



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		



November 26, 2025

COLLECTIONS WAREHOUSE – PHASE 1

City of Albuquerque Department of Arts and Culture
604 Menaul Blvd NW
Albuquerque NM 87107

PURPOSE AND JUSTIFICATION OF REQUEST FOR SKETCH PLAT

The Department of Arts and Culture has elected to develop an existing site owned by the City along the south side of Menaul Blvd in a Phase development. Phase 1 proposing to construct a new warehouse storage building with associated new parking, service delivery access via a new dock, and necessary drainage improvements. Phase 2 will include demolition of an existing warehouse building to facilitate a new building addition to the Phase 1 warehouse. The proposed development will also require new driveway entrances onto Menaul Blvd to facilitate the improvements.

The existing site consists of two lots identified as Westerly Portion of Tract A of the Menaul Addition No. 1 and Easterly Portion of Tract A of the Menaul Addition No. 1. The City of Albuquerque owns both lots. The proposed new warehouse building in Phase 1 includes some parking and access improvements on both lots, and the proposed Phase 2 development will include a new building addition connected to the Phase 1 warehouse which will fall on the existing lot line. As such, we are proposing to eliminate the proposed lot line between the two portions of Tract A and consolidate them into a single property. Doing so will also facilitate additional development of the site in the future by the City.

Please keep the proposed development improvements in mind in your review of this request for a sketch plat approval.

Thanks for your consideration.

BOWMAN CONSULTING

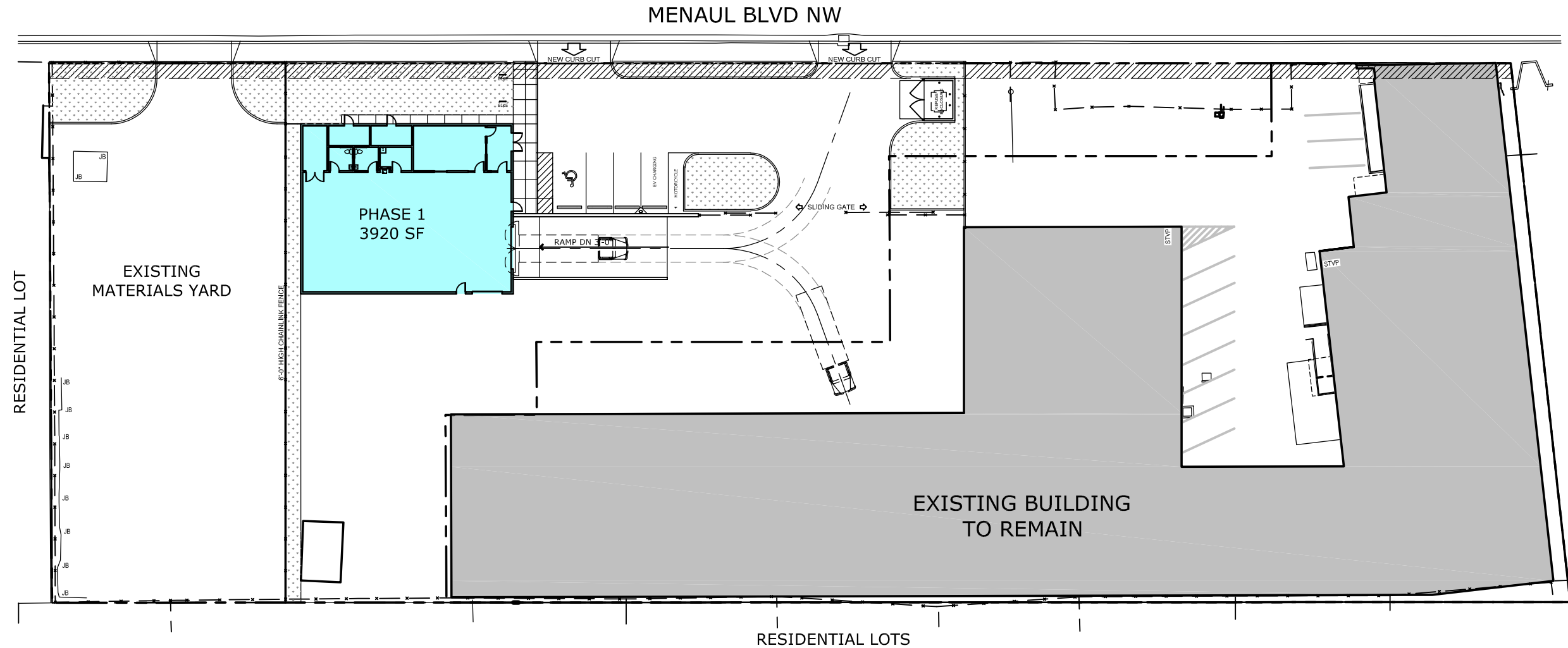
A handwritten signature in black ink, appearing to read "Justin Schara".
Justin Schara, PE

Chief Engineer

6200 Jefferson St. NE, Suite 110 Albuquerque, NM 87109

P: 505.345.4250

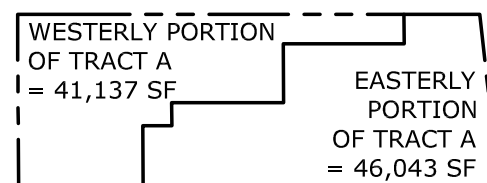
bowman.com



PHASE 1 - BUILD OFFICE, SINGLE STORAGE BAY, LOADING DOCK AND REFUSE ENCLOSURE

- PHASE 1 ADDITION
- 5'-0" WIDE FRONT YARD SETBACK
- EXISTING BUILDING TO REMAIN

LANDSCAPE AREA REQUIREMENTS



WESTERN PORTION OF SITE	41,136.73 SF
BUILDING AREA	9,520.00 SF
NET SITE AREA	31,616.73 SF
REQ'D LANDSCAPE AREA (15% OF NET)	4,742.51 SF

LANDSCAPE AREA PROVIDED = 4,761 SF

6TH STREET WAREHOUSE SITE PLAN - PHASE 1

SCALE: 1" = 40'-0"



GREER STAFFORD ARCHITECTURE
1717 Louisiana Blvd NE, Suite 205
Albuquerque, NM 87110
PH: (505) 821-0235 | FAX: (505) 821-0348
www.greer-stafford.com

CONSULTANT



CITY OF ALBUQUERQUE
6TH Street Warehouse

CITY OF ALBUQUERQUE
604 MENAUL BLVD NW
ALBUQUERQUE, NM 87107

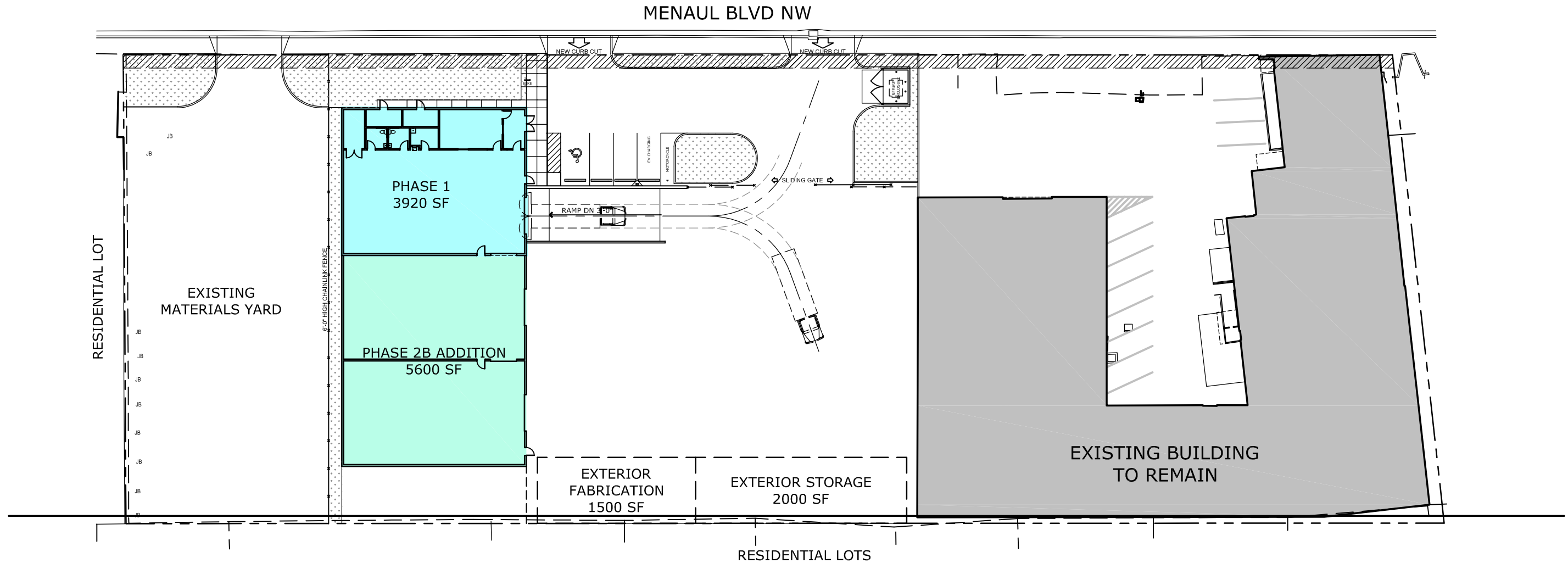
SHEET INFORMATION
GS PROJ. NO. 5506.02
DATE AUGUST 6, 2025

SHEET TITLE
SITE PLAN
PHASE 1

DRAWING SHEET

AS101

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6TH STREET WAREHOUSE SITE PLAN - PHASE 2

SCALE: 1" = 40'-0"



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6TH Street Warehouse

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604 MENAUL BLVD NW
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SHEET INFORMATION
GS PROJ. NO. 5506.02
DATE AUGUST 6, 2025

SHEET TITLE
SITE PLAN
PHASE 2

DRAWING SHEET

AS102

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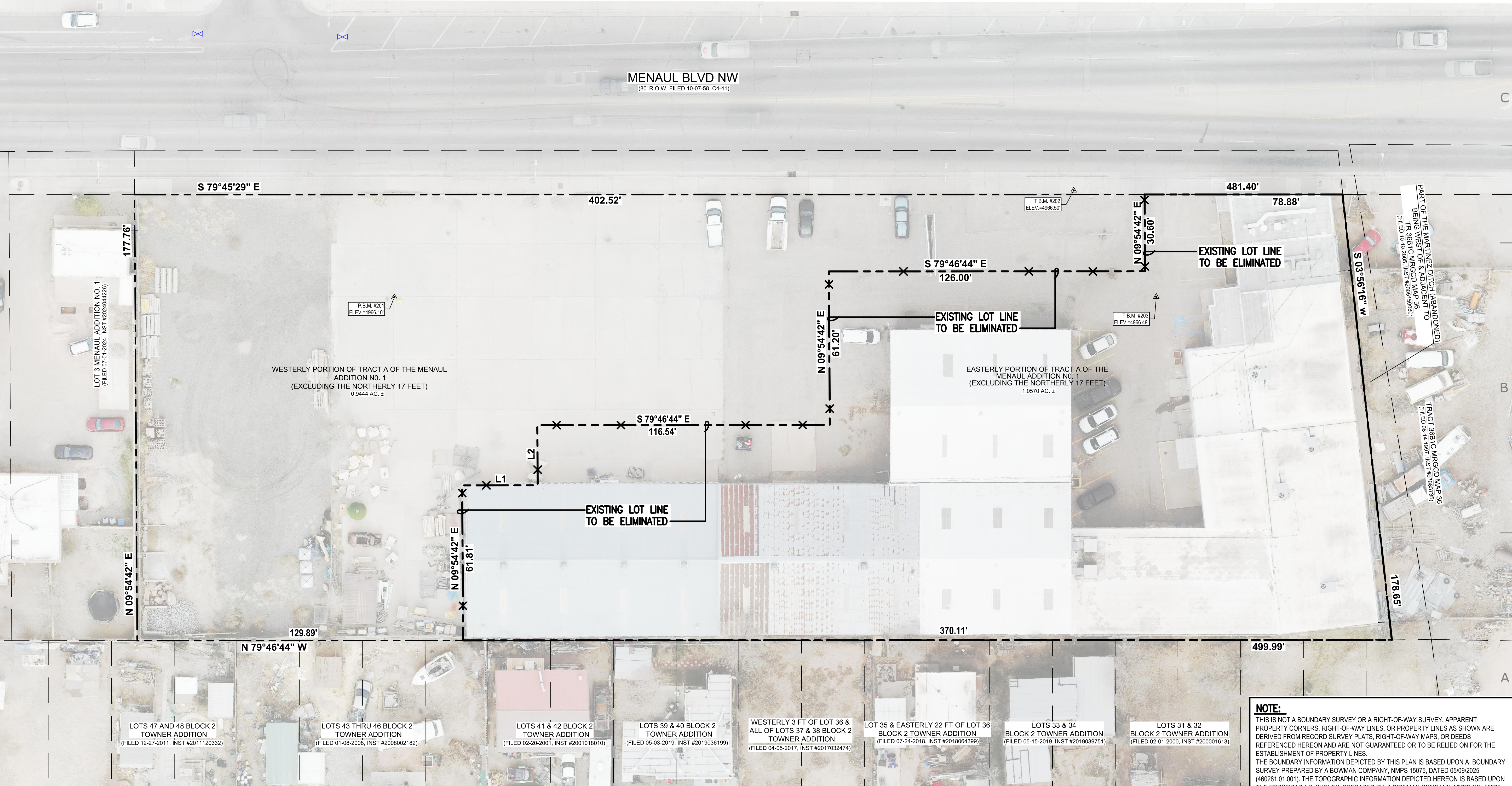
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D

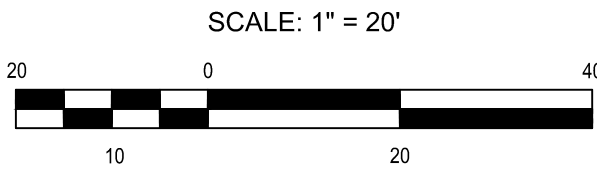
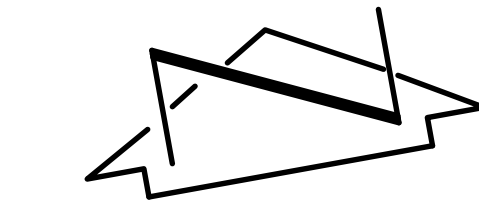
C

B

A



BOUNDARY TABLE		
LINE	DIRECTION	DISTANCE
L1	S 79°46'44" E	30.09'
L2	N 09°54'42" E	24.00'



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**COLLECTIONS WAREHOUSE -
PHASE 1**
DEPARTMENT OF ARTS & CULTURE

CITY OF ALBUQUERQUE
604 MENAUL BLVD. NW
ALBUQUERQUE, NM 87107

SHEET INFORMATION
GS PROJECT NO. 5506.1
ISSUE DATE OCTOBER, 2025

REVISIONS		
NO.	DESCRIPTION	DATE

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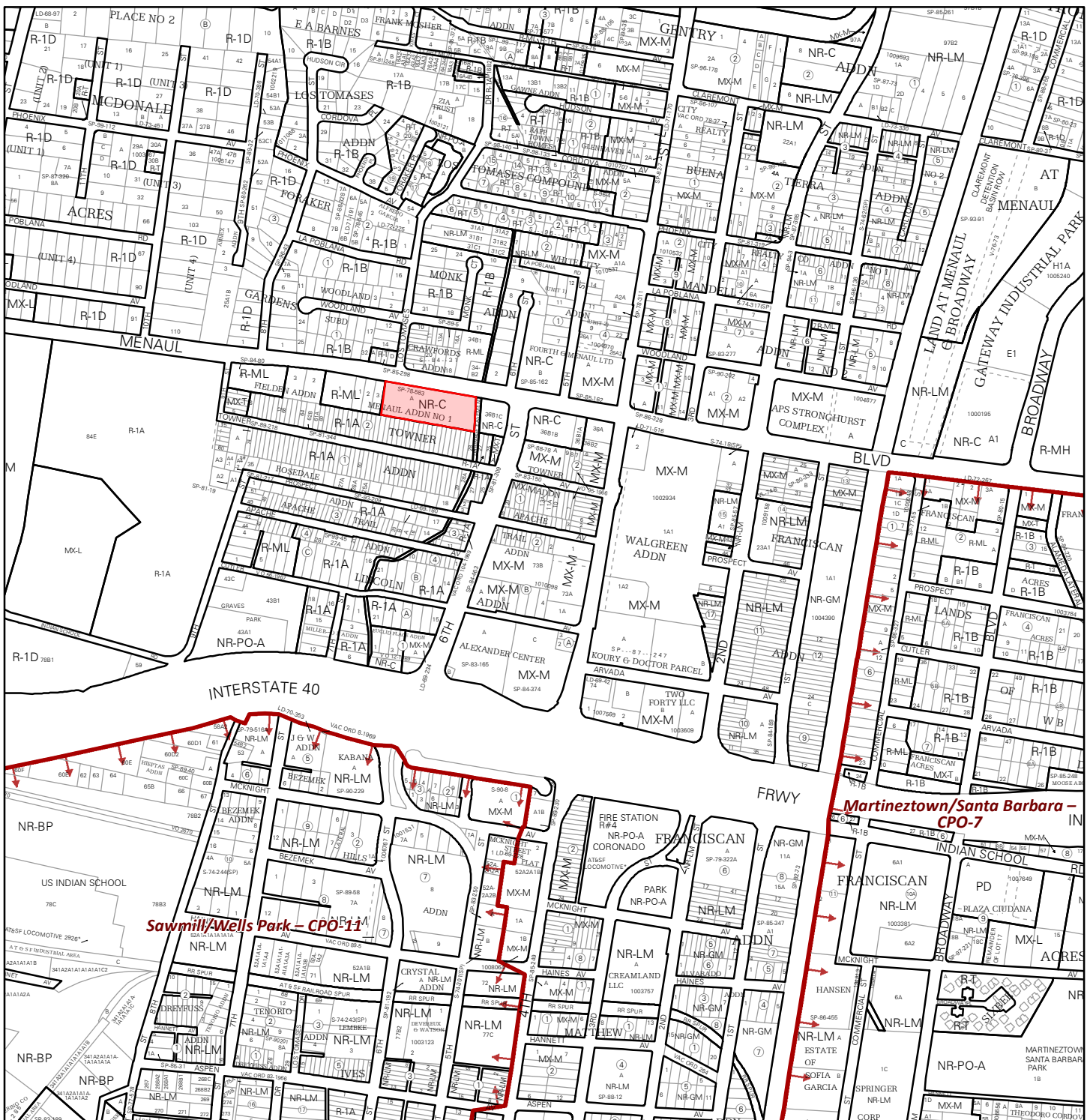
SHEET TITLE
**SKETCH
PLAT**

DRAWING SHEET

SK-101

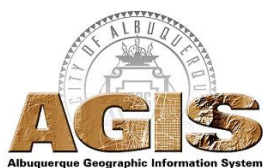
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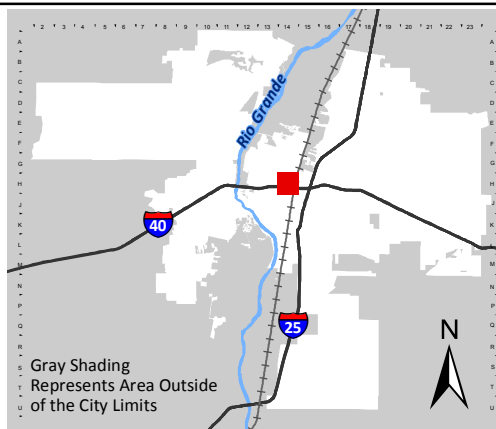


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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:
H-14-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
- 0 250 500 1,000 Feet

NOTE:

THIS IS NOT A BOUNDARY SURVEY OR A RIGHT-OF-WAY SURVEY. APPARENT PROPERTY CORNERS, RIGHT-OF-WAY LINES, OR PROPERTY LINES AS SHOWN ARE DERIVED FROM RECORD SURVEY PLATS, RIGHT-OF-WAY MAPS, OR DEEDS REPRESENTED HEREON AND ARE NOT GUARANTEED OR TO BE RELIED ON FOR THE ESTABLISHMENT OF PROPERTY LINES.

THE BOUNDARY INFORMATION DEPICTED BY THIS PLAN IS BASED UPON A BOUNDARY SURVEY PREPARED BY BOWMAN COMPANY, NMPS 15075, DATED 05/09/2025 (4602801.01,01). THE TOPOGRAPHIC INFORMATION DEPICTED HEREON IS BASED UPON THE TOPOGRAPHIC SURVEY PREPARED BY A BOWMAN COMPANY, NMPS NO. 15075, DATED 05/09/2025 (4602801.01,01).

LEGEND

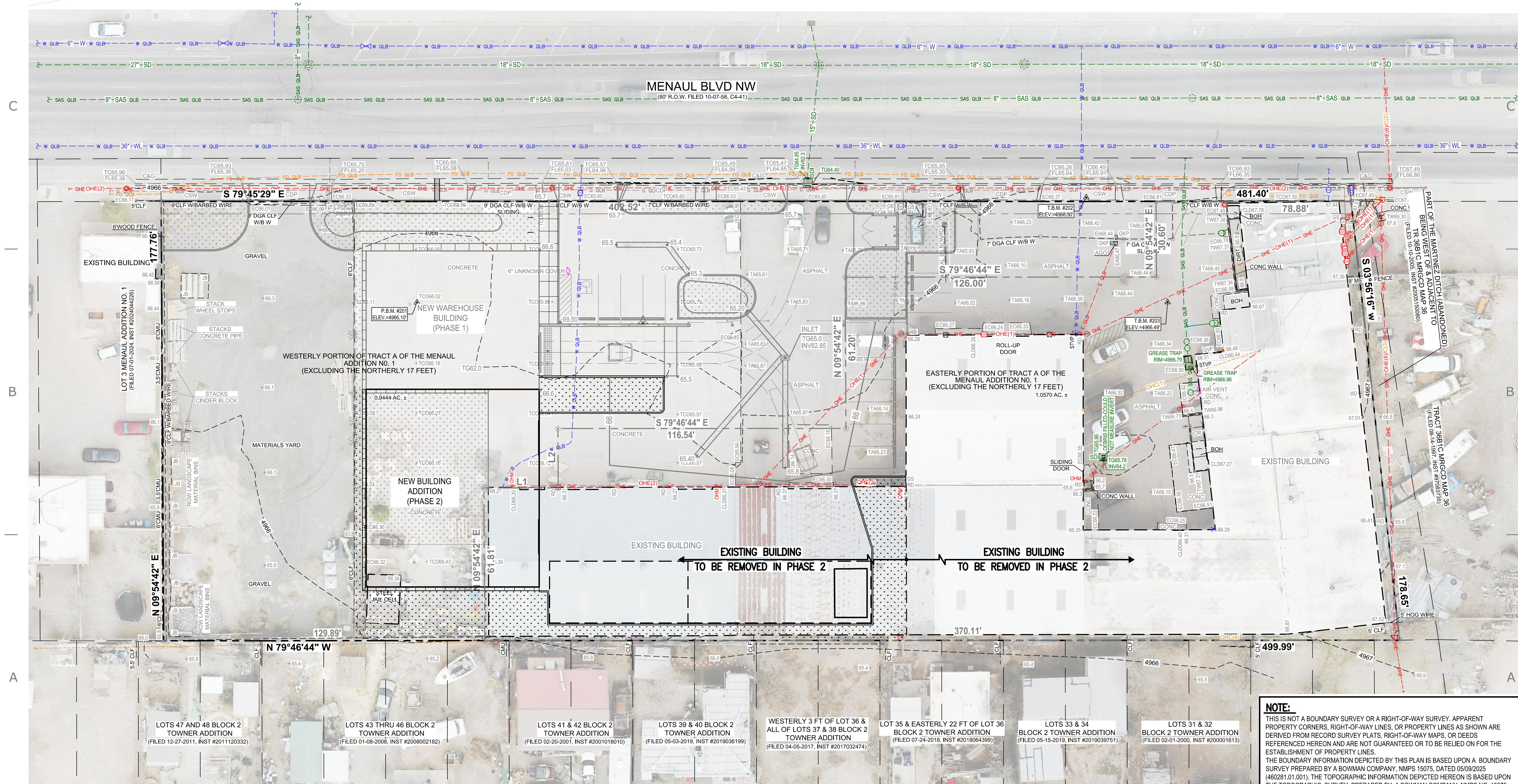
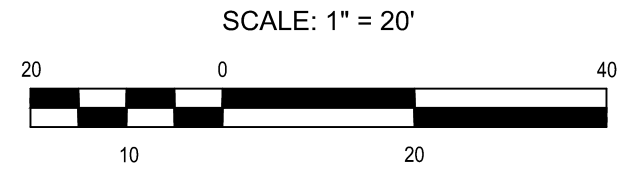
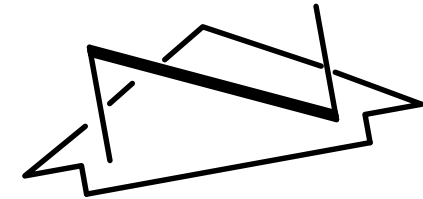
AGO	AUTOMATIC GATE OPENER	GA	GATE	•	COMM CONDUIT	⊗	METAL SIGN GENERAL
ASPH	ASPHALT	GKP	GATE KEY PAD	•	COMM FO PULLBOX	⊗	WATER FAUCET
BOH	BUILDING OVERHANG	GRV	GRAVEL	•	ELEC CONDUIT	⊗	WATER METER BOX
BW	BARBED WIRE	GVP	GAS VENT PIPE	•	ELEC DISCONNECT SWITCH	⊗	FIRE DEPT CONNECTION
C	COMMUNICATION	INV	INVERT ELEVATION	•	ELEC JUNCTION BOX	⊗	
C&G	CURB AND GUTTER	JB	JERSEY BARRIER	•	ELEC METER	⊗	
CDP	CONCRETE DRIVE PAD	OHC(2)	OVERHEAD COMMUNICATION (# LINES)	•	ELEC OUTLET	⊗	
CL	CENTERLINE	OHE(2)	OVERHEAD ELECTRIC (# LINES)	•	BOLLARD FENCE	⊗	
CLD	CENTERLINE OF DOOR	OHM	OVERHEAD ELECTRIC MAST	•	GUARD POST	⊗	
CLDD	CENTERLINE OF DOUBLE DOOR	RD	ROOF DRAIN	•	GATEPOST	⊗	
CLF	CHAINLINK FENCE	SAS	SANITARY SEWER	•	FENCE	⊗	
CMU	CONCRETE MASONRY UNIT	SD	STORM DRAIN	•	HAND RAIL	⊗	
CMC	CONCRETE	SDI	STORM DRAIN INLET	•	GAS METER	⊗	
CR	CONCRETE RAMP	STVP	STEAM VENT PIPE	•	GAS SERVICE	⊗	
CSW	CONCRETE SIDEWALK	TA	TOP OF ASPHALT	•	AREA LIGHT	⊗	
CW	CONCRETE WALL	TC	TOP OF CURB	•	METAL LIGHT POLE	⊗	
DGA	DOUBLE GATE	TCO	TOP OF CONCRETE	•	WOODEN LIGHT POLE	⊗	
EA	EDGE OF ASPHALT	TELE	TELEPHONE	•	WOODEN POWER POLE	⊗	
EC	EDGE OF CONCRETE	TG	TOP OF GRATE	•	GUY WIRE ANCHOR	⊗	
FF	FINISH FLOOR	TW	TOP OF WALL	•	SAS SINGLE CO	⊗	
FL	FLOWLINE	W/	WITH	•	ROOF DRAIN	⊗	

APWA UTILITY COLOR CODE LEGEND

RED - ELECTRIC POWER LINES, CABLES, CONDUIT AND LIGHTING CABLES	- E - - - - E - - - - E - - - -
YELLOW - GAS, OIL, STEAM, PETROLEUM OR GASEOUS MATERIALS	- G - - - - G - - - - G - - - -
ORANGE - COMMUNICATION, ALARM OR SIGNAL LINES, CABLES OR CONDUIT	- C - - - - C - - - - C - - - -
ORANGE - COMMUNICATION, FIBER OPTIC LINES	- FO - - - - FO - - - - FO - - - -
BLUE - POTABLE WATER	- W - - - - W - - - - W - - - -
GREEN - SANITARY SEWER AND DRAIN LINES	- SAS - - - - SAS - - - - SAS - - - -
GREEN - STORM SEWER AND DRAIN LINES	- SD - - - - SD - - - - SD - - - -
RED - TRAFFIC SIGNALS	- TS - - - - TS - - - - TS - - - -

BOUNDARY TABLE

LINE	DIRECTION	DISTANCE
L1	S 79°46'44" E	30.09'
L2	N 09°54'42" E	24.00'



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CITY OF ALBUQUERQUE
604 MENAUL BLVD. NW
ALBUQUERQUE, NM 87109

SHEET INFORMATION

GS PROJECT NO.	5506.1
ISSUE DATE	OCTOBER, 2025

REVISIONS

NO.	DESCRIPTION	DATE
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SHEET TITLE
GRADING PLAN -
PHASE 2

DRAWING SHEET

CG-101-B

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