management Corporatio 9751 Carmel Ave NE ALBUQUERQUE, NM 87122-3011 Business: (505) 259-0991 Mobile: (505) 259-0991	Owner John Sedberry Home: (505) 331-2088 Business: (505) 331-2088 Mobile: (505) 331-2088	Applicant Jennifer Restrepo 7500 Jefferson St NE Albuquerque, NM 87109 Business: (505) 798-7829
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Surveying Firm
CARTESIAN SURVEYS
AMBER PALMER
661 Quantum Rd NE Ste 11
Rio Rancho, NM 87174
Business: (505) 896-3050

Plan Custom Fields

Existing Project NumberPR-2024-009947	Existing ZoningMX-M - Mixed-Use - Medium Intensity	Number of Existing Lots1
Number of Proposed Lots6	Total Area of Site in Acres9.8	Site Address/Street3535 MENAUL BLVD NE ALBUQUERQUE NM 87107
Site Location Located Between StreetsCarlisle and Menaul	Case HistoryPA-23-095 PS-2024-00123 PR-2024-009947	Do you request an interpreter for the hearing?No
Lot and/or Tract Number2B	Block Number0000	Subdivision Name and/or Unit NumberAMERICAN SQUARE
Legal DescriptionLT 2-B PLAT FOR LOTS 2-A & 2-B AMERICAN SQUARE (BEING COMPRISED OF LOT 2 AMERICAN SQUARE) CONT 9.8252 AC	Existing Zone DistrictMX-M	Zone Atlas Page(s)H-16
Acreage9.8252	Calculated Acreage9.82535	Council District7
Community Planning Area(s)Mid Heights	Development Area(s)Change	Current Land Use(s)03 Commercial Retail
Corridor TypeMajor Transit (MT) Area	Center TypeActivity	Pre-IDO Zoning District C-2
Pre-IDO Zoning Description	Major Street Functional Classification2 - urban principal arterial , 2 - urban principal arterial , 3 - urban minor arterial , 2 - urban principal arterial , 3 - urban minor arterial	FEMA Flood ZoneX
Total Number of Dwelling Units0	Total Gross Square Footage0	Total Gross Square Footage3
Total Gross Square0	Total Gross Square Footage4	Total Gross Square0

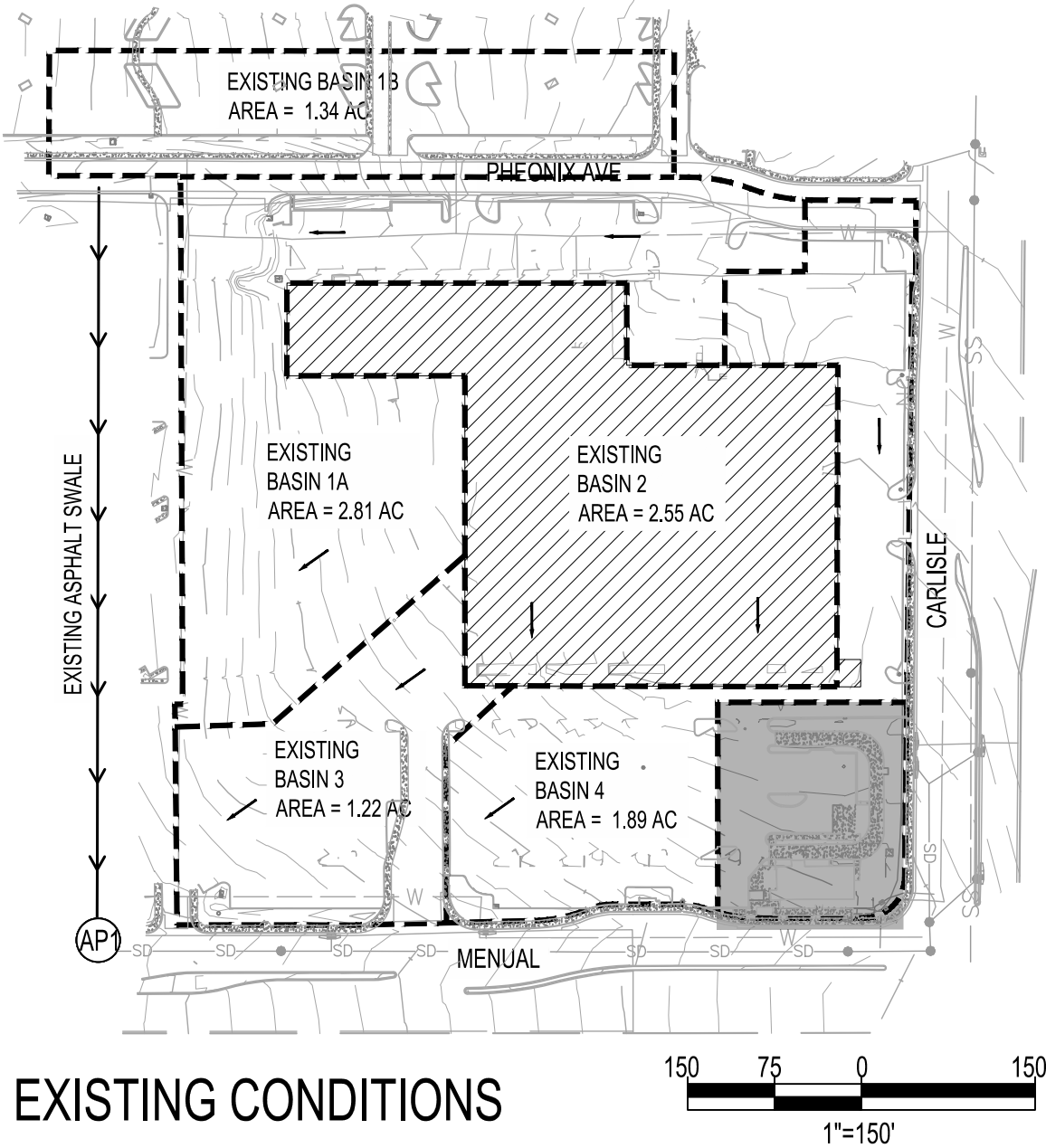
PLAN SNAPSHOT REPORT (MAJOR_PLT-2025-00007)

Footage2

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_KELLY_KLEIN_5/30/2025.jpg	05/30/2025 9:05	KLEIN, KELLY		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
NOT INVOICED	Proposed Lot Fee	\$120.00	\$0.00
	Facilitated Meeting Fee for Public Hearing Cases	\$50.00	\$0.00
	Intersection Fee	\$0.00	\$0.00
	Major Preliminary Plat Fee	\$815.00	\$0.00
	Published Notice Fee - Legal Ad	\$75.00	\$0.00
	Technology Fee	\$74.20	\$0.00
Total for Invoice NOT INVOICED		\$1,134.20	\$0.00
Grand Total for Plan		\$1,134.20	\$0.00

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		06/05/2025 12:35	
Associate Project Number v.1	Generic Action		06/05/2025 12:35
Screen for Completeness v.1	Generic Action		
Verify Payment v.1	Generic Action		
Sign Posting v.1	Generic Action		
Application Review v.1			
Create and Email Advertisement v.1	Generic Action		
DHO Hearing v.1	Hold Hearing		
Major Preliminary Plat Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		
Notice of Decision v.1			
Upload Notice of Decision v.1	Generic Action		
Confirm AGIS Approval and Upload v.1	Generic Action		
Conditions of Approval v.1			
Add in Conditions of Approval v.1	Generic Action		
Signature v.1			
Confirm Latest PLAT Uploaded v.1	Generic Action		
Confirm Latest Infrastructure List Uploaded v.1	Generic Action		
Confirm Conditions Satisfied v.1	Generic Action		
Confirm Recorded IIA Uploaded v.1	Generic Action		
Signature Review for Plats v.1	Receive Submittal		
Confirm Recorded Plat is Uploaded v.1	Generic Action		
Linked Applications v.1			
Linked Major Final Plat v.1	Create Plan Case		



EXISTING CONDITIONS:

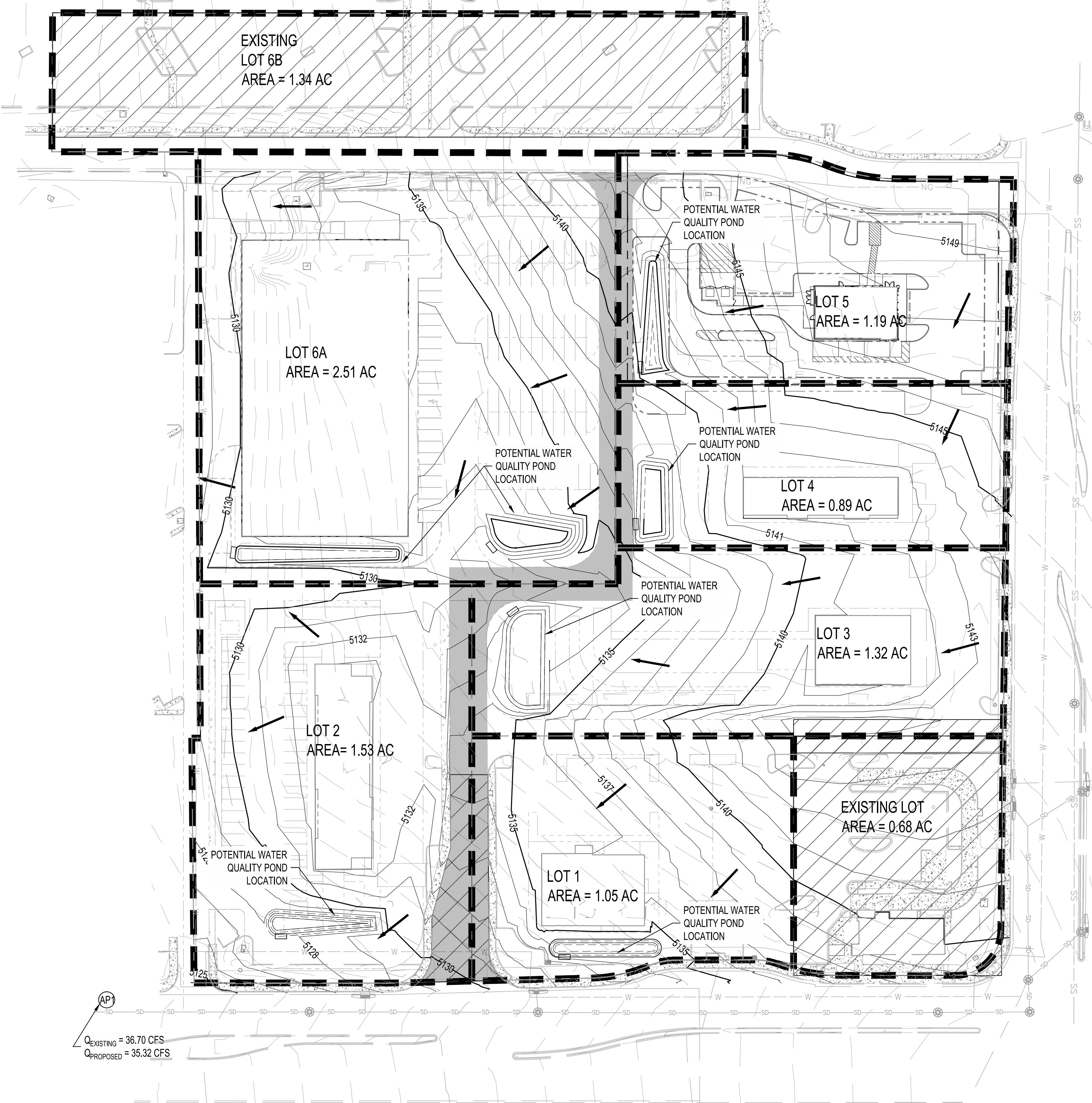
IN EXISTING CONDITIONS, THE SITE CONSISTS OF ONE LARGE BUILDING AND ASSOCIATED PARKING LOTS THAT GENERALLY SLOPES FROM THE NORTHEAST CORNER TO THE SOUTHWEST CORNER. THE SITE IS 100% IMPERVIOUS AND ALL OF THE RUNOFF GENERATED BY THE SITE IS ULTIMATELY DISCHARGING INTO MENAUL BLVD. NO OFFSITE DRAINAGE IS EXPECTED TO FLOW THROUGH THE SITE. THE ADJACENT EXISTING ESTABLISHMENT ON THE SOUTHEAST CORNER WILL REMAIN AND WILL CONTINUE TO DISCHARGE INTO MENAUL BLVD. THE NORTHERN MOST PORTION OF THE SITE, EXISTING BASIN 1B, WILL REMAIN IN UNTOUCHED DURING DEVELOPMENT. EXISTING BASIN 1B DRAINS WEST OFFSITE ALONG PHOENIX AVENUE. EXISTING BASIN 1A AND 3 DISCHARGE ALONG ON THE WESTERN BOUNDARY OF THE SITE BEFORE ENTERING AN ASPHALT SWALE THAT CONVEYS THE FLOW INTO MENAUL BLVD. THESE TWO BASINS GENERATE 17.45CFS. EXISTING BASIN 2, WHICH ENCOMPASSES THE ENTIRETY OF THE EXISTING BUILDING ON SITE, IS SAID TO ROOF DRAIN STRAIGHT TO MENAUL PER THE PRIOR DRAINAGE PLAN FOR AMERICAN SQUARE. EXISTING BASIN 4 DISCHARGES TO MENAUL VIA AN EXISTING INLET. EXISTING BASIN 2 AND 4 PRODUCE 11.04 CFS AND 8.20 CFS, RESPECTIVELY. IN EXISTING CONDITIONS, THE SITE AS A WHOLE GENERATES 36.70CFS AND DISCHARGES INTO MENAUL BLVD.

Carlisle and Menaul						
Existing Basin Data Table (Assumed 100% impervious area)						
This table is based on page 6-10 of the DPM, Zone: 2						
BASIN	Area	Land Treatment Percentages				Q(100yr)
ID	AC	A	B	C	D	CFS
EXISTING BASIN 1A	2.81	0.0%	0.0%	0.0%	100.0%	12.16
EXISTING BASIN 2	2.55	0.0%	0.0%	0.0%	100.0%	11.04
EXISTING BASIN 3	1.22	0.0%	0.0%	0.0%	100.0%	5.29
EXISTING BASIN 4	1.89	0.0%	0.0%	0.0%	100.0%	8.20
SUBTOTAL	8.48	-	-	-	-	36.70
OFFSITE						
EXISTING BASIN 1B	1.34	0.0%	0.0%	0.0%	100.0%	5.80
SUBTOTAL	1.34	-	-	-	-	5.80

Carlisle and Menaul							
Interim Conditions Data Table							
This table is based on page 6-10 of the DPM, Zone: 2							
Lot ID	Area (AC.)	Land Treatment Percentages				Q(2yr)	V(2yr-24hr)
		A	B	C	D	(CFS)	(CF)
OFFSITE							
Lot 1	1.05	0.0%	0.0%	100.0%	0.0%	0.64	609
Lot 2	1.53	0.0%	0.0%	100.0%	0.0%	0.93	890
Lot 3	1.32	0.0%	0.0%	100.0%	0.0%	0.80	766
Lot 4	0.89	0.0%	0.0%	100.0%	0.0%	0.54	516
Lot 5	1.19	0.0%	0.0%	100.0%	0.0%	0.73	693
Lot 6A	2.52	0.0%	0.0%	100.0%	0.0%	1.53	1461
SITE SUBTOTAL	8.50	-	-	-	-	5.18	0.73

Carlisle and Menaul							
Proposed Lot Data Table (Assumed 90% impervious area)							
This table is based on page 6-10 of the DPM, Zone: 2							
LOT ID	Area AC	Land Treatment Percentages				Q(100yr)** CFS	V(100yr) AC-FT CF
		A	B	C	D		
LOT 1	1.05	0.0%	0.0%	10.0%	90.0%	4.40	0.19 891
LOT 2	1.53	0.0%	0.0%	10.0%	90.0%	6.43	0.28 1302
LOT 3	1.32	0.0%	0.0%	10.0%	90.0%	5.54	0.24 1121
LOT 4	0.89	0.0%	0.0%	10.0%	90.0%	3.73	0.16 755
LOT 5	1.19	0.0%	0.0%	10.0%	90.0%	5.01	0.22 1013
LOT 6A	2.52	0.0%	0.0%	10.0%	90.0%	10.56	0.46 2137
SUBTOTAL	8.50	-	-	-	-	35.68	-
OFFSITE							
LOT 6B	1.34	0.0%	0.0%	10.0%	100.0%	6.22	0.27 0
SUBTOTAL	1.34	-	-	-	-	6.22	-

* For redevelopment site, SWQOV = 0.26 in
** Allowable discharge flow from each lot



LEGEND

- 5320

5319

5320

5319

5320

5319

5319

5319

SD

SS

SD

SS

ASPHALT DRIVE ISLE TO BE INSTALLED WITH THIS BACKBONE PROJECT

EXISTING ASPHALT DRIVE TO REMAIN

EXISTING STORM DRAIN LINE

EXISTING SANITARY SEWER LINE

EXISTING STORM DRAIN INLET

DIRECTION OF OFFSITE FLOW
- DRAINAGE NARRATIVE**

INTRODUCTION:

IN EXISTING CONDITIONS THE NEARLY 10 ACRE SITE CONSIST OF A SINGLE COMMERCIAL BUILDING. THE BUILDING WILL BE DEMOLISHED AND THE SITE WILL ULTIMATELY BE REPLANTED TO DIVIDE THE SITE INTO 6 LOTS. FOR THE DURATION OF THIS PROJECT THE EXISTING STARBUCK SITE LOCATED ON THE SOUTHEAST CORNER OF THE SITE WILL REMAIN AND ACCESS TO SAID ESTABLISHMENT WILL NEED TO BE MAINTAINED THROUGHOUT. INDIVIDUAL LOTS ARE NOT BEING DEVELOPED AT THIS TIME, ALL LOTS SHALL BE INDIVIDUALLY RESPONSIBLE FOR STORM WATER QUALITY TREATMENT OR CASH-IN LIEU. INDIVIDUAL LOTS SHALL NEED TO CONFORM TO RELEASE RATES SPECIFIED IN THIS PLAN. ALL ON-SITE LAYOUTS AND GRADING SHOWN ON THIS PLAN ARE CONCEPTUAL AND SUBJECT TO CHANGE.

METHODOLOGY:

THE 100YR 6 HOUR RUNOFF FLOWS ARE CALCULATED USING THE CFS/ACRE METHODOLOGY IN THE CITY OF ALBUQUERQUE'S DPM TABLE 6.2.14 FOR ZONE 2. THE SITE IS NOT WITHIN A DEFINED FLOOD ZONE.

INTERIM/PHASED CONDITIONS:

THE SITE IS CURRENTLY UNDERGOING DEMOLITION AND HAS AN APPROVED "INTERIM GRADING PLAN" DATED 04-01-2024. ONCE THE DEMOLITION IS COMPLETE, THE SITE WILL BE ROUGH GRADED AS SHOWN IN THE CONCEPTUAL GRADING PLAN AND THIS DMP. WITH THIS ROUGH GRADING PHASE, PONDS WILL BE CONSTRUCTED IN EACH LOT AND SIZED FOR THE 2 YEAR STORM EVENT PER SECTION 2.2.12 OF THE CONSTRUCTION GENERAL PERMIT. CROSS LOT DRAINAGE WILL BE ALLOWED AS THESE PONDS WILL FILL AND OVERFLOW BEFORE ULTIMATELY DISCHARGING INTO MENAUL BLVD (AS IN EXISTING CONDITIONS). WHEN AN INDIVIDUAL LOT IS DEVELOPED, THE LOT MAY RESIZE AND/OR RELOCATE THE POND ACCORDING TO THEIR SITE DRAINAGE PLAN BUT WILL NEED TO ACCOUNT FOR THEIR OWN DEVELOPED FLOWS AS WELL AS THE CROSS LOT FLOWS DRAINING INTO THEIR SITE. EACH LOT WILL HAVE AN ALLOWABLE PROPOSED FLOW AS DEFINED BELOW AND ON THE PROPOSED LOT DATA TABLE.

PROPOSED CONDITIONS:

ALL ONSITE LAYOUTS AND GRADING SHOWN ON THIS PLAN ARE CONCEPTUAL AND SUBJECT TO CHANGE. FOR THE PURPOSES OF THIS PLAN, IT IS BEING ASSUMED THAT ALL PROPOSED LOTS ARE 90% LAND TREATMENT D AND 10% LAND TREATMENT C. ALL LOTS WILL BE INDIVIDUALLY RESPONSIBLE FOR STORM WATER QUALITY OR CASH-IN LIEU.

THE TOTAL DISCHARGE INTO MENAUL WILL BE LESS THAN THE EXISTING DISCHARGE PRESENT IN EXISTING CONDITIONS DUE TO THE COMBINATION OF AN INCREASE IN LANDSCAPED AREA AS WELL AS POTENTIAL PONDING RETENTION VOLUME.

LOTS 1, 2 AND 3 ARE GRADED SUCH THAT THE RUNOFF FROM BASINS WILL DISCHARGE TO MENAUL. EACH BASIN IS ALLOWED TO DISCHARGE 4.40 CFS, 6.43 CFS AND 5.54 CFS, RESPECTIVELY FOR A TOTAL OF 16.21CFS. TO HELP DIRECT THE FLOW ONTO MENAUL THE EXISTING STORM DRAIN INLET IN BASIN 1 WILL REMAIN IN USE.

FLOWS PRODUCED IN BASINS 4, 5 AND 6A WILL BE DIRECTED SO THAT THEY DISCHARGE DIRECTLY WEST OFFSITE. EACH INDIVIDUAL BASIN PRODUCES 3.73 CFS, 5.01 CFS AND 10.56CFS, RESPECTIVELY.

CONCLUSION:

PROPOSED CONDITIONS WILL FOLLOW EXISTING DRAINAGE PATTERNS AND DISCHARGE 35.68 CFS INTO MENAUL BLVD. THIS IS LESS THAN THE EXISTING CONDITIONS OF 36.70 CFS. INDIVIDUAL LOTS ARE NOT BEING DEVELOPED AT THIS TIME, ALL LOTS SHALL BE INDIVIDUALLY RESPONSIBLE FOR STORM WATER QUALITY TREATMENT OR CASH-IN LIEU. INDIVIDUAL LOTS SHALL NEED TO CONFORM TO RELEASE RATES SPECIFIED IN THIS PLAN.
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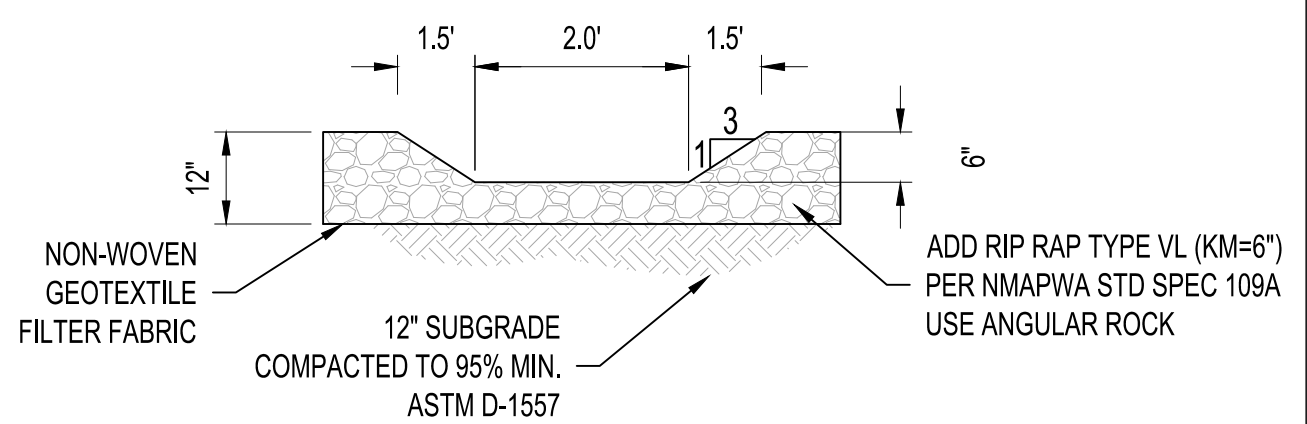
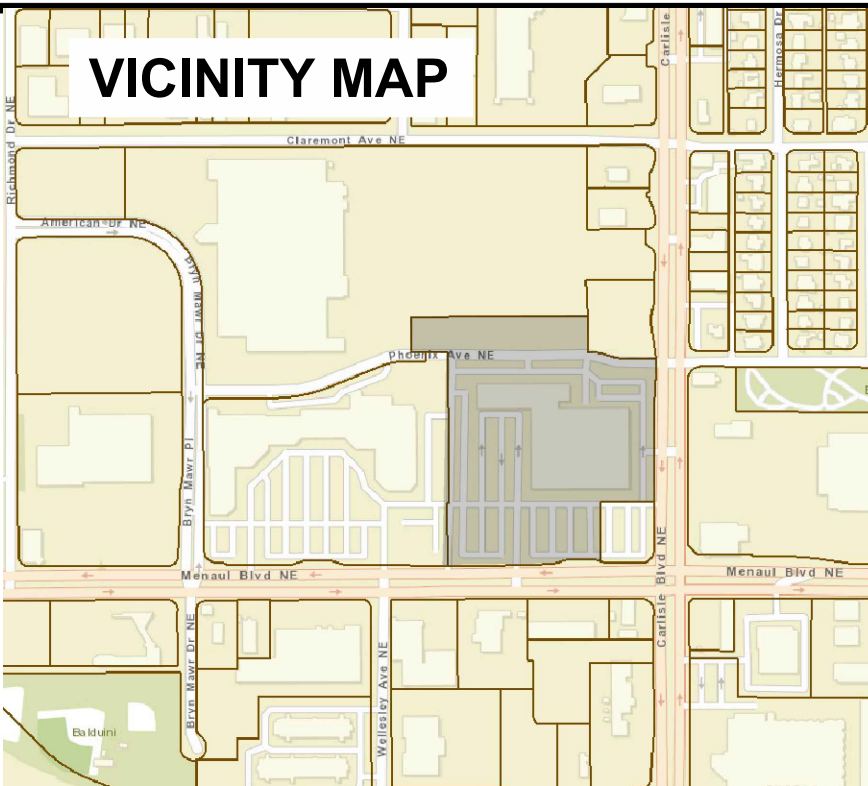
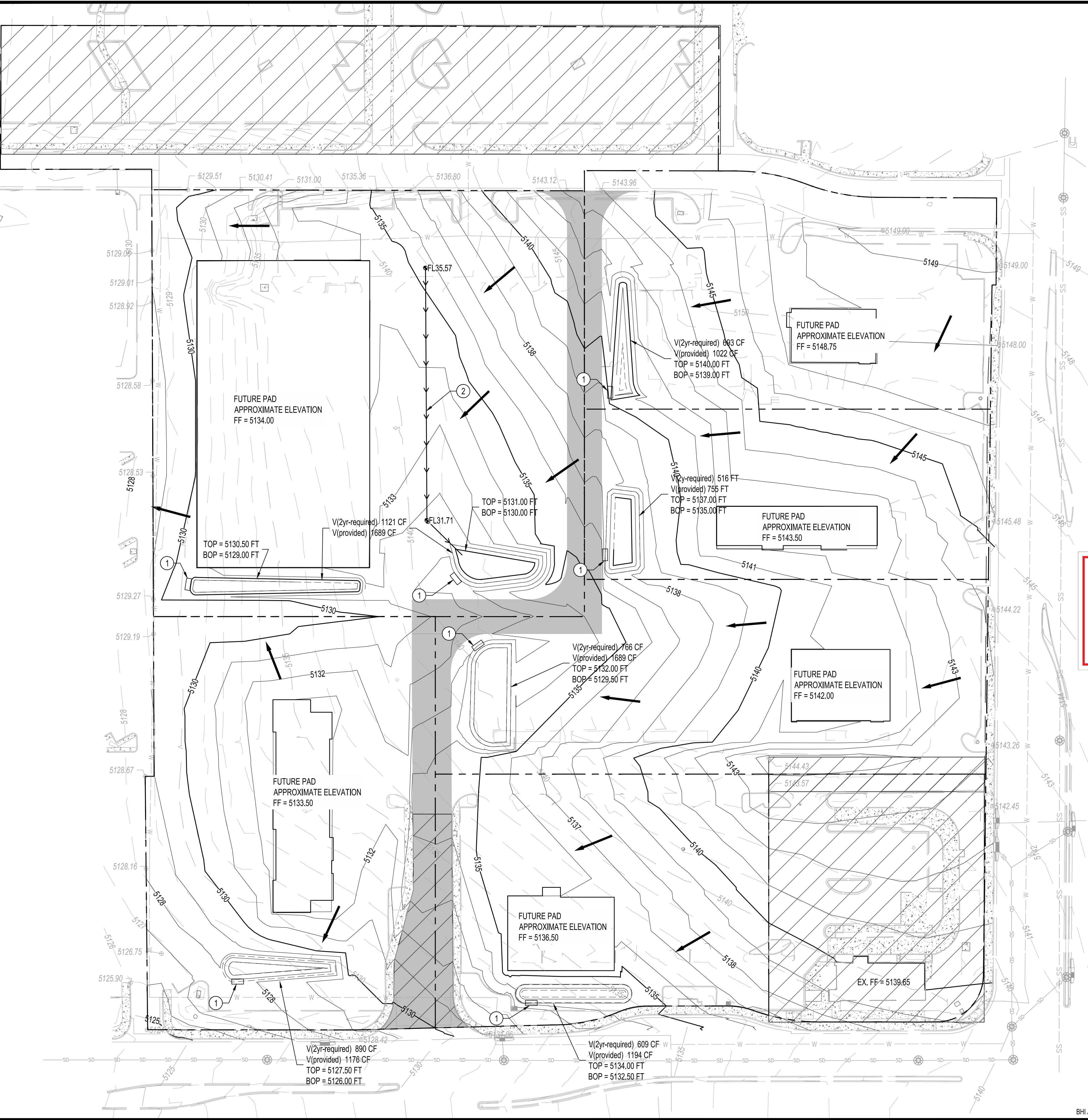
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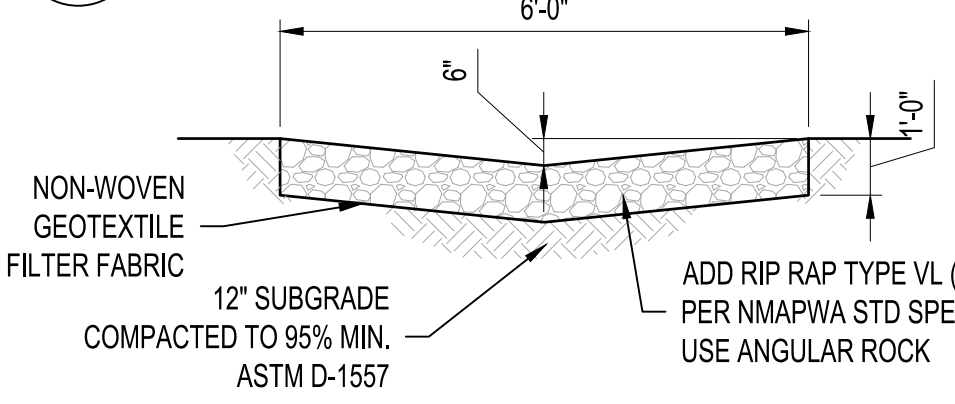
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-
-
- CALL NM ONE-CALL SYSTEM
SEVEN (7) DAYS PRIOR TO
ANY EXCAVATION
-
- CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION
- CARLISLE AND MENAUL COMMERCIAL DEVELOPMENT
BACKBONE INFRASTRUCTURE
PROPOSED DMP
- | | | |
|-------------------------|------------------------|----------------------|
| DESIGN REVIEW COMMITTEE | CITY ENGINEER APPROVAL | ZONE MAP NO.
H-16 |
| | | CITY PROJECT NO. |
| | | SHEET NO.
1 OF 1 |
- CONSULTANTS
- BENCH MARKS
- SEAL
- | NO. | DATE | DESCRIPTION | BY |
|-----|------|----------------------------|-------------|
| | | AS-BUILT INFORMATION | CONTRACTOR: |
| | | WORK STAKED BY: | DATE: |
| | | INSPECTOR'S ACCEPTANCE BY: | DATE: |
| | | FIELD VERIFICATION BY: | DATE: |
| | | DRAWINGS CORRECTED BY: | DATE: |
- | | |
|--------------|------------|
| DESIGNED BY: | |
| DRAWN BY: | KK |
| CHECKED BY: | JR |
| DATE | 09/03/2024 |
- Tue, 3-Sep-2024 - 5:01pm. Plotted by: JRESTREPO
C:\Users\jrestrepo\appdata\local\temp\ACPI\ubh_2272\20240281_Proposed DMP.dwg



1 POND WEIR SECTION
NTS

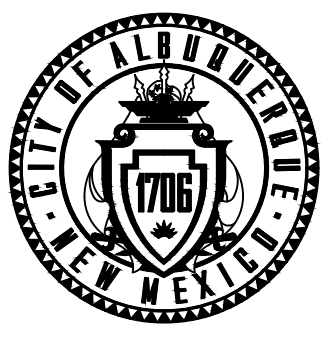


2 RIP-RAP SWALE
NTS

City of Albuquerque
Planning Department
Development Review Services
PRELIMINARY APPROVED
DATE: 10/16/2024
BY: [Signature]
HydroTrans # H160283F
THESE PLANS AND/OR REPORT ARE
CONCEPTUAL ONLY. MORE INFORMATION MAY
BE NEEDED IN THEM AND SUBMITTED TO
HYDROLOGY FOR BUILDING PERMIT APPROVAL.

LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- 5320 PROPOSED INDEX CONTOUR
- 5319 PROPOSED INTERMEDIATE CONTOUR
- 5320 EXISTING INDEX CONTOUR
- 5319 EXISTING INTERMEDIATE CONTOUR
- DIRECTION OF OFFSITE FLOW
- ASPHALT DRIVE ISLE TO BE INSTALLED WITH THIS BACKBONE PROJECT
- EXISTING ASPHALT DRIVE TO REMAIN



CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

**CARLISLE AND MENAUL COMMERCIAL DEVELOPMENT
BACKBONE INFRASTRUCTURE
INTERIM/ROUGH GRADING PLAN**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	ZONE MAP NO. H-16
		CITY PROJECT NO.
		SHEET NO. 1 OF 1

CONSULTANTS

BENCH MARKS

SEAL

NO.	DATE	DESCRIPTION	BY
		AS-BUILT INFORMATION	
		WORK STAKED BY:	DATE:
		INSPECTOR'S ACCEPTANCE BY:	DATE:
		FIELD VERIFICATION BY:	DATE:
		DRAWINGS CORRECTED BY:	DATE:

DESIGNED BY:	
DRAWN BY:	KK
CHECKED BY:	JR
DATE:	09/03/2024



Tim Keller, Mayor
Sarita Nair, CAO

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

DATE: January 5, 2024

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s): PR-2019-002285
Agent: Consensus Planning
Applicant: Vista Oriente, Ltd, Co.
Legal Description: LT 2-B PLAT FOR LOTS 2-A & 2-B AMERICAN SQUARE
Zoning: MX-M
Acreage: 9.8252
Zone Atlas Page(s): H-16-Z

CERTIFICATE OF NO EFFECT: ☒ Yes ☐ No

CERTIFICATE OF APPROVAL: ☐ Yes ☒ No

SUPPORTING DOCUMENTATION:

Historic Google Earth Images, Albuquerque Historical Aerial viewer, NMCRIS records

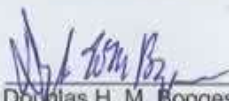
SITE VISIT: N/A

RECOMMENDATIONS:

Aerial imagery indicates the lot was developed between 1961 and 1985.

Therefore: CERTIFICATE OF NO EFFECT ISSUED-under 6-5(A) (3)(a) criterion 2 "The property has been disturbed through previous land use"

SUBMITTED BY:


Douglas H. M. Boggess, MA, RPA Date 1-5-2023
Senior Principal Investigator
Acting City Archaeologist
Lone Mountain Archaeological Services, Inc.

SUBMITTED TO:

Planning, Development Services

Bohannon  **Huston**

Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

John Seelberg
Vista Oriente Ltd Co
500 4th St NW Suite 275
Albuquerque NM, 87112



FP  **US POSTAGE**
\$001.25⁰

First-Class - IMI
ZIP 87109

06/05/2025
036B 0011828881

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Hearing

Date of Notice*: 6/5/25

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) §14-16-6-4(K) Public Notice. This notice is being provided to (mark as relevant):

- ☐ Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.¹
- ☒ Property Owners within 100 feet of the Subject Property.

Information Required by IDO §14-16-6-4(K)(1)(a)

1. Subject Property Address* 3535 MENAUL BLVD NE ALBUQUERQUE NM 87107
Location Description Between Carlisle Blvd and Menaul Blvd
2. Property Owner* VISTA ORIENTE LTD CO
3. Agent/Applicant* [if applicable] Agent - Bohannon Huston, Inc.
4. Application Type(s)²* per IDO Table 6-1-1
 - ☐ Site Plan – EPC
 - ☒ Subdivision Preliminary Plat (Minor or Major or Bulk Land)
 - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance – EPC
 - ☐ Waiver _____ (DHO or Wireless Telecommunication Facility)
 - ☐ Other: _____

Summary of project/request³*:

Platting Action - Subdividing Lot 2B of American Square into 6 separate lots

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

- ☒ Development Hearing Officer (DHO)
- ☐ Landmarks Commission (LC)
- ☐ Environmental Planning Commission (EPC)

¹ If this box is marked, the Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination must be included as an attachment.

² Applications for the Zoning Hearing Examiner require a public notice form available here: <https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner>. Otherwise, mark all that apply.

³ Attach additional information, as needed to explain the project/request.

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

Hearing Date/Time*: June 25, 20225

Location*⁴: Zoom Link

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 and select the option for “Boards, Commissions, and ZHE Signs.”

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

Preferred project contact information:

Name: Kelly Klein

Email: kklein@bhinc.com

Phone: (505)823-1000

☐

Attachments:

☐

Neighborhood Association Representative Contact List from the City’s Office of Neighborhood Coordination*

☐

Others: _____

☐

Online website or project page: _____

Project Information Required for Mail/Email Notice by [IDO §14-16-6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ H-16-Z

2. Project Illustrations, as relevant*⁶

☐

Architectural drawings

☐

Elevations of the proposed building(s)

☒

Other illustrations of the proposed application

See attachments or the website/project page noted above for the items marked above.

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

☐

Deviation(s)

☐

Variance(s)

☐

Waiver(s)

Explanation*:

N/A

⁴ Physical address or Zoom link

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

⁶ While not required for applications other than Site Plan – EPC, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project. For Site Plan – EPC, see additional attachments required below.

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

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:

On January 10, 2024, a Facilitated meeting was held between BelAir NA, the applicant, and the agent.

1. Participants viewed this as a productive discussion 2. Participants indicated that the agents and developer were receptive and responsive to participant comments and questions.

[Note: The meeting report by the Office of Alternative Dispute Resolution is required to be provided in the application materials.]

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 from IDO Zoning Map⁷:

- 1. Area of Property [typically in acres] 9.8252
- 2. IDO Zone District MX-M
- 3. Overlay Zone(s) [if applicable]
- 4. Center or Corridor Area [if applicable] American Square Activity Center, Menaul (Multi-Modal) & Carlisle (Major) Corridor
- Current Land Use(s) [vacant, if none] Vacant

NOTE: Pursuant to [IDO §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 505-924-3860 and select option for “Boards, Commissions, and ZHE Signs.”

Useful Links

Integrated Development Ordinance (IDO): <https://ido.abc-zone.com>

IDO Interactive Map: <https://tinyurl.com/idozoningmap>

⁷ Available here: <https://tinyurl.com/idozoningmap>

Language Access Notice:

We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

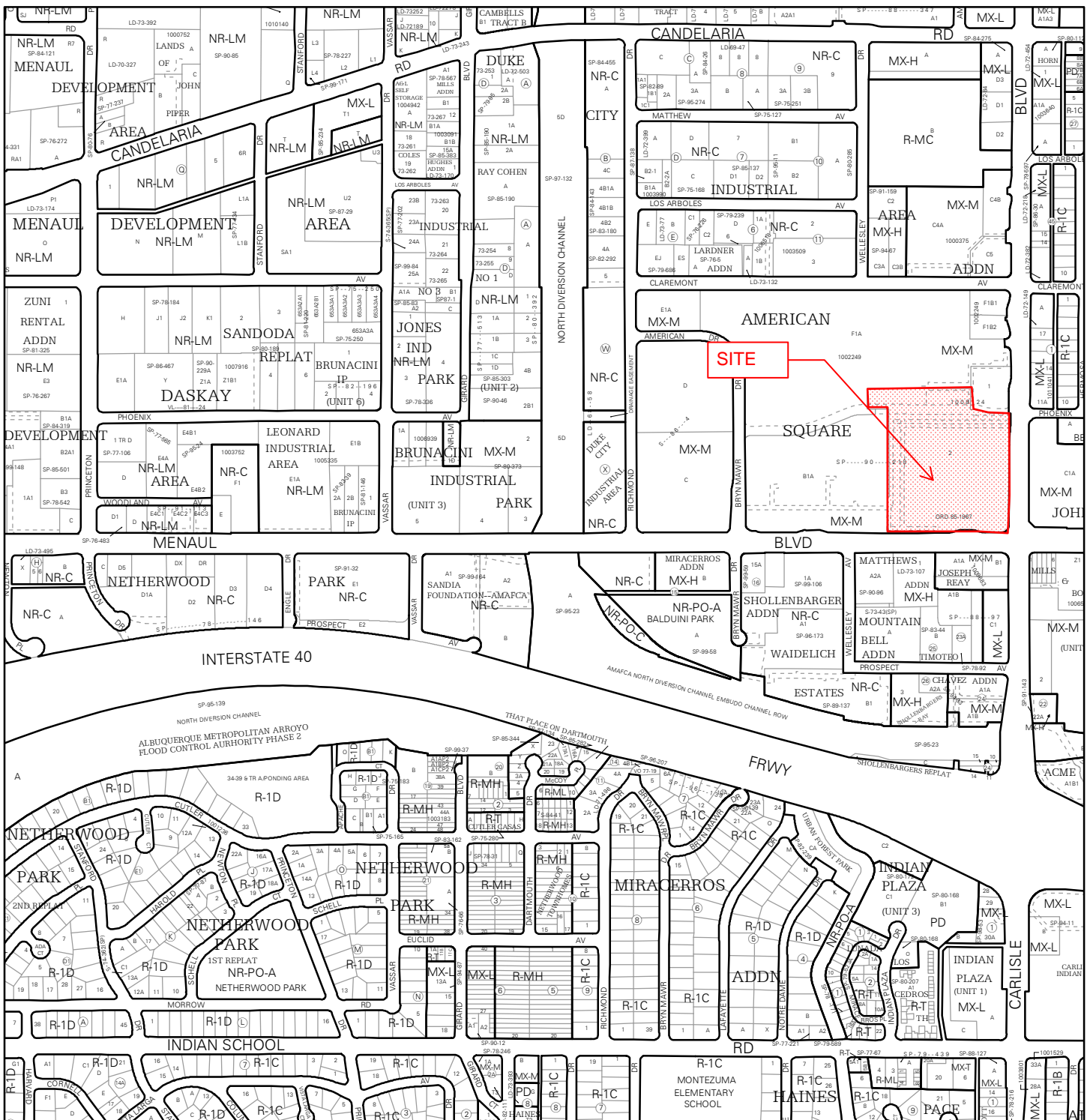
Notificación de Acceso Lingüístico.

Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

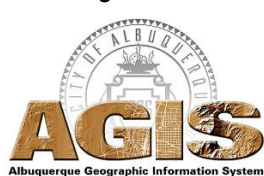
Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

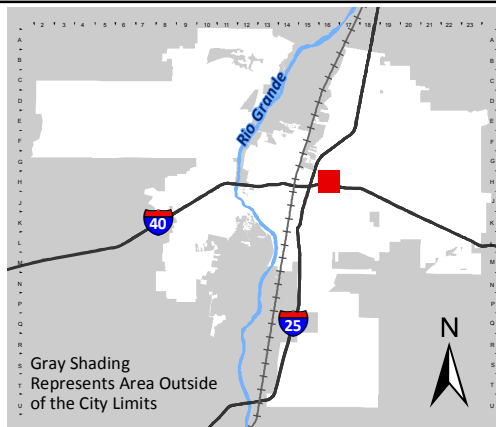


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



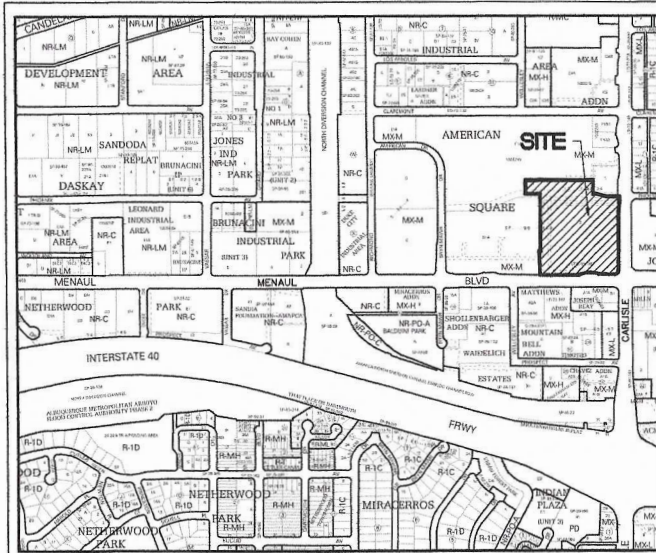
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
H-16-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



Vicinity Map - Zone Atlas H-16-Z

Indexing Information

Section 10, Township 10 North, Range 3 East, N.M.P.M.
 Subdivision: American Square
 Owner: 2020 Tawl Properties, LLC (Lot 2-A)
 Owner: Vista Oriente Ltd. Co. (Lot 2-B)
 UPC #: 101605951727710917 (Lot 2-A)
 UPC #: 101605949630810915 (Lot 2-B)

Purpose of Plat

- SUBDIVIDE AS SHOWN HEREON.
- VACATE EASEMENTS AS SHOWN HEREON.
- GRANT EASEMENTS AS SHOWN HEREON.
- DEDICATE RIGHT OF WAY TO THE CITY OF ALBUQUERQUE AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE 10.9059 ACRES
 ZONE ATLAS PAGE NO. H-16-Z
 NUMBER OF EXISTING LOTS 2
 NUMBER OF LOTS CREATED 7
 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 0.0950 ACRES
 DATE OF SURVEY SEPTEMBER 2024

Notes

- FIELD SURVEY PERFORMED IN AUGUST AND SEPTEMBER 2024.
- ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- MEASURED BEARINGS AND DISTANCES MATCH RECORD INFORMATION EXACTLY, AS SHOWN ON THE PLAT OF RECORD. (12/10/2019, 2019C-124)
- THIS PRELIMINARY / FINAL PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER FOR THE CITY OF ALBUQUERQUE AT A PUBLIC HEARING HELD ON _____, 20____.

Legal Description

LOTS NUMBERED TWO-A (2-A) AND TWO-B (2-B) OF AMERICAN SQUARE, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "PLAT FOR LOTS 2-A AND 2-B, AMERICAN SQUARE, BEING COMPRISED OF LOT 2, AMERICAN SQUARE, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 10, 2019, IN BOOK 2019C, PAGE 124.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0351H, DATED AUGUST 16, 2012.

Free Consent & 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.

NAME, TITLE
 2020 TAWL PROPERTIES, LLC

STATE OF NEW MEXICO }
 COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
 BY: NAME, TITLE, 2020 TAWL PROPERTIES, LLC (OWNER LOT 2-A)

By: _____
 NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC #: _____
 101605951727710917

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

Preliminary Plat for
Lots 2-A-1, 2-B-1, 2-B-2,
2-B-3, 2-B-4, 2-B-5 & 2-B-6,
American Square
Being Comprised of
Lots 2-A and 2-B, American Square
City of Albuquerque
Bernalillo County, New Mexico
May 2025

Project Number: _____

Application Number: _____

Plat Approvals:

PNM Electric Services

Qwest Corp. d/b/a CenturyLink QC

New Mexico Gas Company

Comcast

City Approvals:

Loren N. Risenhoover P.S. 6/5/2025
 City Surveyor

Traffic Engineering, Transportation Division

ABCWUA

Parks and Recreation Department

AMAFCA

Hydrology

Code Enforcement

Planning Department

City Engineer

Surveyor's Certificate

I, BRIAN J. MARTINEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Brian J. Martinez 5/29/25
 BRIAN J. MARTINEZ Date
 N.M.R.P.S. No. 18374

CSI-CARTESIAN SURVEYS INC.

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



Sheet 1 of 5
 190921

Note: This sheet shows pre plat conditions, vacated and existing easements

Preliminary Plat for
Lots 2-A-1, 2-B-1, 2-B-2,
2-B-3, 2-B-4, 2-B-5 & 2-B-6,
American Square
Being Comprised of
Lots 2-A and 2-B, American Square
City of Albuquerque
Bernalillo County, New Mexico
May 2025

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
●	FOUND MONUMENT AS INDICATED
● PK	FOUND PK NAIL
● PK2	FOUND PK NAIL WITH TAG "LS 11993"
● RWC	FOUND REBAR WITH CAP "LS 11993"
● RWC2	FOUND REBAR WITH CAP "LS 8478"
● X	FOUND CHISELED "X"
○	SET 1/2" REBAR WITH CAP "LS 18374"
	UNLESS OTHERWISE NOTED

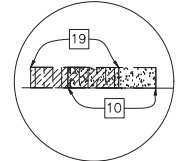
ACS Monument "1_40_12"
NAD 1983 CENTRAL ZONE
X=1532017.843*
Y=1495236.843*
Z=5117.289* (NAVD 1988)
G-G=0.999672575
Mapping Angle=-0°12'30.45"
*U.S. SURVEY FEET

Lot 2-B
427,987 Sq. Ft.
9.8252 Acres
[6 7 8]
[26 27 30 31]

Lot 2-A
29,809 Sq. Ft.
0.6843 Acres
[6 7 8]
[26 27 30 31]

ACS Monument "10_H_17"
NAD 1983 CENTRAL ZONE
X=1535835.595*
Y=1495224.388*
Z=5166.734* (NAVD 1988)
G-G=0.999669275
Mapping Angle=-0°12'04.02"
*U.S. SURVEY FEET

Detail "A"
n.t.s.



Carlisle Boulevard NE
(106' R/W)

Menaul Boulevard NE
(100' R/W)

CSI-CARTESIAN SURVEYS INC.

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cartesianbrian@gmail.com

Sheet 2 of 5
190291

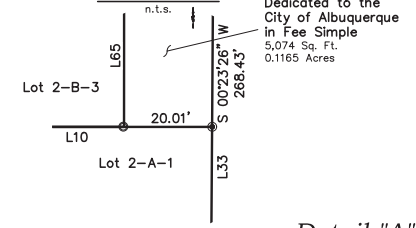
Note: This sheet shows post plat conditions, easements granted by this plat and remaining easements

Preliminary Plat for
Lots 2-A-1, 2-B-1, 2-B-2,
2-B-3, 2-B-4, 2-B-5 & 2-B-6,
American Square
Being Comprised of
Lots 2-A and 2-B, American Square
City of Albuquerque
Bernalillo County, New Mexico
May 2025

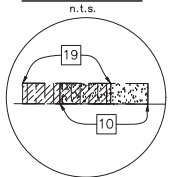
Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
● PK	FOUND MONUMENT AS INDICATED
● PK2	FOUND PK NAIL
● PK2	FOUND PK NAIL WITH TAG "LS 11993"
● RWC	FOUND REBAR WITH CAP "LS 11993"
● RWC2	FOUND REBAR WITH CAP "LS 8478"
● X	FOUND CHISELED "X"
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

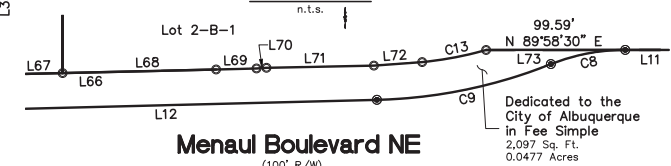
Detail "B"



Detail "A"



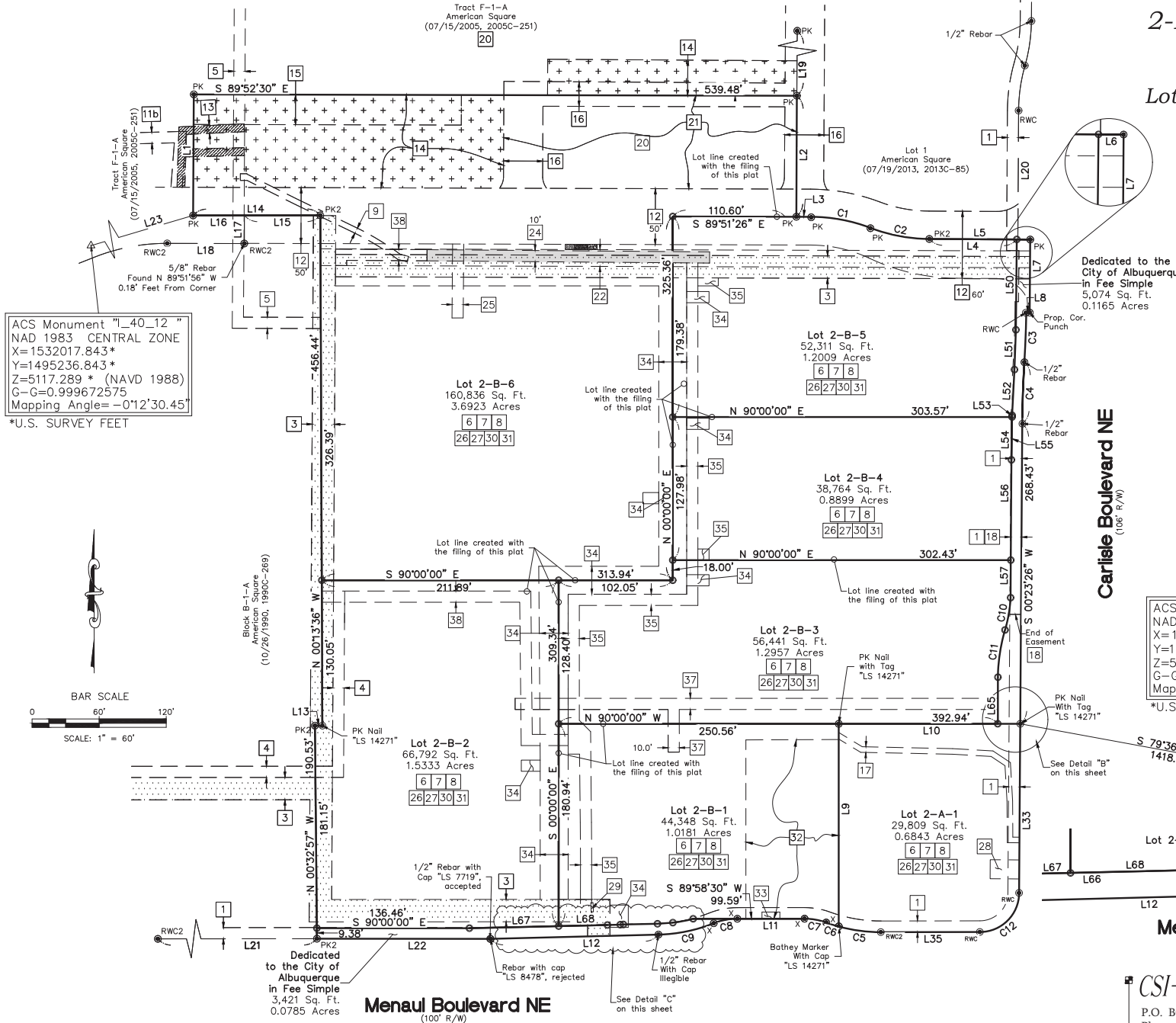
Detail "C"



CSI-CARTESIAN SURVEYS INC.

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Sheet 3 of 5
190291



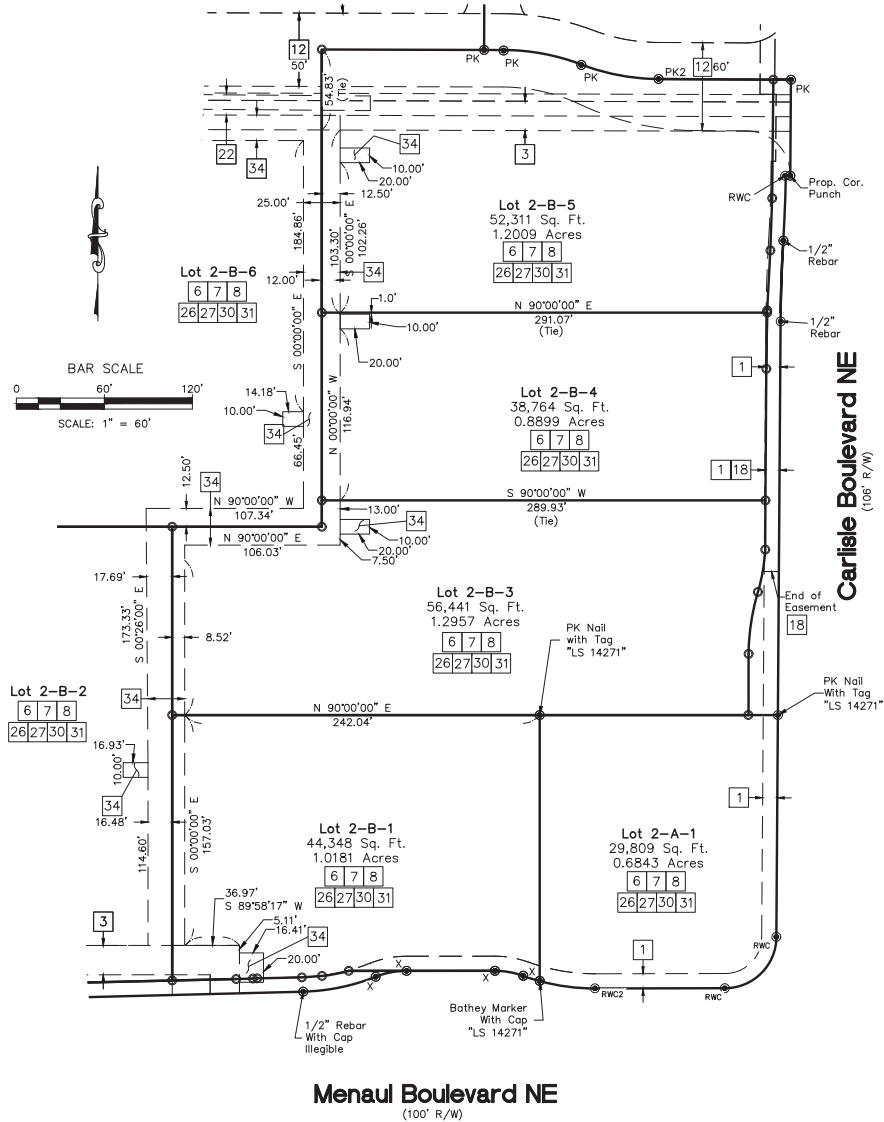
CSI-CARTESIAN SURVEYS INC.
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Legend

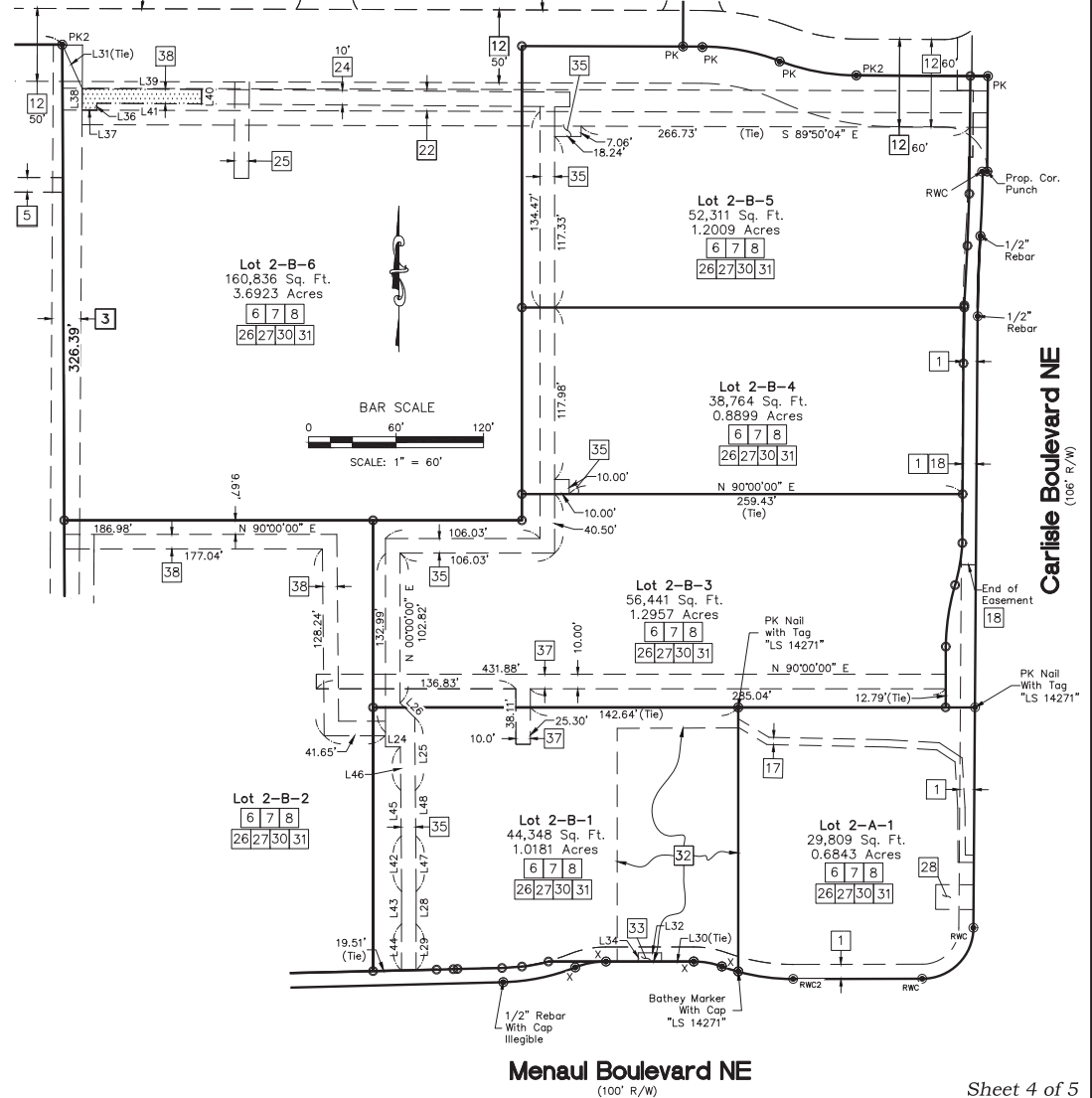
N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
●	FOUND MONUMENT AS INDICATED
● PK	FOUND PK NAIL
● PK2	FOUND PK NAIL WITH TAG "LS 11993"
● RWC	FOUND REBAR WITH CAP "LS 11993"
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○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

*Preliminary Plat for
Lots 2-A-1, 2-B-1, 2-B-2,
2-B-3, 2-B-4, 2-B-5 & 2-B-6,
American Square
Being Comprised of
Lots 2-A and 2-B, American Square
City of Albuquerque
Bernalillo County, New Mexico
May 2025*

Detail for Easement 33 & 34



Detail for Easement 33 35 & 38



Easement Notes

- [1] EXISTING 10' P.U.E. (3/25/1988, C36-33) [REDACTED]
- [2] EXISTING 20' P.U.E. (4/12/1968, BK. MISC. 100, PG. 103, DOC. NO. 89532) VACATED WITH THE FOLLOWING OF THIS PLAT, SHOWN HEREON AS [REDACTED]
- [3] EXISTING 20' WATER LINE EASEMENT (3/25/1988, C36-33) SHOWN HEREON AS [REDACTED]
- [4] EXISTING 10' POWER AND COMMUNICATIONS EASEMENT (3/25/1988, C36-33) PORTION VACATED WITH THE FILING OF THIS PLAT SHOWN HEREON AS [REDACTED]
- [5] REMAINING PORTION OF EXISTING 10' P.U.E. (4/15/1968, D3-196)
- [6] EXISTING NON-EXCLUSIVE EASEMENT FOR THE INSTALLATION, MAINTENANCE, OPERATION AND SERVICING OF ANY COMMON AREA IMPROVEMENTS, BLANKET IN NATURE OVER ALL OF LOTS 2-A AND 2-B (9/30/2020, DOC. NO. 2020095520)
- [7] EXISTING TEMPORARY NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS TO AND FROM CONSTRUCTION SITE(S) (9/30/2020, DOC. NO. 2020095520)
- [8] EXISTING NON-EXCLUSIVE EASEMENT FOR PLACEMENT, REPAIR, REPLACEMENT, OR EXTENSION OF ELECTRIC, GAS, CABLE, WATER, AND SANITARY SEWER, STORM AND SURFACE WATER DRAINAGE AND DETENTION FACILITIES, BLANKET IN NATURE OVER LOTS 2-A AND 2-B, EXCLUDING NON-BUILDABLE AREAS (9/30/2020, DOC. NO. 2020095520)
- [9] EXISTING 5' MST&T RIGHT OF WAY EASEMENT (5/4/1987, BK. MISC. 482-A, PG. 589, DOC. NO. 8745989)
- [10] EXISTING 20' X 4.71' PUBLIC PERMANENT UNDERGROUND EASEMENT FOR WATER LINE (1/20/1994, BK. 94-2, PG. 9979, DOC. NO. 94008921) SHOWN HEREON AS [REDACTED] SEE DETAIL "A", ON SHEETS 2 & 3 OF 5
- [10a] EXISTING U.S. WEST COMMUNICATIONS AND PNM UNDERGROUND EASEMENT (1/6/1994, BK. 94-1, PG. 4556, DOC. NO. 94002199) VACATED WITH THE FILING OF THIS PLAT SHOWN HEREON AS [REDACTED]
- [10b] EXISTING 10' U.S. WEST COMMUNICATIONS AND PNM UNDERGROUND EASEMENT (1/6/1994, BK. 94-1, PG. 4556, DOC. NO. 94002199)
- [12] EXISTING PRIVATE DRAINAGE, ACCESS, PUBLIC WATER, POWER COMMUNICATIONS AND GAS LINE EASEMENT, BENEFITING AND MAINTAINED BY THE OWNERS OF TRACTS A, B, E AND F (3/25/1988, C36-33)
- [13] EXISTING 7' POWER AND COMMUNICATIONS EASEMENT (3/25/1988, C36-33) SHOWN HEREON AS [REDACTED]
- [14] EXISTING PERMANENT JOINT USE AREA, BENEFITING AND MAINTAINED BY THE OWNERS OF LOT 2-B AND TRACT F-1-A (7/14/1993, BK. 9318, PG. 8728, DOC. NO. 93075439) SHOWN HEREON AS [REDACTED]
- [15] EXISTING 27' X 278' SETBACK COVENANT (NO PERMANENT STRUCTURES) (6/15/1990, BK. 90-10, PG. 1901-1904, DOC. NO. 9046436) (6/22/1990, BK. 90-10, PG. 5663-5669, DOC. NO. 9048256)
- [16] EXISTING PERMANENT DRIVE AISLES USED FOR JOINT USE AREAS (6/15/1990, BK. 90-10, PG. 1883, DOC. NO. 9046435)
- [17] EXISTING 5' SANITARY SEWER EASEMENT (9/2/2020, DOC. NO. 2020084932)
- [18] EXISTING 10' POWER & COMMUNICATIONS EASEMENT (3/19/1990, 90C-80)
- [19] EXISTING 20' X 4.71' PUBLIC WATERLINE EASEMENT (3/19/1990, 90C-80) SHOWN HEREON AS [REDACTED] SEE DETAIL "A", ON SHEETS 2 & 3 OF 5
- [20] EXISTING NON-EXCLUSIVE INGRESS/EGRESS EASEMENT FOR VEHICULAR AND PEDESTRIAN TRAFFIC OVER DRIVE AREAS BENEFITING AND MAINTAINED BY THE OWNERS OF LOT 2-B AND TRACT F-1-A (6/15/1990, BK. 90-10, PG. 1883, DOC. NO. 9046435) AFFECTS THAT AREA WITHIN LOT 2-B, NORTH OF ROADWAY EASEMENT [12]
- [21] EXISTING JOINT USE AREA BENEFITING AND MAINTAINED BY THE OWNERS OF LOT 2-B AND TRACT F-1-A (7/14/1993, BK. 93-18, PG. 8728-8738, DOC. NO. 93075439)
- [22] EXISTING 15' MST&T EASEMENT (3/25/1988, C36-33)
- [23] EXISTING 10' P.U.E. (12/10/2019, 2019C-124) PORTIONS VACATED WITH THE FILING OF THIS PLAT SHOWN HEREON AS [REDACTED]
- [24] EXISTING P.U.E. (12/10/2019, 2019C-124) PORTION VACATED WITH THE FILING OF THIS PLAT PORTION TO REMAIN SHOWN HEREON AS [REDACTED]
- [25] EXISTING 10' TELEPHONE AND COMCAST EASEMENT (12/10/2019, 2019C-124)

Easement Notes, Continued

- [26] EXISTING CROSS PRIVATE CROSS LOT ACCESS AND PARKING EASEMENT OVER THAT PORTION SOUTH OF EASEMENT [12] FOR LOT 2-A AND ALL OF LOT 2-B WITH THE EXCEPTION OF THOSE AREAS COVERED BY BUILDINGS AND IMPROVEMENTS, BENEFITING AND MAINTAINED BY THE OWNERS OF LOTS 2-A AND 2-B (12/10/2019, 2019C-124)
- [27] EXISTING CROSS DRAINAGE EASEMENT OVER THAT PORTION SOUTH OF EASEMENT [12] FOR LOT 2-A AND ALL OF LOT 2-B WITH THE EXCEPTION OF THOSE AREAS COVERED BY BUILDINGS AND IMPROVEMENTS, BENEFITING AND MAINTAINED BY THE OWNERS OF LOTS 2-A AND 2-B (12/10/2019, 2019C-124)
- [28] EXISTING PNM EASEMENT (6/25/2020, DOC. NO. 2020057146)
- [29] EXISTING MONUMENT SIGN EASEMENT (9/30/2020, DOC. NO. 2020095520)
- [30] EXISTING PERPETUAL, NON-EXCLUSIVE EASEMENT INGRESS/EGRESS ACCESS FOR ALL ACCESS POINTS, DRIVEWAYS, VEHICULAR TRAFFIC, PARKING AREAS, PEDESTRIAN TRAFFIC EASEMENT, BLANKET IN NATURE OVER ALL OF LOTS 2-A AND 2-B, WITH THE EXCEPTION OF THOSE AREAS COVERED BY BUILDINGS AND IMPROVEMENTS (9/30/2020, DOC. NO. 2020095520) AND AS SHOWN ON PLAT (12/10/2019, 2019C-124)
- [31] EXISTING CROSS LOT DRAINAGE EASEMENT BLANKET IN NATURE OVER ALL OF LOTS 2-A AND 2-B, WITH THE EXCEPTION OF THOSE AREAS COVERED BY BUILDINGS AND IMPROVEMENTS (9/30/2020, DOC. NO. 2020095520) AND AS SHOWN ON PLAT (12/10/2019, 2019C-124)
- [32] EXISTING PERPETUAL, NON-EXCLUSIVE EASEMENT FOR PARKING BENEFITING LOT 2-A (9/30/2020, DOC. NO. 2020095520)
- [33] 6' X 16' EASEMENT FOR BUS SHELTER, GRANTED WITH THE FILING OF THIS PLAT SEE DETAIL ON SHEET 4 OF 5
- [34] 25' PUBLIC WATER AND PUBLIC SEWER EASEMENT GRANTED TO ABCWUA, WITH THE FILING OF THIS PLAT, SEE DETAIL ON SHEET 4 OF 5
- [35] 10' JOINT DRY UTILITY TRENCH EASEMENT, GRANTED WITH THE FILING OF THIS PLAT, SEE DETAIL ON SHEET 4 OF 5
- [37] 10' PUBLIC GAS EASEMENT, GRANTED WITH THE FILING OF THIS PLAT
- [38] 10' PUBLIC ELECTRIC EASEMENT, GRANTED WITH THE FILING OF THIS PLAT

EASEMENT [36] INTENTIONALLY OMITTED

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.

*Preliminary Plat for
Lots 2-A-1, 2-B-1, 2-B-2,
2-B-3, 2-B-4, 2-B-5 & 2-B-6,
American Square
Being Comprised of
Lots 2-A and 2-B, American Square
City of Albuquerque
Bernalillo County, New Mexico
May 2025*

Line Table		
Line #	Direction	Length (ft)
L1	N 00°19'02" E	108.23'
L2	S 00°14'41" W	108.26'
L3	S 89°50'09" E	13.12'
L4	S 89°40'18" E	78.24'
L5	S 89°40'18" E	90.23'
L6	S 89°40'18" E	11.99'
L7	S 00°23'36" W	65.39'
L8	S 89°11'01" W	3.04'
L9	S 00°00'00" E	181.32'
L10	N 90°00'00" W	162.39'
L11	S 89°58'30" W	60.17'
L12	S 88°33'07" W	150.68'
L13	N 89°46'42" E	6.67'
L14	S 89°56'53" W	113.79'
L15	S 89°56'53" W	67.97'
L16	S 89°56'53" W	45.81'
L17	S 00°03'07" E	25.18'
L18	N 89°51'56" W	69.08'
L19	N 00°19'28" E	116.01'
L20	N 00°19'15" E	115.30'
L21	S 89°56'44" W	301.86'
L22	N 89°56'27" W	154.89'
L23	S 67°28'45" W	1822.85'
L24	N 90°00'00" W	10.19'
L25	N 00°28'47" W	49.76'
L26	N 45°00'00" W	14.26'
L28	N 00°11'07" E	22.49'
L29	S 00°00'00" E	31.54'
L30	N 89°58'30" E	21.97'
L31	N 24°20'46" W	33.15'
L32	S 89°58'30" W	16.00'
L33	S 00°23'26" W	151.43'
L34	N 00°01'30" W	6.00'
L35	S 89°53'26" W	88.51'
L36	S 00°20'57" W	4.71'
L37	N 89°39'03" W	10.00'
L38	S 00°20'57" W	14.71'
L39	S 89°39'35" E	81.84'
L40	N 00°20'25" E	10.01'
L41	N 89°39'03" W	71.84'

Line Table		
Line #	Direction	Length (ft)
L42	N 00°20'55" W	37.98'
L43	N 00°11'07" E	22.46'
L44	S 00°00'00" E	31.79'
L45	N 00°35'37" W	31.38'
L46	N 00°36'05" W	29.78'
L47	S 00°20'55" E	38.05'
L48	N 00°35'37" W	31.40'
L50	S 00°33'15" W	80.81'
L51	S 02°04'56" W	35.63'
L52	S 02°59'54" W	40.91'
L53	S 00°51'32" W	1.56'
L54	S 00°51'32" W	38.29'
L55	S 00°51'32" W	39.85'
L56	S 00°21'47" W	89.70'
L57	S 00°18'12" W	33.60'
L65	S 00°01'41" W	41.71'
L66	N 88°39'23" E	123.48'
L67	N 88°39'23" E	79.87'
L68	N 88°39'23" E	43.61'
L69	N 88°34'43" E	11.50'
L70	N 86°23'49" E	2.83'
L71	N 88°48'53" E	30.51'
L72	N 85°48'15" E	13.75'
L73	N 89°58'30" E	39.42'

*L27 & L49 INTENTIONALLY OMITTED

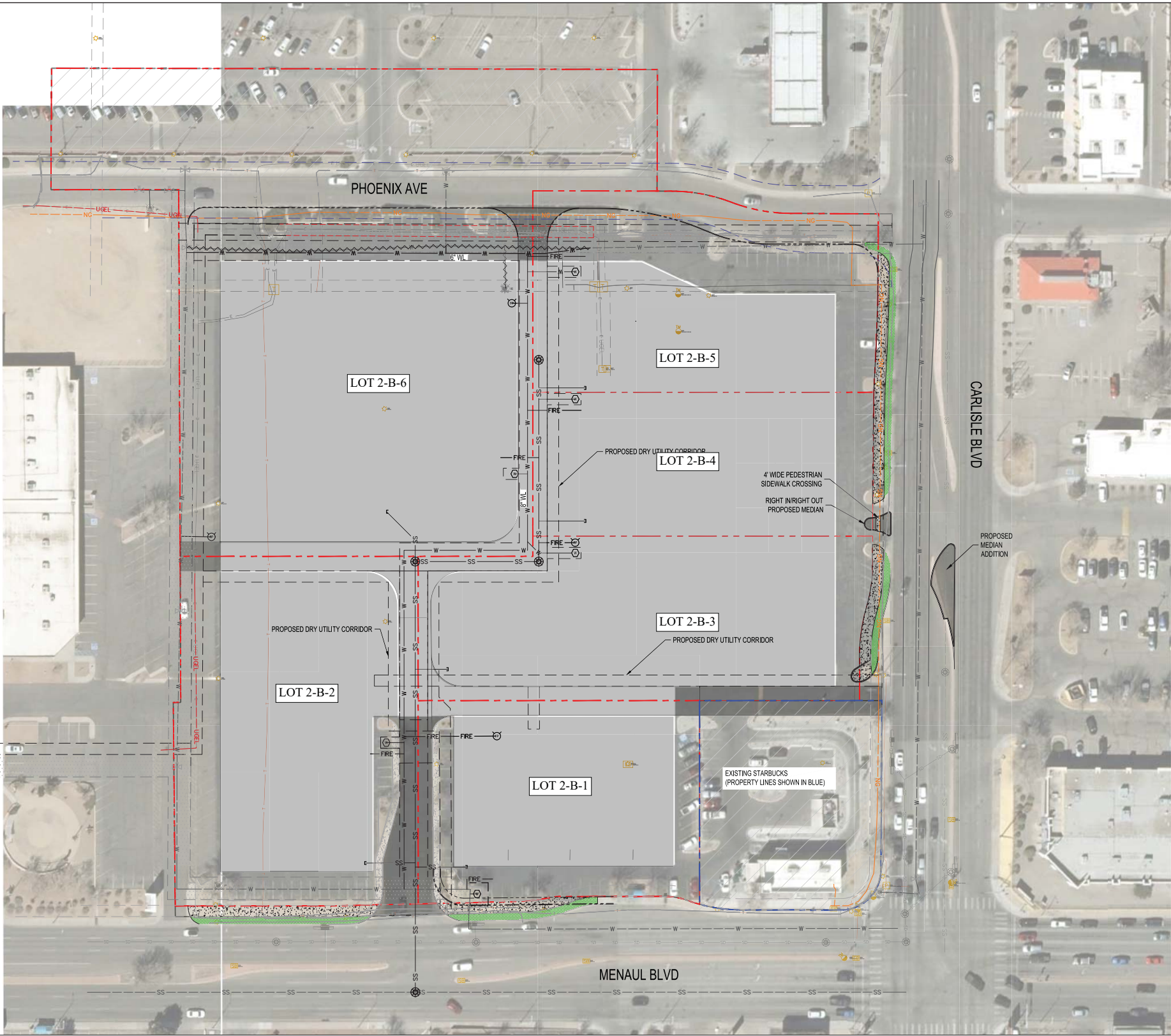
Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C1	54.35'	150.00'	20°45'37"	54.05'
C2	53.92'	150.00'	20°35'45"	53.63'
C3	44.29'	999.63'	2°32'19"	44.29'
C4	55.07'	1007.00'	3°08'00"	55.06'
C5	38.36'	143.00'	15°22'13"	38.25'
C6	11.73'	143.00'	4°42'00"	11.73'
C7	19.88'	57.00'	19°59'07"	19.78'
C8	21.60'	57.00'	21°42'42"	21.47'
C9	50.64'	143.00'	20°17'19"	50.37'
C10	29.35'	133.30'	12°36'50"	29.29'
C11	42.84'	159.18'	15°25'17"	42.71'
C12	54.67'	35.00'	89°30'00"	49.28'
C13	18.51'	104.40'	10°09'37"	18.49'

 **CSI-CARTESIAN SURVEYS INC.**

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

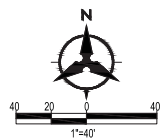
Sheet 5 of 5
190291

NOT TO SCALE - 11X17 VERSION



LEGEND

- | | | | |
|--|---------------------------|--|-------------------------|
| | PROPOSED LANDSCAPE BUFFER | | EXISTING WATER LINE |
| | PROPOSED SIDEWALK | | EXISTING SANITARY SEWER |
| | PROPOSED MEDIAN | | EXISTING STORM DRAIN |
| | REMOVAL | | PROPOSED WATER LINE |
| | EXISTING GAS LINE | | PROPOSED SANITARY SEWER |
| | EXISTING TELECOM LINE | | PROPOSED FIRE LINE |
| | EXISTING LIGHTING POLE | | PROPOSED WATER METER |
| | EXISTING PROPERTY LINE | | PROPOSED CAP |
| | PROPOSED PROPERTY LINE | | PROPOSED MANHOLE |
| | | | PROPOSED FIRE HYDRANT |



SITE PLAN EXHIBIT

CARLISLE AND MENAUL

DRAWN BY:	JR	DATE:	06/04/2025
CHECKED BY:	KK	BH PROJECT NO:	20240281
		SHEET NO.	—

NOT TO SCALE - 11X17 VERSION

Bohannon  **Huston**

Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335



FP  **US POSTAGE**
\$001.25⁰

First-Class - IMI

ZIP 87109

06/05/2025

036B 0011828881

WAL-MART STORES INC C/O WAL-MART
PROP TAX DEPT MS 0555
PO BOX 8050
BENTONVILLE AR 72716-8055

Bohannon  **Huston**

Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335



FP  **US POSTAGE**
\$001.25⁰

First-Class - IMI

ZIP 87109

06/05/2025

036B 0011828881

DLDSWD LP
4709 ROSINANTE RD
EL PASO TX 79922-2123

Bohannan ▲ **Huston**

Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

3621 MENAUL BLVD LLC & NEF GROUP LLC
& AUSTIN SAN LEON LLC
500 E 4TH ST SUITE 351
AUSTIN TX 78701-3720



FP  **US POSTAGE**
\$001.25⁰
First-Class - IMI
ZIP 87109
06/05/2025
036B 0011828881

Bohannan ▲ **Huston**

Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

2020 TAWIL PROPERTIES LLC
PO BOX 1205
REDONDO BEACH CA 90278-0205



FP  **US POSTAGE**
\$001.25⁰
First-Class - IMI
ZIP 87109
06/05/2025
036B 0011828881

Bohannon ▲ **Huston**

Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335



FP  **US POSTAGE**
\$001.25⁰

First-Class - IMI
ZIP 87109

06/05/2025
036B 0011828881

BLUE GROUND LLC & ETAL
ATTN: COLLIERS INTERNATIONAL
5051 JOURNAL CENTER BLVD NE SUITE 200
ALBUQUERQUE NM 87109-5914

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

Public Notice of a Proposed Project in the City of Albuquerque Administrative Review/Decision – Electronic Mail

Date of Notice*: 6/5/25

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [§14-16-6-4\(K\) Public Notice](#). This notice is being provided to the Neighborhood Representatives on the attached list from the City of Albuquerque's Office of Neighborhood Coordination.

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

1. Subject Property Address* 3535 MENAUL BLVD NE ALBUQUERQUE NM 87107
Location Description Between Carlisle Blvd NE and Menaul Blvd NE
2. Property Owner* VISTA ORIENTE LTD CO
3. Agent/Contractor [if other than the property owner] Agent - Bohannon Huston, Inc.
4. Application(s) Type* per IDO [Table 6-1-1](#)

- ☐ Historic Certificate of Appropriateness – Minor
- ☐ Sign Permit
- ☐ Alternative Signage Plan
- ☐ Wall/Fence Permit
- ☒ Site Plan – Administrative

Summary of project/request*:

Platting Action - Subdividing Lot 2B of American Square into 6 separate lots.

5. This application will be decided by staff. Please contact devhelp@cabq.gov or call the Planning Department at 505-924-3860 and select option for Development Review Services.
6. Where more information about the project can be found*:

Preferred project contact information:

Name: Kelly Klein - Bohannon Huston, Inc.

Email: kklein@bhinc.com

Phone: (505)823-1000

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

- ☒ Attachments:
- ☒ Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination*
 - ☐ Others: _____
- ☐ Online website or project page: N/A

Project Information Required for Email Notice by IDO §14-16-6-4(K)(1)(b):

1. Zone Atlas Page(s)*¹ H-16-Z
2. Project Illustrations, as relevant*²

- ☐ Architectural drawings
- ☐ Elevations of the proposed building(s)
- ☒ Other illustrations of the proposed application

See attachments or the website/project page noted above for the items marked above

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

- ☐ Deviation(s) ☐ Variance(s)³ ☐ Waiver(s)⁴

Explanation*: _____
N/A - No Deviations, Variances, or Waivers.

4. **For Site Plan – Administrative Applications only***,

Attach the proposed 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.

¹ Available online here: <http://data.cabq.gov/business/zoneatlas/>

² While not required, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project.

³ Separate notice is required for Variance Applications.

⁴ Separate notice is required for Waiver Applications.

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

Pre-submittal Neighborhood Meeting date, if it occurred: January 10, 2024

Brief Meeting Summary:

BelAir NA, the applicant, and the agent were in attendance at the above-dated facilitated meeting.

1. Participants viewed this as a productive discussion 2. Participants indicated that the agents and developer were receptive and responsive to participant comments and questions.

[Note: The meeting report by the Office of Alternative Dispute Resolution is required to be provided in the application materials.]

Additional Information from IDO Zoning Map⁵:

1. Area of Property [typically in acres] 9.8252
2. IDO Zone District(s) MX-M
3. Overlay Zone(s) [if applicable] _____
4. Center or Corridor Area [if applicable] American Square Activity Center, Menaul (Multi-Modal) & Carlisle (Major) Corridor
5. Current Land Use(s) [vacant, if none] Vacant

NOTE: Pursuant to [IDO §14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting within 15 days of the date of this notice for a Site Plan – Administrative application that proposes more than 100 multi-family dwelling units or more than 50,000 s.f. of nonresidential development. To request a facilitated meeting, contact the Planning Department at devhelp@cabq.gov or 505-924-3860 and select the option for “Development Review Services”.

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map:

<https://tinyurl.com/idozoningmap>

⁵ Available here: <https://tinyurl.com/idozoningmap>

Language Access Notice:

We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

Notificación de Acceso Lingüístico.

Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

From: Flores, Suzanna A. <Suzannaflores@cabq.gov>
Sent: Wednesday, June 4, 2025 3:40 PM
To: Jennifer Restrepo <jrestrepo@bhinc.com>
Subject: 3535 MENAUL BLVD NE _ Public Notice Inquiry Sheet Submission

You don't often get email from suzannaflores@cabq.gov. [Learn why this is important](#)

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 other questions you may have.

Association Name	Association Email	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
BelAir NA	board@bananm.org	Barb	Johnson	flops2@juno.com	2700 Hermosa Drive NE	Albuquerque	NM	87110	5053796187	
BelAir NA	board@bananm.org	Seth	Arseneau	ions82@hotmail.com	2838 Manzano Street NE	Albuquerque	NM	87110	5059078314	
District 7 Coalition of Neighborhood Associations		Michael	Kious	mikekious@aol.com	7901 Palo Duro Avenue NE	Albuquerque	NM	87110	5059778967	
District 7 Coalition of Neighborhood Associations		Janice	Arnold-Jones	jearnoldjones70@gmail.com	7713 Sierra Azul Avenue NE	Albuquerque	NM	87110		5053790902

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can’t answer questions about sign postings, permit 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, or visit: <https://www.cabq.gov/planning/online-planning-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 project.
- 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-development/public-notice>.
- The Checklist you need for notifying neighborhood associations can be found here: <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice>
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-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 ONC to your application and submit it to the Planning Department for approval.

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 to see a table of different types of projects and what notification is required for each: <https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

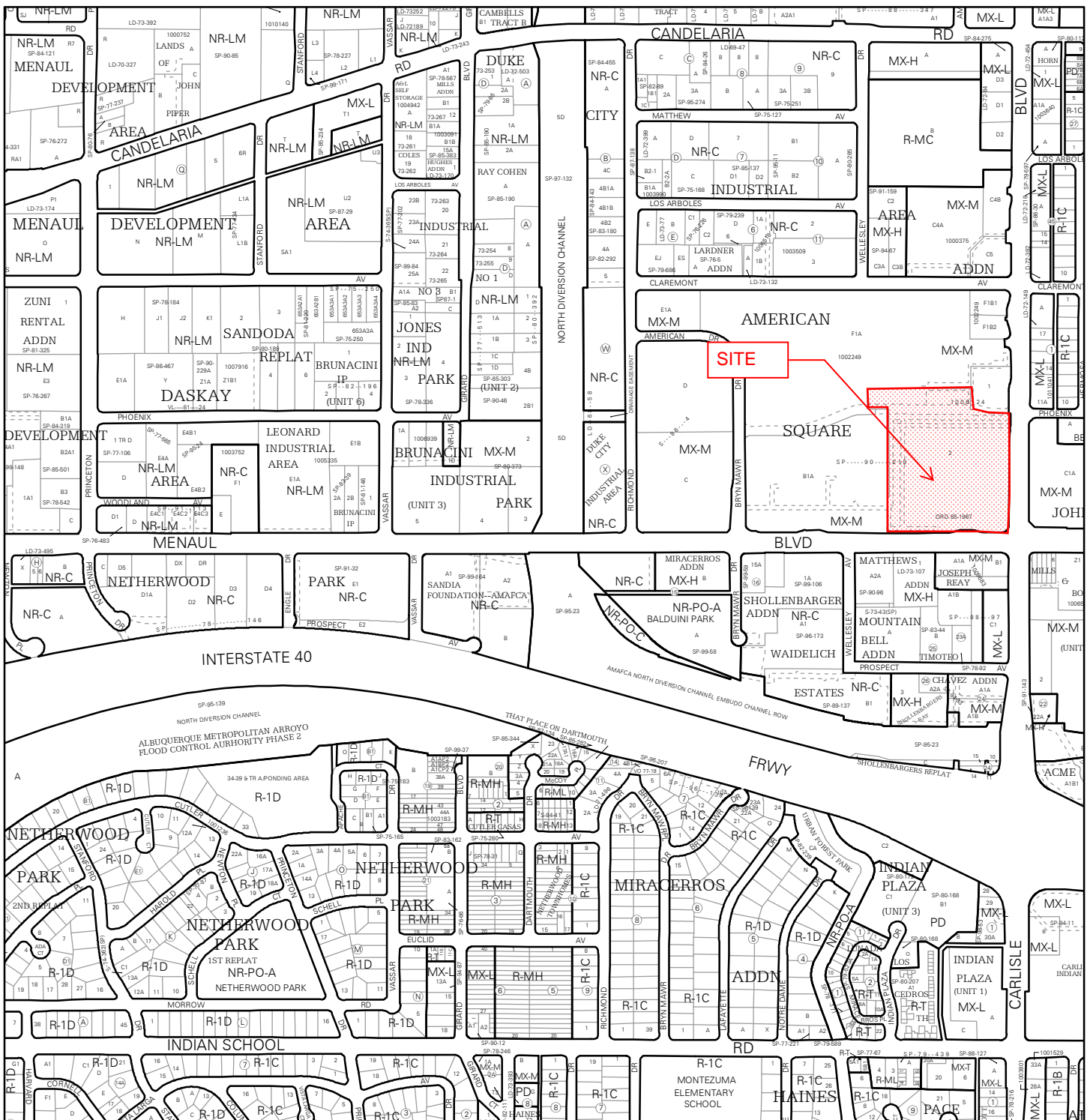
Thank you,

Suzie



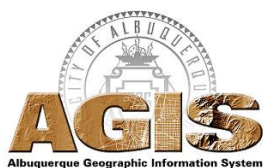
Suzie Flores
Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque
(505) 768-3334 Office
E-mail: suzannaflores@cabq.gov
Website: www.cabq.gov/neighborhoods

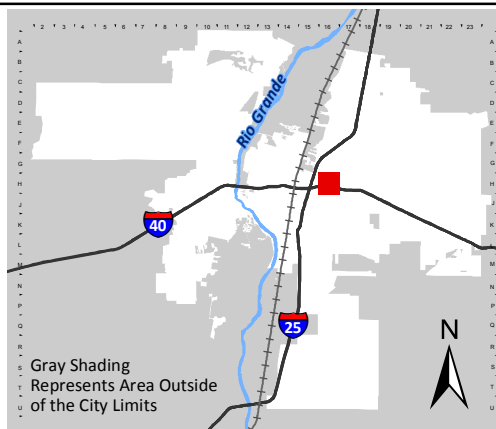


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



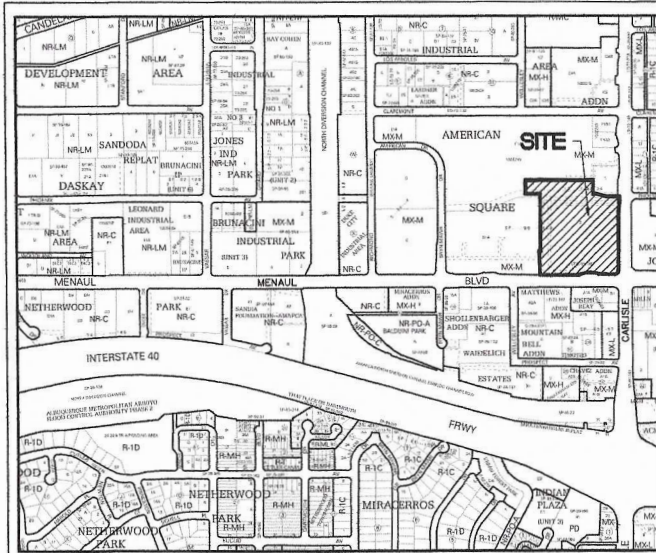
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
H-16-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



Vicinity Map - Zone Atlas H-16-Z

Indexing Information

Section 10, Township 10 North, Range 3 East, N.M.P.M.
 Subdivision: American Square
 Owner: 2020 Tawl Properties, LLC (Lot 2-A)
 Owner: Vista Oriente Ltd. Co. (Lot 2-B)
 UPC #: 101605951727710917 (Lot 2-A)
 UPC #: 101605949630810915 (Lot 2-B)

Purpose of Plat

- SUBDIVIDE AS SHOWN HEREON.
- VACATE EASEMENTS AS SHOWN HEREON.
- GRANT EASEMENTS AS SHOWN HEREON.
- DEDICATE RIGHT OF WAY TO THE CITY OF ALBUQUERQUE AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE 10.9059 ACRES
 ZONE ATLAS PAGE NO. H-16-Z
 NUMBER OF EXISTING LOTS 2
 NUMBER OF LOTS CREATED 7
 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 0.0950 ACRES
 DATE OF SURVEY SEPTEMBER 2024

Notes

- FIELD SURVEY PERFORMED IN AUGUST AND SEPTEMBER 2024.
- ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- MEASURED BEARINGS AND DISTANCES MATCH RECORD INFORMATION EXACTLY, AS SHOWN ON THE PLAT OF RECORD. (12/10/2019, 2019C-124)
- THIS PRELIMINARY / FINAL PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER FOR THE CITY OF ALBUQUERQUE AT A PUBLIC HEARING HELD ON _____, 20____.

Legal Description

LOTS NUMBERED TWO-A (2-A) AND TWO-B (2-B) OF AMERICAN SQUARE, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "PLAT FOR LOTS 2-A AND 2-B, AMERICAN SQUARE, BEING COMPRISED OF LOT 2, AMERICAN SQUARE, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 10, 2019, IN BOOK 2019C, PAGE 124.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0351H, DATED AUGUST 16, 2012.

Free Consent & 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.

NAME, TITLE
 2020 TAWL PROPERTIES, LLC

STATE OF NEW MEXICO }
 COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
 BY: NAME, TITLE, 2020 TAWL PROPERTIES, LLC (OWNER LOT 2-A)

By: _____
 NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC #: _____
 101605951727710917

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

Preliminary Plat for
Lots 2-A-1, 2-B-1, 2-B-2,
2-B-3, 2-B-4, 2-B-5 & 2-B-6,
American Square
Being Comprised of
Lots 2-A and 2-B, American Square
City of Albuquerque
Bernalillo County, New Mexico
May 2025

Project Number: _____

Application Number: _____

Plat Approvals:

PNM Electric Services

Qwest Corp. d/b/a CenturyLink QC

New Mexico Gas Company

Comcast

City Approvals:

Loren N. Risenhoover P.S. 6/5/2025
 City Surveyor

Traffic Engineering, Transportation Division

ABCWUA

Parks and Recreation Department

AMAFCA

Hydrology

Code Enforcement

Planning Department

City Engineer

Surveyor's Certificate

I, BRIAN J. MARTINEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

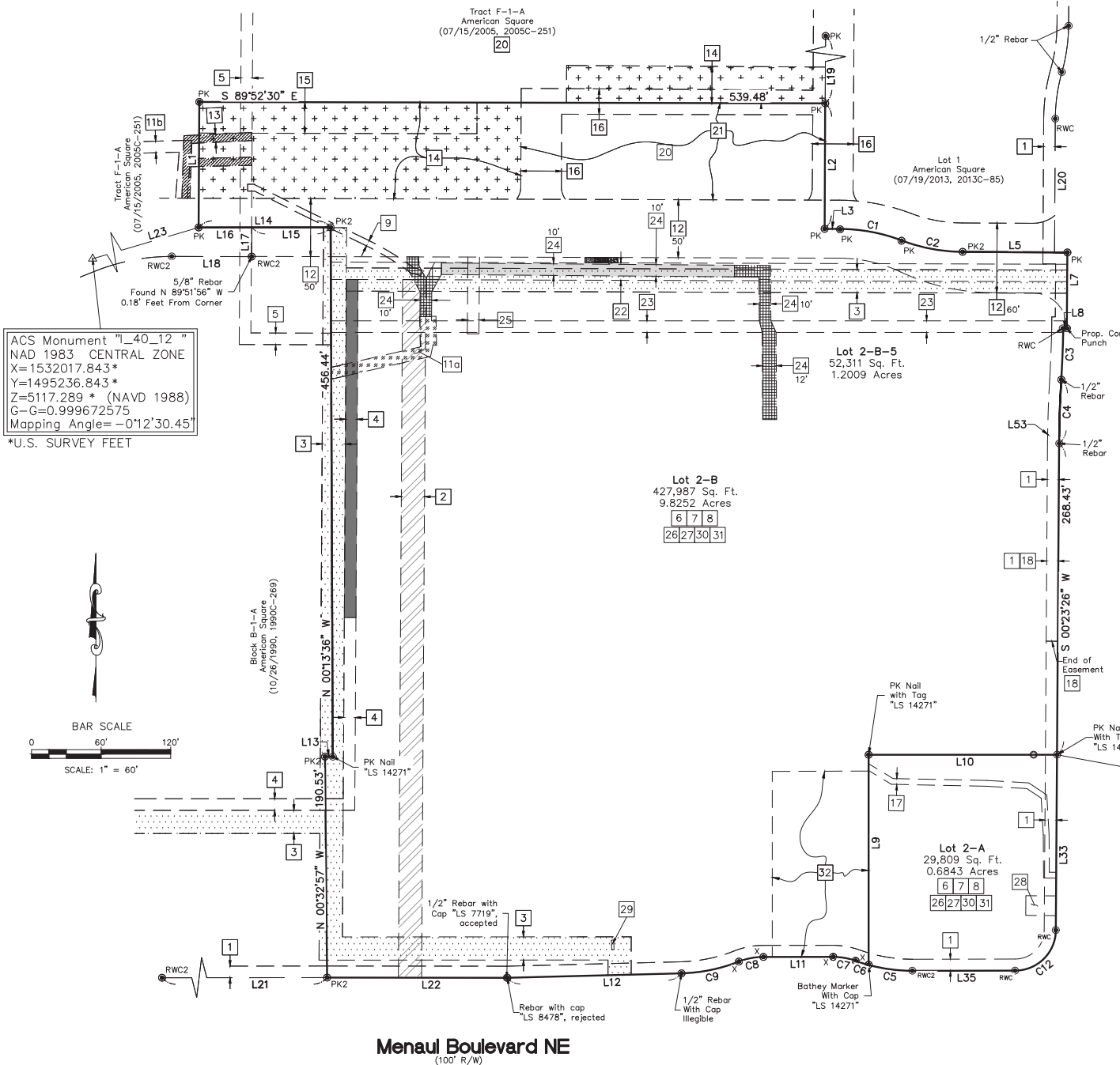
Brian J. Martinez 5/29/25
 BRIAN J. MARTINEZ Date
 N.M.R.P.S. No. 18374

CSI-CARTESIAN SURVEYS INC.

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



Sheet 1 of 5
 190921



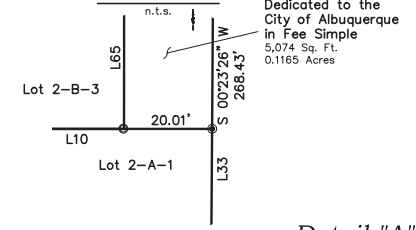
Note: This sheet shows post plat conditions, easements granted by this plat and remaining easements

**Preliminary Plat for
Lots 2-A-1, 2-B-1, 2-B-2,
2-B-3, 2-B-4, 2-B-5 & 2-B-6,
American Square
Being Comprised of
Lots 2-A and 2-B, American Square
City of Albuquerque
Bernalillo County, New Mexico
May 2025**

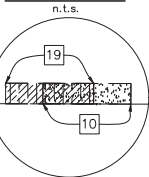
Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
● PK	FOUND MONUMENT AS INDICATED
● PK2	FOUND PK NAIL
● PK2	FOUND PK NAIL WITH TAG "LS 11993"
● RWC	FOUND REBAR WITH CAP "LS 11993"
● RWC2	FOUND REBAR WITH CAP "LS 8478"
● X	FOUND CHISELED "X"
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

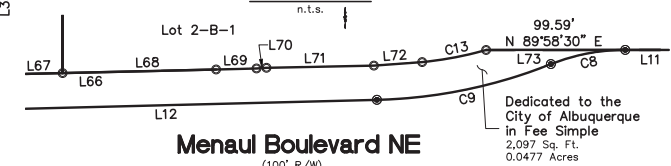
Detail "B"



Detail "A"



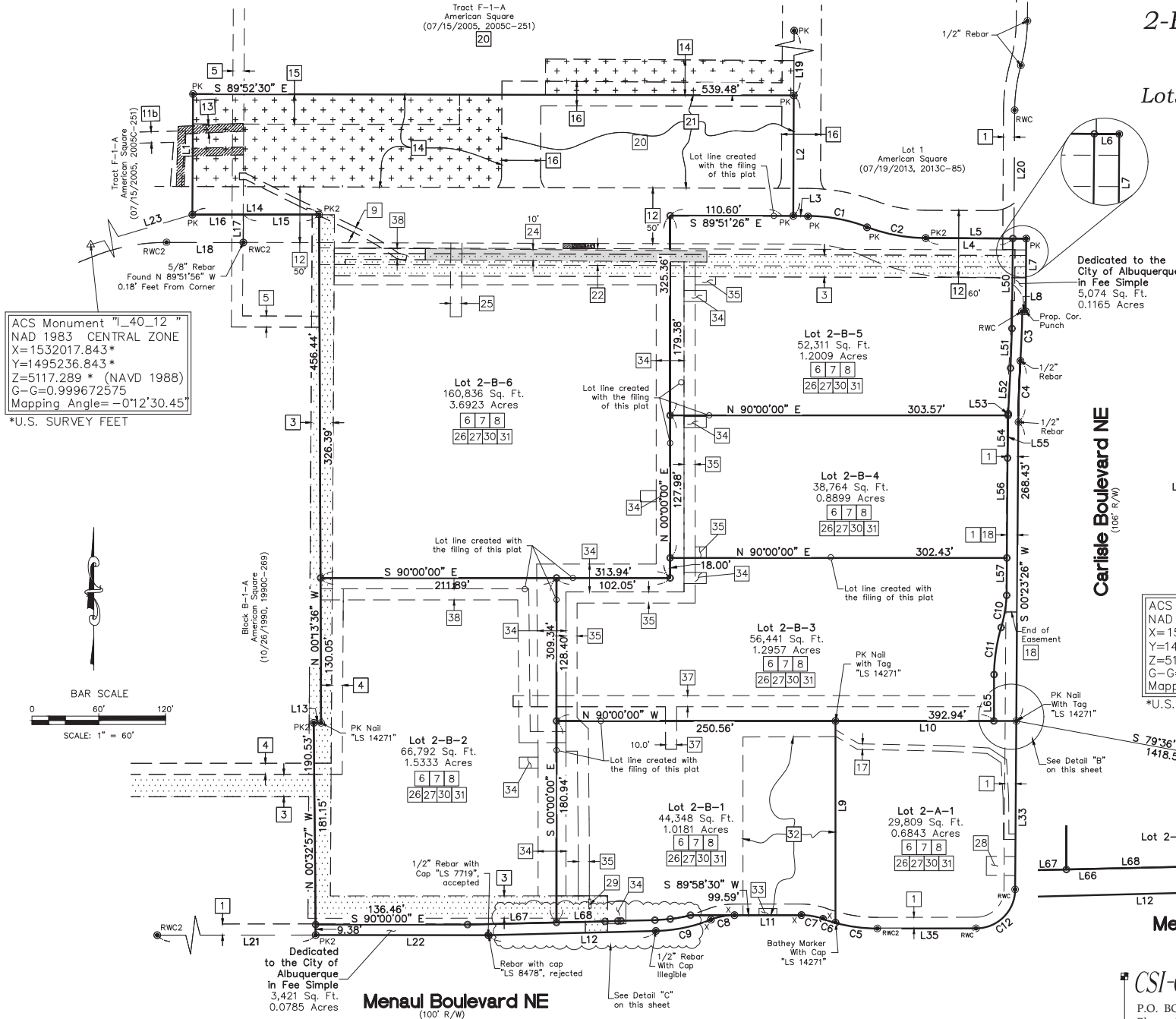
Detail "C"



CSI-CARTESIAN SURVEYS INC.

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

Sheet 3 of 5
190291



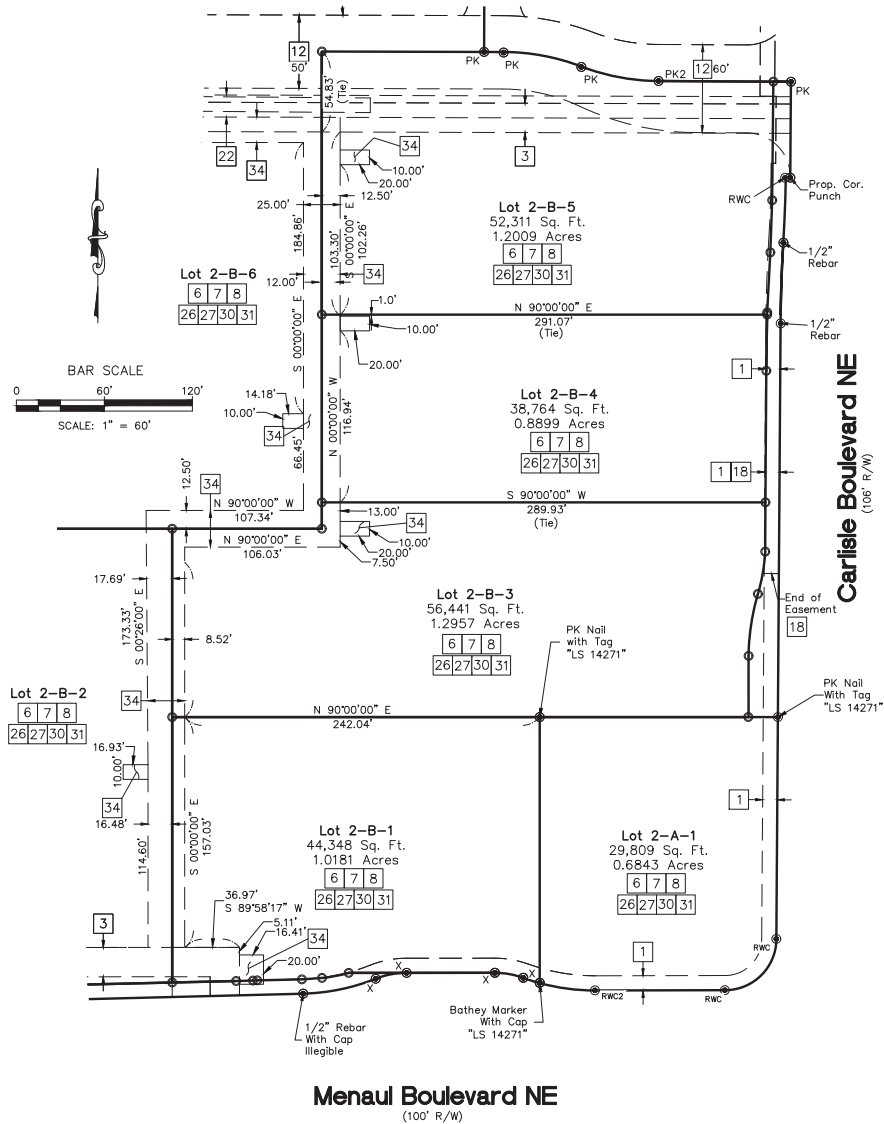
CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com

Legend

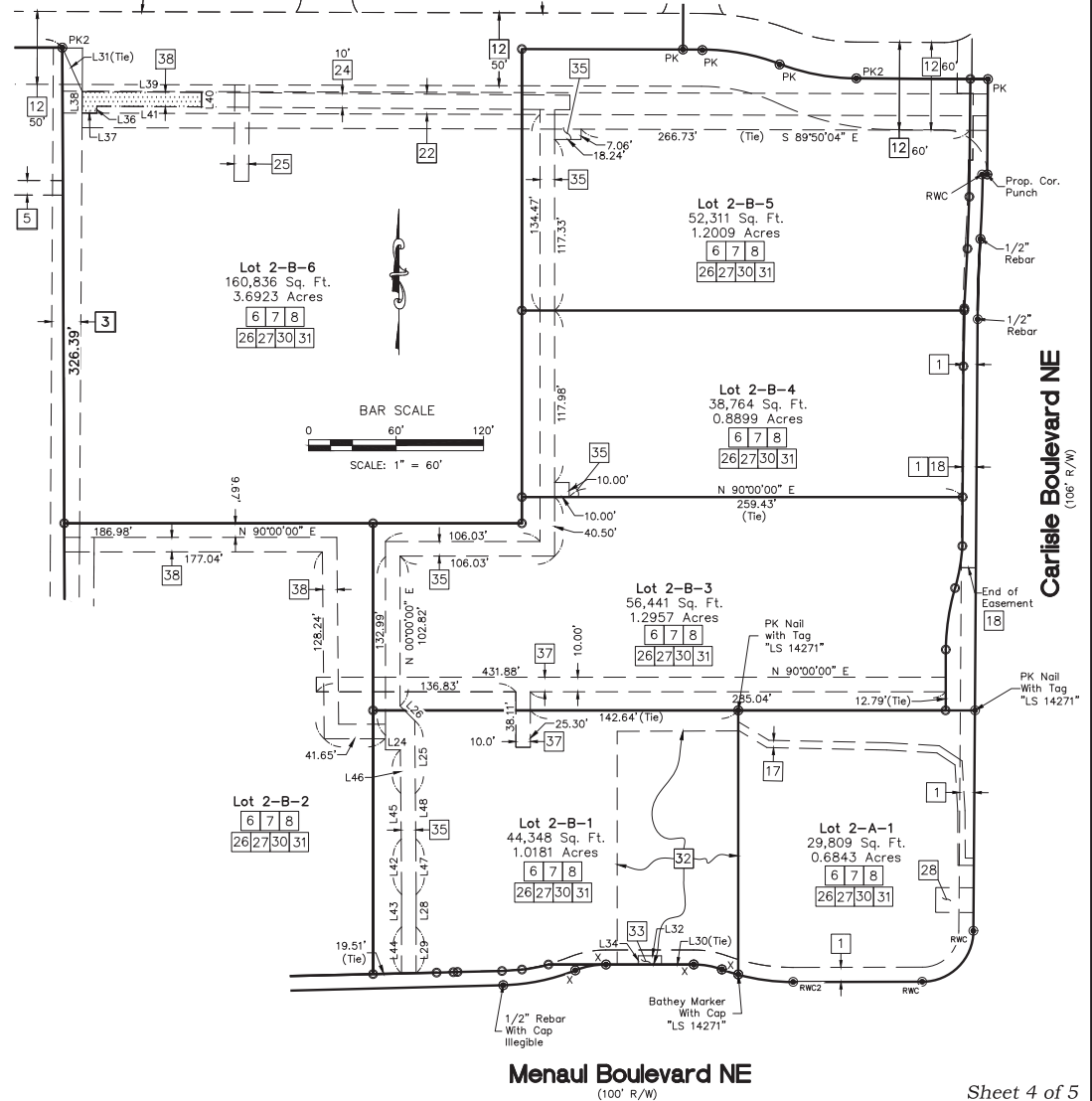
N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
●	FOUND MONUMENT AS INDICATED
● PK	FOUND PK NAIL
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*Preliminary Plat for
Lots 2-A-1, 2-B-1, 2-B-2,
2-B-3, 2-B-4, 2-B-5 & 2-B-6,
American Square
Being Comprised of
Lots 2-A and 2-B, American Square
City of Albuquerque
Bernalillo County, New Mexico
May 2025*

Detail for Easement 33 & 34



Detail for Easement 33 35 & 38



Easement Notes

- [1] EXISTING 10' P.U.E. (3/25/1988, C36-33) [REDACTED]
- [2] EXISTING 20' P.U.E. (4/12/1968, BK. MISC. 100, PG. 103, DOC. NO. 89532) VACATED WITH THE FOLLOWING OF THIS PLAT, SHOWN HEREON AS [REDACTED]
- [3] EXISTING 20' WATER LINE EASEMENT (3/25/1988, C36-33) SHOWN HEREON AS [REDACTED]
- [4] EXISTING 10' POWER AND COMMUNICATIONS EASEMENT (3/25/1988, C36-33) PORTION VACATED WITH THE FILING OF THIS PLAT SHOWN HEREON AS [REDACTED]
- [5] REMAINING PORTION OF EXISTING 10' P.U.E. (4/15/1968, D3-196)
- [6] EXISTING NON-EXCLUSIVE EASEMENT FOR THE INSTALLATION, MAINTENANCE, OPERATION AND SERVICING OF ANY COMMON AREA IMPROVEMENTS, BLANKET IN NATURE OVER ALL OF LOTS 2-A AND 2-B (9/30/2020, DOC. NO. 2020095520)
- [7] EXISTING TEMPORARY NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS TO AND FROM CONSTRUCTION SITE(S) (9/30/2020, DOC. NO. 2020095520)
- [8] EXISTING NON-EXCLUSIVE EASEMENT FOR PLACEMENT, REPAIR, REPLACEMENT, OR EXTENSION OF ELECTRIC, GAS, CABLE, WATER, AND SANITARY SEWER, STORM AND SURFACE WATER DRAINAGE AND DETENTION FACILITIES, BLANKET IN NATURE OVER LOTS 2-A AND 2-B, EXCLUDING NON-BUILDABLE AREAS (9/30/2020, DOC. NO. 2020095520)
- [9] EXISTING 5' MST&T RIGHT OF WAY EASEMENT (5/4/1987, BK. MISC. 482-A, PG. 589, DOC. NO. 8745989)
- [10] EXISTING 20' X 4.71' PUBLIC PERMANENT UNDERGROUND EASEMENT FOR WATER LINE (1/20/1994, BK. 94-2, PG. 9979, DOC. NO. 94008921) SHOWN HEREON AS [REDACTED] SEE DETAIL "A", ON SHEETS 2 & 3 OF 5
- [11a] EXISTING U.S. WEST COMMUNICATIONS AND PNM UNDERGROUND EASEMENT (1/6/1994, BK. 94-1, PG. 4556, DOC. NO. 94002199) VACATED WITH THE FILING OF THIS PLAT SHOWN HEREON AS [REDACTED]
- [11b] EXISTING 10' U.S. WEST COMMUNICATIONS AND PNM UNDERGROUND EASEMENT (1/6/1994, BK. 94-1, PG. 4556, DOC. NO. 94002199)
- [12] EXISTING PRIVATE DRAINAGE, ACCESS, PUBLIC WATER, POWER COMMUNICATIONS AND GAS LINE EASEMENT, BENEFITING AND MAINTAINED BY THE OWNERS OF TRACTS A, B, E AND F (3/25/1988, C36-33)
- [13] EXISTING 7' POWER AND COMMUNICATIONS EASEMENT (3/25/1988, C36-33) SHOWN HEREON AS [REDACTED]
- [14] EXISTING PERMANENT JOINT USE AREA, BENEFITING AND MAINTAINED BY THE OWNERS OF LOT 2-B AND TRACT F-1-A (7/14/1993, BK. 9318, PG. 8728, DOC. NO. 93075439) SHOWN HEREON AS [REDACTED]
- [15] EXISTING 27' X 278' SETBACK COVENANT (NO PERMANENT STRUCTURES) (6/15/1990, BK. 90-10, PG. 1901-1904, DOC. NO. 9046436) (6/22/1990, BK. 90-10, PG. 5663-5669, DOC. NO. 9048256)
- [16] EXISTING PERMANENT DRIVE AISLES USED FOR JOINT USE AREAS (6/15/1990, BK. 90-10, PG. 1883, DOC. NO. 9046435)
- [17] EXISTING 5' SANITARY SEWER EASEMENT (9/2/2020, DOC. NO. 2020084932)
- [18] EXISTING 10' POWER & COMMUNICATIONS EASEMENT (3/19/1990, 90C-80)
- [19] EXISTING 20' X 4.71' PUBLIC WATERLINE EASEMENT (3/19/1990, 90C-80) SHOWN HEREON AS [REDACTED] SEE DETAIL "A", ON SHEETS 2 & 3 OF 5
- [20] EXISTING NON-EXCLUSIVE INGRESS/EGRESS EASEMENT FOR VEHICULAR AND PEDESTRIAN TRAFFIC OVER DRIVE AREAS BENEFITING AND MAINTAINED BY THE OWNERS OF LOT 2-B AND TRACT F-1-A (6/15/1990, BK. 90-10, PG. 1883, DOC. NO. 9046435) AFFECTS THAT AREA WITHIN LOT 2-B, NORTH OF ROADWAY EASEMENT [12]
- [21] EXISTING JOINT USE AREA BENEFITING AND MAINTAINED BY THE OWNERS OF LOT 2-B AND TRACT F-1-A (7/14/1993, BK. 93-18, PG. 8728-8738, DOC. NO. 93075439)
- [22] EXISTING 15' MST&T EASEMENT (3/25/1988, C36-33)
- [23] EXISTING 10' P.U.E. (12/10/2019, 2019C-124) PORTIONS VACATED WITH THE FILING OF THIS PLAT SHOWN HEREON AS [REDACTED]
- [24] EXISTING P.U.E. (12/10/2019, 2019C-124) PORTION VACATED WITH THE FILING OF THIS PLAT PORTION TO REMAIN SHOWN HEREON AS [REDACTED]
- [25] EXISTING 10' TELEPHONE AND COMCAST EASEMENT (12/10/2019, 2019C-124)

Easement Notes, Continued

- [26] EXISTING CROSS PRIVATE CROSS LOT ACCESS AND PARKING EASEMENT OVER THAT PORTION SOUTH OF EASEMENT [12] FOR LOT 2-A AND ALL OF LOT 2-B WITH THE EXCEPTION OF THOSE AREAS COVERED BY BUILDINGS AND IMPROVEMENTS, BENEFITING AND MAINTAINED BY THE OWNERS OF LOTS 2-A AND 2-B (12/10/2019, 2019C-124)
- [27] EXISTING CROSS DRAINAGE EASEMENT OVER THAT PORTION SOUTH OF EASEMENT [12] FOR LOT 2-A AND ALL OF LOT 2-B WITH THE EXCEPTION OF THOSE AREAS COVERED BY BUILDINGS AND IMPROVEMENTS, BENEFITING AND MAINTAINED BY THE OWNERS OF LOTS 2-A AND 2-B (12/10/2019, 2019C-124)
- [28] EXISTING PNM EASEMENT (6/25/2020, DOC. NO. 2020057146)
- [29] EXISTING MONUMENT SIGN EASEMENT (9/30/2020, DOC. NO. 2020095520)
- [30] EXISTING PERPETUAL, NON-EXCLUSIVE EASEMENT INGRESS/EGRESS ACCESS FOR ALL ACCESS POINTS, DRIVEWAYS, VEHICULAR TRAFFIC, PARKING AREAS, PEDESTRIAN TRAFFIC EASEMENT, BLANKET IN NATURE OVER ALL OF LOTS 2-A AND 2-B, WITH THE EXCEPTION OF THOSE AREAS COVERED BY BUILDINGS AND IMPROVEMENTS (9/30/2020, DOC. NO. 2020095520) AND AS SHOWN ON PLAT (12/10/2019, 2019C-124)
- [31] EXISTING CROSS LOT DRAINAGE EASEMENT BLANKET IN NATURE OVER ALL OF LOTS 2-A AND 2-B, WITH THE EXCEPTION OF THOSE AREAS COVERED BY BUILDINGS AND IMPROVEMENTS (9/30/2020, DOC. NO. 2020095520) AND AS SHOWN ON PLAT (12/10/2019, 2019C-124)
- [32] EXISTING PERPETUAL, NON-EXCLUSIVE EASEMENT FOR PARKING BENEFITING LOT 2-A (9/30/2020, DOC. NO. 2020095520)
- [33] 6' X 16' EASEMENT FOR BUS SHELTER, GRANTED WITH THE FILING OF THIS PLAT SEE DETAIL ON SHEET 4 OF 5
- [34] 25' PUBLIC WATER AND PUBLIC SEWER EASEMENT GRANTED TO ABCWUA, WITH THE FILING OF THIS PLAT, SEE DETAIL ON SHEET 4 OF 5
- [35] 10' JOINT DRY UTILITY TRENCH EASEMENT, GRANTED WITH THE FILING OF THIS PLAT, SEE DETAIL ON SHEET 4 OF 5
- [37] 10' PUBLIC GAS EASEMENT, GRANTED WITH THE FILING OF THIS PLAT
- [38] 10' PUBLIC ELECTRIC EASEMENT, GRANTED WITH THE FILING OF THIS PLAT

EASEMENT [36] INTENTIONALLY OMITTED

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.

*Preliminary Plat for
Lots 2-A-1, 2-B-1, 2-B-2,
2-B-3, 2-B-4, 2-B-5 & 2-B-6,
American Square
Being Comprised of
Lots 2-A and 2-B, American Square
City of Albuquerque
Bernalillo County, New Mexico
May 2025*

Line Table		
Line #	Direction	Length (ft)
L1	N 00°19'02" E	108.23'
L2	S 00°14'41" W	108.26'
L3	S 89°50'09" E	13.12'
L4	S 89°40'18" E	78.24'
L5	S 89°40'18" E	90.23'
L6	S 89°40'18" E	11.99'
L7	S 00°23'36" W	65.39'
L8	S 89°11'01" W	3.04'
L9	S 00°00'00" E	181.32'
L10	N 90°00'00" W	162.39'
L11	S 89°58'30" W	60.17'
L12	S 88°33'07" W	150.68'
L13	N 89°46'42" E	6.67'
L14	S 89°56'53" W	113.79'
L15	S 89°56'53" W	67.97'
L16	S 89°56'53" W	45.81'
L17	S 00°03'07" E	25.18'
L18	N 89°51'56" W	69.08'
L19	N 00°19'28" E	116.01'
L20	N 00°19'15" E	115.30'
L21	S 89°56'44" W	301.86'
L22	N 89°56'27" W	154.89'
L23	S 67°28'45" W	1822.85'
L24	N 90°00'00" W	10.19'
L25	N 00°28'47" W	49.76'
L26	N 45°00'00" W	14.26'
L28	N 00°11'07" E	22.49'
L29	S 00°00'00" E	31.54'
L30	N 89°58'30" E	21.97'
L31	N 24°20'46" W	33.15'
L32	S 89°58'30" W	16.00'
L33	S 00°23'26" W	151.43'
L34	N 00°01'30" W	6.00'
L35	S 89°53'26" W	88.51'
L36	S 00°20'57" W	4.71'
L37	N 89°39'03" W	10.00'
L38	S 00°20'57" W	14.71'
L39	S 89°39'35" E	81.84'
L40	N 00°20'25" E	10.01'
L41	N 89°39'03" W	71.84'

Line Table		
Line #	Direction	Length (ft)
L42	N 00°20'55" W	37.98'
L43	N 00°11'07" E	22.46'
L44	S 00°00'00" E	31.79'
L45	N 00°35'37" W	31.38'
L46	N 00°36'05" W	29.78'
L47	S 00°20'55" E	38.05'
L48	N 00°35'37" W	31.40'
L50	S 00°33'15" W	80.81'
L51	S 02°04'56" W	35.63'
L52	S 02°59'54" W	40.91'
L53	S 00°51'32" W	1.56'
L54	S 00°51'32" W	38.29'
L55	S 00°51'32" W	39.85'
L56	S 00°21'47" W	89.70'
L57	S 00°18'12" W	33.60'
L65	S 00°01'41" W	41.71'
L66	N 88°39'23" E	123.48'
L67	N 88°39'23" E	79.87'
L68	N 88°39'23" E	43.61'
L69	N 88°34'43" E	11.50'
L70	N 86°23'49" E	2.83'
L71	N 88°48'53" E	30.51'
L72	N 85°48'15" E	13.75'
L73	N 89°58'30" E	39.42'

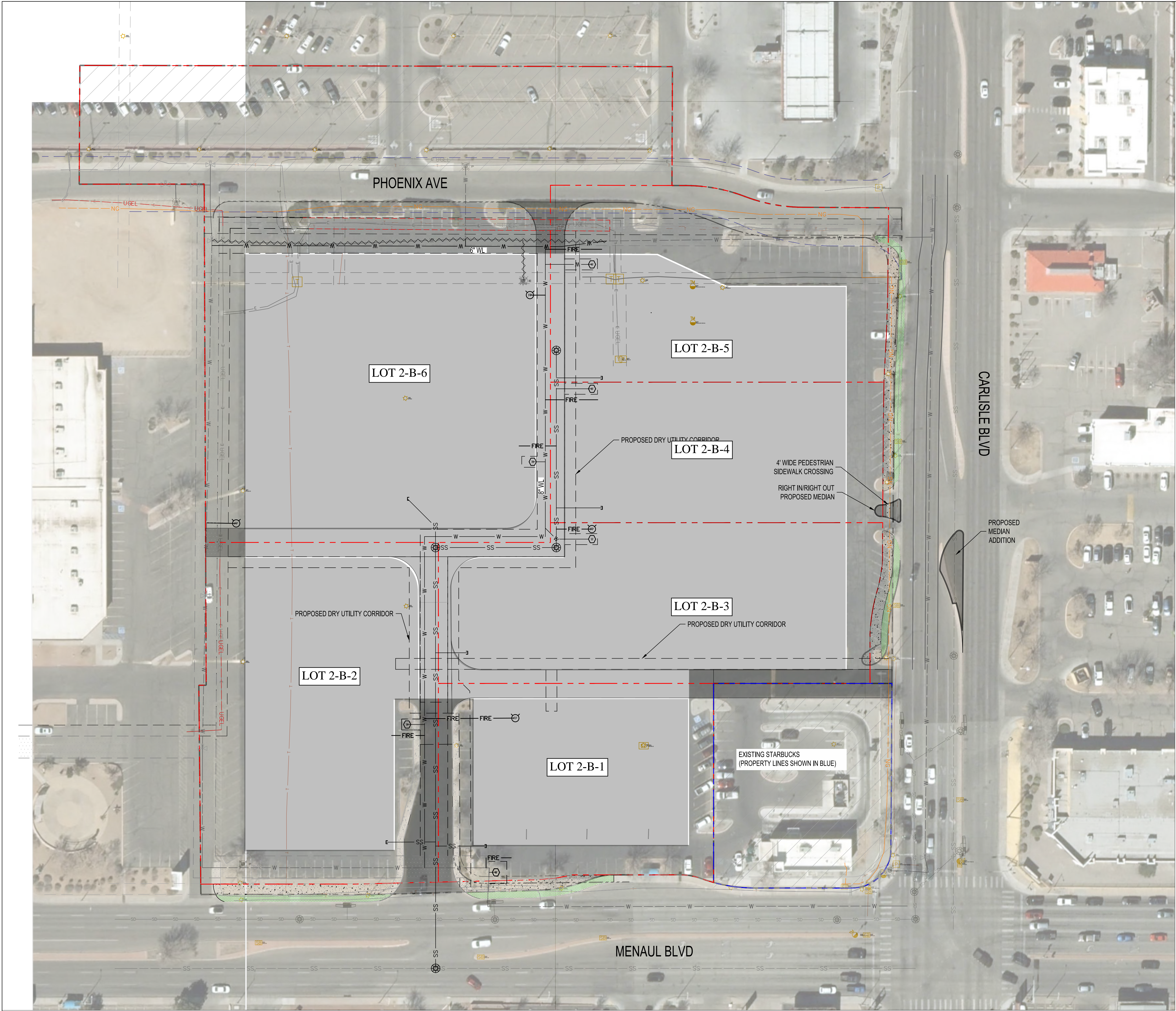
*L27 & L49 INTENTIONALLY OMITTED

Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C1	54.35'	150.00'	20°45'37"	54.05'
C2	53.92'	150.00'	20°35'45"	53.63'
C3	44.29'	999.63'	2°32'19"	44.29'
C4	55.07'	1007.00'	3°08'00"	55.06'
C5	38.36'	143.00'	15°22'13"	38.25'
C6	11.73'	143.00'	4°42'00"	11.73'
C7	19.88'	57.00'	19°59'07"	19.78'
C8	21.60'	57.00'	21°42'42"	21.47'
C9	50.64'	143.00'	20°17'19"	50.37'
C10	29.35'	133.30'	12°36'50"	29.29'
C11	42.84'	159.18'	15°25'17"	42.71'
C12	54.67'	35.00'	89°30'00"	49.28'
C13	18.51'	104.40'	10°09'37"	18.49'

 **CSI-CARTESIAN SURVEYS INC.**

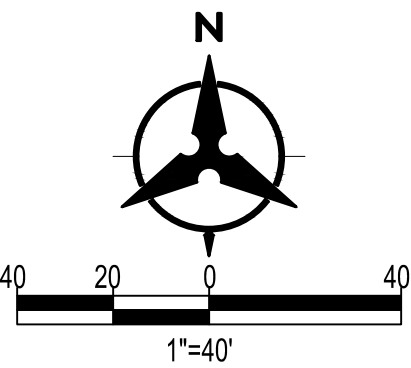
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Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com

Sheet 5 of 5
190291



LEGEND

- | | | | |
|--|---------------------------|--|-------------------------|
| | PROPOSED LANDSCAPE BUFFER | | EXISTING WATER LINE |
| | PROPOSED SIDEWALK | | EXISTING SANITARY SEWER |
| | PROPOSED MEDIAN | | EXISTING STORM DRAIN |
| | REMOVAL | | PROPOSED WATER LINE |
| | EXISTING GAS LINE | | PROPOSED SANITARY SEWER |
| | EXISTING TELECOM LINE | | PROPOSED FIRE LINE |
| | EXISTING LIGHTING POLE | | PROPOSED WATER METER |
| | EXISTING PROPERTY LINE | | PROPOSED CAP |
| | PROPOSED PROPERTY LINE | | PROPOSED MANHOLE |
| | | | PROPOSED FIRE HYDRANT |



SITE PLAN EXHIBIT

CARLISLE AND MENAUL

DRAWN BY:	JR	DATE:	06/04/2025
CHECKED BY:	KK	BHI PROJECT NO:	20240281
		SHEET NO.	---

Kimberly Legan

From: Kimberly Legan
Sent: Thursday, June 5, 2025 9:11 AM
To: board@bananm.org
Cc: flops2@juno.com; ions82@hotmail.com
Subject: Updated ONC Information - Neighborhood Association Notifications

Good morning Barb and Seth,

Apologies for sending another email but an update has been made to our notification to your Neighborhood Association. A plat has been included and the description of the request has been updated.

Kimberly Legan has shared files with you, please use the following link:

<https://sfspublic.bhinc.com/?tk=TKkleganD5620259741>

-Link Expires: 7/5/2025

Files being shared:

- \Updated ONC information\Neighborhood Association Notifications_Emailed-Notice-Administrative-Print&Fill (F).pdf

Thank you,

Kimberly Legan

Administrative Professional [Community Development and Planning](#)

Bohannon Huston

p. 505.823.1000 | d. 505.798.7954

bhinc.com



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Kimberly Legan

From: Microsoft Outlook <MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@bhinc.com>
To: flops2@juno.com
Sent: Thursday, June 5, 2025 9:12 AM
Subject: Relayed: Updated ONC Information - Neighborhood Association Notifications

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

flops2@juno.com (flops2@juno.com)

Subject: Updated ONC Information - Neighborhood Association Notifications

Kimberly Legan

From: Microsoft Outlook <MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@bhinc.com>
To: board@bananm.org
Sent: Thursday, June 5, 2025 9:12 AM
Subject: Relayed: Updated ONC Information - Neighborhood Association Notifications

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

board@bananm.org (board@bananm.org)

Subject: Updated ONC Information - Neighborhood Association Notifications

Kimberly Legan

From: postmaster@outlook.com
To: ions82@hotmail.com
Sent: Thursday, June 5, 2025 9:12 AM
Subject: Delivered: Updated ONC Information - Neighborhood Association Notifications

You don't often get email from postmaster@outlook.com. [Learn why this is important](#)

Your message has been delivered to the following recipients:

ions82@hotmail.com (ions82@hotmail.com)

Subject: Updated ONC Information - Neighborhood Association Notifications

Kimberly Legan

From: Barb Johnson <flops2@juno.com>
Sent: Thursday, June 5, 2025 9:18 AM
To: Kimberly Legan
Cc: board@bananm.org; ions82@hotmail.com
Subject: Re: Updated ONC Information - Neighborhood Association Notifications
Attachments: Updated ONC Information - Neighborhood Association Notifications

Thank you. This clarifies things. I was preparing to contact them!!

Please note: message attached

From: Kimberly Legan <KLegan@bhinc.com>
To: "board@bananm.org" <board@bananm.org>
Cc: "flops2@juno.com" <flops2@juno.com>, "ions82@hotmail.com" <ions82@hotmail.com>
Subject: Updated ONC Information - Neighborhood Association Notifications
Date: Thu, 5 Jun 2025 15:11:25 +0000

Kimberly Legan

From: Kimberly Legan
Sent: Thursday, June 5, 2025 9:13 AM
To: mikekious@aol.com; jearnoldjones70@gmail.com
Subject: Updated ONC Information - Neighborhood Association Notifications

Good morning Janice and Michael -

Apologies for sending another email but an update has been made to our notification to your Neighborhood Association. A plat has been included and the description of the request has been updated.

Kimberly Legan has shared files with you, please use the following link:

<https://sfspublic.bhinc.com/?tk=TKkleganD5620259741>

-Link Expires: 7/5/2025

Files being shared:

- \Updated ONC information\Neighborhood Association Notifications_Emailed-Notice-Administrative-Print&Fill (F).pdf

Thank you,

Kimberly Legan

Administrative Professional [Community Development and Planning](#)

Bohannon Huston

p. 505.823.1000 | d. 505.798.7954

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Kimberly Legan

From: Microsoft Outlook <MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@bhinc.com>
To: jearnoldjones70@gmail.com
Sent: Thursday, June 5, 2025 9:13 AM
Subject: Relayed: Updated ONC Information - Neighborhood Association Notifications

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

jearnoldjones70@gmail.com (jearnoldjones70@gmail.com)

Subject: Updated ONC Information - Neighborhood Association Notifications

Kimberly Legan

From: Microsoft Outlook <MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@bhinc.com>
To: miekious@aol.com
Sent: Thursday, June 5, 2025 9:13 AM
Subject: Relayed: Updated ONC Information - Neighborhood Association Notifications

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

miekious@aol.com (miekious@aol.com)

Subject: Updated ONC Information - Neighborhood Association Notifications

(Revised 10/26/23)

Legal/Request Descriptions & Location: Lot 2-A American Square - Section 10, Township 10 N, R3 E NMPM

❑ **Hydrology:**

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

10/17/2024
Date

• Traffic Circulations Layout (TCL)	_____ Approved	<u>X</u>	NA	In progress
• Traffic Impact Study (TIS)	_____ Approved	<u>X</u>	NA	
• Neighborhood Impact Analysis (NIA)	_____ Approved	<u>X</u>	NA	
• Bernalillo County	_____ Approved	<u>X</u>	NA	
• NMDOT	_____ Approved	<u>X</u>	NA	

5/15/2025
Date

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

1/21/2025
Date

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

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

Figure 12

INFRASTRUCTURE LIST

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Carlisle and Menaul Commercial Development
(LOTS 2-B OF AMERICAN SQUARE)

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 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.

PHASE 1

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PUBLIC WATERLINE IMPROVEMENTS - PHASE 1									
		8" DIA	WATERLINE LOOP W/ NEC. VALVES FH'S, M/J'S & R/J'S	CENTER OF SITE	PHOENIX AVE	MENAU BLVD	/	/	/
							/	/	/
PUBLIC SANITARY SEWER IMPROVEMENTS - PHASE 1									
		8" DIA	SANITARY SEWER W/ NEC. CO'S & SERVICES	CENTER OF SITE	PHOENIX AVE	MENAU BLVD	/	/	/
							/	/	/
* SANITARY SEWER LINES SHALL BE TERMINATED AT MANHOLES AND STANDARD LOCATIONS PER THE DPM. EXACT LOCATIONS TO BE DETERMINED AT DRC									
PUBLIC ROADWAY IMPROVEMENTS - PHASE 1									
		APPROX 24' X 14' MEDIAN	MOUNTABLE MEDIAN CURB & GUTTER RIGHT IN/RIGHT OUT	ACCESS #4 ALONG CARLISLE	ACCESS 4 (Lot 2-B-4)	ACCESS 4 (Lot 2-B-4)	/	/	/
		110LF	MEDIAN W/CURB AND GUTTER CLOSURE OF NORTHBOUND TURN LANE	CARLISLE CENTER MEDIAN	ACCESS 3	ACCESS 4 (Lot 2-B-4)	/	/	/
		150LF	11' WIDE RIGHT TURN LANE W/CURB AND GUTTER	ACCESS #3 ENTRANCE ALONG CARLISLE	ACCESS 4 (Lot 2-B-4)	ACCESS 3 (Lot 2-A)	/	/	/
		300LF	PAINT FOR MEDIAN CURB (YELLOW PAINT)	ON SOUTH BOUND MEDIAN ON CARLISLE	ACCESS #4	CARLISLE AND MENAU INTERSECTION	/	/	/
		10' WIDE	PCC SIDEWALK	SOUTHBOUND CARLISLE BLVD	LOT 2-B-4 NORTH PROPERTY LINE	ACCESS 3 (Lot 2-A)	/	/	/
		6' WIDE	LANDSCAPE BUFFER	SOUTHBOUND CARLISLE BLVD	LOT 2-B-4 NORTH PROPERTY LINE	ACCESS 3 (Lot 2-A)	/	/	/

PHASE 2

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PUBLIC ROADWAY IMPROVMENTS - PHASE 2									
		10' WIDE	PCC SIDEWALK	SOUTHBOUND CARLISLE BLVD LOT 2-B-5 FRONTAGE	LOT 2-B-5 NORTH PROPERTY LINE	LOT 2-B-5 SOUTH PROPERTY LINE	/	/	/
		6' WIDE	LANDSCAPE BUFFER	SOUTHBOUND CARLISLE BLVD LOT 2-B-5 FRONTAGE	LOT 2-B-5 NORTH PROPERTY LINE	LOT 2-B-5 NORTH PROPERTY LINE	/	/	/

PHASE 3

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PUBLIC ROADWAY IMPROVMENTS - PHASE 3									
		10' WIDE	PCC SIDEWALK	WESTBOUND MENAUL BLVD LOT 2-B-1 FRONTAGE	WESTERN EDGE OF BUS STOP	ACCESS # 2 ON MENAUL	/	/	/
		6' WIDE	LANDSCAPE BUFFER	WESTBOUND MENAUL BLVD LOT 2-B-1 FRONTAGE	WESTERN EDGE OF BUS STOP	ACCESS # 2 ON MENAUL	/	/	/

PHASE 4

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PUBLIC ROADWAY IMPROVMENTS - PHASE 4									
		10' WIDE	PCC SIDEWALK	WESTBOUND MENAUL BLVD LOT 2-B-2 FRONTAGE	ACCESS #2 ON MENAUL	WEST PROPERTY LINE	/	/	/
		6' WIDE	LANDSCAPE BUFFER	WESTBOUND MENAUL BLVD LOT 2-B-2 FRONTAGE	ACCESS #2 ON MENAUL	WEST PROPERTY LINE	/	/	/

AGENT/OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

05-30-2025

PREPARED BY: PRINT NAME

DRB CHAIR

DATE

PARKS & RECREATION

DATE

FIRM: BOHANNAN HUSTON INC.

TRANSPORTATION DEVELOPMENT

DATE

AMAFCA

DATE

SIGNATURE

ABCWUA

DATE

CITY ENGINEER

DATE

MAXIMUM TIME ALLOW TO CONSTRUCT
IMPROVEMENTS WITHOUT A DRB EXTENSION

CODE ENFORCEMENT

DATE

DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRB CHAIR		USER DEPARTMENT			AGENT/OWNER		

July 09, 2024

City of Albuquerque
Planning Department
600 2nd Street
Albuquerque NM 87102

RE: Agent Authorization for Lot2-B American Square (aka Carlisle and Menaul Development)

To Whom It May Concern,

I, Jeffrey Jesionowski, Managing Member of Vista Oriente, Ltd. Co. give authorization to Bohannon Huston Inc. to act as our agent in submitting to the City of Albuquerque all matters associated with platting and construction plans for the above referenced project. In advance, we thank you for your help and cooperation. Please feel free to call me at (505) 259-0991 with any questions or concerns.

Sincerely,

Vista Oriente, Ltd. Co.

A handwritten signature in blue ink, appearing to be 'Jeffrey Jesionowski', is written over a circular blue stamp or seal. The signature is fluid and cursive.

Jeffrey Jesionowski
Managing Member

I want to...

Bernalillo County Parcels

2 of 2

Bernalillo County Parcels

UPC: 101605949630810915

Owner: VISTA ORIENTE LTD CO ATTN: JOHN SEDBERRY

Owner Address: 500 4TH ST NW SUITE 275 ALBUQUERQUE NM 87102-2103

Situs Address: 3535 MENAUL BLVD NE ALBUQUERQUE NM 87107

Legal Description: LT 2-B PLAT FOR LOTS 2-A & 2-B AMERICAN SQUARE (BEING COMPRISED OF LOT 2 AMERICAN SQUARE)

BCSO beats obtained from Bernalillo County GIS | agis - agis@cabq.gov | city of albuquerque, state of new mexico, bernali...

Identify Results (6)

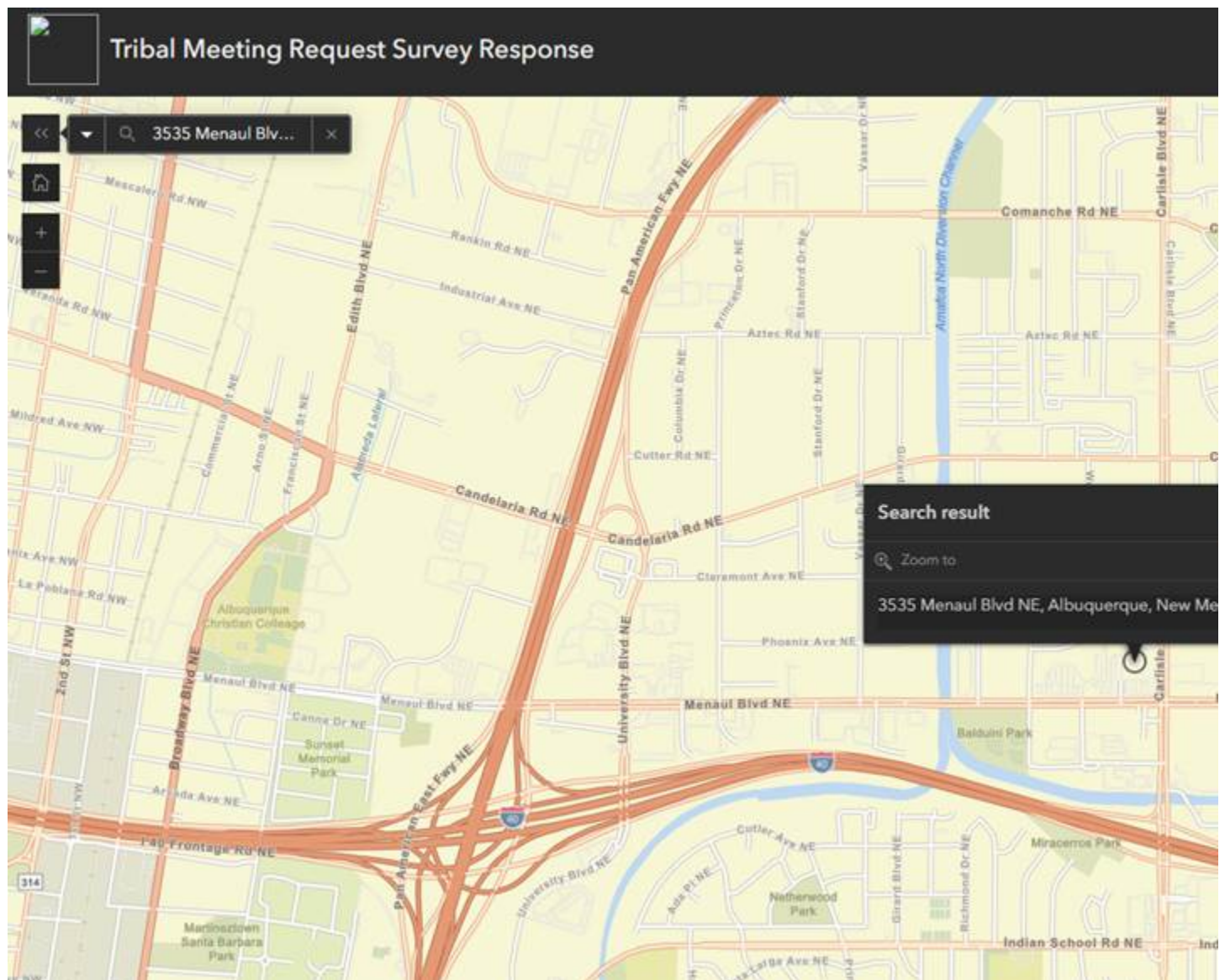
UPC	Owner	Owner Address	Owner Address 2	SITUS Address	SITUSADD2
101705906729620110	3621 MENAUL BLVD LLC & NEF GROUP LLC & AUSTIN SAN LEON LLC	500 E 4TH ST SUITE 351	AUSTIN TX 78701-3720	3621 MENAUL BLVD NE	ALBUQUERQUE NM 87110
101605951727710917	2020 TAWIL PROPERTIES LLC	PO BOX 1205	REDONDO BEACH CA 90278-0205	3501 MENAUL BLVD NE	ALBUQUERQUE NM 87107
101605943030710910	BLUE GROUND LLC & ETAL ATTN: COLLIERS INTERNATIONAL	5051 JOURNAL CENTER BLVD NE SUITE 200	ALBUQUERQUE NM 87109-5914	3301 MENAUL BLVD NE	ALBUQUERQUE NM 87107
101605944036610905	WAL-MART STORES INC C/O WAL-MART PROP TAX DEPT MS 0555	PO BOX 8050	BENTONVILLE AR 72716-8055	2701 CARLISLE BLVD NE	ALBUQUERQUE NM 87107
101605951534110916	DLDSDW LP	4709 ROSINANTE RD	EL PASO TX 79922-2123	2707 CARLISLE BLVD NE	ALBUQUERQUE NM 87107
101605949630810915	VISTA ORIENTE LTD CO ATTN: JOHN SEDBERRY	500 4TH ST NW SUITE 275	ALBUQUERQUE NM 87102-2103	3535 MENAUL BLVD NE	ALBUQUERQUE NM 87107

From: Ortiz, Annette <annetteortiz@cabq.gov>
Sent: Tuesday, June 3, 2025 4:50 PM
To: Kelly Klein; Jennifer Restrepo
Cc: Rodenbeck, Jay B.; Webb, Robert L.; Zamora, Renee C.; Sloan, Terry
Subject: 3535 Menaul Blvd NE (Tribal Meeting email)

Some people who received this message don't often get email from annetteortiz@cabq.gov. [Learn why this is important](#)

Good afternoon Kelly,

We can confirm that the site in question at (3535 Menaul Blvd NE) will not require a Tribal Meeting offer or notice per Table 6-1-1 and 6-4(B) of the IDO, as it's not located within 660 feet of Major Public Open Space or a Tribal boundary per our Tribal Meeting Request GIS map that captured your request (see screenshot below):



Please include a copy of this email with your submittal for this site. Upload as pdf to attachments in ABQ-PLAN.

Thank you,



ANNETTE V. ORTIZ

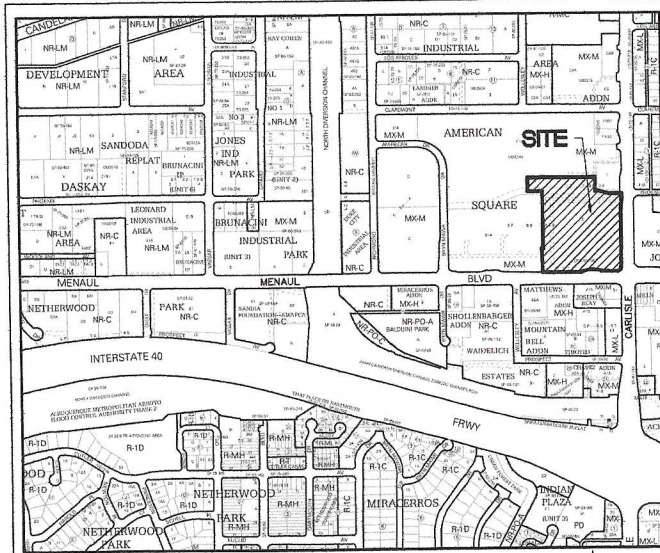
senior admin/navigator

o 505-924-3623

e annetteortiz@cabq.gov

cabq.gov/planning

Our (LMS) POSSE and (E-PLAN) AVOLVE systems have been replaced with our new software system, ABQ-PLAN. (LMS) POSSE and (E-PLAN) AVOLVE users can create an ABQ-PLAN account with the same email address to access their data. We have a [user guide](#), [video tutorials in English and Spanish](#), and other resources to help you get up to speed. For more information about ABQ-PLAN please visit cabq.gov/planning/abq-plan



Vicinity Map - Zone Atlas H-16-Z

Documents

1. TITLE COMMITMENT FOR LOT 2-A PROVIDED BY STEWART TITLE, HAVING FILE NO. 916238 AND AN EFFECTIVE DATE OF OCTOBER 22, 2020.
2. PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 10, 2019, IN BOOK 2019C, PAGE 124.
3. SPECIAL WARRANTY DEED FOR LOT 2, AMERICAN SQUARE, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JANUARY 11, 2019, AS DOCUMENT NO. 2019002471.

Solar Collection Note

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

Free Consent & 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.

JEFFREY JESONOWSKI, ORGANIZER
VISTA ORIENTE, LTD. CO.
STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
BY: JEFFREY JESONOWSKI, ORGANIZER, VISTA ORIENTE, LTD. CO. (OWNER LOT 2-B)

By: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Indexing Information

Section 10, Township 10 North, Range 3 East, N.M.P.M.
Subdivision: American Square
Owner: 2020 Tawil Properties, LLC (Lot 2-A)
Owner: Vista Oriente Ltd. Co. (Lot 2-B)
UPC #: 10160595172710917 (Lot 2-A)
UPC #: 101605949630810915 (Lot 2-B)

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. VACATE EASEMENTS AS SHOWN HEREON.
3. GRANT EASEMENTS AS SHOWN HEREON.
4. DEDICATE RIGHT OF WAY TO THE CITY OF ALBUQUERQUE AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE: 10.9059 ACRES
ZONE ATLAS PAGE NO.: H-16-Z
NUMBER OF EXISTING LOTS: 2
NUMBER OF LOTS CREATED: 7
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: 0.1950 ACRES
DATE OF SURVEY: SEPTEMBER 2024

Notes

1. FIELD SURVEY PERFORMED IN AUGUST AND SEPTEMBER 2024.
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. MEASURED BEARINGS AND DISTANCES MATCH RECORD INFORMATION EXACTLY, AS SHOWN ON THE PLAT OF RECORD. (12/10/2019, 2019C-124)
5. THIS PRELIMINARY / FINAL PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER FOR THE CITY OF ALBUQUERQUE AT A PUBLIC HEARING HELD ON _____, 20____

Legal Description

LOTS NUMBERED TWO-A (2-A) AND TWO-B (2-B) OF AMERICAN SQUARE, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "PLAT FOR LOTS 2-A AND 2-B, AMERICAN SQUARE, BEING COMPRISED OF LOT 2, AMERICAN SQUARE, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 10, 2019, IN BOOK 2019C, PAGE 124.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0351H, DATED AUGUST 16, 2012.

Free Consent & 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.

NAME, TITLE
2020 TAWIL PROPERTIES, LLC
STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
BY: NAME, TITLE, 2020 TAWIL PROPERTIES, LLC (OWNER LOT 2-A)

By: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC #: 10160595172710917

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

Preliminary Plat for
Lots 2-A-1, 2-B-1, 2-B-2,
2-B-3, 2-B-4, 2-B-5 & 2-B-6,
American Square
Being Comprised of
Lots 2-A and 2-B, American Square
City of Albuquerque
Bernalillo County, New Mexico
May 2025

Project Number: _____

Application Number: _____

Plat Approvals:

PNM Electric Services

Qwest Corp. d/b/a CenturyLink QC

New Mexico Gas Company

Comcast

City Approvals:

Loren N. Risenhoover P.S. 6/5/2025
City Surveyor

Traffic Engineering, Transportation Division

ABCWUA

Parks and Recreation Department

AMAFCA

Hydrology

Code Enforcement

Planning Department

City Engineer

Surveyor's Certificate

I, BRIAN J. MARTINEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Brian J. Martinez 5/29/25
BRIAN J. MARTINEZ
N.M.R.P.S. No. 18374
Date

CSI-CARTESIAN SURVEYS INC.

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



Sheet 1 of 5
190921

Note: This sheet shows pre plat conditions, vacated and existing easements

**Preliminary Plat for
Lots 2-A-1, 2-B-1, 2-B-2,
2-B-3, 2-B-4, 2-B-5 & 2-B-6,
American Square
Being Comprised of
Lots 2-A and 2-B, American Square
City of Albuquerque
Bernalillo County, New Mexico
May 2025**

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
●	FOUND MONUMENT AS INDICATED
●PK	FOUND PK NAIL
●PK2	FOUND PK NAIL WITH TAG "LS 11993"
●RWC	FOUND REBAR WITH CAP "LS 11993"
●RWC2	FOUND REBAR WITH CAP "LS 8478"
●X	FOUND CHISELED "X"
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

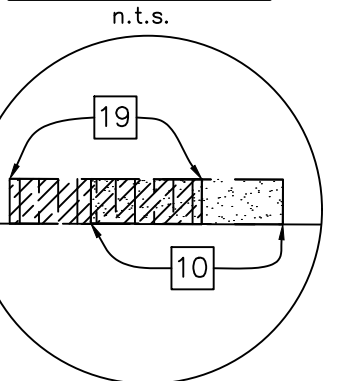
ACS Monument "I_40_12"
NAD 1983 CENTRAL ZONE
X=1532017.843*
Y=1495236.843*
Z=5117.289* (NAVD 1988)
G-G=0.999672575
Mapping Angle=-0°12'30.45"
*U.S. SURVEY FEET

Lot 2-B
427,987 Sq. Ft.
9.8252 Acres
6 7 8
26 27 30 31

Lot 2-A
29,809 Sq. Ft.
0.6843 Acres
6 7 8
26 27 30 31

ACS Monument "10_H_17"
NAD 1983 CENTRAL ZONE
X=1535835.595*
Y=1495224.388*
Z=5166.734* (NAVD 1988)
G-G=0.999669275
Mapping Angle=-0°12'04.02"
*U.S. SURVEY FEET

Detail "A"



CSI-CARTESIAN SURVEYS INC.

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

Sheet 2 of 5
190291

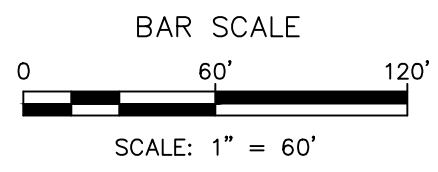
Note: This sheet shows post plat conditions, easements granted by this plat and remaining easements

**Preliminary Plat for
Lots 2-A-1, 2-B-1, 2-B-2,
2-B-3, 2-B-4, 2-B-5 & 2-B-6,
American Square
Being Comprised of
Lots 2-A and 2-B, American Square
City of Albuquerque
Bernalillo County, New Mexico
May 2025**

Legend

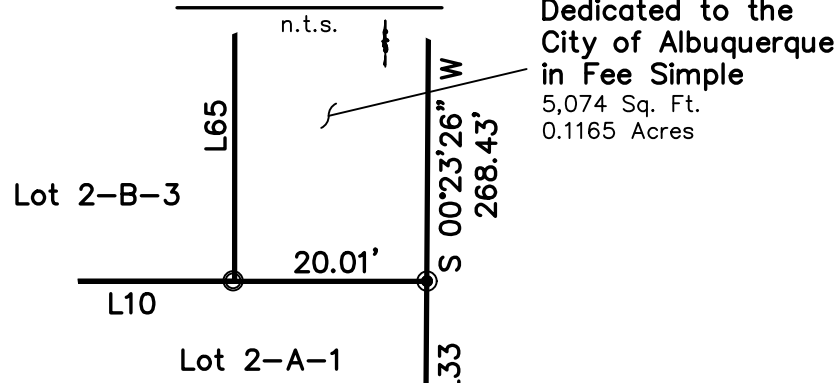
N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
●	FOUND MONUMENT AS INDICATED
●PK	FOUND PK NAIL
●PK2	FOUND PK NAIL WITH TAG "LS 11993"
●RWC	FOUND REBAR WITH CAP "LS 11993"
●RWC2	FOUND REBAR WITH CAP "LS 8478"
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ACS Monument "I_40_12"
NAD 1983 CENTRAL ZONE
X=1532017.843*
Y=1495236.843*
Z=5117.289* (NAVD 1988)
G-G=0.999672575
Mapping Angle=-0°12'30.45"
*U.S. SURVEY FEET

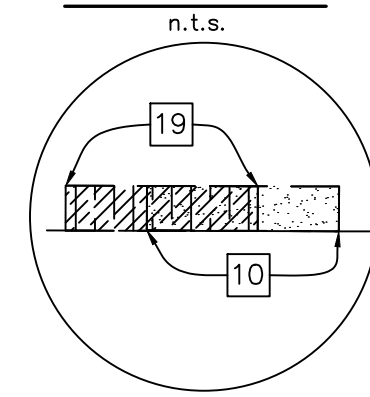


Carlisle Boulevard NE
(106' R/W)

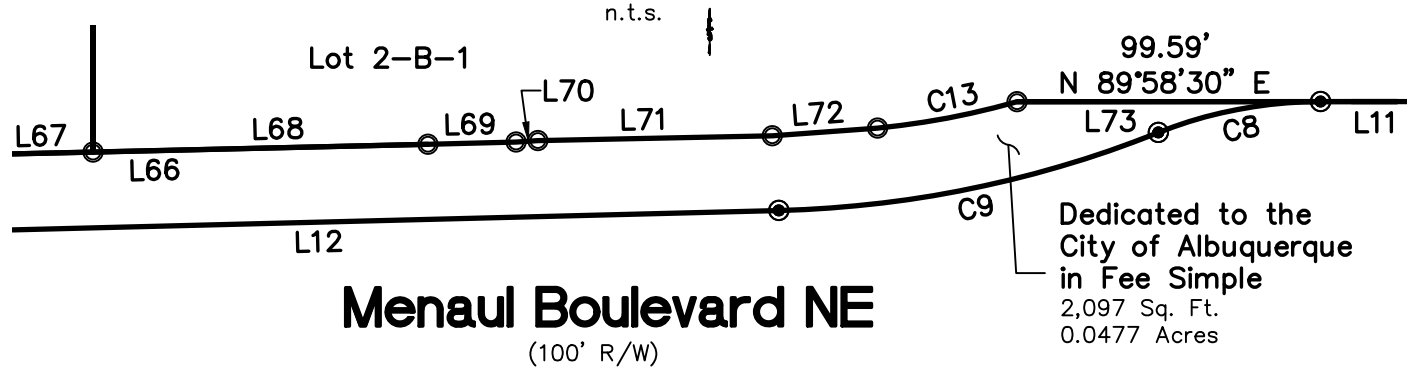
Detail "B"



Detail "A"



Detail "C"



Menaul Boulevard NE
(100' R/W)

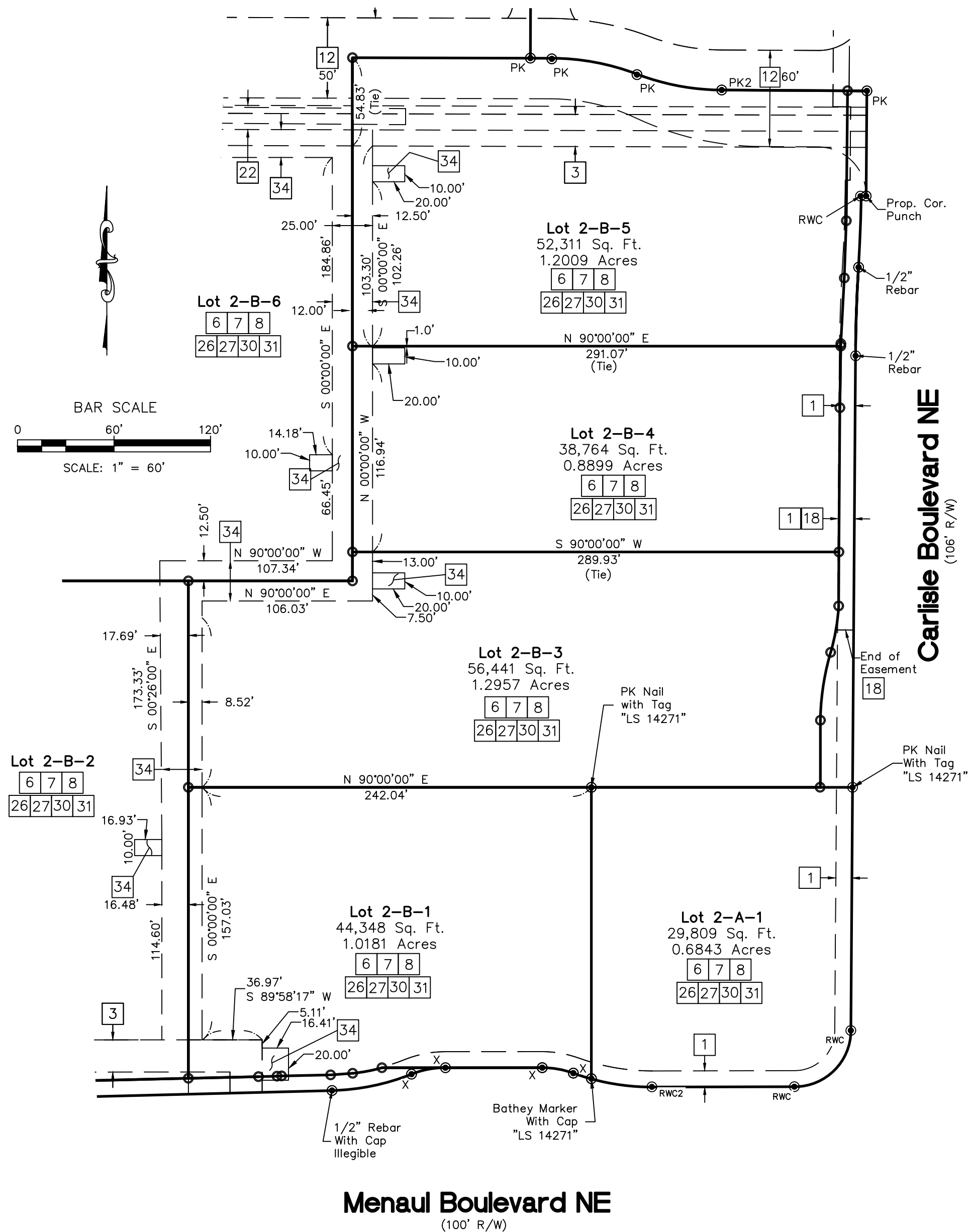
CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com

Legend

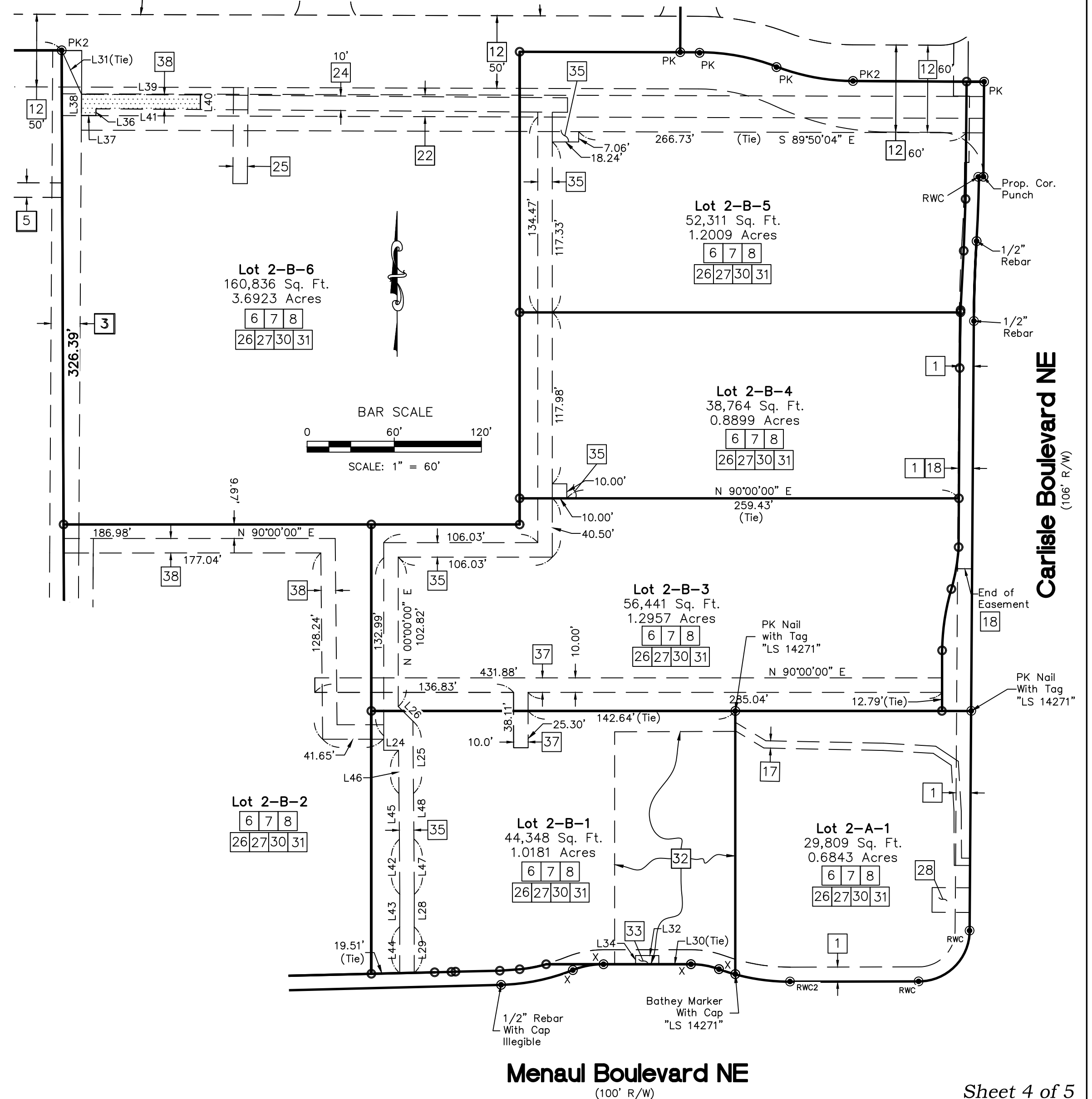
N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
●	FOUND MONUMENT AS INDICATED
●PK	FOUND PK NAIL
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○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

**Preliminary Plat for
Lots 2-A-1, 2-B-1, 2-B-2,
2-B-3, 2-B-4, 2-B-5 & 2-B-6,
American Square
Being Comprised of
Lots 2-A and 2-B, American Square
City of Albuquerque
Bernalillo County, New Mexico
May 2025**

Detail for Easement 33 & 34





Detail for Easement 33 35 & 38





Easement Notes

- 1

EXISTING 10’ P.U.E. (3/25/1988, C36–33) 
- 2

EXISTING 20’ P.U.E. (4/12/1968, BK. MISC. 100, PG. 103, DOC. NO. 89532) VACATED WITH THE FOLLOWING OF THIS PLAT, SHOWN HEREON AS 
- 3

EXISTING 20’ WATER LINE EASEMENT (3/25/1988, C36–33) SHOWN HEREON AS 
- 4

EXISTING 10’ POWER AND COMMUNICATIONS EASEMENT (3/25/1988, C36–33) PORTION VACATED WITH THE FILING OF THIS PLAT SHOWN HEREON AS 
- 5


REMAINING PORTION OF EXISTING 10’ P.U.E. (4/15/1968, D3–196)
- 6


EXISTING NON–EXCLUSIVE EASEMENT FOR THE INSTALLATION, MAINTENANCE, OPERATION AND SERVICING OF ANY COMMON AREA IMPROVEMENTS, BLANKET IN NATURE OVER ALL OF LOTS 2–A AND 2–B (9/30/2020, DOC. NO. 2020095520)
- 7

EXISTING TEMPORARY NON–EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS TO AND FROM CONSTRUCTION SITE(S) (9/30/2020, DOC. NO. 2020095520)
- 8

EXISTING NON–EXCLUSIVE EASEMENT FOR PLACEMENT, REPAIR, REPLACEMENT, OR EXTENSION OF ELECTRIC, GAS, CABLE, WATER, AND SANITARY SEWER, STORM AND SURFACE WATER DRAINAGE AND DETENTION FACILITIES, BLANKET IN NATURE OVER LOTS 2–A AND 2–B, EXCLUDING NON–BUILDABLE AREAS (9/30/2020, DOC. NO. 2020095520)
- 9


EXISTING 5’ MST&T RIGHT OF WAY EASEMENT (5/4/1987, BK. MISC. 482–A, PG. 589, DOC. NO. 8745989)
- 10


EXISTING 20’ X 4.71’ PUBLIC PERMANENT UNDERGROUND EASEMENT FOR WATER LINE (1/20/1994, BK. 94–2, PG. 9979, DOC. NO. 94008921) SHOWN HEREON AS  SEE DETAIL "A", ON SHEETS 2 & 3 OF 5
- 11a

EXISTING U.S. WEST COMMUNICATIONS AND PNM UNDERGROUND EASEMENT (1/6/1994, BK. 94–1, PG. 4556, DOC. NO. 94002199) VACATED WITH THE FILING OF THIS PLAT SHOWN HEREON AS 
- 11b

EXISTING 10’ U.S. WEST COMMUNICATIONS AND PNM UNDERGROUND EASEMENT (1/6/1994, BK. 94–1, PG. 4556, DOC. NO. 94002199)
- 12

EXISTING PRIVATE DRAINAGE, ACCESS, PUBLIC WATER, POWER COMMUNICATIONS AND GAS LINE EASEMENT, BENEFITING AND MAINTAINED BY THE OWNERS OF TRACTS A, B, E AND F (3/25/1988, C36–33)
- 13

EXISTING 7’ POWER AND COMMUNICATIONS EASEMENT (3/25/1988, C36–33) SHOWN HEREON AS 
- 14


EXISTING PERMANENT JOINT USE AREA, BENEFITING AND MAINTAINED BY THE OWNERS OF LOT 2–B AND TRACT F–1–A (7/14/1993, BK. 9318, PG. 8728, DOC. NO. 93075439) SHOWN HEREON AS 
- 15

EXISTING 27’ X 278’ SETBACK COVENANT (NO PERMANENT STRUCTURES) (6/15/1990, BK. 90–10, PG. 1901–1904, DOC. NO. 9046436) (6/22/1990, BK. 90–10, PG. 5663–5669, DOC. NO. 9048256)
- 16

EXISTING PERMANENT DRIVE AISLES USED FOR JOINT USE AREAS (6/15/1990, BK. 90–10, PG. 1883, DOC. NO. 9046435)
- 17

EXISTING 5’ SANITARY SEWER EASEMENT (9/2/2020, DOC. NO. 2020084932)
- 18


EXISTING 10’ POWER & COMMUNICATIONS EASEMENT (3/19/1990, 90C–80)
- 19


EXISTING 20’ X 4.71’ PUBLIC WATERLINE EASEMENT (3/19/1990, 90C–80) SHOWN HEREON AS  SEE DETAIL "A", ON SHEETS 2 & 3 OF 5
- 20

EXISTING NON–EXCLUSIVE INGRESS/EGRESS EASEMENT FOR VEHICULAR AND PEDESTRIAN TRAFFIC OVER DRIVE AREAS BENEFITING AND MAINTAINED BY THE OWNERS OF LOT 2–B AN TRACT F–1–A (6/15/1990, BK. 90–10, PG. 1883, DOC NO. 9046435) AFFECTS THAT AREA WITHIN LOT 2–B, NORTH OF ROADWAY EASEMENT ¹²
- 21

EXISTING JOINT USE AREA BENEFITING AND MAINTAINED BY THE OWNERS OF LOT 2–B AND TRACT F–1–A (7/14/1993, BK. 93–18, PG. 8728–8738, DOC. NO. 93075439)
- 22

EXISTING 15’ MST&T EASEMENT (3/25/1988, C36–33)
- 23

EXISTING 10’ P.U.E. (12/10/2019, 2019C–124) PORTIONS VACATED WITH THE FILING OF THIS PLAT SHOWN HEREON AS 
- 24

EXISTING P.U.E. (12/10/2019, 2019C–124) PORTION VACATED WITH THE FILING OF THIS PLAT PORTION TO REMAIN SHOWN HEREON AS 
- 25

EXISTING 10’ TELEPHONE AND COMCAST EASEMENT (12/10/2019, 2019C–124)

Easement Notes, Continued

- 26

EXISTING CROSS PRIVATE CROSS LOT ACCESS AND PARKING EASEMENT OVER THAT PORTION SOUTH OF EASEMENT ¹² FOR LOT 2–A AND ALL OF LOT 2–B WITH THE EXCEPTION OF THOSE AREAS COVERED BY BUILDINGS AND IMPROVEMENTS, BENEFITING AND MAINTAINED BY THE OWNERS OF LOTS 2–A AND 2–B (12/10/2019, 2019C–124)
- 27

EXISTING CROSS DRAINAGE EASEMENT OVER THAT PORTION SOUTH OF EASEMENT ¹² FOR LOT 2–A AND ALL OF LOT 2–B WITH THE EXCEPTION OF THOSE AREAS COVERED BY BUILDINGS AND IMPROVEMENTS, BENEFITING AND MAINTAINED BY THE OWNERS OF LOTS 2–A AND 2–B (12/10/2019, 2019C–124)
- 28

EXISTING PNM EASEMENT (6/25/2020, DOC. NO. 2020057146)
- 29

EXISTING MONUMENT SIGN EASEMENT (9/30/2020, DOC. NO. 2020095520)
- 30

EXISTING PERPETUAL, NON–EXCLUSIVE EASEMENT INGRESS/EGRESS ACCESS FOR ALL ACCESS POINTS, DRIVEWAYS, VEHICULAR TRAFFIC, PARKING AREAS, PEDESTRIAN TRAFFIC EASEMENT, BLANKET IN NATURE OVER ALL OF LOTS 2–A AND 2–B, WITH THE EXCEPTION OF THOSE AREAS COVERED BY BUILDINGS AND IMPROVEMENTS (9/30/2020, DOC. NO. 2020095520) AND AS SHOWN ON PLAT (12/10/2019, 2019C–124)
- 31

EXISTING CROSS LOT DRAINAGE EASEMENT BLANKET IN NATURE OVER ALL OF LOTS 2–A AND 2–B, WITH THE EXCEPTION OF THOSE AREAS COVERED BY BUILDINGS AND IMPROVEMENTS (9/30/2020, DOC. NO. 2020095520) AND AS SHOWN ON PLAT (12/10/2019, 2019C–124)
- 32

EXISTING PERPETUAL, NON–EXCLUSIVE EASEMENT FOR PARKING BENEFITING LOT 2–A (9/30/2020, DOC. NO. 2020095520)
- 33

6’ X 16’ EASEMENT FOR BUS SHELTER, GRANTED WITH THE FILING OF THIS PLAT SEE DETAIL ON SHEET 4 OF 5
- 34

25’ PUBLIC WATER AND PUBLIC SEWER EASEMENT GRANTED TO ABCWUA, WITH THE FILING OF THIS PLAT, SEE DETAIL ON SHEET 4 OF 5
- 35

10’ JOINT DRY UTILITY TRENCH EASEMENT, GRANTED WITH THE FILING OF THIS PLAT, SEE DETAIL ON SHEET 4 OF 5
- 37

10’ PUBLIC GAS EASEMENT, GRANTED WITH THE FILING OF THIS PLAT
- 38

10’ PUBLIC ELECTRIC EASEMENT, GRANTED WITH THE FILING OF THIS PLAT
- 36

EASEMENT ³⁶ INTENTIONALLY OMITTED

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.

Preliminary Plat for
Lots 2-A-1, 2-B-1, 2-B-2,
2-B-3, 2-B-4, 2-B-5 & 2-B-6,
American Square
Being Comprised of
Lots 2-A and 2-B, American Square
City of Albuquerque
Bernalillo County, New Mexico
May 2025

Line Table		
Line #	Direction	Length (ft)
L42	N 00°20'55" W	37.98'
L43	N 00°11'07" E	22.46'
L44	S 00°00'00" E	31.79'
L45	N 00°35'37" W	31.38'
L46	N 00°36'05" W	29.78'
L47	S 00°20'55" E	38.05'
L48	N 00°35'37" W	31.40'
L50	S 00°33'15" W	80.81'
L51	S 02°04'56" W	35.63'
L52	S 02°59'54" W	40.91'
L53	S 00°51'32" W	1.56'
L54	S 00°51'32" W	38.29'
L55	S 00°51'32" W	39.85'
L56	S 00°21'47" W	89.70'
L57	S 00°18'12" W	33.60'
L65	S 00°01'41" W	41.71'
L66	N 88°39'23" E	123.48'
L67	N 88°39'23" E	79.87'
L68	N 88°39'23" E	43.61'
L69	N 88°34'43" E	11.50'
L70	N 86°23'49" E	2.83'
L71	N 88°48'53" E	30.51'
L72	N 85°48'15" E	13.75'
L73	N 89°58'30" E	39.42'

*L27 & L49 INTENTIONALLY OMITTED

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	54.35'	150.00'	20°45'37"	54.05'	S 79°27'21" E
C2	53.92'	150.00'	20°35'45"	53.63'	S 79°22'26" E
C3	44.29'	999.63'	2°32'19"	44.29'	S 02°13'43" W
C4	55.07'	1007.00'	3°08'00"	55.06'	S 01°55'52" W
C5	38.36'	143.00'	15°22'13"	38.25'	N 82°25'27" W
C6	11.73'	143.00'	4°42'00"	11.73'	N 72°23'23" W
C7	19.88'	57.00'	19°59'07"	19.78'	N 80°01'56" W
C8	21.60'	57.00'	21°42'42"	21.47'	S 79°07'09" W
C9	50.64'	143.00'	20°17'19"	50.37'	S 78°24'28" W
C10	29.35'	133.30'	12°36'50"	29.29'	N 09°47'50" E
C11	42.84'	159.18'	15°25'17"	42.71'	S 08°33'13" W
C12	54.67'	35.00'	89°30'00"	49.28'	N 45°08'26" E
C13	18.51'	104.40'	10°09'37"	18.49'	N 79°19'11" E



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 SP & P2)	PRE-APPLICATIONS
<input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S3)
<input type="checkbox"/> Infrastructure List or 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"/> Decision of Site Plan Administrative DFT (Form A)

BRIEF DESCRIPTION OF REQUEST

We are requesting a pre-application "Sketch Plat" hearing for the project on Carlisle and Menaul. This project will subdivide Lot 2B of American Square (approx 10 acres) into 6 individual lots. The individual lots will not be developed at this time, however, this project will provide "backbone infrastructure" (water, fire, sewer, dry utilities and an asphalt drive access aisle) for the future lots as shown on the attached exhibits. These individual lots (shown on the conceptual utility plan) are *shown conceptually* and are *NOT defined* at this time. The site contains existing public dry utilities, and public water, running through the site, but, in order to provide services to the new lots, the site will require new utility easements as well as vacation of existing easement(s). It is our understanding that the site has "free discharge".

APPLICATION INFORMATION

Applicant/Owner: Vista Oriente. Ltd. Co, Jeffrey Jesionowski		Phone:
Address: 9751 Carmel Ave. NE		Email:
City: Albuquerque	State: NM	Zip: 87122
Professional/Agent (if any): Bohannon Huston, Kelly Klein		Phone:
Address: 7500 Jefferson St NE		Email:
City: Albuquerque	State: NM	Zip: 87019
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.: LOT 2B American Square	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): H-16-Z	Existing Zoning: MX-M	Proposed Zoning: MX-M
# of Existing Lots: 1	# of Proposed Lots: 6	Total Area of Site (Acres): 10


LOCATION OF PROPERTY BY STREETS

Site Address/Street: 3535 Menaul Blvd, NE	Between: Carlisle Blvd	and: Menaul Blvd
---	------------------------	------------------

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

PR-2024-009947, SI-2024-009947

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: 07-09-2024
Printed Name: Kelly Klein	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

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

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

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

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

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

☐ **EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

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

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

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

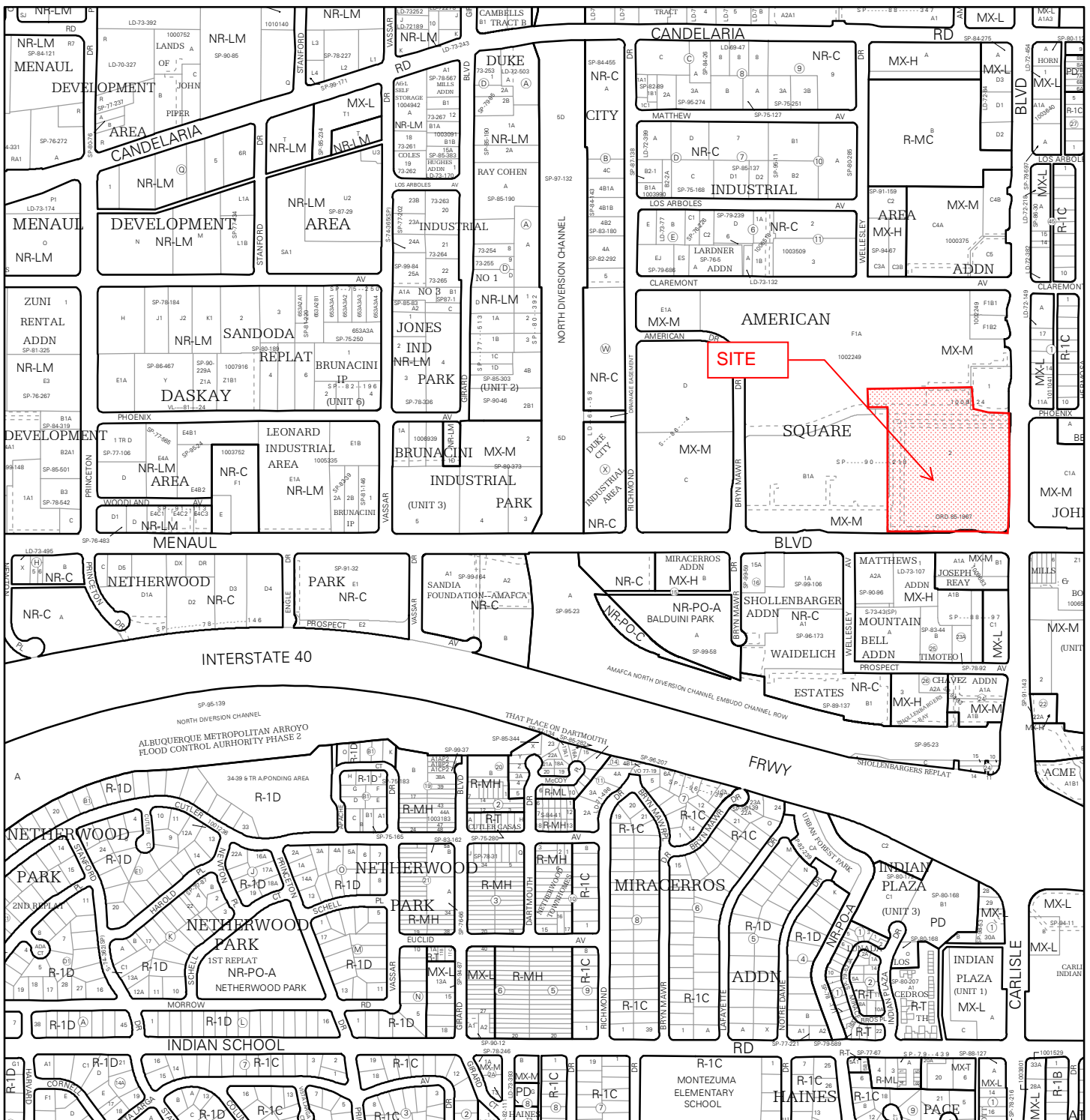
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- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner 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**

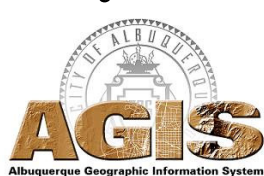
A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as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

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

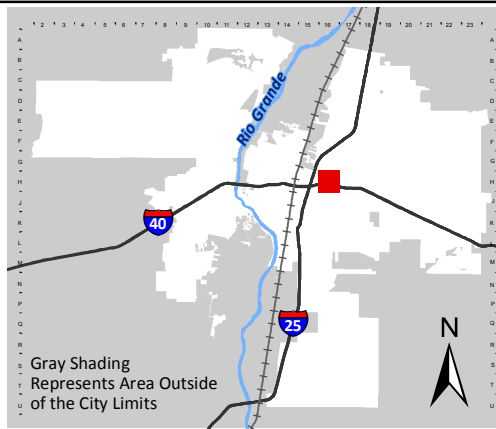


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
H-16-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

July 9, 2024

City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87103

Re: Carlisle and Menaul - Sketch Plat Submittal

To whom it may concern:

Enclosed for Development Facilitation Team (DFT) sketch plat review and comment are copies of the following information:

- DFT Application
- Form S3
- Exhibit / Sketch plat of site
- Proposed Site Plan
- Zone Atlas page

This sketch plat is being presented to the Development Facilitation Team for the purpose of obtaining City review and comment. This project will subdivide Lot 2B of American Square (approx. 10 acres) into 6 individual lots. The individual lots will not be developed at this time, however, this project will provide "backbone infrastructure" (water, fire, sewer, dry utilities and an asphalt drive access aisle) for the future lots as shown on the attached exhibits. Please note, the utility exhibit show *conceptual* site plans for the individual lots; these individual site plans are *NOT* defined at this time. As each lot is sold/leased, the lot will develop their own site plan and apply for a building permit separately through the City process.

The site contains existing dry utilities, and existing public water lines running through the site, but, in order to provide services to the new lots, the site will require new utility easements as well as vacation of existing easement(s) as shown on the attached Conceptual Utility Plan.

It is our understanding that the project will proceed with the Development Hearing Officer (DHO) process for "Subdivision of Land – Major". With this process, we anticipate providing an infrastructure list for the "backbone infrastructure" that will be tied to the plat (and a formal application for an overall site plan approval is not required).

It is our understanding that the site has "free discharge". We will provide a conceptual grading and drainage plan for the overall site that will determine the release rates allowed by each individual lot as part of the platting action process.

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

Please schedule us for the next appropriate DFT hearing. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,



Kelly Klein, PE
Project Manager
Community Development and Planning

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲



DEVELOPMENT FACILITATION TEAM REVIEW SHEET

CASES FOR REVIEW AND COMMENT FOR:

July 24, 2024

Join Zoom Meeting:

<https://cabq.zoom.us/j/89785314995>

Meeting ID: 897 8531 4995

Dial by your location

+1 346 248 7799 US (Houston)

Find your local number: <https://cabq.zoom.us/j/89785314995>

DFT - CASES FOR REVIEW AND COMMENT

Comments due – July 23rd @ 3pm

Link to access all files:

<https://sfftp.cabq.gov/link/ezROEOCI9Ng/>

1. **[PR-2022-007805](#) (Second Submittal)**

SI-2024-00849 – SITE PLAN DFT

TRACT D-6, MESA DEL SOL INNOVATION PARK II zoned PC, located on CRICK AVE SE between WATSON SE and HAWKING SE containing approximately 23.7954 acre(s). (Q-16)

REQUEST: Site will be developed in three phases. Each phase will contain a warehouse/manufacturing building containing approximately 106,000sf. Site will primarily be accessed from Crick Avenue SW. Site will be designed for full retention as required by the Mesa Del Sol Community Masterplan. Request is to obtain approval of the Site Plan for all phases.

IDO -2022

2. [PR-2022-007299](#) *(second submittal)*

[SI-2024-00931](#) – SITE PLAN DFT

LOTS 54, 55 & 1, UNIT 6, TOWN OF ATRISCO GRANT zoned **NR-C**, located at **7320 CENTRAL AVE SW** between **COORS BLVD** and **UNSER BLVD** containing approximately 13.59 acre(s). (K-10)

REQUEST: DFT - Site Plan Administrative for Skyview West Industrial

SKETCH PLAT 09-28-22 (DRB)

IDO -2022

3. [PR-2023-008619](#)

[SI-2024-00547](#) – EPC SITE PLAN SIGN-OFF *(4th Submittal)*

TRACT A-2 BLK 2 MANDELL ADDN NO. 2 (REPLAT OF TRACT A BLK 2) AND EAST 50 FT OF LT 4 BLK 2 MANDELL ADDN NO. 2, zoned **MX-M**, located at **2601 SECOND ST NW** between **MENAU NW** and **WOODLAND NW** containing approximately **0.9379** acre(s). (H-14)

REQUEST: EPC SITE PLAN SIGN-OFF

IDO – 2022

4. [PR-2019-002118](#)

[VA-2024-00199](#) – Ext of IIA TEMPORARY DEFERRAL OF SIDEWALK

LOT/TRACT B & C, VOLTERRA VILLAGE zoned **X**, located at **1601 DOMINO DR SE** between **MONACHOS RD SE** and **CICIDA RD SE** containing approximately 1.2311 acre(s). (M-21)

REQUEST: Questions Regarding Sidewalk Requirements

IDO - 2022

5. [PR-2024-010269](#)

[PS-2024-00113](#) – SKETCH PLAN

Lot 7-A, Unit 5-A and Lots 1-A-1 & 3-A-1, Unit 6, DALE J. BELLAMAH'S JEANNEDALE, CORONADO CENTER zoned **MX-H**, located at **Louisiana Blvd NE** between **MENAU BLVD NE** and **AMERICAS PARKWAY NE** containing approximately 39.7786 acre(s). (H-18)

REQUEST: Rreconfigure Three (3) existing parcels into Nine (9) new parcels for the purpose of resale.

IDO - 2022

6. [PR-2023-009652](#)

[PS-2024-00114](#) – SKETCH PLAT/PLAN

West Portion of Tract 1, Unplatted Paradise Hills zoned **MX-T**, located between **AVENIDA DE JAIMITO** and **PASEO DEL NORTE** containing approximately **18.9** acre(s). **(C-10)**

REQUEST: Site plan for multi-family development, sketch plat, and vacation of right-of-way.

IDO - 2022

Previous Sketch Plat 1/10/24

7. [PR-2022-006926](#)

[PS-2024-00115](#) – SKETCH PLAT

Lots 17 & 18, PUEBLO BONITO zoned **X**, located at **2449 PUEBLO BONITO CT. NW** containing approximately **0.5792** acre(s). **(J-13)**

REQUEST: Expand Lot 18 To Encompass the Home and Change Lot Shape, And Further Divide Lot 17 To Accommodate 2 Homes

IDO - 2022

8. [PR-2023-009216](#)

[PS-2024-00116](#) – SKETCH PLAT

Tract 12-A-1, Bulk Plat for El Rancho Grande I zoned **NR-SU**, located on **AMOLE MESA RD SW** between **98TH ST SW** and **VERMEJO DR PARK SW** containing approximately **6.796** acre(s). **(N-09)**

REQUEST: Define Exterior Boundary of Tract As-A-1 Of El Rancho Grande I, Grant PNM Electrical Easement and Dedicate Additional Right-Of-Way to The City of Albuquerque

IDO - 2022

9. [PR-2018-001389](#)

[PS-2024-00117](#) – SKETCH PLAT

Tracts 1 thru 4 & 14, UNSER CROSSINGS zoned **NR-C**, located on **CENTRAL SW** between **86TH ST SW** and **BRIDGE BLVD SW** containing approximately **22.0** acre(s). **(K-09, K-10)**

REQUEST: Construction For 2 New Buildings for Warehousing and Distribution. Existing Water, Sewer, Storm Drain Infrastructure from A Previous City Project (735661). Project Will Replat Site Into 2 Tracts From 5 Tracts. Public Water and Sewer Lines to Be Removed/Rerouted to Accommodate New Buildings.

IDO - 2022

10. [PR-2024-010629](#)

[PS-2024-00118](#) – SKETCH PLAT

Located between DAYTONA RD NW and LOS VOLCANES RD NW zoned NR-BP, containing approximately 29.06 acre(s). (J-09, K-09))

REQUEST: Develop 132,000 Sq Ft Warehouse with Auto and Van parking with 12-line haul, 4' high dock positions.

IDO - 2022

11. [PR-2024-010639](#)

[PS-2024-00121](#) – SKETCH PLAT

Lot 11, Block 45, Terrace Addition zoned R-T, located at 1407, 1409 HAZELDINE AVE SE between SYCAMORE ST SE and MAPLE ST SE, containing approximately X acre(s). (X)

REQUEST: Interior Lot Line Adjustment

IDO - 2022

12. [PR-2024-009947](#)

[PS-2024-00123](#) – SKETCH PLAT

LOT 2B American Square zoned MX-M, located at 3535 Menaul Blvd NE between CARLISLE BLVD and MENAUL BLVD containing approximately 20 acre(s). (H-16)

REQUEST: subdivide lot 2B of American Square (Approx. 10 acres) into 6 individual lots which will not be developed at this time but will provide infrastructure for future lots as shown (lots conceptual only). Site contains existing public dry utilities, public water, but new easements, vacation of easements are required.

IDO - 2022

13. [PR-2024-010631](#)

[PS-2024-00120](#) – SKETCH PLAT

Tract 3B Unit 2, Town of Atrisco Grant zoned MX-L, located at North Side of Tower Rd SW and East Side of Unser Blvd SW containing approximately 4.3021 acre(s). (L-10)

REQUEST: Owner Is Requesting Preliminary Review of Proposed Subdivision. Existing Property Is Undeveloped. Proposed Development Will Include Roadway, Sidewalk and Duplex Properties for Residential Use.

IDO - 2022

14. [PR-2024-010653](#)

PS-2024-00124 – SKETCH PLAT

TRACT 5 and TRACT 9 zoned **PC**, located at **BOBBY FOSTER RD** between **BOBBY FOSTER RD** and **STRYKER RD** containing approximately 31.7 acre(s). (R-15, S-15)

REQUEST: Sketch Plat Review for Tracts 5 and 9 at Mesa del Sol Innovation Park.

IDO - 2022

15. [PR-2019-002042](#)

PS-2024-00126 – SKETCH PLAT

Lots 1-75, Tracts B and 1-4, SOMBRA DEL OESTE zoned **MX-M**, located on **GIBSON BLVD SW** between **98TH ST SW** and **BARBADOS AVE SW** containing approximately 6.8861 acre(s). (M-09)

REQUEST: Plat to adjust lot lines within existing subdivision. Grant and vacate easments as necessary.

IDO - 2022

16. [PR-2021-006214](#)

PS-2024-00127 – SKETCH PLAT

T-1-A-2-B OF PLAT OF TRACTS T-1-A-2-A AND T-1-A-2-B, TOWN OF ALAMEDA GRANT, zoned **MX-L** located on **NWC** between **IRVING BLVD NW** and **GOLF COURSE RD NW** containing approximately 2.07 acres (B-12)

REQUEST: SKETCH PLAT REVIEW AND COMMENTS

IDO - 2022

DEVELOPMENT FACILITATIVE TEAM (DFT)

Code Enforcement Comments

Disclaimer: Comments provided are based upon information received from applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning staff.

Jeff Palmer-Code Enforcement Supervisor
Planning Department
jppalmer@caba.aov

DATE: 07/24/2024

AGENDA ITEM NO: 12

PROJECT NUMBER:

PR-2024-009947

PS-2024-00123– SKETCH PLAT

ADDRESS/LOCATION:

LOT 2B American Square zoned MX-M, located at 3535 Menaul Blvd NE between CARLISLE BLVD and MENAUL BLVD containing approximately 20 acre(s). (H-16)

PROPERTY OWNERS: VISTA ORIENTE LTD CO ATTN: JOHN SEDBERRY

REQUEST: Subdivide lot 2B of American Square (Approx. 10 acres) into 6 individual lots which will not be developed at this time but will provide infrastructure for future lots as shown (lots conceptual only). Site contains existing public dry utilities, public water, but new easements, vacation of easements are required.

IDO: 2022

COMMENTS:

1. Code Enforcement has no comments.

DEVELOPMENT FACILITATION TEAM

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2024-009947
3535 Menaul-American Square

AGENDA ITEM NO: 12

SUBJECT: Sketch

ENGINEERING COMMENTS:

1. Menaul is a Principal Arterial and Carlisle is a Minor Arterial both in a center and both require 10' sidewalk with a 6' to 8' landscape buffer. Please provide a diagram dimensioning existing sidewalks and buffer to determine if these need to be widened.
2. All internal roads should be placed within access easements.
3. For future development an approved TCL will be required prior to site plan. Please fill out and submit a Traffic Scoping Form to Curtis Cherne (ccherne@cabq.gov) to determine if a traffic study will be required.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Ernest Armijo, P.E.
Transportation Development
505-924-3991 or earmijo@cabq.gov

DATE: July 24, 2024

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)

DEVELOPMENT FACILITATIVE TEAM (DFT) - **HYDROLOGY SECTION**

Renée Brissette, PE, Senior Engineer | 505-924-3995 rbrissette@cabq.gov

DRB Project Number: 2024-009947 Hearing Date: 07-24-2024

Project: Menaul & Carlisle Blvd
Development Agenda Item No: 12

☒ Sketch Plat

☐ Site Plan for Bldg.
Permit

ENGINEERING COMMENTS:

- Hydrology will need to approve a Conceptual Grading & Drainage Plan prior to plat approval.
- Depending on the Conceptual G&D, Cross Lot Drainage Easement note specifying the beneficiary and maintenance agreement may be needed.
- Comment – Prior to submitting for Building Permit, a licensed New Mexico civil engineer will need to submit a Grading & Drainage Plan to Hydrology for review & approval if one of these conditions is met. (500 cy of grading, 1,000 sf of proposed building, or 10,000 sf of proposed paving).

☐ APPROVED
☐ DENIED

DELEGATED TO: ☐ TRANS ☐ HYD ☐ WUA ☐ PRKS ☐ PLNG

Delegated For: _____

SIGNED: ☐ I.L. ☐ SPSP ☐ SPBP ☐ FINAL PLAT

DEFERRED TO _____



DEVELOPMENT FACILITATION TEAM

Planning - Case Comments

HEARING DATE: 7/24/24 -- **AGENDA ITEM:** #12

Project Number: PR-2024-009947

Application Number: PS-2024-00123

Project Name: 3535 Manual NE. Carlisle & Menaul.

Request:

Sketch Plan for subdivision of land into 6 lots.

**These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

- Development and Platting actions will be subject to the previous EPC Site Plan approval. Changes would require amendments to that plan or an exit from the entire plan. All projects will be reviewed to the standards and provisions of the original approval and where silent, to the standards and provisions within the IDO and DPM. The site is zoned MX-M and within the American Square AC-Activity Center. Here is a link to the IDO and DPM:

<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1>

<https://www.cabq.gov/planning/boards-commissions/development-process-manual-executive-committee>

****Submitted plans should demonstrate how standards are being met.***

- Approvals from Solid Waste, Fire & Rescue, Hydrology, and Transportation will be needed on the formal submittal.
- Standards related to an Activity Center can be referenced within Table III: IDO Provisions for ABC Comp Plan Centers and Corridor Areas.

**(See additional comments on next pages)*

- Provide the Notice of Decision for any recent EPC action regarding the previous Site Plan approval.
- Clarify proposed land use and development types. Each could trigger additional standards.
- Clarify if access and property lines for the Starbucks development will be affected.
- ***Demonstrate compliance with section 7 of the DPM Table 7.2.29 regarding Sidewalk width requirements and its landscape buffer.**
Verification of DPM standards per Transportation
Menaul is a Principal Arterial and Carlisle is a Minor Arterial both in a center and both require 10' sidewalk with a 6' to 8' landscape buffer. Please provide a diagram dimensioning existing sidewalks and buffer to determine if these need to be widened. All internal roads should be placed within access easements
- *A completed IL-Infrastructure List will be needed for public Infrastructure needs. An IIA-Infrastructure Improvements Agreement with a financial guarantee will be required following the approved IL.*
- **Subdivision drawings may need to include detail for Landscaping Plans, Walls/Fences, and pedestrian connections.*
- *Aside from individual and separate lot development, clarify how demolition, platting, and redevelopment will affect any existing landscaping. And how the standard for 15% landscaping requirement, street trees, and parking lot landscaping will be met.*
**Including but not limited to 5-6-C General Landscaping, 5-6-C-2 Minimum Landscape Area, 5-6-D Required Street Trees, 5-6-F Parking Lot Landscaping, and 5-6-G Equipment/Support areas.*
- *Any Drainage Ponds must meet Standard Specification 1013 or better. See [Drainage Ponds Slope Stabilization and Seeding Requirements.pdf](https://documents.cabq.gov/planning/development-hearing-officer/DHO_Application.pdf) (cabq.gov)*

***The application forms for platting actions are featured in the following links:**

https://documents.cabq.gov/planning/development-hearing-officer/DHO_Application.pdf

<https://documents.cabq.gov/planning/development-hearing-officer/Form%20S2.pdf>

- Signatures from Hydrology, ABCWUA, and Transportation engineers and staff must be obtained on Form PLT and submitted with the platting application. Form PLT will not be signed until/unless the engineering team receives any/all required associated application approvals as listed on Form PLT. Form PLT can be obtained at the following link:

<https://documents.cabq.gov/planning/development-hearing-officer/Form%20PLT.pdf>

- The Plat must be created, as well as sealed and signed by a surveyor licensed in the State of New Mexico.
- All public notice requirements of IDO Section 6, Table 6-1-1 will need to be completed prior to submitting the platting application and Site Plan application. It must be included in the submitted platting application file. All submittal types may have differing public notice Notifications sent to the NA's must include the following:
 1. Completed notification form noting the application type, date/time of the DHO meeting, and that the DHO meeting will be held remotely via Zoom, providing the Zoom link to the meeting. A blank notification form can be obtained at the following link:

https://documents.cabq.gov/planning/development-hearing-officer/Emailed-Mailed-Notice-PublicMeetingHearing-Print&Fill_DHO.pdf

2. Zone Atlas Map sheet with the site highlighted and labeled
3. Copy of the relevant documents and drawings.

In the platting application packet, in addition to including the documentation listed above, proof of email to the NA's must be included along with the ONC confirmation email with the list of NA's to contact. ONC can be contacted at: onc@cabq.gov as well as (505) 768-3334.

- All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are required on the Plat prior to the acceptance of the application file for the Plat and placement on a DHO agenda.
- The following will need to be on the final platting sheets:
Project and Application #'s, documents signed/stamped by a design professional licensed in the State of NM.
- Prior to final sign-off of the plat, the AGIS office must approve the DXF file and proof of approval must be provided.

- All Plan sheets must be sealed and signed by a design professional licensed in the State of New Mexico. The Landscape Plan must be sealed and signed by a Landscape Architect licensed in the State of New Mexico.

.....

****Please reference the following development standards from the IDO. Subject to change pending formal submittal or change in development type/use***

- ❖ Table III: IDO Provisions for ABC Comp Plan Centers and Corridor Areas.
- ❖ 4-2 Allowed Uses, table 4-2-1.
- ❖ 4-3 Use Specific Standards for Restaurant(4-3-D-8) and Drive-Through (4-3-F-5 & 5-5-I)
***The formal submittal will need to demonstrate and explain how the proposed development will meet all of those standards.**
- ❖ 5-1 Dimension Standards for **MX-M**. 5-1-G Exceptions and Encroachments.
***Plans should include measurements for setback, separation, height elevations, buffers, etc.**
Plans will need to demonstrate clearly how standards and requirements are being met.
- ❖ 5-3 Access & Connectivity requirements.
- ❖ **5-4 Subdivision Of Land, 5-4(K) Dedication of Land For Public Purposes, 5-4(N) Improvements Required, 5-4(P) Additional Design Criteria and Construction Standards**
In addition to the standards set forth in this Section 14-16-5-4, the City shall maintain technical standards for infrastructure improvements in the DPM, pursuant to Subsection 14-16-1-7(A)(4). Such technical standards for infrastructure improvements shall contain the minimum acceptable design criteria and specifications for the construction of such improvements.
- ❖ **5-5 Parking & Loading** requirements, Table 5-5-1
 5-5(F)(2)(b) All Other Uses, 5-5(F)(3) Technical Design Standards 5-5(F)(3)(a) All parking facilities shall comply with all applicable provisions in this IDO. 5-5(G)(2) Parking Spaces and Circulation Parking spaces and circulation shall meet technical standards in the DPM. ***Plans will need to demonstrate compliance of parking requirements. Provide calculation detail and any shared parking agreement information.**

- ❖ 5-6 Landscaping, Buffering, and Screening standards and requirements.
 *Plans will need to demonstrate compliance of landscaping requirements.
 Provide a landscaping plan that includes calculations, buffer areas & detail.
 *Be aware of several sections related to new development –
 5-6-C General Landscaping, 5-6-C-2 Minimum Landscape Area, 5-6-D Required Street Trees, 5-6-F Parking Lot Landscaping, 5-6-G Equipment/Support areas.
- ❖ 5-7 Walls/Fences, table 5-7-1. *Development requires separate permitting.
- ❖ 5-8 for Outdoor Lighting requirements.
- ❖ 5-11-E Façade and Building design.
 *Please provide detailed elevations and a detailed explanation letter and include site plan notes as to how the proposed elevation meets all applicable sections of 5-11(E).
- ❖ 5-12 for Signage. Clarify if this project use/replace existing signage or propose new?
- ❖ Section 6-1, table 6-1-1 for public notice requirements.
- ❖ 6-4-R Dedications.
- ❖ Platting actions per 6-6-K Subdivision of Land-Minor or 6-6-L Subdivision of Land-Major.
- ❖ Vacations per 6-6-M.
- ❖ 7-1 Development and use definitions.



Disclaimer: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.

FROM: Robert Webb/Jolene Wolfley/Jay Rodenbeck
 Planning Department

DATE: 7/24/24



DEVELOPMENT FACILITATION TEAM

Parks and Recreation Department

PR-2024-009947

PS-2024-00123 – SKETCH PLAT

LOT 2B American Square zoned MX-M, located at 3535 Menaul Blvd NE between CARLISLE BLVD and MENAUL BLVD containing approximately 20 acre(s). (H-16)

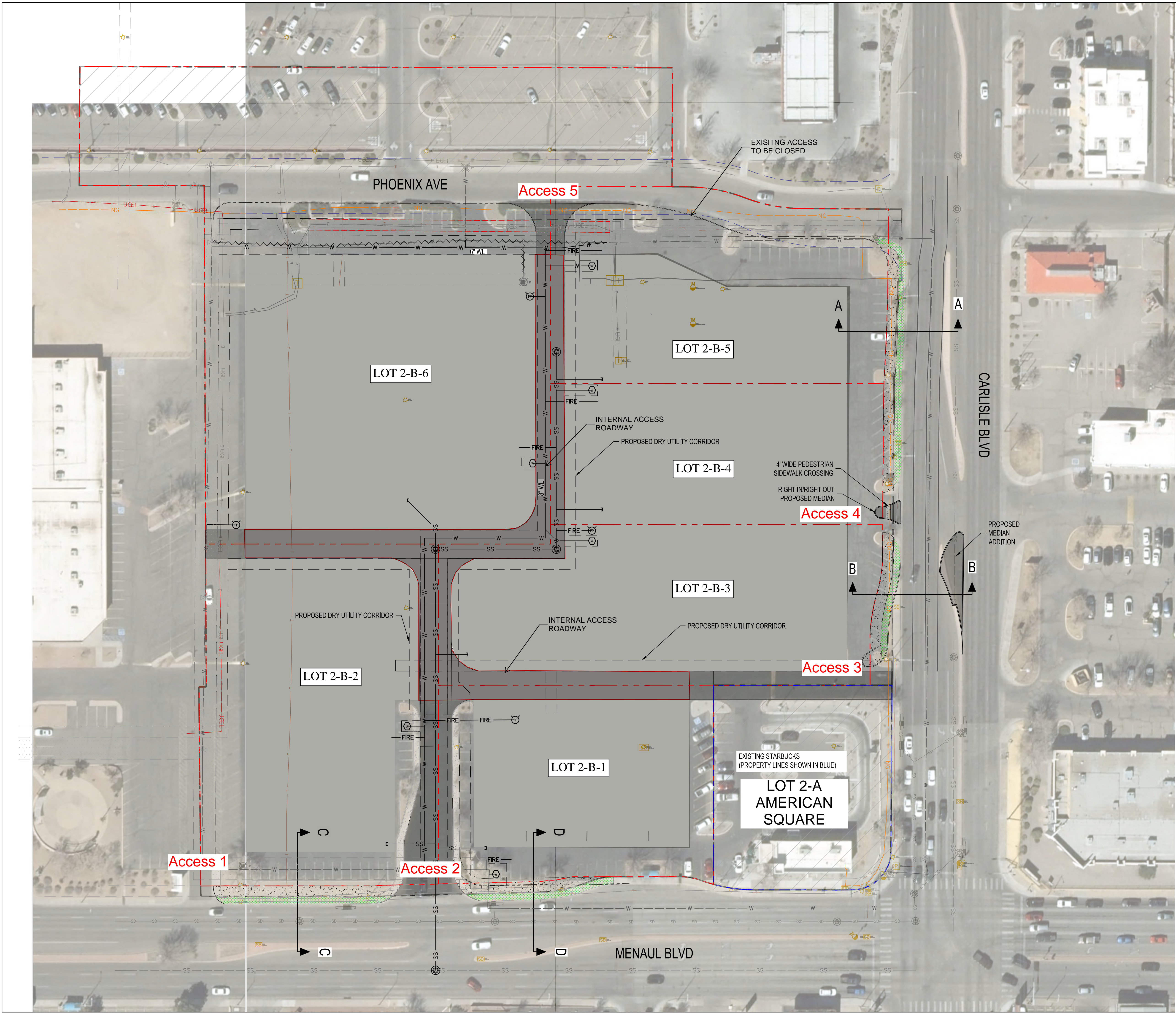
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IDO – 2022

Comments:

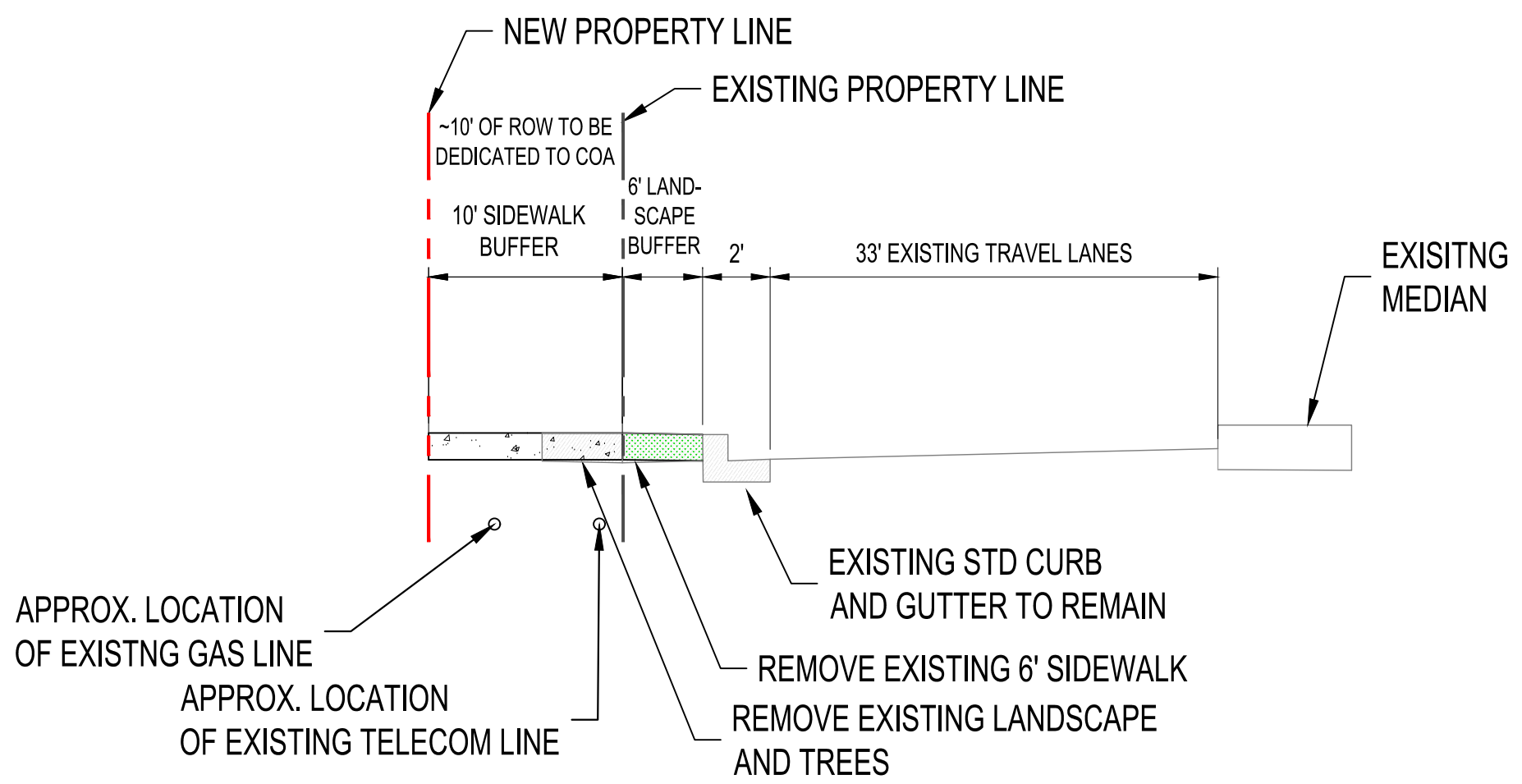
07-24-2024

Future site development will require a Street Tree landscaping plan with site plan submittal that meets the requirements in IDO 14-16-5-6(D).

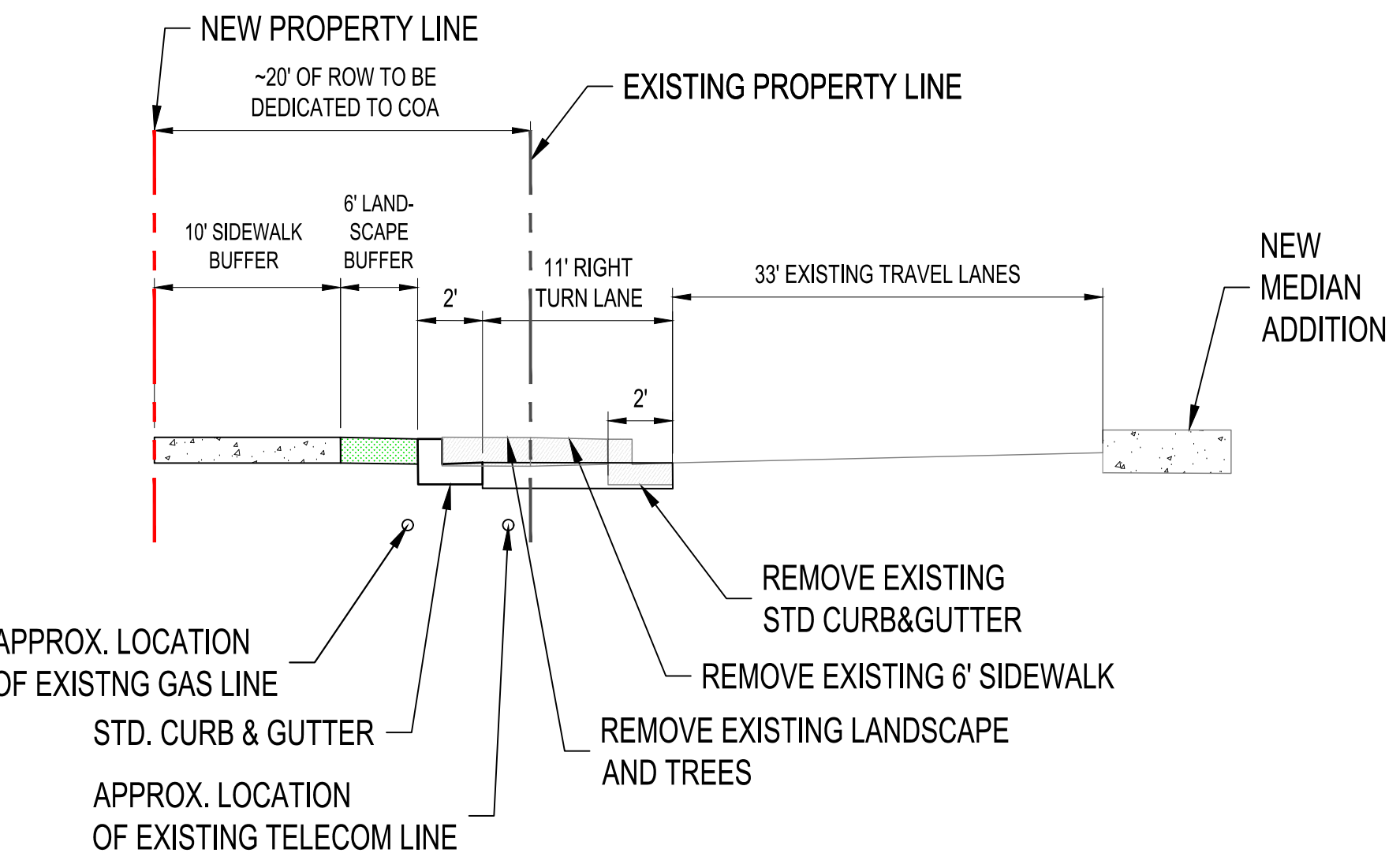


LEGEND

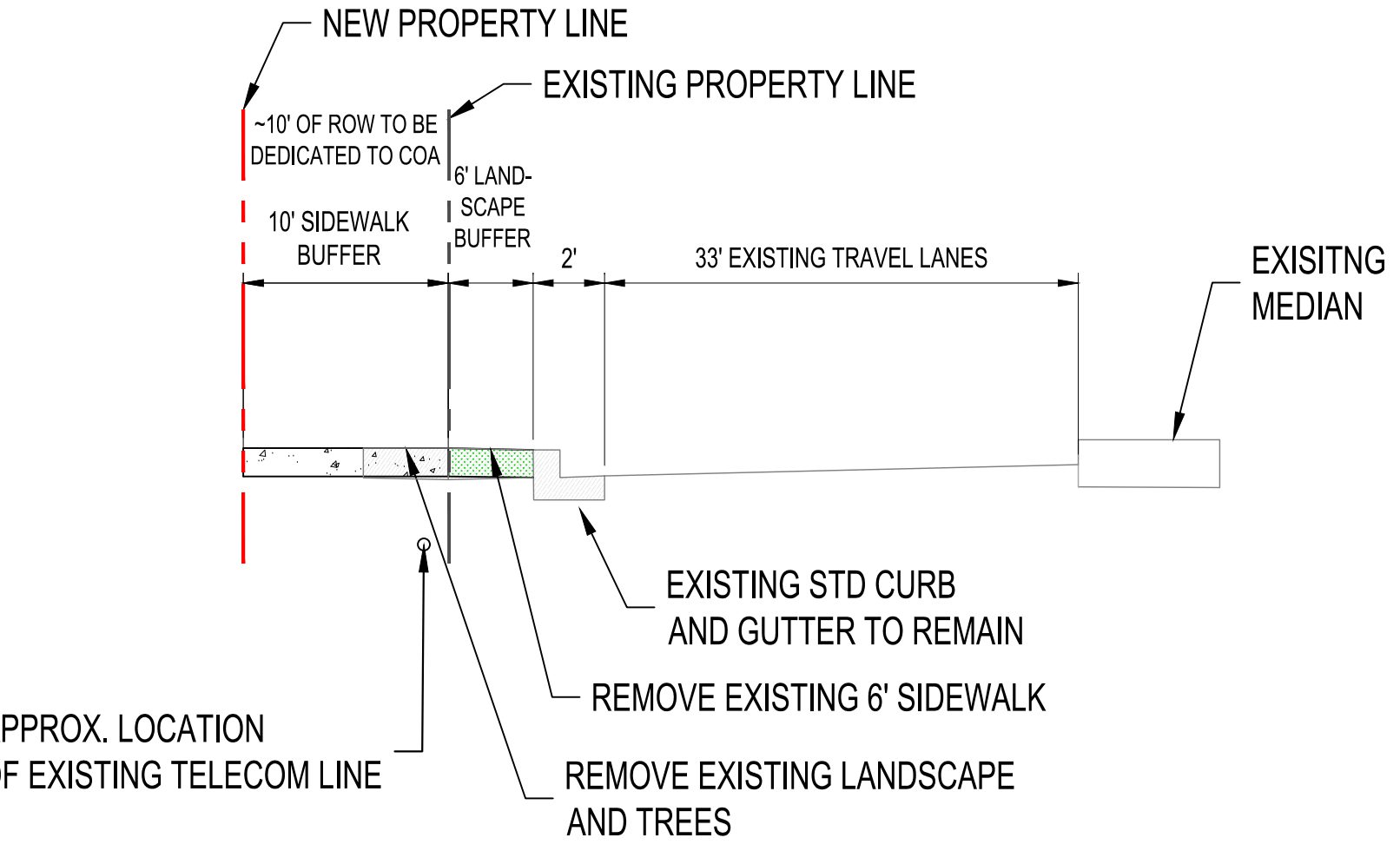
- | | | | |
|--|---------------------------|--|-------------------------|
| | PROPOSED LANDSCAPE BUFFER | | EXISTING WATER LINE |
| | PROPOSED SIDEWALK | | EXISTING SANITARY SEWER |
| | PROPOSED MEDIAN | | EXISTING STORM DRAIN |
| | REMOVAL | | PROPOSED WATER LINE |
| | EXISTING GAS LINE | | PROPOSED SANITARY SEWER |
| | EXISTING TELECOM LINE | | PROPOSED FIRE LINE |
| | EXISTING LIGHTING POLE | | PROPOSED WATER METER |
| | EXISTING PROPERTY LINE | | PROPOSED CAP |
| | PROPOSED PROPERTY LINE | | PROPOSED MANHOLE |
| | | | PROPOSED FIRE HYDRANT |



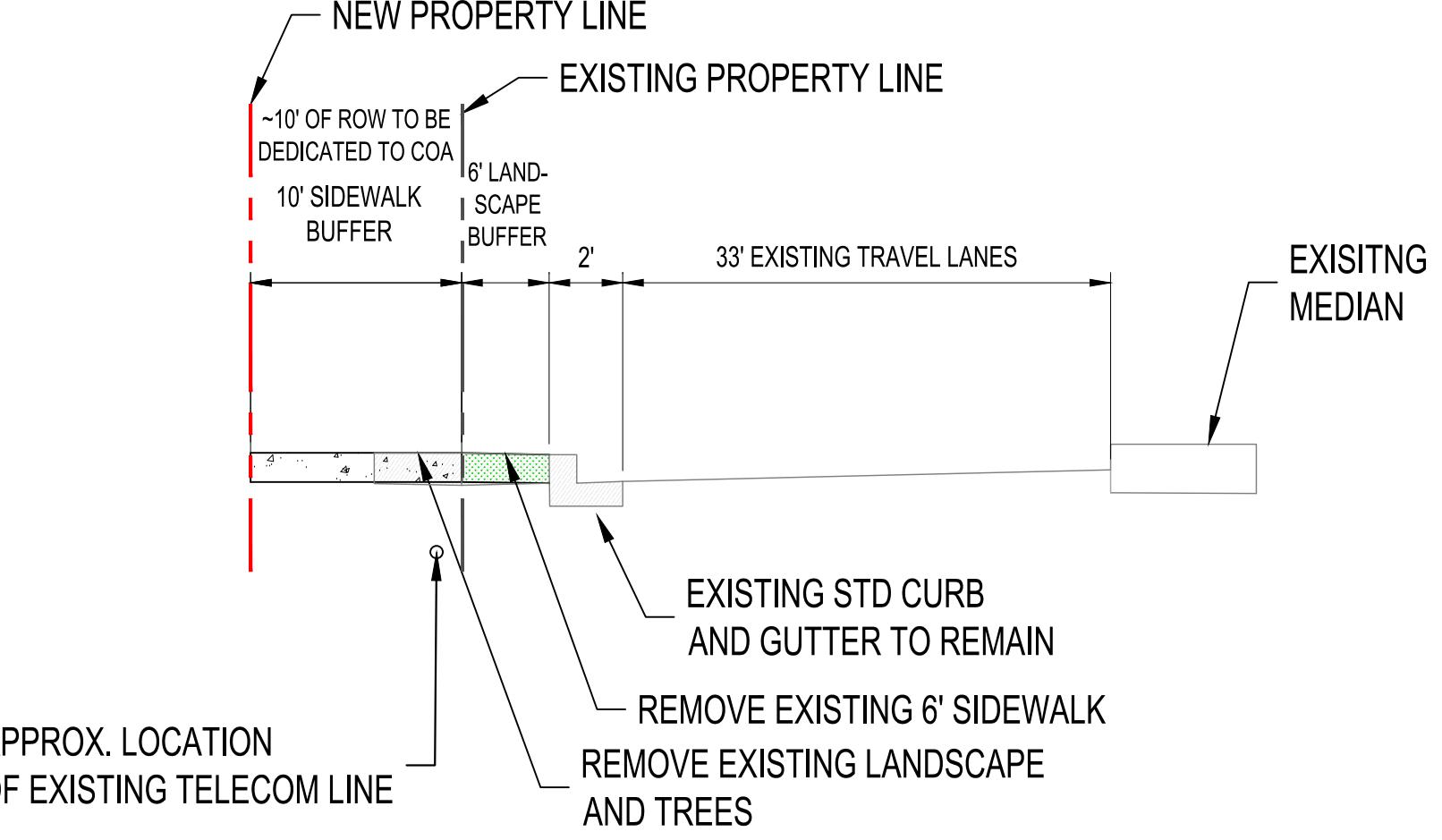
A PROPOSED CROSS SECTION
NTS



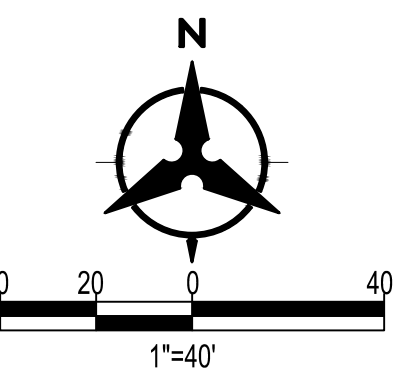
B PROPOSED CROSS SECTION
NTS



C PROPOSED CROSS SECTION
NTS



D PROPOSED CROSS SECTION
NTS




SITE PLAN AND CROSS SECTION
EXHIBIT

CARLISLE AND MENAUL

DRAWN BY:	JR	DATE:	05/29/2025
CHECKED BY:	KK	BHI PROJECT NO:	20240281
		SHEET NO.:	---

Memorandum

To: City of Albuquerque Planning Department

From: Jim Strozier, Consensus Planning, Inc. 

Date: January 16, 2024

Re: Sensitive Lands Analysis for Menaul and Carlisle – American Furniture

This memo responds to the Sensitive Lands criteria in IDO *Section 14-16-5-2*. We have analyzed the project site for the presence of sensitive lands and the constraints related to such lands. As outlined below, none of the features identified as sensitive lands by the IDO are present on the subject property for the proposed multi-use development at 3535 Menaul Blvd NE, legally described as LOT 2-B PLAT FOR LOTS 2-A & 2-B AMERICAN SQUARE (BEING COMPRISED OF LOT 2 AMERICAN SQUARE) CONTAINING 9.8252 ACRES.

1. **Floodplains and Flood Hazard Areas:** Using data provided by FEMA's National Flood Hazard Layer FIRMette depicts the subject site as within an unshaded flood zone x which is an area of minimal flood hazard. Unshaded flood zone x is not considered a special flood hazard area. See map below, red pin is the subject site.

National Flood Hazard Layer FIRMette

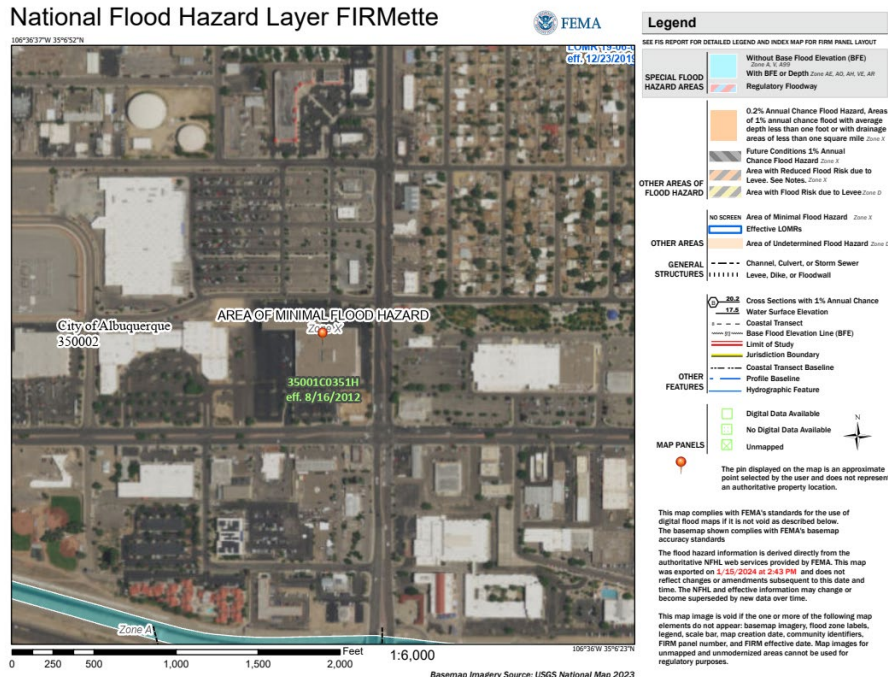


Figure 1 – FEMA National Flood Hazard Map

2. **Steep Slope and Escarpment:** The site is fully developed and does not include any slopes that meet the IDO definition of a steep slope or escarpment, which is a slope of 9 percent or more. 2 ft contour mapping provided by the CABQ Advanced Map Viewer shows the subject area's slope variations depicted on the map below which are below the 9% threshold. See map below,

subject site outlined in blue.

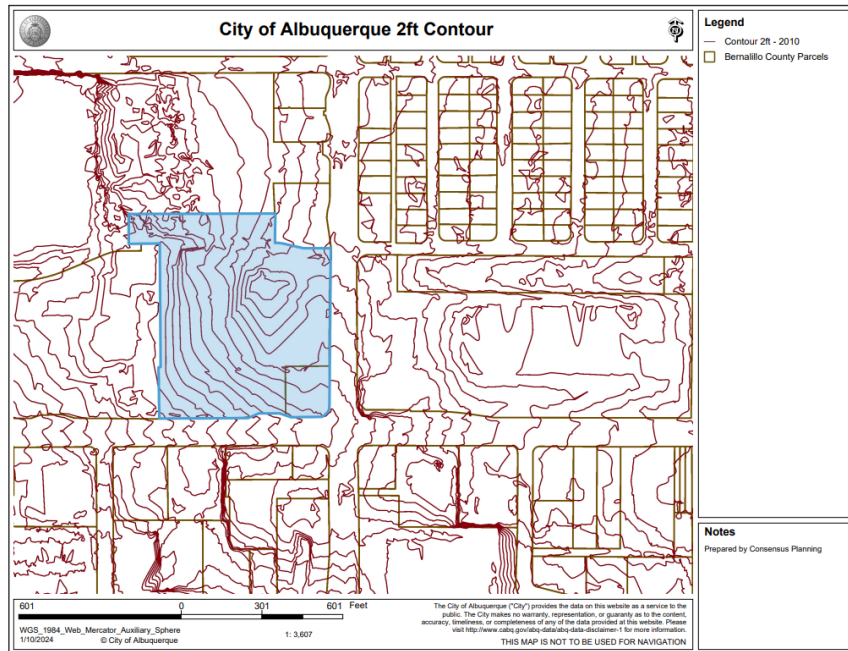


Figure 1 – CABQ Advanced Map Viewer 2ft Contour Lines

3. Unstable Soils: There are no unstable soils on this site. The site is fully developed with buildings, pavement, and landscaped areas.
4. Wetlands (constants supply of water): Based on the U.S. Fish and Wildlife Services National Wetlands Inventory, there are no wetland areas on the subject site. See map below, subject site outlined in blue.

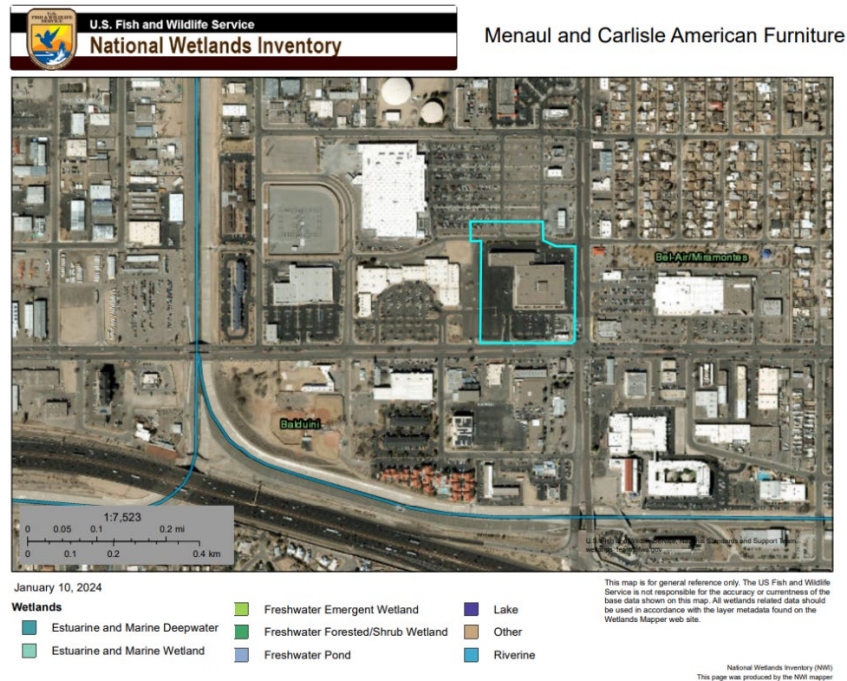
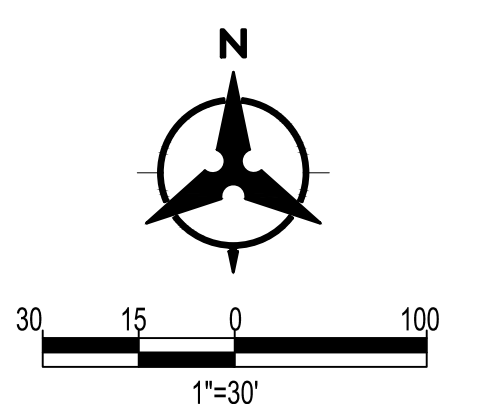


Figure 2 – National Wetlands Inventory Map

MAY, 2025



- | | |
|---|---------------------------|
|  | PROPOSED LANDSCAPE BUFFER |
|  | PROPOSED 10' SIDEWALK |
|  | EXISTING SIDEWALK |
|  | EXISTING PROPERTY LINE |
|  | PROPOSED PROPERTY LINE |



SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING - ADMINISTRATIVE SITE PLAN APPLICATION

All persons making application to the City under the requirements and procedures established by the City Zoning Code (IDO) are responsible for the posting and maintaining of one or more signs on the property which the application describes. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Zoning Front Counter to pick up the required sign(s).

The applicant is responsible for ensuring that the signs are posted as required for the initial 5 days and remain posted throughout the 15-day appeal period. Failure to maintain the signs during the required periods may be cause for additional time for appeals for the Site Plan approval. Replacement signs for those lost or damaged are available from the Zoning Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

- A. Signs will be posted for at least 5 calendar days after the permit has been applied for
6/04/2025 To 7/10/2025
- B. **THE SIGN MUST BE POSTED FOR 15 DAYS AFTER THE PERMIT IS APPROVED.**
The appeal period is 15 days after the permit issued.

I have read this sheet and discussed it with the Zoning Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for at least (5) days after a permit is requested and for (15) days after the permit is issued and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Kelly M. K.

(Applicant or Agent)

05-30-2025

(Date)

I issued _____ signs for this application _____
(Date)

(Staff Member)

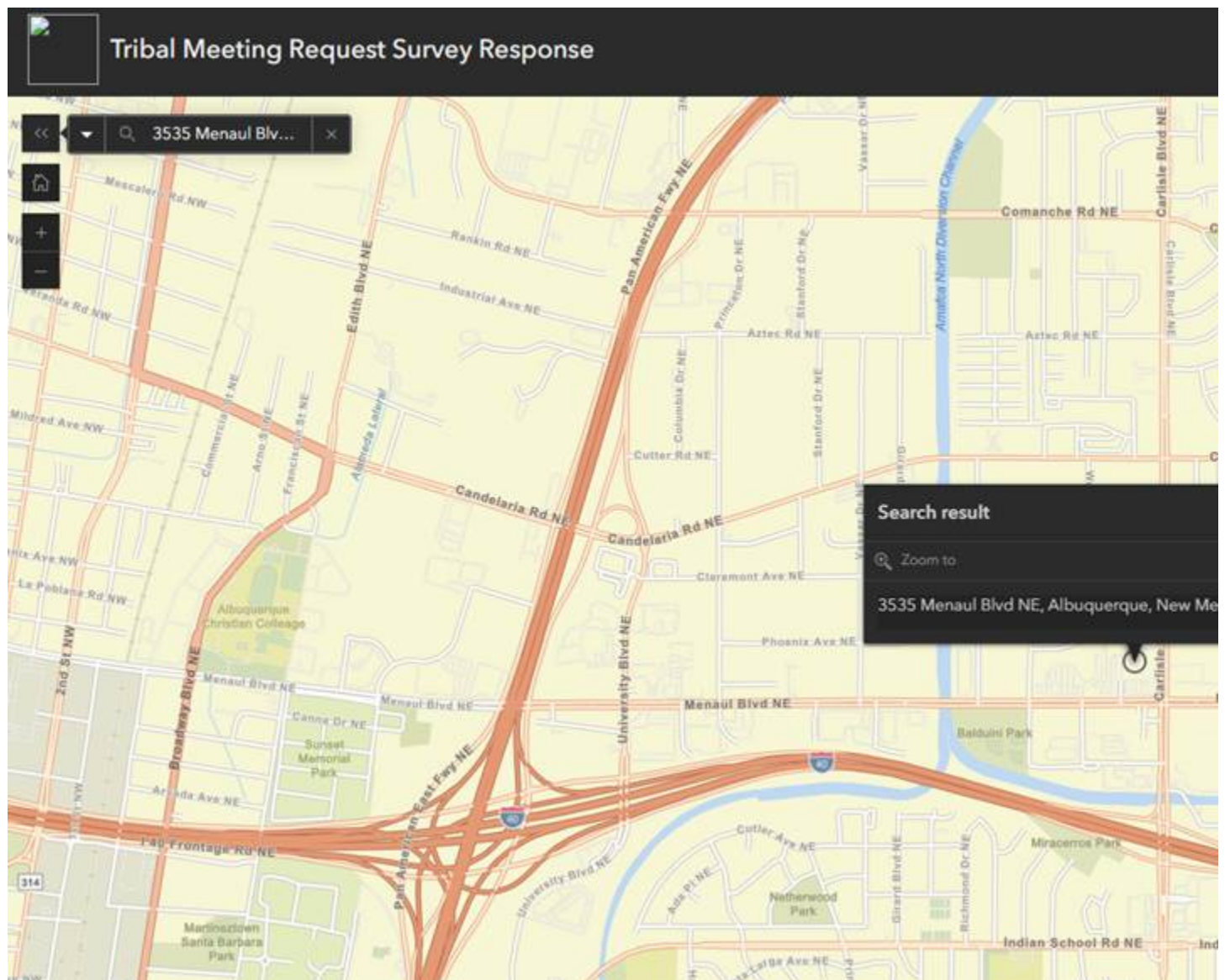
PERMIT NUMBER: _____

From: Ortiz, Annette <annetteortiz@cabq.gov>
Sent: Tuesday, June 3, 2025 4:50 PM
To: Kelly Klein; Jennifer Restrepo
Cc: Rodenbeck, Jay B.; Webb, Robert L.; Zamora, Renee C.; Sloan, Terry
Subject: 3535 Menaul Blvd NE (Tribal Meeting email)

Some people who received this message don't often get email from annetteortiz@cabq.gov. [Learn why this is important](#)

Good afternoon Kelly,

We can confirm that the site in question at (3535 Menaul Blvd NE) will not require a Tribal Meeting offer or notice per Table 6-1-1 and 6-4(B) of the IDO, as it's not located within 660 feet of Major Public Open Space or a Tribal boundary per our Tribal Meeting Request GIS map that captured your request (see screenshot below):



Please include a copy of this email with your submittal for this site. Upload as pdf to attachments in ABQ-PLAN.

Thank you,



ANNETTE V. ORTIZ

senior admin/navigator

o 505-924-3623

e annetteortiz@cabq.gov

cabq.gov/planning

Our (LMS) POSSE and (E-PLAN) AVOLVE systems have been replaced with our new software system, ABQ-PLAN. (LMS) POSSE and (E-PLAN) AVOLVE users can create an ABQ-PLAN account with the same email address to access their data. We have a [user guide](#), [video tutorials in English and Spanish](#), and other resources to help you get up to speed. For more information about ABQ-PLAN please visit cabq.gov/planning/abq-plan

