



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.					

Parcel:	101406230113440718	Main	Address:	747 Fairway Rd Nw Albuquerque, NM 87107	Zone:
				747 Fairway Rd Nw Albuquerque, NM 87107	
				747 Fairway Rd Nw Albuquerque, NM 87107	Main

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 Number	N/A	Existing Zoning	R-1D - Residential - Single-Family - Ex Large Lot	Number of Existing Lots	2
Number of Proposed Lots	1	Total Area of Site in Acres	0.94	Site Address/Street	747 Fairway Rd NW ABQ NM 87107
Site Location Located Between Streets	Fairway Rd and Camino Espanol	Case History	N/A	Do you request an interpreter for the hearing?	Yes
Square Footage of Existing Buildings	2950	Square Footage of Proposed Buildings	2400	Lot and/or Tract Number	18A, 17
Block Number	A	Subdivision Name and/or Unit Number	LEE ACRES	Legal Description	* 017 A LEE ACRES SUB L 17 EXC E TR1A C & 18A
Existing Zone District	R-1D	Zone Atlas Page(s)	E-14	Acreage	0.54
Calculated Acreage	0.969628	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 Name	Valley Drainage Area
IDO Use Development Standards Subsection	Site Design and Sensitive Lands (5-2)	Pre-IDO Zoning District	R-1	Pre-IDO Zoning Description	
FEMA Flood Zone	X	Total Number of Dwelling Units	1	Total Gross Square Footage	0
Total Gross Square Footage	0	Total Gross Square Footage	0	Total Gross Square Footage	2400

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

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 20th, 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

JOE NO. DATE SCALE:
2361 10-13-99 1"=60'

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 SADD PROPERTY.
(SEE MAP BELOW)

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

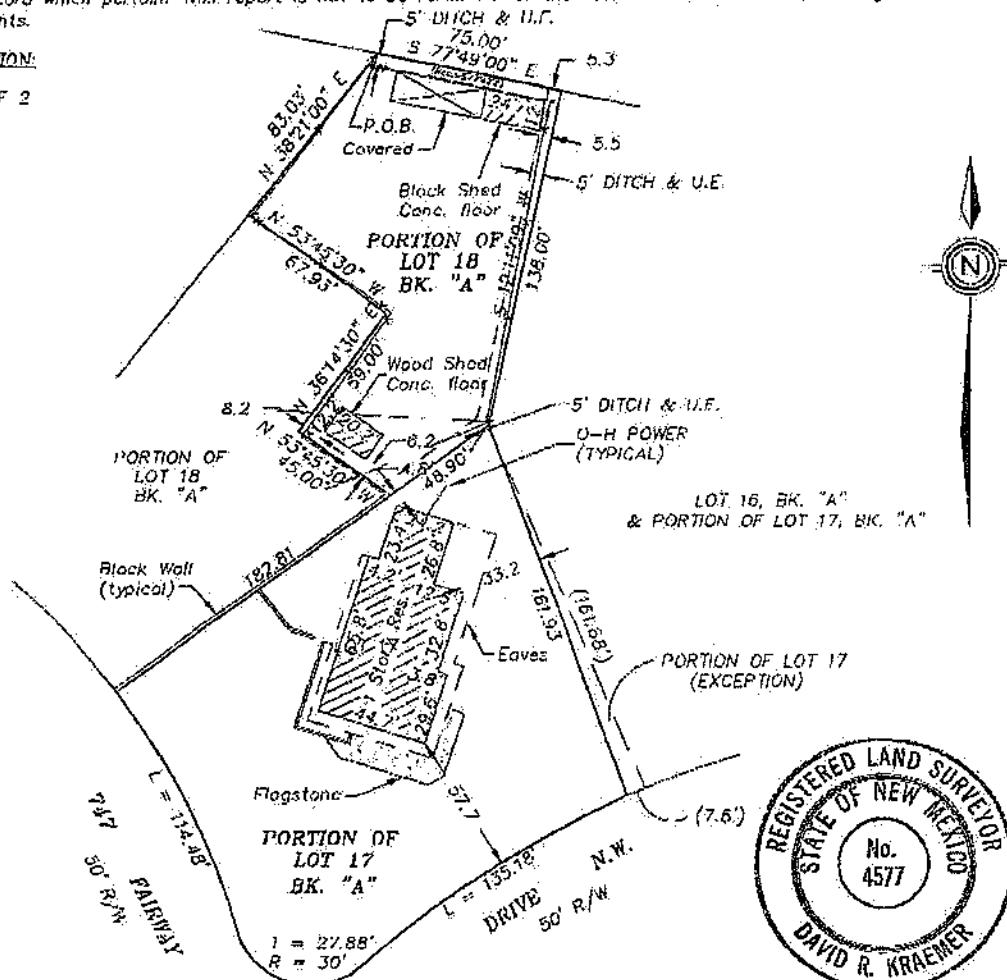
It is to certify: First American Title Co. of New Mexico, To underwriter First American Title Insurance Company, that on October 12th, 1999, I, David R. Kraemer, Lender N/A, M.P.S. No. 4577, made an inspection of the premises situated at Portion of Lots 17 and 18, Block "A", Lee Acres, Albuquerque, New Mexico briefly described as (Address if Applicable) 747 FAIRWAY DRIVE NW.

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

O.K.: 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. 01903302 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 FFMA Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, Panel 113 of 325, Map Number 35001C0119 D, Effective Date: September 20, 1996.

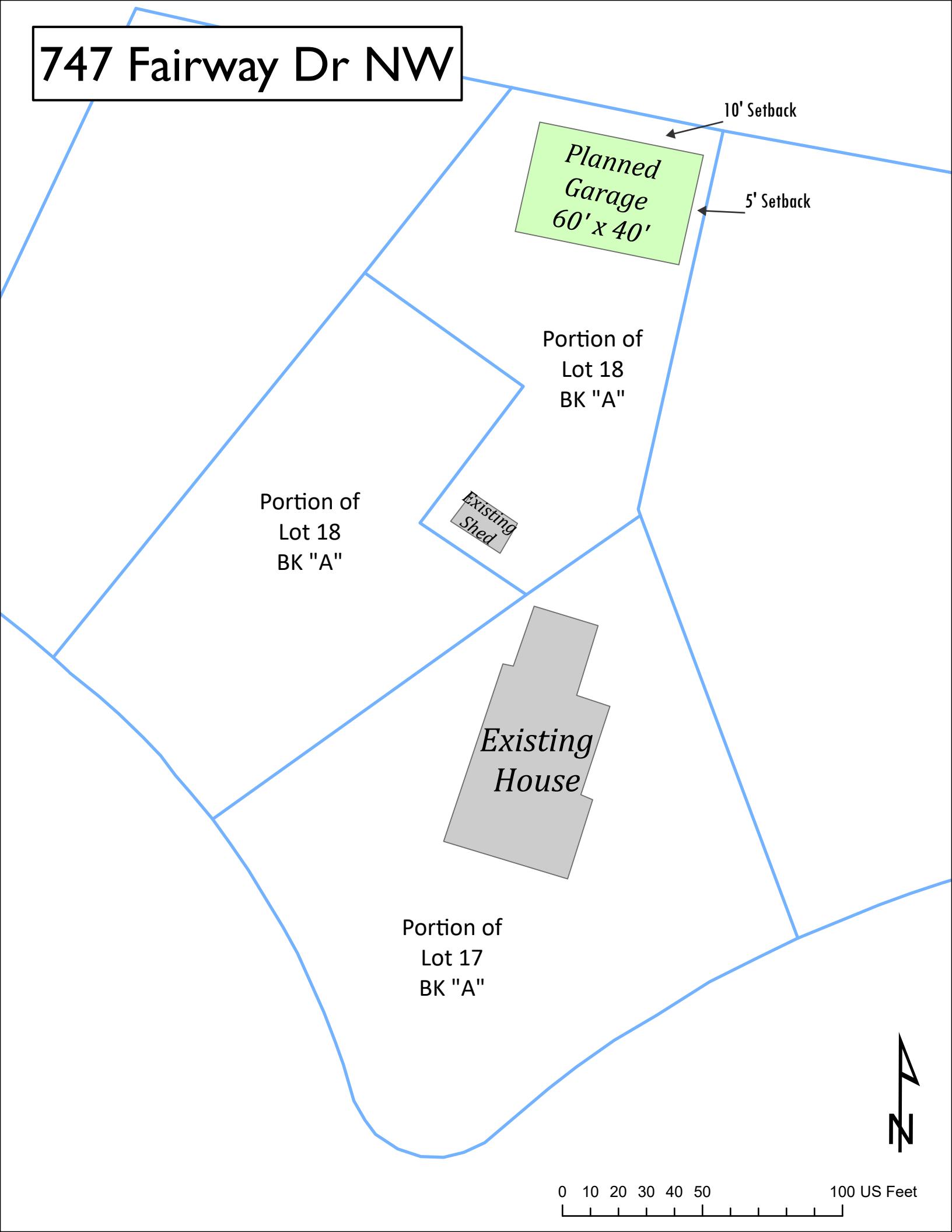
FURTHER CERTIFY as to the existence of the following at the time of my last inspection:

- 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 (show location, if none visible, so indicate). *
- springs, streams, rivers, ponds, or lakes locate, bordering on or through said premises (show location). *
- Evidence of cemeteries or family burial grounds located on said premises (show location). *
- Overhead utility poles, anchors, pedestals, wires or lines overhanging or crossing said premises and serving other properties (show location). *
- Joint driveways or walkways, joint garages, party walls or right of support, steps, or roofs in common or joint property. *
- Apparent encroachments. If building, projections or cornices thereon, 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). *
- Specific physical evidence of boundary lines on all sides: SEE SKETCH ABOVE
- Is the property improved (if structure appears to encroach or appears to violate set back lines, show approximate distance): YES
- Indications of recent building construction, alterations or repairs: SEE SKETCH ABOVE
- Approximate distance of structure from at least two lot lines must be shown: SEE SKETCH ABOVE

NOT APPLICABLE. UNLESS INDICATED OTHERWISE ON THE ABOVE SKETCH

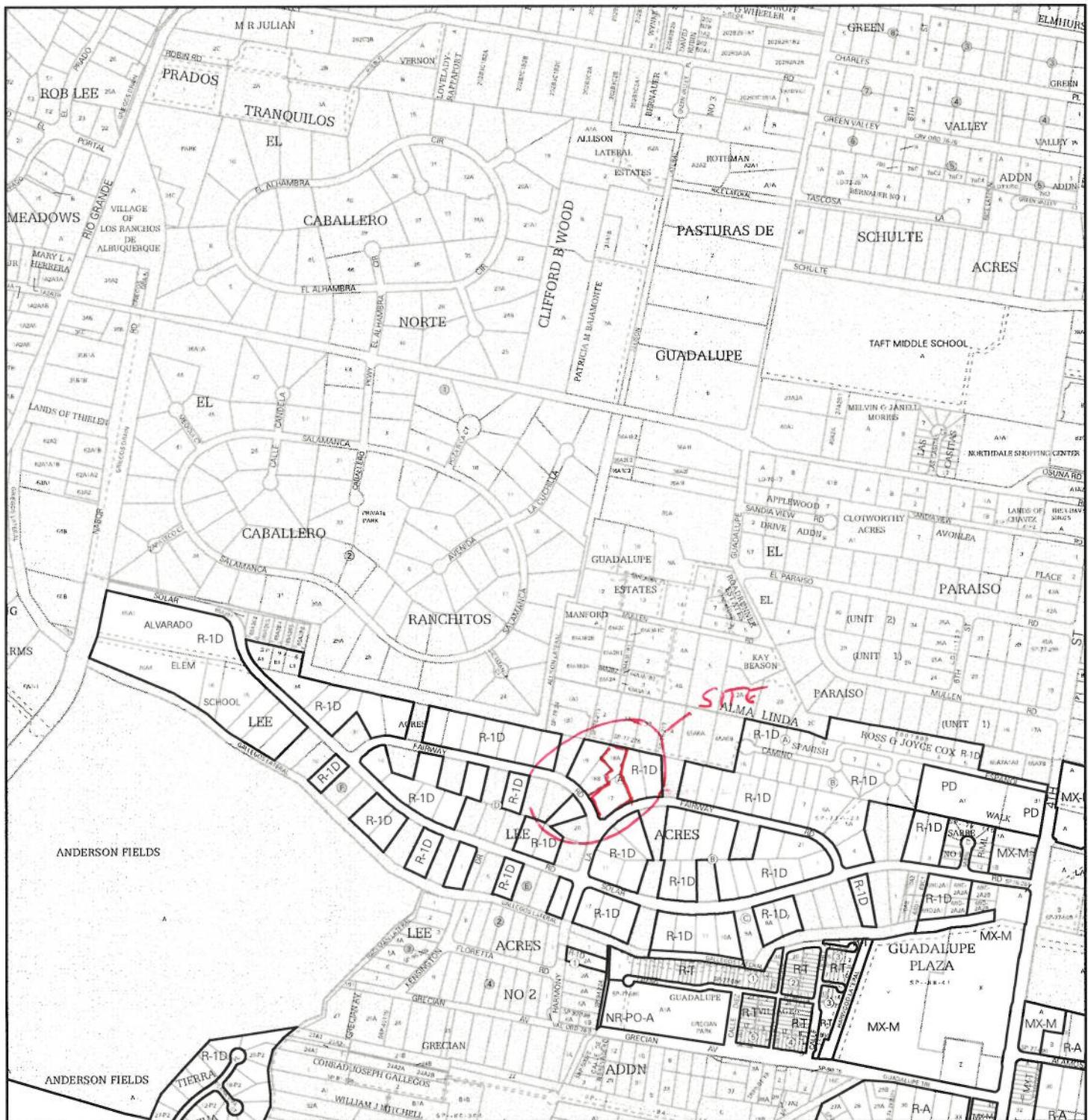
David R. Kraemer
Surveyor, David R. Kraemer
ROSS HOWARD COMPANY
N.M.P.S. No 4577

747 Fairway Dr NW



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

lement

A rectangular icon with a double-lined border. Inside, there are four downward-pointing triangles on the left side and four upward-pointing triangles on the right side, representing an escarpment or cliff face.

Petroglyph National Monum

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