



## PLAN SNAPSHOT REPORT MAJOR\_PLT-2025-00018 FOR CITY OF ALBUQUERQUE

<b>Plan Type:</b> Preliminary Plat Applications	<b>Project:</b> PR-2020-004622 (PR-2020-004622)	<b>App Date:</b> 11/07/2025
<b>Work Class:</b> Major Preliminary Plat	<b>District:</b> City of Albuquerque	<b>Exp Date:</b> NOT AVAILABLE
<b>Status:</b> Fees Due	<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> UNM South Campus major prelim plat lobo crossing email as well: mbalaskovits@bhinc.com and npierce@bhinc.com		

<b>Parcel:</b> 101505621110930901	<b>Address:</b> 99999 Alumni Dr Se Albuquerque, NM 87106	<b>Zone:</b>
101505622015830203	99999 Varsity Ave Se Albuquerque, NM 87106	
101505617515930202	99999 University Blvd Se Albuquerque, NM 87106	
101505612310032705	99999 University Blvd Se Albuquerque, NM 87106	
101505611816030201 Main	99999 Alumni Dr Se Main Albuquerque, NM 87106	

<b>Owner</b> Regents of the Univerity of New Mexico Regents of the Univerity of New Mexico Home: (505) 277-4620	<b>Applicant</b> MICHAEL BALASKOVITS 7500 JEFFERSON ST NE ALBUQUERQUE, NM 87109 Business: (505) 798-7891 Mobile: (505) 440-2799	<b>Applicant</b> Kimberly Legan 7500 Jefferson St. NE Albuquerque, NM 87109 Business: (505) 823-1000
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### Plan Custom Fields

Existing Project Number	PR-2020-004622	Existing Zoning	MX-L - Mixed-Use - Low Intensity, R-MH - Residential - Multi-Family - High Density	Number of Existing Lots	5
Number of Proposed Lots	5	Total Area of Site in Acres	34.1531	Site Address/Street	ALBUQUERQUE NM 87106
Site Location Located Between Streets	University Blvd., Gibson Blvd., Alumni Dr., and Varsity Ave	Case History	PR-2020-004622/SD-2020 -00188/SD-2022-00156, and 100172.	Do you request an interpreter for the hearing?	No
Lot and/or Tract Number	9, 8	Block Number	0000	Subdivision Name and/or Unit Number	UNM GIBSON COMMERCIAL DISTRICT TRS & TR A, 40/25ASSOCIATES SUBD) CONT 5.8704 AC
Legal Description	TR 8 PLAT OF UNM GIBSON COMMERCIAL DISTRICT (A REPL OF TRSA & B, EVER READY SUBD TRS 4 & 5, GIBSON TRS & TR A, 40/25ASSOCIATES SUBD) CONT 10.4051 AC, TR 7 PLAT OF UNM GIBSON COMMERCIAL DISTRICT (A REPL OF TRSA & B, EVER READY SUBD TRS 4 & 5, GIBSON TRS & TR A, 40/25ASSOCIATES SUBD) CONT 7.1413 AC, TR 10 PLAT OF UNM GIBSON COMMERCIAL				
	DISTRICT (A REPL OF TR: A & B, EVER READY SUBD TRS 4 & 5, GIBSON TRS & TR A, 40/25 ASSOCIATES SUBD) CONT 3.9446 AC, TR 9 PLAT OF UNM GIBSON COMMERCIAL DISTRICT (A REPL OF TRSA & B, EVER READY SUBD TRS 4 & 5, GIBSON TRS & TR A, 40/25ASSOCIATES SUBD) CONT 6.7917 AC, TR 6 PLAT OF UNM GIBSON COMMERCIAL DISTRICT (A REPL OF TRSA & B, EVER READY SUBD TRS 4 & 5, GIBSON				

# PLAN SNAPSHOT REPORT (MAJOR\_PLT-2025-00018)

Existing Zone District	R-MH	Zone Atlas Page(s)	L-15	Acreage	10.4051, 7.1413, 3.9446, 6.7917, 5.8704
Calculated Acreage	10.57612605, 7.19894444, 3.95190166, 6.70340689, 5.98409892	Council District	6	Community Planning Area(s)	Near Heights
Airport Protection Overlay	Albuquerque International Sunport / Air Space Protection Sub-area	Development Area(s)	Change	Current Land Use(s)	15   Vacant
IDO Use Specific Standards Name	Airport Protection Overlay Zone (Albuquerque International Sunport)	IDO Use Specific Standards Subsection	Hot Air Balloon Takeoff and/or Landing (Prohibitions) (4-3(G))	Center Type	Employment
IDO Administration & Enforcement Name	Airport Protection Overlay Zone (Albuquerque International Sunport), Albuquerque International Sunport / Air Space Protection Sub-area, Airport Protection Overlay Zone (Albuquerque International Sunport)	IDO Administration & Enforcement Subsection	Referrals to Commenting Agencies (6-4), Variance – ZHE / Variance in the APO Zone (6-6), Nonconforming Structures (6-8)	Pre-IDO Zoning District R-3	
Pre-IDO Zoning Description		Public Property Entity	NEW MEXICO	FEMA Flood Zone	X
Total Number of Dwelling Units	0	Total Gross Square Footage	0	Total Gross Square Footage3	0
Total Gross Square Footage4	0	Total Gross Square Footage2	0		

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Kimberly_Legan_11/7/2025.j pg	11/07/2025 12:15	Legan, Kimberly		Uploaded via CSS

Note	Created By	Date and Time Created
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## PLAN SNAPSHOT REPORT (MAJOR\_PLT-2025-00018)

1. Good afternoon Kimberly and Mike,

Annette Ortiz

11/10/2025 16:30

Thank you for your Major Preliminary Plat. Before I can accept this as a completed submittal, I do need more information.

- ☐ Form PLT with signatures from Hydrology, Transportation, and ABCWUA – Your PLT form is missing Hydrology's signature. I did speak with Tiquan regarding this. He stated that the Grading and drainage plan hasn't been submitted yet, Robyn and Shahab are aware of this. Tiquan said it needs to be submitted a week before Dec. 3rd to give them time to do their part. Please make sure to submit by the end of this week, or he won't be able to approve this application due to needing enough time to review.
- ☐ Preliminary Plat including the Grading and Drainage Plan with the surveyor's, property owner's, and City Surveyor's signatures on the Plat – The plat is uploaded, but is missing signatures and Grading and Drainage Plan. Please upload to your submittal in ABQ-Plan.
- ☐ Sensitive Lands Site Analysis for new sit design in accordance with IDO 14-16-5-2(C) – This is missing from your submittal, please upload to your submittal in ABQ-Plan.
- ☐ Site 5 acres or greater: Archaeological Certificate in accordance with IDO 14-16-6-5(A) – This is missing from your submittal. One was submittal and approved earlier this year. Please upload to your submittal in ABQ-Plan.
- ☐ Proof of Tribal Meeting per IDO 14-16-6-6(L)(2)(b) – This is missing from your submittal. I emailed what your needing for list, please use as pdf and upload to your submittal in ABQ-Plan.
- ☐ Buffer map and list of property owners within 100 fee provided by the Planning Department – This is missing from your submittal, please upload to your submittal in ABQ-Plan.

Please make sure to upload these as soon as possible, to ensure your submittal is added to our Major DHO hearing December 3rd. Please email me once this is done, you will have till Tuesday, November 11th by 5:pm to do this.

Please feel free to contact me if you need anything. Our office will be closed tomorrow due to the holiday, Jay will be available tomorrow if needed.

# PLAN SNAPSHOT REPORT (MAJOR\_PLT-2025-00018)

2. E-mail sent 11/12/25: Renee Zamora 11/12/2025 8:59  
 Good morning, Kimberly and Mike,  
 Thank you for uploading the Proof of Tribal Meeting and the Buffer map.  
 We are still waiting for the remainder of the revisions required.  
☐ Form PLT with signatures from Hydrology, Transportation, and ABCWUA – Your PLT form is missing Hydrology's signature. I did speak with Tiquan regarding this. He stated that the Grading and drainage plan hasn't been submitted yet, Robyn and Shahab are aware of this. Tiquan said it needs to be submitted a week before Dec. 3rd to give them time to do their part. Please make sure to submit by the end of this week, or he won't be able to approve this application due to needing enough time to review. .  
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☐ Site 5 acres or greater: Archaeological Certificate in accordance with IDO 14-16-6-5(A) – This is missing from your submittal. One was submittal and approved earlier this year. Please upload to your submittal in ABQ-Plan.
3. Everything is there except for the signed PLT form with Ernest Armijo's signature, and approved grading and drainage. Annette Ortiz 11/25/2025 9:31  
 Bohannon was in contact with Robyn and Shahab to get this on an agenda. They will submit the grading and drainage along with Form PLT signed from Ernest before the hearing. (11/25)

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00061939	Major Preliminary Plat Fee	\$815.00	\$815.00
	Proposed Lot Fee	\$100.00	\$100.00
	Technology Fee	\$72.80	\$72.80
	Facilitated Meeting Fee for Public Hearing Cases	\$50.00	\$50.00
	Published Notice Fee - Legal Ad	\$75.00	\$75.00
	<b>Total for Invoice INV-00061939</b>	<b>\$1,112.80</b>	<b>\$1,112.80</b>
NOT INVOICED	Intersection Fee	\$0.00	\$0.00
	<b>Total for Invoice NOT INVOICED</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Grand Total for Plan</b>		<b>\$1,112.80</b>	<b>\$1,112.80</b>

Hearing Type	Location	Scheduled Date	Status	Subject
DHO Hearing v.1	Zoom	12/17/2025	Scheduled	MAJOR PLT

Workflow Step / Action Name	Action Type	Start Date	End Date
<b>Application Screening v.1</b>		11/10/2025 16:30	11/25/2025 8:48
Associate Project Number v.1	Generic Action		11/10/2025 16:30
Screen for Completeness v.1	Generic Action		11/25/2025 8:48
Verify Payment v.1	Generic Action		11/25/2025 8:48
Sign Posting v.1	Generic Action		11/25/2025 8:48
<b>Application Review v.1</b>		11/25/2025 8:48	
Create and Email Advertisement v.1	Generic Action		11/25/2025 8:48
DHO Hearing v.1	Hold Hearing	11/25/2025 8:48	11/25/2025 8:49
Major Preliminary Plat Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		
<b>Notice of Decision v.1</b>			

## PLAN SNAPSHOT REPORT (MAJOR\_PLT-2025-00018)

Upload Notice of Decision v.1	Generic Action
Confirm AGIS Approval and Upload v.1	Generic Action
<b>Conditions of Approval v.1</b>	
Add in Conditions of Approval v.1	Generic Action
<b>Signature v.1</b>	
Confirm Latest PLAT Uploaded v.1	Generic Action
Confirm Latest Infrastructure List Uploaded v.1	Generic Action
Confirm Conditions Satisfied v.1	Generic Action
Confirm Recorded IIA Uploaded v.1	Generic Action
Signature Review for Plats v.1	Receive Submittal
Confirm Recorded Plat is Uploaded v.1	Generic Action
<b>Linked Applications v.1</b>	
Linked Major Final Plat v.1	Create Plan Case



**Tim Keller, Mayor**  
**Sarita Nair, CAO**

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

**DATE:** August 14, 2025

**SUBJECT:** Albuquerque Archaeological Ordinance - Compliance Documentation

**Case Number(s):** PR-2020-004622, AC-2025-00013  
**Agent:** Bohannon Huston, Inc.  
**Applicant:** The Regents of UNM  
**Legal Description:** Tracts 6-10 PLAT OF UNM GIBSON COMMERCIAL DISTRICT  
**Zoning:** R-MH/MX-L  
**Acreage:** 34.15  
**Zone Atlas Page(s):** L-15-Z

**CERTIFICATE OF NO EFFECT:** ☒ Yes ☐ No

**CERTIFICATE OF APPROVAL:** ☐ Yes ☒ No

**SUPPORTING DOCUMENTATION:**

Google Earth historic images. ARMS/NMCRIS Records

**SITE VISIT:** N/A

**RECOMMENDATIONS:**

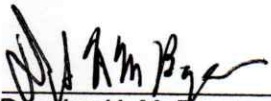
The northern quarter of the property appears to have previously been bladed clear in the mid 2000s, but the entire property was surveyed under NMCRIS .121875 with no significant finds. Therefore:

CERTIFICATE OF NO EFFECT ISSUED-under 6-5(A) (3)(a) criterion 1 "an archaeological investigation has been conducted..."

**SUBMITTED BY:**

**SUBMITTED TO:**

Planning, Development Services

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

Please refer to the DHO public meeting schedule for meeting dates and deadlines. Your attendance is required.

Legal/Request Descriptions & Location: Replat of TRACTS 6, 7, 8, 9 AND 10 UNM  
GIBSON COMERCIAL DISTRICT

☐ **Hydrology:**

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

\_\_\_\_\_  
Hydrology Department

\_\_\_\_\_  
Date

☐ **Transportation:**

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

Ernest Armijo

Transportation Department

10/16/2025

\_\_\_\_\_  
Date

☐ **Albuquerque Bernalillo County Water Utility Authority (ABCWUA):**

• Availability Statement:	_____ Approved	_____ NA
• Development Agreement:	_____ Approved	_____ NA
• If None Explain: _____		

Eddie Kemp III

ABCWUA

11/3/2025

\_\_\_\_\_  
Date

☐ Infrastructure Improvements Agreement (IIA\*) \_\_\_\_\_ Approved

☐ AGIS (DXF File\*\*) \_\_\_\_\_ Approved

☐ **Signatures on Plat:**

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

\* Prior to **Final Plat** submittals (include a copy of the recorded IIA)

\*\* DXF file required for **Preliminary/Final Plat** and **Final Plat** approval submittals and not required for **Preliminary Plat** application

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

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

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

Date of Notice\*: 11/7/25

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

☒ Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.<sup>1</sup>

☐ Property Owners within 100 feet of the Subject Property.

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

1. Subject Property Address\* ALBUQUERQUE NM 87106  
Location Description University Blvd., Gibson Blvd., Alumni Dr., and Varsity Ave
2. Property Owner\* REGENTS OF UNM REAL ESTATE DEPT
3. Agent/Applicant\* [if applicable] Bohannon Huston, Inc.
4. Application Type(s)<sup>2</sup>\* per IDO Table 6-1-1
  - ☐ Site Plan – EPC
  - ☒ Subdivision Major Preliminary Plat (Minor or Major or Bulk Land)
  - ☒ Vacation Vacation Of Public Easements (Easement/Private Way or Public Right-of-way)
  - ☐ Variance – EPC
  - ☐ Waiver \_\_\_\_\_ (DHO or Wireless Telecommunication Facility)
  - ☐ Other: \_\_\_\_\_

Summary of project/request<sup>3</sup>\*:

Replat Tracts 6-10, Vacate Easements (Drainage Easements on Tracts 6 & 7, 35' and 50' Slope Easements, 120' Drainage Easement, and 10' PUE)

vacate Dedicated Right-of-Way, and to grant and dedicate new easements and Right-of-Way.

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

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

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

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

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

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

Hearing Date/Time\*: Wednesday December 3rd, 2025 at 9:00am

Location\*<sup>4</sup>: Link provided by COA Planning dept. more info found at link below

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860 and select the option for “Boards, Commissions, and ZHE Signs.”

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

Preferred project contact information:

Name: Michael Balaskovits and Noah Pierce

Email: mbalaskovits@bhinc.com and npierce@bhinc.com

Phone: (505)823-1000

☐

Attachments:

☒

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

☒

Others: Plat and Zone Atlas Pages

☐

Online website or project page: N/A

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

1. Zone Atlas Page(s)\*<sup>5</sup> L-15-Z

2. Project Illustrations, as relevant\*<sup>6</sup>

☐

Architectural drawings

☐

Elevations of the proposed building(s)

☒

Other illustrations of the proposed application

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

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

☐

Deviation(s)

☐

Variance(s)

☐

Waiver(s)

Explanation\*:

N/A

<sup>4</sup> Physical address or Zoom link

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

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

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

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

N/A

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

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.\*
- ☐ b. Access and circulation for vehicles and pedestrians.\*
- ☐ c. Maximum height of any proposed structures, with building elevations.\*
- ☐ d. **For residential development\***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development\***:
  - ☐ Total gross floor area of proposed project.
  - ☐ Gross floor area for each proposed use.

**Additional Information from IDO Zoning Map<sup>7</sup>:**

- 1. Area of Property [typically in acres] 34.1531
- 2. IDO Zone District R-MH & MX-L
- 3. Overlay Zone(s) [if applicable] N/A
- 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant

**NOTE:** Pursuant to [IDO §14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3860 and select option for “Boards, Commissions, and ZHE Signs.”

**Useful Links**

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

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

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

# Language Access Notice:

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

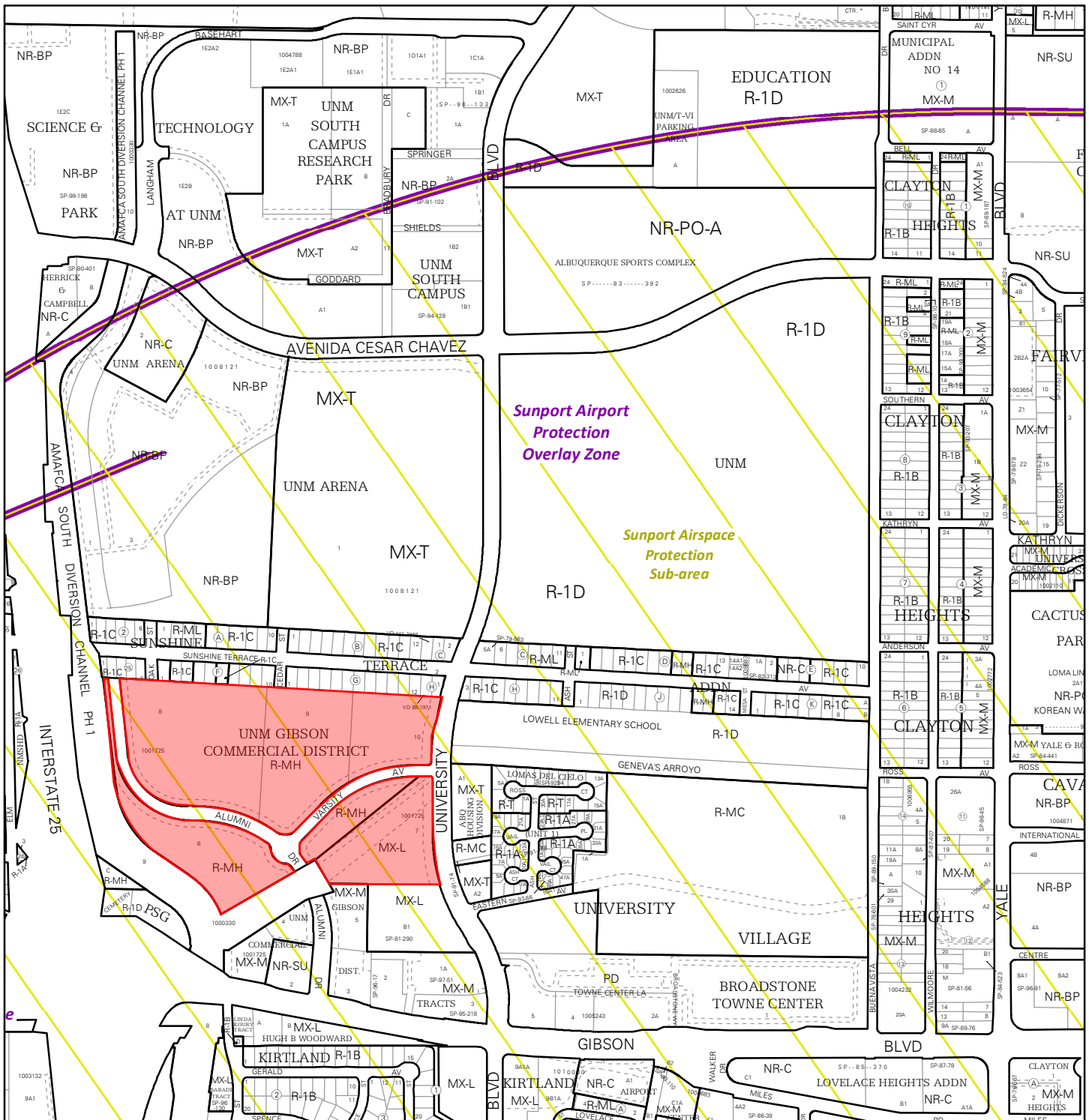
## **Notificación de Acceso Lingüístico.**

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

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

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

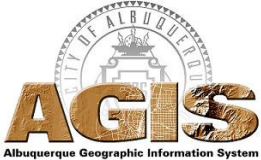
**Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii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



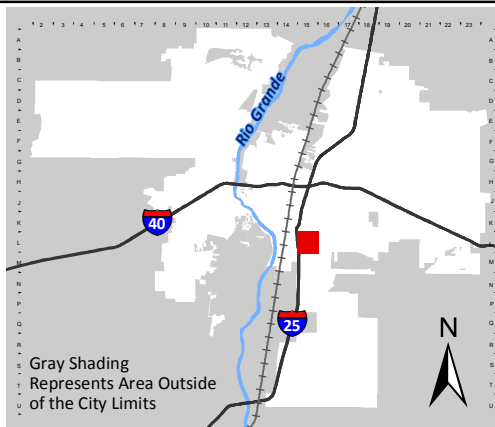
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>









# IDO Zone Atlas

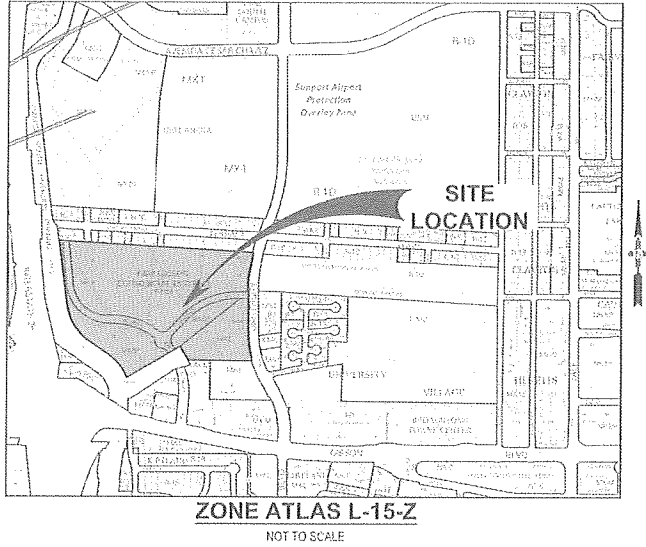
## May 2018



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

Zone Atlas Page:  
**L-15-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



SUBDIVISION DATA:

- CDRA No. \_\_\_\_\_
- Zone Atlas Index Nos.: L-15-Z
- Gross Subdivision Acreage: 37.9504 Acres
- Existing Tracts: 5. New Tracts 5.
- Additional Right-of-Way for Lobo Crossing SE consisting of +/- 4.1532 acres, the approximate length is 0.47 miles.
- Date of Survey: October 2025.
- Plat is located within Section 28, Township 10 North, Range 3 East; N.M.P.M., within the City of Albuquerque, Bernalillo County, New Mexico.
- Plat is entirely within Bernalillo County Limits.
- Portions of this site are located in and adjacent to Special Flood Hazard "A", as designated on FIRM Map 35001C0342G with revised date of September 6, 2028 as well as FIRM Map 35001C0334G with revised date of September 26, 2008.
- As of the date of the surveyor's signature, the Bernalillo County zoning shows that the proposed tracts 6, 8, 9, & 10 are part of zoning R-MH. Tract 7 is a part of zoning MX-L.

PURPOSE OF PLAT:

The purpose of this Plat is to replat Tracts 6, 7, 8, 9, & 10 of the Plat of UNM Gibson Commercial District (a replat of Tracts A & B, Ever Ready Subdivision Tracts 4 & 5, Gibson Tracts and Tract A, 40/25 Associates Subdivision) and unplatted land in section 28, T10N, R3E, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on December 22, 2011 in Book 2011C, Page 138, Document No. 2011119138, into five (5) new Tracts; as well as to vacate previously platted Easements and dedicated Rights-of-Ways, and to grant and dedicate new Easements and Rights-of-Way.

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 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.
- 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. Comcast Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Comcast 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 (above ground 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 byconstruction 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), New Mexico Gas Company (NMGC) and Qwest Corporation D/B/A CenturyLink (QWEST), Comcast did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST 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.

DESCRIPTION:

BEING located in Section 28, T. 10 N., R. 3 E., N.M.P.M., within the City of Albuquerque, Bernalillo County, New Mexico, being and comprising all of Tracts 6, 7, 8, 9, & 10, as well as Alumni Drive SE and Varsity Avenue SE within the aforementioned tracts of the Plat of UNM Gibson Commercial District (a replat of Tracts A & B, Ever Ready Subdivision Tracts 4 & 5, Gibson Tracts and Tract A, 40/25 Associates Subdivision) and unplatted land in section 28, T10N, R3E, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on December 22, 2011 in Book 2011C, Page 138, Document No. 2011119138.

Tracts contain 37.9504 acres of land, more or less.

FREE CONSENT AND DEDICATION:

The plat shown hereon is made with the owner(s) free consent and in accordance with the desires of the undersigned owner(s), the execution of this plat is is their free act and deed. Those signing as owner(s) warrant that they hold among them, complete indefeasible title in fee simple to the land shown in this plat. Owner(s) hereby affirm that the described property shown on this plat lies within the platting and subdivision of Albuquerque, New Mexico. Said owner(s) hereby grant all Easements as shown on this plat; and hereby dedicate Public Rights-of-Way as shown on this plat to the City of Albuquerque, New Mexico in Fee Simple with Warranty Covenants.

THE REGENTS OF THE UNIVERSITY OF NEW MEXICO, a body corporate of the State of New Mexico

By: \_\_\_\_\_  
Teresa Constantinidis  
Executive Vice President for Administration and Finance,  
The University of New Mexico

State of New Mexico )

SS

County of Bernalillo )

This instrument was acknowledged before me on \_\_\_\_ day of \_\_\_\_\_, 2025 by \_\_\_\_\_ (Client position, Client Name)

My Commission Expires: \_\_\_\_\_  
Notary Public

TAX CERTIFICATION:

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID FOR

TRACT 6, UPC # 101505612310032705; TRACT 7, UPC # 101505621110930901;  
TRACT 8, UPC # 101505611816030201; TRACT 9, UPC # 101505617515930202;  
TRACT 10, UPC# 101505622015830203.

PROPERTY OWNER OF RECORD: THE REGENTS OF THE UNIVERSITY OF NEW MEXICO

BERNALILLO COUNTY TRESURER'S OFFICE

NOTES:

- Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1983.
- Distances are ground distances "US SURVEY FOOT".
- Basis of Bearings established between City of Albuquerque Control Monument "SDC\_13\_4" and A.M.A.F.C.A. Flood Control Right-of Way Monument "S1-11-16" as shown bears N. 03° 38' 45" E.
- Project combined factor = 0.9987505000 scaled about X=0.00, Y=0.00.
- Record bearings and distances are shown in parentheses ( ) and are the same as shown on the Plat of UNM GIBSON COMMERCIAL DISTRICT (a replat of Tracts A & B, Ever Ready Subdivision, Tracts 4 & 5, Gibson Tracts and Tract A, 40/25 Associates Subdivisions and unplatted land in Section 20, T.10N., R.3E., N.M.P.M.) Albuquerque, Bernalillo County, New Mexico filed on December 22, 2011 in Book 2011C, Page 138, Document No. 2011119138.
- Pursuant to Section 14-14-4-7 of the City of Albuquerque Code of Ordinances, "no property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots of parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat".
- All corners created with this plat will be monumented with a #5 rebar and red plastic survey cap stamped "MARTINEZ PS 29616" or nail and washer stamped "MARTINEZ PS 29616" unless otherwise noted.
- Easements of record are based on Title Commitment No. SP000146933 issued by Fidelity National Title Insurance Company on July 10, 2025 at 8:00 am.
- Tract 7-A and Tract 10-A are subject to Flood Zone "A", as designated on FIRM Map 35001C0342G with revised date of September 6, 2028 as well as FIRM Map 35001C0334G with revised date of September 26, 2008.
- Future development of lands within this Plat may require improvements by the owner for drainage and grading for any specific lot. By its approval of this replat, the City makes no representation or warranties as to excavation, filling or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.
- Centerline monuments to be installed at centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard 3-1/4" aluminum alloy cap stamped "CITY OF ALBUQUERQUE, CENTERLINE MONUMENTATION, SURVEY MARKER, DO NOT DISTURB, PS 29616."

SURVEYOR'S CERTIFICATION:

I, Aaron R. Martinez, a Registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all existing easements as shown on the plats of record, or made known to me by the owner, utility companies, or other interested parties and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors under N.M.A.C. 12.8.2.7.B(10), Unclassified Surveying. This document is a draft/sketch document and shall not be recorded for any purpose. This document does not constitute a boundary survey in as such, it is draft in nature and is an interim product of a replat, which will be finalized at a future date. This draft document is true and accurate to the best of my knowledge and belief.

Aaron R. Martinez Date: \_\_\_\_\_  
New Mexico Professional Surveyor 29616  
For and on Behalf of Bohannon Huston Inc.

PLAT OF  
TRACTS 6-A, 7-A, 8-A, 9-A, & 10-A  
UNM GIBSON COMMERCIAL  
DISTRICT  
(A REPLAT OF TRACTS 6, 7, 8, 9, & 10,  
UNM COMMERCIAL DISTRICT)  
SECTION 28, T. 10 N., R. 3 E., N.M.P.M  
ALBQUERQUE, BERNALLILO COUNTY,  
NEW MEXICO  
NOVEMBER, 2025

Project Number: \_\_\_\_\_

Application Number: \_\_\_\_\_

PLAT APPROVAL

Utility Approvals:

PNM Electric Services Date \_\_\_\_\_

New Mexico Gas Company Date \_\_\_\_\_

CenturyLink Date \_\_\_\_\_

Comcast Date \_\_\_\_\_

City Approvals:

City Surveyor Date \_\_\_\_\_

\*Real Property Division (conditional) Date \_\_\_\_\_

\*\*Environmental Health Department (conditional) Date \_\_\_\_\_

Traffic Engineering, Transportation Division Date \_\_\_\_\_

ABCWUA Date \_\_\_\_\_

Parks and Recreation Department Date \_\_\_\_\_

AMAFCA Date \_\_\_\_\_

Hydrology Date \_\_\_\_\_

Code Enforcement Date \_\_\_\_\_

Planning Department Date \_\_\_\_\_

City Engineer Date \_\_\_\_\_

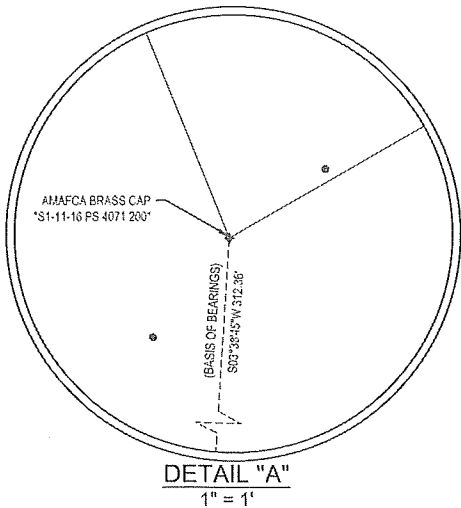
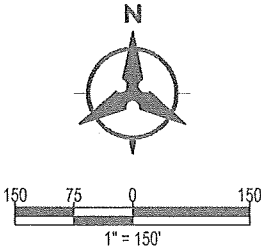
\*\*MRGCD (conditional) Date \_\_\_\_\_

LANDFILL DISCLOSURE STATEMENT:

The subject property is located near or is a former landfill site. Due to the subject property being on or near a former landfill, certain precautionary measures may need to be taken to ensure the health and safety of the public. Recommendations made by a professional engineer with expertise in landfills and landfill gas issues (as required by the most current version of the "Interim Guidelines for Development within 1000 feet of Landfills) shall be consulted prior to development of the site.

11x17 Version - NOT TO SCALE

PLAT OF  
TRACTS 6-A, 7-A, 8-A, 9-A, & 10-A  
UNM GIBSON COMMERCIAL  
DISTRICT  
(A REPLAT OF TRACTS 6, 7, 8, 9, & 10,  
UNM COMMERCIAL DISTRICT)  
SECTION 28, T. 10 N., R. 3 E., N.M.P.M  
ALBUQUERQUE, BERNALILLO COUNTY,  
NEW MEXICO  
NOVEMBER, 2025



- LEGEND
- EXISTING EASEMENT
  - - - ELIMINATED TRACT LINES
  - EXISTING TRACT LINES
  - RECORD TRACT LINES - NOT SURVEYED
  - SITE LIMIT OF LANDFILL
  - FEMA FLOODPLAIN
  - CALCULATED POINT
  - ⊕ FOUND ALUMINUM CAP
  - ⊕ FOUND BRASS CAP
  - ⊕ FOUND CHISEL MARK
  - ⊕ FOUND IRON PIPE
  - ⊕ FOUND NAIL
  - ⊕ FOUND PLASTIC CAP
  - ⊕ FOUND REBAR
  - ① 10' PUE VACATED WITH THE FILING OF THIS PLAT VACATION # \_\_\_\_\_

ALBUQUERQUE GEODETIC REFERENCE STATION "SDC\_13\_4"  
GEOGRAPHIC POSITION (NAD 1983)  
NAD STATE PLANE GRID COORDINATES  
(CENTRAL ZONE US SURVEY FOOT)  
N=1477145.573 UTM E=1526911.494 UTM  
GROUND TO GRID FACTOR = 0.999877909  
Δδ = 69°13'17.49"  
NAVD 1988 ELEVATION FROM FIELD SURVEY = 5043.46'

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# 11x17 Version - NOT TO SCALE

(A REPEAT OF TRACTS 6, 7, 8, 9, & 10,  
UNM COMMERCIAL DISTRICT)  
ECTION 28, T. 10 N., R. 3 E., N.M.P.M  
QUQUERQUE, BERNALILLO COUNTY,  
NEW MEXICO  
NOVEMBER, 2025



11x17 Version - NOT TO SCALE

PROPOSED CURVE DATA:

CURVE DATA						
ID	ARC	RADIUS	TANGENT	DELTA	CHORD	CHORD BRG
C100	260.07'	448.10'	133.81'	33°15'13"	256.44'	S38°32'24"E
C101	407.43'	483.79'	216.67'	48°15'07"	395.49'	S30°57'39"E
C102	400.53'	468.00'	213.46'	49°02'10"	388.42'	N30°41'22"W
C103	302.71'	268.00'	169.80'	64°42'56"	286.87'	N87°33'55"W
C104	223.64'	198.00'	125.45'	64°42'56"	211.94'	S87°33'55"E
C105	337.15'	398.00'	179.44'	48°32'10"	327.16'	S30°56'22"E
C106	3.47'	398.00'	1.74'	0°30'00"	3.47'	N06°25'17"W
C107	28.96'	14.50'	22.52'	114°26'52"	24.38'	N62°43'40"W
C108	135.79'	260.00'	69.48'	29°55'23"	134.25'	S75°02'18"W
C109	127.98'	233.00'	65.65'	31°28'13"	126.37'	N74°15'53"W
C110	89.53'	163.00'	45.92'	31°28'13"	88.41'	N74°15'53"W
C111	32.16'	20.00'	20.76'	92°07'55"	28.81'	S43°56'06"W

CURVE DATA						
ID	ARC	RADIUS	TANGENT	DELTA	CHORD	CHORD BRG
C112	62.39'	1438.12'	31.20'	2°29'09"	62.39'	S00°51'45"E
C113	43.52'	160.35'	21.89'	15°33'02"	43.39'	S07°41'59"W
C114	37.01'	140.00'	18.61'	15°08'46"	36.90'	S07°55'34"W
C115	227.12'	1485.40'	113.78'	8°45'38"	226.90'	S04°45'52"W
C116	122.39'	1485.40'	61.23'	4°43'15"	122.36'	S11°31'45"W
C117	148.91'	871.47'	74.64'	9°47'26"	148.73'	S04°31'10"E
C118	121.71'	871.47'	60.95'	8°00'07"	121.61'	N13°24'56"W
C119	18.28'	13.00'	11.02'	80°34'42"	16.81'	N49°42'39"W
C120	127.98'	233.00'	65.65'	31°28'13"	126.37'	N74°15'53"W
C121	89.53'	163.00'	45.92'	31°28'13"	88.41'	N74°15'53"W
C122	99.23'	190.00'	50.77'	29°55'23"	98.10'	S75°02'18"W
C123	32.32'	25.00'	18.87'	74°04'36"	30.12'	N23°03'32"E

EXISTING AND RECORD CURVE DATA:

CURVE DATA PL. 1						
ID	ARC	RADIUS	TANGENT	DELTA	CHORD	CHORD BRG
C1	309.62'	380.00'	163.98'	46°41'01"	301.12'	S29°11'25"E
	(309.54')	(380.00')	(163.93')	(46°40'16")	(301.05')	(N29°11'59"W)
C2	5.54'	338.00'	2.77'	0°56'23"	5.54'	S53°21'16"E
	(5.60')	(338.00')	(2.80')	(00°56'55")	(5.60')	(N52°03'40"W)
C3	242.40'	380.00'	125.48'	36°32'53"	238.31'	S69°51'11"E
	(242.42')	(380.00')	(125.50')	(36°33'07")	(238.33')	(N69°51'45"W)
C4	369.37'	613.00'	190.48'	34°31'27"	363.81'	S70°54'10"E
	(369.30')	(613.00')	(190.44')	(34°31'03")	(363.74')	(N70°52'47"W)
C5	35.68'	39.00'	19.20'	52°25'24"	34.45'	S27°13'05"E
	(35.60')	(39.00')	(19.15')	(52°18'08")	(34.38')	(N27°28'12"W)
C6	116.08'	75.00'	73.29'	88°40'45"	104.84'	S45°42'05"E
	(116.04')	(75.00')	(73.25')	(88°39'02")	(104.81')	(N45°38'40"W)
C7	35.53'	39.00'	19.11'	52°11'59"	34.32'	S63°36'28"E
	(35.60')	(39.00')	(19.15')	(52°18'08")	(34.38')	(N63°49'07"W)
C8	34.03'	613.00'	17.02'	3°10'51"	34.03'	S35°59'36"E
	(34.00')	(613.00')	(17.01')	(03°10'42")	(34.00')	(N36°04'42"W)
C9	260.07'	448.10'	133.81'	33°15'13"	256.44'	N38°32'24"W
	(260.11')	(448.10')	(133.83')	(33°15'30")	(256.47')	(N38°32'09"W)
C10	407.43'	483.79'	216.67'	48°15'07"	395.49'	N30°57'39"W
	(407.99')	(483.79')	(217.01')	(48°19'08")	(396.01')	(N30°38'13"W)
C11	276.66'	320.00'	147.64'	49°32'10"	268.13'	S30°38'43"E
	(276.70')	(320.00')	(147.67')	(49°32'36")	(268.16')	(S30°38'09"E)
C12	186.54'	288.00'	96.67'	37°06'37"	183.29'	S73°55'41"E
	(186.38')	(288.00')	(96.58')	(37°04'42")	(183.14')	(S73°56'48"E)
C13	28.68'	379.00'	14.35'	4°20'07"	28.67'	N89°25'46"E
	(28.76')	(379.00')	(14.39')	(04°20'50")	(28.75')	(N89°41'16"E)
C14	309.21'	687.00'	157.27'	25°47'18"	306.61'	S75°14'10"E
	(309.16')	(687.00')	(157.24')	(25°47'01")	(306.56')	(N75°14'48")
C15	112.02'	687.00'	56.13'	9°20'32"	111.89'	S57°40'48"E
	(112.06')	(687.00')	(56.16')	(09°20'46")	(111.94')	(S57°40'54"E)
C16	33.59'	44.00'	17.66'	43°44'08"	32.78'	S75°07'05"E
	(33.77')	(44.00')	(17.76')	(43°58'18")	(32.95')	(S74°59'41"E)

CURVE DATA PL. 2						
ID	ARC	RADIUS	TANGENT	DELTA	CHORD	CHORD BRG
C17	19.71'	76.00'	9.91'	14°51'44"	19.66'	S89°44'21"E
	(19.52')	(76.00')	(9.81')	(14°43'02")	(19.47')	(S89°37'19"E)
C18	35.17'	38.00'	18.96'	53°01'34"	33.93'	N71°05'24"E
	(35.40')	(38.00')	(19.10')	(53°22'52")	(34.14')	(N71°02'46"E)
C19	181.96'	680.00'	91.53'	15°19'55"	181.42'	N52°05'33"E
	(182.03')	(680.00')	(91.56')	(15°20'15")	(181.49')	(N52°01'28"E)
C20	349.99'	680.00'	178.96'	29°29'22"	346.14'	N74°21'05"E
	(349.46')	(68.00')	(178.68')	(29°26'40")	(345.62')	(S74°42'56"W)
C21	19.74'	13.00'	12.34'	87°00'16"	17.90'	N45°06'35"E
	(20.11')	(13.00')	(12.69')	(88°38'11")	(18.16')	(N44°49'11"E)
C22	153.13'	1495.40'	76.63'	5°52'02"	153.06'	N03°24'19"E
	(153.17')	(1495.40')	(76.65')	(05°52'07")	(153.10')	(N03°26'09"E)
C23	42.14'	162.00'	21.19'	14°54'14"	42.02'	N13°45'10"E
	(42.16')	(162.00')	(21.20')	(14°54'38")	(42.04')	(N13°49'31"E)
C24	30.43'	288.00'	15.23'	6°03'14"	30.42'	N18°10'49"E
	(30.44')	(288.00')	(15.23')	(06°03'21")	(30.43')	(N18°15'10"E)
C25	122.39'	1485.40'	61.23'	4°43'15"	122.36'	N11°31'45"E
	(122.41')	(1485.00')	(61.24')	(04°43'18")	(122.37')	(S11°29'18")
C26	20.71'	13.00'	13.30'	91°17'12"	18.59'	S45°16'29"E
	(20.70')	(13.00')	(13.28')	(91°13'49")	(18.58')	(S45°14'49"E)
C27	484.34'	620.00'	255.29'	44°45'33"	472.12'	N66°45'58"E
	(484.59')	(620.00')	(255.43')	(44°46'56")	(472.35')	(S66°44'48"W)
C28	35.35'	38.00'	19.07'	53°17'57"	34.09'	N17°49'21"E
	(35.40')	(38.00')	(19.10')	(53°22'52")	(34.14')	(S17°39'55"W)
C29	19.61'	76.00'	9.86'	14°46'57"	19.55'	N01°39'47"W
	(19.52')	(76.00')	(9.81')	(14°43'02")	(19.47')	(S01°40'00"E)
C30	33.76'	44.00'	17.76'	43°57'57"	32.94'	N16°19'19"W
	(33.77')	(44.00')	(17.76')	(43°58'18")	(32.95')	(S16°17'39"E)
C31	51.44'	687.00'	25.73'	4°17'24"	51.43'	N36°13'34"W
	(51.38')	(687.00')	(25.70')	(04°17'06")	(51.37')	(S36°08'15"E)
C32	270.62'	871.47'	136.41'	17°47'32"	269.54'	S08°31'14"E
	(270.70')	(871.51')	(136.45')	(17°47'48")	(269.61')	(S08°31'46"E)

PLAT OF  
TRACTS 6-A, 7-A, 8-A, 9-A, & 10-A  
UNM GIBSON COMMERCIAL  
DISTRICT  
(A REPLAT OF TRACTS 6, 7, 8, 9, & 10,  
UNM COMMERCIAL DISTRICT)  
SECTION 28, T. 10 N., R. 3 E., N.M.P.M  
ALBUQUERQUE, BERNALLILO COUNTY,  
NEW MEXICO  
NOVEMBER, 2025

PROPOSED TANGET DATA:

TANGENT DATA			TANGENT DATA		
ID	BEARING	DISTANCE	ID	BEARING	DISTANCE
T100	N29°55'23"W	15.00'	T111	S60°04'37"W	64.89'
T101	S60°04'37"W	135.47'	T112	N90°00'00"W	5.34'
T102	N86°41'28"W	22.42'	T113	S00°27'14"W	178.39'
T103	S86°41'28"E	70.97'	T114	S00°21'43"W	12.09'
T104	N60°04'37"E	182.67'	T115	S00°17'47"W	82.26'
T105	N57°47'58"E	25.68'	T116	N90°00'00"W	33.87'
T106	N00°01'29"W	236.17'	T117	S60°04'37"W	39.11'
T107	N04°42'45"W	122.60'	T118	S30°57'11"E	15.00'
T108	S73°46'00"W	42.70'	T119	S30°57'12"E	143.04'
T109	N90°00'00"W	45.74'	T120	S57°47'58"W	32.56'
T110	S00°00'00"E	4.42'			

EXISTING AND RECORD TANGET DATA:

TANGENT DATA		
ID	BEARING	DISTANCE
T1	S86°41'28"E	27.34'
	(N86°41'36"W)	(27.24')
T2	S88°06'52"E	72.99'
	(N88°08'19"W)	(72.98')
T3	N86°41'28"W	60.68'
	(S86°41'36"E)	(60.78')
T4	S88°03'40"E	49.33'
	(S88°08'19"E)	(49.33')
T5	N89°10'13"E	86.44'
	(N89°08'16"E)	(86.43')
T6	N89°06'37"E	94.55'
	(S89°08'16"W)	(94.58')
T7	S60°05'32"W	45.28'
	(S60°05'28"W)	(45.32')
T8	N30°57'13"W	143.04'
	(N30°55'16"W)	(143.01')

11x17 Version - NOT TO SCALE

Kimberly Legan

**From:** Flores, Suzanna A. <Suzannaflores@cabq.gov>  
**Sent:** Tuesday, November 4, 2025 12:08 PM  
**To:** Kimberly Legan  
**Subject:** University Blvd, Gibson Blvd., Alumni Dr., and Varsity Dr\_Public Notice Inquiry Sheet Submission  
**Attachments:** Zone Atlas Page\_L-15-Z.pdf

**PLEASE NOTE:**  
The neighborhood association contact information listed below is valid for 30 calendar days after today’s date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	Association Email	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Clayton Heights Lomas del Cielo NA		Isabel	Cabrera	boyster2018@gmail.com	1720 Buena Vista SE	Albuquerque	NM	87106	5056592414	5052424494
Clayton Heights Lomas del Cielo NA		Eloisa	Molina-Dodge	e_molinadodge@yahoo.com	1704 Buena Vista SE	Albuquerque	NM	87106		5052434322
District 6 Coalition of Neighborhood Associations		Patricia	Willson	info@willsonstudio.com	505 Dartmouth Drive SE	Albuquerque	NM	87106	5059808007	
District 6 Coalition of Neighborhood Associations		M. Ryan	Kious	m.ryankious@gmail.com	1108 Georgia SE	Albuquerque	NM	87108		5059804265
Kirtland Community Association		Kimberly	Brown	kande0@yahoo.com	1533 San Jose SE	Albuquerque	NM	87106		5056103337
Kirtland Community Association		Elizabeth	Aikin	bakieaikin@comcast.net	1524 Alamo Avenue SE	Albuquerque	NM	87106		5052886324
South Broadway NA	abqsbna@gmail.com	Frances	Armijo	fparmijo@gmail.com	915 William SE	Albuquerque	NM	87102	5054003473	5052478798
South Broadway NA	abqsbna@gmail.com	Onastine	Jaramillo	onastine@gmail.com	212 Avenida Cesar Chavez SE	Albuquerque	NM	87102		5052345156

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can’t answer questions about sign postings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: [devhelp@cabq.gov](mailto:devhelp@cabq.gov), or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist you need for notifying neighborhood associations can be found here: <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice>
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each: <https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you,

Suzie



**Suzie Flores**

Senior Administrative Assistant

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

**From:** webmaster@cabq.gov <webmaster@cabq.gov>  
**Sent:** Tuesday, November 4, 2025 9:41 AM  
**To:** Office of Neighborhood Coordination <klegan@bhinc.com>  
**Cc:** Office of Neighborhood Coordination <onc@cabq.gov>  
**Subject:** Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:  
Development Hearing Officer  
If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:  
Applicant Information  
Contact Name  
Kimberly Legan  
Telephone Number  
(505)823-1000  
Email Address  
[klegan@bhinc.com](mailto:klegan@bhinc.com)  
Company Name  
Bohannan Huston, Inc.  
Company Address  
7500 Jefferson St. NE  
City  
Albuquerque  
State  
NM  
ZIP  
87109  
Subject Site Information  
Legal description of the subject site for this project:  
Tracts 6-10 PLAT OF UNM GIBSON COMMERCIAL DISTRICT (A REPL OF TRSA & B, EVER READY SUBD TRS 4 & 5, GIBSON TRS & TR A, 40/25ASSOCIATES SUBD)  
Physical address of subject site:  
ALBUQUERQUE NM 87106  
Subject site cross streets:  
University Blvd, Gibson Blvd., Alumni Dr., and Varsity Dr.  
Other subject site identifiers:  
Lobo Village  
This site is located on the following zone atlas page:  
L-15-Z

Kimberly Legan

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**From:** Kimberly Legan  
**Sent:** Friday, November 7, 2025 11:53 AM  
**To:** boyster2018@gmail.com; e\_molinadodge@yahoo.com; info@willsonstudio.com; m.ryankious@gmail.com; kande0@yahoo.com; bakieaikin@comcast.net; fparmijo@gmail.com; Onastine Jaramillo  
**Subject:** ONC Notification - UNM South Campus

Good morning Representatives from Clayton Heights Lomas del Cielo NA, District 6 Coalition NA, Kirtland Community Association, and South Broadway NA –

Bohannon Huston Inc., is submitting an Application to the DHO and your neighborhood association is within the area to notify. For more information please see the documents at the link below:

Please use the following link:

<https://sfspublic.bhinc.com/?tk=TKkleganD7112025115238>

-Link Expires: 12/7/2025

Files being shared:

- \UNM South Campus\NAs\_Emailed-Mailed-Notice-PublicHearing-Print&Fill (F).pdf

Thank you,

**Kimberly Legan**

Administrative Professional

Community Development and Planning

**Bohannon Huston**

p: 505-798-7954

[KLegan@bhinc.com](mailto:KLegan@bhinc.com) | [bhinc.com](https://bhinc.com)



Great people *supporting* great communities. Want to be part of the team? Visit [bhinc.com/careers](https://bhinc.com/careers)

Kimberly Legan

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**From:** Microsoft Outlook <MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@bhinc.com>  
**To:** boyster2018@gmail.com; m.ryankious@gmail.com; fparmijo@gmail.com; Onastine Jaramillo  
**Sent:** Friday, November 7, 2025 11:53 AM  
**Subject:** Relayed: ONC Notification - UNM South Campus

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

[boyster2018@gmail.com](mailto:boyster2018@gmail.com) ([boyster2018@gmail.com](mailto:boyster2018@gmail.com))

[m.ryankious@gmail.com](mailto:m.ryankious@gmail.com) ([m.ryankious@gmail.com](mailto:m.ryankious@gmail.com))

[fparmijo@gmail.com](mailto:fparmijo@gmail.com) ([fparmijo@gmail.com](mailto:fparmijo@gmail.com))

[Onastine Jaramillo](mailto:Onastine.Jaramillo@gmail.com) ([onastine@gmail.com](mailto:Onastine.Jaramillo@gmail.com))

Subject: ONC Notification - UNM South Campus

Kimberly Legan

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**From:** Microsoft Outlook <MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@bhinc.com>  
**To:** e\_molinadodge@yahoo.com; kande0@yahoo.com  
**Sent:** Friday, November 7, 2025 11:53 AM  
**Subject:** Relayed: ONC Notification - UNM South Campus

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

[e\\_molinadodge@yahoo.com](mailto:e_molinadodge@yahoo.com) (e\_molinadodge@yahoo.com)

[kande0@yahoo.com](mailto:kande0@yahoo.com) (kande0@yahoo.com)

Subject: ONC Notification - UNM South Campus

Kimberly Legan

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**From:** Microsoft Outlook <MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@bhinc.com>  
**To:** bakieaikin@comcast.net  
**Sent:** Friday, November 7, 2025 11:53 AM  
**Subject:** Relayed: ONC Notification - UNM South Campus

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

[bakieaikin@comcast.net](mailto:bakieaikin@comcast.net) ([bakieaikin@comcast.net](mailto:bakieaikin@comcast.net))

Subject: ONC Notification - UNM South Campus

Kimberly Legan

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**From:** Mail Delivery Subsystem <MAILER-DAEMON@swcp.com>  
**To:** wwa\_info@ebi3.swcp.com  
**Sent:** Friday, November 7, 2025 11:54 AM  
**Subject:** Delivered: ONC Notification - UNM South Campus

The original message was received at Fri, 7 Nov 2025 11:53:32 -0700 (MST)  
from ame3.swcp.com [216.184.2.120]

----- The following addresses had successful delivery notifications -----  
<wwa\_info@ebi3.swcp.com> (successfully delivered to mailbox)

----- Transcript of session follows -----  
<wwa\_info@ebi3.swcp.com>... Successfully delivered

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

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

Date of Notice\*: 11/7/25

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

☐ Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.<sup>1</sup>

☒ Property Owners within 100 feet of the Subject Property.

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

1. Subject Property Address\* ALBUQUERQUE NM 87106  
Location Description University Blvd., Gibson Blvd., Alumni Dr., and Varsity Ave
2. Property Owner\* REGENTS OF UNM REAL ESTATE DEPT
3. Agent/Applicant\* [if applicable] Bohannon Huston, Inc.
4. Application Type(s)<sup>2</sup>\* per IDO Table 6-1-1
  - ☐ Site Plan – EPC
  - ☒ Subdivision Major Preliminary Plat (Minor or Major or Bulk Land)
  - ☒ Vacation Vacation Of Public Easements (Easement/Private Way or Public Right-of-way)
  - ☐ Variance – EPC
  - ☐ Waiver \_\_\_\_\_ (DHO or Wireless Telecommunication Facility)
  - ☐ Other: \_\_\_\_\_

Summary of project/request<sup>3</sup>\*:

Replat Tracts 6-10, Vacate Easements (Drainage Easements on Tracts 6 & 7, 35' and 50' Slope Easements, 120' Drainage Easement, and 10' PUE)

vacate Dedicated Right-of-Way, and to grant and dedicate new easements and Right-of-Way.

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

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

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

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

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

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

Hearing Date/Time\*: Wednesday December 3rd, 2025 at 9:00am

Location\*<sup>4</sup>: Link provided by COA Planning dept. more info found at link below

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860 and select the option for “Boards, Commissions, and ZHE Signs.”

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

Preferred project contact information:

Name: Michael Balaskovits and Noah Pierce

Email: mbalaskovits@bhinc.com and npierce@bhinc.com

Phone: (505)823-1000

☐

Attachments:

☐

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

☒

Others: Plat and Zone Atlas Pages

☐

Online website or project page: N/A

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

1. Zone Atlas Page(s)\*<sup>5</sup> L-15-Z

2. Project Illustrations, as relevant\*<sup>6</sup>

☐

Architectural drawings

☐

Elevations of the proposed building(s)

☒

Other illustrations of the proposed application

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

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

☐

Deviation(s)

☐

Variance(s)

☐

Waiver(s)

Explanation\*:

N/A

<sup>4</sup> Physical address or Zoom link

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

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

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

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

N/A

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

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.\*
- ☐ b. Access and circulation for vehicles and pedestrians.\*
- ☐ c. Maximum height of any proposed structures, with building elevations.\*
- ☐ d. **For residential development\***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development\***:
  - ☐ Total gross floor area of proposed project.
  - ☐ Gross floor area for each proposed use.

**Additional Information from IDO Zoning Map<sup>7</sup>:**

- 1. Area of Property [typically in acres] 34.1531
- 2. IDO Zone District R-MH & MX-L
- 3. Overlay Zone(s) [if applicable] N/A
- 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant

**NOTE:** Pursuant to [IDO §14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3860 and select option for “Boards, Commissions, and ZHE Signs.”

**Useful Links**

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

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

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

# Language Access Notice:

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

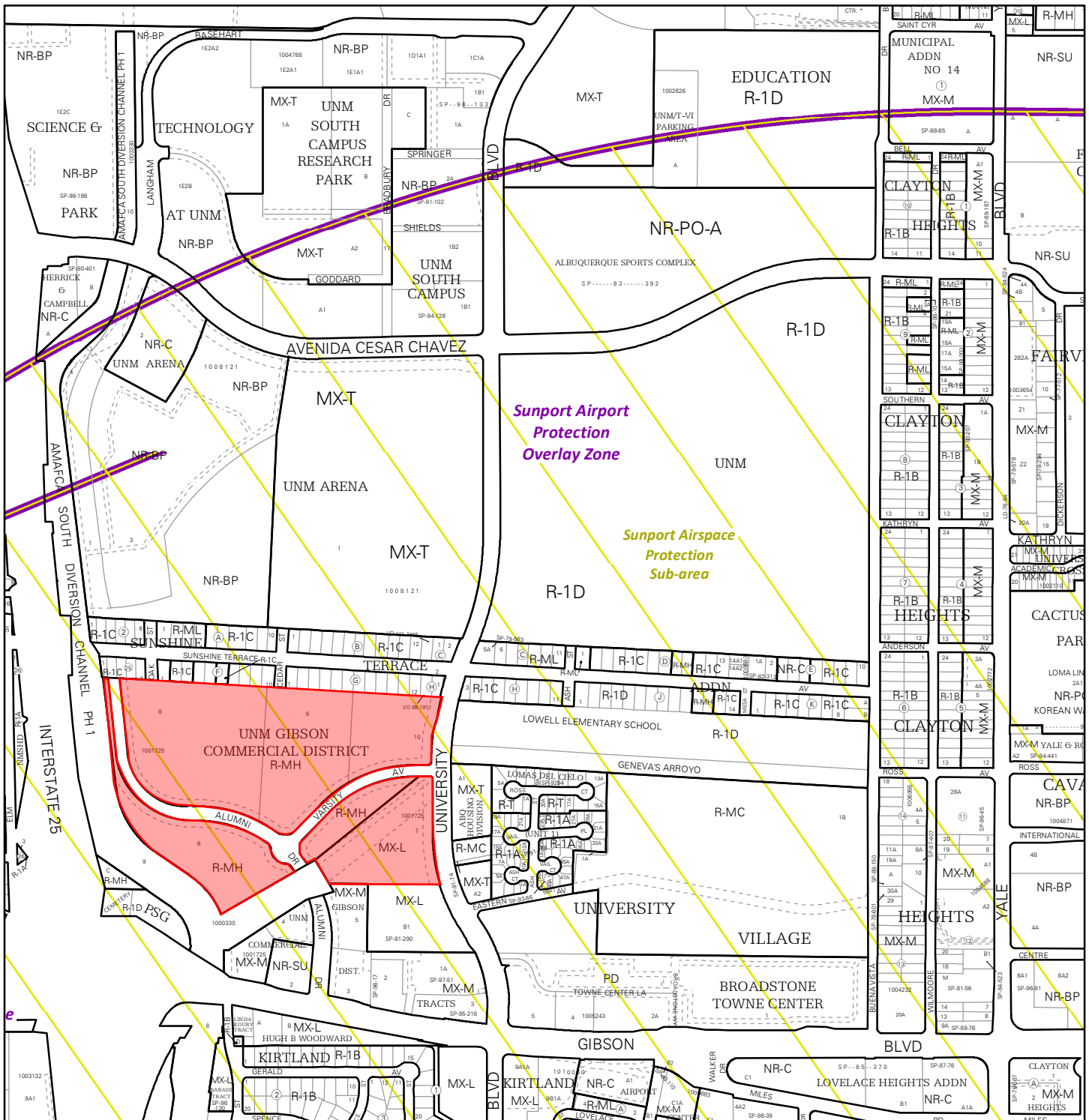
## **Notificación de Acceso Lingüístico.**

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

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

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

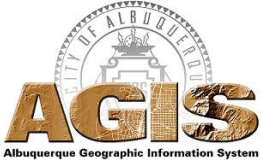
**Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii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



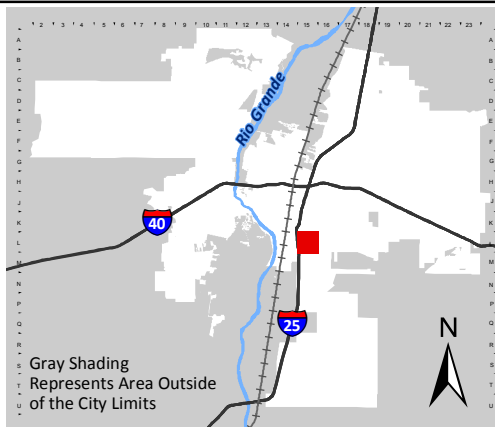
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>









# IDO Zone Atlas

## May 2018

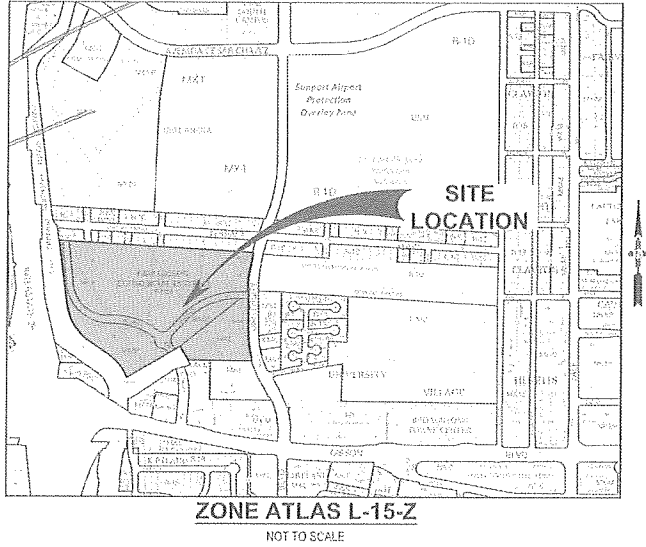


**IDO Zoning information as of May 17, 2018**  
**The Zone Districts and Overlay Zones**  
**are established by the**  
**Integrated Development Ordinance (IDO).**

Zone Atlas Page:  
**L-15-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

A horizontal number line representing distance in feet. It has major tick marks at 0, 250, 500, and 1,000. The line is divided into three equal segments of 250 feet each by tick marks at 250 and 500. The word "Feet" is written at the right end of the line.



SUBDIVISION DATA:

- CDRA No. \_\_\_\_\_
- Zone Atlas Index Nos.: L-15-Z
- Gross Subdivision Acreage: 37.9504 Acres
- Existing Tracts: 5. New Tracts 5.
- Additional Right-of-Way for Lobo Crossing SE consisting of +/- 4.1532 acres, the approximate length is 0.47 miles.
- Date of Survey: October 2025.
- Plat is located within Section 28, Township 10 North, Range 3 East; N.M.P.M., within the City of Albuquerque, Bernalillo County, New Mexico.
- Plat is entirely within Bernalillo County Limits.
- Portions of this site are located in and adjacent to Special Flood Hazard "A", as designated on FIRM Map 35001C0342G with revised date of September 6, 2028 as well as FIRM Map 35001C0334G with revised date of September 26, 2008.
- As of the date of the surveyor's signature, the Bernalillo County zoning shows that the proposed tracts 6, 8, 9, & 10 are part of zoning R-MH. Tract 7 is a part of zoning MX-L.

PURPOSE OF PLAT:

The purpose of this Plat is to replat Tracts 6, 7, 8, 9, & 10 of the Plat of UNM Gibson Commercial District (a replat of Tracts A & B, Ever Ready Subdivision Tracts 4 & 5, Gibson Tracts and Tract A, 40/25 Associates Subdivision) and unplatted land in section 28, T10N, R3E, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on December 22, 2011 in Book 2011C, Page 138, Document No. 2011119138, into five (5) new Tracts; as well as to vacate previously platted Easements and dedicated Rights-of-Ways, and to grant and dedicate new Easements and Rights-of-Way.

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 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.
- 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. Comcast Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Comcast 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 (above ground 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 byconstruction 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), New Mexico Gas Company (NMGC) and Qwest Corporation D/B/A CenturyLink (QWEST), Comcast did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST 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.

DESCRIPTION:

BEING located in Section 28, T. 10 N., R. 3 E., N.M.P.M., within the City of Albuquerque, Bernalillo County, New Mexico, being and comprising all of Tracts 6, 7, 8, 9, & 10, as well as Alumni Drive SE and Varsity Avenue SE within the aforementioned tracts of the Plat of UNM Gibson Commercial District (a replat of Tracts A & B, Ever Ready Subdivision Tracts 4 & 5, Gibson Tracts and Tract A, 40/25 Associates Subdivision) and unplatted land in section 28, T10N, R3E, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on December 22, 2011 in Book 2011C, Page 138, Document No. 2011119138.

Tracts contain 37.9504 acres of land, more or less.

FREE CONSENT AND DEDICATION:

The plat shown hereon is made with the owner(s) free consent and in accordance with the desires of the undersigned owner(s), the execution of this plat is is their free act and deed. Those signing as owner(s) warrant that they hold among them, complete indefeasible title in fee simple to the land shown in this plat. Owner(s) hereby affirm that the described property shown on this plat lies within the platting and subdivision of Albuquerque, New Mexico. Said owner(s) hereby grant all Easements as shown on this plat; and hereby dedicate Public Rights-of-Way as shown on this plat to the City of Albuquerque, New Mexico in Fee Simple with Warranty Covenants.

THE REGENTS OF THE UNIVERSITY OF NEW MEXICO, a body corporate of the State of New Mexico

By: \_\_\_\_\_  
Teresa Constantinidis  
Executive Vice President for Administration and Finance,  
The University of New Mexico

State of New Mexico )

SS

County of Bernalillo )

This instrument was acknowledged before me on \_\_\_\_\_ day of \_\_\_\_\_, 2025 by \_\_\_\_\_ (Client position, Client Name)

My Commission Expires: \_\_\_\_\_  
Notary Public

TAX CERTIFICATION:

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID FOR

TRACT 6, UPC # 101505612310032705; TRACT 7, UPC # 101505621110930901;  
TRACT 8, UPC # 101505611816030201; TRACT 9, UPC # 101505617515930202;  
TRACT 10, UPC# 101505622015830203.

PROPERTY OWNER OF RECORD: THE REGENTS OF THE UNIVERSITY OF NEW MEXICO

BERNALILLO COUNTY TRESURER'S OFFICE

NOTES:

- Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1983.
- Distances are ground distances "US SURVEY FOOT".
- Basis of Bearings established between City of Albuquerque Control Monument "SDC\_13\_4" and A.M.A.F.C.A. Flood Control Right-of Way Monument "S1-11-16" as shown bears N. 03° 38' 45" E.
- Project combined factor = 0.9987505000 scaled about X=0.00, Y=0.00.
- Record bearings and distances are shown in parentheses ( ) and are the same as shown on the Plat of UNM GIBSON COMMERCIAL DISTRICT (a replat of Tracts A & B, Ever Ready Subdivision, Tracts 4 & 5, Gibson Tracts and Tract A, 40/25 Associates Subdivisions and unplatted land in Section 20, T.10N., R.3E., N.M.P.M.) Albuquerque, Bernalillo County, New Mexico filed on December 22, 2011 in Book 2011C, Page 138, Document No. 2011119138.
- Pursuant to Section 14-14-4-7 of the City of Albuquerque Code of Ordinances, "no property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots of parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat".
- All corners created with this plat will be monumented with a #5 rebar and red plastic survey cap stamped "MARTINEZ PS 29616" or nail and washer stamped "MARTINEZ PS 29616" unless otherwise noted.
- Easements of record are based on Title Commitment No. SP000146933 issued by Fidelity National Title Insurance Company on July 10, 2025 at 8:00 am.
- Tract 7-A and Tract 10-A are subject to Flood Zone "A", as designated on FIRM Map 35001C0342G with revised date of September 6, 2028 as well as FIRM Map 35001C0334G with revised date of September 26, 2008.
- Future development of lands within this Plat may require improvements by the owner for drainage and grading for any specific lot. By its approval of this replat, the City makes no representation or warranties as to excavation, filling or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.
- Centerline monuments to be installed at centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard 3-1/4" aluminum alloy cap stamped "CITY OF ALBUQUERQUE, CENTERLINE MONUMENTATION, SURVEY MARKER, DO NOT DISTURB, PS 29616."

SURVEYOR'S CERTIFICATION:

I, Aaron R. Martinez, a Registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all existing easements as shown on the plats of record, or made known to me by the owner, utility companies, or other interested parties and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors under N.M.A.C. 12.8.2.7.B(10), Unclassified Surveying. This document is a draft/sketch document and shall not be recorded for any purpose. This document does not constitute a boundary survey in as such, it is draft in nature and is an interim product of a replat, which will be finalized at a future date. This draft document is true and accurate to the best of my knowledge and belief.

Aaron R. Martinez Date: \_\_\_\_\_  
New Mexico Professional Surveyor 29616  
For and on Behalf of Bohannon Huston Inc.

PLAT OF  
TRACTS 6-A, 7-A, 8-A, 9-A, & 10-A  
UNM GIBSON COMMERCIAL  
DISTRICT  
(A REPLAT OF TRACTS 6, 7, 8, 9, & 10,  
UNM COMMERCIAL DISTRICT)  
SECTION 28, T. 10 N., R. 3 E., N.M.P.M  
ALBQUERQUE, BERNALLILO COUNTY,  
NEW MEXICO  
NOVEMBER, 2025

Project Number: \_\_\_\_\_

Application Number: \_\_\_\_\_

PLAT APPROVAL

Utility Approvals:

PNM Electric Services Date \_\_\_\_\_

New Mexico Gas Company Date \_\_\_\_\_

CenturyLink Date \_\_\_\_\_

Comcast Date \_\_\_\_\_

City Approvals:

City Surveyor Date \_\_\_\_\_

\*Real Property Division (conditional) Date \_\_\_\_\_

\*\*Environmental Health Department (conditional) Date \_\_\_\_\_

Traffic Engineering, Transportation Division Date \_\_\_\_\_

ABCWUA Date \_\_\_\_\_

Parks and Recreation Department Date \_\_\_\_\_

AMAFCA Date \_\_\_\_\_

Hydrology Date \_\_\_\_\_

Code Enforcement Date \_\_\_\_\_

Planning Department Date \_\_\_\_\_

City Engineer Date \_\_\_\_\_

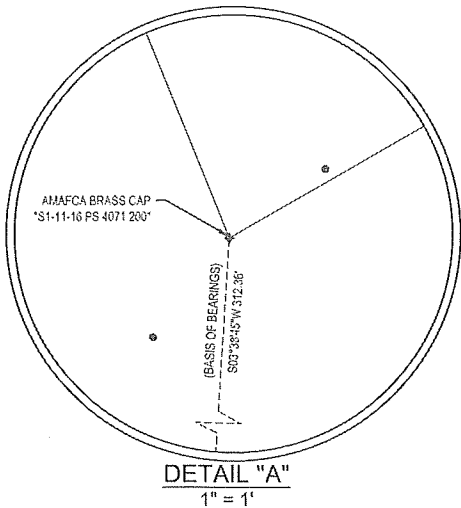
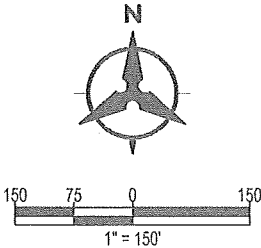
\*\*MRGCD (conditional) Date \_\_\_\_\_

LANDFILL DISCLOSURE STATEMENT:

The subject property is located near or is a former landfill site. Due to the subject property being on or near a former landfill, certain precautionary measures may need to be taken to ensure the health and safety of the public. Recommendations made by a professional engineer with expertise in landfills and landfill gas issues (as required by the most current version of the "Interim Guidelines for Development within 1000 feet of Landfills) shall be consulted prior to development of the site.

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PLAT OF  
TRACTS 6-A, 7-A, 8-A, 9-A, & 10-A  
UNM GIBSON COMMERCIAL  
DISTRICT  
(A REPLAT OF TRACTS 6, 7, 8, 9, & 10,  
UNM COMMERCIAL DISTRICT)  
SECTION 28, T. 10 N., R. 3 E., N.M.P.M  
ALBUQUERQUE, BERNALILLO COUNTY,  
NEW MEXICO  
NOVEMBER, 2025



- LEGEND
- EXISTING EASEMENT
  - - - ELIMINATED TRACT LINES
  - EXISTING TRACT LINES
  - RECORD TRACT LINES - NOT SURVEYED
  - SITE LIMIT OF LANDFILL
  - FEMA FLOODPLAIN
  - CALCULATED POINT
  - ⊕ FOUND ALUMINUM CAP
  - ⊕ FOUND BRASS CAP
  - ⊕ FOUND CHISEL MARK
  - ⊕ FOUND IRON PIPE
  - ⊕ FOUND NAIL
  - ⊕ FOUND PLASTIC CAP
  - ⊕ FOUND REBAR
  - ① 10' PUE VACATED WITH THE FILING OF THIS PLAT VACATION # \_\_\_\_\_

ALBUQUERQUE GEODETIC REFERENCE STATION "SDC\_13\_4"  
GEOGRAPHIC POSITION (NAD 1983)  
NAD STATE PLANE GRID COORDINATES  
(CENTRAL ZONE US SURVEY FOOT)  
N=1477145.573 UTM E=1526911.494 UTM  
GROUND TO GRID FACTOR = 0.999877909  
Δδ = 69°13'17.49"  
NAVD 1988 ELEVATION FROM FIELD SURVEY = 5043.46'

11x17 Version - NOT TO SCALE

# 11x17 Version - NOT TO SCALE

(A REPEAT OF TRACTS 6, 7, 8, 9, & 10,  
UNM COMMERCIAL DISTRICT)  
ECTION 28, T. 10 N., R. 3 E., N.M.P.M  
QUQUERQUE, BERNALILLO COUNTY,  
NEW MEXICO  
NOVEMBER, 2025



11x17 Version - NOT TO SCALE

PROPOSED CURVE DATA:

CURVE DATA						
ID	ARC	RADIUS	TANGENT	DELTA	CHORD	CHORD BRG
C100	260.07'	448.10'	133.81'	33°15'13"	256.44'	S38°32'24"E
C101	407.43'	483.79'	216.67'	48°15'07"	395.49'	S30°57'39"E
C102	400.53'	468.00'	213.46'	49°02'10"	388.42'	N30°41'22"W
C103	302.71'	268.00'	169.80'	64°42'56"	286.87'	N87°33'55"W
C104	223.64'	198.00'	125.45'	64°42'56"	211.94'	S87°33'55"E
C105	337.15'	398.00'	179.44'	48°32'10"	327.16'	S30°56'22"E
C106	3.47'	398.00'	1.74'	0°30'00"	3.47'	N06°25'17"W
C107	28.96'	14.50'	22.52'	114°26'52"	24.38'	N62°43'40"W
C108	135.79'	260.00'	69.48'	29°55'23"	134.25'	S75°02'18"W
C109	127.98'	233.00'	65.65'	31°28'13"	126.37'	N74°15'53"W
C110	89.53'	163.00'	45.92'	31°28'13"	88.41'	N74°15'53"W
C111	32.16'	20.00'	20.76'	92°07'55"	28.81'	S43°56'06"W

CURVE DATA						
ID	ARC	RADIUS	TANGENT	DELTA	CHORD	CHORD BRG
C112	62.39'	1438.12'	31.20'	2°29'09"	62.39'	S00°51'45"E
C113	43.52'	160.35'	21.89'	15°33'02"	43.39'	S07°41'59"W
C114	37.01'	140.00'	18.61'	15°08'46"	36.90'	S07°55'34"W
C115	227.12'	1485.40'	113.78'	8°45'38"	226.90'	S04°45'52"W
C116	122.39'	1485.40'	61.23'	4°43'15"	122.36'	S11°31'45"W
C117	148.91'	871.47'	74.64'	9°47'26"	148.73'	S04°31'10"E
C118	121.71'	871.47'	60.95'	8°00'07"	121.61'	N13°24'56"W
C119	18.28'	13.00'	11.02'	80°34'42"	16.81'	N49°42'39"W
C120	127.98'	233.00'	65.65'	31°28'13"	126.37'	N74°15'53"W
C121	89.53'	163.00'	45.92'	31°28'13"	88.41'	N74°15'53"W
C122	99.23'	190.00'	50.77'	29°55'23"	98.10'	S75°02'18"W
C123	32.32'	25.00'	18.87'	74°04'36"	30.12'	N23°03'32"E

EXISTING AND RECORD CURVE DATA:

CURVE DATA PL. 1						
ID	ARC	RADIUS	TANGENT	DELTA	CHORD	CHORD BRG
C1	309.62'	380.00'	163.98'	46°41'01"	301.12'	S29°11'25"E
	(309.54')	(380.00')	(163.93')	(46°40'16")	(301.05')	(N29°11'59"W)
C2	5.54'	338.00'	2.77'	0°56'23"	5.54'	S53°21'16"E
	(5.60')	(338.00')	(2.80')	(00°56'55")	(5.60')	(N52°03'40"W)
C3	242.40'	380.00'	125.48'	36°32'53"	238.31'	S69°51'11"E
	(242.42')	(380.00')	(125.50')	(36°33'07")	(238.33')	(N69°51'45"W)
C4	369.37'	613.00'	190.48'	34°31'27"	363.81'	S70°54'10"E
	(369.30')	(613.00')	(190.44')	(34°31'03")	(363.74')	(N70°52'47"W)
C5	35.68'	39.00'	19.20'	52°25'24"	34.45'	S27°13'05"E
	(35.60')	(39.00')	(19.15')	(52°18'08")	(34.38')	(N27°28'12"W)
C6	116.08'	75.00'	73.29'	88°40'45"	104.84'	S45°42'05"E
	(116.04')	(75.00')	(73.25')	(88°39'02")	(104.81')	(N45°38'40"W)
C7	35.53'	39.00'	19.11'	52°11'59"	34.32'	S63°36'28"E
	(35.60')	(39.00')	(19.15')	(52°18'08")	(34.38')	(N63°49'07"W)
C8	34.03'	613.00'	17.02'	3°10'51"	34.03'	S35°59'36"E
	(34.00')	(613.00')	(17.01')	(03°10'42")	(34.00')	(N36°04'42"W)
C9	260.07'	448.10'	133.81'	33°15'13"	256.44'	N38°32'24"W
	(260.11')	(448.10')	(133.83')	(33°15'30")	(256.47')	(N38°32'09"W)
C10	407.43'	483.79'	216.67'	48°15'07"	395.49'	N30°57'39"W
	(407.99')	(483.79')	(217.01')	(48°19'08")	(396.01')	(N30°38'13"W)
C11	276.66'	320.00'	147.64'	49°32'10"	268.13'	S30°38'43"E
	(276.70')	(320.00')	(147.67')	(49°32'36")	(268.16')	(S30°38'09"E)
C12	186.54'	288.00'	96.67'	37°06'37"	183.29'	S73°55'41"E
	(186.38')	(288.00')	(96.58')	(37°04'42")	(183.14')	(S73°56'48"E)
C13	28.68'	379.00'	14.35'	4°20'07"	28.67'	N89°25'46"E
	(28.76')	(379.00')	(14.39')	(04°20'50")	(28.75')	(N89°41'16"E)
C14	309.21'	687.00'	157.27'	25°47'18"	306.61'	S75°14'10"E
	(309.16')	(687.00')	(157.24')	(25°47'01")	(306.56')	(N75°14'48")
C15	112.02'	687.00'	56.13'	9°20'32"	111.89'	S57°40'48"E
	(112.06')	(687.00')	(56.16')	(09°20'46")	(111.94')	(S57°40'54"E)
C16	33.59'	44.00'	17.66'	43°44'08"	32.78'	S75°07'05"E
	(33.77')	(44.00')	(17.76')	(43°58'18")	(32.95')	(S74°59'41"E)

CURVE DATA PL. 2						
ID	ARC	RADIUS	TANGENT	DELTA	CHORD	CHORD BRG
C17	19.71'	76.00'	9.91'	14°51'44"	19.66'	S89°44'21"E
	(19.52')	(76.00')	(9.81')	(14°43'02")	(19.47')	(S89°37'19"E)
C18	35.17'	38.00'	18.96'	53°01'34"	33.93'	N71°05'24"E
	(35.40')	(38.00')	(19.10')	(53°22'52")	(34.14')	(N71°02'46"E)
C19	181.96'	680.00'	91.53'	15°19'55"	181.42'	N52°05'33"E
	(182.03')	(680.00')	(91.56')	(15°20'15")	(181.49')	(N52°01'28"E)
C20	349.99'	680.00'	178.96'	29°29'22"	346.14'	N74°21'05"E
	(349.46')	(68.00')	(178.68')	(29°26'40")	(345.62')	(S74°42'56"W)
C21	19.74'	13.00'	12.34'	87°00'16"	17.90'	N45°06'35"E
	(20.11')	(13.00')	(12.69')	(88°38'11")	(18.16')	(N44°49'11"E)
C22	153.13'	1495.40'	76.63'	5°52'02"	153.06'	N03°24'19"E
	(153.17')	(1495.40')	(76.65')	(05°52'07")	(153.10')	(N03°26'09"E)
C23	42.14'	162.00'	21.19'	14°54'14"	42.02'	N13°45'10"E
	(42.16')	(162.00')	(21.20')	(14°54'38")	(42.04')	(N13°49'31"E)
C24	30.43'	288.00'	15.23'	6°03'14"	30.42'	N18°10'49"E
	(30.44')	(288.00')	(15.23')	(06°03'21")	(30.43')	(N18°15'10"E)
C25	122.39'	1485.40'	61.23'	4°43'15"	122.36'	N11°31'45"E
	(122.41')	(1485.00')	(61.24')	(04°43'18")	(122.37')	(S11°29'18")
C26	20.71'	13.00'	13.30'	91°17'12"	18.59'	S45°16'29"E
	(20.70')	(13.00')	(13.28')	(91°13'49")	(18.58')	(S45°14'49"E)
C27	484.34'	620.00'	255.29'	44°45'33"	472.12'	N66°45'58"E
	(484.59')	(620.00')	(255.43')	(44°46'56")	(472.35')	(S66°44'48"W)
C28	35.35'	38.00'	19.07'	53°17'57"	34.09'	N17°49'21"E
	(35.40')	(38.00')	(19.10')	(53°22'52")	(34.14')	(S17°39'55"W)
C29	19.61'	76.00'	9.86'	14°46'57"	19.55'	N01°39'47"W
	(19.52')	(76.00')	(9.81')	(14°43'02")	(19.47')	(S01°40'00"E)
C30	33.76'	44.00'	17.76'	43°57'57"	32.94'	N16°19'19"W
	(33.77')	(44.00')	(17.76')	(43°58'18")	(32.95')	(S16°17'39"E)
C31	51.44'	687.00'	25.73'	4°17'24"	51.43'	N36°13'34"W
	(51.38')	(687.00')	(25.70')	(04°17'06")	(51.37')	(S36°08'15"E)
C32	270.62'	871.47'	136.41'	17°47'32"	269.54'	S08°31'14"E
	(270.70')	(871.51')	(136.45')	(17°47'48")	(269.61')	(S08°31'46"E)

PLAT OF  
TRACTS 6-A, 7-A, 8-A, 9-A, & 10-A  
UNM GIBSON COMMERCIAL  
DISTRICT  
(A REPLAT OF TRACTS 6, 7, 8, 9, & 10,  
UNM COMMERCIAL DISTRICT)  
SECTION 28, T. 10 N., R. 3 E., N.M.P.M  
ALBUQUERQUE, BERNALLILO COUNTY,  
NEW MEXICO  
NOVEMBER, 2025

PROPOSED TANGET DATA:

TANGENT DATA			TANGENT DATA		
ID	BEARING	DISTANCE	ID	BEARING	DISTANCE
T100	N29°55'23"W	15.00'	T111	S60°04'37"W	64.89'
T101	S60°04'37"W	135.47'	T112	N90°00'00"W	5.34'
T102	N86°41'28"W	22.42'	T113	S00°27'14"W	178.39'
T103	S86°41'28"E	70.97'	T114	S00°21'43"W	12.09'
T104	N60°04'37"E	182.67'	T115	S00°17'47"W	82.26'
T105	N57°47'58"E	25.68'	T116	N90°00'00"W	33.87'
T106	N00°01'29"W	236.17'	T117	S60°04'37"W	39.11'
T107	N04°42'45"W	122.60'	T118	S30°57'11"E	15.00'
T108	S73°46'00"W	42.70'	T119	S30°57'12"E	143.04'
T109	N90°00'00"W	45.74'	T120	S57°47'58"W	32.56'
T110	S00°00'00"E	4.42'			

EXISTING AND RECORD TANGET DATA:

TANGENT DATA		
ID	BEARING	DISTANCE
T1	S86°41'28"E	27.34'
	(N86°41'36"W)	(27.24')
T2	S88°06'52"E	72.99'
	(N88°08'19"W)	(72.98')
T3	N86°41'28"W	60.68'
	(S86°41'36"E)	(60.78')
T4	S88°03'40"E	49.33'
	(S88°08'19"E)	(49.33')
T5	N89°10'13"E	86.44'
	(N89°08'16"E)	(86.43')
T6	N89°06'37"E	94.55'
	(S89°08'16"W)	(94.58')
T7	S60°05'32"W	45.28'
	(S60°05'28"W)	(45.32')
T8	N30°57'13"W	143.04'
	(N30°55'16"W)	(143.01')

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**Bohannon Huston, Inc.**  
7500 Jefferson St NE  
Albuquerque, NM  
87109



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246 HALE CIR SW  
ALBUQUERQUE NM 87105-0302

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DANIEL CHAVEZ  
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ALBUQUERQUE NM 87102-4942

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AMAFCA  
2600 PROSPECT AVE NE  
ALBUQUERQUE NM 87107-1836

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Albuquerque, NM  
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ARCHDIOCESE OF SANTA FE REAL ESTATE CORP  
4000 ST JOSEPH PL NW  
ALBUQUERQUE NM 87120-1714

**Bohannon Huston, Inc.**  
7500 Jefferson St NE  
Albuquerque, NM  
87109



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IRMA BARRAZA  
1937 ELM ST SE  
ALBUQUERQUE NM 87102-4882

Bohannon Huston, Inc.  
7500 Jefferson St NE  
Albuquerque, NM  
87109



**FP**  **US POSTAGE**  
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First-Class - IMI

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11/07/2025  
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PAUL & BERNICE CHAVEZ  
2209 ELM ST SE  
ALBUQUERQUE NM 87102-4962

Bohannon Huston, Inc.  
7500 Jefferson St NE  
Albuquerque, NM  
87109



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11/07/2025  
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CITY OF ALBUQUERQUE  
PO BOX 1293  
ALBUQUERQUE NM 87103-1293

**Bohannon Huston, Inc.**  
7500 Jefferson St NE  
Albuquerque, NM  
87109



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First-Class - IMI

ZIP 87109

11/07/2025

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COUNTY OF BERNALILLO C/O COUNTY  
MANAGER  
1 CIVIC PLAZA NW  
ALBUQUERQUE NM 87102-2109

**Bohannon Huston, Inc.**

7500 Jefferson St NE

Albuquerque, NM

87109



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BERENICE FUENTES  
2119 ELM ST SE  
ALBUQUERQUE NM 87102

Bohannon Huston, Inc.  
7500 Jefferson St NE  
Albuquerque, NM  
87109



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ZIP 87109  
11/07/2025  
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ALFREDO & MINERVA HINOJOS  
919 ROSS AVE SE  
ALBUQUERQUE NM 87102

**Bohannan Huston, Inc.**  
7500 Jefferson St NE  
Albuquerque, NM  
87109



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BBIC INVESTORS SPE LLC  
155 MONTGOMERY ST SUITE 1600  
SAN FRANCISCO CA 94104-4121

Bohannon Huston, Inc.  
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ALBUQUERQUE HOUSING AUTHORITY  
1840 UNIVERSITY BLVD SE  
ALBUQUERQUE NM 87106-3919

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7500 Jefferson St NE  
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BIENES & AUTOS LLC C/O TORRES MARIA  
GUADALUPE  
905 ROSS AVE SE  
ALBUQUERQUE NM 87102-4941

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Albuquerque, NM  
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LUPE & CASTULO GALLEGOS  
1819 VAN CT SW  
ALBUQUERQUE NM 87105-6159

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7500 Jefferson St NE  
Albuquerque, NM  
87109



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PETE GALLEGOS and ISABEL GONZALES  
1941 ELM ST SE  
ALBUQUERQUE NM 87102-4882

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Albuquerque, NM  
87109



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ROBERT GRAHAM  
10101 NORMAN AVE NE  
ALBUQUERQUE NM 87112-3038

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7500 Jefferson St NE  
Albuquerque, NM  
87109



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NIA HARRIS  
2019 ELM ST SE  
ALBUQUERQUE NM 87102-

Bohannon Huston, Inc.  
7500 Jefferson St NE  
Albuquerque, NM  
87109



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**ZIP 87109**  
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MICHAEL PRICE TRUSTEE PRICE LVT & RASKIN  
BARRY & OLAFSON LINDA TRUSTEES ET  
763 2ND ST SUITE #100  
ENCINITAS CA 92024-4482

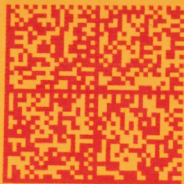
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Albuquerque, NM  
87109



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JUAN MANCILLA-ARIAS & MAIRA RIOS  
1220 SAN ANTONIO ST  
ALBUQUERQUE NM 87104-1944

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7500 Jefferson St NE  
Albuquerque, NM  
87109



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BERNICE MARTINEZ  
921 ANDERSON AVE SE  
ALBUQUERQUE NM 87102-4888

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7500 Jefferson St NE  
Albuquerque, NM  
87109



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REGENTS OF UNM ATTN: DIR OF REAL ESTATE  
UNM REAL ESTATE DEPT MSC 06 3595  
2811 CAMPUS CAMPUS BLVD NE  
ALBUQUERQUE NM 87131-0001

Bohannon Huston, Inc.  
7500 Jefferson St NE  
Albuquerque, NM  
87109



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REGENTS OF UNM ATTN: REAL ESTATE DEPT  
MSC 06 3595  
1 UNIVERSITY OF NEW MEXICO  
ALBUQUERQUE NM 87131-0001

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7500 Jefferson St NE

Albuquerque, NM

87109



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ZIP 87109

11/07/2025

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REGENTS OF UNM C/O DIRECTOR OF REAL  
ESTATE

2811 CAMPUS BLVD NE MSC 3595

ALBUQUERQUE NM 87131-0001

Bohannon Huston, Inc.  
7500 Jefferson St NE  
Albuquerque, NM  
87109



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REGENTS OF UNM C/O DIRECTOR OF REAL  
ESTATE MSC 06 3595  
2811 CAMPUS BLVD NE  
ALBUQUERQUE NM 87131-0001

**Bohannon Huston, Inc.**

7500 Jefferson St NE

Albuquerque, NM

87109



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**\$002.17<sup>9</sup>**

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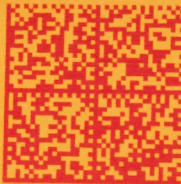
ZIP 87109

11/07/2025

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REGENTS OF UNM REAL ESTATE DEPT  
MSC06-3595-1 UNIVERSITY OF NM  
ALBUQUERQUE NM 87131-0001

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Albuquerque, NM  
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DEBBIE SANCHEZ  
2103 ELM ST SE  
ALBUQUERQUE NM 87102

Bohannon Huston, Inc.  
7500 Jefferson St NE  
Albuquerque, NM  
87109



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FRANK SANCHEZ  
1200 RINER CT SW  
ALBUQUERQUE NM 87105-3676

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7500 Jefferson St NE  
Albuquerque, NM  
87109



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VALERIE SANCHEZ  
10759 FRAZIER LN SW  
ALBUQUERQUE NM 87121-3653

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Albuquerque, NM  
87109



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STATE HIGHWAY DEPT  
PO BOX 1149  
SANTA FE NM 87504-1149

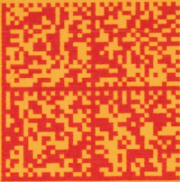
**Bohannon Huston, Inc.**  
7500 Jefferson St NE  
Albuquerque, NM  
87109



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DAVID WHITING JR & SANDRA G & WHITING  
DAVID A III  
1600 SUNSHINE TERRACE AVE SE  
ALBUQUERQUE NM 87106-3904

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7500 Jefferson St NE  
Albuquerque, NM  
87109



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UNIVERSITY VILLAGE HOTEL LLC  
9201 MONTGOMERY BLVD NE BLDG 1  
ALBUQUERQUE NM 87111

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7500 Jefferson St NE  
Albuquerque, NM  
87109



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KATHLEEN WILSON  
7432 LA JARA CT NE  
ALBUQUERQUE NM 87109

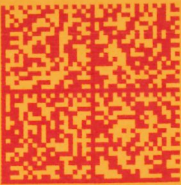
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87109



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RICHARD E SANCHEZ JR & MARY SANCHEZ  
2105 ELM ST SE  
ALBUQUERQUE NM 87102-4830

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7500 Jefferson St NE  
Albuquerque, NM  
87109



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CESAR MEDINA  
808 PROSPECT AVE NW  
ALBUQUERQUE NM 87102-1067

Bohannon Huston, Inc.  
7500 Jefferson St NE  
Albuquerque, NM  
87109



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First-Class - IMI  
ZIP 87109  
11/07/2025  
036B 0011828881

JOSE FUENTES & LETICIA MUNIZ  
2119 ELM ST SE  
ALBUQUERQUE NM 87102

Figure 12

INFRASTRUCTURE LIST

EXHIBIT "A"  
TO SUBDIVISION IMPROVEMENTS AGREEMENT  
DEVELOPMENT HEARING OFFICER (DHO) REQUIRED INFRASTRUCTURE LIST

**UNM GIBSON COMMERCIAL DISTRICT**

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the IIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b><u>PUBLIC WATERLINE IMPROVEMENTS</u></b>									
		12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJS	ALUMNI DRIVE	ALUMNI DRIVE TERMINUS (CPN 795693)	LOBO CROSSING	/	/	/
		12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJS	LOBO CROSSING	EXISTING 12" WEST OF LOBO VILLAGE.	UNIVERSITY BLVD.	/	/	/
		12" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJS	PUBLIC EASEMENT THROUGH DEVELOPMENT	LOBO CROSSING	LOBO CROSSING	/	/	/
<b><u>PUBLIC SANITARY SEWER IMPROVEMENTS</u></b>									
		10" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	LOBO CROSSING	SUNSHINE TERRACE	300' WEST OF UNVIVERSITY BLVD	/	/	/
* SANITARY SEWER LINES SHALL BE TERMINATED AT MANHOLES AND STANDARD LOCATIONS PER THE DPM. EXACT LOCATIONS TO BE DETERMINED AT DRC									
<b><u>PUBLIC STORM DRAIN IMPROVEMENTS</u></b>									
		18-24** DIA	RCP W/ NEC. MH'S, LATERALS & INLETS (MISC. TO SERVE RDWY)	LOBO CROSSING	UNIVERSITY BLVD	SOUTHERN EDGE OF  SUNSHINE TERRACE SUBDIVISION	/	/	/
<b><u>GENEVIA'S ARROYO IMPROVEMENTS</u></b>									
		EX. CONCRETE LINED CHANNEL	REMOVE AND DISPOSE OF EX. CONCRETE LINED CHANNEL	EXISTING EASEMENT	UNIVERSITY BLVD	AMAFCA SOUTH DIVERSION CHANNEL			
		84"	RCP W/ NEC. MH'S, LATERALS, INLETS, JUNCTION BOX, AND STRUCTURAL HEADWALLS	NEW EASEMENT TO BE DEDICATED TO CITY OF ALBUQUERQUE	UNIVERSITY BLVD	SOUTH DIVERSION CHANNEL			
		48"	RCP W/ NEC. MH'S, LATERALS, INLETS TO RELOCATE AROUND DEVELOPMENT	NEW EASEMENT TO BE DEDICATED TO CITY OF ALBUQUERQUE	UNIVERSITY BLVD	LOBO CROSSING			
		CLOMR	FEMA SUBMITTED CONDITIONAL LETTER OF MAP REVISION * ACTUAL SIZE TO BE DETERMINED BY HGL AT DRC	CURRENT FLOOD ZONE	BUENA VISTA	SOUTH DIVERSION CHANNEL			

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
<b>PUBLIC ROADWAY IMPROVEMENTS</b>				
44' F-F MIN 16' MEDIAN MIN 14' INGRESS MIN 14' EGRESS	COMMERCIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES	LOBO CROSSING	UNIVERSITY BLVD	EXISITING UNM ARENA ACCESS ROAD (TRACT 1 - UNM ARENA)
TRANSITION 55' F-F TO 48' F-F	COMMERCIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES	ALUMNI DRIVE	ALUMNI DRIVE TERMINUS (CPN 795693)	LOBO CROSSING
TRAFFIC SIGNAL	NEW TRAFFIC SIGNAL WITH ALL APPURTENANCES AS REQ.	UNIVERSITY	@ LOBO CROSSING	
NOTE: STREET LIGHTS WITH ALL APPURTENANCES AS REQUIRED PER THE COA DPM IN PUBLIC ROW **PROVIDE / INSTALL THE NECESSARY ROADWAY SIGNAGE ASSOCIATED W/ THE DEVELOPMENT AS APPROVED BY THE CITY DRC				


Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
<b>PUBLIC TRAIL IMPROVEMENTS</b>				
10' ASPHALT TRAIL	10' MULTI-USE ASPHALT TRAIL WITH BUFFER PER DPM (ALONG WEST SIDE OF RDWY)	LOBO CROSSING	NORTHERN PROPERTY LINE	UNIVERSITY BLVD
NOTE: A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTY  ALL SLOPES TO BE STABILIZED IN ACCORDANCE WITH STD SPEC 1012 OR BETTER				

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/

AGENT/OWNER	DEVELOPMENT FACILITATION TEAM APPROVALS
-------------	---

MICHAEL BALASKOVITS PREPARED BY: PRINT NAME	PLANNING	DATE	PARKS & RECREATION	DATE
BOHANNAN HUSTON, INC FIRM:	TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
 SIGNATURE	ABCWUA	DATE	HYDROLOGY	DATE
MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION <div></div>	CODE ENFORCEMENT	DATE	CITY ENGINEER	DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

November

DHO  
Planning Department  
415 Silver Ave SW  
Albuquerque, NM 87102

Re: Submittal for Preliminary Plat – Replat of Tracts 6, 7, 8, 9, and 10 of Plat of UNM Gibson  
Commercial District (PR-2020-004622)

Dear Development Hearing Officer,

Bohannon Huston Inc. is submitting for Sketch Plat Approval to be heard on December 3, 2025, for the above-mentioned site. The purpose of the Sketch Plat is to include vacations of Right-of-Way and various easements, update Right-of-Way alignments, and replat the tracts into five (5) new tracts. We understand this was previously submitted (noted with project number above) and this specific sketch plat is intended to capture the proposed vacation of easements. The vacated easements include 35' and 50' slope easements along Alumni Dr SE and Varsity Ave SE, a 10' PUE, and existing Public Drainage Easements. There are two easements that will be vacated with this plat to then later be granted again with a paper document once the plat is recorded, they include a 20's storm sewer easement and a 100' existing drainage easement currently going through Tract 7.

We ask you please review the prepared documentation and schedule this for the above-requested hearing date.

Sincerely,



Michael Balaskovits, PE  
Senior Vice President  
Community Development and Planning

---

Real Estate Department

May 28, 2025

Development Hearing Officer  
City of Albuquerque Planning Department  
Plaza Del Sol Building  
600 Second St. NW  
Albuquerque, NM 87102

RE: Agent Authorization Letter – UNM Gibson Commercial District

Dear Development Hearing Officer,

The Regents of the University of New Mexico, Real Estate Department, hereby appoint Bohannon Huston Inc. (BHI) as agents to act on our behalf in the application process to obtain information, submit entitlements, permit applications, plats, and any other necessary approvals to the DHO/DFT and/or City of Albuquerque.

Sincerely,



Thomas Neale  
Director, UNM Real Estate Dept.

cc: Mike Balaskovits, Bohannon Huston  
Lobo Development Corporation

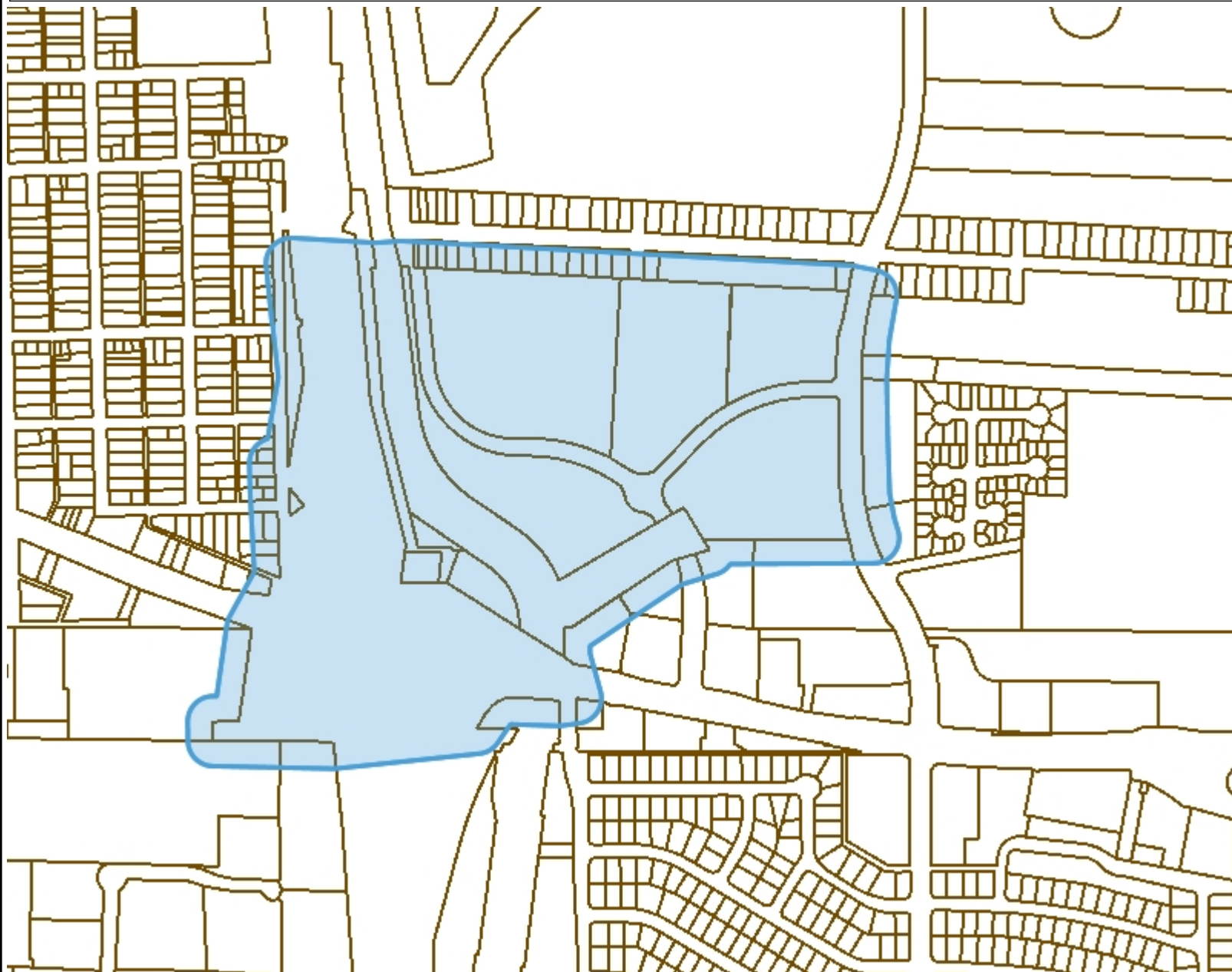


# 99999 Alumni Dr SE



## Legend

■ Bernalillo County Parcels



## Notes

Buffer: 100 Feet  
Right-of-Way: I-25; Gibson Rd SE;  
University Blvd SE

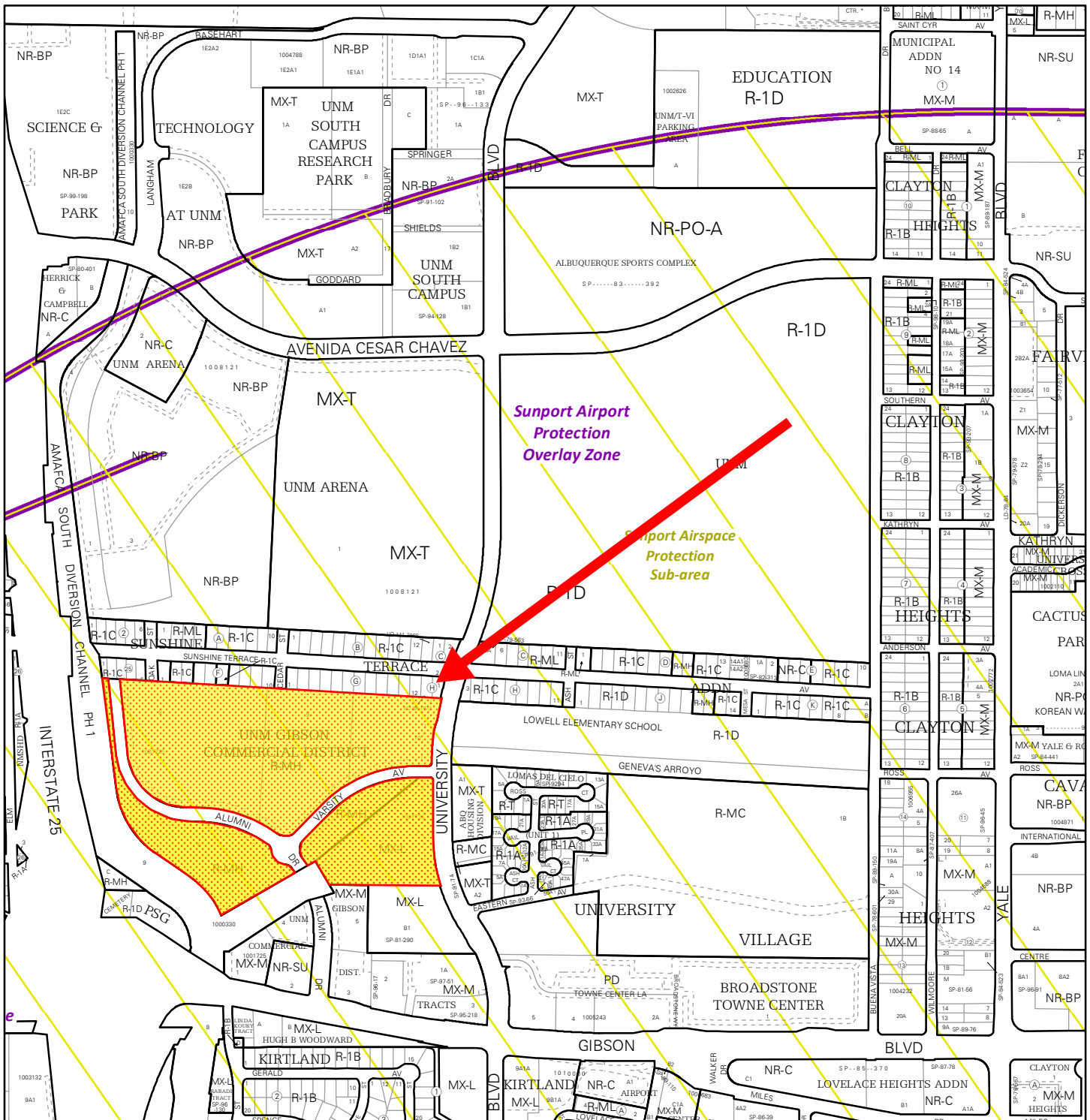
1,163 0 581 1,163 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
11/5/2025 © City of Albuquerque

1: 6,977

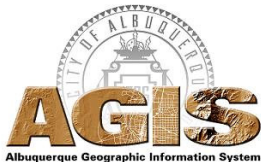
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

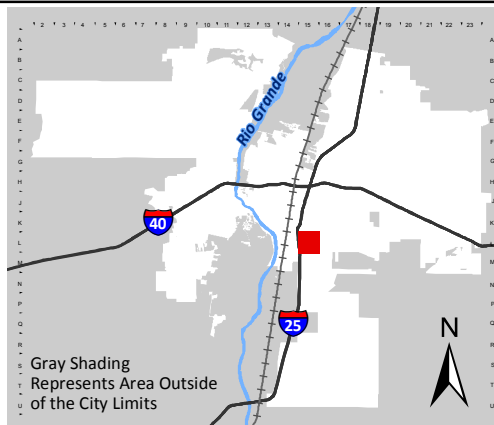


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# 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:  
**L-15-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

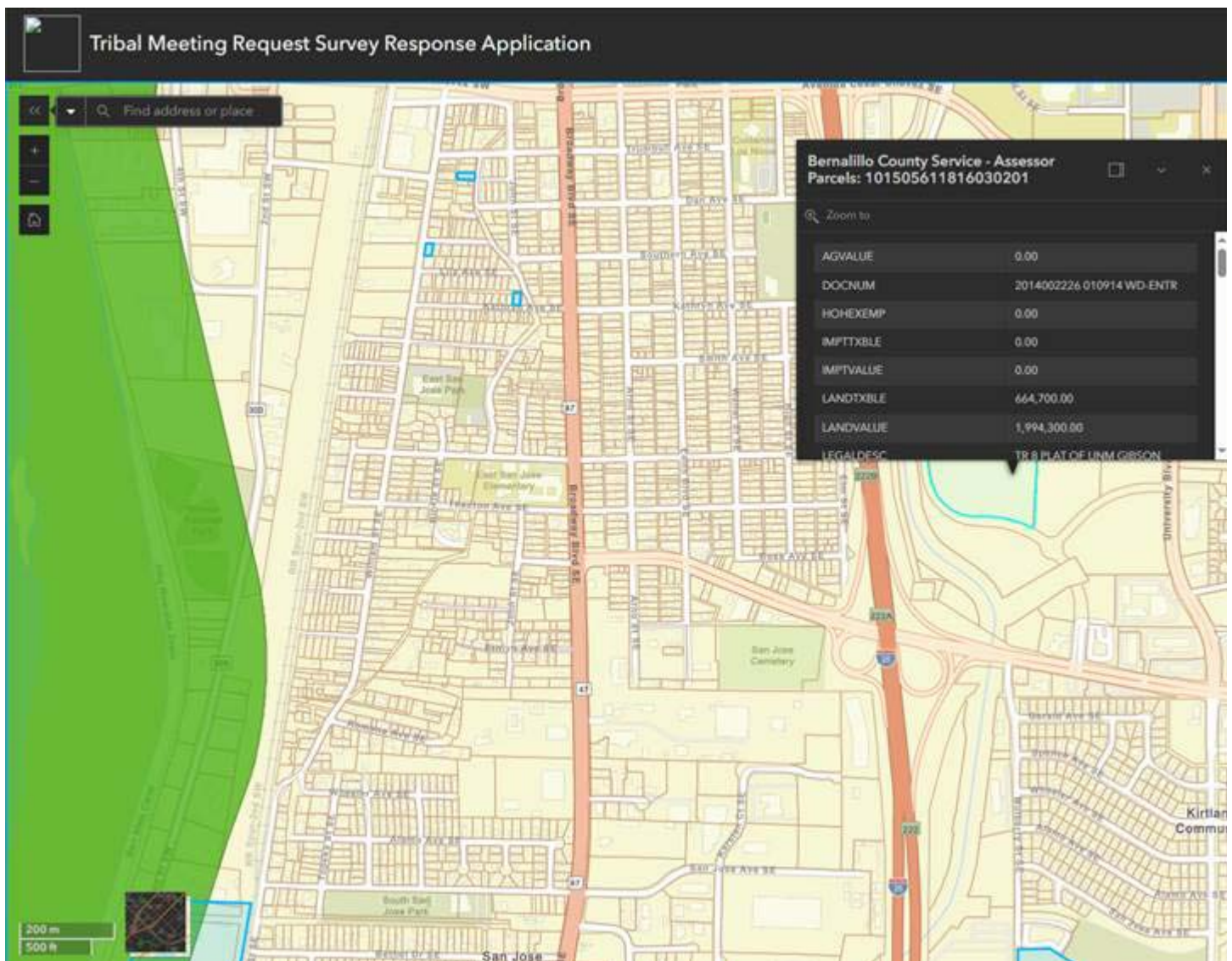
0 250 500 1,000 Feet

Kimberly Legan

**From:** Ortiz, Annette <annetteortiz@cabq.gov>  
**Sent:** Monday, November 10, 2025 4:28 PM  
**To:** Michael Balaskovits; Kimberly Legan  
**Cc:** Rodenbeck, Jay B.; Webb, Robert L.; Zamora, Renee C.; Sloan, Terry  
**Subject:** PR-2020-004622 - Lobo Crossing Development (UPC#'s 99999 Alumni Dr SE -101505611816030201, 101505612310032705 99999 Varsity Ave SE - 10150561751590202 99999 University Blvd SE - 101505621110930901, 101505622015830203) (Tribal Meeting email)

Good morning Mike,

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



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



## DEVELOPMENT FACILITATION TEAM (DFT) MEETING AGENDA

**July 2, 2025**

*(Via Public Zoom Video Conference)*

Join Zoom Meeting:

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

Meeting ID: 897 8531 4995

Dial by your location

+1 346 248 7799 US (Houston)

Find your local number: <https://cabq.zoom.us/u/kceqFf3L0L>

### **DFT - CASES FOR REVIEW AND COMMENT**

*Comments due – July 1<sup>st</sup>*

1. [PR-2019-002380](#)  
[SP-2025-00047](#) – SITE PLAN DFT

All or a portion of: **LT 2A BLK 1 PLAT OF LOT 2-A, BLOCK 1 LANDS OF THE ATRISCOGRANT (A REPLAT OF LOTS 1-A AND 2, BLOCK 1) CONT 8.6669 AC** zoned **NR-C**, located at **10000 CENTRAL AVE SW** containing approximately **8.6669** acre(s). **(L-09)**

**REQUEST:** Site Plan Administrative DFT to increase the square footage of a previously approved development from 44,089 square feet per a Minor-Administrative Amendment and from 49,035 square feet per the original Site Plan – DRB approval to 54,616 square feet (a major amendment)

*IDO – 2025*

---

2. [PR-2024-010691](#) *(Second Submittal)*

SP-2025-00031 – SITE PLAN DFT

All or a portion of: **Lot/Tract 11A, BLOCK 2 VOLCANO CLIFFS UNIT 14** zoned **MX-L**, located at **7520 RAINBOW BLVD BETWEEN RAINBOW BLVD NW & UNIVERSE BLVD NW** containing approximately **2.03** acre(s). **(D-09)**

REQUEST: Site Plan Administrative DFT Review for a self-storage facility

*IDO – 2025*

---

3. [PR-2024-010846](#) *(Second Submittal)*

SP-2025-00043 – SITE PLAN DFT

All or a portion of: **Lot/Tract 1 thru 5, UNIVERSITY HEIGHTS, MONTE VISTA ADDN** zoned **MX-M**, located at **3200 CENTRAL AVE SE** containing approximately **1.0847** acre(s). **(K-16)**

REQUEST: Site Plan for Hiway Hotel

*SKETCH PLAT 9-25-24 (DFT)*

*IDO – 2025*

---

4. [PR-2023-008710](#) *(Second Submittal)*

SI-2025-00082 – SITE PLAN DFT

SI-2024-01652 – ALTERNATIVE LANDSCAPING PLAN

All or a portion of: **TR OF LAND IN SE SW SE SEC 14 T11N R3E (AKA HARLEY TRACT WITHIN LOOP INDUSTRIALDISTRICT UNIT NO. 1) EXCL S'LY PORTOUT TO R/W** zoned **NR-LM**, located at **8200 Jefferson St NE** containing approximately **9.16** acre(s). **(C-17)**

REQUEST: New U-Haul site development

*SKETCH PLAT 6-7-23 (DFT)*

*IDO – 2023*

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5.

[PR-2024-011052](#) *(Second Submittal)*

[SI-2024-01468](#) – EPC FINAL SITE PLAN SIGN-OFF

All or a portion of: **TRACT B-1 PLAT OF TRACT B-1, AND B-2 AND C-1 ADOBE WELLS SUBDIVISION CONT.** zoned **NR-C**, located at **9640 EAGLE RANCH RD. NW** containing approximately **6.3** acre(s). **(B-13)**

**REQUEST:** EPC Site Plan review for an approximately 5,900 square foot expansion of an existing building consisting of Light Vehicle Sales and Rental Uses.

*IDO – 2023*

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6.

[PR-2022-006673](#)

[PA-2025-00174](#) – SKETCH

All or a portion of: **TRACT 1-A BLOCK 101 PLAT FOR TRACTS 1-A AND 2-A BLOCK 101 BRENTWOOD HILLS SUBDIVISION CONT 1.8004 AC** zoned **MX-M**, located at **2600 JUAN TABO BLVD NE** containing approximately **0.58** acre(s). **(H-21, H-22)**

**REQUEST:** Proposed 510 sqft drive-thru coffee shop with no onsite seating or consumption

*IDO - 2025*

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7.

[PR-2020-004622](#)

[PA-2025-00187](#) – SKETCH

All or a portion of: **Lot/Tract 6 thru 10, UNM Gibson Commercial District** zoned **R-MH**, located on **UNIVERSITY BLVD SE between ALUMNI DR SE and VARSITY AVE SE.** (L-15)

**REQUEST:** Vacations of Right-of-Way and various easements, update Right-of-Way alignments, and replat the tracts into five (5) new tracts

*IDO – 2025*

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8.

[PR-2024-010490](#)

[PA-2025-00185](#) – SKETCH

All or a portion of: **Lot/Tract 3A1, PAVILLIONS AT SAN MATEO** zoned **MX-M**, located at **4600 Cutler Blvd NE, 4610 Cutler Blvd NE, 4700 Cutler Blvd NE, 4900 Cutler Blvd NE between San Mateo Blvd NE and Washington ST NE** containing approximately 9.4 acre(s). **(H-17)**

**REQUEST:** Create six lots from one lot

*IDO - 2025*

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9. [PR-2025-020082](#)  
[PA-2025-00182](#) – SKETCH

All or a portion of: **Lot/Tract 1A, SUMMER GARDEN ADDN** zoned **MX-L**, located at **1501 MOUNTAIN RD NW** located east of 15th St and West of Sawmill road on the north side of Mountain containing approximately **0.1148, 0.1379** acre(s). (J-13)

**REQUEST**: Purchase the city right-of-way that crosses my property

*IDO – 2025*

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10. [PR-2021-005862](#)  
[PA-2025-00183](#) – SKETCH

All or a portion of: **Lot/Tract 16D2, EL RANCHO GRANDE UNIT 16** zoned **R-1A**, located on **Gibson Boulevard between Gibson Boulevard SW and Delgado Road SW** containing approximately **16.4561** acre(s). (M-08, N-08)

**REQUEST**: Proposed 102 lot layout

*IDO – 2025*

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11. [PR-2020-003688](#)  
[PA-2025-00184](#) – SKETCH

All or a portion of: **Lot/Tracts 53 thru 55, DAVIS-PEREA-COURSON** zoned **R-1B**, located on **Coors blvd between Coors blvd and Daytona Rd** containing approximately 1.74 acre(s). (J-10)

**REQUEST**: Approximately 1.74 acres zoned R1-B to redistribute lot lines to accommodate 13 residential lots

*IDO – 2025*

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***OTHER ACTIVE DFT CASES/APPLICATIONS UNDER REVIEW***

***\*\*(No New Information received from applicants/agents)***

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**PR-2024-010931**

**SP-2025-00005** – SITE PLAN DFT

**SP-2025-00004** – ALTERNATIVE LANDSCAPING PLAN

All or a portion of: **Lot/Tract 23, ORIGINAL TOWNSITE OF WESTLAND** zoned **NR-C**, located on **Sunset Gardens SW, between 90th Street and 94th Street SW** containing approximately **8.34639** acre(s). **(K-09, L-09)**

**REQUEST**: Site Plan - DFT to identify Major Public Infrastructure. Phased Charter School

***SKETCH PLAT 9-25-24 (DFT)***

***IDO – 2023***

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**PR-2024-011229**

**SI-2024-01628** – SITE PLAN DFT

All or a portion of: **Tract A-2-C-2, Block 2, Unit 3, West Business Park** zoned **NR-BP**, located at **501 Unser Blvd NW between Los Volcanes and Saul Bell Road** containing approximately **4.9892** acre(s). **(K-10)**

**REQUEST**: Compliance with the ABQ IDO for proposed Light Vehicle Fueling Station with Auto and Truck canopies

***IDO – 2023***

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**PR-2020-003259**

**SI-2024-01088** – SITE PLAN DFT

All or a portion of: **TRACT 1-A-1-A PLAT OF TRACTS 1-A-1-A & 1-A-1-B, HONEYWELLSITE** zoned **NR-LM**, located at **9201 SAN MATEO BLVD NE between SAN DIEGO AVE and JEFFERSON** containing approximately **59.6960** acre(s). **(B-17)**

**REQUEST**: Major Amendment - Site Plan. This site plan was approved by DRB, See project number DRB-99-88

***IDO -2022***

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**PR-2024-009765**

**SI-2024-00468 – EPC FINAL SIGN OFF**

Located at **1100 Woodward Pl NE** containing approximately **2.8** acre(s).

**REQUEST**: Major Amendment to existing EPC Site Plan for Subdivision - Gateway Center

***IDO – 2022***

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**PR-2023-009105**

**SI-2023-01377 – EPC FINAL SITE PLAN**

**SIGN-OFF**

**SI-2023-01402 – EPC FINAL SITE PLAN**

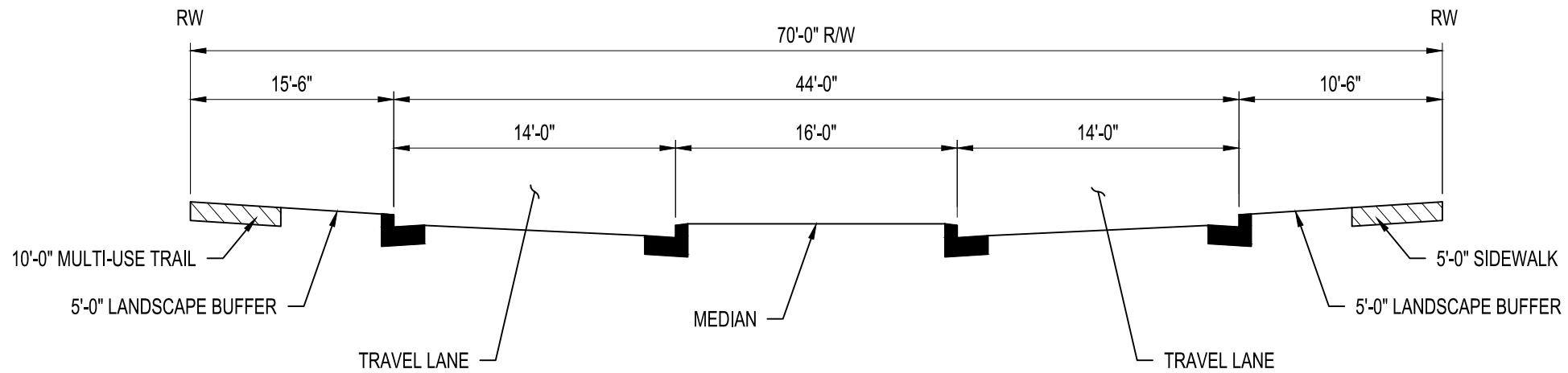
**SIGN-OFF**

All or a portion of: **Lot Tract: LOT 2-A AND 2-B LOTS 2-A, 2-B, 2-C AND 2-D COTTONWOOD CROSSING PHASE II** located at **10080 & 10088 between Coors & 7 Bar Loop**

**REQUEST**: EPC Final Site Plan Sign-Off

***IDO – 2022***

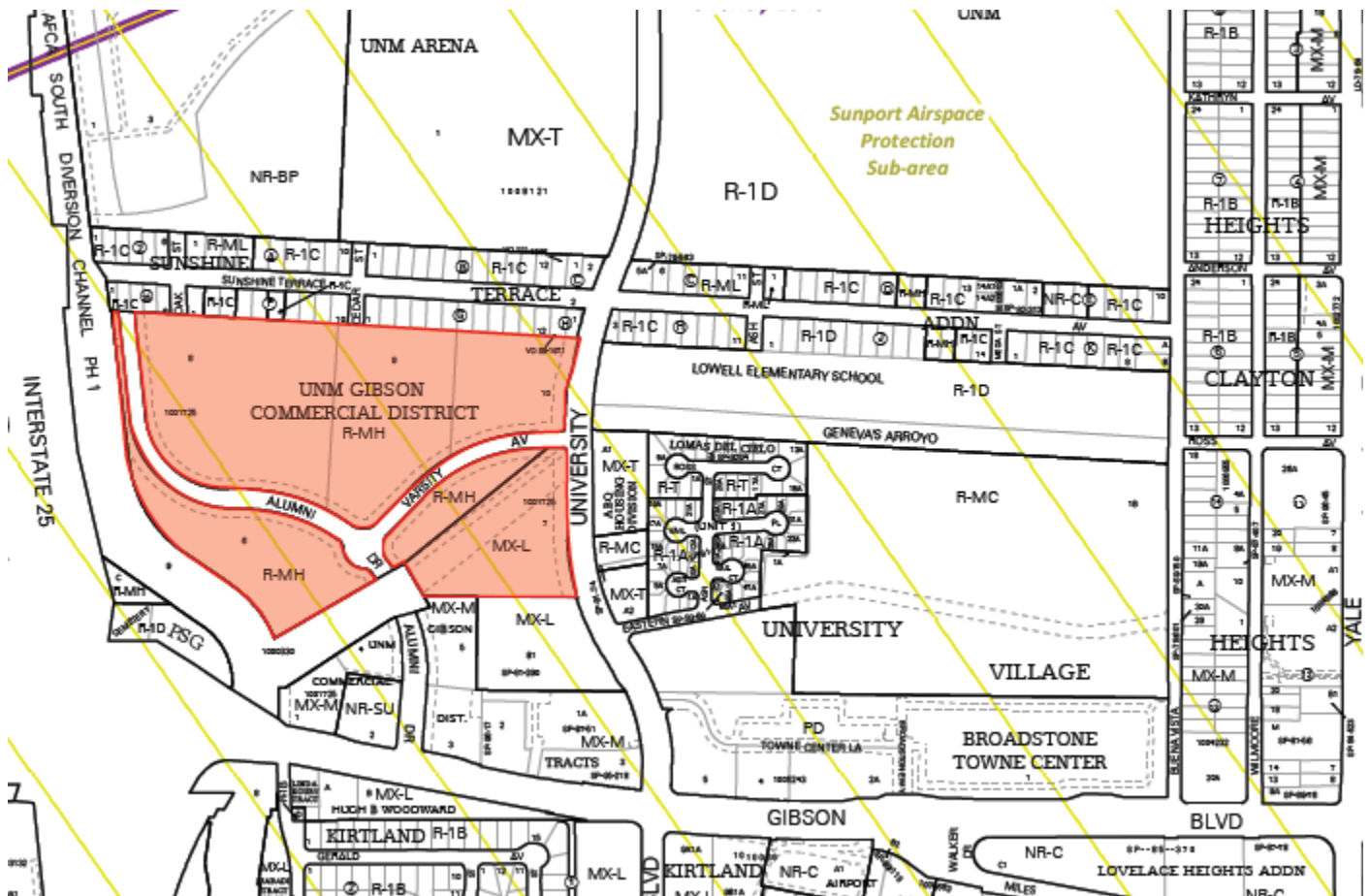
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A

## TYPICAL STREET - 70' R/W

NTS



## **Floodplains and Flood Hazard Areas**

*(If present on site: FEMA Map/LOMR)*

FEMA's National Flood Hazard Layer Mapping site shows the subject site (approximate location seen in red) is within the 1% Annual Chance Flood Hazard. We will have CLOMR/LOMR at some point and this Flood Zone will not be avoided as it is within a man-made concrete channel to be placed in a storm drain line.



## **Steep Slopes**

*(If present on site: Description of erosive forces)*

The 2-foot contour layer provided by the Advanced Map Viewer 2.0 indicates that the subject site (approximate location shown below in blue) has steep slopes which are man-made, and this entire area is intended to be regraded to support the future development.



## Sensitive Lands Analysis - Bohannon Huston, Inc.

### Unstable Soils

*(If present on site: Description of soil characteristics)*

Per the GeoTech Report (Project No. 22-374443.2) provided by Partner Engineering and Science, Inc. dated May 12, 2023, states that the subject property is "mapped as cut and fill land, Bluepoint-Kokan association, an Wink fine sandy loam. The Bluepoint-Kokan series consists of very deep, somewhat excessively drained, high to very high permeable soils that formed from sandy alluvium and/or eolian sands." There is no evidence of clay, blowing sand, and/or high-water table in the area.

### Wetlands - Constant Supply of Water

*(If present on site: Description of animal and plant species in ecosystem)*

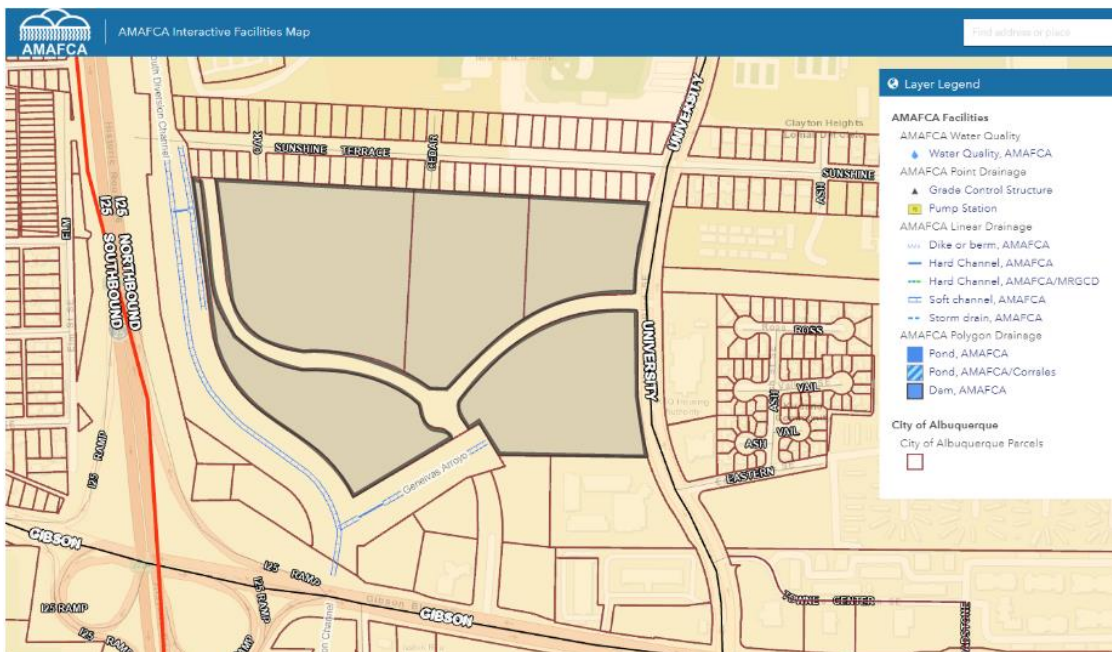
As seen below in the data provided by the National Wetlands Inventory, it shows the subject site (approximate location seen in orange) is not within a wetland area.



### Arroyos

*(If present on site: Identify the arroyo in the natural drainage system)*

The Geneva Arroyo abuts the site to the west and south but does not go through the five tracts that make up the property site (seen below in grey). Using the data provided by the AMAFCA Interactive Facilities Map you can see below the arroyo and site locations. The existing lined concrete channel will be hard piped and connected to the Geneva Arroyo. Coordination with AMAFCA and COA Hydrology is ongoing as the CLOMR is being worked on.

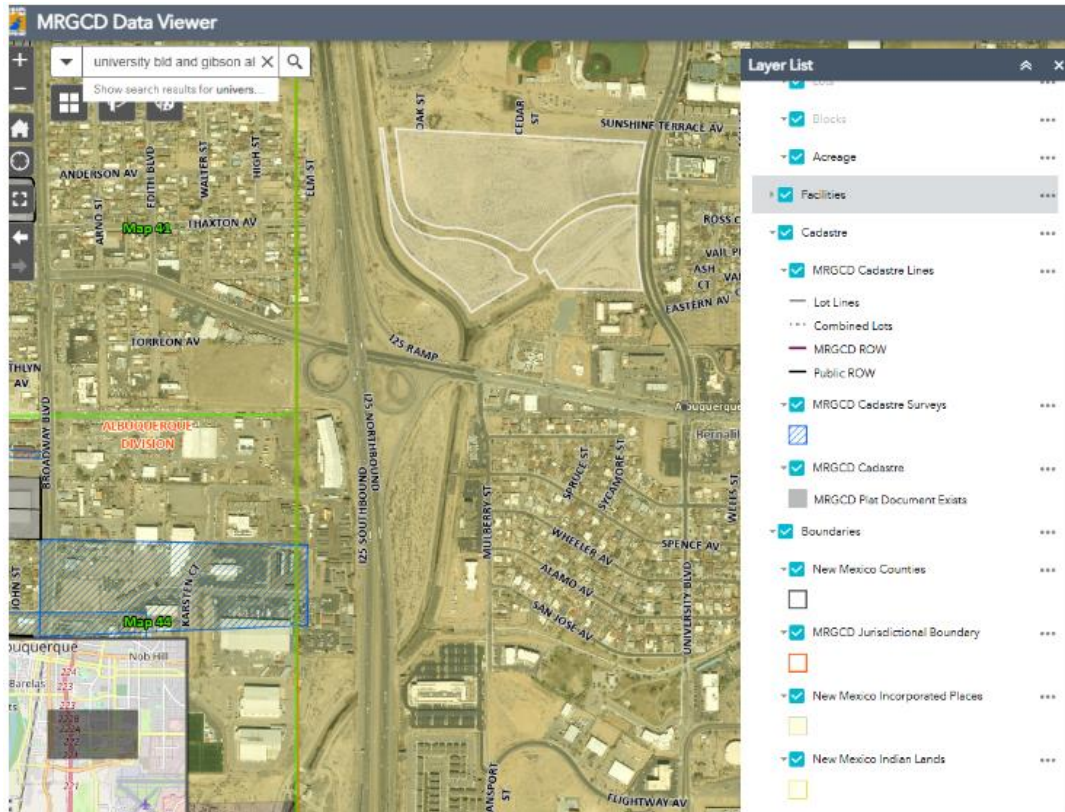


## Sensitive Lands Analysis - Bohannon Huston, Inc.

### Irrigation Facilities - Acequias

*(If present on site: Identify the acequia in the irrigation system)*

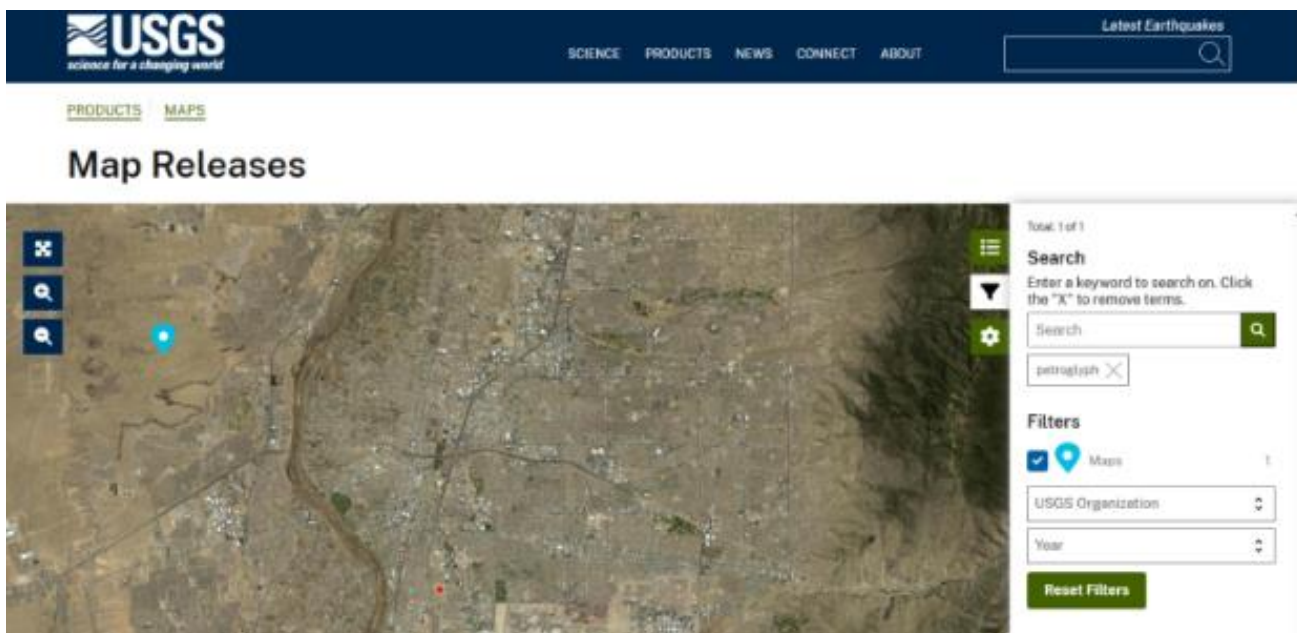
As seen in the image below, data provided by MRGCD Data Viewer confirms that the subject property (approximate location shown in white) does not contain any irrigation facilities nor acequias.



### Escarpments

*(If present on site: Existence of Petroglyphs; description of escarpment face)*

Per the U.S. Geological Survey Map Release there are no Petroglyphs on the project site (as shown by the red dot below).



**Rock Outcroppings**

*(If present on site: Describe co-existence of trees and shrubs)*

There are no visible rock outcroppings on the property site as seen in the Site Photos below (pictures taken on 6/01/2023). There are four points of view included, as seen in the below image.



*Photo Placement 1:*



***Sensitive Lands Analysis - Bohannon Huston, Inc.***

*Photo Placement 2:*



*Photo Placement 3:*



*Photo Placement 4:*



### **Large Stands of Mature Trees**

*(If present on site: Identify tree species and health)*

At the Northeast corner of the site are stands of mature trees; two trees (assumed to be of the mesquite tree family) are to the right of the Geneva Arroyo and a small grove of trees at the north edge of the north corner of the site, spanning approximately 450 ft. These trees will be removed as apart of this development and new trees and landscaping will be provided.



**Sensitive Lands Analysis - Bohannon Huston, Inc.**



**Sensitive Lands Analysis - Bohannon Huston, Inc.**

**Archaeological Sites**

(If Applicable: >5 acres, Archaeological Certificate)

The Certificate of No-Effect is attached for reference. There are no archeological sites present on the property.



**Tim Keller, Mayor**  
**Sarita Nair, CAO**

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

**DATE:** August 14, 2025

**SUBJECT:** Albuquerque Archaeological Ordinance - Compliance Documentation

**Case Number(s):** PR-2020-004622, AC-2025-00013  
**Agent:** Bohannon Huston, Inc.  
**Applicant:** The Regents of UNM  
**Legal Description:** Tracts 6-10 PLAT OF UNM GIBSON COMMERCIAL DISTRICT  
**Zoning:** R-MH/MX-L  
**Acreage:** 34.15  
**Zone Atlas Page(s):** L-15-Z

**CERTIFICATE OF NO EFFECT:** ☒ Yes ☐ No

**CERTIFICATE OF APPROVAL:** ☐ Yes ☒ No

**SUPPORTING DOCUMENTATION:**

Google Earth historic images. ARMS/NMCRIS Records


**SITE VISIT:** N/A

**RECOMMENDATIONS:**

The northern quarter of the property appears to have previously bladed clear in the mid 2000s, but the entire property was surveyed under NMCRIS .121875 with no significant finds. Therefore:

CERTIFICATE OF NO EFFECT ISSUED-under 6-5(A) (3)(a) criterion 1 "an archaeological investigation has been conducted..."

**SUBMITTED BY:**

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

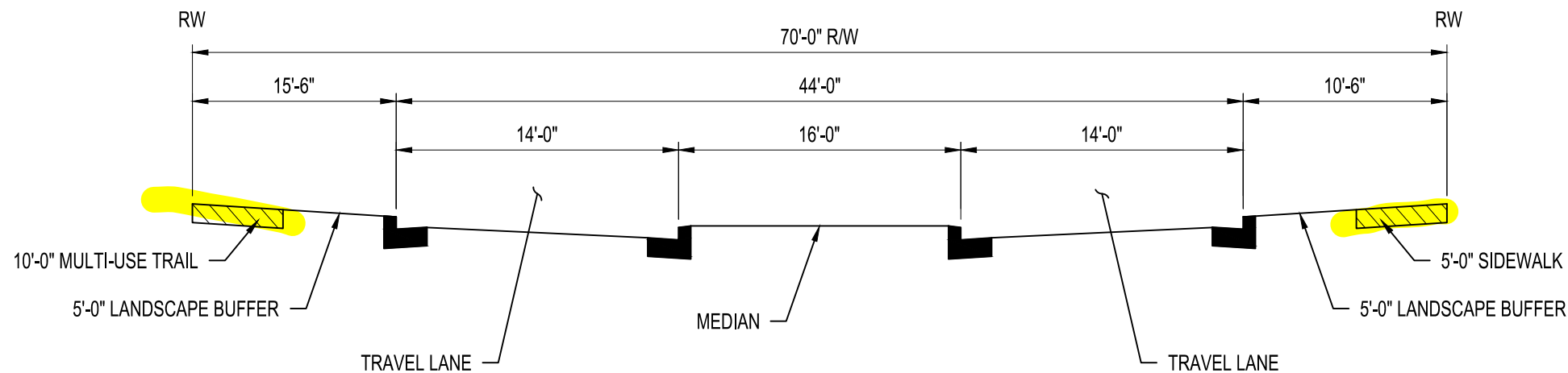
**SUBMITTED TO:**

Planning, Development Services

**Conclusion**

This property is University of New Mexico (UNM) owned and there are no Sensitive lands present, that would require further action that has not already begun. The FEMA flood zone has been coordinated with AMAFCA and the City of Albuquerque to remove the existing flood zone over the top of the existing Concrete Lined Channel as well as the future Buena Vista Park the COA Parks and Recreation Department is working on. This existing channel will be placed in a pipe and ultimately outfall to the existing Genevia Arroyo owned by AMAFCA. The existing Steep slopes are also man-made, and areas of the site have been graded as noted within the Certificate of No-Effect. Lastly, the existing mature trees will be removed and replaced with new trees to address the overall future development. We assume that no further action is necessary in support of this platting effort.

**SIDEWALK EXHIBIT**



**A**

**TYPICAL STREET - 70' R/W**

NTS

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

#### 1. LOCATION

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

#### 2. NUMBER

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

#### 3. PHYSICAL POSTING

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

#### 4. TIME

Signs must be posted from November 18th 2025 To December 18th 2025

#### 5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Bohannon Huston, Inc.

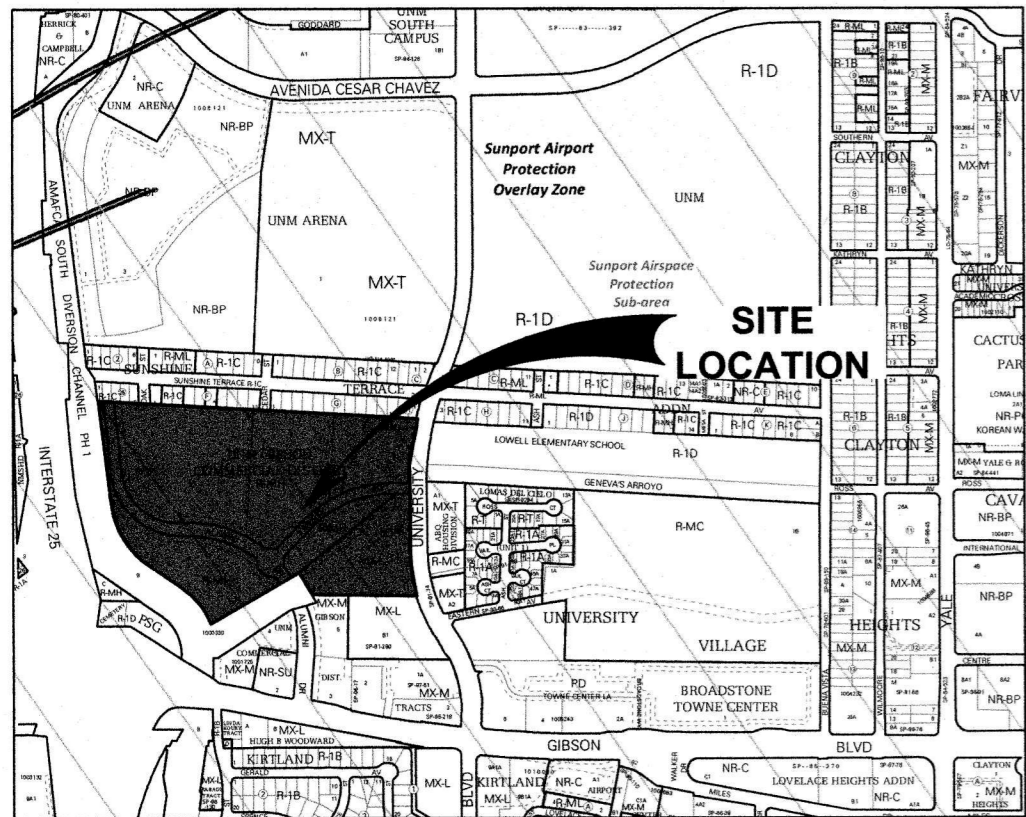
(Applicant or Agent)

October 28, 2025

(Date)

I issued \_\_\_\_\_ signs for this application, \_\_\_\_\_, \_\_\_\_\_  
(Date) (Staff Member)

**PROJECT NUMBER:** PR-2020-004622



ZONE ATLAS L-15-Z

NOT TO SCALE

SUBDIVISION DATA:

- CDRA No. \_\_\_\_\_
- Zone Atlas Index Nos.: L-15-Z
- Gross Subdivision Acreage: 37.9504 Acres.
- Existing Tracts: 5. New Tracts 5.
- Additional Right-of-Way for Lobo Crossing SE consisting of +/- 4.1532 acres, the approximate length is 0.47 miles.
- Date of Survey: October 2025.
- Plat is located within Section 28, Township 10 North, Range 3 East; N.M.P.M., within the City of Albuquerque, Bernalillo County, New Mexico.
- Plat is entirely within Bernalillo County Limits.
- Portions of this site are located in and adjacent to Special Flood Hazard "A", as designated on FIRM Map 35001C0342G with revised date of September 6, 2008 as well as FIRM Map 35001C0334G with revised date of September 26, 2008.
- As of the date of the surveyor's signature, the Bernalillo County zoning shows that the proposed tracts 6, 8, 9, & 10 are part of zoning R-MH. Tract 7 is a part of zoning MX-L.

PURPOSE OF PLAT:

The purpose of this Plat is to replat Tracts 6, 7, 8, 9, & 10 of the Plat of UNM Gibson Commercial District (a replat of Tracts A & B, Ever Ready Subdivision Tracts 4 & 5, Gibson Tracts and Tract A, 40/25 Associates Subdivision) and unplatted land in section 28, T10N, R3E, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on December 22, 2011 in Book 2011C, Page 138, Document No. 2011119138, into five (5) new Tracts; as well as to vacate previously platted Easements and dedicated Rights-of-Ways, and to grant and dedicate new Easements and Rights-of-Way.

PUBLIC UTILITY EASEMENTS:

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

- 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.
- 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.
- 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.
- Comcast Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Comcast 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 (above ground 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), New Mexico Gas Company (NMGC) and Qwest Corporation D/B/A CenturyLink (QWEST), Comcast did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST 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.

DESCRIPTION:

BEING located in Section 28, T. 10 N., R. 3 E., N.M.P.M., within the City of Albuquerque, Bernalillo County, New Mexico, being and comprising all of Tracts 6, 7, 8, 9, & 10, as well as Alumni Drive SE and Varsity Avenue SE within the aforementioned tracts of the Plat of UNM Gibson Commercial District (a replat of Tracts A & B, Ever Ready Subdivision Tracts 4 & 5, Gibson Tracts and Tract A, 40/25 Associates Subdivision) and unplatted land in section 28, T10N, R3E, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on December 22, 2011 in Book 2011C, Page 138, Document No. 2011119138.

Tracts contain 37.9504 acres of land, more or less.

FREE CONSENT AND DEDICATION:

The plat shown hereon is made with the owner(s) free consent and in accordance with the desires of the undersigned owner(s), the execution of this plat is their free act and deed. Those signing as owner(s) warrant that they hold among them, complete indefeasible title in fee simple to the land shown in this plat. Owner(s) hereby affirm that the described property shown on this plat lies within the platting and subdivision of Albuquerque, New Mexico. Said owner(s) hereby grant all Easements as shown on this plat; and hereby dedicate Public Rights-of-Way as shown on this plat to the City of Albuquerque, New Mexico in Fee Simple with Warranty Covenants.

THE REGENTS OF THE UNIVERSITY OF NEW MEXICO, a body corporate of the State of New Mexico

By: Teresa Costantinidis  
Executive Vice President for Administration and Finance,  
The University of New Mexico

State of New Mexico )  
SS  
County of Bernalillo )

This instrument was acknowledged before me on 14 day of November, 2025 by  
Teresa Costantinidis (Client position, Client Name)

My Commission Expires: \_\_\_\_\_  
Notary Public

COURTNEY ANN PADILLA  
Notary Public - State of New Mexico  
Commission # 1137853  
My Comm. Expires Apr 28, 2026

TAX CERTIFICATION:

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID FOR

TRACT 6, UPC # 101505612310032705; TRACT 7, UPC # 101505621110930901;  
TRACT 8, UPC # 101505611816030201; TRACT 9, UPC # 101505617515930202;  
TRACT 10, UPC# 101505622015830203.

PROPERTY OWNER OF RECORD: THE REGENTS OF THE UNIVERSITY OF NEW MEXICO

BERNALILLO COUNTY TRESURER'S OFFICE

NOTES:

- Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1983.
- Distances are ground distances "US SURVEY FOOT".
- Basis of Bearings established between City of Albuquerque Control Monument "SDC\_13\_4" and A.M.A.F.C.A. Flood Control Right-of Way Monument "S1-11-16" as shown bears N. 03° 38' 45" E.
- Project combined factor = 0.9967505000 scaled about X=0.00, Y=0.00.
- Record bearings and distances are shown in parentheses ( ) and are the same as shown on the Plat of UNM GIBSON COMMERCIAL DISTRICT (a replat of Tracts A & B, Ever Ready Subdivision, Tracts 4 & 5, Gibson Tracts and Tract A, 40/25 Associates Subdivisions and unplatted land in Section 20, T.10N., R.3E., N.M.P.M.) Albuquerque, Bernalillo County, New Mexico filed on December 22, 2011 in Book 2011C, Page 138, Document No. 2011119138.
- Pursuant to Section 14-14-4-7 of the City of Albuquerque Code of Ordinances, "no property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots of parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat".
- All corners created with this plat will be monumented with a #5 rebar and red plastic survey cap stamped "MARTINEZ PS 29616" or nail and washer stamped "MARTINEZ PS 29616" unless otherwise noted.
- Easements of record are based on Title Commitment No. SP000146933 issued by Fidelity National Title Insurance Company on July 10, 2025 at 8:00 am.
- Tract 7-A and Tract 10-A are subject to Flood Zone "A", as designated on FIRM Map 35001C0342G with revised date of September 6, 2008 as well as FIRM Map 35001C0334G with revised date of September 26, 2008.
- Future development of lands within this Plat may require improvements by the owner for drainage and grading for any specific lot. By its approval of this replat, the City makes no representation or warranties as to excavation, filling or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.
- Centerline monuments to be installed at centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard 3-1/4" aluminum alloy cap stamped "CITY OF ALBUQUERQUE, CENTERLINE MONUMENTATION, SURVEY MARKER, DO NOT DISTURB, PS 29616."

SURVEYOR'S CERTIFICATION:

I, Aaron R. Martinez, a Registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all existing easements as shown on the plats of record, or made known to me by the owner, utility companies, or other interested parties and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors under N.M.A.C. 12.8.2.7.B(10), Unclassified Surveying. This document is a draft/sketch document and shall not be recorded for any purpose. This document does not constitute a boundary survey in as such, it is draft in nature and is an interim product of a replat, which will be finalized at a future date. This draft document is true and accurate to the best of my knowledge and belief.

Aaron R. Martinez  
Aaron R. Martinez  
New Mexico Professional Surveyor 29616  
For and on Behalf of Bohannon Huston Inc.

Date:

PLAT OF  
TRACTS 6-A, 7-A, 8-A, 9-A, & 10-A  
UNM GIBSON COMMERCIAL  
DISTRICT

(A REPLAT OF TRACTS 6, 7, 8, 9, & 10,  
UNM GIBSON COMMERCIAL DISTRICT)  
SECTION 28, T. 10 N., R. 3 E., N.M.P.M  
ALBUQUERQUE, BERNALLILO COUNTY,  
NEW MEXICO  
NOVEMBER, 2025

Project Number: \_\_\_\_\_

Application Number: \_\_\_\_\_

PLAT APPROVAL

Utility Approvals:

PNM Electric Services \_\_\_\_\_ Date \_\_\_\_\_

New Mexico Gas Company \_\_\_\_\_ Date \_\_\_\_\_

CenturyLink \_\_\_\_\_ Date \_\_\_\_\_

Comcast \_\_\_\_\_ Date \_\_\_\_\_

City Approvals:

Loren N. Risenhoover P.S. \_\_\_\_\_ 11/20/2025  
City Surveyor \_\_\_\_\_ Date \_\_\_\_\_

\*Real Property Division (conditional) \_\_\_\_\_ Date \_\_\_\_\_

\*\*Environmental Health Department (conditional) \_\_\_\_\_ Date \_\_\_\_\_

Traffic Engineering, Transportation Division \_\_\_\_\_ Date \_\_\_\_\_

ABCWUA \_\_\_\_\_ Date \_\_\_\_\_

Parks and Recreation Department \_\_\_\_\_ Date \_\_\_\_\_

AMAFCA \_\_\_\_\_ Date \_\_\_\_\_

Hydrology \_\_\_\_\_ Date \_\_\_\_\_

Code Enforcement \_\_\_\_\_ Date \_\_\_\_\_

Planning Department \_\_\_\_\_ Date \_\_\_\_\_

City Engineer \_\_\_\_\_ Date \_\_\_\_\_

\*\*\*MRGCD (conditional) \_\_\_\_\_ Date \_\_\_\_\_

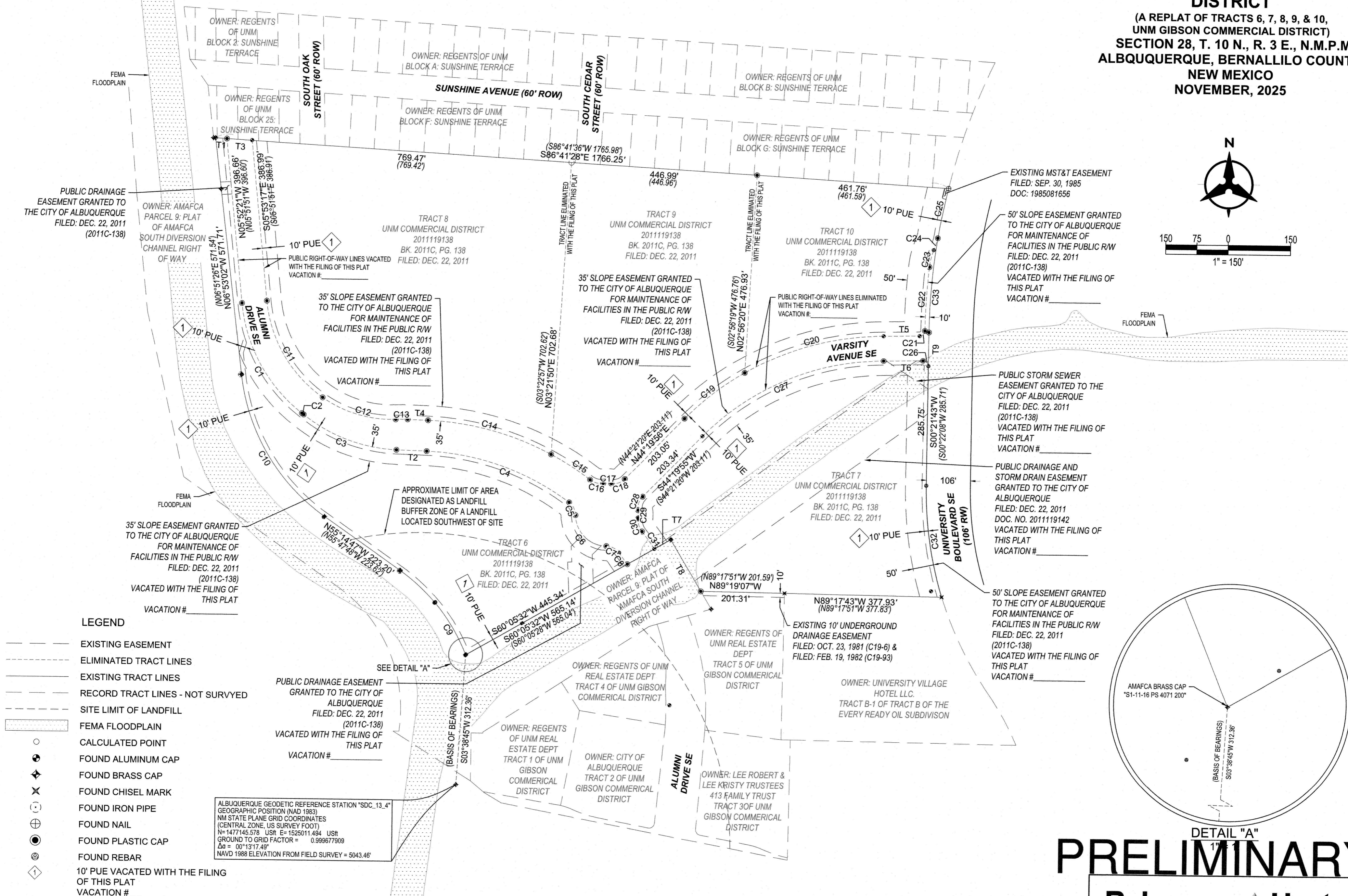
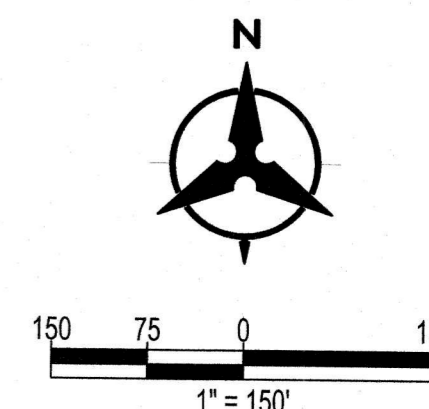
LANDFILL DISCLOSURE STATEMENT:

The subject property is located near or is a former landfill site. Due to the subject property being on or near a former landfill, certain precautionary measures may need to be taken to ensure the health and safety of the public. Recommendations made by a professional engineer with expertise in landfills and landfill gas issues (as required by the most current version of the "Interim Guidelines for Development within 1000 feet of Landfills") shall be consulted prior to development of the site.

**PRELIMINARY**  
**Bohannon Huston**  
www.bhinc.com 800.877.5332

# PLAT OF TRACTS 6-A, 7-A, 8-A, 9-A, & 10-A UNM GIBSON COMMERCIAL DISTRICT

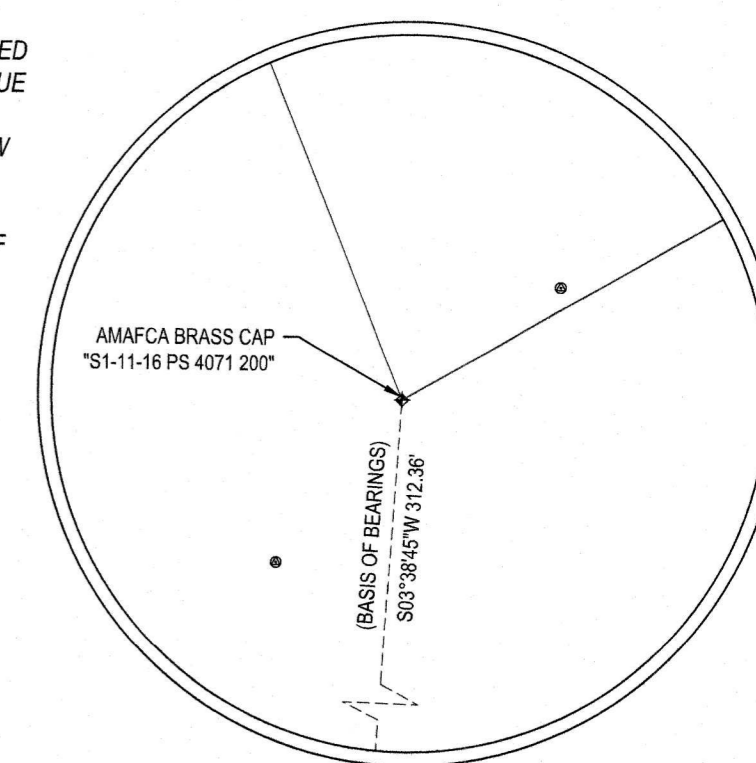
(A REPLAT OF TRACTS 6, 7, 8, 9, & 10,  
UNM GIBSON COMMERCIAL DISTRICT)  
SECTION 28, T. 10 N., R. 3 E., N.M.P.M  
ALBUQUERQUE, BERNALILLO COUNTY,  
NEW MEXICO  
NOVEMBER, 2025



## LEGEND

- EXISTING EASEMENT
- ELIMINATED TRACT LINES
- EXISTING TRACT LINES
- RECORD TRACT LINES - NOT SURVEYED
- SITE LIMIT OF LANDFILL
- FEMA FLOODPLAIN
- CALCULATED POINT
- ⊕ FOUND ALUMINUM CAP
- ⊕ FOUND BRASS CAP
- ⊕ FOUND CHISEL MARK
- ⊕ FOUND IRON PIPE
- ⊕ FOUND NAIL
- ⊕ FOUND PLASTIC CAP
- ⊕ FOUND REBAR
- 10' PUE VACATED WITH THE FILING OF THIS PLAT VACATION #

ALBUQUERQUE GEODETIC REFERENCE STATION "SDC\_13\_4"  
GEOGRAPHIC POSITION (NAD 1983)  
NM STATE PLANE GRID COORDINATES  
(CENTRAL ZONE, US SURVEY FOOT)  
N=1477145.578 USR E=1525011.494 USR  
GROUND TO GRID FACTOR = 0.999677909  
Δg = 00°13'17.48"  
NAVD 1988 ELEVATION FROM FIELD SURVEY = 5043.46'



DETAIL "A"

# PRELIMINARY

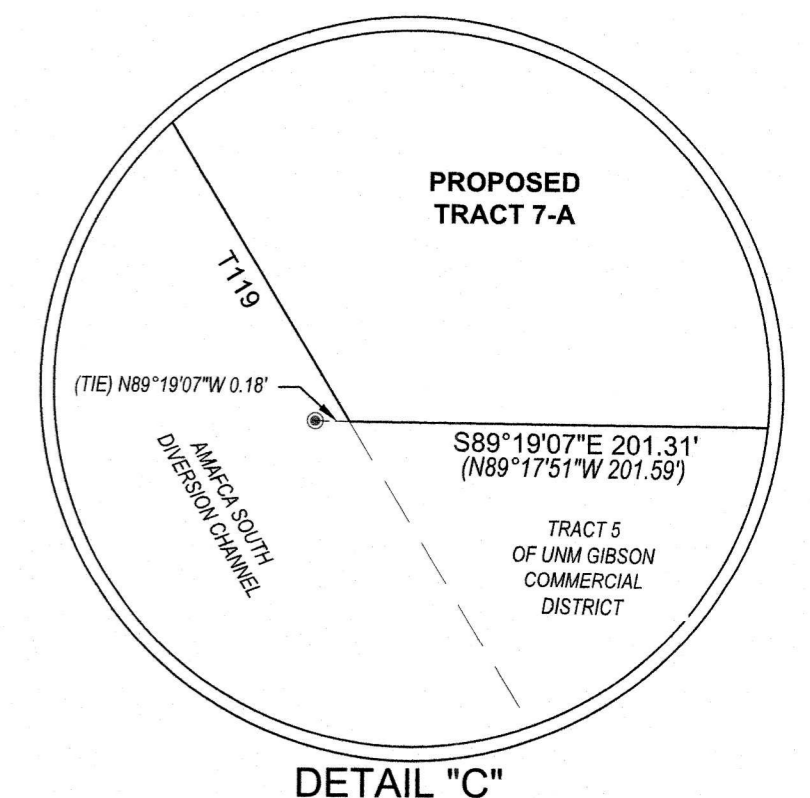
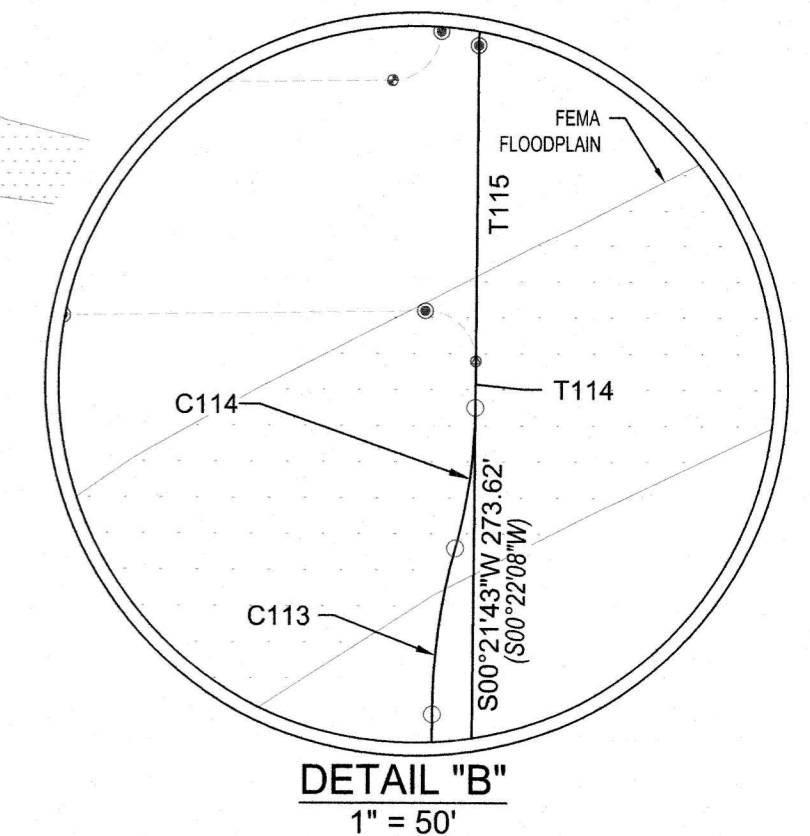
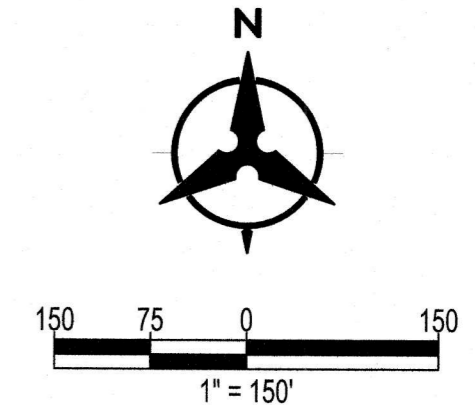
**Bohannon & Huston**

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PLAT OF  
TRACTS 6-A, 7-A, 8-A, 9-A, & 10-A  
UNM GIBSON COMMERCIAL  
DISTRICT

(A REPLAT OF TRACTS 6, 7, 8, 9, & 10,  
UNM GIBSON COMMERCIAL DISTRICT)  
SECTION 28, T. 10 N., R. 3 E., N.M.P.M  
ALBUQUERQUE, BERNALLILO COUNTY,  
NEW MEXICO  
NOVEMBER, 2025



PRELIMINARY

**Bohannon & Huston**  
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PROPOSED RIGHT-OF-WAY  
4.1532 Acres  
(180,915 Sq. Ft.)

PROPOSED TRACT 8-A  
9.9373 Acres  
(432,867 Sq. Ft.)

PROPOSED TRACT 10-A  
13.2349 Acres  
(576,514 Sq. Ft.)

PROPOSED TRACT 9-A  
7.3736 Acres  
(321,195 Sq. Ft.)

PROPOSED TRACT 7-A  
2.3126 Acres  
(100,735 Sq. Ft.)

PROPOSED TRACT 6-A  
0.9388 Acres  
(40,892 Sq. Ft.)

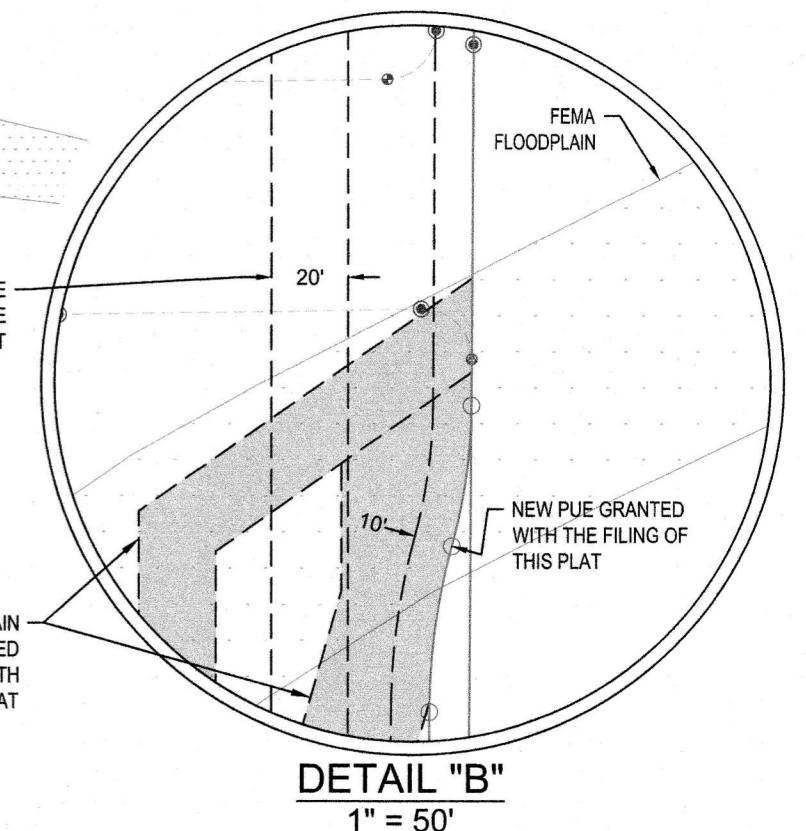
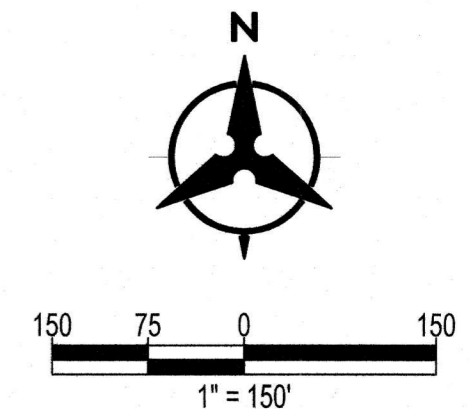
LEGEND

- FLOOD ZONE BOUNDARY
- EXISTING EASEMENT
- PROPOSED EASEMENT
- ELIMINATED LOT LINE
- PROPOSED TRACT LINES
- RECORD TRACT LINES - NOT SURVEYED
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY CENTERLINE
- CALCULATED POINT TO BE SET WITH #5 REBAR
- FOUND ALUMINUM CAP
- FOUND BRASS CAP
- FOUND CHISEL MARK
- FOUND IRON PIPE
- FOUND NAIL
- FOUND PLASTIC CAP
- FOUND REBAR

ALBUQUERQUE GEODETIC REFERENCE STATION "SDC\_13\_4"  
GEOGRAPHIC POSITION (NAD 1983)  
NM STATE PLANE GRID COORDINATES  
(CENTRAL ZONE, US SURVEY FOOT)  
N=1477145.578 E=1525011.494 USR  
GROUND TO GRID FACTOR = 0.999677909  
Δg = 00°13'17.49"  
NAVD 1988 ELEVATION FROM FIELD SURVEY = 5043.46'

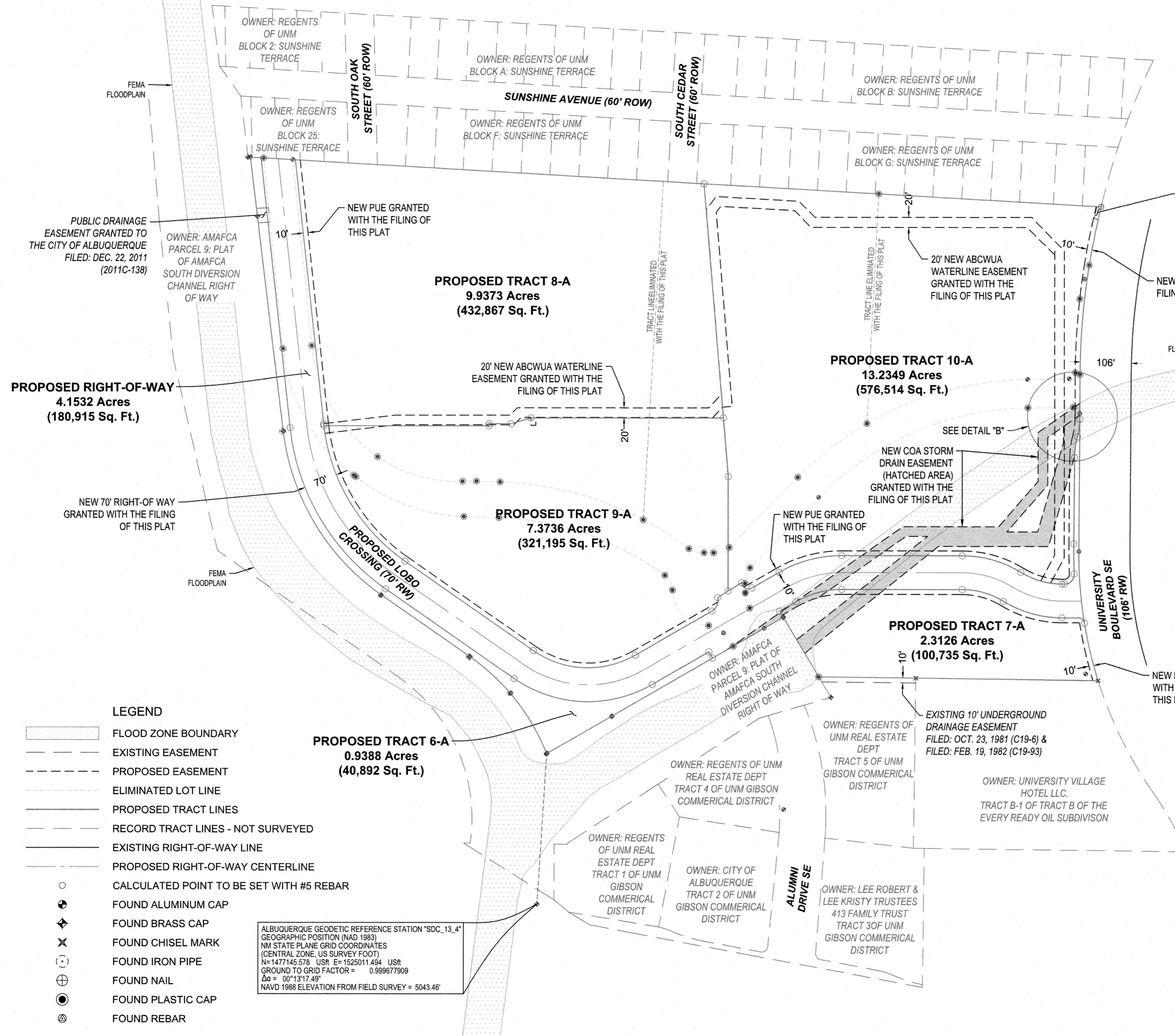
PLAT OF  
TRACTS 6-A, 7-A, 8-A, 9-A, & 10-A  
UNM GIBSON COMMERCIAL  
DISTRICT

(A REPLAT OF TRACTS 6, 7, 8, 9, & 10,  
UNM GIBSON COMMERCIAL DISTRICT)  
SECTION 28, T. 10 N., R. 3 E., N.M.P.M  
ALBUQUERQUE, BERNALLILO COUNTY,  
NEW MEXICO  
NOVEMBER, 2025



- LEGEND**
- FLOOD ZONE BOUNDARY
  - EXISTING EASEMENT
  - PROPOSED EASEMENT
  - ELIMINATED LOT LINE
  - PROPOSED TRACT LINES
  - RECORD TRACT LINES - NOT SURVEYED
  - EXISTING RIGHT-OF-WAY LINE
  - PROPOSED RIGHT-OF-WAY CENTERLINE
  - CALCULATED POINT TO BE SET WITH #5 REBAR
  - FOUND ALUMINUM CAP
  - FOUND BRASS CAP
  - FOUND CHISEL MARK
  - FOUND IRON PIPE
  - FOUND NAIL
  - FOUND PLASTIC CAP
  - FOUND REBAR

ALBUQUERQUE GEODETIC REFERENCE STATION "SDC\_13\_4"  
GEOGRAPHIC POSITION (NAD 1983)  
NM STATE PLANE GRID COORDINATES  
(CENTRAL ZONE, US SURVEY FOOT)  
N=1477145.578 UTM E=1525011.494 UTM  
GROUND TO GRID FACTOR = 0.999677909  
Δα = 00°13'17.49"  
NAVD 1988 ELEVATION FROM FIELD SURVEY = 5043.46'



**PRELIMINARY**

**Bohannon & Huston**

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800.877.5332

SHEET 4 OF 4

PROPOSED CURVE DATA:

CURVE DATA							
ID	ARC	RADIUS	TANGENT	DELTA	CHORD	CHORD BRG	
C100	260.07'	448.10'	133.81'	33°15'13"	256.44'	S38°32'24"E	
C101	407.43'	483.79'	216.67'	48°15'07"	395.49'	S30°57'39"E	
C102	400.53'	468.00'	213.46'	49°02'10"	388.42'	N30°41'22"W	
C103	302.71'	268.00'	169.80'	64°42'56"	286.87'	N87°33'55"W	
C104	223.64'	198.00'	125.45'	64°42'56"	211.94'	S87°33'55"E	
C105	337.15'	398.00'	179.44'	48°32'10"	327.16'	S30°56'22"E	
C106	3.47'	398.00'	1.74'	0°30'00"	3.47'	N06°25'17"W	
C107	28.96'	14.50'	22.52'	114°26'52"	24.38'	N62°43'40"W	
C108	135.79'	260.00'	69.48'	29°55'23"	134.25'	S75°02'18"W	
C109	127.98'	233.00'	65.65'	31°28'13"	126.37'	N74°15'53"W	
C110	89.53'	163.00'	45.92'	31°28'13"	88.41'	N74°15'53"W	
C111	32.16'	20.00'	20.76'	92°07'55"	28.81'	S43°56'06"W	

SEE RECORD C9

SEE RECORD C10

CURVE DATA							
ID	ARC	RADIUS	TANGENT	DELTA	CHORD	CHORD BRG	
C112	62.39'	1438.12'	31.20'	2°29'09"	62.39'	S00°51'45"E	
C113	43.52'	160.35'	21.89'	15°33'02"	43.39'	S07°41'59"W	
C114	37.01'	140.00'	18.61'	15°08'46"	36.90'	S07°55'34"W	
C115	227.12'	1485.40'	113.78'	8°45'38"	226.90'	S04°45'52"W	
C116	122.39'	1485.40'	61.23'	4°43'15"	122.36'	S11°31'45"W	
C117	148.91'	871.47'	74.64'	9°47'26"	148.73'	S04°31'10"E	
C118	121.71'	871.47'	60.95'	8°00'07"	121.61'	N13°24'56"W	
C119	18.28'	13.00'	11.02'	80°34'42"	16.81'	N49°42'39"W	
C120	127.98'	233.00'	65.65'	31°28'13"	126.37'	N74°15'53"W	
C121	89.53'	163.00'	45.92'	31°28'13"	88.41'	N74°15'53"W	
C122	99.23'	190.00'	50.77'	29°55'23"	98.10'	S75°02'18"W	
C123	32.32'	25.00'	18.87'	74°04'36"	30.12'	N23°03'32"E	

SEE RECORD C33

SEE RECORD C25

SEE RECORD C32

SEE RECORD C32

EXISTING AND RECORD CURVE DATA:

CURVE DATA Pt. 1						
ID	ARC	RADIUS	TANGENT	DELTA	CHORD	CHORD BRG
C1	309.62'	380.00'	163.98'	46°41'01"	301.12'	S29°11'25"E
	(309.54')	(380.00')	(163.93')	(46°40'16")	(301.05')	(N29°11'59"W)
C2	5.54'	338.00'	2.77'	0°56'23"	5.54'	S53°21'16"E
	(5.60')	(338.00')	(2.80')	(00°56'55")	(5.60')	(N52°03'40"W)
C3	242.40'	380.00'	125.48'	36°32'53"	238.31'	S69°51'11"E
	(242.42')	(380.00')	(125.50')	(36°33'07")	(238.33')	(N69°51'45"W)
C4	369.37'	613.00'	190.48'	34°31'27"	363.81'	S70°54'10"E
	(369.30')	(613.00')	(190.44')	(34°31'03")	(363.74')	(N70°52'47"W)
C5	35.68'	39.00'	19.20'	52°25'24"	34.45'	S27°13'05"E
	(35.60')	(39.00')	(19.15')	(52°18'08")	(34.38')	(N27°28'12"W)
C6	116.08'	75.00'	73.29'	88°40'45"	104.84'	S45°42'05"E
	(116.04')	(75.00')	(73.25')	(88°39'02")	(104.81')	(N45°38'40"W)
C7	35.53'	39.00'	19.11'	52°11'59"	34.32'	S63°36'28"E
	(35.60')	(39.00')	(19.15')	(52°18'08")	(34.38')	(N63°49'07"W)
C8	34.03'	613.00'	17.02'	3°10'51"	34.03'	S35°59'36"E
	(34.00')	(613.00')	(17.01')	(03°10'42")	(34.00')	(N36°04'42"W)
C9	260.07'	448.10'	133.81'	33°15'13"	256.44'	N38°32'24"W
	(260.11')	(448.10')	(133.83')	(33°15'30")	(256.47')	(N38°32'09"W)
C10	407.43'	483.79'	216.67'	48°15'07"	395.49'	N30°57'39"W
	(407.99')	(483.79')	(217.01')	(48°19'08")	(396.01')	(N30°38'13"W)
C11	276.66'	320.00'	147.64'	49°32'10"	268.13'	S30°38'43"E
	(276.70')	(320.00')	(147.67')	(49°32'36")	(268.16')	(S30°38'09"E)
C12	186.54'	288.00'	96.67'	37°06'37"	183.29'	S73°55'41"E
	(186.38')	(288.00')	(96.58')	(37°04'42")	(183.14')	(S73°56'48"E)
C13	28.68'	379.00'	14.35'	4°20'07"	28.67'	N89°25'46"E
	(28.76')	(379.00')	(14.39')	(04°20'50")	(28.75')	(N89°41'16"E)
C14	309.21'	687.00'	157.27'	25°47'18"	306.61'	S75°14'10"E
	(309.16')	(687.00')	(157.24')	(25°47'01")	(306.56')	(N75°14'48")
C15	112.02'	687.00'	56.13'	9°20'32"	111.89'	S57°40'48"E
	(112.06')	(687.00')	(56.16')	(09°20'46")	(111.94')	(S57°40'54"E)
C16	33.59'	44.00'	17.66'	43°44'08"	32.78'	S75°07'05"E
	(33.77')	(44.00')	(17.76')	(43°58'18")	(32.95')	(S74°59'41"E)

CURVE DATA Pt. 2						
ID	ARC	RADIUS	TANGENT	DELTA	CHORD	CHORD BRG
C17	19.71'	76.00'	9.91'	14°51'44"	19.66'	S89°44'21"E
	(19.52')	(76.00')	(9.81')	(14°43'02")	(19.47')	(S89°37'19"E)
C18	35.17'	38.00'	18.96'	53°01'34"	33.93'	N71°05'24"E
	(35.40')	(38.00')	(19.10')	(53°22'52")	(34.14')	(N71°02'46"E)
C19	181.96'	680.00'	91.53'	15°19'55"	181.42'	N52°05'33"E
	(182.03')	(680.00')	(91.56')	(15°20'15")	(181.49')	(N52°01'28"E)
C20	349.99'	680.00'	178.96'	29°29'22"	346.14'	N74°21'05"E
	(349.46')	(68.00')	(178.68')	(29°26'40")	(345.62')	(S74°42'56"W)
C21	19.74'	13.00'	12.34'	87°00'16"	17.90'	N45°06'35"E
	(20.11')	(13.00')	(12.69')	(88°38'11")	(18.16')	(N44°49'11"E)
C22	153.13'	1495.40'	76.63'	5°52'02"	153.06'	N03°24'19"E
	(153.17')	(1495.40')	(76.65')	(05°52'07")	(153.10')	(N03°26'09"E)
C23	42.14'	162.00'	21.19'	14°54'14"	42.02'	N13°45'10"E
	(42.16')	(162.00')	(21.20')	(14°54'38")	(42.04')	(N13°49'31"E)
C24	30.43'	288.00'	15.23'	6°03'14"	30.42'	N18°10'49"E
	(30.44')	(288.00')	(15.23')	(06°03'21")	(30.43')	(N18°15'10"E)
C25	122.39'	1485.40'	61.23'	4°43'15"	122.36'	N11°31'45"E
	(122.41')	(1485.00')	(61.24')	(04°43'18")	(122.37')	(S11°29'18")
C26	20.71'	13.00'	13.30'	91°17'12"	18.59'	S45°16'29"E
	(20.70')	(13.00')	(13.28')	(91°13'49")	(18.58')	(S45°14'49"E)
C27	484.34'	620.00'	255.29'	44°45'33"	472.12'	N66°45'58"E
	(484.59')	(620.00')	(255.43')	(44°46'56")	(472.35')	(S66°44'48"W)
C28	35.35'	38.00'	19.07'	53°17'57"	34.09'	N17°49'21"E
	(35.40')	(38.00')	(19.10')	(53°22'52")	(34.14')	(S17°39'55"W)
C29	19.61'	76.00'	9.86'	14°46'57"	19.55'	N01°39'47"W
	(19.52')	(76.00')	(9.81')	(14°43'02")	(19.47')	(S01°40'00"E)
C30	33.76'	44.00'	17.76'	43°57'57"	32.94'	N16°19'19"W
	(33.77')	(44.00')	(17.76')	(43°58'18")	(32.95')	(S16°17'39"E)
C31	51.44'	687.00'	25.73'	4°17'24"	51.43'	N36°13'34"W
	(51.38')	(687.00')	(25.70')	(04°17'06")	(51.37')	(S36°08'15"E)
C32	270.62'	871.47'	136.41'	17°47'32"	269.54'	S08°31'14"E
	(270.70')	(871.51')	(136.45')	(17°47'48")	(269.61')	(S08°31'46"E)

PLAT OF  
TRACTS 6-A, 7-A, 8-A, 9-A, & 10-A  
UNM GIBSON COMMERCIAL  
DISTRICT  
(A REPLAT OF TRACTS 6, 7, 8, 9, & 10,  
UNM GIBSON COMMERCIAL DISTRICT)  
SECTION 28, T. 10 N., R. 3 E., N.M.P.M  
ALBUQUERQUE, BERNALLILO COUNTY,  
NEW MEXICO  
NOVEMBER, 2025

PROPOSED TANGENT DATA:

TANGENT DATA			TANGENT DATA		
ID	BEARING	DISTANCE	ID	BEARING	DISTANCE
T100	N29°55'23"W	15.00'	T111	S60°04'37"W	64.89'
T101	S60°04'37"W	135.47'	T112	N90°00'00"W	5.34'
T102	N86°41'28"W	22.42'	T113	S00°27'14"W	178.39'
T103	S86°41'28"E	70.97'	T114	S00°21'43"W	12.09'
T104	N60°04'37"E	182.67'	T115	S00°17'47"W	82.26'
T105	N57°47'58"E	25.68'	T116	N90°00'00"W	33.87'
T106	N00°01'29"W	236.17'	T117	S60°04'37"W	39.11'
T107	N04°42'45"W	122.60'	T118	S30°57'11"E	15.00'
T108	S73°46'00"W	42.70'	T119	S30°57'12"E	143.04'
T109	N90°00'00"W	45.74'	T120	S57°47'58"W	32.56'
T110	S00°00'00"E	4.42'			

SEE RECORD T9

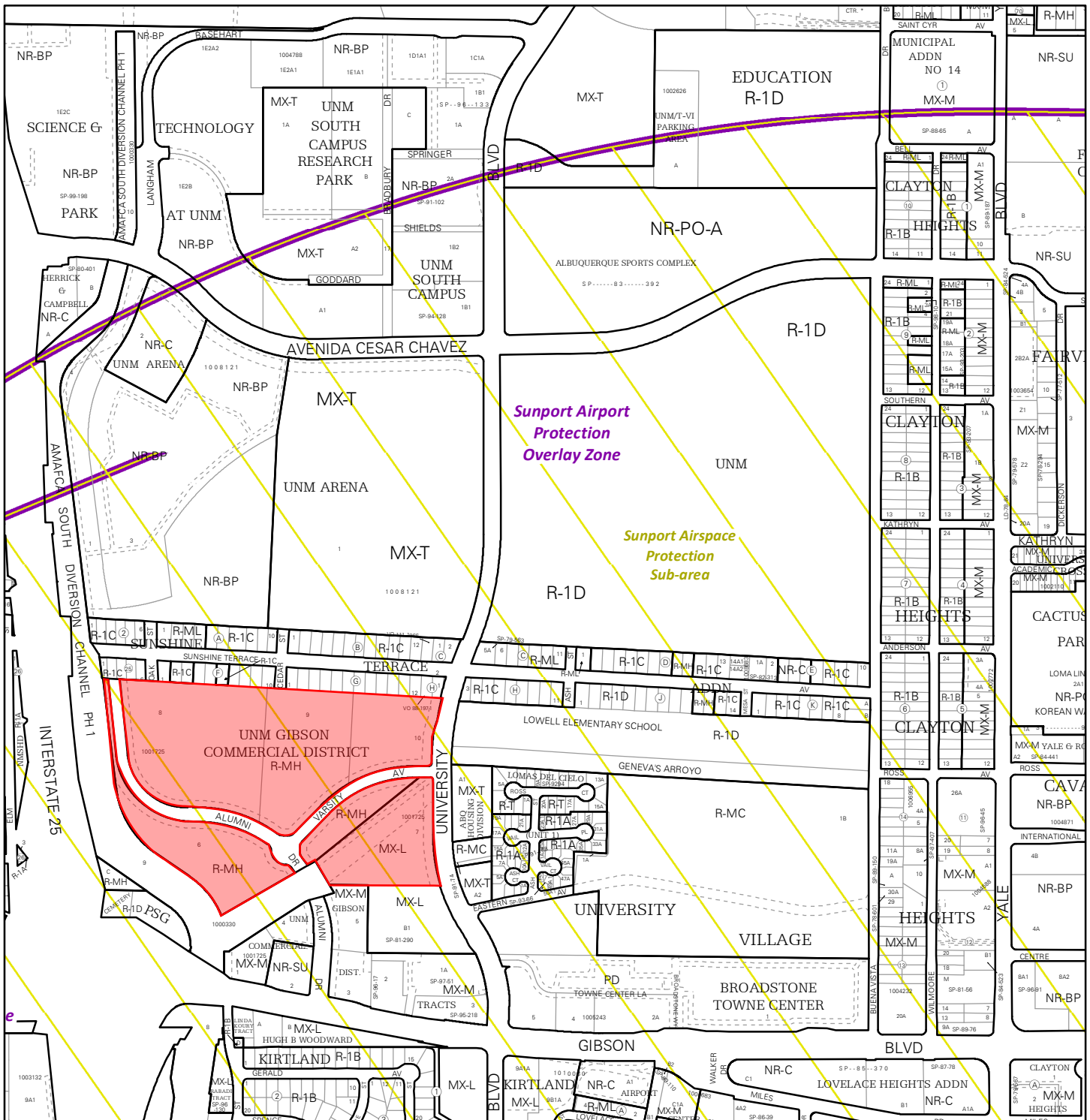
SEE RECORD T8

EXISTING AND RECORD TANGENT DATA:

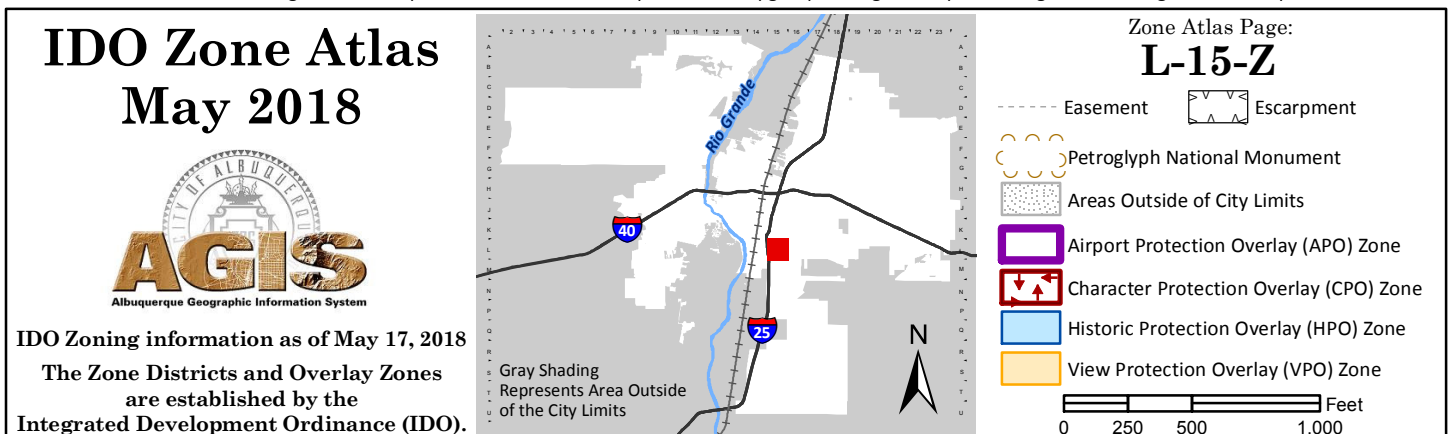
TANGENT DATA		
ID	BEARING	DISTANCE
T1	S86°41'28"E	27.34'
	(N86°41'36"W)	(27.24')
T2	S88°06'52"E	72.99'
	(N88°08'19"W)	(72.98')
T3	N86°41'28"W	60.68'
	(S86°41'36"E)	(60.78')
T4	S88°03'40"E	49.33'
	(S88°08'19"E)	(49.33')
T5	N89°10'13"E	86.44'
	(N89°08'16"E)	(86.43')
T6	N89°06'37"E	94.55'
	(S89°08'16"W)	(94.58')
T7	S60°05'32"W	45.28'
	(S60°05'28"W)	(45.32')
T8	N30°57'12"W	142.94'
	(N30°55'16"W)	(143.01')
T9	S00°17'47"W	82.26'
	(S00°21'08"W)	(82.31')

PRELIMINARY

Bohannon  Huston  
www.bhinc.com 800.877.5332



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



Approximate Site Location