



PLAN SNAPSHOT REPORT PA-2025-00067 FOR CITY OF ALBUQUERQUE

Plan Type: Pre-Application Review **Project:** PR-2022-007322 (PR-2022-007322) **App Date:** 03/25/2025
Work Class: Sketch Plat **District:** City of Albuquerque **Exp Date:** 09/21/2025
Status: In Review **Square Feet:** 0.00 **Completed:** NOT COMPLETED
Valuation: \$0.00 **Assigned To:** **Approval**
Description: combine 3 lots into 1 **Expire Date:**

Parcel: 102205614847121124 102205613247021112 Main	Address: 119 Burma Dr Ne Albuquerque, NM 87123 12201 Central Ave Ne Albuquerque, NM 12201 Central Ave Ne Main Albuquerque, NM 87123	Zone:
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Applicant
Stephanie Shumsky
PO Box 1293
Albuquerque, NM 87103
Business: (505) 810-7502

Plan Custom Fields

Existing Project NumberN/A	Existing Zoning MX-H - Mixed Use - High Intensity	Number of Existing Lots3
Number of Proposed Lots 1	Total Area of Site in Acres 1.1576	Site Address/Street 12201 Central Ave., NE
Site Location Located Between Streets Juan Tabo and Burma	Case History N/A	Do you request an interpreter for the hearing? No
Square Footage of Existing Buildings 0	Square Footage of Proposed Buildings 0	Lot and/or Tract Number 16, 15 ELY PORTION OF, 1B1
Block Number 1, 1, 0000	Subdivision Name and/or Unit Number GALLAGHER ADDN, GALLAGHER ADDN, CHANSLORS	Legal Description LT 1-B-1 OF LTS 1-A-2-A & 1-B-1 BLK 1 CHANSLOR'SREPL OF GALLAGHER ADDN CON' 0.8570 AC M/L, * 016 001GALLAGHER E 25FT OF LOT 15
Existing Zone District MX-H	Zone Atlas Page(s) L-22	Acreage 0.857, 0.2342
Calculated Acreage 0.86099214, 0.3152455	Council District 9	Community Planning Area(s) East Gateway
Development Area(s) Change	Current Land Use(s) 01 Low-density Residential, 15 Vacant	IDO Use Development Standards Name East Gateway Small Area, East Gateway Small Area, East Gateway Small Area, Central Avenue
IDO Use Development Standards Subsection On-premises Signs (5-12), Off-premises Signs (Prohibitions) (5-12), Electronic Signs (Prohibitions) (5-12), On-premises Signs (Neon Signs along Central Avenue) (5-12)	Metropolitan Redevelopment Area(s) East Gateway	Corridor Type Major Transit (MT) Area
IDO Administration & Enforcement Name Central Avenue	IDO Administration & Enforcement Subsection Demolition Outside of an HPO (Neon Signs along Central Avenue) (6-6)	Pre-IDO Zoning District SU-2
Pre-IDO Zoning Description EG-C	Major Street Functional Classification 2 - urban principal arterial	FEMA Flood Zone X

PLAN SNAPSHOT REPORT (PA-2025-00067)

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_Stephanie_Shumsky_3/25/2025.jpg	03/25/2025 11:24	Shumsky, Stephanie		Uploaded via CSS

Note	Created By	Date and Time Created
1. Submittal has been reviewed and is ready to be processed.	Renee Zamora	03/25/2025 13:30

Invoice No.	Fee	Fee Amount	Amount Paid
NOT INVOICED	Technology Fee	\$0.00	\$0.00
	Sketch Plat/Plan Fee	\$0.00	\$0.00
Total for Invoice NOT INVOICED		\$0.00	\$0.00
Grand Total for Plan		\$0.00	\$0.00

Meeting Type	Location	Scheduled Date	Subject
DFT Meeting v.1	Zoom	04/02/2025	DFT

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		03/25/2025 14:46	03/25/2025 14:47
Associate Project Number v.1	Generic Action		03/25/2025 14:46
DFT Meeting v.1	Hold Meeting	03/25/2025 14:46	03/25/2025 14:47
Screen for Completeness v.1	Generic Action		03/25/2025 14:47
Verify Payment v.1	Generic Action		03/25/2025 14:47
Application Review v.1			
Sketch Plat/Plan Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		

CITY OF ALBUQUERQUE

Tim Keller, Mayor



PO Box 1293
Albuquerque, NM 87103

March 13, 2025

Development Hearing Officer and Planning Department Staff:

This application (PA-2025-00054) is submitted on behalf of the City of Albuquerque's Metropolitan Redevelopment Agency (MRA). MRA proposes to combine three (3) lots into one (1) lot, as illustrated on the plat uploaded via the ABQ-PLAN portal. The subject property is located in the East Gateway Metropolitan Redevelopment Area and is, more specifically, located at 12201 Central Avenue NE and 119 Burma. These lots are owned by the City of Albuquerque and are assigned to MRA for management and eventual disposal. The goal of this replat is to create one lot that is more easily developable for the purposes allowed in the underlying zone (MX-H). The plat was duly prepared by the licensed surveyors at Wayjohn Surveying, Inc. Thank you for your consideration of this request

Respectfully Submitted,

Terry Brunner, MRA Director and COS

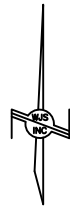
Jenny Jackson, MRA Deputy Director

Stephanie Shumsky, MRA Project Manager
sshumsky@cabq.gov
505-810-7502

Zone Atlas



City Zone Atlas Pages



This plat has been prepared for the purpose of creating one lot from three existing lots.

1. Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 83. Bearings and distances in parenthesis are from existing plat.
2. Perimeter distances are field measurements made on the ground.
3. Monuments recovered and accepted or reset are noted on inscribed plat.
4. No property within the area of requested plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat.
5. The subject properties (as shown hereon) appear to lie within "Zone X" (Area of minimal flood hazard and determined to be outside the 1% annual chance floodplain) as shown on the National Flood Insurance Program Flood Insurance Rate Map Number 35001C0359G Revised September 26, 2008.

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.

B. 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.

C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.

D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, 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 easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the 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 area space for electric transformers, with 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 pool 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 this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation d/b/a CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other documents and which are not shown on this plat.

SUBDIVISION DATA

1.	DRB Project No.	
2.	Zone Atlas Index No.	L-22
3.	Gross acreage	1.1576 Ac.
4.	Existing number of lots	3
	Replatted number of lots	1

Lot 1-B-1 of Plat of Lots 1-A-2-A and 1-B-1 Block 1 Chanslor's Replat of Gallagher Addition, as the same is shown and delineated on the Plat thereof, recorded in the office of the County Clerk of Bernalillo County on August 12, 1998 in Plat Book 98C, Page 249.

TOGETHER WITH:

The East Twenty-five (E.25') of Lot numbered Fifteen (15) and all of Lot numbered Sixteen (16) n Block numbered One (1) of the Gallagher Addition, Albuquerque, New Mexico, as the same is shown and designated on the Map of said Addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 28, 1949, in Plat Book C, Page 152.

The platting of the property as described above is with the free consent and in accordance with the desires of the undersigned owner(s). Said owner(s) warrant(s) that they hold complete and infeasible title in fee simple to the land subdivided.

CAO of the City of Albuquerque _____ Date _____
ACKNOWLEDGMENT
STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)
On this ____ day of _____, 2025, the foregoing instrument was acknowledged by:
Authorized agent for CAO of the City of Albuquerque

My Commission expires _____

Notary Public

I, Thomas D. Johnston, censured as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Licensure for Professional Engineers and Surveyors, effective March 12, 2022 and is true and correct to the best of my knowledge and belief.

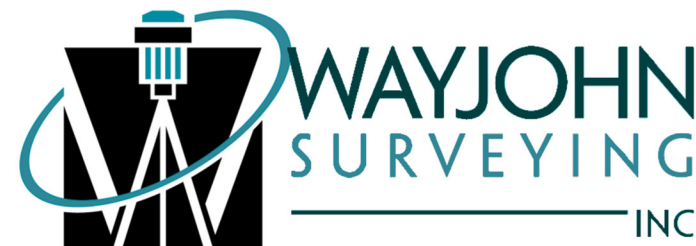
Thomas D. Johnston, N.M.P.S. No. 14269	Date
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WITHIN SECTION 22,
T. 10 N., R. 3 E., N.M.P.M.
ALBUQUERQUE, BERNALILLO
COUNTY, NEW MEXICO
FEBRUARY 2025

Utility Company Approvals:

Comcast	Date
City Approvals:	

Planning Department	Date
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1609 2nd STREET NW
ALBUQUERQUE, N.M. 87102
PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK	DRAWN: P A M	SCALE:	FILE NO.
OWNER: CITY OF ALBUQUERQUE	CHECKED: T D J	1" = 20'	SP-1-05-2025
UPC: 102205613247021112 102205614847121124			
LOCATION: SECTION 27, T10N, R4E	DRAWING NO.		
SUBDIVISION: GALLAGHER	SP10525.DWG	25 FEB 2025	SHEET 1 OF 2

L I N N A V E N U E , N . E .
(6 0 ' R . O . W .)

COUNTY CLERK RECORDING LABEL HERE

PLAT OF
LOT 1-B-1-A
CHANSOR'S REPLAT OF
GALLAGHER ADDITION

WITHIN SECTION 22,
T. 10 N., R. 3 E., N.M.P.M.
ALBUQUERQUE, BERNALILLO
COUNTY, NEW MEXICO
FEBRUARY 2025

LOT 2-A, BLOCK 5 HENDREN ADDITION
(REC. 4/12/1996 96C-158)

LOT 1-B-1

LOT 1-B-1-A
(1.1576 ac. ±)

LOT 16

B U R M A D R I V E , N . E .
(6 0 ' R . O . W .)

VACATED 16' ALLEY RESERVED AS EASEMENT
(PER PLAT REC. Plat Book 98C, Page 240)

N 82° 11' 11" W
(N 82° 04' 08" W)
150.24'
(150.32')

111.64'
(111.62')

N 82° 11' 11" W
(N 82° 47' 00" W)
N. 1/2 VACATED 16' ALLEY
RESERVED AS EASEMENT
S. 1/2 VACATED 16' ALLEY
RESERVED AS EASEMENT

100.64'
(100.75')

S 68° 43' 45" E
1080.27'

ACS MONUMENT "4_L22"
X=1,563,610.492 US SURVEY FEET
Y=1,480,509.445 US SURVEY FEET
Ground-to-grid: 0.999643379
Mapping Angle: -00°08'50.94"
NMSP CENTRAL ZONE NAD 83

LOT 1-A-2-A, BLOCK 1
CHANSOR'S REPLAT OF GALLAGHER ADDITION
(REC. 8/12/1998 98C=240)

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 00°28'53" W	8.07'
(L1)	S 00°04'54" W	8.07'
(L1)	S 00°13'00" W	8.07'

(N 00° 44' 01" E)
(N 00° 36' 01" E)
N 82° 36' 51" W
(N 82° 24' 40" W)
3' SIDEWALK EASEMENT

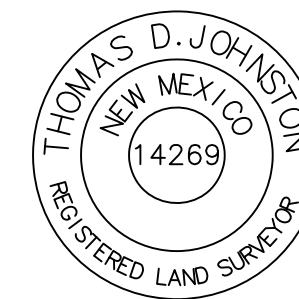
C E N T R A L A V E N U E , N . E .
(1 0 0 ' R . O . W .)

87.86'
(87.89')

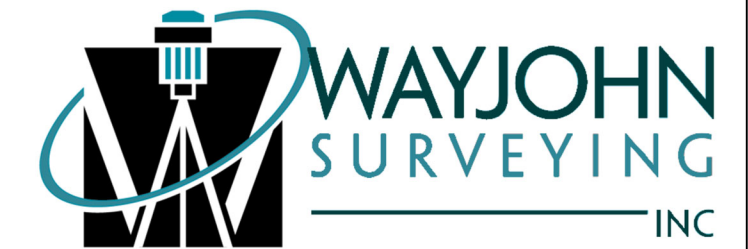
S 01° 27' 40" W
(S 01° 35' 40" W)

0 10 20 40
SCALE: 1 INCH = 20 FEET

○ FOUND/SET MONUMENT LEGEND:
A: FOUND #4 REBAR - NO CAP
B: FOUND #4 REBAR AND CAP "LS 7002"
C: SET #4 REBAR AND CAP "WAYJOHN PS 14269"
D: FOUND #4 REBAR - NO CAP - NOT ACCEPTED
E: FOUND "+" IN CONCRETE



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102205614847121124
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SUBDIVISION: GALLAGHER



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DRAWN: P A M	SCALE: 1" = 20'	FILE NO. SP-1-05-2025
CHECKED: T D J		
DRAWING NO. SP10525.DWG	25 FEB 2025	SHEET 2 OF 2

L I N N A V E N U E , N . E .
(6 0 ' R . O . W .)

PLAT OF
LOT 1-B-1-A
CHANSOR'S REPLAT OF
GALLAGHER ADDITION

WITHIN SECTION 22,
T. 10 N., R. 3 E., N.M.P.M.
ALBUQUERQUE, BERNALILLO
COUNTY, NEW MEXICO
FEBRUARY 2025

LOT 1 - B - 1

LOT 1 - B - 1 - A

(1.1576 ac. ±)

- NO IMPROVEMENTS -

LOT 16

E. 25'
LOT 15

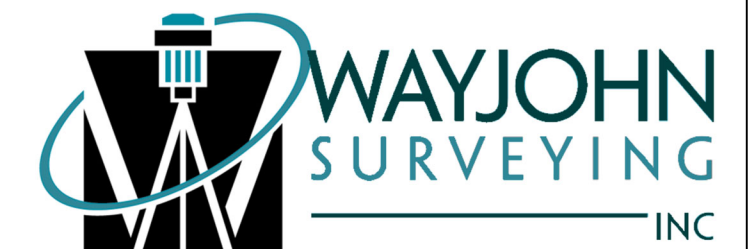
VACATED 16' ALLEY RESERVED AS EASEMENT
(PER PLAT REC. Plat Book 98C, Page 240)

EXISTING CONDITIONS

LOT 1 - A - 2 - A, BLOCK 1
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(REC. 8/12/1998 98C=240)

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Ground-to-grid: 0.999643379
Mapping Angle: -00°08'50.94"
NMSP CENTRAL ZONE NAD 83



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SUBDIVISION: GALLAGHER

DRAWN: P A M
CHECKED: T D J
DRAWING NO.
SP10525.DWG

SCALE:
1" = 20'
25 FEB 2025

FILE NO.
SP-1-05-2025
EXHIBIT

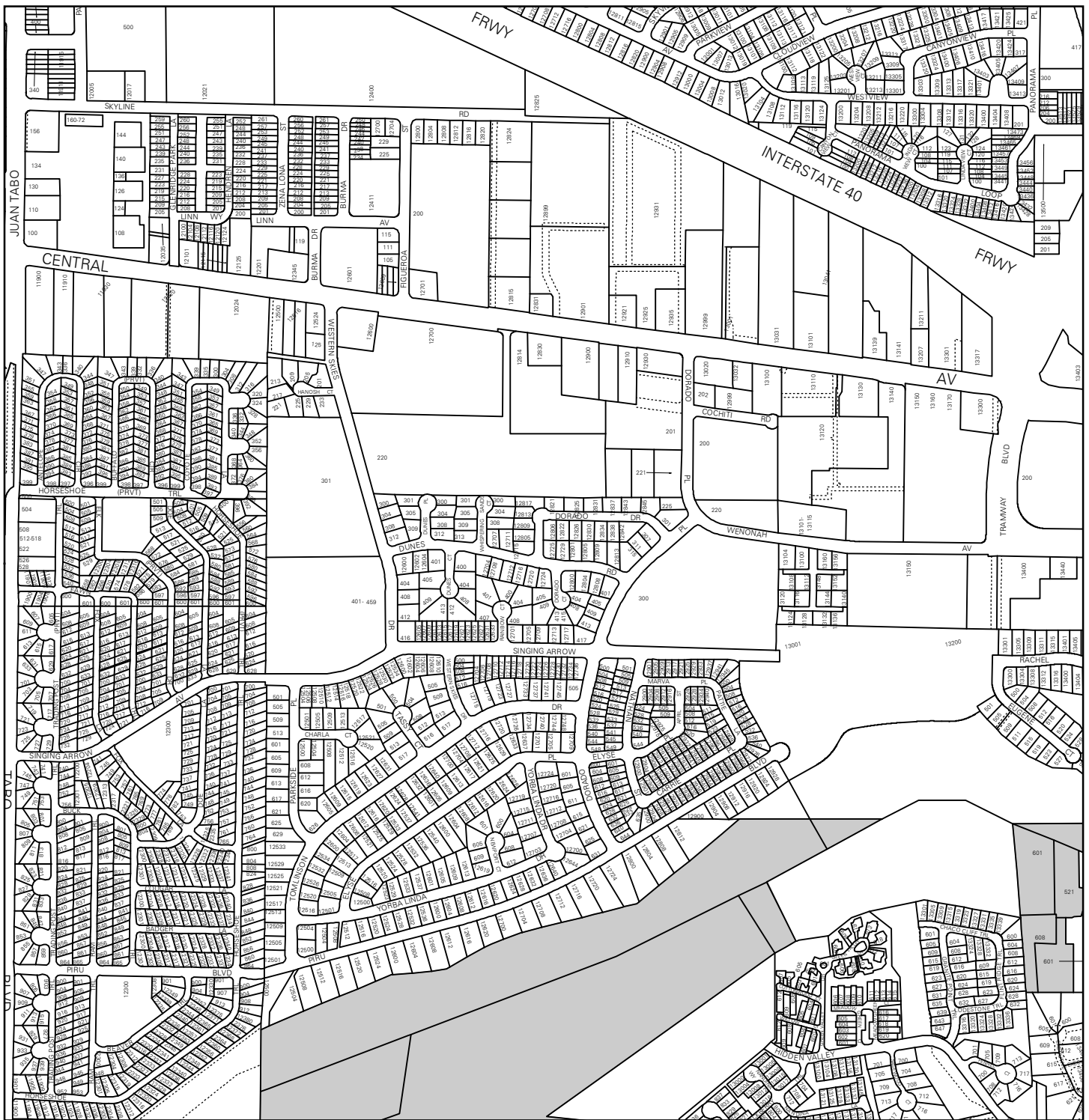
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LOT 2 - A, BLOCK 5 HENDREN ADDITION
(REC. 4/12/1996 96C=158)

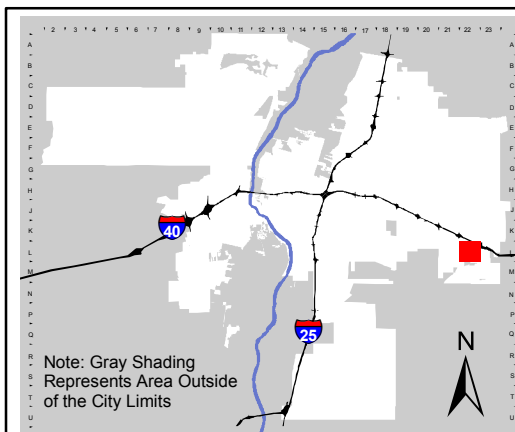
(N 00° 44' 01" E)
(N 00° 36' 01" E)

C E N T R A L A V E N U E , N . E .
(1 0 0 ' R . O . W .)

7.48' FROM PROPERTY LINE
TO FACE OF CURB



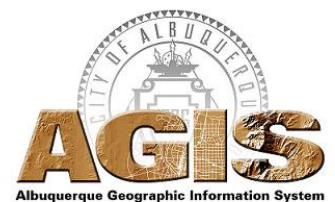
For more current information and details visit: www.cabq.gov/gis



Address Map Page:

L-22-Z

Map Amended through:
3/17/2017



These addresses are for informational purposes only and are not intended for address verification.

