



## PLAN SNAPSHOT REPORT PA-2025-00182 FOR CITY OF ALBUQUERQUE

**Plan Type:** Pre-Application Review **Project:** PR-2025-020082 (PR-2025-020082) **App Date:** 06/19/2025  
**Work Class:** Sketch Plat **District:** City of Albuquerque **Exp Date:** 12/16/2025  
**Status:** Fees Due **Square Feet:** 0.00 **Completed:** NOT COMPLETED  
**Valuation:** \$0.00 **Assigned To:** **Approval**  
**Expire Date:**

**Description:** I would like to purchase the city right-of-way that crosses my property. I have received approval from municipal development, which directed me to planning.

<b>Parcel:</b> 101305838134011451	<b>Address:</b> 1411 Claire Ct Nw Albuquerque, NM 87104	<b>Zone:</b>
101305837534011201 Main	1501 Mountain Rd Nw Albuquerque, NM 87104	
	1411 Claire Ct Nw Albuquerque, NM 87104	
	1501 Mountain Rd Nw Main Albuquerque, NM 87104	

Applicant  
John Algermissen  
2424 Louisiana Blvd NE Suite  
100  
ABQ, NM 87110  
Business: (505) 998-5734

### Plan Custom Fields

Existing Project Number	1501 Mountain Vacation	Existing Zoning	MX-L - Mixed-Use - Low Intensity, R-T - Residential - Townhouse	Number of Existing Lots	1
Number of Proposed Lots	1	Total Area of Site in Acres	0.14	Site Address/Street	1501 MOUNTAIN RD NW ALBUQUERQUE NM 87104
Site Location Located Between Streets	Located east of 15th St and West of Sawmill road on the north side of Mountain.	Case History	N/A	Do you request an interpreter for the hearing?	No
Square Footage of Existing Buildings	2660	Square Footage of Proposed Buildings	2660	Lot and/or Tract Number	1A
Block Number	4	Subdivision Name and/or Unit Number	SUMMER GARDEN ADDN	Legal Description	* 003 BALLING ADDN ADDN #1, LOT 1A BLK 4 A PLAT OF LTS 1A & 2A BLK 4 SUMMER GARDEN ADDNREPL OF LTS 1-3 BLK 4 CONT 6,007 SQ FT M/L
Existing Zone District	MX-L	Zone Atlas Page(s)	J-13	Acreage	0.1148, 0.1379
Calculated Acreage	0.12947007, 0.13811274	Council District	2	Community Planning Area(s)	Central ABQ
Character Protection Overlay	Sawmill/Wells Park – CPO-12	Development Area(s)	Change	Current Land Use(s)	03   Commercial Retail
IDO Use Development Standards Name	Sawmill/Wells Park – CPO-12, Sawmill/Wells Park – CPO-12, Valley Drainage Area	IDO Use Development Standards Subsection	Primary Building Stepback (5-11), Electronic Signs (Prohibitions) (5-12), Site Design and Sensitive Lands (5-2) (Prohibitions) (4-3(D)), Drive-through or Drive-up Facility (Prohibitions)	IDO Use Specific Standards Name	Sawmill/Wells Park – CPO-12
IDO Use Specific Standards Subsection	Car Wash (Prohibitions) (4-3(D)), Light Vehicle Fueling Station				(4-3(F)), Dwelling Unit, Accessory (P) (4-3(F))

# PLAN SNAPSHOT REPORT (PA-2025-00182)

Metropolitan Redevelopment Area(s)		Sawmill/Wells Park		Pre-IDO Zoning District S-MR		Pre-IDO Zoning Description		S-MRN	
Major Street Functional Classification		4 - urban major collector		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_John_Algermissen_6/19/2025.jpg	06/19/2025 9:18	Algermissen, John		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00030091	Technology Fee	\$3.50	\$0.00
	Sketch Plat/Plan Fee	\$50.00	\$0.00
Total for Invoice INV-00030091		\$53.50	\$0.00
Grand Total for Plan		\$53.50	\$0.00

Meeting Type	Location	Scheduled Date	Subject
DFT Meeting v.1	Zoom	07/02/2025	DFT

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		06/24/2025 11:30	06/24/2025 13:10
Associate Project Number v.1	Generic Action		06/24/2025 11:30
DFT Meeting v.1	Hold Meeting	06/24/2025 13:09	06/24/2025 13:10
Screen for Completeness v.1	Generic Action		06/24/2025 13:10
Verify Payment v.1	Generic Action		06/24/2025 13:10
Application Review v.1			
Sketch Plat/Plan Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		

# Albuquerque Planning Department

Dear Albuquerque Planning Department,

I hope this letter finds you well. My name is John Algermissen, and I am writing to express my interest in purchasing the city right-of-way that crosses my properties located at 1501 Mountain Rd NW, Albuquerque, NM 87104, and 1411 Claire Ct NW, Albuquerque, NM 87104.

The acquisition of this right-of-way would be of significant benefit to the proper management and use of these properties. The right-of-way property has been incorporated into the patio and parking lot of my property for what I can tell to be at least 64 years.

Thank you for your time and attention to this request. I look forward to your response and hope to collaborate constructively to move forward.

Sincerely,

John Algermissen

505-264-7242

Johna@sunvista.com

PLAT OF  
LOT 1-A-1, BLOCK 4  
SUMMER GARDEN ADDITION

WITHIN  
TOWN OF ALBUQUERQUE GRANT  
PROJECTED SECTION 18, T. 10 N., R. 3 E., N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
MAY 2025

LOT 2-A, BLOCK 4  
SUMMER GARDEN ADDITION  
FILED: AUGUST 23, 1989  
VOLUME C39, FOLIO 164

FOUND #4 REBAR

ADJOINING BUILDING

METAL COVER

STUCCO WALL

CONCRETE SURFACE

CHAINLINK FENCE

SHED

GATE

CONCRETE WALK

CONCRETE

CONCRETE

CONCRETE

CONCRETE

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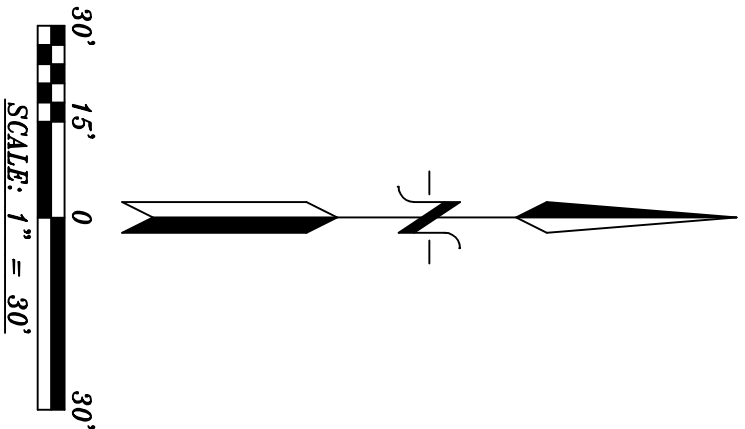
CONCRETE

CONCRETE

LINE	BEARING	DISTANCE
L1	N 11°33'02" E	11.75
L2	N 11°12'43" E	(11.76)
L3	S 36°16'58" W	10.85
L4	S 35°56'39" W	(10.86)
L5	S 36°16'58" W	18.81
L6	N 67°37'16" W	28.23
L7	N 77°04'11" W	0.79

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	108.00'	8.69'	8.69'	N 36°00'34" E	4°36'42"
C2	(108.00')	(8.69')	(8.69')	(N 36°00'34" E)	(4°36'42")
C3	12.26'	18.88'	17.07'	N 22°54'20" W	88°13'59"



15TH STREET N.W.  
50' RIGHT-OF-WAY  
(C39, 164)

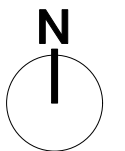
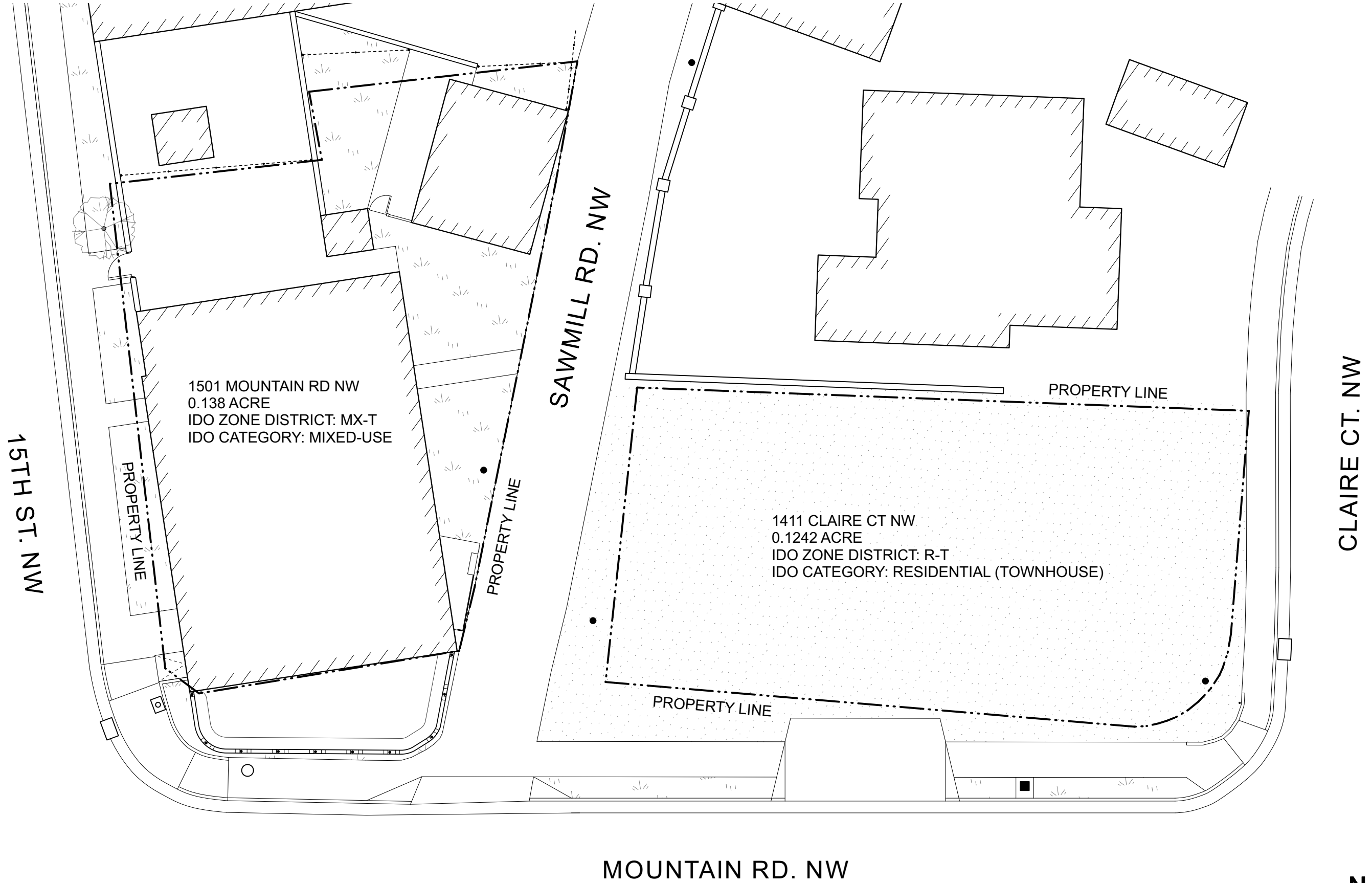
1-STORY  
COMMERCIAL BUILDING  
No. 501

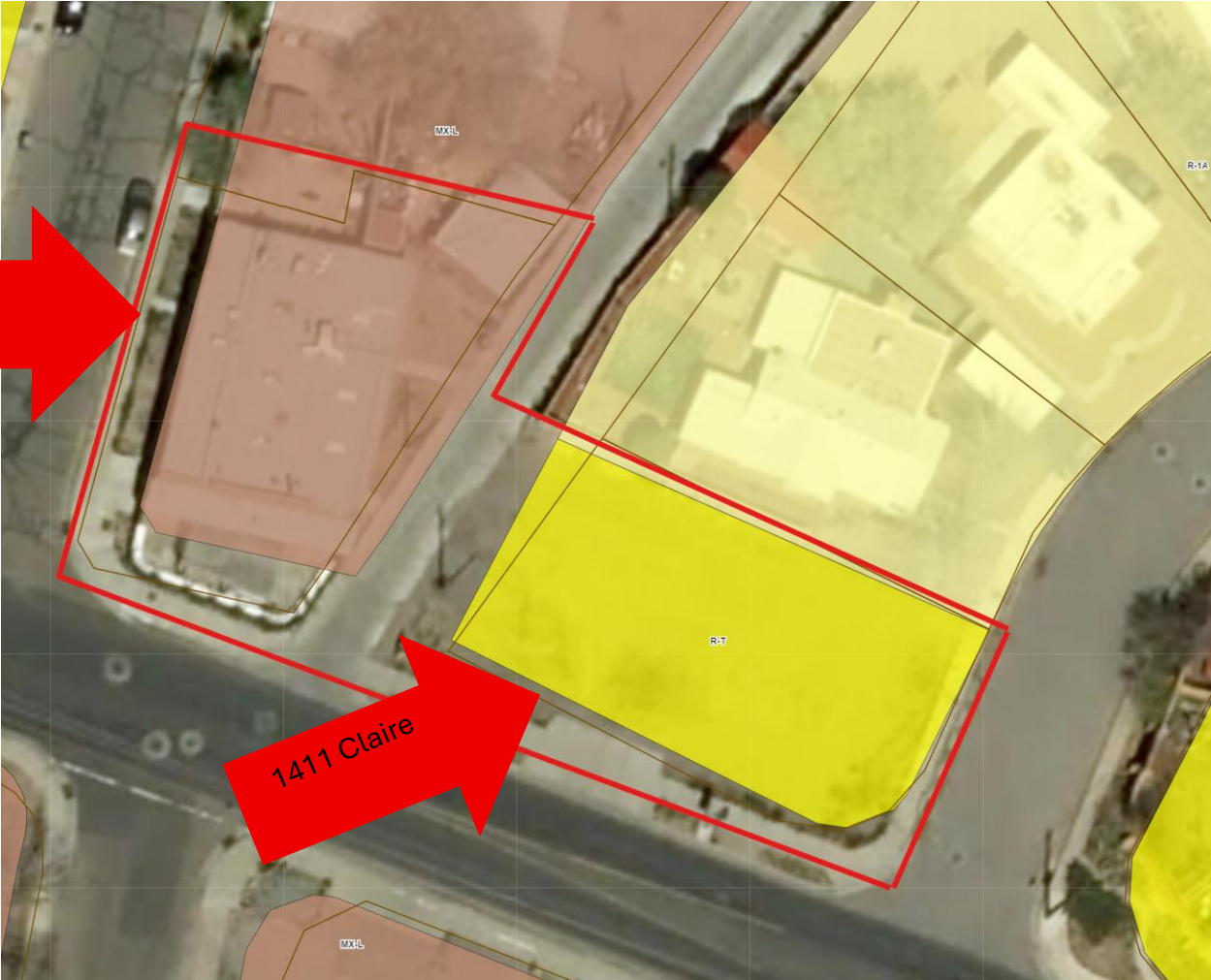
LOT 1-A  
BLOCK 4  
0.1381 ACRES

APARTMENT

SAWMILL ROAD N.W.  
20' RIGHT-OF-WAY  
(C39, 164)

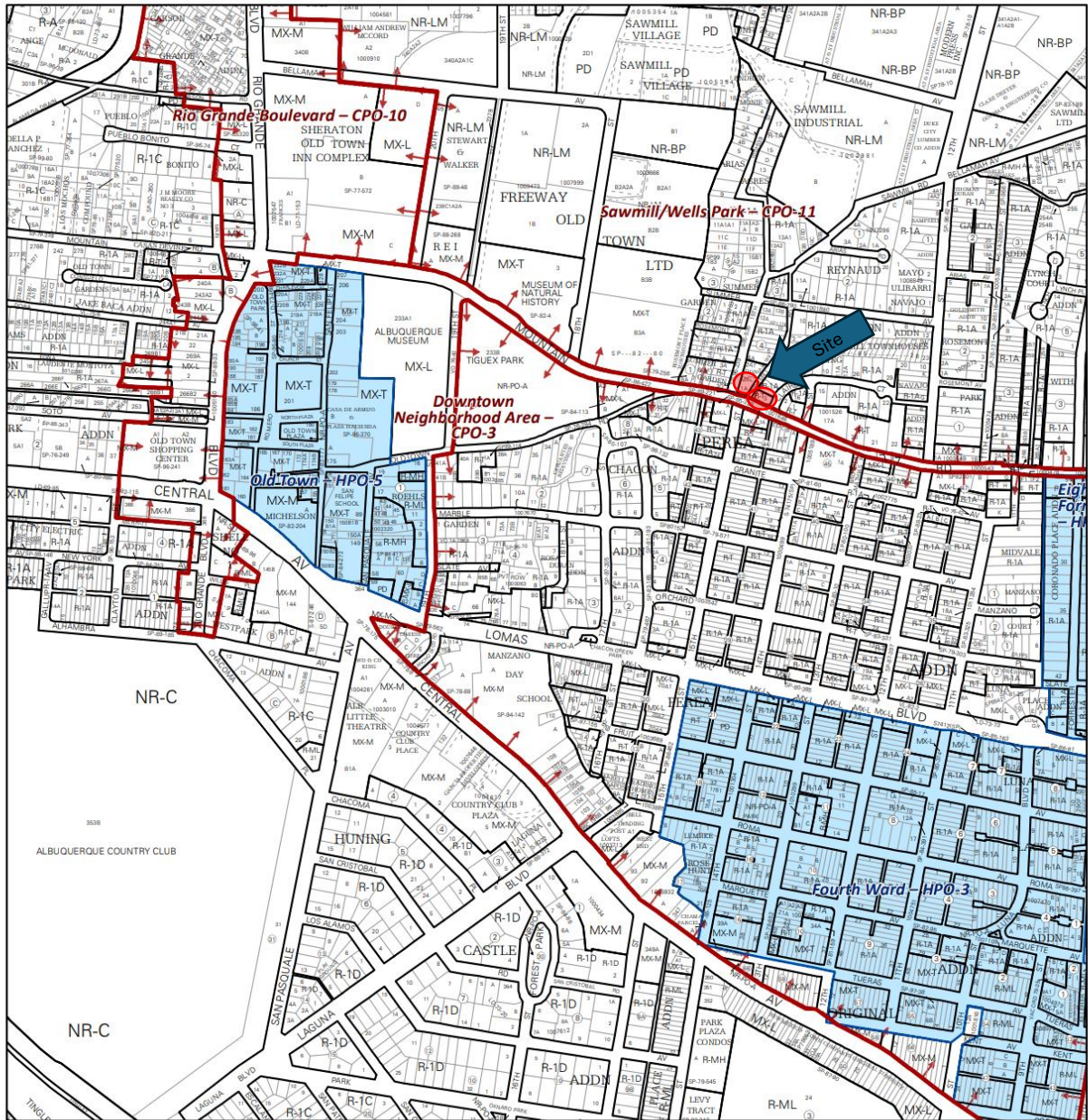
MOUNTAIN ROAD N.W.  
60' RIGHT-OF-WAY  
(C39, 164)





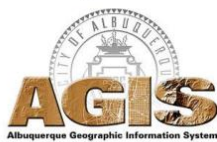
1501  
Mountain

1411 Claire



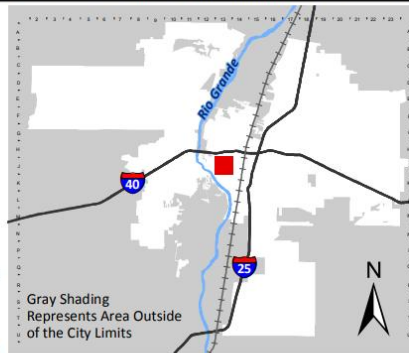
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## 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:

**J-13-Z**

- Easement
- 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
- Escarpment

0 250 500 1,000 Feet