



PLAN SNAPSHOT REPORT PA-2025-00390 FOR CITY OF ALBUQUERQUE

Plan Type: Pre-Application Review **Project:** Sketch Plat (PR-2025-020155) **App Date:** 11/30/2025
Work Class: Sketch Plat **District:** City of Albuquerque **Exp Date:** 05/29/2026
Status: In Review **Square Feet:** 0.00 **Completed:** NOT COMPLETED
Valuation: \$0.00 **Assigned To:** **Approval Expire Date:**

Description: Proposed Vacation of Right-of-Way approximately 7,112.71 Square Feet in area.

Parcel: 101505805641120608 101505803941120602 Main	Address: 1522 Edith Blvd Ne Albuquerque, NM 87102 1516 Edith Blvd Ne Albuquerque, NM 87102 1522 Edith Blvd Ne Main Albuquerque, NM 87102	Zone:
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Applicant
Juanita Garcia
P.O. Box 7857
Albuquerque, NM 87194
Business: (505) 362-8903

Plan Custom Fields

Existing Project NumberPR-2023-008920	Existing ZoningMX-T - Mixed-Use - Transition	Number of Existing Lots2
Number of Proposed Lots2	Total Area of Site in Acres0.83	Site Address/Street1522 Edith Blvd NE and 1516 and 1516 1/2 High Street NE
Site Location Located Between StreetsIndian School NE and Crespín Ave NE	Case HistoryPR-2023-008920	Do you request an interpreter for the hearing?No
Square Footage of Existing Buildings4648	Square Footage of Proposed Buildings0	Lot and/or Tract NumberUNPLATTED
Block Number0000	Subdivision Name and/or Unit NumberUNPLATTED/GARCIA--F M	Legal DescriptionA TR OF LAND IN SE NW NW T10N R3E SEC 16 EXC POR TO R/W CONT 21,447 SQ FT, 4 TR OF LAND IN SEC 16 T10N R3E
Existing Zone DistrictMX-T	Zone Atlas Page(s)J-15	Acreage0.49, 0.34
Calculated Acreage0.4610302, 0.39868651	Council District2	Community Planning Area(s)Central ABQ
Character Protection OverlayMartineztown/Santa Barbara – CPO-7	Development Area(s)Consistency	Current Land Use(s)01 Low-density Residential
IDO Use Development Standards NameRailroad and Spur Small Area	IDO Use Development Standards SubsectionCumulative Impacts (5-2)	IDO Use Specific Standards NameMartineztown/Santa Barbara – CPO-7, 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))	IDO Administration & Enforcement NameRailroad and Spur Small Area	IDO Administration & Enforcement SubsectionCumulative Impacts Analysis Requirements (6-4), Site Plan – EPC (6-6)
Pre-IDO Zoning DistrictSU-2	Pre-IDO Zoning DescriptionRCM	State or National Historic RegisterF M MERCHANTILE
Major Street Functional Classification3 - urban minor arterial	FEMA Flood ZoneX	Total Number of Dwelling Units0

PLAN SNAPSHOT REPORT (PA-2025-00390)

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_Juanita_Garcia_11/30/2025.jpg	11/30/2025 15:13	Garcia, Juanita		Uploaded via CSS

Note	Created By	Date and Time Created
1. Submittal has been reviewed and is ready to be processed	Renee Zamora	12/01/2025 11:56

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00062543	Sketch Plat/Plan Fee	\$50.00	\$50.00
	Technology Fee	\$3.50	\$3.50
Total for Invoice INV-00062543		\$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		12/01/2025 11:56	
Associate Project Number v.1	Generic Action		12/01/2025 11:56
DFT Meeting v.1	Hold Meeting	12/01/2025 12:03	12/01/2025 12:03
Screen for Completeness v.1	Generic Action		12/01/2025 11:57
Verify Payment v.1	Generic Action		12/01/2025 12:04
Application Review v.1			
Sketch Plat/Plan Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		



December 1, 2025

Development Facilitation Team
City of Albuquerque, Planning Department
600 2nd Street NW, Albuquerque NM 87102

Development Facilitation Team:

JAG Planning & Zoning, agent for Cristina Chavez Cook, respectfully requests your review of a proposed Sketch Plan Application for a Vacation of Right-of-way for the location north of **1522 Edith Blvd NE, legally described as A TR OF LAND IN SE NW NW T10N R3E SEC 16 EXC POR TO R/W CONT 21,447 SQ FT and 1516 High ST NE, 4 TR OF LAND IN SEC 16 T10N R3E, CONTAINING APPROXIMATELY .34 ACRES.**

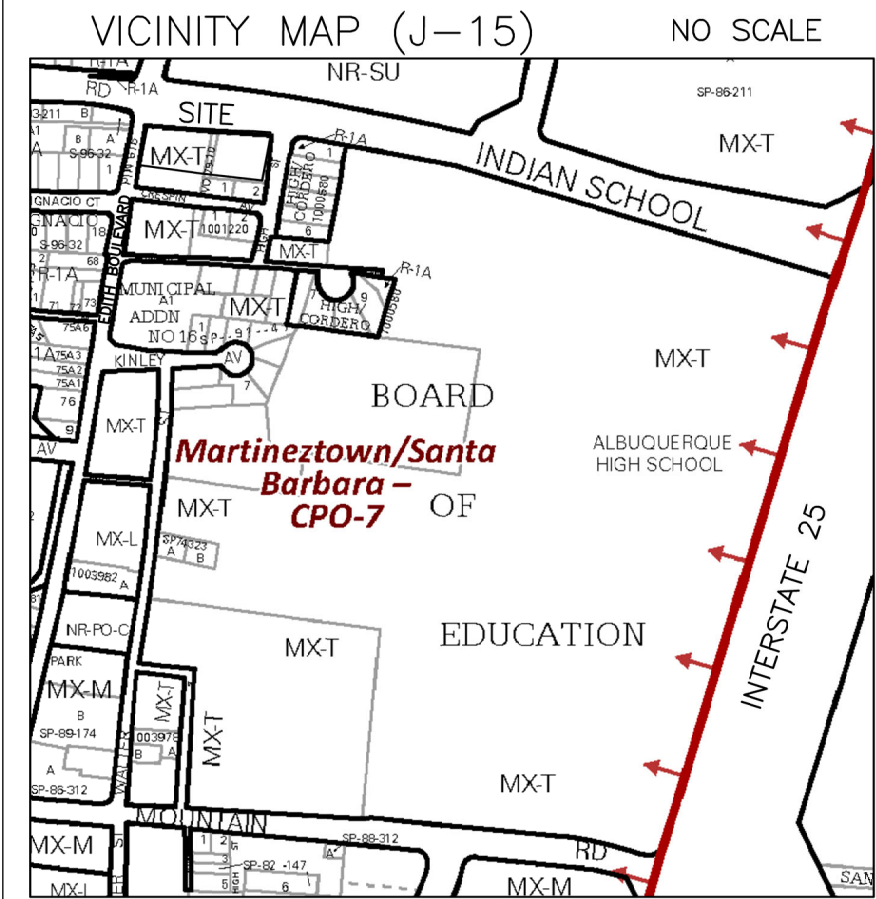
The area right-of-way proposed to be vacated is approximately 7,112.71 square feet, which will require approval from the City Council. If granted approval, the applicant intends on submitting a subsequent subdivision plat to reflect the vacated right-of-way. The site is within the Martineztown/Santa Barbara Overlay Zone, CPO -7, as identified within the Integrated Development Ordinance (IDO); however, no specific standards within this overlay zone prohibits this request.

Thank you for your consideration on this matter. I can be reached at (505) 362-8903 or at jag@jagpandz.com.

Sincerely,

Juanita Garcia
Principal

JAG Planning and Zoning, LLC



PURPOSE OF PLAT
This plat has been prepared for the purpose of creating two lots from one existing lot.

NOTES

- Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 83. Bearings and distances in parenthesis are from existing plat.
- Perimeter distances are field measurements made on the ground.
- Monuments recovered and accepted or reset are noted on inscribed plat.
- No property within the area of requested plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat.
- The subject properties (as shown hereon) appear to lie within "Zone X" (Area of minimal flood hazard and determined to be outside the 1% annual chance floodplain) as shown on the National Flood Insurance Program Flood Insurance Rate Map Number 35001C0332G Revised September 26, 2008.

PUBLIC UTILITY EASEMENTS
PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:
A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.
Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.
Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.
Disclaimer
In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation d/b/a CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# 1 015 058 039 411 20602, 1 015 058 056 411 20608
PROPERTY OWNER OF RECORD: COOK CHRISTINA CHAVEZ TRUSTEE COOK RVT
BERNALILLO COUNTY TREASURER'S OFFICE

- SUBDIVISION DATA
- DRB Project No.
 - Zone Atlas Index No. J-15
 - Gross acreage 0.8288 Ac.
 - Existing number of lots 1
Replatted number of lots 2



COUNTY CLERK RECORDING LABEL HERE

SURVEY LEGAL DESCRIPTION

A certain tract of land situate within Projected Section 16, Township 10 North, Range 3 East, NMPM, within the Town of Albuquerque Grant, Albuquerque, Bernalillo County, New Mexico, and being more particularly described as follows:
BEGINNING at the Southeast corner of the property herein described, being a point on the Westerly right-of-way line of High Street, N.E., from whence the ACS Monument "9_J15" bears S 43° 04' 31" E, 3188.01 feet distant;
THENCE leaving said Westerly right-of-way line, N 83° 35' 12" W, 157.53 feet;
THENCE N 82° 06' 38" W, 157.60 feet to the Southwest corner, being a point on the Easterly right-of-way line of Edith Boulevard, N.E.;
THENCE along said Easterly right-of-way line, N 10° 57' 08" E, 102.34 feet to the Northwest corner, being the intersection of the Easterly right-of-way line of Edith Boulevard, N.E. and the Southerly right-of-way line of Indian School Road, N.E.;
THENCE leaving said Easterly right-of-way line and along said Southerly right-of-way line, S 87° 22' 16" E, 173.00 feet;
THENCE S 00° 58' 15" E, 2.50 feet;
THENCE S 88° 29' 15" E, 97.60 feet;
THENCE S 85° 49' 15" E, 44.65 feet to the Northeast corner, being the intersection of the Southerly right-of-way line of Indian School Road, N.E. and the Westerly right-of-way line of High Street, N.E.;
THENCE along said Westerly right-of-way line, S 09° 59' 39" W, 125.34 feet to the Point of Beginning and containing 0.8288 acres, more or less.

FREE CONSENT

The platting of the property as described above is with the free consent and in accordance with the desires of the undersigned owner(s). Said owner(s) warrant(s) that they hold complete and indefeasible title in fee simple to the land subdivided.

Christina Chavez Cook, Trustee, Cook RVT
ACKNOWLEDGMENT
STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)
On this ____ day of _____, 2025, the foregoing instrument was acknowledged by:
Christina Chavez Cook, Trustee, Cook RVT.

My Commission expires _____

Notary Public

SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Licensure for Professional Engineers and Surveyors, effective March 12, 2022 and is true and correct to the best of my knowledge and belief.

Thomas D. Johnston, N.M.P.S. No. 14269 Date

PLAT OF
LOTS 1 AND 2, LANDS OF COOK
WITHIN PROJECTED SECTION 16, T. 10 N., R. 3 E., N.M.P.M.
WITHIN THE TOWN OF ALBUQUERQUE GRANT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MARCH 2025

PROJECT NUMBER: _____

Application Number: _____

Utility Company Approvals:

PNM Electric Services Date

New Mexico Gas Company Date

Qwest Corporation D/B/A Centurylink QC Date

Comcast City Approvals: Date

City Surveyor Date

Hydrology Date

Traffic Engineering, Transportation Division Date

ABCWUA Date

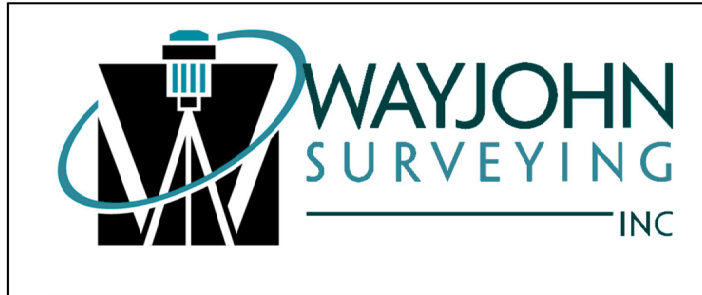
Parks and Recreation Department Date

AMAFCA Date

City Engineering Date

Code Enforcement Date

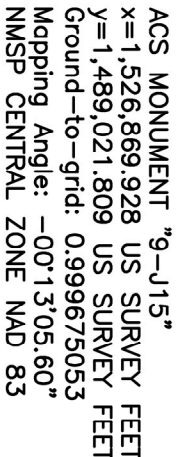
Planning Department Date



1609 2nd STREET NW
ALBUQUERQUE, N.M. 87102
PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK OWNER: CCOOK CHRISTINA CHAVEZ TRUSTEE COOK RVT UPC: 101505803941120602 101505805641120608 LOCATION: SECTION 16, T10N, R3E	DRAWN: P A M	SCALE:	FILE NO.
	CHECKED: T D J	1" = 20'	SP-11-02-2024
	DRAWING NO. SP110224.DWG	27 MAR 2025	SHEET 1 OF 2

PLAT OF
LOTS 1 AND 2, LANDS OF COOK
WITHIN PROJECTED SECTION 16, T. 10 N., R. 3 E., N.M.P.M.
WITHIN THE TOWN OF ALBUQUERQUE GRANT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO



MONUMENT LEGEND:

o = FOUND/SET MONUMENT AS NOTED:

A: FOUND #4 REBAR AND CAP "S 12651"

B: FOUND #4 REBAR R.O.W. MARKER

C: FOUND "+" IN CONCRETE

D: FOUND NAIL AND DISK (ILLEGIBLE)

E: SET #4 REBAR AND CAP "WA:JOHN PS 14269"



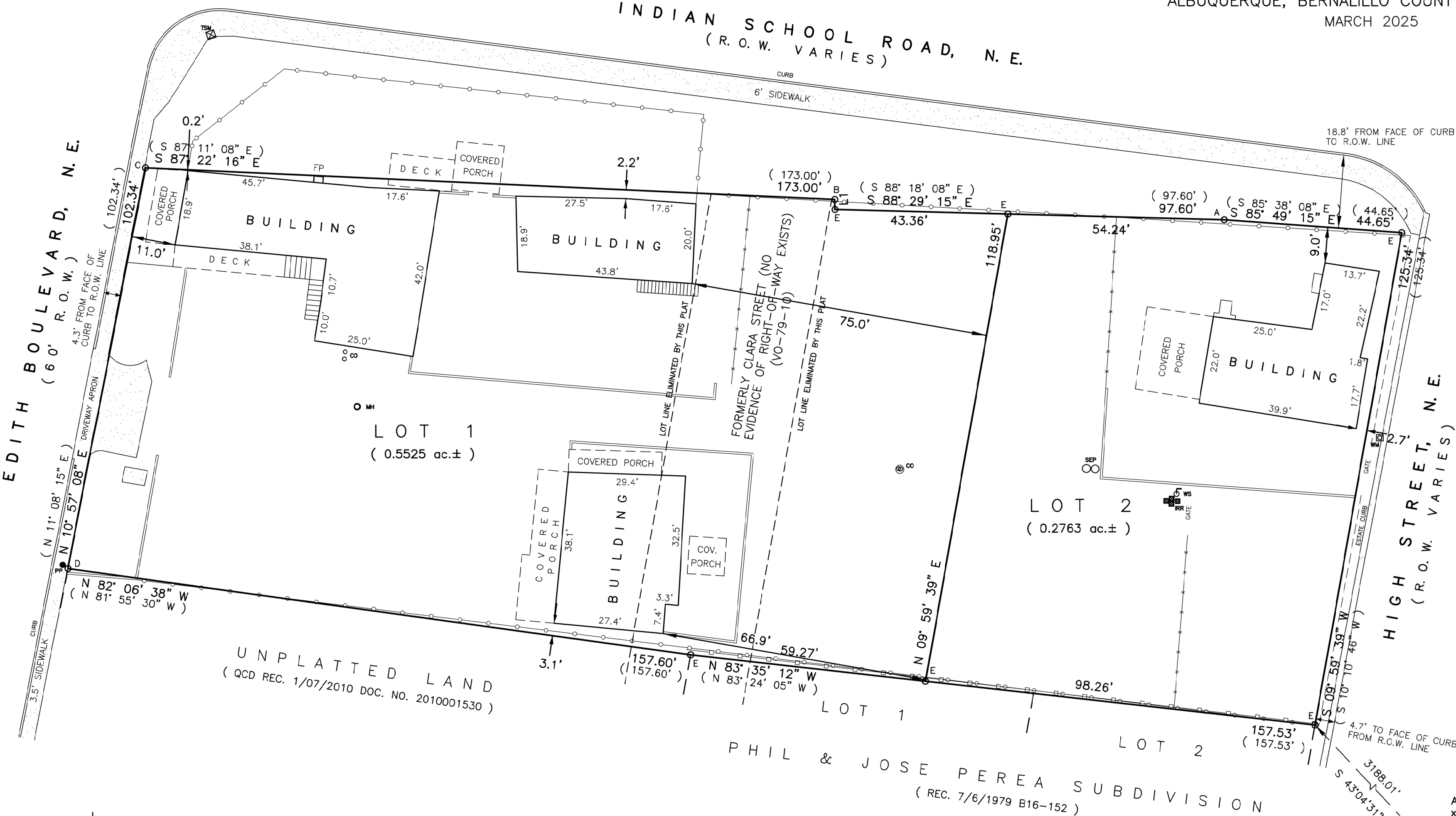
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PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK	DRAWN: P A M	SCALE:	FILE NO.
OWNER: COOK CHRISTINA CHAVEZ			
TRUSTEE COOK RT			
UPC: 101505085941120662	CHECKED: T D J	1" = 20'	SP-11-02-2024
101505085641120608			
LOCATION: SECTION 16, T10N, R3E	DRAWING NO.		
	SP110224.DWG	27 MAR 2025	SHEET 2 OF 2

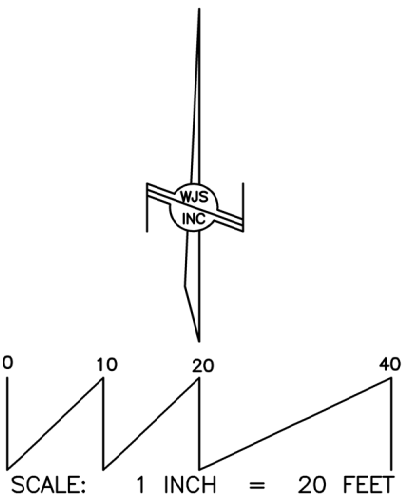
EXISTING CONDITIONS

PLAT OF
LOTS 1 AND 2, LANDS OF COOK
WITHIN PROJECTED SECTION 16, T. 10 N., R. 3 E., N.M.P.M.
WITHIN THE TOWN OF ALBUQUERQUE GRANT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MARCH 2025

COUNTY CLERK RECORDING LABEL HERE



ACS MONUMENT "9-J15"
x=1,526,869.928 US SURVEY FEET
y=1,489,021.809 US SURVEY FEET
Ground-to-grid: 0.999675053
Mapping Angle: -00°13'05.60"
NMSP CENTRAL ZONE NAD 83



MONUMENT LEGEND:
○ = FOUND/SET MONUMENT AS NOTED:
A: FOUND #4 REBAR AND CAP "LS 12651"
B: FOUND HIGHWAY R.O.W. MARKER
C: FOUND "+" IN CONCRETE
D: FOUND NAIL AND DISK (ILLEGIBLE)
E: SET #4 REBAR AND CAP "WAYJOHN PS 14269"

LINE INFORMATION		
LINE NO.	BEARING	LENGTH
L1	S 00° 58' 15" E	2.50'
(L1)	S 00° 47' 08" W	2.50'

THOMAS D. JOHNSTON
NEW MEXICO
REGISTERED LAND SURVEYOR
14269

WAYJOHN
SURVEYING
INC

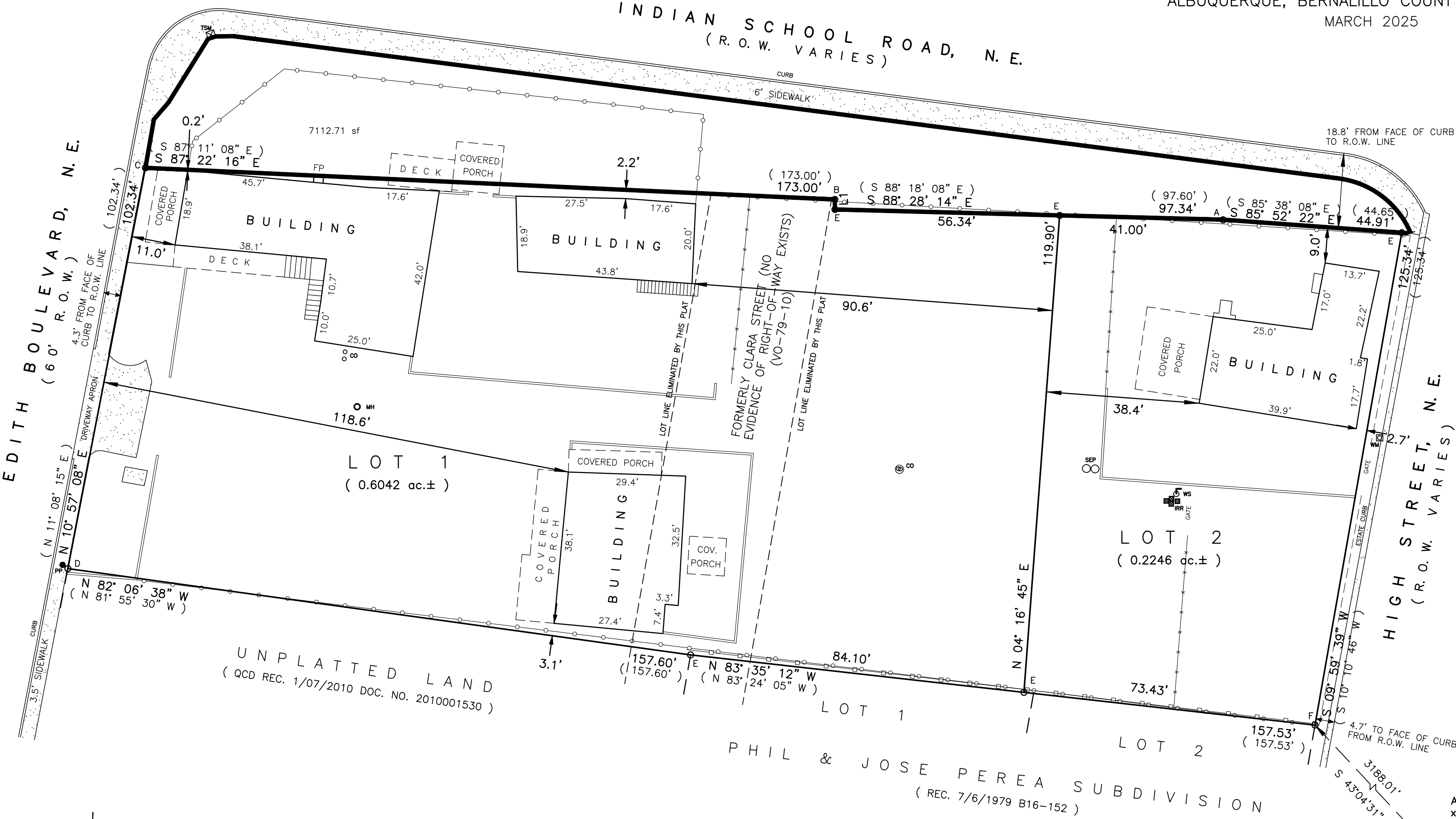
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ALBUQUERQUE, N.M. 87102
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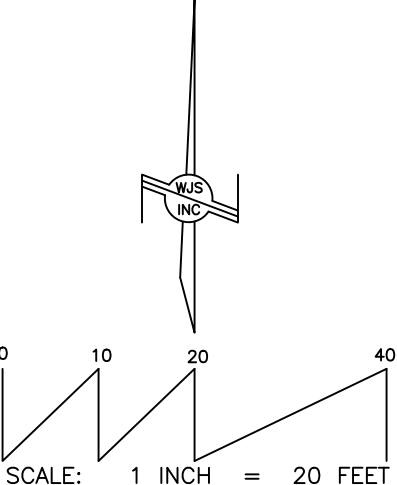
EXISTING CONDITIONS
RIGHT-OF-WAY CALCULATION

COUNTY CLERK RECORDING LABEL HERE

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WITHIN PROJECTED SECTION 16, T. 10 N., R. 3 E., N.M.P.M.
WITHIN THE TOWN OF ALBUQUERQUE GRANT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MARCH 2025





ACS MONUMENT "9-J15"
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y=1,489,021.809 US SURVEY FEET
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Mapping Angle: -00°13'05.60"
NMSP CENTRAL ZONE NAD 83



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○ = FOUND/SET MONUMENT AS NOTED:
A: FOUND #4 REBAR AND CAP "LS 12651"
B: FOUND HIGHWAY R.O.W. MARKER
C: FOUND "+" IN CONCRETE
D: FOUND NAIL AND DISK (ILLEGIBLE)
E: SET #4 REBAR AND CAP "WAYJOHN PS 14269"
F: FOUND TAG ON FENCE "LS 11463"

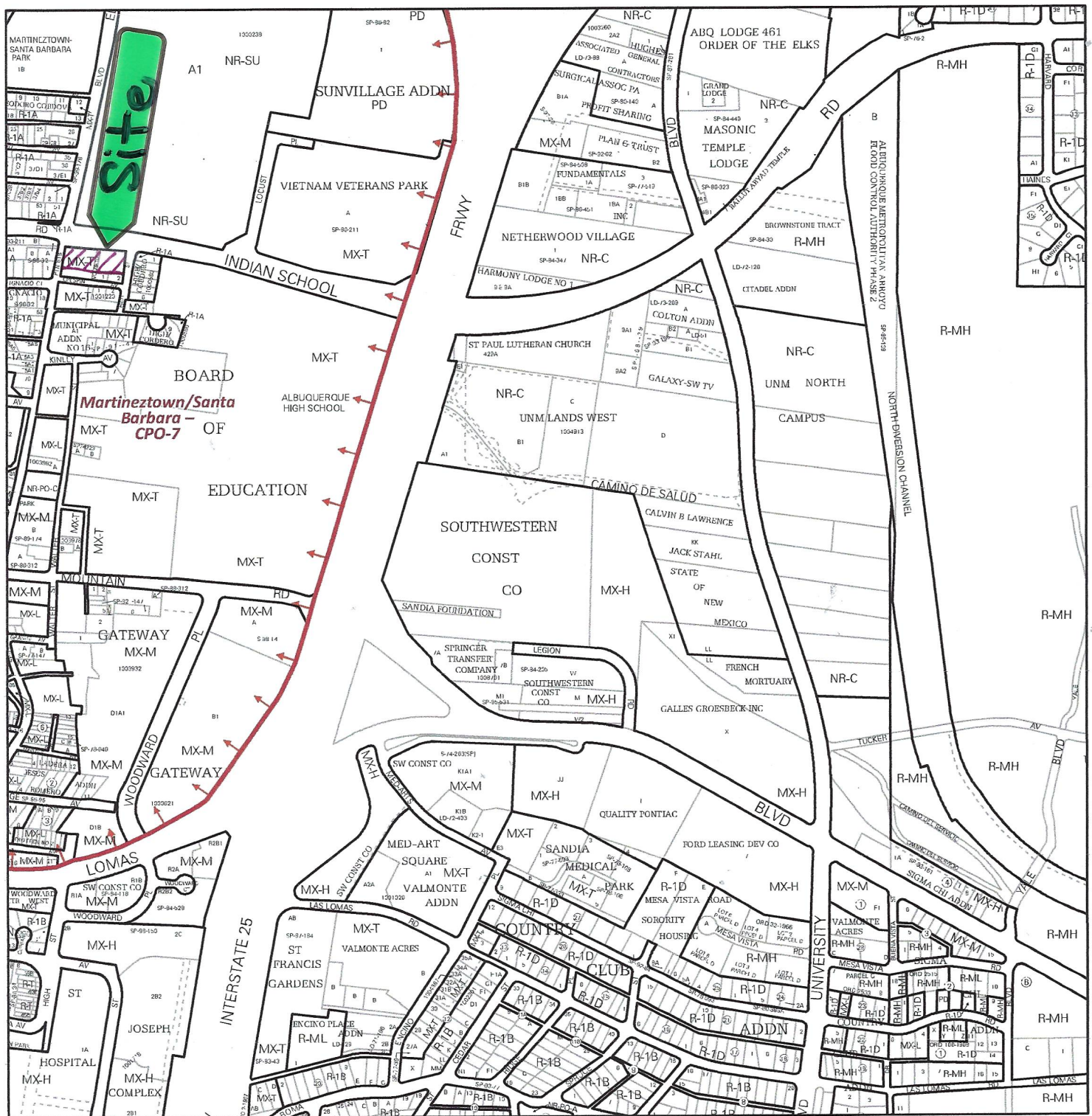
LINE INFORMATION		
LINE NO.	BEARING	LENGTH
L1	S 00° 58' 15" E	2.50'
(L1)	S 00° 47' 08" W	2.50'





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

