



PLAN SNAPSHOT REPORT PA-2025-00139 FOR CITY OF ALBUQUERQUE

Plan Type: Pre-Application Review **Project:** Sketch Plat (PR-2025-020079) **App Date:** 05/15/2025
Work Class: Sketch Plat **District:** City of Albuquerque **Exp Date:** 11/11/2025
Status: Fees Due **Square Feet:** 0.00 **Completed:** NOT COMPLETED
Valuation: \$0.00 **Assigned To:** **Approval**
Expire Date:

Description: Lot Consolidation, combining 2 strips of land to the Main parcel to create 1 parcel

Parcel: 101505804926820215 Main	Address: 1224 Stone St Ne Albuquerque, NM 87102 1224 Stone St Ne Main Albuquerque, NM 87102	Zone:
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Applicant
John Paisano
9816 Admiral Dewey Avenue,
NE
Albuquerque, NM 87111
Business: (505) 280-4051

Plan Custom Fields

Existing Project Number/a	Existing Zoning	MX-T - Mixed-Use - Transition	Number of Existing Lots3
Number of Proposed Lots 1	Total Area of Site in Acres	0.1734	Site Address/Street 1224 Stone Street NE
Site Location Located Between Streets Mountain & Odelia	Case History	n/a	Do you request an interpreter for the hearing? No
Square Footage of Existing Buildings 0	Square Footage of Proposed Buildings	0	Lot and/or Tract Number UNPLATTED
Block Number 0000	Subdivision Name and/or Unit Number	UNPLATTED/SPRINGER TRANSFER CO	Legal Description TRACT OF LAND IN NW1/4 SW1/4 SW1/4 S1/2 S1/2 SEC 16 T10N 23E
Existing Zone District MX-T	Zone Atlas Page(s)	J-15	Acreage 0.188
Calculated Acreage 0.158038	Council District	2	Community Planning Area(s) Central ABQ
Character Protection Overlay Martineztown/Santa Barbara – CPO-7	Development Area(s)	Change	Current Land Use(s) 01 Low-density Residential
IDO Use Development Standards Name Railroad and Spur Small Area	IDO Use Development Standards Subsection	Cumulative Impacts (5-2)	IDO Use Specific Standards Name Martineztown/Santa Barbara – CPO-7, Railroad and Spur Small Area, Railroad and Spur Small Area
IDO Use Specific Standards Subsection Paid Parking Lot or Parking Structure (Prohibitions) (4-3(D)), Commercial Uses (various) (4-3(D)), Industrial Uses (various) (4-3(E))	Corridor Type	Major Transit (MT) 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	SU-2	Pre-IDO Zoning Description RCM
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

PLAN SNAPSHOT REPORT (PA-2025-00139)

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_John_Paisano_5/15/2025.jpg	05/15/2025 17:04	Paisano, John		Uploaded via CSS

Note	Created By	Date and Time Created
1. Zone Atlas map with the entire site clearly outlined and labeled.	Renee Zamora	05/16/2025 9:35
2. Submittal has been reviewed and is ready to be processed.	Renee Zamora	06/06/2025 9:13

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00026162	Technology Fee	\$3.50	\$0.00
	Sketch Plat/Plan Fee	\$50.00	\$0.00
Total for Invoice INV-00026162		\$53.50	\$0.00
Grand Total for Plan		\$53.50	\$0.00

Meeting Type	Location	Scheduled Date	Subject
DFT Meeting v.1	Zoom	06/18/2025	DFT Sketch Plat

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		06/06/2025 10:05	06/06/2025 10:06
Associate Project Number v.1	Generic Action		06/06/2025 10:05
DFT Meeting v.1	Hold Meeting	06/06/2025 10:05	06/06/2025 10:06
Screen for Completeness v.1	Generic Action		06/06/2025 10:06
Verify Payment v.1	Generic Action		06/06/2025 10:06
Application Review v.1			
Sketch Plat/Plan Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		

Purpose of Plat

We want to combine the two strips of land shown on the site plan with the major parcel surveyed in 2023 as shown in the attached quitclaim deed document to create one new lot.



QUITCLAIM DEED

MARGARET ELIZABETH FERNANDEZ, whose mailing address is 1304 E. Macaw Drive, Gilbert, Arizona 85297, ("Grantor"), for consideration paid, hereby grants to **LIZ LAUREN, LLC**, A New Mexico Limited Liability Corporation ("Grantee"), the below described real estate located in Bernalillo County, New Mexico:

RECITALS:

WHEREAS, a strip of land approximately 11.32' wide, described in **Exhibit A** and shown in **Exhibit B** hereto, exists between the properties of the Grantor and Grantee, which is not legally part of either neighboring parcel as described in their respective deeds;

WHEREAS, the said strip of land has historically been treated and maintained as part of the Grantee's parcel;

WHEREAS, the Grantor acknowledges no claim to, interest in, or use of the said strip of land;

WHEREAS, for clarity and the prevention of any future dispute, the Grantor desires to formally relinquish any potential claims to the said strip of land;

NOW, THEREFORE, the Grantor does hereby remise, release, and forever quitclaim unto the Grantee, and the Grantee's heirs and assigns forever, all the right, title, interest, claim, and demand which the Grantor has in and to the following described parcel of real property, and improvements thereon, situated in the County of Bernalillo, to wit:

SEE ATTACHED EXHIBIT A and EXHIBIT B, relating to the strip of land situated between the parcels owned by the Grantor and the Grantee. **Exhibit A** provides a metes and bounds description of the land, outlining the specific measurements and boundaries of the strip. **Exhibit B** is a survey that includes a detailed graphical representation of the approximately 11.3' strip of land labeled as "AREA OCCUPIED BY FLORINDA CHAVEZ. OWNERSHIP DOCUMENTS NOT FOUND," indicating the historical usage and the absence of formal ownership documentation for this strip.

This deed is intended to pass any and all interests the Grantor may have in the parcel, notwithstanding the fact that such interest may be nominal or non-existent. The Grantor makes no representations as to the title of the land described herein.

This conveyance is made subject to any and all existing zoning laws, ordinances, restrictions, roadways, and easements of record.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents this 16 day of May, 2024.

MARGARET ELIZABETH FERNANDEZ

STATE OF ARIZONA }

} ss.

COUNTY OF MARICOPA }

On MAY 16, 2024, MARGARET ELIZABETH FERNANDEZ acknowledged the foregoing before me, a Notary Public.

Notary Public

My commission expires: July 14, 2025

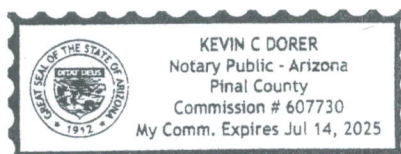


EXHIBIT A LEGAL DESCRIPTION

A CERTAIN TRACT OF LAND LYING AND BEING SITUATE IN SECTION 16, TOWNSHIP 10 NORTH, RANGE 3 EAST, OF THE NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF AN UNPLATTED STRIP OF LAND, BOUNDED ON THE NORTH BY LANDS OF MARGARET ELIZABETH FERNANDEZ, ON THE EAST BY THE ARCHDIOCESE OF SANTA FE REAL ESTATE CORPORATION, ON THE SOUTH BY THE LANDS OF THE LANDS OF FLORINDA CHAVEZ, AND ON THE WEST SIDE BY STONE STREET, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT, SAID POINT ALSO BEING A COMMON POINT TO THE NORTHEAST CORNER OF THE LANDS OF FLORINDA CHAVEZ, MARKED BY A FOUND REBAR WITH CAP "PLS 5708", FROM WHENCE A TIE TO A.C.S. MONUMENT "9-J15" BEARS S 67°57'27" E, A DISTANCE OF 2609.18 FEET;

THENCE FROM SAID BEGINNING POINT, N 83°38'21" W, A DISTANCE OF 122.80 FEET TO THE SOUTHWEST CORNER OF SAID TRACT, BEING COMMON TO THE NORTHWEST CORNER OF THE LANDS OF FLORINDA CHAVEZ, LYING ON THE EAST RIGHT-OF-WAY LINE OF STONE STREET, N.E., MARKED BY A FOUND MAG NAIL WITH TAG "PLS 5708";

THENCE N 05°37'09" E ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 11.42 FEET TO THE NORTHWEST CORNER OF SAID TRACT;

THENCE LEAVING SAID RIGHT-OF-WAY LINE S 83°34'57" E, A DISTANCE OF 122.80 FEET TO THE NORTHEAST CORNER OF SAID TRACT;

THENCE S 05°11'45" W, A DISTANCE OF 11.30 FEET TO THE POINT OF BEGINNING, CONTAINING 0.0320 ACRES (1,395 SQ.FT) MORE OR LESS.

SURVEY NOTES

1. BEARINGS ARE NM CENTRAL ZONE GRID BEARINGS NAD(83).
2. DISTANCES ARE GROUND DISTANCES – U.S. SURVEY FOOT.
3. DATE OF FIELD SURVEY: MARCH 1, 2024
4. THE PURPOSE OF THIS PLAT IS TO ESTABLISH PROPERTY LINES, SHOW EXISTING IMPROVEMENTS.
5. PROPERTY UPC NO.: 1-015-058-049-268-2-02-15
6. THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS PLAT:

- A. TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 2099221 EFFECTIVE DATE: JANUARY 30, 2025.
- B. BOUNDARY SURVEY PLAT ENTITLED "LANDS OF STELLA B POHL AND AMARANTE J POHL..." FILED JULY 9, 2015. IN BOOK 2015S, PAGE 0046.
- C. WARRANTY DEED GRANTED TO MARGARET ELIZABETH FERNANDEZ, FILED 09/11/2019, DOC.#2019077413
- D. WARRANTY DEED GRANTED TO THE DELLA WYLER LIVING TRUST, FILED 08/06/2018, DOC.#2018068564
- E. WARRANTY DEED GRANTED TO SEVERO M. & FLORINDA M. CHAVEZ, FILED 07/08/1970, VOL. D878, FOLIO 940-942.
- F. PERSONAL REPRESENTATIVE DEED GRANTED TO LIZ LAUREN LLC, FILED 12/30/2024, DOC.#2024094118 & DOC.#202409411

LEGEND

- | | |
|-----------------|---|
| N 00°00'00" E | FIELD BEARINGS AND DISTANCES |
| (N 00°00'00" E) | BEARINGS AND DISTANCES FROM SUBDIVISION PLAT |
| ○ | FOUND PROPERTY CORNER AS NOTED |
| ○ | SET REBAR W/CAP "PLS 5708" UNLESS OTHERWISE NOTED |
| △ | ACS MONUMENT 9-J15 |
| — | BLOCK WALL |
| —○— | CHAINLINK FENCE |
| —□— | LIVESTOCK FENCE |
| —U— | OVERHEAD UTILITY LINE |
| ⊙ | WATER METER |



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

INDEXING INFORMATION FOR COUNTY CLERK
OWNER LIZ LAUREN LLC
SECTION 16, TOWNSHIP 10 N, RANGE 3 E,
LANDS OF FLORINDA CHAVEZ

SITE PLAN
TRACT "A"
LANDS OF FLORINDA CHAVEZ
PROJECTED SECTION 16, TOWNSHIP 10
NORTH, RANGE 3 EAST, N.M.P.M.,
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO,
MAY 2025

LEGAL DESCRIPTION

A TRACT OF LAND SITUATE IN SCHOOL DISTRICT NO. 15, IN BERNALILLO COUNTY, STATE OF NEW MEXICO, BEING AND COMPRISING, A LOT MEASURING WIT: (50) FIFTY FEET WIDE, FROM NORTH TO SOUTH, AND (125) ONE-HUNDRED-TWENTY-FIVE FEET LONG, FROM EAST TO WEST, BOUNDED ON THE NORTH SIDE BY PROPERTY OF ALDOLFO ARMIJO; AND ON THE WEST SIDE BY STONE STREET; AND ON THE SOUTH SIDE BY TONY PINO; AND ON THE EAST SIDE BY LAND OF SPRINGER TRANSFER CO., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT, MARKED BY A FOUND REBAR WITH CAP "PLS 11463", FROM WHENCE A TIE TO ACS MONUMENT 9-J15 BEARS S 69°02'16" E, A DISTANCE OF 2595.94 FEET;

THENCE FROM SAID BEGINNING POINT, N 83°32'43" W, A DISTANCE OF 123.14 FEET TO THE SOUTHWEST CORNER OF SAID TRACT, LYING ON THE EAST RIGHT-OF-WAY LINE OF STONE STREET, N.E., MARKED BY A FOUND MAG NAIL WITH TAG "PLS 8911";

THENCE N 05°37'09" E ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT, MARKED BY A SET CONCRETE NAIL WITH TAG "PLS 5708", SET ON A BLOCK WALL;

THENCE LEAVING SAID RIGHT-OF-WAY LINE S 83°38'21" E, A DISTANCE OF 122.80 FEET TO THE NORTHEAST CORNER OF SAID TRACT;

THENCE S 05°11'45" W, A DISTANCE OF 50.21 FEET TO THE POINT OF BEGINNING, CONTAINING 0.1414 ACRES (6,160 SQ.FT) MORE OR LESS.

LEGAL DESCRIPTION

A CERTAIN TRACT OF LAND LYING AND BEING SITUATE IN SECTION 16, TOWNSHIP 10 NORTH, RANGE 3 EAST, OF THE NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF AN UNPLATTED STRIP OF LAND, BOUNDED ON THE NORTH BY LANDS OF MARGARET ELIZABETH FERNANDEZ, ON THE EAST BY THE ARCHDIOCESE OF SANTA FE REAL ESTATE CORPORATION, ON THE SOUTH BY THE LANDS OF THE LANDS OF FLORINDA CHAVEZ, AND ON THE WEST SIDE BY STONE STREET, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTROL STATION DATA

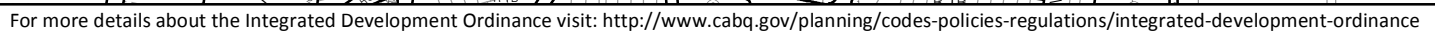
STATION NAME: 9-J15
AGENCY: ACS
N.M. CENTRAL ZONE
GEO POSITION (NAD 1983)
NORTHING: 1489021.809
EASTING: 1526869.928
NAVD 1988 ELEVATIONS
ORTHO HEIGHT: 5093.057
GROUND TO GRID=0.999675053
MAPPING ANGLE= -0°13'05.60"

Quest Network, LLC

John Paisano III Operations Manager, (505) 280-4051 ~ John Paisano Jr. NMP.L.S., (505) 362-6253

9816 Admiral Dewey Ave., N.E., Albuquerque, NM 87111 Email: questnetwork@msn.com

25049GBR-1C



A horizontal number line representing distance in feet. It has major tick marks at 0, 250, 500, and 1,000. The segment from 0 to 250 is shaded gray, and the segment from 500 to 1,000 is shaded gray.