



PLAN SNAPSHOT REPORT PA-2025-00426 FOR CITY OF ALBUQUERQUE

Plan Type: Pre-Application Review **Project:** PR-2018-001405 (PR-2018-001405) **App Date:** 12/29/2025
Work Class: Sketch Plan **District:** City of Albuquerque **Exp Date:** 06/27/2026
Status: Submitted - Online **Square Feet:** 0.00 **Completed:** NOT COMPLETED
Valuation: \$0.00 **Assigned To:** **Approval**
Expire Date:

Description: Sketch Plan for the development of soccer fields & open space adjacent to the existing Nuevo Atrisco Food Truck Park. Includes Sketch Plat for consolidation of 2 existing parcels into 1 parcel as well as accessory uses of outdoor dining/seating areas and mobile food trucks.

Parcel: 101005709714231328	Address: 7901 Central Ave Nw Albuquerque, NM 87121	Zone:
101005708213731326 Main	7911 Central Ave Nw Main Albuquerque, NM 87121	

Applicant
Wes Butero
7620 Jefferson NE
Albuquerque, NM 87109
Business: (505) 338-2149
Mobile: (303) 249-7774

Plan Custom Fields

Existing Project NumberPR-2018-001405	Existing ZoningMX-M - Mixed-Use - Medium Intensity	Number of Existing Lots2
Number of Proposed Lots1	Total Area of Site in Acres1.46	Site Address/Street7901 & 7911 Central Ave NW
Site Location Located Between StreetsNorthwest Corner of Central & Unser	Case HistorySI-2018-00092, SI-2022-01115	Do you request an interpreter for the hearing?No
Square Footage of Existing Buildings0	Square Footage of Proposed Buildings0	Lot and/or Tract NumberB3
Block Number0000	Subdivision Name and/or Unit NumberNUEVO ATRISCO	Legal DescriptionTR B-3 PLAT FOR TRACTS B-1, B-2, AND B-3 NUEVO ATRISCO(BEING COMPRISED OF TRACT E NUEVO ATRISCO) CONT .7568 AC, TR B-2 PLAT FOR TRACTS B-1, B-2, AND B-3 NUEVO ATRISCO(BEING COMPRISED OF TRACT E NUEVO ATRISCO) CONT .7068 AC
Existing Zone DistrictMX-M	Zone Atlas Page(s)K-10	Acreage0.7568, 0.7068
Calculated Acreage0.75696047, 0.70785589	Council District1	Community Planning Area(s)Southwest Mesa
Development Area(s)Change	Current Land Use(s)15 Vacant	IDO Use Development Standards NameCentral Avenue
IDO Use Development Standards SubsectionOn-premises Signs (Neon Signs along Central Avenue) (5-12)	Metropolitan Redevelopment Area(s)West Central	Corridor TypeMajor Transit (MT) Area, Premium Transit (PT) Area
Center TypeActivity	IDO Administration & Enforcement NameCentral Avenue	IDO Administration & Enforcement SubsectionDemolition Outside of an HPO (Neon Signs along Central Avenue) (6-6)
Pre-IDO Zoning DistrictC-2	Pre-IDO Zoning Description	Public Property EntityCITY OF ALBUQUERQUE
FEMA Flood ZoneX	Total Number of0	Dwelling Units

PLAN SNAPSHOT REPORT (PA-2025-00426)

Total Gross Square Footage2	4500	Total Gross Square Footage4	0	Total Gross Square Footage	0
Total Gross Square Footage3	4000				

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Wes_Butero_12/29/2025.jpg	12/29/2025 11:57	Butero, Wes		Uploaded via CSS

Note	Created By	Date and Time Created
1. Submittal has been reviewed and is ready to be processed	Renee Zamora	12/31/2025 11:01

Invoice No.	Fee	Fee Amount	Amount Paid
NOT INVOICED	Technology Fee	\$3.50	\$0.00
	Sketch Plat/Plan Fee	\$50.00	\$0.00
Total for Invoice NOT INVOICED		\$53.50	\$0.00
Grand Total for Plan		\$53.50	\$0.00

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		12/31/2025 10:57	
Associate Project Number v.1	Generic Action		12/31/2025 10:57
DFT Meeting v.1	Hold Meeting		
Screen for Completeness v.1	Generic Action		12/31/2025 11:00
Verify Payment v.1	Generic Action		
Application Review v.1			
Sketch Plat/Plan Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		

NUEVO ATRISCO, LLC

7620 JEFFERSON NE . ALBUQUERQUE, NEW MEXICO 87109
PH:505-858-0001

December 18, 2025

City of Albuquerque
Planning Department
Plaza del Sol, 600 2nd NW
Albuquerque, NM 87102

Re: Sketch Plan & Sketch Plat Submittal for Tracts B-2 & B-3, Nuevo Atrisco

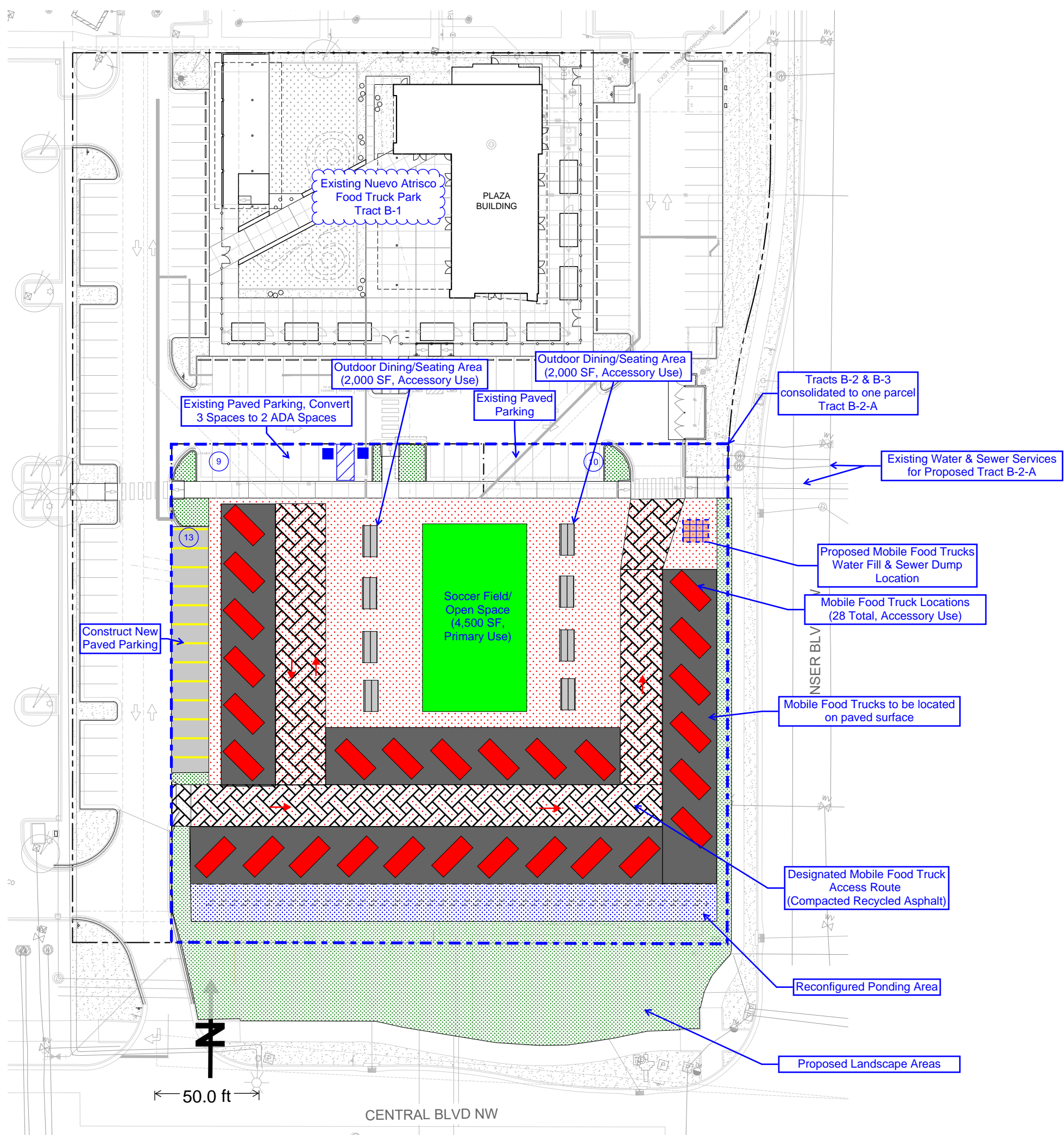
To Whom it May Concern:

We are submitting a request for a sketch plan and sketch plat review for Tract B-2 & B-3 of Nuevo Atrisco, located at 7901 & 7921 Central Ave NW. We are proposing to consolidate the two existing lots into one parcel and develop a sports field/open space amenity that will be paired with the existing Nuevo Atrisco Food Truck Park. We will additionally have accessory uses of outdoor dining/seating areas as well as mobile food trucks. We appreciate the opportunity to review this project with the DFT staff.

Respectfully,

A handwritten signature in blue ink, appearing to read "Wes Butero".

Wes Butero
Manager
Nuevo Atrisco, LLC



Sketch Plan Project Information

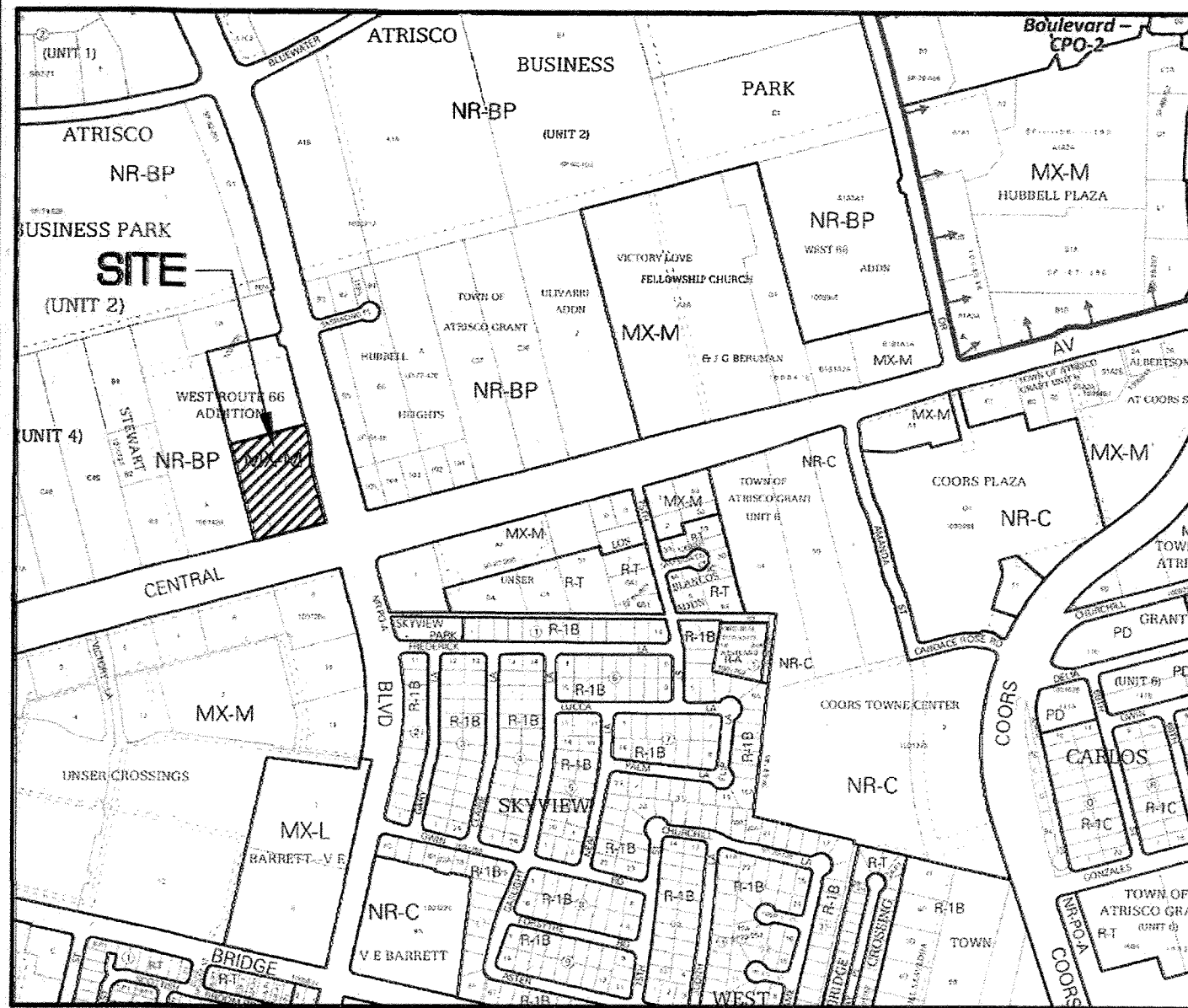
Proposed Consolidated Tract B-2-A (1.4636 AC)

Primary Use: Soccer Field/Open Space, 4,500 SF
Primary Use Parking Required: 18 Spaces (4 spaces/1,000 SF)

Accessory Use: Outdoor Dining/Seating Area, 4,000 SF
Accessory Use Parking Required: 12 Spaces (3 spaces/1,000 SF)

Accessory Use: Mobile Food Trucks
Accessory Use Parking Required: 0

Total Parking Required: 30 Spaces (No Reductions)
Total Parking Provided: 33 Spaces



Vicinity Map - Zone Atlas K-10-Z



Documents

1. TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 1906768 AND AN EFFECTIVE DATE OF SEPTEMBER 29, 2021.
2. PLAT OF RECORD FOR NUEVO ATRISCO, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 19, 2018, IN BOOK 2018C, PAGE 133, AS DOCUMENT NO. 2018091923.
3. WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 8, 2004, IN BOOK A86, PAGE 6144, AS DOCUMENT NO. 2004156577.
4. PLAT FOR TRACTS A-1 & A-2, NUEVO ATRISCO, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 17, 2019, IN BOOK 2019C, PAGE 34, AS DOCUMENT NO. 2019030710.
5. CONDOMINIUM PLAT FOR NUEVO ATRISCO CONDOMINIUM, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 5, 2021, AS DOCUMENT NO. 2021053223.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIE 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.

Indexing Information

Section 22, Township 10 North, Range 2 East, N.M.
as Projected into the Town of Atrisco Grant
Subdivision: Nuevo Atrisco
Owner: City of Albuquerque
UPC #: 101005709516131324

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE..... 3.1362 ACRES
ZONE ATLAS PAGE NO..... K-10-Z
NUMBER OF EXISTING LOTS..... 1
NUMBER OF LOTS CREATED..... 3
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..... 0.0000 ACRES
DATE OF SURVEY..... OCTOBER 2021

DOCH 2022096247

11/01/2022 10:15 AM Page: 1 of 4
PLAT 5:325, 00:00:2022C P: 0120 Linda Stover, Bernalillo County



Sketch Plat
Tracts B-2 & B-3, Nuevo Atrisco
(Based on most recent recorded plat)

PROPERTY OWNER OF RECORD

City of Albuquerque

BERNALILLO COUNTY TREASURER'S OFFICE

Brandi Zamora 11.1.22

Plat for
Tracts B-1, B-2, and B-3
Nuevo Atrisco
Being Comprised of
Tract B
Nuevo Atrisco
City of Albuquerque
Bernalillo County, New Mexico
June 2022

Project Number: PR-2018-001405

Application Number: SD-2022-00100

Plat Approvals:

<i>PNM Electric Services</i>	Jun 20, 2022
<i>Abdul A. Bhuyan</i>	Jun 17, 2022
<i>Qwest Corp. d/b/a CenturyLink QC</i>	Jun 17, 2022
<i>Jeff Erickson</i>	Jun 17, 2022
<i>New Mexico Gas Company</i>	Jun 17, 2022
<i>Mike Markus</i>	Jun 17, 2022

Comcast

City Approvals:

<i>Loren N. Risenhoover P.S.</i>	6/13/2022
City Surveyor	Aug 3, 2022
<i>Ernest Armijo</i>	
Traffic Engineer	
<i>Blaine Carter</i>	Aug 3, 2022
ABCWA	
<i>Christina Sandoval</i>	Aug 3, 2022
Christina Sandoval (Aug 3, 2022 11:14 MDT)	
Parks and Recreation Department	
<i>Concetta Trujillo</i>	Aug 3, 2022
Concetta Trujillo (Aug 3, 2022 11:17 MDT)	
Code Enforcement	
<i>Shahab Biazar</i>	6/20/2022
City Engineer	Aug 3, 2022
<i>Shahab Biazar</i>	
City Engineer	Aug 4, 2022
DRB Chairperson, Planning Department	

Surveyor's Certificate

I, WILL PLOTNER JR., 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.

Will Plotner Jr. 6/13/2022
Date

N.M.R.P.S. No. 14271

CSI-CARTESIAN SURVEYS INC.

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

Sheet 1 of 4
211943

Notes

1. FIELD SURVEY PERFORMED IN OCTOBER 2021.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).

Legal Description

TRACT LETTERED "B" OF NUEVO ATRISCO, BEING A REPLAT OF TRACT B-1, WEST ROUTE 66 ADDITION II, SITUATE WITHIN THE TOWN OF ATRISCO GRANT IN PROJECTED SECTION 22, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, 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 OCTOBER 19, 2018 IN MAP BOOK 2018C, FOLIO 133 AS DOCUMENT NUMBER 2018091923.

Solar Collection Note

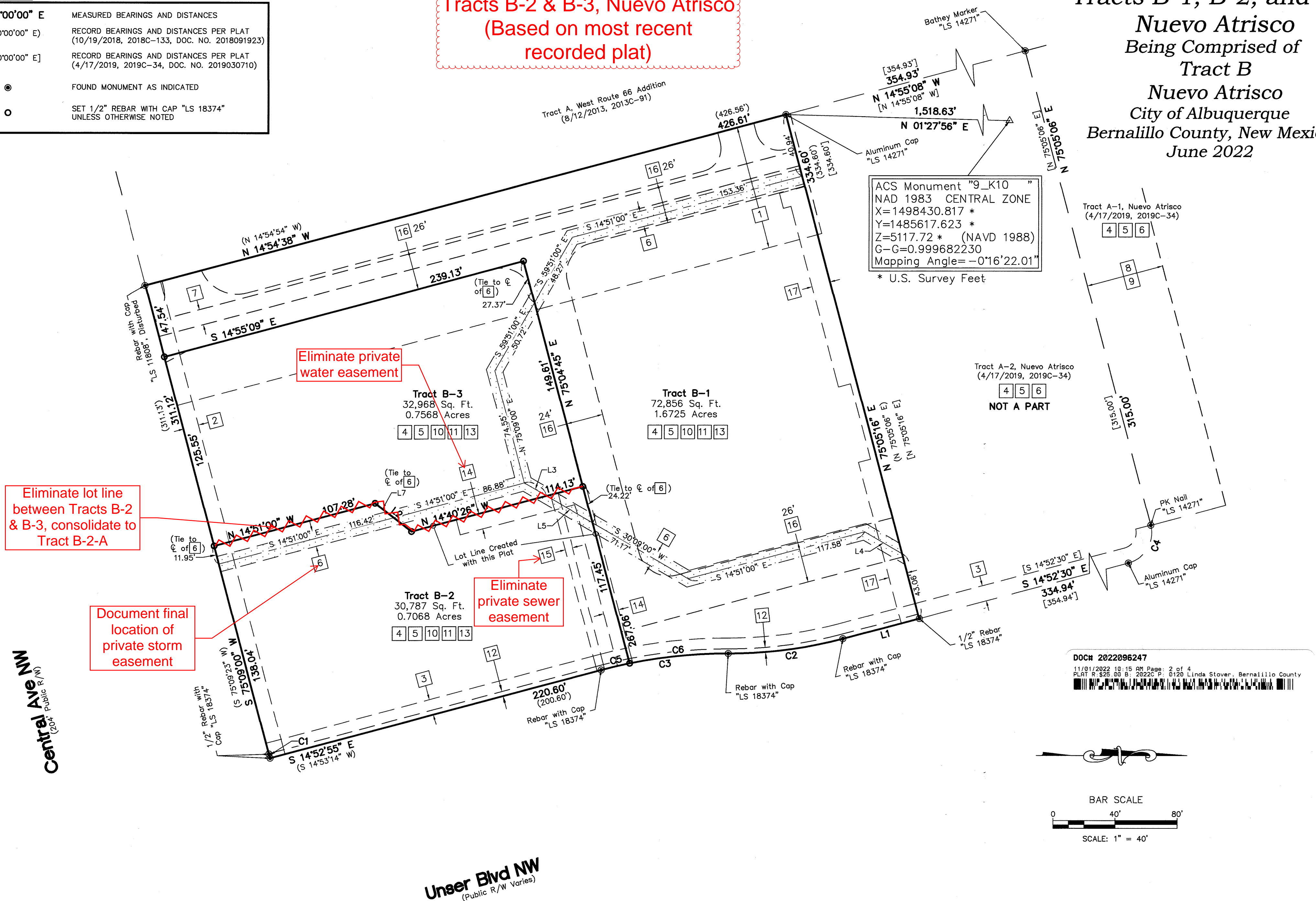
NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL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

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (10/19/2018, 2018C-133, DOC. NO. 2018091923)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (4/17/2019, 2019C-34, DOC. NO. 2019030710)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

Sketch Plat Tracts B-2 & B-3, Nuevo Atrisco (Based on most recent recorded plat)

Plat for Tracts B-1, B-2, and B-3 Nuevo Atrisco Being Comprised of Tract B Nuevo Atrisco City of Albuquerque Bernalillo County, New Mexico June 2022



DOCH 2022096247
11/01/2022 10:15 AM Page: 2 of 4
PLAT R: \$25.00 B: 2022C P: 0120 Linda Stover, Bernalillo County

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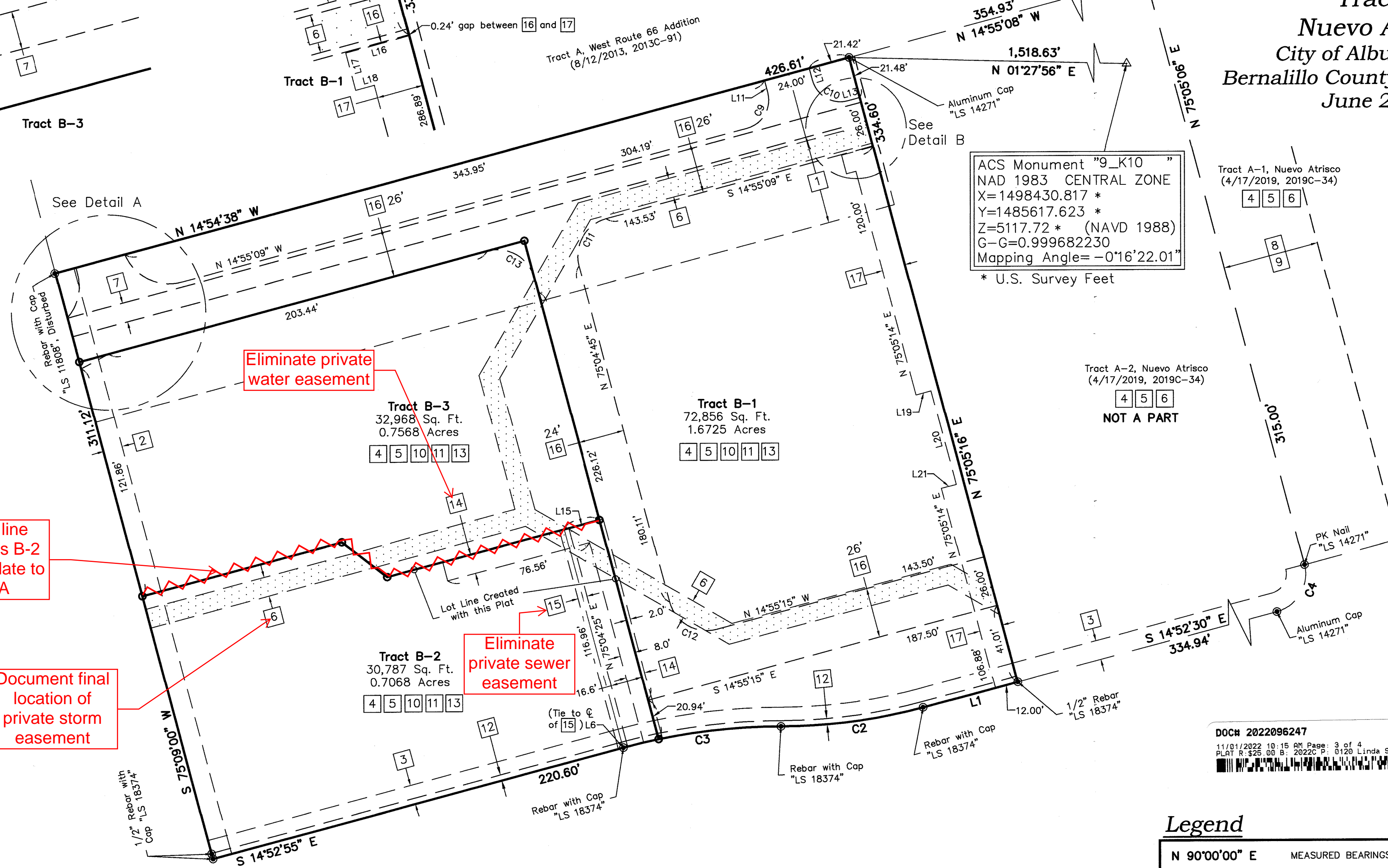
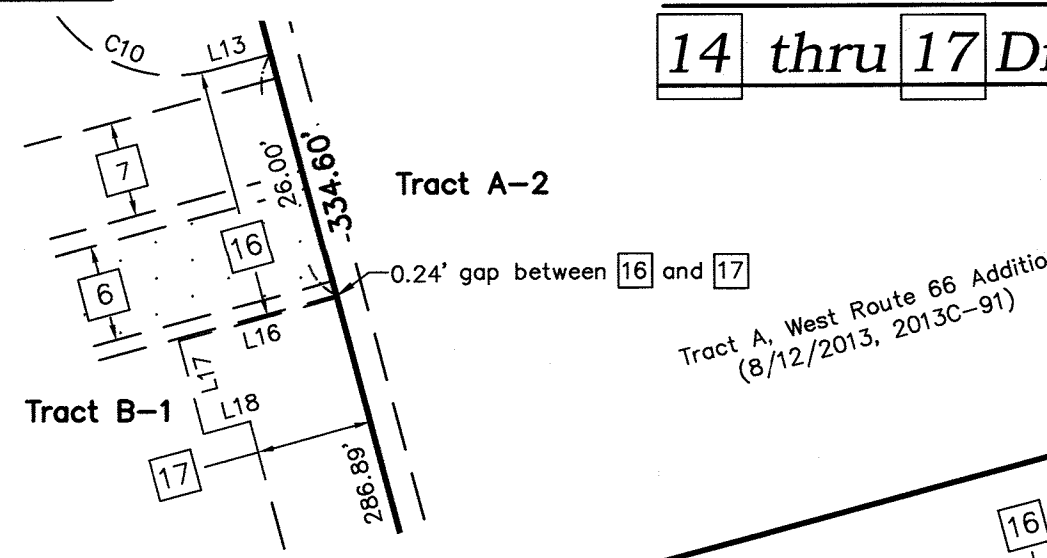
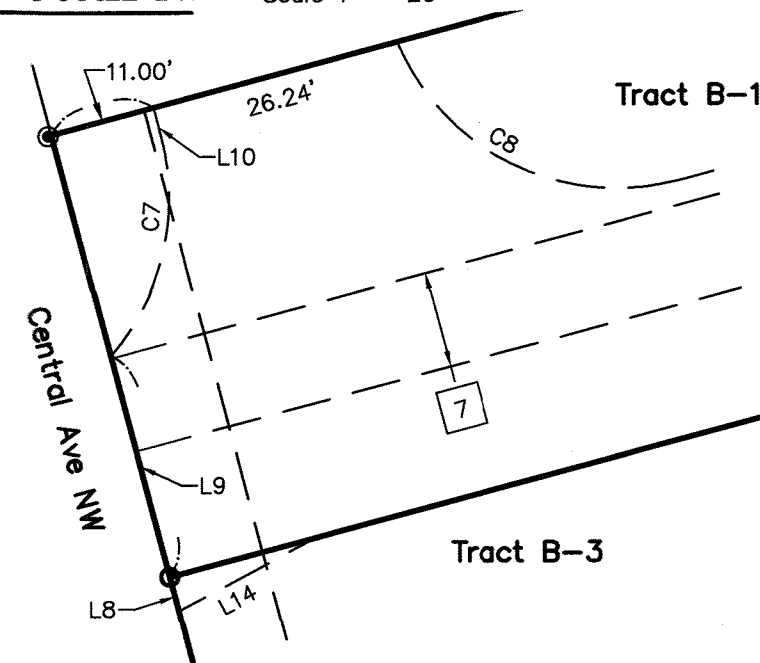
Detail A Scale 1" = 20'

Detail B Scale 1" = 20'

**This Sheet Shows Easements
14 thru 17 Dimensions Only**

**Sketch Plat
Tracts B-2 & B-3, Nuevo Atrisco
(Based on most recent
recorded plat)**

**Plat for
Tracts B-1, B-2, and B-3
Nuevo Atrisco
Being Comprised of
Tract B
Nuevo Atrisco
City of Albuquerque
Bernalillo County, New Mexico
June 2022**



**Eliminate lot line
between Tracts B-2
& B-3, consolidate to
Tract B-2-A**

**Eliminate private
water easement**

**Document final
location of
private storm
easement**

**Eliminate
private sewer
easement**

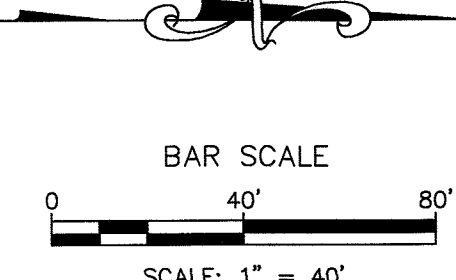
**Central Ave NW
(20' Public R/W)**

**Unser Blvd NW
(Public R/W Varies)**

DOCH 2022096247
11/01/2022 10:15 AM Page: 3 of 4
PLAT R \$25.00 B: 2022C P: 0120 Linda Stover, Bernalillo County

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (10/19/2018, 2018C-133, DOC. NO. 2018091923)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (4/17/2019, 2019C-34, DOC. NO. 2019030710)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED



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Easement Notes

- [1] EXISTING PRIVATE TRAFFIC AND CIRCULATION EASEMENT BENEFITING AND MAINTAINED BY TRACT A, WEST ROUTE 66 ADDITION (8/12/2013, 2013C-91, DOC. NO. 2013089889) THE SIZE AND SHAPE OF EASEMENT IS MODIFIED BY THIS PLAT TO EXCLUDE THOSE FUTURE BUILDING ENVELOPES AND THE OWNER OF TRACT B-1 SHALL MAINTAIN SAID EASEMENT
- [2] EXISTING 10' P.U.E. (8/12/2013, 2013C-91, DOC. NO. 2013089889)
- [3] EXISTING 10' PUE (10/19/2018, 2018C-133, DOC. NO. 2018091923)
- [4] EXISTING PRIVATE BLANKET DRAINAGE EASEMENT BENEFITING THE OWNERS OF TRACT A, AND 1A, WEST ROUTE 66 ADDITION AND TO BE MAINTAINED BY THE OWNERS OF TRACTS A-1, A-2 AND B, NUEVO ATRISCO (10/19/2018, 2018C-133, DOC. NO. 2018091923)
- [5] EXISTING PRIVATE CROSS-LOT ACCESS & PARKING EASEMENT BENEFITING AND MAINTAINED BY THE OWNERS OF TRACTS A-1, A-2 AND B, NUEVO ATRISCO (10/19/2018, 2018C-133, DOC. NO. 2018091923)
- [6] EXISTING FLOATING PRIVATE 20' WIDE STORM DRAIN EASEMENT BENEFITING TRACT A, JOINTLY MAINTAINED BY TRACTS A AND B (NOW B-1, B-2, AND B-3) (10/19/2018, 2018C-133, DOC. NO. 2018091923), NOW CONFINED AND DEFINED ACROSS TRACTS B-1, B-2, AND B-3 AS A 10 FOOT WIDE EASEMENT ON SHEET 2 OF THIS PLAT, SHOWN HEREON AS [REDACTED]
- [7] EXISTING 10' PNM EASEMENT (1/30/2020, DOC. NO. 2020009539)
- [8] EXISTING 50' PRIVATE ACCESS EASEMENT BENEFITING LOT 1A, WEST ROUTE 66 ADDITION AND TRACTS A-2 AND B, NUEVO ATRISCO TO BE MAINTAINED BY THE CITY OF ALBUQUERQUE (1/22/2009, 2009C-18) MAINTENANCE RESPONSIBILITIES REDEFINED IN DOCUMENT (4/17/2019, DOC.. NO. 2019030711)
- [9] EXISTING 50' PERMANENT PRIVATE ACCESS EASEMENT BENEFITING TRACT A, WEST ROUTE 66 ADDITION AND MAINTAINED BY THE CITY OF ALBUQUERQUE (05/15/2009, DOC. NO. 2009054146)
- [10] EXISTING BLANKET, PERPETUAL DRAINAGE EASEMENT BENEFITING LOT 1, UNM HOSPITALS CLINIC (10/16/2009, DOC. NO. 2009115619)
- [11] EXISTING CONSTRUCTION/STAGING TEMPORARY EASEMENT OVER TRACT B, BENEFITING TRACT A-2, UNTIL COMPLETION OF CONSTRUCTION OF IMPROVEMENTS ON SAID TRACT (5/2/2019, DOC. NO. 2019036066)
- [12] 3' SIDEWALK EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- [13] CROSS-LOT DRAINAGE EASEMENT EXCLUDING EXISTING AND FUTURE BUILDING ENVELOPES, BENEFITING THE OWNERS OF TRACTS B-1, B-2, AND B-3, MAINTAINED BY THE UNDERLYING TRACT OWNER, GRANTED WITH THE FILING OF THIS PLAT
- [14] 10' PRIVATE WATERLINE EASEMENT BENEFITING TRACTS B-1 AND B-2, MAINTAINED BY THE UNDERLYING TRACT OWNER, GRANTED WITH THE FILING OF THIS PLAT
- [15] 5' PRIVATE SANITARY SEWER LINE EASEMENT BENEFITING AND MAINTAINED BY TRACT B-3, GRANTED WITH THE FILING OF THIS PLAT
- [16] PRIVATE ACCESS EASEMENT BENEFITING AND MAINTAINED BY TRACTS B-1, B-2, AND B-3, GRANTED WITH THE FILING OF THIS PLAT. DIMENSIONS SHOWN ON SHEET 3
- [17] PRIVATE WATERLINE EASEMENT, BENEFITING THE OWNERS OF TRACT A-2, MAINTAINED BY THE OWNERS OF TRACT B-1, GRANTED WITH THE FILING 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.

LAWRENCE RAE, CHIEF ADMINISTRATIVE OFFICE
CITY OF ALBUQUERQUE, A NEW MEXICO MUNICIPAL CORPORATION

DATE

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 26 October 2022
BY: LAWRENCE RAE, CHIEF ADMINISTRATIVE OFFICE, CITY OF ALBUQUERQUE, OWNER OF TRACT B

By: Debra Bazan
NOTARY PUBLIC

MY COMMISSION EXPIRES 20 August 2024



Sketch Plat
Tracts B-2 & B-3, Nuevo Atrisco
(Based on most recent
recorded plat)

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	2.76' (2.76')	35.00' (35.00')	4°31'05"	2.76'	S 73°46'21" W
C2	74.58' (74.55')	284.38' (284.38')	15°01'37"	74.37'	S 07°22'18" E
C3	82.75' (82.75')	315.62' (315.62')	15°01'17"	82.51'	S 07°22'18" E
C4	31.28' [31.28']	20.00' [20.00']	89°36'38"	28.19'	S 59°40'49" E
C5	18.80'	315.62' (315.62')	3°24'47"	18.80'	N 13°10'33" W
C6	63.95'	315.62' (315.62')	11°36'30"	63.84'	N 05°39'54" W
C7	24.44'	25.00'	56°00'38"	23.48'	N 76°54'49" W
C8	35.79'	25.00'	82°01'59"	32.81'	N 26°05'51" E
C9	23.56'	15.00'	90°00'00"	21.21'	N 59°55'09" W
C10	23.56'	15.00'	90°00'00"	21.21'	N 30°04'51" E
C11	31.42'	20.00'	90°00'06"	28.28'	S 59°55'12" E
C12	31.42'	20.00'	90°00'00"	28.28'	N 30°04'45" E
C13	31.42'	20.00'	89°59'54"	28.28'	S 30°04'48" W

DOCH 2022096247

11/01/2022 10:15 AM Page: 4 of 4
PLAT R: \$25.00 B: 2022C P: 0120 Linda Stover, Bernalillo County

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.

CSI-CARTESIAN SURVEYS INC.

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

Sheet 4 of 4
211943



DEKKER
PERICH
SABATINI

SEAL
FRED C. ARFMAN
NEW MEX.
09-26-2023
PRO.

NUEVO ATRISCO
7921 CENTRAL AVE NW
Albuquerque, NM 87121

ISSUED FOR
PERMIT

REVISIONS

△ Building 1 For Bldg. Permit: 09-26-2023

△

△

△

△

△

DRAWN BY

REVIEWED BY

DATE 09/26/2023

DPS PROJECT NO. 19-0059.002

I&A PROJECT NO. I&A 2470

DRAWING NAME

PAVING &
DEMOLITION
PLAN

SHEET NO.

CP101

IFC Plans 11/30/23

GENERAL NOTES

- FIVE WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (505-260-1990) FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- SEE ARCHITECTURAL PLANS FOR SITE LIGHT AND DETAILS. COORDINATE CONDUIT PLACEMENT PRIOR TO PAVING START
- SEE PAVING SECTIONS THIS SHEET. ARCHITECTURAL AS-501 FOR PAVING DETAILS.
- ANY STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH THERMO-PLASTIC REFLECTORIZED PAVEMENT MARKING BY CONTRACTOR TO THE SAME LOCATION AS EXISTING OR AS INDICATED BY THIS PLAN SET.
- REMOVAL OF EXISTING CURB & GUTTER AND SIDEWALKS SHALL BE TO THE NEAREST JOINT.
- OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
- CURB AND GUTTER, SIDEWALKS, AND DRIVE PADS SHALL MATCH THE LINE AND GRADE OF ABUTTING EXISTING AREAS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE PROJECT ENGINEER.
- THE SUBGRADE PREP SHALL EXTEND ONE FOOT BEYOND THE FREE EDGE OF NEW CURB AND GUTTER AND SIDEWALK.
- CONTRACTOR TO TEST SUBGRADE R-VALUE PRIOR TO CONSTRUCTION. IN THE EVENT THE R-VALUE IS LESS THAN 50, REMOVE 2 FEET OF SUBGRADE MATERIAL AND IMPORT MATERIAL WITH R-VALUE GREATER THAN 50 OR CONTACT THE ENGINEER IMMEDIATELY SO THE PAVEMENT SECTION CAN BE MODIFIED.
- AT ALL PAVEMENT REMOVAL AND REPLACEMENTS, SAW-CUT EDGES SHALL BE STRAIGHT AND CLEAN, AND LONGITUDINAL JOINTS SHALL NOT BE PLACED WITHIN WHEEL PATHS. PATCHES SHALL BE REGULAR AND SQUARE OR RECTANGULAR, WITH FOUR STRAIGHT SIDES. FINISHED PAVEMENT SURFACE SHALL BE FLUSH WITH EXISTING PAVEMENT SURFACE, WITH NO SPLI-OVER OF ASPHALT OR TACK COAT. CARE MUST BE TAKEN TO AVOID DAMAGING THE INTEGRITY OR APPEARANCE OF SURROUNDING PAVEMENTS; IF DAMAGED, THE ENTIRE SURFACE PATCH MUST BE EXPANDED TO COVER DAMAGES.
- CONTRACTOR WILL ENSURE THE ASPHALT HAS A SMOOTH, UNIFORM EDGE WHEN REMOVING AND REPLACING CURB AND GUTTER. IF THE ASPHALT EDGE IS NOT SMOOTH AND UNIFORM, CONTRACTOR WILL SAW CUT AND REPLACE A ONE-FOOT STRIP OF ASPHALT ALONG THE FULL SECTION BEING REPLACED; REFER TO C.O.A. STANDARD DRAWING # 2465 WITH THE APPROPRIATE PAVING SECTION BASED ON ROADWAY CLASSIFICATION.
- NEW PAVEMENT SLOPE SHALL BE A MINIMUM OF 1.0% FOR CONCRETE AND 1.5% FOR ASPHALT UNLESS NOTED OTHERWISE.

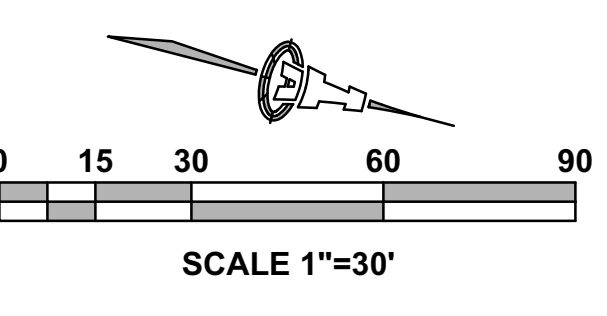
LEGEND

- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- LIGHT ASPHALT PAVING SECTION
- HEAVY ASPHALT PAVING SECTION
- PCC PAVING SECTION
- POST MOUNTED SIGN
- ASPHALT PAVING TO BE REMOVED
- FIRE LANE "NO PARKING FIRE LANE"
4" WHITE LETTERS ON RED PAINT
- PROPERTY LINE

DEMOLITION PLAN

KEYED NOTES

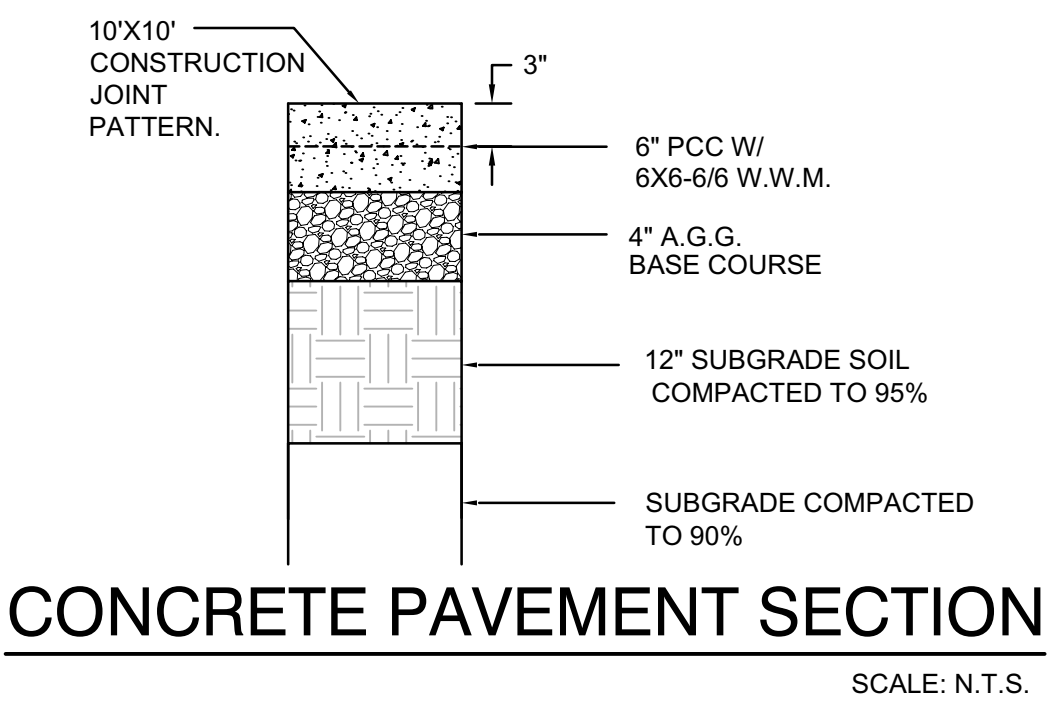
- DEMOLITION
- ASPHALT TO BE REMOVED.
 - PCC CURB & GUTTER TO BE REMOVED.
 - ASPHALT CURB TO BE REMOVED.
 - PCC SIDEWALK TO BE REMOVED.
 - PCC ADA RAMP TO BE REMOVED.
 - TREES/SHRUBS AND IRRIGATION TO BE REMOVED AND/OR RELOCATED.
 - REMOVE STREET LIGHT.
 - REMOVED, STOCKPILED OR RELOCATE STREET SIGNS.
 - PROTECT EXISTING FIRE HYDRANT DURING DEMO.



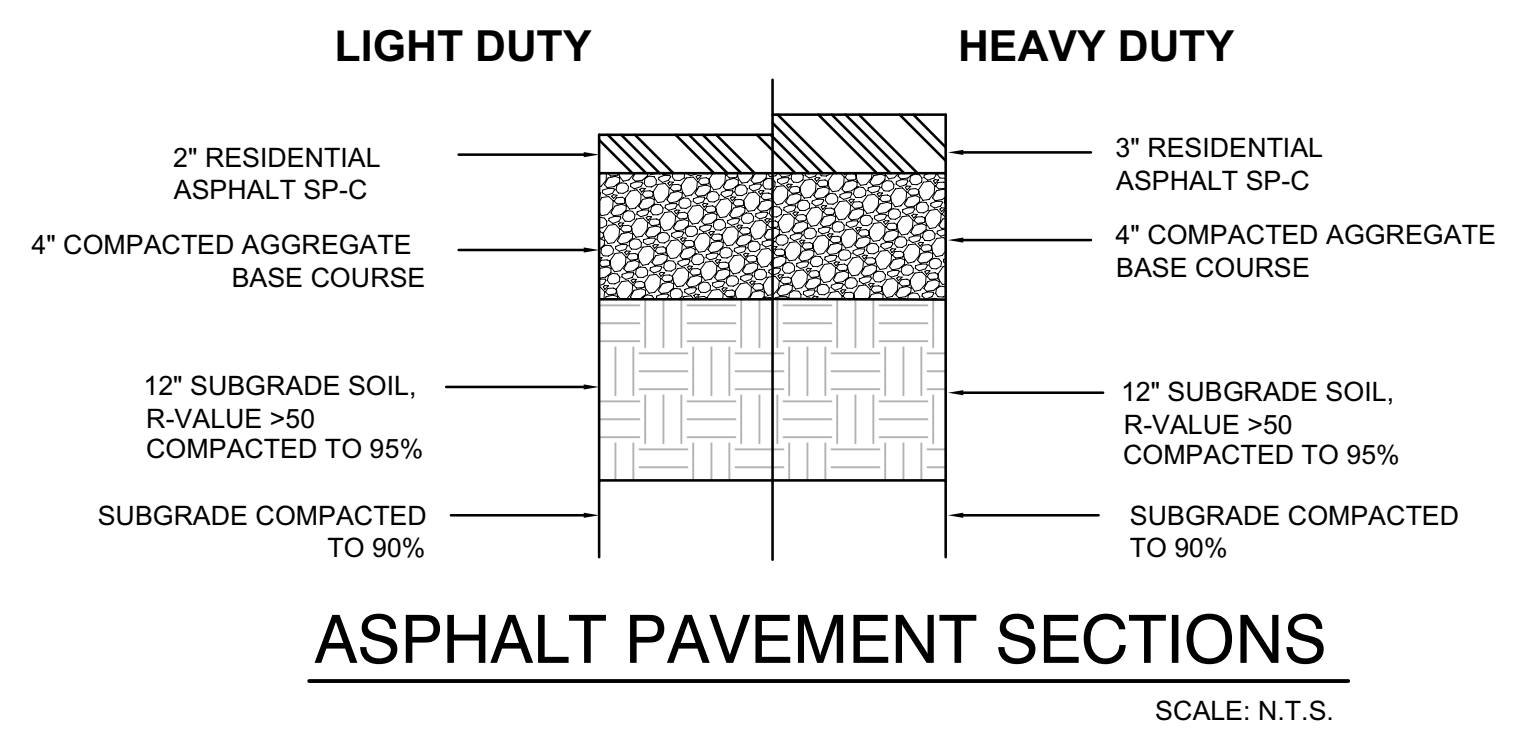
PAVING PLAN

KEYED NOTES

- PAVING
- CONCRETE MEDIAN CURB AND GUTTER. PER DETAIL SHEET CP-501.
 - ASPHALT TEMPORARY CURB. SEE DETAIL SHEET CP-501.
 - HEAVY DUTY ASPHALT PAVEMENT PER GEO-TECHNICAL REPORT. SEE SECTION THIS SHEET.
 - LIGHT DUTY ASPHALT PAVEMENT PER GEO-TECHNICAL REPORT. SEE SECTION THIS SHEET.
 - PORTLAND CEMENT CONCRETE (PCC) PAVEMENT WITH CONSTRUCTION (CJ) AND EXPANSION (EJ) JOINTS AS INDICATED. SEE SECTION THIS SHEET.
 - CONCRETE SIDEWALK. PER DETAIL SHEET CP-501. SIDEWALK WIDTH VARIES. SEE SITE PLAN.
 - SIDEWALK WITH TURNED DOWN EDGE PER DETAIL SHEET CP-501. WIDTH VARIES. SEE SITE PLAN.
 - ACCESSIBLE RAMP 'A'.
 - ACCESSIBLE RAMP 'B'.
 - CONTRACTOR TO VERIFY LOCATION OF EXISTING CURB, ASPHALT, AND CONCRETE PAVEMENT AND SIDEWALK TIE-IN LOCATIONS AND MATCH EXISTING WITH SMOOTH TRANSITION. NOTIFY ENGINEER OF ANY DISCREPANCIES.
 - ADJUST SEWER CLEANOUTS, WATER VALVES BOXES AND STORM INLETS TO FINAL GRADE.
 - ADA COMPLIANT ACCESSIBLE PARKING SPACES. PER DETAIL SHEET CP-501. MAXIMUM 2% SLOPE IN ANY DIRECTION. WITH 4" PERIMETER STRIPE AND 4" WIDE STRIPES AT 2' O.C. AND ACCESSIBLE SYMBOL IN BLUE TRAFFIC PAINT.
 - CONCRETE WHEEL STOP. SEE DETAIL SHEET CP-501.
 - FIRE LANE MARKING.



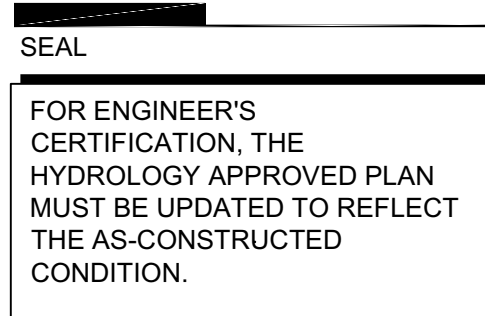
CONCRETE PAVEMENT SECTION
SCALE: N.T.S.



ASPHALT PAVEMENT SECTIONS
SCALE: N.T.S.

Isaacson & Arfman, Inc.
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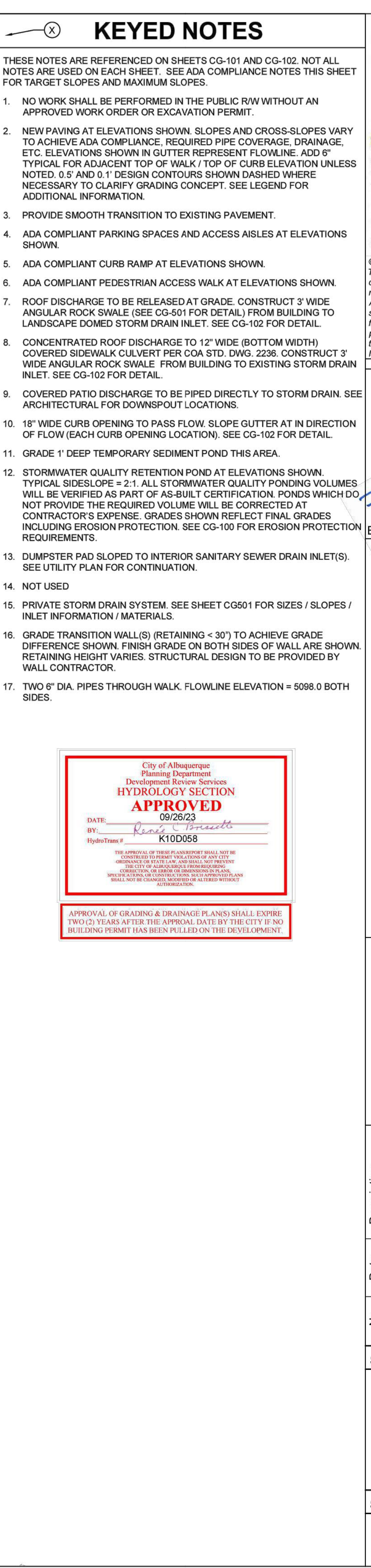


NUEVO ATRISCO
7921 CENTRAL AVE NW
Albuquerque, NM 87121

REVISIONS	
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DRAWN BY	
REVIEWED BY	
DATE	09/26/2023
DPS PROJECT NO.	19-0059.002
I&A PROJECT NO.	I&A 2470
DRAWING NAME	

SHEET NO.

CG102



No.	Date	Description
SHEET TITLE		
GRADING & DRAINAGE PLAN 2 OF 2		
SHEET NUMBER		
CG102		

NUEVO ATRISCO
7901, 7911 & 7921 CENTRAL AVE NW
Albuquerque, NM 87121

ISSUE: - PROJECT NUMBER: IA 2470

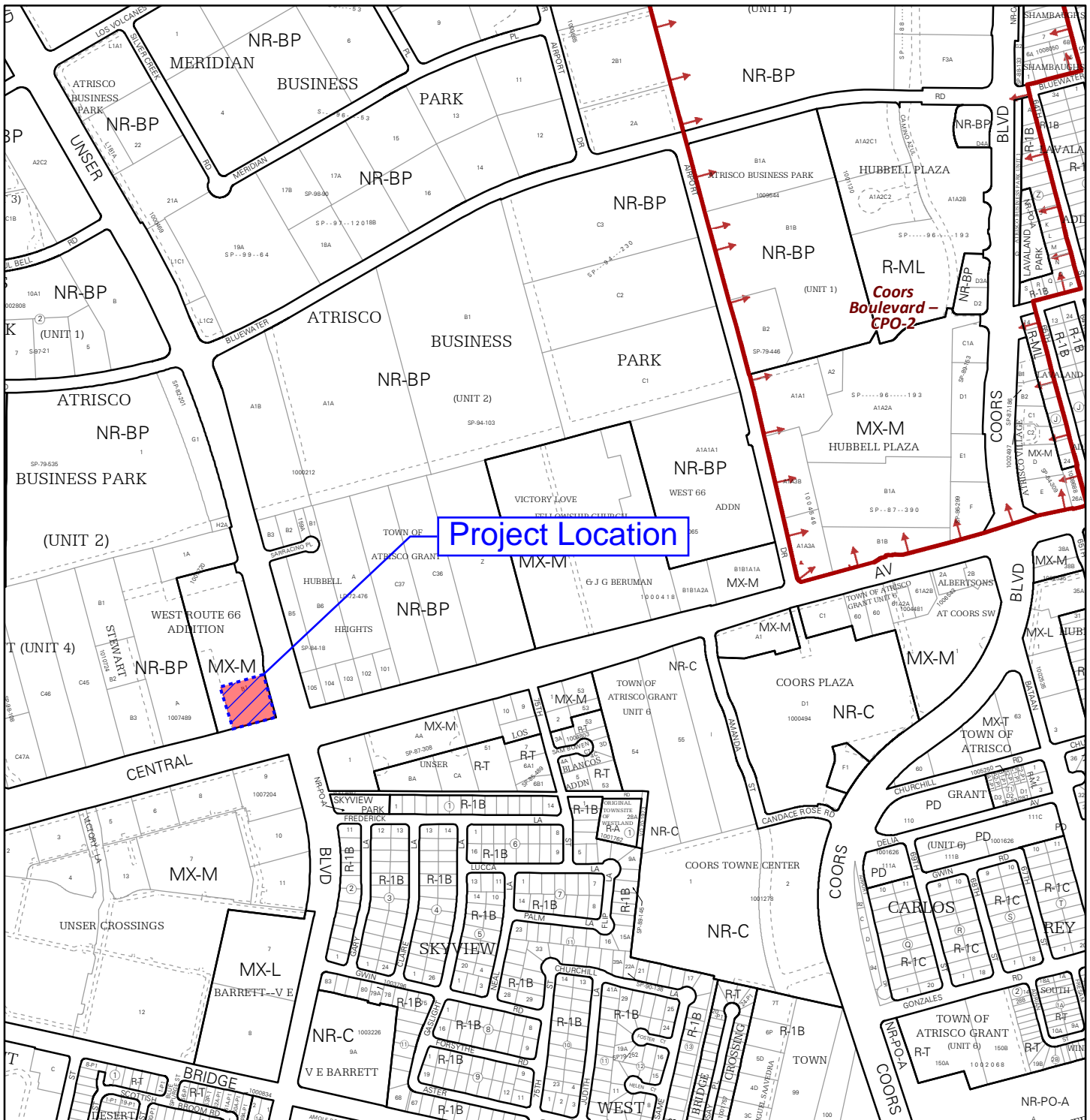
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CHECKED BY: ANW
DATE: OCTOBER, 2022



Fred C. Arfman
Engineer 09-25-2023

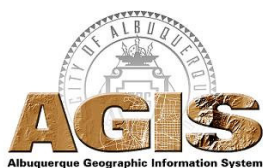
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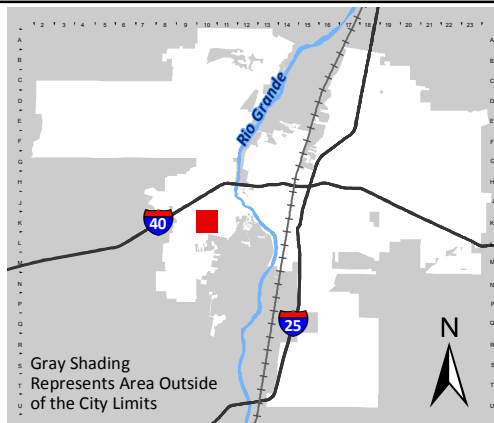


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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: K-10-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