



PLAN SNAPSHOT REPORT PA-2025-00046 FOR CITY OF ALBUQUERQUE

Plan Type: Pre-Application Review **Project:** **App Date:** 03/09/2025
Work Class: Sketch Plan **District:** City of Albuquerque **Exp Date:** 09/05/2025
Status: In Review **Square Feet:** 0.00 **Completed:** NOT COMPLETED
Valuation: \$0.00 **Assigned To:** **Approval**
Expire Date:

Description: We would like to divide this lot into 3 lots to build 3 houses.

Parcel: 100905643510740506	Main	Address:	Zone:
-----------------------------------	------	-----------------	--------------

Applicant
Oscar Valladares
505 Sky Tower ST SW
Albuquerque, NM 87121
Mobile: (505) 379-6612

Plan Custom Fields

Existing Project Number	N/A	Existing Zoning	PD - Planned Development	Number of Existing Lots	1
Number of Proposed Lots	3	Total Area of Site in Acres	0.75	Site Address/Street	86th ST SW
Site Location Located Between Streets	86th ST and San Ygnacio.	Case History	N/A	Do you request an interpreter for the hearing?	No
Square Footage of Existing Buildings	0	Square Footage of Proposed Buildings	2000	Lot and/or Tract Number	430/PORTION OF
Block Number	0000	Subdivision Name and/or Unit Number	TOWN OF ATRISCO GRANT UNIT 3	Legal Description	NLY 106.15 FT OF SLY 320.30 FT OF TR 430 UNI 3 ATRISCO GRANT CONT 0.7500 AC M/L OR 32,670 SQ FT M/L
Existing Zone District	PD	Zone Atlas Page(s)	L-09	Acreage	0.75
Calculated Acreage	0.74858	Council District	3	Community Planning Area(s)	Southwest Mesa
Development Area(s)	Consistency	Current Land Use(s)	15 Vacant	Pre-IDO Zoning District	R-D
Pre-IDO Zoning Description	R-1	Major Street Functional Classification	4 - urban major collector	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_Oscar_Valladares_3/10/2025.jpg	03/09/2025 22:11	Valladares, Oscar		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00008661	Technology Fee	\$3.50	\$0.00
	Sketch Plat/Plan Fee	\$50.00	\$0.00
Total for Invoice INV-00008661		\$53.50	\$0.00
Grand Total for Plan		\$53.50	\$0.00

Meeting Type	Location	Scheduled Date	Subject
DFT Meeting v.1	Zoom	03/19/2025	DFT

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		03/12/2025 9:47	
Associate Project Number v.1	Generic Action		03/12/2025 9:48
DFT Meeting v.1	Hold Meeting	03/12/2025 10:16	03/12/2025 9:48

PLAN SNAPSHOT REPORT (PA-2025-00046)

Screen for Completeness v.1	Generic Action	03/12/2025 9:48
Verify Payment v.1	Generic Action	
Application Review v.1		
Sketch Plat/Plan Review v.1	Receive Submittal	
DFT Comments Submittal v.1	Generic Action	

To whom it may concern,

We are proposing on the lot that is .75 acres to divide it into 3 parcels of .25 acres each to build 3 houses.

Thank you,

Oscar Valladares

[illegible]

A tract of land located in School District No. 28, Brennilite County, New Mexico within the Town of Alamosa Grant.

Comprising the Northern 3/4 Acre of the Southern 1/4 Section 16, T14N, R12E, Acres of property designated as Tract 430 in Unit No. Three on Sheet No. 2 of a "Pala Shoshone A Part of the Tracts Allocated From Town of Alamosa and the Town of Alamosa" located in the Office of the Clerk of Brennilite County, New Mexico, on December 1, 1944.

Beginning at the Northeast corner of said Tract 430, which is a point on the Eastern boundary of said Tract 430 and Western line of 86th Street S.W., thence the Southeast corner of Lot 1 in Block 16 of the Original Township of Alamosa, as shown and designated on the Plat of said subdivision bears N 49°32'07" E, 4,922.16 feet distant.

Running from said beginning point S. 06°05' E., 160.15 feet;

Thence S. 83°55' W., 204.00 feet;

Thence N. 06°05' W., 160.15 feet;

Thence N. 83°55' E., 204.00 feet to the place of the beginning.

Containing 10.875 Acres, more or less.

A circular professional seal for a surveyor. The outer ring contains the text "PROFESSIONAL SURVEYOR" at the top and "DAVID JIRIK" at the bottom. The inner ring contains "NEW MEXICO" on the left and "STATE OF" on the right. The center of the seal contains the text "NO. 29416".

6/18/2024

A circular professional seal for a surveyor. The outer ring contains the text "PROFESSIONAL SURVEYOR" at the top and "DAVID JIRIK" at the bottom. The inner ring contains "STATE OF NEW MEXICO". The center of the seal contains the text "NO. 29416".

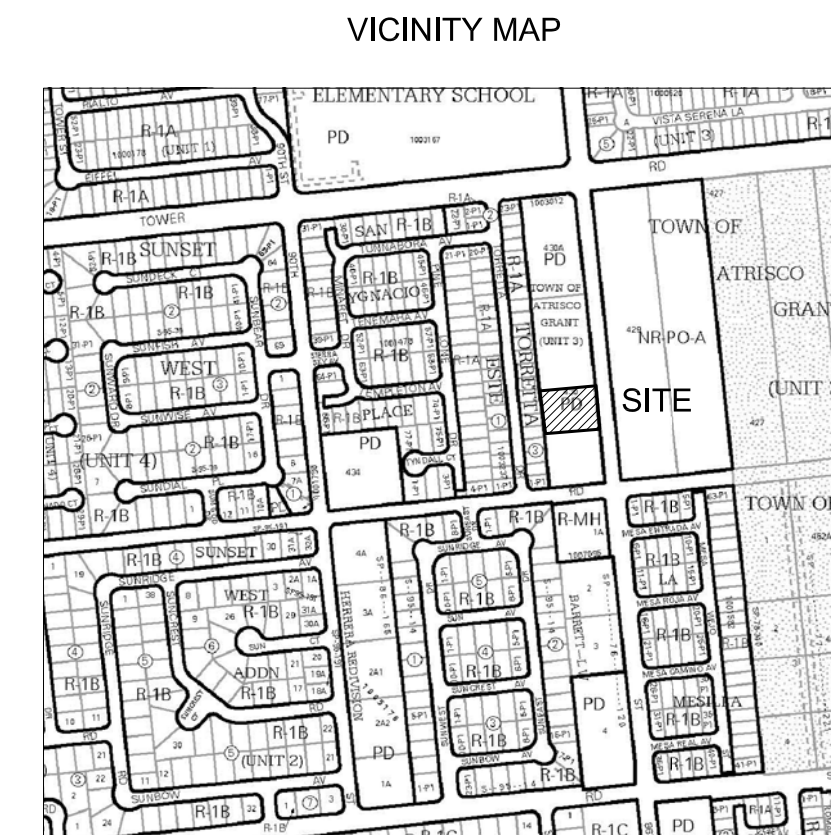
PORTION OF TRACT 430, UNIT THREE
TRACTS ALLOTTED FROM THE TOWN OF ATRISCO GRANT
VACANT LAND ON 86th STREET S.W., ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

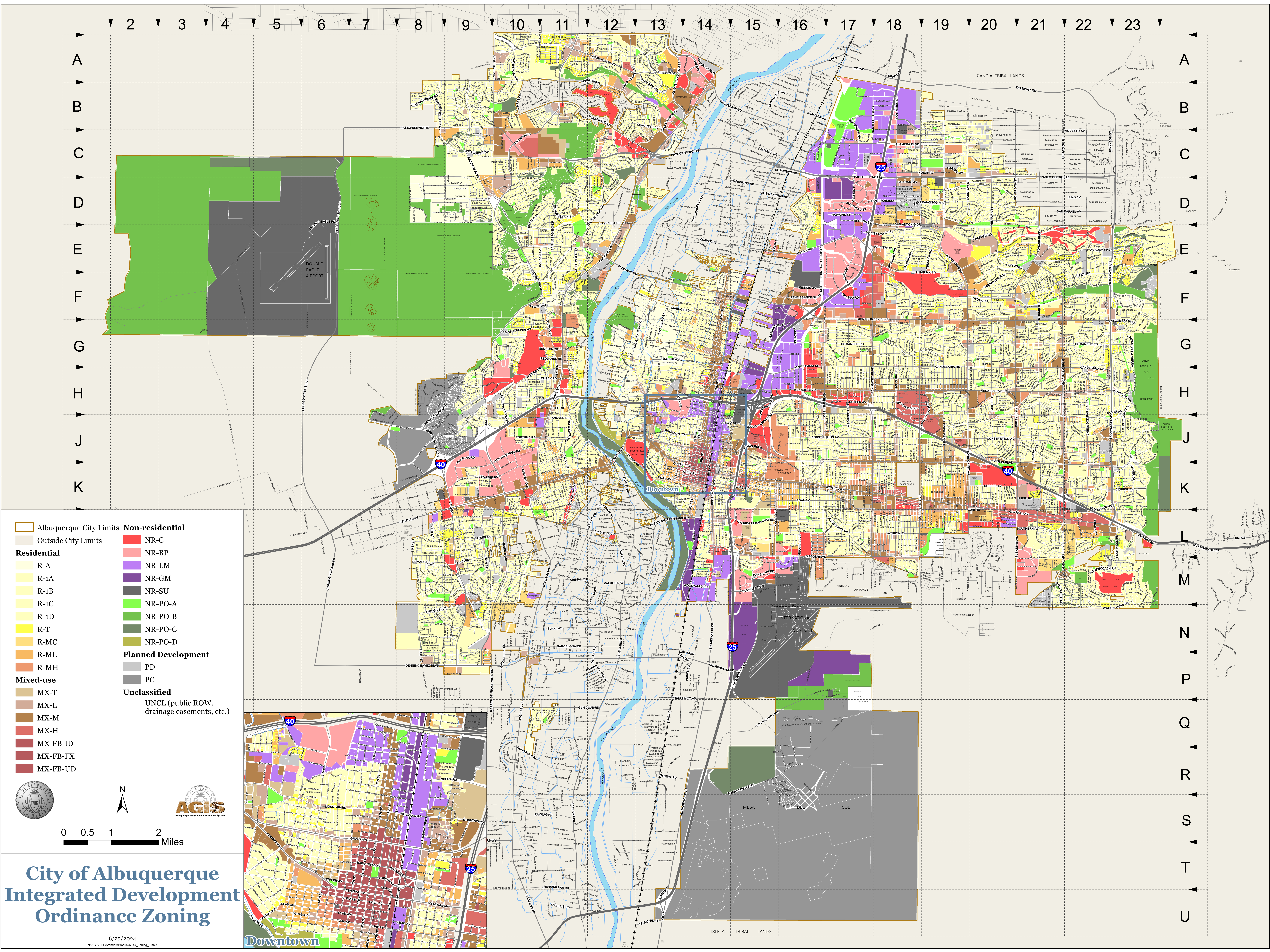
mailing address: P.O. Box 94595, Albuquerque, NM 87199
5355 Wyoming Boulevard N.E., Suite 6, Albuquerque, NM 87109
office 505.892.4597
professionals.surveying@comcast.net

1. Bearings are record based on the bearings used in the deed referenced hereon. Distances are ground. Bearings and distances are field and record data.
2. Record map description is from Warranty Deed filed 4/25/2019 as document No. 20190303244. No easements were listed in the deed. Commitment No. 2975694-AL04 dated 6/15/2025 by First American Title Insurance Company.
3. All property corners were found, set or otherwise established as shown.
4. Documents used to prepare this survey are recorded plats shown and/or referenced hereon.
5. The subject property is located within Zone "X" (Other Areas. Areas determined to be outside the 1% annual chance floodplain) as shown on FEMA Flood Insurance Rate Map No. 35001C0339H dated 8/16/2012.

LOCATION: SECTION 28, T10N, R2E, NMPM, TOWN OF ATRISCO GRAN
PARCEL ID: 100905643510740506
ADDRESS: NO ADDRESS, VACANT LAND
OWNER OF RECORD ON THE DATE OF SURVEY: CHAVEZ (SELLER)
OSCAR VALLADARES (BUYER)







Albuquerque City Limits

Outside City Limits

Residential

R-A

R-1A

R-1B

R-1C

R-1D

R-T

R-MC

R-ML

R-MH

Mixed-use

MX-T

MX-L

MX-M

MX-H

MX-FB-ID

MX-FB-FX

MX-FB-UD

Non-residential

NR-C

NR-BP

NR-LM

NR-GM

NR-SU

NR-PO-A

NR-PO-B

NR-PO-C

NR-PO-D

Planned Development

PD

PC

Unclassified

UNCL (public ROW,
drainage easements, etc.)

0

0.5

1

2

Miles

N

AGIS

Advanced Geographic Information Systems

City of Albuquerque

Integrated Development

Ordinance Zoning

6/25/2024

N:\AGIS\FILE\StandardProducts\Zoning\Zoning_Envid