



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 Main Albuquerque, NM 87106	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 NumberN/A	Existing Zoning MX-M - Mixed-Use - Medium Intensity	Number of Existing Lots1
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)

PLAN SNAPSHOT REPORT (PA-2025-00396)

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		

11.18.2025

INTERNATIONAL METALSMITH EXHIBITION CENTER (IMEC)

101 Amherst SE

Albuquerque, New Mexico 87106

505.265.8352

email: imecjewelry@gmail.com

City Planning

email: rczamora@cabq.gov, jrodenbeck@cabq.gov, rwebb@cabq.gov,

annetteortiz@cabq.gov

To Whom It May Concern,

I'm in the process of purchasing the commercial property that I have been renting, for the past 25 years. Currently my retail space is recorded as being apart of the adjacent property, thus I'm requesting that properties be legal separated. I'm not sure what is involved to have his done but I believe the properties need to be replotted. So can you please grant this request. My property is located at 101 Amherst Drive SE, Albuquerque NM 87106. The adjacent property is 3422 Central Avenue NE, Albuquerque NM 87106. Please let me know if you have any questions.

Best Regards,

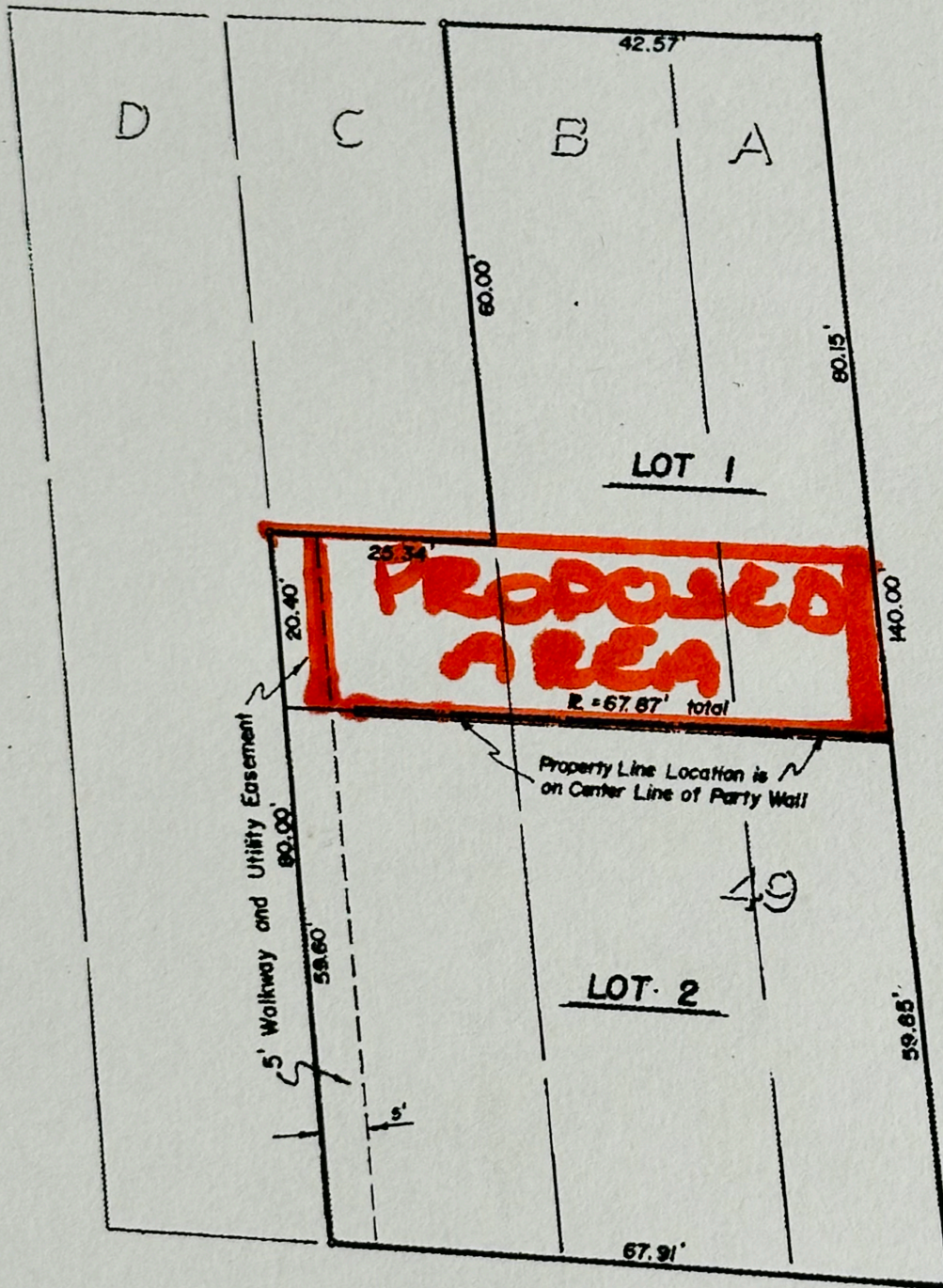
Luis Demetrio Nolasco

CENTRAL AVENUE EAST

SE

DRIVE

AMHERST



PRIVATE DRIVEWAY

SUBDIVISION NO. SP-77-269
APPROVED 5-24-77

CITY OF ALBUQUERQUE

FOR: COUNTY CITY

George Canchales San Mateo
PLANNER

REPLAT OF
LOTS A and B and The South 80.00 Feet of LOT C in BLOCK 49 of

UNIVERSITY HEIGHTS ADDITION
(J.H. HICKS REPLAT OF THE)
(EAST 92 FEET OF BLOCK 49)
ALBUQUERQUE, NEW MEXICO

ROSS HOWARD COMPANY-ALBUQUERQUE, NEW MEXICO
SCALE-1"=20' DRK-MG-RH

MAY 9, 1977

CITY ZONE ATLAS NO. K-16-Z

State of New Mexico)
County of Bernalillo) SS
Line instrument was filed for record on
9th MAY 24 1977
At 1:30 p.m. Recorded in Vol. 962
of records of said County folio 962
Clerk's Records
Liquor Clerk

SURVEYOR'S CERTIFICATE

I, David R. Kraemer, a duly qualified Land Surveyor licensed to practice under the Laws of the State of New Mexico, do hereby certify that the plat hereon delineated was prepared under my direction and supervision and that the representations thereon are true and correct to the best of my knowledge and belief.



By David R. Kraemer
DAVID R. KRAEMER
New Mexico Registered
Land Surveyor No. 4577

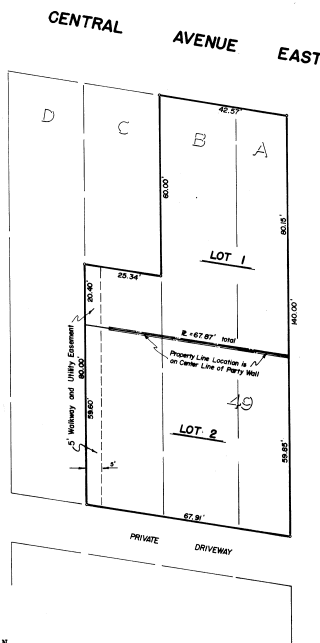
APPROVALS

By L. Canchales 5-10-77
Public Service Company of New Mexico

By Stanley J. Ober 5/10/77
Mountain States Telephone and Telegraph Co.

By George Canchales 5/10/77
Property Management

BLOCK



DEDICATION

The foregoing replat of that certain tract of land situate in the City of Albuquerque, New Mexico, being and comprising Lots lettered "A" and "B" and the South 80.00 feet of lot lettered "C" in Block numbered Forty-nine (49) of UNIVERSITY HEIGHTS, an Addition to the City of Albuquerque, New Mexico, as the same are shown and designated on J.H. HICKS' REPLAT OF THE EAST 92 FEET OF BLOCK 49 of the above mentioned Addition filed in the office of the County Clerk of Bernalillo County, New Mexico, on the 24th day of May, 1945.

And now hereon shown comprising "LOT ONE (1) and LOT TWO (2) in BLOCK 49 of UNIVERSITY HEIGHTS ADDITION (J.H. Hicks' Replat of the East 92 feet of Block 49) is with the free consent and in accordance with the desires of the undersigned owners and proprietors thereof.

And said owners and proprietors do hereby dedicate walking easement, water line easement and electric power and telephone line easement as shown on the above plat, including easements for overhead, underground and buried service wires, and including the right of ingress and egress and the right to trim or remove interfering trees.

OWNERS AND PROPRIETORS

Fred M. Christ, Jr.
FRED M. CHRIST, JR.

Julie M. Christ
JULIE M. CHRIST

Donald A. Mallett
DONALD A. MALLETT

Brenda M. Mallett
BRENDA M. MALLETT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

On this 23rd day of MAY, 1977,
before me a Notary Public in and for said
County and State, personally appeared Fred
M. Christ, Jr. and Julie M. Christ, his
wife, to me known to be the persons described
and executed the foregoing instrument and acknowledged that they executed the same as their own free act and deed.

Donald A. Mallett
Notary Public

My Commission Expires 4-25-80

STATE OF WASHINGTON)
COUNTY OF KING) SS

On this 1st day of MAY, 1977,
before me a Notary Public in and for said
County and State, personally appeared Donald
A. Mallett, and Brenda M. Mallett, his wife,
to me known to be the persons described and
executed the foregoing instrument and acknowledged that they executed the same as their own free act and deed.

Notary Public

My Commission Expires _____

