

[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.¹

☐ 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)²* 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/request³*:

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)

¹ 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.

² 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.

³ 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*⁴: 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 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)*⁵ L-15-Z

2. Project Illustrations, as relevant*⁶

☐

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

⁴ Physical address or Zoom link

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

⁶ 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 Map⁷:

- 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 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>

⁷ 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.

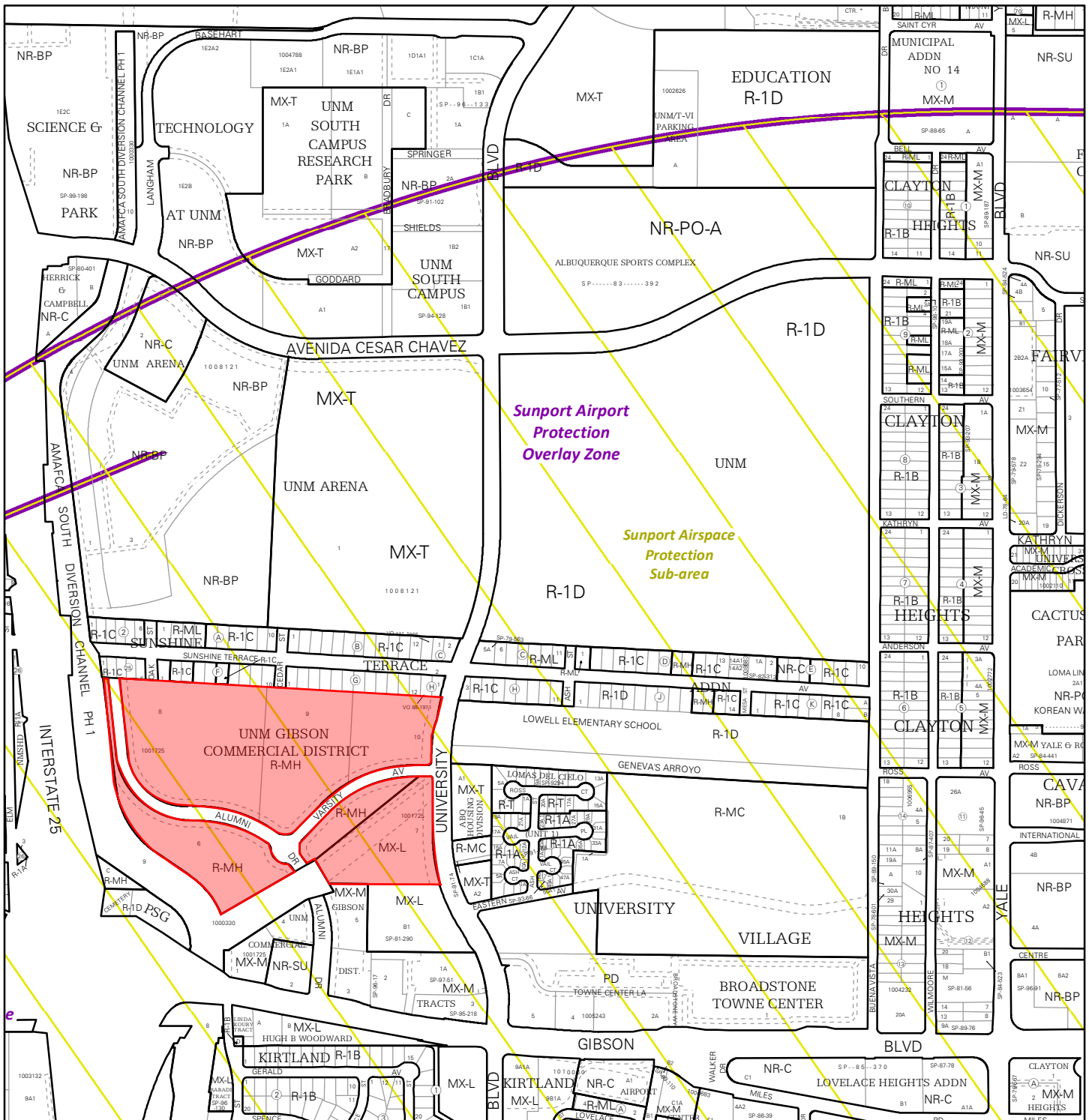
Notificación de Acceso Lingüístico.

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.

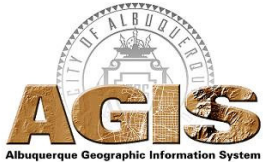
Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii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



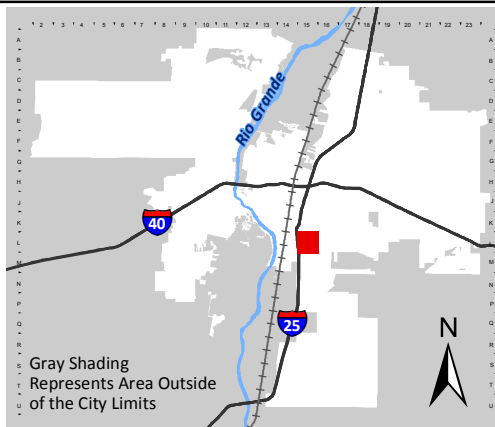
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>









IDO Zone Atlas

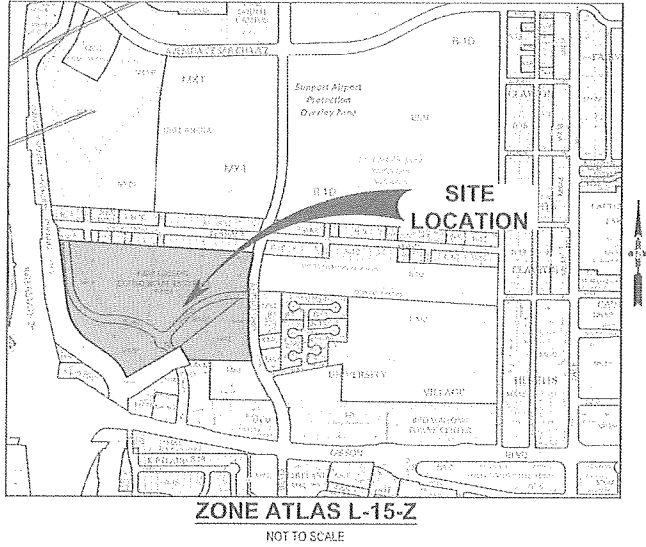
May 2018



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 _____

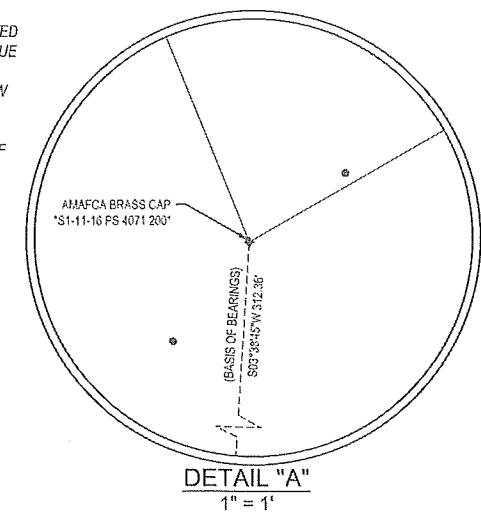
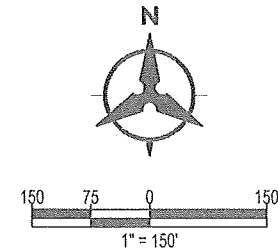
**MRGCD (conditional) Date _____

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
 - 10' PUE VACATED WITH THE FILING OF THIS PLAT

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 USF
GROUND TO GRID FACTOR = 0.999877909
 $\Delta\alpha = 69^{\circ}13'17.49''$
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')

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, 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
Website: 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
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

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 | bhinc.com



Great people *supporting* great communities. Want to be part of the team? Visit bhinc.com/careers

Kimberly Legan

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 (boyster2018@gmail.com)

m.ryankious@gmail.com (m.ryankious@gmail.com)

fparmijo@gmail.com (fparmijo@gmail.com)

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

Subject: ONC Notification - UNM South Campus

Kimberly Legan

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 (e_molinadodge@yahoo.com)

kande0@yahoo.com (kande0@yahoo.com)

Subject: ONC Notification - UNM South Campus

Kimberly Legan

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 (bakieaikin@comcast.net)

Subject: ONC Notification - UNM South Campus

Kimberly Legan

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.¹
- ☒ 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)²* 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/request³*:

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)

¹ 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.

² 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.

³ 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*⁴: 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 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)*⁵ L-15-Z

2. Project Illustrations, as relevant*⁶

☐

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

⁴ Physical address or Zoom link

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

⁶ 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 Map⁷:

- 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 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>

⁷ 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.

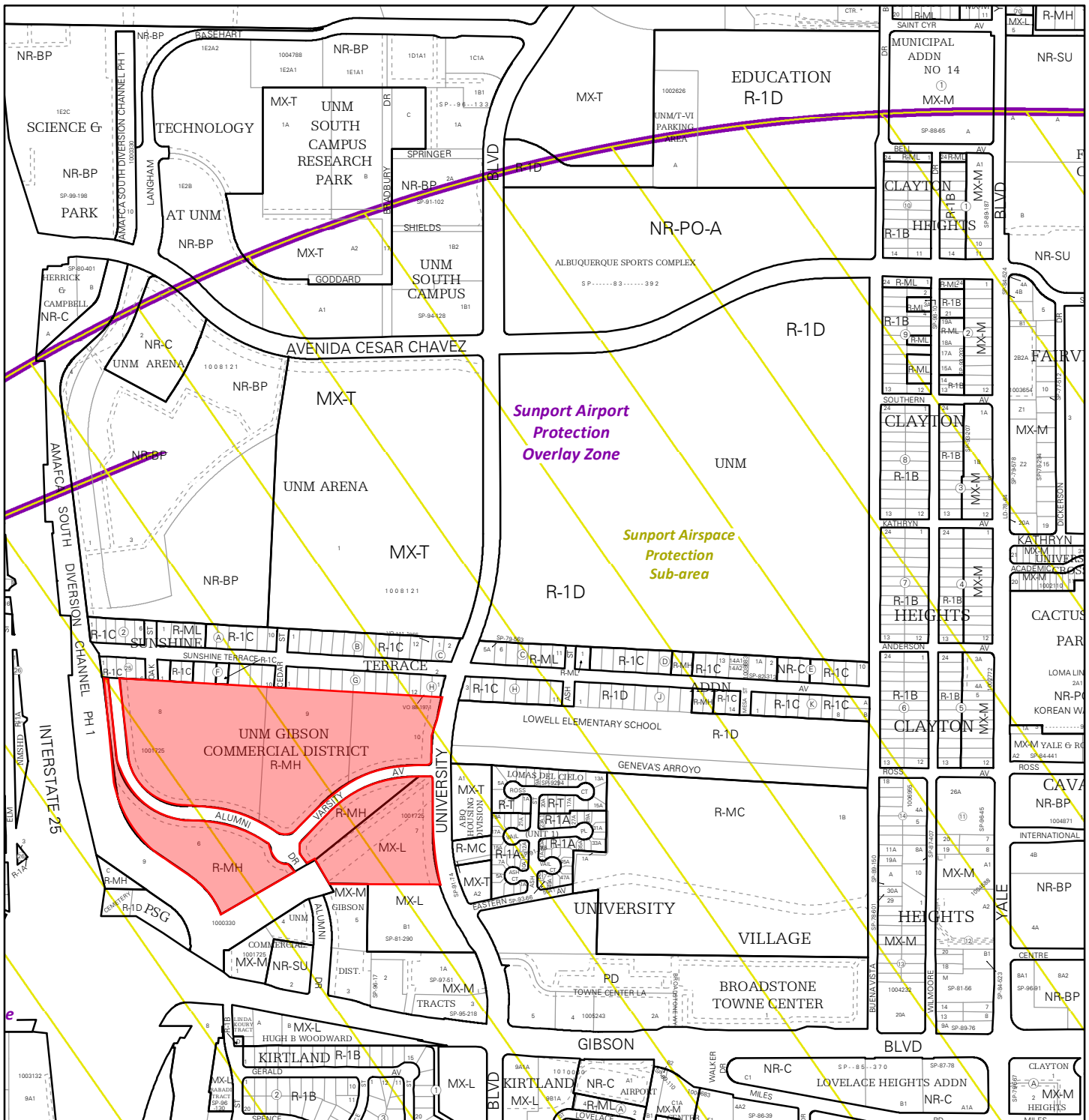
Notificación de Acceso Lingüístico.

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.

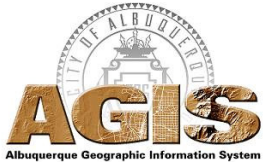
Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii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



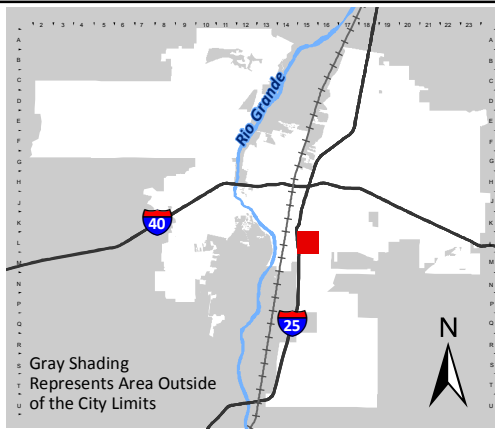
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>









IDO Zone Atlas

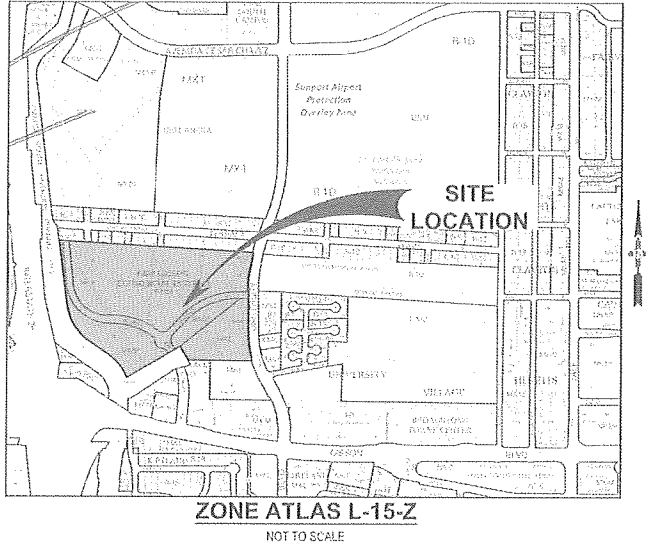
May 2018



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 _____

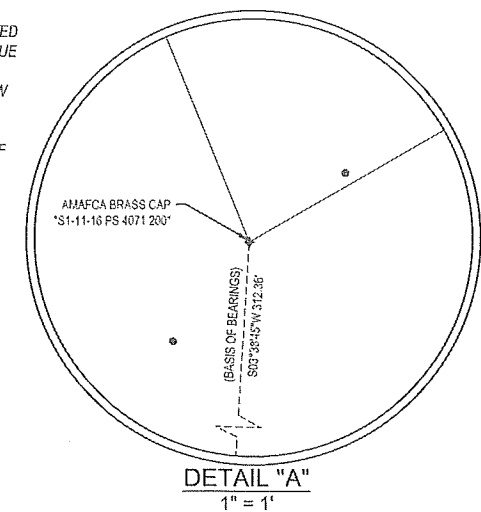
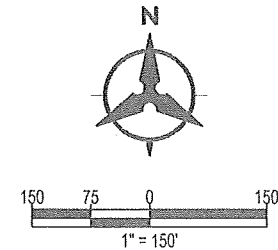
**MRGCD (conditional) Date _____

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
 - 10' PUE VACATED WITH THE FILING OF THIS PLAT

ALBUQUERQUE GEODETIC REFERENCE STATION "SDC_13_4"
GEOGRAPHIC POSITION (NAD 1983)
NAD STATE PLANE GRID COORDINATES
(CENTRAL ZONE US SURVEY FOOT)
N=1477145.573 USF E=1526911.494 USF
GROUND TO GRID FACTOR = 0.999877909
 $\Delta\alpha = 69^{\circ}13'17.49''$
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

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')

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)

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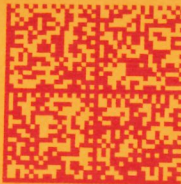
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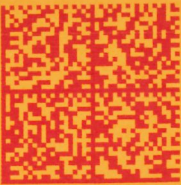
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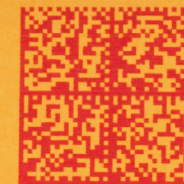
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