



## PLAN SNAPSHOT REPORT PA-2025-00218 FOR CITY OF ALBUQUERQUE

**Plan Type:** Pre-Application Review **Project:** PR-2024-010846 (PR-2024-010846) **App Date:** 07/22/2025  
**Work Class:** Sketch Plat **District:** City of Albuquerque **Exp Date:** 01/18/2026  
**Status:** In Review **Square Feet:** 0.00 **Completed:** NOT COMPLETED  
**Valuation:** \$0.00 **Assigned To:** **Approval**  
**Expire Date:**

**Description:** Plat to consolidate existing 6 lots and vacated right of way into one new lot and to grant easements.

<b>Parcel:</b> 101605737725743207	Main	<b>Address:</b> 3200 Central Ave Se	<b>Zone:</b>
		3200 Central Ave Se Albuquerque, NM 87106	Main
<b>Applicant</b> Josh Rogers 6300 Riverside Plaza NW Suite 200 Albuquerque, NM 87120 Business: (505) 998-0163	<b>Agent</b> Jim Strozier 302 8TH ST NW ALBUQUERQUE, NM 87102 Business: (505) 764-9801 Mobile: (505) 235-6803	<b>Owner</b> Titan Hiway Land, LLC Titan Hiway Land, LLC Business: (505) 515-2914	<b>Applicant</b> Ayoni Oyenuga 302 8th Street NW Albuquerque, NM 87102 Business: (505) 764-9801

### Plan Custom Fields

Existing Project Number	PR-2024-010846	Existing Zoning	MX-M - Mixed-Use - Medium Intensity	Number of Existing Lots	6
Number of Proposed Lots	1	Total Area of Site in Acres	1.0116	Site Address/Street	3200 Central Avenue SE
Site Location Located Between Streets	Southeast corner of Central Avenue and Bryn Mawr Drive SE	Case History	PR-2024-010846, VAC-2025-00027, SP-2025-00043	Do you request an interpreter for the hearing?	No
Square Footage of Existing Buildings	0	Square Footage of Proposed Buildings	66005	Lot and/or Tract Number	4, 1, 2, 1, 3, 5
Block Number	41, 3, 41, 41, 41, 41	Subdivision Name and/or Unit Number	UNIVERSITY HEIGHTS, MONTE VISTA ADDN, UNIVERSITY HEIGHTS, UNIVERSITY HEIGHTS, UNIVERSITY HEIGHTS	Legal Description	LTS 1 THRU 5 IN BLK 41 UNIVERSITY HGTS ADDN & LT 1 BLK 3 MONTE VISTA ADDN
Existing Zone District	MX-M	Zone Atlas Page(s)	K-16	Acreage	1.0847
Calculated Acreage	0.919889	Council District	6	Community Planning Area(s)	Near Heights
Character Protection Overlay	Nob Hill/Highland – CPO-8 Nob Hill/Highland – CPO-8 / Building Height Sub-area 1, Nob Hill/Highland – CPO-8 / Façade Design Sub-area	Development Area(s)	Change	Current Land Use(s)	03   Commercial Retail, 04 Commercial Services
IDO Use Development Standards Name	Nob Hill Small Area, Nob Hill/Highland Small Area, Nob Hill/Highland – CPO-8 Nob Hill/Highland – CPO-8 Central Avenue	IDO Use Development Standards Subsection	Parking and Loading (Exemptions and Reductions) (5-5), Primary Building Stepback (5-11), Signs (Design and Construction) (5-12), Off-premises Signs (Prohibitions) (5-12), On-premises Signs (Neon Signs along Central Avenue) (5-12) (Prohibitions) (4-3(D)), Drive-through or Drive-up Facility (Prohibitions)	IDO Use Specific Standards Name	Nob Hill/Highland Small Area, Nob Hill/Highland Small Area, Nob Hill Small Area  (4-3(F))
IDO Use Specific Standards Subsection	Paid Parking Lot or Parking Structure (Prohibitions) (4-3(D)), Liquor Retail				

# PLAN SNAPSHOT REPORT (PA-2025-00218)

Corridor Type	Main Street (MS) Area, Major Transit (MT) Area, Premium Transit (PT) Area	IDO Administration & Enforcement Name	Nob Hill/Highland Small Area, Central Avenue	IDO Administration & Enforcement Subsection	Demolition Outside of an HPO (6-6), Demolition Outside of an HPO (Neon Signs along Central Avenue) (6-6)
Pre-IDO Zoning District	CCR-1	Pre-IDO Zoning Description		Major Street Functional Classification	2 - urban principal arterial
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_Ayoni_Oyenuga_7/22/2025.j pg	07/22/2025 14:23	Oyenuga, Ayoni		Uploaded via CSS

Note	Created By	Date and Time Created
1. Submittal has been reviewed and is ready to be processed.	Renee Zamora	07/23/2025 9:59

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00036226	Sketch Plat/Plan Fee	\$50.00	\$50.00
	Technology Fee	\$3.50	\$3.50
Total for Invoice INV-00036226		<b>\$53.50</b>	<b>\$53.50</b>
Grand Total for Plan		<b>\$53.50</b>	<b>\$53.50</b>

Meeting Type	Location	Scheduled Date	Subject
DFT Meeting v.1	Zoom	08/06/2025	DFT Sketch Plat

Workflow Step / Action Name	Action Type	Start Date	End Date
<b>Application Screening v.1</b>		07/23/2025 10:02	07/23/2025 15:14
Associate Project Number v.1	Generic Action		07/23/2025 10:02
DFT Meeting v.1	Hold Meeting	07/23/2025 10:04	07/23/2025 10:04
Screen for Completeness v.1	Generic Action		07/23/2025 15:14
Verify Payment v.1	Generic Action		07/23/2025 15:14
<b>Application Review v.1</b>			
Sketch Plat/Plan Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		