



## PLAN SNAPSHOT REPORT PA-2025-00144 FOR CITY OF ALBUQUERQUE

**Plan Type:** Pre-Application Review **Project:** PR-2018-001747 (PR-2018-001747) **App Date:** 05/20/2025  
**Work Class:** Sketch Plat **District:** City of Albuquerque **Exp Date:** 11/16/2025  
**Status:** In Review **Square Feet:** 0.00 **Completed:** NOT COMPLETED  
**Valuation:** \$0.00 **Assigned To:** **Approval**  
**Description:** Sketch of 46 lots from 1 tract. **Expire Date:**

<b>Parcel:</b> 102205634903940123	Main	<b>Address:</b> 797 Calle Coronado Se Albuquerque, NM	<b>Zone:</b>
		797 Calle Coronado Se Albuquerque, NM 87123	Main

**Applicant**  
Ron Hensley  
300 BRANDING IRON RD SE  
ALBUQUERQUE, NM 87124  
Business: (505) 410-1622

**Owner**  
Scott Henry  
Home: (505) 858-1800  
Business: (505) 858-1800  
Mobile: (505) 858-1800

### Plan Custom Fields

Existing Project Number	PR-2018-001747	Existing Zoning	R-T - Residential - Townhouse	Number of Existing Lots	1
Number of Proposed Lots	46	Total Area of Site in Acres	10.05	Site Address/Street	797 CALLE CORONADO SE
Site Location Located Between Streets	Hidden Valley Dr. and Hackberry Tr.	Case History	PS-2018-00037	Do you request an interpreter for the hearing?	No
Square Footage of Existing Buildings	0	Square Footage of Proposed Buildings	2500	Lot and/or Tract Number	UNPLATTED
Block Number	0000	Subdivision Name and/or Unit Number	UNPLATTED/HIDDEN VALLEY COMMUNITY	Legal Description	PORT OF W/2 SW/4 SE/4 T10N R4E SEC 27 WITHIN FOUR HILLSRANCH TRACT CONT 10.0500 AC
Major Public Open Space	Major Public Open Space, 330-foot boundary	Existing Zone District	R-T	Zone Atlas Page(s)	L-22, M-22
Acreage	10.05	Calculated Acreage	10.6341	Council District	9
Community Planning Area(s)	East Gateway	Development Area(s)	Consistency	Current Land Use(s)	11   Agriculture
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	PRD	Public Property Entity	CITY OF ALBUQUERQUE	FEMA Flood Zone	X, AE, AE, X
Total Number of Dwelling Units	46	Total Gross Square Footage2	79515	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_Ron_Hensley_5/20/2025.jpg	05/20/2025 11:22	Hensley, Ron		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00023192	Sketch Plat/Plan Fee	\$50.00	\$50.00
	Technology Fee	\$3.50	\$3.50
Total for Invoice INV-00023192		\$53.50	\$53.50
Grand Total for Plan		\$53.50	\$53.50

PLAN SNAPSHOT REPORT (PA-2025-00144)

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
Application Screening v.1		05/21/2025 13:15	
Associate Project Number v.1	Generic Action		05/21/2025 13:15
DFT Meeting v.1	Hold Meeting	05/21/2025 15:42	05/21/2025 15:43
Screen for Completeness v.1	Generic Action		05/21/2025 15:43
Verify Payment v.1	Generic Action		05/21/2025 15:43
Application Review v.1			
Sketch Plat/Plan Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		



**T**he **H**ENSLEY **E**NGINEERING **G**ROUP

May 20, 2025

Development Facilitation Team  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

Re: Canyon Grove Subdivision – Sketch Plat

The attached Sketch Plat submittal is for two lots located within zone atlas page C-19.

The subdivision is a replat of “PORTION OF WEST 1/2 SW 1/4 SEC 4 T10N R4E SEC 27 WITHIN FOUR HILLSRANCH TRACT” and is located near Hidden Valley Road adjacent to the Tijeras Arroyo. The plat would dedicate the ROW and provide infrastructure improvements for the development.

Overview and Summary of Request

- Plat of 46 lots and ROW dedication
- Infrastructure improvements for roads, utilities, and site connections
- Drainage of the lots routed via proposed curb to the arroyo

As agent for the owners, we are requesting comment on the City requirements to approve the proposed subdivision. Please contact me at 410-1622 or via email if you have any questions or comments.

Sincerely,

Ron E. Hensley P.E.

[ron@thegroup.cc](mailto:ron@thegroup.cc)

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Civil

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Planning

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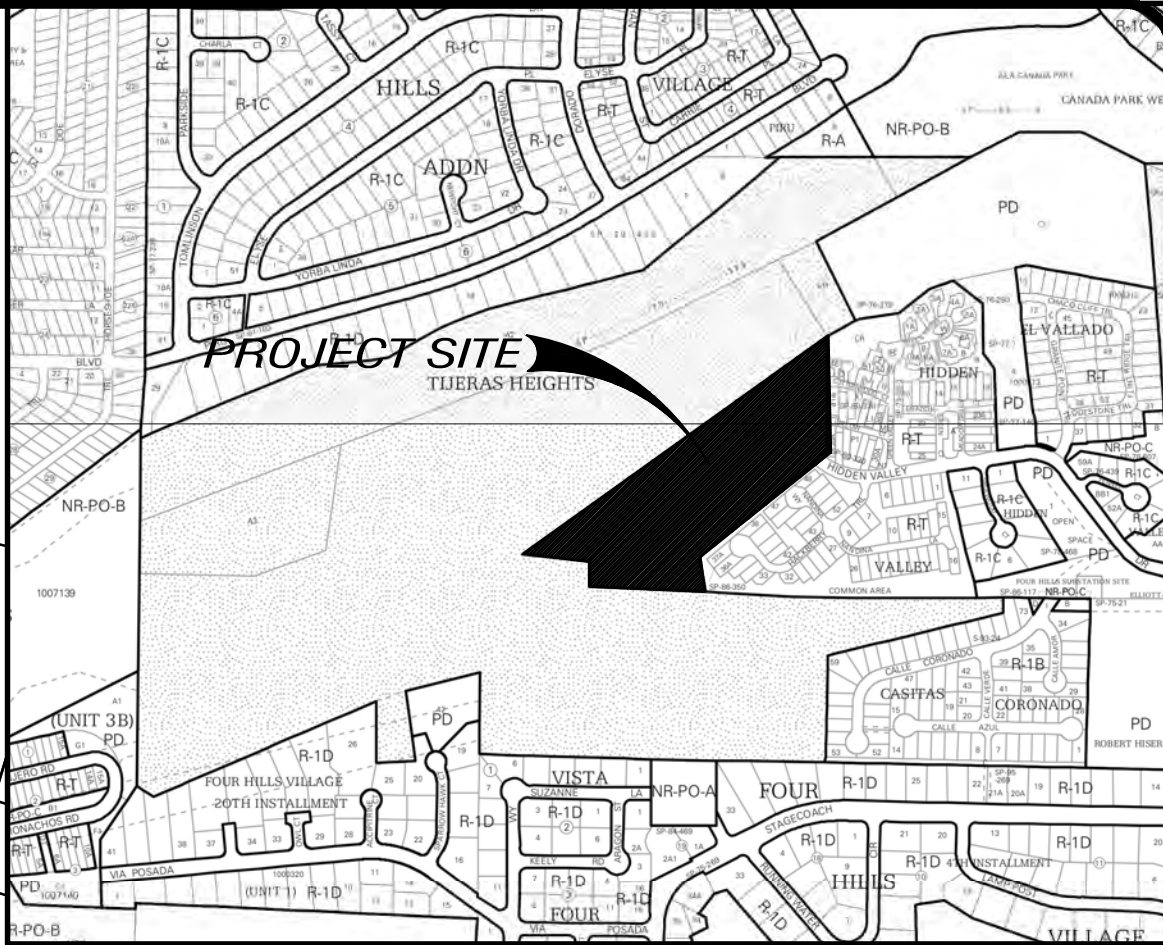
Land Development

300 Branding Iron Rd. S.E. , Rio Rancho, NM 87124

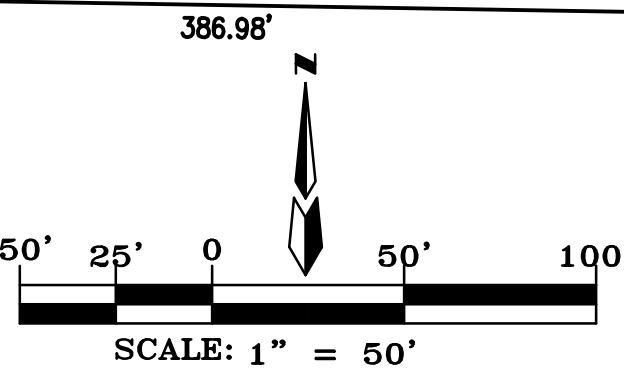
Office: 505-410-1622

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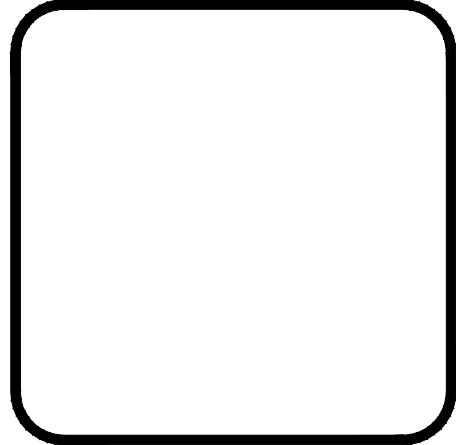


VICINITY MAP L-22 AND M-22



THE group  
THE HENSLEY ENGINEERING GROUP  
300 BRANDING IRON RD. SE  
RIO RANCHO, NEW MEXICO 87124  
Phone: (505) 410-1622

REVISIONS	BY

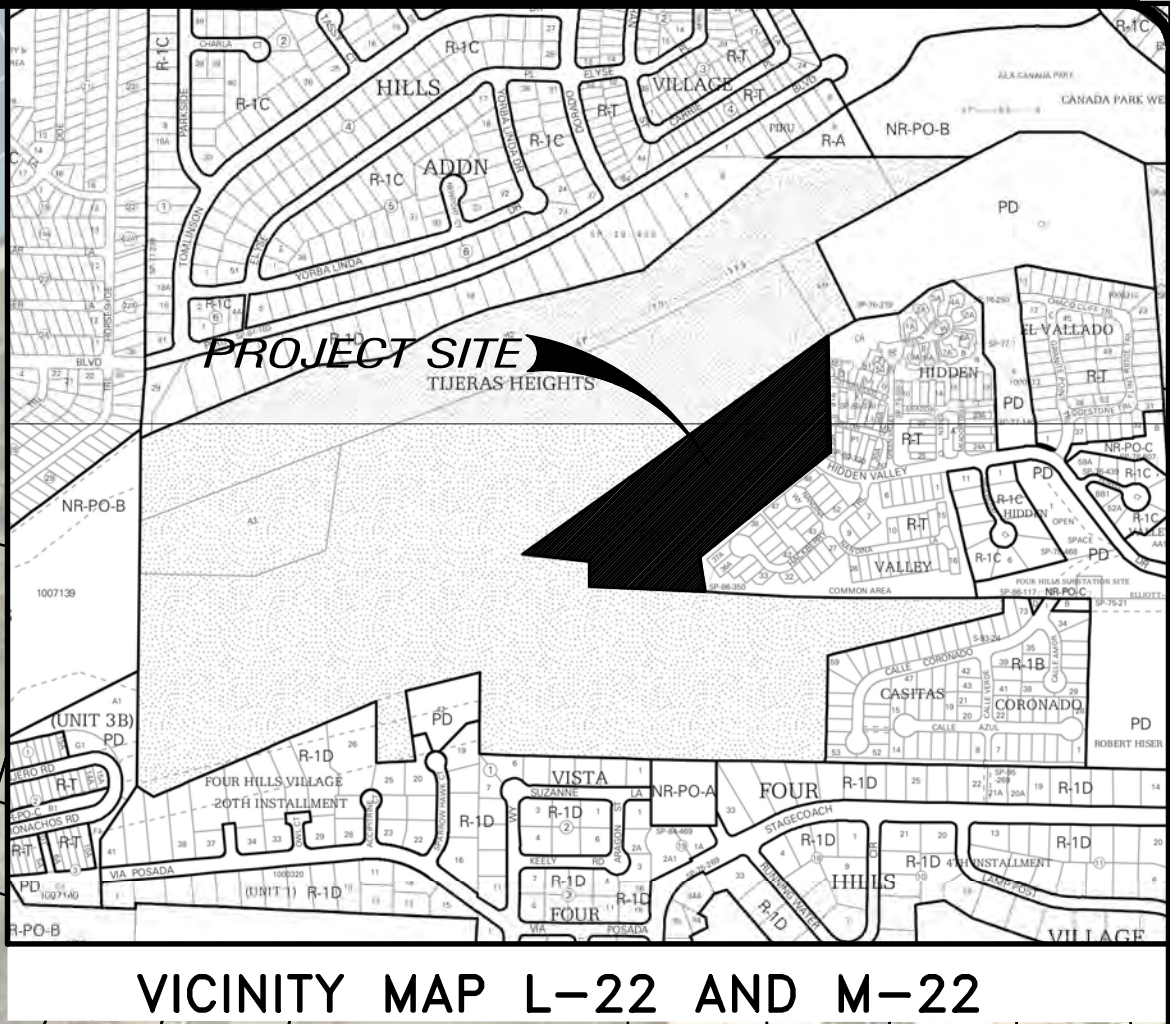
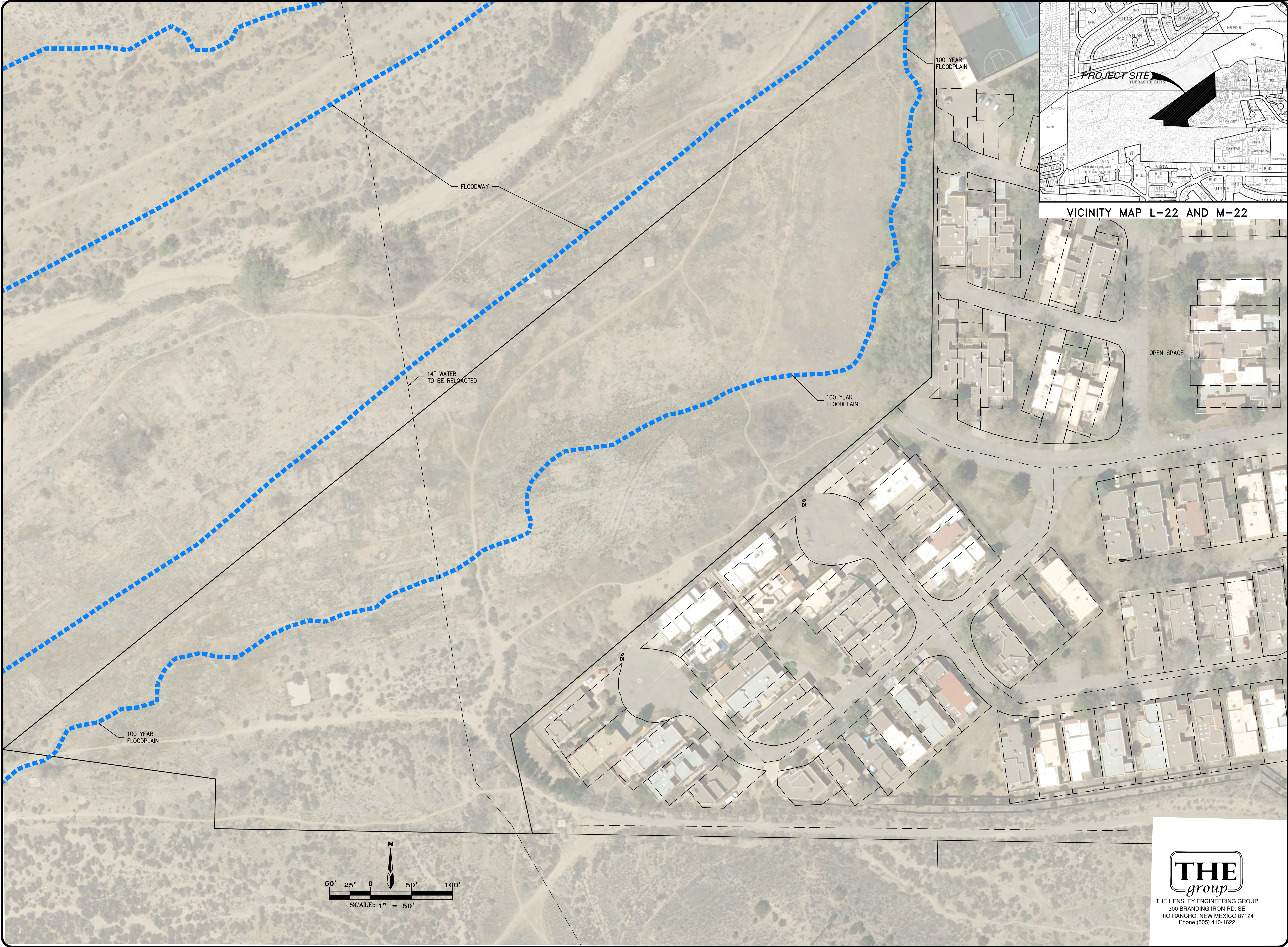


**Stillbrooke**  
 STILLBROOKE HOMES  
 8801 JEFFERSON NE BLDG. A  
 ALBUQUERQUE, NM 87113

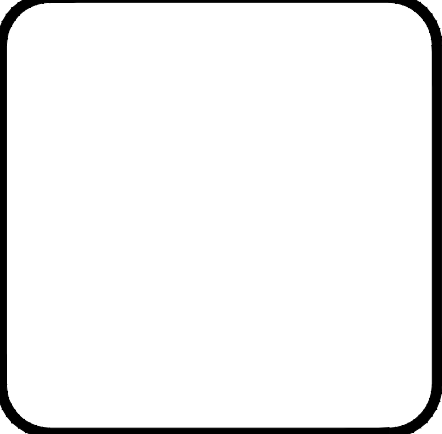
SKETCH PLAN  
CANYON GROVE

DRAWN
DATE 6/06/24
JOB NUMBER
PLAN #
SHEET





REVISIONS	BY



Stillbrooke

STILLBROOKE HOMES  
8801 JEFFERSON NE BLDG. A  
ALBUQUERQUE, NM 87113

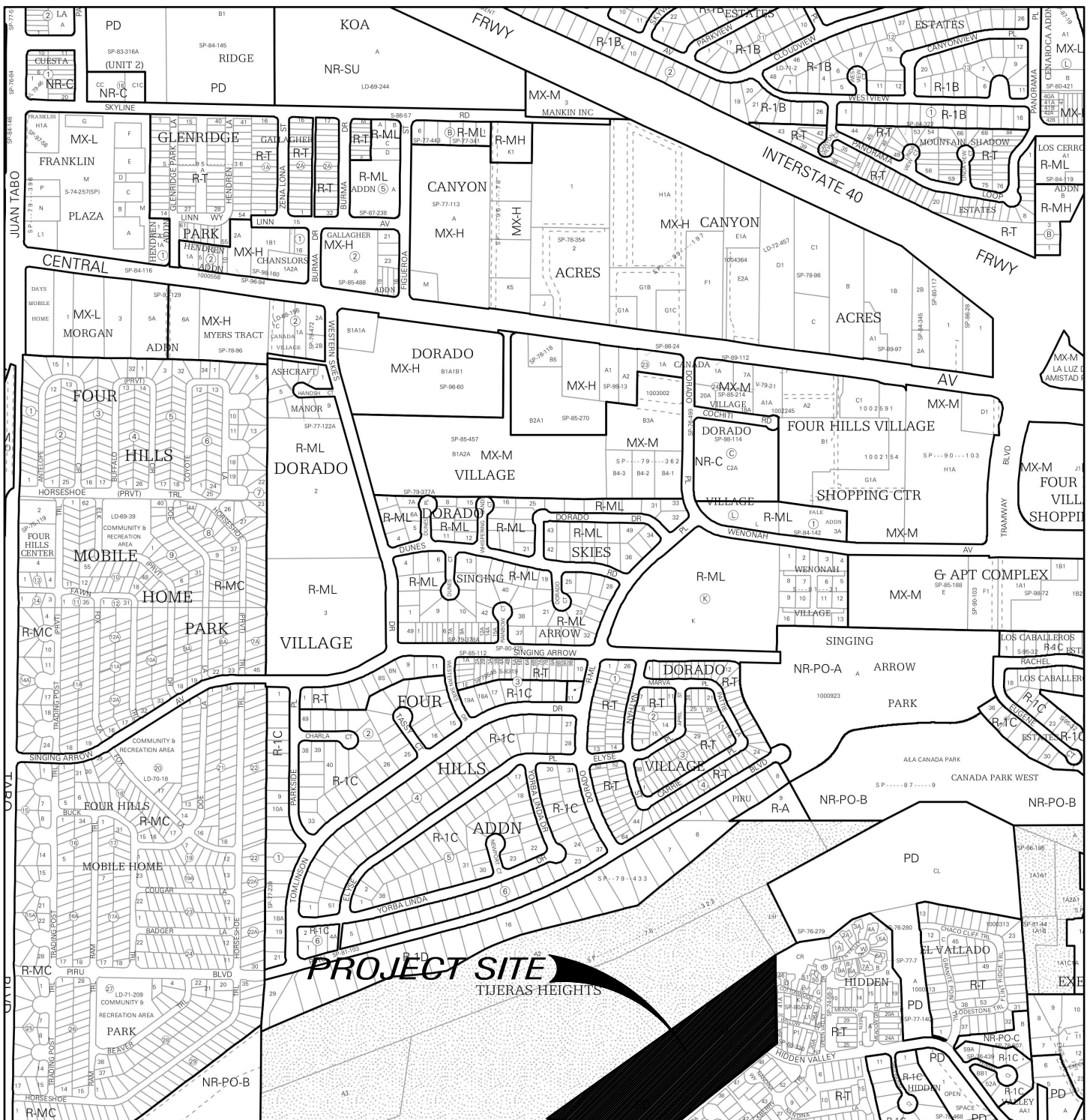
EXISTING MAP  
CANYON GROVE



THE HENSLEY ENGINEERING GROUP  
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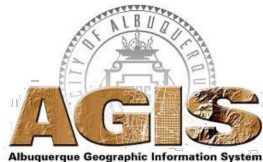
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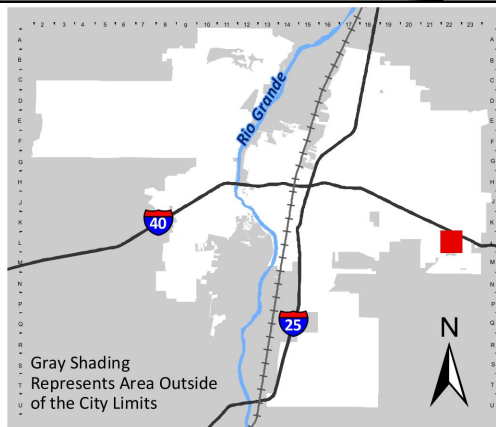


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/development/policies-regulations/integrated-development-ordinance>

# 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-22-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