



PLAN SNAPSHOT REPORT PA-2025-00232 FOR CITY OF ALBUQUERQUE

Plan Type: Pre-Application Review **Project:** PR-2025-020099 (PR-2025-020099) **App Date:** 07/31/2025
Work Class: Sketch Plat **District:** City of Albuquerque **Exp Date:** 01/27/2026
Status: Fees Due **Square Feet:** 0.00 **Completed:** NOT COMPLETED
Valuation: \$0.00 **Assigned To:** Montoya, Yolanda **Approval**
Expire Date:
Description: Sketch plat for Lot line adjustment and area exchange to support upcoming expansion at the New Mexico School for the blind

Parcel: 102105602414930301	Address: 800 Eubank Blvd Se Albuquerque, NM 87123	Zone:
102105605613330303 Main	800 Eubank Blvd Se Albuquerque, NM 87123	
	801 Stephen Moody St Se Albuquerque, NM 87123	
	801 Stephen Moody St Se Main Albuquerque, NM 87123	

Applicant IAN ANDERSON 128 MONROE ST NE ALBUQUERQUE, NM 87108 Business: (505) 265-0057	Applicant Ruth T Lozano 128 Monroe Street NE Albuquerque, NM 87108 Business: (505) 268-8828
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Plan Custom Fields

Existing Project NumberN/A	Existing Zoning MX-T - Mixed-Use - Transition	Number of Existing Lots2
Number of Proposed Lots 2	Total Area of Site in Acres 11.4	Site Address/Street 801 Stephen Moody St SE, Albuquerque, NM 87123
Site Location Located Between Streets NWC of Stephen Moody St SE & Innovation Parkway SE	Case History N/A	Do you request an interpreter for the hearing? No
Square Footage of Existing Buildings 38060	Square Footage of Proposed Buildings 4979	Lot and/or Tract Number H1B
Block Number 0000	Subdivision Name and/or Unit Number MANZANO MESA	Legal Description TR H-1-B PLAT OF TR H-1-A & H-1-B MANZANO MESA (BEING AREPL OF TR H-1 MANZANO MESA & TR L SANDIA SCIENCE & TECHNOLOGY PARK) CONT 3.8994 AC, TR H-1-A PLAT OF TR H-1-A & H-1-B MANZANO MESA (BEING AREPL OF TR H-1 MANZANO MESA & TR L SANDIA SCIENCE & TECHNOLOGY PARK) CONT 7.5024 AC
Existing Zone District MX-T	Zone Atlas Page(s) L-21	Acreage 3.8994, 7.5024
Calculated Acreage 3.89988, 7.50088819	Council District 9	Community Planning Area(s) East Gateway
Development Area(s) Consistency	Current Land Use(s) 02 Multi-family	IDO Administration & Enforcement Name Kirtland AFB Military Influence Area
IDO Administration & Enforcement Subsection Referrals to Commenting Agencies (6-4)	Pre-IDO Zoning District SU-1	Pre-IDO Zoning Description O-1
Public Property Entity NEW MEXICO	FEMA Flood Zone X	Total Number of 0

PLAN SNAPSHOT REPORT (PA-2025-00232)

Dwelling Units	Total Gross Square Footage2	0	Total Gross Square Footage4	0
Total Gross Square Footage	Total Gross Square Footage3	0		

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_IAN_ANDERSON_7/31/2025_pg	07/31/2025 11:04	ANDERSON, IAN		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00040882	Sketch Plat/Plan Fee	\$50.00	\$0.00
	Technology Fee	\$3.50	\$0.00
Total for Invoice INV-00040882		\$53.50	\$0.00
Grand Total for Plan		\$53.50	\$0.00

Meeting Type	Location	Scheduled Date	Subject
DFT Meeting v.1	Zoom	08/20/2025	Sketch Plat

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		08/12/2025 8:21	08/12/2025 16:21
Associate Project Number v.1	Generic Action		08/12/2025 8:21
DFT Meeting v.1	Hold Meeting	08/12/2025 16:20	08/12/2025 16:21
Screen for Completeness v.1	Generic Action		08/12/2025 16:21
Verify Payment v.1	Generic Action		08/12/2025 16:21
Application Review v.1			
Sketch Plat/Plan Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		



July 31, 2025

Planning Department
City of Albuquerque
600 2nd St NE
Albuquerque, NM 87102

**RE: Tracts H-1-A1 & H-1-B1, Manzano Mesa Subdivision
(NE Corner of Eubank Boulevard & Innovation Parkway)**

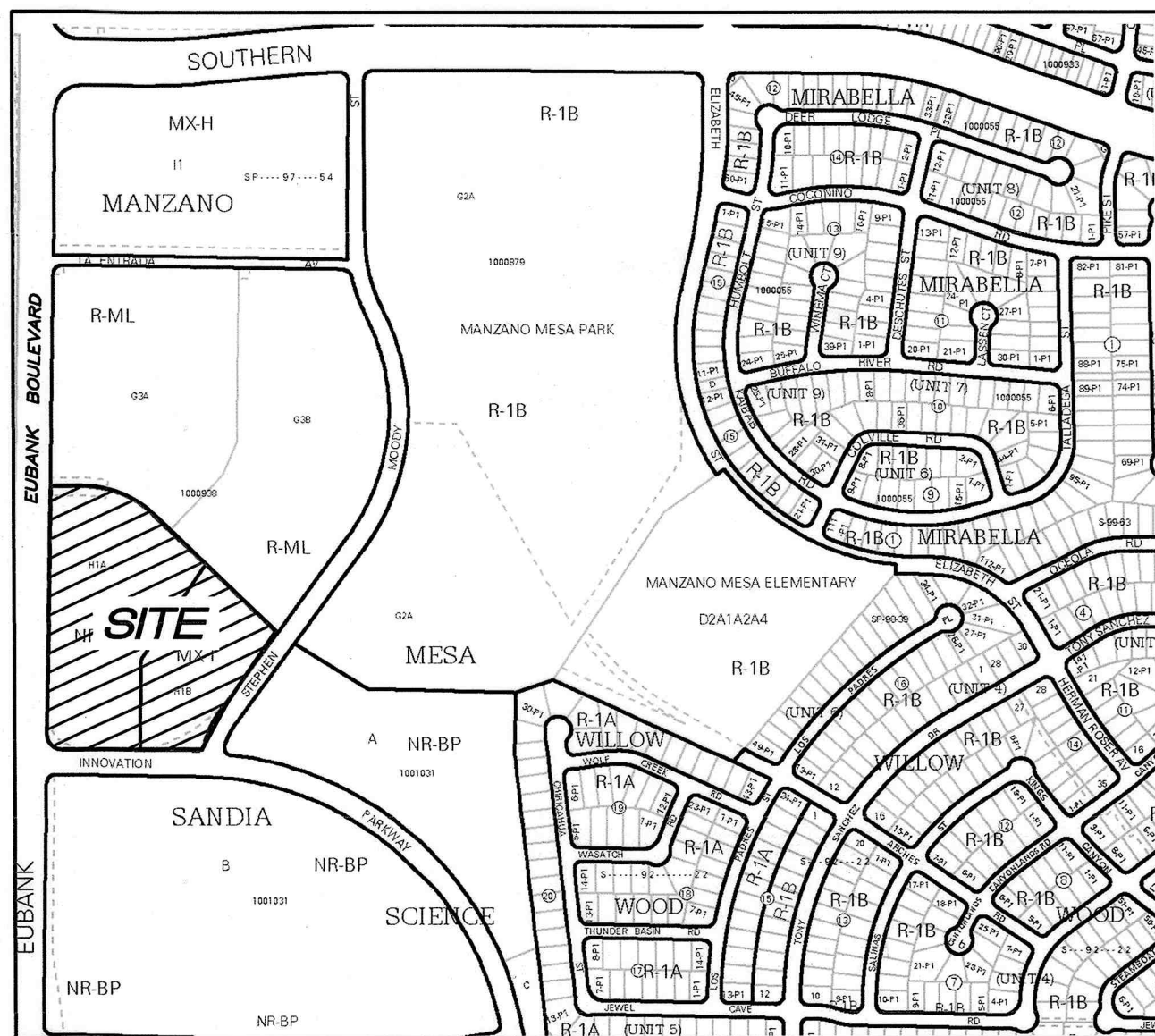
Subject: Sketch Plat

Isaacson & Arfman, Inc., as agent for New Mexico School for the Blind and Visually Impaired (the Developer) hereby requests a sketch plat review for the proposed plat of Tracts H-1-A1 & H-1-B in the attached application.

The proposed plat is a replat of the existing Tracts H-1-A and H-1-B where a lot line adjustment and lot area exchange will occur to support the planned expansion of the New Mexico School for the Blind which is currently on Tract H-1-B. A site plan of the proposed development is included in the application for context.

Sincerely,
ISAACSON & ARFMAN INC.

Ian M N Anderson, PE
Project Engineer
128 Monroe St NE
Albuquerque, NM 87108
Ph: 505-268-8828
Email: Ian@iacivil.com



VICINITY MAP
Not to Scale

GENERAL NOTES

- Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- Distances are ground.
- Distances along curved lines are arc lengths.
- Record Plat bearings and distances, do not differ from those established by Plat filed July 11, 2023 in Plat Book 2023C, Page 55..
- All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- City of Albuquerque Zone Atlas Page: L-21-Z

PURPOSE OF PLAT

The purpose of this plat is to:

- Re-configure the existing Tract line between Tracts H-1-A and H-1-B as shown hereon.

SUBDIVISION DATA

- Total number of existing Tracts: 2
- Total number of Tracts created: 2
- No new Public Street right of way dedicated.
- Gross Subdivision acreage: 11.4015 acres.

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

Bernalillo County Treasurer

Date

PUBLIC UTILITY EASEMENTS

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

- 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.
- 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 services.
- Qwest 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.
- 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 (aboveground 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), New Mexico Gas Company (NMGC) and Qwest Corporation d/b/a CenturyLink (QC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QC 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.

ABCWUA PUBLIC WATER AND 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 public sanitary sewer 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 the use of the easement.

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg
NMPS No. 9750
October 14, 2024



PLAT OF TRACTS H-1-A1 AND H-1-B1 MANZANO MESA

(BEING A REPLAT OF TRACTS H-1-A AND H-1-B, MANZANO MESA)

SITUATE WITHIN

SECTION 28, TOWNSHIP 10 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

OCTOBER, 2024

PROJECT NUMBER: PR-

APPLICATION NUMBER: PS-2024

PLAT APPROVAL

UTILITY APPROVALS:

Rydz
Public Service Company of New Mexico

11/4/2024
Date

gll
New Mexico Gas Company

10/18/2024
Date

Kathleen Lopez
Qwest Corporation d/b/a CenturyLink QC

10/4/2024
Date

Comcast
Comcast

10/18/24
Date

CITY APPROVALS:

Soren M. Rimbach P.S.
City Surveyor
Department of Municipal Development

10/24/2024
Date

Real Property Division

Date

Environmental Health Department

Date

Traffic Engineering, Transportation Division

Date

ABCWUA

Date

Parks and Recreation Department

Date

AMAFCA

Date

City Engineer

Date

Code Enforcement

Date

DRB Chairperson, Planning Department

Date

M.R.G.C.D.

APPROVED on the condition that all rights of the Middle Rio Grande Conservancy District in easements, rights of way, assessments and liens, are fully reserved to said District, and that if provision for irrigation source and easements are not provided for by the subdivider for the subdivision, addition, or plat, said District is absolved of all obligations to furnish irrigation waters and services to any portions thereof, other than from existing turnouts.

NOT WITHIN M.R.G.C.D. JURISDICTION

APPROVED _____ DATE _____

SURV TEK, INC.

Consulting Surveyors
P.O. Box 66885, Albuquerque, New Mexico 87193

Phone: 505-897-3366

PLAT OF
TRACTS H-1-A1 AND H-1-B1
MANZANO MESA

(BEING A REPLAT OF TRACTS H-1-A AND H-1-B, MANZANO MESA)

SITUATE WITHIN

SECTION 28, TOWNSHIP 10 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

OCTOBER, 2024

LEGAL DESCRIPTION

That certain parcel of land situate within the NW1/4 SW1/4 and the SW1/4 SW1/4 of Section 28, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being and comprising all of Tracts H-1-A and H-1-B, Manzano Mesa as the same are shown and designated on the plat entitled "TRACT H-1-A & H-1-B, MANZANO MESA BEING A REPLAT OF TRACT H-1, MANZANO MESA AND TRACT L, SANDIA SCIENCE AND TECHNOLOGY PARK, SECTION 28, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on December 23, 2009 in Plat Book 2009C, Page 183.

FREE CONSENT AND DEDICATION

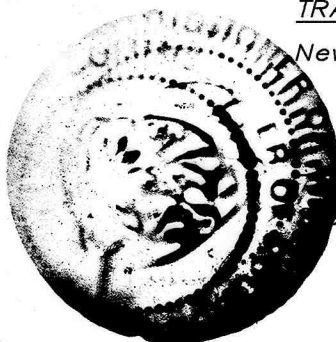
SURVEYED and REPLATTED and now comprising "PLAT OF TRACTS H-1-A1 AND H-1-B1, MANZANO MESA (BEING A REPLAT OF TRACTS H-1-A AND H-1-B, MANZANO MESA) SITUATE WITHIN SECTION 28, TOWNSHIP 10 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant the public and private easements (if any) as shown hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

The Commissioner of Public Lands, reserves the state land depicted hereon for dedication as easements and rights-of-way corridors, subject to the requirement that compensation be paid therefore by acquirers or users of adjacent state trust land as required by the Act of June 20, 1910 Pub. L. No. 61219, 36 stat.557, ch.310.

OWNER(S)

TRACT H-1-A1

New Mexico State Land Office



Stephanie Garcia Richard
Stephanie Garcia Richard, Commissioner of Public Lands

TRACT H-1-B1

Board of Regents of the New Mexico School for the Blind and Visually Impaired as the governing board of the New Mexico School for the Blind and Visually Impaired

Dr. Heather Miller

Dr. Heather Miller, Superintendant on behalf of the Board of Regents of the New Mexico School for the Blind and Visually Impaired

ACKNOWLEDGMENT

STATE OF NEW MEXICO

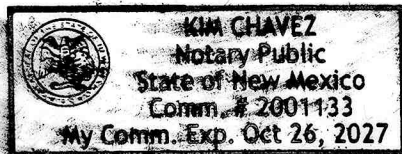
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 18th

day of June, 2025 by Dr. Heather Miller, Superintendant on behalf of the Board of Regents of the New Mexico School for the Blind and Visually Impaired

Kim Chavez
Notary Public

My commission expires October 26, 2027



DOCUMENTS USED IN PREPARATION OF THIS SURVEY:

- Plat entitled "TRACT H-1-A & H-1-B, MANZANO MESA BEING A REPLAT OF TRACT H-1, MANZANO MESA AND TRACT L, SANDIA SCIENCE AND TECHNOLOGY PARK, SECTION 28, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on December 23, 2009 in Plat Book 2009C, Page 183
- Plat entitled "PLAT OF TRACTS G-3-A, G-3-B AND H-1, MANZANO MESA (A REPLAT OF TRACTS G-3 & H, MANZANO MESA, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on July 26, 2001 in Plat Book 2001C, Page 212.
- Plat entitled "BULK LAND PLAT OF SANDIA SCIENCE AND TECHNOLOGY PARK, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on December 13, 2001 in Plat Book 2001C, Page 324.

FLOOD ZONE DETERMINATION

The majority of the subject property (as shown hereon) lies within Zone "X" (Area of minimal flood hazard) in accordance with the National Flood Insurance Program Rate Map Numbers 35001C0358 H, Effective Date 8/16/2012; 35001C0359 G, Effective Date 9/26/2008; 35001C0367 G, Effective Date 8/16/2012 and a Southwest portion of the subject property lies within a Zone AE (El 5474 feet) flood hazard area as shown on Map Number 35001C0366 H, Effective Date 8/16/2012.

**SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS
ON THE INSTALLATION OF SOLAR COLLECTORS**

"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."



SHEET 2 OF 3

SURV TEK, INC.

Consulting Surveyors
P.O. Box 66885, Albuquerque, New Mexico 87193

Phone: 505-897-3366

PLAT OF
TRACTS H-1-A1 AND H-1-B1
MANZANO MESA

(BEING A REPLAT OF TRACTS H-1-A AND H-1-B, MANZANO MESA)

SITUATE WITHIN
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NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

OCTOBER, 2024

Albuquerque Control Survey Monument
"ACS 4-L22"
New Mexico State Plane Coordinates
Central Zone (NAD 83)
N= 1,480,509.445 U.S. Survey feet
E= 1,563,610.492 U.S. Survey feet
Ground to grid factor= 0.999643379
Delta Alpha= -00°08'50.94"

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

LINE TABLE

LINE	LENGTH	BEARING
L1	60.08	N01°04'03"E
L2	107.30	N89°56'17"E

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	263.61' (263.62')	345.00' (345.00')	138.62' (257.25)	257.25' (257.25)	S68°05'49"E (S68°06'36"E)	43°46'47" (43°46'47")
C2	78.60' (78.57')	50.00' (50.00')	50.06' (70.73')	70.75' (70.73')	N44°00'46"W (N44°00'45"W)	90°03'51" (90°03'51")
C3	128.31'	345.00'	64.91'	127.58'	S79°19'54"E	21°18'35"
C4	135.30'	345.00'	68.53'	134.43'	S57°26'31"E	22°28'11"
C5	129.45'	333.98'	65.55'	128.64'	S25°28'12"W	22°12'27"
C6	33.40'	25.00'	19.73'	30.97'	N52°37'43"E	76°33'04"

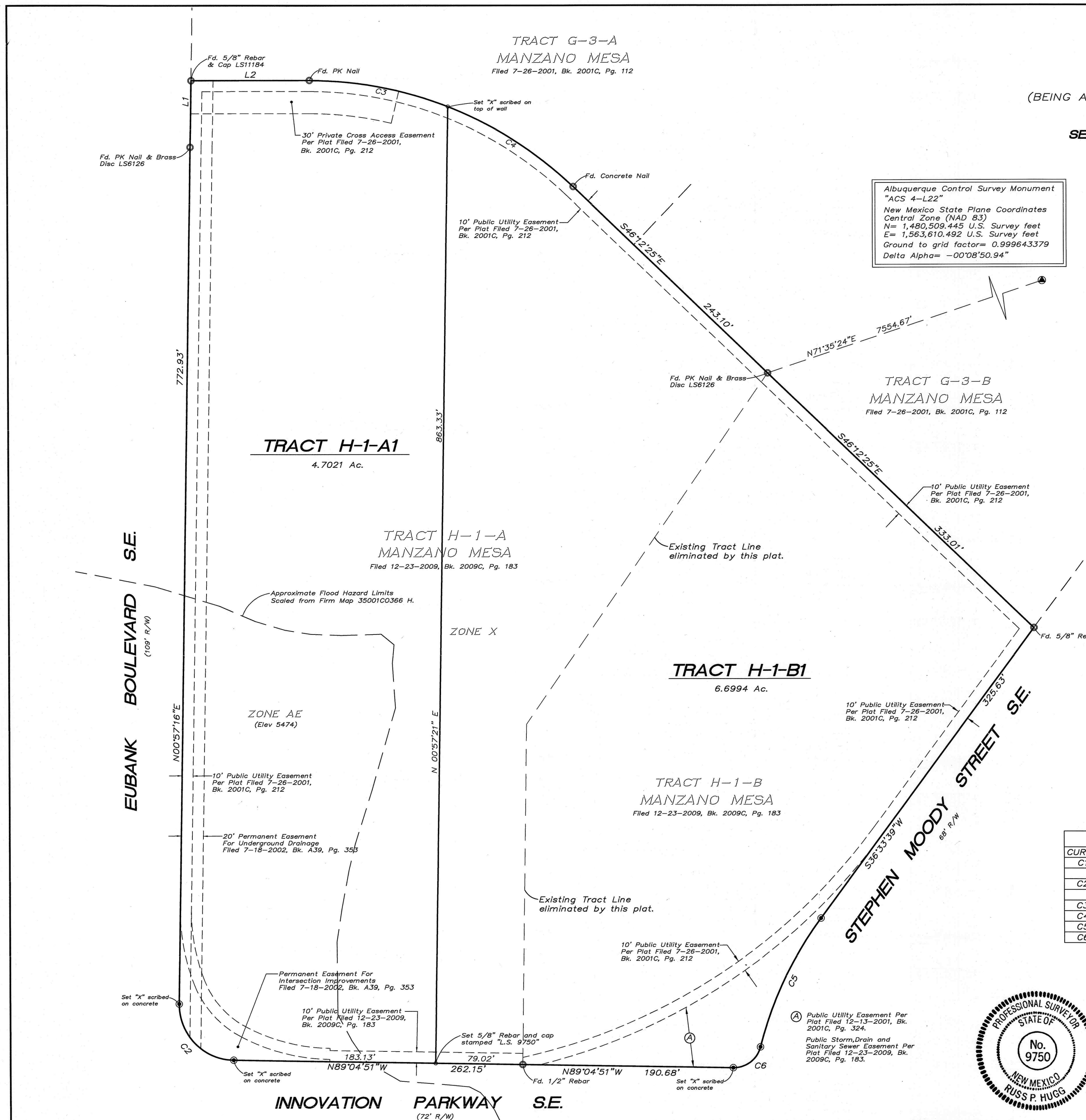


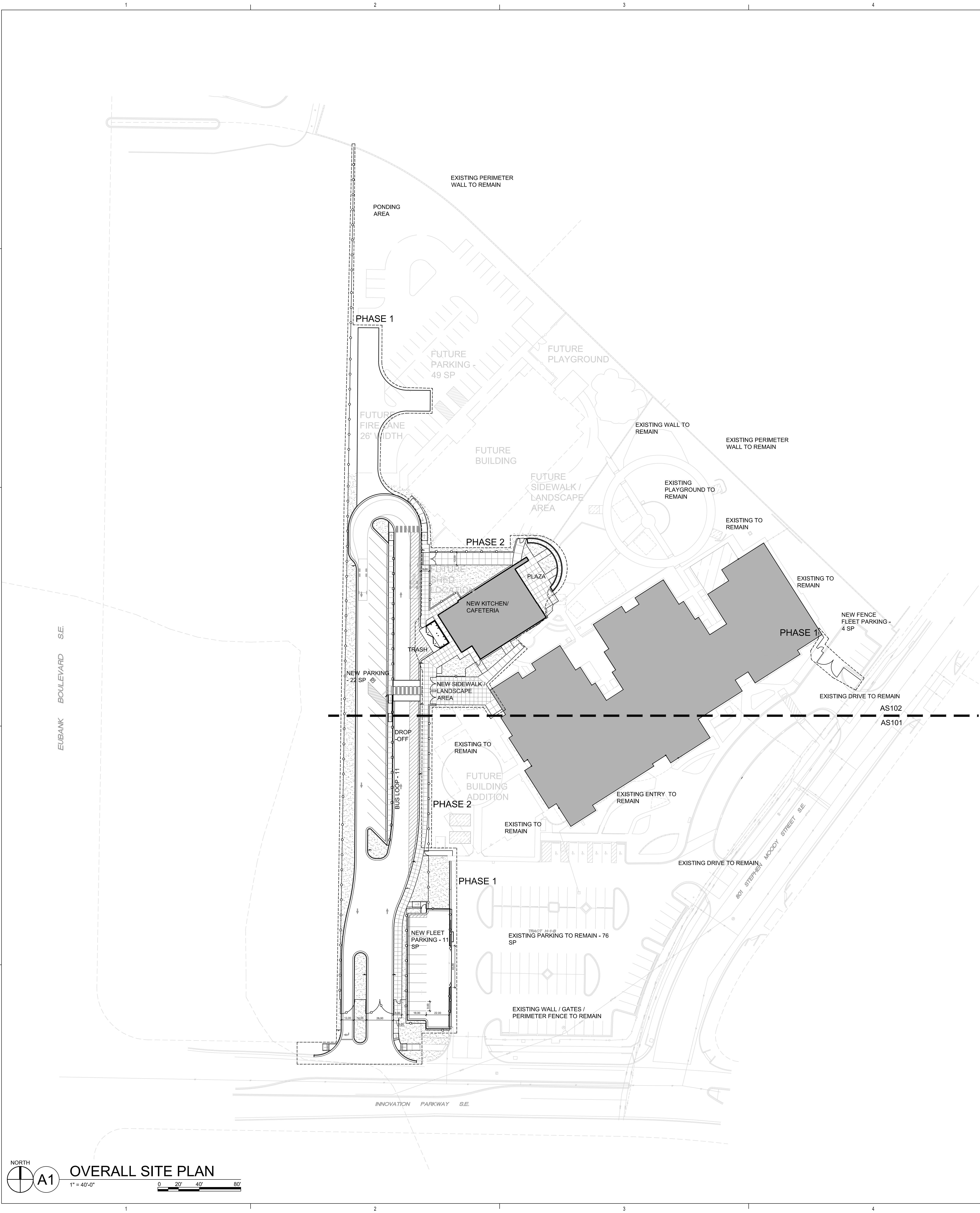
SHEET 3 OF 3

SURV TEK, INC.

Consulting Surveyors
P.O. Box 66885, Albuquerque, New Mexico 87193

Phone: 505-897-3366





GENERAL SHEET NOTES

- A. VERIFY EXISTING UTILITY LOCATIONS BEFORE EXCAVATION.
B. COORDINATE WITH OWNER FOR ALLOWABLE STAGING AREAS DURING CONSTRUCTION.
C. UTILITIES AND ASSOCIATED EQUIPMENT SHOWN FOR REFERENCE ONLY. CONTRACTOR TO COORDINATE LOCATION AND INSTALLATION. SEE CIVIL AND ELECTRICAL DRAWINGS.
D. REFER TO CIVIL HORIZONTAL CONTROL PLAN FOR DIMENSIONS NOT SHOWN ON THIS SHEET. SITE PLAN DIMENSIONS ARE IN DECIMAL UNITS.
E. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
F. REFER TO ASD101 FOR DEMOLITION PLAN.
G. REFER TO CIVIL SHEETS FOR PAVING PLAN AND PAVING DETAILS.
H. SITE PLAN SHALL COMPLY WITH LOCAL ACCESSIBILITY STANDARDS & GUIDELINES.
I. SIDEWALK JOINTS SHALL FOLLOW PATTERN AS SHOWN ON SITE PLAN.
J. EXISTING LANDSCAPE AREAS ADJACENT TO THE PROJECT SITE ARE TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION.
K. REPAIR AREAS TO MATCH PRE-CONSTRUCTION CONDITION WHERE UTILITY WORK, GRADING AND/OR STAGING OCCURS, INCLUDING AREAS OUTSIDE OF LIMIT OF WORK BOUNDARY.
L. DIMENSIONS SHOWN ARE FOR GUIDANCE ONLY. SEE HORIZONTAL CONTROL PLAN FOR SITE LAYOUT COORDINATES.
M. SITE SIGNAGE IN WALKWAYS MUST BE MOUNTED ON INVERTED U-STYLE POSTS.

PHASES

- PHASE 1
- NEW ROADWAY ACCESS PAVING WITH CURB AND GUTTER
 - NEW PARKING LOT PAVING WITH CURB AND GUTTER
 - STRIPING FOR NEW PARKING LOTS
 - SITE SIGNAGE
 - CROSSWALKS FOR NEW PARKING LOT
 - SIDEWALK AT NEW PARKING LOT WITH RAMPS
 - NEW FENCE AT PROPERTY LINE AND AT SIDEWALKS WITH GATES
 - NEW FLEET PARKING LOT WITH FENCE AND GATES
 - ADDING FENCE AND GATES TO NEW FLEET PARKING AREA
- PHASE 2
- NEW BUILDING
 - SIDEWALKS AT BUILDING AND PLAZA, SIDEWALK AT DROP-OFF
 - NEW FENCE TO SECURE SITE AROUND BUILDING AND GATES
 - NEW TRASH ENCLOSURE
 - NEW PLANTER SEAT WALL

NMSBVI ABQ PreSchool Addition and Reno Phase I
Site Improvements & Phase II Cafeteria/Multipurpose
Facility

90% CD
PROGRESS SET

REVISIONS

- △
△
△
△
△
△

DRAWN BY	KP
REVIEWED BY	CM
DATE	10/10/2024
PROJECT NO.	22-0220.002

DRAWING NAME

OVERALL
SITE PLAN

SHEET NO.

AS100

Dekker

SEAL

PROJECT

801 Stephen Moody St SE
Albuquerque, NM 87123

