



## PLAN SNAPSHOT REPORT PA-2025-00367 FOR CITY OF ALBUQUERQUE

**Plan Type:** Pre-Application Review **Project:** Sketch Plat (PR-2025-020140) **App Date:** 11/07/2025  
**Work Class:** Sketch Plan **District:** City of Albuquerque **Exp Date:** 05/06/2026  
**Status:** In Review **Square Feet:** 0.00 **Completed:** NOT COMPLETED  
**Valuation:** \$0.00 **Assigned To:** **Approval**  
**Expire Date:**

**Description:** Dekker, as the Agent for Encuentro is see requesting a Sketch Plan prior to DFT Site Plan Administrative submittal for 909 4th St. to develop a vocational school for home health aid training located next to Encuentro at 907 4th St.

<b>Parcel:</b> 101405711013331418	Main	<b>Address:</b> 909 4Th St Sw Albuquerque, NM 87102	Main	<b>Zone:</b>
		909 4Th St Sw Albuquerque, NM 87102		
<b>Agent</b> Jessica Lawlis 7601 Jefferson St NE Suite 100 Albuquerque, NM 87109 Business: (505) 761-9700 Mobile: (505) 659-2674	<b>Owner</b> Andrea Plaza 714 4th St SW ALBUQUERQUE, NM 87102 Business: (505) 247-2920	<b>Applicant</b> Rebecca Shank 7601 Jefferson NE Suite 100 Suite 100 Albuquerque, NM 87109 Business: (505) 761-9700 Mobile: (575) 921-3051		

### Plan Custom Fields

Existing Project NumberNA	Existing Zoning	MX-L - Mixed-Use - Low Intensity	Number of Existing Lots1
Number of Proposed Lots1	Total Area of Site in Acres	0.16	Site Address/Street909 4th St. SW
Site Location Located Between Streets4th St SW and Atlantic Ave SW	Case History	BP-2021-37153	Do you request an interpreter for the hearing?No
Square Footage of Existing Buildings0	Square Footage of Proposed Buildings	1000	Lot and/or Tract NumberB
Block Number	Subdivision Name and/or Unit Number	ATLANTIC & PACIFIC ADDN	Legal DescriptionLT B PLAT OF LOTS A & B ATLANTIC & PACIFIC ADDITIONCONT .1598 AC
Existing Zone DistrictMX-L	Zone Atlas Page(s)	K-14	Acreage0.1598
Calculated Acreage0.157544	Council District	2	Community Planning Area(s)Central ABQ
Character Protection OverlayBarelas – CPO-1	Development Area(s)	Change	Current Land Use(s)15   Vacant
IDO Use Development Standards NameBarelas-South Fourth Street Historic District, Railroad and Spur Small Area, Valley Drainage Area	IDO Use Development Standards Subsection	Electronic Signs (Prohibitions) (5-12), Cumulative Impacts (5-2), Site Design and Sensitive Lands (5-2)	IDO Use Specific Standards NameBarelas – CPO-1, Railroad and Spur Small Area, Railroad and Spur Small Area
IDO Use Specific Standards SubsectionPaid Parking Lot or Parking Structure (Prohibitions) (4-3(D)), Commercial Uses (various) (4-3(D)), Industrial Uses (various) (4-3(E))	Metropolitan Redevelopment Area(s)	Barelas	Corridor TypeMain Street (MS) Area, Major Transit (MT) Area
IDO Administration & Enforcement NameRailroad and Spur Small Area	IDO Administration & Enforcement Subsection	Cumulative Impacts Analysis Requirements (6-4), Site Plan – EPC (6-6)	Pre-IDO Zoning DistrictSU-2
Pre-IDO Zoning DescriptionNCR	State or National Historic Register	BARELAS-SOUTH FOURTH STREET HISTORIC DISTRICT	Major Street Functional Classification3 - urban minor arterial

# PLAN SNAPSHOT REPORT (PA-2025-00367)

FEMA Flood Zone	X	Total Number of Dwelling Units	0	Total Gross Square Footage2	1000
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_Rebecca_Shank_11/7/2025.jpg	11/07/2025 14:53	Shank, Rebecca		Uploaded via CSS

Note	Created By	Date and Time Created
1. Submittal has been reviewed and is ready to be processed.	Renee Zamora	11/10/2025 16:20

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00059174	Sketch Plat/Plan Fee	\$50.00	\$50.00
	Technology Fee	\$3.50	\$3.50
Total for Invoice INV-00059174		\$53.50	\$53.50
Grand Total for Plan		\$53.50	\$53.50

Meeting Type	Location	Scheduled Date	Subject
DFT Meeting v.1	Zoom	11/19/2025	Sketch Plat

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		11/10/2025 16:19	
Associate Project Number v.1	Generic Action		11/10/2025 20:36
DFT Meeting v.1	Hold Meeting	11/10/2025 20:36	11/10/2025 20:36
Screen for Completeness v.1	Generic Action		11/10/2025 16:20
Verify Payment v.1	Generic Action		11/10/2025 20:36
Application Review v.1			
Sketch Plat/Plan Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		

November 6, 2025

To: Development Facilitation Team (DFT)  
City of Albuquerque Planning Department

From: Dekker

**RE: Encuentro Home Healthcare Training Facility – Sketch Plan**

Dear Members of the Development Facilitation Team,

Dekker, acting as agent for Encuentro, respectfully requests a Sketch Plan review to discuss an anticipated Site Plan for 909 4<sup>th</sup> St SW, UPC #101405711013331418. The parcel is approximately 0.16 acres, zoned Mixed-Use – Low Intensity (MX-L) zone district. The site is currently a gravel parking lot used for overflow parking by Encuentro at 907 4<sup>th</sup> St SW north of the subject property.

The existing Encuentro building located at 907 4<sup>th</sup> St SW (herein referred to as the primary building) is operated as a community center. The proposed development at 909 4<sup>th</sup> St SW would serve as an extension of Encuentro's existing community center, providing a home healthcare training facility within an approximately 1,000 sq. ft. new construction building. The new building will serve as a simulator for real-life home health aid (HHA) training center with educational labs and outdoor education areas.

The 907 and 909 4<sup>th</sup> St SW sites will operate as a single entity, but due to the logistics of the funding mechanisms for the proposed development, 909 4<sup>th</sup> St SW will transfer ownership to a separate entity. The primary building does not require the gravel parking lot to meet IDO parking requirements. The building permit set for the primary building indicated 15 parking spaces were required to serve the community center while 24 spaces, plus 2 motorcycle spaces were provided.

The 909 4<sup>th</sup> St SW lot presents several site constraints on the front property line, including an irregular lot configuration, small size, several utility placements, and a narrow curb cut access. An exhibit is attached to this memo for context. Due to these constraints, the MX-L zone required maximum 15 foot setback presents design limitations. The IDO allows for a 10% deviation for any numerical value and thus the applicant proposes a 16.5 foot front yard setback with a shared parking agreement with the primary building parking lot, located at 907 4<sup>th</sup> St SW. At approximately 1,000 SF, the proposed vocational school would require two parking spaces and the parking lot at 907 4<sup>th</sup> St can more than accommodate the secondary use parking requirements.

The attached preliminary Sketch Plan provides project location and layout details. The Sketch Plan review will help identify applicable requirements and processes, ensuring construction proceeds in the most efficient and coordinated manner.

We look forward to discussing this project further. Please contact me with any questions or for additional information regarding this request.

Sincerely,



Jessica Lawlis, AICP  
Urban Planning Studio Manager, Dekker

**Attachments:**  
**Preliminary Sketch Plan, Site Constraints Exhibit**

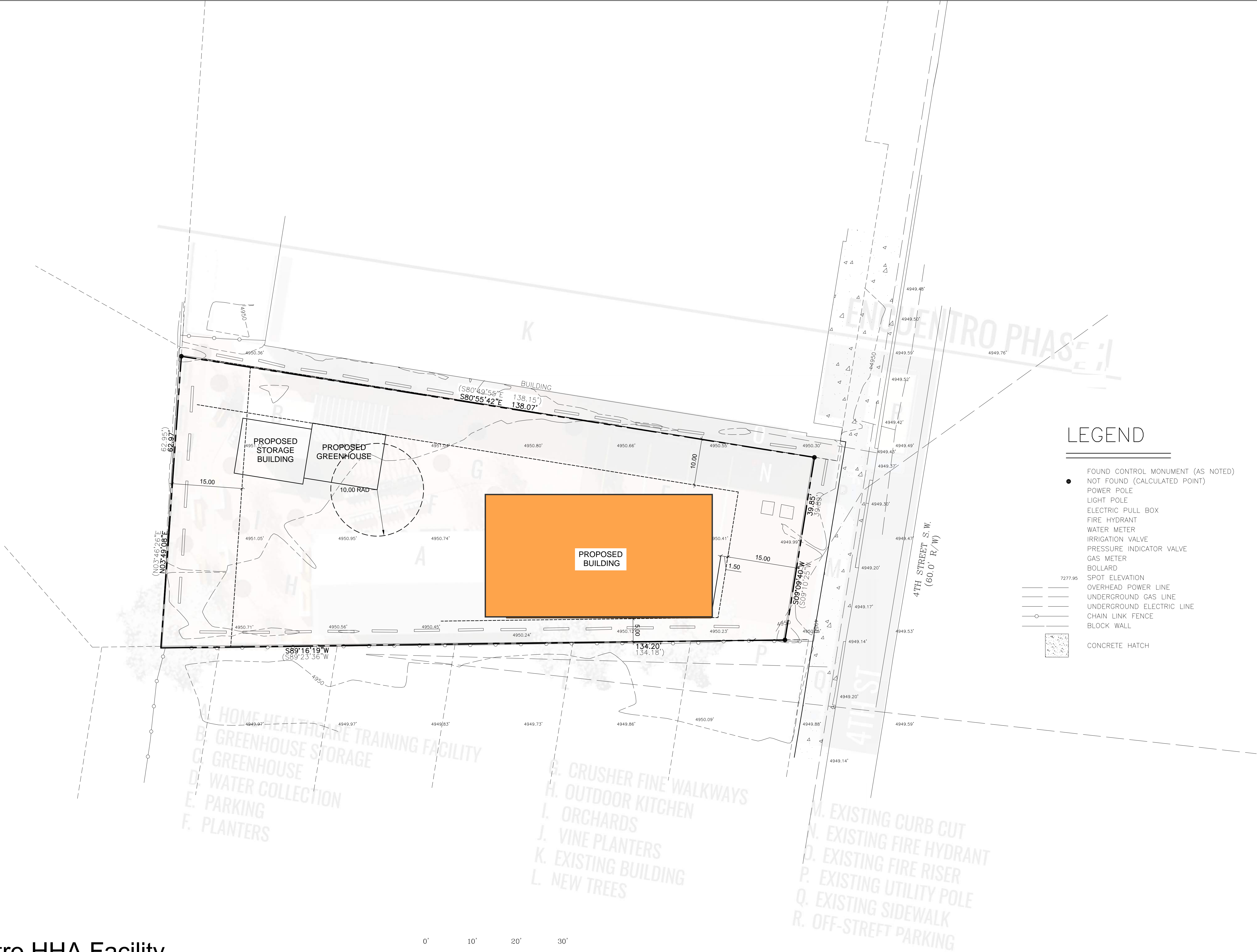
Encuentro HHA Facility  
Albuquerque, New Mexico

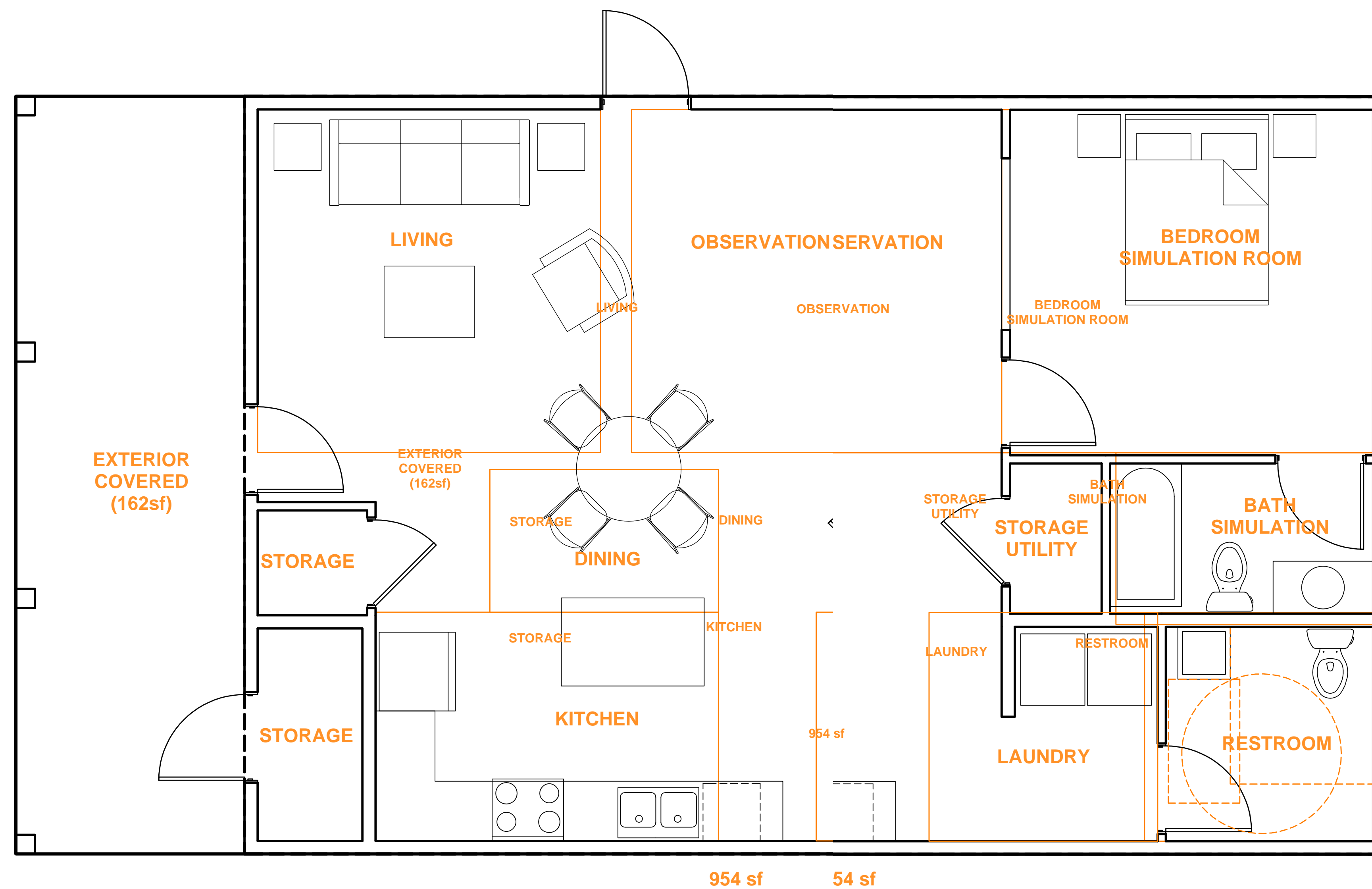


0' 10' 20' 30'  
10  
CONTOUR INTERVAL = 1 FOOT  
NAVD 88 VERTICAL DATUM

LEGEND

- FOUND CONTROL MONUMENT (AS NOTED)
- NOT FOUND (CALCULATED POINT)
- POWER POLE
- LIGHT POLE
- ELECTRIC PULL BOX
- FIRE HYDRANT
- WATER METER
- IRRIGATION VALVE
- PRESSURE INDICATOR VALVE
- GAS METER
- BOLLARD
- SPOT ELEVATION
- OVERHEAD POWER LINE
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRIC LINE
- CHAIN LINK FENCE
- BLOCK WALL
- CONCRETE HATCH





Encuentro HHA Facility  
Albuquerque, New Mexico







Electrical not associated with  
909 or 907 4th St

Fire suppression  
system for 907 4th St

Fire hydrant

Water

Narrow curb cut

Gas  
meter



