



PLAN SNAPSHOT REPORT PA-2025-00385 FOR CITY OF ALBUQUERQUE

Plan Type: Pre-Application Review **Project:** Sketch Plat (PR-2025-020153) **App Date:** 11/24/2025
Work Class: Sketch Plat **District:** City of Albuquerque **Exp Date:** 05/23/2026
Status: In Review **Square Feet:** 0.00 **Completed:** NOT COMPLETED
Valuation: \$0.00 **Assigned To:** **Approval Expire Date:**

Description: Elimination of lot line to consolidate 2 lots currently owned by the City of Albuquerque, in order to facilitate new phased construction on the site.

Parcel: 101405920033220453	Address: 700 Menaul Blvd Nw Albuquerque, NM 87107	Zone:
101405922332620450 Main	700 Menaul Blvd Nw Main Albuquerque, NM 87107	

Agent
STEVEN ALANO
1717 Louisiana Blvd NE, Ste.
205
Albuquerque, NM 87110
Business: (505) 821-0235
Mobile: (505) 577-6201

Applicant
Justin Schara
6010B Midway Park Blvd NE
Albuquerque, NM 87109
Business: (505) 345-4250
Mobile: (505) 362-4401

Plan Custom Fields

Existing Project Number	PA 2025-00289	Existing Zoning	NR-C - Non-Residential - Commercial	Number of Existing Lots	2
Number of Proposed Lots	1	Total Area of Site in Acres	2	Site Address/Street	604 Menaul Blvd NW, Albuquerque NM 87107
Site Location Located Between Streets	Sound side of Menaul Blvd between 6th Street and 9th Street NW	Case History	N/A	Do you request an interpreter for the hearing?	No
Square Footage of Existing Buildings	31500	Square Footage of Proposed Buildings	3920	Lot and/or Tract Number	A
Block Number	0000	Subdivision Name and/or Unit Number	MENAU ADDN NO 1	Legal Description	E'LY PORT OF TR A OF THE MENAU ADDN NO. (EXCL THE N'LY 17FT) CONT 1.3482 AC, W'LY PORT OF TR A OF THE MENAU ADDN NO. 1 (EXCL THE N'LY 17 FT) CONT 0.6520 AC
Existing Zone District	NR-C	Zone Atlas Page(s)	H-14	Acreage	1.3482, 0.652
Calculated Acreage	1.17223839, 0.82035619	Council District	2	Community Planning Area(s)	Near North Valley
Development Area(s)	Change	Current Land Use(s)	06 Industrial	IDO Use Development Standards Name	Railroad and Spur Small Area, Valley Drainage Area
IDO Use Development Standards Subsection	Cumulative Impacts (5-2), Site Design and Sensitive Lands (5-2)	IDO Use Specific Standards Name	Railroad and Spur Small Area	IDO Use Specific Standards Subsection	Commercial Uses (various) (4-3(D)), Industrial Uses (various) (4-3(E))
Corridor Type	Major Transit (MT) Area	IDO Administration & Enforcement Name	Railroad and Spur Small Area	IDO Administration & Enforcement Subsection	Cumulative Impacts Analysis Requirements (6-4), Site Plan – EPC (6-6)
Pre-IDO Zoning District	C-3	Pre-IDO Zoning Description		Public Property Entity	CITY OF ALBUQUERQUE
Major Street Functional Classification	3 - urban minor arterial	FEMA Flood Zone	X	Total Number of Dwelling Units	0

PLAN SNAPSHOT REPORT (PA-2025-00385)

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_Justin_Schara_11/25/2025.jpg	11/24/2025 17:18	Schara, Justin		Uploaded via CSS

Note	Created By	Date and Time Created
1. Revisions required	Renee Zamora	11/25/2025 15:22
2. Submittal has been reviewed and is ready to be processed	Renee Zamora	11/26/2025 14:10

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00062329	Technology Fee	\$3.50	\$3.50
	Sketch Plat/Plan Fee	\$50.00	\$50.00
Total for Invoice INV-00062329		\$53.50	\$53.50
Grand Total for Plan		\$53.50	\$53.50

Meeting Type	Location	Scheduled Date	Subject
DFT Meeting v.1	Zoom	12/10/2025	Sketch Plat

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		11/26/2025 14:07	
Associate Project Number v.1	Generic Action		11/26/2025 14:07
DFT Meeting v.1	Hold Meeting	11/26/2025 14:23	11/26/2025 14:24
Screen for Completeness v.1	Generic Action		11/26/2025 14:08
Verify Payment v.1	Generic Action		11/26/2025 14:24
Application Review v.1			
Sketch Plat/Plan Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		