



## PLAN SNAPSHOT REPORT PA-2025-00240 FOR CITY OF ALBUQUERQUE

**Plan Type:** Pre-Application Review      **Project:** Sketch Plat (PR-2025-020098)      **App Date:** 08/07/2025  
**Work Class:** Sketch Plat      **District:** City of Albuquerque      **Exp Date:** 02/03/2026  
**Status:** Fees Paid      **Square Feet:** 0.00      **Completed:** NOT COMPLETED  
**Valuation:** \$0.00      **Assigned To:**      **Approval**  
**Expire Date:**

**Description:** Aztec Sketch Plat - to support the proposed vacation of public right-of-way.

<b>Parcel:</b> 101705709425634404	<b>Address:</b> 3816 Copper Ave Ne Albuquerque, NM 87108	<b>Zone:</b>
101705710325634406	3821 Central Ave Ne Albuquerque, NM 87108	
101705709925734405	3820 Copper Ave Ne Albuquerque, NM 87108	
101705709725234402      Main	3812 Copper Ave Ne Albuquerque, NM 87108	
	3821 Central Ave Ne      Main Albuquerque, NM 87108	

**Applicant**  
Renee Regal  
9384 Valley View Drive NW  
Suite 100 Suite 100  
Albuquerque, NM 87114  
Business: (505) 366-4187  
Mobile: (717) 443-3717

**Engineer**  
John Stapleton  
9384 Valley View Dr NW  
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Business: (505) 545-9607

**Applicant**  
Rahim Kassam  
12105 SIGNAL AVE NE  
ALBUQUERQUE, NM 87122  
Business: (505) 400-7159

### Plan Custom Fields

Existing Project NumberN/A	Existing Zoning      MX-M - Mixed-Use - Medium Intensity	Number of Existing Lots1
Number of Proposed      1 Lots	Total Area of Site in      1 Acres	Site Address/Street      3821 CENTRAL AVE NE ALBUQUERQUE NM 87108
Site Location Located      Cooper Avenue NE and Between Streets      Central Avenue NE	Case History      N/A	Do you request an interpreter for the hearing?      No
Square Footage of      1 Existing Buildings	Square Footage of      1 Proposed Buildings	Lot and/or Tract      8, 10, 7, 9 Number
Block Number      3	Subdivision Name      COLLEGE VIEW and/or Unit Number      BUSINESS ADDN	Legal Description      LTS 7 THRU 10 BLK 3 COLLEGE VIEW BUSINESS ADDITION, LT 11-A-1 BLK 3 PLAT OF LOTS 11-A-1 AND 12-A-1, BLOCK 3COLLEGE VIEW BUSINESS ADDITION CONT .0590 AC, LT 12-A-1 BLK 3 PLAT OF LOTS 11-A-1 AND 12-A-1, BLOCK 3COLLEGE VIEW BUSINESS ADDITION CONT .0530 AC, LT 13-A BLK 3 PLAT OF LOTS 11-A, 12-A AND 13-A, BLOCK 3COLLEGE VIEW BUSINESS ADDITION CONT .0508 AC

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Existing Zone District	MX-M	Zone Atlas Page(s)	K-17	Acreage	0.3016, 0.059, 0.053, 0.0508
Calculated Acreage	0.30871367, 0.05900685, 0.05301535, 0.05079394	Council District	6	Community Planning Area(s)	Near Heights
Character Protection Overlay	Nob Hill/Highland – CPO-8 Nob Hill/Highland – CPO-8 / Building Height Sub-area 1, Nob Hill/Highland – CPO-8 / Façade Design Sub-area	Development Area(s)	Change	Current Land Use(s)	15   Vacant
IDO Use Development Standards Name	Nob Hill Small Area, Nob Hill/Highland Small Area, Nob Hill/Highland – CPO-8 Nob Hill/Highland – CPO-8 Central Avenue	IDO Use Development Standards Subsection	Parking and Loading (Exemptions and Reductions) (5-5), Primary Building Stepback (5-11), Signs (Design and Construction) (5-12), Off-premises Signs (Prohibitions) (5-12), On-premises Signs (Neon Signs along Central Avenue) (5-12)	IDO Use Specific Standards Name	Nob Hill/Highland Small Area, Nob Hill/Highland Small Area, Nob Hill Small Area
IDO Use Specific Standards Subsection	Paid Parking Lot or Parking Structure (Prohibitions) (4-3(D)), Liquor Retail (Prohibitions) (4-3(D)), Drive-through or Drive-up Facility (Prohibitions) (4-3(F))	Metropolitan Redevelopment Area(s)	Central/Highland/Upper Nob Hill	Corridor Type	Main Street (MS) Area, Major Transit (MT) Area, Premium Transit (PT) Area
Center Type	Activity	IDO Administration & Enforcement Name	Nob Hill/Highland Small Area, Central Avenue	IDO Administration & Enforcement Subsection	Demolition Outside of an HPO (6-6), Demolition Outside of an HPO (Neon Signs along Central Avenue) (6-6)
Pre-IDO Zoning District	CCR-2	Pre-IDO Zoning Description		State or National Historic Register	AZTEC AUTO COURT/LODGE
Major Street Functional Classification	2 - urban principal arterial	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_Renee_Regal_8/7/2025.jpg	08/07/2025 14:10	Regal, Renee		Uploaded via CSS

Note	Created By	Date and Time Created
1. Submittal has been reviewed and is ready to be processed.	Renee Zamora	08/11/2025 12:51

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00040471	Technology Fee	\$3.50	\$3.50
	Sketch Plat/Plan Fee	\$50.00	\$50.00
Total for Invoice INV-00040471		\$53.50	\$53.50
Grand Total for Plan		\$53.50	\$53.50

Meeting Type	Location	Scheduled Date	Subject
DFT Meeting v.1	Zoom	08/20/2025	Sketch Plat

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		08/11/2025 12:51	08/11/2025 13:25
Associate Project Number v.1	Generic Action		08/11/2025 12:51
DFT Meeting v.1	Hold Meeting	08/11/2025 13:24	08/11/2025 13:24

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Screen for Completeness v.1	Generic Action	08/11/2025 13:24
Verify Payment v.1	Generic Action	08/11/2025 13:25
Application Review v.1		
Sketch Plat/Plan Review v.1	Receive Submittal	
DFT Comments Submittal v.1	Generic Action	