



PLAN SNAPSHOT REPORT PA-2025-00106 FOR CITY OF ALBUQUERQUE

Plan Type: Pre-Application Review **Project:** Sketch Plan (PR-2025-020060) **App Date:** 04/18/2025
Work Class: Sketch Plan **District:** City of Albuquerque **Exp Date:** 10/15/2025
Status: Fees Due **Square Feet:** 0.00 **Completed:** NOT COMPLETED
Valuation: \$0.00 **Assigned To:** **Approval**
Description: I Need help with site development and understanding the order of how to replat this land **Expire Date:**

Parcel: 101805711624333309	Address: 212 Palomas Dr Ne Albuquerque, NM 87108	Zone:
101805711624833308 Main	218 Palomas Dr Ne Albuquerque, NM 87108	
	218 Palomas Dr Ne Albuquerque, NM 87108	
	218 Palomas Dr Ne Albuquerque, NM 87108 Main	

Applicant
David Negron
9301 VISTA CLARA LOOP NW
ALBUQUERQUE, NM 87114
Home: (505) 507-4484
Business: (505) 507-4484
Mobile: (505) 507-4484

Plan Custom Fields

Existing Project NumberN/A	Existing Zoning R-MH - Residential - Multi-Family - High Density	Number of Existing Lots3
Number of Proposed Lots 2	Total Area of Site in Acres 0.24	Site Address/Street 218 Palomas DR NE
Site Location Located Between Streets Palomas DR and Zia RD	Case History N/A	Do you request an interpreter for the hearing? No
Square Footage of Existing Buildings 0	Square Footage of Proposed Buildings 10000	Lot and/or Tract Number 1, 3, 4, 2
Block Number 29	Subdivision Name and/or Unit Number TIJERAS PLACE ADDN	Legal Description * 003 029TIJERAS PLACE L3 & L4, * 001 029TIJERAS PLACE L1 & L2
Existing Zone District R-MH	Zone Atlas Page(s) K-18	Acreage 0.1148
Calculated Acreage 0.11371921, 0.1139648	Council District 6	Community Planning Area(s) Near Heights
Development Area(s) Consistency	Current Land Use(s) 15 Vacant	Pre-IDO Zoning District R-3
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 0
Total Gross Square Footage3 0		

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_David_Negron_4/19/2025.jpg	04/18/2025 19:57	Negron, David		Uploaded via CSS

Note	Created By	Date and Time Created
1. Required to provide the Zone Atlas map, Site sketch with measurements, Scale drawing of the proposed subdivision plat or Site Plan	Renee Zamora	04/21/2025 9:37

PLAN SNAPSHOT REPORT (PA-2025-00106)

2. Submittal has been reviewed and is ready to be processed.

Renee Zamora

05/07/2025 11:41

Invoice No.	Fee	Fee Amount	Amount Paid
NOT INVOICED	Technology Fee	\$3.50	\$0.00
	Sketch Plat/Plan Fee	\$50.00	\$0.00
Total for Invoice NOT INVOICED		\$53.50	\$0.00
Grand Total for Plan		\$53.50	\$0.00

Meeting Type	Location	Scheduled Date	Subject
DFT Meeting v.1	Zoom	05/14/2025	DFT

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		05/07/2025 12:51	05/07/2025 12:52
Associate Project Number v.1	Generic Action		05/07/2025 12:51
DFT Meeting v.1	Hold Meeting	05/07/2025 12:51	05/07/2025 12:52
Screen for Completeness v.1	Generic Action		05/07/2025 12:52
Verify Payment v.1	Generic Action		05/07/2025 12:52
Application Review v.1			
Sketch Plat/Plan Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		

To whom this may concern,

April 18th, 2025

I, David Negron, am looking to develop approximately 10, two story town homes on this property. I have spoken with the broker who represents the owner of these 2 lots, and we have discussed my purchasing this property contingent on the sketch plan and potential replating process to accommodate the development of 10 town homes. I am in need of your assistance and guidance in determining if these lots possess the potential for this development project.

This is a project I will be working on full time with an architect, developer and contractor. Given the high need for housing in Albuquerque I look forward to partnering with you and working toward accomplishing a goal that accommodates both the city and my group.

Please reach out any time at (505) 507-4484 and let me know if there is any other information needed in order to continue moving forward with this request.

Best Regards,

David Negron

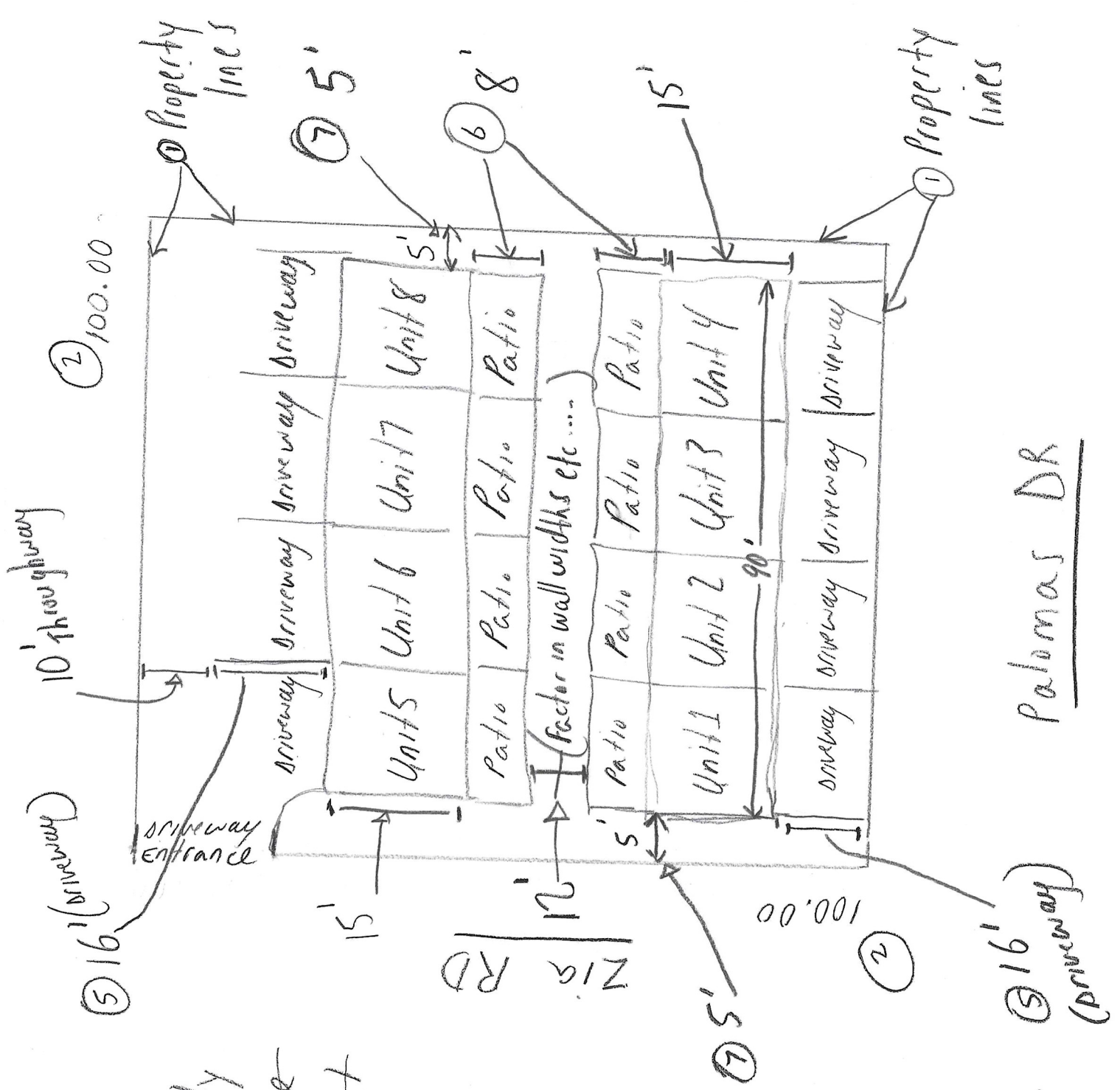
davidnegronabq@gmail.com

505-507-4484



Site Plan

- ① Property lines
- ② Dimensions of property
- ③ No existing residence
- ④ No addition proposed
- ⑤ Front yard setback
- ⑥ Rear yard setback
- ⑦ Side yard setback



Palomas DR

To whom it may concern,

I, David Negron, look to develop 8 town homes on 216 & 218 Palomas Drive NE, Albuquerque 87108. During this sketch plan process I would like to bring up various questions in order to level set and move forward with this project.

Questions:

1. Does 216 Palomas Dr exist? Per the attached documentation it does not currently exist
2. Per my conversation with Jeff in Zoning, this property currently consists of 4 small lots which need replating.
3. There also appears to be an overlap from 212 Palomas onto 218 Palomas. How does this get resolved so we can have accurate property measurements?
4. Can this property potentially accommodate 8 town homes?

This is a project I will be working on full time with an architect, developer and contractor. Given the high need for housing in Albuquerque I look forward to partnering with you and working toward accomplishing a goal that accommodates both the city and my group.

Please reach out any time at (505) 507-4484 and let me know if there is any other information needed in order to continue moving forward with this request.

Best Regards,

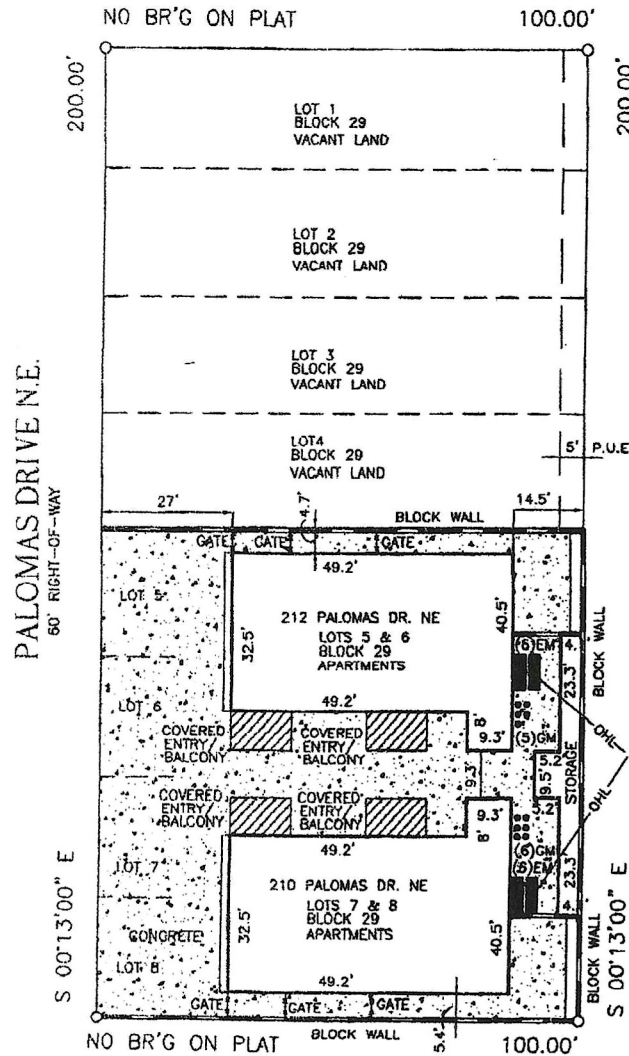
David Negron

davidnegronabq@gmail.com



505-507-4484

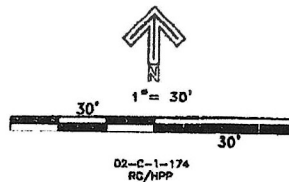
ZIA ROAD N.E.

60' RIGHT-OF-WAY



LEGEND

GM  GAS METER
EM  ELECTRIC METER
OHL OVERHEAD LINE



"THIS IS NOT A SURVEY FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE"

CLYDE J. KING
NMPLS #13979

DATE _____





Colliers

Copper Ave

San Mateo Blvd

Palomas Dr

Central Ave

For Sale

216 & 218 Palomas Dr NE
Albuquerque, NM 87108

Elisa Cárdenas, CCIM

Senior Associate Broker

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Lic. No. 48787

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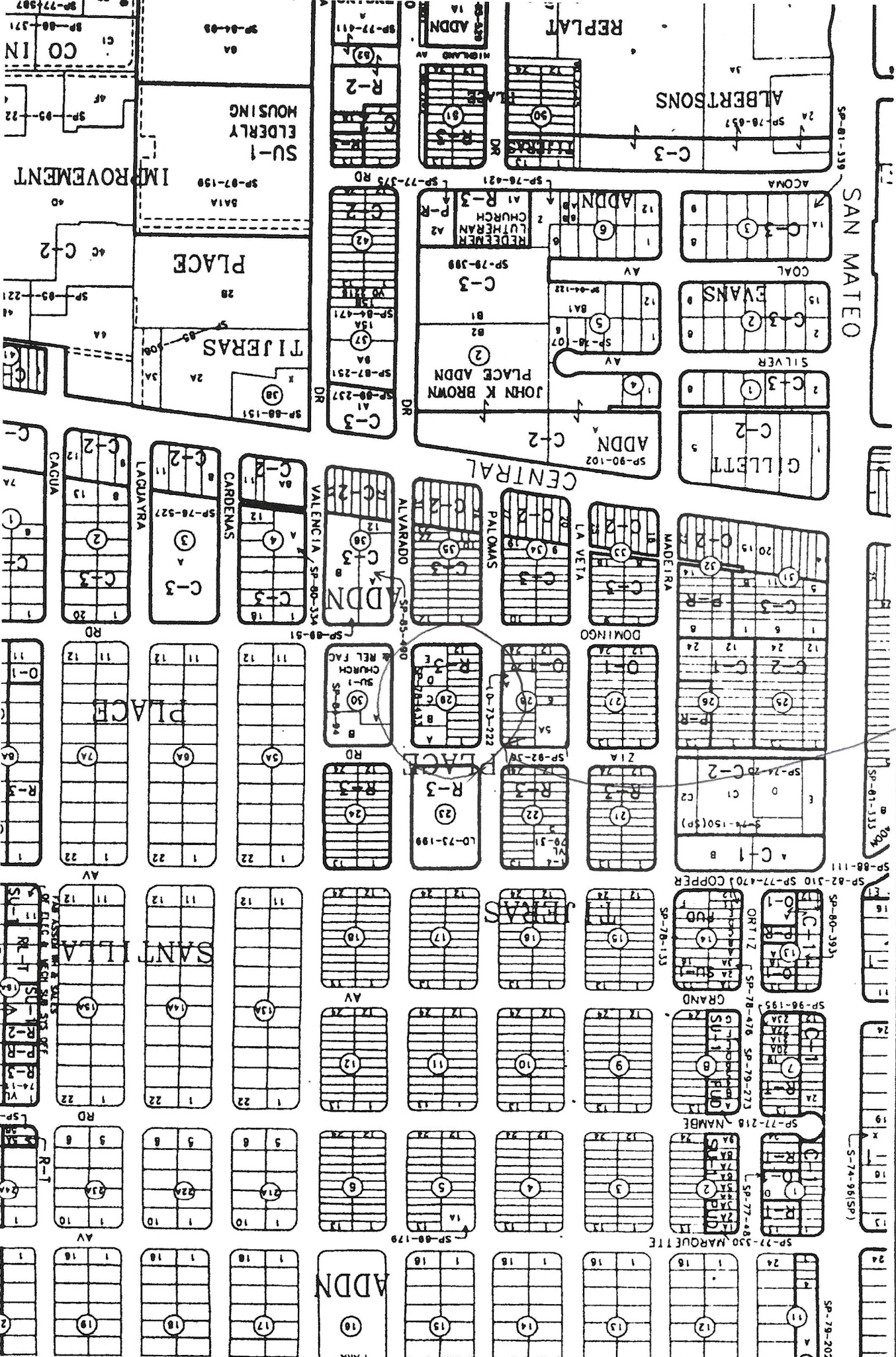
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K-18-Z

SAN MATEO



SP-79-202

LS-74-96(SP)

SP-80-393-
82-11

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