



## PLAN SNAPSHOT REPORT VAC-2025-00044 FOR CITY OF ALBUQUERQUE

**Plan Type:** Vacation **Project:** PR-2022-007157 (PR-2022-007157) **App Date:** 11/03/2025  
**Work Class:** Public Easement(s) **District:** City of Albuquerque **Exp Date:** NOT AVAILABLE  
**Status:** Submitted - Online **Square Feet:** 0.00 **Completed:** NOT COMPLETED  
**Valuation:** \$0.00 **Assigned To:** **Approval**  
**Expire Date:**

**Description:** vacate 10' of public easement dedication along the northern right of way of Gold Avenue at the northwest intersection of Gold Avenue and University Blvd. 811 report indicates no utilities exist within this easement.

<b>Parcel:</b> 101505736028010401	Main	<b>Address:</b> 1701 Gold Ave Se	<b>Zone:</b>
		1701 Gold Ave Se Albuquerque, NM 87106	Main

**Owner**  
Dan Rowe  
Home: (505) 450-4663  
Business: (505) 450-4663  
Mobile: (505) 450-4663

**Applicant**  
Santos Martinez  
martinez@consensusplanning.  
com  
Albuquerque, NM 87102  
Business: (505) 764-9801

### Plan Custom Fields

Existing Project Number (If unknown, type N/A)	NA	Number of Existing Lots5		Total Area of Site in Acres	0.8207
Site Location Located Between Streets	1701 Gold Ave. SE between University Blvd. and Pine St.	Detailed Description of Vacated Easement	easement for public utilities is listed on the northern right of way of Gold Avenue SE along the 1700 block of Gold. 811 report indicates no utilities exist within this easement.	Do you request an interpreter for the hearing?	No
Lot and/or Tract Number	VAC ORD 2754, 8, 9, 10, 7, 11	Block Number	64	Subdivision Name and/or Unit Number	TERRACE ADDN
Legal Description	LOTS 7 THRU 11 BLK 64 TERRACE ADD & N 10FT VACATED GOLD AVE	Existing Zone District	R-ML	Zone Atlas Page(s)	K-15
Acreage	0.8035	Calculated Acreage	0.811881	Council District	6
Community Planning Area(s)	Near Heights	Development Area(s)	Change	Current Land Use(s)	17   Community
Corridor Type	Main Street (MS) Area, Major Transit (MT) Area, Premium Transit (PT) Area	IDO Use Specific Standards Name	University Neighborhoods Small Area	IDO Use Specific Standards Subsection	Liquor Retail (Restrictions) (4-3(D)), Drive-through or Drive-up Facility (Prohibitions) (4-3(F))
IDO Use Development Standards Name	Central Avenue	IDO Use Development Standards Subsection	On-premises Signs (Neon Signs along Central Avenue) (5-12)	IDO Administration & Enforcement Name	Central Avenue
IDO Administration & Enforcement Subsection	Demolition Outside of an HPO (Neon Signs along Central Avenue) (6-6)	Pre-IDO Zoning District	SU-2	Pre-IDO Zoning Description	SU-1 CHURCH & REL FAC
Major Street Functional Classification	3 - urban minor arterial	FEMA Flood Zone	X	Metropolitan Redevelopment Area(s)	Sycamore

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Santos_Martinez_11/3/2025.j pg	11/03/2025 8:46	Martinez, Santos		Uploaded via CSS

# PLAN SNAPSHOT REPORT (VAC-2025-00044)

Invoice No.	Fee	Fee Amount	Amount Paid
NOT INVOICED	Facilitated Meeting Fee for Public Hearing Cases	\$50.00	\$0.00
	Vacation of Public Easement	\$300.00	\$0.00
	Published Notice Fee - Legal Ad	\$75.00	\$0.00
	Technology Fee	\$29.75	\$0.00
	<b>Total for Invoice NOT INVOICED</b>	<b>\$454.75</b>	<b>\$0.00</b>
<b>Grand Total for Plan</b>		<b>\$454.75</b>	<b>\$0.00</b>

Workflow Step / Action Name	Action Type	Start Date	End Date
<b>Application Screening v.1</b>		11/06/2025 10:27	
Associate Project Number v.1	Generic Action		11/06/2025 10:27
Screen for Completeness v.1	Generic Action		11/06/2025 10:28
Verify Payment v.1	Generic Action		
<b>Application Review v.1</b>			
DHO Hearing v.1	Hold Hearing		
Vacation Submittal v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		
<b>Notice of Decision v.1</b>			
Print Notice of Decision v.1	Create Report		
<b>Linked Project Plans v.1</b>			

Lots 7 thru 11, Block 64 of the Terrace Addition to the City of Albuquerque, New Mexico, as the same is shown and designated on the Map of said Addition, filed in the Office of the Probate Clerk and Ex-Officio Recorder of Bernalillo County, New Mexico, on **May 20, 1905**

Together with the Northerly 10 feet of vacated Gold Avenue adjacent thereto vacated by the City of Albuquerque, New Mexico, by Commission Ordinance No. 2754, dated October 26, 1965, recorded in Book Misc. 53, Page 49, as Document No. 80150, records of Bernalillo County, New Mexico.

ALTA/NSPS LAND TITLE SURVEY

SURVEY LEGAL DESCRIPTION:

Parcel 1:  
Lots numbered Seven (7), Eight (8), Nine (9), Ten (10) and Eleven (11), Block numbered Sixty-four (64), of the TERRACE ADDITION to the City of Albuquerque, New Mexico, as the same is shown and designated on the Map of said Addition, filed in the Office of the Probate Clerk and Ex-Officio Recorder of Bernalillo County, New Mexico, on May 20, 1905.

Together with the Northerly 10 feet of vacated Gold Avenue adjacent thereto vacated by the City of Albuquerque, New Mexico, by Commission Ordinance No. 2754, dated October 26, 1965, filed October 29, 1965, recorded in Book Misc. 53, Page 49, as Document No. 80150, records of Bernalillo County, New Mexico.

Parcel 2:  
The Westerly One-half of the Replat of Lots 1 and 2, in Block 63 of the TERRACE ADDITION to the City of Albuquerque, New Mexico, as the same is shown and designated on the Replat thereof filed in the Office of the County Clerk of Bernalillo County, New Mexico, on August 31, 1949, in Plat Book B2, Page 18, formerly described as: Lot numbered Two (2), Block numbered Sixty-three (63), of the Terrace Addition to the City of Albuquerque, New Mexico, as the same is shown and designated on the Addition of said Addition, filed in the Office of the Probate Clerk and Ex-Officio Recorder of Bernalillo County, New Mexico, on May 20, 1905.

Together with the Southerly 10 feet of vacated Gold Avenue adjacent thereto vacated by the City of Albuquerque, New Mexico, by Commission Ordinance No. 2754, dated October 26, 1965, filed October 29, 1965, recorded in Book Misc. 53, Page 49, as Document No. 80150, records of Bernalillo County, New Mexico.

NOTES CORRESPONDING TO SCHEDULE B:

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 2666076-AL04 EFFECTIVE DATE NOVEMBER 23, 2021 AT 8:00 A.M.

- ⑨ Easements reserved across the land by Commission Ordinance No. 2754, filed October 29, 1965, recorded in Book Misc. 53, Page 49, as Document No. 80150, as affected by Commission Ordinance No. 100-1973, filed November 5, 1973, recorded in Book Misc. 339, Page 725, as Document No. 80775, records of Bernalillo County, New Mexico. Item is plotted hereon.
- ⑩ Right-of-Way Agreement, filed September 8, 1949, recorded in Book D117, Page 181, as Document No. 69545, records of Bernalillo County, New Mexico. Item is not plotted hereon. Item is blanket in nature.

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE NEW MEXICO STATE PLANE GRID, BASED ON ALBUQUERQUE CONTROL SYSTEM MONUMENTATION. ALL BEARINGS AND DISTANCES ARE FIELD MEASURED. RECORD BEARINGS AND/OR DISTANCES ARE SHOWN IN PARENTHESES.

FLOOD INFORMATION:

THIS PROPERTY DOES LIE IN AN AREA COVERED BY A FORMAL F.E.M.A. FLOOD STUDY. PROPERTY LIES WITHIN ZONE "X" (NO Flood Hazard) AND IS NOT SUBJECT TO 100-YEAR FLOOD HAZARDS. REFERENCE: FLOOD INSURANCE RATE MAP, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO PANEL 350002 0334 G; EFFECTIVE DATE: SEPTEMBER 26, 2008.

STATEMENT OF ENCROACHMENTS:

- ⑧ A PORTION OF BUILDING ENCROACHES INTO A PUBLIC UTILITY EASEMENT RESERVED BY THE CITY OF ALBUQUERQUE FROM VACATED RIGHT-OF-WAY OF GOLD AVENUE, S.E.

BENCHMARK:

BENCH MARK Albuquerque Control Station "9-J15"

A 3-1/4 inch aluminum disc stamped "9-J15 1990", riveted to an aluminum tube projecting 0.25 feet above the ground. Located at the northwest corner of the Intersection of Lomas Boulevard NE and Legion Road, N.E.

△ ACS "9-J15"  
X=1,489,021.809 (GRID)  
Y=1,526,869.928 (GRID)  
Z=5093.057 (NAVD 88)  
NMSF CENTRAL ZONE  
NAD 83

TBM: 1/2" REBAR AND CAP "LS 7719" LOCATED AT THE NORTHWEST PROPERTY CORNER OF LOT 3, BLOCK 63, OF THE TERRACE ADDITION.  
ELEV. 5129.93 (NAVD 88)

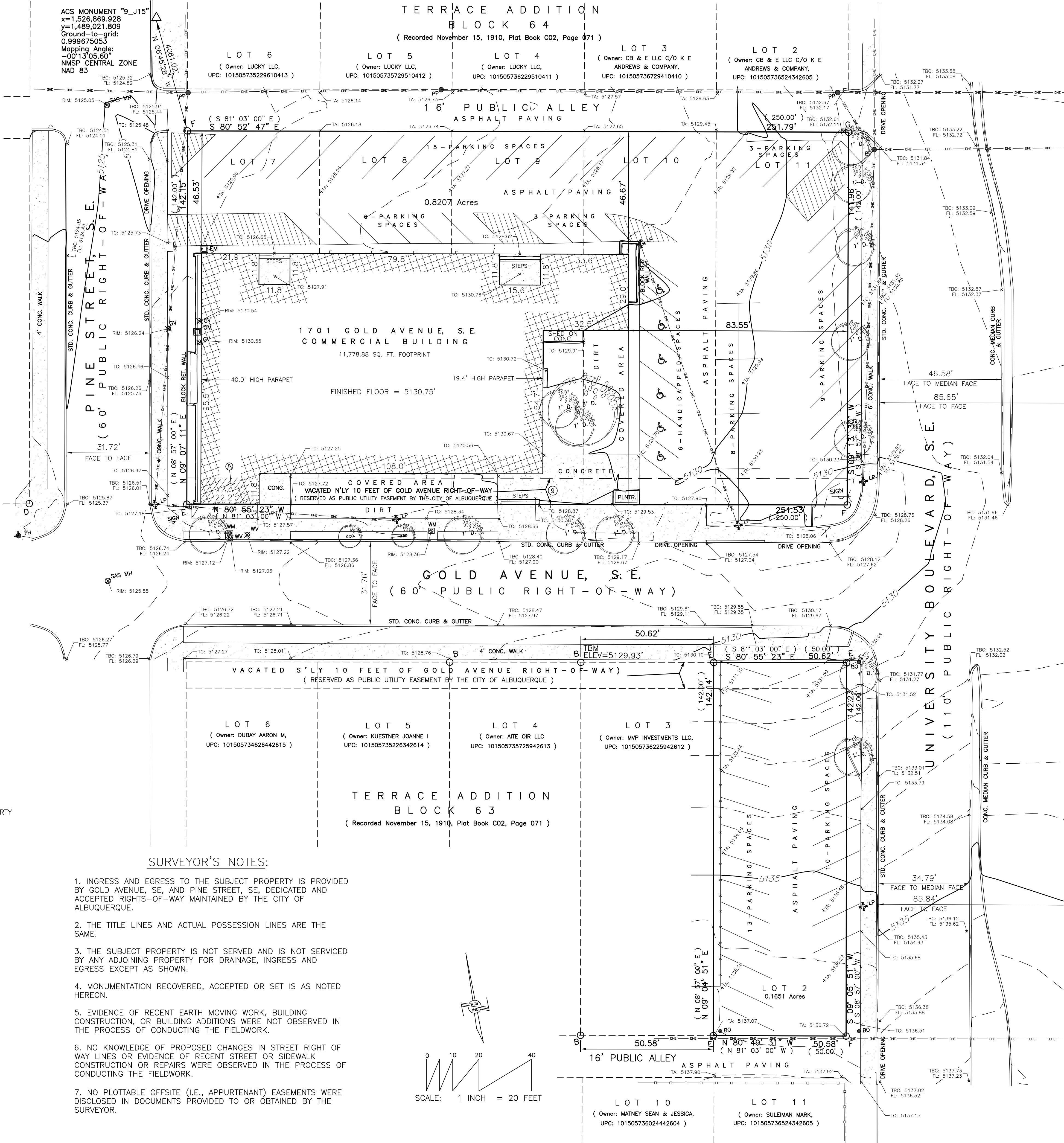
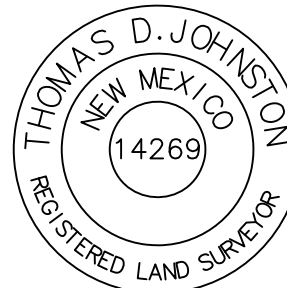
SURVEYOR'S CERTIFICATION:

TO:  
(BUYER), Juniper Properties Southwest, LLC, a Utah limited liability company  
(LENDER), TBD  
(TITLE COMPANY), First American Title Insurance Company  
(UNDERWRITER), First American Title Insurance Company

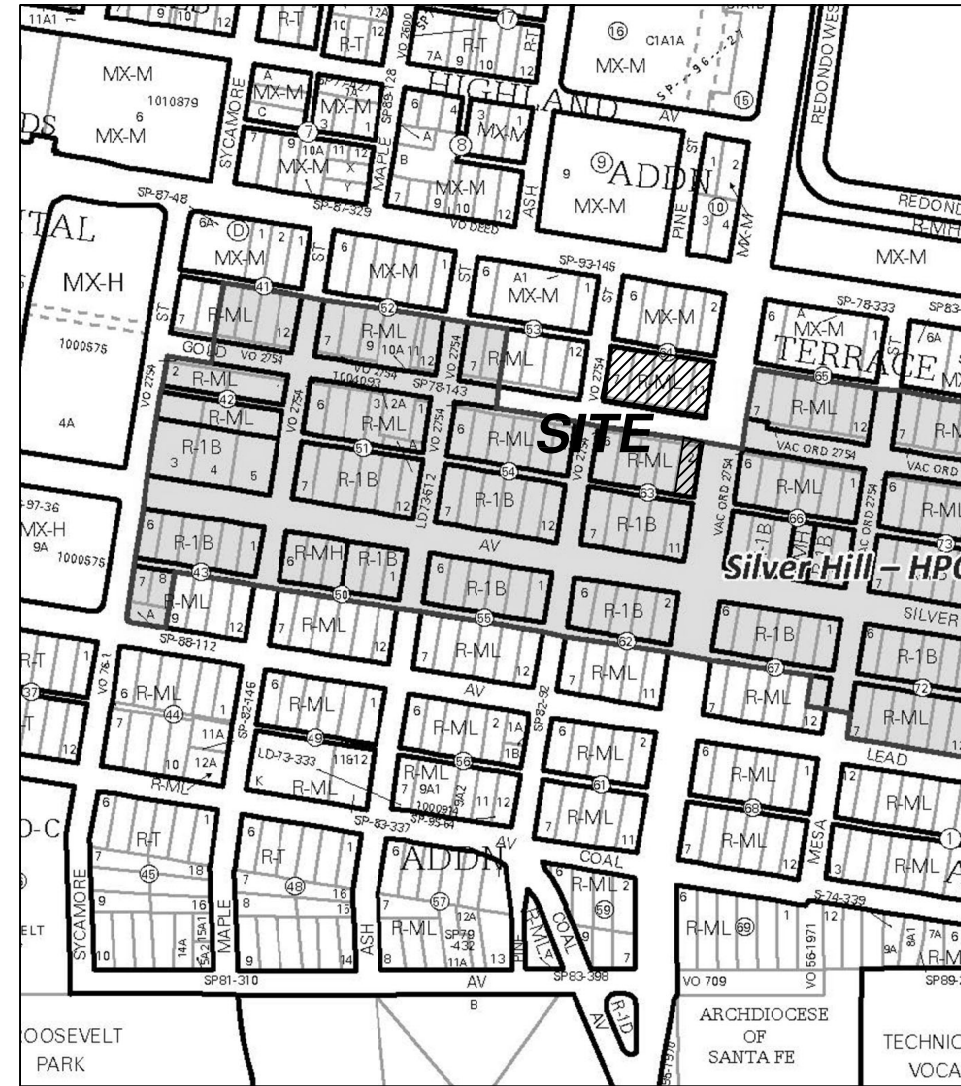
This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys", jointly established and adopted by ALTA and NSPS in 2016, and includes Items 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11(a) (location of utilities per visible, above-ground, on-site observation), 13, 16, 17, & 18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

Thomas D. Johnston, NMPS 14269  
December 13, 2021

WAYJOHN SURVEYING, INC.



VICINITY MAP (NOT TO SCALE)



SITE RESTRICTIONS:

SETBACKS:  
FRONT/CORNER SIDE: 15 FEET/10 FEET  
SIDE: 5 FEET  
REAR: 15 FEET  
HEIGHT: 38 FEET  
LOT SIZE: DEPENDENT ON USE  
LOT WIDTH: DEPENDENT ON USE

ZONE: R-ML RESIDENTIAL MULTI-FAMILY LOW DENSITY ZONE DISTRICT

SITE RESTRICTIONS ARE AVAILABLE FROM CITY OF ALBUQUERQUE ZONING CODE. CITY OF ALBUQUERQUE ZONING DEPARTMENT (505) 924-3860.

PARCEL 1 AREA:

35,749.692 sq. ft  
0.8207 Acres

PARCEL 2 AREA:

7,191.756 sq. ft  
0.1651 Acres

PARCEL 1 PARKING:

44 STANDARD SPACES  
6 HANDICAPPED SPACES  
50 TOTAL SPACES

PARCEL 2 PARKING:

23 STANDARD SPACES  
0 HANDICAPPED SPACES  
23 TOTAL SPACES

LEGEND

- |        |                   |   |                         |
|--------|-------------------|---|-------------------------|
| ● BO   | BOLLARD           | — | BLOCK WALL              |
| □ EM   | ELECTRIC METER    | — | CHAIN LINK FENCE        |
| ▲ FH   | FIRE HYDRANT      | — | WOOD FENCE              |
| □ GM   | GAS METER         | — | VINYL FENCE             |
| ✕ GV   | GAS VALVE         | — | OVERHEAD ELECTRIC LINES |
| ⊕ LP   | LIGHT POLE        |   |                         |
| ○ MH   | MANHOLE (TYPE)    |   |                         |
| ● PP   | POWER POLE        |   |                         |
| — SIGN | POLE MOUNTED SIGN |   |                         |
| □ WM   | WATER METER       |   |                         |
| ✕ WV   | WATER VALVE       |   |                         |



TC: 500.00 SPOT ELEVATION  
ELEVATIONS ARE TO  
ANNOTATED SPOTS

—500— EXISTING CONTOURS @ 1 FT. INTERVALS

—500— INDEX CONTOURS @ 5 FT. INTERVALS

FF FINISHED FLOOR  
FL FLOW LINE  
TA TOP OF ASPHALT  
TBC TOP BACK OF CURB  
TC TOP OF CONCRETE

FOUND/SET MONUMENT LEGEND:

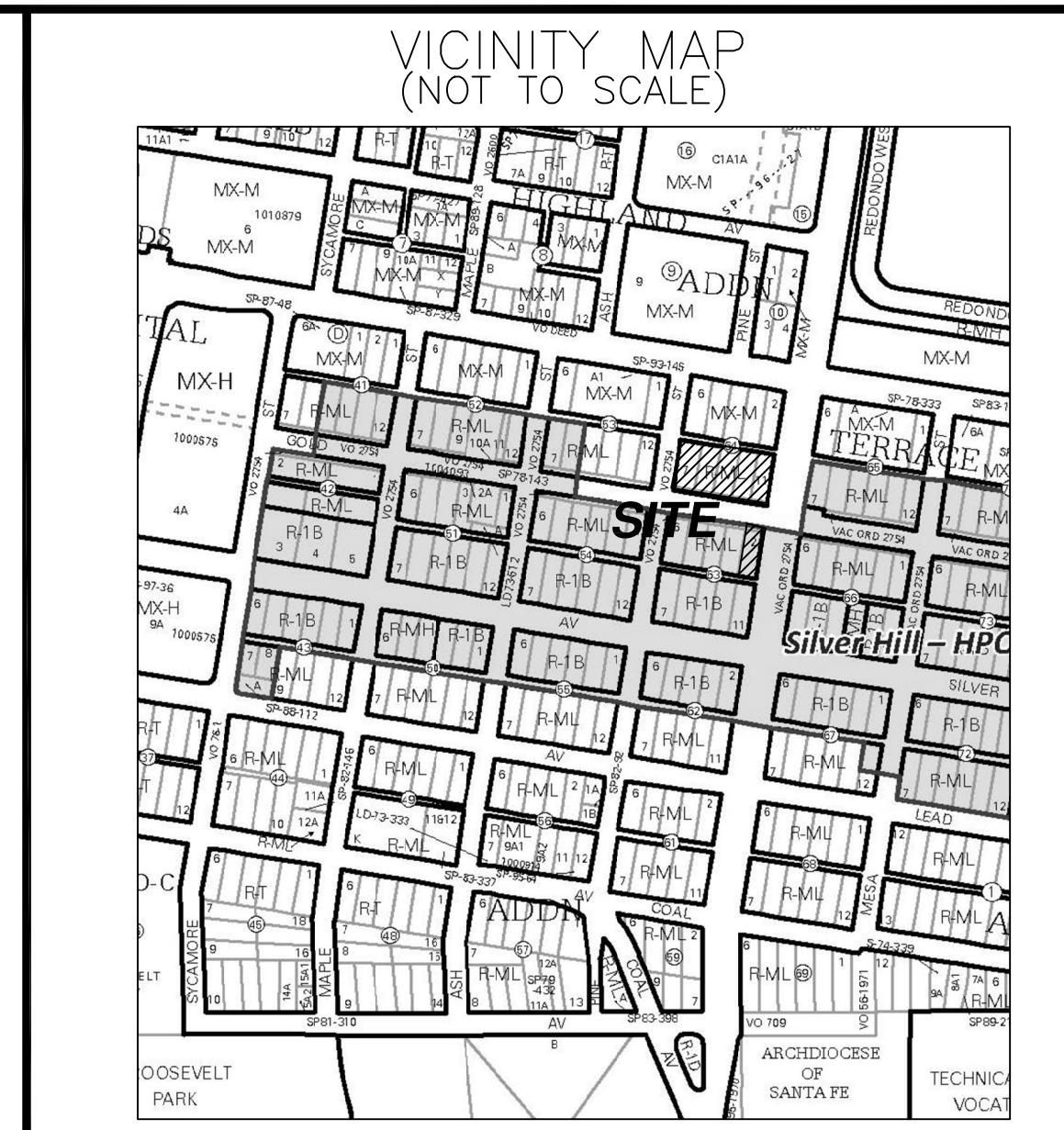
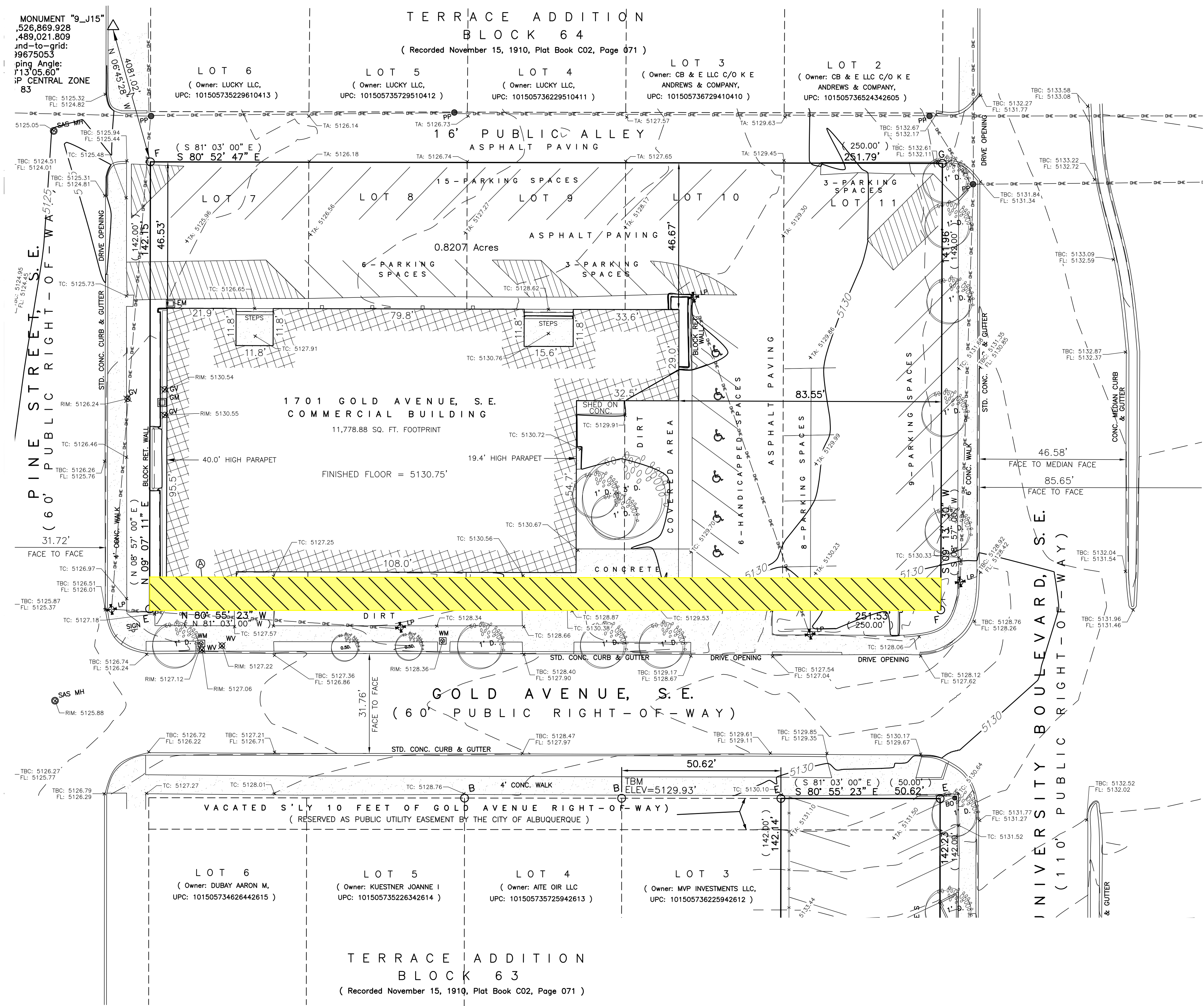
- A: FOUND 1/2" REBAR (NO ID)  
B: FOUND 1/2" REBAR W/CAP "LS 7719"  
C: FOUND CONC. NAIL AND DISK "PS 14271"  
D: FOUND CHISELED "X" IN CONCRETE WALK  
E: SET 1/2" REBAR WITH CAP "PS 14269"  
F: SET CONC. NAIL AND DISK "PS 14269"  
G: SET CHISELED "X" IN CONCRETE



1609 2nd Street, N.W., Albuquerque, NM 87102  
Phone: (505) 255-2052 Fax: (505) 255-2887

Date of Survey: 12/06/2021 Job No.: ALTA-12-01-2021  
Draftsman: T R J Checked By: T D J  
Date of Last Revision: N/A



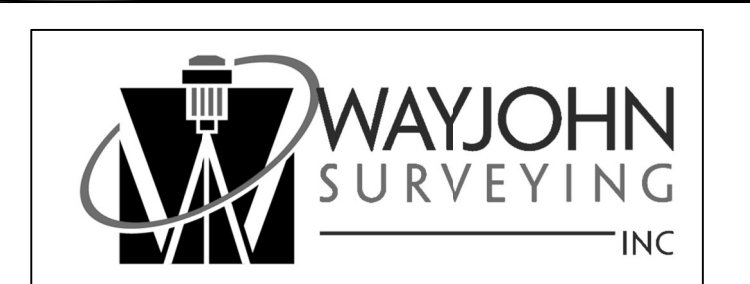


PROPOSED VACATION = 2,500 S.F.

- LEGEND
- |      |                   |   |                         |
|------|-------------------|---|-------------------------|
| BO   | BOLLARD           | — | BLOCK WALL              |
| EM   | ELECTRIC METER    | — | CHAIN LINK FENCE        |
| FH   | FIRE HYDRANT      | — | WOOD FENCE              |
| GM   | GAS METER         | — | VINYL FENCE             |
| GV   | GAS VALVE         | — | OVERHEAD ELECTRIC LINES |
| LP   | LIGHT POLE        |   |                         |
| MH   | MANHOLE (TYPE)    |   |                         |
| PP   | POWER POLE        |   |                         |
| SIGN | POLE MOUNTED SIGN |   |                         |
| WM   | WATER METER       |   |                         |
| WV   | WATER VALVE       |   |                         |

- DECIDUOUS TREE  
CALIPER AS NOTED
- SPOT ELEVATION  
ELEVATIONS ARE TO  
ANNOTATED SPOTS
- EXISTING CONTOURS @ 1 FT. INTERVALS
- INDEX CONTOURS @ 5 FT. INTERVALS
- FF FINISHED FLOOR  
FL FLOW LINE  
TA TOP OF ASPHALT  
TBC TOP BACK OF CURB  
TC TOP OF CONCRETE

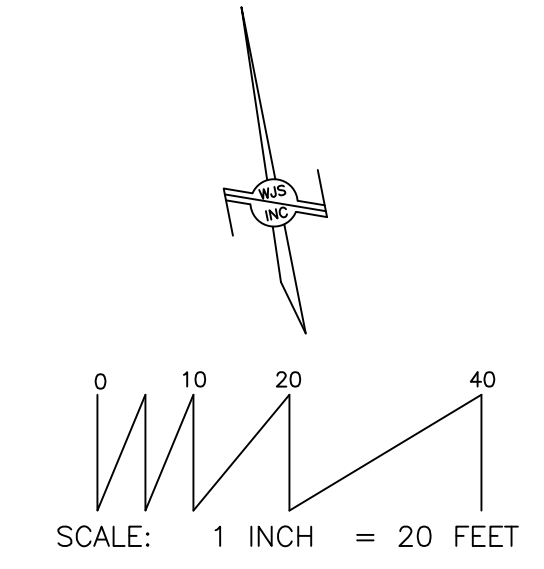
- FOUND/SET MONUMENT LEGEND:
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Date of Survey: 12/06/2021 Job No.: ALTA-12-01-2021  
Draftsman: T R J Checked By: T D J  
Date of Last Revision: N/A

# Easement Vacation Exhibit







October 30, 2025

Robert Lucero, Esq.  
Development Hearing Officer  
City of Albuquerque  
600 Second Street NW  
Albuquerque, New Mexico 87102

RE: Request for Vacation of City of Albuquerque Easement for Public Utilities

Landscape Architecture  
Urban Design  
Planning Services

302 Eighth St. NW  
Albuquerque, NM 87102

(505) 764-9801  
Fax 842-5495  
cp@consensusplanning.com  
www.consensusplanning.com

Dear Mr. Lucero,

The purpose of this letter is to request a Vacation of the COA Easement for Public Utilities by the DHO for a property located at the northwest corner of University Boulevard SE and Gold Avenue SE. The legal description of the site is Lots 7 through 11, Block 64, Terrace Addition.

### BACKGROUND

The subject property consists of approximately .8207 acres and is zoned R-MH. The property is developed with a vacant building that was previously used as a church. The property was rezoned to R-MH on January 18, 2024. The southerly ten (10) feet of the property along Gold Avenue was previously dedicated as Right-of-Way and an easement for public utilities. However, this Right-of-Way was vacated by Ordinance 2754 on October 26, 1965. However, the easement for public utilities was retained within the former Right-of-Way (ten feet).

The church was built, and the structure was placed in the vacated Right-of-Way but within the remaining COA easement. The zoning district permits a zero setback along Gold Avenue, consistent with the developed condition. This request allows the property owner to keep the existing structure and enables redevelopment according to the zoning district's standards. There are no utilities within the easement based on an 811 inspection.



Existing Zoning

### PRINCIPALS

James K. Strozier, FAICP

### ASSOCIATES

Ken Romig, PLA, ASLA  
Erin Callahan, AICP



Existing Easement to be vacated



Facing west looking at the existing structure along Gold Avenue



Facing northeast, looking at the existing building and structure along Gold Avenue

## REQUEST

The applicant is requesting approval to vacate a City of Albuquerque Easement for Public Utilities along the southern ten (10) feet of Gold Avenue. There are no utilities within the easement. This section borders the subject property and is approximately 2,500 square feet. The vacation will allow the property owner to maintain the existing structure and landscaping along this part of the property, as shown in the photos above. The proposal is to redevelop the existing building for a new use.

## 6-6(L)(3) REVIEW AND DECISION CRITERIA

The following addresses the criteria for approval of a Vacation of a City of Albuquerque Easement for Public Utilities.

### Vacation of Public Right-of-Way 6-6(M)(3):

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

**Applicant Response:** Public welfare does not require retaining the easement in question, as the Right-of-Way was previously vacated, and this request will not impact the functionality of the existing roadway or public infrastructure. The vacation will allow for private improvements to be maintained and expanded through the adaptive reuse of the existing building. There are no utilities within this existing easement (please see attached 811 report).

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.

**Applicant Response:** The proposed vacation of the public easement will provide a net benefit to public welfare by allowing the property owner to redevelop and

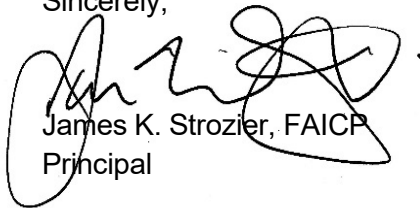


maintain the existing structure and landscaping. A utility location inspection shows that there are no utilities within this easement.

### **CONCLUSION**

The proposed vacation of the public easement supports the adaptive reuse of the subject property. The vacation does not affect existing public utilities or the Right-of-Way, since no utilities are located within this easement. The ten feet of public Right-of-Way was vacated over fifty (50) years ago. Given that public welfare does not require retention of this easement, its vacation will further the City Council's previous action in vacating the public Right-of-Way. For these reasons, we respectfully request that the Development Hearing Officer approve this request.

Sincerely,

A handwritten signature in black ink, appearing to read "James K. Strozier", is written over the typed name and title. The signature is stylized with a large, looping initial "J" and a prominent "S".

James K. Strozier, FAICP  
Principal

November 3, 2025

Development Hearing Officer  
City of Albuquerque  
600 Second Street NW  
Albuquerque, NM 87102

Re: Letter of Authorization for Vacation of Easement for Public Utilities

Dear Development Hearing Officer:

The purpose of this letter is to authorize Consensus Planning , Inc. to act as agents for Juniper Properties Southwest LLC in the request to vacate an easement for public utilities at the property legally described as LOTS 7 THRU 11 BLOCK 64 TERRACE ADDITION & N 10 FT VACATED GOLD AVENUE.

Sincerely,

Juniper Properties Southwest, LLC

By:  \_\_\_\_\_

Printed Name: Rahim Kassam

Title: Partner



## PRE-APPLICATION MEETING NOTES

PA#: 22-109

Notes Provided (date): 4-29-22

Site Address and/or Location: 111 University Blvd SE

Pre-application notes are for informational purposes only and are non-binding. They do not constitute an approval of any kind. Additional research may be necessary to determine the exact type of process and/or application required. Factors unknown and/or thought of as minor at this time could become significant as a case progresses.

Request Zone Map Amendment, and Multi-family development

### Basic Site Information

Current Use(s): Religious institution

Size (acreage): 0.8-acre

Zoning: R-ML

Overlay Zone(s): None

### Comprehensive Plan Designations

Development Area: Area of Change

Corridor(s): See page 2

Center: None

Near Major Public Open Space (MPOS)?: No

### Integrated Development Ordinance (IDO)

Please refer to the IDO for requirements regarding dimensional standards, parking, landscaping, walls, signage, etc.  
<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

Proposed Use(s): Dwellling, Multi-family

Use Specific Standards: 4-3(B)(7)

Applicable Definition(s): See page 2

Sensitive Lands: *Please see IDO Section 14-16-5-2 for information about required analysis, development standards, and changes to process that may result if this Section applies.*

### Notice

Neighborhood Meeting Offer Required? (see IDO Table 6-1-1). If yes, please refer to:

<https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

### Process

Decision Type(s) (see IDO Table 6-1-1): Public Meeting or Hearing (Site Plan), Policy Decision (Zone Map Amendment)

Specific Procedure(s)\*: 6-6(I) - Site Plan DRB, and 6-7(G) - Zone Map Amendment EPC

*\*Please refer to specific procedures for relevant decision criteria required to be addressed.*

Decision Making Body/ies: DRB, EPC Is this a PRT requirement? Yes

### Handouts Provided

- |  |   |  |  |
|--|---|--|--|
| <input checked="" type="checkbox"/> Zoning Map Amendment | <input type="checkbox"/> Site Plan Amendments | <input type="checkbox"/> Site Plan- EPC  | <input checked="" type="checkbox"/> Site Plan- DRB |
| <input type="checkbox"/> Site Plan- Admin                | <input type="checkbox"/> Variance-ZHE         | <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Subdivision               |
| <input type="checkbox"/> Site History/Research           | <input type="checkbox"/> Transportation       | <input type="checkbox"/> Hydrology       | <input type="checkbox"/> Fire                      |

If you have additional questions, please contact Staff at [planningprt@cabq.gov](mailto:planningprt@cabq.gov) or at (505) 924-3860. Please include the PA# with your inquiry.

## **Staff Notes PRT 22-109**

1. Proposed exit-only drive from parking lot onto University, relationship/separation from alley, etc.

Please communicate with DRB staff for site design questions, we typically provide feedback when drawings are provided. Jeanne Wolfenbarger (924-3991)

2. 90-degree on-street parking layout on Gold (separation/setback to University)

Please communicate with DRB staff for site design questions, we typically provide feedback when drawings are provided. Jeanne Wolfenbarger (924-3991)

3. To what extent does Solar Protection constrain this site in relation to Commercial property to the North?

Section 5-2(D) applies in this situation.

Section 5-10(C) applies to the RA, R-1, R-MC, R-T, and R-ML zones. In the application, it shows that a zone change to MX-L is desired.

4. Any other items of concern by staff?

Order of request should be, Zone Map Amendment - EPC, then Site Plan - DRB

## **Definitions**

### Dwelling, Multi-family

A building, multiple buildings, or a portion of a building located on a single lot, containing 3 or more dwelling units, each of which is designed for or occupied by one family only, with separate housekeeping and cooking facilities for each, and that does not meet the definition of a townhouse dwelling. Within mixed-use development, a building containing 2 or more dwelling units is considered multi-family.



# NM811 LOCATE REQUEST

TICKET NUMBER: 25FE210360  
Ticket Type: Design Locate  
Creation Date: 02/21/25 AT 10:17

Update of:

## Excavator Information

Company:	Community Design Solutions	Main Contact Phone:	(505) 545-9607
Address:	9384 Valley View Drive NW, Suite 100	Secondary Phone:	
City, St, Zip:	Albuquerque, NM 87114	Main Contact Email:	john.stapleton@cdsnm.com
Company Phone:	5055459607	Alternate Contact:	
Company Fax:		Alternate Contact Phone:	
Main Contact:	John Stapleton	Alternate Contact Email:	

## Work Information

State:	NM	Work To Begin:	02/26/25 AT 00:01
County:	BERNALILLO	Expire Date:	03/18/25 AT 23:59
Place:	ALBUQUERQUE		
Address:	1701 Gold Ave SE		
Intersection:	Pine Street SE and University Blvd SE		
Latitude:	35.080459	Longitude:	-106.628012
Secondary Lat:	35.080942	Secondary Long:	-106.627094
Work Type:	Proposed Design	Working For:	Rahim Kassam
Pre-marked:	NO	Mechanical Boring:	NO
Contact Prior to Locating:	NO	Contact After Locating:	YES

## Driving Directions

## Spotting Instructions

Spot: perimeter of existing church on the south side of the property. (Context: the building's courtyard extends into the existing PUE along the south edge of the building. I need to know if the PUE contains any dry utilities. Spot the 30ft corridor behind the Gold ave curb that is parallel to Gold Ave between Pine St and University. Where the existing courtyard is in the way, spot up to the courtyard wall.)

## Remarks

No Hazards / Open Access

TR5Q: [ W8T10NR03ES21NE ]

## Utilities Notified:

Code	Name	Added Manually?
ABQWA	ALBUQUERQUE/BERNALILLO COUNTY WUA	False
COA	CITY OF ALBUQUERQUE	False
NMGAQ	NEW MEXICO GAS COMPANY - ALBUQUERQUE	False
PNMAB	PNM ELECTRIC - ALBUQUERQUE	False
CCNM00	COMCAST	False

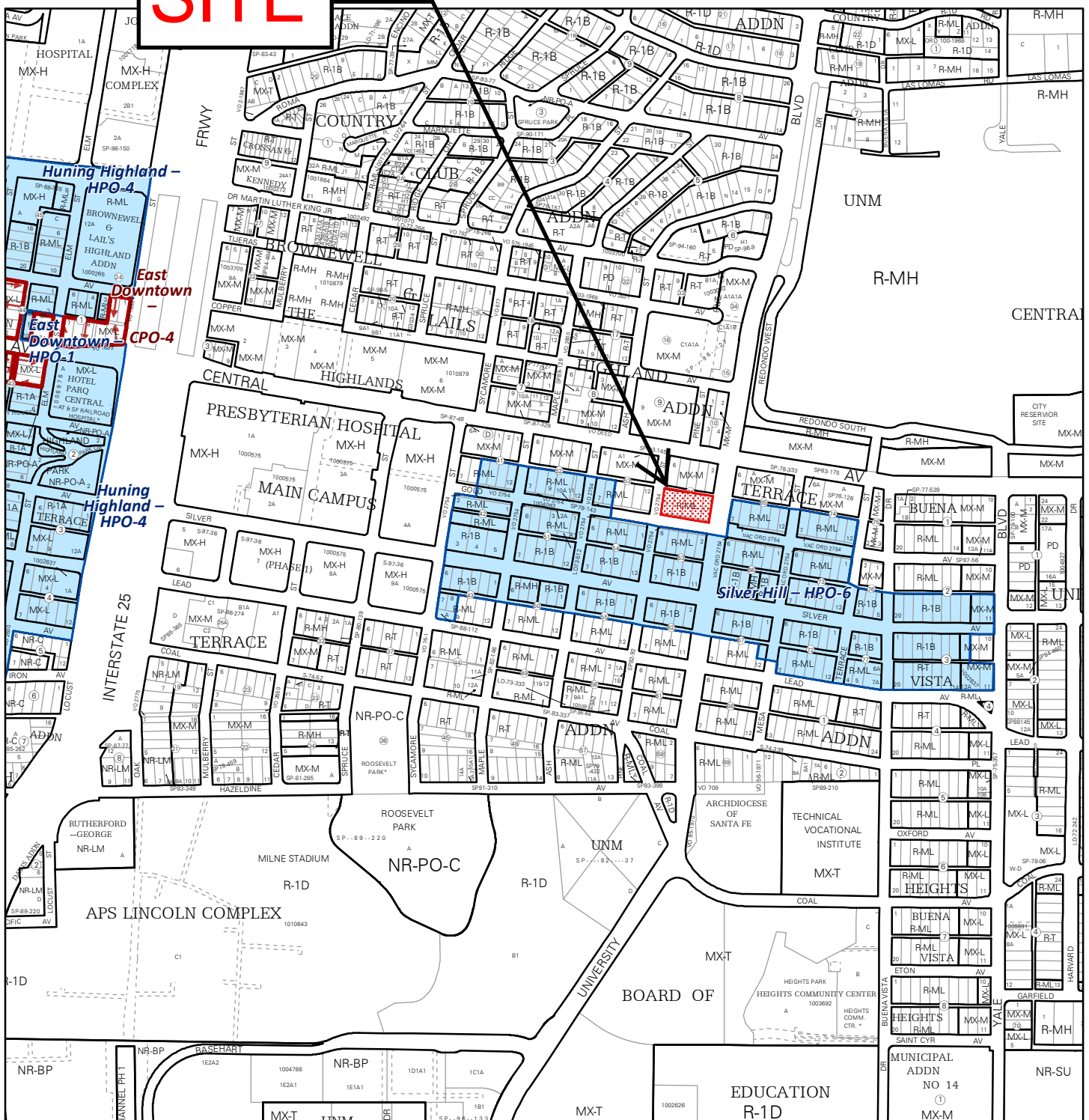
## Response Status As Of Thursday, March 06, 2025 12:48 PM

Status	Code	Name	Facilities
Closed	ABQWA	ALBUQUERQUE/BERNALILLO COUNTY WUA • February 25, 2025 1:40 PM by ABCWUA: Site Marked Marked the service and the 6??? PVC fire line. Job complete.	Water
Closed	ABQWA	ALBUQUERQUE/BERNALILLO COUNTY WUA • February 25, 2025 1:40 PM by ABCWUA: UFO Cleared Marked the service and the 6??? PVC fire line. Job complete.	Waste Water - Sewer
Closed	COA	CITY OF ALBUQUERQUE • February 21, 2025 12:39 PM by	Traffic

Closed	CCNM00	<p><b>Bslovato@cabq.gov:</b>          UFO Cleared          COMCAST Cable, Fiber          • <b>February 21, 2025</b>  <b>6:57 PM by CMSNM:</b>          UFO Cleared</p>
Closed	NMGAQ	<p>NEW MEXICO GAS Gas          COMPANY – ALBUQUERQUE          • <b>February 21, 2025</b>  <b>2:29 PM by NMGC:</b> Site          Marked          Marked NMG service to          address on west side          of building. PUE is          clear for NMG lines.</p>
Closed	PNMAB	<p>PNM ELECTRIC – Electric          ALBUQUERQUE          • <b>February 21, 2025</b>  <b>1:05 PM by</b>  <b>NMIRTHSOLUTIONS:</b>          UFO Cleared          oh/private</p>

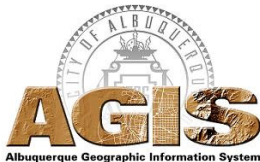


# SITE

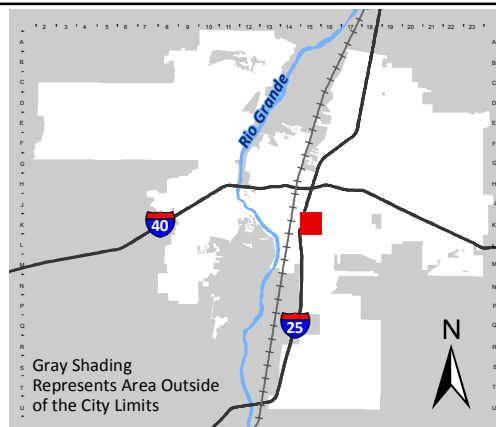


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## IDO Zone Atlas May 2018



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



Zone Atlas Page:  
**K-15-Z**

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

0 250 500 1,000 Feet