



PLAN SNAPSHOT REPORT PA-2026-00031 FOR CITY OF ALBUQUERQUE

Plan Type: Pre-Application Review	Project: PR-2021-005678 (PR-2021-005678)	App Date: 01/26/2026
Work Class: Sketch Plan	District: City of Albuquerque	Exp Date: 07/25/2026
Status: In Review	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To:	Approval Expire Date:

Description: Concept plan information and access review for a gas station and convenience store development.

Parcel: 101405929935410704	Main	Address: 401 Menaul Blvd Nw Albuquerque, NM 87107	Main	Zone:
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Applicant
Chris Sveum
6200 S. Syracuse Way Suite
125 Suite 125
Greenwood Village, CO 80111
Home: (303) 462-1100
Business: (303) 462-1100
Mobile: (303) 868-5658

Plan Custom Fields

Existing Project NumberN/A	Existing Zoning MX-M - Mixed-Use - Medium Intensity	Number of Existing Lots1
Number of Proposed Lots 1	Total Area of Site in Acres 1.46	Site Address/Street 401 Menaul Blvd. NW
Site Location Located Between Streets 4th St NW and 5th St NW	Case History N/A	Do you request an interpreter for the hearing? No
Square Footage of Existing Buildings 0	Square Footage of Proposed Buildings 3517	Lot and/or Tract Number A
Block Number 0000	Subdivision Name and/or Unit Number FOURTH & MENAUL LTD	Legal Description TR A REPL OF LANDS OF FOURTH & MENAUL LTD CONT 1.4906 AC M/L
Existing Zone District MX-M	Zone Atlas Page(s) H-14	Acreage 1.4906
Calculated Acreage 1.45931	Council District 2	Community Planning Area(s) Near North Valley
Character Protection Overlay North 4th Corridor – CPO-9	Development Area(s) Change	Current Land Use(s) 06 Industrial
IDO Use Development Standards Name North 4th Corridor – CPO-9, North 4th Corridor – CPO-9, Railroad and Spur Small Area, Valley Drainage Area	IDO Use Development Standards Subsection Off-premises Signs (Prohibitions) (5-12), Electronic Signs (Prohibitions) (5-12), Cumulative Impacts (5-2), Site Design and Sensitive Lands (5-2)	IDO Use Specific Standards Name North 4th Corridor – CPO-9, Railroad and Spur Small Area, Railroad and Spur Small Area
IDO Use Specific Standards Subsection Liquor Retail (Restrictions) (4-3(D)), Commercial Uses (various) (4-3(D)), Industrial Uses (various) (4-3(E))	Metropolitan Redevelopment Area(s) North Corridor	Corridor Type Major Transit (MT) Area
IDO Administration & Enforcement Name Railroad and Spur Small Area	IDO Administration & Enforcement Subsection Cumulative Impacts Analysis Requirements (6-4), Site Plan – EPC (6-6)	Pre-IDO Zoning District C-3, C-2
Pre-IDO Zoning Description OR SU-2 NFTOD	Major Street Functional Classification 3 - urban minor arterial	FEMA Flood Zone X
Total Number of Dwelling Units 0	Total Gross Square Footage2 0	Total Gross Square Footage4 3517
Total Gross Square 0	Total Gross Square Footage 0	Total Gross Square 0

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Footage3

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Chris_Sveum_1/26/2026.jpg	01/26/2026 13:31	Sveum, Chris		Uploaded via CSS

Note	Created By	Date and Time Created
1. Submittal has been reviewed and is ready to be processed	Renee Zamora	02/06/2026 13:12

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00075061	Sketch Plat/Plan Fee	\$50.00	\$50.00
	Technology Fee	\$3.50	\$3.50
Total for Invoice INV-00075061		\$53.50	\$53.50
Grand Total for Plan		\$53.50	\$53.50

Meeting Type	Location	Scheduled Date	Subject
DFT Meeting v.1	Zoom	03/04/2026	Sketch Plat/Plan

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		02/04/2026 13:51	
Associate Project Number v.1	Generic Action		02/04/2026 13:52
DFT Meeting v.1	Hold Meeting	02/06/2026 14:03	02/06/2026 14:04
Screen for Completeness v.1	Generic Action		02/06/2026 12:58
Verify Payment v.1	Generic Action		02/06/2026 14:04
Application Review v.1			
Sketch Plat/Plan Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		