



PLAN SNAPSHOT REPORT SP-2025-00090 FOR CITY OF ALBUQUERQUE

Plan Type: Site Plan **Project:** PR-2025-020137 (PR-2025-020137) **App Date:** 10/31/2025
Work Class: Administrative DFT **District:** City of Albuquerque **Exp Date:** 10/30/2028
Status: Fees Due **Square Feet:** 0.00 **Completed:** NOT COMPLETED
Valuation: \$0.00 **Assigned To:** **Approval**
Description: DFT review - Follow-up from PRT. New Construction of small shopping center with 10 units. B **Expire Date:**
Occupancy

| | | | |
|-----------------------------------|------|--|--------------|
| Parcel: 101406522038520302 | Main | Address: 10120 Coors Blvd Nw Albuquerque, NM 87114 | Zone: |
| | | 10120 Coors Blvd Nw Albuquerque, NM 87114 | Main |

| | | |
|---|---|---|
| Owner Charles and Demi Nguyen Mobile: (505) 264-0510 | Applicant Don Dudley 302 Sandia Rd NW Albq., NM 87107 Business: (505) 280-6820 | Agent Penny Dudley 400 Gold Ave Suite 850 Albuquerque, NM 87120 Business: (505) 280-5439 |
|---|---|---|

Plan Custom Fields

| | | | |
|---|---|--|--|
| Existing Project NumberN/A | Existing Zoning | MX-M - Mixed-Use - Medium Intensity | Number of Existing Lots1 |
| Total Area of Site in Acres 2.46 | Site Location Between Streets | Alameda and Coors | Case History PRT Review and EPC |
| Number of Signs 1 | Building Size (Sq. Ft.) | 17083 | Total Number of Dwelling Units 0 |
| Lot and/or Tract Number 13A | Total Gross Square Footage5 | 0 | Block Number 0000 |
| Subdivision Name and/or Unit Number | Legal Description | TR 13-A TRACTS 13-A, 13-B & 13-C BLACK RANCH (BEING A REPLATOF TRACT 13 BLACK RANCH) CONT 2.4677 AC | Major Public Open Space 330-foot boundary |
| Existing Zone District | Zone Atlas Page(s) | B-14 | Acreage 2.4677 |
| Calculated Acreage | Council District | 5 | Community Planning Area(s) Northwest Mesa |
| Development Area(s) | Current Land Use(s) | 15 Vacant | Character Protection Overlay Coors Boulevard – CPO-2 |
| View Protection Overlay | Corridor Type | Major Transit (MT) Area | IDO Use Development Standards Name Coors Boulevard – CPO-2 |
| IDO Use Development Standards Subsection | IDO Administration & Enforcement Name | Coors Boulevard – VPO-1 | IDO Administration & Enforcement Subsection Variance – EPC (6-6) |
| Pre-IDO Zoning District | Pre-IDO Zoning Description | FOR O-1, FOR C-1 USES & RESTAURANT W/LIQUOR FOR ON-PREMISE CONSUMPTION | Major Street Functional 2 - urban principal arterial Classification |
| FEMA Flood Zone | Total Gross Square Footage3 | 0 | Total Gross Square Footage4 0 |
| Credit Multiplier6 | Spaces Credited Towards Minimum Required5 | 0 | Credit Multiplier5 4 |
| Spaces Credited Towards Minimum | Required | | Credit Multiplier3 7 |

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|---|---|---|---|---|---|
| Spaces Credited Towards Minimum Required6 | 0 | Credit Multiplier2 | 4 | Spaces Credited Towards Minimum Required4 | 0 |
| Credit Multiplier | 1 | Spaces Credited Towards Minimum Required2 | 0 | Credit Multiplier4 | 1 |
| Spaces Credited Towards Minimum Required3 | 0 | Total Gross Square Footage | 0 | Total Gross Square Footage2 | 0 |

| Attachment File Name | Added On | Added By | Attachment Group | Notes |
|-------------------------------------|------------------|-------------|------------------|------------------|
| Signature_Don_Dudley_10/31/2025.jpg | 10/31/2025 16:00 | Dudley, Don | | Uploaded via CSS |

| Note | Created By | Date and Time Created |
|-----------------------------|---------------|-----------------------|
| 1. Good morning Mr. Dudley, | Annette Ortiz | 11/10/2025 12:39 |

Thank you for your Site Plan Administrative DFT. Before I can accept your submittal as completed application, I do need more information.

- ☐ Zone Atlas map with the entire site clearly outline and labeled – Thank you for uploading your Zone Atlas, it's not clearly outlined and labeled. Please highlight the project site, circle and label (Site) with arrow pointing at the project site. Upload to your submittal in ABQ-Plan.
- ☐ Form SP with signatures from Hydrology, Transportation, and ABCWUA – You uploaded form PLT, that's the wrong form for your submittal. I attached the correct form needed for your Site Plan Administrative DFT. You do need all signatures on this form, required for this submittal. Here are the contacts, please reach out to staff for signatures for this form.
 - o Hydrology – Tiequan Chen tchen@cabq.gov 505-924-3695
 - o Transportation – Ernest Armijo earmijo@cabq.gov 505-924-3991
 - o David Gutierrez – ABQWUA dggutierrez@abcwua.org 505-289-3381
- ☐ Completed Site Plan Checklist – This is missing from your submittal, I have attached this document to this email. Please fill out and upload to your submittal in ABQ-Plan.
- ☐ Sign Posting Agreement – You have the wrong sign posting agreement uploaded to your submittal. I have attached the correct sign posting agreement to this email. Please sign indicate how many signs needed for your site. Upload to your submittal in ABQ-Plan.

Please make sure to get these uploaded as soon as possible, as to ensure your submittal is added to our DFT meeting November 19th. Please email me once this is done, you will have till tomorrow, November 11th at 5:pm.

If you need anything, please feel free to contact me

| Invoice No. | Fee | Fee Amount | Amount Paid |
|--------------------------------|--|------------|-------------|
| INV-00059180 | Site Plan Administrative Application Fee | \$385.00 | \$0.00 |
| | Facilitated Meeting Fee for Public Hearing Cases | \$50.00 | \$0.00 |
| | Posted Sign Fee | \$10.00 | \$0.00 |
| | Published Notice Fee | \$75.00 | \$0.00 |
| | Technology Fee | \$36.40 | \$0.00 |
| Total for Invoice INV-00059180 | | \$556.40 | \$0.00 |
| Grand Total for Plan | | \$556.40 | \$0.00 |

PLAN SNAPSHOT REPORT (SP-2025-00090)

| Meeting Type | Location | Scheduled Date | Subject |
|--|-------------------|------------------|------------------------------|
| DFT Meeting v.1 | Zoom | 11/19/2025 | Site Plan Administrative DFT |
| Workflow Step / Action Name | Action Type | Start Date | End Date |
| Linked Project Plans v.1 | | | |
| Application Intake v.1 | | 11/10/2025 12:52 | 11/10/2025 21:04 |
| Check for Threshold and Assign Case v.1 | Generic Action | | 11/10/2025 16:58 |
| Associate Project Number v.1 | Generic Action | | 11/10/2025 12:52 |
| Screen for Completeness v.1 | Generic Action | | 11/10/2025 16:58 |
| Sign Posting v.1 | Generic Action | | 11/10/2025 21:03 |
| Verify Payment v.1 | Generic Action | | 11/10/2025 21:04 |
| Application Review v.1 | | 11/10/2025 21:04 | |
| DFT Meeting v.1 | Hold Meeting | 11/10/2025 21:04 | |
| Site Plan Administrative Application DFT v.1 | Receive Submittal | | |
| Notice of Decision v.1 | | | |
| Upload Notice of Decision v.1 | Generic Action | | |
| Add in Conditions of Approval v.1 | Generic Action | | |
| Linked Applications v.1 | | | |