



PLAN SNAPSHOT REPORT PA-2025-00184 FOR CITY OF ALBUQUERQUE

Plan Type: Pre-Application Review	Project: PR-2020-003688 (PR-2020-003688)	App Date: 06/19/2025
Work Class: Sketch Plat	District: City of Albuquerque	Exp Date: 12/16/2025
Status: In Review	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To:	Approval Expire Date:

Description: Approximately 1.74 acres zoned R1-B to redistribute lot lines to accommodate 13 residential lots

Parcel:	Address:	Zone:
101005852115840405	536 Coors Blvd Nw Albuquerque, NM 87121	Main
101105800712831828	544 Coors Blvd Nw Albuquerque, NM 87121	
101005852017040403	540 62Nd St Nw Albuquerque, NM 87105	
101105800613431827	556 Coors Blvd Nw Albuquerque, NM 87121	
101105800114531825	560 Coors Blvd Nw Albuquerque, NM 87121	
101105800115131824	548 62Nd St Nw Albuquerque, NM 87105	
101005851717840401	544 62Nd St Nw Albuquerque, NM 87105	
101105800314031826	540 Coors Blvd Nw Albuquerque, NM 87121	
101005852116340404	564 Coors Blvd Nw Albuquerque, NM 87121	
101005851214240212	536 62Nd St Nw Albuquerque, NM 87105	
	532 62Nd St Nw Albuquerque, NM 87105	
	540 62Nd St Nw Albuquerque, NM 87105	
	528 62Nd St Nw Albuquerque, NM 87105	
	540 62Nd St Nw Albuquerque, NM 87105	
	552 62Nd St Nw Albuquerque, NM 87105	
	540 62Nd St Nw Albuquerque, NM 87105	

Owner Greater Albuquerque Habitat for Humanity 4900 Menaul Blvd NE Albuquerque, NM 87110 Business: (505) 350-6114	Applicant Renee Regal 9384 Valley View Drive NW Suite 100 Suite 100 Albuquerque, NM 87114 Business: (505) 366-4187 Mobile: (717) 443-3717	Engineer John Stapleton 9384 Valley View Dr NW Albuquerque, NM 87114 Business: (505) 545-9607
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Plan Custom Fields

Existing Project Number2020-003688	Existing Zoning	R-1B - Residential -	Single-Family - Medium Lo
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PLAN SNAPSHOT REPORT (PA-2025-00184)

Number of Existing Lots	1	Number of Proposed Lots	13	Total Area of Site in Acres	1.74
Site Address/Street	Varies	Site Location Located Between Streets	Coors Boulevard and Daytona Road NW	Case History	Hydrology J11D043, Water Availability Statement #200905
Do you request an interpreter for the hearing?	No	Square Footage of Existing Buildings	1	Square Footage of Proposed Buildings	1
Lot and/or Tract Number	54, 55, 53	Block Number	0000	Subdivision Name and/or Unit Number	DAVIS-PEREA-COURSON S
Legal Description	LT 45 PLAT OF DAVIS-PEREA-COURSON SUBDIVISION OF TRACTS 113,114 & 115 IN AIRPORT UNIT CONT .1446 AC +/-, LT 49 DAVIS PEREA & COURSON SUBDIVISIONCONT .1433 +/- AC, LTS 50 & 51 DAVIS PEREA & COURSON SUBDIVISIONCONT .1849 +/- AC, LOTS 53, 54 & 55 DAVIS PEREA & COURSON SUBDCONT .3203 AC, LT 48 PLAT OF DAVIS-PEREA-COURSON SUBDIVISION OF TRACTS 113, 114 & 115 IN AIRPORT UNIT CONT .1446 AC +/-, LT 42 PLAT OF DAVIS-PEREA-COURSON SUBDIVISION OF TRACTS 113,114 & 115 IN AIRPORT UNIT CONT .1446 AC +/-, LT 44 PLAT OF DAVIS-PEREA-COURSON SUBDIVISION OF TRACTS 113,114 & 115 IN AIRPORT UNIT CONT .1446 AC +/-, * 047 DAVIS PEREA COURSON SUBD. LT 43 PLAT OF DAVIS-PEREA-COURSON SUBDIVISION OF TRACTS 113,114 & 115 IN AIRPORT UNIT CONT .1446 AC +/-, LT 46 PLAT OF DAVIS-PEREA-COURSON SUBDIVISION OF TRACTS 113,114 & 115 IN AIRPORT UNIT CONT .1446 AC +/-	Existing Zone District	R-1B	Zone Atlas Page(s)	J-10
Acreage	0.1446, 0.1433, 0.1849, 0.3203, 0.1446, 0.1446, 0.1446, 0.0826, 0.1446, 0.1446	Calculated Acreage	0.14556933, 0.14330661, 0.18109738, 0.32134984, 0.14354649, 0.14250441, 0.14732637, 0.15060936, 0.15537654, 0.14125656	Council District	2
Community Planning Area(s)	Southwest Mesa	Character Protection Overlay	Coors Boulevard – CPO-2	Development Area(s)	Consistency

PLAN SNAPSHOT REPORT (PA-2025-00184)

Current Land Use(s)	15 Vacant	IDO Use Development Standards Name	Coors Boulevard – CPO-2	IDO Use Development Standards Subsection	Portable Signs (Prohibitions) (5-12), Off-premises Signs (Prohibitions) (5-12)
Corridor Type	Major Transit (MT) Area	Pre-IDO Zoning District	R-1	Pre-IDO Zoning Description	
Major Street Functional Classification	2 - urban principal arterial, 4 - urban major collector, 2 - urban principal arterial	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_Renee_Regal_6/19/2025.jpg	06/19/2025 13:09	Regal, Renee		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00030103	Sketch Plat/Plan Fee	\$50.00	\$50.00
	Technology Fee	\$3.50	\$3.50
Total for Invoice INV-00030103		\$53.50	\$53.50
Grand Total for Plan		\$53.50	\$53.50

Meeting Type	Location	Scheduled Date	Subject
DFT Meeting v.1	Zoom	07/02/2025	DFT

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		06/23/2025 16:28	
Associate Project Number v.1	Generic Action		06/23/2025 16:28
DFT Meeting v.1	Hold Meeting	06/24/2025 13:20	06/24/2025 13:20
Screen for Completeness v.1	Generic Action		06/24/2025 13:20
Verify Payment v.1	Generic Action		06/24/2025 13:20
Application Review v.1			
Sketch Plat/Plan Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		

Community Design Solutions

June 19, 2025

Development Hearing Officer
City of Albuquerque
600 2nd St NW
Albuquerque, NM 87102

RE: Project Description/Justification Letter for Sketch Plat Application – 13-lots along 62nd Steet and Coors Boulevard

Dear Development Hearing Officer,

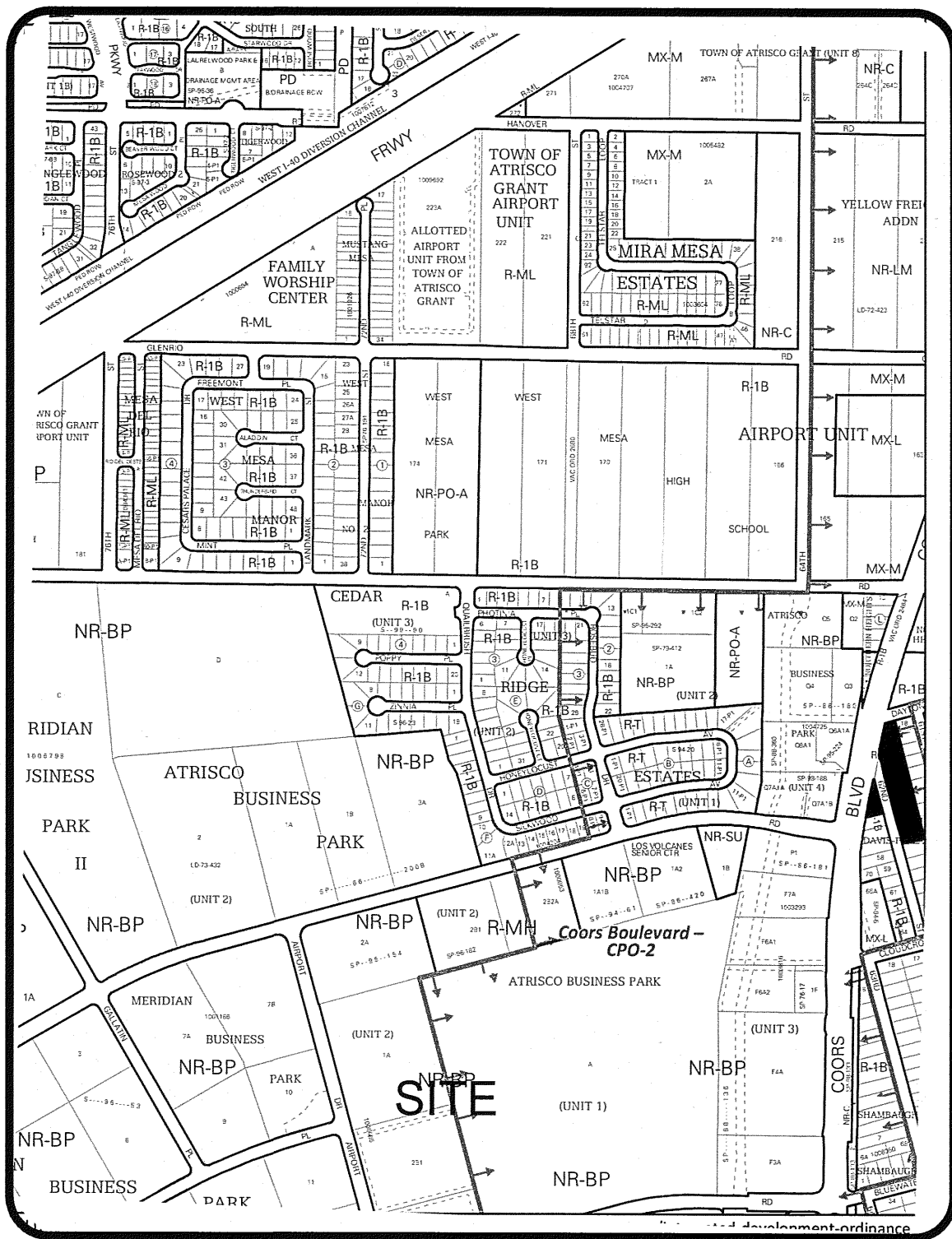
Community Design Solutions, LLC (CDS), on behalf of Greater Albuquerque Habitat for Humanity, submits this project description/justification letter per the City's sketch plat application requirements.

This request seeks to redistribute lot lines to accommodate 13 residential lots and provide utilities for each lot. The proposed development consists of approximately 1.74 acres and is currently zoned R1-B for single-family use. The sketch plat includes the necessary easements to support access, utilities, and drainage for the proposed lots.

If you have any questions or require additional information, please feel free to contact us.

Sincerely,
Community Design Solutions, LLC


John Stapleton, P.E.
CDS | Project Manager
505-545-9607



ZONE ATLAS J-10-Z NO SCALE

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO CREATE 13 LOTS FROM 13 LOTS, GRANT ACCESS EASEMENTS, DRAINAGE EASEMENTS AND DEDICATE RIGHT OF WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE TITLE WITH WARRANTY COVENANTS

NOTES:

1. BEARINGS ARE GRID BASED---NEW MEXICO STATE PLANE CENTRAL ZONE (NAD 1983)
2. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
3. ALL BOUNDARY CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP STAMPED "PS 21082", AND DEPICTED AS NOTED UNLESS OTHERWISE INDICATED.
4. BEARINGS AND DISTANCES IN () ARE RECORD

SUBDIVISION DATA:

DRB#
ZONE ATLAS INDEX NO. J-20-Z
DATE OF FIELD SURVEY: JULY, 2021
TOTAL NO. OF TRACTS EXISTING 13
TOTAL NO. OF LOTS CREATED 13

DOCUMENTS USED:

VOL C, FOLIO 93
VOL 2004S, PAGE 1

SOLAR COLLECTION NOTE:

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE

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

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE #:

BERNALILLO COUNTY TREASURE'S OFFICE:

LEGAL DESCRIPTION:

LOTS 42-51, PORTION OF LOT 52, LOT 53-55 OF THE DAVIS-PEREA-COURSON SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK ON APRIL 02, 1948 AS PLAT BOOK VOLUME C, FOLIO 93

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 THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMER, AND OTHER EQUIPMENT 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 CORPORATION D.B.A. CENTURY LINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO 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 EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF "GRANTOR" FOR 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 SPACE FOR ELECTRICAL TRANSFORMERS, WITHIN 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 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 PLAT.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DO NOT WAIVE OR RELEASE ANY EASEMENTS OR ANY EASEMENTS RIGHTS WHICH MAY HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT

FREE CONSENT AND DEDICATION:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING COMPRISED OF TRACTS SHOWN HEREON AND HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED AND HEREBY GRANT ALL EASEMENTS AND DEDICATE ALL RIGHT OF WAY OF WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE TITLE WITH WARRANTY COVENANTS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: Tulsa J. James 06/16/22
OWNER/DATE

BY: Douglas Chamberlain 6/16/22
OWNER/DATE

ACKNOWLEDGMENT

STATE OF New Mexico)
) SS.
COUNTY OF Bernalillo)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 16th DAY OF JUNE, 2022 BY Tulsa J. James

NOTARY PUBLIC: Theresa M. Panciera

MY COMMISSION EXPIRES: 9 Apr 2024

ACKNOWLEDGMENT

STATE OF New Mexico)
) SS.
COUNTY OF Bernalillo)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 16th DAY OF JUNE, 2022 BY Douglas Chamberlain

EXECUTIVE DIRECTOR FOR SUBURBAN AREA HHS/STATE FOR HUMANITY

NOTARY PUBLIC: Theresa M. Panciera

MY COMMISSION EXPIRES: 9 Apr 2024

STATE OF NEW MEXICO
NOTARY PUBLIC
Theresa M. Panciera
Commission Number 1091014
My Commission Expires April 9, 2024

STATE OF NEW MEXICO
NOTARY PUBLIC
Theresa M. Panciera
Commission Number 1091014
My Commission Expires April 9, 2024

SUBDIVISION PLAT OF
LOT A-I, TRACT A, LOT 50-A & 51-A
DAVIS-PEREA-COURSON SUB

BEING A REPLAT OF LOTS 42-51, PORTION OF LOT 52, 53, 54 & 55
TOWN OF ATRISCO GRANT
PROJECTED SECTION 15, T 10 N, R 2 E, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER 2021

PROJECT NUMBER: _____

CITY APPROVALS:

Loren N. Risenhoover P.S. 2/8/2022
CITY SURVEYOR DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

UTILITIES DEVELOPMENT DATE

PARKS AND RECREATION DEPARTMENT DATE

A.M.A.F.C.A. DATE

ABCWUA DATE

CITY ENGINEER DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

REAL PROPERTY DIVISION DATE

UTILITY APPROVALS:

PNM ELECTRIC SERVICES DATE

NEW MEXICO GAS DATE

QWEST CORPORATION D.B.A. CENTURY LINK QC DATE

COMCAST DATE

SURVEYOR'S CERTIFICATE:

I, DAVID P. ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007; AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID P. ACOSTA, PROFESSIONAL SURVEYOR NO. 21082
OCTOBER 11, 2021
DATE



CONSTRUCTION SURVEY TECHNOLOGIES, INC
PO BOX 65395
ALBUQUERQUE, NM 87193
505-917-8921

SUBDIVISION PLAT OF
LOT A-I, TRACT A, LOT 50-A & 51-A
DAVIS-PEREA-COURSON SUB
BEING A REPLAT OF LOTS 42-51, PORTION OF LOT 52, 53, 54 & 55
TOWN OF ATRISCO GRANT
PROJECTED SECTION 15, T 10 N, R 2 E, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY 2024

SOLAR COLLECTION NOTE:

PER SECTION 14-14-4.7 OF THE SUBDIVISION ORDINANCE

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

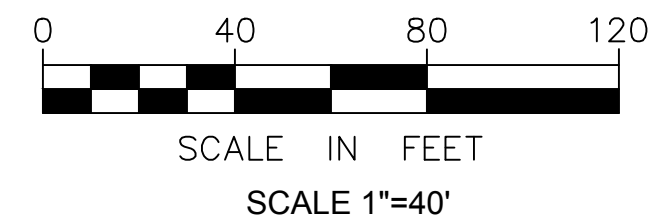
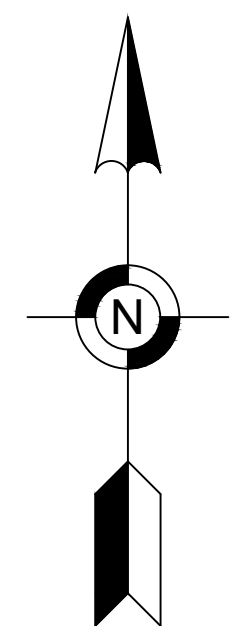
PLAT NOTES:

PUBLIC WATER & SEWER EASEMENT (ENTIRE TRACT)- FOR THE WATER AND SEWER MAIN RUNNING THROUGH TO COORS BLVD

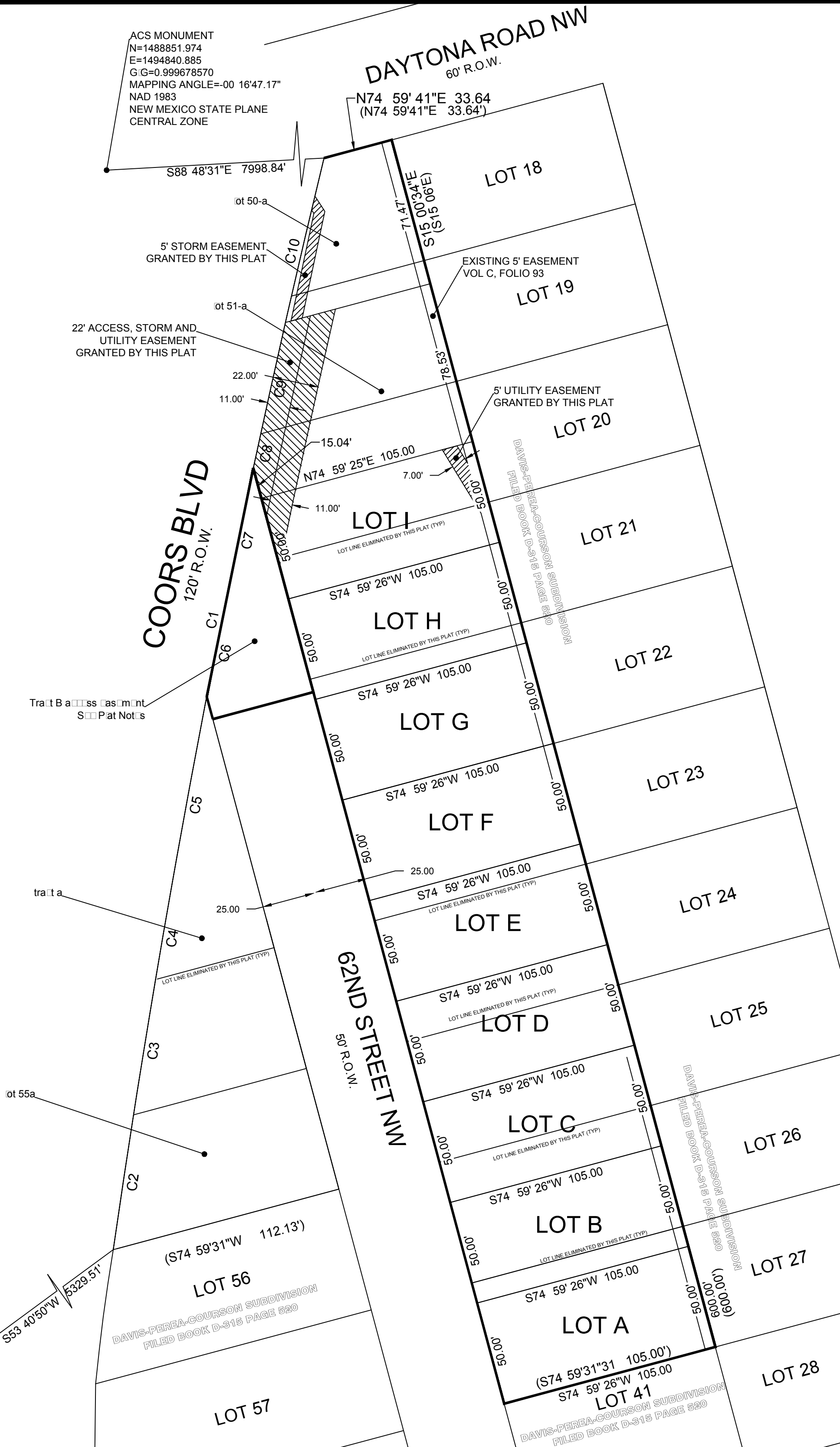
PRIVATE DRAINAGE EASEMENT (ENTIRE TRACT) - FOR THE STORM DRAIN LINE & FOR THE CROSS-LOT DRAINAGE FROM LOTS H, I, 50A & 51A THROUGH TRACT B

Parcel Area Table		
Parcel #	SQUARE FOOT	ACRES
LOT A	5250.00	0.12052
LOT B	5250.00	0.12052
LOT C	5250.00	0.12052
LOT D	5250.00	0.12052
LOT E	5250.00	0.12052
LOT F	5250.00	0.12052
LOT G	5250.00	0.12052
LOT H	5250.00	0.12052
LOT I	5249.88	0.12052

Curve Table					
Curve #	Length	Radius	Data	Chord Direction	Chord Length
C1	533.97	5670.00	5 23'45"	S10 55' 55"W	533.78
C2	65.45	5670.00	0 39'41"	S8 33' 53"W	65.45
C3	65.81	5670.00	0 39'54"	S9 13' 40"W	65.81
C4	43.32	5670.00	0 26'16"	S9 46' 45"W	43.32
C5	94.78	5670.00	0 57'28"	S10 28' 37"W	94.78
C6	56.52	5670.00	0 34'16"	S11 14' 29"W	56.52
C7	55.42	5670.00	0 33'36"	S11 48' 25"W	55.42
C8	71.55	5670.00	0 43'23"	S12 26' 55"W	71.54
C9	71.55	5670.00	0 43'23"	S12 26' 55"W	71.54
C10	81.13	5670.00	0 49'11"	S13 13' 12"W	81.13



SAM INC
PO BOX 65395
ALBUQUERQUE, NM 87193
505-917-8921



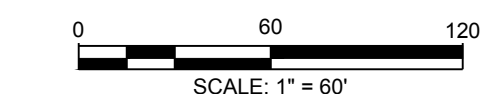
COORS BLVD
120' R.O.W.

62ND STREET NW
60' R.O.W.

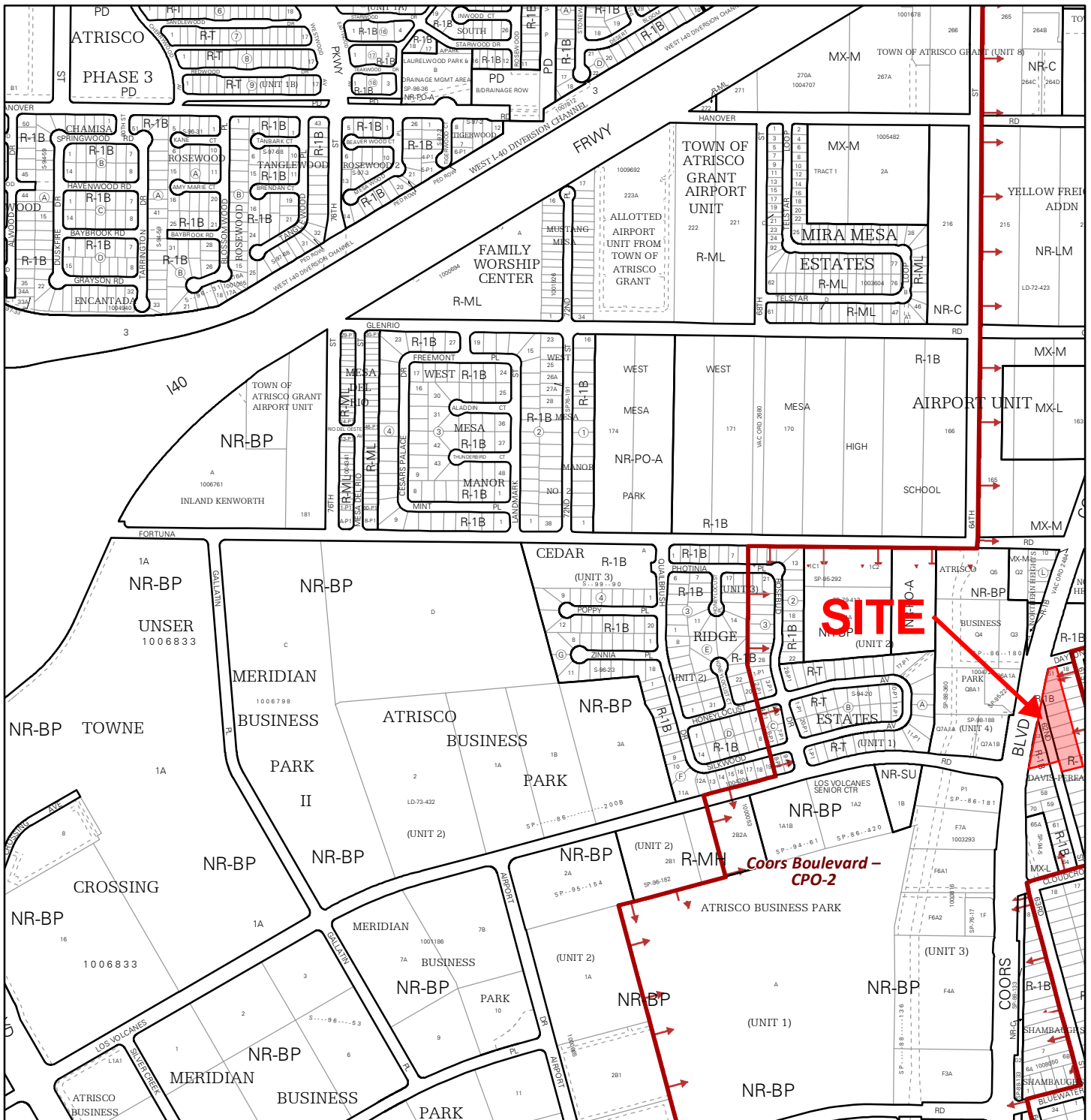
ACS MONUMENT
N=1485617.623
E=1498430.817
G/G=0.999682230
MAPPING ANGLE=-00 16'47.17"
NAD 1983
NEW MEXICO STATE PLANE
CENTRAL ZONE

DAVIS-PEREA-COURSON SUBDIVISION
FILED BOOK D-315 PAGE 520

DAVIS-PEREA-COURSON SUBDIVISION
FILED BOOK D-315 PAGE 520




COMMUNITY DESIGN SOLUTIONS, LLC
9384 VALLEY VIEW DR NW, SUITE 100
ALBUQUERQUE, NEW MEXICO 87114
PHONE: (505)366-4187



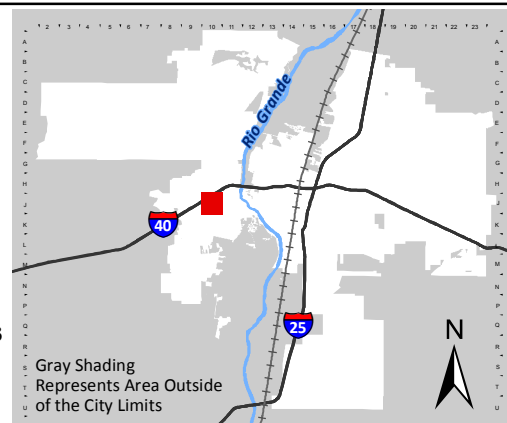
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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:
J-10-Z

- Easement
- 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
- Escarpment

0 250 500 1,000 Feet