



PLAN SNAPSHOT REPORT PA-2025-00396 FOR CITY OF ALBUQUERQUE

Plan Type: Pre-Application Review **Project:** Sketch Plat (PR-2025-020157) **App Date:** 12/01/2025
Work Class: Sketch Plat **District:** City of Albuquerque **Exp Date:** 05/30/2026
Status: Fees Due **Square Feet:** 0.00 **Completed:** NOT COMPLETED
Valuation: \$0.00 **Assigned To:** **Approval**
Description: Divide the commercial property into two commercial properties. **Expire Date:**

Parcel: 101605747225843410	Main	Address: 101 Amherst Dr Se Albuquerque, NM 87106 3422 Central Ave Se Albuquerque, NM 87106 101 Amherst Dr Se Albuquerque, NM 87106	Main	Zone:
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Applicant
Luis D Nolasco
509 Keleher Avenue
Northwest
Albuquerque, NM 87102
Business: (505) 948-3307
Mobile: (505) 948-3307

Plan Custom Fields

Existing Project Number	N/A	Existing Zoning	MX-M - Mixed-Use - Medium Intensity	Number of Existing Lots	1
Number of Proposed Lots	2	Total Area of Site in Acres	0.0195	Site Address/Street	101 Amherst SE Albuquerque, NM 87106
Site Location Located Between Streets	Central & Silver	Case History	N/A	Do you request an interpreter for the hearing?	No
Square Footage of Existing Buildings	3422	Square Footage of Proposed Buildings	3422	Lot and/or Tract Number	1
Block Number	49	Subdivision Name and/or Unit Number	UNIVERSITY HEIGHTS ADDN REPLAT HICKS--J I	Legal Description	* 001 049REPLAT LOTS A AND B AND SOUTH 80FT LOT C BLK 42 UNIVERSITY HEIGHTS ADDN (J
Existing Zone District	MX-M	Zone Atlas Page(s)	K-16	Acreage	0.0886
Calculated Acreage	0.0874873	Council District	6	Community Planning Area(s)	Near Heights
Character Protection Overlay	Nob Hill/Highland – CPO-8 Nob Hill/Highland – CPO-8 / Building Height Sub-area 1, Nob Hill/Highland – CPO-8 / Façade Design Sub-area Characteristic Buildings, Nob Hill/Highland – CPO-8 / Façade Design Sub-area	Development Area(s)	Change	Current Land Use(s)	03 Commercial Retail
IDO Use Development Standards Name	Nob Hill Small Area, Nob Hill/Highland Small Area, Nob Hill/Highland – CPO-8 Nob Hill/Highland – CPO-8 Central Avenue	IDO Use Development Standards Subsection	Parking and Loading (Exemptions and Reductions) (5-5), Primary Building Stepback (5-11), Signs (Design and Construction) (5-12), Off-premises Signs (Prohibitions) (5-12),	On-premises Signs (Neon Signs along Central Avenue) (5-12)	

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IDO Use Specific Standards Name	Nob Hill/Highland Small Area, Nob Hill/Highland Small Area, Nob Hill Small Area	IDO Use Specific Standards Subsection	Paid Parking Lot or Parking Structure (Prohibitions) (4-3(D)), Liquor Retail (Prohibitions) (4-3(D)), Drive-through or Drive-up Facility (Prohibitions) (4-3(F))	Corridor Type	Main Street (MS) Area, Major Transit (MT) Area
Center Type	Activity	IDO Administration & Enforcement Name	Nob Hill/Highland Small Area, Central Avenue	IDO Administration & Enforcement Subsection	Demolition Outside of an HPO (6-6), Demolition Outside of an HPO (Neon Signs along Central Avenue) (6-6)
Pre-IDO Zoning District	CCR-1	Pre-IDO Zoning Description		Major Street Functional Classification	2 - urban principal arterial
FEMA Flood Zone	X	Total Number of Dwelling Units	0	Total Gross Square Footage2	0
Total Gross Square Footage4	850	Total Gross Square Footage	0	Total Gross Square Footage3	0

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Luis_Nolasco_12/1/2025.jpg	12/01/2025 12:17	Nolasco, Luis		Uploaded via CSS

Note	Created By	Date and Time Created
1. Revisions required	Renee Zamora	12/02/2025 9:41
2. Submittal has been reviewed, waiting for zone atlas map to be corrected, and is ready to be processed	Renee Zamora	12/02/2025 12:43

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00062876	Technology Fee	\$3.50	\$0.00
	Sketch Plat/Plan Fee	\$50.00	\$0.00
Total for Invoice INV-00062876		\$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 Plat

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		12/02/2025 12:42	12/02/2025 14:04
Associate Project Number v.1	Generic Action		12/02/2025 12:42
DFT Meeting v.1	Hold Meeting	12/02/2025 14:04	12/02/2025 14:04
Screen for Completeness v.1	Generic Action		12/02/2025 12:42
Verify Payment v.1	Generic Action		12/02/2025 14:04
Application Review v.1			
Sketch Plat/Plan Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		