



PLAN SNAPSHOT REPORT SP-2025-00066 FOR CITY OF ALBUQUERQUE

Plan Type: Site Plan **Project:** PR-2021-005714 (PR-2021-005714) **App Date:** 08/29/2025
Work Class: EPC **District:** City of Albuquerque **Exp Date:** 08/28/2028
Status: Fees Due **Square Feet:** 0.00 **Completed:** 09/08/2025
Valuation: \$0.00 **Assigned To:** **Approval**
Expire Date: 09/06/2032
Description: Discount Towing Facility - Submission to the EPC for site plan approval

Parcel: 101406050923542201	Main	Address: 4000 2Nd St Nw	Zone:
		4000 2Nd St Nw Albuquerque, NM	
		4000 2Nd St Nw Albuquerque, NM 87107	Main

Owner Jonathon Gonzales 109 Headingly Ave NE Albuquerque, NM 87109 Business: (505) 341-0800	Applicant Renee Regal 9384 Valley View Drive NW Suite100 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	Architect/Designer Simons Architecture PC Simons PO Box 67408 Albuquerque, NM 87193 Business: (505) 480-4796
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Plan Custom Fields

Total Number of Dwelling Units	0	Existing Project Number	PR-2021-005714	Number of Existing Lots	1
Number of Proposed Lots	1	Total Area of Site in Acres	2	Site Location Between Streets	Headingly Avenue NW and Mescalero Road NW
Case History		Number of Signs	2	Total Gross Square Footage	5
Lot and/or Tract Number	9, 11, 1, 8, 10	Total Gross Square Footage	4	Block Number	A
Subdivision Name and/or Unit Number	MONKBRIDGE ADDN	Legal Description	A LOTS 1 8 9 & 10 REPLAT OF BLKS 19 & 20 MONKBRIDGE ADDN	Existing Zone District	NR-LM
Zone Atlas Page(s)	G-14	Acreage	1.0818	Calculated Acreage	1.13578
Council District	2	Community Planning Area(s)	Near North Valley	Development Area(s)	Consistency, Change, Change, Change
Current Land Use(s)	01 Low-density Residential, 06 Industrial	IDO Use Development Standards Name	Railroad and Spur Small Area, Valley Drainage Area	IDO Use Development Standards Subsection	Cumulative Impacts (5-2), Site Design and Sensitive Lands (5-2)
IDO Use Specific Standards Name	Railroad and Spur Small Area	IDO Use Specific Standards Subsection	Commercial Uses (various) (4-3(D)), Industrial Uses (various) (4-3(E))	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	M-1	Pre-IDO Zoning Description	
Major Street Functional Classification	2 - urban principal arterial	FEMA Flood Zone	X	Metropolitan Redevelopment Area(s)	North Corridor
Total Gross Square Footage	0	Reduction Factor	3	Reduction Factor	5
Reduction Factor	2	Reduction Factor	4	Reduction Factor	
Credit Multiplier	5	Spaces Credited Towards Minimum	0	Required	6

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Credit Multiplier6	4	Spaces Credited Towards Minimum Required2	0	Credit Multiplier3	7
Spaces Credited Towards Minimum Required	0	Credit Multiplier2	4	Spaces Credited Towards Minimum Required4	0
Credit Multiplier	1	Spaces Credited Towards Minimum Required5	0	Credit Multiplier4	1
Spaces Credited Towards Minimum Required3	0	Description of Extraordinary Facility		Total Gross Square Footage2	0
Open Space Advisory Board Recommendation		Total Gross Square Footage3	0		

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Renee_Regal_8/29/2025.jpg	08/29/2025 11:03	Regal, Renee	Internal Only	Uploaded via CSS
Discount Towing CIA - Final Draft.pdf	09/02/2025 12:12	Jones, Megan	Internal Only	
Site Plan Checklist.pdf	09/02/2025 12:12	Jones, Megan	Internal Only	
Justification Letter-2025-08-29-Project Description and Justification Letter 08.29.2025_v1.pdf	09/08/2025 13:35	Regal, Renee	Internal Only	
Letter of Authorization from Property Owner-2025-08-29-CDS Agent Letter Signed_v1.pdf	09/08/2025 13:35	Regal, Renee	Internal Only	
Public Notice to Neighborhood Associations-2025-08-29-Site Plan Review Neighborhood Assoc Public Notification 08.29.2025_v1.pdf	09/08/2025 13:35	Regal, Renee	Internal Only	
Public Notice to Property Owners-2025-08-29-Site Plan Review Property Owners Public Notification 08.29.2025_v1.pdf	09/08/2025 13:35	Regal, Renee	Internal Only	
Sensitive Land Site Analysis-2025-08-29-Sensitive Lands Analysis Discount Towing_v1.pdf	09/08/2025 13:35	Regal, Renee	Internal Only	
Sign Posting Agreement-2025-08-29-EPC Sign Posting Agreement_v1.pdf	09/08/2025 13:35	Regal, Renee	Internal Only	
Traffic Scoping Form-2025-08-29-G14D100-TrafficScopingForm_2024 Discount Towing-signed_v1.pdf	09/08/2025 13:35	Regal, Renee	Internal Only	
Zone Atlas Map-2025-08-29-IDOZoneAtlasPage_G-14-Z_v1.pdf	09/08/2025 13:35	Regal, Renee	Internal Only	
SP-2025-00066-Hyd-1025.pdf	09/11/2025 16:44	Chen, Tiequan	Internal Only	
SP-2025-00066 4000 2nd St Project Memo.pdf	09/23/2025 12:12	Soriano, Daniel	Internal Only	Project Memo
Published Legal Ad 10-1-2025.pdf	10/01/2025 15:51	Maher, Nichole	Available Online	
Agenda_3_SP-2025-00066_4000 2nd St NW.pdf	10/09/2025 15:19	Maher, Nichole	Available Online	Staff Report
SP-2025-00066_4000 2nd St NW_NOD.pdf	10/17/2025 15:07	Maher, Nichole	Available Online	NOD

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00045612	Technology Fee	\$37.10	\$37.10
	Site Plan EPC Application Fee	\$385.00	\$385.00
	Published Notice Fee - Legal Ad	\$75.00	\$75.00
	Posted Sign Fee	\$20.00	\$20.00

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INV-00071431	Facilitated Meeting Fee for Public Hearing Cases	\$50.00	\$50.00
	Total for Invoice INV-00045612	\$567.10	\$567.10
	Technology Fee - Manual	\$3.50	\$0.00
	EPC Sign Off Application Fee	\$50.00	\$0.00
	Total for Invoice INV-00071431	\$53.50	\$0.00
Grand Total for Plan		\$620.60	\$567.10

Hearing Type	Location	Scheduled Date	Status	Subject
EPC Hearing v.1	Currently, hearings are held virtually on Zoom. Please see https://www.cabq.gov/planning/boards-commissions for agendas and how to log on and participate.	10/16/2025	Scheduled	Monthly EPC Hearing

Meeting Type	Location	Scheduled Date	Subject
DFT Meeting v.1	Zoom	01/28/2026	DFT Agenda for Final Sign Off

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
EPC Agency Review v.1	Approved	09/09/2025	09/29/2025	09/30/2025	No	Yes

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
DRS Planning	DRS Planning		Comments Given/No Comments	09/09/2025	09/29/2025	09/30/2025

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Environmental Health - CHPD	Environmental Health	Wall, Michelle	Not Required	09/09/2025	09/29/2025	09/10/2025

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Fire Department	Fire Department	McConnell-Hand, Lane	Comments Given/No Comments	09/09/2025	09/29/2025	09/30/2025

Comments: 9/9/2025 LMMH 1335

NO BUILDING INFORMATION. PLEASE INCLUDE: CONSTRUCTION TYPE.

FIRE SPRINKLER INFORMATION. FIRE ACCESS ROAD INFORMATION AND ENGINEERING INFORMATION, INCLUDING WEIGHT OF LOAD. TURNOUT MUST BE A MINIMUM OF 28 FEET. MAKE SURE THIS IS IN PLACE FOR ALL PARTS OF ACCESS ROADS. KNOX BOX LOCATION. HYDRANT LOCATION. REFER TO THE FIRE 1 CHECKLIST FOR FURTHER REQUIREMENTS AND DETAILS.

<https://www.cabq.gov/fire/documents/afr-fire-1-checklist-1.pdf>

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Hydrology	Hydrology		Approved	09/09/2025	09/29/2025	09/11/2025

Comments: • Hydrology has an approved Grading & Drainage Plan (HT # G14D100) for the site with an engineer's stamp dated 12/2/2022.

• Hydrology has no objection to the proposed Site Plan approval.

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
AMAFCA (UDD-Current)	Outside Agency		Comments Given/No Comments	09/09/2025	09/29/2025	09/30/2025

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
APD (UDD-Current)	Outside Agency		Comments Given/No Comments	09/09/2025	09/29/2025	09/30/2025

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
APS (UDD-Current)	Outside Agency		Comments Given/No Comments	09/09/2025	09/29/2025	09/30/2025

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Bernalillo County Planning (UDD-Current)	Outside Agency		Comments Given/No Comments	09/09/2025	09/29/2025	09/30/2025

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Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Bernalillo County Transportation (UDD-Current)	Outside Agency		Comments Given/No Comments	09/09/2025	09/29/2025	09/30/2025
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
City Forester (UDD-Current)	Outside Agency		Comments Given/No Comments	09/09/2025	09/29/2025	09/30/2025
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
City Legal (UDD-Current)	Outside Agency		Comments Given/No Comments	09/09/2025	09/29/2025	09/30/2025
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
DMD (UDD-Current)	Outside Agency		Comments Given/No Comments	09/09/2025	09/29/2025	09/30/2025
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Metropolitan Redevelopment (UDD-Current)	Outside Agency		Comments Given/No Comments	09/09/2025	09/29/2025	09/30/2025
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
MRCOG (UDD-Current)	Outside Agency		Comments Given/No Comments	09/09/2025	09/29/2025	09/30/2025
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
MRGCD (UDD-Current)	Outside Agency		Comments Given/No Comments	09/09/2025	09/29/2025	09/30/2025
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
National Park Service (UDD-Current)	Outside Agency		Comments Given/No Comments	09/09/2025	09/29/2025	09/30/2025
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
New Mexico Gas Company (UDD-Current)	Outside Agency		Comments Given/No Comments	09/09/2025	09/29/2025	09/30/2025
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
NMDOT (UDD-Current)	Outside Agency		Comments Given/No Comments	09/09/2025	09/29/2025	09/30/2025
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Office of Neighborhood Coordination (UDD-Current)	Outside Agency		Comments Given/No Comments	09/09/2025	09/29/2025	09/30/2025
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Outside Agency (UDD-Current)	Outside Agency		Comments Given/No Comments	09/09/2025	09/29/2025	09/30/2025
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Park Design (UDD-Current)	Outside Agency		Comments Given/No Comments	09/09/2025	09/29/2025	09/30/2025

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Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
PNM (UDD-Current)	Outside Agency		Comments Given/No Comments	09/09/2025	09/29/2025	09/30/2025
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Transit (UDD-Current)	Outside Agency		Comments Given/No Comments	09/09/2025	09/29/2025	09/30/2025
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Water Authority (UDD-Current)	Outside Agency		Comments Given/No Comments	09/09/2025	09/29/2025	09/30/2025
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Solid Waste	Solid Waste	Marez, Adrian	Comments Given/No Comments	09/09/2025	09/29/2025	09/12/2025

Comments: SITE PLAN TO SCALE WILL NEED TO BE PROVIDED WITH ALL DETAILS TO AMAREZ@CABQ.GOV FOR APPROVAL FOR ACCESS FC REFUSE SERVICE. TRASH ENCLOSURE MUST MEET MINIMUM COA SOLID WASTE REQUIREMENT

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Long Range Planning	Urban Design & Development		Comments Given/No Comments	09/09/2025	09/29/2025	09/30/2025
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
UDD	Urban Design & Development		Comments Given/No Comments	09/09/2025	09/29/2025	09/30/2025
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning	Zoning	Palmer, Jeff	Comments Given/No Comments	09/09/2025	09/29/2025	09/11/2025

Comments: Landscaping -- A minimum of 10 species must be used in the landscaped area. IDO 5-6(C(4)(a). Building Design - Need to incorporate design feature(s) on street-facing facade as required per IDO 5-11(G). JPalmer, CE Supervisor

Workflow Step / Action Name	Action Type	Start Date	End Date
Linked Project Plans v.1			09/02/2025 12:18
Linked Plan Applications v.1	Create Plan Case		09/02/2025 12:18
Application Intake v.1		09/02/2025 12:18	
Associate Project Number v.1	Generic Action		09/02/2025 12:18
Screen for Completeness v.1	Generic Action		09/04/2025 11:27
Sign Posting v.1	Generic Action		09/08/2025 13:57
Verify Payment v.1	Generic Action		09/08/2025 13:57
Application Review v.1		09/08/2025 13:57	10/17/2025 15:05
Create and Email Advertisement v.1	Generic Action		09/26/2025 15:54
EPC Hearing v.1	Hold Hearing	09/08/2025 13:57	10/17/2025 15:05
EPC Agency Review v.1	Receive Submittal	09/09/2025 0:00	09/30/2025 15:24
Issue Project Memo v.1	Generic Action		09/23/2025 10:23
Staff Report v.1	Generic Action		10/09/2025 15:19
Hearing Input Deadline & Stop Accepting Uploads v.1	Generic Action		10/17/2025 14:50
Notice of Decision v.1		10/17/2025 15:05	12/22/2025 13:00
Upload Notice of Decision v.1	Generic Action		10/17/2025 15:07
Approved with Conditions v.1	Generic Action		12/22/2025 13:00

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Add in Conditions of Approval v.1	Generic Action	12/22/2025	13:00
Linked Applications v.1		01/21/2026	13:24
Final Sign Off v.1		01/21/2026	13:25
Received Revised Site Plan with Conditions Satisfied from Applicant v.1	Generic Action	01/21/2026	13:24
DFT Meeting v.1	Hold Meeting	01/21/2026	13:25 01/21/2026 13:26
EPC/DFT Signature Review v.1	Receive Submittal		