



Effective 11/16/2023

**Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.**

<b>MISCELLANEOUS APPLICATIONS</b>	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input type="checkbox"/> Site Plan Administrative DFT (Forms SP & P2)	<b>PRE-APPLICATIONS</b>
<input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S3)
<input type="checkbox"/> Infrastructure List or Amendment to Infrastructure List (Form S3)	<input type="checkbox"/> Sketch Plan Review and Comment (Form S3)
<input type="checkbox"/> Temporary Deferral of S/W (Form S3)	<b>APPEAL</b>
<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form S3)	<input type="checkbox"/> Decision of Site Plan Administrative DFT (Form A)

**BRIEF DESCRIPTION OF REQUEST**

Lot consolidation: 2 tracts into 1 tract

**APPLICATION INFORMATION**

Applicant/Owner: Regents of UNM Real Estate Department		Phone:
Address: MSC06-3595-1 University of New Mexico		Email:
City: Albuquerque	State: NM	Zip: 87131
Professional/Agent (if any): ARCH+PLAN Land Use Consultants / Derrick Archuleta		Phone: 505-980-8365
Address: P.O. Box 25911		Email: arch.plan@comcast.net
City: Albuquerque	State: NM	Zip: 87125
Proprietary Interest in Site:	List <u>all</u> owners:	

**SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)**

Lot or Tract No.: Tracts 1 & 4	Block:	Unit: 1-015-056-153-045-327-02
Subdivision/Addition: UNM Gibson Commercial District	MRGCD Map No.:	UPC Code: 1-015-056-169-062-327-04
Zone Atlas Page(s): L-15	Existing Zoning: MX-M	Proposed Zoning: n/a
# of Existing Lots: 2	# of Proposed Lots: 1	Total Area of Site (Acres): 2.06

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: Alumni Dr      Between: Interstate 25      and: University Blvd

**CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)**

PR 2024-009801

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:	Date: 10/28/2024
Printed Name: Derrick Archuleta	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 5) Letter describing, explaining, and justifying the deferral or extension
- \_\_\_ 6) Drawing showing the sidewalks subject to the proposed deferral or extension

**INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA)  
EXTENSION**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- \_\_\_ 1) DFT Application form completed, signed, and dated
- \_\_\_ 2) Form S3 with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 5) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- \_\_\_ 6) Preliminary Plat or Site Plan
- \_\_\_ 7) Copy of DRB approved Infrastructure List
- \_\_\_ 8) Copy of recorded IIA

**SKETCH PLAT OR SKETCH PLAN REVIEW AND COMMENT**


A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- X \_\_\_ 1) DFT Application form completed, signed, and dated
- X \_\_\_ 2) Form S3 with all the submittal items checked/marked
- X \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- X \_\_\_ 4) Letter describing, explaining, and justifying the request
- X \_\_\_ 5) Scale drawing of the proposed subdivision plat or Site Plan
- \_\_\_ 6) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use




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).



Gray Shading  
Represents Area Outside  
of the City Limits

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

Feet  
0 250 500 1,000

**ARCH+PLAN**  
**LAND USE CONSULTANTS**  
**ALBUQUERQUE NM**

October 28, 2024

Development Facilitation Team  
City of Albuquerque  
600 2<sup>nd</sup> St NW  
Albuquerque NM

**RE: TRACTS 1 & 4, UNM GIBSON COMMERCIAL DISTRICT**

Development Facilitation Team:

I would like to request Sketch Plat review and DFT comments for a minor subdivision (lot consolidation: 2 tracts into 1 tract) for the above mentioned property.

The property owner would eliminate an interior lot line between existing Tracts 1 and 4, UNM Gibson Commercial District resulting in one lot. Proposed Tract 1-A is to be 2.063± net acres property zoned MX-M (Mixed Use – Moderate Intensity).

The site is undeveloped.

The Development Facilitation Team previously reviewed a site plan for the subject property under PR 2024-009801 / PS 2024-00010 back on April 3, 2024.

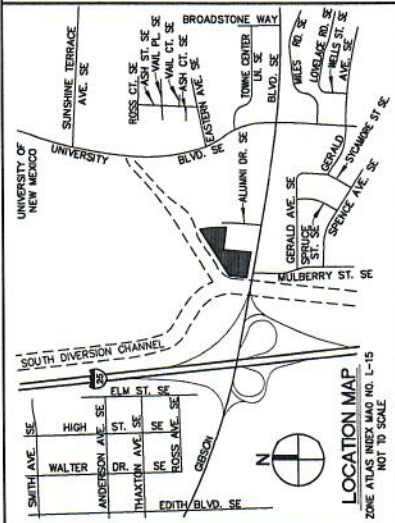
The site is governed by the Area of Change of the Albuquerque/Bernalillo County Comprehensive Plan within the Near Heights Planning Area.

Thank you for your time and consideration of the proposed application.

Sincerely,



Derrick Archuleta, MCRP  
Principal



**PLAT FOR  
TRACT 1-A OF UNM GIBSON COMMERCIAL DISTRICT**  
BEING COMPRISED OF TRACTS 1 AND 4,  
THE PLAT OF UNM GIBSON COMMERCIAL DISTRICT  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
JUNE 2024

PROJECT NUMBER \_\_\_\_\_  
APPLICATION NUMBER \_\_\_\_\_

**PLAT APPROVALS:**

QUEST CORPORATION	d/b/a CENTURY LINK QC	DATE
COMCAST		DATE
PNM ELECTRIC SERVICES		DATE
NEW MEXICO GAS COMPANY		DATE

**CITY APPROVALS:**

CITY SURVEYOR		DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION		DATE
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY		DATE
PARKS AN RECREATION DEPARTMENT		DATE
A.M.A.F.C.A.		DATE
HYDROLOGY		DATE
CODE ENFORCEMENT		DATE
PLANNING DEPARTMENT		DATE
CITY ENGINEER		DATE

**TREASURER'S CERTIFICATION**

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

PROPERTY OWNER OF RECORD	_____
BERNARILLO COUNTY TREASURER'S OFFICE	_____
SURVEYOR'S CERTIFICATION	_____

**SURVEYOR'S CERTIFICATION**

I, MATTHEW FAULKNER, 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 REQUIREMENTS FOR ACCURACY AND SUBMISSION AND SUBMISSION IN ACCORDANCE WITH THE BOARD'S SUBMISSION ORDINANCE, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.



MATTHEW FAULKNER  
NEW MEXICO PROFESSIONAL SURVEYOR 23921  
DATE: 6-26-2024

**INDEXING INFORMATION**

SECTION 28, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO  
PRINCIPAL MERIDIAN.  
SUBDIVISION: PLAT OF UNM GIBSON COMMERCIAL DISTRICT.  
OWNER: THE REGENTS OF THE UNIVERSITY OF NEW MEXICO.  
UPC#: TBD

**PURPOSES OF PLAT**

THE PURPOSE OF THIS PLAT IS TO MERGE TRACTS 1 AND 4 OF THE PLAT OF UNM GIBSON COMMERCIAL DISTRICT FILED ON DECEMBER 22, 2011 IN BOOK 2011C, PAGE 138AS DOCUMENT NO. 2011119138, BERNALILLO COUNTY, NEW MEXICO.

**SUBMISSION DATA**

GROSS ACREAGE	.....	2.063
ZONE ATLAS PAGE NO.	.....	L-15
NUMBER OF EXISTING LOTS	.....	2
NUMBER OF LOTS CREATED	.....	1
MILES OF FULL-WIDTH STREETS	.....	0.000
MILES OF HALF-WIDTH STREETS	.....	0.000
MILES OF WAY DEDICATION TO THE CITY OF ALBUQUERQUE	.....	0.000
DATE OF SURVEY	.....	DECEMBER 2023

**LEGAL DESCRIPTION**

TRACT 1 AND 4 OF THE PLAT OF UNM GIBSON COMMERCIAL DISTRICT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 22, 2011 IN BOOK 2011C, PAGE 138AS DOCUMENT NO. 2011119138.

**FLOOD NOTES**

THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NUMBER 35001C0342G PANEL 342 OF 825 DATED SEPTEMBER 26, 2008.

**SOLAR COLLECTION NOTE**

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOLLOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

**NOTES**

- FIELD SURVEY PERFORMED IN DECEMBER 2023.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83 - CENTRAL ZONE). BASIS OF BEARINGS IS BETWEEN CITY OF ALBUQUERQUE CONTROL STATIONS "S0C-13-4" AND "1-25-30" BEARING = N77°25'48"W.
- DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- THIS PRELIMINARY / FINAL PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER FOR THE CITY OF ALBUQUERQUE AT A PUBLIC HEARING HELD ON \_\_\_\_\_, 2024.

**DOCUMENTS**

PLAT OF UNM GIBSON COMMERCIAL DISTRICT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 22, 2011 IN BOOK 2011C, PAGE 138AS DOCUMENT NO. 2011119138.

**FREE CONSENT**

THE PLAT SHOWN HEREON IS MADE WITH THE OWNER(S) FEE 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 INTERESTS IN THE SIMPLE AND PRESENTLY SHOWN ON THIS PLAT, LOTS WITHIN THE PLATTING AND SUBDIVISION JURISDICTION OF ALBUQUERQUE, NEW MEXICO.

THE REGENTS OF THE UNIVERSITY OF NEW MEXICO,  
A BODY CORPORATE OF THE STATE OF NEW MEXICO

\_\_\_\_\_  
DIRECTOR OF REAL ESTATE  
UNIVERSITY OF NEW MEXICO

STATE OF NEW MEXICO }  
COUNTY OF BERNALILLO } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_

SIGNATURE \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS \_\_\_\_\_  
IN BERNALILLO COUNTY,

(NAME PRINTED) \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

