



## PLAN SNAPSHOT REPORT PA-2025-00407 FOR CITY OF ALBUQUERQUE

**Plan Type:** Pre-Application Review **Project:** PR-2025-020167 (PR-2025-020167) **App Date:** 12/12/2025  
**Work Class:** Sketch Plan **District:** City of Albuquerque **Exp Date:** 06/10/2026  
**Status:** Submitted - Online **Square Feet:** 0.00 **Completed:** NOT COMPLETED  
**Valuation:** \$0.00 **Assigned To:** **Approval**  
**Expire Date:**

**Description:** I would like to build a garage along the North property boundary. The zoning department said I needed to combine my two lots into one in order to do that. I am requesting a replat to combine my lots.

<b>Parcel:</b> 101406230113440718	Main	<b>Address:</b> 747 Fairway Rd Nw Albuquerque, NM 87107  747 Fairway Rd Nw Albuquerque, NM 87107  747 Fairway Rd Nw Albuquerque, NM 87107	Main	<b>Zone:</b>
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Applicant  
Matt Rau  
747 Fairway Rd. NW  
Albuquerque, NM 87107  
Home: (505) 250-4769  
Business: (505) 346-3900  
Mobile: (505) 916-7878

### Plan Custom Fields

Existing Project NumberN/A	Existing Zoning	R-1D - Residential - Single-Family - Ex Large Lot	Number of Existing Lots2
Number of Proposed Lots1	Total Area of Site in Acres	0.94	Site Address/Street747 Fairway Rd NW ABQ NM 87107
Site Location Located Between StreetsFairway Rd and Camino Espanol	Case History	N/A	Do you request an interpreter for the hearing?Yes
Square Footage of Existing Buildings2950	Square Footage of Proposed Buildings	2400	Lot and/or Tract Number18A, 17
Block NumberA	Subdivision Name and/or Unit Number	LEE ACRES	Legal Description* 017 A LEE ACRES SUB L 17 EXC E TR1A C & 18A
Existing Zone DistrictR-1D	Zone Atlas Page(s)	E-14	Acreage0.54
Calculated Acreage0.969628	Council District	2	Development Area(s)Consistency
Current Land Use(s)01   Low-density Residential	Balloon Landing Preferred Area	Within Balloon Landing Area	IDO Use Development Standards NameValley Drainage Area
IDO Use Development Standards SubsectionSite Design and Sensitive Lands (5-2)	Pre-IDO Zoning District R-1		Pre-IDO Zoning Description
FEMA Flood ZoneX	Total Number of Dwelling Units	1	Total Gross Square Footage20
Total Gross Square Footage40	Total Gross Square Footage	0	Total Gross Square Footage32400

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Matt_Rau_12/12/2025.jpg	12/12/2025 10:46	Rau, Matt		Uploaded via CSS

Note	Created By	Date and Time Created
1. Revisions required	Renee Zamora	12/19/2025 15:14
2. Submittal has been reviewed and is ready to be processed	Renee Zamora	12/30/2025 16:27

Invoice No.	Fee	Fee Amount	Amount Paid
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## PLAN SNAPSHOT REPORT (PA-2025-00407)

NOT INVOICED	Sketch Plat/Plan Fee	\$50.00	\$0.00
	Technology Fee	\$3.50	\$0.00
Total for Invoice NOT INVOICED		\$53.50	\$0.00
Grand Total for Plan		\$53.50	\$0.00

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		12/19/2025 14:47	
Associate Project Number v.1	Generic Action		12/19/2025 14:47
DFT Meeting v.1	Hold Meeting		
Screen for Completeness v.1	Generic Action		12/30/2025 16:22
Verify Payment v.1	Generic Action		
Application Review v.1			
Sketch Plat/Plan Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		

To: City of Albuquerque Zoning/Planning Division

From: Matt Rau, Property owner 747 Fairway Rd. Albuquerque NM, 87107

Re: Replat to incorporate my two lots into one

On November 20<sup>th</sup>, 2025, my wife and I purchased a new home for our family that is located at 747 Fairway Rd in Albuquerque. The home sits on an oversized lot measuring .94 acres. During the negotiation of the sale, we were provided with a survey and a copy of the deed that showed the boundary of the entire property.

Part of our vision for the property was to build a large garage on the back, North, side of the property. After we closed, I began work on assembling the required plans and information needed to apply for a permit to do this project.

As part of the site drawings, I wanted to be sure I had interpreted the setback requirements for the zoning regulations for my property. I visited the zoning department downtown to verify those setbacks. During that conversation I was told that my back area was a separate lot and because of the zoning type, R1, that I could not build an accessory building where there was no primary residence.

The advice I was given was to replat the property and combine the two lots into one. This would allow me to build the garage that we had envisioned.

Attached in my application package is the survey, site plan, and the zone atlas map of the property.

Please let me know if you need any further information or details.

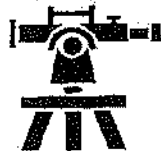
Thank you for the help.

Matt Rau

747 Fairway Rd NW ABQ NM 87107

Cell: 505-916-7878

Work: 505-250-4769

**ROSS HOWARD COMPANY**

P.O. BOX 887  
CORRALES N.M., 87048  
fax (505) 897-7111  
phone (505) 897-0291

JOB NO: 2361 DATE: 10-13-99 SCALE: 1"=80'

**SURVEYOR'S INSPECTION REPORT**  
**PORTION OF LOTS 17 AND 18, BLOCK "A"**  
**LEE ACRES SUBDIVISION**  
**ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**

NOTE: ENCROACHMENTS DO NOT EXIST ON SAID PROPERTY.  
(SEE MAP BELOW)

NOTE: THIS IS NOT A SURVEY FOR USE BY A  
PROPERTY OWNER FOR ANY PURPOSE

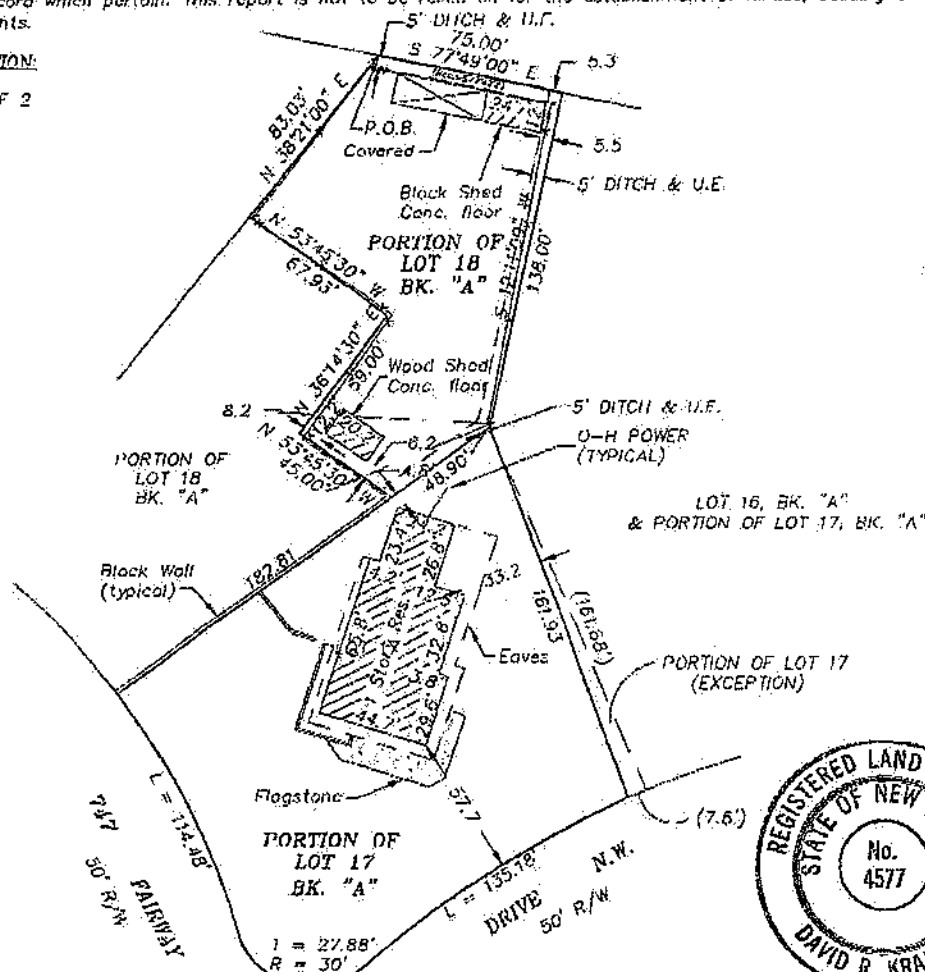
This is to certify:  
1. Title company: FIRST AMERICAN TITLE CO. OF NEW MEXICO To underwriter: FIRST AMERICAN TITLE INSURANCE COMPANY  
2. Lender: N/A that on OCTOBER 12TH, 1999, I, DAVID R. KRAEMER,  
M.P.S. No. 4577, made an inspection of the premises situated at PORTIONS OF LOTS 17 AND 18, BLOCK "A", LEE ACRES, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO briefly described as (Address if Applicable) 747 FAIRWAY DRIVE NW

1. AT REFERENCE: Bearings, distances and/or curve data are taken from the following plat (include filing information if plat is used). SEE LEGAL DESCRIPTION:

2. The error of closure is less than one foot of error for every 20,000 feet along the perimeter of the legal description provided. Easements shown hereon are as listed in the Title Commitment No. 01223392 provided by the Title Co. Improvement location is based on previous property surveys. No monuments were set. This tract is subject to all easements, restrictions of record which pertain. This report is not to be relied on for the establishment of fences, building or other future improvements.

**LEGAL DESCRIPTION:**

SEE SHEET 2 OF 2

**FLOOD ZONE:**

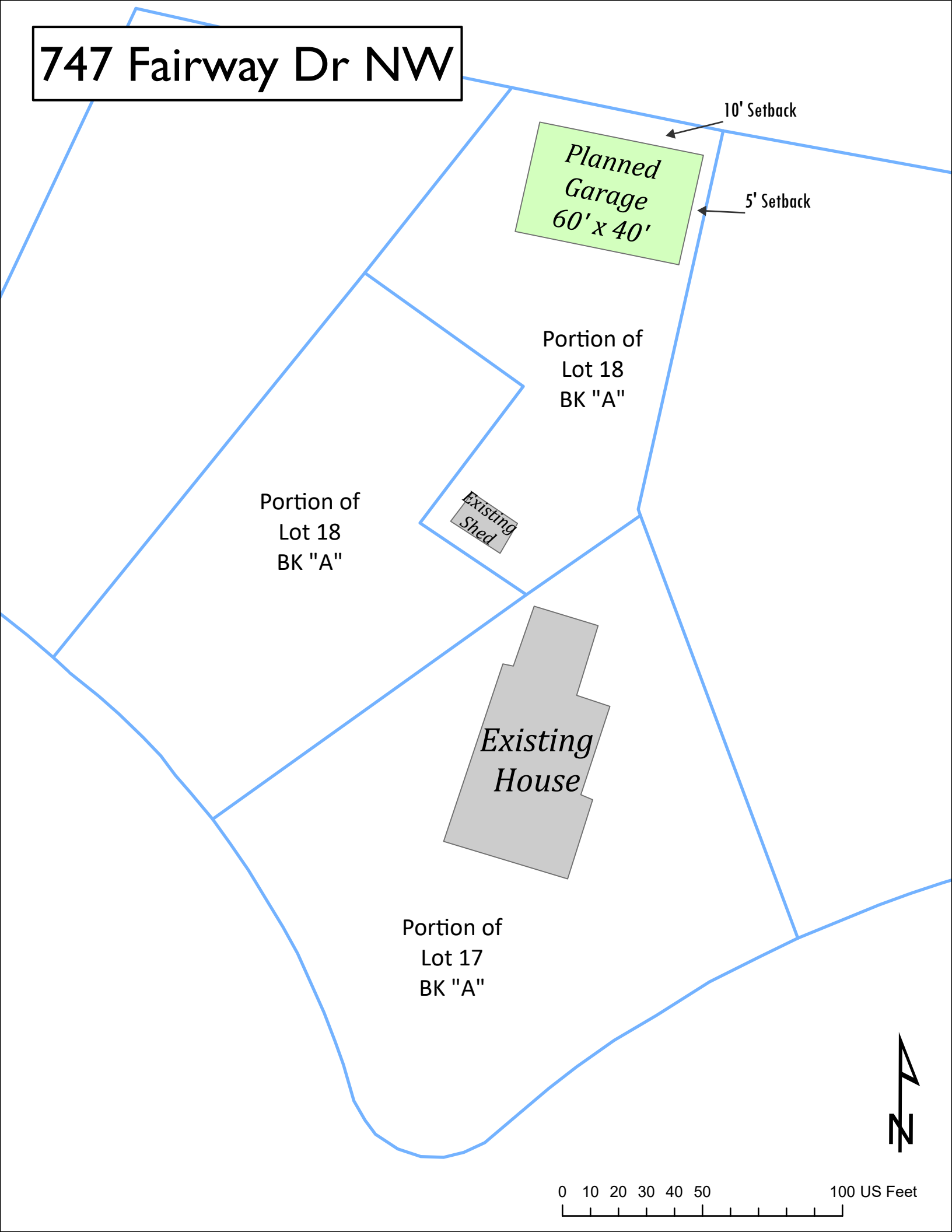
Zone "AH" per FEMA Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, Panel 119 of 325, Map Number 35001CQ119 D, Effective Date: September 20, 1996.

FURTHER CERTIFY as to the existence of the following at the time of my last inspection:

1. Evidence of rights of ways, old highways or abandoned roads, lanes, trails or driveways, sewer, drains, water, gas, or oil pipe lines on or crossing said premises (shown location, if none visible, so indicate): \*
2. Springs, streams, rivers, ponds, or lakes locate, bordering on or through said premises (show location): \*
3. Evidence of cemeteries or family burial grounds located on said premises (show location): \*
4. Overhead utility poles, anchors, pedestals, wires or lines overhanging or crossing said premises and serving other properties (show location): \*
5. Joint driveways or walkways, joint garages, party walls or right of support, steps or roofs in common or joint eaves: \*
6. Apparent encroachments, if building, projections or cornices thereof, or signs affixed thereto, fences or other indications of occupancy appear to encroach upon or overhang adjoining property, or the like appear to encroach upon or overhang inspected premises, specify all such (show location): \*
7. Specific physical evidence of boundary lines on all sides: SEE SKETCH ABOVE
8. Is the property improved (if structure appears to encroach or appears to violate set back lines; show approximate distance): YES
9. Indications of recent building construction, alterations or repairs: SEE SKETCH ABOVE
10. Approximate distance of structure from at least two lot line must be shown: SEE SKETCH ABOVE

NOT APPLICABLE, UNLESS INDICATED OTHERWISE ON THE ABOVE SKETCH

# 747 Fairway Dr NW



*Planned  
Garage  
60' x 40'*

10' Setback

5' Setback

Portion of  
Lot 18  
BK "A"

Portion of  
Lot 18  
BK "A"

*Existing  
Shed*

*Existing  
House*

Portion of  
Lot 17  
BK "A"

0 10 20 30 40 50 100 US Feet



Zone atlas map of 747 Fairway Rd. NW ABQ NM 87107





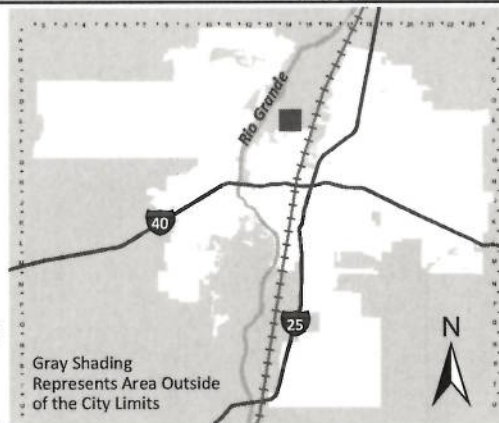


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# 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).



Gray Shading  
Represents Area Outside  
of the City Limits

Zone Atlas Page:  
**E-14-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