



PLAN SNAPSHOT REPORT PA-2025-00128 FOR CITY OF ALBUQUERQUE

Plan Type: Pre-Application Review **Project:** Sketch Plat (PR-2025-020064) **App Date:** 05/05/2025
Work Class: Sketch Plan **District:** City of Albuquerque **Exp Date:** 11/01/2025
Status: In Review **Square Feet:** 0.00 **Completed:** NOT COMPLETED
Valuation: \$0.00 **Assigned To:** **Approval**
Expire Date:
Description: PR-2025-020064 Need help understanding what i can do with this lot. I would like to do a Duplex, triplex, or fourplex development. depending on requirements.

Parcel: 102205639952610843 Main	Address: 119 Canyon View Ct Ne Albuquerque, NM 87123 119 Canyon View Ct Ne Main Albuquerque, NM 87123	Zone:
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Applicant
UNIFIED CONTRACTOR, INC.
PO BOX 93984
ALBUQUERQUE, NM 87199
Business: (505) 350-3324
Mobile: (505) 350-3324

Plan Custom Fields

Existing Project NumberN/A	Existing Zoning R-T - Residential - Townhouse	Number of Existing Lots1
Number of Proposed Lots 1	Total Area of Site in Acres 0.35	Site Address/Street 119 Canyon View Ct. NE
Site Location Located Chelwood & Tramway Between Streets	Case History N/A	Do you request an interpreter for the hearing? No
Square Footage of Existing Buildings 0	Square Footage of Proposed Buildings 5500	Lot and/or Tract Number E, 43
Block Number 0000	Subdivision Name and/or Unit Number CANYON ACRES, MOUNTAIN SHADOW ESTATES	Legal Description * 43 AMENDED PLAT OF MOUNTAIN SHADOW ESTATES
Existing Zone District R-T	Zone Atlas Page(s) L-22	Acreage 0.3555
Calculated Acreage 0.408743	Council District 9	Community Planning Area(s) Foothills
Development Area(s) Consistency	Current Land Use(s) 15 Vacant	Metropolitan Redevelopment Area(s) East Gateway
Pre-IDO Zoning District R-T	Pre-IDO Zoning Description	Major Street Functional Classification 7 - urban freeway (interstate)
FEMA Flood Zone X	Total Number of Dwelling Units 4	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_Ivan_Santistevan_5/5/2025.jpg	05/05/2025 15:40	Santistevan, Ivan		Uploaded via CSS

Note	Created By	Date and Time Created
1. Submittal has been reviewed and is ready to be processed.	Renee Zamora	05/09/2025 12:28

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00020808	Sketch Plat/Plan Fee	\$50.00	\$50.00
	Technology Fee	\$3.50	\$3.50
Total for Invoice INV-00020808		\$53.50	\$53.50

PLAN SNAPSHOT REPORT (PA-2025-00128)

Grand Total for Plan			\$53.50	\$53.50
Meeting Type	Location	Scheduled Date	Subject	
DFT Meeting v.1	Zoom	06/04/2025	DFT	
Workflow Step / Action Name		Action Type	Start Date	End Date
Application Screening v.1			05/09/2025 12:56	
Associate Project Number v.1		Generic Action		05/09/2025 12:57
DFT Meeting v.1		Hold Meeting	05/09/2025 12:56	05/09/2025 12:57
Screen for Completeness v.1		Generic Action		05/09/2025 12:57
Verify Payment v.1		Generic Action		05/09/2025 12:57
Application Review v.1				
Sketch Plat/Plan Review v.1		Receive Submittal		
DFT Comments Submittal v.1		Generic Action		

Mailing Address
P.O. Box 93984
Albuquerque, NM 87199



License #93027 GB98
Duns # 828886130
Office # 505-352-5275

May 5, 2025

TO WHOM IT MAY CONCERN

RE: Preliminary site design for 4 condominium units – 119 Canyon View Ct. NE Albuquerque, NM RT Zoning.

In early 2006 the previous owners provided a site design for a four-unit condominium units. Cinelli Architects provided and submitted the required documentation to the city for approval.

We are resubmitting the documentation to the city again for review, direction, and approval to move forward with either a duplex, triplex, or fourplex. I am open to which ever will be more cost effective, and allowable by the city.

If Engineered utilities and fire sprinklers are still required for four units or more type of development, then we will move forward with a duplex, and on single detached residence. Total of 3 residential units.

I have attached a letter from the previous architect along with the proposed site plan, floor plans, and survey of the property.

Please let me know if you have any questions, or need further information or clarification.

Thank you,

Ivan Santistevan
(505) 350-3324
Unified Contractor, Inc.
ivan@unifiedcontractor.com

Cinelli

ARCHITECTS

ROGER CINELLI & ASSOCIATES, INC. 2418 MANUEL TORRES LANE NW ALBUQUERQUE, NEW MEXICO 87107
OFFICE 505-243-8211 FAX 505-243-8196

8/30/06

TO WHOM IT MAY CONCERN

RE: PRELIMINARY SITE DESIGN FOR FOUR CONDOMINIUM UNITS - 119 CANYON VIEW COURT
NE, ALBUQUERQUE, NEW MEXICO - RT ZONING

DEAR SIRs,

IN EARLY 2006, THIS OFFICE PROVIDED A SITE DESIGN FOR FOUR CONDOMINIUM UNITS AS PER THE LOT OWNER'S REQUEST. THE DESIGN CONSISTED OF MEETINGS WITH CITY OF ALBUQUERQUE PLAN REVIEWERS TO ASSURE COMPLIANCE WITH ORDINANCES AND DESIGN STANDARDS BEING UPHELD AT THAT TIME. THE PLAN FEATURES REFLECT DISCUSSIONS WITH ZONING, FIRE, REFUSE, TRAFFIC, HYDROLOGY, PUBLIC WORKS AND UNIFORM BUILDING CODE.

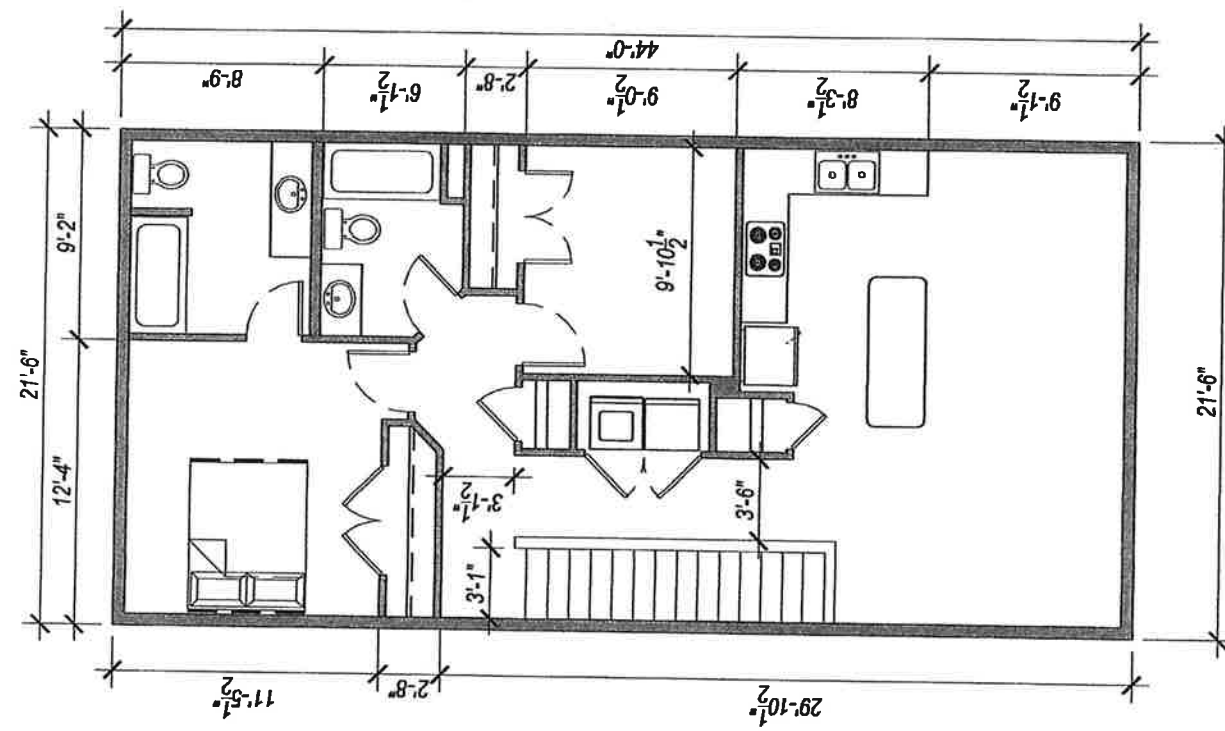
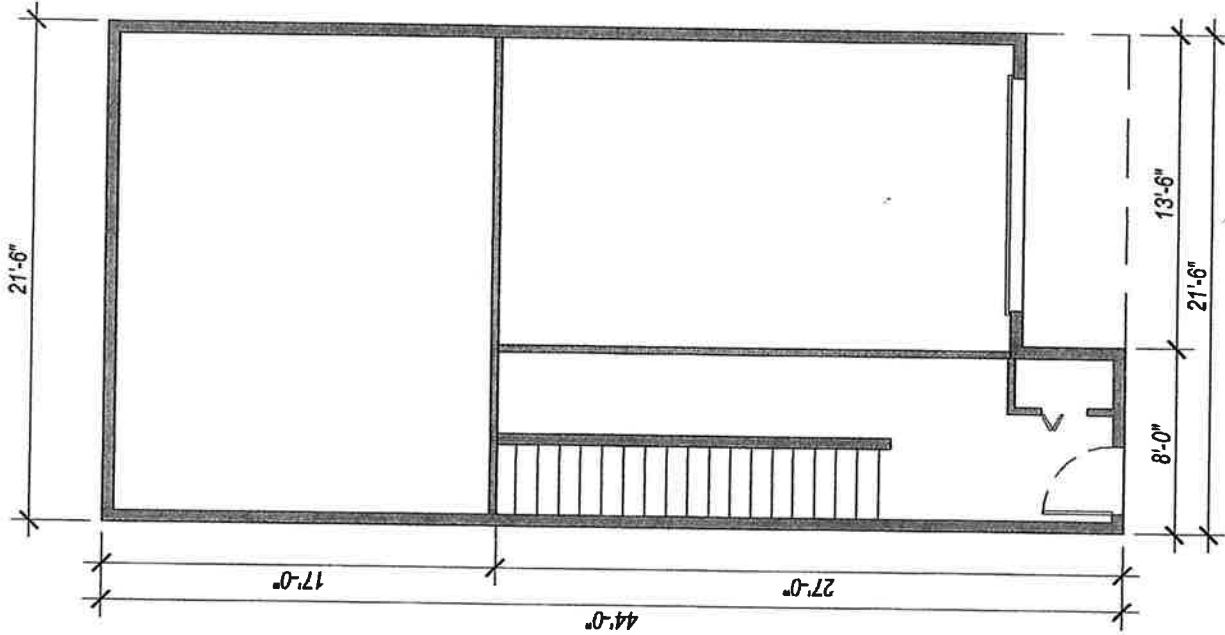
ENGINEERED UTILITIES AND FIRE SPRINKLERS WOULD BE REQUIRED FOR A FOUR OR MORE UNIT DEVELOPMENT. THE OWNER DECIDED THAT A THREE UNIT TOWNHOME PROJECT WOULD BE MORE COST EFFECTIVE. A PROJECT CONSISTING OF THREE TOWNHOMES IN WHICH TWO UNITS WOULD BE IN THE 1400 TO 1500 SF RANGE (ONE CAR GARAGE EACH) AND ONE UNIT WOULD BE IN THE 2000 SF RANGE (STORAGE GARAGE ONLY) IS BEING DISCUSSED AT THIS TIME. ALL UNITS WOULD BE TWO STORY.

DO NOT HESITATE TO CONTACT THIS OFFICE IF YOU HAVE ANY QUESTIONS.

RESPECTFULLY,



ROGER CINELLI

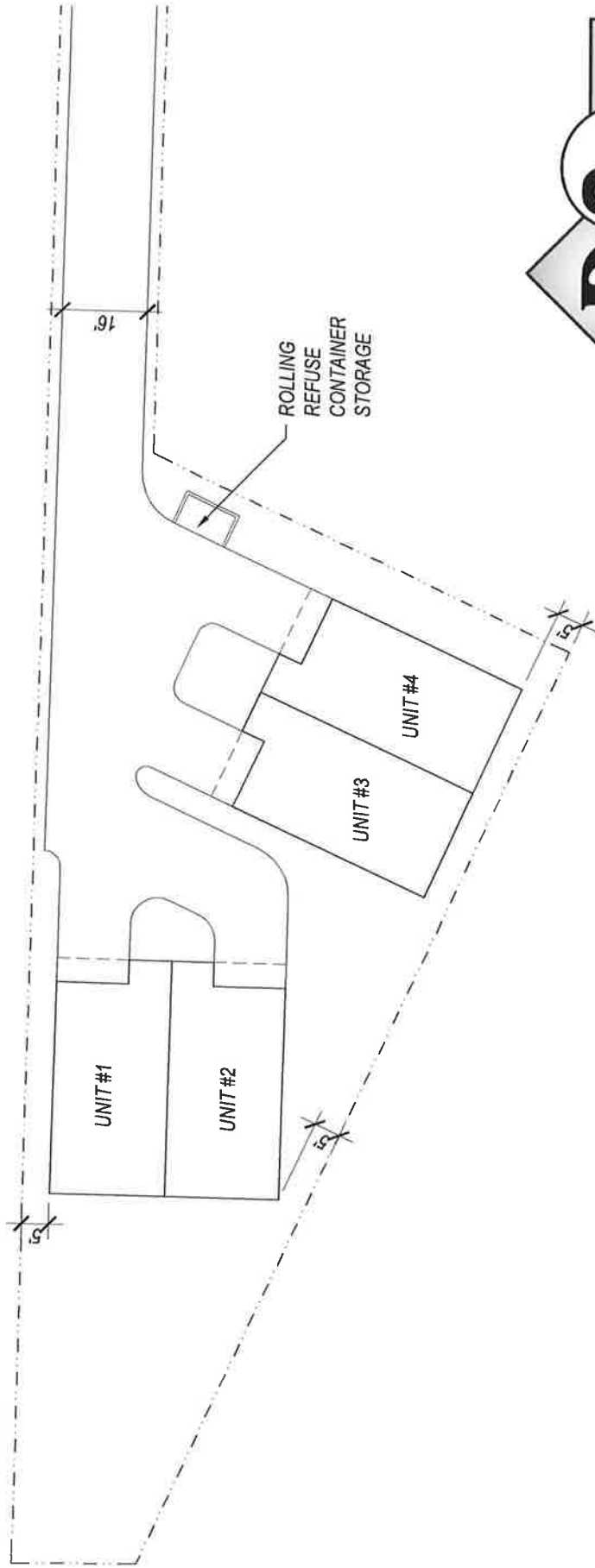


FLOOR PLANS

SCALE: 1/8"=1'-0"



DESIGN 2 FUNCTION, LLC
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SITE PLAN

SCALE: 1"=30'-0"

2-3-10

Karl

06-C-1-2727

RHOMBUS

2620 San Mateo Blvd. NE Suite B
Albuquerque, NM 87110
Tel: (505) 881-6690
Fax: (505) 881-6896
Clyde J. King, NMPS No. 13979

IMPROVEMENT LOCATION REPORT

THIS IS TO CERTIFY,

TO (TITLE CO.): U.S. Title Company

TO (UNDERWRITER): _____

TO (LENDER): _____

that on December 14, 2006 I made an inspection of the premises situated at
(Date) Albuquerque, New Mexico

briefly described as: 119 Canyon View Court NE
(Address, if applicable)

NOTE: The error of closure is one foot of error for every 15,000 or more
feet along the perimeter of the legal description provided. Easements shown hereon are as
listed in Title Commitment No. GF#-2006121034 MLD
provided by Title Company.

PLAT REFERENCE: Bearings, distances and/or curve data are taken from the following plat:

Legal Description: Lot numbered Forty-three (43) of Mountain Shadows Estates, an Addition to the
City of Albuquerque, New Mexico, as the same is shown and designated on the Plat of said Addition, filed
in the office of the County Clerk of Bernalillo County, New Mexico on June 9, 1981, in Volume c18, folio
97.

"SEE ATTACHED DRAWING".

Flood Certificate:

Subject property is located within Zone X, designating areas determined to be outside the 500 year floodplain according to the Flood Insurance Rate Map, Bernalillo County, New Mexico per Community Panel No. 35001C0359 F, effective November 19, 2003.

Improvement location is based on previous property surveys. No monuments were set. This tract is subject to all easements, restrictions and reservations of record which pertain. This report is not to be relied on for the establishment of fences, buildings or other future improvements.

119 Canyon View Court NE

(Address or brief legal description)

I FURTHER CERTIFY as to the existence of the following at the time of my last inspection:

1. Evidence of rights of way, old highways or abandoned roads, lanes, trails or driveways, sewer, drains, water, gas or oil pipe lines on or crossing said premises (show location; if none visible, so indicate):

None

2. Springs, streams, rivers, ponds, or lakes located, bordering on or through said premises:

None

3. Evidence of cemeteries or family burial grounds located on said premises (show location):

None

4. Overhead utility poles, anchors, pedestals, wires or lines overhanging or crossing said premises and serving other properties (show location):

None

5. Joint driveways or walkways, joint garages, party walls or rights of support, steps or roofs used in common or joint garages:

None

6. Apparent encroachments. If the buildings, projections or cornices thereof, or signs affixed thereto, fences or other indications of occupancy appear to encroach upon or overhang adjoining property, or the like appear to encroach upon or overhang inspected premises, specify all such (show location):

None

7. Specific physical evidence of boundary lines of all sides:

See Drawing.

8. Is the property improved? (If structure appears to encroach or appears to violate setback lines, show approximate distances):

Vacant Land

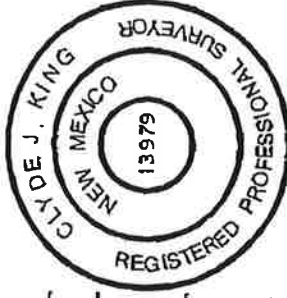
9. Indications of recent building construction, alterations or repairs:

None

10. Approximate distance of structures from at least two lot lines must be shown:

Vacant Land

Clyde J. King 12-19-06
NEW MEXICO PROFESSIONAL SURVEYOR DATE



The above information is based on boundary information taken from a previous survey and may not reflect that which may be disclosed by a boundary survey.

N 00°32'51" E
23.12'

S 88°35'09" E

N 64°47'42" W

INTERSTATE 40

119 CANYON VIEW COURT N.E.
LOT 43
MOUNTAIN SHADOWS ESTATES

VACANT LAND

188.65'

N 25°12'18" E

86.57'

S 88°35'09" E

349.99'

S 01°24'50" W
18.46'

R = 124.73'
L = 1.54'

CANYON VIEW COURT N.E.
50' RIGHT-OF-WAY

REVIEWED AND ACCEPTED

LEGEND



ELECTRICAL TRANSFORMER



1" = 40'



06-C-1-2727
JOL/RH-RHOMBUS



12-19-06
DATE

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

Clyde J. King
CLYDE J. KING
NMPLS #13979

(1 of 2)

IDO Zone Info

IDO Zone District

R-T

IDO District Definition

Townhouse

IDO Category

Residential

IDO Use Table URL

[More info](#)

Last Update Date

10/13/2015

Old Zoning Designation

R-T

Old Zoning Description

