



Effective 12/15/2022

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

MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input type="checkbox"/> Site Plan Administrative DFT (Forms P & P2)	PRE-APPLICATIONS
<input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S3)
<input type="checkbox"/> Amendment to Infrastructure List (Form S3)	<input type="checkbox"/> Sketch Plan Review and Comment (Form S3)
<input type="checkbox"/> Temporary Deferral of S/W (Form S3)	APPEAL
<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form S3)	<input type="checkbox"/> Administrative Decision (Form A)

BRIEF DESCRIPTION OF REQUEST

Request sketch plat review of our proposed vacation of NMDOT right-of-way to consolidate with two existing tracts to create one new tract, pending NMDOT approval, sale, etc.

APPLICATION INFORMATION

Applicant/Owner: SAI Inc.		Phone:
Address: 8951 Eagle Rock Avenue NE		Email:
City: Albuquerque	State: NM	Zip: 87122
Professional/Agent (if any): CSI - Cartesian Surveys, Inc.		Phone: 505-896-3050
Address: PO Box 44414		Email: cartesianryan@gmail.com
City: Rio Rancho	State: NM	Zip: 87174
Proprietary Interest in Site:	List <u>all</u> owners: SAI Inc. / NMDOT right-of-way	

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

Lot or Tract No.: Tract A; Tract R-A-1; ~0.7 acres R.O.W.	Block:	UPC Code: 101605900147021001
Subdivision/Addition: Lands of James W. Jackson; Meanul Dev. Area	MRGCD Map No.:	UPC Code: 101505950146910601
Zone Atlas Page(s): H-17-Z	Existing Zoning: NR-LM	Proposed Zoning
# of Existing Lots: 3	# of Proposed Lots: 1	Total Area of Site (Acres): ~3.4 acres

LOCATION OF PROPERTY BY STREETS

Site Address/Street: Candelaria Rd NE Between: Interstate 40 and: Princeton Drive NE

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

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:	Date: 10/28/2024
Printed Name: Ryan J. Mulhall	<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.

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- ___ 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

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- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled

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

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

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

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- ___ 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

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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
- ___ 5) Letter describing, explaining, and justifying the request
- ___ 6) Scale drawing of the proposed subdivision plat or Site Plan
- ___ 7) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

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

October 25, 2023

Development Review Board
City of Albuquerque

Re: Sketch Plat for Minor Subdivision Plat consolidating Tract A, James W. Jackson and Tract R-A-1, Menaul Development Area with a vacated portion of Candelaria Rd NE

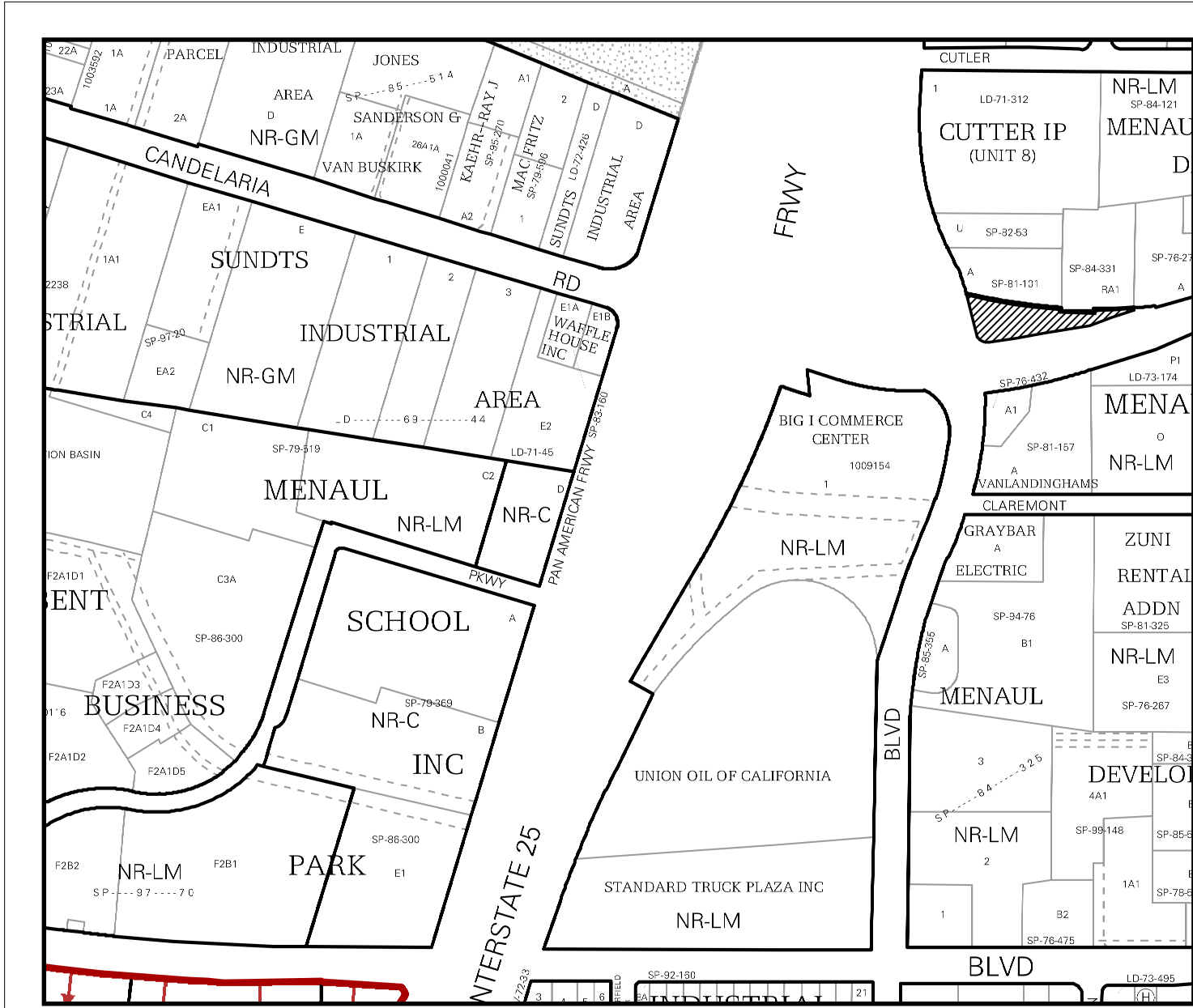
Members of the Board:

Cartesian Surveys is acting as an agent for SAI Inc., the owner of the below parcels, and we request a sketch plat review to subdivide the existing Tract A, James W. Jackson and Tract R-A-1, Menaul Development Area, as well as a vacated portion of Candelaria Road NE into one new tract.

Our client's properties Tract A, James W. Jackson and Tract R-A-1, Menaul Development Area are vacant commercial lots zoned NR-LM. Our plat looks to formalize a vacation of right-of-way we are working with the NMDOT for from Candelaria and consolidate it with their existing holdings.

Would you please review and let us know what the steps forward for the purchase and lot line adjustment with NMDOT will be? The attached site sketch shows the current conditions.

Thank you for your consideration,
Ryan J. Mulhall



Vicinity Map - Zone Atlas H-17-Z

INDEXING INFORMATION

Section 9, Township 10 North, Range 3 East, N.M.P.M.
Subdivision: Unplatted / Right-of-Way
Owner: NMDOT
UPC #: N/A

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON

PAID ON UPC #: _____

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

PROJECT NUMBER: _____

APPLICATION NUMBER: _____

PLAT APPROVALS:

PNM Electric Services

Qwest Corp. d/b/a CenturyLink QC

New Mexico Gas Company

Comcast

LEGAL DESCRIPTION (Tract 2B-NRW-1)

A CERTAIN PARCEL OF LAND SITUATE WITHIN THE L1 OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO, COMPRISING A PORTION OF FORMER RIGHT-OF-WAY FOR CANDELARIA ROAD N.W. AND THE PAN AMERICAN FREEWAY, AS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "NEW MEXICO DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, NEW MEXICO PROJECT NUMBER UI-025-4(52) 228", AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP THEREOF, FILED IN NEW MEXICO DEPARTMENT OF TRANSPORTATION RECORDS DATED JULY 30, 1984;

BEING DESCRIBED MORE PARTICULARLY BY METERS AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT, BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, FROM WHENCE A TIE TO ACS MONUMENT "CANDELARIA" BEARS S 19°49'28" E , A DISTANCE OF 152.31 FEET;

THENCE, FROM SAID POINT OF BEGINNING, 268.25 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1394.40 FEET, A DELTA OF 11°01'21", AND A CHORD BEARING S 81°03'33" E, A DISTANCE OF 267.84 FEET TO A POINT OF NON-TANGENCY;

THENCE, S 00°02'04" W, A DISTANCE OF 7.38 FEET TO AN ANGLE POINT, MARKED BY A FENCE POST WITH TAG "LS 14271";

THENCE, S 87°47'31" W, A DISTANCE OF 99.96 FEET TO AN ANGLE POINT, MARKED BY A FENCE POST WITH TAG "LS 14271";

THENCE, N 00°09'14" E, A DISTANCE OF 8.00 FEET TO A POINT OF NON-TANGENCY, MARKED BY A FENCE POST WITH TAG "LS 14271";

THENCE, FROM SAID POINT OF BEGINNING, 115.24 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1394.39 FEET, A DELTA OF 11°01'21", AND A CHORD BEARING S 81°03'33" E, A DISTANCE OF 115.21 FEET TO A POINT OF NON-TANGENCY;

THENCE, S 07°08'03" E, A DISTANCE OF 7.40 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL;

THENCE, 136.65 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1743.60 FEET, A DELTA OF 4°29'26", AND A CHORD BEARING S 70°42'26" W, A DISTANCE OF 136.62 FEET TO A POINT OF NON-TANGENCY; (C3)

THENCE, S 80°49'31" W, A DISTANCE OF 132.20 FEET TO THE A POINT OF TANGENCY, MARKED BY A REBAR WITH CAP "LS 18374;;

THENCE, 165.21 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 2018.09 FEET, A DELTA OF 4°41'26", AND A CHORD BEARING N 80°22'57" E, A DISTANCE OF 165.16 FEET TO A POINT OF COMPOUND CURVATURE, A DISTANCE OF FROM SAID ACS MONUMENT "CANDELARIA";

THENCE, 38.67 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 32.98 FEET, A DELTA OF 67°10'36", AND A CHORD BEARING N 66°09'16" W, A DISTANCE OF 36.49 FEET TO THE POINT OF BEGINNING, CONTAINING 0.7392 ACRES (32,199 SQ. FT.) MORE OR LESS.

PURPOSE

THE PURPOSE OF THIS EASEMENT PLAT IS TO GRAPHICALLY SHOW AND DESCRIBE THE NON-RIGHT-OF-WAY PARCEL LINES CREATED FOR VACATION AND CREATION OF PRIVATE PARCEL, FROM CANDELARIA ROAD NE, AS SHOWN ON NMDOT MAP **CN3193418**, BERNALILLO COUNTY, NEW MEXICO.

FLOOD ZONE

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP DATED AUGUST 16, 2012, MAP NO. 35001C0351H.

PUBLIC UTILITY EASEMENTS

City Surveyor

Traffic Engineering, Transportation Division

ABCWUA

Parks and Recreation Department

AMAFCA

Hydrology

Code Enforcement

Planning Department

City Engineer

MRGCD

APPROVED FOR ACQUISITION

EFFECTIVE _____, 20 ____

LANDS ENGINEERING MANAGER
FOR THE SECRETARY OF THE
DEPARTMENT OF TRANSPORTATION

FINAL MAP
DATE: _____

Plat for
Tract C
Lands of James Jackson
Being Comprised of
A Vacated portion of
Candelaria Road & Pan Am Frwy.
BERNALILLO COUNTY
SCALE 1"=30' SHEET 2B OF 26

4			
3			
2			
1			
NO.	DESCRIPTION	DATE	BY
REVISIONS (OR CHANGE NOTICES)			

FOR OWNERS NAME AND AREAS
FOR PARCEL NUMBERS SHOWN
SEE SHEET 2B OF 5.

CITY OF ALBUQUERQUE
SECTION 10
TOWNSHIP 10 NORTH, RANGE 3 EAST



SURVEYOR'S CERTIFICATION

I CERTIFY THAT I AM A PROFESSIONAL SURVEYOR AND THAT THESE RIGHT-OF-WAY MAPS ARE AN INTERIM PRODUCT OF PROJECT DESIGN DEVELOPMENT AND WERE PREPARED BY ME OR UNDER MY DIRECTION AND ARE BASED ON ACTUAL FIELD SURVEYS PERFORMED UNDER MY DIRECTION FROM MONTH YEAR TO MONTH YEAR, CONFORMANCE WITH THE STATE OF NEW MEXICO'S MINIMUM STANDARDS FOR RIGHT-OF-WAY SURVEYING WILL OCCUR FOLLOWING ACTUAL ACQUISITION AND VACATION OF RIGHT-OF-WAY REQUIRED BY PROJECT NUMBER UI-025-4(52) 228.

BRIAN J. MARTINEZ N.M.P.S. 18374 DATE
CSI - CARTESIAN SURVEYS, INC.
P.O. BOX 44414
RIO RANCHO, N.M. 87174
Ph. # (505) 896-3050

ACCESS CONTROLLED

SURVEY NOTES

1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID CENTRAL ZONE (NAD83)
3. BASIS OF BEARING: MODIFIED NEW MEXICO STATE PLANE COORDINATES, GROUND, CENTRAL ZONE (NAD83).
4. DATE OF FIELD SURVEY: NOVEMBER 2021 THROUGH OCTOBER 2024???
5. ALL STATIONS SHOWN FOR EXISTING MONUMENTS ARE TO SURVEY CENTERLINE UNLESS OTHERWISE NOTED. ALL STATIONS SHOWN FOR NEW RIGHT OF WAY FEATURES ARE TO CONSTRUCTION CENTERLINE UNLESS OTHERWISE NOTED.
6. RIGHT OF WAY DIMENSIONS ARE FROM THE SURVEY CENTERLINE.
7. BASIS OF STATIONING FOR CANDELARIA SURVEY CENTERLINE IS DERIVED FROM EXISTING RIGHT-OF-WAY AND MONUMENTATION MAP N.M.P. No. UI-025-4(52) 228 AND FOUND BRASS CAP "SNMHC 8911 STA 128+59.70" AT STATION 14+62.80, 223.28' OFFSET LT
8. ADDITIONAL RIGHT-OF WAY INFORMATION IS AVAILABLE IN THE NMDOT, GENERAL OFFICE, LANDS ENGINEERING SECTION, SANTA FE, NEW MEXICO.
10. PARCEL 5A-NRW-1 TO BE VACATED BY NMDOT AND CONVEYED TO SAI INC.

LEGEND

△ = SURVEY CONTROL MONUMENT AS NOTED

⊕ = T-RAIL FOUND AS NOTED

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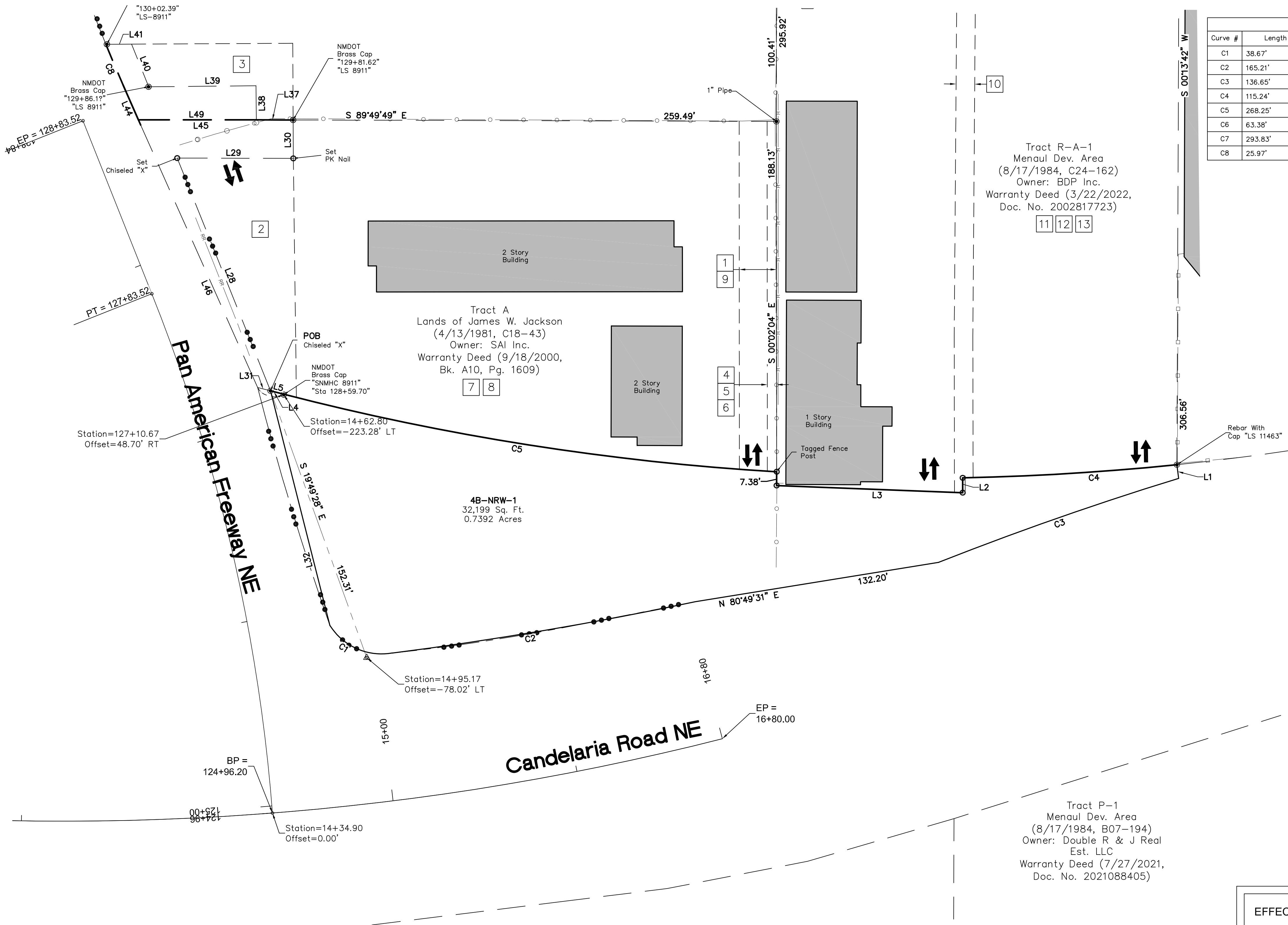
--- = EXISTING ACCESS CONTROL LINE

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--- DENOTES AREA OF EXISTING RIGHT-OF-WAY GRANTED BY THIS SURVEY

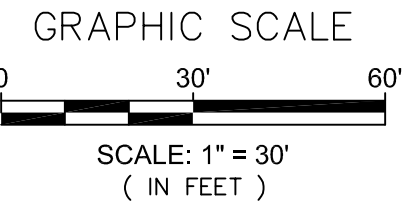
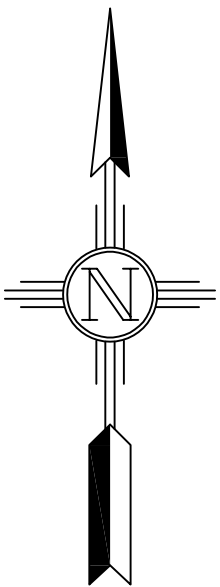
--- DENOTES EXISTING R/W SECURED BY N.M.P. No. AC-GRIP-BR-(IM)-040-3(155)161

--- DENOTES AREA OF EXISTING RIGHT-OF-WAY VACATED BY THIS SURVEY



Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	38.67'	32.98'	67°10'36"	36.49'	S 66°09'16" E
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C5	268.25'	1394.40'	11°01'21"	267.84'	S 81°03'33" E
C6	63.38'	905.00'	4°00'45"	63.36'	S 20°16'12" E
C7	293.83'	905.00'	18°36'08"	292.54'	S 08°57'45" E
C8	25.97'	904.93'	1°38'39"	25.97'	N 22°57'04" W

Line Table		
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L5	N 75°32'53" W	7.40'
L28	N 21°50'29" W	134.65'
L29	S 89°50'38" E	62.33'
L30	N 00°16'30" W	20.62'
L31	N 75°32'53" W	7.15'
L32	S 14°11'54" E	130.04'
L37	N 89°49'49" W	19.78'
L38	N 00°33'32" W	18.32'
L39	N 89°26'28" E	57.61'
L40	N 21°50'29" W	24.70'
L41	S 89°26'28" W	13.78'
L42	N 00°20'17" E	123.26'
L44	N 23°46'24" W	18.16'
L45	N 89°56'48" W	83.09'
L46	N 24°00'39" W	157.33'
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RIGHT-OF-WAY ACQUISITION

PARCEL NUMBER	OWNER(S)	AREA (+/-)		AREA REMAINDER ACRE(S) +/-	LARGER PARCEL ACRE(S) +/-
		SQ. FT.	ACRE(S) +/-		
2B-NRW-1	NM DEPARTMENT OF TRANSPORTATION	32,199	0.7392	> 100 ACRES	> 100 ACRES

4			
3			
2			
1			
NO.	DESCRIPTION	DATE	BY
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FOR OWNERS NAME AND AREAS FOR PARCEL NUMBERS SHOWN SEE SHEET 5A OF 5.

CITY OF ALBUQUERQUE
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TOWNSHIP 10 NORTH, RANGE 3 EAST



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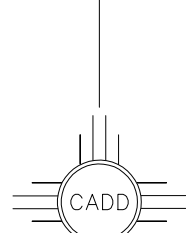
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Plat for
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SHEET 2B OF 26

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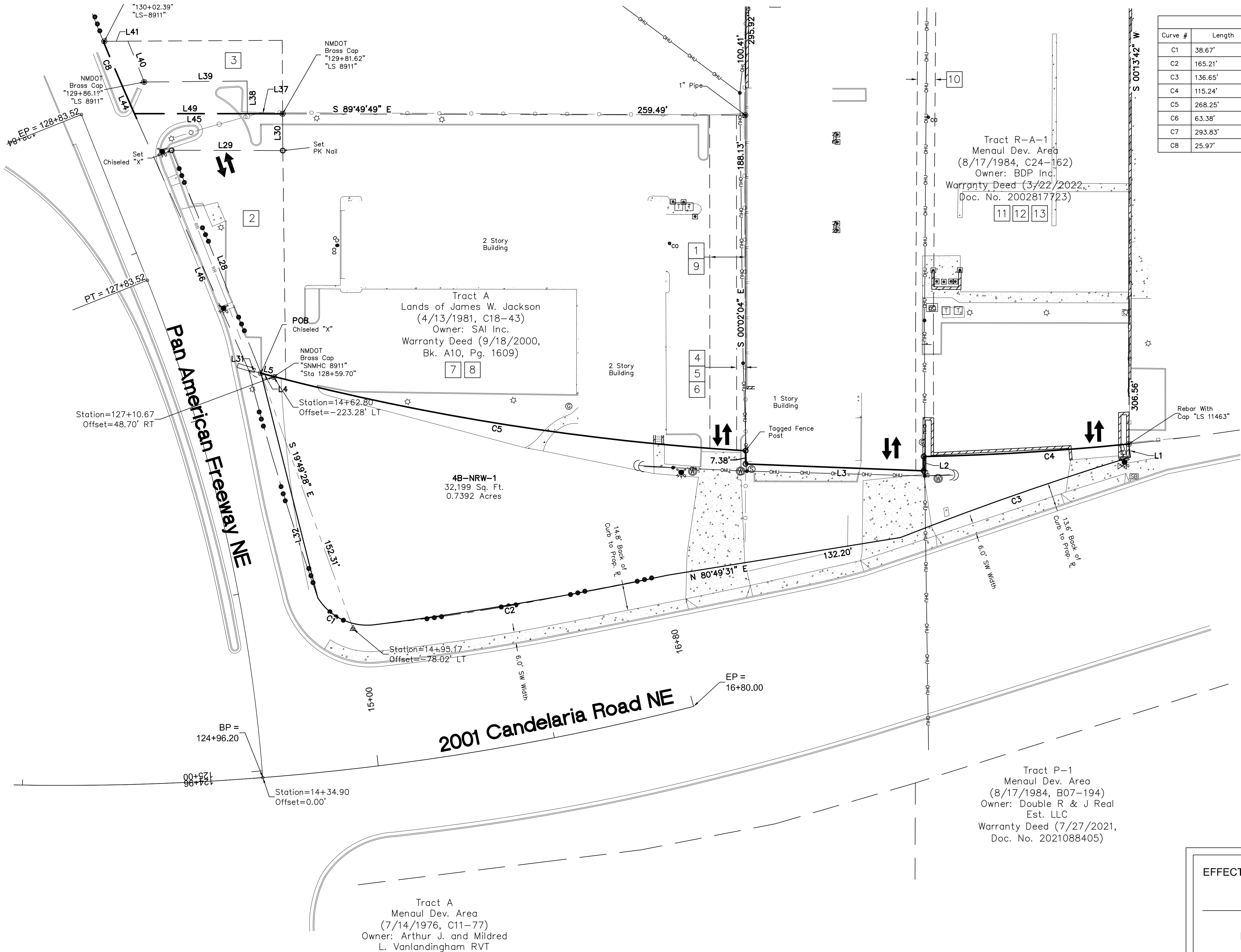
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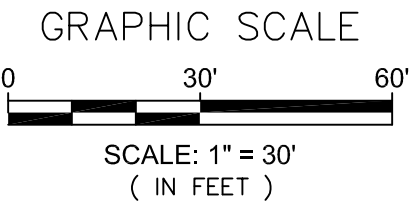
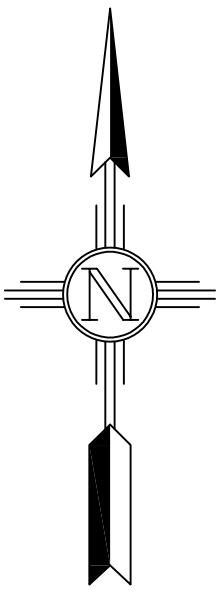
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CITY OF ALBUQUERQUE
SECTION 10

TOWNSHIP 10 NORTH, RANGE 3 EAST



SURVEYOR'S CERTIFICATION

I CERTIFY THAT I AM A PROFESSIONAL SURVEYOR AND THAT THESE RIGHT-OF-WAY MAPS ARE AN INTERIM PRODUCT OF PROJECT DESIGN DEVELOPMENT AND WERE PREPARED BY ME OR UNDER MY DIRECTION AND ARE BASED ON ACTUAL FIELD SURVEYS PERFORMED UNDER MY DIRECTION FROM MONTH YEAR TO MONTH YEAR, CONFORMANCE WITH THE STATE OF NEW MEXICO'S MINIMUM STANDARDS FOR RIGHT-OF-WAY SURVEYING WILL OCCUR FOLLOWING ACTUAL ACQUISITION AND VACATION OF RIGHT-OF-WAY REQUIRED BY PROJECT NUMBER UI-025-4(52) 228.

BRIAN J. MARTINEZ N.M.P.S. 18374 DATE
CSI - CARTESIAN SURVEYS, INC.
P.O. BOX 44414
RIO RANCHO, N.M. 87174
Ph. # (505) 896-3050

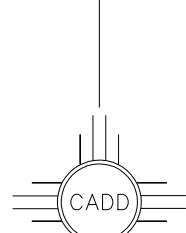
ACCESS CONTROLLED

APPROVED FOR ACQUISITION

EFFECTIVE _____, 20__

LANDS ENGINEERING MANAGER
FOR THE SECRETARY OF THE
DEPARTMENT OF TRANSPORTATION

FINAL MAP
DATE: _____



Site Sketch for
Tract C
Lands of James Jackson
Being Comprised of
A Vacated portion of
Candelaria Road & Pan Am Frwy.
BERNALILLO COUNTY

SCALE 1"=30'

SHEET 2B OF 26