



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

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

<b>Parcel:</b> 101005709714231328  101005708213731326	<b>Address:</b> 7901 Central Ave Nw Albuquerque, NM 87121  7911 Central Ave Nw Albuquerque, NM 87121	<b>Zone:</b>
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Applicant  
Wes Butero  
7620 Jefferson NE  
Albuquerque, NM 87109  
Business: (505) 338-2149  
Mobile: (303) 249-7774

### Plan Custom Fields

Existing Project Number	PR-2018-001405	Existing Zoning	MX-M - Mixed-Use - Medium Intensity	Number of Existing Lots	2
Number of Proposed Lots	1	Total Area of Site in Acres	1.46	Site Address/Street	7901 & 7911 Central Ave NW
Site Location Located Between Streets	Northwest Corner of Central & Unser	Case History	SI-2018-00092, SI-2022-01115	Do you request an interpreter for the hearing?	No
Square Footage of Existing Buildings	0	Square Footage of Proposed Buildings	0	Lot and/or Tract Number	B3
Block Number	0000	Subdivision Name and/or Unit Number	NUEVO ATRISCO	Legal Description	TR 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 District	MX-M	Zone Atlas Page(s)	K-10	Acreage	0.7568, 0.7068
Calculated Acreage	0.75696047, 0.70785589	Council District	1	Community Planning Area(s)	Southwest Mesa
Development Area(s)	Change	Current Land Use(s)	15   Vacant	IDO Use Development Standards Name	Central Avenue
IDO Use Development Standards Subsection	On-premises Signs (Neon Signs along Central Avenue) (5-12)	Metropolitan Redevelopment Area(s)	West Central	Corridor Type	Major Transit (MT) Area, Premium Transit (PT) Area
Center Type	Activity	IDO Administration & Enforcement Name	Central Avenue	IDO Administration & Enforcement Subsection	Demolition Outside of an HPO (Neon Signs along Central Avenue) (6-6)
Pre-IDO Zoning District	C-2	Pre-IDO Zoning Description		Public Property Entity	CITY OF ALBUQUERQUE
FEMA Flood Zone	X	Total Number of	0	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
	<b>Total for Invoice NOT INVOICED</b>	<b>\$53.50</b>	<b>\$0.00</b>
	<b>Grand Total for Plan</b>	<b>\$53.50</b>	<b>\$0.00</b>

Workflow Step / Action Name	Action Type	Start Date	End Date
<b>Application Screening v.1</b>			
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		
<b>Application Review v.1</b>			
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***

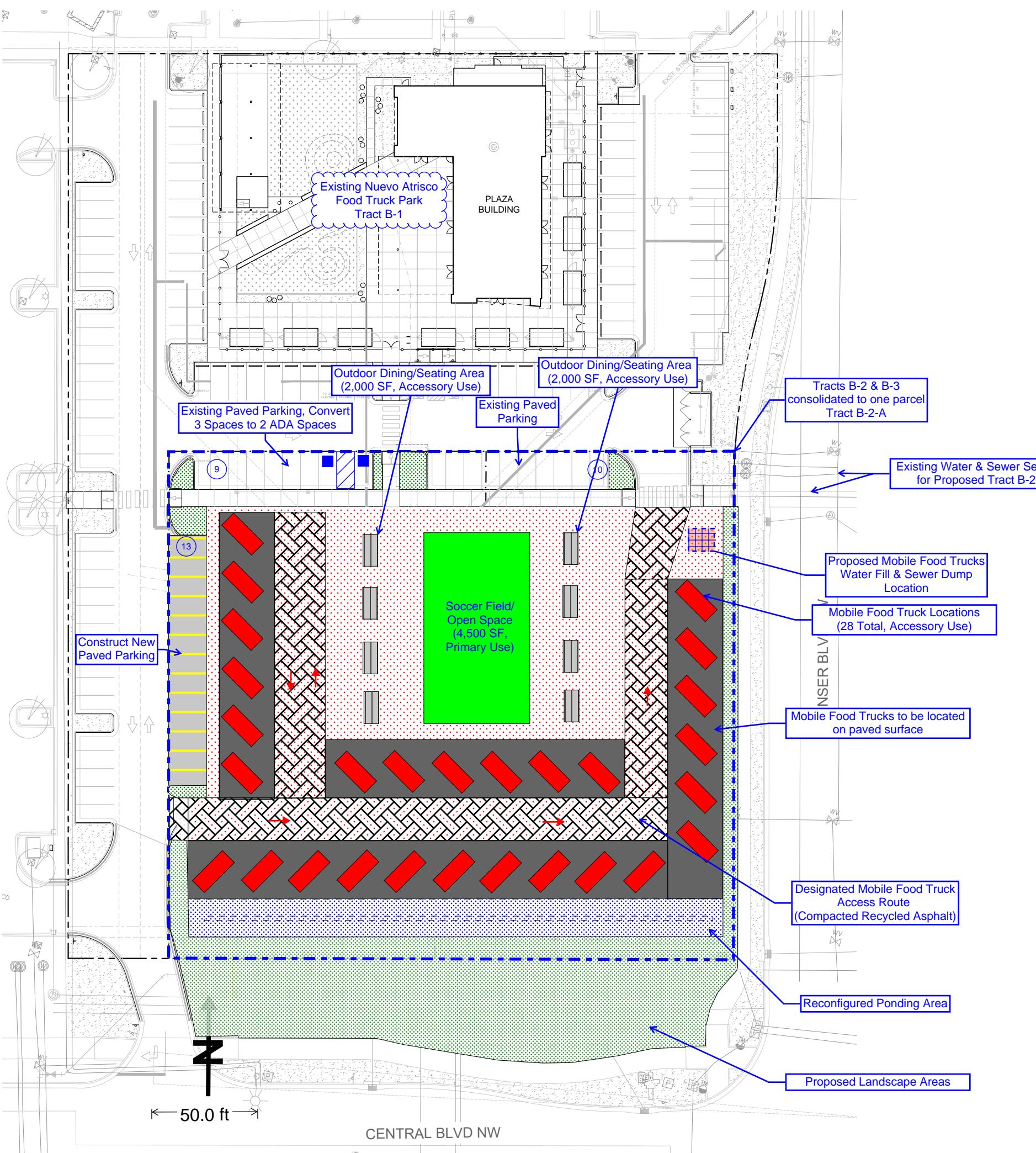
To Whom it May Concern:

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,



Wes Butero  
Manager  
Nuevo Atrisco, LLC



#### Sketch Plan Project Information

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

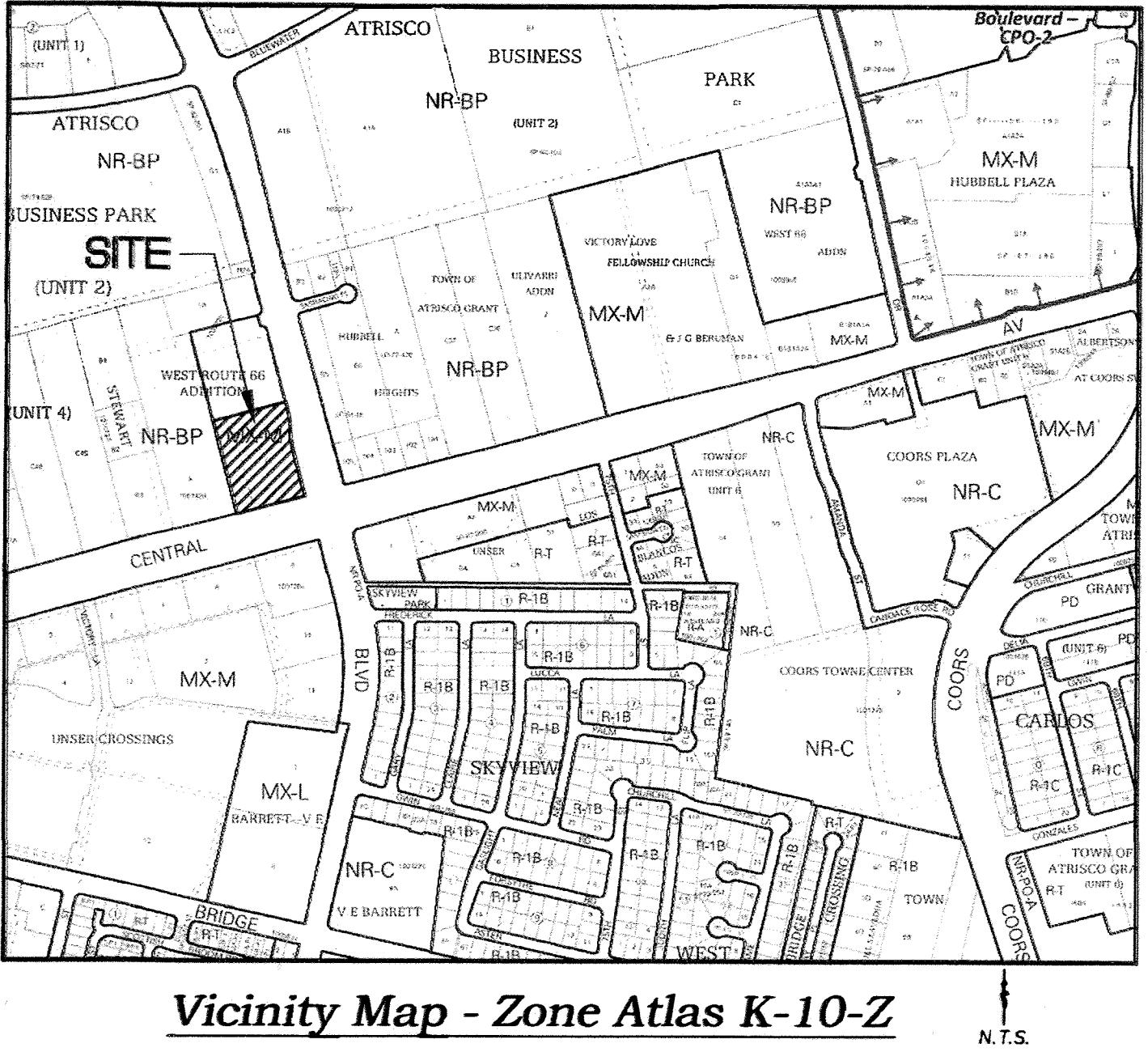
Primary Use: Soccer Field/Open Space, 4,500 SF  
Primary Use Parking Required: 18 Spaces (4 spaces/1,000 SF)

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

DOC# 2022096247  
11/01/2022 10:15 AM Page: 1 of 4  
PLAT R: \$25.00 B: 2022C P: 0120 Linda Stover, Bernalillo County

## 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.

## 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>RJ</i>	Jun 20, 2022
PNM Electric Services <i>Abdul A Bhuiyan</i>	Jun 17, 2022
Qwest Corp. d/b/a CenturyLink QC <i>Jeff Etcharko</i>	Jun 17, 2022
New Mexico Gas Company <i>Mike Martinez</i>	Jun 17, 2022
Comcast	

## City Approvals:

Loren N. Risenhoover P.S. City Surveyor Ernest Armijo	6/13/2022
Blaine Carter ABCWUA <i>Blaine Carter</i>	Aug 3, 2022
Christina Sandoval Parks and Recreation Department <i>Christina Sandoval</i>	Aug 3, 2022
Concetta Trujillo Code Enforcement <i>Concetta Trujillo</i>	Aug 3, 2022
DRB Chairperson, Planning Department <i>DRB Chairperson</i>	Aug 4, 2022

## 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.

*W.W. Plotner Jr.*  
W.W. Plotner Jr.  
N.M.R.P.S. No. 14271

6/13/2022  
Date

CSI-CARTESIAN SURVEYS INC.

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

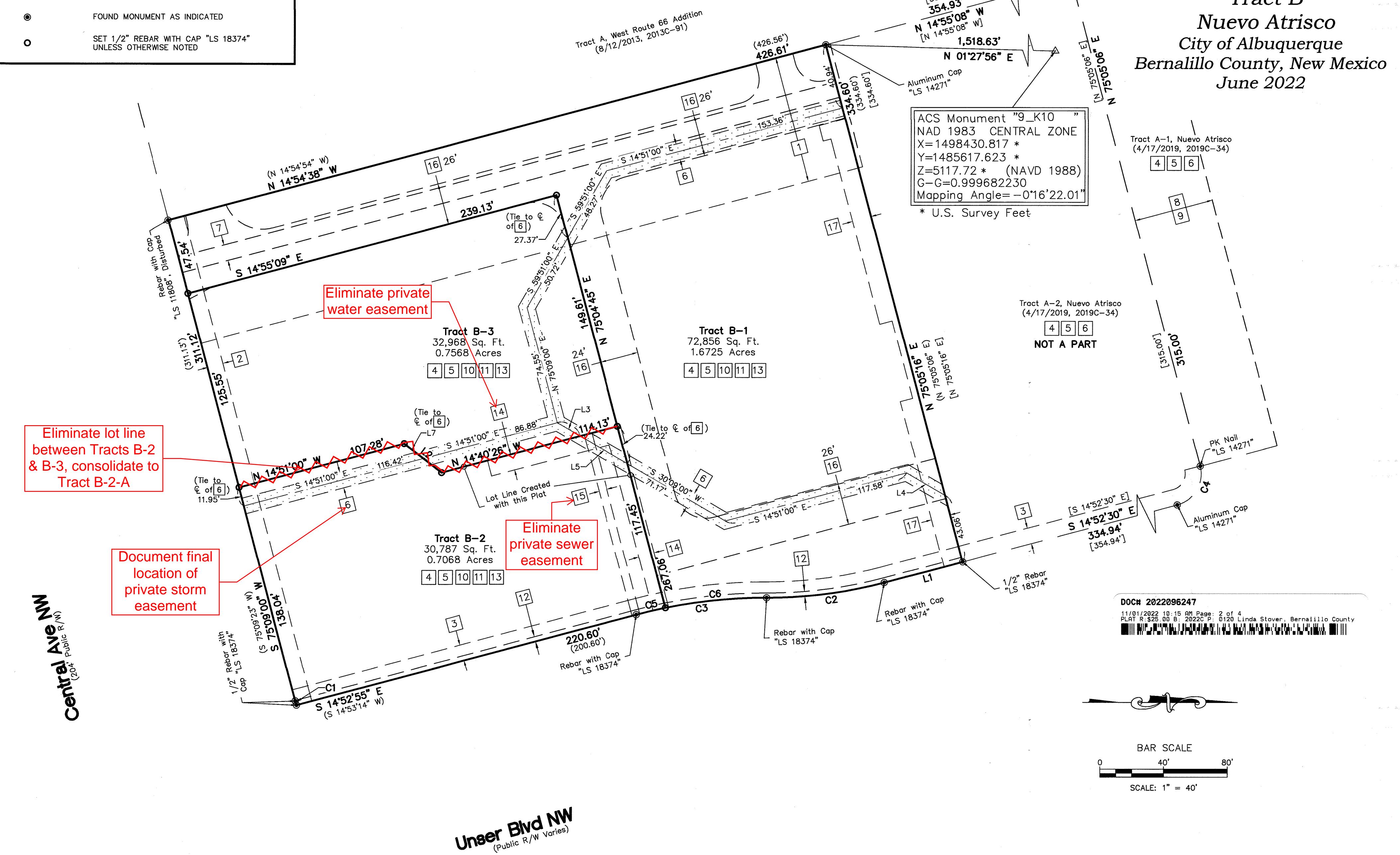


Sheet 1 of 4  
211943

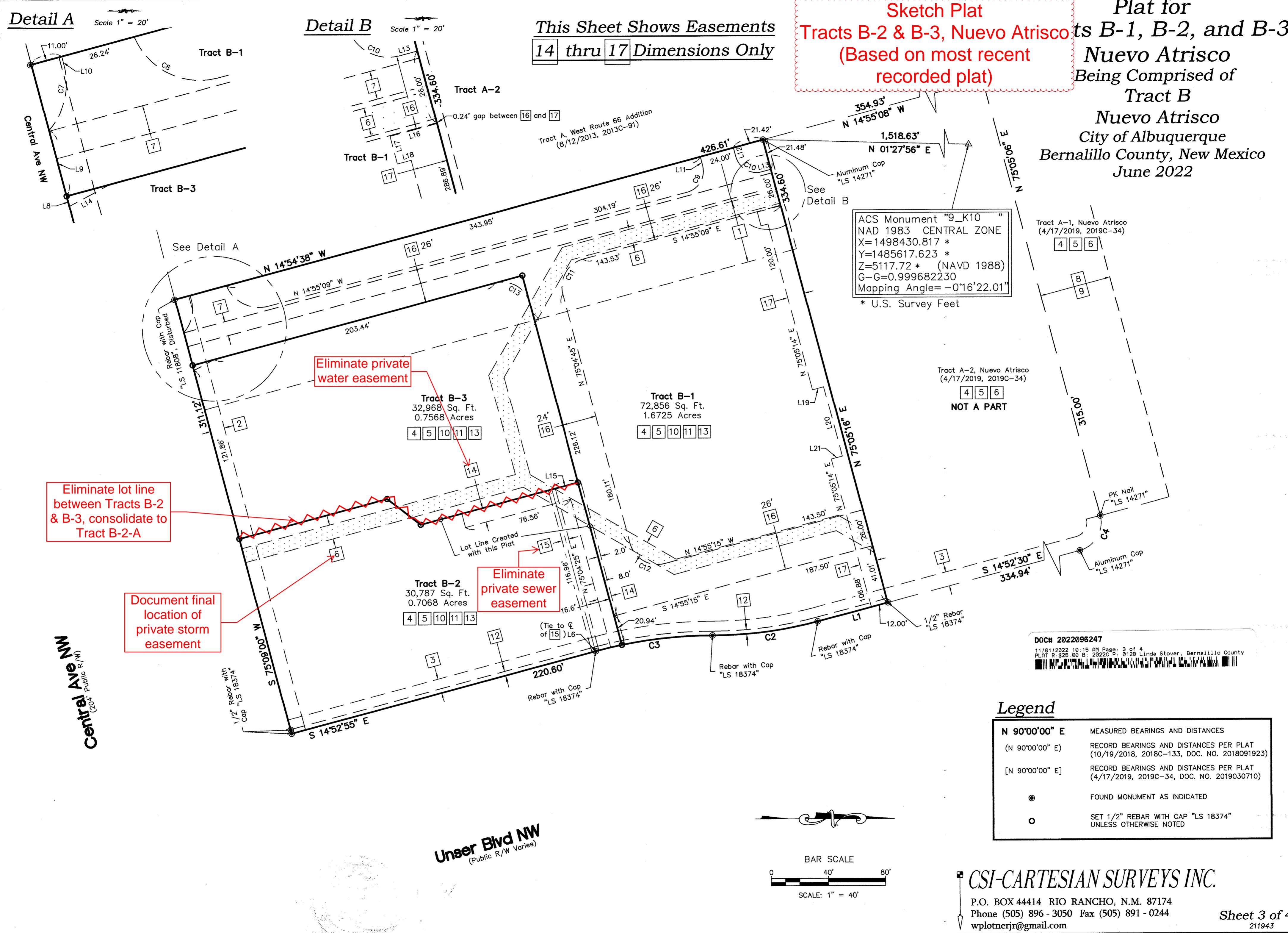
### Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES (N 90°00'00" E)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (10/19/2018, 2018C-133, DOC. NO. 2018091923)
●	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

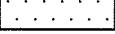
**Sketch Plat  
Tracts B-2 & B-3, Nuevo Atrisco  
(Based on most recent  
recorded plat)**



**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**



## 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 
- 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 RAIL, CHIEF ADMINISTRATIVE OFFICE  
CITY OF ALBUQUERQUE, A NEW MEXICO MUNICIPAL CORPORATION

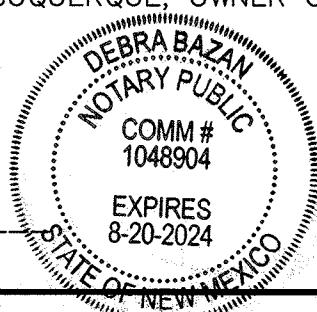
10/26/22  
DATE

STATE OF NEW MEXICO }  
COUNTY OF } SS

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

By: Debra Bazon  
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 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

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

DOC# 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.

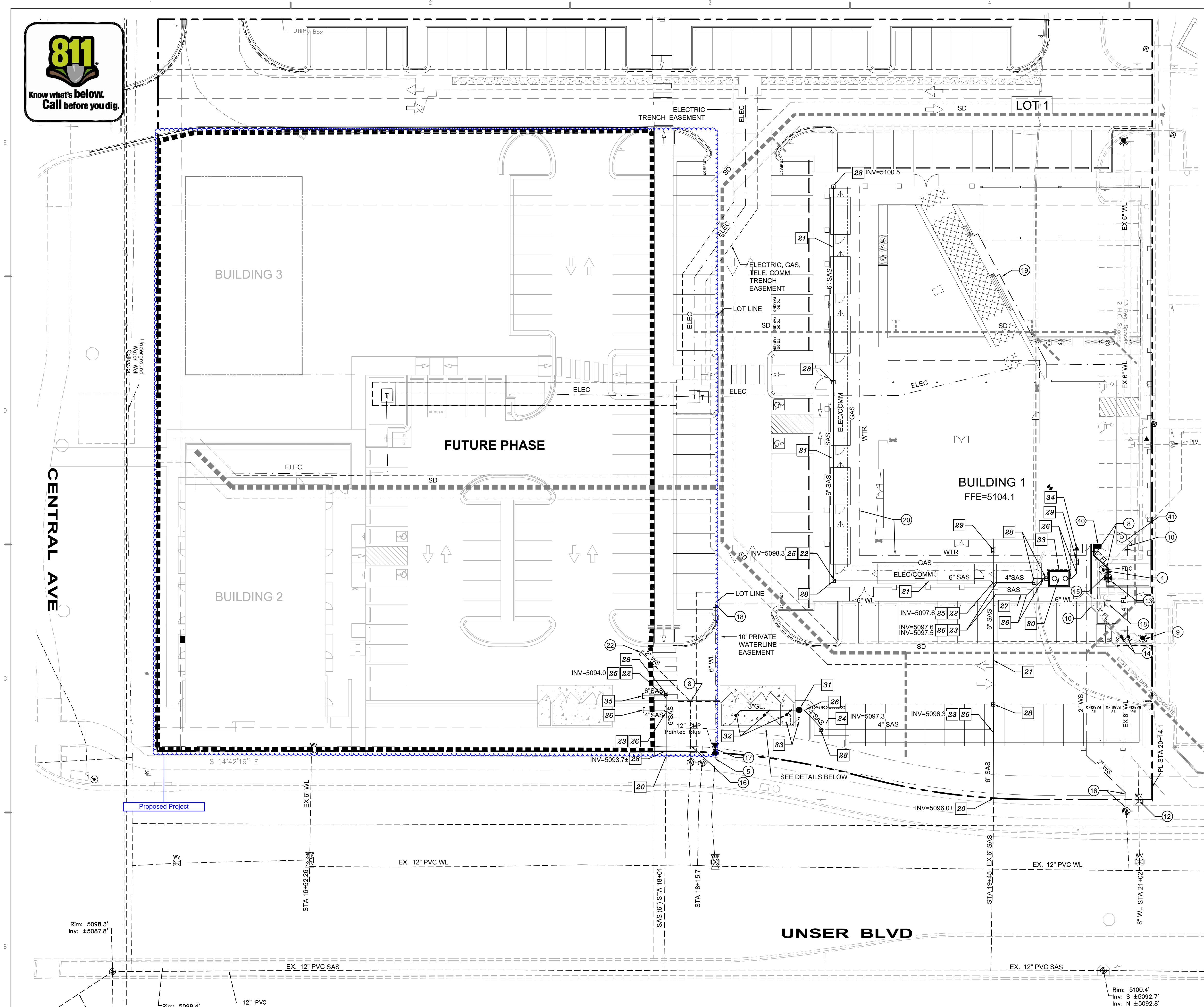
## Disclaimer

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.

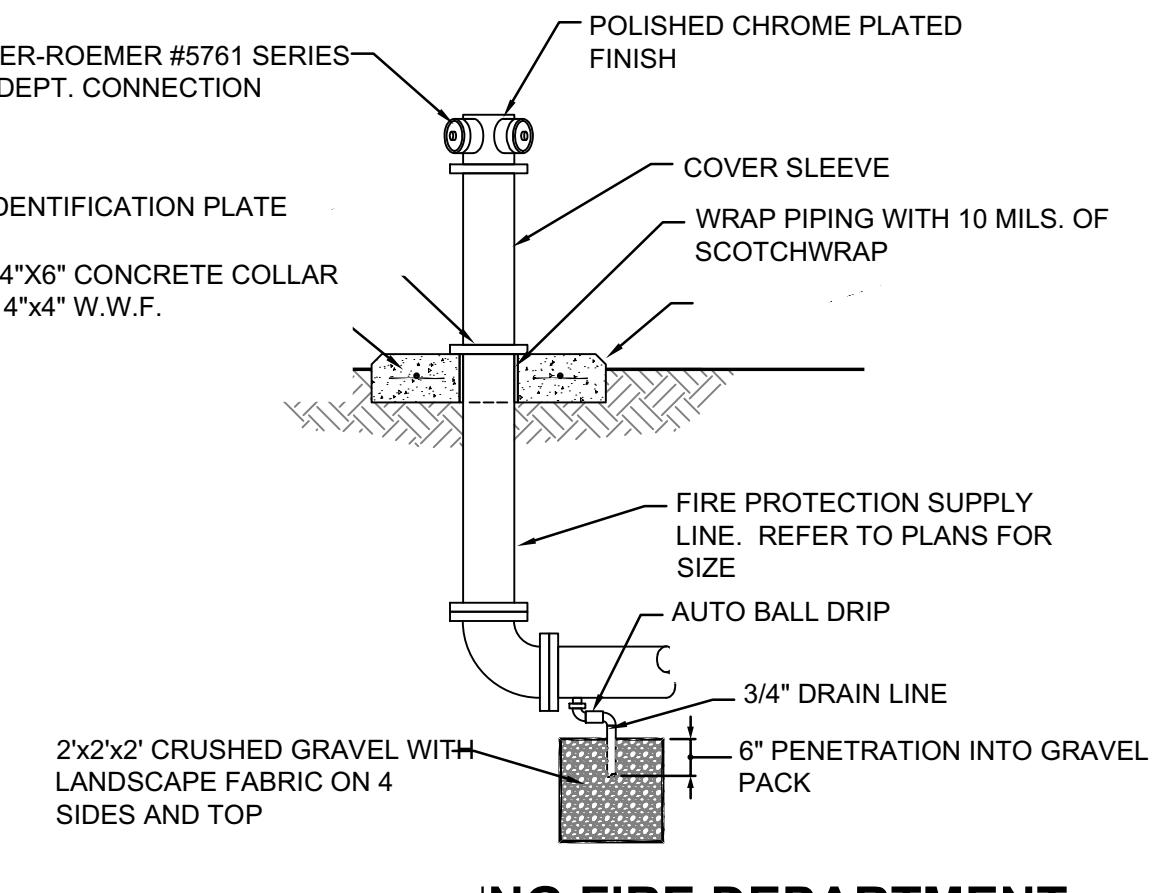
CSI-CARTESIAN SURVEYS INC.

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

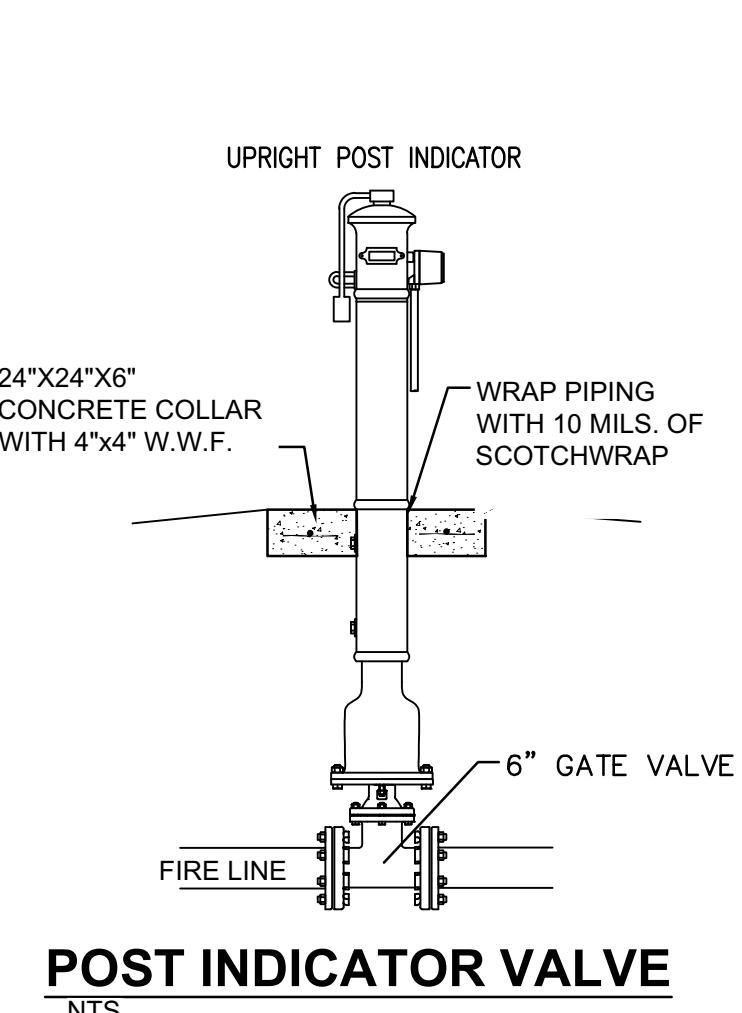




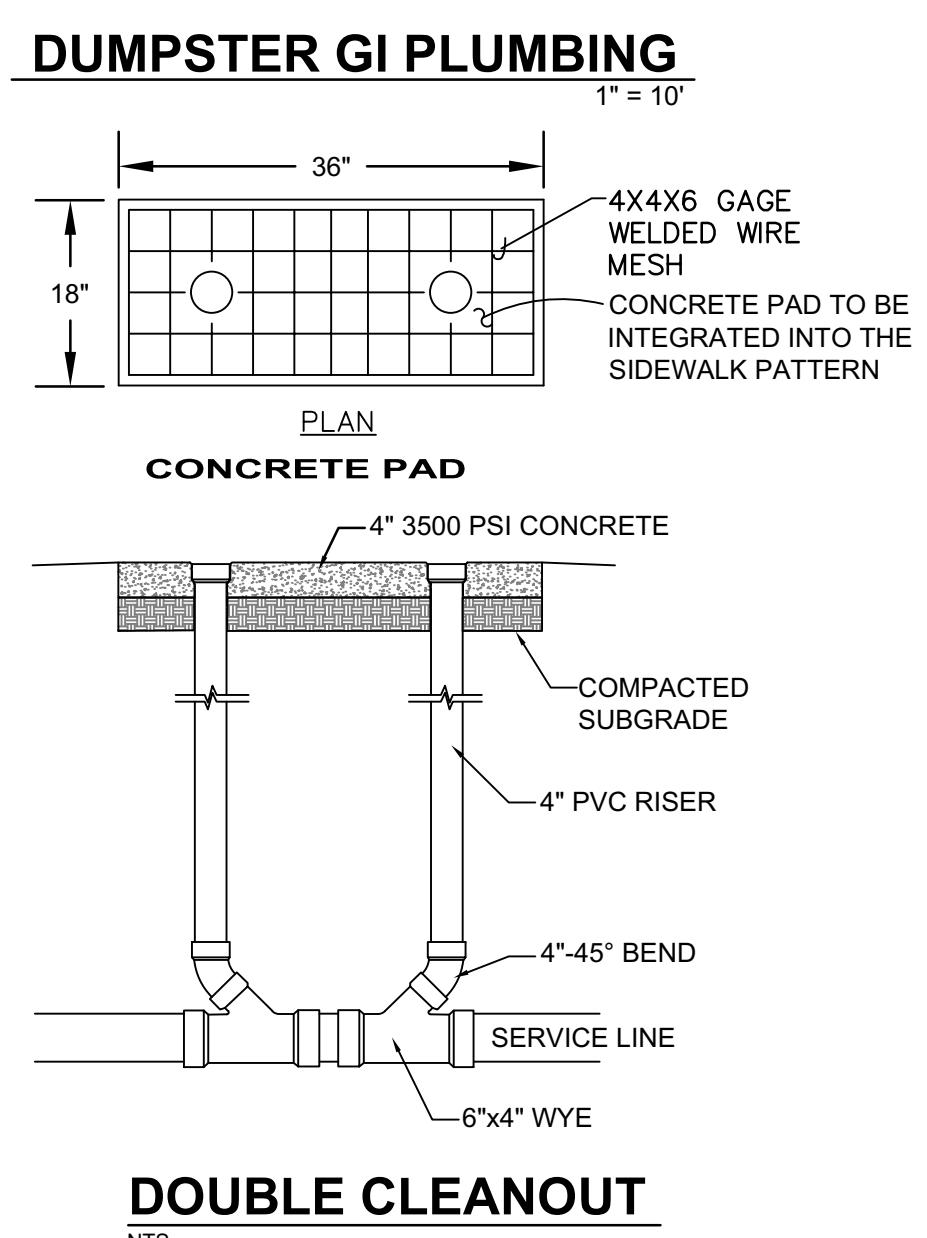
PRIOR TO SANITARY SEWER INSTALLATION, CONTRACTOR SHALL VERIFY INVERT ELEVATION OF EXISTING 6" SANITARY SEWER LINE AT CONNECTION POINTS. IF ELEVATIONS ARE HIGHER THAN DESIGNED, CONTRACTOR SHALL ADJUST SLOPE ON SITE. IF ELEVATIONS ARE LOWER THAN DESIGNED, CONTRACTOR TO ADJUST SLOPE ON SITE TO BE STEEPER THAN DESIGNED.



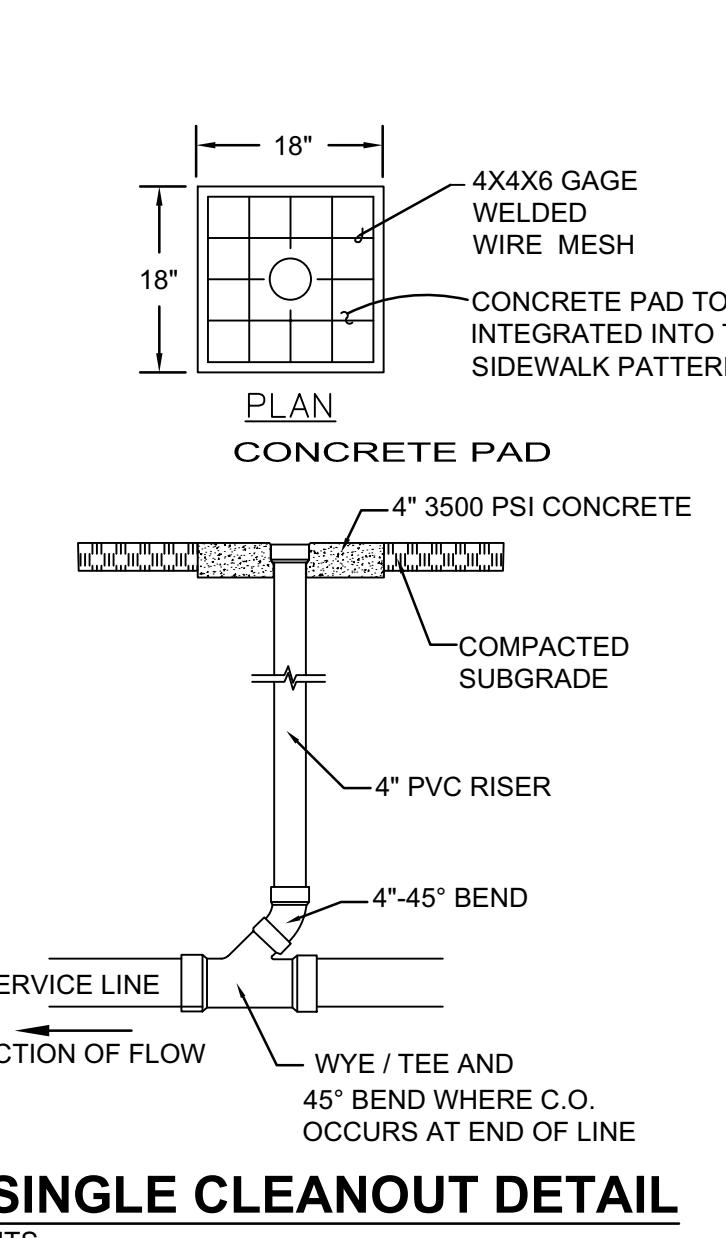
FREE-STANDING FIRE DEPARTMENT CONNECTION DETAIL



POST INDICATOR VALVE



DOUBLE CLEANOUT



SINGLE CLEANOUT DETAIL

DUMPSTER FLOOR DRAIN WITH TRAP

NTS

#### KEYED NOTES

##### WATER KEYED NOTES

1. REMOVE & RELOCATE EXISTING 8"x8" TEE.
2. REMOVE & RELOCATE EXISTING 8"x6" REDUCER.
3. NOT USED.
4. REMOVE & RELOCATE EXISTING FDC.
5. REMOVE 6" CAP AND TEMP. RESTRAINT. CONNECT NEW 6" WATERLINE.
6. NOT USED.
7. 2" CAP.
8. 6"-45" BEND. (LT=13')
9. EXISTING FIRE HYDRANT.
10. 4"-45" BEND. (LT=6')
11. NOT USED.
12. EXISTING 8" GATE VALVE.
13. 6" POST INDICATOR VALVE (PIV). (LT=46')
14. FIRE DEPARTMENT CONNECTION (FDC).
15. 3" CONDUIT WITH PULL CORD FROM PIV TO FIRE RISER ROOM.
16. CONNECT NEW 2" SERVICE LINE TO EXISTING METER SETTING. VERIFY EXISTING METER SETTING, REPAIR NECESSARY.
17. EXISTING 6" GATE VALVE. CLEAN CMP & INSTALL VALVE BOX LID & PCC PAD.
18. 6"-90" BEND. (LT=20')
19. 1" WATER LINE TO WATER FEATURE, SEE PLUMBING PLANS.
20. WATER LINE TO FOOD TRUCKS, SEE PLUMBING PLANS
21. NOT USED.
22. 6" CAP. (LT=46')

##### SEWER KEYED NOTES

20. VERIFY SAS SERVICE. REMOVE 6" PLUG AND CONNECT NEW 6" SEWER LINE.
21. 6" SANITARY SEWER LINE AT 1% MIN. SLOPE.
22. 6"x6" WYE/TEE.
23. 6"x4" WYE/TEE.
24. 4"x4" WYE/TEE.
25. 6"-45" BEND.
26. 4"-45" BEND.
27. 4" GREASE LINE AT 1% MIN. SLOPE.
28. SANITARY SEWER SINGLE CLEAN OUT, SEE DETAIL THIS SHEET.
29. SANITARY SEWER DOUBLE CLEAN OUT, SEE DETAIL THIS SHEET.
30. 1500 GAL. GREASE INTERCEPTOR.
31. TRAPZILLA MODEL TZ-160 ECA GREASE INTERCEPTOR WITH 4"x3" REDUCER AT OUTLET.
32. 3" DUMPSTER FLOOR DRAIN WITH "P" TRAP.
33. 1 1/2" GREASE INTERCEPTOR VENT LINE WITH ALL REQUIRED FITTINGS TO BE VENTED TO INSIDE CORNER OF TRASH ENCLOSURE WALL AS SHOWN.
34. 4" x 3" REDUCER.
35. 6" PLUG
36. 4" PLUG

##### DRY UTILITY KEYED NOTES

40. ELECTRICAL SERVICE (PANEL & METER).
41. GAS METER.

#### GENERAL NOTES

- A. EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY. THEY ARE NOT COMPLETE OR OBSOLETE. THEY MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. ALL UTILITIES SHOULD BE FIELD VERIFIED AND LOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES.
- B. CONTRACTOR SHALL NOT USE VIBRATORY COMPACTION EQUIPMENT OR HEAVY VEHICLES OVER EXISTING UTILITIES.
- C. SITE STORM DRAIN, ELECTRIC LINES & TRANSFORMERS AND GAS LINES ARE SHOWN FOR GENERAL INFORMATION ONLY TO PROVIDE AN OVERVIEW OF SITE UTILITIES AND POTENTIAL CONFLICTS. SEE MECHANICAL PLANS FOR GAS LINE SIZING. SEE CG-101 FOR STORM DRAIN DESIGN.
- D. ALL WATER FITTINGS SHALL HAVE JOINT RESTRAINTS (LT). SEE RESTRAINED JOINT CRITERIA NOTES THIS SHEET. (LT) LENGTH SHOWN ON KEYED NOTES.
- E. ALL ABOVE GROUND UTILITY EQUIPMENT AND FITTINGS SHALL BE PAINTED IN COLORS TO MATCH BUILDING COLORS.
- F. WATERLINES 4" IN DIAMETER OR LARGER SHALL BE PVC PIPE MEETING AWWA C900 DR-18 REQUIREMENTS.
- G. SANITARY SEWER LINE MATERIALS SHALL BE PVC SDR-35 PIPE.
- H. GREASE INTERCEPTOR- NO FITTING, FIXTURE AND PIPING CONNECTION, APPLIANCE, DEVICE, OR METHOD OF INSTALLATION THAT RETARDS THE FLOW OF WATER, WASTES, SEWAGE, OR AIR IN THE DRAINAGE OR VENTING SYSTEMS, IN AN AMOUNT EXCEEDING THE NORMAL FRICTIONAL RESISTANCE TO FLOW, SHALL BE USED UNLESS IT IS INDICATED AS ACCEPTABLE IN THIS CODE OR IS APPROVED IN ACCORDANCE WITH SECTION 301.2 OF THIS CODE. 2021 UPC-310.5
- I. THE GREASE INTERCEPTOR(S) AT DUMPSTER AREA IS REQUIRED A VENT LINE (PIPE) (CLARIFIERS) SHALL BE PROVIDED SO THAT THEY WILL NOT BECOME AIR BORNS WHERE CLOSED COVERS ARE USED. EACH INTERCEPTOR (CLARIFIER) SHALL BE PROPERLY VENTED. 2021 UPC-1009.4
- J. DUMPSTER FLOOR DRAINS: FLOOR DRAINS AT THE DUMPSTER MUST BE VENTED. EACH TRAP SHALL BE VENTED. 2021 UPC-901.2

NUEVO ATRISCO  
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Albuquerque, NM 87121

Fred C. Arfman  
09-26-2023

#### RESTRAINED JOINT CRITERIA FOR WATERLINE FITTINGS

1. ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT THE FITTINGS PER KEYED NOTES THIS SHEET.
2. THE CONTRACTOR SHALL PROVIDE A MINIMUM PIPE LENGTH OF 20 LF FROM ALL MECHANICAL JOINTS. ALL PIPE JOINTS WITHIN 20 LF OF A MECHANICAL JOINT SHALL BE RESTRAINED AT THE CONTRACTOR'S EXPENSE.
3. THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN THE SPECIFIED DISTANCE LISTED IN THE KEYED NOTES.
4. THE CONTRACTOR SHALL RESTRAIN ALL FIRE HYDRANT JOINTS FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT FLANGE.

DEPTH OF BURY: 3.0 FT. MINIMUM

FACTOR OF SAFETY: 1.5

MATERIAL: PVC

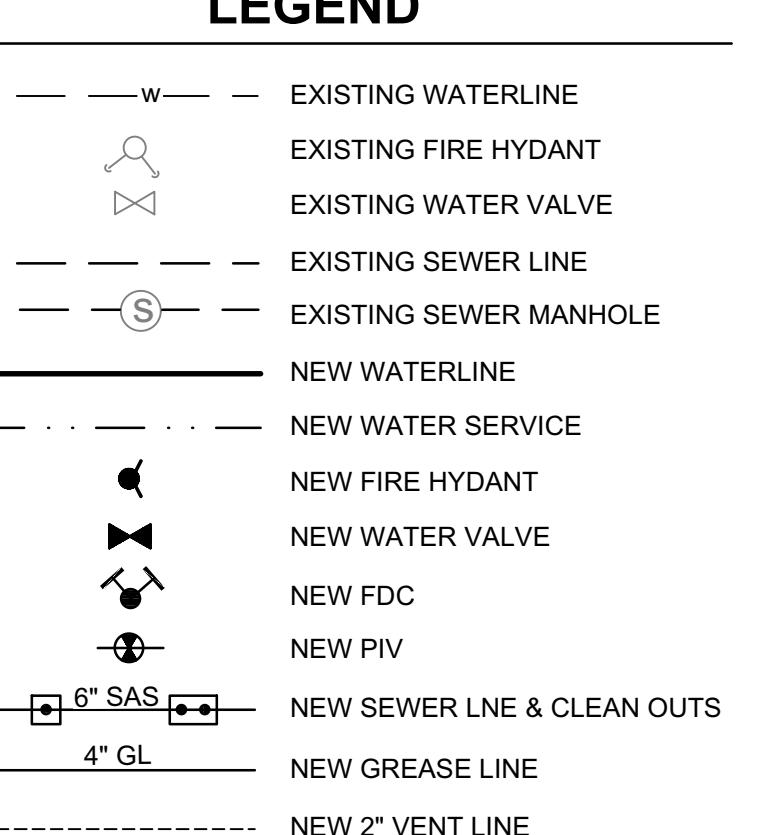
SOIL TYPE: GM/SM - SILTY GRAVELS AND SILTY SANDS, GRAVEL-SAND-SILT MIXTURES.

TEST PRESSURE: 150 PSI

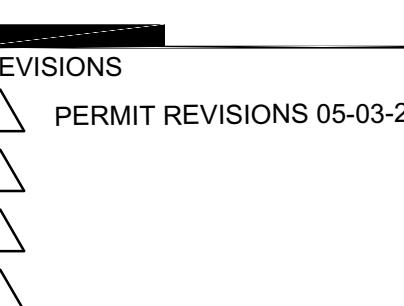
TRENCH TYPE 4: PIPE BEDDED IN SAND, GRAVEL, OR CRUSHED STONE TO DEPTH OF 18" PIPE DIAMETER, 4 INCH MINIMUM, BACKFILLED COMPACTED TO TOP OF PIPE.

DIFFERENT CRITERIA, E.G., GREATER DEPTH OF BURY, ETC., WILL REQUIRE DIFFERENT RESTRAINED LENGTHS. THESE MUST BE CALCULATED BY A QUALIFIED PROFESSIONAL ENGINEER AND APPROVED BY ABCWUA.

#### LEGEND



#### ISSUED FOR PERMIT



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DATE

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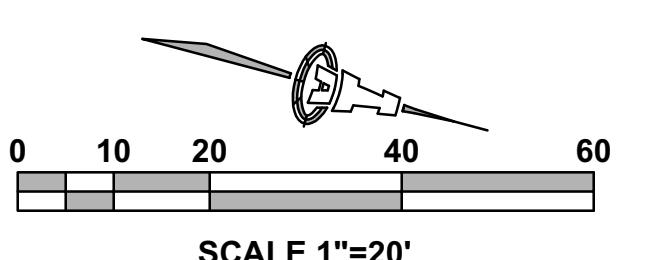
DPS PROJECT NO.

19-0059.002

I&A PROJECT NO.

I&A 2470

DRAWING NAME



SCALE 1"=20'



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THE CITY OF ALBUQUERQUE  
HYDROLOGY APPROVED  
GRADING AND DRAINAGE PLAN  
INCLUDES THE SIGNED  
HYDROLOGY SIGNATURE BLOCK.

THIS PLAN REFLECTS THE  
CURRENT CONSTRUCTION PLANS  
WHICH INCLUDE REVISIONS TO  
THE HYDROLOGY STAMPED PLAN

SEAL

FOR ENGINEER'S  
CERTIFICATE, THE  
HYDROLOGY APPROVED PLAN  
MUST BE UPDATED TO REFLECT  
THE AS-CONSTRUCTED  
CONDITION.

PROJECT

NUEVO ATRISCO  
7921 CENTRAL AVE NW  
Albuquerque, NM 87121

NUEVO ATRISCO  
7901, 7911 & 7921 CENTRAL AVE NW  
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CG102

IFC Plans 11/30/23

GRADING &  
DRAINAGE  
PLAN 2 OF 2

SHEET NUMBER

CG102

DRAWING NAME

GRADING &  
DRAINAGE PLAN

2 OF 2

Sheet No.

CG102

SHEET NO.

CG102

IFC Plans 11/30/23

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REVISIONS

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DATE

09/26/2023

DPS PROJECT NO.

19-0059.002

I&A PROJECT NO.

I&A 2470

DRAWING NAME

PROJECT NUMBER: IA-2470

FILE: B1B

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CHECKED BY: ANW

DATE: OCTOBER, 2022

ISSUE: -

No Date Description

SHEET TITLE

GRADING &  
DRAINAGE

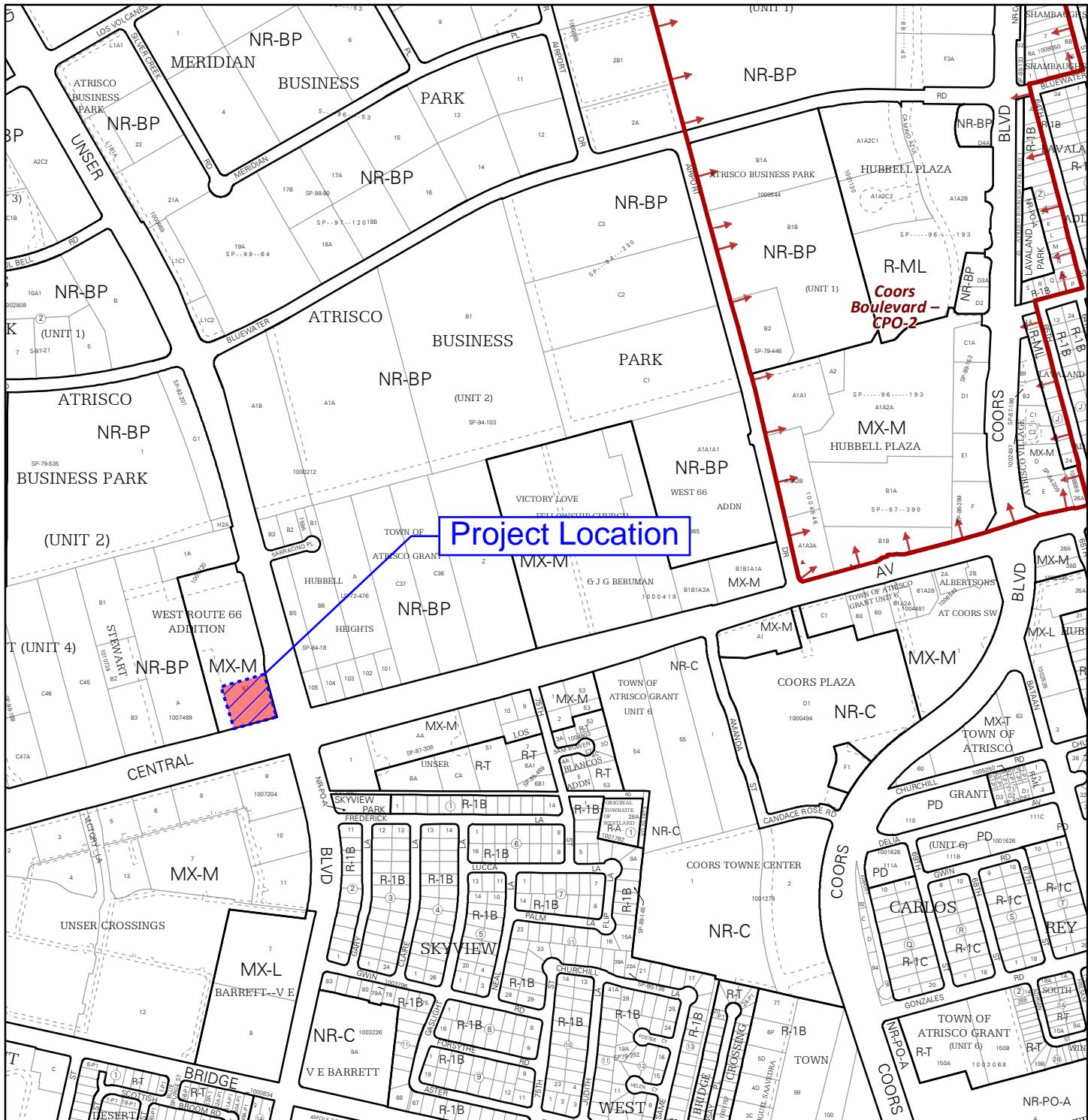
PLAN 2 OF 2

SHEET NUMBER

CG102

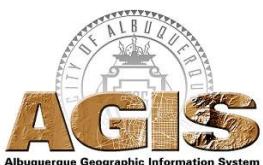
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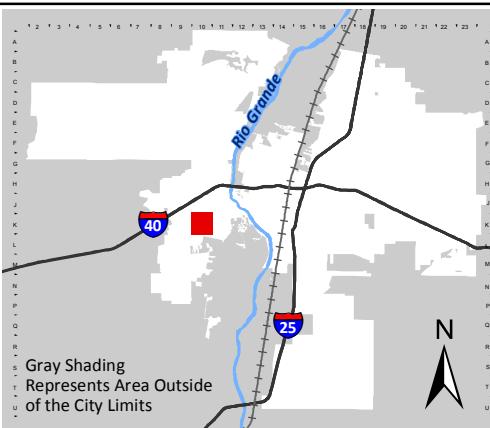
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## 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