



PLAN SNAPSHOT REPORT PA-2025-00242 FOR CITY OF ALBUQUERQUE

Plan Type: Pre-Application Review **Project:** PR-2019-002639 (PR-2019-002639) **App Date:** 08/08/2025
Work Class: Sketch Plan **District:** City of Albuquerque **Exp Date:** 02/04/2026
Status: Fees Due **Square Feet:** 0.00 **Completed:** NOT COMPLETED
Valuation: \$0.00 **Assigned To:** Montoya, Yolanda **Approval**
Description: Renovation of former Wells Fargo building at 200 Lomas **Expire Date:**

Parcel: 101405825610332508	Main	Address: 200 Lomas Blvd Nw	Zone:
		200 Lomas Blvd Nw Albuquerque, NM 87102	Main

Agent ANTHONY SANTI 10801 MALAGUENA LN NE ALBUQUERQUE, NM 87111 Business: (505) 730-2292	Agent Will Gleason 7601 Jefferson SE. NE Suite 100 Albuquerque, NM 87109 Business: (505) 761-9700	Engineer Tierra West, LLC Ronald R Bohannon 5571 MINDWAY PARK PL NE ALBUQUERQUE, NM 87109 Business: (505) 858-3100	Agent Nathaniel Wurster 7601 Jefferson St NE Suite 100 Suite 100 Albuquerque, NM 87109 Home: (231) 622-3594 Business: (505) 761-9700 Mobile: (231) 622-3594
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Applicant
Jessica Lawlis
7601 Jefferson St NE Suite
100
Albuquerque, NM 87109
Business: (505) 761-9700
Mobile: (505) 659-2674

Plan Custom Fields

Existing Project Number	PR-2019-002639	Existing Zoning	MX-FB-UD - Mixed-Use - Form-based Urban Dev	Number of Existing Lots	1
Number of Proposed Lots	1	Total Area of Site in Acres	2.7	Site Address/Street	200 Lomas
Site Location Located Between Streets	Lomas between 2nd and 3rd	Case History	PR-2019-002639/ SI-2019-00236	Do you request an interpreter for the hearing?	No
Square Footage of Existing Buildings	1040749	Square Footage of Proposed Buildings	1040749	Lot and/or Tract Number	10, 15, 23, 24, 18, 1, VAC ORD 79-1972, 6, 12, 9, 2, 20, 3, 5, 21, 17, 8, 14, 4, 16, 7, 19, 13, 22, 11
Block Number	5	Subdivision Name and/or Unit Number	ARMIJO--FRANCISCO Y OTERO	Legal Description	ALL OF BLK 5 FRANCISCO ARMIJO Y OTERO ADDN & VAC PORT OF FRUIT AVE NW LYING BETWEEN 2ND & 3RD ST'S & A VAC ALLEY IN BLKCONT 2.4700 AC +/- OR 107,593 SQ FT +/-
Existing Zone District	MX-FB-UD	Zone Atlas Page(s)	J-14	Acreage	2.47
Calculated Acreage	2.42692	Council District	2	Community Planning Area(s)	Central ABQ
Development Area(s)	Change	Current Land Use(s)	05 Office	IDO Use Development Standards Name	Downtown Small Area, Downtown Small Area, Railroad and Spur Small Area, Valley Drainage Area, Downtown Small Area, Downtown Center

PLAN SNAPSHOT REPORT (PA-2025-00242)

IDO Use Development Standards Subsection	Historic Building Façades (5-11), Off-premises Signs (Prohibitions) (5-12), Cumulative Impacts (5-2), Site Design and Sensitive Lands (5-2), On-premises Signs (5-12), Parking and Loading (Exemptions and Reductions) (5-5)	IDO Use Specific Standards Name	Downtown Small Area, Downtown Small Area, Railroad and Spur Small Area, Railroad and Spur Small Area	IDO Use Specific Standards Subsection	Paid Parking Lot or Parking Structure (Prohibitions) (4-3(D)), Drive-through or Drive-up Facility (Prohibitions) (4-3(F)), Commercial Uses (various) (4-3(D)), Industrial Uses (various) (4-3(E))
Metropolitan Redevelopment Area(s)	Downtown	Corridor Type	Main Street (MS) Area, Major Transit (MT) Area, Major Transit (MT) Area, Major Transit (MT) Area	Center Type	Downtown
IDO Administration & Enforcement Name	Downtown Small Area, Railroad and Spur Small Area, Railroad and Spur Small Area	IDO Administration & Enforcement Subsection	Demolition Outside of an HPO (6-6), Cumulative Impacts Analysis Requirements (6-4), Site Plan – EPC (6-6)	Pre-IDO Zoning District SU-3	
Pre-IDO Zoning Description	GOVERNMENT/FINANCIAL/HOSPITALITY FOCUS	Major Street Functional Classification	2 - urban principal arterial	FEMA Flood Zone	X
Total Number of Dwelling Units	100	Total Gross Square Footage2	0	Total Gross Square Footage4	25000
Total Gross Square Footage	0	Total Gross Square Footage3	0		

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Jessica_Lawlis_8/8/2025.jpg	08/08/2025 17:28	Lawlis, Jessica		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00040915	Technology Fee	\$3.50	\$0.00
	Sketch Plat/Plan Fee	\$50.00	\$0.00
Total for Invoice INV-00040915		\$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 9:17	08/13/2025 7:45
Associate Project Number v.1	Generic Action		08/12/2025 9:17
DFT Meeting v.1	Hold Meeting	08/13/2025 7:44	08/13/2025 7:45
Screen for Completeness v.1	Generic Action		08/13/2025 7:45
Verify Payment v.1	Generic Action		08/13/2025 7:45
Application Review v.1			
Sketch Plat/Plan Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		

August 8, 2025

To: Development Facilitation Team (DFT)
City of Albuquerque Planning Department

From: Dekker

RE: 200 Lomas Renovation – Sketch Plan

Dear Members of the Development Facilitation Team,

Dekker, acting as the agent for Geltmore, respectfully requests a Sketch Plan review to discuss an anticipated Site Plan for the renovation of the former Wells Fargo building located at 200 Lomas (UPC 101405825610332508).

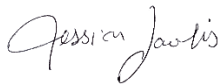
The property, zoned MX-FB-UD, was formerly owned and occupied by Wells Fargo. The proposed project will transform the building into a mixed-use development, incorporating approximately 100 multifamily residential units and about 24,000 square feet of ground-floor office and commercial space.

Please refer to the attached Site Plan for additional project details. The purpose of the Sketch Plan review is to identify the applicable requirements and processes needed to facilitate construction in the most efficient and coordinated manner.

If you have any questions or require further information, please do not hesitate to contact me. We look forward to discussing this project with you in more detail in response to this application.

Please contact me if you have any questions or concerns and we look forward to further discussion in response to this Sketch Plan Application.

Sincerely,



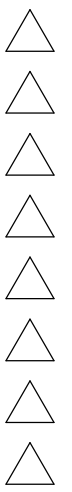
Jessica Lawlis, AICP
Urban Planning Studio Manager, Dekker

Attachments:
Preliminary Site Plan

200 LOMAS - RENOVATION
200 LOMAS BLVD NW
ALBUQUERQUE, NM 87102

SKETCH PLAN

REVISIONS



DRAWN BY	DEKKER
REVIEWED BY	DKM, HFG
DATE	08/11/2025
PROJECT NO	22-0134

DRAWING NAME

SKETCH PLAN

SHEET NO

AS101

GENERAL SHEET NOTES

- A. DIMENSIONS ARE TO FACE OF CURB, FACE OF WALL OR EDGE OF PAVEMENT UNLESS NOTED OTHERWISE
B. SITE PLAN SHALL COMPLY WITH LOCAL, STATE AND FEDERAL ADA STANDARDS & GUIDELINES, INCLUDING THE INTERNATIONAL FIRE CODE (IFC) 2015
C. CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS
D. STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE
E. LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. SIGNS, WALLS AND PLANTING BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE
F. ALL SIDEWALKS AND RAMPS TO BE CONCRETE

SHEET KEYNOTES



PROJECT DATA

LOCATION:
200 LOMAS BLVD. NW, ALBUQUERQUE, NM 87102

ZONING:
MX-FB-UD (MIXED-USE FORM-BASED URBAN DESIGN)

SITE AREA:
2.7 ACRES OR 117,612 SQ. FT.

DENSITY:
100 DWELLING UNITS / 2.7 ACRES = 37.04 DWELLING UNITS/ACRE

SETBACKS:
FRONT MIN/MAX: 0 FT. / 10 FT
SIDE INTERIOR: 0 FT.
STREET SIDE MIN/MAX: 0 FT. / 10 FT
REAR MIN: 0 FT.

USABLE OPEN SPACE:
USABLE OPEN SPACE IS NOT REQUIRED WHEN PROPERTY IS LOCATED WITHIN 1,500 FEET OF CIVIC PLAZA (ZONED NR-PO-A)

PARKING DATA:
REQUIRED:
NO OFF STREET PARKING REQUIRED

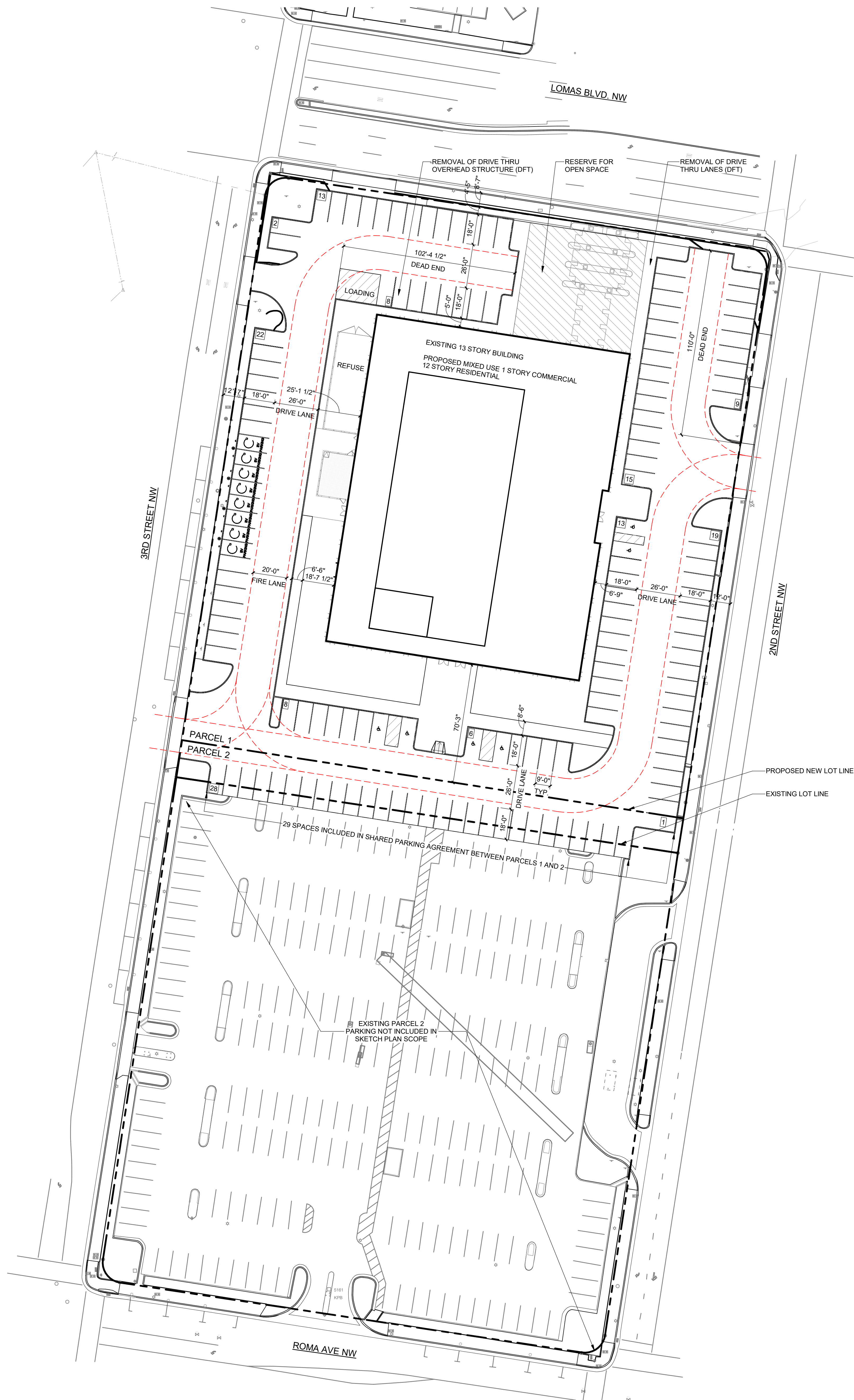
PROVIDED:
STANDARD PARKING SPACES = 109 SPACES
ACCESSIBLE PARKING SPACES = 6 SPACES
SHARED PARKING SPACES BETWEEN PARCELS = 20 SPACES
TOTAL PROVIDED PARKING = 144 SPACES

ELECTRIC VEHICLE (EV) PARKING DATA:
REQUIRED (PER NM ENERGY CODE):
5% OF 144 PARKING SPACES TO BE EV = 8 SPACES

PROVIDED:
8 SPACES

LEGEND

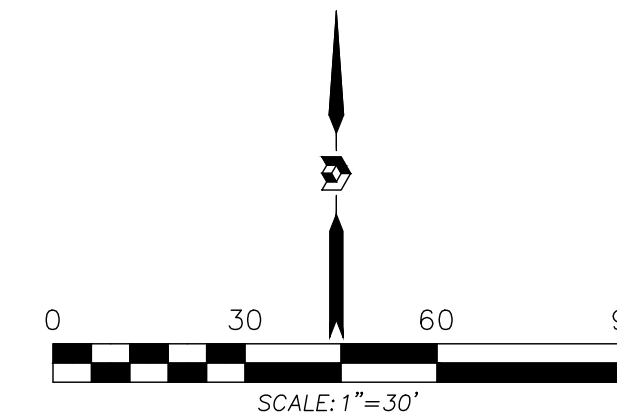
- PROPERTY LINE
- - - BUILDING SETBACK
- - - FIRE DEPARTMENT ACCESS LANE
- - - EXTENTS OF FIRELANE STRIPING
PARKING COUNT
C ELECTRIC VEHICLE CHARGING SPACE
♿ ACCESSIBLE PARKING SPACE



ALTA/NSPS Land Title Survey

Blocks 4 and 5, & Lots 10
through 16 Inclusive and the North 10 Feet
of Lot 17, Block 6
**Francisco Armijo y Otero
Addition**

Albuquerque, Bernalillo County, New Mexico
May 2025



Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES
△	FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED
○	CHISELED "X" SET THIS SURVEY UNLESS NOTED OTHERWISE
⊕	CONTROL POINT SET THIS SURVEY
⊙	TELEPHONE MANHOLE
⊖	CLEANOUT
•	POST
○	GUARD POST
●	UTILITY POLE
⊞	ELECTRIC BOX
⊙	UNKNOWN MANHOLE
⊖	HAND HOLE
☆	LIGHT POLE
⊞	WATER VALVE
⊙	UNKNOWN METAL LID
⊞	TRAFFIC SIGNAL BOX
⊞	TRAFFIC LIGHT
⊞	PULLBOX
⊞	FIRE HYDRANT
⊞	SIGN
⊞	CURB INLET
⊞	WATER METER
⊞	ACCENT LIGHT
⊞	KEY PAD
⊞	HANDICAP PARKING SPACE
⊞	PARKING METER
⊞	FLAG POLE
—	EDGE OF ASPHALT
—	METAL FENCE
—	CABLE TV LINE
—	SANITARY SEWER LINE
—	ELECTRIC LINE

Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	12.00' (R=12.00')	19.22' (L=18.83')	17.23' (L=16.36')	N 55°06'24" E CH=(N 54°08'37" E)	91°46'57" Δ=85°34'24"
C2	12.00' (R=12.00')	18.10' (L=18.86')	16.43' (L=16.98')	S 37°23'00" E CH=(S 35°51'55" E)	86°24'50" Δ=90°03'00"
C3	12.00' (R=12.00')	19.23' (L=18.85')	17.24' (L=16.97')	S 53°57'31" W CH=(S 54°07'10" W)	91°49'10" Δ=90°03'00"
C4	12.00' (R=12.00')	18.54' (L=18.88')	16.75' (L=16.98')	N 35°41'37" W CH=(N 35°51'09" W)	88°32'06" Δ=90°03'00"

**PRECISION
SURVEYS, INC.**
A COMPANY

OFFICE LOCATION:
9200 San Mateo Boulevard, NE
Albuquerque, NM 87113
505.856.5700 PHONE
505.856.7900 FAX

PROJECT INFORMATION	
CREW/TECH: CR/WB	DATE OF SURVEY 04/1-5/14/2025
DRAWN BY: JK	CHECKED BY: LM
PSI JOB NO. 259073AL	SHEET NUMBER 3 OF 4

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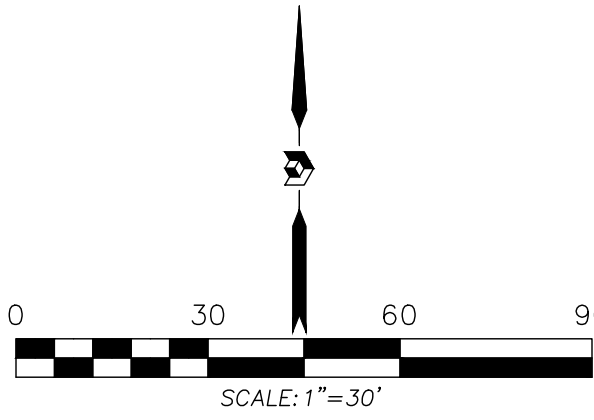
MATCHLINE SEE SHEET 2

ALTANSPS Land Title Survey

Blocks 4 and 5, & Lots 10
through 16 Inclusive and the North 10 Feet
of Lot 17, Block 6

Francisco Armijo y Otero Addition

Albuquerque, Bernalillo County, New Mexico
May 2025



Legend

(N 90°00'00" E)	MEASURED BEARING AND DISTANCES
△	RECORD BEARINGS AND DISTANCES
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⊙	AS DESIGNATED
⊙	FOUND & USED MONUMENT AS DESIGNATED
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⊕	SIGN
⊕	CURB INLET
⊕	WATER METER
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C2	12.00'	18.10'	16.43'	S 37°23'00" E	86°24'50"
	(R=12.00')	(L=18.86')	(16.98')	CH=(S 35°51'50" E)	Δ=90°03'00"
C3	12.00'	19.23'	17.24'	S 53°57'31" W	91°49'10"
	(R=12.00')	(L=18.85')	(16.97')	CH=(S 54°07'10" W)	Δ=90°00'06"
C4	12.00'	18.54'	16.75'	N 35°41'37" W	88°32'06"
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DRAWN BY: JK	CHECKED BY: LM
PSI JOB NO. 259073AL	SHEET NUMBER 4 OF 4

