



## PLAN SNAPSHOT REPORT PA-2025-00389 FOR CITY OF ALBUQUERQUE

**Plan Type:** Pre-Application Review **Project:** PR-2024-010931 (PR-2024-010931) **App Date:** 11/28/2025  
**Work Class:** Sketch Plat **District:** City of Albuquerque **Exp Date:** 05/27/2026  
**Status:** In Review **Square Feet:** 0.00 **Completed:** NOT COMPLETED  
**Valuation:** \$0.00 **Assigned To:** **Approval**  
**Expire Date:**  
**Description:** Sketch plat to grant public water (meter) easement and dedicate additional right-of-way to Sunset Gardens & 90th St SW

<b>Parcel:</b> 100905628747020904 Main	<b>Address:</b> 9001 Sunset Gardens Rd Sw Main Albuquerque, NM 87121	<b>Zone:</b>
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Applicant  
Ryan Mulhall  
PO Box 44414  
Rio Rancho, NM 87174  
Business: (505) 896-3050

### Plan Custom Fields

Existing Project NumberPR-2024-010931	Existing ZoningNR-C - Non-Residential - Commercial	Number of Existing Lots1
Number of Proposed Lots1	Total Area of Site in Acres8.0533	Site Address/Street9001 Sunset Gardens Road SW
Site Location Located Between Streets90th Street and 94th Street SW	Case HistorySite Plan (10/1/25)?	Do you request an interpreter for the hearing?No
Square Footage of Existing Buildings0	Square Footage of Proposed Buildings0	Lot and/or Tract Number23
Block Number11	Subdivision Name and/or Unit NumberORIGINAL TOWNSITE OF WESTLAND	Legal DescriptionLOT 23 EXC N 300FT BLK 11 ORIGINAL TOWNSITE OF WESTLAND CONT 8.19 AC
Existing Zone DistrictNR-C	Zone Atlas Page(s)K-09, L-09	Acreage8.19
Calculated Acreage8.34639	Council District3	Community Planning Area(s)Southwest Mesa
Development Area(s)Change	Current Land Use(s)15   Vacant	Corridor TypeMajor Transit (MT) Area
Pre-IDO Zoning DistrictSU-2	Pre-IDO Zoning DescriptionIP	FEMA Flood ZoneX
Total Number of Dwelling Units0	Total Gross Square Footage20	Total Gross Square Footage40
Total Gross Square Footage0	Total Gross Square Footage30	

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Ryan_Mulhall_11/28/2025.jpg	11/28/2025 15:02	Mulhall, Ryan		Uploaded via CSS

Note	Created By	Date and Time Created
1. Submittal has been reviewed and is ready to be processed	Renee Zamora	12/01/2025 10:47

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00062510	Sketch Plat/Plan Fee	\$50.00	\$50.00
	Technology Fee	\$3.50	\$3.50
Total for Invoice INV-00062510		\$53.50	\$53.50
Grand Total for Plan		\$53.50	\$53.50

Meeting Type	Location	Scheduled Date	Subject
DFT Meeting v.1	Zoom	12/10/2025	Sketch Plat

PLAN SNAPSHOT REPORT (PA-2025-00389)

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		12/01/2025 10:48	
Associate Project Number v.1	Generic Action		12/01/2025 10:48
DFT Meeting v.1	Hold Meeting	12/01/2025 10:59	12/01/2025 11:00
Screen for Completeness v.1	Generic Action		12/01/2025 10:48
Verify Payment v.1	Generic Action		12/01/2025 11:00
Application Review v.1			
Sketch Plat/Plan Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		

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

November 28, 2025

Development Facilitation Team  
City of Albuquerque

**Re: Sketch Plat for review - Proposed Minor Subdivision of Lot 23, Block 11, Original  
Townsite of Westland**

Greetings Development Facilitation Team Members:

Cartesian Surveys is acting as an agent for Albuquerque Collegiate Inc., the owner of Lot 23, Block 11, Original Townsite of Westland and we are requesting sketch plat review of our proposed subdivision to dedicate additional right-of-way and grant an easement on said property.

The existing parcels are zoned NR-C (Non-Residential Commercial) and are in an area of change. We'd like to check what specific conditions might be relevant to this subdivision. The existing property is currently vacant.

Thank you for your consideration,  
Ryan J. Mulhall

Easement Notes

1 35' x 25' PUBLIC WATER METER EASEMENT GRANTED WITH THE FILING OF THIS PLAT

Site Sketch for  
Lot 23-A, Block 11  
Original Townsite of Westland  
Being Comprised of  
A Portion of Lot 23, Block 11,  
Original Townsite of Westland  
City of Albuquerque, Bernalillo County, New Mexico  
November 2025

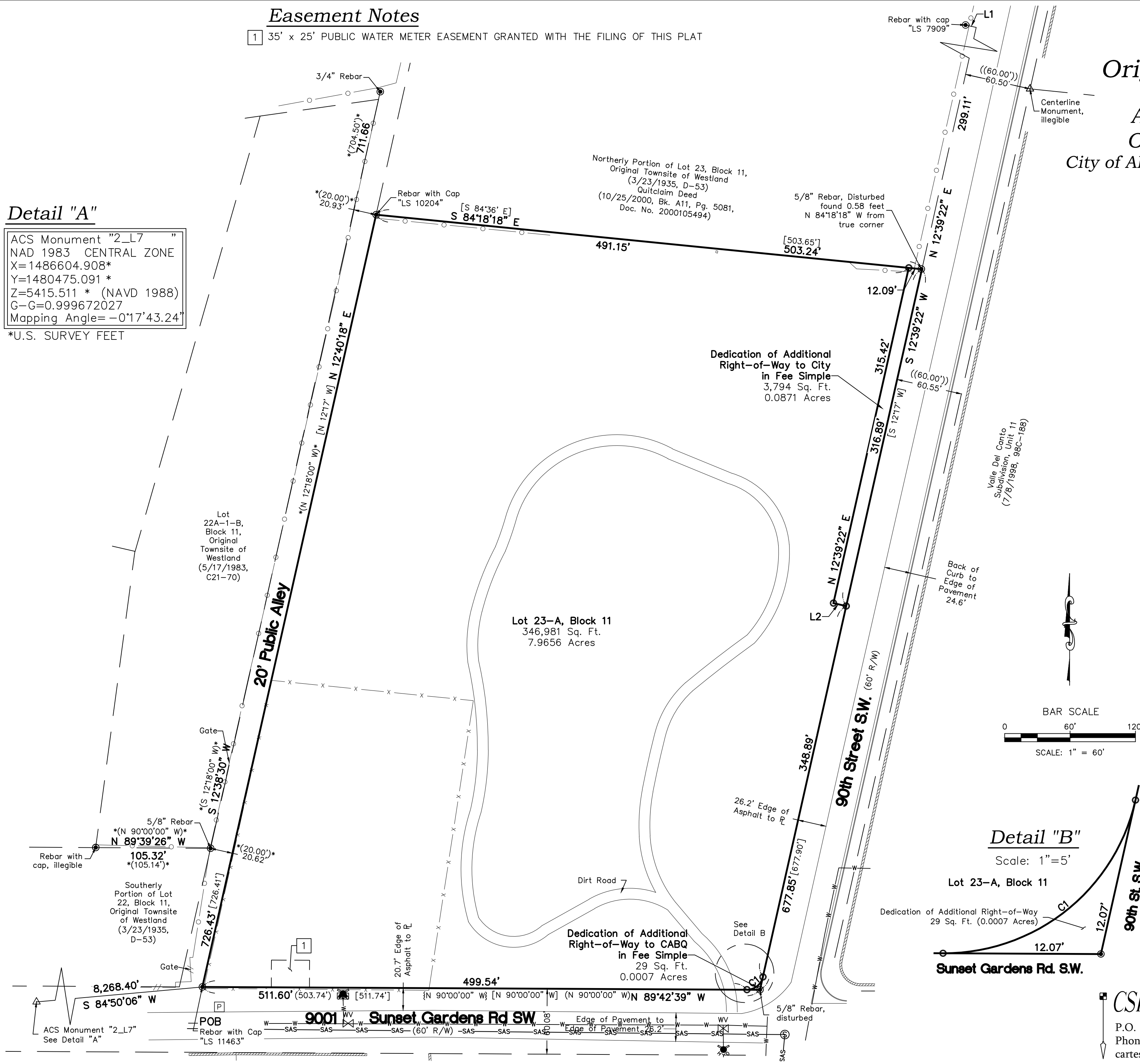
Detail "A"

ACS Monument "2\_L7"  
NAD 1983 CENTRAL ZONE  
X=1486604.908\*  
Y=1480475.091\*  
Z=5415.511\* (NAVD 1988)  
G-G=0.999672027  
Mapping Angle=-0°17'43.24"

\*U.S. SURVEY FEET

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (3/23/1935, D-53)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER DEED (11/5/1997, BK. 97-30, PG. 9570, DOC. NO. 97116338)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (4/5/2010, 2010S-21)
*(N 90°00'00" E)*	RECORD BEARINGS AND DISTANCES PER PLAT (5/17/1983, C21-70)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
▬	CONCRETE
▬▬▬	WOOD FENCE
—x—	WIRE FENCE
▬▬▬▬▬	BLOCK WALL
—○—	CHAINLINK FENCE
▬P▬	PULL BOX
⊙	MANHOLE
▬■▬	BOLLARD
⊗	FIRE HYDRANT
⊕	WATER VALVE
—W—	UNDERGROUND WATER UTILITY LINE
—SAS—	UNDERGROUND SANITARY SEWER LINE



Detail "B"

Scale: 1"=5'

Lot 23-A, Block 11

Dedication of Additional Right-of-Way 29 Sq. Ft. (0.0007 Acres)

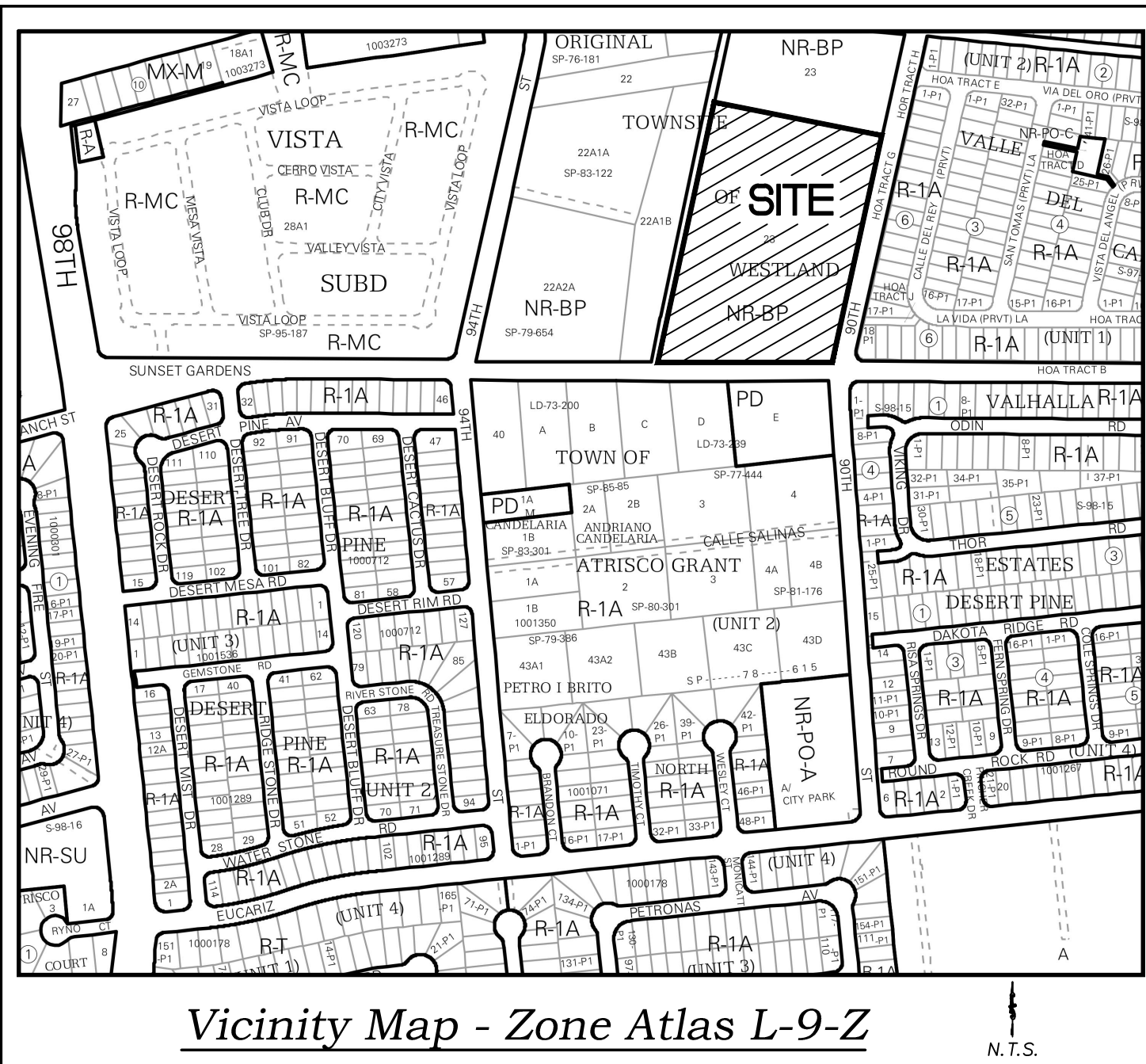
Sunset Gardens Rd. S.W.

Line Table		
Line #	Direction	Length (ft)
L1	N 77°13'56" W	10.00'
L2	N 77°20'38" W	12.00'
L3	N 00°17'15" E	25.00'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	20.32'	15.00'	77°37'58"	18.80'	S 51°28'20" 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



Vicinity Map - Zone Atlas L-9-Z

N.T.S.

Notes

- 1. FIELD SURVEY PERFORMED IN MARCH AND APRIL 2023; OCTOBER 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).
- Documents
- 1. TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE, HAVING FILE NO. SP000147626 AND AN EFFECTIVE DATE OF FEBRUARY 28, 2023.
  - 2. PLAT OF RECORD, FILED IN THE BERNALILLO COUNTY CLERK’S OFFICE ON MARCH 23, 1935, IN BOOK D, PAGE 53.
  - 3. PLAT FOR LOTS 22–A–1–A AND 22–A–1–B, BLOCK 11, ORIGINAL TOWNSITE OF WESTLAND, FILED IN THE BERNALILLO COUNTY CLERK’S OFFICE ON MAY 17, 1983, IN BOOK C21, PAGE 70, AS DOCUMENT NO. 8331243.
  - 4. WARRANTY DEED FOR SUBJECT PROPERTY, FILED IN THE BERNALILLO COUNTY CLERK’S OFFICE ON OCTOBER 23, 2025, AS DOCUMENT NO. 2025086358.
  - 5. SPECIAL MASTER’S DEED FOR NORTHERLY 300 FEET OF LOT 23, BLOCK 11, ORIGINAL TOWNSITE OF WESTLAND, FILED IN THE BERNALILLO COUNTY CLERK’S OFFICE ON SEPTEMBER 5, 1951, VOL. 185, FOLIO 475–478.

Indexing Information

Section 28, Township 10 North, Range 2 East, N.M.P.M.  
as Projected into the Town of Atrisco Grant  
Subdivision: Original Townsite of Westland  
Owner: Albuquerque Collegiate Inc.  
UPC #: 100905628747020904

Purpose of Plat

- 1. GRANT EASEMENTS AS SHOWN HEREON.
- 2. DEDICATE ADDITIONAL RIGHT–OF–WAY AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. . . . . 8.0533 ACRES  
ZONE ATLAS PAGE NO. . . . . L–9–Z  
NUMBER OF EXISTING LOTS. . . . . 1  
NUMBER OF LOTS CREATED. . . . . 1  
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. . . . . 0.0878 ACRES  
DATE OF SURVEY. . . . . OCTOBER 2024

Legal Description

A SOUTHERLY PORTION OF LOT NUMBERED TWENTY–THREE (23), IN BLOCK NUMBERED ELEVEN (11), OF THE ORIGINAL TOWNSITE OF WESTLAND, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 23, 1935, IN PLAT BOOK D, FOLIO 53 AND BEING MORE PARTICULARLY DESCRIBED AS BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, POINT LYING AT THE INTERSECTION OF THE NORTHERLY RIGHT–OF–WAY OF SUNSET GARDENS SW AND THE EASTERLY SIDE OF AN EXISTING 20’ PUBLIC ALLEY, BEING MARKED BY A REBAR WITH CAP ”LS 11463”, WHENCE A TIE TO ACS MONUMENT ”2\_L7” BEARS S 84°50’06” W, A DISTANCE OF 8268.40 FEET;

THENCE, FROM SAID POINT OF BEGINNING, COINCIDING SAID ALLEY, N 12°40’18” E, A DISTANCE OF 726.43 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING MARKED BY A REBAR WITH CAP ”LS 10204”;

THENCE, LEAVING SAID ALLEY, S 84°18’18” E, A DISTANCE OF 503.24 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, POINT LYING ON THE WESTERLY RIGHT–OF–WAY OF 90TH ST SW, BEING REFERENCED BY A DISTURBED 5/8” REBAR FOUND 0.58 FEET N 84°18’18” W OF TRUE CORNER;

THENCE, COINCIDING SAID 90TH ST SW RIGHT–OF–WAY, S 12°39’22” W, A DISTANCE OF 677.85 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, POINT LYING ON THE NORTHERLY RIGHT–OF–WAY OF SUNSET GARDENS SW, ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 23, BEING MARKED BY A DISTURBED 5/8” REBAR;

THENCE, LEAVING SAID 90TH STREET SW RIGHT–OF–WAY AND COINCIDING SAID SUNSET GARDENS SW RIGHT–OF–WAY, N 89°42’39” W, A DISTANCE OF 511.60 FEET TO THE POINT OF BEGINNING, CONTAINING 8.0533 ACRES (350,804 SQ. FT.) MORE OR LESS.

THE PARCEL DESCRIBED HEREON IS THE SAME AS SHOWN ON THE TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE, HAVING FILE NO. SP000147626 AND AN EFFECTIVE DATE OF FEBRUARY 28, 2023.

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.

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. 35001C0328J, DATED NOVEMBER 4, 2016.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND  
PAID ON UPC #: 100905628747020904  
PROPERTY OWNER OF RECORD  
BERNALILLO COUNTY TREASURER’S OFFICE

Plat for  
Lot 23-A, Block 11  
Original Townsite of Westland  
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A Portion of Lot 23, Block 11,  
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City of Albuquerque, Bernalillo County, New Mexico  
November 2025

Project Number:  
Application Number:  
Plat Approvals:

PNM Electric Services

Qwest Corp. d/b/a CenturyLink QC

New Mexico Gas Company

Comcast

Ezee Fiber

City Approvals:

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  
N.M.R.P.S. No. 18374

Date

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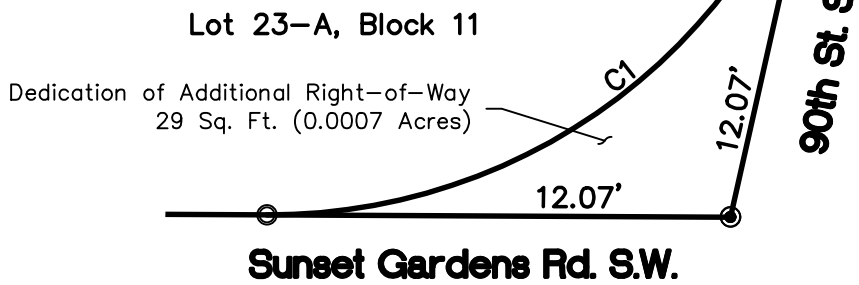
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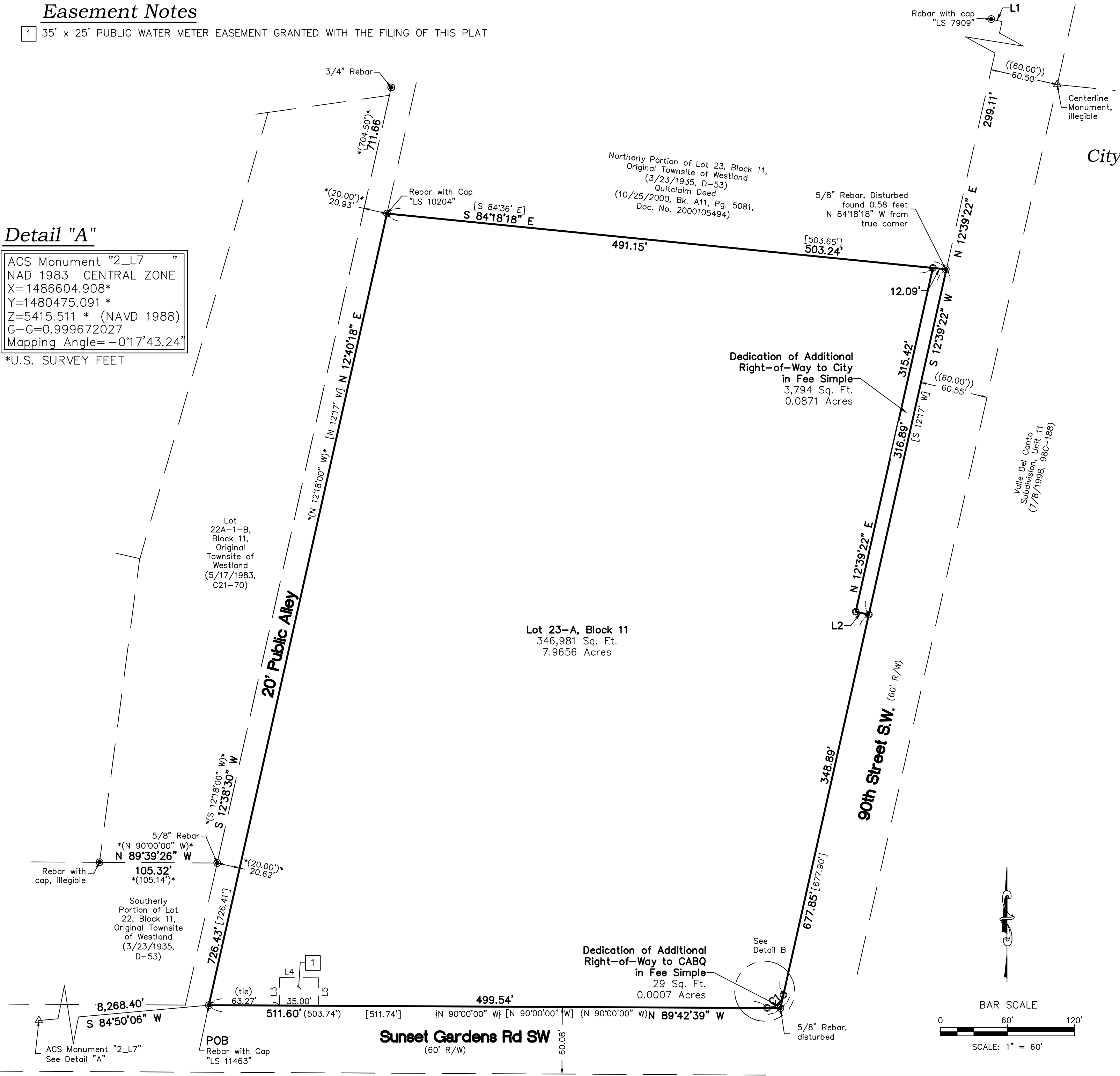
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Original Townsite of Westland  
Being Comprised of  
A Portion of Lot 23, Block 11,  
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## Public Utility Easements

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

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

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

## Disclaimer

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

### *Free Consent and Dedication*

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

SAID OWNERS DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY AS SHOWN  
HEREON IN SUNSET GARDENS ROAD S.W. AND 90TH STREET S.W. TO THE CITY OF  
ALBUQUERQUE IN FEE SIMPLE.

\_\_\_\_\_  
JADE RIVERA, EXECUTIVE DIRECTOR  
ALBUQUERQUE COLLEGIATE INC., A NEW MEXICO NON-PROFIT CORPORATION

STATE OF NEW MEXICO }  
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 20\_\_\_\_  
BY: JADE RIVERA, EXECUTIVE DIRECTOR, ALBUQUERQUE COLLEGIATE INC.

By: \_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

CSI-CARTESIAN SURVEYS INC.

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