



PLAN SNAPSHOT REPORT PA-2026-00075 FOR CITY OF ALBUQUERQUE

Plan Type: Pre-Application Review	Project: PR-2026-000031 (PR-2026-000031)	App Date: 03/02/2026
Work Class: Sketch Plat	District: City of Albuquerque	Exp Date: 08/29/2026
Status: Fees Paid	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To:	Approval Expire Date:

Description: Sketch Plat
Lots 5-A and 5-B
Lot 5 A, Block 1 Lands of Atrisco Grant

Please cc mbalaksovits@bhinc.com on all correspondence for this plan

Parcel: 100805651844210601	Main	Address: 10120 Central Ave Sw Albuquerque, NM 87121	Zone:
		10120 Central Ave Sw Albuquerque, NM 87121	Main

Agent 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 NumberN/A	Existing Zoning NR-C - Non-Residential - Commercial	Number of Existing Lots1
Number of Proposed Lots 2	Total Area of Site in Acres 4.4	Site Address/Street 10120 CENTRAL AVE SW ALBUQUERQUE 87121
Site Location Located Between Streets Central Ave SW, 102nd St SW, and Sunset Gardens Rd SW	Case History 1006701 and 1001620	Do you request an interpreter for the hearing? No
Square Footage of Existing Buildings 6830	Square Footage of Proposed Buildings 6830	Lot and/or Tract Number 5
Block Number 1	Subdivision Name and/or Unit Number ATRISCO GRANT	Legal Description TR 5 ROW 1 UNIT B WES OF WESTLAND AKA LOT 5 BLK 1 LANDS OF TOWN ATRISCO G
Existing Zone District NR-C	Zone Atlas Page(s) L-08	Acreage 4.4
Calculated Acreage 4.91954	Council District 3	Community Planning Area(s) Southwest Mesa
Development Area(s) Consistency	Current Land Use(s) 03 Commercial Retail	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 PDA	FEMA Flood Zone X
Total Number of Dwelling Units 0	Total Gross Square Footage2 0	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_Kimberly_Legan_3/2/2026.jpg	03/02/2026 9:21	Legan, Kimberly		Uploaded via CSS

Note	Created By	Date and Time Created

PLAN SNAPSHOT REPORT (PA-2026-00075)

1. Submittal reviewed & is ready to be processed

Renee Zamora

03/02/2026 11:17

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00080232	Sketch Plat/Plan Fee	\$50.00	\$50.00
	Technology Fee	\$3.50	\$3.50
Total for Invoice INV-00080232		\$53.50	\$53.50
Grand Total for Plan		\$53.50	\$53.50

Meeting Type	Location	Scheduled Date	Subject
DFT Meeting v.1	Zoom	03/18/2026	Sketch Plat/Plan

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		03/02/2026 11:08	03/02/2026 11:38
Associate Project Number v.1	Generic Action		03/02/2026 11:08
DFT Meeting v.1	Hold Meeting	03/02/2026 11:37	03/02/2026 11:38
Screen for Completeness v.1	Generic Action		03/02/2026 11:17
Verify Payment v.1	Generic Action		03/02/2026 11:38
Application Review v.1			
Sketch Plat/Plan Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		

March 2, 2026

DFT
Planning Department
600 2nd St NW
Albuquerque, NM 87102

Re: Request Letter - Lots 5-A and 5-B, Block 1 Lands of the Atrisco Grant (A Replat of Lot 5, Block 1, Lands of the Atrisco Grant)

Dear Development Facilitation Team,

Bohannon Huston Inc. is submitting for Sketch Plat to be heard on March 18th, 2026, for the above-mentioned site. The purpose of the plat is to subdivide Lot 5 of Block 1, Lands of Atrisco Grant into two Lots, Lot 5-A and Lot 5-B, as well as grant easements.

We please ask you to review the documents accompanying this submittal and place this on the DFT Meeting date stated above.

Sincerely,



Michael Balaskovits, PE
Senior Vice President
Community Development and Planning



LOCATION MAP

L-08-Z
NOT TO SCALE

SUBDIVISION DATA:

1. Zone Atlas Index Nos.: L-08-Z
2. Gross Subdivision Acreage: 4.4347 Acres.
3. Total Number of Tracts Created: 2 Tracts.
4. Date of Survey: February, 2026.
5. Plat is located within Projected Section 29, T 10 N, R 2 E; N.M.P.M.
6. NO public streets were created.
7. Zoning: NR-C.

PURPOSE OF PLAT:

The purpose of this Plat is to create two (2) Lots, numbered 5-A and 5-B from one (1) existing lot, numbered Lot 5, Block 1, in the Lands of the Atrisco Grant, as the same is shown and designated on Plat thereof filed in the office of the County Clerk of Bernalillo County on March 26, 1962, in Book D03, Pg. 026 and to grant easements as shown hereon.

DESCRIPTION:

A certain tract of land located in the Town of Atrisco Grant, within Projected Section 29, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being and comprising all of Lot 5 in Block 1 of the Plat of Lands of the Atrisco Grant, 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 March 26, 1962, in Book D03, Page 026.

FREE CONSENT:

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 free 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.

Coe and Peterson, LLC., a New Mexico limited liability company
By: _____
CLIENT

State of _____)
SS
County of _____)

This instrument was acknowledged before me on ____ day of _____, 2026

by Client

My Commission Expires: _____
Notary Public

NOTES:

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 83.
2. Basis of Bearings established from City of Albuquerque Control Monuments "7-K9" and "2-L7" as shown bears South 75° 35' 29" West.
3. Distances are ground distances "US SURVEY FOOT".
4. Project combined factor = 0.999681940 scaled about X=0, Y=0.
5. Record bearings and distances are shown in parentheses () and are the same as shown on the Plat of Plat of Lands of the Atrisco Grant, 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 March 26, 1962, in Book D03, Page 026.
6. Pursuant to Section 14-14-4-7 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 lotsof parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat".
8. Easements of record are based on Title Commitment No. SP000192567 issued by Fidelity National Title of New Mexico Inc. on January 29, 2026 at 8:00 am.
9. Tract is subject to Flood Zone "X" Area of minimal flood hazard, as designated on FIRM Map No. 35001C0328J effective date November 4, 2016.
10. The installation of public waterline and/or public sanitary sewer may be required as a condition of future development approval, once the water service, fire protection and sanitary sewer service requirements of any future development is known.

TAX CERTIFICATION:

This is to certify that taxes are current and paid on UPC #

Property Owner of Record: _____

Bernalillo County Treasurer's Office _____ Date

SURVEYOR'S CERTIFICATION:

I, Wyatt McMarlin, a Registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this document 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 under N.M.A.C. 12.8.2.7.B(10) Unclassified Surveying. This document is a draft/sketch document and shall not be recorded for any purpose. This document does not constitute a boundary survey in as such, it is draft in nature and is an interim product of an exception plat which will be finalized at a future date. This draft document is true and accurate to the best of my knowledge and belief.

DRAFT

Wyatt McMarlin _____ Date:
New Mexico Professional Surveyor 28508

**PLAT OF
LOT 5-A & 5-B, BLOCK 1
LANDS OF THE ATRISCO GRANT
(REPLAT OF LOT 5, BLOCK 1,
LANDS OF THE ATRISCO GRANT)
TOWN OF ATRISCO GRANT
PROJECTED SECTIONS 29,
TOWNSHIP 10 NORTH, RANGE 2 EAST
N.M.P.M.
CITY OF ALBUQUERQUE,
BERNALILLO COUNTY, NEW MEXICO
MARCH 2026**

Project Number: _____

Application Number: _____

PLAT APPROVAL

Utility Approvals:

PNM Electric Services _____ Date

New Mexico Gas Company _____ Date

CenturyLink _____ Date

Comcast _____ Date

City Approvals:

City Surveyor _____ Date

*Real Property Division (conditional) _____ Date

**Environmental Health Department (conditional) _____ Date

Traffic Engineering, Transportation Division _____ Date

ABCWUA _____ Date

Parks and Recreation Department _____ Date

AMAFCA _____ Date

Hydrology _____ Date

Code Enforcement _____ Date

Planning Department _____ Date

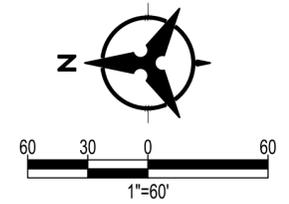
City Engineer _____ Date

***MRGCD (conditional) _____ Date

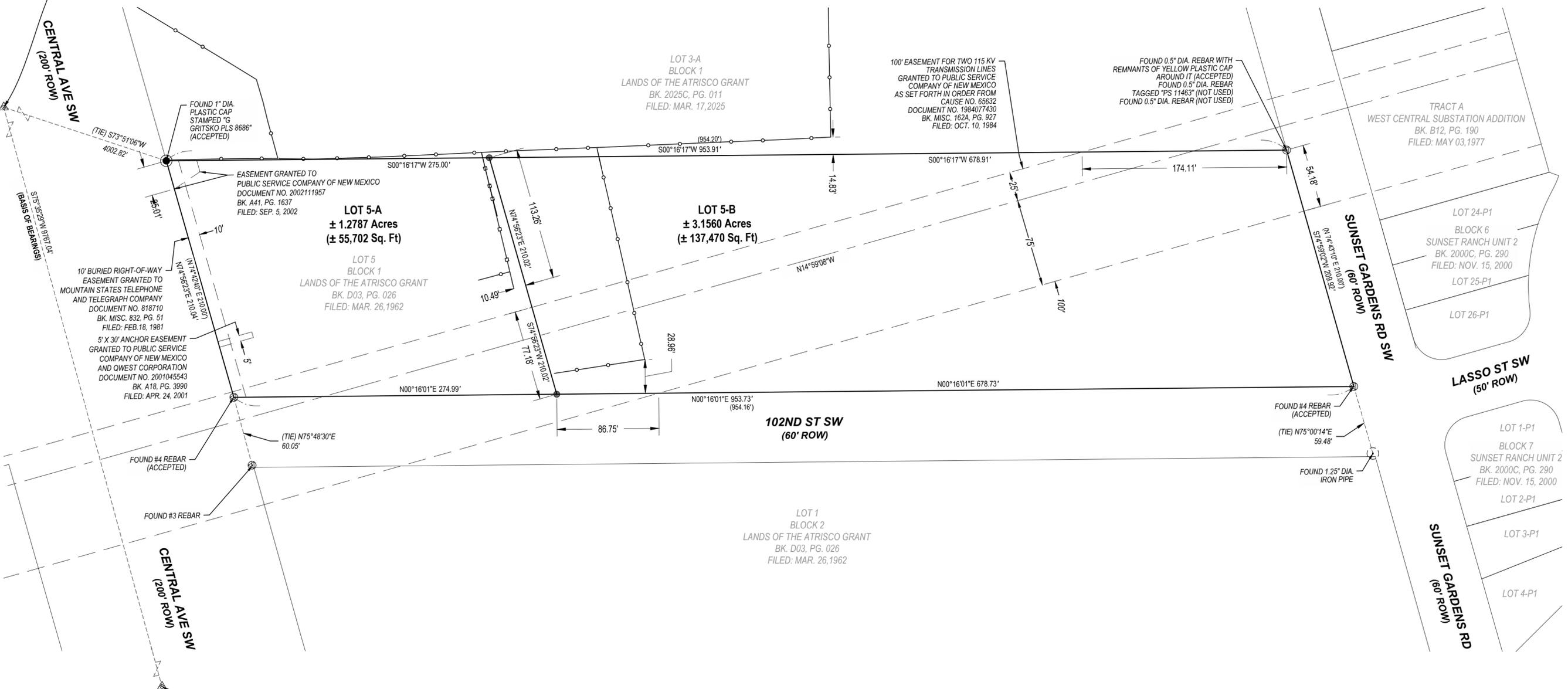
PLAT OF
LOT 5-A & 5-B, BLOCK 1
LANDS OF THE ATRISCO GRANT
 (REPLAT OF LOT 5, BLOCK 1,
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TOWN OF ATRISCO GRANT
PROJECTED SECTIONS 29,
TOWNSHIP 10 NORTH, RANGE 2 EAST
N.M.P.M.
CITY OF ALBUQUERQUE,
BERNALILLO COUNTY, NEW MEXICO
MARCH 2026

LEGEND

- ● FOUND MONUMENT AS NOTED
- △ FOUND CITY OF ALBUQUERQUE GEODETIC REFERENCE STATION AS NOTED
- SET 1.25" DIA. BLUE PLASTIC CAP ON #5 REBAR STAMPED "MCMARLIN PS 28508" OR AS NOTED
- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- - - EXISTING EASEMENT LINE
- - - EXISTING FENCE LINE



ALBUQUERQUE GEODETIC REFERENCE STATION "7-K9"
 GEOGRAPHIC POSITION (NAD 1983)
 NM STATE PLANE GRID COORDINATES
 (CENTRAL ZONE, US SURVEY FOOT)
 N=1482904.725 USR E=1496061.706 USR
 GROUND TO GRID FACTOR = 0.999681940
 $\Delta\alpha = -00^{\circ} 16' 38.12''$
 NAVD 1988 ELEVATION = 5140.082 USR



10' BURIED RIGHT-OF-WAY EASEMENT GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY DOCUMENT NO. 818710 BK. MISC. 832, PG. 51 FILED: FEB. 18, 1981

5' X 30' ANCHOR EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND QWEST CORPORATION DOCUMENT NO. 2001045543 BK. A18, PG. 3990 FILED: APR. 24, 2001

100' EASEMENT FOR TWO 115 KV TRANSMISSION LINES GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AS SET FORTH IN ORDER FROM CAUSE NO. 65632 DOCUMENT NO. 1984077430 BK. MISC. 162A, PG. 927 FILED: OCT. 10, 1984

FOUND 0.5" DIA. REBAR WITH REMNANTS OF YELLOW PLASTIC CAP AROUND IT (ACCEPTED)
 FOUND 0.5" DIA. REBAR TAGGED "PS 11463" (NOT USED)
 FOUND 0.5" DIA. REBAR (NOT USED)

ALBUQUERQUE GEODETIC REFERENCE STATION "2-L7"
 GEOGRAPHIC POSITION (NAD 1983)
 NM STATE PLANE GRID COORDINATES
 (CENTRAL ZONE, US SURVEY FOOT)
 N=1480475.091 USR E=1486604.908 USR
 GROUND TO GRID FACTOR = 0.999672027
 $\Delta\alpha = -00^{\circ} 17' 43.24''$
 NAVD 1988 ELEVATION = 5415.511 USR

DRAFT

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

STATE OF NEW MEXICO COUNTY OF BERNALILLO
IN THE DISTRICT COURT

TOWN OF ATRISCO,
FIRST NATIONAL BANK IN ALBUQUERQUE,
Title Agent,
PHOENIX TITLE AND TRUST COMPANY, et als.,
-VS-
BARBARA G. ABEYTA, et als.,
-AND-
ACCEPTANCE FINANCE COMPANY, d/b/a
A LIFED FINANCE CO., et als.,
Plaintiffs,
Defendants,
Defendants.

No. 83311

No. 85896
CONSOLIDATED

This plat replaces a similar plat filed August 2, 1961.

PLAT LANDS OF THE ATRISCO GRANT

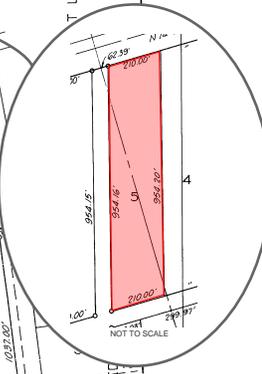
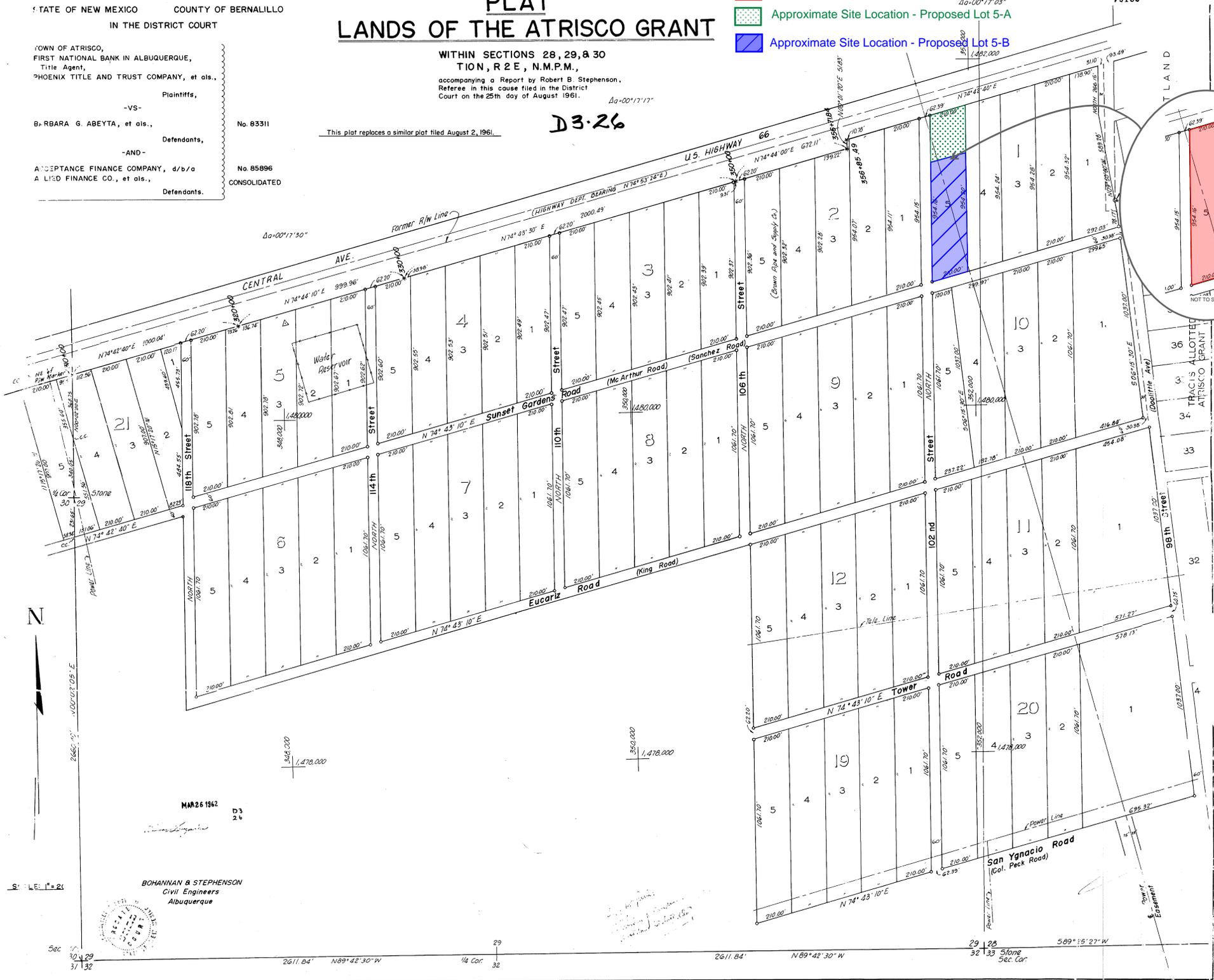
WITHIN SECTIONS 28, 29, & 30
T10N, R2E, N.M.P.M.,

accompanying a Report by Robert B. Stephenson,
Referee in this cause filed in the District
Court on the 25th day of August 1961.

D3-26

-  Lot 5, Block 1 Lands of Atrisco Grant
-  Approximate Site Location - Proposed Lot 5-A
-  Approximate Site Location - Proposed Lot 5-B

75189



MAR 26 1962

D3
26

BOHANNAN & STEPHENSON
Civil Engineers
Albuquerque



Land Records Corp. SW ALB11894 BE D3-26.001

Coe and Peterson, LLC

February 27, 2026

DFT
Planning Department
600 2nd St NW
Albuquerque, NM 87102

Re: Agent Letter of Authorization – Lots 5-A and 5-B, Block 1 Lands of the Atrisco Grant (A Replat of Lot 5, Block 1, Lands of the Atrisco Grant)

Dear Development Facilitation Team:

Coe & Peterson LLC hereby appoints Bohannan Huston Inc. (BHI) as agents to act on our behalf in the application process in order to obtain information, submit entitlements, permit applications, plats, and any other necessary approvals.

Sincerely,



Ted Bustos

Representative

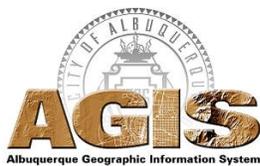
Title Representative of the owner.

Coe & Peterson LLC

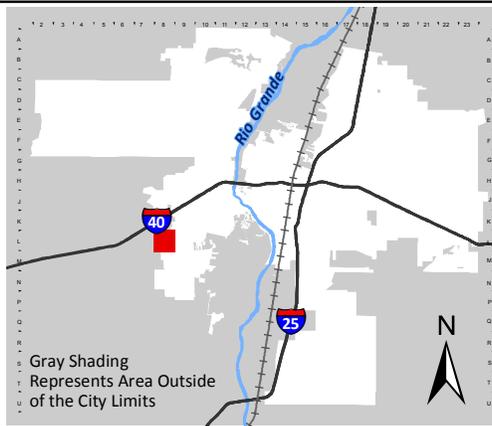


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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-08-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

