



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.		

Parcel: 101705709425634404	Address: 3816 Copper Ave Ne Albuquerque, NM 87108	Zone:
101705710325634406	3821 Central Ave Ne Albuquerque, NM 87108	
101705709925734405	3820 Copper Ave Ne Albuquerque, NM 87108	
101705709725234402	3812 Copper Ave Ne Albuquerque, NM 87108	
Main	3821 Central Ave Ne 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 Albuquerque, NM 87114 Business: (505) 545-9607	Applicant Rahim Kassam 12105 SIGNAL AVE NE ALBUQUERQUE, NM 87122 Business: (505) 400-7159
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Plan Custom Fields

Existing Project NumberN/A	Existing Zoning	MX-M - Mixed-Use - Medium Intensity	Number of Existing Lots1
Number of Proposed Lots1	Total Area of Site in Acres1		Site Address/Street 3821 CENTRAL AVE NE ALBUQUERQUE NM 87108
Site Location Located Between Streets Cooper Avenue NE and Central Avenue NE	Case History	N/A	Do you request an interpreter for the hearing? No
Square Footage of Existing Buildings 1	Square Footage of Proposed Buildings 1		Lot and/or Tract Number 8, 10, 7, 9
Block Number 3	Subdivision Name and/or Unit Number COLLEGE VIEW 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	

Community Design Solutions

August 7, 2025

Development Facilitation Team
City of Albuquerque
600 2nd St NW
Albuquerque, NM 87102

RE: Description and Justification for Sketch Plat and Right-of-Way Vacation Request (Approximately 4,998 SF Adjacent to Aliso Drive NE)

Dear Development Facilitation Team,

Community Design Solutions, LLC (CDS), on behalf of Rahim Kassam, submits this letter in support of a sketch plat and right-of-way vacation request pursuant to the City's sketch plat application requirements.

This sketch plat is submitted to support the proposed vacation of approximately 4,998 square feet of public right-of-way located along Aliso Drive NE. The applicant owns the adjacent property and currently holds an exclusive-use parking permit from the City for the subject area, which limits use of these on-street parking spaces to the adjacent residential townhomes. As a result, this portion of the right-of-way is not functioning as general public infrastructure and does not serve the broader public.

The proposed vacation meets the criteria for approval under IDO Section 14-16-6-6(M)(3)(a) and (b), as follows:

§14-16-6-6(M)(3)(a): *The public welfare does not require that the easement, private way, or public right-of-way be retained.*

Because the area is already restricted to private use by a City-issued permit, the general public derives no direct benefit from this segment of right-of-way beyond through access via the public sidewalk. Formal vacation will align ownership and maintenance responsibilities with the party currently utilizing the space and will minimize future public liability and maintenance obligations.

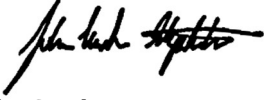
§14-16-6-6(M)(3)(b): *There is a net benefit to the public welfare because the development made possible by the Vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the Vacation, and there is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.*

The vacation will support a coordinated redevelopment effort that enables a more efficient site design and long-term investment consistent with the MX-M (Mixed-Use Moderate Intensity) zoning designation. Where the existing public sidewalk crosses into the area proposed for vacation, the applicant will dedicate a public sidewalk easement to ensure continued pedestrian access and connectivity. As a result, there will be no loss of public pedestrian function or access.

Preliminary discussions with the City Engineer have indicated conceptual openness to the proposal, and the applicant is committed to working collaboratively with City staff throughout the entitlement process.

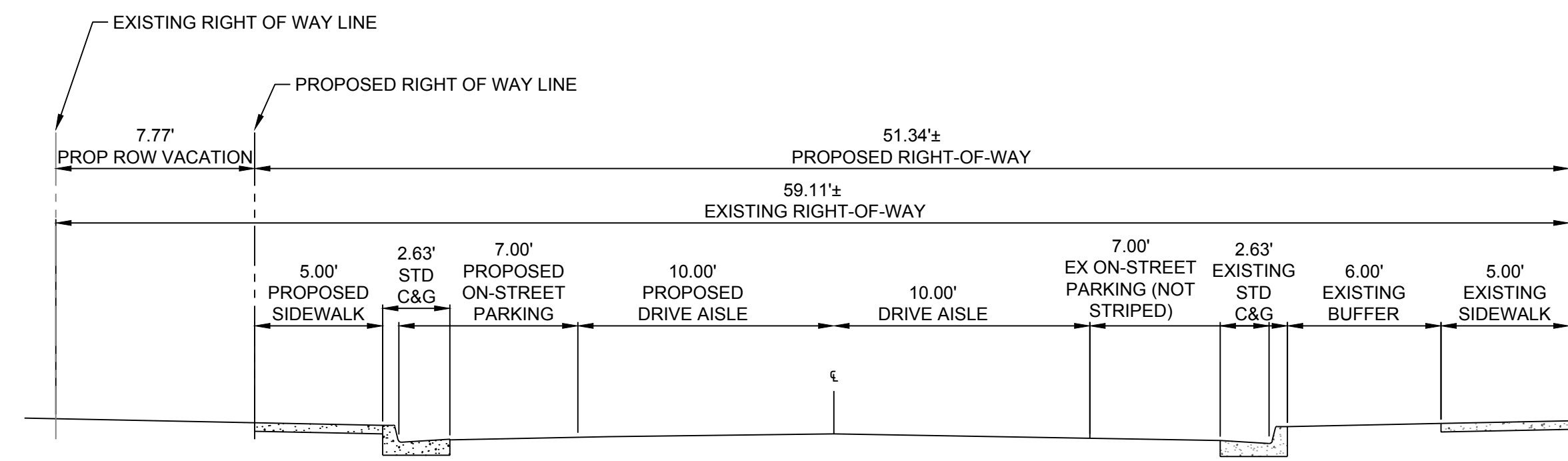
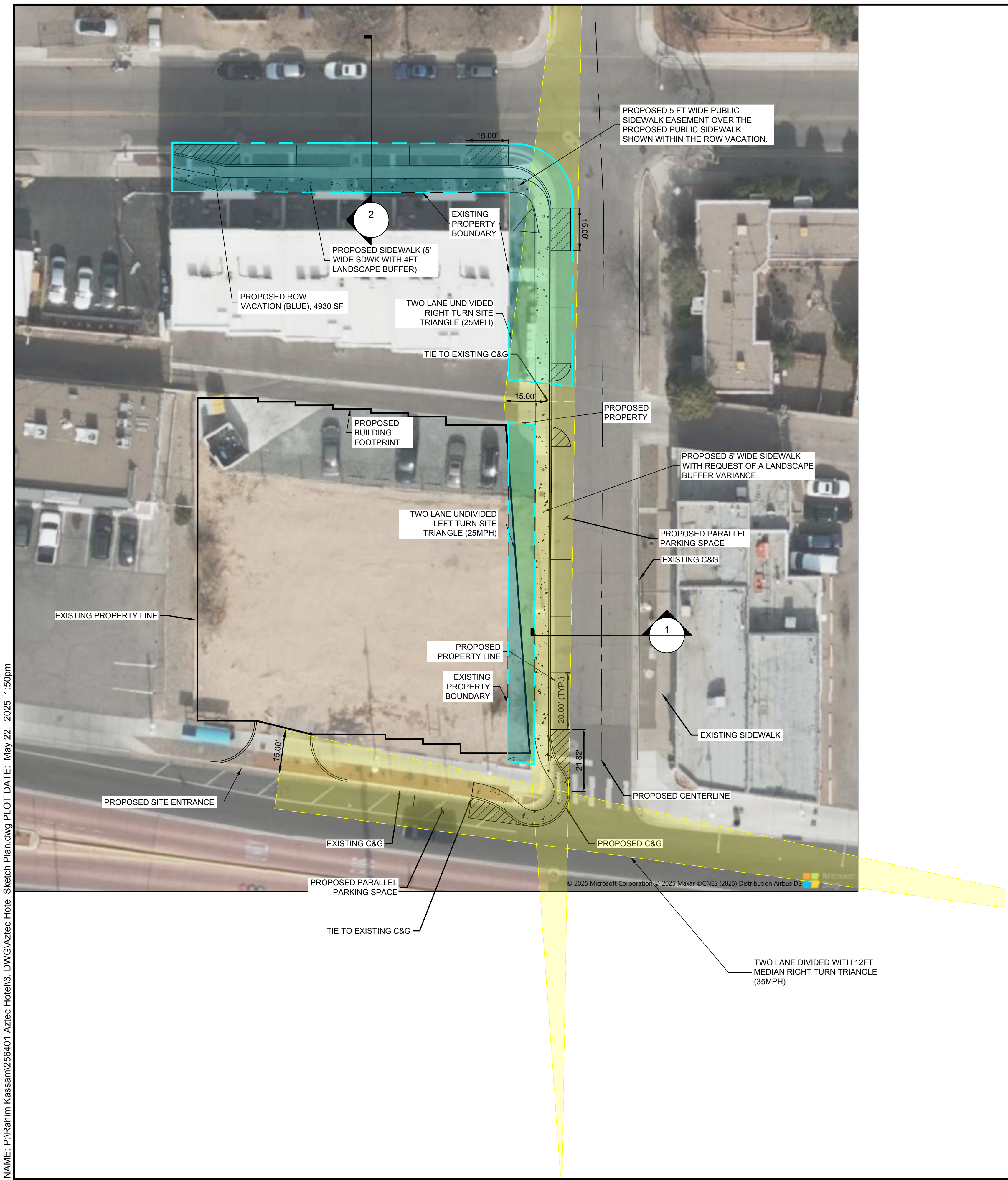
If you have any questions or require additional information, please feel free to contact me at your convenience.

Sincerely,
Community Design Solutions, LLC

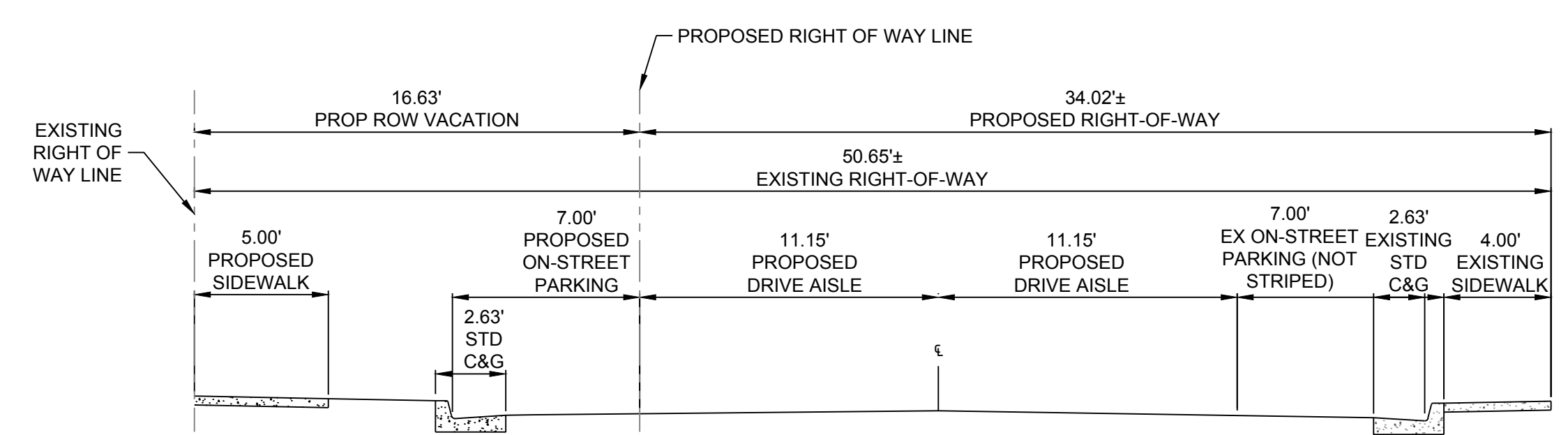
A handwritten signature in black ink, appearing to read "John Stapleton".

John Stapleton P.E.
CDS | Project Manager
505-545-9607

NAME: P:\Rahim Kassam\256401 Aztec Hotel\3. DWG\Aztec Hotel Sketch Plan.dwg PLOT DATE: May 22, 2025 1:50pm



1 PROPOSED TYPICAL SECTION - ALISO DR SCALE 1:5



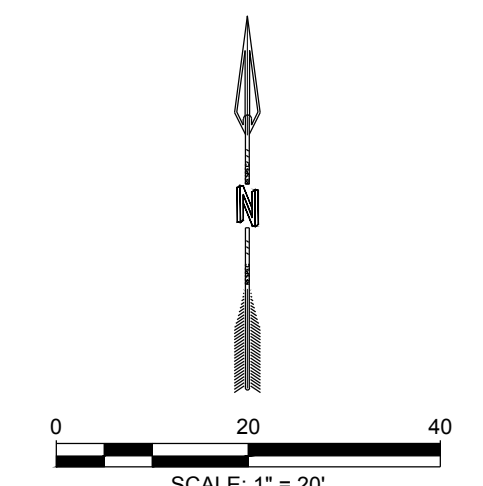
2 PROPOSED TYPICAL SECTION - COPPER STREET SCALE 1:5

HATCH LEGEND

- EXTENT OF PROPOSED ROW VACATION
- EXTENT OF CLEAR SITE TRIANGLE

NOTE

4998 SF OF RIGHT OF WAY VACATION IS BEING PROPOSED



AZTEC HOTEL
SKETCH PLAT
March 21, 2025

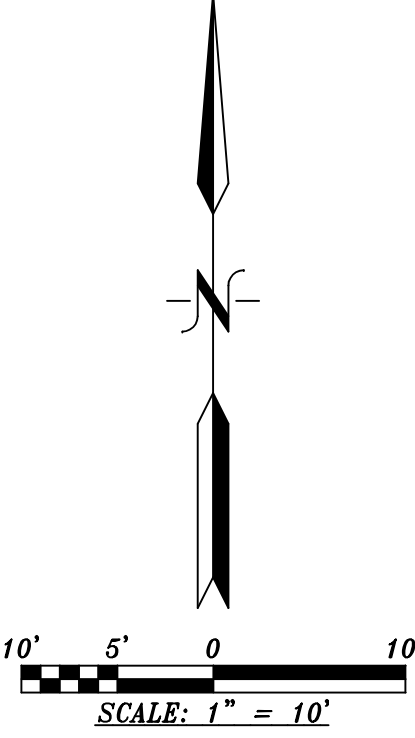
CDS
COMMUNITY DESIGN SOLUTIONS, LLC
9384 VALLEY VIEW DR NW, SUITE 100
ALBUQUERQUE, NEW MEXICO 87114
PHONE: (505)366-4187

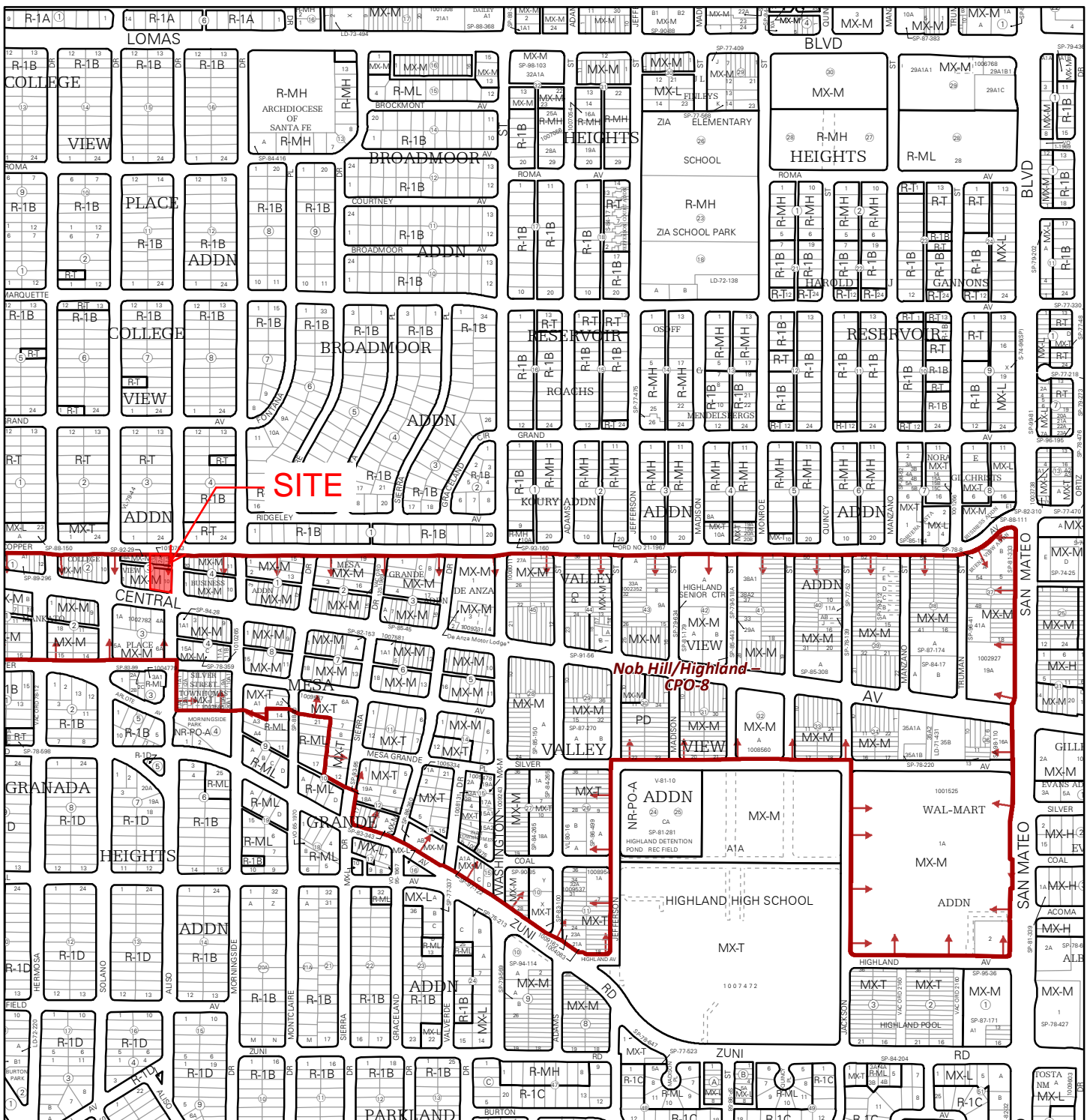
PLAT OF TOPOGRAPHY
OF
LOTS 7, 8, 9 & 10, BLOCK 3
COLLEGE VIEW BUSINESS PARK
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JUNE 2022

GENERAL NOTES:

- 1: CONTOUR INTERVAL IS ONE (1) FOOT.
- 2: ELEVATIONS ARE BASED ON READINGS TAKEN WITH A GPS UNIT STONEX S10A
ELEVATIONS SHOWN ARE NAVD 1988
- 3: UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON
ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION
PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS
ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/
OR DEPTH PRIOR TO EXCAVATION OR DESIGN CON-SIDERATIONS.
- 4: THIS IS **NOT** A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS AND
PROPERTY LINES ARE SHOWN FOR INFORMATION ONLY. BOUNDARY DATA SHOWN IS
FROM PREVIOUS SURVEY REFERENCE HEREON

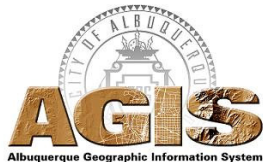
LEGEND
EA = EDGE OF ASPHALT
CB = CURB
FL = FLOWLINE
G = GROUND



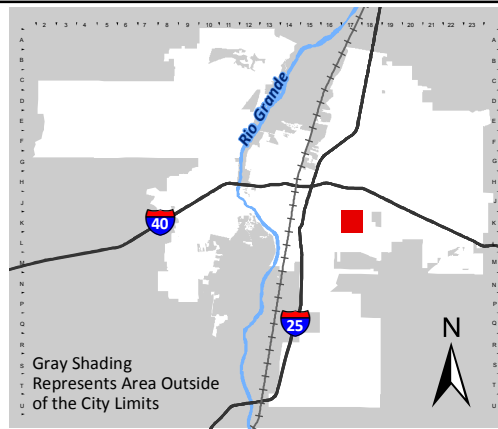


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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:
K-17-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