



PLAN SNAPSHOT REPORT VAC-2025-00046 FOR CITY OF ALBUQUERQUE

Plan Type: Vacation
Work Class: Public Easement(s)
Status: In Review
Valuation: \$0.00
Description: UNM South Campus
Vacation of Public Drainage Easement
Tracts 6 and 7

Project: PR-2020-004622 (PR-2020-004622)
District: City of Albuquerque
Square Feet: 0.00
Assigned To:

App Date: 11/06/2025
Exp Date: NOT AVAILABLE
Completed: NOT COMPLETED
**Approval
Expire Date:**

Parcel: 101505621110930901	Address: 99999 University Blvd Se Albuquerque, NM 87106	Zone:
101505612310032705 Main	99999 Alumni Dr Se Main Albuquerque, NM 87106	

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

Existing Project Number (If unknown, type N/A)	PR-2020-004622	Number of Existing Lots2		Total Area of Site in Acres	13.0117
Site Location Located Between Streets	University Blvd, Alumni Dr, Varsity Ave, and Gibson Blvd	Detailed Description of Vacated Easement	The Public Drainage Easement, one located in the south-east corner of Tract 6, and the other located at the north-east corner of Tract 7, were granted to the City of Albuquerque with the filing of plat, Document No. 2011119138. It is to be vacated with the filing of the Plat of Tracts 6-A, 7-A, 8-A, 9-A & 10-A UNM Gibson Commercial District.	Do you request an interpreter for the hearing?	No
Lot and/or Tract Number	6	Block Number	0000	Subdivision Name and/or Unit Number	UNM GIBSON COMMERCIAL DISTRICT
Legal Description	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 6 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 5.8704 AC	Existing Zone District	R-MH	Zone Atlas Page(s)	L-15
Acreage	7.1413, 5.8704	Calculated Acreage Area(s)	7.19894444, 5.98409892	Council District	6
Community Planning	Near Heights			Development Area(s)	Change

PLAN SNAPSHOT REPORT (VAC-2025-00046)

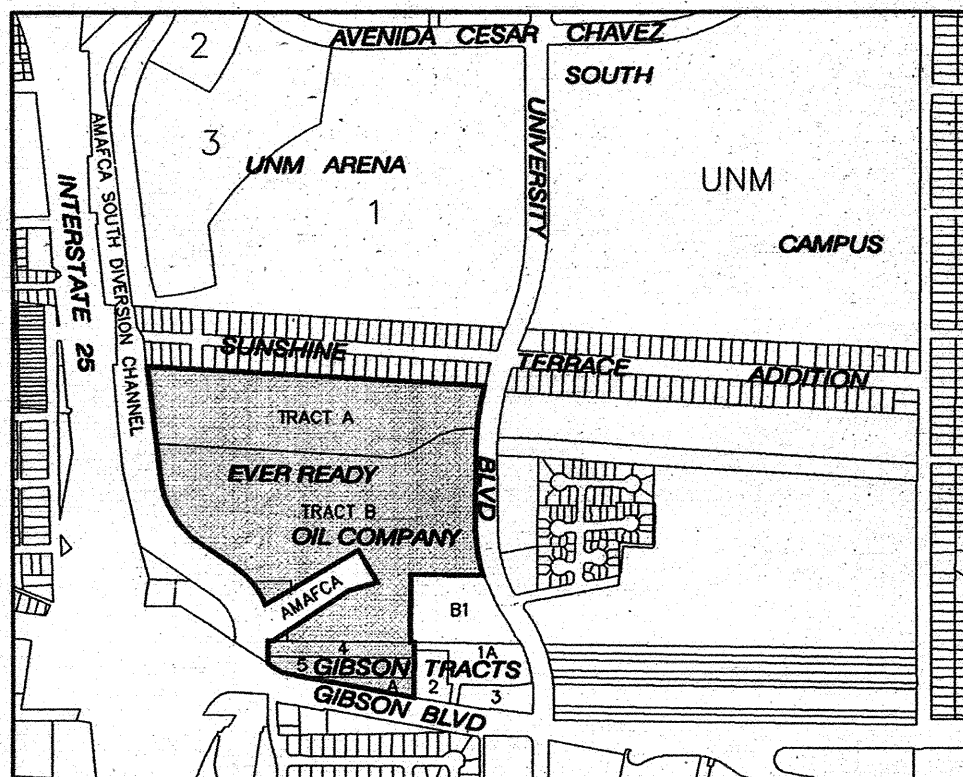
Current Land Use(s)	15 Vacant	Airport Protection Overlay	Albuquerque International Sunport / Air Space Protection Sub-area	Landfill within Buffer	SCHWARTZMAN
Center Type	Employment	IDO Use Specific Standards Name	Airport Protection Overlay Zone (Albuquerque International Sunport)	IDO Use Specific Standards Subsection	Hot Air Balloon Takeoff and/or Landing (Prohibitions) (4-3(G))
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	AMAFCA, NEW MEXICO	FEMA Flood Zone	X

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Kimberly_Legan_11/6/2025.jpg	11/06/2025 14:46	Legan, Kimberly		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00059175	Facilitated Meeting Fee for Public Hearing Cases	\$50.00	\$50.00
	Technology Fee	\$29.75	\$29.75
	Vacation of Public Easement	\$300.00	\$300.00
	Published Notice Fee - Legal Ad	\$75.00	\$75.00
Total for Invoice INV-00059175		\$454.75	\$454.75
Grand Total for Plan		\$454.75	\$454.75

Hearing Type	Location	Scheduled Date	Status	Subject
DHO Hearing v.1	Zoom	11/19/2025	Scheduled	Vacation of Public Easement

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		11/10/2025 16:45	
Associate Project Number v.1	Generic Action		11/10/2025 16:45
Screen for Completeness v.1	Generic Action		11/10/2025 16:45
Verify Payment v.1	Generic Action		11/10/2025 20:41
Application Review v.1		11/10/2025 20:41	
DHO Hearing v.1	Hold Hearing	11/10/2025 20:41	11/10/2025 20:42
Vacation Submittal v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		
Notice of Decision v.1			
Print Notice of Decision v.1	Create Report		
Linked Project Plans v.1			



SUBDIVISION DATA

1. DRB No.
2. Zone Atlas Index No. L-15.
3. Not used.
4. Gross Subdivision Acreage: 45.4403 Acres.
5. Total number of lots/tracts created: Ten (10) tracts.
6. 0.573 mile of full width public street right-of-way created.
7. Date of Survey: April, 2011.
8. Plat is located within Section 28, Township 10 North, Range 3 East, New Mexico Principal Meridian, and Town of Albuquerque Grant, Bernalillo County, New Mexico.

DISCLOSURE STATEMENT

The purpose of this Plat is to subdivide all of Tract A, Ever Ready Oil Company Subdivision as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on November 22, 1972 in Book C9, page 2 as Document No. 21365, together with all of Tract B of the Amended Summary Plat of Tract "B" of the Ever Ready Subdivision, Bernalillo County, New Mexico as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on February 19, 1982 in Book C19, page 93 as Document No. 829033, together with all of Tracts 4 and 5 of the Corrected Plat of Tracts 1 thru 5 of Gibson Tracts, Albuquerque, New Mexico, as the same are shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on January 23, 1996 in Book 96C, page 38 as Document No. 96008104, together with all of Tract A of the Replat of Tracts A & B of 40/25 Associates Subdivision, Albuquerque, New Mexico on May 10, 1995 in Book 95C, page 149 as Document No. 95042667, together with an unplatted portion of land into ten (10) tracts, to vacate existing easements, to dedicate public street right-of-way to the City of Albuquerque and to grant easements.

PUBLIC UTILITY EASEMENTS

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

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (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) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

DESCRIPTION

A certain tract of land situated within Section 28, Township 10 North, Range 3 East, New Mexico Principal Meridian, and Town of Albuquerque Grant, Bernalillo County, New Mexico, being and comprising all of Tract A Ever Ready Oil Company Subdivision, as the same is shown and designated on the Plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on November 22, 1972 in Book C9, page 2, together with all of Tract B of the Amended Summary Plat of Tract "B" of the Ever Ready Subdivision, as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on February 19, 1982 in Book C19, page 93 as Document No. 829033, together with all of Tracts 4 and 5 of the Corrected Plat of Tracts 1 thru 5 of Gibson Tracts, Albuquerque, New Mexico, as the same are shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on January 23, 1996 in Book 96C, page 38 as Document No. 96008104, together with all of Tract A of the Replat of Tracts A & B of 40/25 Associates Subdivision, Albuquerque, New Mexico on May 10, 1995 in Book 95C, page 149 as Document No. 95042667, together with an unplatted portion of land, and being more particularly described by New Mexico State Plane grid bearings (NAD 83 Central Zone) and ground distances as follows:

BEGINNING at a found AMAFCA brass cap stamped "S1-11-1" at the southwest corner of the tract herein described, identical to the southeast corner of Parcel 9 of the AMAFCA South Diversion Channel Drainage Right-of-Way Phase 1 Right-of-Way Parcels 1 thru 10, as the same is shown and designated on the Plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on July 17, 2000 in Book 2000C, page 183 as Document No. 2000089137, WHENCE the City of Albuquerque Control Monument "STA SDC-13-4" having New Mexico State Plane Grid Coordinates (NAD 83 Central Zone) N=1,477,145.578 and E=1,525,011.494, bears S76°05'56"W a distance of 36.32 feet;

THENCE along the westerly boundary of the tract herein described, coincident with the easterly boundary of said AMAFCA Parcel 9, the following three (3) courses;

N00°04'35"E a distance of 115.66 feet to a found AMAFCA brass cap stamped "S1-11-22";

S89°15'37"E a distance of 28.78 feet to a found AMAFCA brass cap stamped "S1-11-21";

N04°29'05"W a distance of 2.77 feet to a found AMAFCA brass cap stamped "S1-11-20";

THENCE continuing along said westerly boundary of the tract herein described, coincident with said easterly boundary of AMAFCA Parcel 9 and the westerly boundary of said Tracts A and B, Ever Ready Subdivision the following eight (8) courses;

N56°54'19"E a distance of 472.23 feet to a point;
N73°42'04"E a distance of 155.17 feet to a found AMAFCA brass cap stamped "S1-11-18";
N30°55'16"W a distance of 192.64 feet to a found AMAFCA brass cap stamped "S1-11-17";
S80°55'28"W a distance of 585.14 feet to a point on curve marked by a found AMAFCA brass cap stamped "S1-11-16";
280.11 feet along the arc of a non-tangent curve to the left having a radius of 448.10 feet, a central angle of 33°15'30" and a chord bearing N88°32'00"W a distance of 256.47 feet to a point (non-tangent) marked by a found AMAFCA brass cap stamped "S1-11-15";
N55°47'48"W a distance of 223.62 feet to a non-tangent point of curvature;
407.99 feet along the arc of a curve to the right having a radius of 483.79 feet, a central angle of 48°19'08" and a chord bearing N30°38'13"W a distance of 386.01 feet to a non-tangent point marked by a found AMAFCA brass cap stamped "S1-11-13";
N06°51'26"W a distance of 571.54 feet to the northwest corner of the tract herein described, identical to the northwest corner of said Tract A, Ever Ready Subdivision;

THENCE leaving said easterly boundary of said AMAFCA Parcel 9 along the northerly boundary of the tract herein described, coincident with the northerly boundary of said Tract A, 88°41'30"E a distance of 1765.98 feet to a point on curve at the northeast corner of the tract herein described, identical to the northeast corner of said Tract A, Ever Ready Subdivision, and also being a point on the westerly right-of-way of University Boulevard SE;

THENCE along the easterly boundary of the tract herein described, coincident with the easterly boundary of said Tracts A and B, Ever Ready Subdivision and said westerly right-of-way of University Boulevard SE, the following three (3) courses;

349.48 feet along the arc of a non-tangent curve to the left having a radius of 1485.40 feet, a central angle of 15°28'49" and a chord bearing S07°06'32"W a distance of 348.67 feet to a point of tangency;
S07°20'08"W a distance of 369.02 feet to a found #4 rebar marking a point of curvature;
270.70 feet along the arc of a curve to the left having a radius of 871.51 feet, a central angle of 17°47'45" and a chord bearing S08°31'48"E a distance of 269.61 feet to a found Chiseled Mark at the most easterly corner of the tract herein described, identical to the most easterly corner of said Tract B;

THENCE leaving said westerly right-of-way of University Boulevard SE and continuing along the easterly boundary of the tract herein described, coincident with the easterly boundary of said Tract B the following two (2) courses;

N89°17'51"W a distance of 377.83 feet, to a found chiseled mark at the northwest corner of Tract B-1 of the Amended Summary Plat of Tract "B" of the Ever Ready Subdivision, Bernalillo County, New Mexico filed in the Office of the County Clerk of Bernalillo County, New Mexico on February 19, 1982 in Book C19, page 93;
S00°42'40"W a distance of 351.61 feet to a found nail and shiner at the southeast corner of said Tract B, also being a point on the northerly boundary of said Tract 4, Gibson Tracts;

THENCE continuing along the easterly boundary of the tract herein described, coincident with said northerly boundary of Tract 4, S89°10'19"E a distance of 22.49 feet to a found nail and shiner at the northeast corner of said Tract 4;

THENCE continuing along said easterly boundary of the tract herein described, coincident with the easterly boundary of said Tract 4 and 5, Gibson Tracts and said Tract A, 40/25 Associates Subdivision, S00°45'08"W a distance of 288.48 feet to the southeast corner of the tract herein described, identical to the southeast corner of said Tract A, 40/25 Associates Subdivision;

THENCE along the southerly boundary of the tract herein described, coincident with the southerly boundary of said Tract A, the following two (2) courses;

N79°28'11"W a distance of 369.54 feet to a found 1" diameter iron pipe;
N79°21'32"W a distance of 233.71 feet to the most westerly corner of said Tract A;

THENCE continuing along the southerly boundary of the tract herein described, coincident with the southerly boundary of said Tract 5, the following two (2) courses;

N79°16'41"W a distance of 98.67 feet;
N59°08'04"W a distance of 47.44 feet to a found #5 rebar at the southwest corner of said Tract 5;

THENCE continuing along the southerly boundary of the tract herein described, N50°32'39"W a distance of 42.79 feet to the POINT OF BEGINNING.

This tract contains 45.4403 acres, more or less.

FREE CONSENT AND DEDICATION

The plat shown hereon is made with the owner(s) free consent and in accordance of 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 on this plat. Owner(s) hereby affirm that the described property shown on this plat lies within the platting and subdivision jurisdiction 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 City of Albuquerque, New Mexico in Fee Simple with Warranty Covenants.

UNIVERSITY OF NEW MEXICO

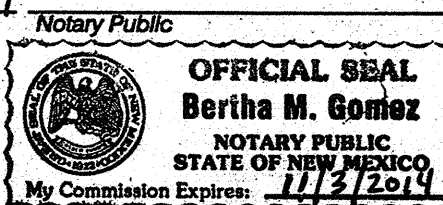
BY: *Kim Murphy*
Kim Murphy, Director of Real Estate
University of New Mexico

State of New Mexico)
SS

County of Bernalillo)

This instrument was acknowledged before me on 9 day of December 2011, by Kim Murphy, Director of Real Estate, University of New Mexico

My Commission Expires: 11/3/2014



NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1983. Basis of Bearings is between City of Albuquerque Control Stations "SDC-13-4" and "1-25-30" Bearing = N77°25'46".
2. Record Bearings and distances of the Summary Plat of Tract "B" of the Ever Ready Subdivision filed on February 19, 1982 in Volume C19, folio 93 are shown in parenthesis ().
3. Record Bearings and distances of a Replat of Tracts A & B of 40/25 Associates Subdivision filed on May 1, 1995 in Volume 95C, folio 149 are shown in brackets [].
4. Record Bearings and distances of a Plat of Tracts 1 thru 6 of Gibson Tracts filed on January 23, 1996 in Volume 96C, folio 36 are shown in asterisks * .
5. Record Bearings and distances of A.M.A.F.C.A. South Diversion Channel Drainage Right-of-Way Phase 1, right-of-way Parcels 1 thru 10 filed July 17, 2000 in Book 2000C, page 183 are shown in brackets { }.
6. Distances are ground distances.
7. Record easements taken from Stewart Title Guaranty Company, File No. 11070295, Effective Date: July 22, 2011.
8. Pursuant to Section 14-14-4 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 or parcels within the area of proposed Plat. The foregoing requirement shall be a condition to approval of this plat."
9. Landfill Disclosure Statement - The subject property is located near a former landfill. Due to the subject property being 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 the City Designated Landfill Buffer Zones) shall be consulted prior to development of the site.
10. 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 subdivision, 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.
11. All corners created with this plat will be monumented with a #5 rebar and yellow plastic survey cap stamped "GROMATZKY PS 16469" or nail and washer stamped "Gromatzky PS 16469".
12. Centerline monuments to be installed at centerline PCs, PTs, 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", "PLS 16469".
13. Existing Tracts 4 and 5, Plat of Tracts 1 thru 5 of Gibson Tracts are subject to an existing 24' reciprocal access easement and benefits from a 24' wide reciprocal access easement across Tract 1 of said Plat filed on January 23, 1996 in Book 96C, page 36.
14. In the event that the License Agreement for Alumni Drive within AMAFCA Right-of-Way is terminated by AMAFCA without a permanent easement being granted by AMAFCA to the City, UNM including its successors and assigns, agree to waive any and all claims against the City and shall defend and hold harmless the City and its officers, agents and employees from and against all action, suits or claims for damages to the Property as shown on the UNM Gibson Commercial District Subdivision Plat including any actions suits or claims against the City in the nature of inverse condemnation. The liability of UNM, the CITY and AMAFCA shall in all cases be subject to the limitations and immunities of the New Mexico Tort Claims Act Section 41-4-1 et seq., NMSA 1978, as amended.
15. Tract 7 is subject to Flood Zone "A" per FIRM Panel 35001C0342G revised September 26, 2008.
16. For additional information, refer to the "Memorandum of Understanding Pertaining to the University of New Mexico Gibson Commercial District Development", executed by the City of Albuquerque on October 11, 2011 and executed by the University of New Mexico on October 10, 2011.

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
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2011

PROJECT NUMBER 1001725

APPLICATION NUMBER

PLAT APPROVAL

UTILITY APPROVALS:

QWEST CORPORATION	12-15-11
COMCAST CABLE	12-15-11
PNM ELECTRIC SERVICES	12-19-11
NEW MEXICO GAS COMPANY	12-19-2011

CITY APPROVALS:

CITY SURVEYOR	12-9-11
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	12-21-11
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	12-21-11
PARKS & RECREATION DEPARTMENT	12-14-11
CITY ENGINEER	12-21-11
DRB CHAIRPERSON, PLANNING DEPARTMENT	12-22-11
REAL PROPERTY DIVISION	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	12-20-11

TAX CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #

See 7 Parcels above

PROPERTY OWNER OF RECORD *Replat of UNM*
Yuse Salles
BERNALILLO COUNTY-TREASURER'S OFFICE DATE 12/20/11

SURVEYOR'S CERTIFICATION

I, Robert Gromatzky, 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 and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

Robert Gromatzky
Robert Gromatzky
New Mexico Professional Surveyor 16469

Date: 12-9-11

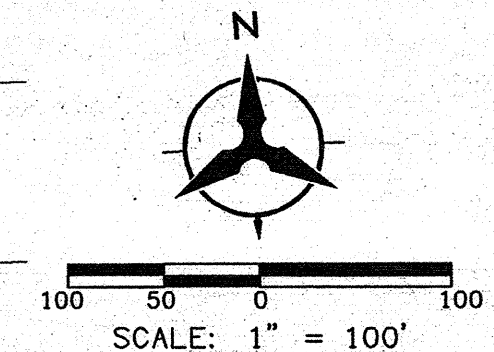


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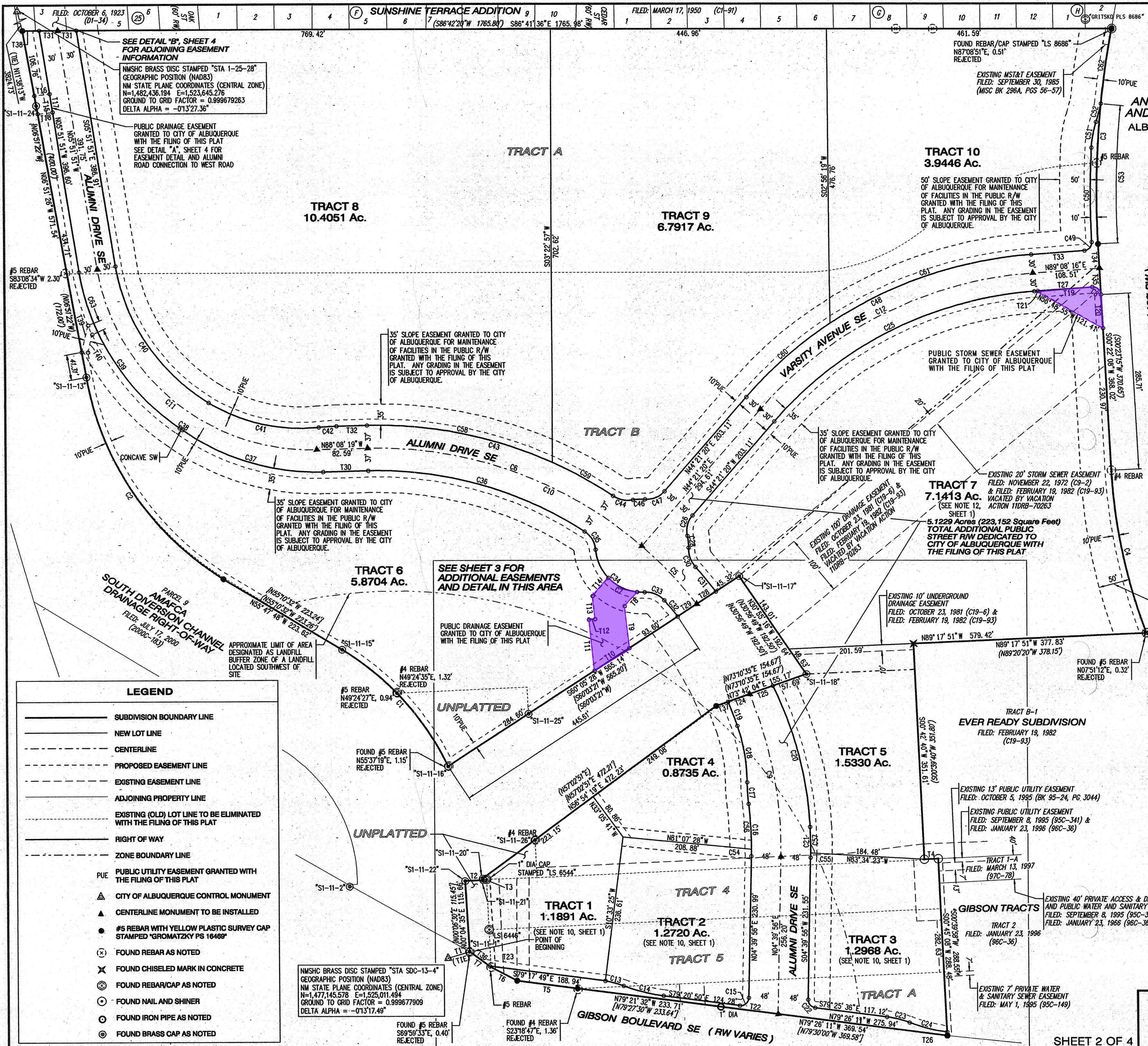
12/22/2011 02:23 PM Page: 1 of 4
PLAT R: \$25.00 B: 2011C P: 0139 M: Toulous Olivere, Bernalillo Cou

12/22/2011 SURVEY/GRAPHICS/20120122 B:\kolo\01.doc

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
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2011



DOCH 2011119138
12/22/2011 02:23 PM Page: 2 of 4
PLAT R: \$25.00 B: 2011 C: P. 0138 M. Toulous Oliviere, Bernalillo Cou



LEGEND

- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- - - CENTERLINE
- - - PROPOSED EASEMENT LINE
- - - EXISTING EASEMENT LINE
- - - ADJOINING PROPERTY LINE
- - - EXISTING (OLD) LOT LINE TO BE ELIMINATED WITH THE FILING OF THIS PLAT
- - - RIGHT OF WAY
- - - ZONE BOUNDARY LINE
- PUE PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- ▲ CITY OF ALBUQUERQUE CONTROL MONUMENT
- ▲ CENTERLINE MONUMENT TO BE INSTALLED
- #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"
- (x) FOUND REBAR AS NOTED
- x FOUND CHISELED MARK IN CONCRETE
- ⊙ FOUND REBAR/CAP AS NOTED
- FOUND NAIL AND SHINER
- FOUND IRON PIPE AS NOTED
- ⊙ FOUND BRASS CAP AS NOTED

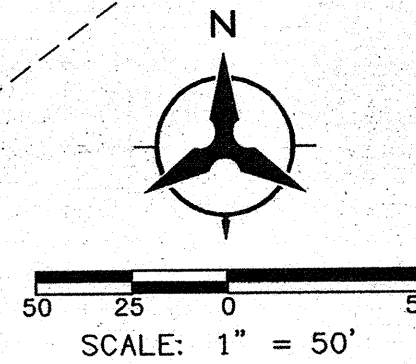
NMSHC BRASS DISC STAMPED "STA SDC-13-4"
GEOGRAPHIC POSITION (NAD83)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
N=1,477,145.578 E=1,525,011.494
GROUND TO GRID FACTOR = 0.999677909
DELTA ALPHA = -01°13'17.49"

NOTE: SEE SHEET 4 FOR CURVE & TANGENT DATA



Bohannon & Huston
Court yard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335

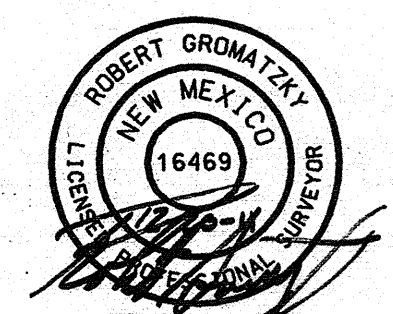
PLAT OF
**UNM GIBSON
COMMERCIAL DISTRICT**
(A REPLAT OF TRACTS A & B,
EVER READY SUBDIVISION
TRACTS 4 & 5, GIBSON TRACTS
AND TRACT A, 40/25 ASSOCIATES SUBDIVISION)
AND UNPLATTED LAND IN SECTION 28, T10N, R3E
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2011



LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	EXISTING (OLD) LOT LINE TO BE ELIMINATED WITH THE FILING OF THIS PLAT
	RIGHT OF WAY
	ZONE BOUNDARY LINE
PUE PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT	
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	CENTERLINE MONUMENT TO BE INSTALLED
	#5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"
	FOUND REBAR AS NOTED
	FOUND CHISELED MARK IN CONCRETE
	FOUND REBAR/CAP AS NOTED
	FOUND NAIL AND SHINER
	FOUND IRON PIPE AS NOTED
	FOUND BRASS CAP AS NOTED

NOTE: SEE SHEET 4 FOR CURVE & TANGENT DATA

DOCH 2011119138
12/22/2011 02:23 PM Page: 3 of 4
PLAT R \$25.00 B: 20110 P: 0138 M: Toulous Olivere, Bernalillo Cou



Bohannon & Huston
Court yard I 7500 Jefferson St. NE Albuquerque, NM 87109-4336

SHEET 3 OF 4

P:\2012\1221\SURVEY\GRAPHICS\2012122 Bulkplot03.dgn

JOB NO. 20120122

TRACT 6
5.8704 Ac

PUBLIC DRAINAGE EASEMENT
GRANTED TO CITY OF ALBUQUERQUE
WITH THE FILING OF THIS PLAT

SHADED AREA DESIGNATES
LICENSE AGREEMENT FOR THE ALUMNI ROAD
CROSSING BY AND BETWEEN THE CITY OF
ALBUQUERQUE, AMAFCA AND UNM FILED
FOR RECORD ON 12-22-11
Doc# 2011118808
SEE NOTE 11, SHEET 1

WATER AND SANITARY SEWER INFRASTRUCTURE
WITHIN AMAFCA R/W SHALL BE INSTALLED,
OPERATED AND MAINTAINED PURSUANT TO A
SEPARATE LICENSE AGREEMENT BETWEEN
AMAFCA, UNM AND ABCWA.

5.1229 Acres (223,152 Square Feet)
TOTAL ADDITIONAL PUBLIC
STREET R/W DEDICATED TO
CITY OF ALBUQUERQUE WITH
THE FILING OF THIS PLAT

PARCEL 9
AMAFCA
SOUTH DIVERSION CHANNEL
DRAINAGE RIGHT-OF-WAY
FILED: JULY 17, 2000
(2000C-183)

TRACT 4
0.8735 Ac

35' SLOPE EASEMENT GRANTED
TO CITY OF ALBUQUERQUE FOR
MAINTENANCE OF FACILITIES IN
THE PUBLIC R/W. GRADING WITHIN
THE EASEMENT IS SUBJECT TO
APPROVAL BY THE CITY

30' PRIVATE ACCESS EASEMENT
FOR THE BENEFIT OF TRACTS 1,
2 & 4 TO BE MAINTAINED BY
TRACTS 2 & 4 GRANTED WITH
THE FILING OF THIS PLAT

TRACT 5
1.5330 Ac

35' SLOPE EASEMENT GRANTED
TO CITY OF ALBUQUERQUE FOR
MAINTENANCE OF FACILITIES IN
THE PUBLIC R/W. GRADING WITHIN
THE EASEMENT IS SUBJECT TO
APPROVAL BY THE CITY

EXISTING SEWER EASEMENT FILED: NOVEMBER 22, 1972
(C9-2) & FILED: FEBRUARY 19, 1982 (C19-93)
HATCHED PORTION VACATED BY VACATION ACTION
11DRB-70263

TRACT B-1
EVER READY SUBDIVISION
FILED: FEBRUARY 19, 1982
(C19-93)

EXISTING 13' PUBLIC UTILITY EASEMENT
FILED: OCTOBER 5, 1995 (BK 95-24, PG 3044)

EXISTING PUBLIC UTILITY EASEMENT
FILED: SEPTEMBER 8, 1995 (95C-341) &
FILED: JANUARY 23, 1996 (96C-36)

TRACT 1-A
GIBSON TRACTS
FILED: MARCH 13, 1997
(97C-78)

EXISTING 40' PRIVATE ACCESS & DRAINAGE EASEMENT
AND PUBLIC WATER & SANITARY SEWER EASEMENT
FILED: SEPTEMBER 8, 1995 (95C-341) &
FILED: JANUARY 23, 1996 (96C-36)

TRACT 1
1.1891 Ac
(SEE NOTE 10, SHEET 1)

EXISTING 20' PUBLIC SANITARY SEWER EASEMENT
FILED: SEPTEMBER 8, 1995 (95C-341) &
FILED: JANUARY 23, 1996 (96C-36) VACATED BY
VACATION ACTION 11DRB-70263

EXISTING SIGN EASEMENT
FILED: MAY 1, 1995 (95C-149)
TERMINATED BY AGREEMENT
FILED: JULY 31, 2000
(BK A8, PG 4263)

TRACT 2
1.2720 Ac
(SEE NOTE 10, SHEET 1)

TRACT 5

TRACT 3
1.2968 Ac
(SEE NOTE 10, SHEET 1)

TRACT 2
GIBSON TRACTS
FILED: JANUARY 23, 1996
(96C-36)

EXISTING PUBLIC UTILITY EASEMENT
FILED: SEPTEMBER 8, 1995 (95C-341) &
FILED: JANUARY 23, 1996 (96C-36)

EXISTING 7' PRIVATE WATER
& SANITARY SEWER EASEMENT
FILED: MAY 1, 1995 (95C-149)

GIBSON BOULEVARD SE (RW VARIES)

NMHC BRASS DISC STAMPED "STA SDC-13-4"
GEOGRAPHIC POSITION (NAD83)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
N=1,477,145.578 E=1,525,011.494
GROUND TO GRID FACTOR = 0.999677909
DELTA ALPHA = -01317.49

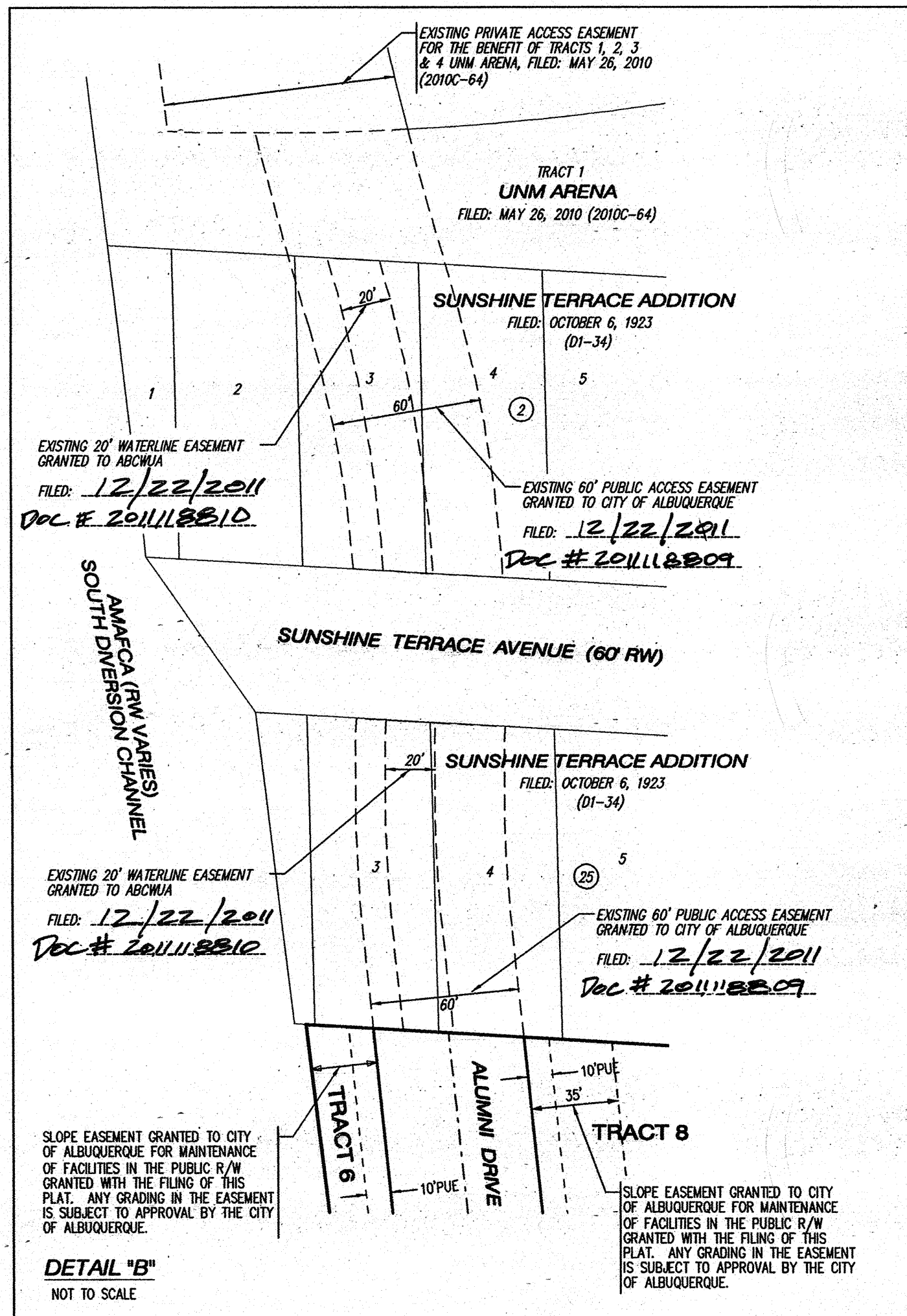
FOUND #4 REBAR
S23°18'47"E, 1.36'
REJECTED

N79°21'32"W 233.71'
[N79°27'30"W 233.64']

N79°26'11"W 275.94'
[N79°30'00"W 369.58']

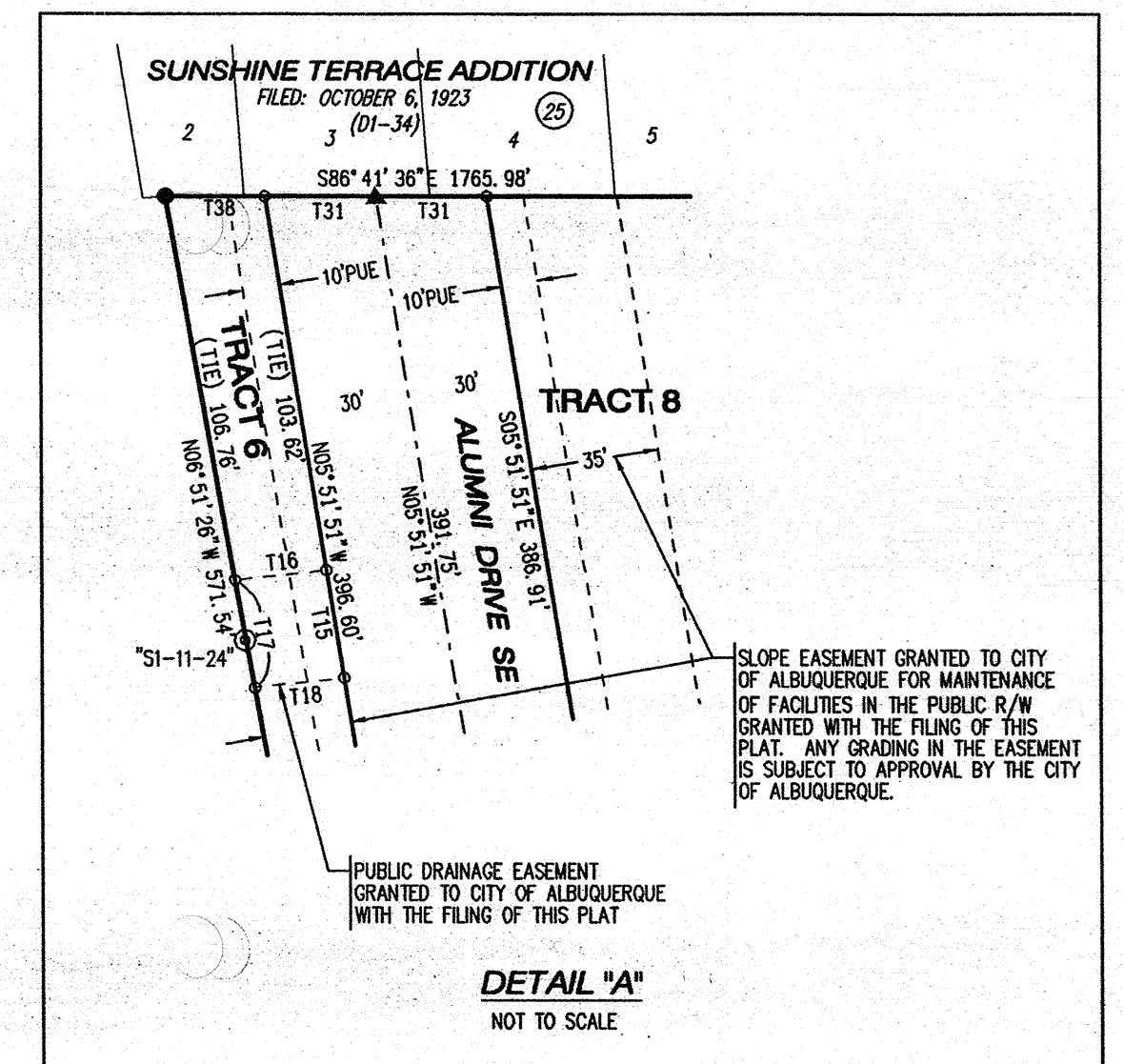
N79°26'11"W 275.94'
[N79°30'00"W 369.58']

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
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2011

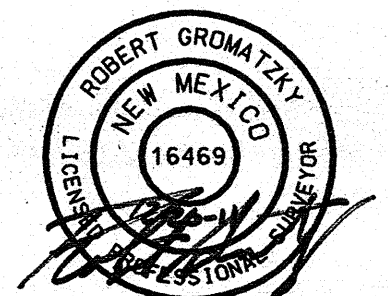


ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	33°15'30"	133.83'	260.11'	448.10'	256.47'	N38°32'09"W
	{33°15'51"}		{260.15'}	{448.10'}	{256.51'}	{N38°32'45"W}
C2	48°19'08"	217.01'	407.99'	483.79'	396.01'	N30°38'13"W
	{48°19'10"}		{407.30'}	{482.96'}		
	{48°19'08"}		{407.29'}	{482.96'}	{395.33'}	{N31°00'57"W}
C3	13°28'49"	175.55'	349.48'	1485.40'	348.67'	S07°06'32"E
	{13°24'27"}		{347.59'}	{1485.40'}		
C4	17°47'48"	136.45'	270.70'	871.51'	269.61'	S08°31'46"E
			{270.85'}	{871.51'}		
C5	11°24'59"	64.97'	129.51'	650.00'	129.30'	N39°56'10"W
C6	42°29'39"	252.73'	482.08'	650.00'	471.11'	N66°53'29"W
C7	40°19'45"	27.54'	52.79'	75.00'	51.71'	S60°24'24"E
C8	91°13'49"	13.28'	20.70'	13.00'	18.58'	S45°14'49"E
C9	23°52'56"	137.46'	270.93'	650.00'	268.98'	N07°16'32"W
C10	53°54'38"	330.55'	611.59'	650.00'	589.28'	N61°11'00"W
C11	82°16'28"	305.73'	502.59'	350.00'	460.51'	N47°00'05"W
C12	44°46'56"	267.79'	508.04'	650.00'	495.20'	N66°44'48"E
C13	10°53'45"	15.45'	30.81'	162.00'	30.76'	S71°32'01"E
C14	13°15'42"	33.48'	66.66'	288.00'	66.51'	S72°42'59"E
C15	95°50'03"	14.40'	21.74'	13.00'	19.30'	N52°34'57"E
C16	08°03'57"	42.44'	84.75'	602.00'	84.68'	N00°37'57"E
C17	06°29'01"	17.61'	35.19'	311.00'	35.17'	N00°09'31"W
C18	18°33'12"	47.21'	93.58'	289.00'	93.18'	N06°11'37"W
C19	03°55'22"	20.99'	41.97'	613.00'	41.96'	N17°25'54"W
C20	23°18'49"	120.89'	238.44'	586.00'	236.80'	S11°04'16"E
C21	04°04'48"	24.86'	49.70'	698.00'	49.69'	S02°37'32"W
C22	84°05'32"	11.72'	19.08'	13.00'	17.41'	S37°22'50"E
C23	13°15'41"	18.83'	37.50'	162.00'	37.41'	S72°47'46"E
C24	12°33'23"	31.68'	63.11'	288.00'	62.99'	S72°26'36"E
C25	44°46'56"	255.43'	484.59'	620.00'	472.35'	S66°44'48"W
C26	53°22'52"	19.10'	35.40'	38.00'	34.14'	S17°39'55"W
C28	14°43'02"	9.81'	19.52'	76.00'	19.47'	S01°40'00"E
C30	43°58'18"	17.76'	33.77'	44.00'	32.95'	S16°17'39"E
C31	04°17'06"	25.70'	51.38'	687.00'	51.37'	S36°08'15"E
C32	03°10'42"	17.01'	34.00'	613.00'	34.00'	N36°04'42"W
C33	52°18'08"	19.15'	35.60'	39.00'	34.38'	N63°49'07"W
C34	88°39'02"	73.25'	116.04'	75.00'	104.81'	N45°38'40"W
C35	52°18'08"	19.15'	35.60'	39.00'	34.38'	N27°28'12"W
C36	34°31'03"	190.44'	369.30'	613.00'	363.74'	N70°52'47"W
C37	36°33'07"	125.50'	242.42'	380.00'	238.33'	N69°51'45"W
C38	00°56'55"	2.80'	5.60'	338.00'	5.60'	N52°03'40"W
C39	46°40'16"	163.93'	309.54'	380.00'	301.05'	N29°11'59"W
C40	49°32'36"	147.67'	276.70'	320.00'	268.16'	S30°38'09"E
C41	37°04'42"	96.58'	186.38'	288.00'	183.14'	S73°56'48"E
C42	04°20'50"	14.39'	28.76'	379.00'	28.75'	N89°41'16"E
C43	35°07'47"	217.47'	421.22'	687.00'	414.65'	S70°34'25"E
C44	43°58'18"	17.76'	33.77'	44.00'	32.95'	S74°59'41"E
C46	14°43'02"	9.81'	19.52'	76.00'	19.47'	S89°37'19"E
C47	53°22'52"	19.10'	35.40'	38.00'	34.14'	N71°02'46"E
C48	44°46'56"	280.15'	531.48'	680.00'	518.06'	N66°44'48"E
C49	88°38'11"	12.69'	20.11'	13.00'	18.16'	N44°49'11"E
C50	05°52'07"	76.65'	153.17'	1495.40'	153.10'	N03°28'09"E
C51	14°54'38"	21.20'	42.16'	162.00'	42.04'	N13°49'31"E
C52	06°03'21"	15.23'	30.44'	288.00'	30.43'	N18°15'10"E
C53	08°45'31"	113.76'	227.07'	1485.40'	226.85'	S04°44'53"W
C54	01°02'25"	5.47'	10.93'	602.00'	10.93'	S04°08'44"W
C55	00°36'32"	3.71'	7.42'	698.00'	7.42'	S04°21'40"W
C56	07°01'32"	36.95'	73.82'	602.00'	73.77'	N00°06'45"E
C57	03°28'16"	21.15'	42.28'	698.00'	42.28'	N02°19'16"E
C58	25°47'01"	157.24'	309.16'	687.00'	306.56'	N75°14'48"W
C59	09°20'46"	56.16'	112.06'	687.00'	111.94'	S57°40'54"E
C60	15°20'15"	91.56'	182.03'	680.00'	181.49'	N52°01'28"E
C61	29°26'40"	178.68'	349.46'	680.00'	345.62'	S74°24'56"W
C62	04°43'18"	61.24'	122.41'	1485.40'	122.37'	S11°29'18"W
C63	02°25'07"	8.23'	16.46'	390.00'	16.46'	S20°06'17"E

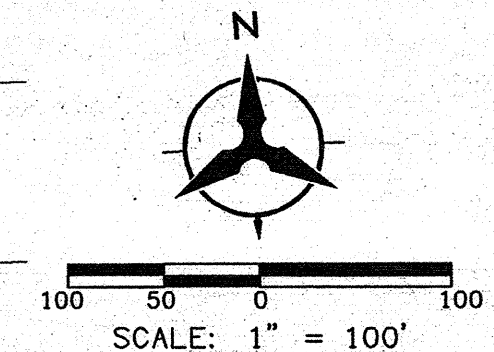
ID	BEARING	DISTANCE
T1	S76°05'56"W	36.32'
T2	S89°15'37"E	28.78'
	{S89°20'20"E}	{28.78'}
T3	N04°29'05"W	2.77'
	{N01°42'46"E}	{2.77'}
T4	S89°10'19"E	22.49'
	{S89°22'07"E}	
T5	N79°16'41"W	98.67'
	{N79°22'39"W}	{98.64'}
T6	N59°06'04"W	47.44'
	{N59°12'02"W}	{47.43'}
T7	N50°32'39"W	42.79'
T8	S44°21'36"W	30.55'
T9	S02°47'52"E	68.57'
T10	S60°05'28"W	67.41'
T11	N02°47'52"W	83.71'
T12	N88°05'15"E	10.00'
T13	N02°47'52"W	37.68'
T14	N44°21'36"E	39.19'
T15	N06°51'26"W	30.07'
T16	N86°55'10"E	25.07'
T17	S05°51'51"E	30.04'
T18	S86°55'10"W	24.54'
T19	N89°07'13"E	88.78'
T20	S00°22'08"W	54.73'
T21	S89°24'22"W	5.81'
T22	N79°26'11"W	93.60'
T23	N50°32'39"W	2.89'
T24	N73°42'04"E	37.05'
T25	N73°42'04"E	40.33'
T26	S00°45'08"W	5.86'
T27	S89°08'16"W	94.58'
T28	S60°05'28"W	37.10'
T29	S60°05'28"W	37.11'
T30	N88°08'19"W	72.98'
T31	S86°41'36"E	30.39'
T32	S88°08'19"E	49.33'
T33	N89°08'16"E	86.43'
T34	S00°22'08"W	39.02'
T35	S00°22'08"W	43.29'
T36	N50°32'39"W	39.90'
T37	S73°42'04"W	20.10'
T38	N86°41'36"W	27.24'
T39	N17°18'10"E	45.08'
T40	S17°18'10"W	29.86'



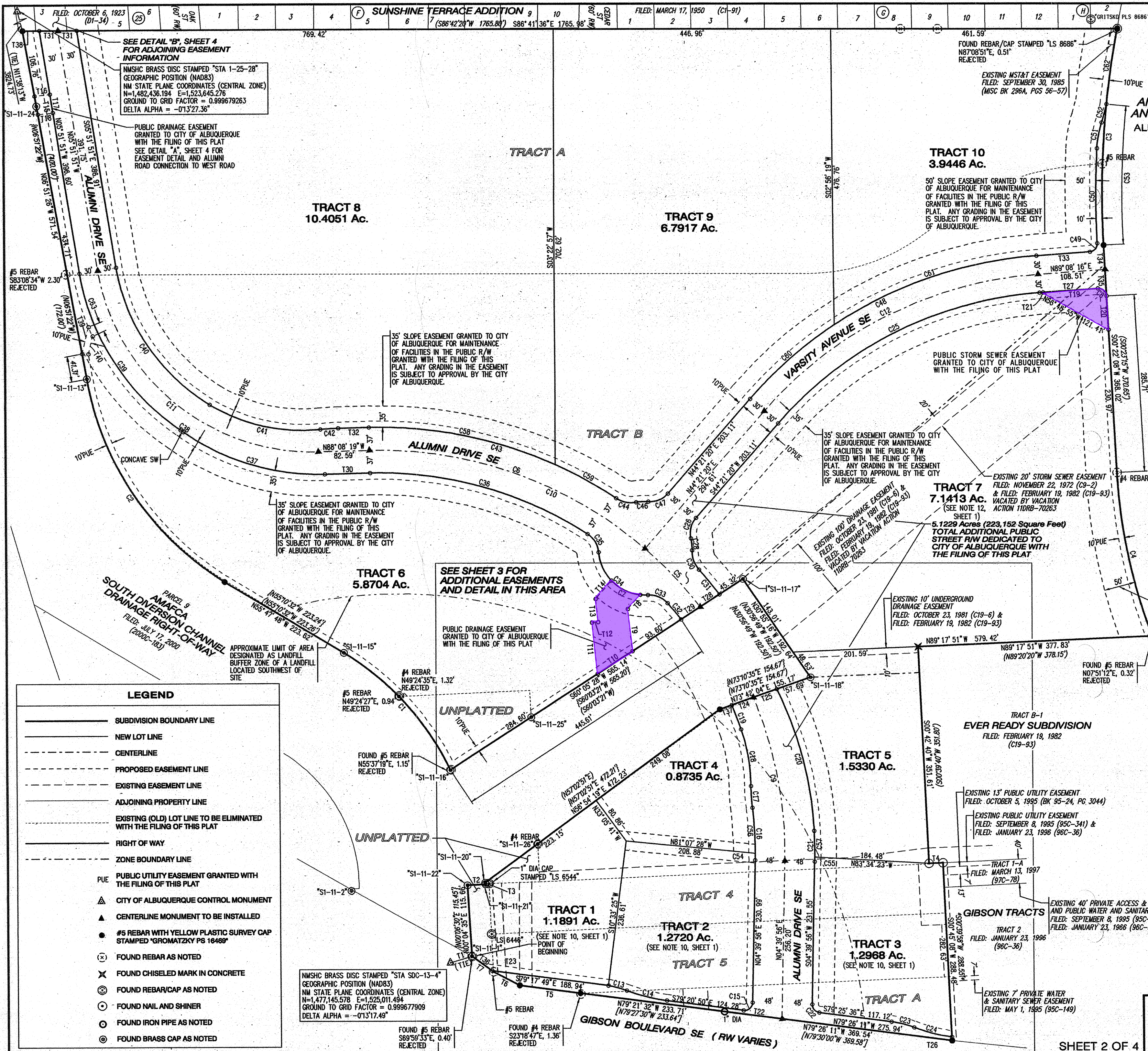
DOCH 2011119138
12/22/2011 02:23 PM Page: 4 of 4
City of Albuquerque, Bernalillo County, New Mexico
City of Albuquerque, Bernalillo County, New Mexico



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
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2011



DOCH 2011119138
12/22/2011 02:23 PM Page: 2 of 4
PLAT R: \$25.00 B: 2011 C: P. 0138 M. Toulous Olivere, Bernalillo Cou

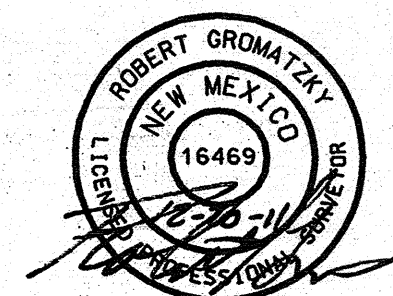


LEGEND

- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- - - CENTERLINE
- - - PROPOSED EASEMENT LINE
- - - EXISTING EASEMENT LINE
- - - ADJOINING PROPERTY LINE
- - - EXISTING (OLD) LOT LINE TO BE ELIMINATED WITH THE FILING OF THIS PLAT
- - - RIGHT OF WAY
- - - ZONE BOUNDARY LINE
- PUE PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- ▲ CITY OF ALBUQUERQUE CONTROL MONUMENT
- ▲ CENTERLINE MONUMENT TO BE INSTALLED
- #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"
- (X) FOUND REBAR AS NOTED
- X FOUND CHISELED MARK IN CONCRETE
- ⊙ FOUND REBAR/CAP AS NOTED
- FOUND NAIL AND SHINER
- FOUND IRON PIPE AS NOTED
- ⊙ FOUND BRASS CAP AS NOTED

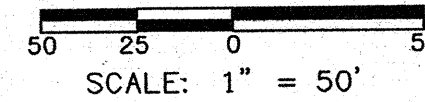
NMSHC BRASS DISC STAMPED "STA SDC-13-4"
GEOGRAPHIC POSITION (NAD83)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
N=1,477,145.578 E=1,525,011.494
GROUND TO GRID FACTOR = 0.999677909
DELTA ALPHA = -013'17.49"

NOTE: SEE SHEET 4 FOR CURVE & TANGENT DATA



Bohannon & Huston
Court yard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335

**(A REPEAT 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
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2011**



EXISTING 10' UNDERGROUND
DRAINAGE EASEMENT
FILED: OCTOBER 23, 1981 (C19-6) &
FILED: FEBRUARY 19, 1982 (C19-93)

N89° 17' 51" W 579.42'

N89° 17' 51" W 377.83'

_____ SUBDIVISION BOUNDARY LINE
 _____ NEW LOT LINE
 - - - - - CENTERLINE
 - - - - - PROPOSED EASEMENT LINE
 - - - - - EXISTING EASEMENT LINE
 _____ ADJOINING PROPERTY LINE
 - - - - - EXISTING (OLD) LOT LINE TO BE ELIMINATED
 WITH THE FILING OF THIS PLAT
 _____ RIGHT OF WAY
 - - - - - ZONE BOUNDARY LINE

PUE PUBLIC UTILITY EASEMENT GRANTED WITH
 THE FILING OF THIS PLAT

▲ CITY OF ALBUQUERQUE CONTROL MONUMENT
 ▲ CENTERLINE MONUMENT TO BE INSTALLED
 ● #5 REBAR WITH YELLOW PLASTIC SURVEY CAP
 STAMPED "GROMATZKY PS 16468"

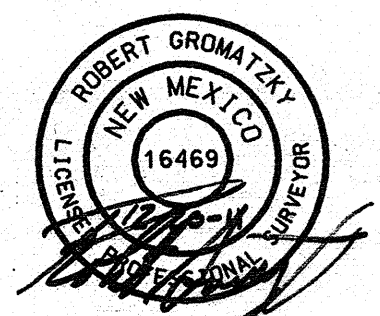
(X) FOUND REBAR AS NOTED
 ✕ FOUND CHISELED MARK IN CONCRETE
 ☉ FOUND REBAR/CAP AS NOTED
 ○ FOUND NAIL AND SHINER
 ⊙ FOUND IRON PIPE AS NOTED
 ⊙ FOUND BRASS CAP AS NOTED

**NOTE: SEE SHEET 4 FOR CURVE
& TANGENT DATA**

DOC# 2011119138

12/22/2011 02:23 PM Page: 3 of 4

ityPLAT R:\$25.00 B: 2011C P: 0138 M. Toulouse Olivere, Bernalillo Cour

A standard 1D barcode is located at the bottom of the page, below the text. It consists of vertical black bars of varying widths on a white background.

Bohannon Huston

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

SHEET 3 OF 4

P:\20120122\SURVEY\GRAPHICS\20120122 Bulkplot03.dgn

OB No. 20120122

TRACT 6
5.8704 Ac

PUBLIC DRAINAGE EASEMENT
GRANTED TO CITY OF ALBUQUERQUE
WITH THE FILING OF THIS PLAT

4
Ac

TRACT 5
1.5330 Ac

TRACT 1
1.1891 Ac
SEE NOTE 10, SHEET 1

TRACT 2
1.2720 Ac
(SEE NOTE 10, SHEET 1)

TRACT 3
1.2968 Ac
(SEE NOTE 10, SHEET 1)

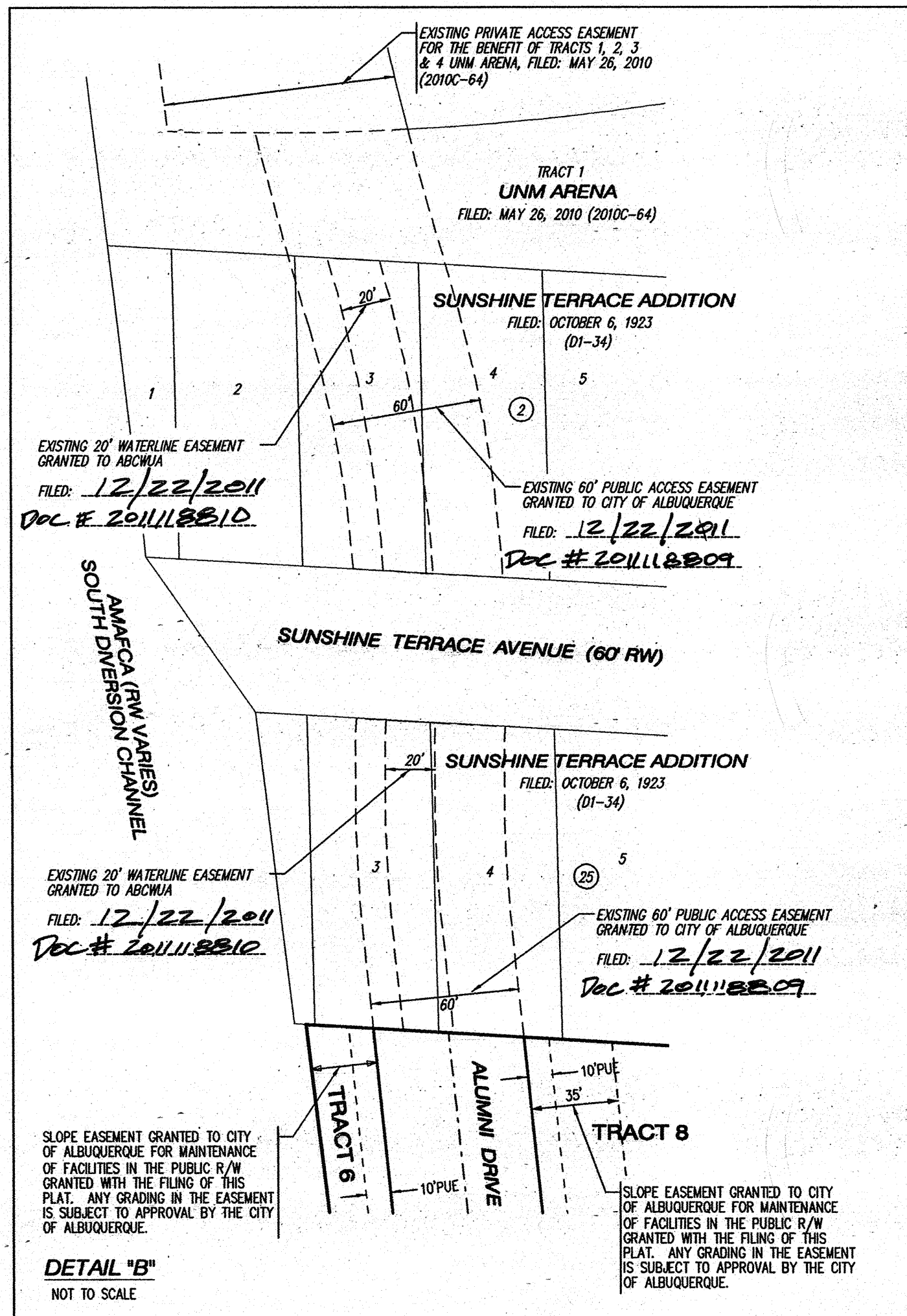
TRACT 2
GIBSON TRACTS
FILED: JANUARY 23, 1996
(96C-36)

NMSHC BRASS DISC STAMPED "STA SDC-13-4"
GEOGRAPHIC POSITION (NAD83)
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GROUND TO GRID FACTOR = 0.999677909
DELTA ALPHA = -0°13'17.49"

GIBSON BOULEVARD SE (RW VARIES)

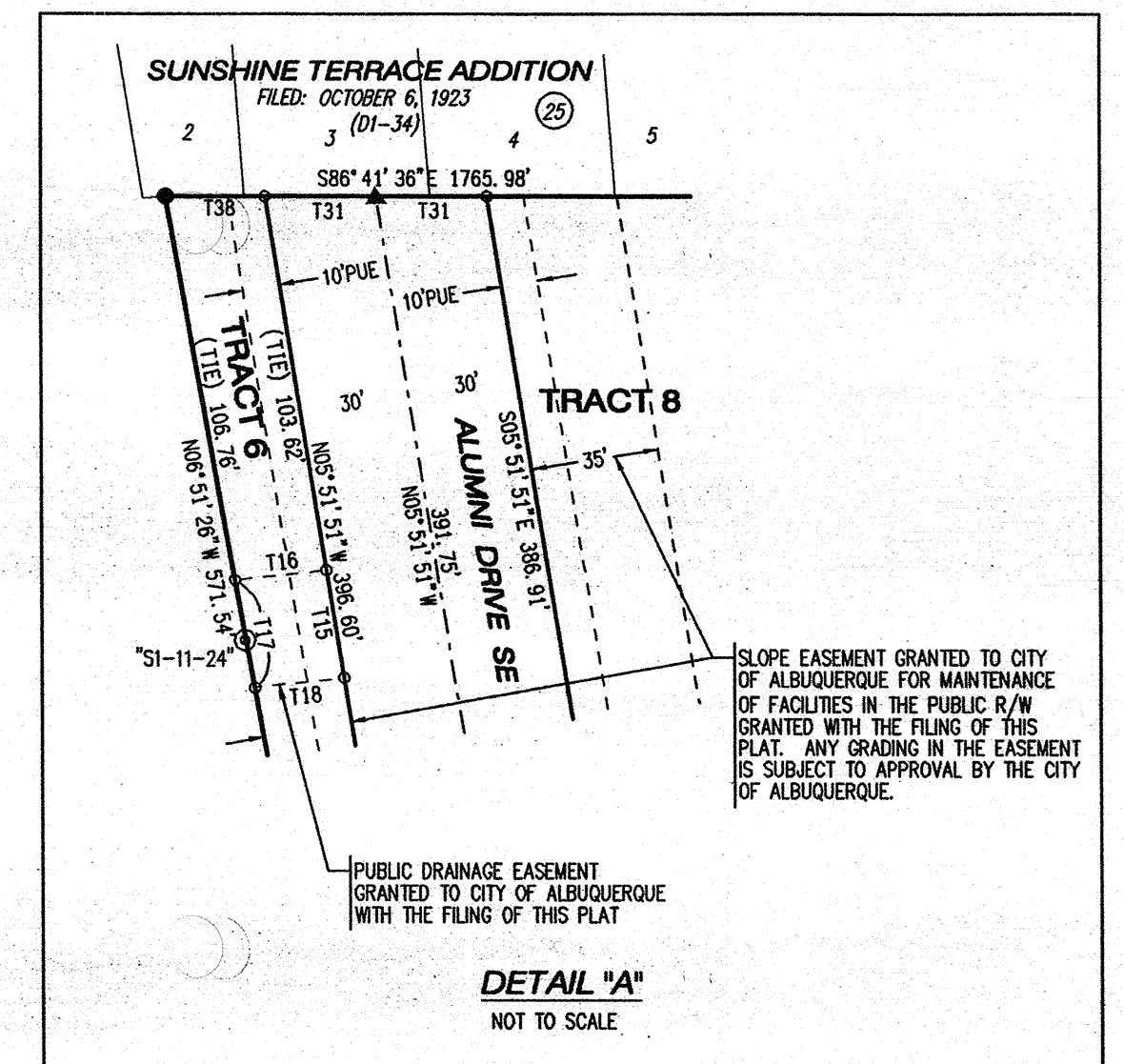
SHEET 3 OF 4

PLAT OF
UNM GIBSON
COMMERCIAL DISTRICT
(A REPLAT OF TRACTS A & B,
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TRACTS 4 & 5, GIBSON TRACTS
AND TRACT A, 40/25 ASSOCIATES SUBDIVISION)
AND UNPLATTED LAND IN SECTION 28, T10N, R3E
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2011

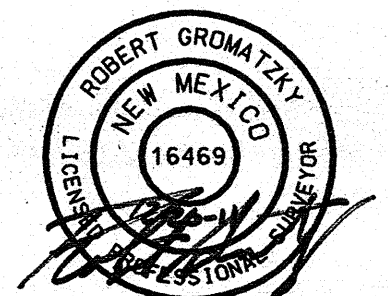


Curve Data					
ID	DELTA	TANGENT	ARC	RADIUS	CHORD
C1	33°15'30"	133.83'	260.11'	448.10'	256.47'
C2	48°19'08"	217.01'	407.99'	483.79'	396.01'
C3	13°28'49"	175.55'	349.48'	1485.40'	348.67'
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C5	11°24'59"	64.97'	129.51'	650.00'	129.30'
C6	42°29'39"	252.73'	482.08'	650.00'	471.11'
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C16	08°03'57"	42.44'	84.75'	602.00'	84.68'
C17	06°29'01"	17.61'	35.19'	311.00'	35.17'
C18	18°33'12"	47.21'	93.58'	289.00'	93.18'
C19	03°55'22"	20.99'	41.97'	613.00'	41.96'
C20	23°18'49"	120.89'	238.44'	586.00'	236.80'
C21	04°04'48"	24.86'	49.70'	698.00'	49.69'
C22	84°05'32"	11.72'	19.08'	13.00'	17.41'
C23	13°15'41"	18.83'	37.50'	162.00'	37.41'
C24	12°33'23"	31.68'	63.11'	288.00'	62.99'
C25	44°46'56"	255.43'	484.59'	620.00'	472.35'
C26	53°22'52"	19.10'	35.40'	38.00'	34.14'
C27	14°43'02"	9.81'	19.52'	76.00'	19.47'
C28	43°58'18"	17.76'	33.77'	44.00'	32.95'
C29	04°17'06"	25.70'	51.38'	687.00'	51.37'
C30	03°10'42"	17.01'	34.00'	613.00'	34.00'
C31	52°18'08"	19.15'	35.60'	39.00'	34.38'
C32	88°39'02"	73.25'	116.04'	75.00'	104.81'
C33	52°18'08"	19.15'	35.60'	39.00'	34.38'
C34	34°31'03"	190.44'	369.30'	613.00'	363.74'
C35	38°33'07"	125.50'	242.42'	380.00'	238.33'
C36	00°56'55"	2.80'	5.60'	338.00'	5.60'
C37	46°40'16"	163.93'	309.54'	380.00'	301.05'
C38	49°32'36"	147.67'	276.70'	320.00'	268.16'
C39	37°04'42"	96.58'	186.38'	288.00'	183.14'
C40	04°20'50"	14.39'	28.76'	379.00'	28.75'
C41	35°07'47"	217.47'	421.22'	687.00'	414.65'
C42	43°58'18"	17.76'	33.77'	44.00'	32.95'
C43	14°43'02"	9.81'	19.52'	76.00'	19.47'
C44	53°22'52"	19.10'	35.40'	38.00'	34.14'
C45	44°46'56"	280.15'	531.48'	680.00'	518.06'
C46	88°38'11"	12.69'	20.11'	13.00'	18.16'
C47	05°52'07"	76.65'	153.17'	1495.40'	153.10'
C48	14°54'38"	21.20'	42.16'	162.00'	42.04'
C49	06°03'21"	15.23'	30.44'	288.00'	30.43'
C50	08°45'31"	113.76'	227.07'	1485.40'	226.85'
C51	01°02'25"	5.47'	10.93'	602.00'	10.93'
C52	00°36'32"	3.71'	7.42'	698.00'	7.42'
C53	07°01'32"	36.95'	73.82'	602.00'	73.77'
C54	03°28'16"	21.15'	42.28'	698.00'	42.28'
C55	25°47'01"	157.24'	309.16'	687.00'	306.56'
C56	09°20'46"	56.16'	112.06'	687.00'	111.94'
C57	15°20'15"	91.56'	182.03'	680.00'	181.49'
C58	29°26'40"	178.68'	349.46'	680.00'	345.62'
C59	04°43'18"	61.24'	122.41'	1485.40'	122.37'
C60	02°25'07"	8.23'	16.46'	390.00'	16.46'

Tangent Data		
ID	BEARING	DISTANCE
T1	S76°05'56"W	36.32'
T2	S89°15'37"E	28.78'
T3	S89°20'20"E	28.78'
T4	N04°29'05"W	2.77'
T5	N01°42'46"E	2.77'
T6	S89°10'19"E	22.49'
T7	S89°22'07"E	98.67'
T8	N79°16'41"W	98.64'
T9	N59°06'04"W	47.44'
T10	N59°12'02"W	47.43'
T11	N50°32'39"W	42.79'
T12	S44°21'36"W	30.55'
T13	S02°47'52"E	68.57'
T14	S60°05'28"W	67.41'
T15	N02°47'52"W	83.71'
T16	N88°05'15"E	10.00'
T17	N02°47'52"W	37.68'
T18	N44°21'36"E	39.19'
T19	N06°51'26"W	30.07'
T20	N86°55'10"E	25.07'
T21	S05°51'51"E	30.04'
T22	S86°55'10"W	24.54'
T23	N89°07'13"E	88.78'
T24	S00°22'08"W	54.73'
T25	S89°24'22"W	5.81'
T26	N79°26'11"W	93.60'
T27	N50°32'39"W	2.89'
T28	N73°42'04"E	37.05'
T29	N73°42'04"E	40.33'
T30	S00°45'08"W	5.86'
T31	S89°08'16"W	94.58'
T32	S60°05'28"W	37.10'
T33	S60°05'28"W	37.11'
T34	N88°08'19"W	72.98'
T35	S86°41'36"E	30.39'
T36	S88°08'19"E	49.33'
T37	N89°08'16"E	86.43'
T38	S00°22'08"W	39.02'
T39	S00°22'08"W	43.29'
T40	N50°32'39"W	39.90'
T41	S73°42'04"W	20.10'
T42	N86°41'36"W	27.24'
T43	N17°18'10"E	45.08'
T44	S17°18'10"W	29.86'



DOCH 2011119138
12/22/2011 02:23 PM Page: 4 of 4
City of Albuquerque, Bernalillo County, New Mexico
12/22/2011 02:23 PM 0138 M. Toulous Oliveira, Bernalillo County



VACATION EXHIBIT



November, 2025

DHO
Planning
415 Silver Ave SW
Albuquerque, NM 87102

Re: Vacation of Public Easement – Tracts 6 and 7 (Replat Tracts 6, 7, 8, 9, and 10 of UNM
 Gibson Commercial District) PR-2020-004622

Dear Development Hearing Officer,

Bohannon Huston, Inc. is submitting for Vacation of Public Easement to be heard on December 3, 2025. The Public Drainage Easement on Tracts 6 and 7 will be vacated with the replat of Tracts 6-10 of UNM Gibson Commercial District. The easement will no longer serve its intended purpose with the reconfiguration of the tracts with the proposed replat.

Please see the documents accompanying this application and we ask you please place us on the above-requested DHO 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



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/j/89785314995>

DFT - CASES FOR REVIEW AND COMMENT

Comments due – July 1st

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

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

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

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

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

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

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

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

OTHER ACTIVE DFT CASES/APPLICATIONS UNDER REVIEW

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

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

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

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

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

PR-2023-009105

SI-2023-01377 – EPC FINAL SITE PLAN

SIGN-OFF

SI-2023-01402 – EPC FINAL SITE PLAN

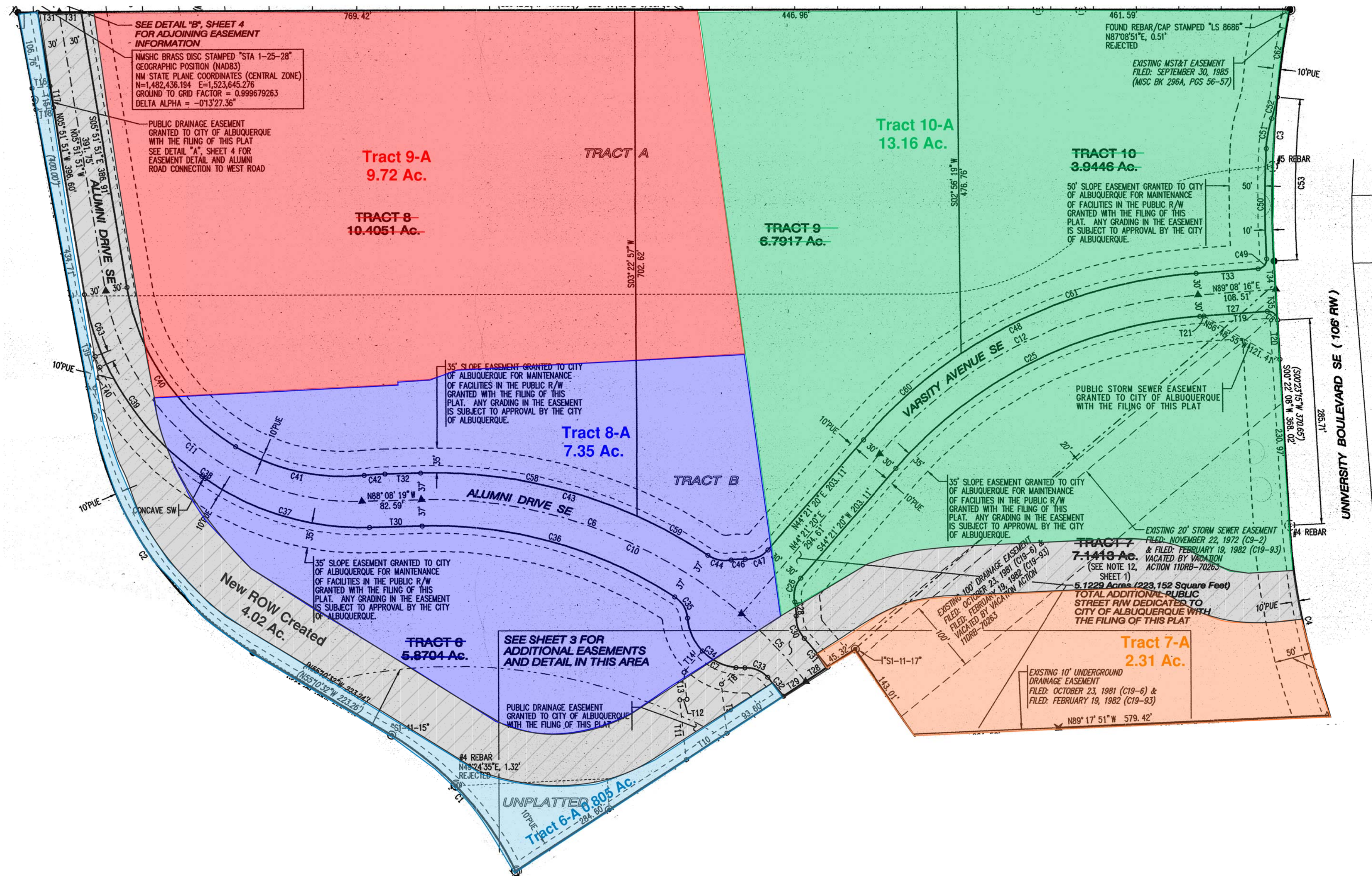
SIGN-OFF

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

**SKETCH PLAT OF
UNM GIBSON COMMERCIAL DISTRICT**
- PROPOSED LOT LINE EXHIBIT -
JUNE 2025





Development Facilitation Team (DFT) – Review Comments

Reviewer: David G. Gutierrez, P.E. | Phone: 505-289-3381 | dggutierrez@abcwua.org

DRB Project No: PR-2020-004622 **Date:** 07/2/2025 **Agenda Item:** #7 **Zone Atlas Page:** L-15

Legal Description: Lot/Tract 6 thru 10, UNM Gibson Commercial District.

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

Location: UNIVERSITY BLVD SE between ALUMNI DR SE and VARSITY AVE SE

☐ Approved No Conditions

☐ Approved W/Conditions

☒ Not Approved

Application For: PA-2025-00187 – SKETCH

1. There is currently a Request for Availability (241203) that is being researched and will provide conditions for service.
 - a. This area is at a pressure zone boundary and infrastructure improvements will need to be coordinated closely with the Water Authority on how to service each proposed structure.
2. There are infrastructure improvements that are necessary to provide access to public water and public sanitary sewer however a site plan with proposed structures are important to understand to ensure the correct infrastructure is being required to service the entire site correctly.
3. If all infrastructure will be within public right-of-way, there is no need for additional easement notes however if there are, please add the following note to the plat.

ABCWUA Public Water & Sanitary Sewer Easements
Albuquerque Bernalillo County Water Utility Authority (ABCWUA) is granted easement(s) in the dimensions noted on this plat for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary service lines, equipment and facilities reasonably necessary to provide service together with free access on and over the easement and the right to remove trees, shrubs, undergrowth and any other obstacles, modifications, or structures which interfere with use of the easement.
4. Infrastructure improvements are anticipated and an infrastructure list will be required to include all necessary public water and public sanitary sewer infrastructure.



DEVELOPMENT FACILITATION TEAM

Parks and Recreation Department

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

COMMENTS

7.1.2025

- Is the proposed new ROW intended to contain the planned multi-use paved trail identified on prior infrastructure agreements? If so, please coordinate alignment with Parks and Recreation including updated trail crossing to Geneva's Arroyo (City Park property) to the east, which is currently at 95% design and will include trail. DMD is currently holding community meetings around a plan to improve the corridor along Buena Vista located east along the subject site.





DEVELOPMENT FACILITATION TEAM

Parks and Recreation Department

DEVELOPMENT FACILITATIVE TEAM (DFT) - **HYDROLOGY SECTION**
Anthony Montoya, Jr., PE, Senior Engineer | 505-924-3314 amontoya@cabq.gov

DRB Project Number: 2020-004622 Hearing Date: 7-2-2025
Lot/Tract 6 thru 10, UNM Gibson
Commercial District
located on UNIVERSITY BLVD
SE between ALUMNI DR SE and
Project: VARSITY AVE SE Agenda Item No: 7

☒ Sketch Plat	☐ Site Plan for Bldg. Permit
---	--

ENGINEERING COMMENTS:

- Hydrology has a legacy Conceptual Drainage Plan for the Mulberry and Gibson Development with an engineer's stamp dated 06/12/2002.
- An updated Conceptual Grading & Drainage Plan and updated Drainage Report is required prior to approval of the sketch plat.
- Hydrology has no objection to the Vacations.

☐ APPROVED
☐ DENIED

DELEGATED TO: ☐ TRANS ☐ HYD ☐ WUA ☐ PRKS ☐ PLNG
Delegated For: _____
SIGNED: ☐ I.L. ☐ SPSP ☐ SPBP ☐ FINAL PLAT
DEFERRED TO _____

DEVELOPMENT FACILITATION TEAM

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2020-004622
UNM Gibson Commercial District

AGENDA ITEM NO: 7

SUBJECT: Sketch

ENGINEERING COMMENTS:

1. Alumni and Varsity are both local roads and will require 5' sidewalk and a 4' landscape buffer. Transportation has no objection to the realignment of roadways and lot lines.
2. An approved TCL and TIS will be required prior to site plan or building permit. The TIS has been submitted and is in review.

. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Ernest Armijo, P.E.
Transportation Development
505-924-3991 or earmijo@cabq.gov

DATE: July 2, 2025

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)



DEVELOPMENT FACILITATION TEAM

Planning - Case Comments

HEARING DATE: 7/2/2025 -- **AGENDA ITEM:** #7

Project Number: PR-2020-004622

Application Number: PA-2025-00187

Project Name: Tracts 6-10 UNM Gibson Commercial District

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

These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals. **Comment in orange require a response.*

Background

- There is another existing Project Number 1001725 and an existing Infrastructure List dated November 2011.
- There is a memorandum of understanding between the City and UNM for this site, signed and dated October 11, 2011.
 - <https://dmdmaps.cabq.gov/HydroTrans/L15D006/FINAL/Easements.pdf> is a link to the UNM Gibson Commercial Agreement with the CABQ.
- Lots 6, 8, 9,10 are zoned R-MH Multi-family High Density
- Lot 7 is zoned R-MH Multi-family High Density and MX-L Mixed Low Intensity
- Site is located within the CNM/UNM South Employment Center and is in the Sunport Air Space protection sub-area

Comments

- There is an AMAFCA diversion channels on the subject lots. The applicant's note suggests a release/removal of the AMAFCA channel. Reach out to AMAFCA for future platting action. See AMAFCA comment sheet. AMAFCA signatures are required for any platting action.

Any property with an AMAFCA easement, new or existing, proposing new improvements on the property must complete an AMAFCA Specific Foundation Certification. This certification document can be found on the AMAFCA website or by request.

Link to the AMAFCA Specific Foundation Certification:

<https://amafca.org/downloadabledata/AMAFCA%20Foundation%20Certification%20Form%20-%20Final%2020230308.pdf>

- A Sensitive Lands analysis is required prior to a future platting action for the subject property due to the presence of arroyos and possible steep slopes on the subject property:

5-2(C) SITE DESIGN TO AVOID SENSITIVE LANDS

- 5-2(C)(1) Both the subdivision and site design processes shall begin with an analysis of site constraints related to sensitive lands. The site analysis shall be included with applications for Subdivision or Site Plan. The site analysis shall be reviewed by relevant staff from Hydrology, Parks and Recreation, Historic Preservation, the City Forrester, and/or the City Archaeologist, depending on the type(s) of sensitive lands identified on the site.
- 5-2(C)(2) New subdivisions of land and site design shall avoid locating development, except for open spaces and areas that will not be disturbed during the development process, in the following types of sensitive lands:
 - 5-2(C)(2)(a) Arroyos.
 - 5-2(C)(2)(b) Floodplains and Special Flood Hazard Areas.
 - 5-2(C)(2)(c) Irrigation facilities (acequias).
 - 5-2(C)(2)(d) Large stands of mature trees.
 - 5-2(C)(2)(e) Riparian areas.
 - 5-2(C)(2)(f) Rock outcroppings.
 - 5-2(C)(2)(g) Significant archaeological sites.
 - 5-2(C)(2)(h) Steep slopes and escarpments.
 - 5-2(C)(2)(i) Wetlands.
- 5-2(C)(3) Street crossings of sensitive lands shall be avoided.
- 5-2(C)(4) If development cannot avoid sensitive lands pursuant to Subsections (2) and (3) above, the project shall be processed as a Site Plan – EPC pursuant to Subsection 14-16-6-6(I) and may require a Variance – EPC pursuant to Subsection 14-16-6-6(N).
- 5-2(C)(5) Landscaping on lots abutting arroyos shall be pursuant to Subsection 14-16-5-6(C)(4) (Required Plant Materials and Site Amenities).

Here is the link for the sensitive analysis form:

https://documents.cabq.gov/planning/development-review-board/Sensitive_lands_analysis_form.pdf

- Per IDO section 6-6(M)(1)(b)(1) Vacation of Public Right-of-way – Council – the City Council is the approving body of a vacation of street right-of-way as depicted in this application, with the Development Hearing Officer (DHO) being a recommending body forwarding a recommendation of approval or denial to the City Council.
- This Sketch Plat request also features vacated easements, including 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 are proposed to be vacated with a 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. These proposed easement vacations will require DHO approval prior to or concurrently with the future platting action, and must provide justification per 6-6(M)(3) of the IDO as follows:

6-6(M)(3) Review and Decision Criteria

An application for a Vacation of Easement, Private Way, or Public Right-of-way shall be approved if it meets any of the following criteria.

6-6(M)(3)(a) The public welfare does not require that the easement, private way, or public right-of-way be retained.

6-6(M)(3)(b) There is a net benefit to the public welfare because the development made possible by the Vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the Vacation, and there is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

Future Development

The following sections of the IDO are applicable and must be in compliance:

5-2(I) MAJOR ARROYO EDGES

5-2(I)(1) Applicability

This Subsection 14-16-5-2(I) applies to development or redevelopment on lots abutting a major arroyo.

5-2(I)(2) Drainage

5-2(I)(2)(a) All subdivisions and site development shall comply with all applicable requirements of Article 14-5 of ROA 1994 (Flood Hazard and Drainage Control), the DPM, and the Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA).

5-2(l)(2)(b) Development will not be allowed to discharge stormwater runoff into an arroyo, unless an engineering analysis can demonstrate that discharge will have minimal impact on the treatment called for in the drainage management plan for the arroyo and on existing detention basins.

5-2(l)(3) Arroyos and Trails

5-2(l)(3)(a) Accessory buildings shall be set back from any lot line abutting an arroyo or trail 2 feet for each foot of building height in excess of 6 feet.

5-2(l)(3)(b) Property owners shall dedicate public right-of-way as shown in the Rank 2 Facility Plan for Arroyos for trails and/or arroyos. Public right-of-way for a trail and landscaping adjacent to an arroyo shall average 20 feet in width.

5-2(l)(3)(c) Access to the trail system shall be provided at all roadway intersections and adjacent public facilities, including parks, libraries, community centers, and Major Public Open Space.

5-2(l)(3)(d) For new subdivisions adjacent to existing arroyo corridors, access to existing arroyo corridor trails shall be provided for residents of the subdivision at an interval of 1,320 feet ($\frac{1}{4}$ mile) for unpaved trails and $\frac{1}{2}$ mile for paved trails. Access for the public may be provided at the applicant's option or as required to comply with other provisions of this IDO, the DPM, or other adopted City regulations.

5-2(l)(3)(e) Land adjacent to barriers across the arroyo, such as dams, roads, and culverts, shall be platted to allow space for a trail around the barrier, providing for a continuous trail system.

5-2(l)(3)(f) Access for wheelchair accessible trails in or along arroyos shall comply with ADA standards.

5-2(l)(4) Landscaping Adjacent to Arroyos

5-2(l)(4)(a) Disturbance to slopes and vegetation and cut and fill shall be minimized to the maximum extent practicable and balanced against the need to provide for bikeways or other amenities within the arroyo easement and/or public right-of-way.

5-2(l)(4)(b) Disturbed areas shall be reseeded or planted with low-water, low maintenance, native, or naturalized plant materials and maintained for 3 years. After that time, the City will take over maintenance responsibility for the planted area within the arroyo easement and/or public right-of-way.

5-2(l)(4)(c) Development shall landscape usable open space along any lot line abutting an arroyo easement or public right-of-way.

5-2(l)(4)(d) Parking lots abutting major arroyos shall provide a buffer pursuant to Subsection 14-16-5-6(F)(3).

5-2(l)(4)(e) Landscaping on lots abutting arroyos shall be pursuant to Subsection 14-16-5-6(C)(4) (Required Plant Materials and Site Amenities).

Future platting application:

- The platting application for lot line removals, major public infrastructure and AMAFCA easement removal will require the submittal and Development Hearing Officer (DHO) approval of a Major Preliminary Plat application.
- A Major Preliminary Plat application can be applied for at the ABQ-PLAN portal (click on the 'ENTER ABQ-PLAN' icon in the ABQ-PLAN webpage accessible at the following link below to enter the ABQ-PLAN portal):
<https://www.cabq.gov/planning/abq-plan/abq-plan>

Within the ABQ-PLAN webpage, there's also a link to an ABQ-PLAN Resources and FAQs webpage to access guides and tutorials to assist with creating an account and applying for applications in ABQ-PLAN (you will be applying for a 'Major Plat Application'):

<https://www.cabq.gov/planning/abq-plan/abq-plan-resources-and-faqs>

The DHO application form and Form S2 are no longer required to be included with the application submittal for a Major Preliminary/Final Plat in ABQ-PLAN. However, for reference to submittal requirements for this application, you can continue to refer to the checklist of items for this application, featured in the following link:

https://documents.cabq.gov/planning/online-forms/MAJOR%20PRELIMINARY%20PLAT_CHECKLIST.pdf

- Signatures from Hydrology, ABCWUA, and Transportation engineers and staff must be obtained on Form PLT and submitted with the platting application. They will not sign Form PLT until/unless they receive any/all required associated application approvals as listed on Form PLT. Form PLT can be obtained at the following link:
<https://documents.cabq.gov/planning/development-hearing-officer/Form%20PLT.pdf>
- The Plat must be created, as well as sealed and signed by a surveyor licensed in the State of New Mexico.
- All signatures from the surveyor, property owner(s), and the City Surveyor are required on a Major Preliminary Plat prior to the acceptance of the application file for the Plat and placement on a DHO agenda.

- The following will need to be on the final platting sheets:
Project and Application #'s, documents signed/stamped by a design professional licensed in the State of NM.
- Prior to final sign-off of the plat, the AGIS office must approve the DXF file and proof of approval must be provided.
- The proposed platting action would be reviewed to the standards and provisions within the IDO-Integrated Development Ordinance and the standards within the DPM-Development Process Manual. Here is a link to both:
<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1>
<https://www.cabq.gov/planning/boards-commissions/development-process-manual-executive-committee>
- **If infrastructure is needed**, an IL-Infrastructure list, and/or IIA-Infrastructure Improvements Agreement with financial guarantee will be required.
- **Demonstrate compliance with section 7 of the DPM, Table 7.2.29, regarding Sidewalk width requirements and its landscape buffer.**

***** Once approved, before a Site Plan, Plat, or Infrastructure List will be distributed for signatures, the following must be met:**

1. The Site Plan, Plat, or Infrastructure List to be distributed for signatures must depict any revisions required per the conditions and/or findings featured in the Notice of Decision for the application.
2. All Site Plan, Plat, or Infrastructure List sheets must be included in the submittal to be distributed for signatures; no additional documents/sheets should be included in this submittal (for example, submit a comment response letter separately).
3. The Site Plan, Plat, or Infrastructure List submittal to be distributed for signatures must be featured in a single PDF.
4. The Site Plan, Plat, or Infrastructure List must feature/depict the project and application numbers.

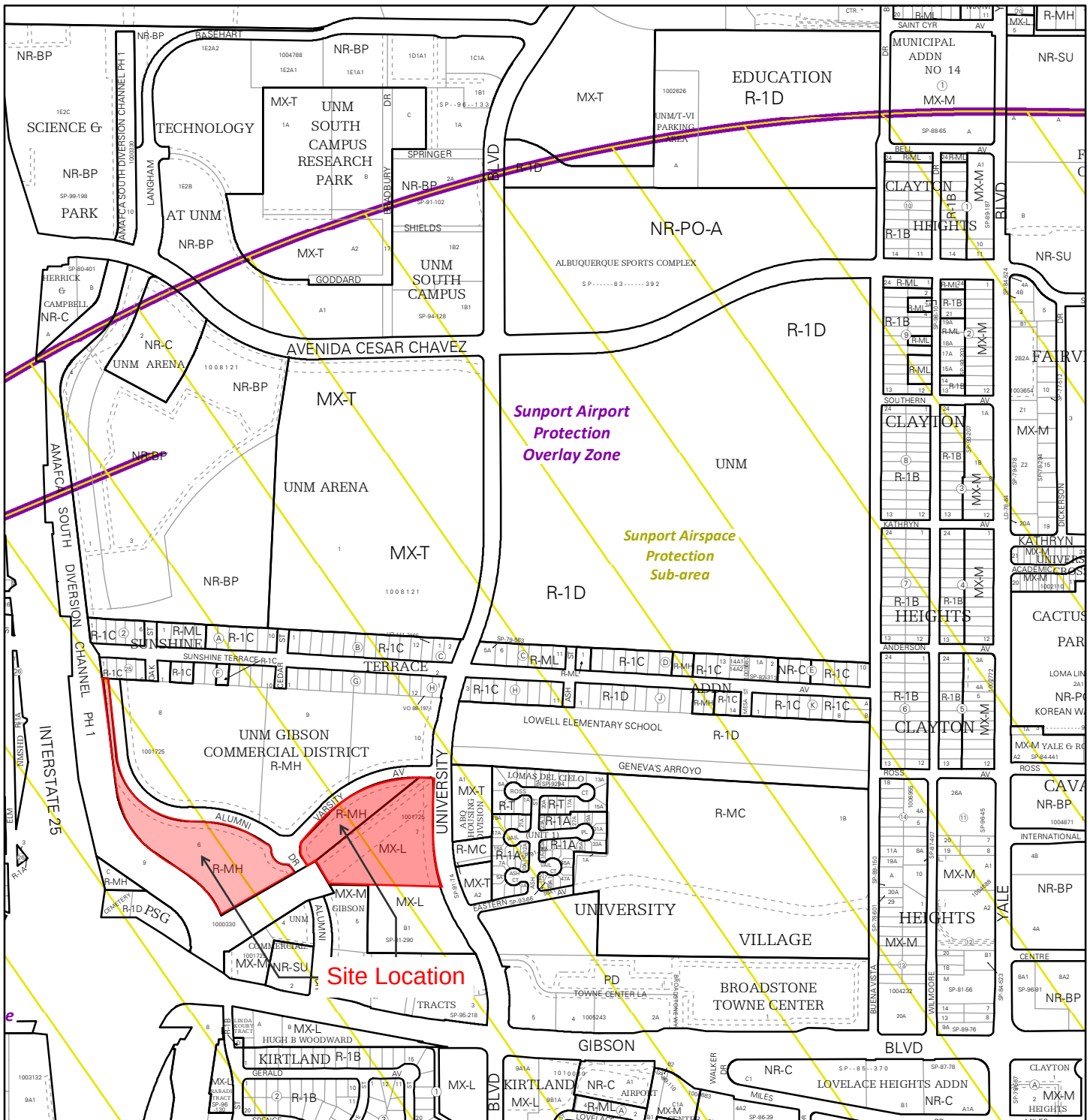
5. All Site Plan sheets must be stamped and signed by a design professional licensed in the State of New Mexico, with the Landscape Plan sheet(s) stamped and signed by a Landscape Architect licensed in the State of New Mexico.
6. The Plat must be stamped and signed by a Surveyor licensed in the State of New Mexico.
7. The title of the Site Plan, Plat, or Infrastructure must follow the following naming scheme:
 - a. Site Plan: project number_application_number_Site_Plan_Approved_date of approval
 - b. Plat: project number_application number_Plat_Approved_date of approval
 - c. Infrastructure List: project number_application number_IL_Approved_date of approval



Disclaimer: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.

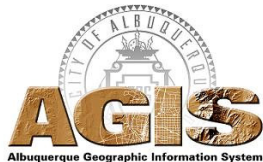
FROM: Jay Rodenbeck
Planning Department

DATE: 7/2/2025

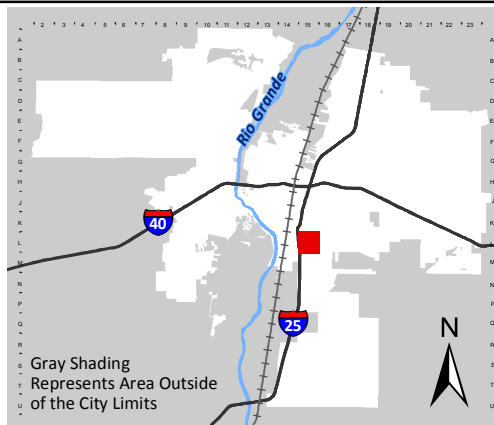


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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
- Areas Outside of City Limits
- Petroglyph National Monument
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone
- Escarpment

0 250 500 1,000 Feet