



## PLAN SNAPSHOT REPORT PA-2025-00151 FOR CITY OF ALBUQUERQUE

**Plan Type:** Pre-Application Review **Project:** PR-2022-007141 (PR-2022-007141) **App Date:** 05/23/2025  
**Work Class:** Sketch Plat **District:** City of Albuquerque **Exp Date:** 11/19/2025  
**Status:** Fees Due **Square Feet:** 0.00 **Completed:** NOT COMPLETED  
**Valuation:** \$0.00 **Assigned To:** Montoya, Yolanda **Approval Expire Date:**

**Description:** This project is proposing to subdivide the Tract B-1 of Heritage Marketplace into two tracts. One which will be sold as a separate parcel and the other to be developed as part of this project.

<b>Parcel:</b> 100905952600140105	Main	<b>Address:</b> 1700 Unser Blvd Nw Albuquerque, NM	<b>Zone:</b>
		1700 Unser Blvd Nw Albuquerque, NM 87120	Main

Engineer  
KELLY KLEIN  
7500 JEFFERSON ST NE CY2  
ABQ, NM 87109  
Business: (505) 823-1000

Applicant  
Jennifer Restrepo  
7500 Jefferson St NE  
Albuquerque, NM 87109  
Business: (505) 798-7829

### Plan Custom Fields

Existing Project NumberN/A	Existing Zoning	MX-L - Mixed-Use - Low Intensity	Number of Existing Lots1
Number of Proposed Lots 2	Total Area of Site in Acres	9.04	Site Address/Street 1700 Unser Blvd NW Albuquerque, NM 87120
Site Location Located Unser Blvd and Market St Between Streets	Case History	PR-2022-007141/SD-2022-00090/SI-2022-01298/PS-2022-00225/SD-2022-00167/SD-2022-00170/SD-2022-00168/SD-2022-00171	Do you request an interpreter for the hearing? No
Square Footage of Existing Buildings 0	Square Footage of Proposed Buildings	23000	Lot and/or Tract Number B1
Block Number 0000	Subdivision Name and/or Unit Number	HERITAGE MARKETPLACE	Legal Description TR B-1 PLAT OF TRACT B-1 HERITAGE MARKETPLACE (BEING AREPLAT OF TRACT B, HERITAGE MARKETPLACE) CONT 9.0540 AC
Existing Zone District MX-L	Zone Atlas Page(s)	J-09, H-10, J-10, H-09	Acreage 9.054
Calculated Acreage 9.04661	Council District	1	Community Planning Area(s) West Mesa
Development Area(s) Consistency	Current Land Use(s)	15   Vacant	IDO Use Development Standards Name Unser Boulevard Small Area
IDO Use Development Standards Subsection On-premises Signs (5-12), Off-premises Signs (Prohibitions) (5-12)	Pre-IDO Zoning District	SU-2	Pre-IDO Zoning Description SU-1 PLANNED OFFICE PARK AND COMMERCIAL DEVELOPMENT
FEMA Flood Zone X	Total Number of Dwelling Units	0	Total Gross Square Footage2 23000
Total Gross Square Footage4 0	Total Gross Square Footage	0	Total Gross Square Footage3 0

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Jennifer_Restrepo_5/23/2025.jpg	05/23/2025 13:56	Restrepo, Jennifer		Uploaded via CSS

# PLAN SNAPSHOT REPORT (PA-2025-00151)

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00023874	Technology Fee	\$3.50	\$0.00
	Sketch Plat/Plan Fee	\$50.00	\$0.00
Total for Invoice INV-00023874		<u>\$53.50</u>	<u>\$0.00</u>
Grand Total for Plan		<b>\$53.50</b>	<b>\$0.00</b>

Meeting Type	Location	Scheduled Date	Subject
DFT Meeting v.1	Zoom	06/04/2025	DFT

Workflow Step / Action Name	Action Type	Start Date	End Date
<b>Application Screening v.1</b>		05/27/2025 13:57	05/27/2025 14:04
Associate Project Number v.1	Generic Action		05/27/2025 13:57
DFT Meeting v.1	Hold Meeting	05/27/2025 14:03	05/27/2025 14:03
Screen for Completeness v.1	Generic Action		05/27/2025 14:03
Verify Payment v.1	Generic Action		05/27/2025 14:04
<b>Application Review v.1</b>			
Sketch Plat/Plan Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		

May 23, 2025

DFT Chair  
City of Albuquerque  
Planning Department  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87103

Re: Rio Grande Academy of Fine Arts - Sketch Plat Submittal

DFT:

Enclosed for Development Facilitation Team (DFT) sketch plat review and comment are copies of the following information:

- Development Facilitation Team (DFT) Application
- Zone Atlas page
- Sketch plat of site
- Conceptual site plan

This sketch plat is being presented to the Development Facilitation Team for the purpose of obtaining City review and comment. This project will construct the new campus for the Rio Grande Academy of Fine Arts (RioGAFA). The site is formally known as Tract B-1 of Heritage Marketplace and is approx. 9 acres. The campus will be developed in phases as the school's enrollment continues to grow. The first part of the project is to subdivide Tract B-1 into two separate tracts (B-1 and "future" B-2) and to develop Phase 1 on Tract B-1. Ultimately, Tract B-2 (approx. 1.3 acres) will be sold as a separate parcel. The full buildout of the campus will remain in Tract B-1 (approx. 7.8 acres). The attached site plan shows phase 1 along with the conceptual layout for the future buildings to create a discussion point.

The project has submitted to EPC to request that the site be removed from the Heritage Market Place Site Development Plan. Assuming this is approved, it is understood that the site will be developed per the IDO standards for zone MX-L.

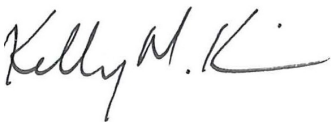
Here is a list of questions that we would like to discuss in the DFT hearing:

1. Please provide guidance on the process for re-platting the two tracts and getting the site plan approved on one of the Tracts.
2. Are there any issues with the current access points as shown on the plans? It is anticipated that Tract B-2 will have access through Private Street 1. Please confirm if Hanover Street will be allowed access from Unser.

3. Are there any required infrastructure improvements along Hanover Rd or Market St?
4. We are in the process of submitting a Water/Sewer Availability to ABCWUA, the site drains southeast where this is a 21" SAS in Hanover Rd and an 8" SAS in Market St. Will we be able to drain to the 21" line or do we have to tie into the 8" line?
5. Since the full site will be developed in phases, the team would like to phase the utility infrastructure. The initial phase proposes connecting to the existing 10" water line in Market St. As more phases get developed we anticipate needing to upsize the initial water meter. What will ABCWUA need in order to get this approved for the initial phase?
6. A Traffic Study is currently being conducted. Since the full site will be developed in phases, please confirm that offsite infrastructure that may be required as directed by the traffic study can also be phased.
7. It is assumed that the site is allowed to discharge 21.7 CFS based on the findings from the Drainage Report for Heritage Marketplace published February 2015 directly into the private storm drain running north-west through the site. Are there any other discussion points from Hydrology that we need to be aware of?

Please schedule for the next appropriate DFT hearing. Please feel free to contact me at 823-1000 with questions or comments.

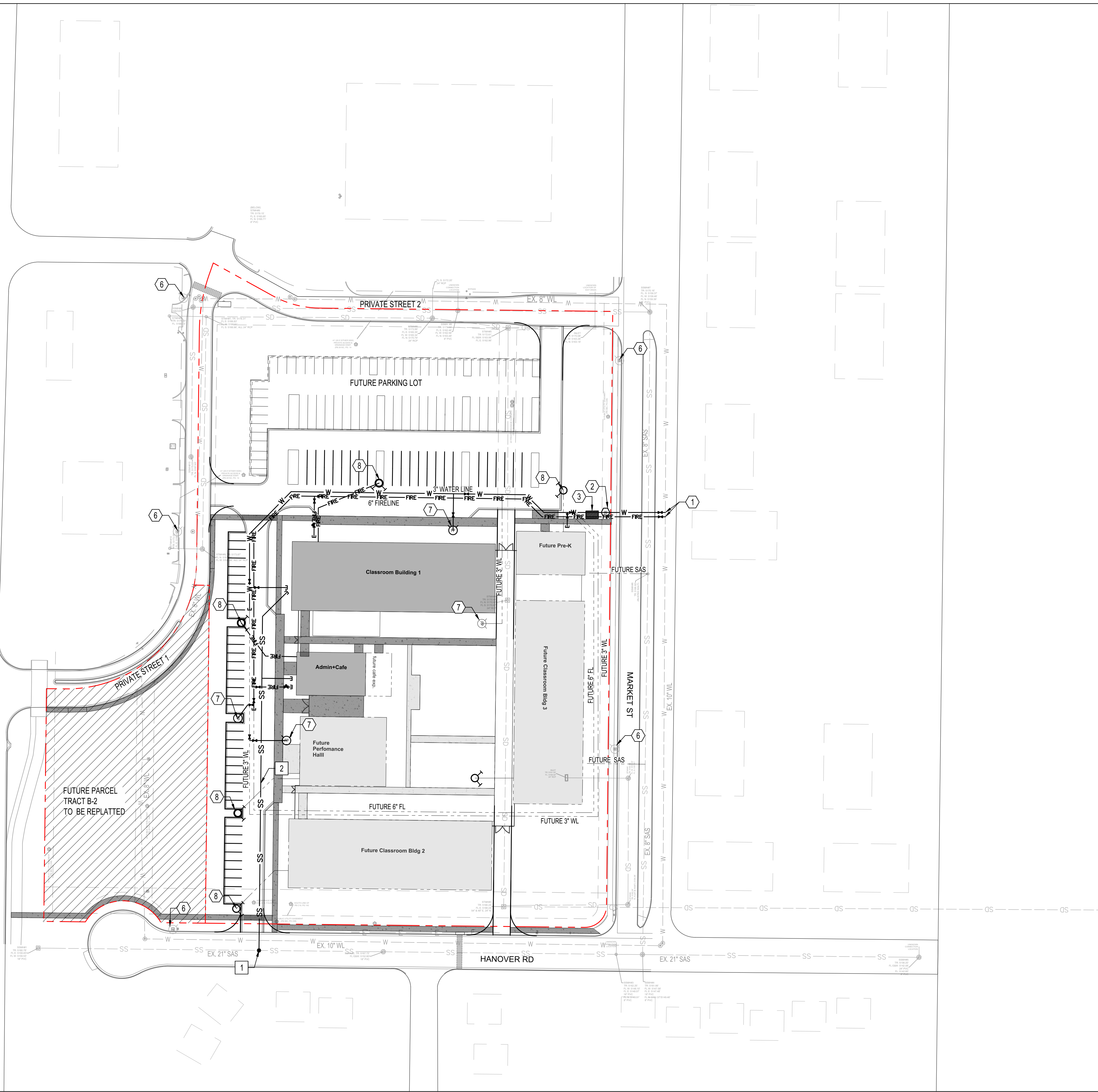
Sincerely,



Kelly Klein, PE  
Project Manager  
Community Development and Planning

KK/cc  
Enclosures

cc:



### WATER KEYED NOTES

- CONNECT TO EXISTING WATER LINE.
- INSTALL 2" DOMESTIC WATER METER.
- INSTALL HEATED ENCLOSURE WITH 2" DOMESTIC REDUCED PRESSURE BACKFLOW PREVENTER AND 6" FIRE REDUCED PRESSURE BACKFLOW PREVENTER.
- INSTALL 3" WATER LINE.
- INSTALL 6" FIRE WATER SERVICE LINE.
- EXISTING FIRE HYDRANT.
- INSTALL FIRE HYDRANT PER STANDARD DETAILS.
- INSTALL REMOTE FIRE DEPARTMENT CONNECTION.

### SEWER KEYED NOTES

- CONNECT TO EXISTING SEWER LINE.
- INSTALL 6" SANITARY SEWER SERVICE LINE.

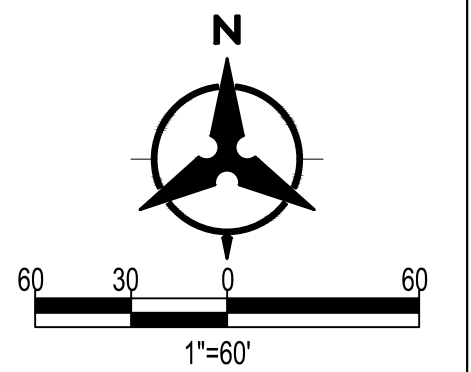
### LEGEND

- EXISTING PROPERTY LINE
- FUTURE PROPERTY LINE
- PHASE 1
- FUTURE PHASE
- EXISTING EASEMENT
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM DRAIN LINE
- PROPOSED DOMESTIC WATER LINE
- PROPOSED FIRE LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED POST INDICATOR VALVE
- PROPOSED CLEAN OUT
- PROPOSED CAP
- PROPOSED MANHOLE

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

### RIO GRANDE ACADEMY OF FINE ARTS CONCEPTUAL SITE PLAN FOR SKETCH PLAT

BHI PROJECT NO.	20250418	DWG NO.	SHEET	1	OF	1
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### BENCH MARKS

BENCH MARK LINE 1	
BENCH MARK LINE 2	
BENCH MARK LINE 3	
BENCH MARK LINE 4	
BENCH MARK LINE 5	
BENCH MARK LINE 6	
BENCH MARK LINE 7	
BENCH MARK LINE 8	
BENCH MARK LINE 9	

### ENGINEER'S SEAL

### AS-BUILT INFORMATION

BY	CONTRACTOR	DATE

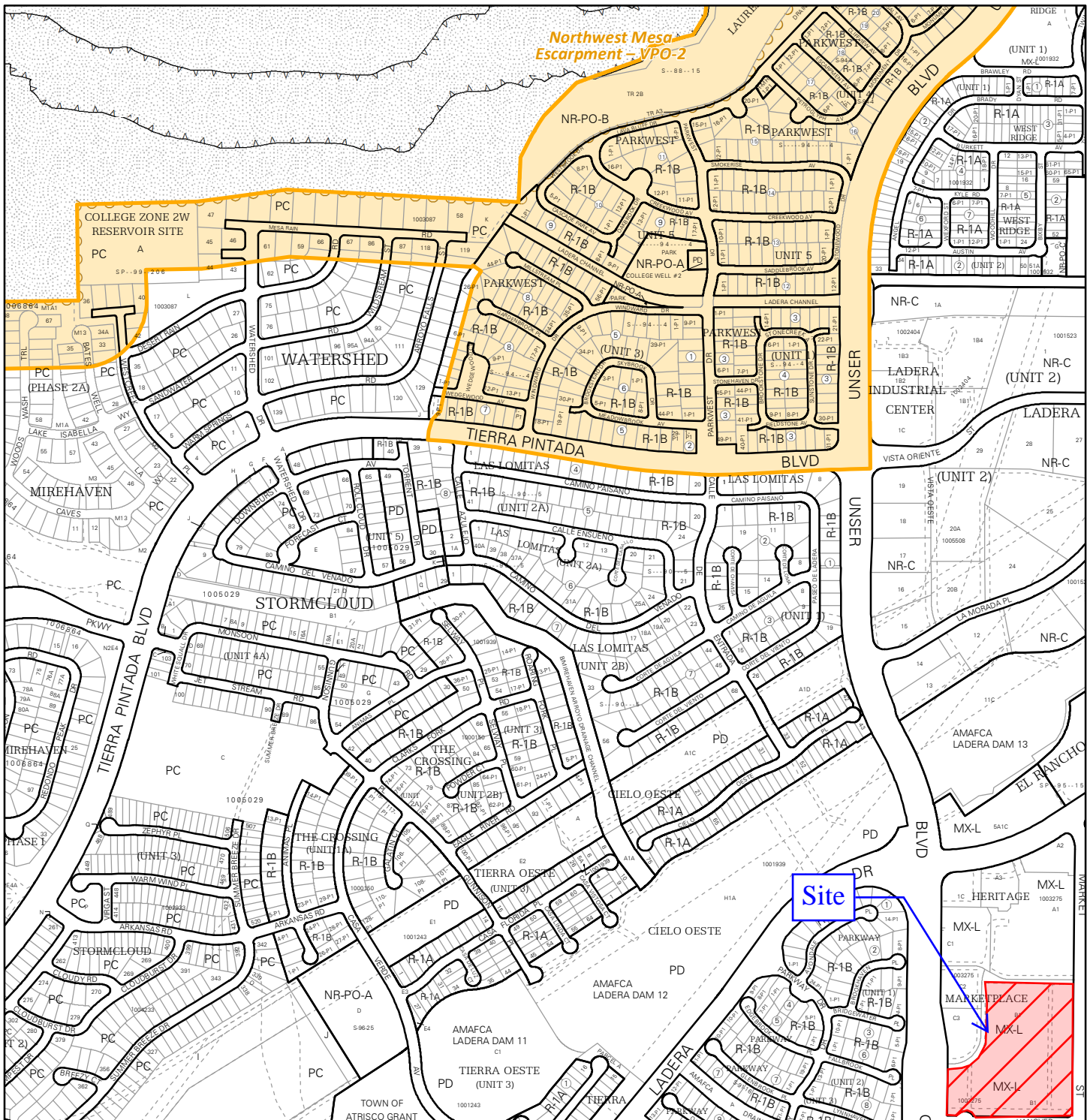
### REVISIONS

NO.	DATE

### DESIGN

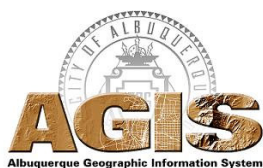
DESIGNED BY	KK	CHECKED BY	KK	DRAWN BY	JR
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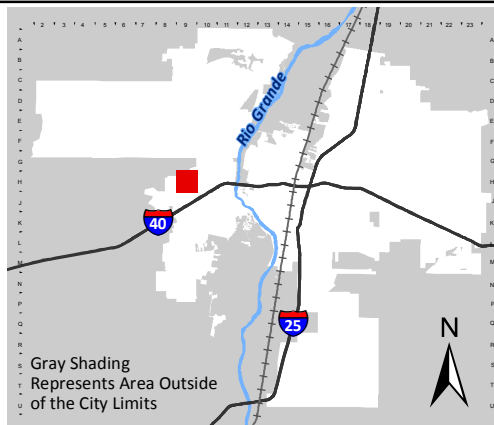


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018



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



Zone Atlas Page:  
**H-09-Z**

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

0 250 500 1,000 Feet