



## PLAN SNAPSHOT REPORT PA-2025-00425 FOR CITY OF ALBUQUERQUE

**Plan Type:** Pre-Application Review **Project:** PR-2025-020182 (PR-2025-020182) **App Date:** 12/28/2025  
**Work Class:** Sketch Plat **District:** City of Albuquerque **Exp Date:** 06/26/2026  
**Status:** Fees Due **Square Feet:** 0.00 **Completed:** NOT COMPLETED  
**Valuation:** \$0.00 **Assigned To:** **Approval**  
**Description:** Combine Six Lots into one. **Expire Date:**

<b>Parcel:</b> 102005619636220301	Main	<b>Address:</b> 608 General Chennault St Se Albuquerque, NM 87123	Main	<b>Zone:</b>
		608 General Chennault St Se Albuquerque, NM 87123		

Applicant  
Juanita Garcia  
P.O. Box 7857  
Albuquerque, NM 87194  
Business: (505) 362-8903

### Plan Custom Fields

Existing Project NumberNone	Existing Zoning	NR-C - Non-Residential - Commercial	Number of Existing Lots6
Number of Proposed Lots1	Total Area of Site in Acres	1.033	Site Address/Street608 General Chennault ST SE
Site Location Located Between StreetsTrumbull and Susan SE	Case History	None	Do you request an interpreter for the hearing?No
Square Footage of Existing Buildings12771	Square Footage of Proposed Buildings	0	Lot and/or Tract Number15, 16, 1, 14, 3, 2
Block Number4	Subdivision Name and/or Unit Number	JOSEPH W VAN CLEAVE HOMESTEAD ADDN	Legal DescriptionLTS 1, 2, 3, 14, 15 & 16 BLK 4 JOSEPH W VAN CLEAVE HOMESTEADCONT 1.033 AC +/- / 45,000 SQ FT +/-
Existing Zone DistrictNR-C	Zone Atlas Page(s)	L-20	Acreage1.0331
Calculated Acreage1.0022	Council District	6	Community Planning Area(s)East Gateway
Development Area(s)Consistency	Current Land Use(s)	04   Commercial Services	IDO Administration & Enforcement NameKirtland AFB Military Influence Area
IDO Administration & Enforcement SubsectionReferrals to Commenting Agencies (6-4)	Pre-IDO Zoning District	C-3	Pre-IDO Zoning Description
FEMA Flood ZoneX	Total Number of Dwelling Units	0	Total Gross Square Footage20
Total Gross Square Footage40	Total Gross Square Footage	0	Total Gross Square Footage30

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Juanita_Garcia_12/29/2025.jpg	12/28/2025 22:15	Garcia, Juanita		Uploaded via CSS

Note	Created By	Date and Time Created
1. Submittal has been reviewed and is ready to be processed	Renee Zamora	12/29/2025 11:44

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00067677	Sketch Plat/Plan Fee	\$50.00	\$50.00
	Technology Fee	\$3.50	\$3.50
Total for Invoice INV-00067677		\$53.50	\$53.50

# PLAN SNAPSHOT REPORT (PA-2025-00425)

Grand Total for Plan				\$53.50	\$53.50
Meeting Type	Location	Scheduled Date	Subject		
DFT Meeting v.1	Zoom	01/14/2026	Sketch Plat		
Workflow Step / Action Name		Action Type	Start Date	End Date	
Application Screening v.1			12/29/2025 11:44	12/30/2025 8:02	
Associate Project Number v.1		Generic Action		12/29/2025 11:44	
DFT Meeting v.1		Hold Meeting	12/30/2025 8:01	12/30/2025 8:01	
Screen for Completeness v.1		Generic Action		12/29/2025 11:44	
Verify Payment v.1		Generic Action		12/30/2025 8:01	
Application Review v.1					
Sketch Plat/Plan Review v.1		Receive Submittal			
DFT Comments Submittal v.1		Generic Action			



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December 29, 2025

Development Facilitation Team  
City of Albuquerque, Planning Department  
600 2<sup>nd</sup> Street NW, Albuquerque NM 87102

Development Facilitation Team:

JAG Planning & Zoning, agent for LTI Properties, respectfully requests your review of a proposed Sketch Plat Application for the location of **608 General Chennault ST SE, legally described as Lots 1, 2 3, 14, 15, and 16, Block 4, Joseph W. Van Cleave Homestead Addition 1.0333 acres.**

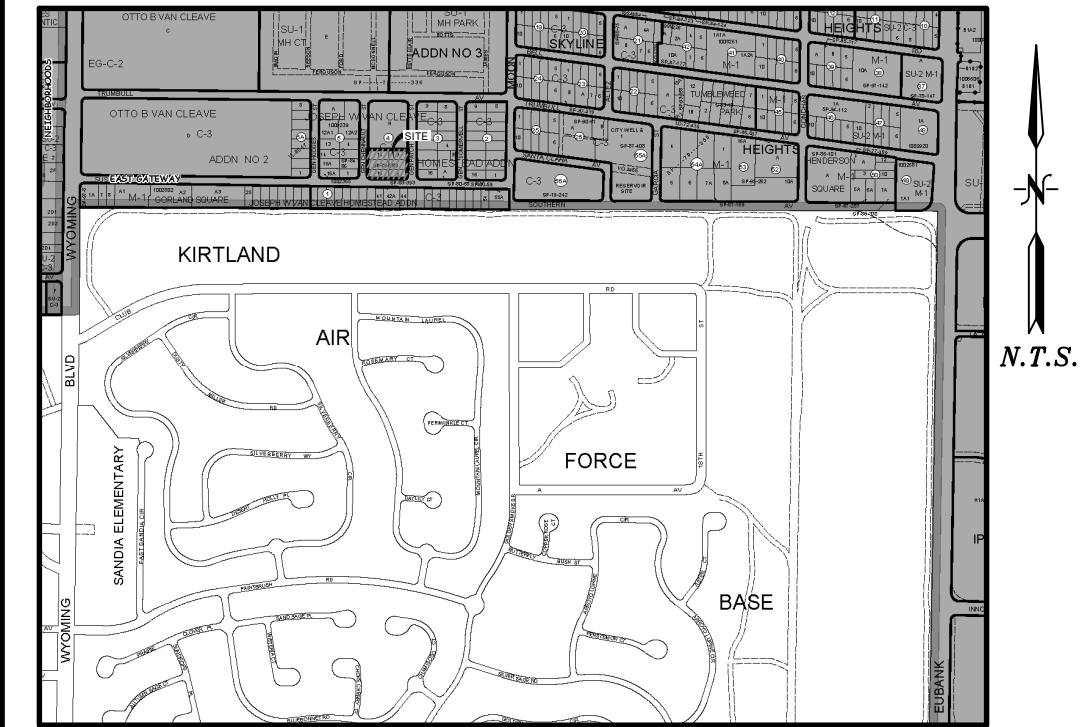
The site is not within an Overlay Zone, as identified within the Integrated Development Ordinance (IDO). The applicant intends to create one lot from six existing lots and dedicate easements, as shown on the plat. The proposed legal descriptions for new Lot will be **Lot 16-A, Block 4, Joseph W. Van Cleave Homestead Addition.**

Thank you for your consideration on this matter. I can be reached at (505) 362-8903 or at [jag@jagpandz.com](mailto:jag@jagpandz.com).

Sincerely,

*Juanita Garcia*

Juanita Garcia  
Principal  
JAG Planning and Zoning, LLC



VICINITY MAP No. L-20-Z

**PURPOSE OF PLAT:**

THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 1, 2, 3, 14, 15 & 16 BLOCK 4 INTO ONE (1) LOT AND GRANT ANY EASEMENTS AS SHOWN.

**GENERAL NOTES:**

- UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- TOTAL AREA OF PROPERTY: 1.0333 ACRES.
- BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- DISTANCES ARE GROUND, BEARINGS ARE GRID.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- DATE OF FIELD WORK: DECEMBER 2025
- NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT
- PLATS USED TO ESTABLISH BOUNDARY.  
A: JOSEPH W. VAN CLEAVE HOMESTEAD ADDITION  
FILED: NOVEMBER 29, 1948 IN PLAT BOOK D, FOLIO 60
- THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FEMA ZONE X, WHICH IS NOT CONSIDERED TO BE WITHIN THE 100 YEAR FLOOD PLAIN FIRM PANEL No. 35001C0358H DATED 8-16-2012

**LEGAL DESCRIPTION**

LOTS NUMBERED ONE (1), TWO (2), THREE (3), FOURTEEN (14), FIFTEEN (15) AND SIXTEEN (16) IN BLOCK NUMBERED FOUR (4) OF JOSEPH W. VAN CLEAVE HOMESTEAD ADDITION, TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON NOVEMBER 29, 1948, IN PLAT BOOK D, FOLIO 60.

**SOLAR NOTE:**

NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT

**FLOOD NOTE:**

THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FEMA ZONE X, WHICH IS NOT CONSIDERED TO BE WITHIN THE 100 YEAR FLOOD PLAIN FIRM PANEL No. 35001C0133H DATED 8-16-2012

**PUBLIC UTILITY EASEMENTS**

Public Utility Easements shown on this plat are granted for the common and joint use of:  
A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and 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. QWEST D/B/A CENTURYLINK for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.  
D. Cable TV 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 transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

**Disclaimer**  
In approving this plat, Public Service Company of New Mexico (PNM), QWEST D/B/A CENTURYLINK and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, QWEST D/B/A CENTURYLINK and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

**FREE CONSENT**

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

\_\_\_\_\_  
DATE

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO ) S.S.  
COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC  
THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 20\_\_\_\_\_,

BY: \_\_\_\_\_  
OWNERS NAME

MY COMMISSION EXPIRES: \_\_\_\_\_ BY: \_\_\_\_\_  
NOTARY PUBLIC

PLAT OF  
**LOT "16-A", BLOCK 4**  
**JOSEPH W. VAN CLEAVE HOMESTEAD ADDITION**  
WITHIN  
SECTION 29, T. 10 N., R. 4 E., N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
DECEMBER 2025

PROJECT NUMBER: \_\_\_\_\_

APPLICATION NUMBER: \_\_\_\_\_

D.H.O. APPROVALS DATE: \_\_\_\_\_

**UTILITY APPROVALS:**

PUBLIC SERVICE COMPANY OF NEW MEXICO \_\_\_\_\_ DATE

NEW MEXICO GAS COMPANY \_\_\_\_\_ DATE

QWEST CORPORATION D/B/A CENTURYLINK QC \_\_\_\_\_ DATE

COMCAST \_\_\_\_\_ DATE

**CITY APPROVALS:**

CITY SURVEYOR \_\_\_\_\_ DATE

\*REAL PROPERTY DIVISION (CONDITIONAL) \_\_\_\_\_ DATE

\*\*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) \_\_\_\_\_ DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION \_\_\_\_\_ DATE

ABCWUA \_\_\_\_\_ DATE

PARKS AND RECREATION DEPARTMENT \_\_\_\_\_ DATE

AMAFCA \_\_\_\_\_ DATE

CITY ENGINEER \_\_\_\_\_ DATE

PLANNING DEPARTMENT \_\_\_\_\_ DATE

CODE ENFORCEMENT \_\_\_\_\_ DATE

**SURVEYORS CERTIFICATE:**

STATE OF NEW MEXICO ) S.S.  
COUNTY OF BERNALILLO )

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

\_\_\_\_\_  
ANTHONY L. HARRIS. P.S. # 11463

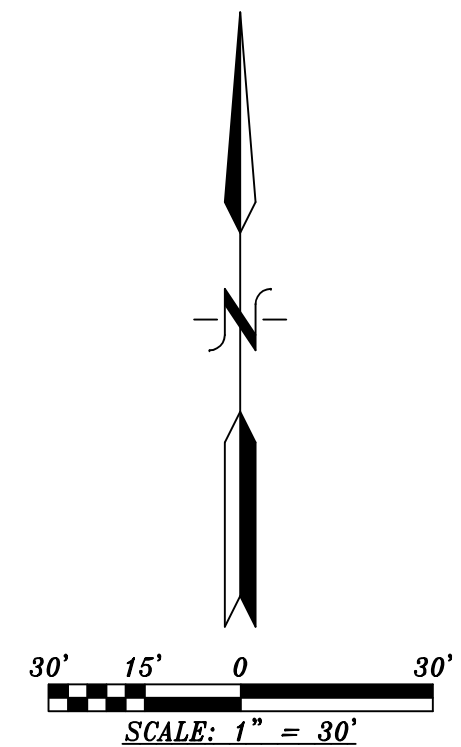
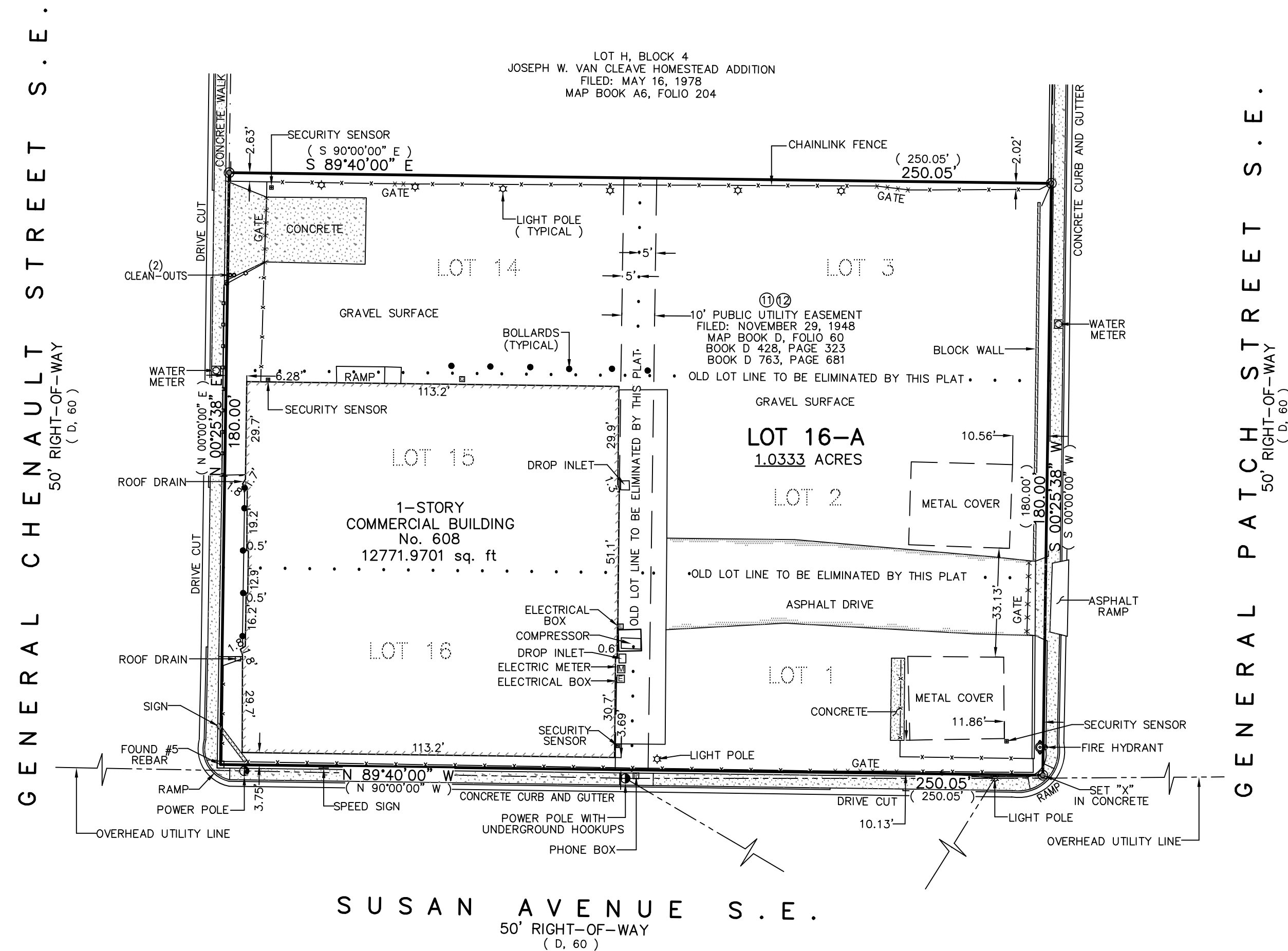
**H.E.S.** HARRIS SURVEYING, INC.  
1308 CIELO VISTA DEL SUR, NW  
CORRALES, NEW MEXICO 87048

PHONE: (505) 250-2273  
E-MAIL: harrissurveying51@gmail.com

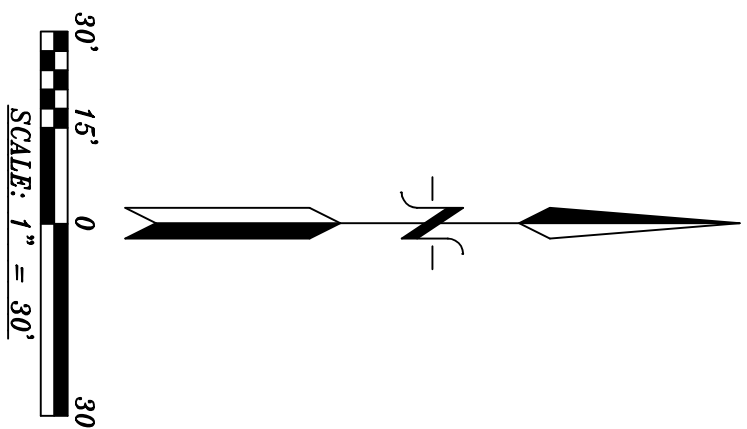
25-0783.DWG  
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
UPC# \_\_\_\_\_  
PROPERTY OWNER OF RECORD: \_\_\_\_\_  
BERNALILLO CO. TREASURER'S OFFICE: \_\_\_\_\_

PLAT OF  
LOT "16-A", BLOCK 4  
JOSEPH W. VAN CLEAVE HOMESTEAD ADDITION

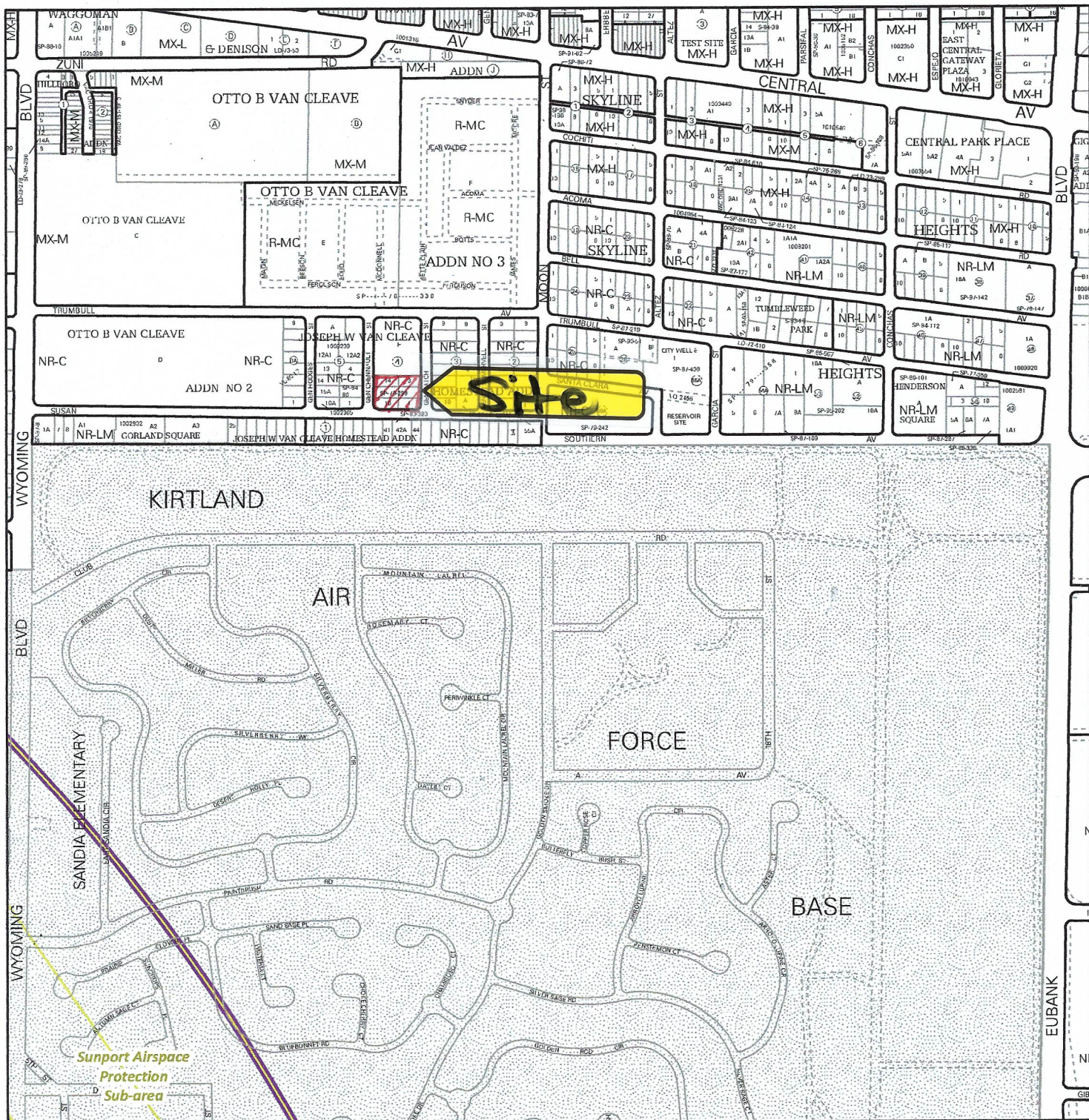
WITHIN  
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 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 DECEMBER 2025



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CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
DECEMBER 2025

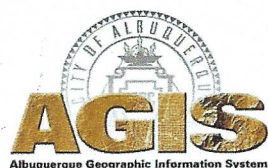




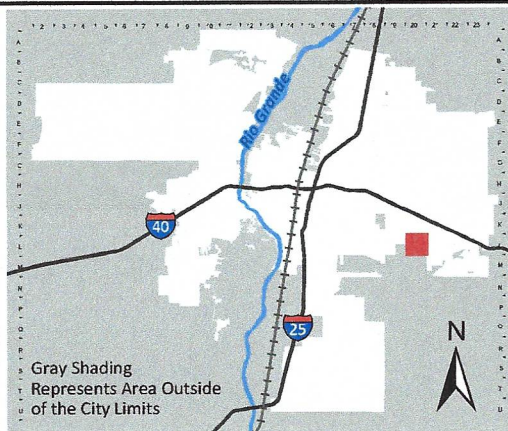


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# 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).



Zone Atlas Page:  
**L-20-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
- Gray Shading  
Represents Area Outside  
of the City Limits
- 0 250 500 1,000 Feet