



PLAN SNAPSHOT REPORT PA-2025-00392 FOR CITY OF ALBUQUERQUE

Plan Type: Pre-Application Review **Project:** PR-2025-020158 (PR-2025-020158) **App Date:** 11/30/2025
Work Class: Sketch Plat **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: The purpose of this plat is to adjust the common lot line between Lots 2 and 3.

Parcel: 101705805041620812 101705805040820811 Main	Address: 1619 Solano Dr Ne Albuquerque, NM 87110 3812 Hannett Ave Ne Albuquerque, NM 87110 1619 Solano Dr Ne Main Albuquerque, NM 87110	Zone:
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Applicant
Juanita Garcia
P.O. Box 7857
Albuquerque, NM 87194
Business: (505) 362-8903

Plan Custom Fields

Existing Project NumberN/A	Existing Zoning R-1B - Residential - Single-Family - Medium Lo	Number of Existing Lots2
Number of Proposed Lots 2	Total Area of Site in Acres 0.34	Site Address/Street 1619 Solano DR NE and 3812 Hannett Ave NE
Site Location Located Between Streets Hannett and Aspen NE	Case History N/A	Do you request an interpreter for the hearing? No
Square Footage of Existing Buildings 14925	Square Footage of Proposed Buildings 0	Lot and/or Tract Number 3
Block Number G	Subdivision Name and/or Unit Number ALTURA ADDN	Legal Description LT 3 BLK G ALTURA ADDITION, * 002 G ALTURA ADDN
Existing Zone District R-1B	Zone Atlas Page(s) J-17	Acreage 0.1653, 0.1893
Calculated Acreage 0.15814458, 0.17427548	Council District 7	Community Planning Area(s) Near Heights
Development Area(s) Consistency	Current Land Use(s) 01 Low-density Residential	Corridor Type Major Transit (MT) Area
Pre-IDO Zoning District R-1	Pre-IDO Zoning Description	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.j pg	11/30/2025 15:18	Garcia, Juanita		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00062990	Sketch Plat/Plan Fee	\$50.00	\$0.00
	Technology Fee	\$3.50	\$0.00
Total for Invoice INV-00062990		\$53.50	\$0.00
Grand Total for Plan		\$53.50	\$0.00

PLAN SNAPSHOT REPORT (PA-2025-00392)

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 16:18	12/03/2025 8:19
Associate Project Number v.1	Generic Action		12/02/2025 16:18
DFT Meeting v.1	Hold Meeting	12/03/2025 8:18	12/03/2025 8:19
Screen for Completeness v.1	Generic Action		12/03/2025 8:19
Verify Payment v.1	Generic Action		12/03/2025 8:19
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 Kristin Tuttle, respectfully requests your review of a proposed Sketch Plat Application for the location north of **1619 Solano DR NE, legally described as Lot 3, Block G, Altura Addition, containing approximately .16 acres and 3812 Hannett Ave NE, legally described as Lot 2, Block G, Altura Addition, containing approximately .18 acres.**

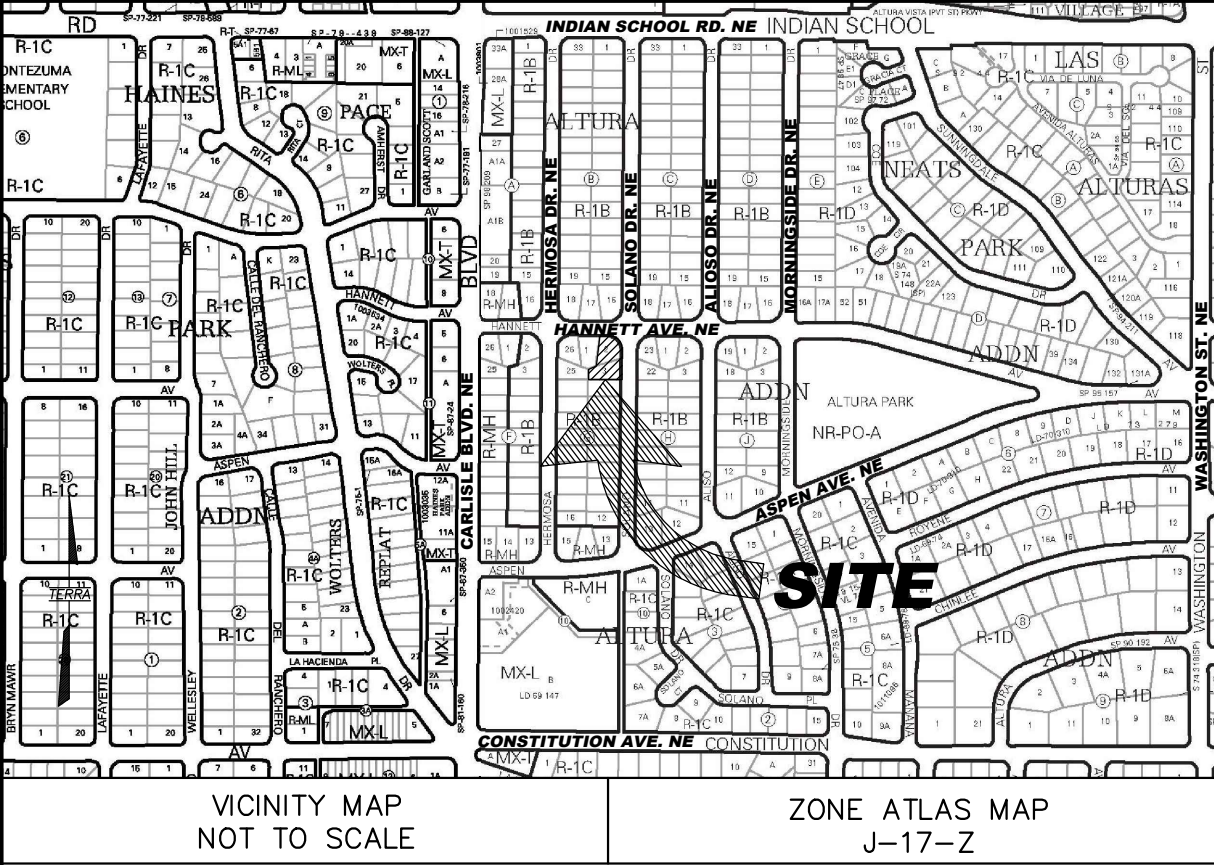
The applicant is proposing to adjust the common lot line between Lots 2 and 3 to address setback issues. The site is not within an Overlay Zone, as identified within the Integrated Development Ordinance (IDO).

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:


THE PURPOSE OF THIS REPLAT IS TO DEFINE THE EXTERIOR BOUNDARIES AND TO ADJUST THE COMMON LOT LINE BETWEEN LOTS 2 AND 3, BLOCK G OF THE ALTURA ADDITION.

SUBDIVISION DATA:

DRB PROJ. NO. _____ GROSS SUBDIVISION ACREAGE 0.3426 ACRES
ZONE ATLAS INDEX NO. J-17-Z _____ CURRENT ZONING R-1A _____
DATE OF SURVEY OCTOBER 2025 _____
TOTAL NO. OF LOTS EXISTING 2 _____
TOTAL NO. OF LOTS CREATED 2 _____

TOTAL MILEAGE OF STREETS CREATED: 0 MILES
TOTAL MILEAGE OF 1/2 WIDTH STREETS CREATED: 0 MILES

NOTES:

1. ALBUQUERQUE CONTROL STATIONS USED:
- A. ALBUQUERQUE CONTROL STATION "12-J16 1990" DATA:
STANDARD 3 1/4 INCH ALUMINUM DISC (FOUND IN PLACE)
NAD 1983 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
X=1,534,440.644 US SURVEY FEET Y=1,492,190.324 US SURVEY FEET
EL.=5,160.901 US SURVEY FEET GROUND TO GRID FACTOR = 0.999669892
DELTA ALPHA = (-)00°12'13.45"
- B. ALBUQUERQUE CONTROL STATION "5-J17 1981" DATA:
STANDARD BRASS DISC (FOUND IN PLACE)
NAD 1983 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
X=1,535,961.937 US SURVEY FEET Y=1,489,988.28 US SURVEY FEET
EL.=5,200.039 US SURVEY FEET GROUND TO GRID FACTOR = 0.999667655
DELTA ALPHA = (-)00°12'02.76"
2. FIELD SURVEY PERFORMED IN OCTOBER 2025.
3. BASIS OF BEARING - NAD 83 STATE PLANE, NM CENTRAL ZONE GRID BEARINGS USING FOUND MONUMENTS REFERENCED ABOVE IN NOTE NO. 1. (S34°38'20"E).
4. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
5. CORNERS IDENTIFIED AS "SET", ARE 1/2" REBAR WITH CAP STAMPED "CA MEDINA PS 15702", AND DEPICTED AS, , UNLESS OTHERWISE INDICATED.
6. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS () ARE PER RECORDED PLAT REFERENCED IN DOCUMENTS USED.
7. SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (OTHER AREAS), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP, BERNALILLO COUNTY, NEW MEXICO AND INCORPORATED AREAS PANEL 351 OF 825, MAP NO. 35001C0351H, EFFECTIVE DATE AUGUST 16, 2012.

SOLAR COLLECTOR NOTE:


NO PROPERTY WITHIN THE AREA OF THIS PLATTING SHALL AT ANY TIME BE SUBJECT TO 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 THIS PLAT.

SURVEYOR'S CERTIFICATE

I, CHRISTOPHER A. MEDINA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 15702, DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MARCH 12, 2022; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT.

CHRISTOPHER A. MEDINA, NMPLS NO. 15702

DATE



LEGAL DESCRIPTION:

LOTS 2 AND 3, BLOCK G OF ALTURA ADDITION AS THE SAME IS SHOWN AND DESIGNATED ON THAT CERTAIN PLAT ENTITLED, "ALTURA ADDITION," RECORDED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK'S OFFICE ON FEBRUARY 21, 1950 IN BOOK D00, PAGE 86, AS DOCUMENT NUMBER 1950085161, SITUATE WITHIN SECTION 14, TOWNSHIP 10 NORTH, RANGE 3 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. SAID LOTS HEREIN DESCRIBED HAVING A COMBINED AVERAGE OF 0.3426 ACRES (14,925.74 SQUARE FEET) MORE OR LESS.

FREE CONSENT AND DEDICATION:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THAT CERTAIN TRACT OF LAND HEREIN DESCRIBED AND BEING COMPRISED OF LOTS 2A AND 3A, BLOCK G OF ALTURA ADDITION, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN HEREON, AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED, SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: _____ DATE _____
JEFFREY D. TUTTLE
TRACTS 2A & 3A, BLOCK G OF ALTURA ADDITION

BY: _____ DATE _____
KRISTIN VAITKUS-TUTTLE
TRACTS 2A & 3A, BLOCK G OF ALTURA ADDITION

ACKNOWLEDGMENT

STATE OF _____)
) ss.

COUNTY OF _____)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2025, BY JEFFREY D. TUTTLE

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

STATE OF _____)
) ss.

COUNTY OF _____)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2025, BY KRISTIN VAITKUS-TUTTLE

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

DOCUMENTS USED:

1. PLAT ENTITLED, "ALTURA ADDITION," FILED IN BOOK D00, PAGE 86 AS DOCUMENT NUMBER 1950085161 ON FEBRUARY 21, 1950 WITH THE OFFICE OF THE BERNALILLO COUNTY CLERK.
2. PLAT ENTITLED, "ALTURA ADDITION," FILED IN BOOK D00, PAGE 83 AS DOCUMENT NUMBER 1950021750 ON FEBRUARY 17, 1950 WITH THE OFFICE OF THE BERNALILLO COUNTY CLERK.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

A. PUBLIC SERVICE OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND ANY 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. CENTURY LINK FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

D. XFINITY 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 TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

IN APPROVING THIS PLAT, PUBLIC SERVICE OF NEW MEXICO (PNM), NEW MEXICO GAS COMPANY (NMGC) AND CENTURY LINK DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGC, AND CENTURY LINK DO NOT WAIVE OR RELEASE ANY EASEMENTS OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

SKETCH PLAT FOR
LOTS 2A & 3A, BLOCK G,
ALTURA ADDITION
SITUATE WITHIN
SECTION 14, T.10 N., R.3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER 2025

PROJECT NUMBER: _____
APPLICATION NUMBER: _____

UTILITY APPROVALS:

PUBLIC SERVICE OF NEW MEXICO _____ DATE _____

NEW MEXICO GAS COMPANY _____ DATE _____

CENTURY LINK _____ DATE _____

XFINITY _____ DATE _____

CITY APPROVALS:

CITY OF ALBUQUERQUE SURVEYOR _____ DATE _____

ENVIRONMENTAL HEALTH _____ DATE _____

CODE ENFORCEMENT _____ DATE _____

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY _____ DATE _____

PARKS & RECREATION DEPARTMENT _____ DATE _____

A.M.A.F.C.A. _____ DATE _____

CITY ENGINEER _____ DATE _____

HYDROLOGY _____ DATE _____

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE #: 1-017-058-050416-2-08-12 & 1-017-058-050408-2-08-11
PROPERTY OWNER OF RECORD: JEFFREY D. TUTTLE & KRISTIN VAITKUS-TUTTLE

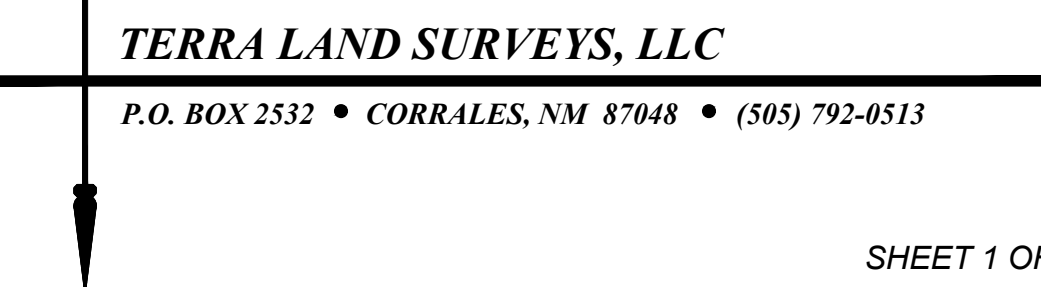
BERNALILLO COUNTY TREASURE'S OFFICE: _____

INDEXING INFORMATION FOR THE COUNTY CLERK:

OWNER: JEFFREY D. TUTTLE & KRISTIN VAITKUS-TUTTLE

LEGAL: LOTS 2A & 3A, BLOCK G OF ALTURA ADDITION

LOCATION: SECTION 14, T.10N., R.3E., N.M.P.M.

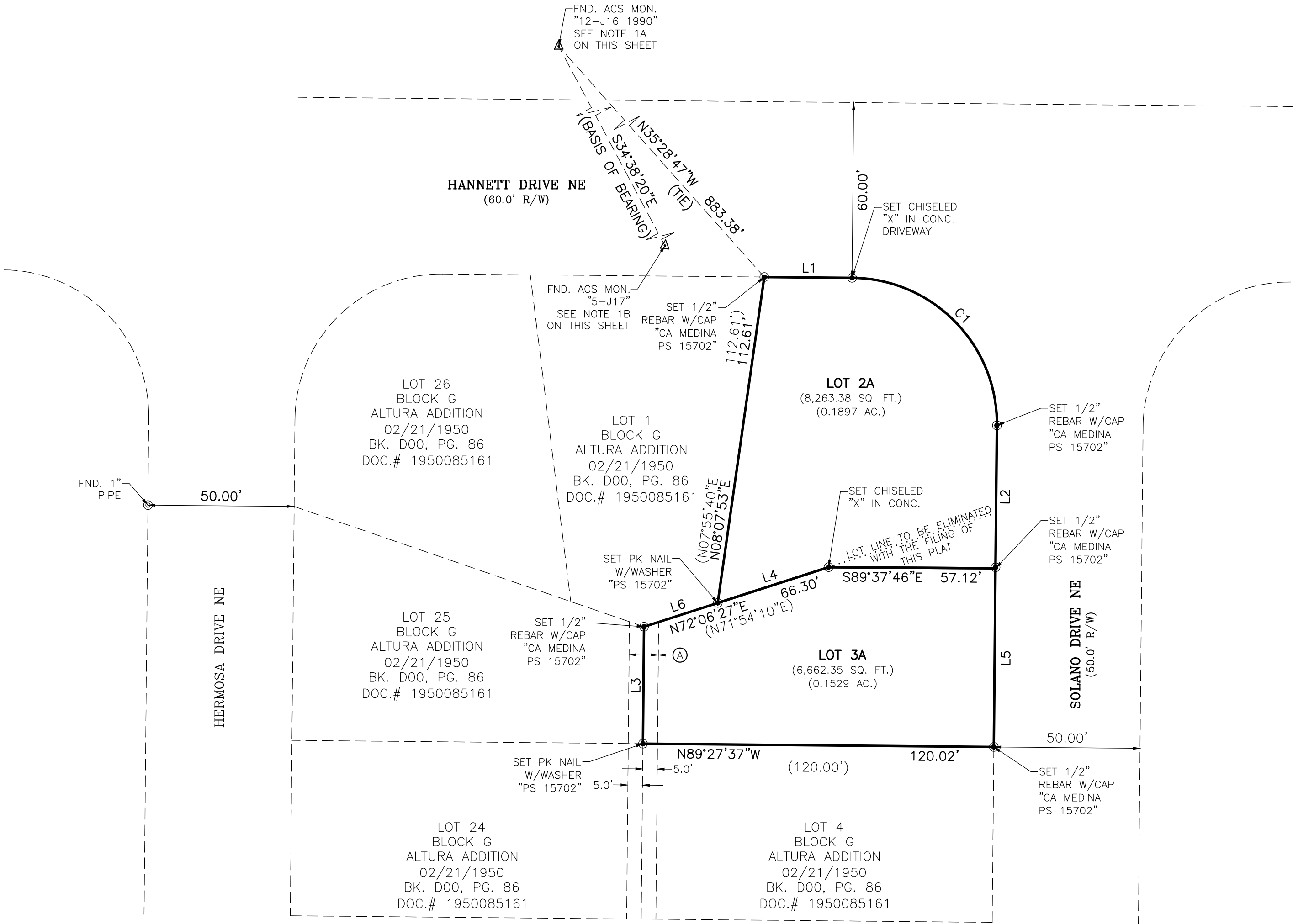
**TERRA LAND SURVEYS, LLC**
P.O. BOX 2532 • CORRALES, NM 87048 • (505) 792-0513

LEGEND

- △ FOUND CONTROL MONUMENT (AS NOTED)
- ⊙ FOUND PIPE (AS NOTED)
- SET 1/2" REBAR WITH CAP STAMPED "CA MEDINA PS 15702" (UNLESS NOTED OTHERWISE)

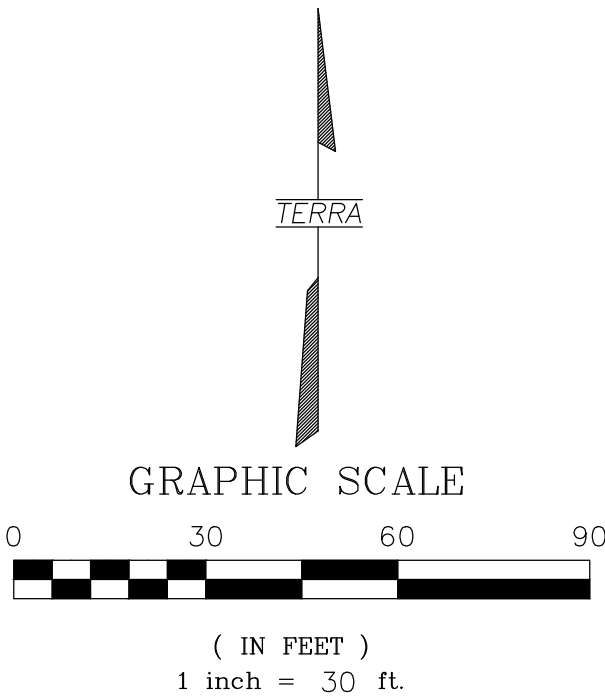
SKETCH PLAT FOR
LOTS 2A & 3A, BLOCK G,
ALTURA ADDITION
SITUATE WITHIN
SECTION 14, T.10 N., R.3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER 2025

EASEMENT NOTES:
Ⓐ 10.0' UTILITY EASEMENT
02/17/1950
BK. D00, PG. 83
DOC.# 1950021750



CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	50.00'	78.54'	70.71'	S44°27'39"E
	(50.00')			89°59'55"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°27'37"E	30.01'
		(30.00')
L2	S00°32'18"W	48.87'
L3	N00°32'23"E	40.00'
		(40.00')
L4	S72°06'27"W	39.81'
	(N71°54'10"E)	
L5	S00°32'18"W	61.13'
L6	N72°06'27"E	26.49'
	(N71°54'10"E)	



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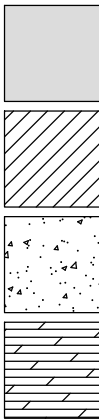
EXISTING SITE CONDITION

LOTS 2A & 3A, BLOCK G
ALTURA ADDITION
NOVEMBER 2025

LEGEND

- △ FOUND CONTROL MONUMENT (AS NOTED)
- ⊙ FOUND PIPE (AS NOTED)
- SET 1/2" REBAR WITH CAP STAMPED "CA MEDINA PS 15702" (UNLESS NOTED OTHERWISE)
- ☆ LIGHT POLE
- ⌋ POWER POLE

— OHP — OHP — OVERHEAD POWER



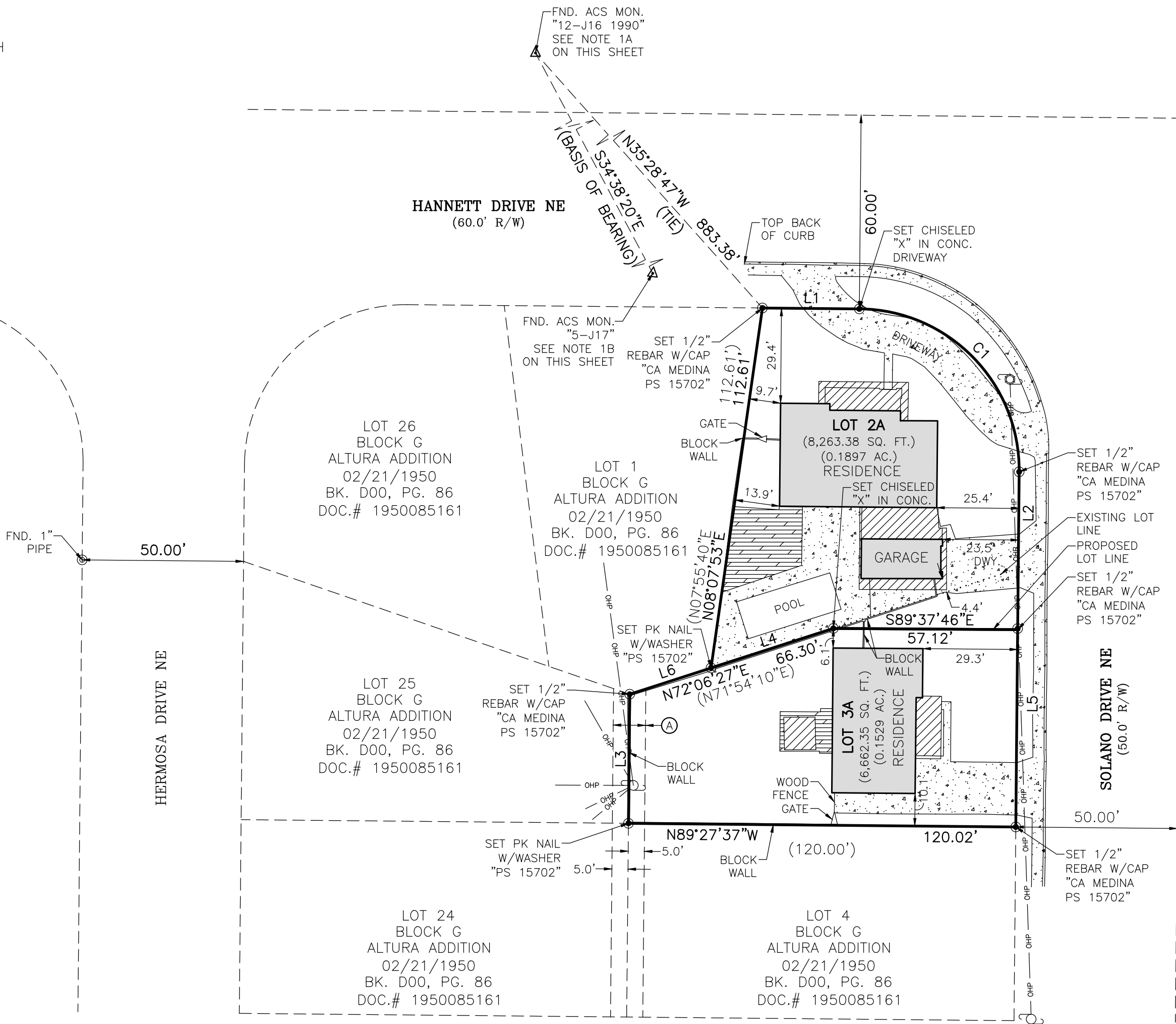
BUILDING HATCH

COVERED PORCH/OVERHANG HATCH

CONCRETE HATCH

WOOD DECK HATCH

EASEMENT NOTES:
Ⓐ 10.0' UTILITY EASEMENT
02/17/1950
BK. D00, PG. 83
DOC.# 1950021750



CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	50.00' (50.00')	78.54'	70.71'	S44°27'39"E
				89°59'55"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°27'37"E	30.01' (30.00')
L2	S00°32'18"W	48.87'
L3	N00°32'23"E	40.00' (40.00')
L4	S72°06'27"W (N71°54'10"E)	39.81'
L5	S00°32'18"W	61.13'
L6	N72°06'27"E (N71°54'10"E)	26.49'

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

TERRA LAND SURVEYS, LLC

P.O. BOX 2532 • CORRALES, NM 87048 • (505) 792-0513

LEGEND

- △ FOUND CONTROL MONUMENT (AS NOTED)
- FOUND PIPE (AS NOTED)
- SET 1/2" REBAR WITH CAP STAMPED "CA MEDINA PS 15702" (UNLESS NOTED OTHERWISE)
- ☆ LIGHT POLE
- ⊙ POWER POLE
- OVERHEAD POWER
- ▨ BUILDING HATCH
- ▨ COVERED PORCH/OVERHANG HATCH
- ▨ CONCRETE HATCH
- ▨ WOOD DECK HATCH

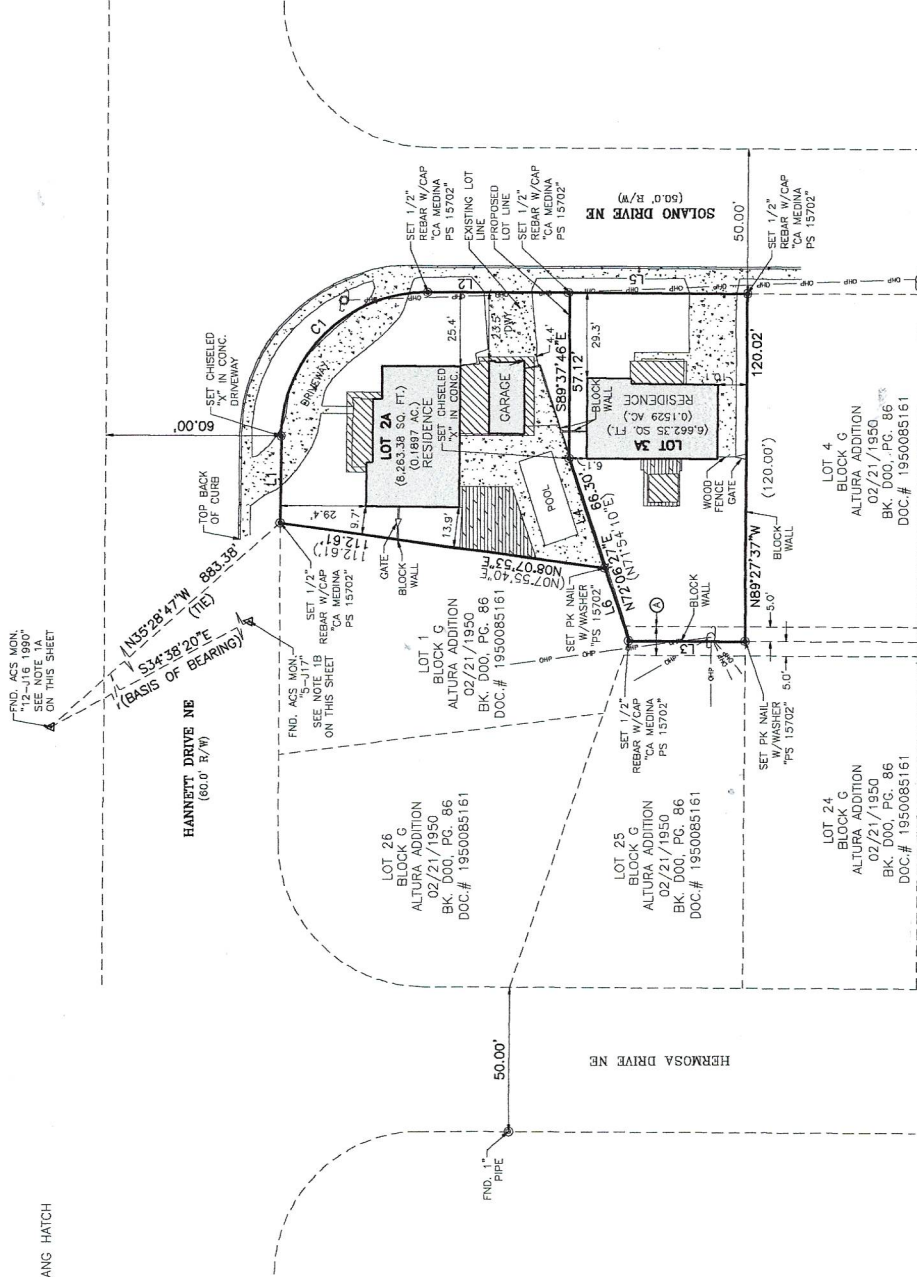
EXISTING SITE CONDITION

LOTS 2A & 3A, BLOCK G

ALTURA ADDITION

NOVEMBER 2025

EASEMENT NOTES:
 ① 10.0' UTILITY EASEMENT
 02/17/1950
 BK. D00, PG. 83
 DOC # 1950021750



CURVE	BEARING	ARC LENGTH	CHORD LENGTH	PERCENT BEARING	PERCENT ANGLE
C1	S89°27'37\"E	50.00'	50.00'	54°42'39\"E	89°59'55\"

LINE	BEARING	DISTANCE
L1	S89°27'37\"E	50.00'
L2	S00°32'18\"W	48.87'
L3	N00°32'23\"E	40.00'
L4	S72°05'27\"W	39.81'
L5	S00°32'18\"W	61.13'
L6	N73°04'27\"E	26.49'

GRAPHIC SCALE
 (IN FEET)
 1 inch = 30 ft.

TERRA LAND SURVEYS, LLC

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