



PLAN SNAPSHOT REPORT PA-2025-00391 FOR CITY OF ALBUQUERQUE

Plan Type: Pre-Application Review **Project:** Sketch Plat (PR-2025-020156) **App Date:** 11/30/2025
Work Class: Sketch Plan **District:** City of Albuquerque **Exp Date:** 05/29/2026
Status: Fees Due **Square Feet:** 0.00 **Completed:** NOT COMPLETED
Valuation: \$0.00 **Assigned To:** **Approval**
Expire Date:

Description: Create three lots from three existing lots.

Parcel: 101205947722341219	Address: 1311 Amado St Nw Albuquerque, NM 87104	Zone:
101205947122341220 Main	1515 Amado Rd Nw Albuquerque, NM 87104	
	1515 Amado Rd Nw Main Albuquerque, NM 87104	

Applicant
Juanita Garcia
P.O. Box 7857
Albuquerque, NM 87194
Business: (505) 362-8903

Plan Custom Fields

Existing Project NumberN/A	Existing Zoning	R-A - Residential - Rural and Agricultural	Number of Existing Lots3
Number of Proposed Lots 3	Total Area of Site in Acres	1.3	Site Address/Street 1515 Amado Road NW and 1311 Amado Road NW
Site Location Located Between Streets Rice Ave NW and Floral Road NW	Case History	N/A	Do you request an interpreter for the hearing? No
Square Footage of Existing Buildings 2740	Square Footage of Proposed Buildings	0	Lot and/or Tract Number 210A3C1, 210A3A, 210A3B2C
Block Number 0000	Subdivision Name and/or Unit Number	MRGCD MAP 35	Legal Description TRACT 210A3B2C & THE S'LY PORT OF TRACT 210A3A MRGCD MAPNO 35 CONT .5809 AC, MAP 35 TRACT 210A3B2B
Existing Zone District R-A	Zone Atlas Page(s)	H-12	Acreage 0.5809, 0.0746
Calculated Acreage 0.5350797, 0.07369061	Council District	2	Community Planning Area(s) Near North Valley
Character Protection Overlay Los Duranes – CPO-6	Development Area(s)	Consistency	Current Land Use(s) 01 Low-density Residential
IDO Use Development Standards Name Los Duranes Community Acequias, Los Duranes – CPO-6, Los Duranes – CPO-6, Los Duranes – CPO-6, Valley Drainage Area	IDO Use Development Standards Subsection	Irrigation Facility (Acequia) Standards (5-2), Sidewalks in Residential Development (5-3), Primary Building Stepback (5-11), Off-premises Signs (Prohibitions) (5-12), Site Design and Sensitive Lands (5-2)	IDO Use Specific Standards Name Los Duranes – CPO-6
IDO Use Specific Standards Subsection Dwelling, Cluster Development (Number of Dwelling Units) (4-3(B)), Paid Parking Lot or Parking Structure (Prohibitions) (4-3(D))	Pre-IDO Zoning District	SU-2	Pre-IDO Zoning Description LD RA-2

PLAN SNAPSHOT REPORT (PA-2025-00391)

FEMA Flood Zone	X	Total Number of Dwelling Units	0	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 15:16	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 16:15

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00062682	Sketch Plat/Plan Fee	\$50.00	\$0.00
	Technology Fee	\$3.50	\$0.00
Total for Invoice INV-00062682		\$53.50	\$0.00
Grand Total for Plan		\$53.50	\$0.00

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

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		12/01/2025 16:16	12/01/2025 16:26
Associate Project Number v.1	Generic Action		12/01/2025 16:16
DFT Meeting v.1	Hold Meeting	12/01/2025 16:25	12/01/2025 16:25
Screen for Completeness v.1	Generic Action		12/01/2025 16:16
Verify Payment v.1	Generic Action		12/01/2025 16:26
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 Petrita Zamora, respectfully requests your review of a proposed Sketch Plat Application for the location of **1515 Amado Road NW, legally described as Tract 210A3B2C, MRGCD Map 35 and the S'LY portion of Tract 210A3A, MRGCD Map 35, containing approximately .5606 acres and 1311 Amado Road NW, legally described as Tract 210A3B2B, MRGCD Map 35, containing approximately .0746 acres.**

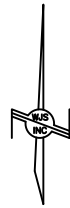
The site is not within an Overlay Zone, as identified within the Integrated Development Ordinance (IDO). The applicant intends to create three lots from three existing lots and dedicate easements, as shown on the plat. The proposed legal descriptions for new Lots will be **Lots A, B, & C, Lands of Amado.**

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



This plat has been prepared for the purpose of creating three lots from three existing lots.

1. Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 83. Bearings and distances in parenthesis are from existing plat.
2. Perimeter distances are field measurements made on the ground.
3. Monuments recovered and accepted or reset are noted on inscribed plat.
4. 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.

5. The subject properties (as shown hereon) appear to lie within "Zone X" (Area with reduced flood risk due to levee) as shown on the National Flood Insurance Program Flood Insurance Rate Map Number 35001C0331H Revised August 16, 2012.

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 disconnector/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.

1. DRB Project No.
2. Zone Atlas Index No. H-12
3. Gross acreage 0.6491 Ac.
4. Existing number of lots 3
Replatted number of lots 3

SURVEY LEGAL DESCRIPTION

SURVEY LEGAL DESCRIPTION

A certain tract of land situate within Projected Section 12, Township 10 North, Range 2 East, NMPM, within the Town of Albuquerque Grant, Albuquerque, Bernalillo County, New Mexico, being known as Tracts 210-A-3-A-2, 210-A-3-B-2-B, and 210-A-3-B-2-C, of the Middle Rio Grande Conservancy District Property Map No. 35, and being more particularly described as follows:

BEGINNING at the Northeast corner of the property herein described, being a point on the Westerly right-of-way line of Amado Road, NW, from whence the ACS Monument "8_H13" bears N 85° 54' 00" E, 1360.59 feet distant; THENCE along said Westerly right-of-way line, S 02° 40' 41" W, 113.52 feet to a point;

THENCE leaving said Westerly right-of-way line, S 89° 49' 44" W, 20.56 feet;

THENCE N 86° 55' 39" W, 37.76 feet;

THENCE N 84° 04' 38" W, 15.22 feet;

THENCE S 01° 04' 18" W, 49.65 feet;

THENCE S 01° 09' 52" W, 63.89 feet to the Southeast corner;

THENCE S 71° 36' 50" W, 7.80 feet;

THENCE S 71° 58' 40" W, 36.81 feet;

THENCE S 73° 42' 34" W, 44.24 feet to the Southwest corner;

THENCE N 01° 03' 46" E, 248.60 feet to the Northwest corner;

THENCE S 89° 41' 37" E, 87.02 feet;

THENCE N 88° 48' 14" E, 74.20 feet to the Point of Beginning and containing 0.6491 acres, more or less.

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.

PETRITA ZAMORA _____ Date _____
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
) ss
 COUNTY OF BERNALILLO)
 On this _____ day of _____, 2025, the foregoing instrument was acknowledged by:
 PETRITA ZAMORA _____

My Commission expires _____

Notary Public

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

WITHIN PROJECTED SECTION 12, T. 10 N., R. 2 E., N.M.P.M.
 WITHIN THE TOWN OF ALBUQUERQUE GRANT
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 MARCH 2025

Utility Company Approvals:

PNM Electric Services	Date
New Mexico Gas Company	Date
Qwest Corporation D/B/A Centurylink QC	Date
Comcast 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: PETRITA ZAMORA UPC: 101205947722341219 101205947122341220 LOCATION: SECTION 12, T10N, R2E SUBDIVISION: X	DRAWN: L J P	SCALE:	FILE NO.
	CHECKED: T D J	1" = 20'	SP-1-01-2025
	DRAWING NO. SP10125.DWG	25 MAR 2025	SHEET 1 OF 2

PLAT OF
LOTS A, B AND C
LANDS OF AMADO

WITHIN PROJECTED SECTION 12, T. 10 N., R. 2 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 "8-H13"
x=1,514,348.572 US SURVEY FEET
y=1,495,058.484 US SURVEY FEET
Ground-to-grid: 0.999684701
Mapping Angle: -00°14'32.76"
NMSP CENTRAL ZONE NAD 83

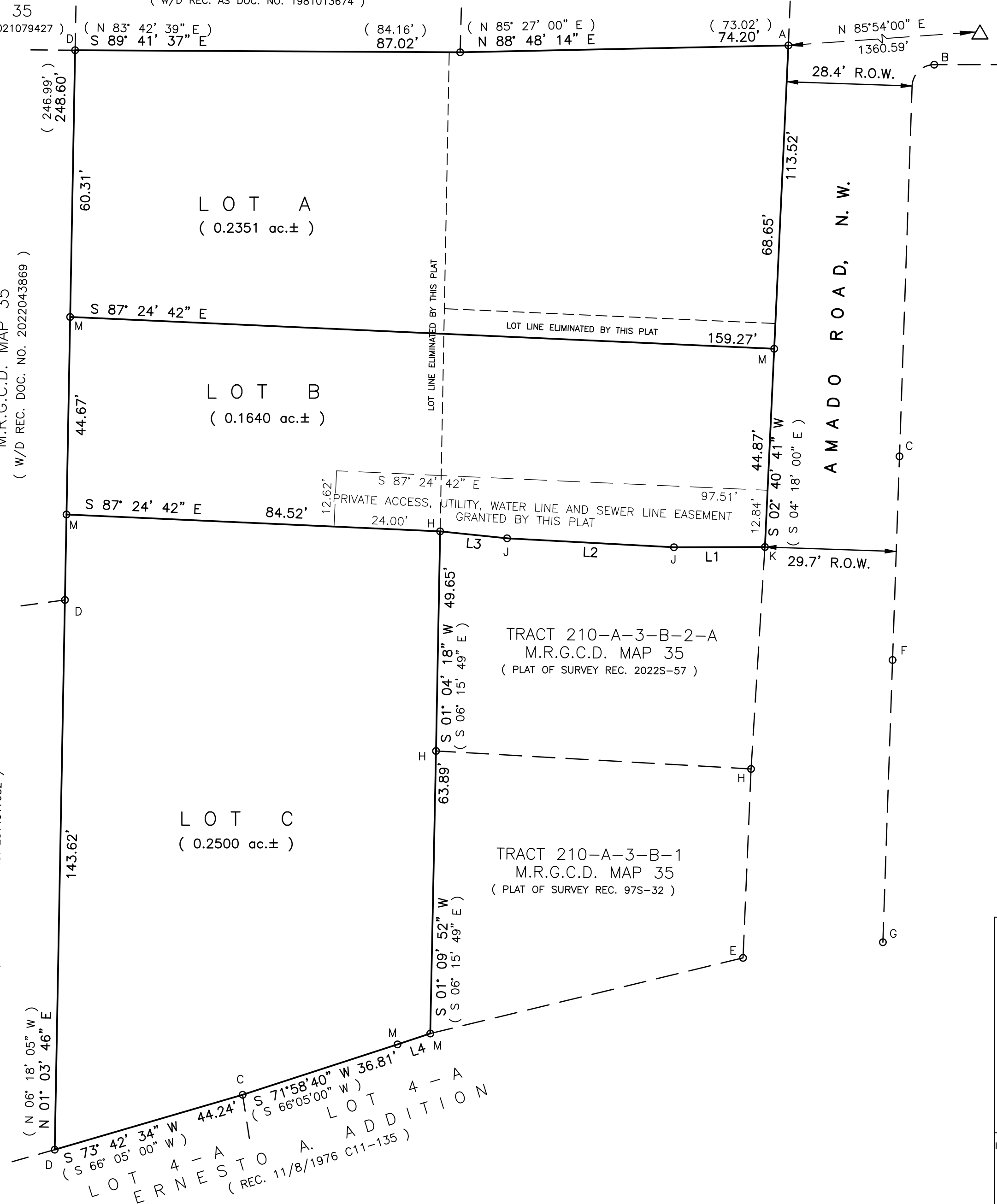
TRACT 210-A-2-A-3
M.R.G.C.D. MAP 35
(W/D REC. AS DOC. NO. 1021079427)

TRACT 210-A-3-A-1
M.R.G.C.D. MAP 35
(W/D REC. AS DOC. NO. 1981013674)

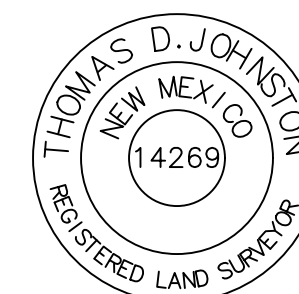
TRACT 210-A-3-C-1-B
M.R.G.C.D. MAP 35
(W/D REC. AS DOC. NO. 2000049711)

TRACT 210-A-2-A-2
M.R.G.C.D. MAP 35
(W/D REC. DOC. NO. 2022043869)

TRACT 210-A-2-A-1
M.R.G.C.D. MAP 35
(W/D REC. AS DOC. NO. 2014017952)



○ FOUND/SET MONUMENT LEGEND:
A: FOUND #4 REBAR - NO CAP
B: FOUND #5 REBAR - ILLEGIBLE CAP
C: FOUND 1" STEEL PIPE
D: FOUND #4 REBAR AND CAP "WAYJOHN PS 14269"
E: FOUND 4" STEEL POST
F: FOUND PK NAIL AND DISK
G: FOUND PK NAIL AND DISK "LS 11463"
H: FOUND PK NAIL AND DISK "PS 18374"
J: FOUND #4 REBAR AND CAP "PS 18374"
K: FOUND "+" IN CONCRETE
L: SET PK NAIL AND DISK "WAYJOHN PS 14269"
M: SET #4 REBAR AND CAP "WAYJOHN PS 14269"



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

INDEXING INFORMATION FOR COUNTY CLERK OWNER: PETRITA ZAMORA UPC: 101205947722341219 101205947122341220 LOCATION: SECTION 12, T10N, R2E SUBDIVISION: X	DRAWN: L J P	SCALE: 1" = 20'	FILE NO. SP-1-01-2025
	CHECKED: T D J		
	DRAWING NO. SP10125.DWG	25 MAR 2025	SHEET 2 OF 2

PLAT OF
LOTS A, B AND C
LANDS OF AMADO

COUNTY CLERK RECORDING LABEL HERE

TRACT 210-A-2-A-3
M.R.G.C.D. MAP 35
(W/D REC. AS DOC. NO. 1021079427) - (N 83° 42' 39" E)

TRACT 210-A-2-A-3
M.R.G.C.D. MAP 35
(W/D REC. AS DOC. NO. 1021079427)

L O T A
(0.2351 ac.±)

L O T B
(0.1640 ac.±)








L O T C
(0.2500 ac.±)

TRACT 210-A-3-B-2-A
M.R.G.C.D. MAP 35
(PLAT OF SURVEY REC. 2022S-57)

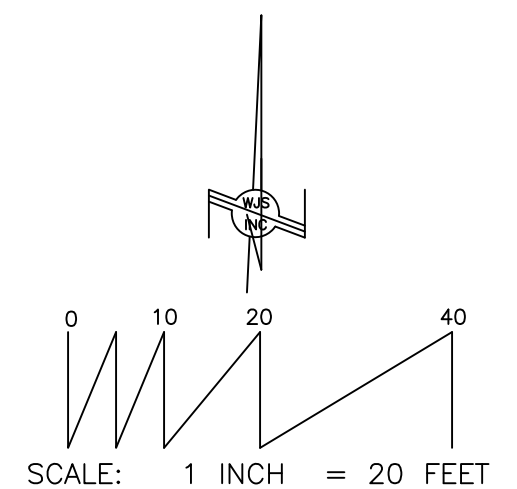
TRACT 210-A-3-B-1
M.R.G.C.D. MAP 35
(PLAT OF SURVEY REC. 97S-32)

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 89°49'44" W	20.56
(L1)	S 89°52'23" W	20.56
L2	N 86°55'39" W	37.76
(L2)	N 86°53'00" W	37.76
L3	N 84°04'38" W	15.22
(L3)	N 84°19'10" W	15.21
L4	S 71°36'50" W	7.80
(L4)	S 64°15'00" W	7.80

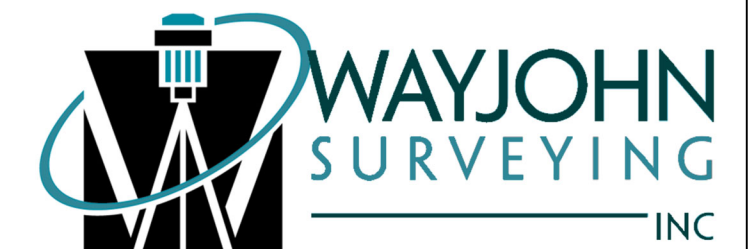
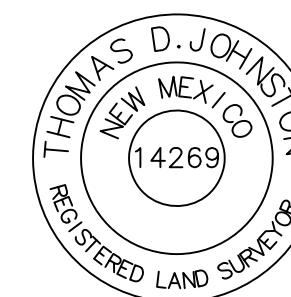
LEGEND

- | | | |
|---|------|----------------|
|  | WM | WATER METER |
|  | GM | GAS METER |
|  | EM | ELECTRIC METER |
|  | LP | LIGHT POLE |
|  | PP | POWER POLE |
|  | ANCH | GUY ANCHOR |
- 

 OVERHEAD ELECTRIC LINES



○ FOUND/SET MONUMENT LEGEND:
A: FOUND #4 REBAR - NO CAP
B: FOUND #5 REBAR - ILLEGIBLE CAP
C: FOUND 1" STEEL PIPE
D: FOUND #4 REBAR AND CAP "WAYJOHN PS 14269"
E: FOUND 4" STEEL POST
F: FOUND PK NAIL AND DISK
G: FOUND PK NAIL AND DISK "LS 11463"
H: FOUND PK NAIL AND DISK "PS 18374"
J: FOUND #4 REBAR AND CAP "PS 18374"
K: FOUND "+" IN CONCRETE
L: SET PK NAIL AND DISK "WAYJOHN PS 14269"
M: SET #4 REBAR AND CAP "WAYJOHN PS 14269"



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

INDEXING INFORMATION FOR COUNTY CLERK
OWNER: PETRITA ZAMORA
UPC: 101205947722341219
101205947122341220
LOCATION: SECTION 12, T10N, R2E
SUBDIVISION: X

CK	DRAWN:	L J P
	CHECKED:	T D J
	DRAWING NO. SP10125 DWG	

SCALE:
1" = 20'

FILE NO.
SP-1-01-2025
EXHIBIT

EXISTING CONDITIONS

PLAT OF
LOTS A, B AND C
LANDS OF AMADO

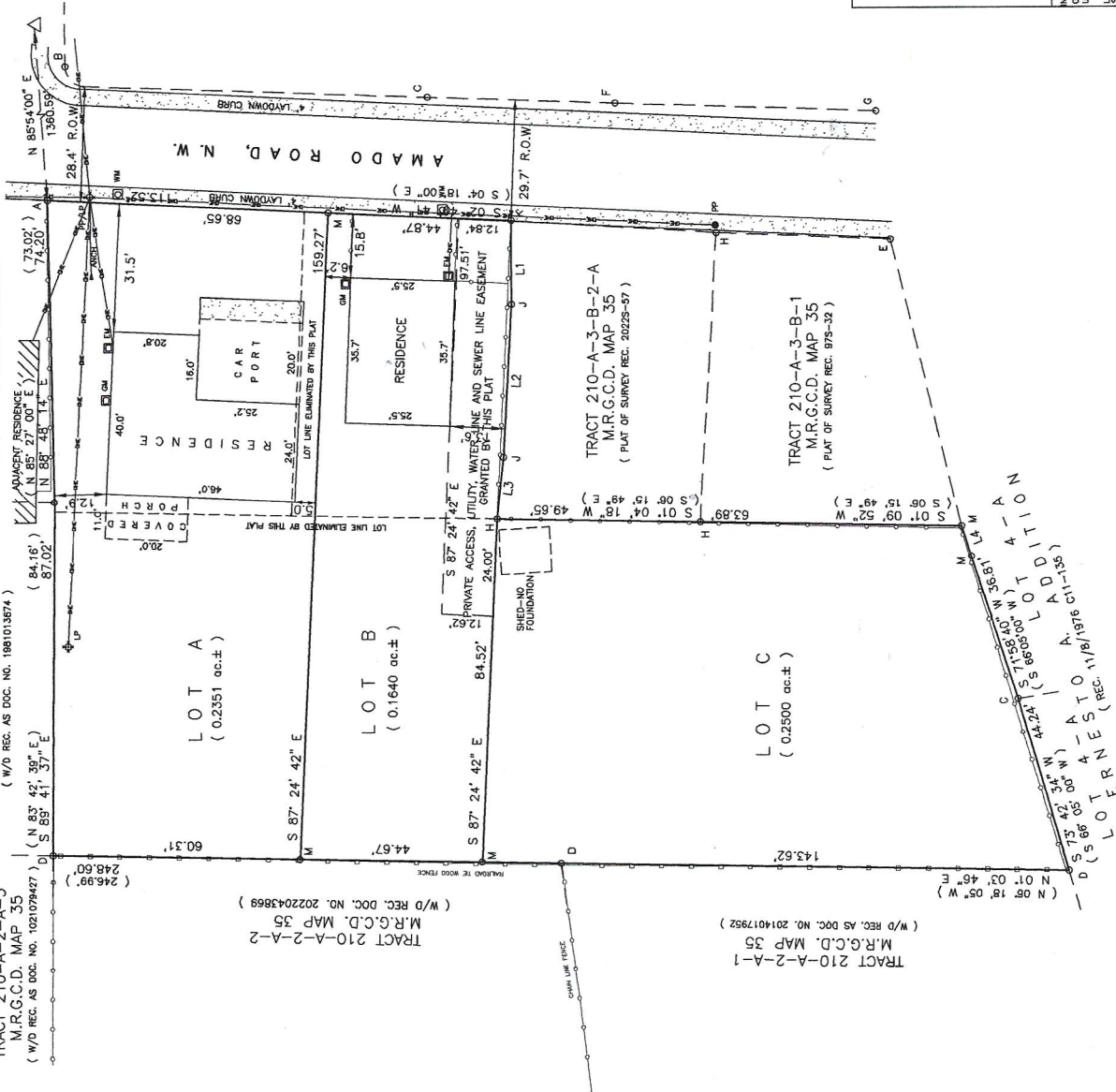
WITHIN PROJECTED SECTION 12, T. 10 N., R. 2 E., N.M.P.M.
WITHIN THE TOWN OF ALBUQUERQUE GRANT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MARCH 2025

COUNTY CLERK RECORDING LABEL HERE

ACS MONUMENT "B-H13"
X=1514.348572 US SURVEY FEET
Y=1495.058484 US SURVEY FEET
Ground-to-grid: 0.999884701
Mapping Angle: -00°14'32.78"
NAD83 CENTRAL ZONE 140 83

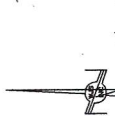
TRACT 210-A-3-A-1
M.R.G.C.D. MAP 35
(W/D REC. AS DOC. NO. 1981013674)

TRACT 210-A-2-A-3
M.R.G.C.D. MAP 35
(W/D REC. AS DOC. NO. 1021079427)



LINE	BEARING	LENGTH
L1	S 89°49'44" W	20.56'
(L1)	S 89°52'23" W	20.56'
L2	N 86°55'39" W	37.76'
(L2)	N 86°53'00" W	37.76'
(L3)	N 84°04'38" W	15.22'
(L3)	N 84°19'10" W	15.21'
L4	S 71°36'50" W	7.80'
(L4)	S 64°15'00" W	7.80'

- LEGEND
- WM WATER METER
 - GM GAS METER
 - EM ELECTRIC METER
 - LP LIGHT POLE
 - PP POWER POLE
 - ANCH GUY ANCHOR
 - OVERHEAD ELECTRIC LINES



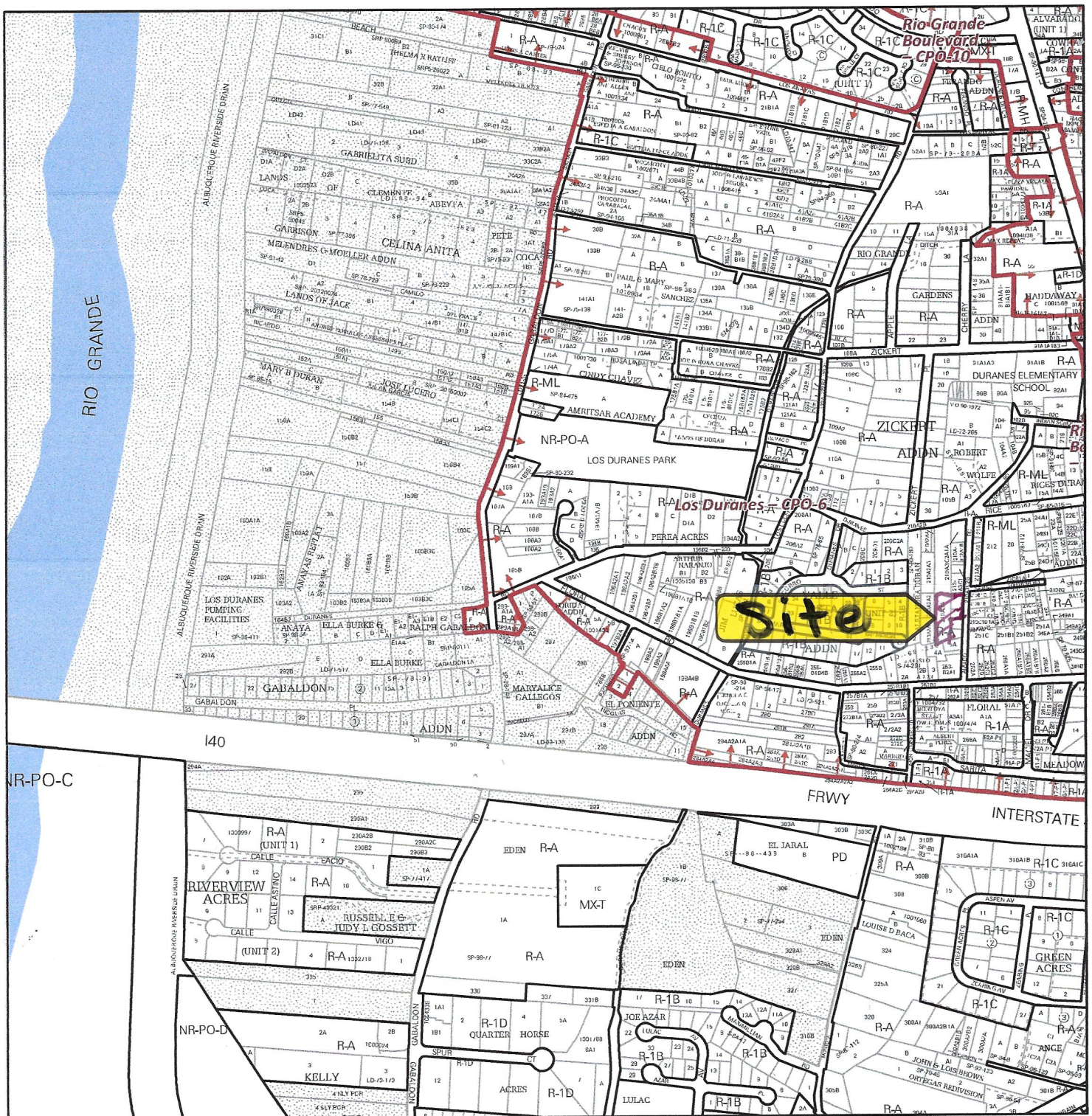
SCALE: 1 INCH = 20 FEET

- FOUND/SET MONUMENT LEGEND:
- A: FOUND #4 REBAR - NO CAP
 - B: FOUND #5 REBAR - ILLEGIBLE CAP
 - C: FOUND #1 STEEL PIPE
 - D: FOUND #4 REBAR AND CAP "WAYJOHN PS 14269"
 - E: FOUND #4 STEEL POST
 - F: FOUND PK NAIL AND DISK "LS 11463"
 - G: FOUND PK NAIL AND DISK "PS 18374"
 - H: FOUND PK NAIL AND DISK "PS 18374"
 - I: FOUND #4 REBAR AND CAP "WAYJOHN PS 14269"
 - J: SET PK NAIL AND DISK "WAYJOHN PS 14269"
 - K: SET #4 REBAR AND CAP "WAYJOHN PS 14269"
 - L: SET #4 REBAR AND CAP "WAYJOHN PS 14269"



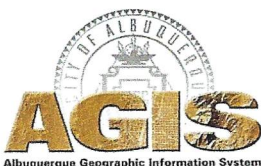
1609 2nd STREET NW
ALBUQUERQUE, N.M. 87102
PHONE: (505) 255-2052 FAX: (505) 255-2887

DRAWN: L J P SCALE: 1" = 20'
CHECKED: T D J FILE NO. SP-1-01-2025
DRAWING NO. SPT0125.DWG 25 MAR 2025 EXHIBIT

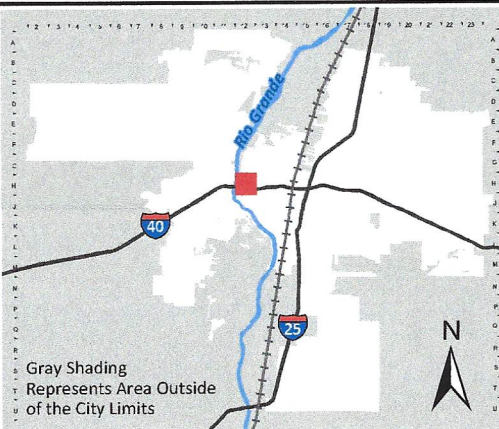


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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-12-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