



## PLAN SNAPSHOT REPORT PA-2025-00098 FOR CITY OF ALBUQUERQUE

**Plan Type:** Pre-Application Review **Project:** 211 Kinley Ave NW (PR-2025-020053) **App Date:** 04/14/2025

**Work Class:** Sketch Plat **District:** City of Albuquerque **Exp Date:** 10/11/2025

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

**Valuation:** \$0.00 **Assigned To:** **Approval Expire Date:**

**Description:** PR-2025-020053 Request to consolidate 4 lots into 1 lot.  
Consolidating lots 11, 12, 13 & 14, Block 7 Paris Addition into 1 lot.

<b>Parcel:</b> 101405829639211303	<b>Address:</b> 211 Kinley Ave Nw Albuquerque, NM 87102	<b>Zone:</b>
101405830139311304 Main	211 Kinley Ave Nw Albuquerque, NM 87102	
	211 Kinley Ave Nw Main Albuquerque, NM 87102	

<b>Surveyor</b> Robert Fierro 3201 4th Street NW Suite C Suite C Albuquerque, NM 87107 Business: (505) 352-8930 Mobile: (505) 503-9546	<b>Applicant</b> Veronica Herrera 3201 4th St. NW Suite C Suite C Albuquerque, NM 87107 Business: (505) 352-8930	<b>Agent</b> Veronica Herrera 3201 4th St. NW Suite C Suite C Albuquerque, NM 87107 Business: (505) 352-8930	<b>Owner</b> Martin Nevarez Business: (505) 322-8030
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### Plan Custom Fields

Existing Project NumberN/A	Existing Zoning NR-LM - Non-Residential - Light Manufacturing	Number of Existing Lots4
Number of Proposed Lots 1	Total Area of Site in Acres 0.4136	Site Address/Street 211 Kinley Ave NW
Site Location Located 2nd and 3rd Street. Between Streets	Case History N/A	Do you request an interpreter for the hearing? No
Square Footage of Existing Buildings 560	Square Footage of Proposed Buildings 1500	Lot and/or Tract Number 14, VAC PORTION OF KINLEY AV, 13
Block Number 7	Subdivision Name and/or Unit Number PARIS ADDN	Legal Description * 013 007PARIS ADD L 13 & 14STRIP 40 BY 50 S
Existing Zone District NR-LM	Zone Atlas Page(s) J-14	Acreage 0.2238
Calculated Acreage 0.204808	Council District 2	Community Planning Area(s) Central ABQ
Development Area(s) Change	Current Land Use(s) 04   Commercial Services	IDO Use Development Standards Name Railroad and Spur Small Area, Valley Drainage Area
IDO Use Development Standards Subsection Cumulative Impacts (5-2), Site Design and Sensitive Lands (5-2)	IDO Use Specific Standards Name Railroad and Spur Small Area	IDO Use Specific Standards Subsection Commercial Uses (various) (4-3(D)), Industrial Uses (various) (4-3(E))
Metropolitan Redevelopment Area(s) North Corridor	Corridor Type Main Street (MS) Area	IDO Administration & Enforcement Name Railroad and Spur Small Area
IDO Administration & Enforcement Subsection Cumulative Impacts Analysis Requirements (6-4), Site Plan – EPC (6-6)	Pre-IDO Zoning District M-1	Pre-IDO Zoning Description
FEMA Flood Zone X	Total Number of Dwelling Units 0	Total Gross Square Footage2 0
Total Gross Square Footage4 0	Total Gross Square Footage 1500	Total Gross Square Footage3 0

# PLAN SNAPSHOT REPORT (PA-2025-00098)

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Veronica_Herrera_4/14/2025.jpg	04/14/2025 11:05	Herrera, Veronica		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00016885	Sketch Plat/Plan Fee	\$50.00	\$50.00
	Technology Fee	\$3.50	\$3.50
Total for Invoice INV-00016885		\$53.50	\$53.50
Grand Total for Plan		\$53.50	\$53.50

Meeting Type	Location	Scheduled Date	Subject
DFT Meeting v.1	Zoom	04/30/2025	DFT

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		04/21/2025 16:15	
Associate Project Number v.1	Generic Action		04/21/2025 16:15
DFT Meeting v.1	Hold Meeting	04/21/2025 16:24	04/21/2025 16:24
Screen for Completeness v.1	Generic Action		04/21/2025 16:24
Verify Payment v.1	Generic Action		04/21/2025 16:25
Application Review v.1			
Sketch Plat/Plan Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		



3201 4<sup>TH</sup> Street NW, Suite C  
Albuquerque, NM 87107  
(505) 352-8930

4/14/2025

City of Albuquerque  
Development Review Services - Development Facilitation Team (DFT)

RE: Sketch Plat – Proposed Lot Consolidation of Lots 11, 12, 13 & 14 Block 7, Paris Addition

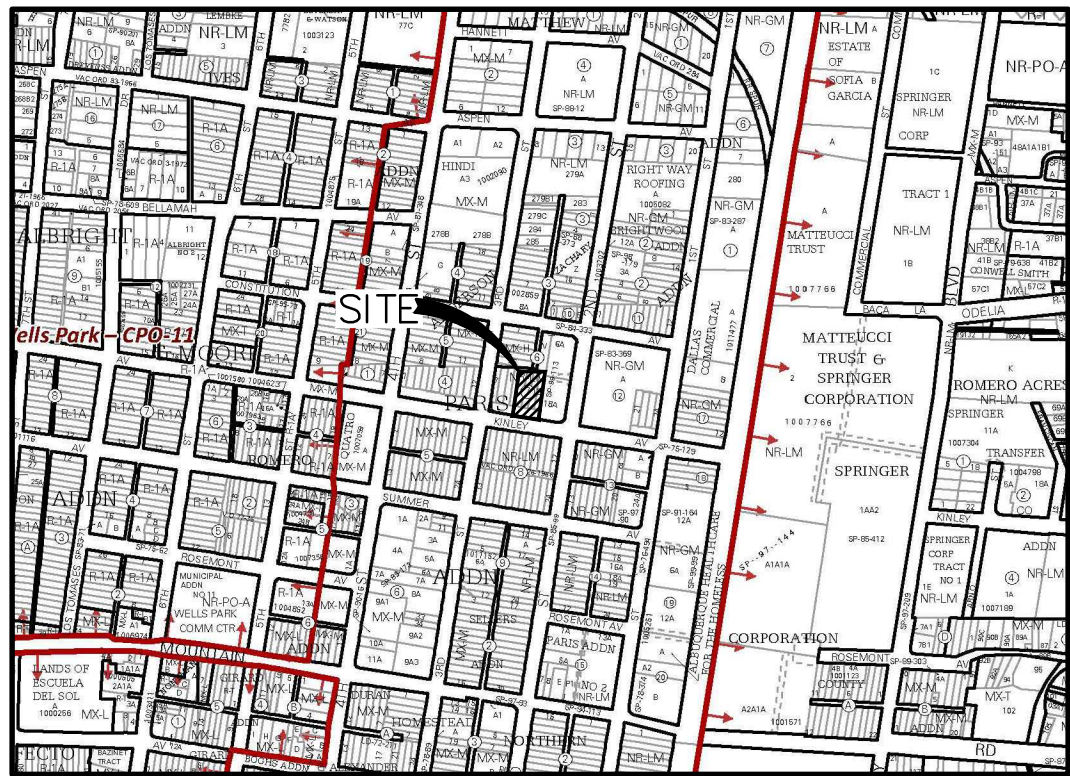
On behalf of Martin Nevarez, Trustee of the Martin Nevarez Trust, Fierro & Company as their agent is requesting a sketch plat review of the proposed consolidation of Lots 11, 12 13 & 14 Block 7, Paris Addition, zoned NR-LM to facilitate further development of the subject property.

Thank you,

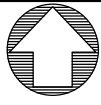
Veronica Herrera  
Fierro & Company



PLAT OF  
LOT 11-A, BLOCK 7  
PARIS ADDITION  
LOCATED WITHIN THE  
TOWN OF ALBUQUERQUE GRANT  
PROJECTED SECTION 17, T.10N., R.3E., N.M.P.M.  
CITY OF ALBUQUERQUE, BERNALILLO, NEW MEXICO  
APRIL 2025



VICINITY MAP  
ZONE ATLAS PAGE J-14-Z



NTS

SUBDIVISION DATA

1. ZONE ATLAS MAP NO. J-14.
2. GROSS SUBDIVISION ACREAGE: 0.4136 ACRES.
3. TOTAL NUMBER OF EXISTING LOTS: FOUR (4) LOTS AND VACATED PORTION OF KINLEY AVE.
4. TOTAL NUMBER OF NEW LOTS: ONE (1) LOTS.
5. DATE OF SURVEY: APRIL 2025.

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO COMBINE FOUR (4) EXISTING LOTS AND A VACATED PORTION OF KINLEY AVE. INTO ONE (1) NEW LOT.

DESCRIPTION

LOTS NUMBERED 11, 12, 13 AND 14 IN BLOCK NUMBERED 7 OF THE PARIS ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE PROBATE CLERK AND EX-OFFICIO RECORDER OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 29, 1892. ALSO, ALL THAT CERTAIN TRACT OF LAND LAYING ADJACENT TO THE ABOVE DESCRIBED LOTS WHICH WAS FORMERLY PART OF THE MCKINLEY AVENUE AND WHICH WAS VACATED BY THE ORDER OF THE COUNTY COMMISSIONER OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 23rd, 1920; AND LOTS NUMBERED 13 AND 14 IN BLOCK NUMBERED 7 OF THE PARIS ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION FILED IN THE OFFICE OF THE PROBATE CLERK AND EX-OFFICIO RECORDER OF BERNALILLO COUNTY, NEW MEXICO, ON THE DECEMBER 29th, 1892. ALSO, A TRACT OF LAND WHICH IS THE SAME WIDTH AS SAID LOTS 13 AND 14 FROM EAST TO WEST AND WHICH MEASURES FROM NORTH TO SOUTH 40 FEET AND WHICH EXTENDS FROM THE ORIGINAL SOUTH LINE OF LOTS 13 AND 14 SOUTH TO THE NORTH LINE OF MCKINLEY AVENUE AS ESTABLISHED BY ORDER OF THE COUNTY COMMISSIONER OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 23, 1920.

UTILITY NOTES:

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMER, AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

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 SERVICE.

QWEST CORPORATION D/B/A/ CENTURY LINK QC, FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST, FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, WITH THE RIGHT AND PRIVILEGED OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF "GRANTOR" FOR 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 SPACE FOR ELECTRICAL TRANSFORMERS, WITHIN 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 ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATURAL 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) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), DO NOT WAVE OR RELEASE ANY EASEMENTS OR ANY EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SPECIFICALLY DESCRIBED AND SHOWN ON THIS PLAT.

FREE CONSENT

SURVEYED AND RE-PLATTED AND NOW COMPRISING,

"PLAT OF LOT 11-A, BLOCK 7, PARIS ADDITION, WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S), THE EXECUTION OF THIS PLAT IS THEIR FREE ACT AND DEED.

SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FORGOING AND DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUB-DIVIDED.

OWNER: MARTIN NEVAREZ TRUST  
BY: MARTIN NEVAREZ  
TITLE: TRUSTEE

SIGNATURE \_\_\_\_\_

ACKNOWLEDGEMENT:

STATE OF \_\_\_\_\_ )  
 )SS.

COUNTY OF \_\_\_\_\_ )

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025, BEFORE ME

PERSONALLY APPEARED

\_\_\_\_\_ KNOWN TO ME TO  
BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING  
INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS  
THEIR FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST  
ABOVE WRITTEN.

MY COMMISSION  
EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

SURVEYOR'S CERTIFICATION

I, ROBERT J. FIERRO, NEW MEXICO PROFESSIONAL SURVEYOR NO. 22909, DO HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED FROM FIELD NOTES OF AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION; THAT IT MEETS THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTS AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ROBERT J. FIERRO, N.M.P.S. No. 22909



Date

PROJECT NO. : \_\_\_\_\_

APPLICATION NO. : \_\_\_\_\_

DHO APPROVAL DATE: \_\_\_\_\_

UTILITY APPROVALS:

PNM ELECTRIC SERVICES \_\_\_\_\_ DATE

NEW MEXICO GAS COMPANY \_\_\_\_\_ DATE

CENTURY LINK \_\_\_\_\_ DATE

COMCAST \_\_\_\_\_ DATE

CITY APPROVALS:

CITY SURVEYOR \_\_\_\_\_ DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION \_\_\_\_\_ DATE

A.B.C.W.U.A. \_\_\_\_\_ DATE

PARKS & RECREATION DEPARTMENT \_\_\_\_\_ DATE

A.M.A.F.C.A. \_\_\_\_\_ DATE

HYDROLOGY \_\_\_\_\_ DATE

CODE ENFORCEMENT \_\_\_\_\_ DATE

PLANNING DEPARTMENT \_\_\_\_\_ DATE

CITY ENGINEER \_\_\_\_\_ DATE

TREASURER'S OFFICE CERTIFICATION

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC #: \_\_\_\_\_

PROPERTY OWNER OF RECORD \_\_\_\_\_

BERNALILLO COUNTY  
TREASURER'S OFFICE \_\_\_\_\_

DATE

PROJECT NO. 25021

SHEET 1 OF 2

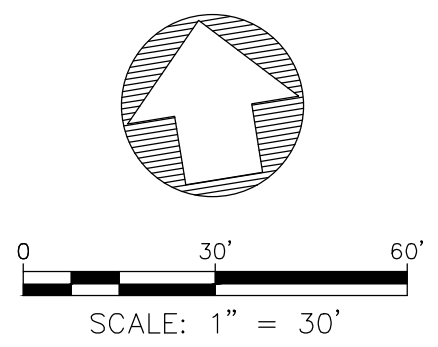
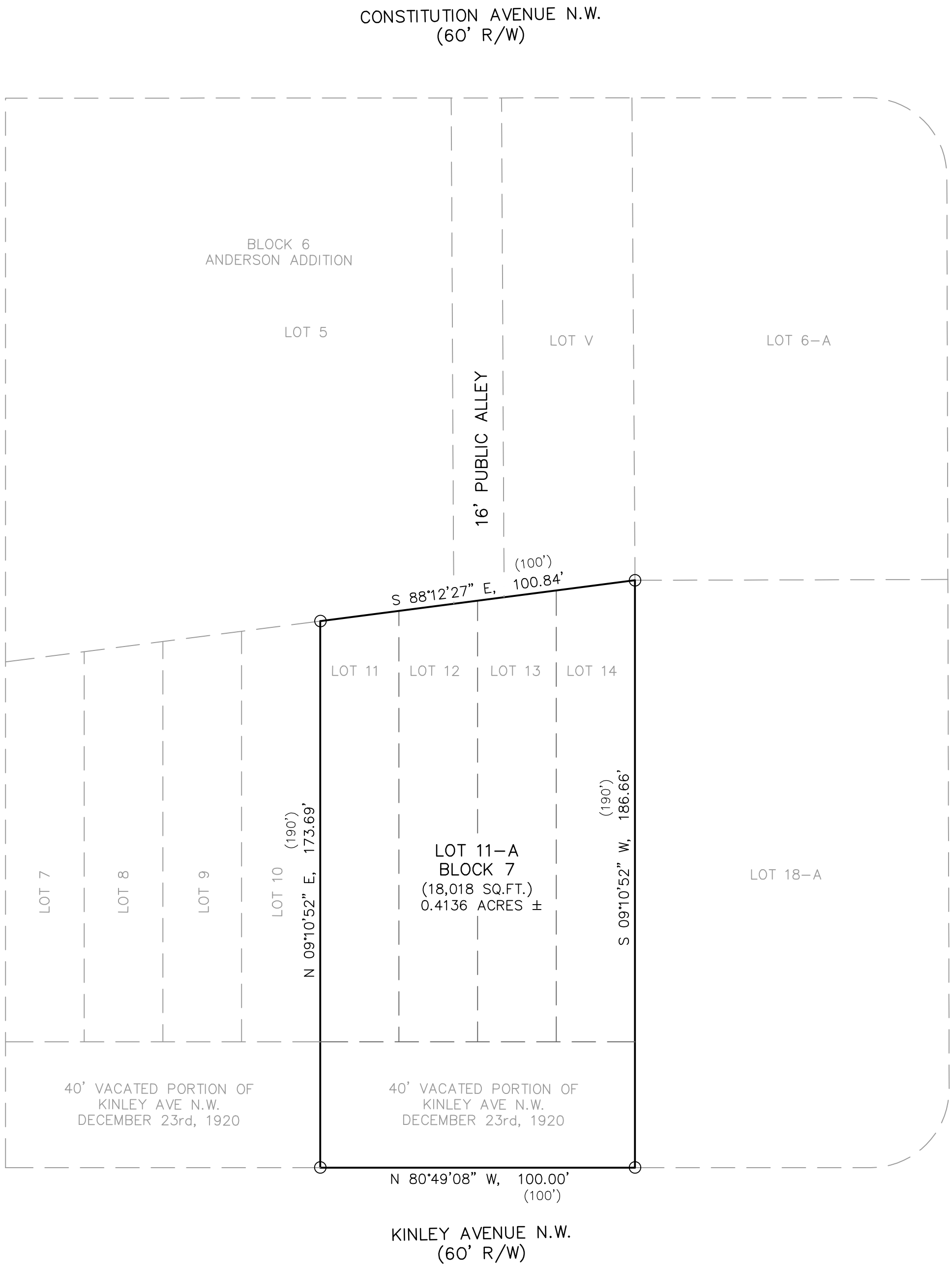


Fierro & Company

ENGINEERING | SURVEYING

3201 4th STREET NW, SUITE C, ALBUQUERQUE, NM 87107  
PH 505.352.8930 ww.fierrocompany.com

PLAT OF  
LOT 11-A, BLOCK 7  
PARIS ADDITION  
LOCATED WITHIN THE  
TOWN OF ALBUQUERQUE GRANT  
PROJECTED SECTION 17, T.10N., R.3E., N.M.P.M.  
CITY OF ALBUQUERQUE, BERNALILLO, NEW MEXICO  
APRIL 2025



LEGEND	
	FOUND MONUMENT AS NOTED
	SET 1/2" REBAR WITH BLUE PLASTIC CAP MARKED "F&C PS 22909"
(N90°00'00"E, 100.00')	RECORD BEARING & DISTANCE
N00°00'00"E, 00.00'	MEASURED BEARING & DISTANCE
---	ELIMINATED LOT LINE

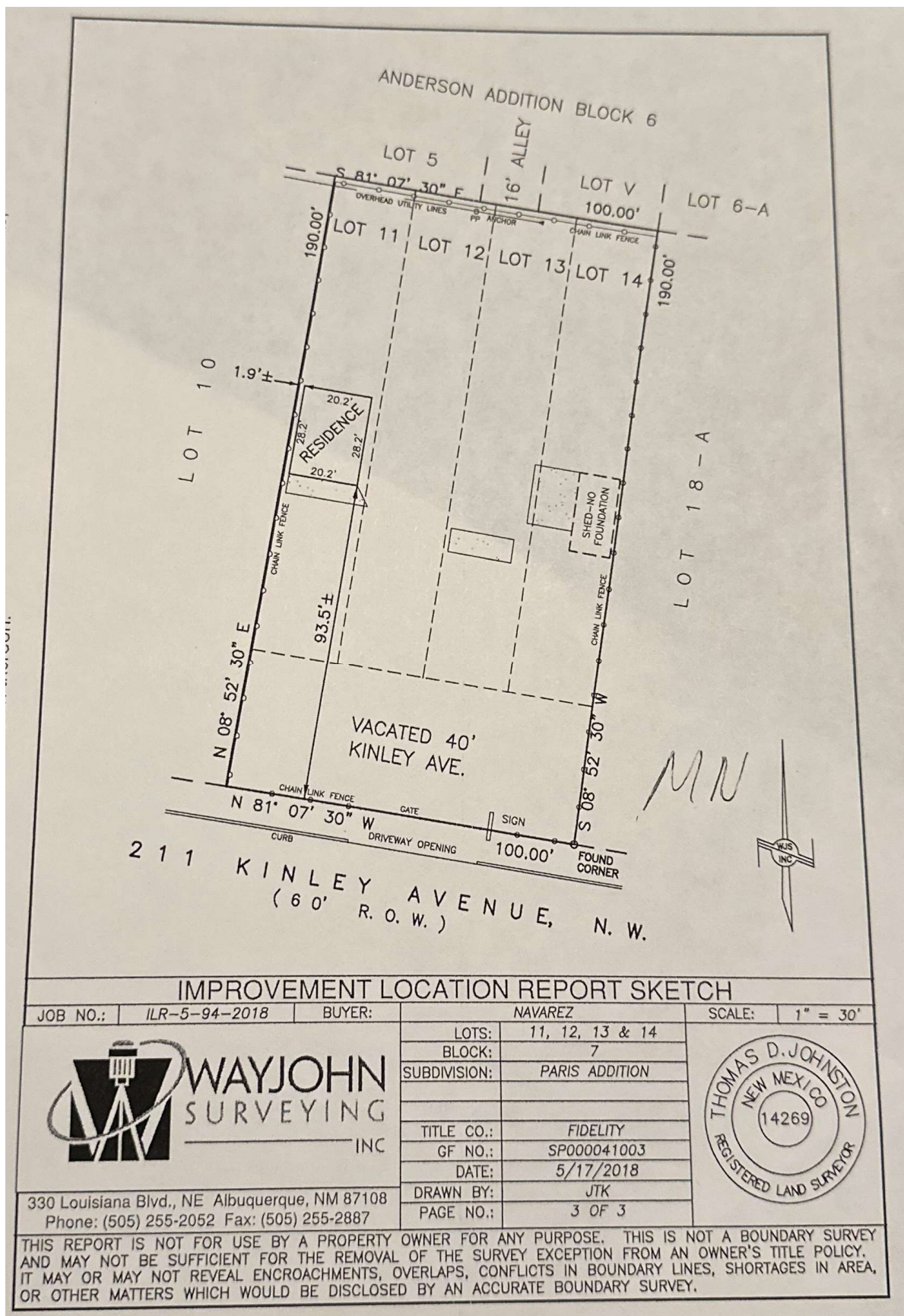
△

**Fierro & Company**  
ENGINEERING | SURVEYING  
3201 4th STREET NW, SUITE C, ALBUQUERQUE, NM 87107  
PH 505.352.8930 [www.fierrocompany.com](http://www.fierrocompany.com)


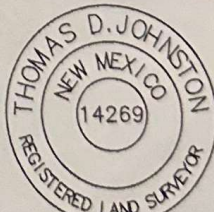
SHEET 2 OF 2

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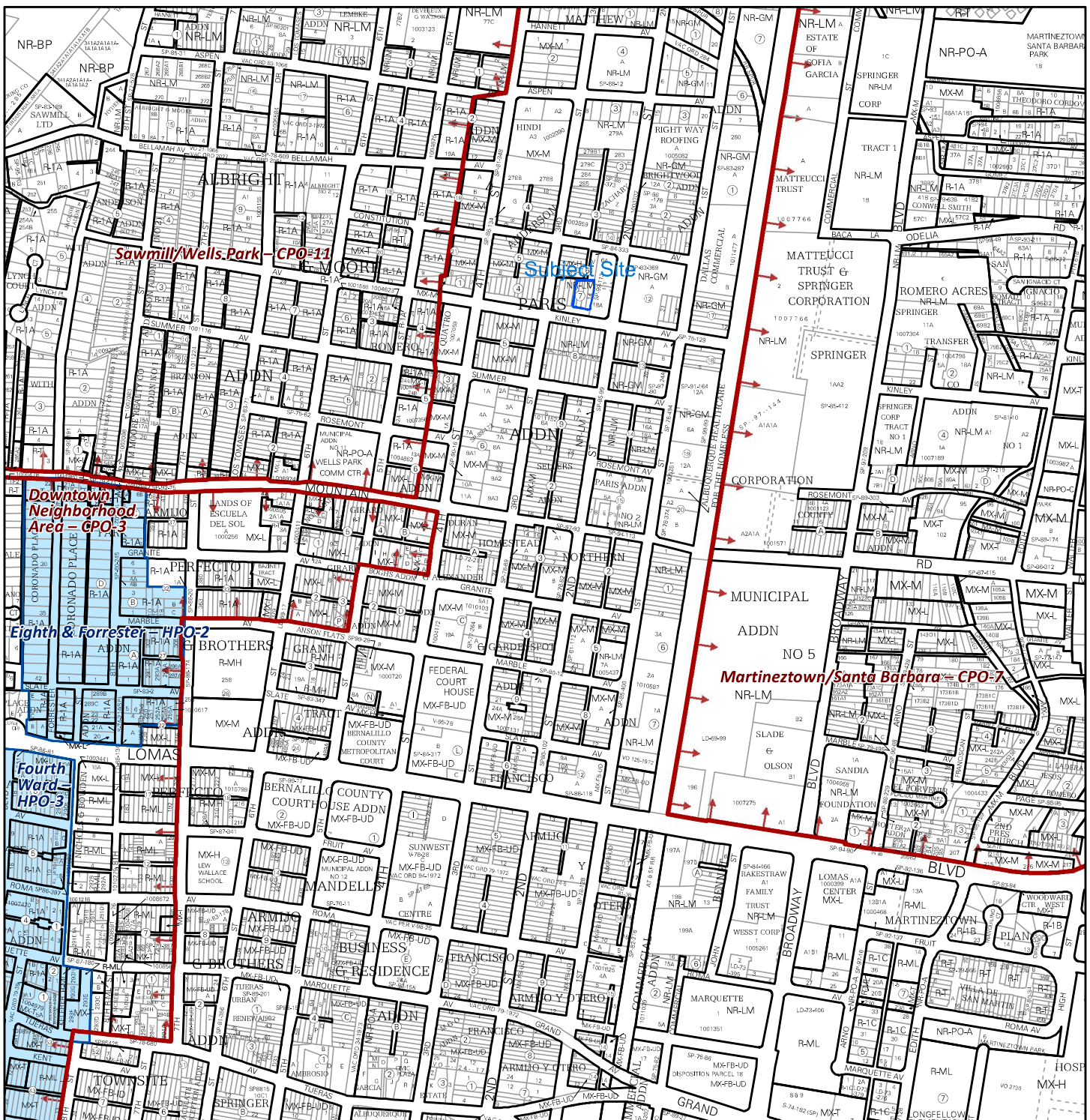


# IMPROVEMENT LOCATION REPORT SKETCH

JOB NO.:	ILR-5-94-2018	BUYER:	NAVAREZ		SCALE:	1" = 30'
 <b>WAYJOHN</b> SURVEYING INC	LOTS:	11, 12, 13 & 14				
	BLOCK:	7				
	SUBDIVISION:	PARIS ADDITION				
	TITLE CO.:	FIDELITY				
	GF NO.:	SP000041003				
	DATE:	5/17/2018				
	DRAWN BY:	JTK				
330 Louisiana Blvd., NE Albuquerque, NM 87108 Phone: (505) 255-2052 Fax: (505) 255-2887			PAGE NO.:	3 OF 3		

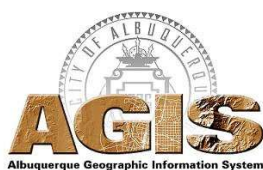
THIS REPORT IS NOT FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE. THIS IS NOT A BOUNDARY SURVEY AND MAY NOT BE SUFFICIENT FOR THE REMOVAL OF THE SURVEY EXCEPTION FROM AN OWNER'S TITLE POLICY. IT MAY OR MAY NOT REVEAL ENCROACHMENTS, OVERLAPS, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE BOUNDARY SURVEY.



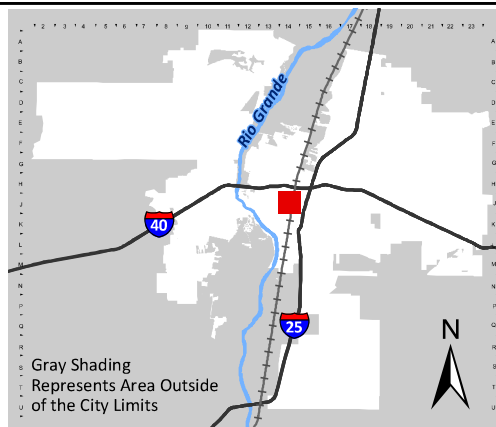


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# 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:  
**J-14-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