



PLAN SNAPSHOT REPORT PA-2025-00168 FOR CITY OF ALBUQUERQUE

Plan Type: Pre-Application Review **Project:** PR-2022-007507 (PR-2022-007507) **App Date:** 06/08/2025
Work Class: Sketch Plan **District:** City of Albuquerque **Exp Date:** 12/05/2025
Status: Fees Paid **Square Feet:** 0.00 **Completed:** NOT COMPLETED
Valuation: \$0.00 **Assigned To:** **Approval**
Description: Create two lots from one lot and vacate easements and grant easements as shown on the plat **Expire Date:**

Parcel: 101606152625010304	Main	Address: 4741 Pan American Frwy Ne Albuquerque, NM	Zone:
		4741 Pan American Fwy Ne Albuquerque, NM 87109	Main

Surveyor
Joyce Paywa
9200 San Mateo Blvd. NE
Albuquerque, NM 87113
Home: (719) 282-8693
Business: (505) 856-5700
Mobile: (719) 291-2170

Applicant
Juanita Garcia
P.O. Box 7857
Albuquerque, NM 87194
Business: (505) 362-8903

Plan Custom Fields

Existing Project Number	PR-2022-007507	Existing Zoning	NR-LM - Non-Residential - Light Manufacturing	Number of Existing Lots	1
Number of Proposed Lots	2	Total Area of Site in Acres	3.4631	Site Address/Street	4741 Pan American Freeway NE
Site Location Located Between Streets	Chappell DR NE and Office Blvd NE	Case History	N/A	Do you request an interpreter for the hearing?	No
Square Footage of Existing Buildings	12000	Square Footage of Proposed Buildings	0	Lot and/or Tract Number	A1
Block Number	0000	Subdivision Name and/or Unit Number	LLD	Legal Description	TR A-1 PLAT OF TR A-1 LLD SUBD CONT 3.4630 AC
Existing Zone District	NR-LM	Zone Atlas Page(s)	F-16	Acreage	3.463
Calculated Acreage	3.46314	Council District	4	Community Planning Area(s)	North I-25
Development Area(s)	Change	Current Land Use(s)	04 Commercial Services	Balloon Landing Preferred Area	Within Balloon Landing Area
Pre-IDO Zoning District	M-1	Pre-IDO Zoning Description		Public Property Entity	AMAFCA
Major Street Functional Classification	6 - urban interstate frontage	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_Juanita_Garcia_6/8/2025.jpg	06/08/2025 13:53	Garcia, Juanita		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00026492	Sketch Plat/Plan Fee	\$50.00	\$50.00
	Technology Fee	\$3.50	\$3.50
Total for Invoice INV-00026492		\$53.50	\$53.50
Grand Total for Plan		\$53.50	\$53.50

PLAN SNAPSHOT REPORT (PA-2025-00168)

Meeting Type	Location	Scheduled Date	Subject
DFT Meeting v.1	Zoom	06/18/2025	DFT Sketch Plat

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		06/09/2025 12:24	06/09/2025 12:29
Associate Project Number v.1	Generic Action		06/09/2025 12:24
DFT Meeting v.1	Hold Meeting	06/09/2025 12:28	06/09/2025 12:28
Screen for Completeness v.1	Generic Action		06/09/2025 12:29
Verify Payment v.1	Generic Action		06/09/2025 12:29
Application Review v.1			
Sketch Plat/Plan Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		



June 9, 2025

Development Facilitation Team
City of Albuquerque, Planning Department
600 2nd Street NW, Albuquerque NM 87102

Development Facilitation Team:

JAG Planning & Zoning, agent for Cynthia Mechenbier, respectfully requests your review of a proposed Sketch Plat Application for the location of 4741 Pan American Freeway NE, legally described as **Tract A-1, LLD Subdivision**, containing approximately 3.4630 acres. The site is not within an Overlay Zone, as identified within the Integrated Development Ordinance (IDO).

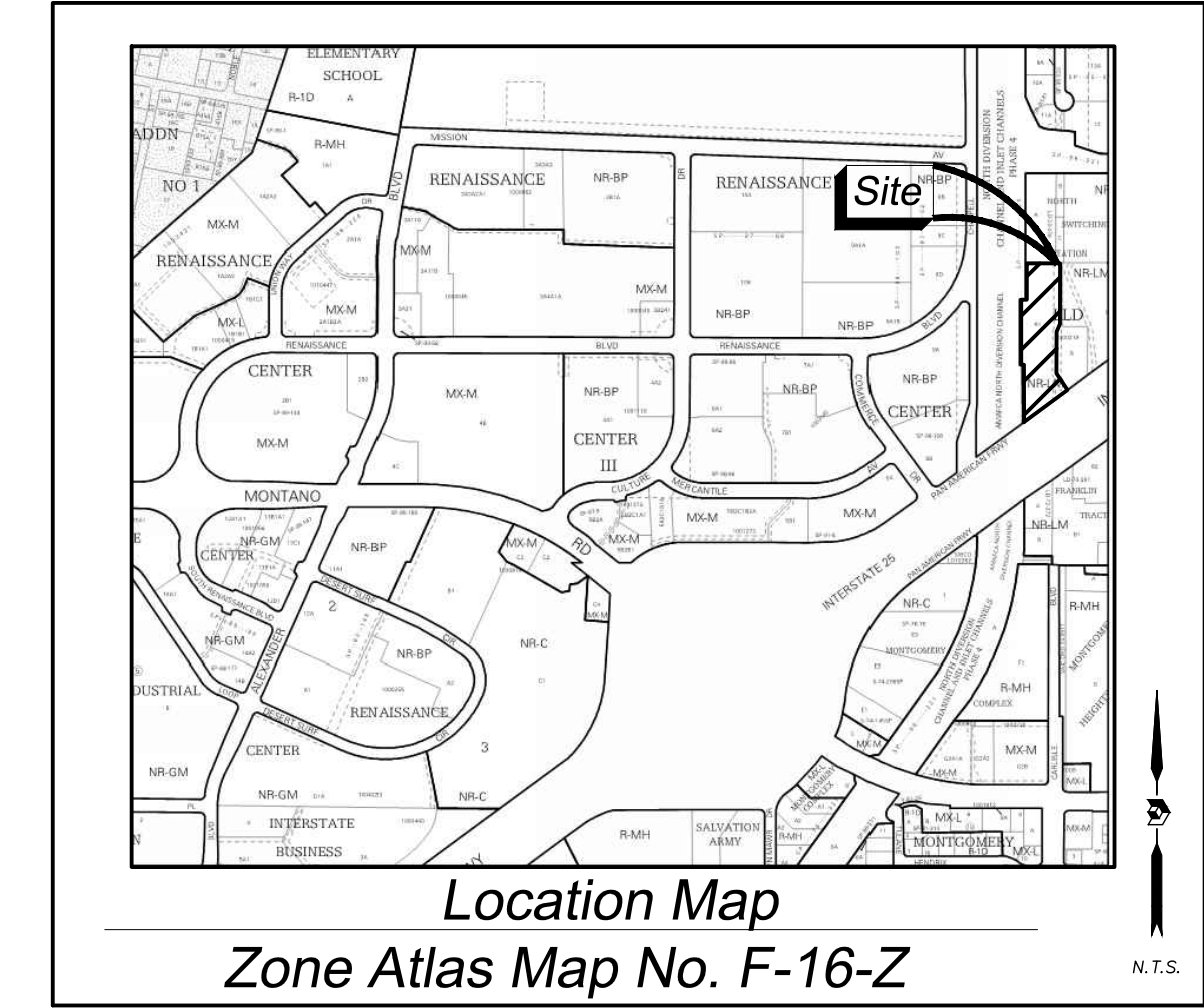
The applicant intends to create two lots from one lot, vacate easements and dedicate easements as shown on the plat. The proposed legal description for new Lots will be **Tracts A-1 & A-1-B, LLD Subdivision**.

Thank you for your consideration on this matter. I can be reached at (505) 362-8903 or at jag@jagpandz.com.

Sincerely,

Juanita Garcia
Principal

JAG Planning and Zoning, LLC



Subdivision Data:

GROSS SUBDIVISION ACREAGE: 3.4631 ACRES±
ZONE ATLAS INDEX NO: F-16-Z
NO. OF TRACTS CREATED: 2
NO. OF LOTS CREATED: 0
MILES OF FULL-WIDTH STREETS CREATED: 0

Notes:

1. PLAT SHOWS ALL EASEMENTS OF RECORD.
2. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE EXISTING ONE TRACT INTO TWO NEW TRACTS, TO VACATE EASEMENTS AND TO GRANT EASEMENTS.

Solar Note:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION 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 OF PARCELS WITHIN THE AREA OF THIS PLAT.

Public Utility Easements

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON 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 WITHIN THE EASEMENT 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 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.

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), QWEST CORPORATION D/B/A CENTURYLINK QC AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, QWEST CORPORATION D/B/A CENTURYLINK QC AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.

Flood Note

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 35001C0138H, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 16, 2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

RECORDING STAMP

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTIONS 34 AND 35, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF TRACT "A-1", LLD SUBDIVISION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 25, 2014 IN BOOK 2014C, PAGE 109, NOW COMPRISING TRACTS "A-1-A" AND "A-1-B" LLD SUBDIVISION.

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON TRACT A-1, LLD SUBDIVISION PARCEL ID: 101606152625010304

BERNALILLO COUNTY TREASURER'S OFFICE: _____

Free Consent

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

CYNTHIA MECHENBIER
TRUSTEE
LARDNER REVOCABLE LIVING TRUST
DATE

Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024 BY CYNTHIA MECHENBIER, TRUSTEE, LARDNER REVOCABLE LIVING TRUST

BY _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

Plat of
Tracts A-1-A and A-1-B
LLD Subdivision
Elena Gallegos Grant, Projected
Sections 34 & 35, Township 11 North, Range 03 East, N.M.P.M.
Albuquerque, Bernalillo County, New Mexico
June 2024

Project No. PR-2022-007507
Application No. -2022-
DHO Approval Date. _____

Utility Approvals

PNM	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST CORPORATION D/B/A CENTURYLINK QC	DATE
COMCAST	DATE
CITY SURVEYOR	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
A.B.C.W.U.A.	
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
PLANNING DEPARTMENT	DATE
CODE ENFORCEMENT	DATE
HYDROLOGY	

Surveyor's Certificate

I, LARRY W. MEDRANO, A LICENSED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL ON THE GROUND SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM RESPONSIBLE FOR THIS SURVEY. THIS SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND LAND SURVEYING OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LARRY W. MEDRANO
N.M.P.S. No. 11993
DATE



COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				INDEXING INFORMATION FOR COUNTY CLERK		PROJECT INFORMATION	
STATE PLANE ZONE: NM-C		GRID /GROUND COORDINATES: GRID NAVDD88		GEOID: ABQ GEOID		LAND GRANT ELENA GALLEGOS GRANT		PROPERTY OWNER CYNTHIA MECHENBIER TRUSTEE, LARDNER REVOCABLE TRUST		CREW/TECH: ML	DATE OF SURVEY 05/08/2024
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	ROTATION ANGLE: 0° 00' 00.00"		MATCHES DRAWING UNITS YES		SECTION 34 & 35	TOWNSHIP 11 NORTH	RANGE 3 EAST	MERIDIAN NMPM	SUBDIVISION NAME LLD SUBDIVISION	ADDRESS 4741 PAN AMERICAN FREEWAY, N.E
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM		BASE POINT FOR SCALING AND/OR ROTATION: N = 0 E = 0		DISTANCE ANNOTATION: GROUND		CITY ALBUQUERQUE		COUNTY BERNALILLO	STATE NM	UPC 101606152625010304	
COMBINED SCALE FACTOR: GRID TO FACTOR: 1.000327624302 GROUND TO GRID: 0.999672483005		BEARING ANNOTATION: GRID		ELEVATION TRANSLATION: ±0.00'		ELEVATIONS VALID: NO					PSI JOB NO. 228076P
											SHEET NUMBER 1 OF 2



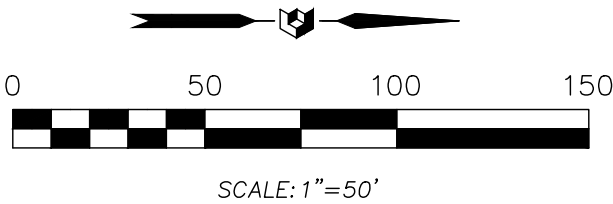
OFFICE LOCATION:
9200 San Mateo Boulevard, NE
Albuquerque, NM 87113

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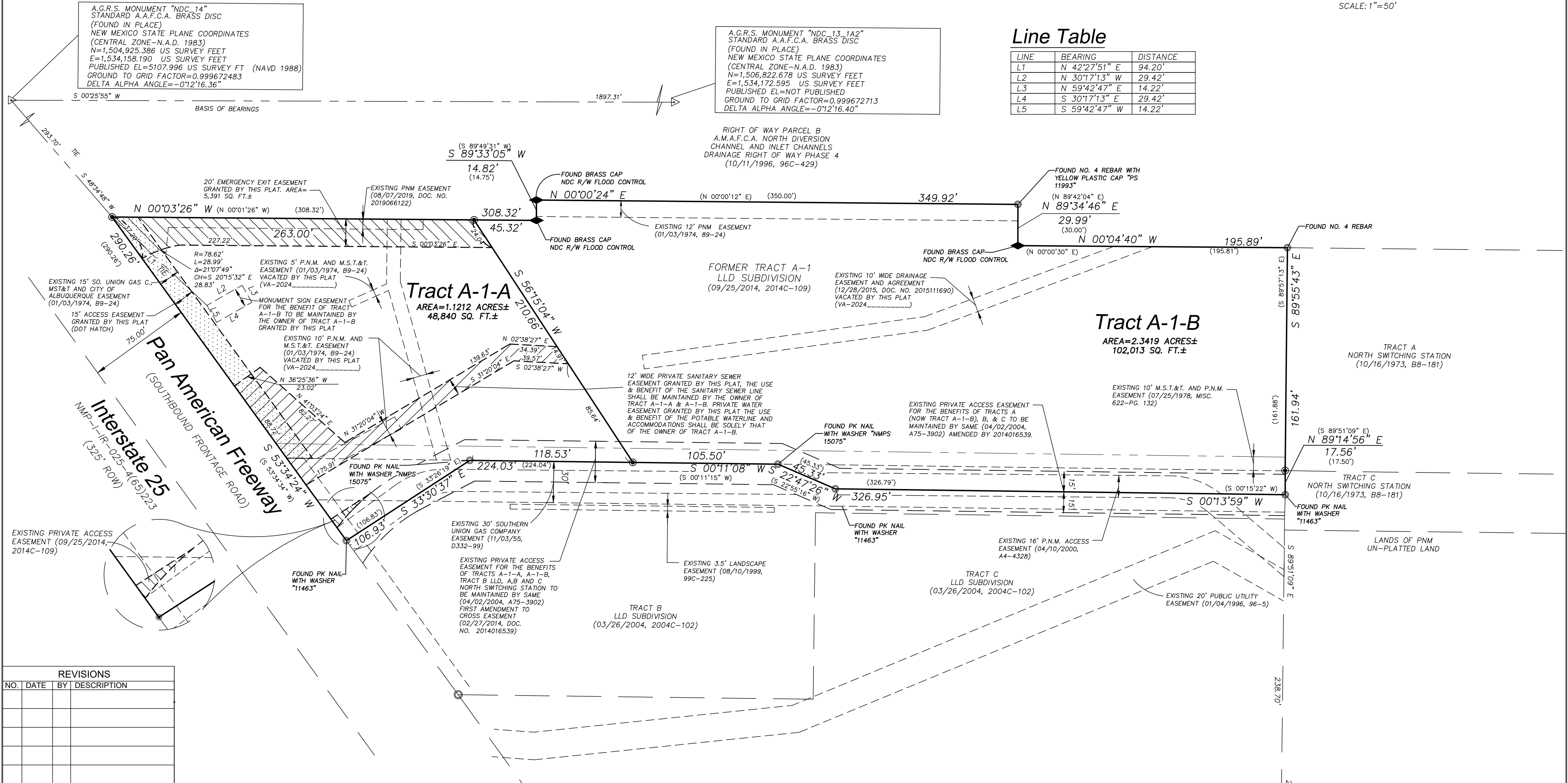
Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
●	DENOTES NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993" SET THIS SURVEY
△	FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED
◆	FOUND BRASS CAP AS DESIGNATED




Line Table

LINE	BEARING	DISTANCE
L1	N 42°27'51" E	94.20'
L2	N 30°17'13" W	29.42'
L3	N 59°42'47" E	14.22'
L4	S 30°17'13" E	29.42'
L5	S 59°42'47" W	14.22'



REVISIONS			
NO.	DATE	BY	DESCRIPTION

COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				INDEXING INFORMATION FOR COUNTY CLERK		PRECISION SURVEYS, INC.		PROJECT INFORMATION			
STATE PLANE ZONE: NM-C		GRID / GROUND COORDINATES: GRID		GEOID: ABQ GEOID		LAND GRANT ELENA GALLEGOS GRANT		PROPERTY OWNER VINCENT JR & CYNTHIA MECHENBIER CO TRUSTEES LARDNER REVOCABLE TRUST		 <div>OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113 505.856.5700 PHONE 505.856.7900 FAX</div>		CREW/TECH: ML	DATE OF SURVEY 03/15/2022		
HORIZONTAL DATUM: NAD83		VERTICAL DATUM: NAVD88		ROTATION ANGLE: 0° 00' 00.00" YES		MATCHES DRAWING UNITS YES		SECTION 34 & 35				TOWNSHIP 11 NORTH	RANGE 3 EAST	MERIDIAN NMPM	DRAWN BY: ME
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM				BASE POINT FOR SCALING AND/OR ROTATION: N = 0 E = 0				SUBDIVISION NAME LLD SUBDIVISION		ADDRESS 4741 PAN AMERICAN FREEWAY, N.E					
COMBINED SCALE FACTOR: GRID TO GROUND: 1.000327624302 GROUND TO GRID: 0.999672483005				DISTANCE ANNOTATION: GROUND		CITY ALBUQUERQUE		COUNTY BERNALILLO		STATE NM		UPC 101606152625010304		PSI JOB NO. 228076P	SHEET NUMBER 2 OF 2
				BEARING ANNOTATION: GRID		ELEVATION TRANSLATION: ±0.00'		ELEVATIONS VALID: NO							

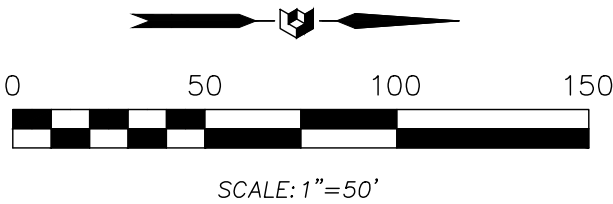


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Plat of
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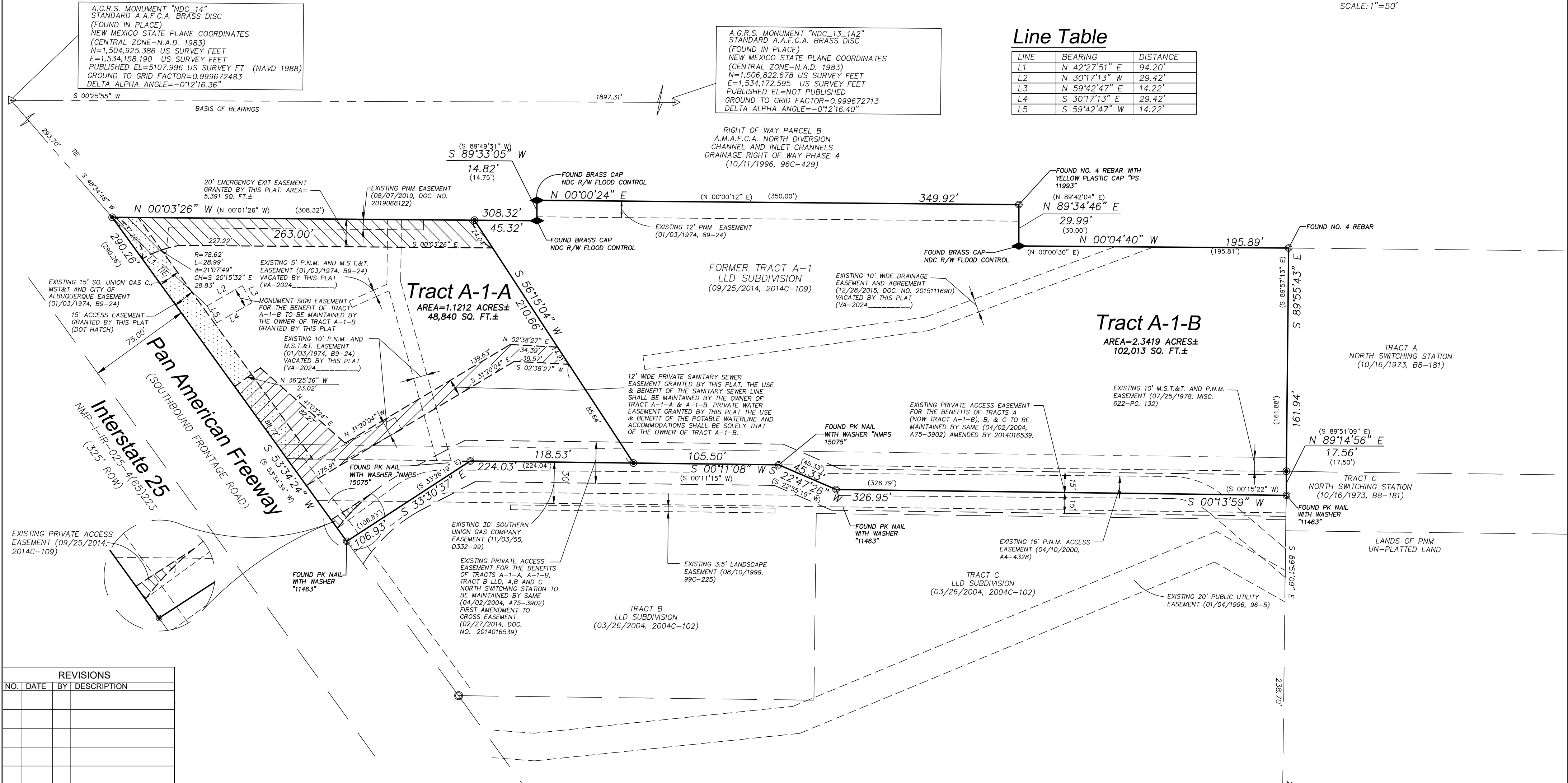
Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
●	DENOTES NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993" SET THIS SURVEY
△	FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED
◆	FOUND BRASS CAP AS DESIGNATED




Line Table

LINE	BEARING	DISTANCE
L1	N 42°27'51" E	94.20'
L2	N 30°17'13" W	29.42'
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REVISIONS			
NO.	DATE	BY	DESCRIPTION

COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				INDEXING INFORMATION FOR COUNTY CLERK				PROJECT INFORMATION							
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HORIZONTAL DATUM: NAD83		VERTICAL DATUM: NAVD88		ROTATION ANGLE: 0° 00' 00.00"		MATCHES DRAWING UNITS YES		SECTION 34 & 35		TOWNSHIP 11 NORTH		RANGE 3 EAST		MERIDIAN NMPM		SUBDIVISION NAME LLD SUBDIVISION		ADDRESS 4741 PAN AMERICAN FREEWAY, N.E	
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM				BASE POINT FOR SCALING AND/OR ROTATION: N = 0 E = 0				CITY ALBUQUERQUE		COUNTY BERNALILLO		STATE NM		UPC 101606152625010304					
COMBINED SCALE FACTOR: GRID TO GROUND: 1.000327624302 GROUND TO GRID: 0.999672483005				DISTANCE ANNOTATION: GROUND				ELEVATION TRANSLATION: ±0.00'				ELEVATIONS VALID: NO							
				BEARING ANNOTATION: GRID															



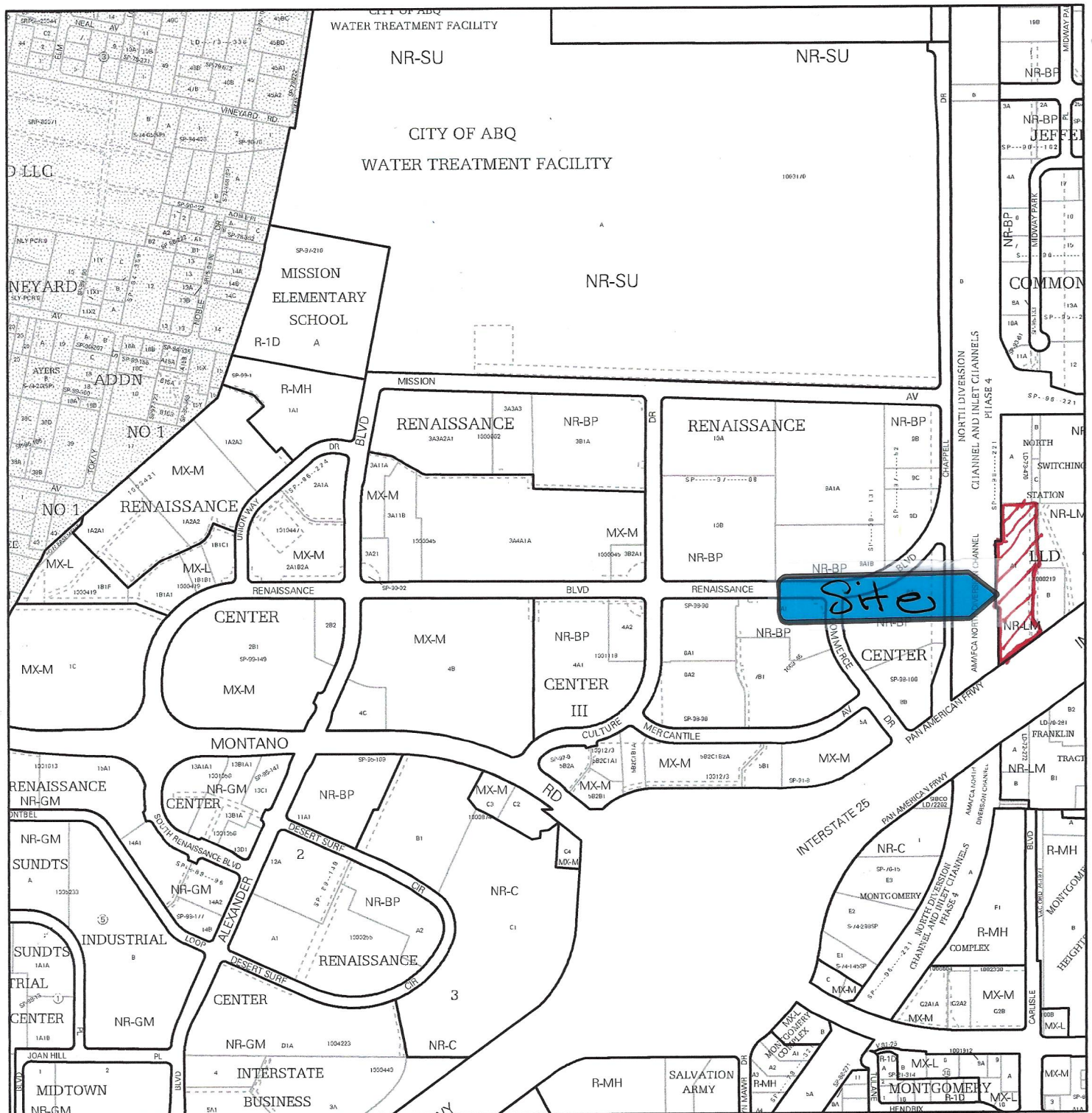
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PSI JOB NO. 228076P	SHEET NUMBER 2 OF 2
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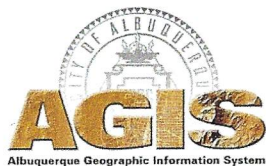


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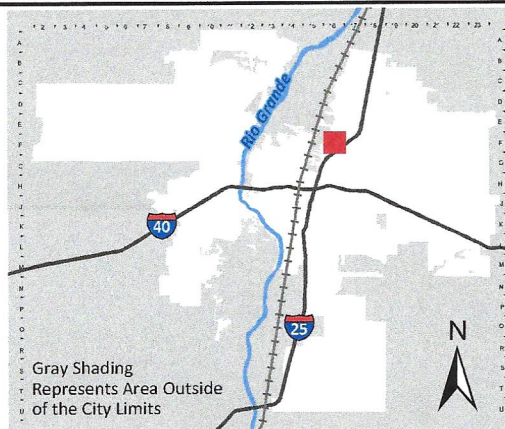


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).



Zone Atlas Page:
F-16-Z

- Easement
 - Escarpment
 - 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
- 0 250 500 1,000 Feet