



# PLAN SNAPSHOT REPORT PA-2026-00140 FOR CITY OF ALBUQUERQUE

<b>Plan Type:</b> Pre-Application Review	<b>Project:</b> PR-2025-020053 (PR-2025-020053)	<b>App Date:</b> 04/20/2026
<b>Work Class:</b> Sketch Plat	<b>District:</b> City of Albuquerque	<b>Exp Date:</b> 10/17/2026
<b>Status:</b> In Review	<b>Square Feet:</b> 0.00	<b>Completed:</b> NOT COMPLETED
<b>Valuation:</b> \$0.00	<b>Assigned To:</b> Zamora, Renee	<b>Approval Expire Date:</b>

**Description:** Request to consolidate lots 11, 12, 13, & 14 Block 7, Monkbridge Addition into 1 lot.

<b>Parcel:</b> 101405829639211303  101405830139311304      Main	<b>Address:</b> 211 Kinley Ave Nw Albuquerque, NM 87102  211 Kinley Ave Nw Albuquerque, NM 87102  211 Kinley Ave Nw      Main Albuquerque, NM 87102	<b>Zone:</b>
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Surveyor Robert Fierro 3201 4th Street NW Suite C Suite C Albuquerque, NM 87107 Business: (505) 352-8930 Mobile: (505) 503-9546	Applicant Veronica Herrera 3201 4th St. NW Suite C Suite C Albuquerque, NM 87107 Business: (505) 352-8930
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**Plan Custom Fields**

Existing Project Number	N/A	Existing Zoning	NR-LM - Non-Residential - Light Manufacturing	Number of Existing Lots	4
Number of Proposed Lots	1	Total Area of Site in Acres	0.4136	Site Address/Street	211 Kinley Ave NW
Site Location Located Between Streets	located on Kinley Ave, between 2nd & 3rd St.	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	* 011 007PARIS ADD L 11 & 12 STRIP 40BY 50 S, * 013 007PARIS ADD L 13 & 14STRIP 40 BY 50 S
Existing Zone District	NR-LM	Zone Atlas Page(s)	J-14	Acreage	0.2181, 0.2238
Calculated Acreage	0.22411249, 0.2048079	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 Footage <sup>2</sup>	0
Total Gross Square Footage <sup>4</sup>	0	Total Gross Square Footage	1500	Total Gross Square Footage <sup>3</sup>	0

# PLAN SNAPSHOT REPORT (PA-2026-00140)

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Veronica_Herrera_4/20/2026.jpg	04/20/2026 14:58	Herrera, Veronica		Uploaded via CSS

Note	Created By	Date and Time Created
1. Submittal has been reviewed and is ready to be processed	Renee Zamora	04/22/2026 16:19

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00091198	Technology Fee	\$3.50	\$3.50
	Sketch Plat/Plan Fee	\$50.00	\$50.00
<b>Total for Invoice INV-00091198</b>		<b>\$53.50</b>	<b>\$53.50</b>
<b>Grand Total for Plan</b>		<b>\$53.50</b>	<b>\$53.50</b>

Meeting Type	Location	Scheduled Date	Subject
DFT Meeting v.1	Zoom	05/13/2026	Sketch Plat

Workflow Step / Action Name	Action Type	Start Date	End Date
<b>Application Screening v.1</b>		04/22/2026 16:14	04/24/2026 7:51
Associate Project Number v.1	Generic Action		04/22/2026 16:14
DFT Meeting v.1	Hold Meeting	04/23/2026 9:30	04/23/2026 9:30
Screen for Completeness v.1	Generic Action		04/22/2026 16:14
Verify Payment v.1	Generic Action		04/23/2026 9:30
<b>Application Review v.1</b>			
Sketch Plat/Plan Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		



Fierro&Company

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

April 20, 2026

City of Albuquerque  
Development Facilitation Team (DFT)

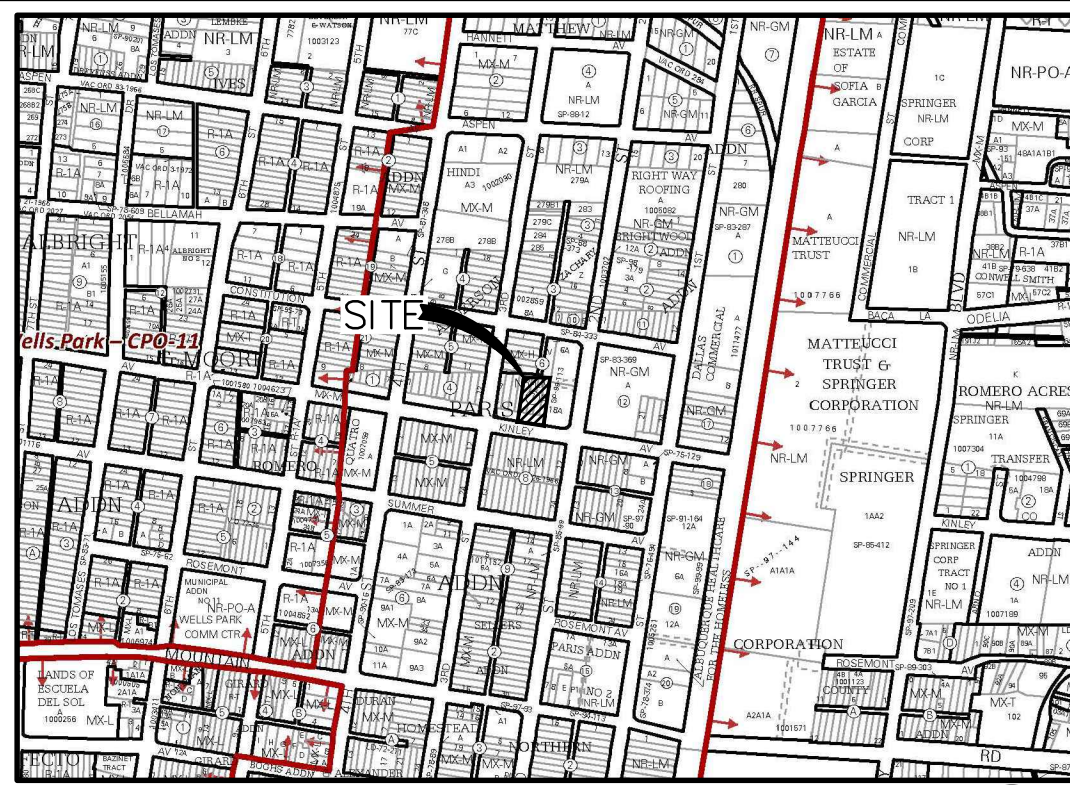
RE: Sketch Plat – Proposed Lot Consolidation of Lots 11, 12, 13 & 14 Block 7, Paris Addition

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.

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



**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.

**NOTES**

1. BEARINGS SHOWN ON THIS PLAT ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983.
2. DISTANCES ARE GROUND DISTANCES (U.S. SURVEY FOOT).
3. GROUND TO GRID SCALE FACTOR USED IS 0.99968225.
4. THIS PLAT SHOWS ALL EASEMENTS OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S) AND/OR PROPRIETOR(S) OF THE PROPERTIES SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES.

**FLOOD NOTE:**

THIS PROPERTY LIES WITHIN FLOOD ZONE X, AREA OF MINIMAL FLOOD HAZARD, AS PER FLOOD MAP 35001C0332G, EFFECTIVE DATE 09/26/2008.

**SOLAR NOTE:**

PURSUANT TO SECTION 14-14-4-7 OF THE CITY OF ALBUQUERQUE CODE OF ORDINANCE, "NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR TRACTS WITHIN THE AREA OF PROPOSED PLAT.

**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

CONSTITUTION AVENUE N.W.  
 (60' R/W)

BLOCK 6  
 ANDERSON ADDITION

LOT 5

LOT V

LOT 6-A

16' PUBLIC ALLEY

3rd STREET N.W.  
 (60' R/W)

2nd STREET N.W.  
 (60' R/W)

S 88°12'27" E, 100.84'  
 (100')

LOT 11

LOT 12

LOT 13

LOT 14

LOT 7

LOT 8

LOT 9

LOT 10

(190')  
 N 09°10'52" E, 173.69'

LOT 11-A  
 BLOCK 7  
 (18,018 SQ.FT.)  
 0.4136 ACRES ±

(190')  
 S 09°10'52" W, 186.66'

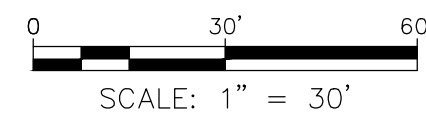
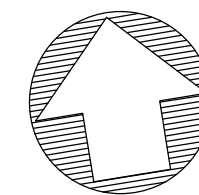
LOT 18-A

40' VACATED PORTION OF  
 KINLEY AVE N.W.  
 DECEMBER 23rd, 1920

40' VACATED PORTION OF  
 KINLEY AVE N.W.  
 DECEMBER 23rd, 1920

N 80°49'08" W, 100.00'  
 (100')

KINLEY AVENUE N.W.  
 (60' R/W)



SHEET 2 OF 2

LEGEND

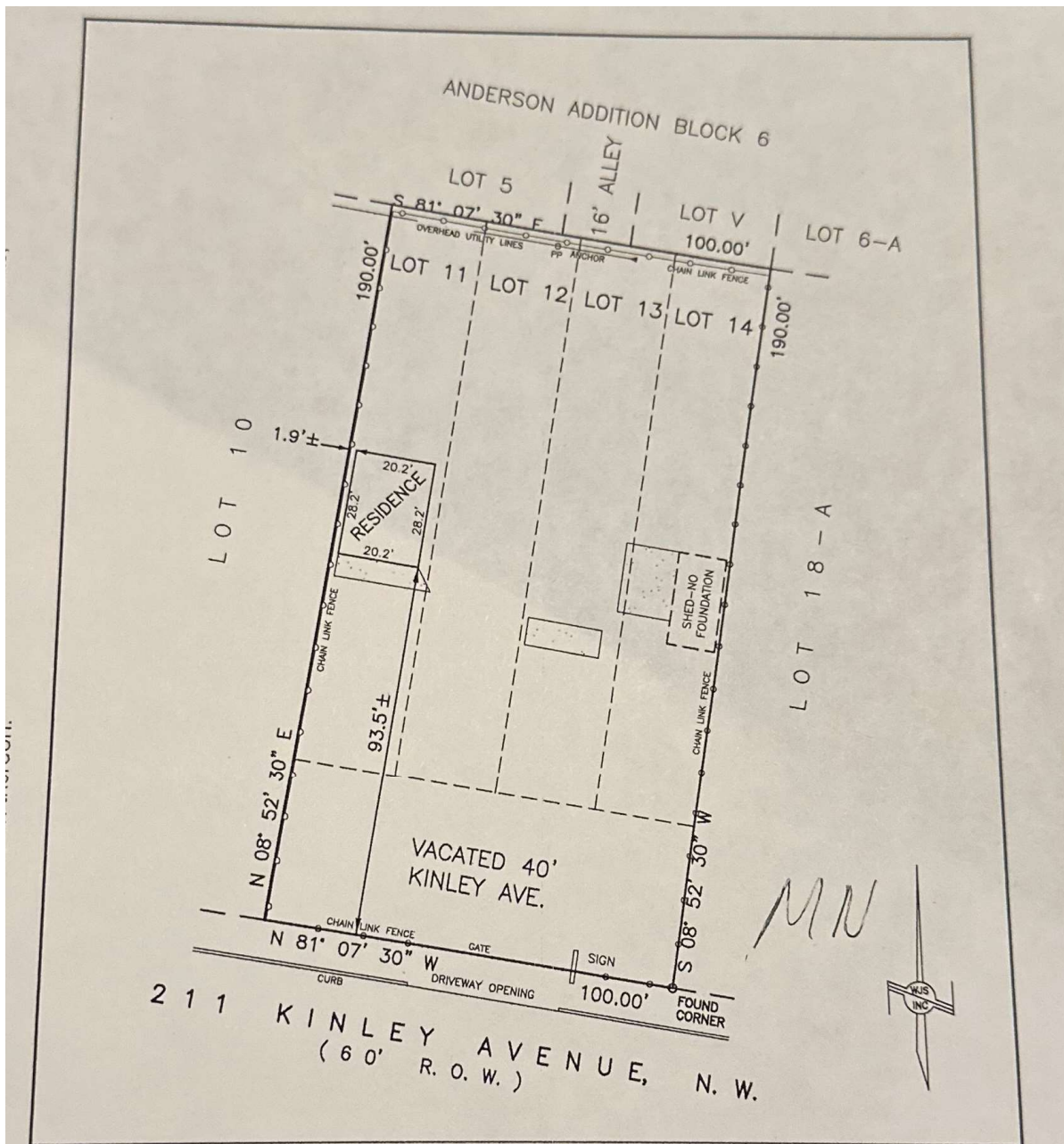
- FOUND MONUMENT AS NOTED
- SET 1/2" REBAR WITH BLUE PLASTIC CAP MARKED "F&C PS 22909"
- (N90°00'00"E, 100.00') RECORD BEARING & DISTANCE
- N00°00'00"E, 00.00' MEASURED BEARING & DISTANCE
- — — ELIMINATED LOT LINE





**Fierro & Company**  
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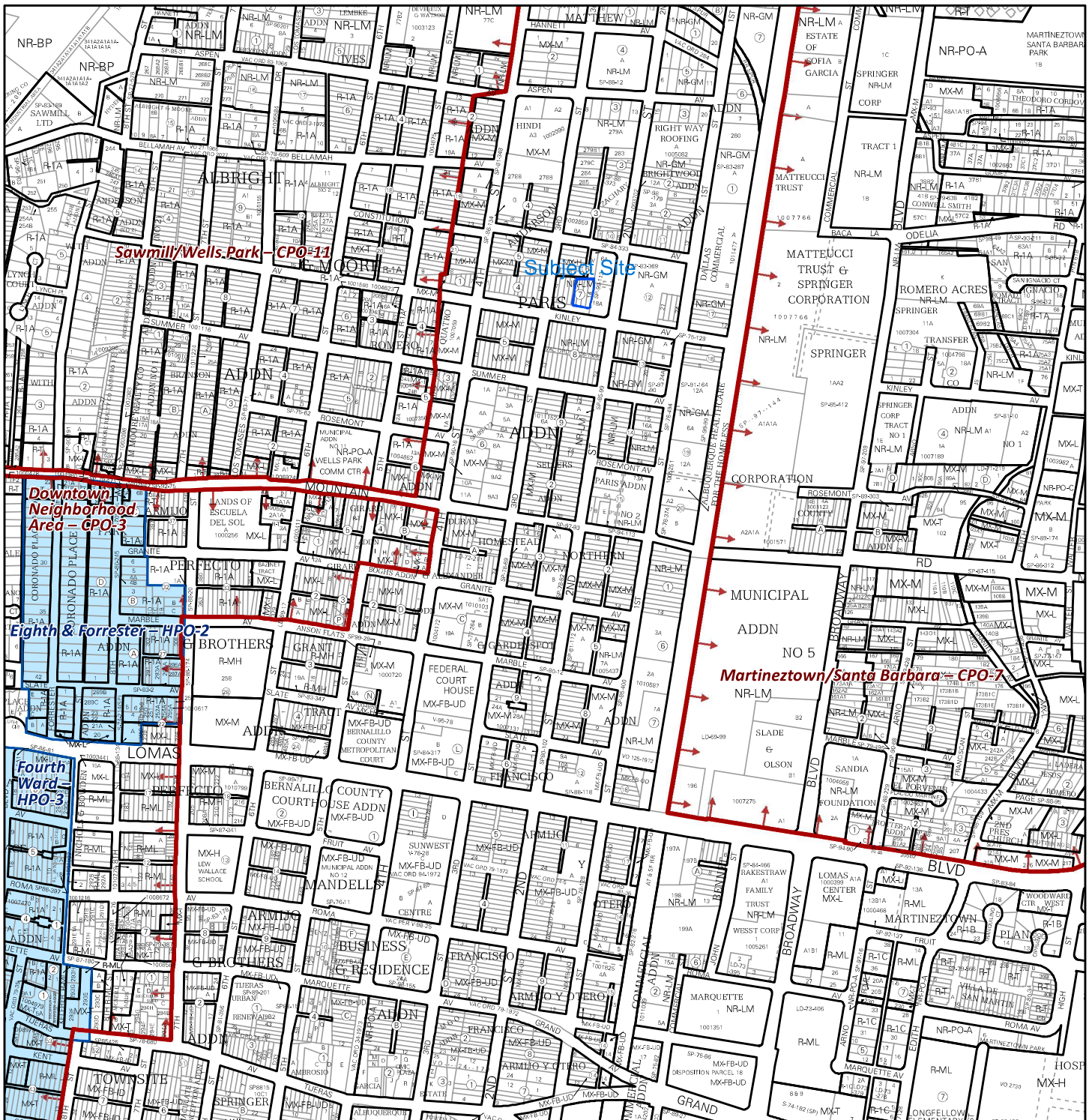
P:\PROJECTS\2025\25021\CADD\SHEETS\PLATS\25021-PLAT.dwg/14/2025 8:27:55 AM



IMPROVEMENT LOCATION REPORT SKETCH

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

Rio Grande

40

25

N

Gray Shading Represents Area Outside of the City Limits

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