



PLAN SNAPSHOT REPORT PA-2025-00006 FOR CITY OF ALBUQUERQUE

Plan Type: Pre-Application Review **Project:** 001 C LOUISIANA SUB (PR-2025-020003) **App Date:** 01/31/2025

Work Class: Sketch Plan **District:** City of Albuquerque **Exp Date:** 07/30/2025

Status: In Review **Square Feet:** 0.00 **Completed:** NOT COMPLETED

Valuation: \$0.00 **Assigned To:** Montoya, Yolanda **Approval Expire Date:**

Description: The future owner of the property would like to demolish the existing PNC Bank building and build a new hotel of lifestyle tier quality. Could the City Departments please review the project through their Sketch Plan Review process to determine if this request is feasible? Are there any potential concerns that this project would need to resolve to be acceptable to the City of Albuquerque?

Parcel: 101905903521030910	Main	Address: 2444 Louisiana Blvd Ne Albuquerque, NM 87110	Zone:
		2444 Louisiana Blvd Ne Albuquerque, NM 87110	Main

Owner Mark Tekin 2600 Dallas Parkway Suite 370 Frisco, TX 75034 Business: (214) 960-9991	Engineer Genny Donart Business: (505) 268-8828 Mobile: (505) 350-0934	Agent Ronald Smith Home: (972) 386-0338 Mobile: (972) 913-2031	Applicant Keenan M McCord 14881 Quorum Drive Suite 800 Suite 800 Dallas, TX 75254 Business: (972) 386-0338 Mobile: (469) 209-4729
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Owner
Jignesh Dhola
2600 N Dallas Parkway 370
Frisco, TX 75034
Business: (682) 307-3470

Plan Custom Fields

Existing Project NumberN/A	Existing Zoning	MX-H - Mixed Use - High Intensity	Number of Existing Lots1
Number of Proposed Lots1	Total Area of Site in Acres	1.71965	Site Address/Street2444 Louisiana Blvd NE, Albuquerque, NM
Site Location Located Between StreetsLouisiana Boulevard NE & Prospect Place NE	Case History	1008660 - CASE NUMBER OF EXISTING BUILDING THAT IS USED FOR BANKING	Do you request an interpreter for the hearing?No
Square Footage of Existing Buildings35148	Square Footage of Proposed Buildings	90200	Lot and/or Tract Number1
Block NumberC	Subdivision Name and/or Unit Number	LOUISIANA	Legal Description* 001 C LOUISIANA SUB REPLAT CON 1.71965 AC LOUISIANA SUBD CONT 1.71965 A
Existing Zone DistrictMX-H	Zone Atlas Page(s)	H-19, H-18	Acreage1.72
Calculated Acreage1.70676	Council District	7	Community Planning Area(s)Mid Heights
Development Area(s)Change	Current Land Use(s)	05 Office	IDO Use Development Standards NameUptown Small Area, Uptown (Urban Center), Uptown Small Area
IDO Use Development Standards SubsectionSigns (Design and Construction) (5-12), Alternative Signage Plan (5-12), Off-premises Signs (Prohibitions) (5-12)	IDO Use Specific Standards Name	Uptown Small Area	IDO Use Specific Standards SubsectionWTF (Restrictions) (4-3(E)), Drive-through or Drive-up Facility (Restrictions) (4-3(F))
Corridor TypeMajor Transit (MT) Area	Center Type	Urban	Pre-IDO Zoning DistrictSU-3
Pre-IDO Zoning DescriptionMU-UPT	Major Street Functional Classification	2 - urban principal arterial	FEMA Flood ZoneX

PLAN SNAPSHOT REPORT (PA-2025-00006)

Total Number of Dwelling Units	0	Total Gross Square Footage2	0	Total Gross Square Footage4	90200
Total Gross Square Footage	0	Total Gross Square Footage3	0		

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Keenan_McCord_1/31/2025.jpg	01/31/2025 10:28	McCord, Keenan		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00001340	Technology Fee	\$3.50	\$3.50
	Sketch Plat/Plan Fee	\$50.00	\$50.00
Total for Invoice INV-00001340		\$53.50	\$53.50
Grand Total for Plan		\$53.50	\$53.50

Meeting Type	Location	Scheduled Date	Subject
DFT Meeting v.1	On line	02/12/2025	Feb 12 DFT meeting

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		02/03/2025 9:36	
Associate Project Number v.1	Generic Action		02/03/2025 9:36
DFT Meeting v.1	Hold Meeting	02/03/2025 9:36	02/03/2025 9:39
Screen for Completeness v.1	Generic Action		02/03/2025 9:39
Verify Payment v.1	Generic Action		02/03/2025 9:39
Application Review v.1			
Sketch Plat/Plan Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		