



## PLAN SNAPSHOT REPORT PA-2025-00377 FOR CITY OF ALBUQUERQUE

**Plan Type:** Pre-Application Review **Project:** PR-2022-007569 (PR-2022-007569) **App Date:** 11/18/2025  
**Work Class:** Sketch Plan **District:** City of Albuquerque **Exp Date:** 05/17/2026  
**Status:** In Review **Square Feet:** 0.00 **Completed:** NOT COMPLETED  
**Valuation:** \$0.00 **Assigned To:** **Approval**  
**Description:** Sketch Plan - Scenic Road - TRACT 1 VOLCANO CLIFFS SUBD UNIT 6 **Expire Date:**

<b>Parcel:</b> 100906322524230127 Main	<b>Address:</b> 99999 Scenic Dr Nw Albuquerque, NM 99999 Scenic Dr Nw Main Albuquerque, NM 87120	<b>Zone:</b>
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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	Applicant Murad Hijazi 1401 Yale Blvd SE Albuquerque, NM 87106 Business: (505) 489-0101
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### Plan Custom Fields

Existing Project NumberN/A	Existing Zoning	R-A - Residential - Rural and Agricultural	Number of Existing Lots1
Number of Proposed Lots 35	Total Area of Site in Acres	7.47	Site Address/Street Scenic Drive, Albuquerque, NM 87120
Site Location Located Between Streets Scenic Drive and Villa Real Road	Case History	N/A	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 1
Block Number 0000	Subdivision Name and/or Unit Number	VOLCANO CLIFFS UNIT 6	Legal Description TRACT 1 VOLCANO CLIFFS SUBD UNIT 6
Major Public Open Space 330-foot boundary	Existing Zone District	R-A	Zone Atlas Page(s) D-09
Acreage 7.47	Calculated Acreage	6.68371	Council District 5
Community Planning Area(s) Northwest Mesa	Character Protection Overlay	Volcano Mesa – CPO-13	View Protection Overlay Northwest Mesa Escarpment – VPO-2
Development Area(s) Consistency	Current Land Use(s)	15   Vacant	IDO Use Development Standards Name Volcano Mesa – CPO-13
IDO Use Development Standards Subsection Off-premises Signs (Prohibitions) (5-12)	IDO Administration & Enforcement Name	Northwest Mesa Escarpment – VPO-2	IDO Administration & Enforcement Subsection Variance – EPC (6-6)
Pre-IDO Zoning District SU-2	Pre-IDO Zoning Description	VCRR	FEMA Flood Zone X
Total Number of Dwelling Units 0	Total Gross Square Footage2	0	Total Gross Square Footage4
Total Gross Square Footage 0	Total Gross Square Footage3	0	

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Renee_Regal_11/18/2025.jpg	11/18/2025 12:16	Regal, Renee		Uploaded via CSS

Note	Created By	Date and Time Created
1. Submittal has been reviewed and is ready to be processed	Renee Zamora	11/19/2025 9:58

Invoice No.	Fee	Fee Amount	Amount Paid
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PLAN SNAPSHOT REPORT (PA-2025-00377)

INV-00060996	Sketch Plat/Plan Fee		\$50.00	\$50.00
	Technology Fee		\$3.50	\$3.50
	Total for Invoice INV-00060996		\$53.50	\$53.50
Grand Total for Plan			\$53.50	\$53.50

Meeting Type	Location	Scheduled Date	Subject
DFT Meeting v.1	Zoom	12/10/2025	Sketch Plat

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		11/19/2025 9:57	
Associate Project Number v.1	Generic Action		11/19/2025 9:57
DFT Meeting v.1	Hold Meeting	11/19/2025 13:08	11/19/2025 13:10
Screen for Completeness v.1	Generic Action		11/19/2025 13:10
Verify Payment v.1	Generic Action		11/19/2025 13:10
Application Review v.1			
Sketch Plat/Plan Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		

# *Community Design Solutions*

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November 18, 2025

Development Hearing Officer  
City of Albuquerque  
600 2<sup>nd</sup> St NW  
Albuquerque, NM 87102

## **RE: Project Description for Sketch Plan Application**

Dear Development Hearing Officer,

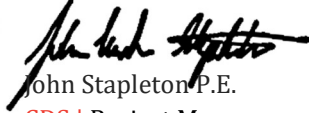
Community Design Solutions, LLC (CDS), on behalf of our client, MURAD HIJAZI, submits this project description letter per the City's sketch plan application requirements.

This request seeks to submit a sketch plan for review of the Scenic Road Residential single-family subdivision, 35-units, 1 tract development. This proposed development consists of approximately 7.47 acres and is currently zoned R-A (RURAL AND AGRICULTURAL ZONE DISTRICT). The R-A zone district is to provide for lower density single-family residential and limited agricultural uses which is consistent with surrounding uses.

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

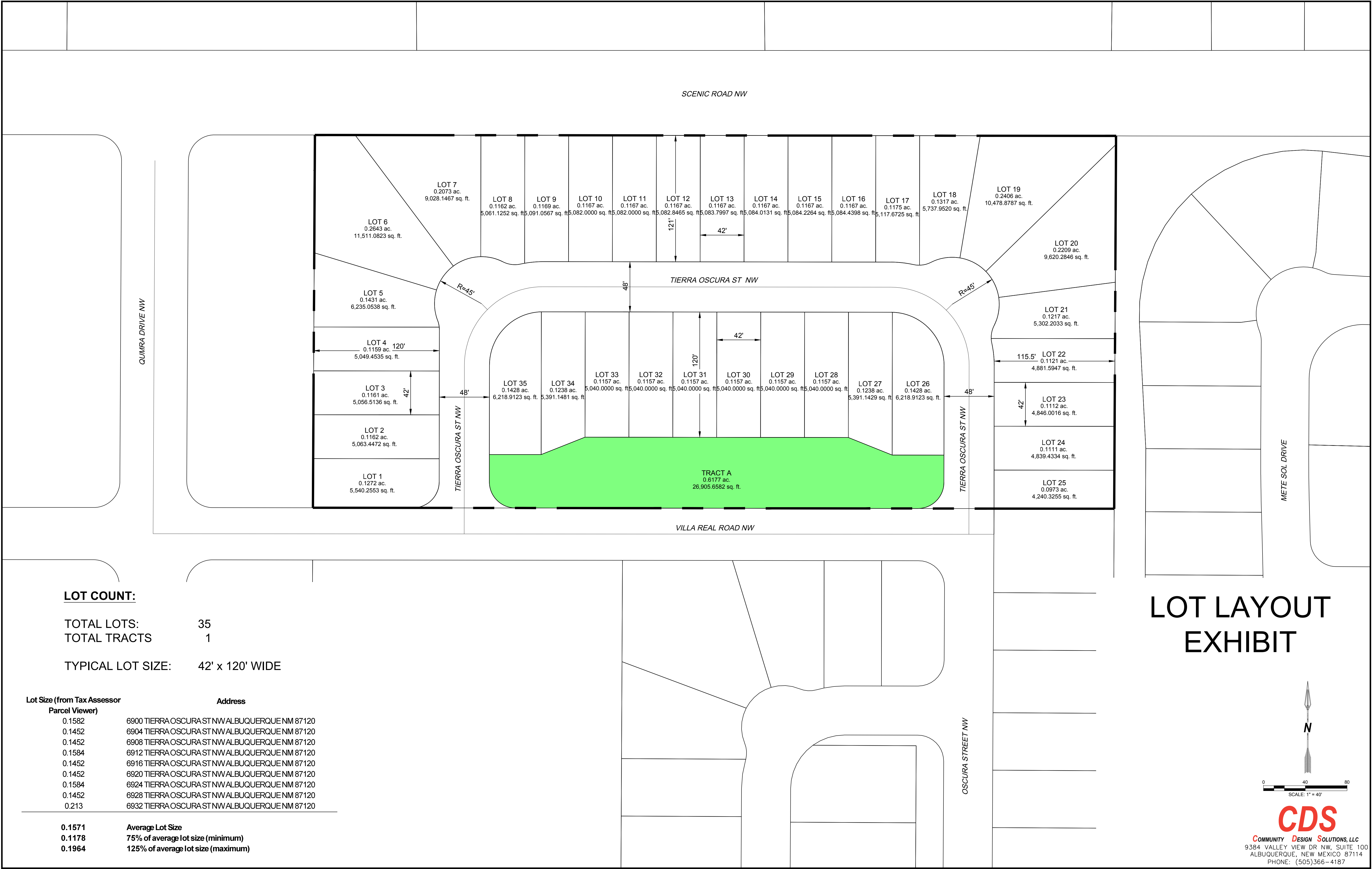
Sincerely,

Community Design Solutions, LLC



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

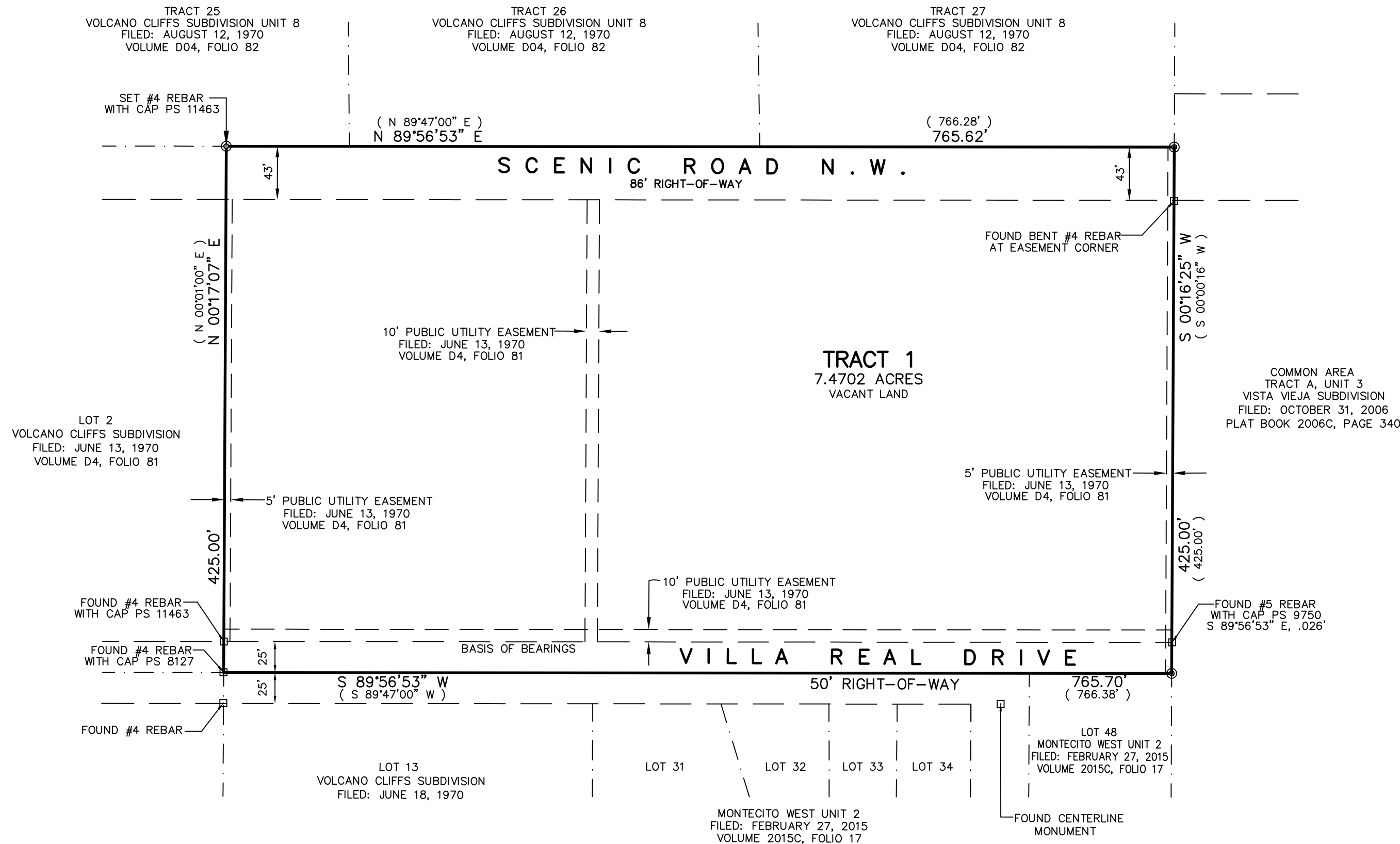
NAME: P:\12\_Planetree Projects\CD3\_Proposed\12177\12177.dwg (LOT DATE: Nov 10, 2025 11:02am)



LOT LAYOUT EXHIBIT

North arrow pointing up, labeled 'N'. Scale bar showing 0, 40, and 80 feet. Text: SCALE: 1" = 40'. CDS COMMUNITY DESIGN SOLUTIONS, LLC 9384 VALLEY VIEW DR NW, SUITE 100 ALBUQUERQUE, NEW MEXICO 87114 PHONE: (505)366-4187

RETRACEMENT SURVEY  
OF  
TRACT 1  
VOLCANO CLIFFS SUBDIVISION UNIT 6  
WITHIN  
SECTION 21, T. 11 N., R. 2 E., N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
AUGUST 2022



LEGAL DESCRIPTION:

TRACT NUMBERED ONE (1) OF VOLCANO CLIFFS SUBDIVISION UNIT 6, ALBUQUERQUE NM AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK D 4, FOLIO 81 FILED FOR THE RECORD ON JUNE 18, 1970 IN THE RECORDS IN THE OFFICE OF THE COUNTY CLERK FOR BERNALILLO COUNTY, NEW MEXICO.

GENERAL NOTES:

- OWNER OF RECORD PER FIRST AMERICAN TITLE INSURANCE COMPANY BINDER DATED: JULY 25, 2022 IS TRIPLE M. LAND, LLC
- LEGAL DESCRIPTION AND EASEMENTS SHOWN WERE PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT No. 1015029
- PLATS USED TO ESTABLISH BOUNDARY.  
A: VOLCANO CLIFFS SUBDIVISION UNIT 6  
FILED: JUNE 18, 1970 IN PLAT BOOK D4, FOLIO 81
- FILED WORK PERFORMED ON: AUGUST 2022

SURVEYOR'S CERTIFICATE:

State of New Mexico ) S.S.  
County of Bernalillo )

I, Anthony L. Harris, a Professional Surveyor, licensed under the laws of the State of New Mexico, do hereby certify that I have surveyed the above described property and I am responsible for said survey and that the plat hereon drawn is a true and correct representation of said survey, to the best of my knowledge and belief, and meets the minimum standards for land surveys in the State of New Mexico; that the bearings and distances shown hereon are based on the Plat or Deed of Record, unless otherwise indicated herein; that it shows all easements shown on the plat of record; that there are no encroachments from the said property onto adjoining properties onto said property, unless shown hereon and that it shows the location of all permanent improvements pertinent to the said survey.

Given under my hand and seal at Albuquerque, New Mexico, this 19th day of AUGUST 2022



*Anthony L. Harris*  
Anthony L. Harris, N.M.P.S.#11463 HARRIS SURVEYING, INC.  
1308 Cielo Vista Del Sur, NW • Corrales, New Mexico 87048  
Telephone (505) 250-2273

