



## PLAN SNAPSHOT REPORT PA-2025-00137 FOR CITY OF ALBUQUERQUE

**Plan Type:** Pre-Application Review **Project:** Sketch Plat (PR-2025-020066) **App Date:** 05/13/2025  
**Work Class:** Sketch Plat **District:** City of Albuquerque **Exp Date:** 11/09/2025  
**Status:** In Review **Square Feet:** 0.00 **Completed:** NOT COMPLETED  
**Valuation:** \$0.00 **Assigned To:** **Approval**  
**Expire Date:**  
**Description:** PR-2025-020066 Sketch plat for Minor Prelim/Final plat to adjust lotlines. Existing 3 lots into 3 new lots.

<b>Parcel:</b> 101306145101340319	<b>Address:</b> 1310 Avenida Cristo Rey Nw Main	<b>Zone:</b>
101306144701040306 Main	Albuquerque, NM 87107	
	1330 Avenida Cristo Rey Nw	
	Albuquerque, NM 87107	
	1310 Avenida Cristo Rey Nw	
	Albuquerque, NM 87107	

<b>Applicant</b> Justin T Simenson 128 Monroe St Ne Albuquerque, NM 87108 Business: (505) 268-8828	<b>Engineer</b> ISAACSON & ARFMAN, PA ISAACSON & ARFMAN, PA 128 MONROE ST NE ALBUQUERQUE, NM 87108 Business: (505) 268-8842	<b>Owner</b> Steven Finch Home: (505) 280-0514 Business: (505) 318-3806 Mobile: (505) 280-0514
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### Plan Custom Fields

Existing Project Number/a	Existing Zoning	R-A - Residential - Rural and Agricultural	Number of Existing Lots3
Number of Proposed Lots 3	Total Area of Site in Acres	1.332	Site Address/Street 1310 Avenida Cristo Rey
Site Location Located Between Streets Avenida Cristo Rey south of Griegos Rd	Case History	n/a	Do you request an interpreter for the hearing? No
Square Footage of Existing Buildings 4500	Square Footage of Proposed Buildings	4500	Lot and/or Tract Number 209A1, 209A2, GRIEGOS LATERAL, 208B1B
Block Number 0000, 0000, , 0000	Subdivision Name and/or Unit Number	MRGCD MAP 31	Legal Description TR 209A1 MRGCD MAP 31 CONT .4060 AC, MAP 31 TRS 208B1B X 209A2
Existing Zone District R-A, UNCL	Zone Atlas Page(s)	F-13	Acreage 0.406, 0.97
Calculated Acreage 0.40412172, 0.87752501	Council District	2	Community Planning Area(s) Near North Valley
Development Area(s) Consistency	Current Land Use(s)	14   Drainage, 01   Low-density Residential	IDO Use Development Standards Name Valley Drainage Area
IDO Use Development Standards Subsection Site Design and Sensitive Lands (5-2)	Pre-IDO Zoning District RA-2,		Pre-IDO Zoning Description , LATERAL
FEMA Flood Zone X	Total Number of Dwelling Units	3	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_Justin_Simenson_5/13/2025.j pg	05/13/2025 9:20	Simenson, Justin		Uploaded via CSS

Note	Created By	Date and Time Created
1. Submittal has been reviewed and is ready to be processed.	Renee Zamora	05/15/2025 9:01

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00022096	Technology Fee	\$3.50	\$3.50
	Sketch Plat/Plan Fee	\$50.00	\$50.00

PLAN SNAPSHOT REPORT (PA-2025-00137)

		Total for Invoice INV-00022096	\$53.50	\$53.50
		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			05/15/2025 9:48	
Associate Project Number v.1		Generic Action		05/15/2025 9:48
DFT Meeting v.1		Hold Meeting	05/15/2025 9:48	05/15/2025 9:49
Screen for Completeness v.1		Generic Action		05/15/2025 9:49
Verify Payment v.1		Generic Action		05/15/2025 9:49
Application Review v.1				
Sketch Plat/Plan Review v.1		Receive Submittal		
DFT Comments Submittal v.1		Generic Action		

May 9, 2025

Planning Department  
City of Albuquerque  
600 2nd St NE  
Albuquerque, NM 87102

**RE: Tracts 209-A-1, 209-A-2, and 208-B-1-B, MRGCD Map 31**  
**Subject: Sketch Plat**

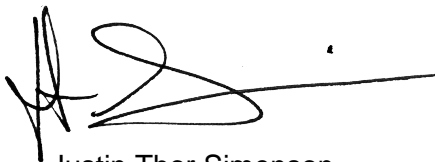
Isaacson & Arfman, Inc., as agent for Steven Finch, (the Developer) hereby request a sketch plat review for the proposed replat of 3 existing lots into 3 proposed lots. The properties are currently zoned R-A and the developer intends to keep the existing zoning.

The developer intends to keep the existing residential buildings on the existing Tracts 209-A-1 and 208-B-1-B. The existing residence on the existing Tract 208-B-1-B does not meet the current R-A minimum requirements. However since these are existing conditions and the developer is not able to adjust the lot lines to bring the setbacks into conformance, we ask that the building be identified as legal no-conforming and allowed to remain. The residence developer is willing to remove portions of the buildings that are not historic and/or original to the lot if the plat is approved. As shown on the attached Sketch Plat exhibit, the proposed lot sizes and dimensions meet the minimum required by R-A zoning.

Due to the minor lot line adjustments and that no major infrastructure is required, we anticipate our next step to be a Minor Preliminary/Final Plat application to DHO.

Thank you for your consideration on this matter and we are poised to provide additional information upon your request.

Sincerely,  
**Isaacson & Arfman Inc.**



Justin Thor Simenson



[illegible]

TRACTS 209-A-2 AND 208-B-1-B MRGCD MAP 31, AS THE SAME ARE SHOWN AND DESIGNATED ON THE BOUNDARY SURVEY PLAT OF TRACTS 208-B-1-B & 209-A-2, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 1, 2024, IN BOOK 2024S, PAGE 43.

TRACT 209-A-1, MRGCD MAP 31, AS THE SAME IS SHOWN AND DESIGNATED ON THE BOUNDARY SURVEY PLAT OF TRACTS 208-B-2 AND 209-A-1, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 10, 2003, IN BOOK 2003S, PAGE 121.

CITY OF ALBUQUERQUE,  
BERNALILLO COUNTY, NEW MEXICO  
MAY 2025

① PROPOSED 16' PRIVATE ACCESS & PRIVATE WATER AND SEWER SERVICE EASEMENT FOR THE BENEFIT OF TRACT 209-A-1-A TO BE MAINTAINED BY THE UNDERLYING PROPERTY OWNER. GRANTED BY FINAL PLAT.



BOUNDARY AND TOPOGRAPHIC SURVEY  
TRACTS 209-A-1, 209-A-2 AND  
208-B-1-B MRGCD MAP 31  
CITY OF ALBUQUERQUE,  
BERNALILLO COUNTY, NEW MEXICO  
NOVEMBER, 2024


NOTES:

- REFERENCE DOCUMENTS:
  - BOUNDARY SURVEY PLAT TRACTS 208-B-1-B & 209-A-2 MRGCD MAP 31, RECORDED ON MAY 1, 2024, IN BOOK 2024S, PAGE 43. RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESES ( ).
  - BOUNDARY SURVEY PLAT OF LANDS OF HORACIO MOLINA, PORTION OF 209-A-2 & 208-B-1-B MRGCD MAP 31 SIGNED BY PAUL SANCHEZ, LS 448, FEBRUARY 1957. RECORD BEARINGS AND DISTANCES SHOWN IN DOUBLE PARENTHESES (( )).
  - BOUNDARY SURVEY OF TRACT 208-B-2 AND 209-A-1, MRGCD MAP #31, RECORDED 12/10/2003 IN BOOK 2003S, PAGE 121. RECORD BEARINGS AND DISTANCES SHOWN IN BRACKETS [ ].
  - MRGCD PROPERTY MAP 31
  - FIRST AMERICAN TITLE INSURANCE COMMITMENT NO. 2864213-AL04 DATED 04/10/2024.
  - WARRANTY DEED NO. 201069224, FILED 09/02/2014. QUITCLAIM DEED NO. 82128025 FILED 03/10/1982 IN BOOK D159A, PG 215.
  - STEWART TITLE GUARANTY COMPANY TITLE INSURANCE COMMITMENT NO. 01147-13735, EFFECTIVE DATE AUGUST 14, 2014.
  - GRANT OF ACCESS EASEMENT FILED 12/10/2003 IN BOOK A69, PAGE 9845 AS DOC. NO. 2003220314.
  - PLAT OF SURVEY OF TRACT 209-A-1 BY CHRISTOPHER J. DEHLER PLS 7923, UNFILED, DATED AUGUST 12, 2014, JOB NO. 146014.
  - WARRANTY DEED NO. 2024028906, FILED 04/30/2024.
- BASIS OF BEARINGS IS THE EASTERLY RIGHT OF WAY LINE OF AVENIDA CRISTO REY NW AS MEASURED WITH THE "TRIMBLE VRS NOW" GNSS VIRTUAL REFERENCE SYSTEM. BEARINGS ARE NEW MEXICO STATE PLANE BEARINGS, CENTRAL ZONE NAD 83. DISTANCES ARE GROUND DISTANCES. ELEVATION DATUM IS NAVD 88.
- THIS PROPERTY LIES WITHIN FLOOD ZONE X, DESIGNATING AREA WITH REDUCED FLOOD RISK DUE TO LEVEE (AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THIS AREA, DATED SEPTEMBER 26, 2008, MAP NO. 35001C0118G).
- FEATURES, CONTOURS, AND SPOT ELEVATIONS MEASURED BY "TRIMBLE VRS NOW" GNSS VIRTUAL REFERENCE SYSTEM NEW MEXICO CENTRAL ZONE NAD 83. BEARINGS ARE NEW MEXICO STATE PLANE BEARINGS. DISTANCES ARE GROUND DISTANCES. ELEVATION DATUM IS NAVD 88.
- VEHICLE ON TOP OF MANHOLE COULD NOT PICKUP INVERTS.
- THIS BOUNDARY AND TOPOGRAPHIC SURVEY WAS REVISED 10/31/2024 TO SHOW A BOUNDARY SURVEY OF TRACT 209-A-1; NO ADDITIONAL TOPOGRAPHIC SURVEY ADDED.
- REVISED 01/30/2025 BY MOVING RESIDENCE AND GARAGE TO GPS COLLECTED POINTS. SEE \*

PAGE 1 OF 1

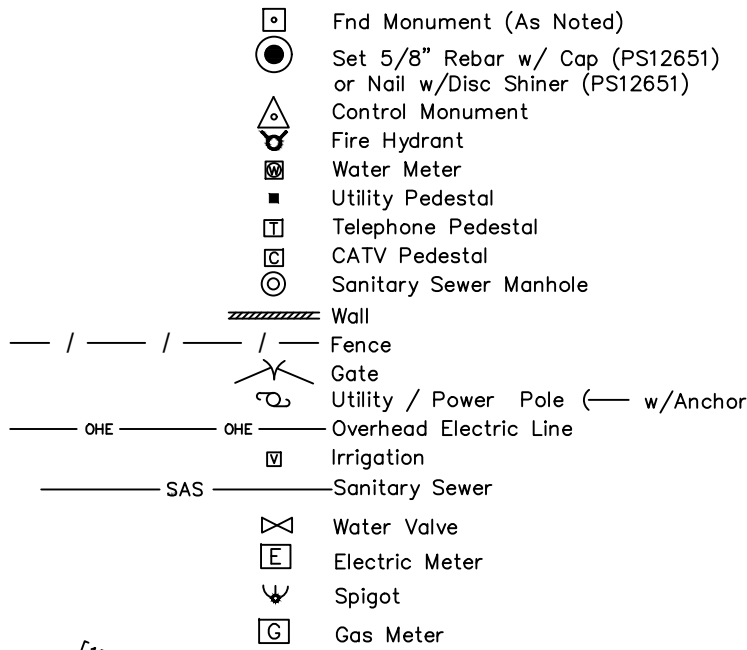
BOUNDARY AND TOPOGRAPHIC SURVEY

TRACTS 209-A-1, 209-A-2, AND 208-B-1-B  
MRGCD MAP 31

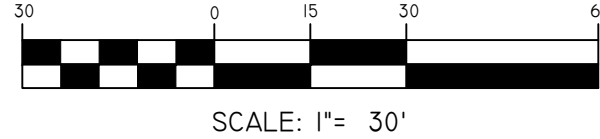
DWG PATH: M:\PROJECTS\2600-2699\2687\DOWNLOADED FILES\Survey Files\2025 01-30 revised survey\TRA	
GPS BABY 04/03/2024	
REV. DATE: 01/30/2025	
SCALE: 1"= 30'	
CREW: MJM/PGF	
DRAWN: JMW/SLN	
JOB NO: N2024-135	
 Community Sciences Corporation Land Surveying (505) 897.0000	

Legend

Symbols shown are indicative only. The symbol size and orientation does not necessarily represent the real size or orientation of the feature.



AGRS STATION "14\_F13 1991"  
NAD83 NMSP Central Zone  
N = 1506751.047 US SURVEY FT  
E = 1515687.389 US SURVEY FT  
Z = 4975.508 US FT NAVD 1988  
Ground to grid = 0.999683724  
Mapping Angle = -0.14.24.52



SCALE: 1"= 30'

Surveyor's Certification:

I, Thomas W. Patrick New Mexico Professional Surveyor No. 12651, do hereby certify that this map or plat and the actual survey on the ground on which it is based, were performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the Minimum Standards for a Topographical Survey in the State of New Mexico and meets the Minimum Standards for Surveying in the State of New Mexico; and that it is true and correct to the best of my knowledge and belief. I further survey that this survey is not a Land Division or Subdivision as defined in the New Mexico Subdivision Act and that this instrument is a Survey Plat of an existing tract or tracts.



Thomas W. Patrick,  
NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651

Date



Know what's below  
Call before you dig.

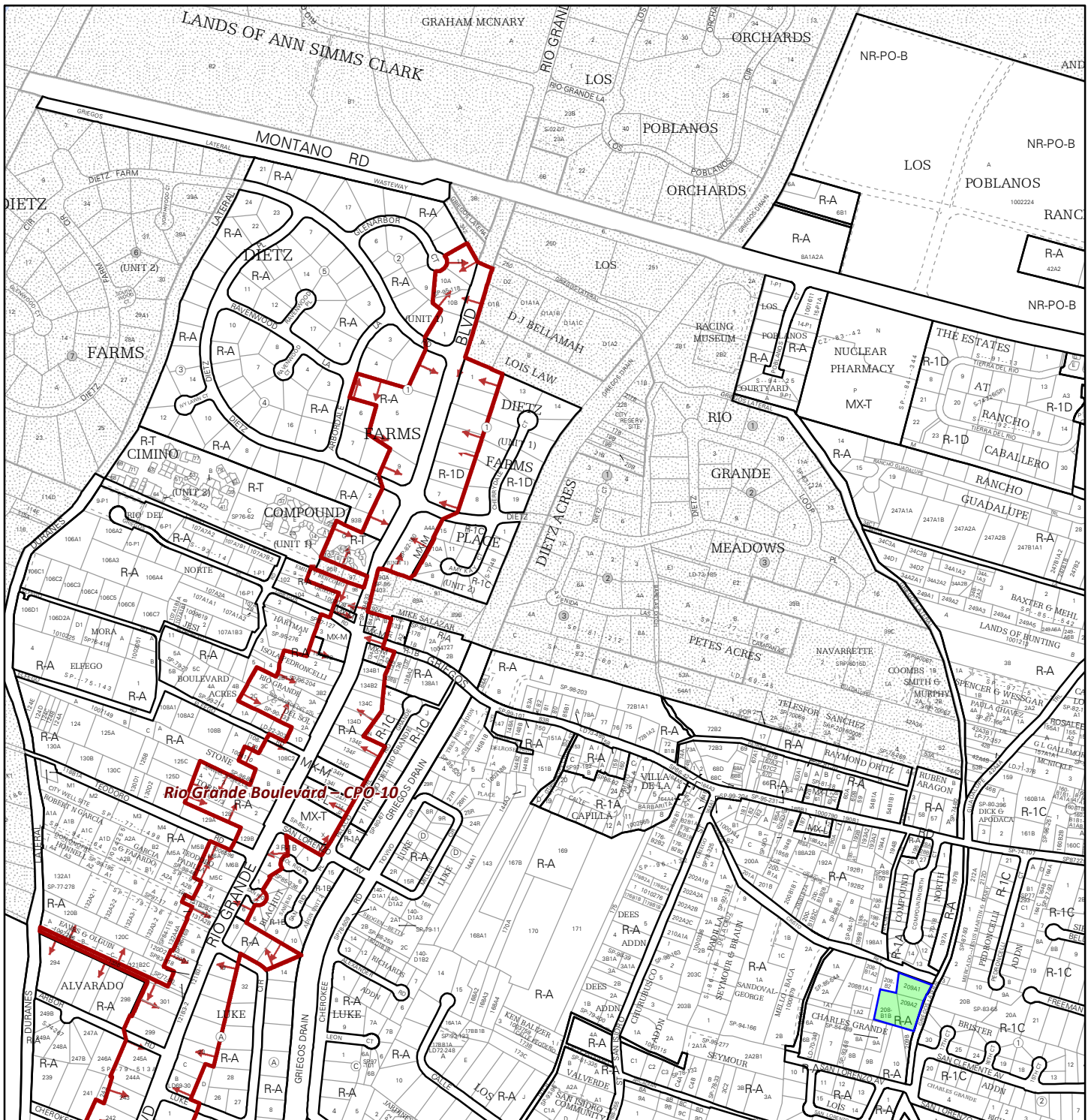
LEGAL DESCRIPTION:

TRACTS 209-A-2 AND 208-B-1-B MRGCD MAP 31, AS THE SAME ARE SHOWN AND DESIGNATED ON THE BOUNDARY SURVEY PLAT OF TRACTS 208-B-1-B & 209-A-2, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 1, 2024, IN BOOK 2024S, PAGE 43.

TOGETHER WITH:

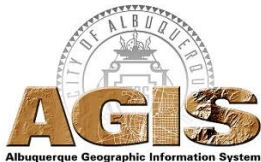
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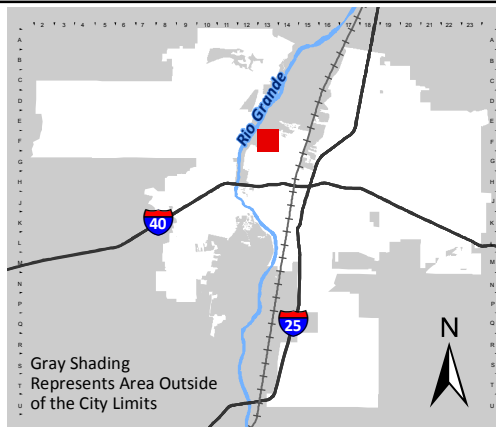


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# 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:  
**F-13-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
- Gray Shading  
Represents Area Outside  
of the City Limits
- 0 250 500 1,000 Feet